Architectural Review Board
Meeting Agenda

Thursday, October 16, 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: 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 final 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, and 003-301-025.

2. Project: Cypress Apartments Renovations, Project 25-2335-DP/CDP/ARB
Address: 4956 Fifth Street
Applicants: Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC
Planner: Syndi Souter

Request of Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC, to consider Project 25-2335-DP/CDP/ARB for preliminary review of a proposal for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. The interior renovations would include the creation of two new units and upgrades to the remaining units. The exterior renovations would include a new roof, new windows and doors, new plaster and paint, new stairway and balcony railings, new landscaping, and new hardscape. Approximately 364 square-feet of the existing rear portico would be enclosed to create a new bike storage room and a general storage room. The existing carport and uncovered parking area would remain and continue to provide 10 on-site parking spaces. Vehicular access to the site would remain at the rear off of Sixth Place. The project site is 12,750 square-feet in size, zoned Planned Residential Development (PRD-20), and is shown as APNs 003-312-012 and 003-312-013.

3. Project: 1069 Casitas Pass Improvement Project, Project 25-2334-DPR/ARB
Address: 1069 Casitas Pass Road
Applicants: Michael Holliday, DMHA Architecture, agent, for Christine Lujan, KCR
Planner: Mindy Fogg

Request of Michael Holliday, DMHA Architecture, agent, for Christine Lujan with MKCR to consider Project 25-2334-DPR/ARB for preliminary review of a proposal for exterior improvements to an existing 169-unit apartment complex (Shepard Place Apartments). The improvements would involve removal of existing trees, new landscaping, new amenities (BBQ area, dog park, gathering spaces), restriped parking lot, installation of driveway gates, repainting of the buildings, new lighting, and other improvements on the grounds. The project site is 7.35 acres in size, zoned Planned Residential Development (PRD-20), and is shown as APN 001-070-057.

4. Project: Verizon Wireless Facilities, Project 25-2336-CUP/CDP
Address: 912 Linden Avenue (business addresses 944, 954, 962, and 970)
Applicants: Celeste Magennis, Centerline Communications, on behalf of Verizon and Francis Sargus, Owner
Planner: Bret McNulty

Request of Celeste Magennis, Centerline Communications, for Verizon Wireless, to consider Project 25-2336-CUP/CDP for preliminary review of a proposal to install three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof tops of the existing single-story commercial building located between Linden Avenue and Cactus Lane. Antenna arrays would be installed at both sides of the existing Carpinteria clock tower located on the north corner of the building and in a new enclosure located on the south corner of the building. The proposed support equipment enclosure would be located on the roof top of an accessory structure attached to the east-oriented back of the main building and adjacent to Cactus Lane. One emergency parking spot is proposed next to the equipment enclosure adjacent to Cactus Lane and across from City parking lot #2. The property is a 13,068 square foot parcel zoned Central Business District (CB) and shown as APN 003-263-029.

OTHER BUSINESS

CONSENT CALENDAR

5. Action Minutes of the Architectural Review Board Meeting of July 31, 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, October 30, 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, October 10, 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 October 16, 2025

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 24-2281-DP/CDP/ARB **Planner:** Syndi Souter
Address: Franklin Creek between Carpinteria Avenue and Seventh Street
APNs: 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, & 003-301-025
Zoning: Planned Residential Development District (PRD-15) and Commercial Planned Development (CPD)
Applicant: Josefina Arechiga, Assistant Engineer, City of Carpinteria Public Works Department

Project Review:
☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is the 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 pervious concrete pavement 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. Replacement safety fencing along the top of the creek channel would also be installed as part of the project. The proposal would require 50 cubic yards of cut, 300 cubic yards of fill, and the removal of six non-native trees.

The final plans and exhibit board are included in Attachment A.

PROJECT HISTORY

The project received preliminary review by the ARB on April 17, 2025. At that meeting, five members of the public provided comments on the proposal. The common theme of the public comments related to the maintenance of the proposed trail improvements, including graffiti abatement and trash removal. Some members of the public were concerned about the removal of four eucalyptus trees, while others were supportive of the proposed tree removals. The ARB was generally supportive of the project and voted 4-0 (Woolf absent) to recommend preliminary approval to the Planning Commission with the following comments:

1. Consider alternative surface materials, including granite-crete;
2. Confirm that the drainage plan is coordinated with the adjacent project (4745 Carpinteria Avenue mixed-use development);
3. Remove fabric covering from fencing; and
4. Adjust plant palette to include more native plants.

Following the ARB meeting, the plans were updated with the following changes to address the ARB comments:

- The proposed trail surface was changed from asphaltic concrete (AC) pavement to pervious concrete pavement;
- The plans were updated to include the proposed final grades on the adjacent parcel at 4745 Carpinteria Avenue (the Klentner mixed-use project) and the on-site drainage patterns were verified;
- The applicant confirmed that the proposed fencing will not have fabric covering; and
- The plant palette was updated to include all native trees and shrubs.

The Planning Commission reviewed the project with the revised plans at their July 7, 2025 meeting. At the meeting, four members of the public spoke and two public comment letters were received. The public comments included concerns about the removal of the trees, especially the eucalyptus near Carpinteria Avenue, signage to inform the public not to feed the ducks, security, trail maintenance, and a suggestion to remove the power pole at Carpinteria Avenue. After a lengthy discussion about the proposed removal of the eucalyptus tree at Carpinteria Avenue, the Planning Commission voted 4-0 (Moyer recused) to approve the project with an additional Condition of Approval that would require the applicant to work with the County Flood Control District to plant a large native replacement tree (oak or sycamore) in the same general location as the eucalyptus tree to be removed.

A copy of the Meeting Minutes from the April 17, 2025 ARB Meeting can be found in Attachment B, and excerpted sheets from the Preliminary Plans are in Attachment C.

PROJECT ANALYSIS

The final plans have been revised in response to the ARB's preliminary comments and the Planning Commission's Conditions of Approval. The final plans include a new 24-inch box sycamore tree near Carpinteria Avenue to replace the eucalyptus tree that will be removed in that location (see Sheet PL102). The construction details for the project can be found on Sheets CD501 through CD505, which include the proposed interpretive signage designs for the project. The typical concrete and retaining wall details can be found on Sheet S-201. The proposed light fixtures and specifications are shown on Sheet E701. The final landscaping planning plan can be found on Sheets PL101 and PL102. Additional renderings and photographs of the materials/furnishings for the project can be found on the exhibit board (note that some of the tree, shrub, and groundcover species shown on the board have been superseded by the final plans). Overall, staff is supportive of the project as proposed and believes it has satisfactorily responded to the ARB's previous comments and the Planning Commission's Conditions of Approval.

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

SUMMARY OF ISSUES

- Proposed multi-use trail design;
- Proposed tree removals and proposed landscaping species, including the new native replacement tree at Carpinteria Avenue;
- Proposed interpretive signage;
- Proposed products for benches, fencing, lighting, and waste/recycling receptacles; and
- Proposed exterior light fixtures, including night-sky compliance.

