Architectural Review Board
Meeting Agenda

Thursday, July 31, 2025 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:

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

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

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

PROJECT REVIEW

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

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

1. Project: Seaside Coastal Apartments Signage, Project 25-2348-SIGN/ARB
Address: 4573 Carpinteria Avenue
Applicants: Gevorg Hambardzumyan, Front Signs, for Edward Ratinoff, James Investment Partners, Owners
Planner: Marysol Smith

Request of Gevorg Hambardzumyan, Front Signs, for Edward Ratinoff, James Investment Partners, Owners to consider Project 25-2348- SIGN/ARB for preliminary/final review of new non-illuminated 58 square foot wall sign in a new location for an existing apartment building. The existing wall sign would be removed. The site is half an acre in size and is zoned Planned Residential Development District ("PRD-20") shown as APN 003-241-001, addressed as 4573 Carpinteria Avenue.

2. Project: Smith Residence Addition & Remodel, Project # 25-2339-CDP/ARB
Address: 5560 Calle Ocho
Applicants: Dylan Chappell, Architect, for Allan Smith and Erica Camardella
Planner: Marysol Smith

Request of Dylan Chappell, architect for Allan Smith and Erica Camardella to consider Project 25-2339-CDP/ARB for preliminary/final review of a proposal to remodel an existing single-story home, construct additions, and reorient the garage entrance to face the street. The single-story additions would total 1,038 square feet and the height of the residence would increase from 13 feet 4 inches to 15 feet 10 inches. The project would include landscaping, a new pool, and a comprehensive exterior renovation. The site is 8,276 square feet in size and is zoned Single Family Residential (6-R-1) shown as APN 003-351-004, addressed as 5560 Calle Ocho.

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

Request of Jonathan Leech, Dudek agent on behalf of Carpinteria Unified School District (CUSD), to consider Project #25-2329-DP/CDP/ARB for preliminary/final review of a proposed new kindergarten building. All seven portable classroom structures on the Aliso School campus would be removed and the proposed kindergarten building would replace the five portable classroom structures currently used for kindergarten instruction. The proposed building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet, 4 inches above finished grade. Existing playgrounds would remain. The adjacent parking area would be partially re-striped to accommodate ADA-compliant parking

spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

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

Request of Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for preliminary review of a proposal to construct additions totaling 1,916 square-feet to an existing 997 square-foot single-family residence. The resultant residence would be 2,913 square-feet in size with a maximum height of 21.83 feet above finished grade. The site is 5,878 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-321-011, addressed as 748 Maple Avenue.

OTHER BUSINESS

CONSENT CALENDAR

5. Action Minutes of the Architectural Review Board Meetings of April 17, 2025, May 1, 2025 and May 15, 2025.

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, August 14, 2025.

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, July 24, 2025 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 July 31, 2025

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2348-SIGN/ARB **Planner:** Marysol Smith
Address: 4573 Carpinteria Avenue
APN: 003-241-001
Zoning: Planned Residential Development District ("PRD-20")
Applicant: Gevorg Hambardzumyan, Front Signs, for Edward Ratinoff, James Investment Partners, Owners

Project Review: ☐ Conceptual
☑ Preliminary/Final

PROJECT DESCRIPTION

This is the preliminary/final review of a request for a new approximately 58 square-foot non-illuminated wall sign for the Seaside Coastal Apartments building located at 4573 Carpinteria Avenue. The proposal by the new owner is to remove the existing "Linda Apartments" sign and replace it with a new "Seaside Coastal Apartments" sign. The new sign would be placed on a blank wall facing Carpinteria Avenue in a location intended facilitate the rebranding of the apartments by improving its appearance and visibility from Carpinteria Avenue.

The proposed sign plan is included as Attachment A.

PROJECT BACKGROUND

Project Setting

The 0.57-acre (24,829 square foot) project site is a unique triangular-shaped parcel bounded by Carpinteria Avenue to the north, Reynolds Avenue to the east, and Seventh Street to the south and west. The property is currently developed with the "Linda Apartments," a 21-unit apartment building with covered parking spaces, built in 1971 (Building Permit #51441). There is no record of previous sign permits for the property. It is surrounded by a mix of building types and land uses, including the Best Western Hotel to the north; Aliso Elementary School to the west, and single-story residences and commercial uses to the east.

The project site is located within Community Design Subarea 2: the Downtown/Old Town District of the City's General Plan/Coastal Plan. The property is zoned Planned Residential Development ("PRD").

PROJECT ANALYSIS

Carpinteria Municipal Code

Sign Regulations

Signage is regulated by the provisions of Carpinteria Municipal Code ("CMC") Chapter 14.58-Sign Regulations. There are no specific regulations for the PRD zone district, rather signs in this district are reviewed by the Architectural Review Board, usually as part of a development plan proposal. Applicable general standards for signs are provided below:

14.58.70 - General regulations for all signs.

- Signs shall be located on the same property as the permitted use.
- Sign Placement.
    - Wall signs shall be placed so that the sign shall be no higher than the junction of the wall and roof.
    - All signs must be set back so as not to obstruct the visibility for ingress and egress from a public right-of-way or endanger pedestrians, motorists, or the public.
- Freeway Frontage. Parcel frontages that can be clearly viewed from U.S. Highway 101 shall also be considered a street frontage.

The following table summarizes these applicable general standards:

Sign Program Sign Types	Requirement/Allowance	Proposal
Location	Shall be located on the same property as the use	Wall sign would be located on the same property
Placement	- No higher than the junction of the wall and roof - Obstruction of visibility for ingress and egress	- Wall sign would be located below the roof line - Wall sign would not obstruct visibility
Freeway Frontage	Parcel frontages that can be clearly viewed from U.S. Highway 101 shall also be considered a street frontage.	The property is not visible from the freeway, however, the proposed new location for the wall sign would be more centrally located and visible from the principal intersection of Carpinteria Avenue and the Reynolds Avenue Highway 101 off ramp.

Design Review

In addition to the zoning criteria discussed above for proposed signs, the Board should also consider the following architectural review standards (CMC §2.36.080) in their evaluation of the proposed signage:

a. *Overall building shapes, as well as parts of any structure (buildings, walls, screens, towers or signs), in proportion to and in scale with the site and with other existing or permitted structures in the area;*

b. *Harmonious relationship with existing and proposed adjoining developments avoiding excessive variety or monotonous repetition but allowing similarity of style and random location;*

c. *Harmony of materials, colors and composition of all sides of a structure or building;*

d. *Consistency and unity of composition and treatment of exterior elevations;*

e. *A limited number of materials on the exterior face of the building or structure (wood, concrete, brick, stone). The use of natural materials is encouraged;*

g. *Site layout, orientation and location of structures, buildings and signs in an appropriate and well designed relationship to one another with consideration given to open spaces, topography, definition of pedestrian and vehicular areas, and exterior building lighting;*

h. *Good design and appropriateness of structure to site; and*

k. *Design of signs and lighting and other advertising media should harmonize with and be subordinate to the building it serves.*

The proposed wall sign would measure 10.6 feet long by 5.5 feet high, and be constructed of two inch thick painted High-Density Urethane (HDU) foam letters mounted directly onto the wall. One-inch spacers would be used to slightly lift the sign above the wall to add dimension and visual interest. The design includes two lines of copy in black with a subtle wave style logo element in a blue color located above the letters. The letters and logo would not be internally or externally illuminated. The blank wall where the new sign is proposed to be attached is located towards the eastern end of the apartment building's 70-foot long Carpinteria Avenue frontage. The new sign would add a design element to an otherwise uninterrupted wall. The new sign would be visible from the principal intersection of Carpinteria Avenue and the Reynolds Avenue freeway off-ramp. No other signs are proposed.

The existing "Linda" sign, which would be removed, currently faces Seventh Street and is visible only from the uses to the west and the eastbound lanes of Carpinteria Avenue. It is comprised of large brown letters reflecting font types used in the 1970s. The existing sign measures approximately 36 square feet. The building address number, also in brown and in a smaller size of the same font type, is located below the existing Linda sign. Cumulatively, the two lines of copy, including both the name and numbers, comprise an area that measures approximately 72 square feet (12 foot by 6 foot).

Overall, staff believes the proposal represents an improved and appropriate sign type and location based on its consistency with the City's sign and architectural review standards. The existing sign location will become an uninterrupted wall facing Seventh Street towards the Aliso Elementary School and the eastbound lanes of Carpinteria Avenue.

The Board's comments on the appropriateness of the proposed sign design, location, and overall cohesion with the building would be appreciated.

General Plan/Coastal Plan Neighborhood 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 the Downtown/Old Town District (Design Subarea 2). The following objectives and policies are relevant to the review of the proposed sign.

CITYWIDE COMMUNITY DESIGN OBJECTIVES

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

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

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.*

Policy CD-7b: *Buildings should be designed to incorporate signs that conform to the city's sign ordinance. Signs should be integrated with building architecture and adequately identify businesses. Freestanding monument signs are 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.*

Consistent with the above objectives and policies, the proposed sign placement would improve visibility and identification for the rebranded apartment building by relocating the building's sign to a blank section of wall facing the prominent Carpinteria Avenue frontage and intersection. The proposed sign design and size is reasonable for the subject building. The sign would be

located above existing landscaping and the existing street trees could help to soften or partially obscure views of the sign from certain vantage points along Carpinteria Avenue. The non-illuminated design would help to ensure the proposed new sign placement is not intrusive to the surrounding setting. Freestanding monument signs are not currently present on the property and none are proposed.

As discussed, the Board should consider the overall design, size/scale, and location in context with the building to ensure that the proposal is compatible and compliments not only the building but also neighborhood character.

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 new sign is not proposed to be externally or internally illuminated. If in the future illumination is proposed, it would require a Building Permit and review by the Planning Department to ensure that it would not result in the types of lighting impacts described in the above objective and policy.

Subarea 2. The Downtown and Old Town

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

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

Policy CDS2-b: *To enhance the pedestrian character of the downtown's streets, plazas, paseos, parks and lanes.*

As discussed, the proposed sign rebrands the apartments and relocates the building's name to a more prominent location on the blank wall fronting Carpinteria Avenue. The change would add a fresh appearance to the existing wall and the wave element adds an element of the small-beach town feel to the building. The Board should carefully consider whether the sign characteristics are appropriate for the site and setting.

SUMMARY OF ISSUES

- Sign type, size, location, design/construction, materials, and colors; and
- Compatibility of the proposed sign with the building architecture/identity.
- The new sign does not include the property address. Staff would appreciate guidance regarding the design, size and location of address numbers.

RECOMMENDATION

The Board should provide input on the proposed sign; if the Board finds the sign meets the applicable design criteria, then the Board should recommend preliminary/final approval to the Community Development Director with their comments incorporated in the project.

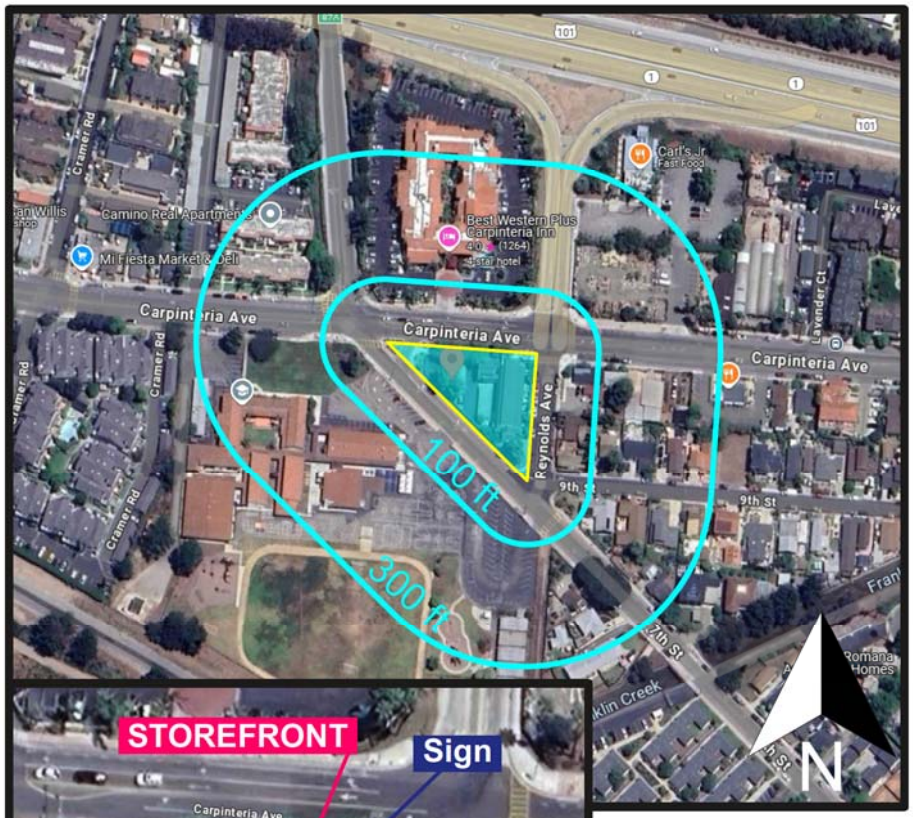
ATTACHMENTS

Attachment A – Proposed Sign Plan

Attachment A
Proposed Sign Plan

Seaside Coastal Apartments Sign Plan
Preliminary/Final ARB Review
July 31, 2025

SITE PLAN



Store Front: 24.5ft

Building Line

Property Line

Address

4573 Carpinteria Ave,
Carpinteria, CA 93013, USA

Scope of work

SIGN

Exterior non-lit Letters and Logo;

2" HDU Foam Letters;

Mounted To Wall With 1" Spacers

Overall Sign - 127"W X 66"H
58.3 Sq / Ft

Qty: 1

PROPERTY OWNER
Name (first, last): Edward, Raatinoff
Number & Street Name: 16133 Ventura Blvd, Suite 920
City & Zip: Encino, 91436
Phone Number: (818) 855 - 2150.

APPROVAL STAMP

FRONTSIGNS signage solutions

Contractors Lic.
#C45 - 1053708

Underwriters Laboratories
E508823

3520 Valhalla Dr,
Burbank, CA 91505
844-833-1188

hello@frontsigns.com
https://www.frontsigns.com

PLAN SHEET

Existing Sign

Dimensions:
12'x6'

Description

- **Existing sign to be Removed**
- **New Sign to be Placed**

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SIGN DIMENSIONS

58.3 sq ft

13 Pound

APPROVAL STAMP

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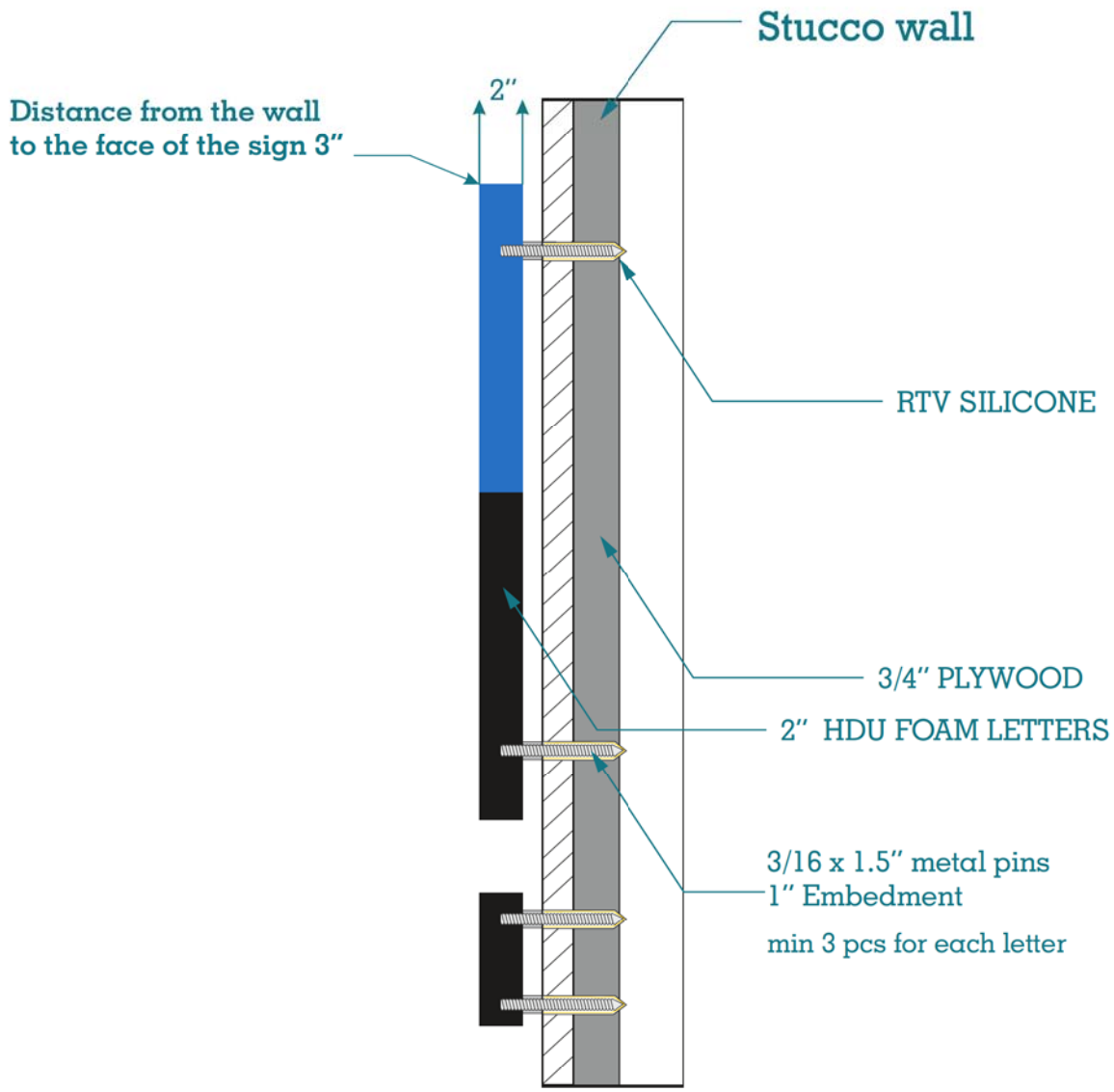
SIGN DETAILS



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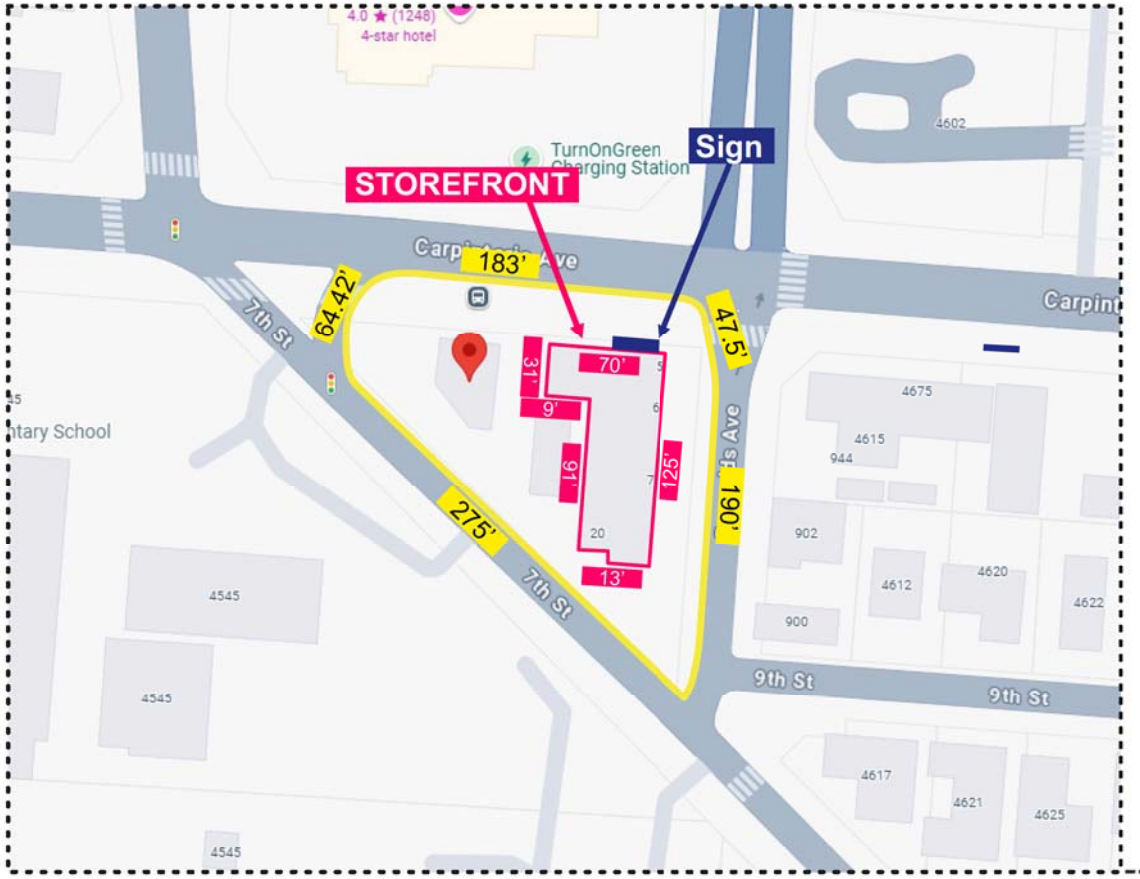
PLOT PLAN



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CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 31, 2025

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2339-CDP/ARB **Planner:** Marysol Smith
Address: 5560 Calle Ocho
APN: 003-351-004
Zoning: Single Family Residential (6-R-1)
Applicant: Dylan Chappell, Architect, for Allan Smith and Erica Camardella

Project Review: ☐ Conceptual
☑ Preliminary/final

PROJECT DESCRIPTION

This is a preliminary/final review of a request to remodel an existing single-story home, construct additions, and reorient the garage entrance to face the street. The single-story additions would total 1,038 square feet and the height of the residence would increase from 13-feet 4-inches to 15-feet 10 inches. The project would include new landscaping, a new pool, a comprehensive exterior renovation and a new driveway location.

Preliminary plans are included as Attachment A, and the proposed colors and materials board is in Attachment B.

PROJECT SETTING

The project site is located on the east side of the Calle Ocho. The lot is approximately 8,276 square feet in size, and is presently developed with a single-family dwelling with an attached garage constructed in 1951, according to the Santa Barbara County Assessor's Office.

The project site is located in the Concha Loma Neighborhood (Community Design subarea 5), in the Concha Loma Subdivision, which is a residential neighborhood composed of single-family dwellings. The subject property is bordered by one-story single-family dwellings to the north, south, and across the street to the west. The site is zoned Single Family Residential (6-R-1) and has a Low-Density Residential land use designation (LDR). The property is not subject to any overlay districts.

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 permitted

uses in this zone district, subject to approval of a Coastal Development Permit and the development standards of CMC §14.12. The following table and discussion identifies the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
CMC 14.12 – Single-Family		
Setbacks Front (West/ Calle Ocho)	50 feet from centerline of street or 20 feet from property line, whichever is greater (*for this property, both are equal*)	Existing: 20 feet from centerline and from the property line Proposed addition: 20 feet (existing garage, no change)
Side (North)	10% of lot width (6.6 feet)	Existing residence: 5 feet* Proposed addition: 5 feet
Side (South)	10% of lot width (6.6 feet)	Existing garage: 5 feet* Proposed addition: 7.5 feet
Rear (East)	15 feet min.	Existing residence: 30 feet Proposed addition: 47 feet
Building Height	30 feet max.	Existing: 13 feet 4 inches Proposed: 15 feet-4 inches
Building Coverage	35% max. (2,850 sq ft)	Existing: 24% (1,809 sq ft) Proposed: 34.8% (2,580 sq ft)
CMC 14.50.040 – Swimming Pools		
Setbacks	Pool and related equipment shall not be located in the required front or side yard setback and not be closer than 5 feet to any other property line.	Pool: 10 feet from the nearest side property line; 5 feet from rear property line Equipment: 5 feet from side; 7 feet from rear property line
CMC 14.54 – Parking Regulations		
Parking	2 spaces (9 x 18) within a garage	2 spaces (9 x 18) within a garage*
Driveways Quantity	1 per 65 feet of frontage	Existing: 1 driveway Proposed: Remove existing driveway and relocate
Width	16 feet as measured at the property line	Existing: 15 feet 7 inches Proposed: 16 feet

**See Legal Nonconforming Structures, Setbacks, and Parking discussion below.*

Legal Nonconforming Structures

The subject property is legal nonconforming with respect to the side (north) setback requirements of the 6-R-1 zone district as the existing residence encroaches approximately 1.6-feet into the now required 6.6-foot (10% of the lot width) side setback. At the time of construction, only a minimum 5-foot side setback was required. The scope of the proposed project partially within the 6.6-foot side setback includes an addition and interior remodel; however, the proposed addition would maintain the established residence setback.

Pursuant to CMC §14.12.070(1)(b), to preserve architectural integrity, the side yard setback required for an addition to an existing building in the R-1 zone district may be permitted to utilize the established setback, provided that the established side yard setback is not less than five feet. As proposed, the addition along the north side of the property would align with the established setback, and would maintain the required 5-foot setback distance as required by the municipal code.

Setbacks

The HVAC exterior unit would be required to be relocated so as to not encroach into the side yard setback.

Parking

The Public Works Department will review the landscape and driveway and sidewalk improvements proposed in the City's right-of-way for consistency with their standard construction detail. For this project, a new parking space will be required to be maintained in front of the residence on Calle Ocho.

Design Review

The proposed project includes: a 756-square foot addition of two new bedrooms at the northwest front corner of the residence, a 282-square foot interior garage expansion for a gym, a mud room, and a revised kitchen layout along the southeast side of the residence. The building plate heights would be increased to 10 feet throughout and overall building height would increase from 13 feet 4 inches to 15 feet 10 inches. The project also includes a comprehensive exterior and interior remodel, hardscaping, landscaping, and a new pool.

The existing attached two-car garage would remain and the existing garage door, which currently faces to the interior of the property, would be removed and the wall filled-in. A new garage door oriented towards the street would be installed. The existing driveway would be removed and a new driveway and curb cut constructed to access the new garage opening.

New exterior finish materials would be added to the residence and new doors and windows installed throughout the residence. The exterior would feature vertical Hardie board siding on all sides with stone cladding on the front of the residence (Santa Barbara sandstone 5 point design). The siding would be white, the trim would be painted white (Dunn-Edwards DEHW08 "Classic White") and the wooden elements would be stained in brown Cabot "Chestnut Brown", as shown on the

materials board in Attachment B. New Anderson A-Series windows with black frames would be installed. The new exterior lighting fixture detail sheets are provided on the plans (sheet G1.0). The roof would change from red tile style roof to gray composition shingles (Certainteed Presidential Shake "Country Gray").

Comprehensive landscaping and hardscape improvements are proposed as part of the project. The new driveway and addition to the front of the house would require the removal of three trees on the property (one 10-inch *Acacia bailenyana* and two 8-inch plums). Ornamental wisteria and a couple of other fruit trees will be removed from the side and rear yards. New landscaping, including new fruit trees, succulents, shrubs, hedging, groundcover plantings and artificial turf would be installed throughout the property. New hardscaping would primarily be concrete with permeable pavers located in southern side yard within existing hardscaped areas that will remain. Most of the side and rear 6-foot fencing would be replaced new wood fencing, the rest would remain. There is currently no fencing in the front yard and no new fencing is proposed.

The Board's comments on the proposed architectural style, detailing, materials, and landscaping/hardscape plans would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR). The City's Community Design Element of the General Plan contains both general over-arching citywide policies and specific subarea policies. The project site is in Design subarea 5 (Concha Loma Neighborhood).

Citywide Community Design 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 proposed residence addition and exterior remodel would be consistent with the architectural styles found in the surrounding neighborhood, and the proposed residence would maintain the single-story character of the existing home. The majority of the new square footage would be located at the front of the property and visible from the street, however the addition would be set back from the street and would be generally in line with the pattern of development in the surrounding neighborhood. Overall, the residence would be compatible with the surrounding development pattern and its perceived scale would not be significantly changed by the project.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea.*

The maximum roof height would increase by approximately 2 feet 6 inches. However, the residence would remain single-story and would not affect views of the mountains or the ocean.

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

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

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

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

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

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

The new additions would feature a varied double gable look, a combination of vertical siding and stone cladding, and a wooden garage door. The front entry would be framed to create a focal point between the new addition and the existing garage. The use of stone cladding would add consistency and visual interest with compatible colors. Additionally, new landscaping and a central pathway are proposed to lead from the street to the front entry, which would create a welcoming sense to passers-by. The change in the garage door location would increase its visibility from the neighborhood viewpoint. However, this change would be softened by the continuity of the new wood garage door that complements the new siding materials. Along with the much larger landscaping areas and narrower driveway would result in an overall reduction of the garage's presence as viewed from the surrounding neighborhood. As a whole, the proposed redesign of the residence's frontage would result in a cohesive architectural and landscape remodel that would enhance the property and fit well with neighborhood context consistent with the design guidelines.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo pollution 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.*

New exterior lighting is proposed as part of this project. The design of the proposed fixture could meet our night-sky policies as it is facing downwards and fully shielded. However, if the bulb is not included an appropriate bulb would need to also be selected to maintain consistency with this policy

in terms of not only color temperature and lumens but also the size of the bulb (which would need to remain fully recessed under the hood of the lamp).

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.*

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 "string line" between them in the case of differing setbacks.*

The proposed residence generally fits the established style, layout and setbacks of the Concha Loma Neighborhood. The northern side yard setback, although legal non-conforming, will remain unchanged. The single-story contemporary cottage style of architecture would be compatible with neighboring residences. Overall, the project could be described as an enhancement of the existing residence and would not significantly alter the scale or character of the home.

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 areas 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 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 proposed single-story additions to the existing single-story residence would be in scale with other homes in the area. The contemporary cottage theme is prevalent in the neighborhood, especially on more recent remodeling projects. The project includes improvements to the front entry by creating a focal point for the main entry, relandscaping, and creating new appropriate-scaled hardscape pathways leading to the entry from the street and driveway. These features are consistent with the architectural design guidance.

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

DG 14: *Accent colors that do not match the surrounding area should only be used to unify the structure with other elements such as landscaping.*

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 existing residence is comprised of stucco and red tile roof. New exterior finish materials would be added to the residence including a mix of vertical siding, stone cladding, and natural wooden elements. Roofing would be changed to a modern composition shingle. As such, the proposed muted tones create a cohesive mixture of materials, consistent with other residences in the neighborhood and the architectural design guidance.

DG 17: *The semi-rural charm of the neighborhood should be preserved.*

DG 18: *Frontage elements should not interfere with the visibility of the property from the street.*

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

DG 20: *Garages should not be the focal point of the residence. Garages should be placed at the rear of the lot where feasible.*

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 proposal includes improvements to the front entry of the residence and new landscaping and hardscape, including new 6-foot wood fencing along the side and rear property lines. No fencing is proposed in the front yard. While the change in the garage door location would

make it more visible from the street, the location of the garage itself would remain the same and the associated removal of the large existing driveway allows for a comprehensive re-landscaping of the front yard area, creating an attractive frontage and an overall enhancement of the streetscape over the existing condition that is consistent with the design guidelines.

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.*

As previously described, the removal of the existing driveway and installation of a new, smaller, concrete driveway allows for larger new landscaping areas that will present an attractive street frontage consistent with the design guidelines. The landscaping will increase overall water absorption and reduce runoff. Further, the new landscaping planted throughout the property includes trees, shrubs, hedging and groundcover plantings that would help retain soil and water. In addition, the proposed plant palate also includes low water use and drought tolerant species. All these features ensure the project is consistent with the landscape and hardscape guidelines.

DG 29: *Outdoor lighting should be low intensity and designed to minimize direct view of light sources.*

DG 30: *Outdoor lighting should include:*

- *Fully shielded fixtures positioned to that light is not visible above the horizontal plane of the fixture;*
- *Motion sensors and timers to keep lights off when not in use;*
- *Energy efficient types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum height necessary; and*
- *Cutoffs for lighting fixtures that minimize glare to prevent spillover onto neighboring properties.*

The proposed outdoor lighting fixtures meet the City's night-sky policies as they are facing downwards and fully shielded consistent with the design guidelines. However, the applicant should confirm the light fixture shown on site plan sheet G1.0 is consistent in terms of the color temperature, lumens, and the bulb itself, which must be fully recessed under the hood consistent with the lighting guidelines.

SUMMARY OF ISSUES

- Proposed architectural style and details,
- Proposed colors and materials,
- Exterior lighting, and
- Proposed landscaping and hardscape plan.
- Compatibility with the existing neighborhood.

RECOMMENDATION

The Board should comment on the proposal and the identified issue areas. If the Board finds the project meets the applicable design criteria, the Board may recommend preliminary approval or preliminary/final approval of the project to the Community Development Director.

ATTACHMENTS

Attachment A- Preliminary Architectural Plans
Attachment B- Colors and Materials Board

Attachment A

Preliminary Architectural Plans

Smith Residence Additions & Remodel

Project # 25-2339-CDP/ARB

Preliminary/final ARB Review

July 31, 2025

5560 CALLE OCHO

SWQP - TIER 1 ANALYSIS

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project name / Case file number	Smith Residence
Project Location (Street Address if available, or intersection and/or APN)	5560 Calle Ocho
Name of Owner or Developer	Allan Smith
Project Type and Description (Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")	STR.
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	2,831
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	2,513 (house and hardscape)
Total Pre-Project Impervious Surface Area	3,476
Total Post-Project Impervious Surface Area	5,384
Runoff Reduction Measure(s) Selected (Check one or more)	☐ a. Disperse runoff from roofs or pavement to vegetated area ☒ b. Permeable pavement ☐ c. Cisterns or Rain Barrels ☐ d. Bioretention Facility or Planter Box

Tier 1 SCP Template January 2017 Page 4 of 10 Source: Stormwater Technical Guide

Measure 2: Permeable Pavement

Permeable pavement may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grassor gravel-filled void block), open pavers with sand (or gravel) joints.

Show on your site plan:

☒ Location, extent and types of pervious pavements.

Confirm the following and disclose any:

☒ No erodible areas drain on to permeable pavement.

☒ Subgrade compaction is minimal.

☒ Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required).

☒ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 9 inches above bottom of base course.

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

☒ Rigid edge is provided to restrain granular pavement and unit pavers.

☒ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

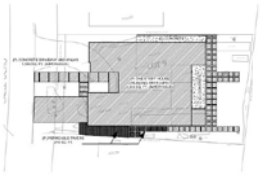
☒ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.

☒ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site and historic, and uses.

☐ Additional comments:_____

Tier 1 SCP Template January 2017 Page 7 of 10 Source: Stormwater Technical Guide

PRECONSTUCTION IMPERIOUS AREA = 3,939 SQ. FT.



NEW OR REPLACED IMPERIOUS AREA :

BUILDING (HOUSE+GARAGE+COVERED PATIO) =	3,343
CONCRETE HARDSCAPE =	1,549
TOTAL NEW OR REPLACED:	4,892 SQ. FT.
(E) HARDSCAPE TO REMAIN UN ALTERED	452
POST CONSTUCTION IMPERIOUS AREA =	**5,344 SQ. FT.**

WEST ELEVATION (STREET VIEW) 1

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

Ripley™ 1 Light Wall Light Olde Bronze® 4969OZ

SPECIFICATIONS

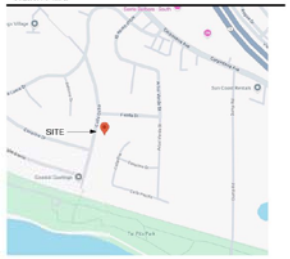
Certifications/Qualifications	
Dark Sky Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5.87 DIA
Extension	11.26"
Weight	1.60 LBS
Height from center of Wall opening (Spec Sheet)	3.00"
Height	9.00"
Width	10.06"
Light Source	
Lamp Included	
Lamp Type	LED
Light Source	LED
Max or Nominal Watt	7.5 W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Rating	100"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
FIXTURE ATTRIBUTES	
Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	4969OZ
Patent	US Patent Pending
Finish	Olde Bronze
Style	Lodge / Country
UPC	780927819291
Finish Options	
Olde Bronze	

ALSO IN THIS FAMILY

4969OZ 4969YOZ 4969WOZ

HERS NOTES, SUMMARY, AND INSPECTIONS

VICINITY MAP



CODE COMPLIANCE

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
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. KITCHEN RANGE HOOD
2. VERIFIED REFRIGERANT CHARGE
3. ABSTOW IN HABITABLE SPOME
4. VERIFIED HEAT PUMP RATED HEATING CAPACITY
5. WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ. FT.
6. DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER	**ALLAN SMITH** 5393 LAGUNITAS CT CARPINTERIA, CA 93013 425-533-3757
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS 4455 GRANITE RD. STE. 1027 ROCKLIN, CA 95677 805.852.1677 DYLAN@DYLANCHAPPELL.COM
SURVEYOR	**JEREMY HENRY** HENRY LAND SURVEYING 6119 CRESTVIEW DR OJAI, CA 93023 805-216-6127 JEREMYHENRY1118@GMAIL.COM

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE 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'S 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 INSPECTOR) REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STROM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTIN CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMETN IS AVIOLATION 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 PROHIBTED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT.