RECOMMENDATION

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

ATTACHMENTS

Attachment A- Final Plans and Exhibit Board
Attachment B- ARB Meeting Minutes from April 17, 2025
Attachment C- Excerpted Sheets from the Preliminary Plans (superseded)

Attachment A

Final Plans and Exhibit Board

Franklin Creek Trail Improvement Project

Final ARB Review

October 16, 2025

PROJECT DESCRIPTION

The two-lane pervious concrete pavement multi-use trail would extend from Carpinteria Avenue to Seventh Street varying from 12-feet to 13-feet in width and approximately 900-feet in length. In order to comply with ADA slope standards, the trail would be elevated with low retaining walls up to three feet above grade in some sections. The elevated sections would have Corten steel handrails along the tops of the retaining walls. Three rest areas with benches and trash receptacles would be located on concrete pads adjacent to the pathway. The northern and southern rest areas would have interpretative signs adjacent to the pathway. The seating area near Ninth Street would have a concrete split rail fence to define the bounds of the area. A new 42-inch-tall black powder-coated chain-link fence would be located along the top of the existing drainage box channel wall, with five sets of double gates for flood control maintenance access to the creek, to replace the existing damaged fencing placed at the top of the channel wall. Ten new 10-foot-tall pole lights, with cut-off shields to prevent light spillover into the creek, would be installed to provide night lighting along the trail. The proposal requires grading and earthwork, totaling 50 cubic yards of cut and 300 cubic yards of fill.

PUBLIC WORKS DEPARTMENT

FRANKLIN CREEK TRAIL IMPROVEMENTS

90% CONSTRUCTION DOCUMENTS

Carpinteria Avenue to Seventh Street

PROJECT DIRECTORY

LEAD AGENCY
CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT
5775 CARPINTERIA AVE — PHONE: (805) 684 5405
CARPINTERIA, CA 93013 — FAX: (831) 684-5304
CONTACT: JOHN ILASIN

PROPERTY OWNER
SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT
105 E ANAPAMU ST — PHONE: (805) 681-4200
SANTA BARBARA, CA 93101
CONTACT:

LANDSCAPE ARCHITECT
RRM DESIGN GROUP
32332 CAMINO CAPISTRANO, SUITE 205 — PHONE: (949) 361-7950
SAN JUAN CAPISTRANO, CA 92675
CONTACT: KAYLA SZUBIELSKI

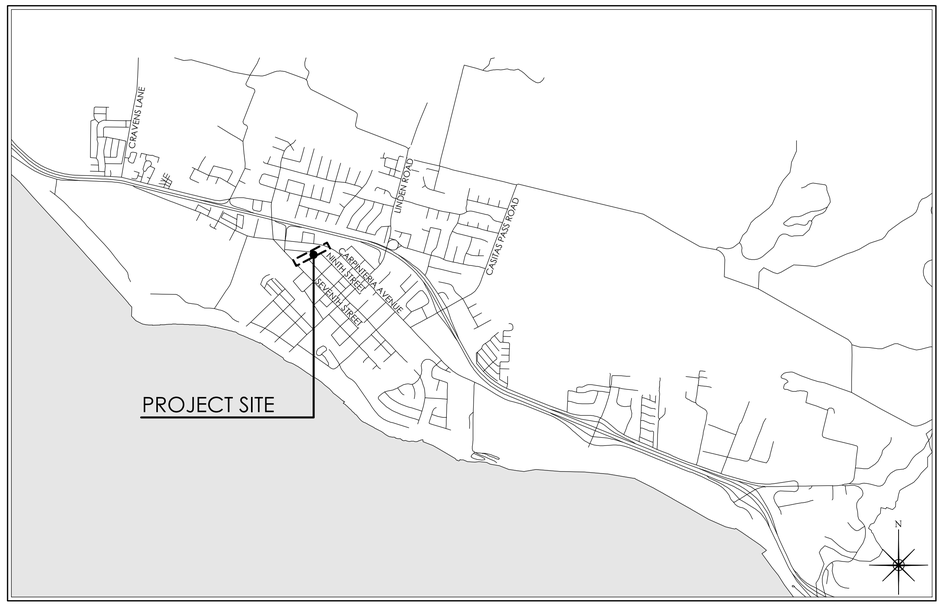
CIVIL ENGINEER
RRM DESIGN GROUP
10 E FIGUEROA ST, SUITE 200 — PHONE: (805) 963-8283
SANTA BARBARA, CA 93101
CONTACT: MIKE HAMILTON

GEOTECHNICAL ENGINEER
EARTH SYSTEMS
2049 PREISKER LN, SUITE E — PHONE: (805) 928-2991
SANTA MARIA, CA 93454
CONTACT: LUKE JOHNSON

STRUCTURAL ENGINEER
RRM DESIGN GROUP
3765 S HIGUERA ST, SUITE 102 — PHONE: (805) 543-1794
SAN LUIS OBISPO, CA 93401
CONTACT: MICHAEL DOREMUS

ELECTRICAL ENGINEER
LUCCI & ASSOCIATES
3251 CORTE MALPASO #511 — PHONE: (805) 389-6520
CAMARILLO, CA 93012
CONTACT: KEN LUCCI

VICINITY MAP



NOT TO SCALE

SHEET INDEX

TS001	TITLE SHEET
RS001	CONDITIONS OF APPROVAL
TP001-TP102	TREE PROTECTION PLAN
DM101-DM102	DEMOLITION PLAN
EC101-EC102	EROSION AND SEDIMENT CONTROL PLAN
CP001-CP102	CONSTRUCTION PLAN
CP301-CP303	TRAIL SECTIONS
CD501-CD505	CONSTRUCTION DETAILS
GR001-GR102	GRADING AND DRAINAGE PLAN
PP101-PP102	PLAN AND PROFILE
RW101	RETAINING WALL PROFILES
S-101	STRUCTURAL ABBREVIATIONS & SYMBOLS
S-102	STRUCTURAL GENERAL NOTES
S-103	STRUCTURAL SPECIAL INSPECTION & TESTS
S-201	STRUCTURAL TYPICAL CONCRETE & RETAINING WALL DETAILS
E100	ELECTRICAL GENERAL NOTES, ABBREVIATIONS & SYMBOLS
E101	ELECTRICAL OUTDOOR TITLE 24
E300	ELECTRICAL SITE LIGHTING PLAN
E301	ELECTRICAL SITE LIGHTING PHOTOMETRICS
E600-E601	ELECTRICAL DETAILS
E701	ELECTRICAL CUTSHEETS
PL101-PL102	PLANTING PLAN
PD501	PLANTING DETAILS
SP101-SP102	SIGNAGE AND STRIPING PLAN
SD501	SIGNAGE AND STRIPING DETAILS

BASIS OF BEARING & BENCH MARK

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS FROM 110 RS 59-60.

THE BENCHMARK FOR THIS PROJECT IS BASED ON AN OPUS SOLUTION AT POINT 1000. ELEVATION = 11.79' (NAVD88)

RRM PROJECT NO.
2911-01-RC22

rrmdesign.com | (805) 543-1794
32332 CAMINO CAPISTRANO, SUITE 205
SAN JUAN CAPISTRANO, CA 92675

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
KAYLA M. SZUBIELSKI NO. 6335
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TITLE SHEET — TS001

PROJECT NO. 15037
SHEET 1 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Landscape-Architecture\Task C-Construction Documents\Sheet-Files\TS-2911-01-RC22.dwg, TS001, Sep 30, 2025 5:11pm, ajkobeife

PLANNING COMMISSION HEARING
PROJECT 24-2281-DP/CDP/ARB
FRANKLIN CREEK TRAIL IMPROVEMENT PROJECT
(APNs 003-242-036, 003-243-032, 003-251-020, 003-252-018, 003-301-021, & 003-301-025)
JULY 7, 2025

ATTACHMENT C: CONDITIONS OF APPROVAL

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

PROJECT DESCRIPTION

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated July 7, 2025) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Development Plan and Coastal Development Permit to allow the construction of a new multi-use trail that would be located adjacent to Franklin Creek and extend from Carpinteria Avenue to Seventh Street. The two-lane pervious concrete pavement multi-use trail would vary from 12-feet to 13-feet in width and would be approximately 900-feet in length. In order to comply with ADA slope standards, the trail would be elevated with low retaining walls up to three feet above grade in some sections. The elevated sections would have Corten steel handrails along the tops of the retaining walls. Three rest areas with benches and trash receptacles would be located on concrete pads adjacent to the pathway. The northern and southern rest areas would have interpretative signs adjacent to the pathway. The seating area near Ninth Street would have a concrete split rail fence to define the bounds of the area. A new 42-inch-tall black powder-coated chain-link fence would be located along the top of the existing drainage box channel wall, with five sets of double gates for flood control maintenance access to the creek, to replace the existing damaged fencing placed at the top of the channel wall. Ten new 10-foot-tall pole lights, with cut-off shields to prevent light spillover into the creek, would be installed to provide night lighting along the trail. The proposal would require grading and earthwork totaling 50 cubic yards of cut and 300 cubic yards of fill.

   The trail corridor presently contains 14 trees, including 12 mature trees: nine eucalyptus trees and three native sycamore trees. An arborist report was prepared for the project to analyze the health and structural condition of the trees along the trail corridor. The plans indicate that four of the eucalyptus trees, a myoporum tree, and a dead tree would need to be removed in order to construct the trail. The project has been designed to retain the three native sycamore trees with a modified trail design that would minimize root impacts and provide more permeable surfaces in the area near the sycamore trees. The project also includes a landscaping plan for the trail corridor. The landscaping improvements would include new native trees, shrubs, grasses, perennials, and mulched areas. Four new Western Redbud trees are proposed along the trail with two Island Oaks proposed near the Seventh Street access. Planter areas with a mixed palette of native shrubs, grasses, and perennials are proposed near Seventh Street, around the proposed seating areas, and near the Ninth Street access. The balance of the trail corridor would be covered with mulch.

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

COMMUNITY DEVELOPMENT DPEARPTMENT PROJECT SPECIFIC CONDITIONS

2. Following Planning Commission approval, the final plans for the trail project shall be referred to the Architectural Review Board for final review and approval. **Plan Requirements:** Final plans shall include appropriate details and specifications for all constituent elements of the trail project, including any proposed or required landscaping and trail lighting. **Timing and Monitoring:** Final review and approval by the Architectural Review Board shall occur prior to issuance of any permits for construction. Staff shall ensure ARB review and approval has been obtained prior to issuance of any construction permits.

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

4. The design and content of the interpretive signs shall be reviewed/approved by the City Biologist and included in the plans for the Architectural Review Board for final review and approval. **Plan Requirements:** Final plans shall include the graphics and bilingual language for the interpretative signage and appropriate details and specifications for construction. **Timing and Monitoring:** Final review and approval by the Architectural Review Board shall occur prior to issuance of any permits for construction. Staff shall ensure final ARB review and City Biologist approval has been obtained prior to issuance of any construction permits.

5. The applicant team shall coordinate with the County of Santa Barbara Flood Control & Water Conservation District (SBCFCD) to explore the option to plant a native replacement tree (sycamore or oak) near Carpinteria Avenue to replace the 34-inch diameter eucalyptus tree that is proposed to be removed to accommodate the trail project. **Plan Requirements:** If the replacement tree is agreed to by SBCFCD, the final project plans shall be updated to include the new native replacement tree. **Timing and Monitoring:** If the replacement tree is agreed to by SBCFCD, final review and approval by the Architectural Review Board shall occur prior to issuance of any permits for construction. Staff shall ensure final ARB review has been obtained prior to issuance of any construction permits, and staff shall verify installation of the native replacement tree prior to final inspection.

6. In order to protect existing native trees and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance, including grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall be developed in accordance with the recommendations in the Franklin Creek Trail Construction Impact Report prepared by WCA, dated April 6, 2023 and amended September 13, 2023, and shall include the following:

   a. An exhibit showing the location, diameter and critical root zone of all native trees located onsite.

   b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to CDD and shall be staked every six feet. The applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to commencement of grading and/or construction and shall remain in place throughout all grading and construction activities.

   c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by CDD.

   d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for issuance of a Grading or Building Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

   e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

   f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

   g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:

      i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).

      ii. Any trenching required within the critical root zone of a protected tree shall be done by hand under direct supervision by the arborist.

      iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

   h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

   i. No permanent irrigation shall occur within the critical root zone of any native tree. Drainage plans shall be designed so that tree trunk areas are properly drained.

   j. Only trees designated for removal on the approved tree protection plan shall be removed.

   k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with one gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to issuance of occupancy clearance and irrigated and maintained until established (three years). The plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

   l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by CDD. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of CDD prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by CDD after its inspection and approval of such installation.

   Plan Requirements: Prior to issuance of a Grading or Building Permit, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to CDD for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of a Grading or Building Permit, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to CDD to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures shall be in place throughout all grading and construction activities. **Monitoring:** CDD shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires CDD staff signature.

7. To minimize construction impacts, the applicant shall prepare and submit a Construction Mitigation Plan to Community Development for review and approval. Such plans, which must be prepared by a City-approved professional biologist, arborist or landscape architect, shall include the following required measures:

   Pre-Construction:

   a. The limits of the construction area shall be clearly shown on the plans and fenced or flagged on the construction site. All construction activities shall stay within these limits;

   b. Prior to commencement of construction activities, protective fencing shall be erected around the outermost limits of the protected zones of native trees and adjacent to the construction area. Such fencing shall remain in place until all construction is complete.

   c. No construction, grading, staging or materials storage shall be allowed within the fenced exclusion areas or within the protected zones of any onsite native trees;

   d. Important resources (e.g., native vegetation) located within the construction area that are to be preserved will be clearly marked on plans and on site to avoid the accidental removal of such resources;

   e. Construction Phase Requirements from the City's Water Quality Protection Regulations shall be implemented to minimize impacts related to runoff, erosion and water quality;

   f. The use of herbicides shall be minimized by using manual removal methods to eliminate undesired vegetation whenever possible.