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	5560 CALLE OCHO CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-351-004
LOT AREA	8,144 SQ. FT.
ZONE	20-R-1
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	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	15' 10" A.E.G.
EXISTING BUILDING HEIGHT	13' 4" A.E.G.
SETBACKS	FRONT: 52' FROM CL OF STREET OR 20' FROM PL, SIDE 5' REAR: 15', Street Side 16'
PARKING REQUIRED	2 COVERED
(E) PARKING	2 COVERED
(P) PARKING	2 COVERED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
HOUSE [LC]		1364		2251
GARAGE [LC]		445		596
BUILDING TOTAL [LC]		1,809		2,847
COVERED PATIO		247		496
AREA OF ADDITION				1038

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	8,144	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,847	34.8%
MAX LOT COVERAGE ALLOWED	2,850	35%
HARDSCAPE (IMPERVIOUS)	2,041	25%
LANDSCAPE	2,372	29%
OPEN SPACE	Xxx	33%
OPEN SPACE	Xxx	33%

GRADING STATS:
ON-SITE: 0 CY CUT, 0 CY FILL, 0 CY EXPORT

SCOPE OF WORK

REMODEL AND 1,038 SQ. FT. ADDITION TO AN EXISTING 1,364 SQ. FT. SINGLE STORY HOME, WITH AN ATTACHED GARAGE OF 445 SQ. FT. THE NEW HOME WILL BE 2,251 SQ. FT. WITH A 596 SQ. FT. ATTACHED GARAGE. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING, AND SITE WORK WITH A POOL. THE ORIENTATION OF THE GARAGE WILL ROTATE TO FACE THE STREET.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C1.0 SURVEY

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 (E) FLOOR PLAN
A2.1 (P) FLOOR PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS / SCHEDULES

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4455 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.852.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013

CONCEPT PLANS 1-30-2024

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.852.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.

CONCEPT PLANS 1-30-2024

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

TREE REMOVAL PLAN: SEE TREE HIGHLIGHT FOR REMOVAL.
6 TREES TO BE REMOVED.

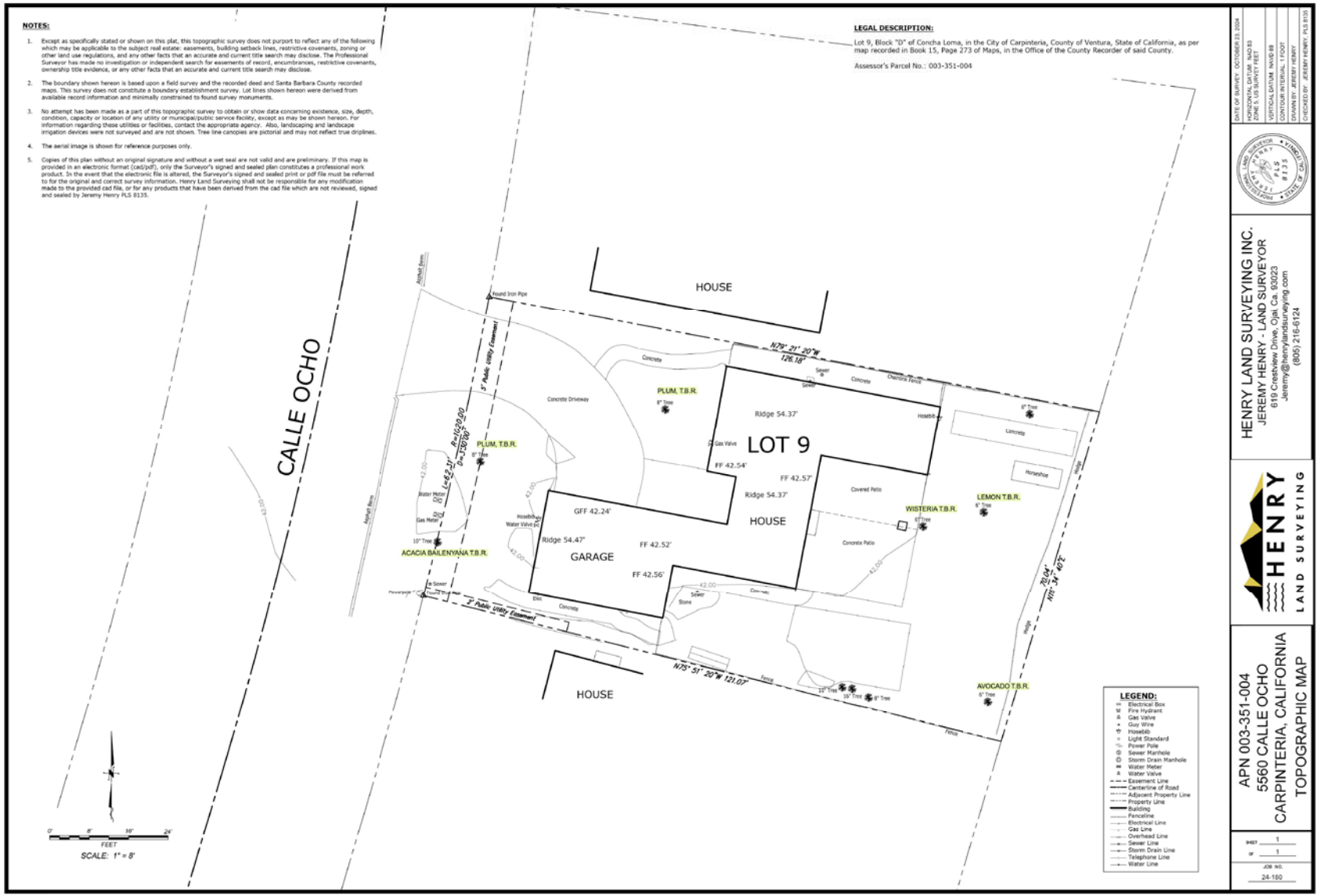
NOTES:

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. 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 a field survey and the recorded deed and Santa Barbara County recorded maps. This survey does not constitute a boundary establishment survey. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments.
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 modification 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 8135.

LEGAL DESCRIPTION:

Lot 9, Block "D" of Concha Loma, in the City of Carpinteria, County of Ventura, State of California, as per map recorded in Book 15, Page 273 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No.: 003-351-004



LEGEND:

- Electrical Box
- Fire Hydrant
- Gas Valve
- Guy Wire
- Hosebib
- Light Standard
- Power Pole
- Sewer Manhole
- Storm Drain Manhole
- Water Meter
- Water Valve
- Easement Line
- Centerline of Road
- Adjacent Property Line
- Property Line
- Building
- Fenceline
- Electrical Line
- Gas Line
- Overhead Line
- Sewer Line
- Storm Drain Line
- Telephone Line
- Water Line

DATE OF SURVEY: OCTOBER 23, 2024
HORIZONTAL DATUM: NAD 83
ZONE 5, US SURVEY FEET
VERTICAL DATUM: NAVD 88
CONTOUR INTERVAL: 1 FOOT
DRAWN BY: JEREMY HENRY
CHECKED BY: JEREMY HENRY, PLS 8135

HENRY LAND SURVEYING INC.
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, Ca. 93023
Jeremy@henrylandsurveying.com
(805) 216-6124

HENRY LAND SURVEYING

APN 003-351-004
5560 CALLE OCHO
CARPINTERIA, CALIFORNIA
TOPOGRAPHIC MAP

SHEET 1 OF 1
JOB NO. 24-180

REVISED: 11-2-2024

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.852.1677

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COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-

CONCEPT PLANS 1-30-2024

NO	REVISION DESCRIPTION	DATE

SURVEY

C0.0

EROSION CONTROL AND BMP NOTES

Owner:

ALLAN SMITH

5560 CALLE OCHO
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 preparer:

Dylan Chappell
Dylan Chappell Architects
4465 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.206.4760

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

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction
entranceway.

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with 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 which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, 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 improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of this project. See detail ON SITE PLAN.

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the 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 determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns 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 generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original 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 Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. 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 staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by **October 15**, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac, or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall 'mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and 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 this plan is for tree and vegetation protection only.

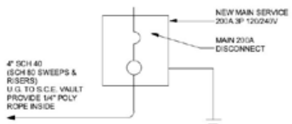
Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

KEY NOTES

1. **(P) CONCRETE HARDSCAPE:**
2. **(P) FIRE SPRINKLER RISER**
3. ***(P) WATER METER:*** *(E) 3/4" WATER METER, 1 1/2" MAIN WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. RELOCATE OUTSIDE OF DRIVEWAY*
4. **(E) GAS METER:** RELOCATE OUTSIDE OF DRIVEWAY
5. ***(E) ELECTRICAL PANEL:*** *UPGRADE TO 200 AMP. WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP AT PANEL(S). CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
6. ***(P) 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.*
7. ***(P) WATER SOFTENER LOOP***
8. ***(P) PERMEABLE PAVER:*** *SEE LANDSCAPE PLANS FOR SEPC.*
9. ***(P) POOL:*** *UNDER SEPERATE PERMIT*
10. ***(E) HARDSCAPE:*** *TO REMAIN*
11. ***(E) DRIVEWAY:*** *TO BE REMOVED*
12. ***(P) 6' WOOD FENCE:*** *AND 42" WIDE GATE WHERE SHOWN*
13. ***(E) 6' FENCE:*** *TO REMAIN*
14. ***(P) POOL EQUIPMENT :*** *NOT TO EXCEED THE ALLOWABLE DBA PER CITY REQUIREMENTS. SEE SPECS ON A2.0*

NEW 200 AMP PANEL

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

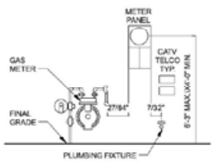


GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

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)

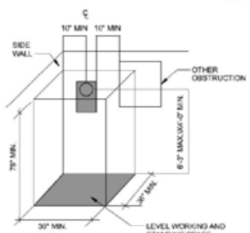
N.T.S.



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

N.T.S.

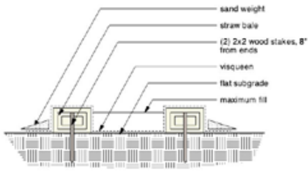


1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 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)

N.T.S.



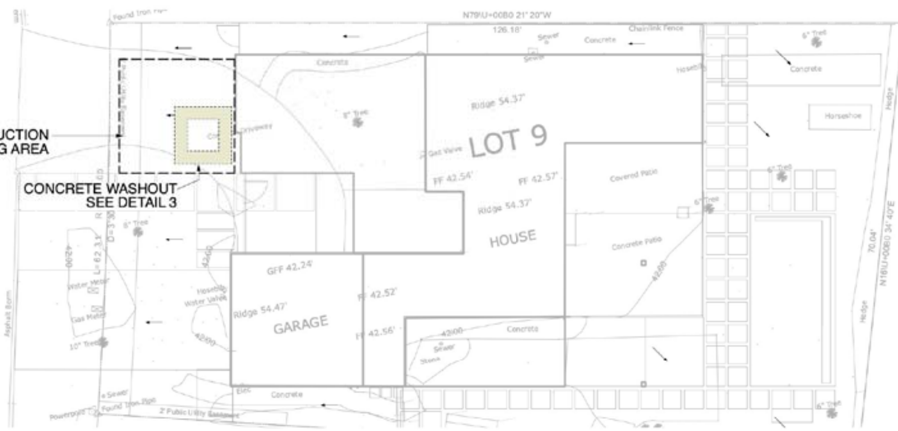
CONCRETE WASHOUT (3)

SCALE 1/8" = 1'-0"

LEGEND

PROPERTY LINE	
SETBACK	
4" STORM DRAIN	
CB	STORM DRAIN CATCH BASIN
G	GAS LINE
E	ELEC. LINE
S	SEWER LINE
W	WATER LINE
BF	BACKFLOW PREVENTER
→	Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

(P) PAVING (E) PAVING (P) PERMEABLE PAVING



GRADING AND DRAINAGE PLAN (2)

SCALE 1/8" = 1'-0"

SITE PLAN (1)

SCALE 1/8" = 1'-0"

NORTH

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013

CONCEPT PLANS 1-30-2024

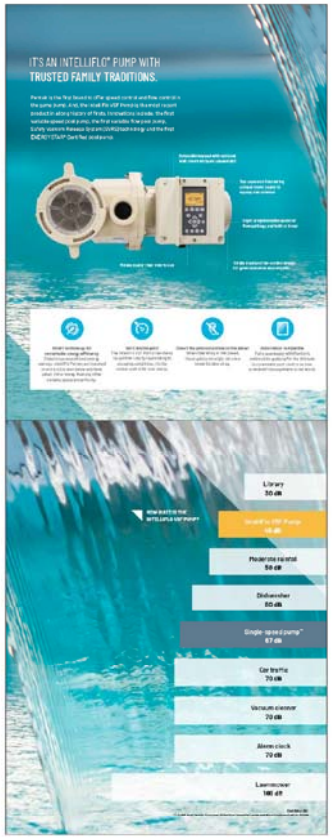
△ REVISION

NO	DESCRIPTION	DATE

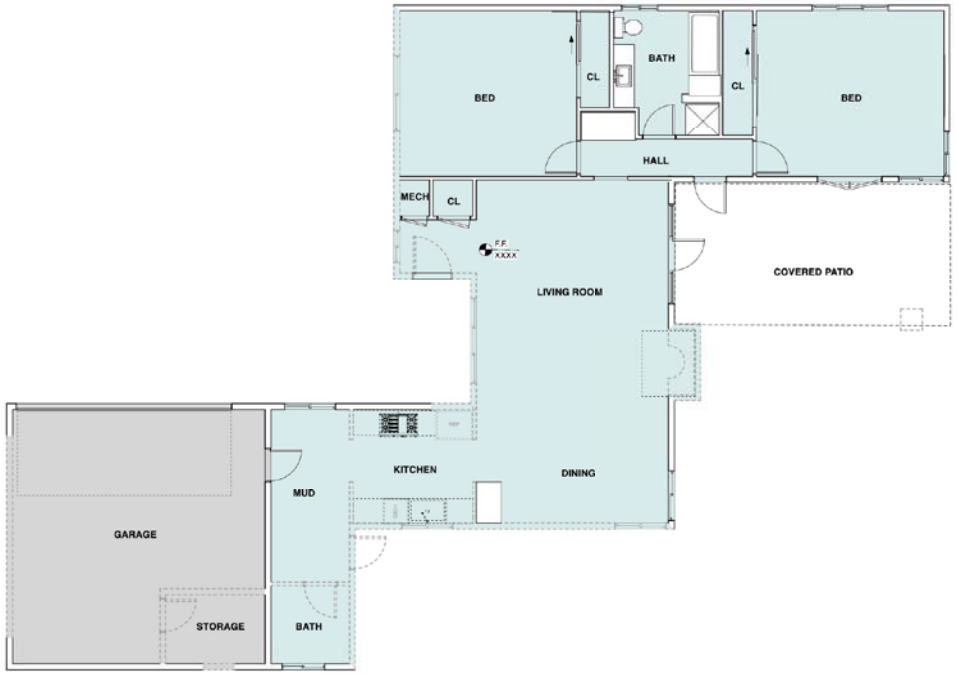
SITE PLAN

A1.0

POOL EQUIPMENT SPECS (PENTAIR INTELLFLOW VSF - 45 DBA)



(PENTAIR 140 HEAT PUMP 58 DBA)



EXISTING / DEMO PLAN 1

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

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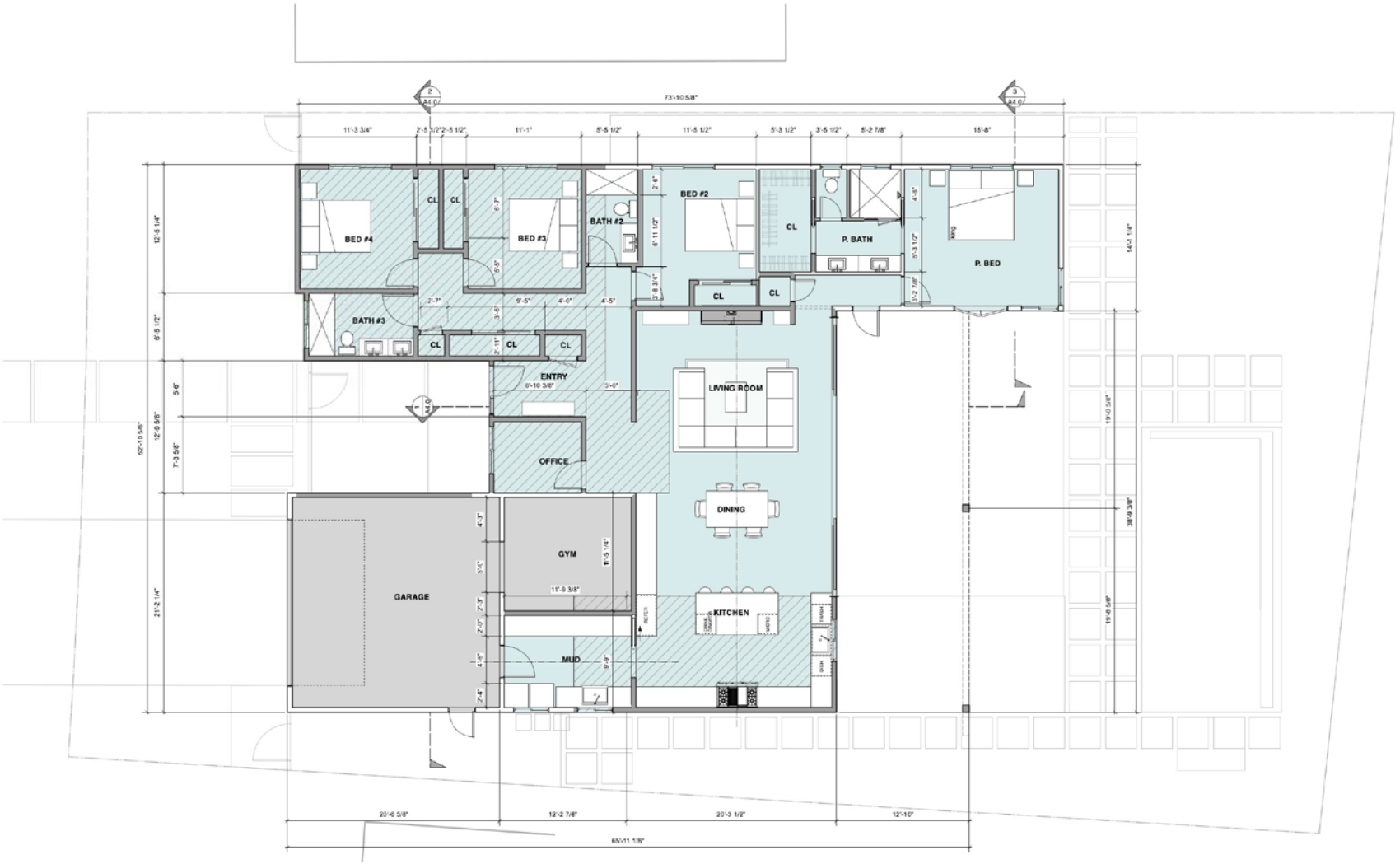
(E) FLOOR PLAN

A2.0



(P) FLOOR PLAN 1

SCALE 1/4" = 1'-0"

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REVISION

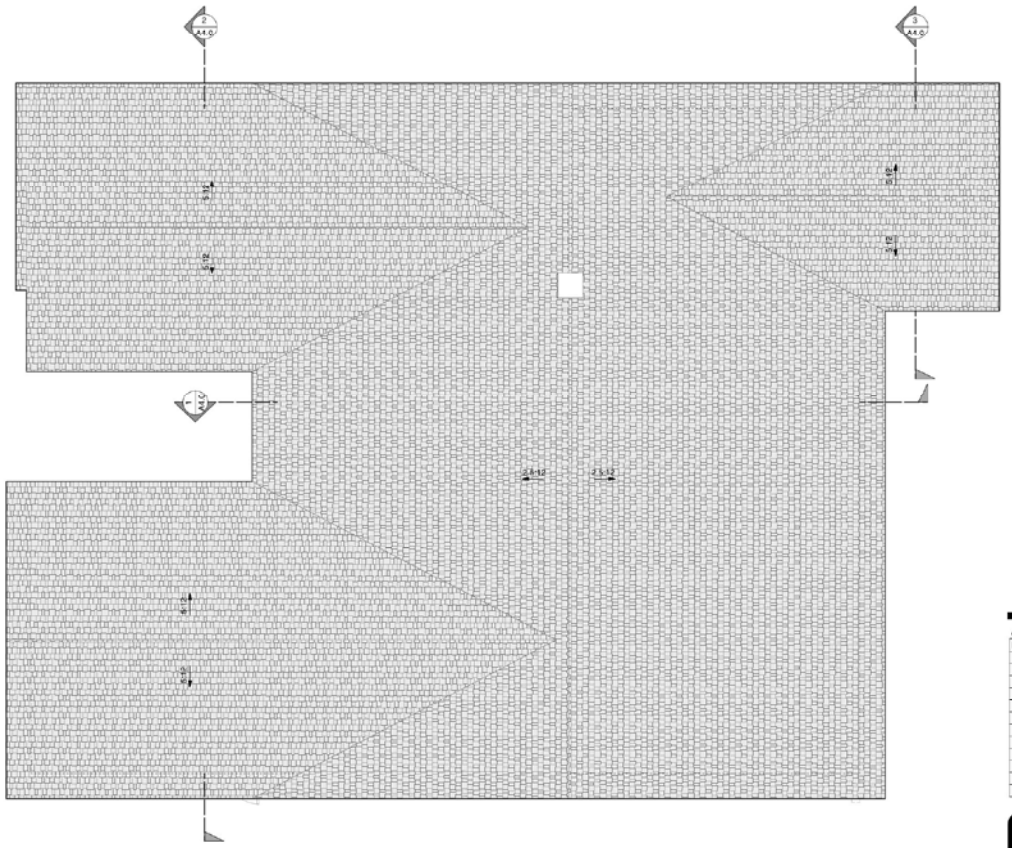
NO	DESCRIPTION	DATE

PROPOSED
FLOOR PLAN

A2.1

ROOF AND RCP KEY NOTES

1. **ROOF**: CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE; COLOR; COUNTRY GRAY
2. **CHIMNEY**:



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

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-36,000
REGISTERED
STATE OF CALIFORNIA

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PROJECT #

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CONCEPT PLANS 1-30-2024

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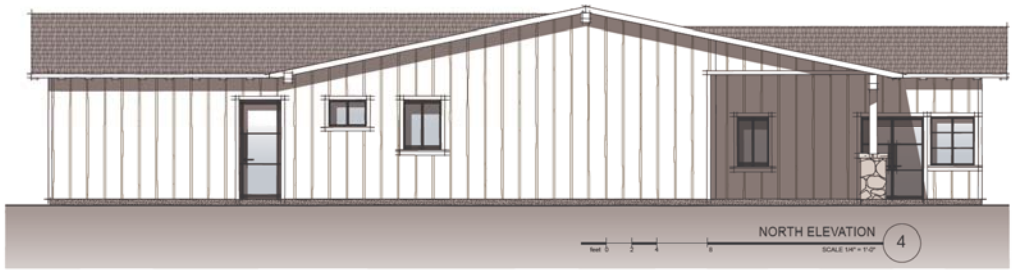
NO	DESCRIPTION	DATE

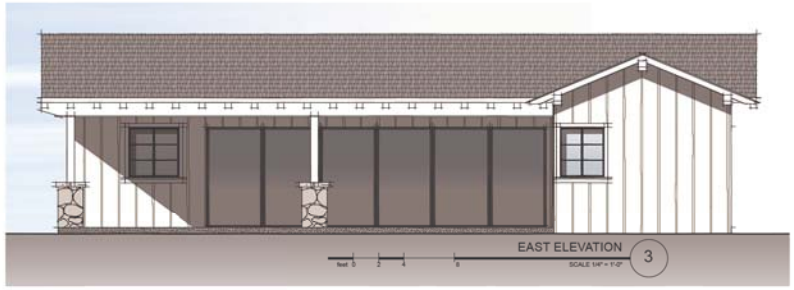
ROOF PLAN

A2.2

KEY NOTES

1. **EXT. FINISH:** HARDIE BOARD AND BATTEN: COLOR: ARTIC WHITE
2. **WINDOWS AND DOORS:** ANDERSON A-SERIES: COLOR, BLACK
3. **EXT. LIGHTING:** DARKSKY COMPLIANT, SEE SPEC G6.0
4. **EXT. WOOD AND TRIM FINISH:** PAINT: DUNN-EDWARDS: CLASSIC WHITE DEHW08
5. **ROOF:** CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE: COLOR, COUNTRY GRAY
6. **EXT. WOOD AND TRIM FINISH:** STAIN: CABOT: CHESTNUT BROWN
7. DOWNSPOUT: CLASSIC WHITE FINISH
8. **SANTA BARBARA SANDSTONE VENEER:**





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DYLAN CHAPPELL
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ELEVATIONS

A3.0

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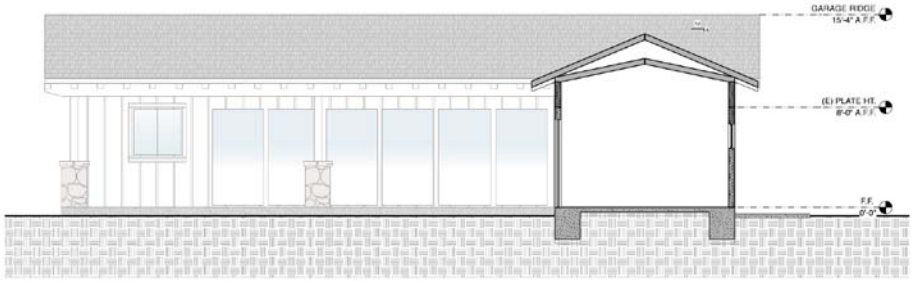
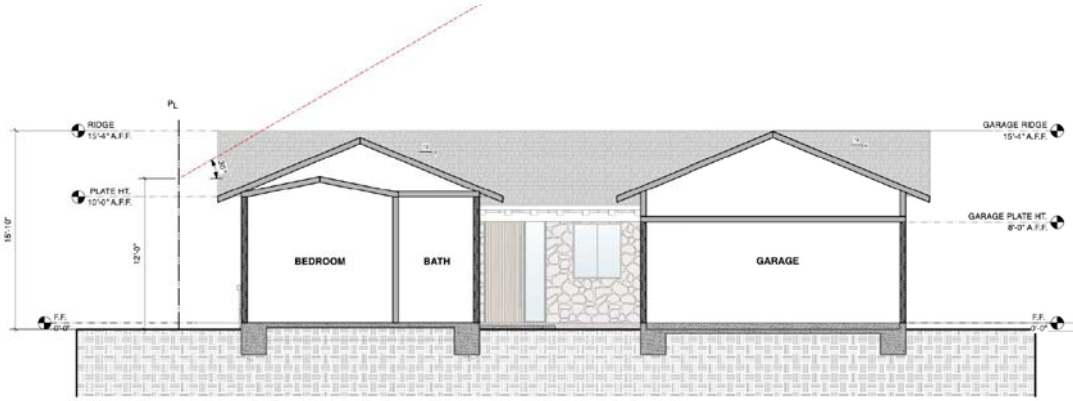


SECTION @ PRIMARY 3



SECTION @ GARAGE 2

SECTION @ GREATROOM 1

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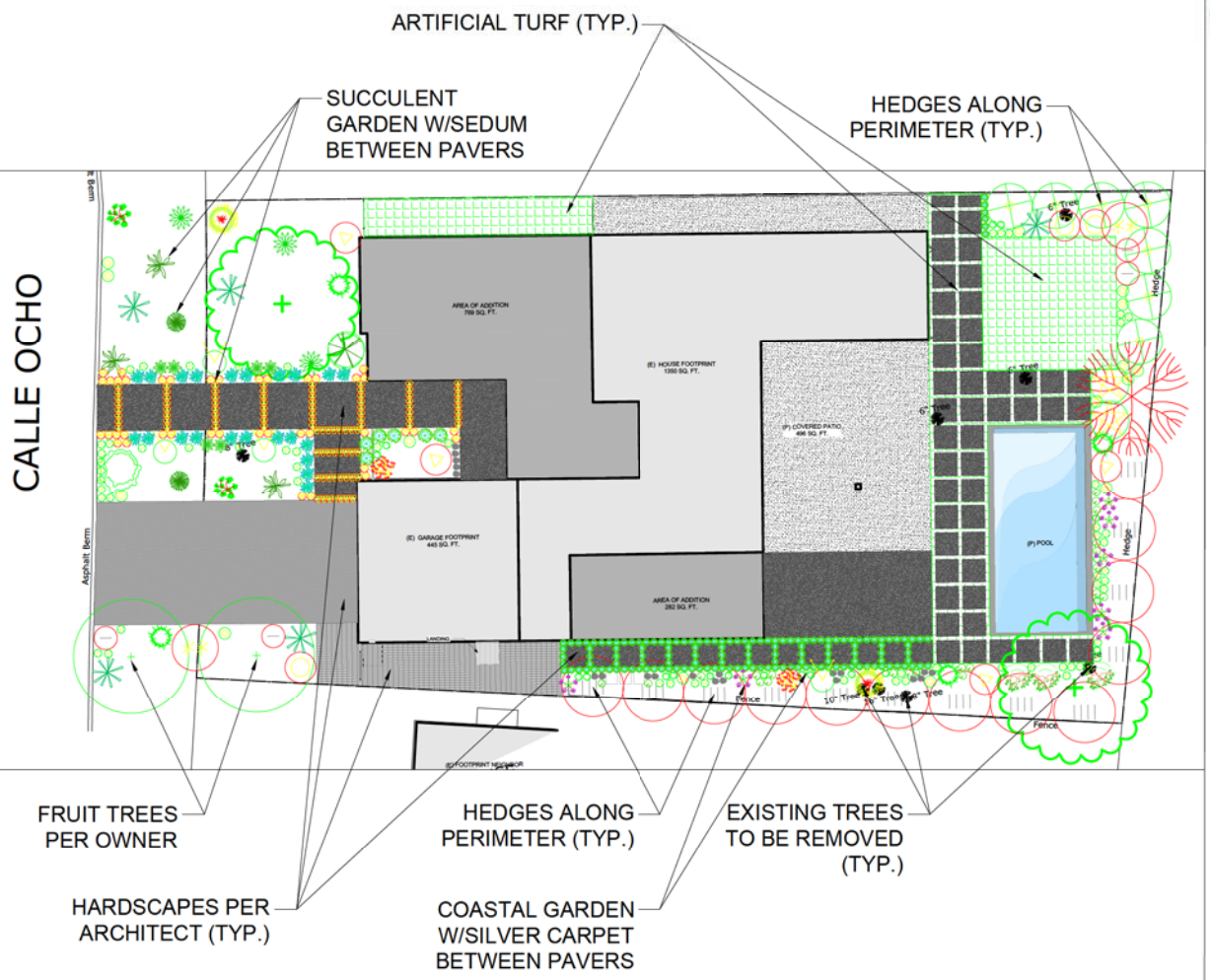
NO	DESCRIPTION	DATE

SECTIONS

A4.0



Botanical	Common	Qty	Height/Spread	Container
	Misc Fruit Tree	2	10'-20'/10'-20'	15 gal
Persea americana	Avocado Tree	1	30'-60'/20'-30'	15 gal
Plumeria rubra 'Celadine'	Celadine Plumeria	1	12'-15'/12'-15'	15 gal
Ligustrum japonicum 'Texanum'	Texas Privet	7	8'-10'/4'-6'	5 gal
Phormium 'Amazing Red'	Amazing Red Flax	3	2'-3'/2'-3'	1 gal
Pittosporum tenufolium 'Silver Sheen'	Kohuhu	13	12'-16'/6'-8'	5 gal
Rosmarinus officinalis	'Huntington Carpet'	1	1'-2'/4'-8'	1 gal
Trachelospermum jasminoides	Star Jasmine	2	1.5-2'/4'-5'	1 gal
Woodwardia fimbriata	Giant Chain Fern	3	4'-8'/4'-8'	1 gal
Achillea millefolium	Common Yarrow	15	2'-3'/1'-2'	QT
Anigozanthos flavidus	Kangaroo Paw	2	2'-3'/2'-6'	1 gal
Armeria maritima	Sea Thrift	20/1	6"-12"/6"-12"	plugs/flats
Dymondia margaretae	Silver Carpet	160/8	1"-3"/1'-2'	plugs/flats
Epilobium canum	California Fuchsia	3	6"-18"/2'-3'	QT
Erigeron glaucus	Seaside Daisy	20/1	2"-12"/1'-2'	plugs/flats
Erigeron karkinskianus	Santa Barbara Daisy	4	1-2'/3'-5'	QT
Jacobaea maritima	Dusty Miller	20/1	6"-24"/6"-12"	plugs/flats
Lavendula 'Munstead'	Munstead Lavender	4	1'-3'/1'-3'	1 gal
Leucospermum spp & cvs.	Pincushion Bush	2	3'-12'/3'-12'	5 gal
Limonium perezii	Sea Lavender	7	2'-3'/2'-3'	1 gal
Agave 'Blue Glow'	Blue Glow Agave	3	1'-2'/2'-3'	1 gal
Aloe arborescens	Torch Aloe	1	6'-10'/6'/10'	15 gal
Aloe breviflora	Short-Leaf Aloe	6	1'-2'/1'-2'	1 gal
Aloe vanbalenii	Octopus Aloe	3	2'-3'/3'-4'	1 gal
Cistanthe grandiflora	Rock Purslane	4	1'-3'/2'-3'	1 gal
Dasylirion wheeleri	Desert Spoon	1	3'-5'/4'-5'	5 gal
Euphorbia characias	Mediterranean Spurge	2	3'-4'/2'-3'	5 gal
Hesperoyucca whipplei	Chaparral Yucca	2	2'/2'-3'	1 gal
Sedum album	White Stonecrop	100/5	3"-6"/12"-18"	plugs/flats
Sedum nussbaumerianum	Coppertone Stonecrop	40/2	6"-9"/24"-36"	plugs/flats
Senecio serpens	Blue chalk sticks	22	1'/2'-3'	QT
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	60/3	1'/1'	plugs/flats
Muhlenbergia rigens	Deer Grass	5	2'-3'/3'-4'	1 gal

North

0' 4' 8' 16' 24'

1" = 8'

DIGALERT

811 CONTACT 811 BEFORE YOU DIG SAFE DIGGING PARTNER

PLANS PREPARED FOR:
ALLAN SMITH
5560 CALLE OCHO
CARPINTERIA, CA 93013

PLANS PREPARED BY:
Sustainable Recreation Design
Bishop, CA
www.sre-ca.com

PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 03/11/2025 DATE

LICENSED LANDSCAPE ARCHITECT ANTHONY R PERKINS #6462 12/26/23 - 01/31/26 STATE OF CALIFORNIA

NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE

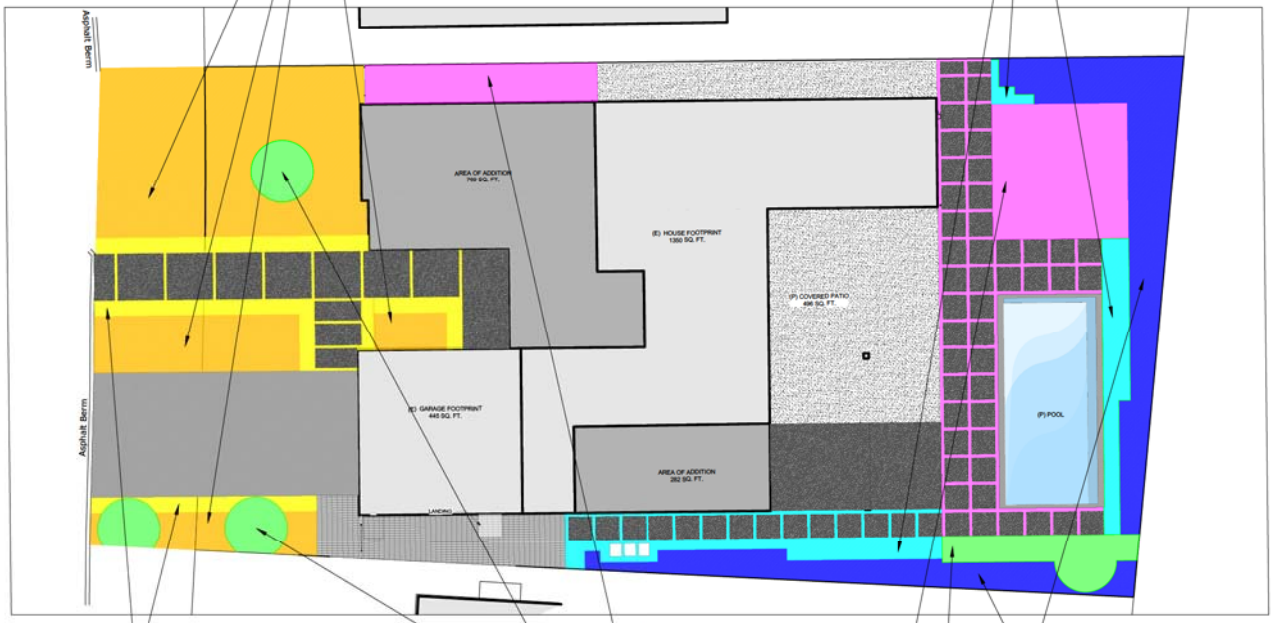
SMITH RESIDENCE
5560 CALLE OCHO
PLANTING PLAN

SCALE: 1" = 8'
DATE: 03/11/2025
JOB NO.
DRAWN BY: TP
SHEET: LP - 1.0
01 OF 08

REVIEWED BY:	APPROVED FOR CONSTRUCTION BY:	APPROVED FOR CONSTRUCTION BY:
DATE	DATE	DATE

HYDROZONE A: 1,060 SF
PLANT FACTOR: 0.1
IRRIGATION TYPE: BUBBLER
IRRIGATION EFFICIENCY: 0.81

HYDROZONE C: 280 SF
PLANT FACTOR: 0.4
IRRIGATION TYPE:
SUBSURFACE DRIP
IRRIGATION EFFICIENCY: 0.81



NOT IRRIGATED 622 SF
ARTIFICIAL TURF

HYDROZONE B: 198 SF
PLANT FACTOR: 0.2
IRRIGATION TYPE: SUBSURFACE DRIP
IRRIGATION EFFICIENCY: 0.81

HYDROZONE E: 254 SF
PLANT FACTOR: 0.8
IRRIGATION TYPE: BUBBLER
IRRIGATION EFFICIENCY: 0.81

HYDROZONE C: 580 SF
PLANT FACTOR: 0.5
IRRIGATION TYPE: BUBBLER
IRRIGATION EFFICIENCY: 0.81

Estimated Total Water Use (ETWU) = Eto x 0.62 x ETAF x Area

Hydrozone	PF	IE	ETAF	Area	ETWU
A	0.1	.81	.123	1,060	3,743
B	0.2	.81	.247	198	1,404
C	0.5	.81	.617	580	10,273
D	0.4	.81	.494	280	3,971
E	0.8	.81	.988	254	7,204
TOTAL					**26,595**
MAWA					**37,450**

Eto - 46.3 - CIMIS ETo Zone 3- Coastal Valleys & Plains
0.62 is the conversion factor to gallons per square foot
ETAF is Plant Factor (PF) / Irrigation Efficiency (IE)
IE = 0.75 for overhead spray devices & 0.81 for drip system devices
Area is the Landscaped Area for each Hydrozone

ETWU complies with MAWA

Maximum Allowable Water Use (MAWA) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

	Eto	ETAF	LA	Conversion	MAWA (Gallons per Year)
MAWA	46.3	.55	2,372 sf	0.62	37,450

LA is the total Landscape Area of all hydrozone areas in square feet
SLA is the total Special Landscape Area in square feet
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas

Hydrozone Category	PF - Plant Factor
Very Low Water Use	0.0 - 0.1
Low Water Use	0.2 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

MWELO DOCUMENTATION

PROJECT ADDRESS: 5560 CALLE OCHO, CARPINTERIA, CA 93013
TOTAL LANDSCAPE AREA: 2,372 SF
WATER SUPPLY TYPE: POTABLE WATER,
CARPINTERIA VALLEY WATER DISTRICT-
1301 SANTA YNEZ AVE, CARPINTERIA, CA 93013

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.
I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package.

Anthony R. Perkins
CA Landscape Architect #6462

North
0' 4' 8' 16' 24'
1" = 8'

DIGALERT
CONTACT 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

PLANS PREPARED FOR:
ALLAN SMITH
5560 CALLE OCHO
CARPINTERIA, CA 93013

PLANS PREPARED BY:
Sustainable Recreation Design
Bishop, CA
www.sra-la.com
PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 03/09/2025 DATE

LICENSED LANDSCAPE ARCHITECT ANTHONY R. PERKINS #6462 12/26/23 - 01/31/26 STATE OF CALIFORNIA

NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE

SMITH RESIDENCE
5560 CALLE OCHO
HYDROZONE MAP

SCALE: 1" = 8'
DATE: 03/09/2025
JOB NO.
DRAWN BY: TP
SHEET: L1 - 0.1
02 OF 08

Attachment B

Preliminary Colors & Materials Board

Smith Residence Additions & Remodel

Project # 25-2339-CDP/ARB

Preliminary/final ARB Review

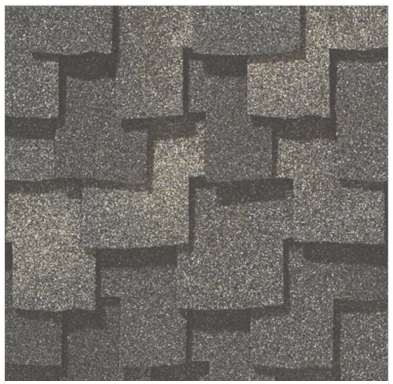
July 31, 2025

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

**EXT. WOOD
STAIN**

MANUFACTURER:
CABOT

COLOR:
CHESTNUT
BROWN

HARDIE SIDING

MANUFACTURER:
JAMES HARDIE

COLOR:
ARTIC WHITE

**SANTA BARBAR
SANDSTONE**

MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

**WINDOWS &
DOORS**

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
BLACK

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE 1027
ROCKLIN, CA 95677
805.852.1677

PROJECT: **SMITH RESIDENCE**

LOCATION: 5560 CALLE OCHO

OWNER: ALLAN SMITH

MATERIAL BOARD

07/15/2025

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 31, 2025

Agenda Item #3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2329-DP/CDP/ARB **Planner:** Megan Musolf
Address: 4545 Carpinteria Ave
APN: 003-230-018, 003-230-016, and 003-230-011
Zoning: Community Facility (CF)
Applicant: Jonathan Leech for Jason Kaff, CUSD

Project Review:
☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is a combined preliminary-final review of a proposal to construct a new single-story, 6,467 square foot building on the eastern side of the Aliso Elementary School campus, consisting of four classrooms, a courtyard, five student restrooms, and one staff restroom. All existing portable classroom structures would be removed from the campus— five would be removed to accommodate the new building, and two would be removed on the west side of the campus. Five parking spaces would be removed from the eastern school parking lot to accommodate new proposed paving and landscaping, and to meet fire access requirements. Existing adjacent playground areas would remain to serve students in the proposed building. The maximum height of the proposed building would be 27 feet, 4 inches above the finished grade. Grading of approximately 1,600 cubic yards (200 of cut, 1,400 of fill) is required for site preparation. Access would be via existing driveways off of Seventh Street. The proposed building is intended to accommodate the school's kindergarten grade.

Preliminary/final architectural, civil, and landscape plans are attached as Attachment A. The architectural plans include a colors and material board.

PROJECT SETTING

The Aliso School campus is a total of 7.79 acres and is comprised of three APNs: 003-230-011, -018, and -016. The school is located at the intersection of Carpinteria Ave and Seventh Street. Land uses to the east and west are residential (multifamily and single family), to the north are multifamily residential and the Best Western hotel, and to the south are open space/recreation (the Carpinteria Salt Marsh) and Silver Sands Mobile Home Park. The Union Pacific Railroad runs along the southwestern site boundary, separating the school from the salt marsh, and Franklin Creek runs along the southeastern site boundary. Aliso School is located in the Downtown/Old Town district (Community Design Subarea 2).

The property is currently developed with an operational public elementary school. The school day typically begins at 8:00 am and concludes at 2:30 pm; student pick-up and drop-off around those times corresponds with increased pedestrian, bicycle, and vehicle traffic in and around the site. The campus includes seven permanent buildings on the northern half of campus, two portable classroom structures on the northwest corner of the campus, and five portable structures in the southeast corner (currently used for kindergarten instruction). The center of campus, is covered by a grass play field, with paved play areas and play structures around it. Separate playground structures serve the kindergarten students and the rest of the student body. The school site has three parking areas with a total of 78 spaces, a portion of which are reserved for staff parking.

The Aliso School site is zoned Community Facility (CF) and has a Public Facility (PF) land use designation. Due to its location in a Special Flood Hazard Area, the site is in the Flood Hazard (FH) Overlay District. Relatedly, the site is also located in an area identified as being vulnerable to future sea level rise impacts as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP). Finally, due to the project's location adjacent Franklin Creek and the Carpinteria Salt Marsh, the project is also located within the Coastal Appeals (CA) Overlay District, meaning the City's final local action on the project would be appealable to the California Coastal Commission.

PROJECT BACKGROUND

Aliso School Master Plan

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

Project Processing for Public School Facilities

The City's Planning Commission will review the proposed project for a Development Plan and Coastal Development Permit. The project is part of a public school facility, placing the authority for building plan check and building permits on the California Division of the State Architect (DSA). The DSA will review the project for compliance with State safety regulations and building codes, including stormwater management and water-efficient landscaping requirements.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

Community Facility district (CF), CMC §14.34

The Community Facility District allows for education, institutional, government, and other public-serving facilities. Uses permitted subject to approval of a Development Plan and Coastal Development Permit include public and private school facilities. The following table identifies the project's conformance with the applicable CMC requirements for the CF zone district:

Standard	Requirement/Allowance	Proposal
Setbacks Front (Seventh St) Side (East) Rear (Southeast)	 45 ft from centerline of street or 15 ft from property line, whichever is greater. Minimum ranges from 10 ft 4.5 in to 13 ft 8 in.* 13 ft 8 in.*	 120 ft from northeast property corner at Seventh St. 11 ft 4 in. 26 ft 7 in.
Height	30 feet max.	27 ft, 4 in max.
Building Coverage	40% max. (135,733 square ft)	9.7% (33,056 square ft)
Landscaping	20% min. (67,866 square ft)	47% (159,565 square ft)
Parking	One for each classroom and one for every thirty-five sq. ft. gross of nonfixed seating area in the auditorium (4 spaces).**	32 spaces

**CMC 14.37.070: "Side and Rear. No portions of a building shall be located closer to the side or rear boundary of the property upon which it is situated than a distance equal to one-half the height of such portion of the building." See additional discussion below regarding creek setbacks.*
***Parking requirements for the CF zone district are as provided in Chapter 14.54.*

Rear Setback and Creek Buffer

The rear setback in the CF zone district is set at half the height of the building. However, because the proposed project is adjacent to Franklin Creek, the typical setback is superseded by the creek protection policies in the City's Creeks Preservation Program, which require a 50-foot building setback from the top of the upper bank of the creek or existing edge of riparian vegetation (dripline), whichever is further (OSC-6-Implementation Policy 25). Within the City, Franklin Creek is channelized and concrete-lined, therefore the 50-foot setback is measured from the inside of the concrete channel wall. The project proposes a 52-foot setback from the creek channel, thus complying with the creek protection policy. Additional creek buffer considerations are discussed below.

Parking

The existing five portable classroom structures for the kindergarten grade are served by the school's eastern parking lot and drop off area. This parking lot contains 37 parking spaces, none of which are

ADA accessible. The proposed project would reduce the total number of spaces by five and create two accessible spaces, for a total of 30 standard and two accessible spaces, exceeding the number of required spaces for the kindergarten building. These spaces, along with the additional 41 parking spaces at the school, would continue to be adequate to serve the proposed kindergarten classroom structure, particularly considering that the eastern parking lot is rarely observed to be at capacity on a typical school day.

Design Review

The proposed kindergarten building would incorporate many of the same design features of the existing built-in-place Aliso School buildings. The existing architecture involves simple forms while still providing variations in depth on most facades. Colors and materials for the proposed building would match existing buildings: white plaster exterior walls, blue green-colored window trim and doors, aqua-tinted window glass, and red clay mission tile roofing. Differing from the existing buildings, the project would feature hip roofs instead of gable roofs, and would have four square, windowed cupolas, one above each classroom. The center classrooms would have a covered walkway with colonnades supporting overhead rafters that would extend over the classroom entrances. The building's base would be a light grey cement plaster, providing some contrast with the dominant white plaster on the exterior walls.

The proposed kindergarten building would be elevated above the existing grade consistent with flood control and safety standards. The building consists of three sections that form a "C" shaped structure surrounding a common raised platform courtyard. The new classrooms are accessed from the surrounding at-grade areas of the schoolgrounds by two new ramps, one from the north, and one from the south that meet with the new courtyard at the center. The new kindergarten building, including the courtyard and ramps, would have a symmetrical shape mirrored across the east-west axis thorough the center as viewed towards the west elevation. The northern- and southern-most building sections would each have one classroom and the larger connecting section would have two classrooms. Each of the four classrooms would have two exterior doors facing into the courtyard.

The building's northernmost and southernmost exterior walls would feature a large, recessed rectangular window with a decorative curved head. The other windows would be slightly recessed and without decorative accents. Each classroom's bathroom would have a small, opaque clerestory window. Simple metal railings with pickets and larger rectangular plastered posts would line the side of the ramp located away from the wall. The same metal railing would enclose the courtyard adjacent to the ramp below.

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

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

General Plan/Coastal Plan- Land Use Element

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

Policy LU-3b: *The Community Design Element shall guide the character of development, and represent a comprehensive statement of the community's visual objectives.*

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

The proposed kindergarten building would replace the older, portable classroom structures with a new built-in-place structure that could better serve the school's youngest students by placing them all within the same shared building. The project does not propose to expand or alter the school's activities or use, and involves construction on an already-developed parcel in the middle of an urban area; Aliso School is located both in a residential neighborhood and on an arterial street that connects surrounding neighborhoods to it. This project would renovate and update a portion of the campus, contributing to the character and vitality of the neighborhood.

General Plan/Coastal Plan- Community Design Element

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

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains a variety of uses and architectural styles. Nearby building heights vary, from one- and two-story housing to the three-story Best Western hotel across the street from the project site. Surrounding architectural styles include the geometric mid-century style of the Linda Apartments across Seventh St, the residential cottage style directly east of the proposed building, and the Spanish style buildings on the existing campus. The size and massing of the proposed building would be comparable to surrounding structures, such as the Best Western hotel and two-story Beach Grove condominiums immediately west of Aliso School. Additionally, the proposed mission-style clay tile roofing aligns the kindergarten building's style with the rest of the campus. Given the surrounding mix of uses, architectural styles, and building sizes, as well as the

school's location along a primary arterial in the City, the proposed building is consistent with the Design Element's objectives.

The Board should comment on the proposed architectural size, scale and form, and overall compatibility with the neighborhood.

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).*

Although views of the mountains are available from the site, the proposed north-south orientation of the project minimizes impacts on mountain views. Due to the presence of Franklin Creek, there is no development immediately south of the proposed building that would experience impacted mountain views. Views of the ocean are not available from the site.

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

Policy CD-10e: *Frontages with existing uses such as the parking, loading or storage of vehicles should be screened with walls and planting s that are consistent with the neighborhood character. These elements should be in scale with pedestrians.*

The project site fronts on Seventh St, an east-west local connector street between the downtown core and the western part of Carpinteria Avenue. However, no significant improvements are proposed adjacent to or along the Seventh Street frontage. The parking lot serving the kindergarten area will remain substantially in its current form and updated to current fire safety standards, while maintaining the existing flow of traffic at the student drop-off and pick-up area.

Objective CD-11: *Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design.*

Policy CD-11c: *All public spaces and facilities should reflect quality design.*

This project would replace aging, temporary school structures with a permanent learning space for Aliso School's kindergarten students. The replacement of portable classrooms with a built-in-place structure increases the overall quality and the appearance of the campus, and likely provides additional benefits related to energy efficiency, safety and conservation.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution 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.*

Three pole-mounted lights would be installed in the courtyard, matching the style and color of existing lights on the Aliso Campus and in downtown Carpinteria. The lights are shielded

downward, consistent with night sky-friendly design. No lights are proposed along the creek-facing property line or easternmost property line, minimizing light pollution into habitat areas and adjacent residences.

The Board should comment on the proposal's consistency with the City's lighting design objectives and policies.

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

As new construction, the proposed building would be built to current code requirements concerning energy efficiency and conservation. The proposed cupolas and use of large windows would allow for additional daylight in the classrooms, potentially reducing the need for artificial lighting during school hours. Proposed trees on the southern elevation would help shade windows from direct sun in warmer months.

Subarea 2 (Downtown/Old Town) Objectives and Policies

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

Objective CDS2-3: *Preserve and enhance the downtown's historic status as the center of civic activity by encouraging the construction and expansion of cultural and governmental facilities in the downtown.*

Renovations and upgrades to public school facilities in the Downtown/Old Town subarea enhance the status of the campus as the center of civic activity within its neighborhood. The project proposes to integrate existing architectural styles on the school campus, which would create a more architecturally cohesive campus between the long-standing elementary school buildings and the new building. The building would preserve both visual and physical connections between the salt marsh, the mountains, and surrounding neighborhoods due to its proposed west-facing orientation, leaving the unofficial/social trail to Franklin Creek unchanged and reducing east-west massing that could block views north to the mountains.

The Board should comment on the scale and character of the project consistent with the above Downtown/Old Town objectives and policies.

General Plan/Coastal Plan- Open Space, Recreation, and Conservation Element

Objective OSC-1: *Protect, preserve and enhance local natural resources and habitats.*

Objective OSC-6: *Preserve the natural environmental qualities of creekways and protect riparian habitat.*

Policy OSC-6a: *Support the preservation of creeks and their corridors as open space, and maintain and restore riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities.*

OSC-6-Implementation Policy 25: *A setback of 50 feet from top of the upper bank of creeks or existing edge of riparian vegetation (dripline), whichever is further, shall be established and maintained for all development.*

OSC-6-Implementation Policy 26: *Prior to issuance of a development permit, all projects shall conform with the applicable habitat protection policies including but not limited to the General Plan/Local Coastal Plan, Open Space Bluffs Master Program, Creek Preservation Ordinance, and the Zoning Ordinance.*

The project is adjacent to Franklin Creek, which, though channelized and not designated as Environmentally Sensitive Habitat Area ("ESHA") on the City's General/Coastal Plan maps, is considered potential habitat area. The creek channel and adjacent buffer are considered important coastal resources that shall be protected. The City's Creeks Preservation Program requires a 50-foot setback from the adjacent Franklin Creek channel, and the proposed project includes a 52-foot buffer. Proposed improvements within the buffer are limited to landscape and hardscape— mainly decomposed granite, a Brisbane Box tree, and a Flowering Cherry tree (see Planting Plan, Sheet L2). Fencing and gates around the proposed building would limit foot traffic in the new creek buffer landscaping.

General Plan/Coastal Plan- Safety Element

Objective S-4: *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

The project site is located in FEMA Special Flood Hazard Area Zone AE, in the designated 100-year floodplain, and is located in an area projected to become increasingly vulnerable to flooding impacts with sea level rise (SLR) according to the City's Sea Level Rise Vulnerability Assessment and Adaptation Project (2019). The project plans reflect a finished floor elevation of 15 feet above MSL, which would be four to five feet above the surrounding grade and above the current Base Flood Elevation (BFE) for the site. As discussed above, this satisfies the City's flood damage protection policies in CMC 15.50.

SUMMARY OF ISSUES

- Proposed architectural style and cohesion with existing campus buildings;
- Project massing, considering the required elevation for flood hazards;
- Setbacks from Franklin Creek and landscaping within creek buffer;
- Compatibility with the downtown neighborhood and "small beach town" character;

- Project exterior lighting; and
- Overall project landscape, lighting, and hardscape design.

RECOMMENDATION

The Board should receive public comment and provide comments on the identified issue areas. If the Board finds the project consistent with the applicable design criteria, the Board should recommend final approval, with any comments, to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary/Final Architectural, Civil, and Landscape Plans

Attachment A

Preliminary/Final Architectural, Civil, and Landscape Plans

Aliso Elementary School
KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CALIFORNIA 93013

CARPINTERIA UNIFIED SCHOOL DISTRICT

CDP SUBMITTAL DOCUMENTS

05/30/2025

1 OVERALL CAMPUS SITE PLAN

1" = 30'-0"

PROJECT GENERAL INFORMATION

PROJECT OWNER: CARPINTERIA UNIFIED SCHOOL DISTRICT (CUSD) (4400 FOOTHILL AVE CARPINTERIA, CA 93013)

PROJECT LOCATION ADDRESS: ALISO ELEMENTARY SCHOOL (4545 CARPINTERIA AVE CARPINTERIA, CA 93013)

LOT SIZE: 320,132 SF (7.35 ACRES) PARCEL "A" & 1,142 SF (.03 ACRES) PARCEL "B"

CITY OF CARPINTERIA ZONING: CF (COMMUNITY FACILITY DISTRICT)

NEW BUILDING NUMBER OF STORIES: 1

NEW BUILDING AREA: 8401 SF GROSS FLOOR AREA (8,467 SF EXTERIOR WALL FOOTPRINT)

NEW BUILDING SETBACKS:
FRONT YARD: 123'-3" (+/-45'-0" MIN TO CENTERLINE OF 7th STREET). SEE THIS SHEET FOR MORE INFO.
SIDE YARD: 14'-0" (+/-6'-0" MIN.) TO 41'-10" (+/-4'-10" MIN). SEE SHEET A2 FOR MORE INFO.
REAR YARD: 26'-7" (+/-5'-0" MIN). SEE SHEET A2 FOR MORE INFO.

NEW BUILDING HEIGHT: 27'-0" ABOVE FINISH GRADE (AT MAXIMUM ELEVATION). SEE SHEET A3 FOR MORE INFO.

PROJECT AREA CALCULATIONS

ITEM	DESCRIPTION	EXISTING	PROPOSED
A	NO. OF PERMANENT BUILDINGS	9	10 (See Note #1)
B	NO. OF PORTABLE BUILDINGS	3	0 (See Note #1)
C	BUILDING AREA: TEMPORARY PORTABLE BUILDINGS (SF)	(4,320 SF)	(See Notes #2 & #3)
D	BUILDING AREA: PERMANENT BUILDINGS (SF)	26,589 SF	34,967 SF (See Notes #2 & #3)
E	OVERALL BUILDING COVERAGE: PERMANENT (%)	19.1%	26.8% (See Notes #2 & #3)
F	PAVED AREAS (HARDSCAPE): ASPHALT/CONCRETE (SF)	113,758 SF	110,713 SF (See Note #4)
G	NO. OF PARKING SPACES	168	136 (See Note #5)
H	LANDSCAPED & PLAYGROUND AREAS (SF)	180,785 SF	174,541 SF (See Note #6)
	TOTAL LOT AREA (SF) (NOTE 7) = F + G + H	320,132 SF	320,132 SF

NOTES:
1. The word "classroom" in the "Exterior Wall Footprint" (See "Campus Site Plan Notes & Keynotes" Note #1) for more information.
2. 4,320 SF (3) portable building area removed, communicated, (1) NEW permanent building added.
3. Area indicated is approximate NET square of completion of project (see site plan).
4. Parking count is (1) NET increase of (seven) 7 spaces at completion of project (see site plan).
5. Area indicated is approximate NET area at completion of project (overall building area increased).
6. Area indicated is approximate NET area at completion of project (overall building area increased).
7. Number indicated is NET permanent buildings at completion of project (1 new permanent building added).
8. Building Gross Floor Area (GFA) is 8,401 SF (where a new (five-foot hexagonal addition at (2) (two) covered walkways (see Sheets A2 and A3 for more information).

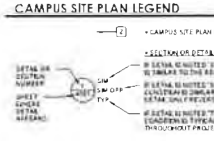
CAMPUS SITE PLAN GENERAL NOTES

1. ALL BUILDING AREAS (I.E. SQUARE FOOTAGES) INDICATED ON THIS SHEET ARE EXTERIOR WALL FOOTPRINT AREAS DEFINED AS THE AREA CALCULATED BY MEASURING TO THE OUTSIDE FACES OF EXTERIOR WALLS OF THE CONDITIONED BUILDING SPACE, UNLESS OTHERWISE NOTED.

CAMPUS SITE PLAN KEYNOTES

1. PROPERTY LINE
2. PARCEL "A" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (7.32 ACRES)
3. PARCEL "B" OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (0.04 ACRES)
4. BUILDING EXTERIOR WALL FOOTPRINT SHOWN DARK CASHED LINES
5. (E) EARLY CHILDHOOD PLAYGROUND AREA TO REMAIN
6. (E) CONC PAVING TO REMAIN
7. (E) TURF PLAYGROUND TO REMAIN
8. (E) PARKING LOT REDUCED BY (5) SPACES TO ACCOMODATE NEW REQUIRED ACCESSIBLE PARKING SPACES & FIRE TRUCK SWITCHBACK DIMENSIONS
9. ACCESSIBLE & VAN ACCESSIBLE PARKING SPACES
10. (E) DRIVEWAY ENTRANCE TO PARKING LOT OF SUBJECT PROJECT (NO CHANGE)
11. (E) ONE WAY DRIVEWAY EXIT FROM PARKING LOT OF SUBJECT PROJECT (NO CHANGE)
12. (E) ELEMENTARY SCHOOL BUILDING (NOT A PART OF PROJECT SCOPE)
13. (E) 960 SF ELEMENTARY SCHOOL RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
14. (E) 960 SF EARLY CHILDHOOD RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
15. (E) STORAGE SHED TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED
16. (E) FENCE TO REMAIN
17. (E) FENCE TO BE DEMOLISHED
18. PARCEL OWNED BY SB COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
19. (E) PERMANENT BUILDING EXTERIOR WALL FOOTPRINT SHOWN HEAVY DASHED LINES (TYP.)
20. FIRE TRUCK ACCESS
21. FIRE TRUCK TURNING DIMENSIONS PER CARPINTERIA SUMMERLAND FIRE PROTECTION DISTRICT STANDARDS
22. UNDERGROUND FIRE SERVICE SUPPLY PIPE TO WATER MAIN IN STREET
23. FIRE SPRINKLER BACKFLOW PREVENTION DEVICE AND FIRE DEPARTMENT CONNECTION
24. UNDERGROUND PIPE TO KINDERGARTEN BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM
25. TYP. CONCRETE FILLED STEEL PIPE BOLLARD TO PROTECT RPPD ASSEMBLY
26. (E) FIRE HYDRANT #102
27. KNOX BOX FOR FIRE DEPARTMENT ACCESS THROUGH GATE
28. (E) POLE MOUNTED LIGHT FIXTURE MANUFACTURED BY BEGA
29. POLE MOUNTED LIGHT FIXTURE TO MATCH (E)
30. DBL LEAF GATE TO BE PROVIDED IN (E) FENCE FOR FIRE DEPARTMENT ACCESS (PER THE REQUIREMENTS OF THE FIRE MARSHAL)

CAMPUS SITE PLAN LEGEND



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

ROBERT ROBLES ARCHITECTURE, INC
416 Obrien Drive
Oxnard, CA 93035
Tel 805.382.8782

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DATE: 05/30/2025
DRAWN BY: RR
CHECKED BY: RR
PROJECT NUMBER: 2025

REVISIONS

NO.	DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

SHEET TITLE
CAMPUS SITE PLAN/ GENERAL INFORMATION

SHEET NUMBER
A1

OF

① SCHEMATIC FLOOR PLAN/ SITE PLAN (6,403 SF GROSS FLOOR AREA)
1/8" = 1'-0"

FLOOR PLAN KEYNOTES

1. PROPERTY LINE
2. PARCEL (1) OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (7.19 ACRES)
3. PARCEL (2) OWNED BY CARPINTERIA UNIFIED SCHOOL DISTRICT (0.64 ACRES)
4. (E) FENCE LINE TO REMAIN, OCCURS APPROXIMATELY AT PROPERTY LINE. ACTUAL LOCATION TO BE CONFIRMED BY LICENSED LAND SURVEYOR DURING CONSTRUCTION.
5. BUILDING SETBACK FROM PROPERTY LINE - MINIMUM SETBACK DETERMINED BY HEIGHT OF BUILDING AT SUCH PORTION OF BUILDING (REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.34.070.)
6. (E) ELECTRICAL SERVICE SWITCHGEAR TO REMAIN
7. (E) DOMESTIC WATER SERVICE (DFW) STATION TO REMAIN
8. PARCEL OWNED BY SB COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
9. FENCING TYP.
10. GATE
11. (E) FENCING TO REMAIN
12. (E) TURF TO REMAIN
13. POLE MOUNTED LIGHT FIXTURE TO MATCH (E) POLE MOUNTED FIXTURES MANUFACTURED BY BEGA

FLOOR PLAN GENERAL NOTES

1. FLOOR LEVEL ELEVATION IS 10'-0" (THE PROJECT DATUM, ABSOLUTE ELEVATION) COORDINATED WITH THE CIVIL PLANS. FLOOR LEVEL ELEVATION VARIES ALONG SURROUNDING GRADE EXCEEDS THE BASE FLOOD ELEVATION AS INDICATED BY CITY OF CARPINTERIA'S FLOOD PLAIN DETERMINATION LETTER, DATED 02/04/25. SEE EXHIBIT BY CIVIL ENGINEER FOR MORE INFORMATION.
2. DIMENSIONS INDICATED ON THE PLAN ARE GIVEN TO ROUGH MATERIAL (I.E. FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, ETC.) UNLESS OTHERWISE NOTED.

FLOOR PLAN LEGEND

101 • ROOM NUMBER
2 • FLOOR PLAN/SITE PLAN KEYNOTE
0 • STRUCTURAL GRID LINE
• EXTERIOR ELEVATION CALLOUT
EXTERIOR ELEVATION NUMBER
A101 SHEET WHERE DETAIL APPEARS
• ELEVATION (DATUM = 10'-0" AT FLOOR LEVEL) SEE FLOOR PLAN GENERAL NOTES 1 NOTE #1 FOR MORE INFORMATION
DIMENSION IS ABSOLUTE ELEVATION COORDINATED W/ CIVIL PLANS

(E) • EXISTING
OPP • OPPOSITE
RY • REAR YARD
SB • SETBACK
SPL • SIDE PATIO
SIM • SIMILAR
TYP • TYPICAL

ROOM LEGEND

- AHU
- Child Restroom
- Classroom
- Custodian
- Elect-I.T.
- Hall
- Staff Restroom

MATERIALS LEGEND

- CONCRETE PAVING
  LIGHT CONCRETE W/ BROOM FINISH TO MATCH EXISTING ON CAMPUS
- EXISTING CONC PAVING
  TO REMAIN
- AC PAVING
  EXISTING OR NEW PATCHING
- LANDSCAPE AREA
  CONTAINING OF COMBINATIONS OF TREES, SHRUBS, GROUNDCOVER AND MULCH (SEE EXHIBIT BY LANDSCAPE ARCHITECT)
- LANDSCAPE AREA
  TURF (SEE EXHIBIT BY LANDSCAPE ARCHITECT)
- LANDSCAPE AREA
  DECOMPOSED GRANITE OR DECORATIVE ROCK (SEE EXHIBIT BY LANDSCAPE ARCHITECT)

CDP SUBMITTAL DOCUMENTS

05/30/2025

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

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DATE: 04/24/2025
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CHECKED BY: XX
PROJECT NUMBER: 2301

REVISIONS

NO		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

SHEET TITLE
SCHEMATIC DESIGN FLOOR PLAN/ SITE PLAN

SHEET NUMBER
A2

2 NORTH ELEVATION (SOUTH ELEVATION SIM-OPP)

1 WEST ELEVATION/ WEST ELEVATION-SECTION THROUGH RAMP

4 NORTH COURTYARD ELEVATION (SOUTH COURTYARD ELEV SIM-OPP)

3 EAST ELEVATION

ILLUSTRATION OF FRONT FACE OF BUILDING

ILLUSTRATION OF FRONT & WEST FACES OF BUILDING

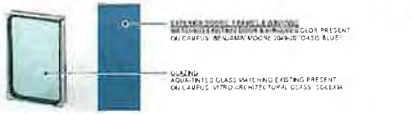
ILLUSTRATION OF WEST FACE OF BUILDING

EXTERIOR ELEVATION KEYNOTES

1 LINE OF BUILDING FOOTPRINT AT GRADE LEVEL
2 LINE OF FRONT OF RAMP WALL AT GRADE LEVEL
3 LINE OF RAMP
4 SEE FLOOR PLAN GENERAL NOTES NOTE #1 SHEET A2.1 FOR MORE INFORMATION
5 BUILDING HEIGHT AT SUCH PORTION OF BUILDING. DETERMINES MINIMUM SETBACK FROM PROPERTY LINES. REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.54.070.D. SEE SHEET A2.1 FOR MORE INFORMATION

6 METALWORK COLOR

5 CLAY TILE ROOFING COLOR



7 WINDOW & DOOR COLORS

MATERIALS LEGEND

- CLAY TILE ROOFING
- METALWORK
- EXTERIOR LUMBER
- CEMENT PLASTER (BODY COLOR)
- WINDOW & DOOR FRAMES, GLASS
- WOOD DOORS
- CEMENT PLASTER (BASE COLOR)

EXTERIOR ELEVATION LEGEND

- = EXTERIOR ELEVATION KEYNOTE
- = STRUCTURAL GRID LINE
- = ELEVATION (DATUM = 0'-0" AT FLOOR LEVEL) SEE FLOOR PLAN GENERAL NOTES NOTE #1 SHEET A2.1 FOR MORE INFORMATION
- DIMENSION IS ABSOLUTE ELEVATION COORDINATED W/ CIVIL PLAN

BFE = BASE FLOOD ELEVATION
OPP = OPPOSITE
SIM = SIMILAR

CDP SUBMITTAL DOCUMENTS

05/30/2025

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

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CONSULTANT NAME AND ADDRESS

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PROJECT NUMBER 2321

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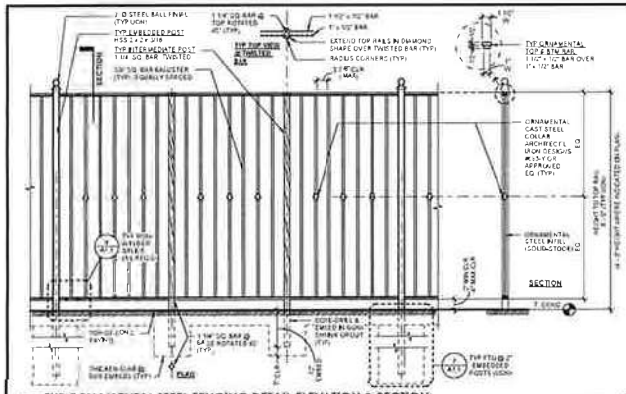
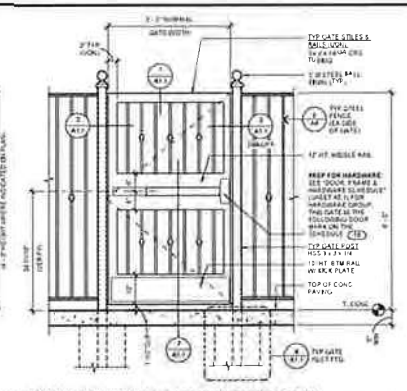
SHEET TITLE
SCHEMATIC DESIGN EXTERIOR VIEWS

SHEET NUMBER
A3

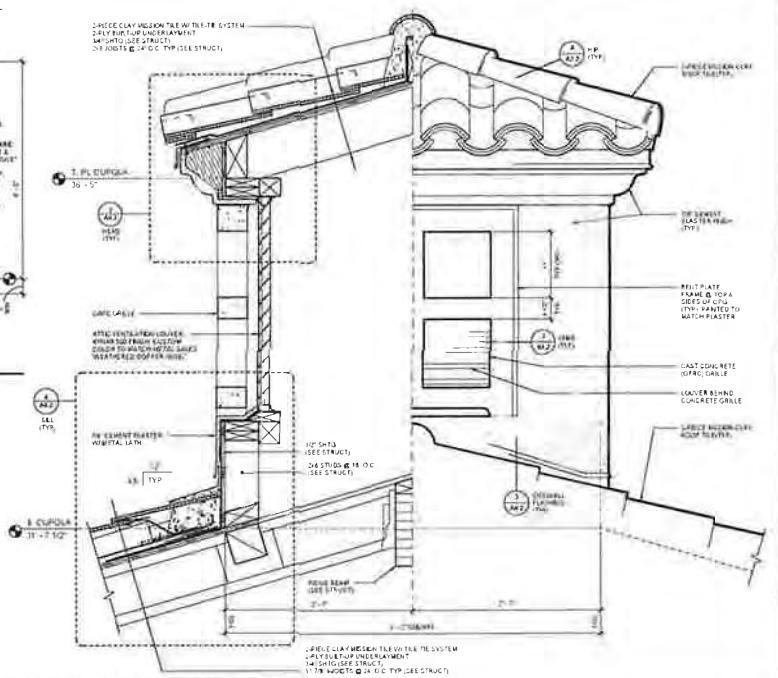
OF



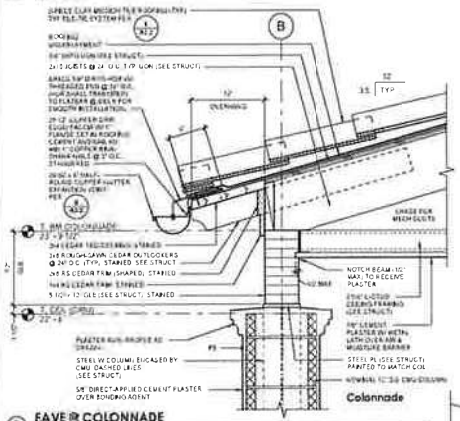
6 TYP ORNAMENTAL STEEL FENCING DETAIL ELEVATION & SECTION
3/4" = 1'-0"



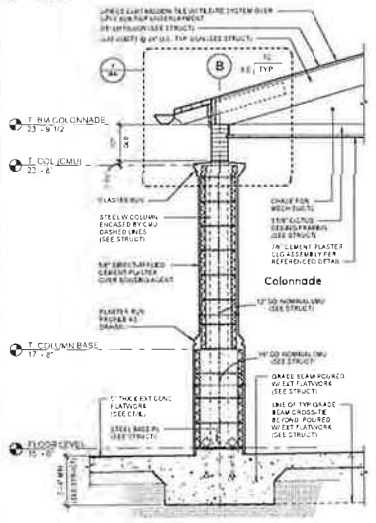
3 FRONT ORNAMENTAL GATE (INSIDE ELEVATION)
3/4" = 1'-0"



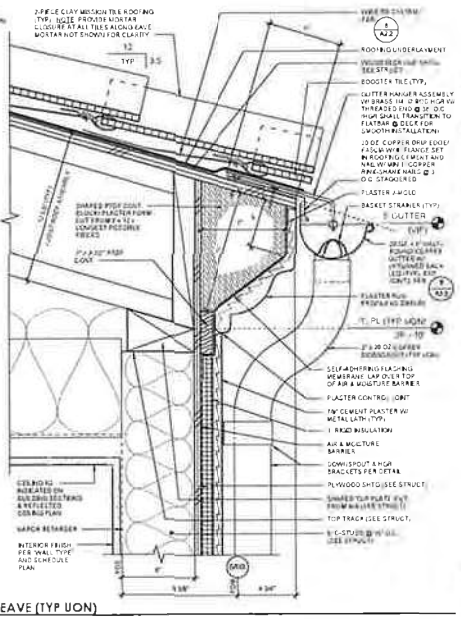
1 CUPOLA DETAIL SECTION/ ELEVATION (TYP OF 4)
1 1/2" = 1'-0"



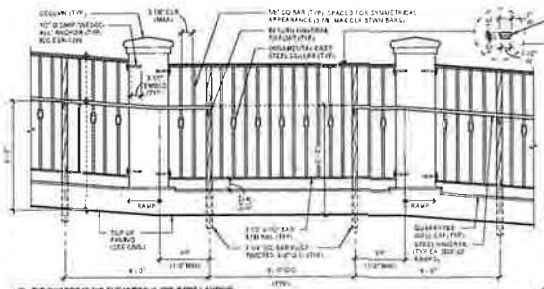
7 EAVE @ COLONNADE
1 1/2" = 1'-0"



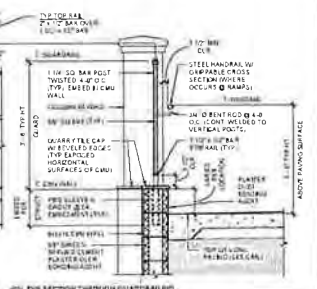
8 COLUMN @ COLONNADE (TYP OF 4)
3/4" = 1'-0"



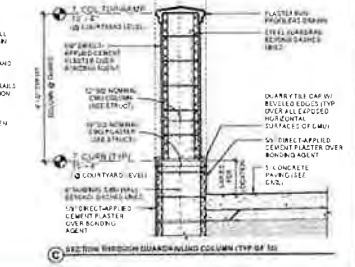
5 EAVE (TYP UON)
3" = 1'-0"



A TYP GUARDRAILING ELEVATION @ MID-RAMP LANDING



B TYP SECTION THROUGH GUARDRAILING



C SECTION THROUGH GUARDRAILING COLUMN (TYP OF 16)

DETAIL GENERAL NOTES:

1. THE SPECIFICATION SECTION "ARCHITECTURAL METALWORK" SHALL APPLY TO THE METALWORK SHOWN IN THESE DETAILS.
2. ALL WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH.
3. WELDING FOR GUARDRAILS & HANDRAILS IS EXEMPT FROM WELDING INSPECTION PER CBC 110.
4. STEEL SHALL BE FABRICATED FIRST THEN HOT-DIP GALVANIZED AND THEN POWDER-COATED.