   Post-Construction:

   g. Permanent native landscaping shall be provided to developed areas;

   h. The planting of any landscape plants listed on the California Exotic Pest Plan Council's Lists of Exotic Pest Plants of Greatest Ecological Concern in California is prohibited in any ESHA or creek setback area;

   i. Project applicant and any and all successors shall provide informational materials to future occupants that ensure protective standards/conditions of approval are recognized and complied with throughout the life of the project;

   j. Loud, stationary equipment shall be located away from or provided with enclosures to minimize potential impacts to wildlife;

   k. Post-Construction Requirements from the City's Water Quality Protection Regulations will be implemented to minimize impacts to runoff, erosion, and water quality;

   Plan Requirements and Timing: Prior to issuance of a Grading or Building Permit, the applicant shall submit a Construction Mitigation Plan, prepared by a CDD approved biologist, arborist or landscape architect to CDD for review and approval. All requirements shall be specified on grading and building plans and graphically depicted if feasible. Fencing shall be installed prior to start of grading or construction. **Monitoring:** CDD shall site inspect throughout grading and construction activities.

8. An Engineering Permit for grading shall be obtained from the Public Works Department. **Plan Requirements and Timing:** Prior to building permit issuance, the applicant shall submit an Engineering Permit application and grading plan to Public Works for review and approval. **Monitoring:** Public Works representatives shall site inspect during construction to ensure all earthwork complies with the approved plans.

9. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

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

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

    b. Minimize amount of disturbed area.

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

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

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

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

12. If vegetation clearing, including but not limited to tree removals, or other project construction is to be initiated during the bird breeding season (March 1 through September 15 and December 1 through July 1 for raptors), a pre-construction survey shall be conducted by a qualified ornithologist or biological monitor approved by or working directly for the City. The survey shall include an area of 500 feet from the proposed construction. If raptors are observed nesting within 500 feet of construction/grading areas, or if other bird species are observed nesting within 300 feet of construction/grading areas, the breeding habitat/nest site shall be buffered from construction activities by a fence and the buffer area shall not be disturbed until the nest becomes inactive. **Plan Requirements:** The above measure shall be noted on all grading and construction plans. **Timing**: The survey shall occur no earlier than 14 days and no later than three days prior to initial construction or grading activity. **Monitoring:** Survey report to be provided to CDD prior to the initiation of construction.

13. The applicant shall limit excavation and grading to the dry season of the year (April 15 to November 1) unless an approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within three weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within three weeks of grading completion. **Monitoring:** CDD shall site inspect during grading and three weeks after grading to verify reseeding and to verify the construction has commenced in areas graded for placement of structures.

14. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

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

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

17. The applicant shall follow the County of Santa Barbara Stormwater Technical Guide to implement Post-Construction Runoff Control Measures (PCRs) to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development. **Plan Requirements**: The applicant shall implement a Storm Water Control Plan (SWCP) that includes the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural PCRs to address identified pollutants; a proposed Operation and Maintenance Plan; a method for ensuring maintenance of all PCRs over the life of the project; and certification by a licensed civil engineer, architect, or landscape architect. The approved measures shall be shown on all building plans. **Timing:** Prior to issuance of a Grading or Building Permit, the SWCP shall be submitted to Public Works. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. The terms of the Operation and Maintenance Plan shall be followed to maintain facilities. **Monitoring:** Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

18. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.

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

20. Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rates. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

21. This Development Plan and Coastal Development Permit are not valid until a permit for construction for the development has been obtained. Failure to obtain said permit for construction shall render this Development Plan and Coastal Development Permit null and void. Prior to the approval of the permit for construction, all of the conditions listed in this Development Plan and Coastal Development Permit that are required to be satisfied prior to approval of a permit for construction must be satisfied. Upon issuance of the permit for construction, the Development Plan and Coastal Development Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the City Council.

22. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Section 14.62.060 of the Carpinteria Municipal Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete or add conditions to this permit.

23. Any use authorized by this Development Plan and Coastal Development Permit shall immediately cease upon expiration or revocation of this Development Plan and Coastal Development Permit. Any permit for construction issued pursuant to this Development Plan and Coastal Development Permit shall expire upon expiration or revocation of the Development Plan and Coastal Development Permit. Development Plan and Coastal Development Permit renewals must be applied for prior to expiration of the Development Plan and Coastal Development Permit.

24. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

25. Within three years after the effective date of this permit, construction shall commence. Construction cannot commence until a permit for construction has been issued. Failure to commence the construction pursuant to a valid permit for construction shall render the Development Plan and Coastal Development Permit null and void.

26. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Community Development prior to the expiration date.

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

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

29. Prior to issuance of a permit for construction, the applicant shall provide a signed copy of the Conditions of Approval.

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

31. No permit for construction shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a permit for construction or prior to final permit sign-off when allowed by the Community Development Director.

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

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

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

Approved by the Planning Commission on July 7, 2025

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

Applicant/Property Owner — Date: 09/29/2025

N:\2800\2911-01-RC22\Franklin-Creek-Trail-Improvement\Landscape-Architecture\Task C-Construction Documents\Sheet-Files\RS-2911-01-RC22.dwg, RS001, Sep 30, 2025 4:55pm, ejkoberle

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT — KATJA M. SZOBIELSKI NO. 4285 — Signature 07/31/26 Renewal Date — Date — STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

RRM PROJECT NO.
2911-01-RC22

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONDITIONS OF APPROVAL — RS001

PROJECT NO. 15037
SHEET 2 OF 43
PLAN DATE 10/01/2025

CONDITION OF APPROVAL #5

IN ORDER TO PROTECT EXISTING NATIVE TREES AND MINIMIZE ADVERSE EFFECTS OF GRADING AND CONSTRUCTION ONSITE, THE APPLICANT SHALL IMPLEMENT A TREE PROTECTION AND REPLACEMENT PLAN. NO GROUND DISTURBANCE, INCLUDING GRADING, SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE OF ANY NATIVE TREE UNLESS SPECIFICALLY AUTHORIZED BY THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN. THE TREE PROTECTION AND REPLACEMENT PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE FRANKLIN CREEK TRAIL CONSTRUCTION IMPACT REPORT PREPARED BY WCA, DATED APRIL 6, 2023 AND AMENDED SEPTEMBER 13, 2023, AND SHALL INCLUDE THE FOLLOWING:

A. AN EXHIBIT SHOWING THE LOCATION, DIAMETER AND CRITICAL ROOT ZONE OF ALL NATIVE TREES LOCATED ONSITE.

B. FENCING OF ALL TREES TO BE PROTECTED AT OR OUTSIDE OF THE CRITICAL ROOT ZONE. FENCING SHALL BE AT LEAST THREE FEET IN HEIGHT OF CHAIN LINK OR OTHER MATERIAL ACCEPTABLE TO CDD AND SHALL BE STAKED EVERY SIX FEET. THE APPLICANT SHALL PLACE SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS ON THE FENCE. SAID FENCING AND SIGNS SHALL BE SHOWN ON THE TREE PROTECTION EXHIBIT, SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING AND/OR CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES.

C. THE TREE PROTECTION PLAN SHALL CLEARLY IDENTIFY ANY AREAS WHERE LANDSCAPING, GRADING, TRENCHING OR CONSTRUCTION ACTIVITIES WOULD ENCROACH WITHIN THE CRITICAL ROOT ZONE OF ANY NATIVE OR SPECIMEN TREE. ALL ENCROACHMENT IS SUBJECT TO REVIEW AND APPROVAL BY CDD.