2 TYP ORNAMENTAL GUARDRAILING/ COLUMN DETAILS
3/4" = 1'-0"

This sheet contains a selection of details from the Construction Documents that are currently under review by DSA. These are provided in response to a request by the City of Carpinteria (these details are provided for informational purposes only because the review of construction details are under the jurisdiction of the Division of the State Architect).

CDP SUBMITTAL DOCUMENTS

05/30/2025

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

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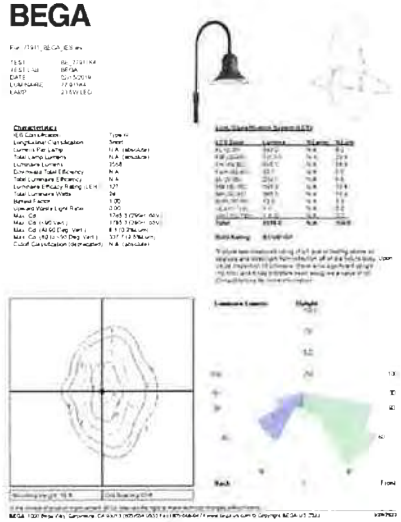
ARCHITECT'S STAMP & SIGNATURE

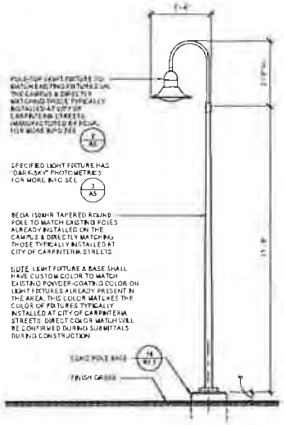
SHEET TITLE
CONSTRUCTION DETAILS (FOR INFORMATION)

SHEET NUMBER
A4

OF



3 ARCHITECTURAL POLE-MTD LIGHT FIXTURE (PHOTOMETRICS)



1 ARCHITECTURAL POLE-MTD LIGHT FIXTURE (TYP OF 3)
3/8" = 1'-0"

2 ARCHITECTURAL POLE-MTD LIGHT FIXTURE (SPEC SHEET)

This sheet contains a selection of details from the Construction Documents that are currently under review by DSA. These are provided in response to a request by the City of Carpinteria. (These details are provided for informational purposes only, because the review of construction details are under the jurisdiction of the Division of the State Architect).

CDP SUBMITTAL DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
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CONSULTANT NAME/ADDRESS

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PROJECT NUMBER	2307

REVISIONS

NO.		DATE	BY

ENGINEER STAMP & SIGNATURE

ARCHITECT STAMP & SIGNATURE

SHEET TITLE
CONSTRUCTION DETAILS (FOR INFORMATION)

SHEET NUMBER
A5

OF

KINDERGARTEN CLASSROOM BUILDING

ALISO ELEMENTARY SCHOOL

SANTA BARBARA COUNTY, CALIFORNIA

LIST OF SYMBOLS:

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

IMPORTANT NOTICE

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

811

Know what's **below.**
Call before you dig.

LEGEND:

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

ESTIMATED EARTHWORK QUANTITIES:

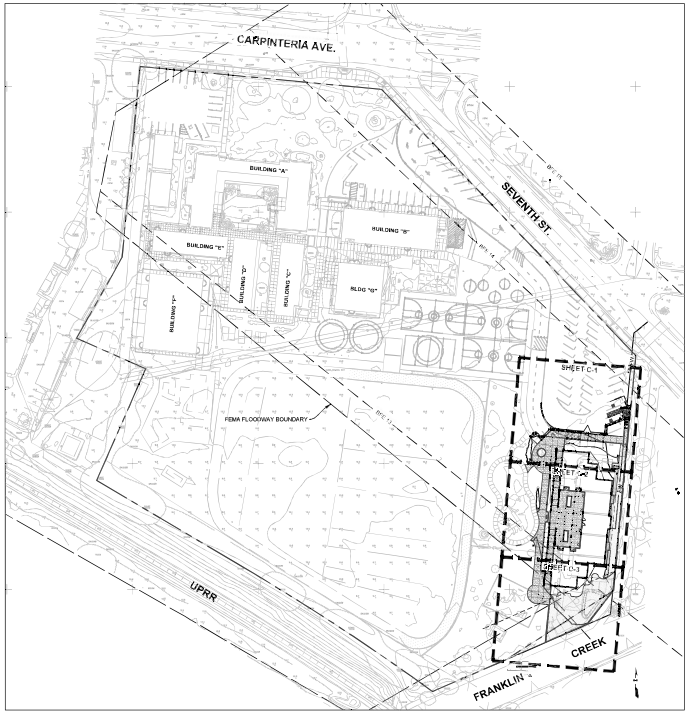
CUT: 200 CUBIC YARDS

FILL: 1,400 CUBIC YARDS

NET: 1,200 CUBIC YARDS (FILL)

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

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



VICINITY MAP
NOT TO SCALE

USE OF PLANS

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

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

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

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

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

HORIZONTAL DATUM:

CCS ZONE V, NAD 1983.

VERTICAL DATUM:

NAVD 1988.

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

TOPOGRAPHY:

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

SURVEY MONUMENT PROTECTION:

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

FEMA NOTES:

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

SHEET INDEX

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

ALISO ELEMENTARY SCHOOL
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FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
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CONSTRUCTION ENGINEERING

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

REVISIONS

NO.		DATE	BY

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No. 74558
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

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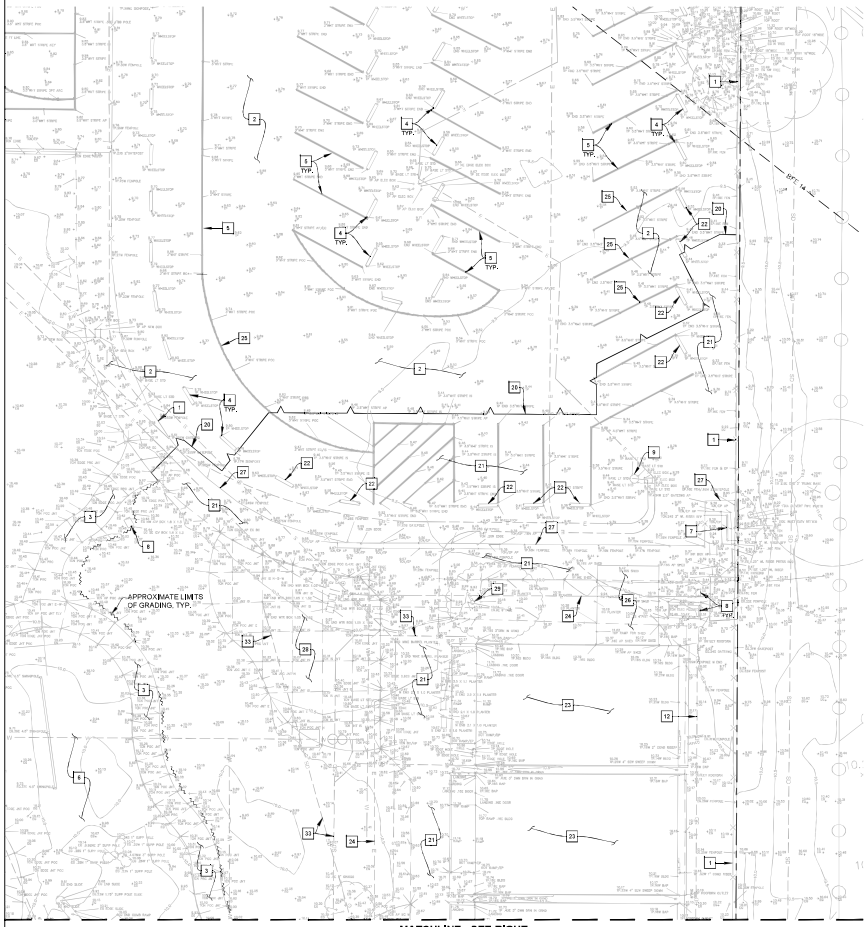
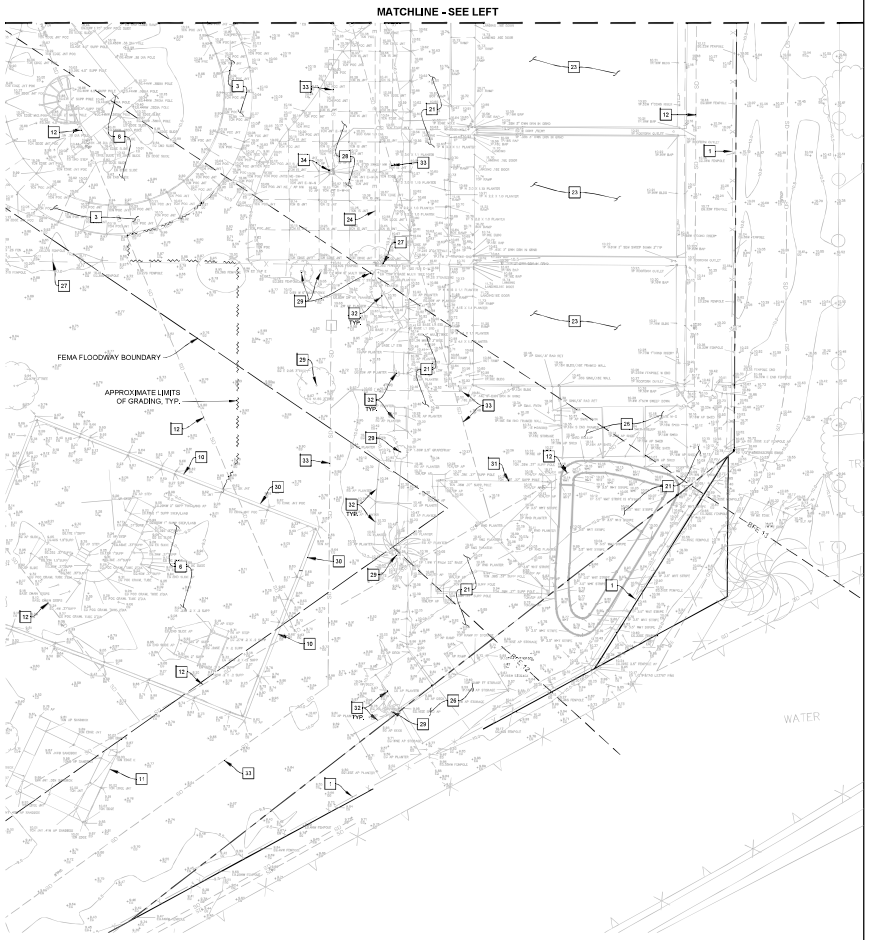
LICENSED ARCHITECT
ROBERT ROBLES
C-30795
REN. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
G-1

1 OF 9





IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

GENERAL CONSTRUCTION NOTES THIS SHEET:

A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN BASIS AND PLAN USE INFORMATION ON SHEET G-1.

B. REFER TO SEPARATELY BOUND SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION INFORMATION AND REQUIREMENTS.

C. PROTECT EXISTING UTILITIES WITHIN WORK AREA; NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133. REFER TO PLUMBING PLANS FOR DETAILS.

D. PROTECT EXISTING SCHOOL INFRASTRUCTURE WITHIN WORK AREA; INVESTIGATE WITH DISTRICT AND SCHOOL STAFF THE LOCATIONS OF EXISTING BURIED CONDUITS, PIPELINES AND STRUCTURES WITHIN WORK AREA IN ADVANCE OF BEGINNING GRADING OR TRENCHING.

E. EXISTING BURIED CONDUITS / PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS, BASED ON RECORD INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

F. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS ARE BASED ON RECORD INFORMATION AND ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULTS OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

G. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.

H. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK. FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

CONFIRM CONTROL DATA WITH TOPOGRAPHIC MAPPING SURVEYOR (EMPTION LAND SURVEYING) PRIOR TO STAKING WORK. IN ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAPING FROM EXISTING FEATURES SHOWN ON PLAN.

I. DEMOLISH AND REMOVE EXISTING OBJECTIONABLE MATERIAL FROM THE WORK AREA AND DISPOSE OF AS NECESSARY TO COMPLETE THE WORK, WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS.

J. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

1. DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

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

INVESTIGATIONS / PROTECTIONS:

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

REMOVALS:

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

1" = 10'
GRAPHIC SCALE
0 10 20 30

PLOTTED: Monday, December 2, 2024 3:44:03 PM 1558_14_KINDER IMPROVEMENT PLANS.DWG

ALISO ELEMENTARY SCHOOL
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4545 CARPINTERIA AVE CARPINTERIA, CA 93013
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DATE:	04/24/2024
DRAWN BY:	CY
CHECKED BY:	RS
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

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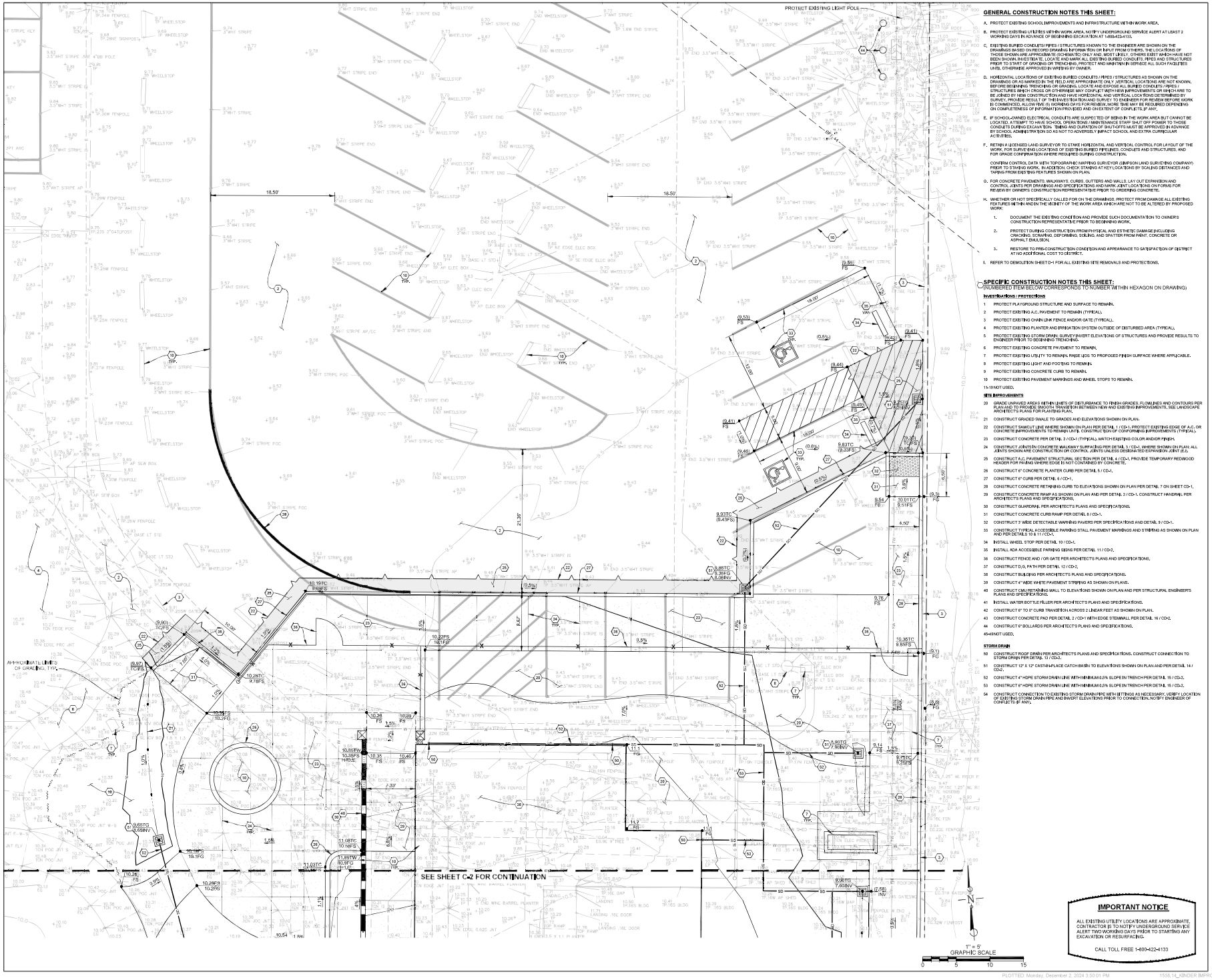
STATE OF CALIFORNIA

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
D-1
2 OF 9

W.O. 1558



GENERAL CONSTRUCTION NOTES THIS SHEET:

A. PROTECT EXISTING SCHOOL IMPROVEMENTS AND INFRASTRUCTURE WITHIN WORK AREA.

B. PROTECT EXISTING UTILITIES WITHIN WORK AREA. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133.

C. EXISTING BURIED CONDUITS / PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

D. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULT OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

E. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.

F. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK, FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

CONFIRM CONTROL DATA WITH TOPOGRAPHIC MAPPING SURVEYOR (SIMPSON LAND SURVEYING COMPANY) PRIOR TO STAKING WORK. IN ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAKING FROM EXISTING FEATURES SHOWN ON PLAN.

G. FOR CONCRETE PAVEMENTS, WALKWAYS, CURBS, GUTTERS AND WALLS, LAY OUT EXPANSION AND CONTROL JOINTS PER DRAWINGS AND SPECIFICATIONS AND MARK JOINT LOCATIONS ON FORMS FOR REVIEW BY OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO ORDERING CONCRETE.

H. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

1. DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

I. REFER TO DEMOLITION SHEET D-1 FOR ALL EXISTING SITE REMOVALS AND PROTECTIONS.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

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

INVESTIGATIONS / PROTECTIONS

1 PROTECT PLAYGROUND STRUCTURE AND SURFACE TO REMAIN.
2 PROTECT EXISTING A.C. PAVEMENT TO REMAIN (TYPICAL).
3 PROTECT EXISTING CHAIN LINK FENCE AND/OR GATE (TYPICAL).
4 PROTECT EXISTING PLANTER AND IRRIGATION SYSTEM OUTSIDE OF DISTURBED AREA (TYPICAL).
5 PROTECT EXISTING STORM DRAIN: SURVEY INVERT ELEVATIONS OF STRUCTURES AND PROVIDE RESULTS TO ENGINEER PRIOR TO BEGINNING TRENCHING.
6 PROTECT EXISTING CONCRETE PAVEMENT TO REMAIN.
7 PROTECT EXISTING UTILITY TO REMAIN. RAISE I/DS TO PROPOSED FINISH SURFACE WHERE APPLICABLE.
8 PROTECT EXISTING LIGHT AND FOOTING TO REMAIN.
9 PROTECT EXISTING CONCRETE CURB TO REMAIN.
10 PROTECT EXISTING PAVEMENT MARKINGS AND WHEEL STOPS TO REMAIN.
11-19 NOT USED.

SITE IMPROVEMENTS

20 GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE ARCHITECT'S PLANS FOR PLANTING PLAN.
21 CONSTRUCT GRADED SWALE TO GRADES AND ELEVATIONS SHOWN ON PLAN.
22 CONSTRUCT SAWCUT LINE WHERE SHOWN ON PLAN PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF A.C. OR CONCRETE (IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).
23 CONSTRUCT CONCRETE PER DETAIL 2 / CD-1 (TYPICAL). MATCH EXISTING COLOR AND/OR FINISH.
24 CONSTRUCT JOINTS IN CONCRETE WALKWAY SURFACING PER DETAIL 3 / CD-1, WHERE SHOWN ON PLAN. ALL JOINTS SHOWN ARE CONSTRUCTION OR CONTROL JOINTS UNLESS DESIGNATED EXPANSION JOINT (EJ).
25 CONSTRUCT A.C. PAVEMENT STRUCTURAL SECTION PER DETAIL 4 / CD-1. PROVIDE TEMPORARY REDWOOD HEADER FOR PAVING WHERE EDGE IS NOT CONFINED BY CONCRETE.
26 CONSTRUCT 6" CONCRETE PLANTER CURB PER DETAIL 5 / CD-1.
27 CONSTRUCT 6" CURB PER DETAIL 6 / CD-1.
28 CONSTRUCT CONCRETE RETAINING CURB TO ELEVATIONS SHOWN ON PLAN PER DETAIL 7 ON SHEET CD-1.
29 CONSTRUCT CONCRETE RAMP AS SHOWN ON PLAN AND PER DETAIL 2 / CD-1. CONSTRUCT HANDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.
30 CONSTRUCT GUARDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.
31 CONSTRUCT CONCRETE CURB RAMP PER DETAIL 8 / CD-1.
32 CONSTRUCT 3' WIDE DETECTABLE WARNING PAVERS PER SPECIFICATIONS AND DETAIL 9 / CD-1.
33 CONSTRUCT TYPICAL ACCESSIBLE PARKING STALL PAVEMENT MARKINGS AND STRIPING AS SHOWN ON PLAN AND PER DETAILS 10 & 11 / CD-1.
34 INSTALL WHEEL STOP PER DETAIL 10 / CD-1.
35 INSTALL ADA ACCESSIBLE PARKING SIGNS PER DETAIL 11 / CD-1.
36 CONSTRUCT FENCE AND / OR GATE PER ARCHITECT'S PLANS AND SPECIFICATIONS.
37 CONSTRUCT D_G PATH PER DETAIL 12 / CD-1.
38 CONSTRUCT BUILDING PER ARCHITECT'S PLANS AND SPECIFICATIONS.
39 CONSTRUCT 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS.
40 CONSTRUCT CMU RETAINING WALL TO ELEVATIONS SHOWN ON PLAN AND PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS.
41 INSTALL WATER BOTTLE FILLER PER ARCHITECT'S PLANS AND SPECIFICATIONS.
42 CONSTRUCT 6" TO 0" CURB TRANSITION ACROSS 2 LINEAR FEET AS SHOWN ON PLAN.
43 CONSTRUCT CONCRETE PAD PER DETAIL 2 / CD-1 WITH EDGE STEMWALL PER DETAIL 16 / CD-2.
44 CONSTRUCT 6" BOLLARDS PER ARCHITECT'S PLANS AND SPECIFICATIONS.
45-49 NOT USED.

STORM DRAIN

50 CONSTRUCT ROOF DRAIN PER ARCHITECT'S PLANS AND SPECIFICATIONS. CONSTRUCT CONNECTION TO STORM DRAIN PER DETAIL 10 / CD-2.
51 CONSTRUCT 12" X 12" CASTIN-PLACE CATCH BASIN TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 14 / CD-2.
52 CONSTRUCT 4" HDPE STORM DRAIN LINE WITH MINIMUM 2.0% SLOPE IN TRENCH PER DETAIL 15 / CD-2.
53 CONSTRUCT 6" HDPE STORM DRAIN LINE WITH MINIMUM 2.0% SLOPE IN TRENCH PER DETAIL 15 / CD-2.
54 CONSTRUCT CONNECTION TO EXISTING STORM DRAIN PIPE WITH SETTINGS AS NECESSARY. VERIFY LOCATION OF EXISTING STORM DRAIN PIPE AND INVERT ELEVATIONS PRIOR TO CONNECTION. NOTIFY ENGINEER OF CONFLICTS IF ANY.

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

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

REVISIONS

NO.		DATE	BY

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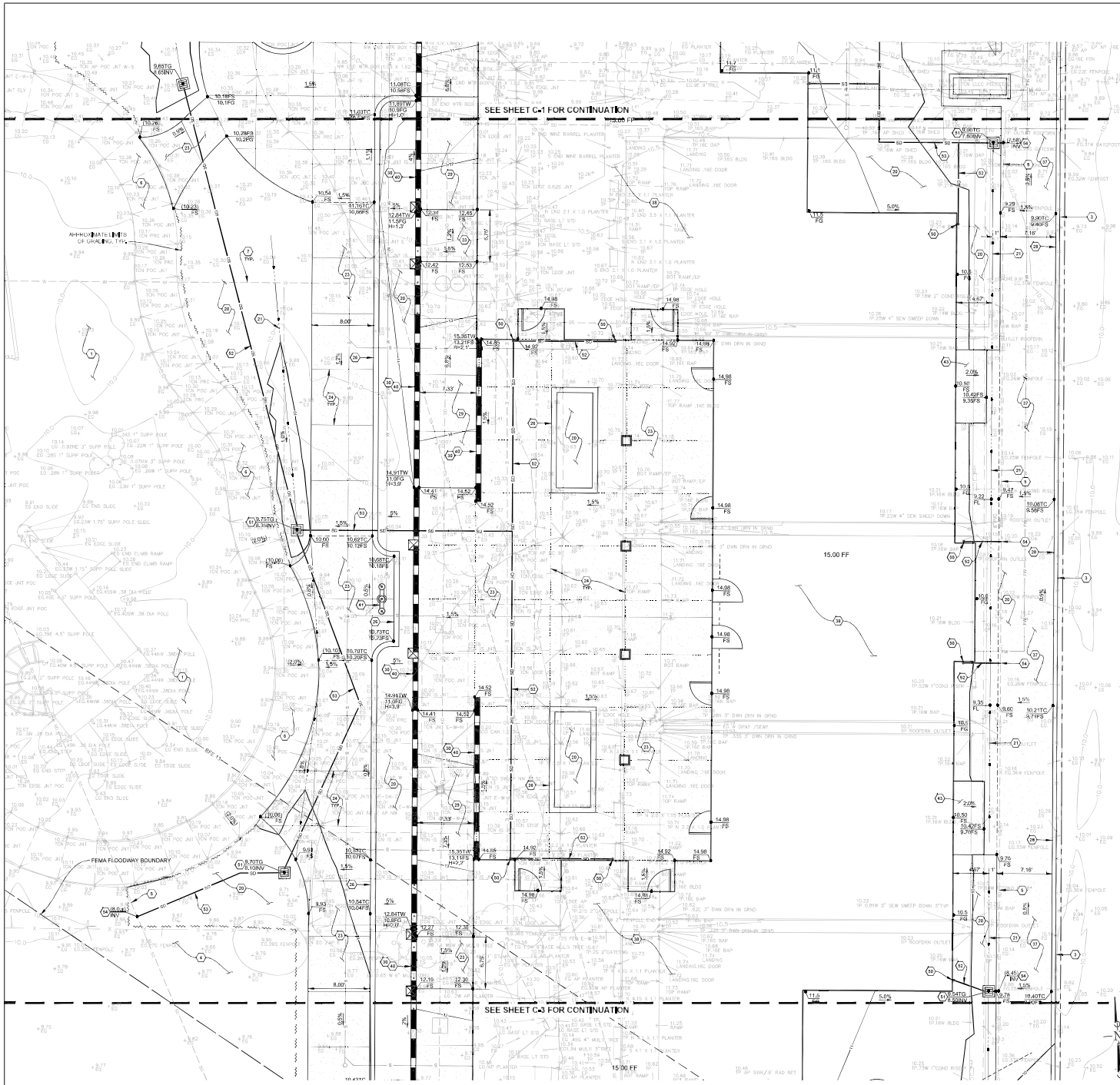
REN. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:
SITE IMPROVEMENT PLAN

SHEET NUMBER:
C-1
3 OF 9

W.O. 1558



GENERAL CONSTRUCTION NOTES THIS SHEET:

A. PROTECT EXISTING SCHOOL IMPROVEMENTS AND INFRASTRUCTURE WITHIN WORK AREA.

B. PROTECT EXISTING UTILITIES WITHIN WORK AREA. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133.

C. EXISTING BURIED CONDUITS / PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (DERIVED TO ONLY A/D, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.

D. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN, BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULT OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED, ALLOW FIVE (5) WORKING DAYS FOR REVIEW, MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.

E. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.

F. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK, FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

CONFIRM CONTROL DATA WITH TOPOGRAPHIC MAPPING SURVEYOR (SIMPSON LAND SURVEYING COMPANY) PRIOR TO STAKING WORK. IN ADDITION, CHECK STAKING AT KEY LOCATIONS BY SCALING DISTANCES AND TAKING FROM EXISTING FEATURES SHOWN ON PLAN.

G. FOR CONCRETE PAVEMENTS, WALKWAYS, CURBS, GUTTERS AND WALLS, LAY OUT EXPANSION AND CONTROL JOINTS PER DRAWINGS AND SPECIFICATIONS AND MARK JOINT LOCATIONS ON FORMS FOR REVIEW BY OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO ORDERING CONCRETE.

H. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

1. DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

I. REFER TO DEMOLITION SHEET D-1 FOR ALL EXISTING SITE REMOVALS AND PROTECTIONS.

SPECIFIC CONSTRUCTION NOTES THIS SHEET:

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

INVESTIGATIONS / PROTECTIONS

1 PROTECT PLAYGROUND STRUCTURE AND SURFACE TO REMAIN.
2 PROTECT EXISTING A.C. PAVEMENT TO REMAIN (TYPICAL).
3 PROTECT EXISTING CHAIN LINK FENCE AND/OR GATE (TYPICAL).
4 PROTECT EXISTING PLANTER AND IRRIGATION SYSTEM OUTSIDE OF DISTURBED AREA (TYPICAL).
5 PROTECT EXISTING STORM DRAIN: SURVEY INVERT ELEVATIONS OF STRUCTURES AND PROVIDE RESULTS TO ENGINEER PRIOR TO BEGINNING TRENCHING.
6 PROTECT EXISTING CONCRETE PAVEMENT TO REMAIN.
7 PROTECT EXISTING UTILITY TO REMAIN. RAISE I/OS TO PROPOSED FINISH SURFACE WHERE APPLICABLE.
8 PROTECT EXISTING LIGHT AND FOOTING TO REMAIN.
9 PROTECT EXISTING CURB TO REMAIN.
10 PROTECT EXISTING PAVEMENT MARKINGS AND WHEEL STOPS TO REMAIN.
11-19 NOT USED.

SITE IMPROVEMENTS

20 GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE ARCHITECT'S PLANS FOR PLANTING PLAN.
21 CONSTRUCT GRADED SWALE TO GRADES AND ELEVATIONS SHOWN ON PLAN.
22 CONSTRUCT SAWCUT LINE WHERE SHOWN ON PLAN PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF A.C. OR CONCRETE (IMPROVEMENTS TO REMAIN UNT). CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYP.CAL).
23 CONSTRUCT CONCRETE PER DETAIL 2 / CD-1 (TYPICAL). MATCH EXISTING COLOR AND/OR FINISH.
24 CONSTRUCT JOINTS IN CONCRETE WALKWAY SURFACING PER DETAIL 3 / CD-1. WHERE SHOWN ON PLAN, ALL JOINTS SHOWN ARE CONSTRUCTION OR CONTROL JOINTS UNLESS DESIGNATED EXPANSION JOINT (EJ).
25 CONSTRUCT A.C. PAVEMENT STRUCTURAL SECTION PER DETAIL 4 / CD-1. PROVIDE TEMPORARY REDWOOD HEADER FOR PAVING WHERE EDGE IS NOT CONFINED BY CONCRETE.
26 CONSTRUCT 6" CONCRETE PLANTER CURB PER DETAIL 5 / CD-1.
27 CONSTRUCT 6" CURB PER DETAIL 6 / CD-1.
28 CONSTRUCT CONCRETE RETAINING CURB TO ELEVATIONS SHOWN ON PLAN PER DETAIL 7 ON SHEET CD-1.
29 CONSTRUCT CONCRETE RAMP AS SHOWN ON PLAN AND PER DETAIL 2 / CD-1. CONSTRUCT HANDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.
30 CONSTRUCT GUARDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.
31 CONSTRUCT CONCRETE CURB RAMP PER DETAIL 8 / CD-1.
32 CONSTRUCT 3' WIDE DETECTABLE WARNING PAVERS PER SPECIFICATIONS AND DETAIL 9 / CD-1.
33 CONSTRUCT TYPICAL ACCESSIBLE PARKING STALL PAVEMENT MARKINGS AND STRIPING AS SHOWN ON PLAN AND PER DETAILS 10 & 11 / CD-1.
34 INSTALL WHEEL STOP PER DETAIL 10 / CD-1.
35 INSTALL ADA ACCESSIBLE PARKING SIGNS PER DETAIL 11 / CD-2.
36 CONSTRUCT FENCE AND / OR GATE PER ARCHITECT'S PLANS AND SPECIFICATIONS.
37 CONSTRUCT D_G PATH PER DETAIL 12 / CD-2.
38 CONSTRUCT BUILDING PER ARCHITECT'S PLANS AND SPECIFICATIONS.
39 CONSTRUCT 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS.
40 CONSTRUCT CMU RETAINING WALL TO ELEVATIONS SHOWN ON PLAN AND PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS.
41 INSTALL WATER BOTTLE FILLER PER ARCHITECT'S PLANS AND SPECIFICATIONS.
42 CONSTRUCT 6" TO 0" CURB TRANSITION ACROSS 2 LINEAR FEET AS SHOWN ON PLAN.
43 CONSTRUCT CONCRETE PAD PER DETAIL 2 / CD-1 WITH EDGE STEMWALL PER DETAIL 16 / CD-2.
44 CONSTRUCT 6" BOLLARDS PER ARCHITECTS PLANS AND SPECIFICATIONS.
45-49 NOT USED.

STORM DRAIN

50 CONSTRUCT ROOF DRAIN PER ARCHITECT'S PLANS AND SPECIFICATIONS. CONSTRUCT CONNECTION TO STORM DRAIN PER DETAIL 13 / CD-2.
51 CONSTRUCT 12" X 12" CASTIN-PLACE CATCH BASIN TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 14 / CD-2.
52 CONSTRUCT 4" HDPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.
53 CONSTRUCT 6" HDPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.
54 CONSTRUCT CONNECTION TO EXISTING STORM DRAIN PIPE WITH FITTINGS AS NECESSARY. VERIFY LOCATION OF EXISTING STORM DRAIN PIPE AND INVERT ELEVATIONS PRIOR TO CONNECTION. NOTIFY ENGINEER OF CONFLICTS IF ANY.