D. CONSTRUCTION EQUIPMENT STAGING AND STORAGE AREAS SHALL BE LOCATED OUTSIDE OF THE PROTECTED AREA AND SHALL BE DEPICTED ON PROJECT PLANS SUBMITTED FOR ISSUANCE OF A GRADING OR BUILDING PERMIT. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED OR OPERATED WITHIN THE PROTECTED AREA. NO FILL SOIL, ROCKS OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN THE PROTECTED AREA.

E. ALL PROPOSED UTILITY CORRIDORS AND IRRIGATION LINES SHALL BE SHOWN ON THE TREE PROTECTION EXHIBIT. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

F. ANY PROPOSED TREE WELLS OR RETAINING WALLS SHALL BE SHOWN ON THE TREE PROTECTION PLAN EXHIBIT AS WELL AS GRADING AND CONSTRUCTION PLANS AND SHALL BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED.

G. ANY ENCROACHMENT WITHIN THE CRITICAL ROOT ZONE OF NATIVE TREES SHALL ADHERE TO THE FOLLOWING STANDARDS:

G.1. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).

G.2. ANY TRENCHING REQUIRED WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE SHALL BE DONE BY HAND UNDER DIRECT SUPERVISION BY THE ARBORIST.

H. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT AND SEALED.

I. ALL TREES LOCATED WITHIN 25 FEET OF BUILDINGS SHALL BE PROTECTED FROM STUCCO AND/OR PAINT DURING CONSTRUCTION.

J. NO PERMANENT IRRIGATION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONE OF ANY NATIVE TREE. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED.

K. ONLY TREES DESIGNATED FOR REMOVAL ON THE APPROVED TREE PROTECTION PLAN SHALL BE REMOVED.

L. ANY PROTECTED TREES WHICH ARE REMOVED, RELOCATED AND/OR DAMAGED (MORE THAN 20% ENCROACHMENT INTO THE CRITICAL ROOT ZONE) SHALL BE REPLACED ON A 10:1 BASIS WITH ONE GALLON SIZE SAPLINGS GROWN FROM SEED OBTAINED FROM THE SAME WATERSHED AS THE PROJECT SITE. WHERE NECESSARY TO REMOVE A TREE AND FEASIBLE TO REPLANT, TREES SHALL BE BOXED AND REPLANTED. A DRIP IRRIGATION SYSTEM WITH A TIMER SHALL BE INSTALLED. TREES SHALL BE PLANTED PRIOR TO ISSUANCE OF OCCUPANCY CLEARANCE AND IRRIGATED AND MAINTAINED UNTIL ESTABLISHED (THREE YEARS). THE PLANTINGS SHALL BE PROTECTED FROM PREDATION BY WILD AND DOMESTIC ANIMALS AND FROM HUMAN INTERFERENCE BY THE USE OF STAKED, CHAIN LINK FENCING AND GOPHER FENCING DURING THE MAINTENANCE PERIOD.

M. ANY UNANTICIPATED DAMAGE THAT OCCURS TO TREES OR SENSITIVE HABITATS RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE MITIGATED IN A MANNER APPROVED BY CDD. THIS MITIGATION MAY INCLUDE BUT IS NOT LIMITED TO POSTING OF A PERFORMANCE SECURITY, TREE REPLACEMENT ON A 10:1 RATIO AND HIRING OF AN OUTSIDE CONSULTANT BIOLOGIST TO ASSESS THE DAMAGE AND RECOMMEND MITIGATION. THE REQUIRED MITIGATION SHALL BE DONE IMMEDIATELY UNDER THE DIRECTION OF CDD PRIOR TO ANY FURTHER WORK OCCURRING ON SITE. ANY PERFORMANCE SECURITIES REQUIRED FOR INSTALLATION AND MAINTENANCE OF REPLACEMENT TREES WILL BE RELEASED BY CDD AFTER ITS INSPECTION AND APPROVAL OF SUCH INSTALLATION.

CONDITION OF APPROVAL #6

TO MINIMIZE CONSTRUCTION IMPACTS, THE APPLICANT SHALL PREPARE AND SUBMIT A CONSTRUCTION MITIGATION PLAN TO COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL. SUCH PLANS, WHICH MUST BE PREPARED BY A CITY-APPROVED PROFESSIONAL BIOLOGIST, ARBORIST OR LANDSCAPE ARCHITECT, SHALL INCLUDE THE FOLLOWING REQUIRED MEASURES:

PRE-CONSTRUCTION:

A. THE LIMITS OF THE CONSTRUCTION AREA SHALL BE CLEARLY SHOWN ON THE PLANS AND FENCED OR FLAGGED ON THE CONSTRUCTION SITE. ALL CONSTRUCTION ACTIVITIES SHALL STAY WITHIN THESE LIMITS.

B. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, PROTECTIVE FENCING SHALL BE ERECTED AROUND THE OUTERMOST LIMITS OF THE PROTECTED ZONES OF NATIVE TREES AND ADJACENT TO THE CONSTRUCTION AREA. SUCH FENCING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

C. NO CONSTRUCTION, GRADING, STAGING OR MATERIALS STORAGE SHALL BE ALLOWED WITHIN THE FENCED EXCLUSION AREAS OR WITHIN THE PROTECTED ZONES OF ANY ONSITE NATIVE TREES.

D. IMPORTANT RESOURCES (E.G., NATIVE VEGETATION) LOCATED WITHIN THE CONSTRUCTION AREA THAT ARE TO BE PRESERVED WILL BE CLEARLY MARKED ON PLANS AND ON SITE TO AVOID THE ACCIDENTAL REMOVAL OF SUCH RESOURCES.

E. CONSTRUCTION PHASE REQUIREMENTS FROM THE CITY'S WATER QUALITY PROTECTION REGULATIONS SHALL BE IMPLEMENTED TO MINIMIZE IMPACTS RELATED TO RUNOFF, EROSION AND WATER QUALITY.

F. THE USE OF HERBICIDES SHALL BE MINIMIZED BY USING MANUAL REMOVAL METHODS TO ELIMINATE UNDESIRED VEGETATION WHENEVER POSSIBLE.

POST-CONSTRUCTION:

A. PERMANENT NATIVE LANDSCAPING SHALL BE PROVIDED TO DEVELOPED AREAS.

B. THE PLANTING OF ANY LANDSCAPE PLANTS LISTED ON THE CALIFORNIA EXOTIC PEST PLAN COUNCIL'S LISTS OF EXOTIC PEST PLANTS OF GREATEST ECOLOGICAL CONCERN IN CALIFORNIA IS PROHIBITED IN ANY ESHA OR CREEK SETBACK AREA.

C. PROJECT APPLICANT AND ANY AND ALL SUCCESSORS SHALL PROVIDE INFORMATIONAL MATERIALS TO FUTURE OCCUPANTS THAT ENSURE PROTECTIVE STANDARDS/CONDITIONS OF APPROVAL ARE RECOGNIZED AND COMPLIED WITH THROUGHOUT THE LIFE OF THE PROJECT.

D. LOUD, STATIONARY EQUIPMENT SHALL BE LOCATED AWAY FROM OR PROVIDED WITH ENCLOSURES TO MINIMIZE POTENTIAL IMPACTS TO WILDLIFE.

E. POST-CONSTRUCTION REQUIREMENTS FROM THE CITY'S WATER QUALITY PROTECTION REGULATIONS WILL BE IMPLEMENTED TO MINIMIZE IMPACTS TO RUNOFF, EROSION, AND WATER QUALITY.

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONDITION OF APPROVAL — TP001

PROJECT NO. 15037
SHEET 3 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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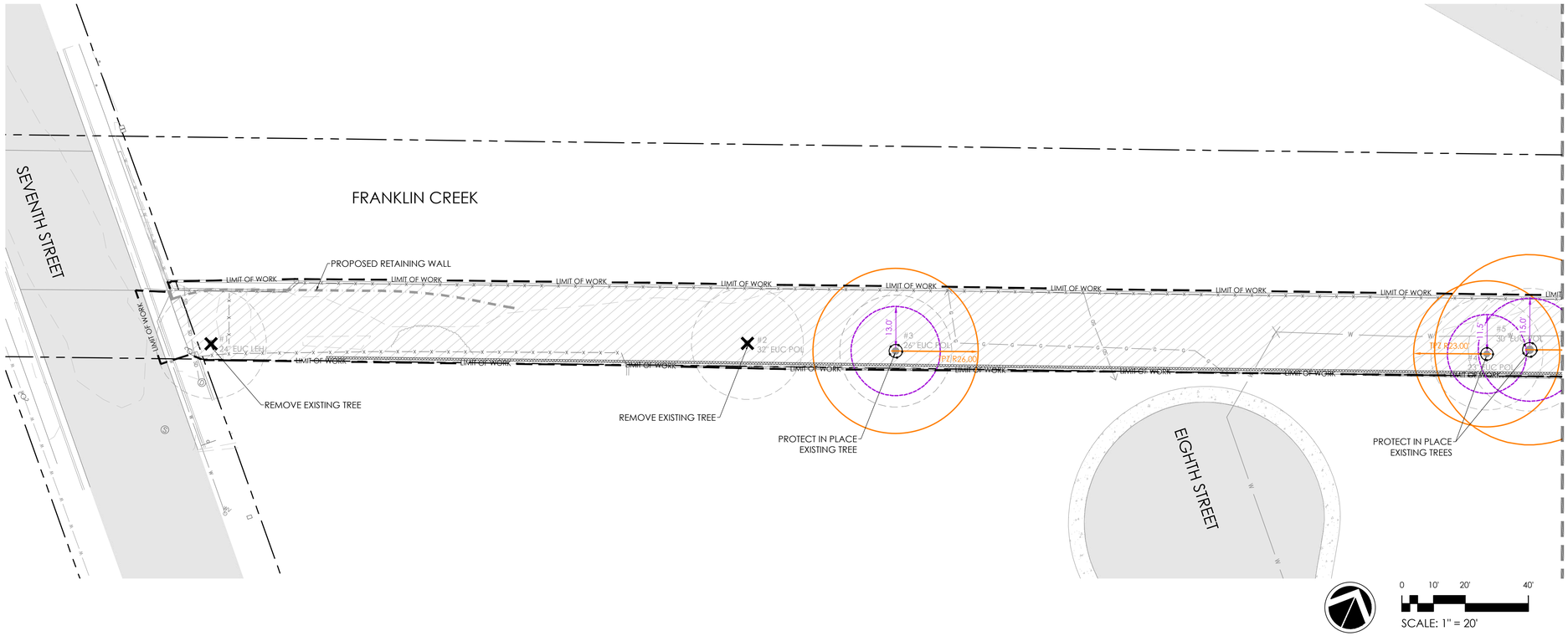
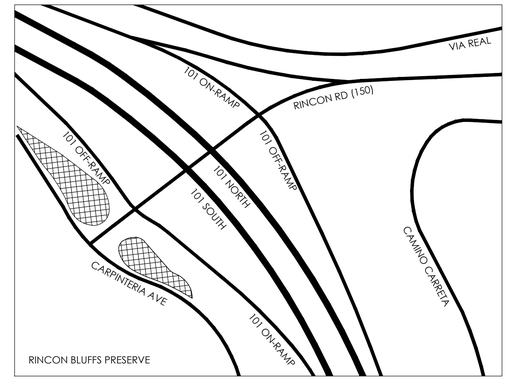


CONSTRUCTION STAGING AREA

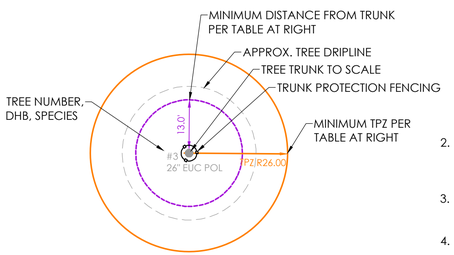


SCALE: 1"=250'-0"

CONSTRUCTION STAGING AREA

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	REMOVE TREE
	EXISTING TREE TO REMAIN
	TRUNK PROTECTION FENCING
	PROPOSED GRADING FOOTPRINT
	ELECTRICAL TRENCHING



TREE PROTECTION NOTES

1. EXISTING TREE NOTES
   EXISTING TREES OVER 3-INCHES IN DIAMETER WITHIN THE LIMIT OF WORK WERE FIELD SURVEYED AND NUMBERED FROM 1 TO 14. THE CONSTRUCTION DOCUMENTS EMPLOY THE FOLLOWING TREE NUMBER CODING SYSTEM:

   TREE ACTION TABLE:

TREE #	SPECIES	TRUNK DIAMETER	CALCULATED TPZ	MINIMUM DISTANCE FROM TRUNK	ACTION
1	E. LEHMANNI	24	24 FT RADIUS	12.0 FT	REMOVE
2	E. POLYANTHEMOS	32	32 FT RADIUS	16.0 FT	REMOVE
3	E. POLYANTHEMOS	26	26 FT RADIUS	13.0 FT	PRESERVE
4	E. POLYANTHEMOS	23	23 FT RADIUS	11.5 FT	PRESERVE
5	E. POLYANTHEMOS	30	30 FT RADIUS	15.0 FT	PRESERVE
6	E. POLYANTHEMOS	16	16 FT RADIUS	8.0 FT	PRESERVE
7	E. POLYANTHEMOS	44	44 FT RADIUS	12.0 FT	PRESERVE
8	E. POLYANTHEMOS	26	26 FT RADIUS	13.0 FT	REMOVE
9	MYOPRUM LAETUM	13	13 FT RADIUS	8.7 FT	REMOVE
10	DEAD TREE	18	N/A	N/A	REMOVE
11	P. RACEMOSA	35	35 FT RADIUS	17.5 FT	PRESERVE
12	P. RACEMOSA	29	38 FT RADIUS	19.0 FT	PRESERVE
13	P. RACEMOSA	38	35 FT RADIUS	17.5 FT	PRESERVE
14	E. POLYANTHEMOS	34	34 FT RADIUS	17.0 FT	REMOVE