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CALL TOLL FREE 1-800-422-4133

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CARPINTERIA UNIFIED SCHOOL DISTRICT

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416 Ocean Drive
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Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:
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FLOWERS & ASSOCIATES, INC.
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DATE:	04/24/2024
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CHECKED BY:	RS
PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

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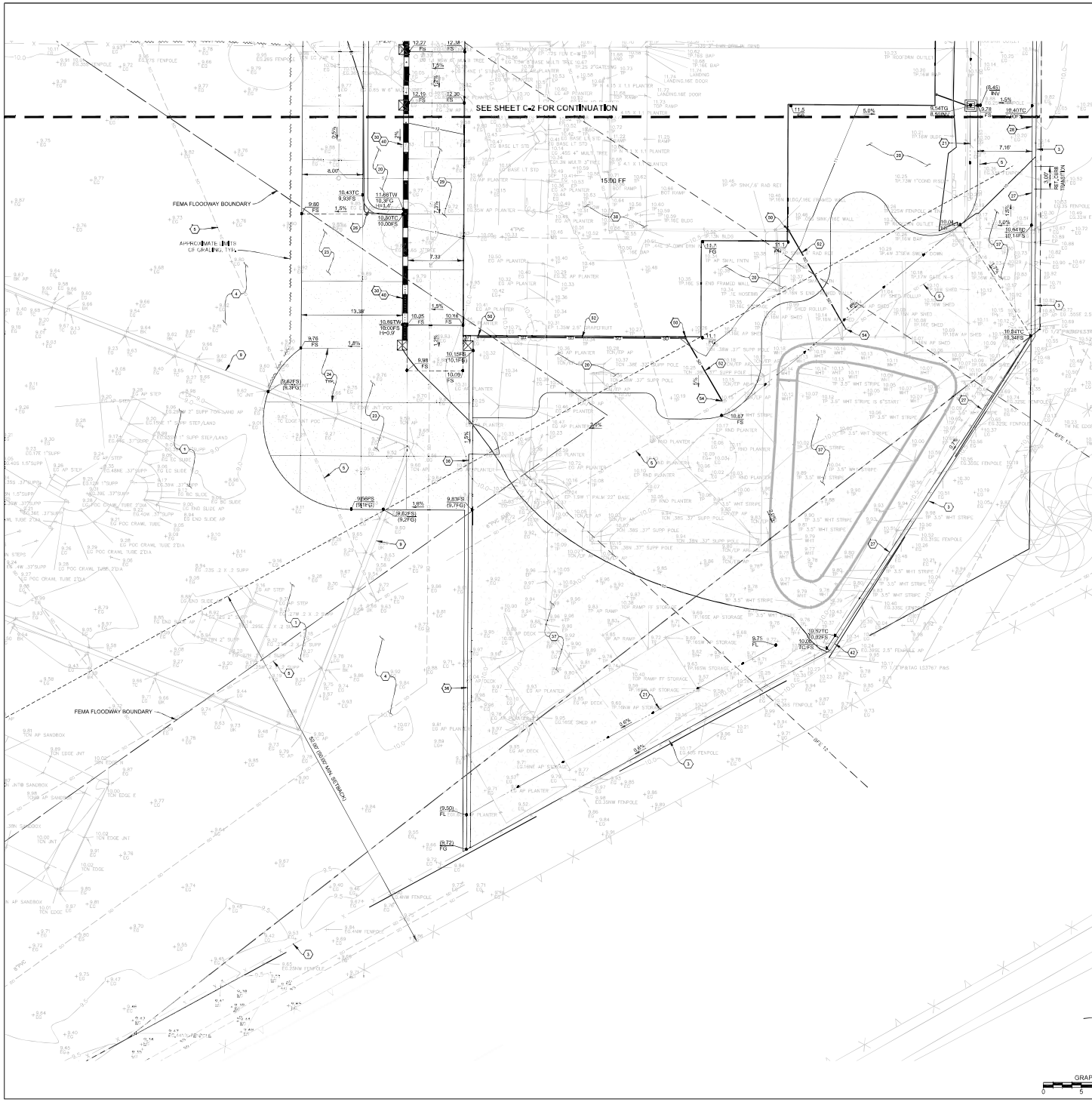
C-30795
REN. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:
SITE IMPROVEMENT PLAN

SHEET NUMBER:
C-2
4 OF 9

W.O. 1558



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STORM DRAIN

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CALL TOLL FREE 1-800-422-4133

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CIVIL ENGINEERING • PLANNING
CONSULTING ENGINEERS

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PROJECT NUMBER:	2302

REVISIONS

NO.		DATE	BY

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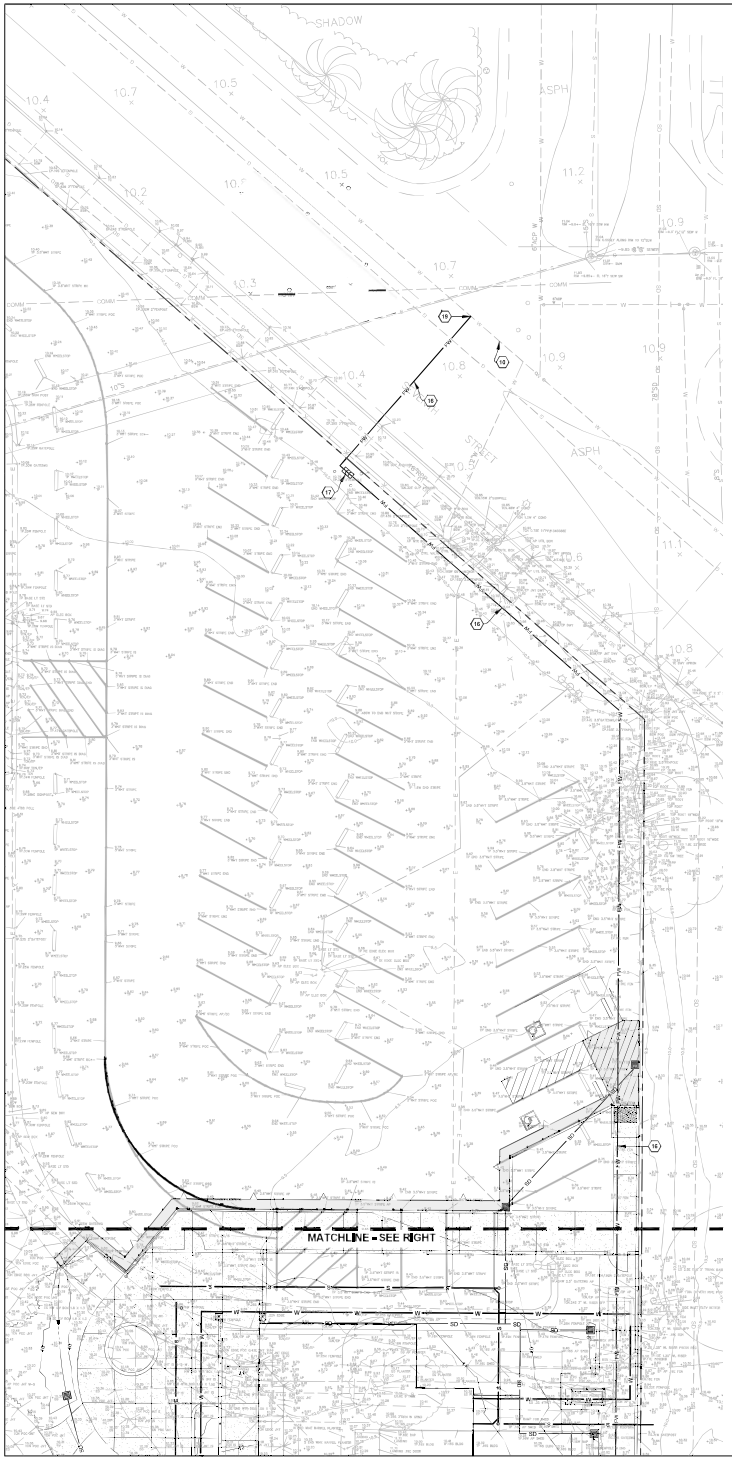
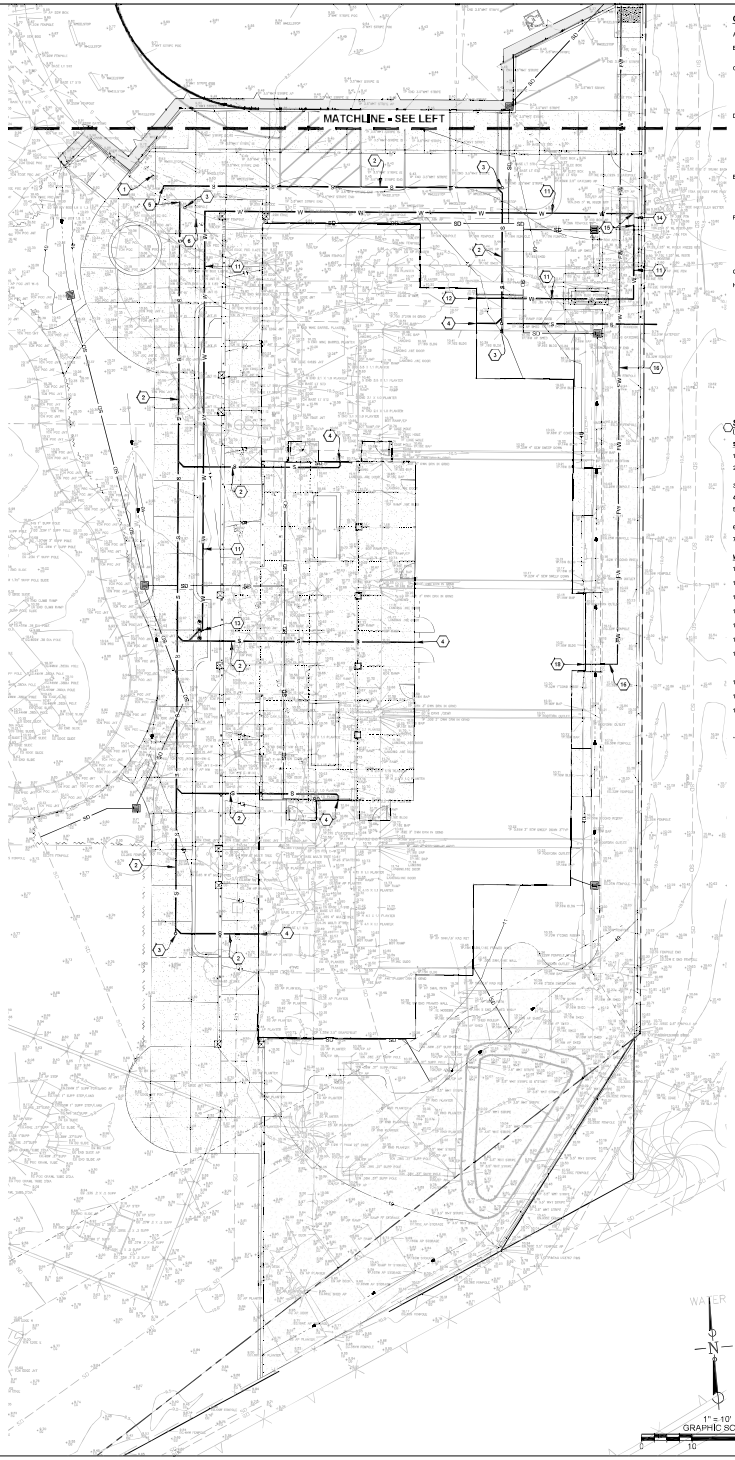
C-36795
REG. 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:
SITE IMPROVEMENT PLAN

SHEET NUMBER:
C-3
5 OF 9





GENERAL CONSTRUCTION NOTES THIS SHEET:

A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN USE INFORMATION ON SHEET G-1.

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G. CONSTRUCT GRAVITY PIPELINES (SEWER, STORM DRAIN) AHEAD OF OTHER UNDERGROUND CONDUITS.

H. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK:

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SEWER SYSTEM

1 PROTECT EXISTING SEWER LINE.

2 CONSTRUCT SDR 35 SEWER LINE WITH 1.0% MIN. SLOPE IN TRENCH PER DETAIL 15 / CD-2. SIZE PER PLUMBING PLANS.

3 CONSTRUCT SEWER CLEAN OUT PER PLUMBING PLANS.

4 CONNECT SEWER LINE TO BUILDING PER PLUMBING PLANS.

5 JOIN EXISTING SEWER LINE WITH APPROPRIATE FITTINGS AS NECESSARY. VERIFY LOCATION AND INVERT ELEVATION IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.

6 REMOVE AND / OR ABANDON EXISTING SEWER LINE.

7-9 NOT USED.

WATER SYSTEM

10 PROTECT EXISTING WATER LINE.

11 CONSTRUCT PVC WATER LINE IN TRENCH PER DETAIL 17 / CD-2. SIZE PER PLUMBING PLANS.

12 CONNECT WATER LINE TO BUILDING PER PLUMBING PLANS.

13 CONNECT WATER LINE TO DRINKING FOUNTAIN PER PLUMBING PLANS.

14 PROTECT EXISTING PRV STATION TO REMAIN.

15 JOIN EXISTING WATER LINE AT PRV STATION WITH APPROPRIATE FITTINGS AS NECESSARY.

16 CONSTRUCT 4" PVC C900 DR18 FIRE WATER LINE IN TRENCH PER DETAIL 17 / CD-2. MINIMUM COVER 36". REMOVE AND REPLACE EXISTING IMPROVEMENTS IN KIND AS NECESSARY FOR FIRE WATER LINE CONSTRUCTION.

17 CONSTRUCT BACKFLOW PREVENTER PER DETAIL 18 / CD-2.

18 CONSTRUCT FIRE WATER LINE TO SPRINKLER RISER AT BUILDING PER FIRE WATER PLANS.

19 CONSTRUCT CONNECTION TO EXISTING WATER MAIN PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS.

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

IMPORTANT NOTICE

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

CALL TOLL FREE 1-800-422-4133

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

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

REVISIONS

NO.		DATE	BY

ENGINEER'S STAMP & SIGNATURE

ROBERT A. SCHUYLER — No. 74332 — PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT'S STAMP & SIGNATURE

LICENSED ARCHITECT — ROBERT ROBLES — C-36795 — REN. 12/31/25 — STATE OF CALIFORNIA

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
U-1
6 OF 9

W.O. 1558

IRRIGATION SPECIFICATIONS

PART 1: GENERAL

1.01 SCOPE OF WORK

A. All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:

1. Connection to water supply.
2. Backflow device and gate valves.
3. Irrigation mains, laterals and couplings.
4. Automatic controllers, master valve, electric control valves and wiring.
5. Quick coupler valves.
6. Drip irrigation.
7. Pressure reducer.
8. All related trenching and backfilling.

1.02 REQUIREMENTS

A. **Examine all sections** of the specifications and drawings for work related to this section.

B. **Install irrigation system** in accordance with all applicable codes and regulations including the local agency Water Efficient Landscape Ordinance.

C. **Contractor shall check** static pressure at the irrigation point of connection to the water supply before beginning work and notify Landscape Architect in writing of the pressure available.

D. **Contractor shall notify** the Landscape Architect 48 hours in advance when each work phase is ready to be inspected. The Landscape Architect is not responsible for delay caused by failure of the Contractor to give prior notice for inspections.

E. **Contractor shall provide** two copies of an "As-Built" plan of the irrigation system prior to final acceptance of work. One copy shall be laminated with vinyl film, reduced in size if necessary and placed in controller box, and one copy shall be provided to the Owner or Landscape Architect as applicable.

F. **As-Built record drawing shall delineate hydrozones**. Using the notations on the valve stations callouts on the plan the contractor shall color code the As-Built Drawing to identify low, medium, and high plant factor hydrozones, before laminating and placing in controller.

G. **All work under this section** will be guaranteed for a period of one year from final approval of work. Any damages caused by the irrigation system shall be the responsibility of the Contractor.

H. **The Contractor shall maintain** continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.

I. **The Contractor shall protect** the public health, safety and welfare during all phases of the work.

PART 2: PRODUCTS

2.01 MATERIALS

A. **All materials shall be as indicated** on the plan, irrigation schedule and as specified herein.

B. **Plastic Fittings:** shall be schedule 40 PVC.

C. **Control wires:** shall be solid copper conductors, 600 volt AC, Type UF-AWG,UL approved for direct burial. Common wire to be #12 size; pilot wires to be #14 size.

D. **Tracer Wire:** All water pressure lines to be installed with #14 tracer wire except where control wires are located adjacent to pressure lines.

E. **Standards for emission devices:** All irrigation heads, orifices and nozzles shall meet the requirements of the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", with a distribution uniformity low quarter of .65 or higher using the protocol defined in ASABE/ICC 802-2014.

PART 3: INSTALLATION

3.01 GENERAL

A. **All installation shall be** per plan, details and as specified herein.

B. **Landscape water meter:** Unless specified otherwise on the irrigation plans or related discipline plans, the irrigation system shall connect to a landscape water meter separate from the domestic water meter.

3.02 TRENCHING AND PIPING

A. **Trenching next to existing trees:** Hand dig all trenches within the canopy dripline of existing trees. Do not cut any roots 2 inches in diameter or over. All cuts shall be clean, using sharp cutting tools. Contractor shall observe and comply with any and all limitations on activities within the tree canopy of existing trees as stipulated by any Tree Protection Plan for the project.

B. **Piping under paving:** All mains and laterals required under paving shall be in PVC sleeves, on a minimum of 6-inch deep sandy base under pipe, prior to paving.

C. **Horizontal clearance:** All irrigation lines shall have 12 inches of horizontal clearance from lines of other trades.

D. **Trench depth:** Pressure line minimum depth to be 18 inches Under paving pressure line shall be 24-inch minimum depth. Lateral line minimum depth to be 12 inches. Under paving lateral line minimum depth shall be 24 inches.

E. **Joints:**

1. All pipe to be cut square.
2. Remove all burrs.
3. Remove all soil, grease, and moisture to form clean dry surface.
4. Apply primer per manufacturer's printed specifications to all piping.
5. Apply cement with correct applicator and quantity per manufacturer's specifications per pipe size.
6. Allow for minimum manufacturer's specifications for various pipe sizes.
7. Allow for minimum manufacturer's set before moving pipe.
8. Allow for minimum manufacturer's cure time before application of water pressure.

F. **Dissimilar materials:** Provide dielectric fittings between dissimilar materials.

G. **Threaded fittings:** Teflon tape or "Rectorseal" soft set pipe dope shall be used on all threaded fittings. Wrap threads no more than twice with teflon tape. Do not overtighten fittings.

H. **Mark capped ends of pressure lines** with a 4x4 redwood stake 18 inches long set directly in front of the end of the pipe. Top of stake to be one inch above grade.

3.03 WIRING AND MASTER VALVE

A. **Control wire placement:** Wires shall be placed under irrigation mains wherever practical and taped to main at 5 foot intervals. Where wires do not parallel pipes, they shall be buried a minimum of 12 inches, taped at 5 foot intervals, and should run along walks or building edges wherever practical. Control lines under paving shall be in PVC conduit 24 inches deep.

B. **Single wires:** All controller-to-valve runs shall be single, individual wires, one for each valve.

C. **Connection to valves:** Connect control wires to valves using Rainbird Model ST-03 wire connectors and PT-S5 sealer or equals. Wire should be installed so that a loop encircles the valve. Provide slack so that it can be cut and reconnected as necessary.

D. **Valve identification:** Attach a 2-inch diameter aluminum or plastic identification tag with the valve/station numbers shown on plans.

E. **Valve sequence:** Connect control wires to controller in sequential order according to valve/station numbers as shown on plans.

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

3.04 TESTING AND INSPECTION

A. **Pre-Construction**: An initial pre-construction meeting shall be initiated by the Contractor and shall be held on-site. The Contractor, Project Foreman, Landscape Architect and owner's representative shall be present.

B. **General**: The Contractor shall not allow nor cause any of his work to be covered or enclosed until it has been inspected and approved by the Landscape Architect. Should any of his work be enclosed or covered before such inspection or test, he shall uncover the work at his own expense, and after it has been inspected, tested and approved, shall make all repairs with like materials necessary to restore all his work and that of other Contractors to its original condition.

C. **Pressure test:** After completion of the piping system and prior to back filling and installation of the sprinkler heads, the entire system shall be thoroughly flushed under pressure to remove dirt, scale or other material from the lines. The pressure lines shall then be tested at full pressure for 2 hours with couplings exposed and pipe sections center loaded. Provision shall be made to bleed the lines of air. Should any leaks develop, the system shall be retested following repair. The pressure test must be made in the presence of the Landscape Architect.

D. **Repairs:** The use of caulking or cement to repair leaks is prohibited.

3.05 HEAD LAYOUT AND OPERATION

A. **Layout:** Adjust layout as necessary to meet job conditions and to coordinate installation with work under other sections. Head locations and adjustments shall be set to achieve full and uniform coverage of the areas intended to be watered, with minimum overspray of walks and roadways. Add heads at no added cost as stipulated in notes on the Irrigation Schedule, to accomodate unforeseen conditions, providing head to head coverage of all areas.

B. **Head coverage:** After sprinkler heads are installed, the system shall be inspected for adequacy and even and complete distribution of water. Any defects discovered shall be immediately repaired.

C. **Operation:** No planting shall occur until the irrigation system and automatic controller are fully operative and have been inspected and approved by the Landscape Architect.

3.06 BACKFILLING

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

3.07 DRIP SYSTEM

A. **Inline Tubing Placement:** Netafim Techline CV tubing placment shall be in parallel rows spaced per plan designation for each valve circuit using the table on the plan to install the correct number of parallel rows for the width of planting area. Maximum tube run lengths shall not exceed the manufacturer's specified maximum lengths for tube type, pressure and flow rate. Install supply header, exhaust header and manual flush valves consistent with plans, details and manfacturer specification.

B. **Alternate layout:** In line tubing supply header configuration and lateral line connections are schematic. It is recognized that field conditions at time of installation may preclude strict conformity with the plan. Alternate layouts such as center feed grid layout, branching laterals & joining laterals illustrated in manufacturer literature may be employed to achive optimal function.

C. **Tubing in Small or Irregular Areas:** Netafim Techline "Lite" layout configuration (parallel meandering continuous tubing may be employed on planting area less than 100 sq ft in area.

D. **In Line Tubing on Slopes:** Install check valves per manufactuer's details to limit downslope drianage.

3.08 CLEANUP

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

PLANTING SPECIFICATIONS

PART 1: GENERAL

1.01 SCOPE OF WORK

A. All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:

1. Furnishing all plant material.
2. Soil preparation and finish grading.
3. Pre-emergent herbicide application.
4. Planting and fertilizing trees, shrubs and ground covers.
5. Staking trees.
6. Weed control.
7. Clean up
8. Establishment period.

1.02 REQUIREMENTS

A. **Related work:** Examine all sections of the specifications and drawings for work related to this section.

B. **Verification of job conditions:** Contractor shall verify actual job conditions and report any discrepancies between the plans and actual conditions immediately to the Landscape Architect, refraining from doing any work in said areas until given approval to do so. It is the responsibility of the Contractor to coordinate his work with other trades, and be familiar with the locations of drain lines, utility lines and other subsurface improvements that could affect the planting work.

C. **Obstruction to planting operations:** If rock, plaster, concrete debris, electrical cables, conduits or utility lines are encountered and cause conflict with planting operations, notify the job superintendent and Landscape Architect to arrange relocation or cleanup work.

D. **Materials receipts:** The Contractor shall submit materials receipts to the Landscape Architect to verify quantities of all materials used. Materials receipts shall include all soil amendments 2.02 C and D.

E. **Guarantee:** The Contractor shall repair or replace any or all work, together with any adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material one year for all shrubs and trees, from the end of the establishment period, unusual abuse or neglect excepted.

F. **Inspection notice:** The Contractor must give 48 hour prior notice to the Landscape Architect when materials or work are ready to be inspected. The Landscape Architect is not responsible for delays if the Contractor fails to give advance notice for inspection.

G. The Contractor shall maintain continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.

H. The Contractor shall protect the public health, safety and welfare during all phases of the work.

PART 2: MATERIALS

2.01 PLANT MATERIAL

A. **Grade:** Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade. Nursery grown stock only shall be used.

B. **Unacceptable material:** All plant material overgrown and root bound, too recently canned, or damaged rootballs, diseased, unhealthy or badly shaped are considered unacceptable and shall be removed from the site.

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

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

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

2.02 SOIL AMENDMENTS

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

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

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

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

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

C. **Fertilizers**

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

D. **Organic Amendments:**

1. 'Forest Humus' composted bark mixture by Sequoia Products, or equal, conforming to the following minimum certified test standards in all planting areas at 6.25 cu. yd. per 1000 sq. ft. (2" layer):

a. Free from herbicide residue
b. average nutrient content 2.0 to 5.0
c. average nutrient ratio 3.0 to 8.0
d. C/N ratio less than 13.0
e. Ammonium nitrate ratio less than 100, pH 6.5-7.5
f. Ash to organic matter ratio 35% OM minimum, 65% ash maximum
g. Soluble nutrients and salts (EC5 d.w.) less than 3.0 h. Particle size greater than 6.3mm: zero (0).

E. **Mulches:**

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

PART 3: EXECUTION

3.01 COMBINATION OF MATERIALS

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

3.02 SOIL PREPARATION

A. **Finish grades:** Coordinate soil preparation work with the requirements for finish grading following in sub-section 3.03 - FINISH GRADING.

B. **Weed and debris removal:** All areas to be planted shall be cleared of all weeds and debris prior to soil preparation and finish grading. Dispose of weeds and debris legally off site.

C. **Herbicide application:** Apply a systemic, translocative post-emergent herbicide approved of by the Landscape Architect to all weeds in planting areas prior to cultivation. Do not cultivate until all weeds are dead.

D. **Contaminated soil:** Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction substances. Notify job superintendent and Landscape Architect to arrange for clean up. Contractor shall be responsible for removing and replacing soil to a depth of 12 inches in any planting areas contaminated by soil sterilant applied prior to asphaltic concrete paving placement.

E. **Spreading amendments:** Soil amendments shall be applied to planting areas at specified rates and inspected and approved by Landscape Architect prior to cultivation, or the Contractor shall prepare a test plot under the supervision of the Landscape Architect using the specified amounts of amendment, which shall serve as an approved basis of comparison for the remainder of the soil preparation work.

F. **Cultivation:** Cultivate amendment into the soil using tilling method to a minimum depth of six inches. Cultivation shall produce a uniform, well-mixed, loose, friable planting soil. Rake smooth to conform to finish grading requirements.

3.03 FINISH GRADING

A. **Work by others:** Grades shall be established under work of other sections to within 1/10 foot, plus or minus, of required finish grades.

B. **Verify existing grades:** Contractor shall verify that grades are to within 1/10 foot, plus or minus, of finished grades before performing finish grading and planting. Notify the Landscape Architect prior to commencing soil preparation work if existing grades are not to within 1/10 foot by others, or assume responsibility for conditions as they exist.

C. **Conformance to site grading plan:** Finish grades shall conform to the site grading plan. The finish grades of all planting areas shall be 1" maximum and 1/2" minimum below sidewalk or curb grades. All planting areas shall have positive drainage.

D. **Finish grading approval:** Landscape Architect shall inspect the final grades for conformance to the design intent communicated on the drawings and give approval prior to any planting operations.

3.04 TREE AND SHRUB PLANTING

A. **General:** Do not plant until the irrigation system is fully operative and approved.

B. **Location:** Locate trees and shrubs in the field as shown on the plans. The Landscape Architect reserves the right to approve the locations of trees and shrubs prior to planting unless waived in writing to the Contractor. Any alterations to locations shown on the plan must be approved by the Landscape Architect.

C. **Planting holes:** Excavate holes of circular outline with vertical sides, per the planting details. Scarify sides of hole in clay soils.

D. **Impervious soils:** Where impervious soils are encountered in excavating planting holes, notify the Landscape Architect at once before continuing work.

E. **Placement of plants:**

1. Cans shall be removed carefully to avoid damaging the rootball.
2. Set shrubs and trees in holes so that the top of rootball is slightly higher (1/2" maximum) than grade.
3. Form neat and uniform circular basins around plants, conforming to contours of the ground. Basins shall be 2 feet in diameter for 1 gallon stock and 3 feet in diameter for 5 gallon stock and larger.
4. Backfill and stake per drawings and details. Top dress with 'GRO-POWER' 5-3-1 fertilizer.
5. Prune plants as directed by Landscape Architect to correct damage or awkward forms.
6. Water thoroughly after planting.

3.05 EXISTING PLANTING TO REMAIN

A. **Protection:** No storing of materials or equipment shall occur within the dripline of existing trees.

B. **Pruning:** Perform trimming and pruning to achieve attractive balanced forms as directed by Landscape Architect using standard arborist practices.

3.06 CLEAN UP

A. **Removal of debris:** Remove all cans, surplus material and other debris from the site. Flush or sweep all paved areas of soil, leaves or other material. Neatly rake and dress all planting areas.

B. **Dust removal:** Rinse foliage of plant materials as often as needed to remove dust generated by work.

3.07 ESTABLISHMENT PERIOD and WELO DOCUMENTATION

A. **Commencement of establishment period:** The establishment period shall begin after all work has been satisfactorily completed and granted final completion notice by the Owner. The establishment period shall be 120 days.

B. **Responsibility of Contractor:** During the establishment period, the Contractor shall maintain all planting areas in a weed free condition, performing pest control, pruning, fertilizing and replacement of dead or unhealthy plants as necessary to establish a healthy, vigorous and attractive planting.

C. **Replacement of dead plants:** All plants and ground covers that may die during the establishment period shall be replanted immediately. Waiting to replant until the end of the establishment period is not acceptable.

D. **MWELO Section 492**: Provide 8.5x 11 format written documents complying with CALGreen MWELO sections 492.10 and 492.11: Irrigation controller schedule for appropriate seasons, and schedule of tasks and frequency for ongoing maintenance of the the planting and irrigation.

END OF SECTION

WATER EFFICIENT LANDSCAPE COMPLIANCE STATEMENT

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the LANDSCAPE AND IRRIGATION design plans"

Lindsay Corica, Firma Consultants Inc.

ALISO ELEMENTARY SCHOOL

KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR

CARPINTERIA UNIFIED SCHOOL DISTRICT

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DATE:	12/3/24
DRAWN BY:	FIRMA
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PROJECT NUMBER:	FIRMA 22407_RR2302

REVISIONS

NO.		DATE	BY

LANDSCAPE ARCHITECT STAMP & SIGNATURE — LICENSED LANDSCAPE ARCHITECT, LINDSAY A. CORICA, No. 6359, 12/3/24, STATE OF CALIFORNIA

ARCHITECT'S STAMP & SIGNATURE — LICENSED ARCHITECT, ROBERT ROBLES, C-30795, REN. 12/31/25, STATE OF CALIFORNIA

SHEET TITLE:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
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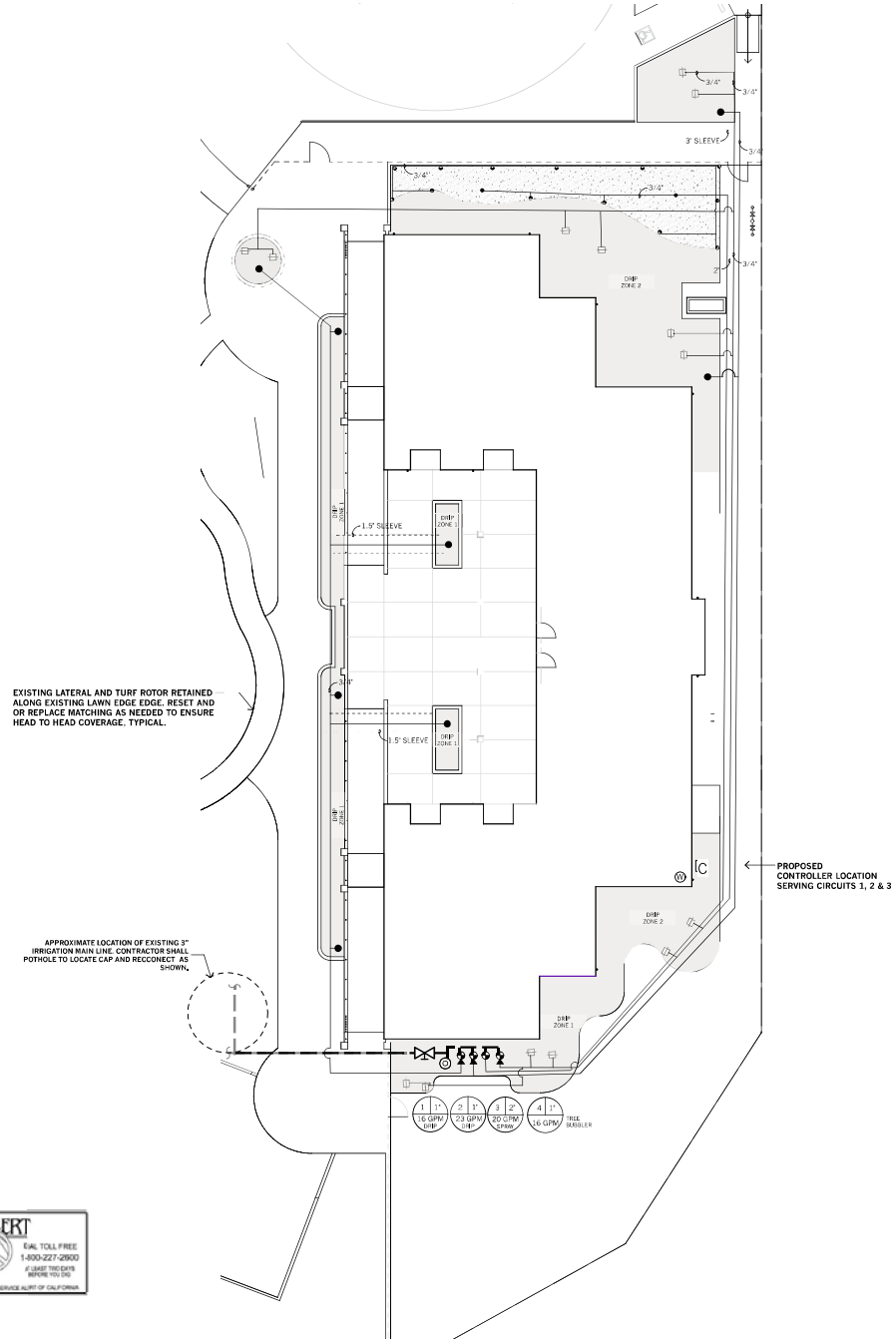
OF



IRRIGATION SCHEDULE

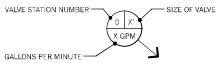
C	CONTROLLER	WEATHERTRAK	OptiFlow 6 station (1) KIT REMOTE	Dtl. 13, L4.0
W	WEATHER STATION	WEATHERTRAK	WS-100-WIRELESS	INSTALL PER SPECS AND MANUFACTURER
	ELECTRIC CONTROL VALVE	IRRITROL	700 SERIES ULTRAFLOW, size per plan	Dtl. 10, L4.0
	PRESSURE REGULATOR (DRIP)	WILKINS	500 YSBR SERIES	Dtl. 20, L4.0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

IRRIGATION OPERATING PRESSURE

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

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

VALVE CALLOUT SYMBOL



GENERAL NOTES

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

LATERAL LINE PIPE SIZING CHART:

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

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

DIGALERT
Dial TOLL FREE 1-800-227-2600
at least TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF CALIFORNIA

NORTH

SCALE: 1" = 10'-0"

10' 5' 0 10' 20' 30'

ALISO ELEMENTARY SCHOOL
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REVISIONS

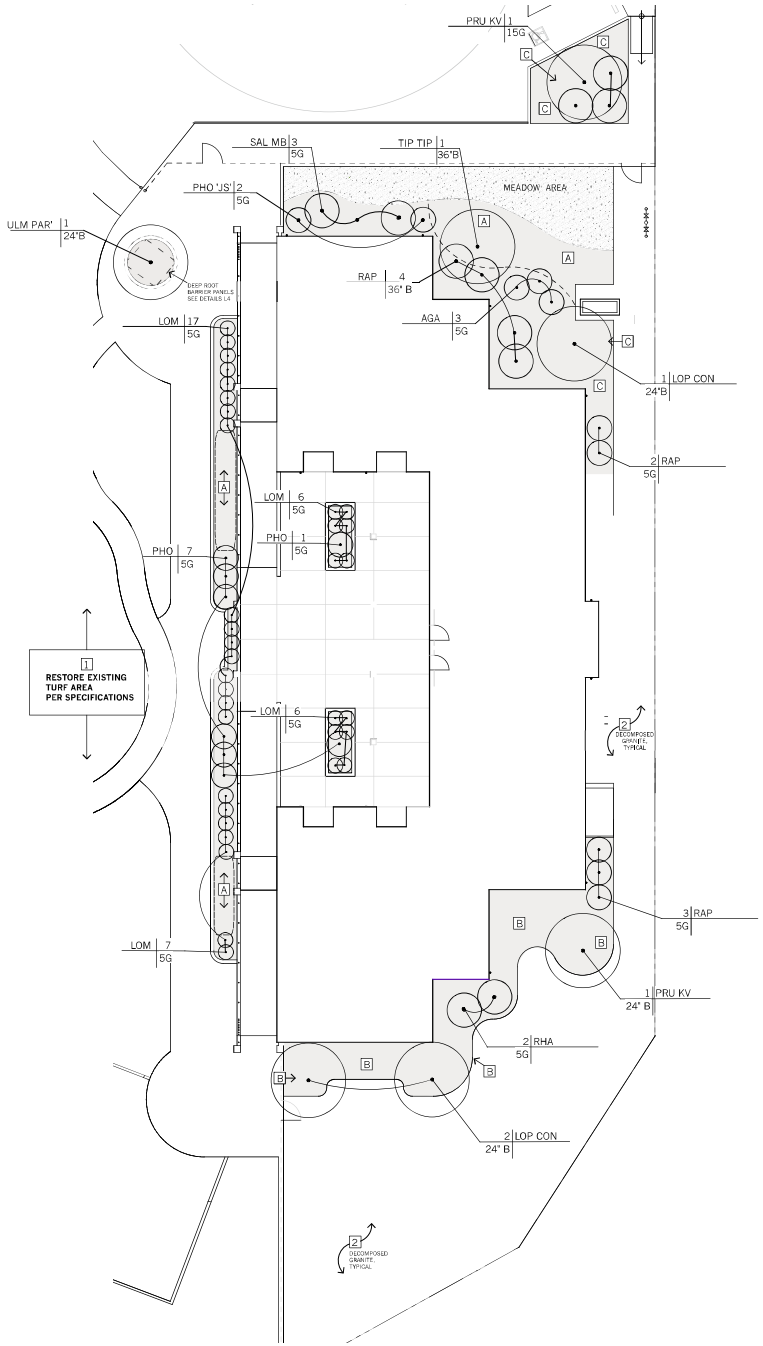
NO.		DATE	BY

LANDSCAPE ARCHITECT STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE
C-30795
REN. 10/31/25

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L1
OF



PLANT LIST

ID	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
LOP CON	24"BOX	LOPHOSTEMON CONFERTA	BRISBANE BOX
PRU KV	15G	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	FLOWERING CHERRY
TIP TIP	36" BOX	TIPUANA TIPU	TIPU TREE
ULM PAR	36" BOX	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM
SHRUBS			
AGA	5G	AGAPANTHUS AFRICANUS	LILY OF THE NILE
LOM	5G	LOMONDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH
RAP	5G	RAHPIOLEPIS 'BALLERINA'	INDIAN HAWTHORNE
SAL MB	5G	SALVIA 'MARINE BLUE'	MARINE BLUE SAGE
GROUNDCOVER			
'A'	1G 2 FT O.C.	HEUCHERA	DWARF BOTTLEBRUSH
'B'	1G 2 FT O.C.	CISTUS SUNSET	SUNSET ROCKROSE
'C'	1G 1.5 FT O.C.	BOUTELOUA PENDULA	GRAMA GRASS

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

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

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

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

NOTES

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

LEGEND
G = GALLONS
B = BOX

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

NORTH

SCALE: 1" = 10'-0"

10' 5' 0 10' 20' 30'

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

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

CONSULTANT NAME/ ADDRESS:
FIRMA CONSULTANTS, INC
Landscape Architecture
Principal: Lindsay Corica ASLA
CA Registration No. 6359
Phone: 805.781.9800
PO BOX 4424
San Luis Obispo, CA 93403
firmaconsultants.com

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DATE:	12/3/24
DRAWN BY:	FIRMA.
CHECKED BY:	LC
PROJECT NUMBER:	FIRMA 22407_PK2302

REVISIONS

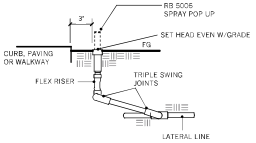
NO.		DATE	BY

LANDSCAPE ARCHITECT STAMP & SIGNATURE

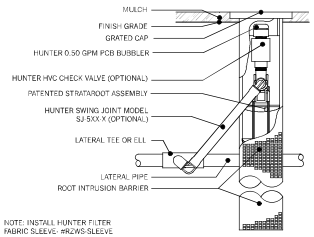
ARCHITECT'S STAMP & SIGNATURE
LICENSED ARCHITECT ROBERT ROBLES C-30795 REN. 10/31/25 STATE OF CALIFORNIA

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L2
OF

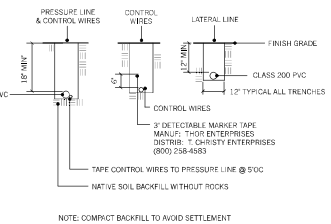


SHRUB POP-UP SCALE: N.T.S.