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, TREE PROTECTION FENCING OR TREE TRUNK PROTECTION SHALL BE PLACED AROUND EXISTING TREES TO REMAIN SHOWN ON SHEETS TP101-TP102. FOR TREE PROTECTION MEASURES, SEE DETAIL A ON TP101.
3. REMOVE TEMPORARY HIGH-VISIBILITY TREE PROTECTION FENCING AFTER ALL CONSTRUCTION ACTIVITIES ARE COMPLETE, AND WRITTEN DIRECTION TO REMOVE FENCING IS PROVIDED BY THE ENGINEER.
4. NO TREES, OTHER THAN THOSE INDICATED ON THE DRAWINGS, SHALL BE REMOVED WITHOUT PRIOR AUTHORIZATION.
5. NO CONSTRUCTION PARKING, STORAGE OF HEAVY EQUIPMENT OR MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION ZONES OF ANY EXISTING TREES TO REMAIN.
6. DEMOLITION AND GRADING WITHIN THE TREE PROTECTION ZONES OF EXISTING TREES TO REMAIN SHALL BE MINIMIZED AND SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE CITY OF Carpinteria AUTHORIZED ARBORIST OR THE PROJECT ARBORIST. THIS TYPE OF WORK SHALL BE PERFORMED USING HAND TOOLS OR, WHEN NECESSARY, WITH LIGHT (ONE TON OR LESS) RUBBER-TIRED EQUIPMENT.
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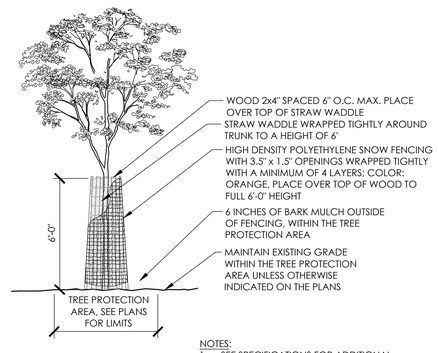
13. RECOMMENDATIONS BASED ON AN ARBORIST REPORT WRITTEN BY REBECCA MEJIA (ISA CERTIFIED ARBOTIST WE-2355A, ISA QUALIFIED TREE RISK ASSESSOR) DATED APRIL 6, 2023. REFER TO THIS REPORT FOR DETAILED FINDINGS OF INVENTORIED TREES.



NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. NO EQUIPMENT SHALL OPERATE OR BE STORED INSIDE THE TREE PROTECTION AREA.

A TREE TRUNK PROTECTION
1/4" = 1'-0"
RRM-2900-2911.01-50

RRM PROJECT NO. 2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TREE PROTECTION PLAN — **TP101**

PROJECT NO. 15037
SHEET 4 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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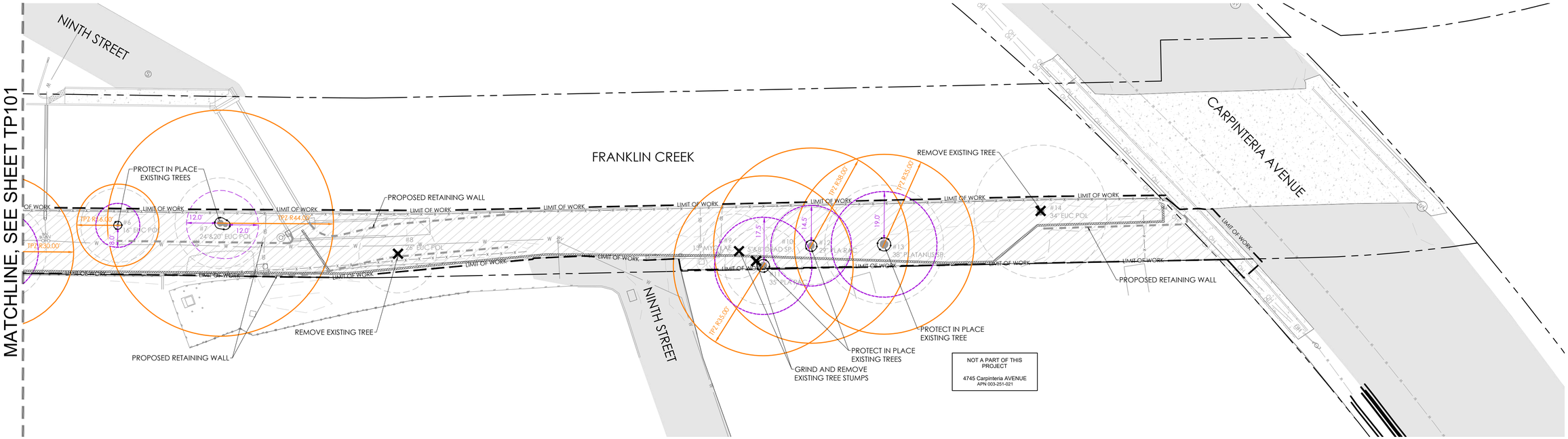

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	REMOVE TREE
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	TRUNK PROTECTION FENCING
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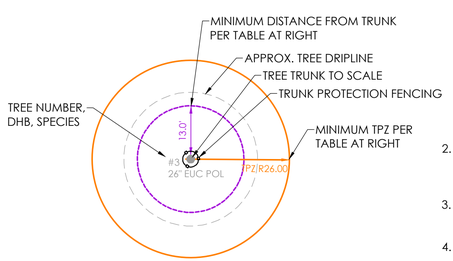

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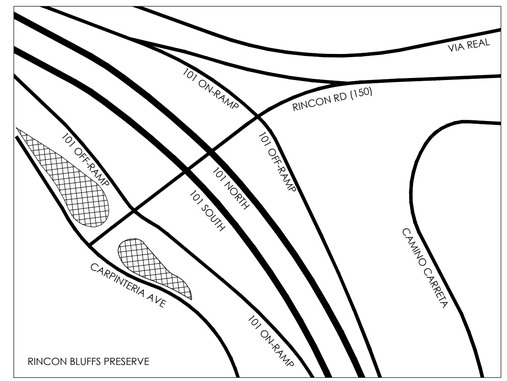
CONSTRUCTION STAGING AREA



SCALE: 1"=250'-0"

CONSTRUCTION STAGING AREA

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER — MICHAEL C. HAMILTON — NO 62696 — EXP 6/30/26 — CIVIL — STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TREE PROTECTION PLAN — TP102