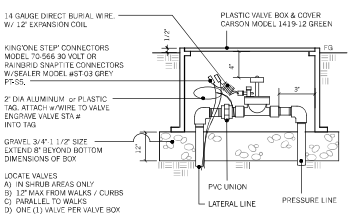
NOTE: INSTALL HUNTER FILTER
FABRIC SLEEVE: #RZWS-SLEEVE

(12) HUNTER TREE ROOT BUBBLER SCALE: N.T.S.

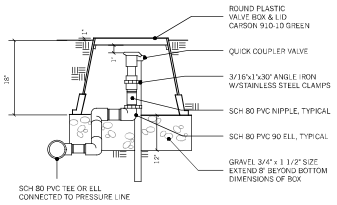


NOTE: COMPACT BACKFILL TO AVOID SETTLEMENT

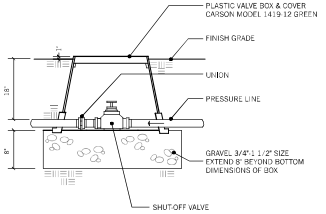
(11) TRENCHING SCALE: N.T.S.



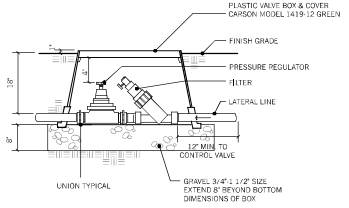
(10) ELECTRIC CONTROL VALVE SCALE: N.T.S.



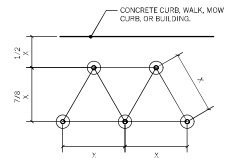
(22) QUICK COUPLER SCALE: N.T.S.



(21) SHUT OFF VALVE SCALE: N.T.S.



(20) FILTER & REGULATOR SCALE: N.T.S.



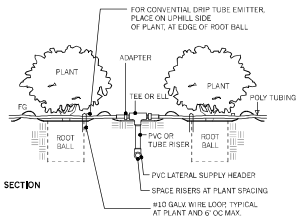
X = ON CENTER SPACING PER PLANT LIST.

NOTE: ALL PLANTS SHALL BE EQUIDISTANT.
ON CENTER SPACING FOR GROUND COVER
SHALL BE PER PLANT LIST.

REFERENCE SPACING MULTIPLIER:

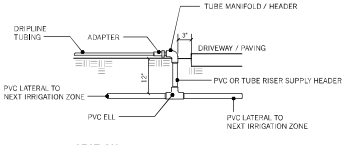
PLANT SPACING	PLANTS PER SQUARE FEET
1.5'	0.51
2'	0.29
3'	0.13
4'	0.07

(33) TRIANGULAR PLANT SPACING SCALE: N.T.S.



SECTION

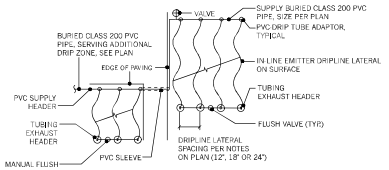
(32) DRIP RISER & TUBING SCHEMATIC SCALE: N.T.S.



SECTION

NOTE:
DO NOT RUN DRIPLINE UNDERGROUND.

(31) DRIP ZONE SCHEMATIC (INLINE EMITTER DRIPLINE) SCALE: N.T.S.

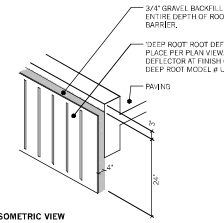


PLAN VIEW

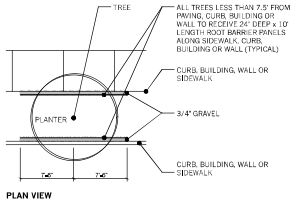
NOTE:
PLACE ENDS OF DRIP TUBE MAX. 3' FROM EDGE OF HARDSCAPE
IN VALVE BOX WITH FLUSH VALVE AS SHOWN, TYPICAL.

MAXIMUM DRIPLINE LATERAL LENGTH NOTED ON SPECS AND/OR PER MANUFACTURERS SPECS

(30) DRIP TUBING LAYOUT SCHEMATIC SCALE: N.T.S.

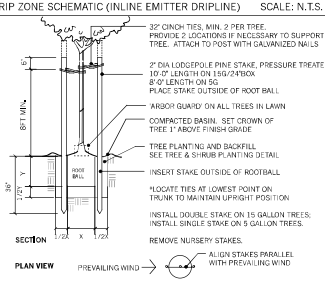


ISOMETRIC VIEW



PLAN VIEW

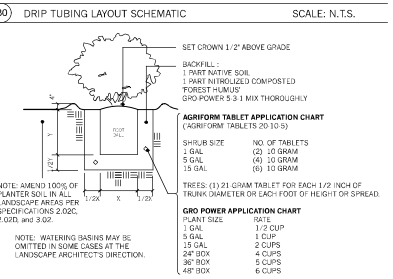
(42) TREE ROOT BARRIERS SCALE: N.T.S.



SECTION

PLAN VIEW

(41) TREE PLANTING & STAKING SCALE: N.T.S.



NOTE: AMEND 100% OF PLANTER SOIL IN ALL LANDSCAPE AREAS PER SPECIFICATIONS 2.02C, 2.02D, and 3.02.

NOTE: WATERING BASINS MAY BE OMITTED IN SOME CASES AT THE LANDSCAPE ARCHITECT'S DIRECTION.

AGRIFORM TABLET APPLICATION CHART
("AGRIFORM" TABLETS 20-10-5)

SHRUB SIZE	NO. OF TABLETS
1 GAL	(2) 10 GRAM
5 GAL	(4) 10 GRAM
15 GAL	(6) 10 GRAM

TREES: (1) 21 GRAM TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER OR EACH FOOT OF HEIGHT OF SPREAD.

GRO POWER APPLICATION CHART

PLANT SIZE	RATE
1 GAL	1/2 CUP
5 GAL	1 CUP
15 GAL	2 CUPS
24" BOX	4 CUPS
36" BOX	5 CUPS
48" BOX	6 CUPS

(40) TREE AND SHRUB PLANTING SCALE: N.T.S.

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

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

CONSULTANT NAME/ ADDRESS:
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Principal: Lindsay Cerice ASLA
CA Registration No. 6359
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DATE:	12/3/24
DRAWN BY:	FIRMA
CHECKED BY:	--
PROJECT NUMBER:	FIRMA 2240/_#2302

REVISIONS

NO.		DATE	BY

LANDSCAPE ARCHITECT STAMP & SIGNATURE

ARCHITECT'S STAMP & SIGNATURE

SHEET TITLE:
PLANTING & IRRIGATION DETAILS

SHEET NUMBER:
L3
OF

WATER CONSERVATION NOTES

Planting and irrigation shall be designed to conserve water. The following factors have been incorporated to aid in the success of the project landscape:

1. Irrigation system to be a fully automatic underground system utilizing either low-precipitation spray heads, bubblers, or drip emitters, or a combination thereof. Irrigation hydrozones shall be separated with control valves and controller stations into appropriate and compatible zones.

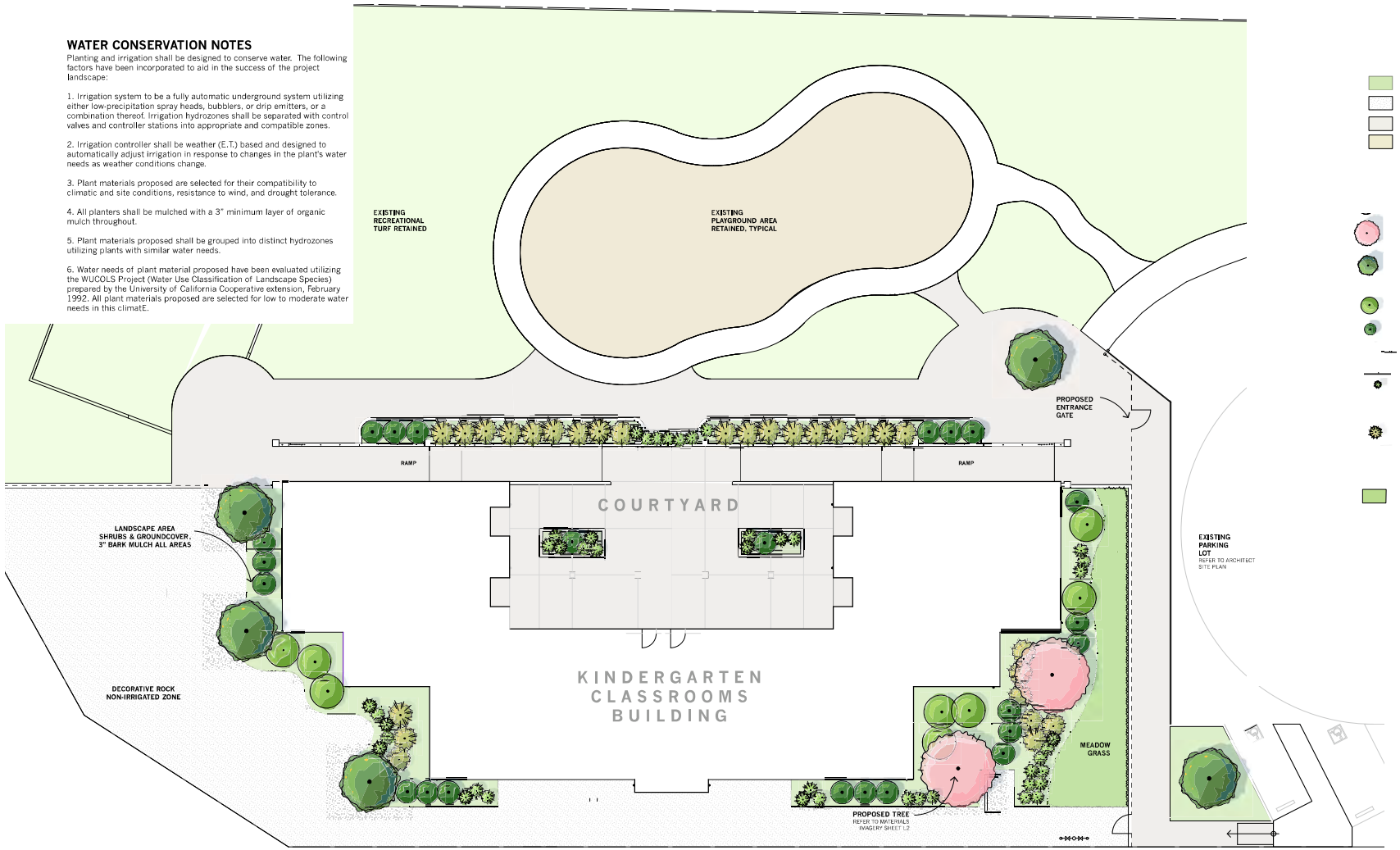
2. Irrigation controller shall be weather (E.T.) based and designed to automatically adjust irrigation in response to changes in the plant's water needs as weather conditions change.

3. Plant materials proposed are selected for their compatibility to climatic and site conditions, resistance to wind, and drought tolerance.

4. All planters shall be mulched with a 3" minimum layer of organic mulch throughout.

5. Plant materials proposed shall be grouped into distinct hydrozones utilizing plants with similar water needs.

6. Water needs of plant material proposed have been evaluated utilizing the WUCOLS Project (Water Use Classification of Landscape Species) prepared by the University of California Cooperative extension, February 1992. All plant materials proposed are selected for low to moderate water needs in this climatE.



LEGEND

- Landscape Area
- Decorative Rock or Decomposed Granite
- Concrete
- Existing Landscape to Remain

PROPOSED PLANT MATERIALS

Final plans will select plants from this list.

TREES

Ulmus Parvifolia/ Chinese Evergreen Elm
Lophostemon Confertal Brisbane Box
Tipuana Tipu/ Tipu Tree
Prunus / flowering cherry

SHRUBS

Salvia / flowering sage
Agapanthus / lily of the nile
Heuchera / coral bells
Rhaphoplepis / indian hawthorne
Buxus / Boxwood
Phormium species / phormium
Strelitza / bird of paradise

ORNAMENTAL GRASSES

Bouteloua / grama grass
Carex / Sedge
Lomandra longifolia 'Nyalla' / nyalla mat rush

GROUNDCOVERS

Heuchera / coral bells
Rosmarinus / rosemary
Thymus / thyme
Cistus x purpureus / orchid rockrose

MEADOW -GRASS

NON MOWABLE TURF Creeping Red Fescue

Schematic Landscape Plan

ALISO ELEMENTARY KINDERGARDEN CLASSROOM

NORTH

SCALE: 1" = 10'-0"

10' 5' 0 10' 20' 30'

EXHIBIT

L1

JOB NO: 22407 MODIFIED: 9/13/24

BRISBANE BOX TREE

TIPU TREE

ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM

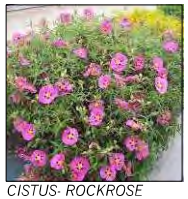
MEADOW GRASS

LOMONDRA

AGAPANTHUS

MANZANITA

SALVIA



CISTUS- ROCKROSE

PHORMIUM

BOUTELOUA GRASS

Landscape Materials

ALISO ELEMENTARY KINDERGARDEN CLASSROOM

EXHIBIT

L2

JOB NO: 22407 MODIFIED: 9/13/24

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of July 31, 2025

Agenda Item #4

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2328-CUP/CDP/ARB **Planner:** Syndi Souter
Address: 748 Maple Avenue
APN: 003-321-011
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a request to construct a total of 1,916 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence. A 726 square-foot addition to the first floor would reconfigure the existing residence with a new 461 square-foot attached one-car garage and 265 square-feet of additional living space. A new 1,190 square-foot second story would contain three bedrooms and additional living space. The resultant residence would be 2,913 square-feet in size. The maximum roof ridge height of the residence would be 21.83 feet above finished grade. An existing 287 square-foot detached one-car garage would be converted to a storage room. The project would include new landscaping and hardscape, including an expanded curb cut and driveway off of Maple Avenue. A 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree is proposed to be removed to construct the new driveway.

Preliminary architectural plans are included in Attachment A and the preliminary colors and materials board is provided as Attachment B. Story poles were erected on July 16, 2025, and photographs can be found in Attachment C.

PROJECT SETTING

The subject property is located on the east side of Maple Avenue, between Seventh Street and Eighth Street. The property is currently developed with two dwellings. The front house is a 997 square-foot single-story single-family residence that was constructed in 1930. In 1959, a two-story structure was constructed in the rear of the property that contains four one-car garage stalls on the ground floor and an 840 square-foot apartment on the second floor. The property is accessed both from Maple Avenue and via an easement off of Seventh Street.

The project site is located in the Downtown/Old Town District (Community Design Subarea 2), which is the historic, and current center and heart of the City. The main commercial core is situated along Linden and Carpinteria Avenues, and is bookended by residential neighborhoods

to the east and west of Linden Avenue. The property is surrounded by single-family residences to the north, east, and south, and an apartment building to the west, across Maple Avenue. The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The property is not subject to any overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code ("CMC")

The project site is located in the Planned Residential Development (PRD-20) zone district (CMC §14.14). Single-family residences are a permitted use in this district subject to the approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the conformance of the proposed 1,916 square-feet of additions with the applicable PRD zoning district requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front	50 feet from centerline of street or 20 feet from property line, whichever is greater.	49.92 feet from centerline of street; 9.92 feet from property line*
Side (North)	5 feet minimum/10 feet maximum	5 feet
Side (South)	5 feet minimum/10 feet maximum	1.42 feet*
Rear	15 feet minimum	54 feet
Height	30 feet max.	Front unit: 21.83 feet max. Garage/apartment: 21.5 feet max.
Building Coverage	50% max. for dwellings (2,939 square feet)	45% (2,653 square feet)
Common Open Space	20% min. (1,176 square feet)	39% (2,293 square feet)
Density	20 units/acre (2 units)	2 units
Parking	2 covered/unit (4 spaces)	2 garage stalls/unit (4 spaces)

**See the Legal Nonconforming Structures, Conditional Use Permit, and Setback Modifications discussions below.*

Legal Nonconforming Structures

Carpinteria Municipal Code (CMC) §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 9.92-feet and a side yard setback of 1.42-feet on the south side of the property. The current PRD zone district development standards require a minimum front yard setback of 20-feet and a minimum side yard setback of 5-feet from the property lines. The proposed 1,916 square-feet of additions would be located outside of the required setbacks, with the exception of a 25 square-foot area at the corner of the new garage that will be discussed below in the Setback Modifications section. The proposal includes structural alterations (foundation repairs/seismic upgrades, new doors and windows, and a new covered front porch) that would be located within the footprint of the existing residence that encroaches into the now-required setbacks. The new front porch would be located 9.92-feet from the front property line, the same distance as the existing front porch, but would be narrower and cover less area than the existing porch. 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. All the new addition areas, with the exception of the aforementioned garage corner, would comply with current setback requirements.

Conditional Use Permit

Chapter 14.82 of the CMC outlines the review process for projects involving a legal nonconforming use or structure. Section §14.82.010 of that Chapter sets out the general policy that physical alteration of an existing nonconforming use or structure is prohibited unless specifically authorized by the Municipal Code. Pursuant to CMC §14.82.061- Nonconformance of residential uses as to yards, height or parking, *"if a residential use of four or fewer dwelling units is conforming to use but non-conforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit. In considering and approving such a Conditional Use Permit, the Planning Commission must, at a minimum, make all of the following findings:*

a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
b. *The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units."*

The Conditional Use Permit (CUP), as a planning tool, 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, the Commission can allow improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to a residential unit or units, subject to the imposition of appropriate project conditions of approval.

Based on the particulars of the proposed project, staff believes all of the above findings can be made for approval of this project. The proposed new front porch, doors, and windows would be located in the same general areas as the existing elements, with minor structural alterations for installation. The new garage door would add a new functional element to the front of the residence. The structure would encroach no closer to the front property line than the existing condition, and all new square footage would meet current setback requirements, with the exception of the aforementioned garage corner. Overall, the project would upgrade the living conditions for the occupants and preserve an existing residential unit, and enhance the character of the neighborhood.

Setback Modifications

The preliminary plans show the front corner of the garage (consisting of approximately 25 square-feet of non-habitable floor area) and a 53 square-foot second-story balcony encroaching into the required front yard setback. The face of the new garage would be in line with the front of the existing residence, causing the front corner to encroach approximately 25 square-feet into the now-required 20-foot front yard setback, resulting in a setback of approximately 15.5 feet from the front property line. The proposed balcony on the second-story would be four-feet deep and would be contained within the footprint of the first floor below, but would encroach into the now-required 20-foot front yard setback. The proposal would need setback modifications approved by the Planning Commission in order to construct the new garage and balcony as presented.

The Carpinteria Municipal Code (CMC) §14.50.120 provides the following provision to allow for modifications to zoning district requirements, *"In reviewing a development plan, the planning commission or city council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:*

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

The front wall of the existing residence is set back 15.5-feet from the front property line, with the front porch located 9.92-feet from the front property line. The neighboring residences to the north and south are set back 13.5-feet and 10-feet from Maple Avenue, respectively. The corner of the garage that would encroach into the front yard setback contains a small area and would facilitate a design that would be more efficient to construct. The upstairs balcony would be located entirely within the roof area of the story below, so it would not project outward from the structure. Staff may be able to support the modifications if the findings for approval can be made. The proposal shows 39% of the property in open space, which includes the front yard, courtyard, and landscaped areas. With the larger amount of open space, it may be

possible that the Planning Commission could make the necessary findings for the modifications to allow the setback encroachments.

The Board should provide input on the appropriateness of the proposed front setback modifications in reference to aesthetics and neighborhood character.

Design Review

The proposed additions would expand the existing California cottage vernacular residence on the northern side, to the rear, and upwards with a new second story. The 726 square-foot first-floor addition would expand the width of the front of the house by 5.5-feet and would accommodate a new 461 square-foot single-car garage with barn-style doors at each end and 265 square-feet of new kitchen/dining/living room area at the rear of the residence. The proposed 1,190 square-foot second story addition would include three bedrooms, three full bathrooms, and a family room. The primary bedroom would have a balcony overlooking the front yard towards Maple Avenue. The front porch would be reconstructed with a slightly smaller footprint and would have an open gable roof facing Maple Avenue.

The exterior of the residence would be painted light green and the materials would consist primarily of horizontal shiplap siding, with shake shingles at each end of the front of the second story. The windows and trim would be white, with a gray composite shake roof. The front porch would have stone columns with 6x6 posts supporting an open beam framework under the roof above. The windows and patio doors would have three small lites across the top with a large lite at the base. The double front doors and the side door on the garage would be wooden with triple-lite windows at the top. The roof over the first floor would have side gables with a decorative eyebrow roof over both of the garage doors and the rear porch. The roof over the second story would be a 2:12 pitch hip roof with two open gable dormers facing Maple Avenue. The existing residence has a raised foundation that sits approximately 1.5 feet above grade, which would be expanded to accommodate the addition. The plate heights on the first floor would be 8.5-feet and the plate heights on the second floor would be 8-feet, resulting in a maximum roof ridge height of 21.92 feet above finished grade.

The proposal also includes new landscaping and hardscape improvements. New landscaping with a mix of flowering shrubs and grasses is proposed for the front yard. A new Bermuda grass lawn is proposed for the rear courtyard area, with a border of flowering shrubs and grasses. The existing 10-foot-wide driveway and a 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree are proposed to be removed to accommodate a new 16-foot-wide concrete driveway to serve the new one-car garage. The new driveway would encompass approximately 575 square-feet of area, with 250 square-feet of area on the property. New concrete walkways, pavers, and patio areas would also be constructed around the residence. A patio with permeable pavers would be constructed at the front corner of the residence. Within the public street right-of-way, a new concrete sidewalk would be constructed and a new street tree (species yet to be determined) would be planted.

The Board's comments on the proposed architectural style, colors and materials, landscaping, and hardscape for the proposed project would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

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

Citywide Community Design Objectives & 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 proposed additions and renovations have been designed to match the existing California cottage vernacular architecture of the existing residence and apartment/garage on site, so the established character of the property will be maintained. The proposed new exterior finishes would refresh the appearance of the residence. The proposed second story addition would increase the mass of the residence, but would be comparable in height to other residential structures in the vicinity. As such, the project does not appear to be excessive development on the property or in the neighborhood.

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).*

The proposal would be in-line with existing development and would not significantly alter public views of the mountains. Public views of the Pacific Ocean are not available from the project site.

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

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

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

Policy CD-5c: *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

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

The proposal would enhance the street views of the property with the open gable on the new front porch facing the street to welcome visitors, and the new landscaping with flowering shrubs and grasses in the front yard. The new sidewalk would provide safe pedestrian access to traverse the property. Although the new garage door faces the street, it does not dominate the street elevation. The second story is "wedding-caked" over the ground level, and the roof has a low pitch to minimize the height. The proposed details, including the outlookers and eyebrow roofs, add charm to the California cottage design. Overall, staff believes the project meets the intentions of the above objective and policies, and feels that the proposal would be compatible with the existing neighborhood character.

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

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.*

The proposal includes a new sidewalk, new street tree, and new landscaping in the front yard to improve and enhance the street frontage. The renovations to the first floor of the existing residence would occur in-line with the existing non-conforming footprint, which is set back approximately 15.5-feet from the front property line and 35.5-feet from the street curb. The homes on either side of the project site are a few feet closer to the street, so the proposal is consistent with the existing development pattern. A walkway would be constructed from the sidewalk to the front entry, which would be located under the new front porch. The proposed exterior materials and colors suit the cottage architecture and would improve the street frontage views of the property. As such, the proposal would be compatible the above objective and policy.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo pollution 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. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

Subarea 2 Design Objectives & Policies

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

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

CDS2 Implementation Policy 20: *Driveways should be as narrow as practical to make pedestrian use of the sidewalks safer and more pleasant. Parking of vehicles across the sidewalk should be prohibited and enforced.*

CDS2 Implementation Policy 23: *Streets without sidewalks but with existing mature, healthy street trees – e.g. Maple Street – the trees should be retained. In such cases the sidewalk should be built between the trees and the pavement, narrowing the pavement and maintaining the trees.*

The proposed project can be found consistent with the historical California cottage vernacular character of the site and other homes in the surrounding area. The project would not impact mountain views, and ocean views are not available from the site. The proposed colors and materials would enhance the "California cottage" aesthetic of the residence. The new front porch and landscaping will add additional charm to the frontage. However, the proposed 16-foot-wide driveway could be reduced in width and reconfigured to retain the existing apron and mature Jacaranda street tree, and also reduce the amount of concrete paving at the front of the residence. Overall, staff believes the proposed project can be viewed as a project that improves the living conditions for the owners and enhances the desired "small beach town" identity of the surrounding neighborhood.

SUMMARY OF ISSUES

- Proposed architectural style, details, and color scheme;
- The street façade, including the proposed street tree removal and new driveway;
- Plate heights and overall resultant building height;
- Proposed landscaping and hardscape;
- Proposed exterior lighting fixtures and night-sky friendly compliance; and
- Compatibility with the neighborhood and the "small beach town" character.

RECOMMENDATION

The Board should receive public testimony and provide comments on the proposal to the applicant and staff. If the Board feels the project meets the applicable design criteria and is adequately developed, the Board should recommend preliminary approval to the Planning Commission.

ATTACHMENTS

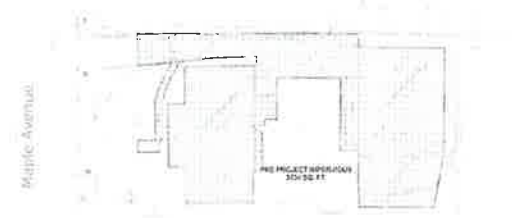
Attachment A- Preliminary Architectural Plans
Attachment B- Preliminary Colors & Materials Board
Attachment C- Story Pole Photographs

Attachment A
Preliminary Architectural Plans

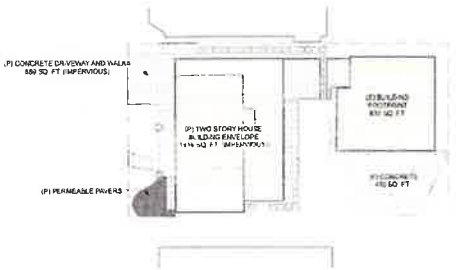
Burgess-Birk Residence Remodel & Addition
Project #25-2328-CUP/CDP/ARB
Preliminary ARB Review
July 31, 2025

748 MAPLE AVE.

SWMP



PRE-CONSTRUCTION EXHIBIT 2



TOTAL NEW AND REPLACED IMPERVIOUS = 2,705 SQ. FT

TIER 1: STORMWATER CONTROL EXHIBIT 1

DARK SKY COMPLIANT LIGHT FIXTURE

OPEN SPACE DIAGRAM

VICINITY MAP

CODE COMPLIANCE

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
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 KITCHEN RANGE HOOD
2 VERIFIED REFRIGERANT CHARGE
3 AIRFLOW IN HABITABLE ROOMS
4 VERIFIED WATER PUMP RATE IN HYDRONIC SYSTEMS
5 WALL-MOUNTED THERMOSTAT IN ZONE 5 GREATER THAN 150 SQ FT
6 DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

PROJECT TEAM

OWNER
GORDON BURGESS
1005 LOCKLAYER ST
SAN DIEGO, CA 91173
626-780-5845

ARCHITECT
DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
4455 GRANITE RD STE 101
RIDGELIN, CA 96077
DYLAN@DYLANCHAPPELL.COM
805 552 1677

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 OR ROAD ALL YEAR WHICH FRONTS THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED AS APPROVED BY THE FIRE CODE OFFICIAL ON THE EXTERIOR). NUMBERS OF EIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE

2 SMOKE ALARM/DETECTORS. SMOKE ALARM/DETECTIONS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

3 CARBON MONOXIDE ALARM/DETECTORS. SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND SALT DRINK 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 INSPECTOR) REQUIRE 48-HOUR NOTICE FOR INSPECTION

2 STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR ADJACENT STORM DRAIN SYSTEMS WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS IN VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE

SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1 FIRE SPRINKLERS
2 ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT

GOVERNING AGENCY

Office Comments

PROJECT INFORMATION

PROJECT ADDRESS	748 MAPLE AVE, CARPINTERIA, CA 93013
ASSESSORS PARCEL NUMBER	002-321-014
LOT AREA	5,878 SQ. FT.
ZONE	PRD 20
OCCUPANCY	R-3 U
BUILDING TYPE	STFI
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	27'-4"
SETBACKS	FRONT 20' FROM CL OF STREET OR 20' FROM PL SIDE 5' REAR 15' SIDE STREET 10' ENTRANCE (FRONT HOUSE) 21'-4" + 42'-8" / 2 = 21' 10"
PARKING REQUIRED	2 COVERED 2 UNCOVERED
(E) PARKING	4 COVERED SPACES PROVIDED
(P) PARKING	4 COVERED SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
748 MAPLE AVE				
1st FLOOR [LC]		997		1130
2nd FLOOR				1992
HOUSE TOTAL				2,329
1st FLOOR GARAGE [LC]				585
BUILDING TOTAL				2,913
FRONT PORCH		116		109
5138 7TH STREET				
1st FLOOR GARAGE [LC]	930		930	
2nd FLOOR UNIT	840		840	
BUILDING TOTAL				1,770

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,878	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,653	45%
MAX LOT COVERAGE ALLOWED	2,939	50%
HARDSCAPE (IMPERVIOUS)	1398	24%
PERMEABLE PAVERS	36	1%
LANDSCAPE	1,791	30%
OPEN SPACE	2,293	39%
OPEN SPACE (MINIMUM REQUIRED)	1,175	20%

GRADING STATS:
ON-SITE: 0 CY CUT, 0 CY FILL, 0 CY EXPORT

SCOPE OF WORK

A GROUND FLOOR REMODEL AND A 736 SQ. FT. ADDITION CONSISTING OF A 585 SQ. FT. GARAGE AND 141 SQ. FT. OF ADDITIONAL LIVING SPACE. TO AN EXISTING 997 SQ. FT. SINGLE STORY HOUSE, AND A SECOND STORY ADDITION OF 1,130 SQ. FT. AND CONVERT THE DETACHED GARAGE TO STORAGE. THERE WILL BE ELECTRICAL MECHANICAL, PLUMBING WORK AND SITE WORK

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS
CIVIL
C1.0 SURVEY
ARCHITECTURAL
A1.0 SITE PLAN / GRADING DRAINAGE
A2.0 1ST FLOOR PLAN / FOUNDATION PLAN
A2.1 2ND FLOOR PLAN / GARAGE PLAN
A2.2 ROOF PLAN / SKYLIGHT PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS
A5.0 DETAILS
A6.1 DETAILS
STRUCTURAL
S1.0 STRUCTURAL REVISION PLAN
LANDSCAPE
LP1.0 PLANTING PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
4455 GRANITE RD STE 101
RIDGELIN, CA 96077
805.552.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 03-19-2025

REVISION		
NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
805.452.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

ARB PRELIMENARY SUBMITTAL 03-19-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

CHAPPELL
ARCHITECTURE
COMMERCIAL RESIDENTIAL
COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION
CITY CASE NUMBER
PROJECT #
748 MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013
ARB PRELIMENARY SUBMITTAL 03-19-2025
REVISION
NO DESCRIPTION DATE
SURVEY
C0.0

APN 003-321-11
748 MAPLE AVENUE
CARPINTERIA, CALIFORNIA
TOPOGRAPHIC MAP
HENRY
LAND SURVEYING
HENRY LAND SURVEYING INC.
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, CA 93023
Jeremy@henrylandsurveying.com
(805) 216-6124
LEGAL DESCRIPTION:
Assessor's Parcel No 003-321-11
NOTES:
LEGEND:
Maple Avenue
7th Street
Existing Building
SCALE: 1" = 10'

EROSION CONTROL AND BMP NOTES

Owner

GORDON BURGESS

1308 LOCKLAVEN ST
SAN DIMAS, CA 91773
626-160-3943

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

Detailed Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architects
4453 GRANITE DR. STE 1027
RODKLIN, CA 95677
805 208 4780

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

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline mark of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris or any hazardous substance over any public street, alley or other public place. Should any mud, spill, or trash ever and upon said public or adjacent private property, immediate clean up shall occur

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must utilize the stabilized construction entrance/ey

• Sanitary facilities shall be maintained on site as appropriate

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with 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 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 completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County

Construction Entrance
The existing asphaltic concrete shared driveway acting as the construction entrance onto public way shall be kept clean and free of mud and dirt that is tracked onto it
Aground 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 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 Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down-slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the 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 inspectors, 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 sedimentation has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed at or along contours and shall form uphills into the slope for the last 3' 5/8 fences and straw wattles shall be installed per detail or locations identified on the Erosion Control Plan

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas or to protect temporary stockpiles of materials. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place in accordance with the clearing limits shown on the approved Building, Grading Landscape and Erosion Control Plans. Ware areas shall be carefully located and marked 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 Wet Weather Measures below

Slope Protection:
Slopes greater than 4V:1H should be protected using native and mulcher. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 50 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. Straw wattles of self fastening 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 mortar, drywall plasterboard debris, drywall mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated concrete washout Area. The concrete washout area shall consist of a prefabricated 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 of these site conditions, and maintenance of the construction site safety remains with the contractor and not the City. 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

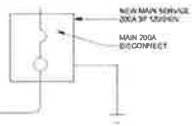
Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

KEY NOTES

1. (P) DRIVEWAY: 250 SQ. FT. PROPOSED CONCRETE DRIVEWAY
2. (P) FIRE SPRINKLER RISER
3. (E) MAIN METER: (E) 3/4" WATER METER. 1 1/2" MAIN METER MUST BE A TYPE APPROVED BY THE CITY FIRE DEPARTMENT
4. (E) GAS METER.
5. (P) 200 AMP PANEL: PROVIDE CLEARANCE PROVIDE 30" WIDE X 36" DEEP FROM THE CLEARANCE OF PANELS (SEE SECTION 110.26 (A)(1)). PROVIDE A/C HEAD ADJACENT SERVICE PANEL (SEE FIGURE 4.1.3)
6. (P) A/C COMPRESSOR: WITH 2'-0" CLEARANCE FROM A DOOR THAT IS RECESSED WITHIN SIGHT OF AND NOT OVER 10 FT AWAY FROM A/C (SECTION R315 CMC R303.7)
7. (P) PERMEABLE PAVER: PERMEABLE PAVERS
8. (P) CONCRETE HARDSCAPE: PROVIDE CONCRETE WALKWAY APPROACH AND SIDE WALK FOR PUBLIC WORKS ENCROACHMENT PERMIT REQUIRED UNDER SEPARATE SUBMITTAL
9. (P) GARAGE DOOR LANDING: 3' x 7' (+/-) PAVING
10. (P) HARDSCAPE: PROPOSED CONCRETE HARDSCAPE
11. (E) HARDSCAPE: EXISTING CONCRETE HARDSCAPE TO REMAIN
12. (P) CRAWLSPACE ACCESS: CRAWLSPACE ACCESS WELL

NEW 200 AMP PANEL

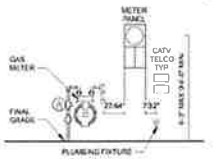
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND S C E MSR # XXXXXXXX



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

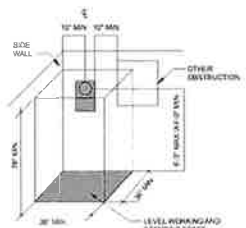
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66 BUT NOT SMALLER THAN NO 4 AWG
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



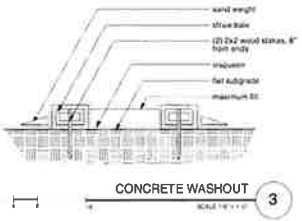
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 8 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 OBSTRUCTION SHALL BE 12 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 12 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 8 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 18 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

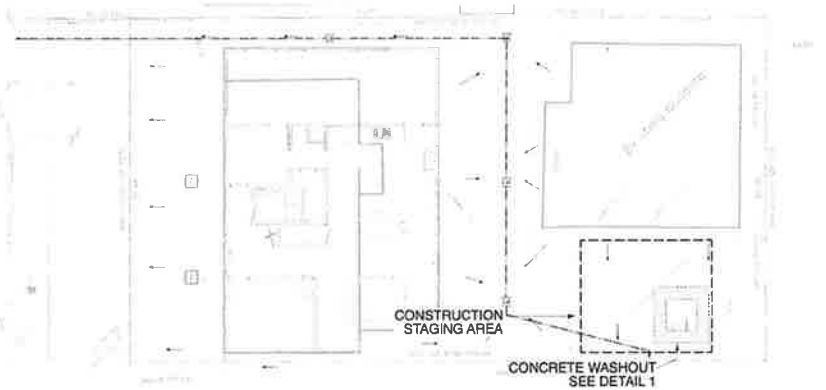


CONCRETE WASHOUT 3

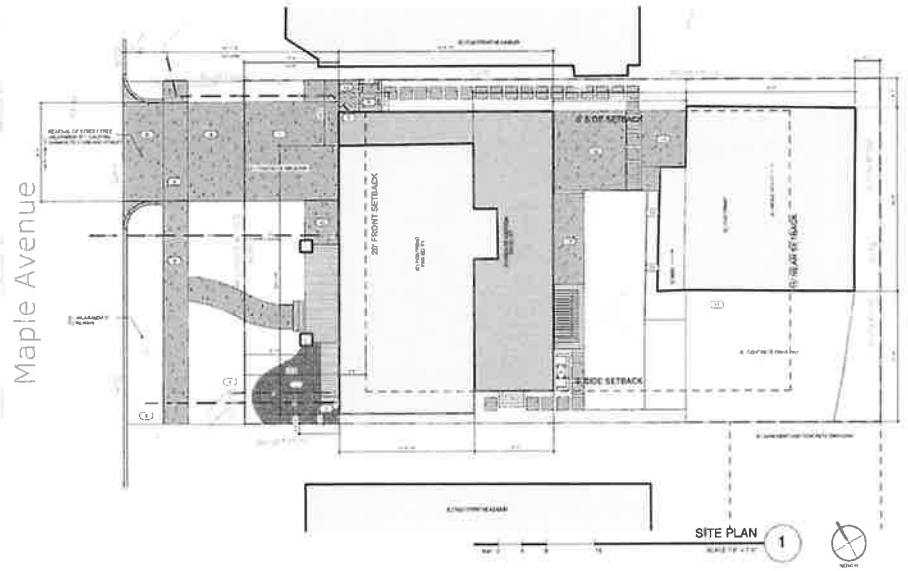
LEGEND

- 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 #4788

(P) PAVING (E) PAVING (P) PERMEABLE PAVING



GRADING AND DRAINAGE PLAN 2



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4453 GRANITE DR. STE 1027
RODKLIN, CA 95677
805.832.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

ARB PRELIMENARY SUBMITTAL 03-19-2025

REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

HEATHCOTE GEOTECHNICAL
SOIL TESTING - FOUNDATIONS - INSPECTION
1686 EASTMAN AVE #103, VENTURA, CA 93003

SLABS ON GRADE

DRAINS AND GRADES

CONSTRUCTION PROCEDURES

Bathroom

SESIMIC UPGRADE NOTES

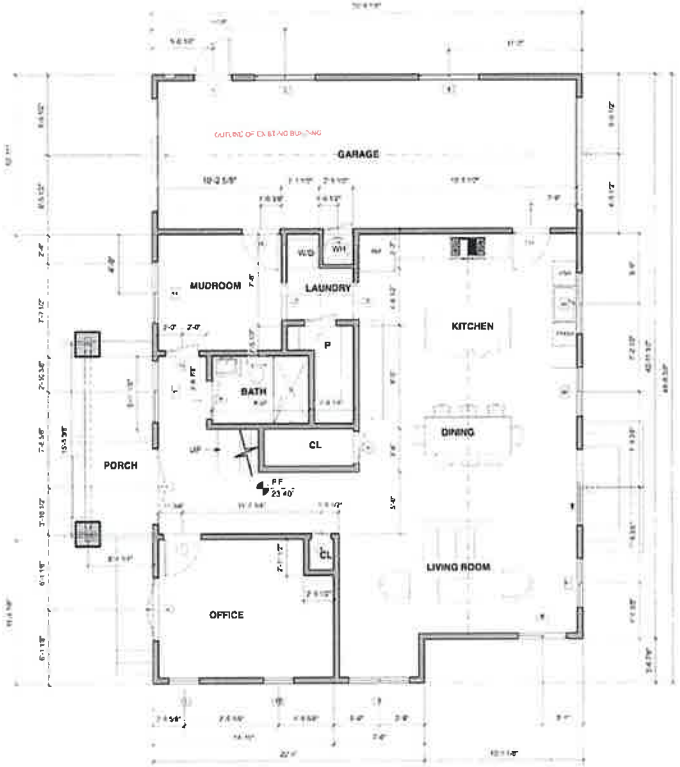
1 | PROPOSED FOUNDATION WITH OVEREXCAVATION PER SOILS REPORT

2 | EXISTING STRUCTURE TO REMAIN ADD FOUNDATION PER SEISMIC RETROFIT AND SOILS REPORT RECOMMENDATION FOR AREAS INSIDE THE FOOTPRINT

3 | COMPLETE DEMOLITION NOT ALLOWED IN EXISTING SETBACK ENCROACHMENT AREA

4 | DEMOLITION ALLOWED OUTSIDE EXISTING SETBACK ENCROACHMENT AREA

FOUNDATION SEISMIC RETROFIT DIAGRAM 2



1ST FLOOR PLAN 1

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL / RESIDENTIAL
805.852.1677

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△ REVISION		
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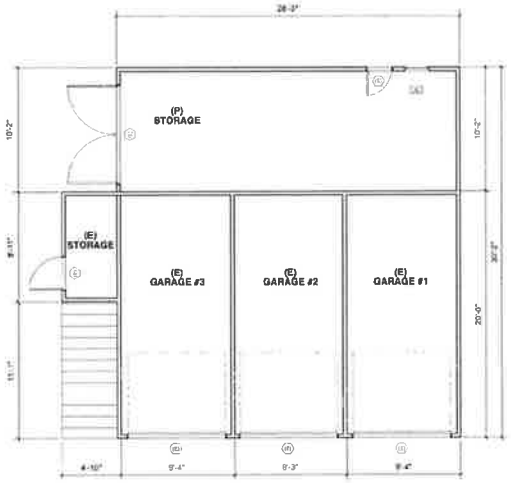
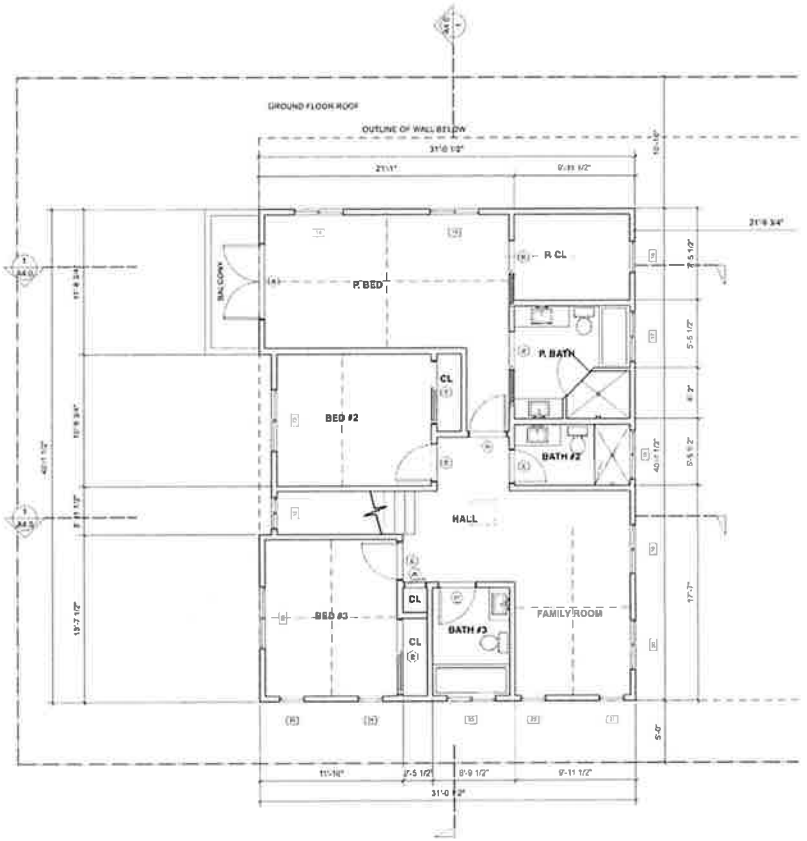
1ST FLOOR PLAN
FOUNDATION PLAN

A2.0



GARAGE / STORAGE PLAN 2



2ND FLOOR PLAN 1

NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.832.1677

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748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013

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REVISION		
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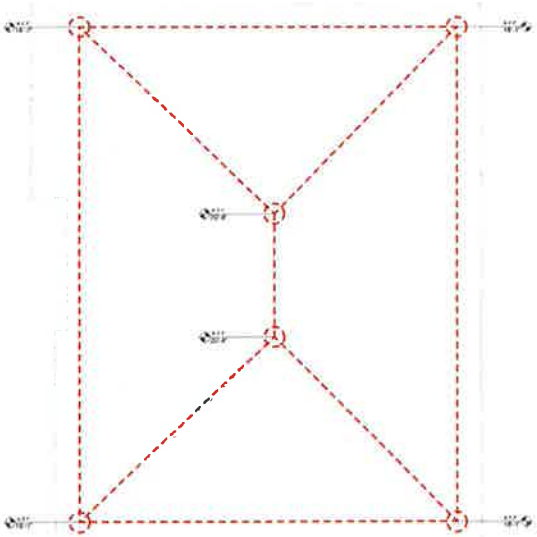
2ND FLOOR PLAN

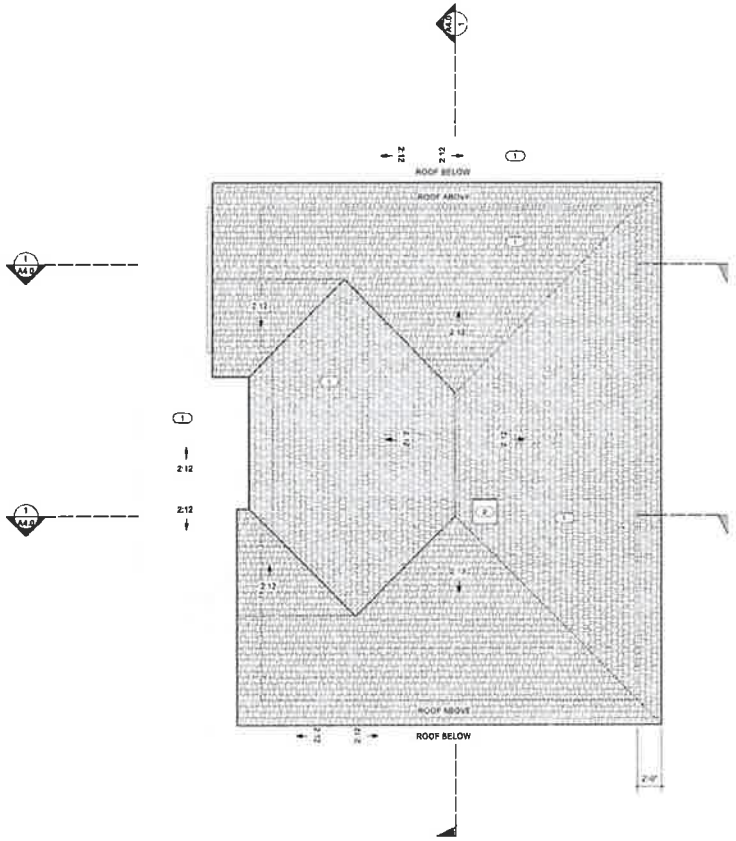
A2.1

ROOF AND RCP KEY NOTES

1. ROOF CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE COLOR, COUNTRY GRAY
2. SKYLIGHT - VELUX CURB MOUNTED



STORY POLE PLAN 1



ROOF PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1477

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

ARB PRELIMENARY SUBMITTAL 03-19-2025

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLES

A2.2

KEY NOTES

- (1) EXT FINISH: HARDIE SHINGLE SIDING, COLOR EUCALYPTUS
- (2) WINDOWS AND DOORS: ANDERSON A SERIES, COLOR: WHITE
- (3) EXT LIGHTING: SANGRAY COMPLIANT, SEE SPEC SHEET
- (4) EXT. WOOD AND TRIM FINISH: DUNN-EDWARDS, CLASSIC WHITE DEW404
- (5) HIGH CLASS A LAMINATED, RESIDENTIAL SHAKE, COLOR: COUNTRY GRAY
- (6) NOT USED
- (7) DOWNSPOUT: CLASSIC WHITE FINISH
- (8) EXT. FINISH: HATCHE SHIPLAP CEDARMILL SIDING, COLOR: WILLOW GREEN

EAST ELEVATION 4

SOUTH ELEVATION 2

NORTH ELEVATION 3

WEST ELEVATION (STREET) 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.652.1677

COORDINATION SET
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748 MAPLE AVE.
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 03-19-2025

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ELEVATIONS

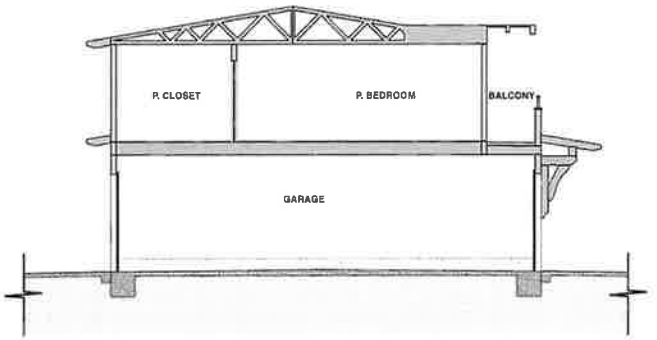
A3.0

SECTION NOTES

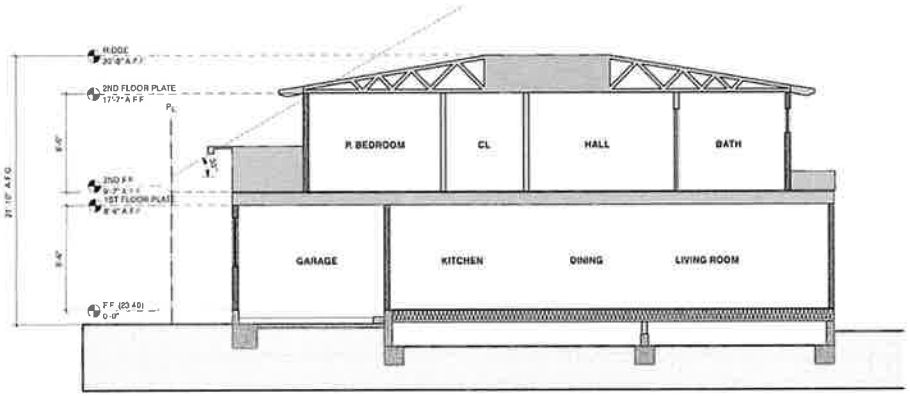
1. R VALUE
   CEILINGS — R-38 SPRAY FOAM HOUSE; WORKSHOP R-38 SPRAY FOAM
   WALLS — R-21 BATT
   FLOORS — R-30 BATT OR SLAB
   UNDER BALCONY — R-19 SPRAY FOAM
2. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH

SECTION KEY NOTES

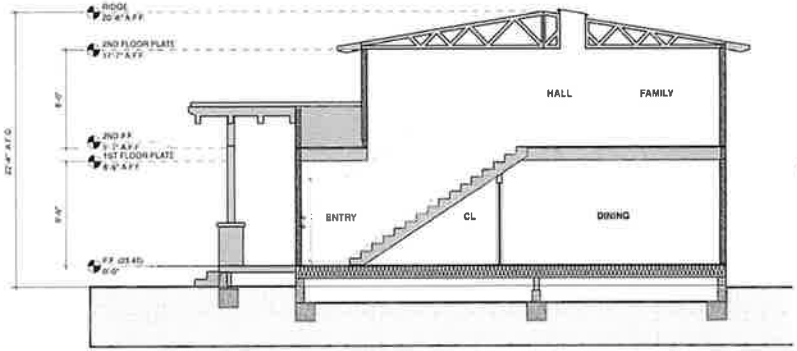
1. ROOF SPRAY FOAM INSULATION R-30 HOUSE
2. WALLS BATT INSULATION R-21
3. FLOOR BATT INSULATION R-19 HOUSE
4. SLOPE SLOPE TO DRIVEWAY 1/8" / 1 MIN



GARAGE SECTION 2



GREAT ROOM SECTION 3



STAIR SECTION 1

CHAPPELL
ARCHITECTURE
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805.852.1677

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748 MAPLE AVE.
CARPINTERIA, CA 93013

ARB PRELIMENARY SUBMITTAL 03-19-2025

REVISION		
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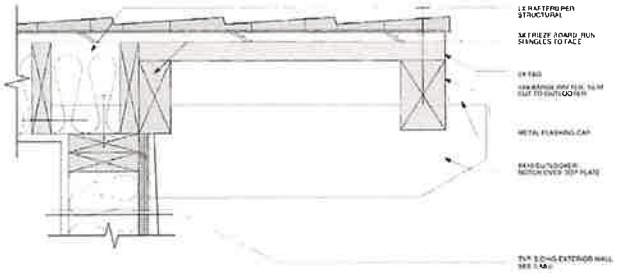
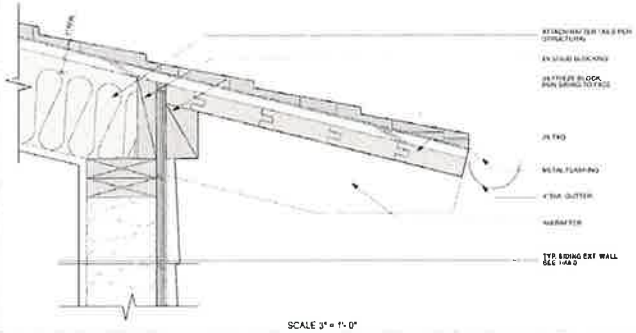
SECTIONS

A4.0



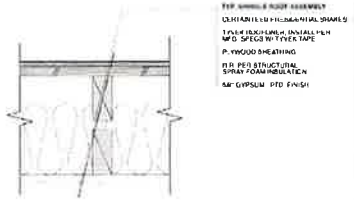
SCALE 3" = 1'- 0"

20 SIDING @ RAKE TYP.



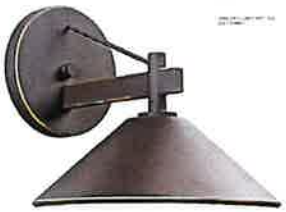
SCALE 3" = 1'- 0"

12 SIDING @ EAVE TYP.

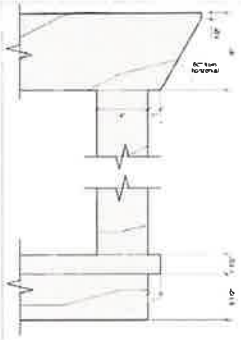


SCALE 3" = 1'- 0"

4 ROOF ASSEMBLY TYP.

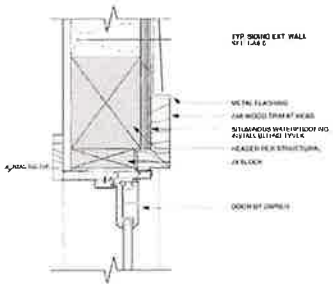


19 EXTERIOR WALL SCONCE: KICHLER - RIPLEY



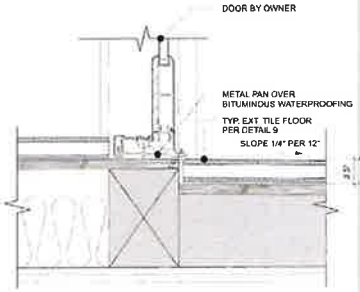
SCALE 3" = 1'- 0"

15 TYP. EXTERIOR TRIM DETAIL

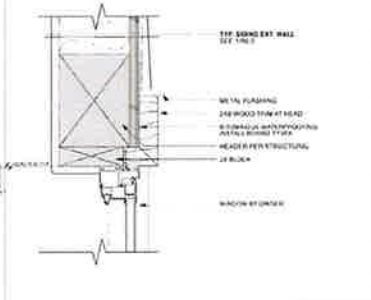


SCALE 3" = 1'- 0"

11 SIDING @ DOOR HEAD

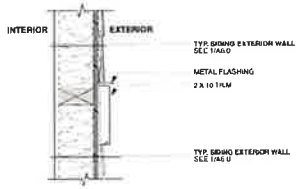


7 MASTER BALCONY THRESHOLD



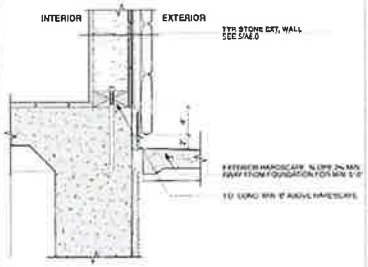
SCALE 3" = 1'- 0"

3 SIDING @ WINDOW HEAD

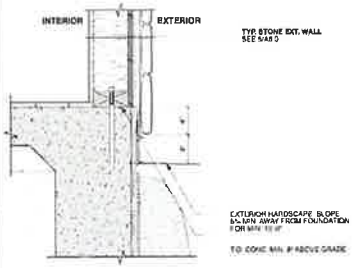


SCALE 1 1/2" = 1'- 0"

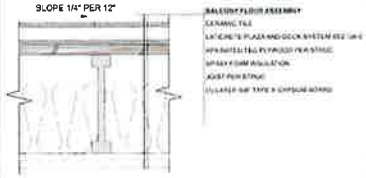
18 TRIM DETAIL @ HOR. SIDING AND SHINGLES



14 TYP. STONE VENEER EXTERIOR WALL @ HARDSCAPE

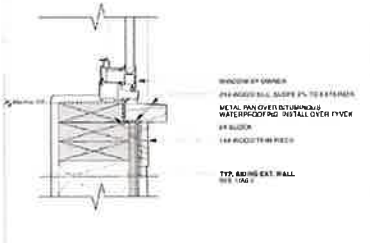


10 TYP. STONE VENEER EXTERIOR WALL @ GRADE



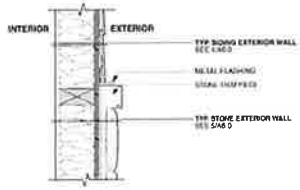
SCALE 3" = 1'- 0"

6 EXTERIOR TILE FLOOR ASSEMBLY AT BALCONY



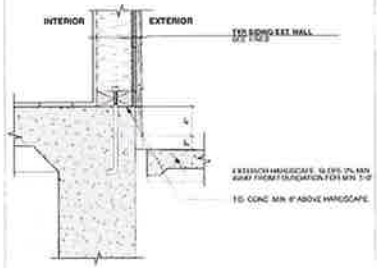
SCALE 3" = 1'- 0"

2 SIDING @ WINDOW SILL



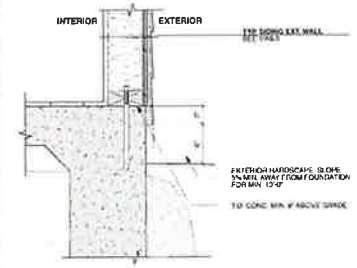
SCALE 1 1/2" = 1'- 0"

17 TRIM DETAIL @ SIDING AND STONE VENEER



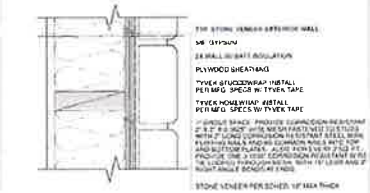
SCALE 1 1/2" = 1'- 0"

13 TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



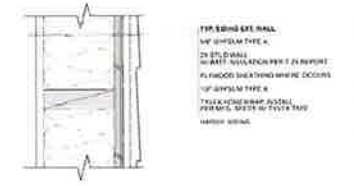
SCALE 1 1/2" = 1'- 0"

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
805.832.1677

COORDINATION SET
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CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013

ARB PRELIMENARY SUBMITTAL 03-19-2025

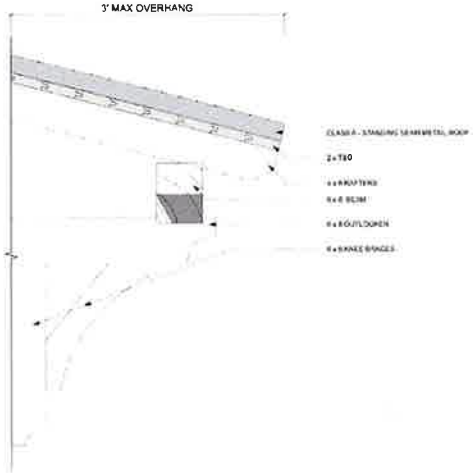
REVISION		
NO	DESCRIPTION	DATE

DETAILS

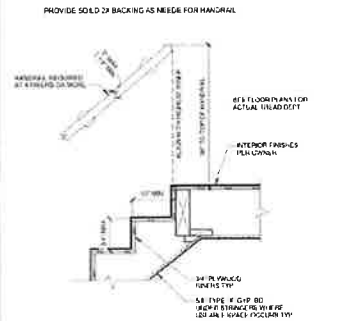
A6.0

STAIRWAY NOTES

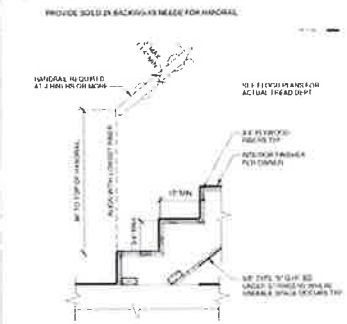
STAIRWAYS PER R311.7
1 R311.7.1 Width
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4-1/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31-1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.
2 R311.7.2 Headroom
The head room 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.
Exceptions: Where the nosings of treads at the side of a flight extend under the edge of a door opening through which the door passes, the door opening shall be allowed to project horizontally into the required headroom not more than 4-3/4 inches (121 mm).
The head room 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 smaller 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 7 3/4 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 openings located more than 30 inches (762 mm), as measured vertically to the floor or grade below do not permit the passage of a 4 inch diameter (102 mm) sphere.
Exceptions:
The opening between adjacent treads is not required on spiral stairways.
The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.
7 R311.7.5.2 Treads
The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at 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 at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.
Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.
9 R311.7.5.3 Nosings
The nosing of consecutive of the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1-1/4 inches (32 mm) shall be provided on stairways with solid risers. The projection 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 start of flights and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).
Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).
10 R317.7.5.4 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 is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an exterior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
12 R311.7.7 Stairway walking surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2 percent slope).
13 R311.7.8 Handrails
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.
14 R311.7.8.1 Height
Handrail height, measured vertically from the sloped plane adjoining the tread nosings, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm).
15 R311.7.8.2 Continuity
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches (38 mm) between the wall and the handrails.
Exceptions:
Handrails shall be permitted to be interrupted by a newel post at the turn.
The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
16 R311.7.8.3 Grip size
Required handrails shall be of one of the following types or provide equivalent graspability:
Type I: Handrails with a circular cross-section shall have an outward dimension of not less than 1-1/4 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 6-1/4 inches (160 mm) with a cross section of dimension of not more than 2-1/4 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 6-1/4 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. The 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 tallest portion of the profile. The width of the handrail above the recess shall be not less than 1-1/4 inches (32 mm) and not more than 2-3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
17 SPACE BETWEEN HANDGRIP AND WALL SHALL BE NOT LESS THAN 1-1/2 INCHES.
18 R312.7.8.4 Exterior plastic composite handrails
Plastic composite exterior handrails shall comply with the requirements of Section R507.3.
19 R311.7.9 Illumination
Stairways shall be provided with illumination in accordance with Section R303.7.
20 R312.1.3 Opening limitations
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
The triangular openings at the open side of stairs, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
Guards on the open side of stairs shall not have openings that allow passage of a sphere 4-3/8 inches (111 mm) in diameter.



2 EYEBROW ROOF, TYP.



6 TYP. STAIR LANDING @ TOP



5 TYP. STAIR LANDING @ BOTTOM

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COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
-

ARB PRELIMENARY SUBMITTAL 03-19-2025

△ REVISION

NO	DESCRIPTION	DATE

DETAILS

A6.1

WINDOW SCHEDULE

Mark	Nominal Size		Window Style	T-24 INFO		Window Data		
	O.A. Width	O.A. Height	Configuration	U-VALUE	SHGC	Mfr	EGRESS	Comments
1	5'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
2	5'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
3	5'0"	5'0"	Horizontal Slider - XX					
4	5'0"	5'0"	Horizontal Slider - XX					
5	5'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
6	5'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
7	4'0"	3'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
8	4'0"	3'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
9	2'0"	4'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
10	2'0"	4'0"	Single Hung - XX	.31	.21	TBD		Tempered
11	2'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
12	2'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
13	4'0"	2'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
14	4'0"	2'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
15	2'0"	2'0"	Awning - XX	.31	.21	TBD		Tempered
16	2'0"	2'0"	Awning - XX	.31	.21	TBD		Tempered
17	2'0"	2'0"	Awning - XX	.31	.21	TBD		Tempered
18	3'0"	6'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
19	3'0"	6'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
20	3'0"	6'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
21	2'6"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
22	7'0"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
23	2'6"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
24	6'0"	6'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
25	7'0"	6'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
26	1'8"	5'0"	Horizontal Slider - XX	.31	.21	TBD		Tempered
27	3'0"	6'8"	Horizontal Slider - XX	.31	.21	TBD		Tempered
28	6'0"	6'8"	Horizontal Slider - XX	.31	.21	TBD		Tempered

DOOR SCHEDULE

Mark	Nominal Size						T-24 INFO		Door Data			
	Width	Height	Thickness	Door Operation	Side Lights	L. Swell Wid	R Swell Wid	U-VALUE	SHGC	Mfr	Model No.	Accessories	Comments
1	6'0"	6'8"	1 3/4"	Swing Bi-part		N/A	N/A						
2	9'0"	7'0"	1 3/4"	Overhead		N/A	N/A						
3	3'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
4	9'0"	7'0"	1 3/4"	Overhead		N/A	N/A						
5	6'0"	6'8"	1 3/4"	Slider		N/A	N/A						
6	5'0"	6'8"	1 3/4"	Swing Bi-part		N/A	N/A						
7	7'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
8	1'6"	6'8"	1 3/4"	Swing Single		N/A	N/A						
9	2'6"	6'8"	1 3/4"	Swing Single		N/A	N/A						
10	3'0"	6'8"	1 3/4"	Pocket Single		N/A	N/A						
11	2'6"	6'8"	1 3/4"	Swing Single		N/A	N/A						
12	3'0"	6'8"	1 3/4"	Pocket Single		N/A	N/A						
13	2'6"	6'8"	1 3/4"	Swing Single		N/A	N/A						
14	3'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
15	3'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
16	2'4"	6'8"	1 3/4"	Swing Single		N/A	N/A						
17	2'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
18	3'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
19	5'0"	6'8"	1 3/4"	Slider		N/A	N/A						
20	3'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
21	2'6"	6'8"	1 3/4"	Swing Single		N/A	N/A						
22	7'0"	6'8"	1 3/4"	Pocket Single		N/A	N/A						
23	2'6"	6'8"	1 3/4"	Pocket Single		N/A	N/A						
24	6'0"	6'8"	1 3/4"	Swing Bi-part		N/A	N/A						
25	7'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
26	1'8"	6'8"	1 3/4"	Swing Single		N/A	N/A						
27	3'0"	6'8"	1 3/4"	Swing Single		N/A	N/A						
28	6'0"	6'8"	1 3/4"	Slider		N/A	N/A						

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 DORMER, TRANSOMS OR ANY CUSTOM SHAPED AND SIZES.

3. SELECTION AND LIGHT, VENTILATION AND HEATING. TOTAL HABITABLE ROOM AREA THAT IS NOT LESS THAN 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 ARRANGED IN ACCORDANCE WITH SECTION R303.5.1 AND 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.

4. 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.

5. 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.

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 DOOR. 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 ARRIVES WITHIN THE PLANE OF THE CLOSED DOOR 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. GLAZING ADJACENT TO THE DOOR IS TO A CLOSET OR STORAGE AREA 24 SQ FT (2.04 MM OR LESS IN AREA WITH NO DIMENSION GREATER THAN 36 INCHES (914 MM). GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.2 GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

9. R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.80 M2); THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR; THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 36 INCHES (864 TO 914 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) APPLIED AT THE TOP. CONTAINING THE GLASS AND HAVING NO OPENINGS THAT ALLOW PASSAGE OF A 4 INCH (102 MM) DIAMETER SPHERE. THE RAIL SHALL BE FREE OF SHARP OR ABRASIVE SURFACES AND SHALL HAVE ROUNDED OR BEVELED EDGES. WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 9 INCHES (229 MM) ABOVE THE WALKING SURFACE OR OTHER HORIZONTAL OPENING 45 INCHES (1143 MM) OR GREATER, A BODY WALKING SURFACE OR OTHER HORIZONTAL OPENING 45 INCHES (1143 MM) OR GREATER, A BODY WALKING SURFACE ADJACENT TO THE GLASS FOR A DISTANCE

EGRESS NOTES

1. R311.2 EGRESS DOOR. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM), WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN AT 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM), MEASURED VERTICALLY FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF 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 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).

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

5. REQUIRED MINIMUM 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 FINISHED GRADE IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R312.2.3.

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

7. R312.2.1 WINDOW SILL HEIGHT. 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 WHEN 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 A WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1877

ALL RIGHTS RESERVED. THE DESIGNS AND PLANS AS INDICATED AND REPRESENTED THROUGHOUT THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF CHAPPELL ARCHITECTURE AND WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS ARE TO BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CHAPPELL ARCHITECTURE.

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

ARB PRELIMENARY SUBMITTAL 03-19-2025

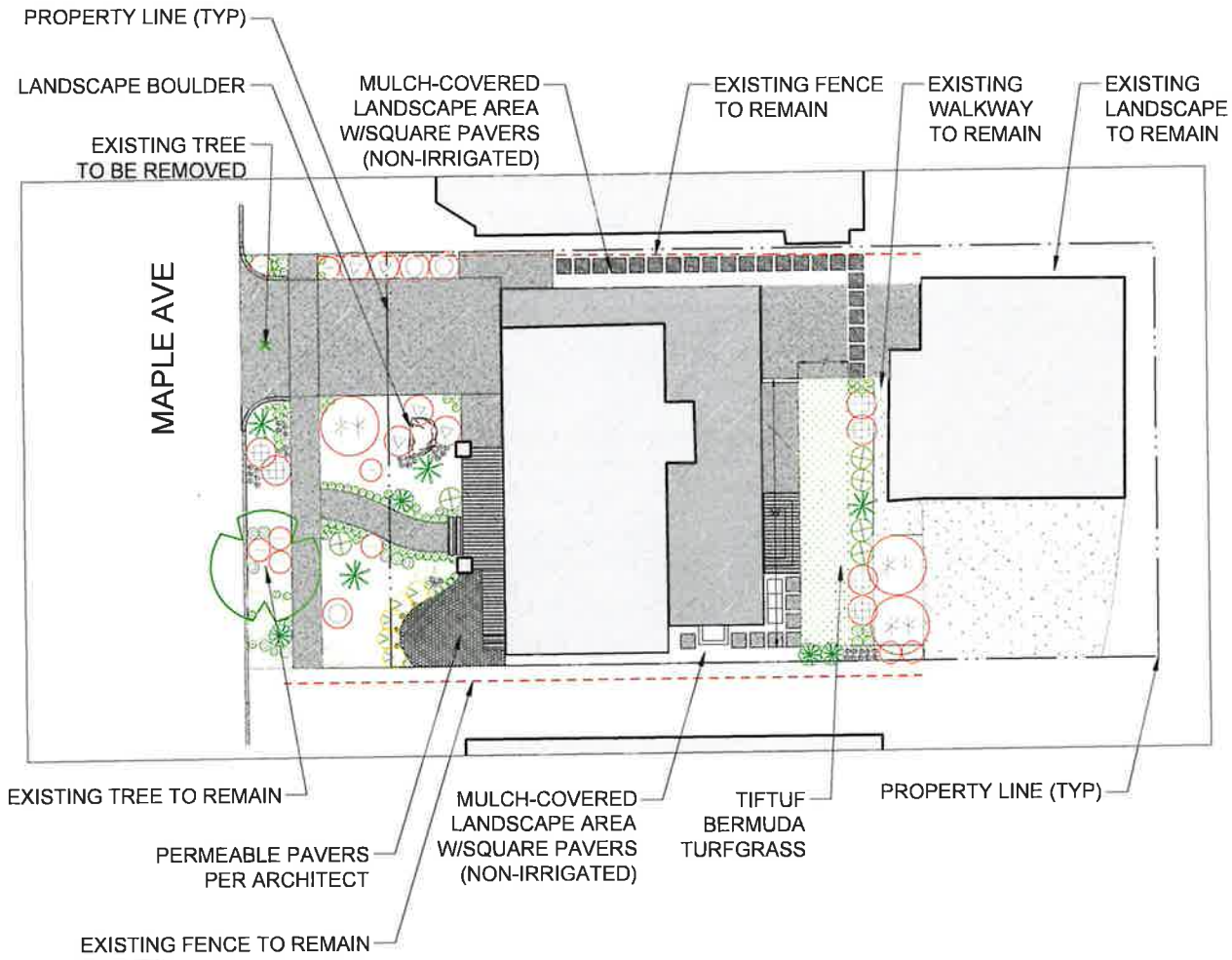
△ REVISION

NO	DESCRIPTION	DATE

SCHEDULES

A7.0

REVIEWED BY	APPROVED FOR CONSTRUCTION	APPROVED FOR CONSTRUCTION
DATE	BY DATE	BY DATE



	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
○	*Achillea millefolium*	Common Yarrow	13	2'-3"/1'-2'	1 gal	Low
◯	*Anigozanthos flavidus*	Kangaroo Paw	5	2'-3"/2'-6'	1 gal	Low-Med
◦	*Armeria maritima*	Sea Thrift	20	6"-12"/6"-12"	plugs	Low-Med
⊕	*Epilobium canum*	California Fuchsia	6	6'-18"/2'-3'	QT	Very Low
⊕	*Eschscholzia californica*	California Poppy	6	3-4'/3'-4'	QT	Very Low
◦	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	60	1'/1'	plugs	Low
◯	*Lavendula 'Munstead'*	Munstead Lavender	9	1'-3"/1'-3'	1 gal	Low
▪	*Lupinus bicolor*	Miniature Lupin	40	3"-16"/1'	plugs	Med
✳	*Muhlenbergia rigens*	Deer Grass	4	2'-3'/3'-4'	1 gal	Low-Med
▷	*Pittosporum tenuifolium 'Tom Thumb'*	Tom Thumb Kohuhu	3	2'-3'-2'-3'	5 gal	Med
✳	*Rosmarinus officinalis 'Huntington Carpet'*	Huntington Carpet Rosemary	3	1'-2'/4'-8'	1 gal	Low
▷	*Salvia leucantha 'Santa Barbara'*	Mexican Bush Sage	7	2'-3'-2'-3'	5 gal	Low
❀	*Stipa tenuissima*	Mexican Feather Grass	4	1'-2'/1'-2'	1 gal	Low
◯	Strobilanthes dyeriana	Persian Shield	3	1'-4'/1'-4'	1 gal	Low-Med
⋰		'TifTuf' Bermuda Grass	252 sf		seed	High

North

1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

PLANS PREPARED FOR
GORDON BURGESS
(626)780-0845
748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANS PREPARED BY
Sustainable Recreation Design
Bishop, CA
PLANS PREPARED UNDER THE DIRECTION OF
ANTHONY R. PERKINS LA#6462 DATE

NO.	REVISION	BY	APPROVED	DATE
1				

BURGESS RESIDENCE
748 MAPLE AVE

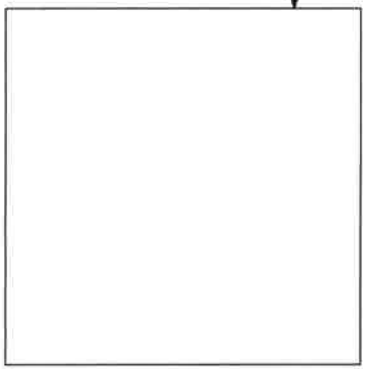
PLANTING PLAN

SHEET
LP - 1.0
04 OF 08

Attachment B
Preliminary Colors & Materials Board

Burgess-Birk Residence Remodel & Addition
Project #25-2328-CUP/CDP/ARB
Preliminary ARB Review
July 31, 2025

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

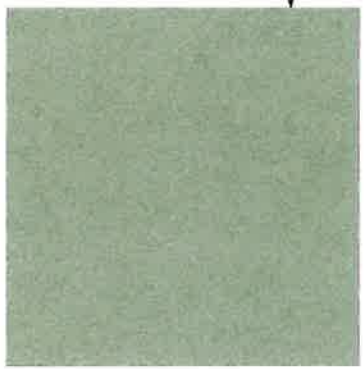
LED:
1-8 WATT INTEGRATED

EXT. WOOD STAIN

MANUFACTURER:
CABOT

COLOR:
CHESTNUT BROWN

HARDIE LAP SIDING



MANUFACTURER:
JAMES HARDIE

COLOR:
WILLOW GREEN

SANTA BARBAR SANDSTONE

MANUFACTURER:
NATURAL STONE

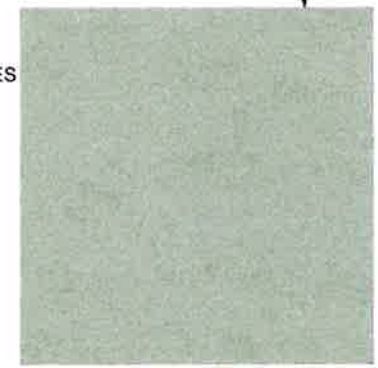
5 POINT DESIGN

WINDOWS & DOORS

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
WHITE

HARDIE SHIGLES



MANUFACTURER:
JAMES HARDIE

COLOR:
ECUALYPTUS

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DR. STE 1027
ROCKLIN, CA 95677
805.852.1677

PROJECT: **748 MAPLE AVE**

LOCATION: 748 MAPLE AVE CARPINTERIA, CA 93013

OWNER: GORDON BURGESS

MATERIAL BOARD

03/12/2024

Attachment C
Story Pole Photographs

Burgess-Birk Residence Remodel & Addition
Project #25-2328-CUP/CDP/ARB
Preliminary ARB Review
July 31, 2025

Looking East @
residence

looking SE @ residence

Looking NE at residence

Looking NE @ residence
8YSD206

looking SE

Looking East @ neighbor's roof (taller)
764
existing driveway
(street tree to be removed

Looking NE from Maple & Seventh

Looking NE from Seventh Street

apt./garage
Looking North from Seventh Street

Looking NW from Seventh Street / Mountain view

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date April 17, 2025

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Blakemore

ROLL CALL

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

Boardmembers absent: Lisa Woolf

OTHERS PRESENT: ___7__ members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Franklin Creek Trail Improvement Project, Project 24-2281-DP/CDP/ARB
Address: Franklin Creek between Carpinteria Avenue and Seventh Street
Applicant: Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department
Planner: Syndi Souter

Request of Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department, to consider Project 24-2281-DP/CDP/ARB for preliminary review of a proposal to construct a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street. The two-lane multi-use trail would vary from 12-feet to 13-feet in width and would be approximately 900-feet in length. New landscaping, seating benches, night lighting, and trash receptacles are proposed along the trail. The proposal would require 50 cubic yards of cut, 300 cubic yards of fill, and the removal of six non-native trees. The project site is approximately 0.50 acres in size, zoned Planned Residential Development (PRD-15) and Commercial Planned Development (CPD), is within the Coastal Appeals (CA) and Flood Hazard (FH) Overlay Districts, and is shown as APNs 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, & 003-301-025.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation outlining the project details. The City received a Safe Routes to School grant from the Santa Barbara County Association of Governments funded by Measure A. The trail improvements will provide a formal connection to Alisal School. Syndi presented photos of the exiting Carpinteria Avenue and Seventh Street entrances to the existing informal trail. Syndi presented plans showing the alignment of the new trail along Franklin Creek. The trail improvements will provide dual access along the creek that includes pedestrian and bicycle access as well as County Flood Control District access for maintenance of facilities along the creek. Syndi reviewed the project's aerial showing the location of existing residences near the new trail route and highlighting the project's role in facilitating a safe and efficient route for school children living near the trail. She reviewed the landscaping plan for the project and described trees to be removed and explained that the

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sycamore trees would be retained. She described the plantings along the trail and the street intersections, and reviewed an aerial showing the locations. She asked for the ARB to provide input on the planting palette to identify species they would think would be better for the trail. She reviewed the City of Carpinteria policies applicable to the project as detailed in the staff report.

Syndi asked that that the ARB provide feedback to staff on the following items:

- the proposed Multiuse Trail design,
- the proposed tree removals,
- the proposed landscaping species, and
- the proposed products for the benching, fences, lighting, waste receptacles, and light fixtures, including night sky compliance (she noted that the light fixtures and waste receptacles were chosen because they are consistent with those already used downtown).

Applicant Comments:

The project team on hand to present the project and respond to questions from the ARB included:

- John Ilasin, Public Works Director,
- Project Manager Josefina Arechiga, Assistant Engineer from Public Works, and
- Landscape architect Kayla Szubielski from RRM Design.

Josefina described the grant funding for the project that includes a Community Development Block Grant, the Measure A Safe Routes to School, and the South Coast Bicycle and Pedestrian programs from the 5th grant cycle. The City has also applied for two additional grants from the same program under the new 6th grant cycle. The goal of the program is to provide a trail for pedestrians of all types, and most specifically a safe route for students attending Aliso School. As of now the trail is not compliant with safety standards and the purpose is to improve upon these conditions and create a positive contribution to the community.

John described how the creekside right of way was situated on County parcels. The City has entered a secondary use agreement to provide for the use of the parcels for the trail project. He explained that the City will now have control of the trail, amenities, and trees to provide maintenance. Prior to the project, it was difficult to obtain maintenance of the trees by the County. Now with the secondary use agreement, the City will have full control of the maintenance of the trees. The County is on board, as they only see the trail for access. This is also a capital improvement project that is of great interest and will be regularly reviewed as a priority and critical infrastructure by the City Council.

Kayla discussed the details of the trail surfacing and the multi-use trail alignment. It is defined as a multi-use trail under the Measure A grant. The types of materials must also support maintenance along the route and is the reason for the surface materials presented in the plan. She described the figure showing the retaining wall as the grade approaches to Carpinteria Avenue and Seventh Street and explained that the design at these locations is not the same along the rest of the route's design and the rest of the alignment to Ninth Street. She discussed how the sycamore area is being treated. She described how the width of the trail and setback areas provide for enough space for all the uses. She noted that the light pole will be at 10-feet high and the fixture at 12-feet. The RRM lighting team worked closely with the Planning Department to ensure the lighting design is compliant with the Coastal Commission and creekside review rules. We worked to ensure our photometrics would not intrude into the creek. The County rules limit lighting to the trail side and not the creekside and that is the reason for their location.

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Public Comments:

Beth Anderson:
- Path should be left as natural as possible
- Meandering design around trees is nice; it should meander more instead of a freeway of cyclists.
- The County has been accessing already for maintenance and is not sure why City needs to improve maintenance.
- She asked if E-Bikes would be allowed.
- She expressed concerns with asphalt safety and maintenance.

Greg Miles
- Expressed that it is a great project and his house fronts the project.
- He expressed concerns with the maintenance of the corridor next to the channel.
- The fence is in bad shape. He asked if the 6-foot wood fence would remain as there is lots of graffiti.
- He is concerned about homeless and criminal activity.

Kaern Anigrati
- Her main concern is asphalt as the trucks already use the dirt roads.
- She has concerns about: on-going asphalt maintenance, graffiti, homeless persons, and how often the garbage cans would be emptied.
- She is also concerned about the availability of funding for ongoing maintenance; if the project cannot be maintained.
- All the Eucalyptus trees should be removed.

Patrick Cooks
- He is an arborist on the Tree Advisory Board and COSMAB and he was first introduced to the project 1.5 years ago.
- The project is in an ESHA and native mature trees should remain.
- He noted that all plants should be as native as possible.
- He expressed concern with asphalt maintenance.

Catherine Decker
- Expressed concern with graffiti on the wood fence.
- She also wanted to know when construction will start.

Boardmember Discussion:

Richard Johnson
- Noted that the ADA seems to be driving the project and that maintenance is a part of it.
- He objects to fabric sheeting on chain link fencing as it encourages graffiti.
- Removable bollards should be installed instead of a Knox box at each street access point.

Richard Little
- Expressed concerns similar to the public speakers, such as the potential for a bicycle racetrack arising on the trail path.
- He asked if another [trail] surface could be proposed.
- He is concerned about maintenance of project and hopes the City has staff and resources to maintain the trail.
- He is concerned with the potential for criminal activity.
- The trash cans are good, but need to be maintained.

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Patrick O'Connor

- Expressed that it is a nice project.
- He stated that the City should explore alternative trail surfaces.
- He does not like fence fabric.
- He noted that another bench style similar to those on Linden would be a better choice.
- He is uncomfortable with the lack of coordination between the adjacent Klentner project and this project- the drainage needs to be addressed.

Amy Blakemore

- Asked that other materials be looked into and include granite-crete.
- Expressed that there is no need for fabric on fence. Black chain link is appropriate.

In regards to plantings,

- She wants the planting plan to lean more to native trees.
- She expressed that Jacaranda is messy, leymus looks bad, and Berkley sedge does not do well; suggested ironwoods and coast live oaks (instead of island oaks).
- The pine is not great choice.
- This is a great project that has come a long way and will be a great community asset.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Little to recommend preliminary approval with the following comments:

1. Consider alternative surface materials, including granite-crete;
2. Confirm that the drainage plan is coordinated with the adjacent project;
3. Remove fabric covering from fencing; and
4. Adjust plant palette to include more native plants.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

2) The Action Minutes of the Architectural Review Board Meeting of March 17, 2025.

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

VOTE: 3-0, Amy Blackmore, abstained

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:

None.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Matters by Staff:

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Planner Brian Banks informed the ARB that Planning staff is seeking comments on an applicant proposed minor revision to the previously approved Palms – Deli/Market project to facilitate opening the Deli/Market. The change requires Director approval. Before approval, the Director is seeking any comments the ARB has on the proposal.

The purpose of the minor revision is to address an Environmental Health and Safety (EHS) Department required revision to the project identified during final plan check review. EHS regulations do not allow use of temporary portable outdoor restrooms and the existing storage shed. The applicant has proposed minor changes to address the EHS requirements to include:

- Addition of 257 SF to the rear of approved building to allow for a temporary restroom that would be removed once the approved restrooms are constructed, and a new freezer/refrigerator/storage area, and
- Demolition of the existing 101 SF shed.

The total new gross building area will be 157 SF. Brian presented the revised project plans for ARB review. The Director asked that the changes be reviewed by the ARB prior to being reviewed as a Director's Decision. We are asking that the ARB advise staff as whether any additional issues have been identified with the minor revision.

Public Comments: None

All Boardmembers, (3-0), found that no additional design related issues were identified with the minor project revision.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 7:00 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, May 1, 2025. All Boardmembers present expressed that they expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 2025

ACTION MINUTES

The meeting was called to order at 5:_30___ p.m. by Chair Blakemore

ROLL CALL

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

Boardmembers absent: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Coeler New Residence, Project 23-2232-DP/CDP/ARB
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/CDP/ARB for preliminary review of a proposal to construct a new 3,251 square foot two-story single-family residence with an attached 426 square foot two-car garage, for a total size of 3,677 square feet and a maximum height of 24.42 feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Ex Parte Communications Disclosure: Blackmore had a meeting with the applicant about the palm.

Staff Presentation:
Syndi Souter provided a presentation and described the proposal to construct a new 3,677 sq ft 2-story single-family residence including 3,251 sq ft of living space, a 426 sq ft two-car garage with 24.5 feet maximum height and slab on grade foundation. The project will include new landscaping and hardscape with driveway off Linden Avenue and include a Protection Plan for an existing Sycamore tree. She showed an aerial of the site and described the project setting and context at 333 Linden, which is a currently vacant project site of 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field.

Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the east, north, south, and west perspectives, framing, roof plans, colors and materials, landscape and hardscape plans. She discussed and showed photos of the story pole locations and views from Lindon Avenue, Third Street, and Dorrance Way.

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Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style.
- The architectural details and color scheme.
- The street façade, including the dominance of the garage doors.
- Plate heights and overall resultant building height.
- Proposed landscaping and hardscape.
- Proposed exterior lighting fixtures and night-sky friendly compliance.
- Compatibility with the neighborhood and the "small beach town" character.
- Planning for future sea level rise impacts.

She answered questions from the ARB regarding changes to the project and how the applicant addressed issues raised during the December 15, 2022 meeting.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed their approach to addressing the prior ARB comments on the project and answered ARB member questions. He reviewed the site plans focusing on foundation, plate heights, architectural style, and the new design with the courtyard based around the preservation of the existing sycamore tree.

Public Comments:
Marilyn Jenkins: There are 5-foot-tall piles of soil stockpiled on the lot that might be used to raise the height of the foundation. She discussed the historical photos she sent of the vicinity. She discussed the Stein house, the former hotel near the site, and the design of her house. She discussed the design of her house and her concerns that she would lose her views. She asked that the height be reduced and expressed her perspective regarding who may be living in the house. She wants the lot to be preserved to the maximum extent possible with a small single-story residence. She noted that the prior hotel use of the Stein house should be considered. She would like the project to be scaled back.

Boardmember Discussion:

O'Connor: The hedges along Linden Avenue should be cut down so story poles can be seen. The mass and scale have been compared to the Stein house and other houses. The Stein house has not been restored to the original style, but has unique style. He feels the proposed style is similar in concept, but the massing is too "muscular" and should be brought to a similar scale to the Stein house.

Little: He agrees with Boardmember O'Connor and would like to see a smaller house with a reduced scale. Bringing the 10-foot plate heights down would help. Look at changing the layout of the ground floor to provide more direct access to the backyard. The Spanish Mediterranean style is great but the size should be reduced from 5-bedrooms to achieve an appropriate scale.

Johnson: In regards to the north and south elevations: The 10-foot plate heights on 2nd floor are not appropriate for small lots in the neighborhood. He expressed the top floor should not appear as a "train car" and needs more articulation. He suggested they could add gables and pop outs to improve the appearance and design of the long walls. In addition, on the south elevation, he would like the window plates to be reduced to get an asymmetrical ridge. He likes the arched window over the stairway and suggests revising the interior so access could be provided from the master bedroom and become an outdoor deck with south views. Perhaps, the wall could be brought up to reduce the overview effects

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on the neighbor. He likes the articulation of the east elevation, wants it scaled down, and likes the idea of providing through access to the patio.

Blakemore: Agrees with previous comments regarding the scale being too large and maxed out to the setbacks. She expressed that she wants to retain the palm, although she sees that there is no work around between saving the sycamore or the palm. A new palm should be planted on Linden to replace the palm. The scale is too large for the landscape area and encroaches on the Sycamore. She thinks the style is great but the scale is too large for the neighborhood.

ACTION: Motion by Chair Blakemore seconded by Boardmember O'Conner, to recommend that the project be continued to a future meeting and directed the applicant to address the ARB comments.

VOTE: 4-0

2) Project: Coeler New Residence, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,479 square feet and a maximum height of 24.58 feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed new two-story single-family residence will exhibit a combination of Spanish and Mediterranean architectural traits.

She showed photos of the site and existing residence proposed to be demolished, and discussed the neighborhood context. Syndi reviewed the proposed plans including: the building footprint, the floor plans, elevation renderings for the south, west, east, and north elevations, roof plans, colors and materials, landscape and hardscape plans, and an exhibit showing the proposed setback modifications. She discussed and showed photos of the story pole locations and views from Dorrance Way and from the intersection of Linden Avenue and Dorrance Way. She explained that the applicant is seeking modification to the 50-foot front yard setback from the centerline of Dorrance Way. The front of the residence is proposed to be located 20-feet from the front property line, which meets the required minimum setback as measured from the property line but not as measured from street centerline. The proposed setback is consistent with other residences in this location.

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Syndi requested ARB comments on the following:

- Proposed Spanish/Mediterranean architectural style and overall design.
- Requested front setback modification as related to neighborhood compatibility.
- The architectural details and color scheme.
- The street frontage design, including the dominance of the garage doors.
- Compatibility with the beach neighborhood and "small beach town" character.
- Proposed exterior lighting.
- Proposed landscaping and hardscape design.
- Planning for future sea level rise impacts.

Syndi responded to questions from the ARB regarding their comments during preliminary review and the specifics of the current proposal.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, discussed the proposed house and compared it to the previously reviewed duplex. Dylan, staff, and the ARB discussed the size, bulk, and scale of surrounding two-story buildings in relation to the proposal.

Public Comments: None

Boardmember Discussion:

O'Connor: The south elevation has a large window with a lot of potential activity adjacent to it that should be addressed for privacy. The project is too "muscular," the size of the project and massing should be reduced, and the second story should be "wedding caked" more.

Little: The Spanish-Mediterranean style is in your face and the entry alcove is overdone and he would like it to be opened up to reduce darkness in that location. The massing is too much. Likes the design of the first-floor windows at the rear and the access provided to the back of the house to respect the neighbors. It would be nice to reduce the structure to have more space in the backyard as well. The story poles should have red flags for consistency with the Linden Avenue project.

Johnson: The second story has generous rooms that could be reduced so the 2nd story walls could be drawn in. Encouraged applicant to increase the "wedding cake" massing in respect for the neighboring homes. He likes the front elevation and how it sets back from the street, and thinks it is very well animated and is nicely detailed in the massing and colors. Not concerned about the perimeter as it has landscaping. He is appreciative of the second-floor lower plate as compared to others in the neighborhood. He would like more articulation on the second floor to reduce the massing.

Blakemore: For the future submittals, leave the plant material off the imagery so there is a realistic depiction of what is going in the elevations. Cover up the A/C condenser and mechanical in the back. The lot sizes are more generous so the design appears to sit better on the site. It terms of landscaping, with the existing avocado, there is not a need for hedges in that corner. She would like a different plant palette from the landscape architect for each of the three projects to mix things up.

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ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the ARB comments incorporated in the project design.

VOTE: 4-0

3) Project: 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a revised proposal to construct a new 3,312 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a resultant size of 3,749 square feet. The proposal includes an unenclosed 62 square-foot front entry porch and a 396 square-foot covered loggia at the rear. The maximum roof ridge height of the proposed residence would be 25-feet above the finished grade. The existing 1,275 square-foot single-family residence and accessory structures on the property would be demolished. Access would be via a new driveway off Dorrance Way. The parcel is zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,275 sq ft residence and accessory structures and construction of a new 3,312 sq ft two-story single-family residence with a 437 sq ft two-car garage with a maximum height of 25 feet. She described how the new proposal would include new landscaping and hardscape, a new driveway off Dorrance Way, and have a slab on grade foundation.

She reviewed the aerial of the project in relation to the uses in the vicinity. She showed photos of the existing residence and presented the proposed project plans including: the site plan, floor plans, elevations, section plans, the roof plan, materials and colors palette, and an exhibit showing the proposed front and rear setbacks. She showed photos of the story poles and discussed views of the poles from locations along Dorrance Way, from the Linden and Dorrance Way intersection, and from the city parking lot across the railroad tracks. The proposal includes request for a modification to the front yard setback requirement. The grading and drainage plans have been revised to eliminate the previously proposed filled pad, and the design of the revised project remains in the Coastal Craftsman architectural style.

Topics suggested for ARB consideration include the following:

- Proposed architectural style and overall design;
- Requested front setback modification as related to neighborhood compatibility;
- The architectural details and color scheme, including doors and windows;
- The street frontage design;
- Planning for future sea level rise impacts;

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- Proposed exterior lighting;
- Proposed landscape and hardscape design; and
- Compatibility with the beach neighborhood and "small beach town" character.

Syndi showed an aerial depicting the setbacks of existing residences adjacent residences in response to a question from the ARB about the proposed setbacks modification request.

Applicant Comments:
Dylan Chappell, architect, and George Manuras, project manager, noted that the scale is reduced compared to the previously reviewed duplex project. He explained that the 8- and 9-foot plate heights were appropriate for the structure. He included a steeper roof at the entrance to identify the area. Dylan, staff, and the ARB discussed the proposed window designs.

Boardmember Discussion:

Johnson: Expressed that he liked the proposal as designed and that the different sizes and types of windows were whimsical. He approved of the project as presented.

Little: Stated that he likes the project and he would like to see consistency in the windows facing the street. He likes the "Swiss Chalet" look of the entry ridge. Likes the open space use in the design and the rear layout.

O'Connor: Expressed that he likes the project as it will be viewed in context with other residences. He had concerns about privacy with the parking lot next door. The setback modification may not be warranted since the house could be pushed farther back on the large lot.

Blakemore: Agreed with previous comments, that the project's size, bulk, and scale are appropriate. She wants to see more variety in the landscape palette.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval to the Planning Commission with the ARB comments incorporated in the project design.

VOTE: 4-0

OTHER BUSINESS: None

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CONSENT CALENDAR:

2) Action Minutes of the Architectural Review Board Meeting of March 17, 2025 to be presented at a future meeting.

ACTION: Motion by Boardmember _____, seconded by Boardmember _____, to approve the minutes as drafted.

VOTE: N/A

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Blakemore adjourned the meeting at 7:25 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, May 15, 2025. All Boardmembers present expect to attend except Boardmember Little who will recuse himself from the item from the review of the Carpinteria Valley Water District, Advance Purification Project due to a conflict.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 15, 2025

ACTION MINUTES

The meeting was called to order at 5:00 p.m. by Chair Blakemore.

ROLL CALL

Boardmembers present: Amy Blakemore, Chair
Richard Johnson
Richard Little
Lisa Woolf

Boardmembers absent: Patrick O'Connor, Vice Chair

OTHERS PRESENT: __4___ members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Brown Residence Addition, Project 24-2325-CDP/ARB
Address: 600 Arbol Verde Street
Applicant: Tom Brown, property owner
Planner: Syndi Souter

Request of Tom Brown, property owner, to consider Project 24-2325-CDP/ARB for preliminary/final review of a proposal to construct a new 127 square-foot "Four Seasons Room" addition and modify the front entry on an existing single-family residence. The resultant residence would be 1,721 square feet with an attached 441 square-foot two-car garage, for a total size of 2,162 square feet. The site is 6,300 square feet in size and is zoned Single Family Residential (6-R-1), shown as APN 003-292-001, addressed as 600 Arbol Verde Street.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation of the project starting with an overview of the proposed 127-square foot Four Seasons room addition to the front of the existing single-family residence. She displayed aerials of the house location in context of the existing single family residential neighborhood and a photo of the existing residence from the street. Syndi then reviewed the proposed project plans and elevations. She highlighted the proposed improvements on the site plan, including the "Four Seasons" addition and its day-lighting windows, the new open gable roofs of the addition and at the home entry, and the new gray shake siding and plaster exterior finishes. She explained that the proposed height would remain 12 feet above maximum grade. She and the applicant clarified that no landscaping plan is included in the proposed project.

She asked that the ARB focus their review on the following issue areas,

- Proposed architectural style and details,
- Proposed colors and materials, and
- Consistency with the City's "small beach town" image.

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Applicant Comments:

The applicant, Tom Brown, answered questions from the ARB about the changes to the existing entry walkway, roof, and siding. He clarified the color choices and explained the reason for replacing the entry walkway is to replace the existing concrete walkway because it is old and uneven and poses a trip hazard. In response to Boardmember questions, he explained how the entire roof would be replaced with gray/black shingles and that proposed siding material would be pre-stained cedar (actual wood) shingle planks. He discussed how the new single door would enter an office and how the main double door entry would remain as the primary entry to the existing residence. He further explained how the views from and to the proposed new side windows would be obscured by a line of existing bushes located adjacent to the neighbor's driveway that ensured a privacy issue between the properties would be avoided.

Public Comments: None.

Boardmember Discussion:

Woolf expressed that the project looked good.

Little expressed that he likes the design and it fits the neighborhood.

Johnson pointed out that the City typically requires the service lines from the existing pole to be installed underground consistent with Public Works standard conditions of approval.

Blackmore expressed that it would be a really good addition to the home and that the applicant should consider adding new gutters along with the new roofing.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend Preliminary and Final Approval of the project to the CDD Director.

VOTE: 4-0 approved

2) Project: Carpinteria Advanced Purification Project, Project 24-2313-CUP/CDP/ARB
Address: 5451 Olive Avenue, 1532 Linden Avenue, & 1500 Meadow View Lane
Applicant: Carpinteria Valley Water District
Planner: Syndi Souter

Request of Christopher Malejan, WSC, Inc. agent on behalf of the Carpinteria Valley Water District (CVWD), to consider Project 24-2313-CUP/CDP/ARB for preliminary/final review of certain elements of the proposed Carpinteria Advanced Purification Project (CAPP). The CAPP is an advanced water purification facility (AWPF) that will treat wastewater from the Carpinteria Sanitary District's (CSD) existing wastewater treatment plant and convey purified water from the AWPF to two injection wells to replenish the groundwater basin and to be available for future potable reuse. The ARB is asked to review site lighting associated with the proposed AWPF, and fencing and landscape screening associated with the proposed injection well sites. The AWPF site is zoned Community Facility District (CF), shown as APN-003-370-

DRAFT

014, and addressed as 5451 Olive Avenue. The injection well sites are proposed to be located at: 1.) 1532 Linden Avenue (APN 004-005-007), zoned Community Facility District (CF); and 2.) 1500 Meadow View Lane (adjacent to APN 004-005-008), zoned Single Family Residential District (7-R-1).

Ex Parte Communications Disclosure: None

Staff Comments:
Bret McNulty explained the purpose of the project and that the ARB review would be focused on the fencing and landscaping of the proposed injection and monitoring well sites and the lighting at the AWPF. Chair Blakemore invited the applicants to the table to discuss the proposed designs. Bret, with guidance from the applicants presented an overview of the proposed lighting at the AWPF building and the fencing and landscaping at the and the injection and monitoring well locations at St. Francis Church, and Meadow View Lane, respectively.

Bret further identified the following focused discussion items,

- ARB and Applicant are asked to consider alternative fencing materials and screening for the injection well site 2 due to its location adjacent to existing homes.
- Proposed lighting fixtures at the new AWPF building.
- Proposed fencing design and height at both well sites.
- Visual impacts of proposed fencing.
- Proposed landscaping design and plant choices.

Applicant Comments:
The applicant responded to questions from the Boardmembers regarding the proposed AWPF orientation on the ground and the locations of proposed lighting above the building doorways. The applicant explained that the proposed Dark Sky compliant and shielded lighting and on-site mounting locations were intended to avoid directing lighting and glare toward Carpinteria Creek and the residential neighborhood beyond the creek while ensuring worker safety.

The applicant discussed the well location selection process with Boardmembers and staff. The applicant described the proposed well equipment and initial ideas for the appearance of the fencing and landscaping of the enclosures at both the St. Francis Church, and Meadow View Lane well sites. Further, the applicant sought and received direction regarding how best revise the design of the enclosures to reduce their visual effects on adjacent uses by using materials and planting that would soften, shield, and enhance the aesthetics of the well installations.

Policy Consistency:
Bret discussed the project's consistency with the Carpinteria Municipal Code, Title 14, Zoning and the General Plan/Coastal Land Use Plan design policies. He asked the ARB provide input to staff regarding the following points of consideration:

- The Board's comments on the proposed fence design, materials, locations, and visual impact would be appreciated.
- Proposed fencing and gates are intended primarily to provide security for the injection well sites, and secondarily to help screen/soften views of the new CVWD utility infrastructure.
- Potential for the strategic use of landscaping around Injection Well Site 1

DRAFT

- The Meadow View Lane Injection Well 2 enclosure site presents a challenging situation. The typical chain link fence enclosure and screening may not be optimal for the residential setting of this site.

Public Comments: None

Boardmember Discussion:

The Boardmembers expressed that the chain link fencing with slats was not appropriate in a residential setting due to their utilitarian appearance. The applicant clarified that the utility equipment boxes were not shielded with cloth but were proposed to be painted a color that would reduce their visibility. The applicant clarified that there would be nine new lights at the AWPF site, three of which would be located to illuminate the building side facing east and away from the creek. The remainder of lights would be located on the creek facing side of the building and installed over doorways and a tall roll up door that provides access to the building. The Boardmembers discussed the adequacy of the lighting.

The Boardmembers reviewed the existing conditions at Meadow View to discuss the staff question about how to address the appearance of the site.

Woolf expressed that she was good with the proposed lighting at the AWPF and that security is very important at such a vital facility. The chain link fencing at Meadow View should be replaced with a solid iron type of fence that is solid, permanent and attractive in appearance that would also protect these important well site(s).

Little expressed that the proposed 22-foot-high light stands should be reduced down in height to protect the creek side as long as security is addressed. For the fencing at St. Francis church enclosure, he thinks solid wrought iron would. He would like the currently proposed Hawthorne species while durable should to be replaced with another more suitable plant that would grow higher to hide the equipment inside. For the Meadow View enclosure, he pointed out that the subdivision residents would be looking right at the Meadow View well site every time they exited the community. He would like to see the enclosure stepped back from the street to the sidewalk side with landscaping to improve the look The fence type should be nd better landscaping provided.

Johnson expressed agreement that landscaping with vines should be used at the Meadow View enclosure to hide the fence and address the Meadow Vie

Blackmore noted that there is a need for a photometric plan that will ensure and demonstrate there is no light spillage into Carpinteria Creek. In terms of the planting at the Lindon Road (St. Francis) site she would like both proposed plant species to be replaced with a trumpet vine to prove a solid green happy plant easy to maintain. In the front of that Graptopetalum would be more consistent and hardier. At the Meadow View enclosure use the same fencing materials and plantings would be appropriate for both sites would save costs.

ACTION: Motion by Boardmember, Blackmore, seconded by Boardmember, Johnson, to recommend approval of preliminary and final review with the following recommendations to the Planning Commission, That the project approval is conditioned upon,

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Requiring submittal of a photometric plan that demonstrates that the final lighting installed at the AWPF site doors and lighting poles would result in no light spillage or glare into Carpinteria Creek; and that

The fencing and landscaping for the equipment enclosures proposed to be located at 1532 Linden Avenue and 1500 Meadow View Lane should be revised to use the same fencing type at the Meadow View Lane site as the type proposed for 1532 Lindon Avenue, and that the landscaping and plant materials be changed as discussed per the minutes above.

VOTE: 4-0, Approved

OTHER BUSINESS: None

CONSENT CALENDAR:

2) Action Minutes of the Architectural Review Board Meeting: None

ACTION: N/A

VOTE: N/A

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Blakemore adjourned the meeting to the next scheduled meeting to be held tentatively on July 7th at 5:30 pm, or at a future date.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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