PROJECT NO. 15037
SHEET 5 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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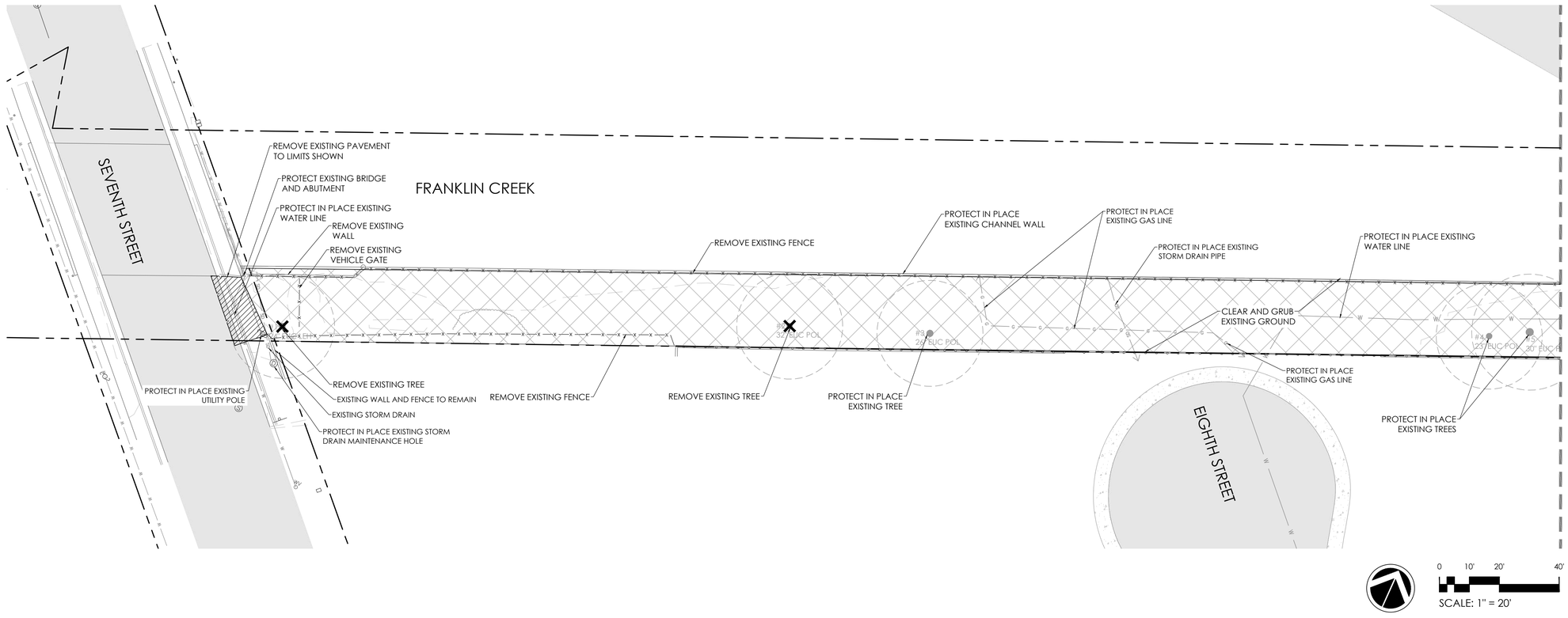

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SAWCUT PAVEMENT AND REMOVAL
	REMOVE TREE
	EXISTING TREE TO REMAIN

SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	A.C. PAVEMENT
	CLEAR AND GRUB
	REMOVE CONCRETE PAVEMENT

DEMOLITION NOTES

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A. LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
4. CONTRACTOR SHALL ENSURE IRRIGATION OUTSIDE OF REMOVAL AREA REMAINS OPERATIONAL.
5. ALL TREES SHOWN AS PROTECT IN PLACE TO BE ASSESS BY CERTIFIED ARBORIST FOR TREE PRESERVATION BASED ON THE ROOT DISTURBANCE OR DAMAGE AFTER DEMOLITION AND INITIAL CONSTRUCTION GRADING ACTIVITIES.
6. PROTECT IN PLACE EXISTING GAS PIPELINE POSTS. IF IN CONFLICT WITH TRAIL CONSTRUCTION, COORDINATE REINSTALLASTION OF POSTS WITH UTILITY PROVIDER.

CONDITION OF APPROVAL #18

DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS OR WETLANDS. THE LOCATION OF THE WASHOUT AREA SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS.

CONDITION OF APPROVAL #19

SIXTY-FIVE PERCENT (65%) OR MORE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED SHALL BE DIVERTED FROM THE LANDFILL, AS MANDATED BY CARPINTERIA MUNICIPAL CODE. DEMOLITION AND/OR EXCESS CONSTRUCTION MATERIALS SHALL BE SEPARATED ONSITE FOR REUSE/RECYCLING OR PROPER DISPOSAL (E.G., CONCRETE ASPHALT). DURING DEMOLITION AND GRADING, SEPARATE BINS FOR RECYCLING OF CONSTRUCTION MATERIALS AND BRUSH SHALL BE PROVIDED ONSITE.

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5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

RRM PROJECT NO.
2911-01-RC22

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

DEMOLITION PLAN DM101

PROJECT NO. 15037
SHEET 6 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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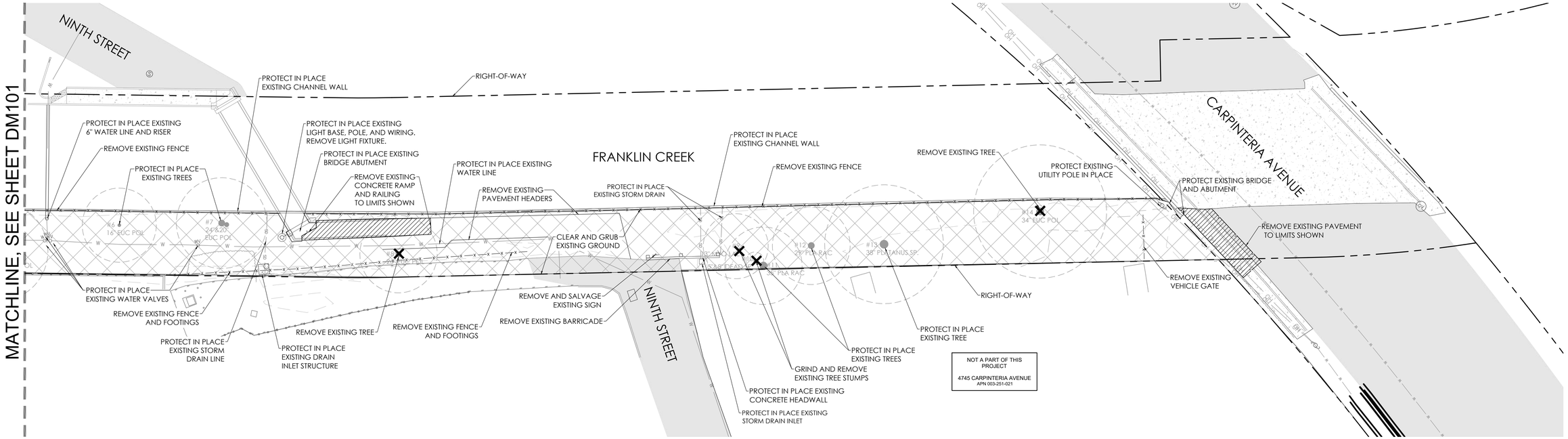

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SAWCUT PAVEMENT AND REMOVAL
	REMOVE TREE
	EXISTING TREE TO REMAIN

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RRM PROJECT NO.
2911-01-RC22

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

DEMOLITION PLAN DM102

PROJECT NO. 15037
SHEET 7 OF 43
PLAN DATE 10/01/2025

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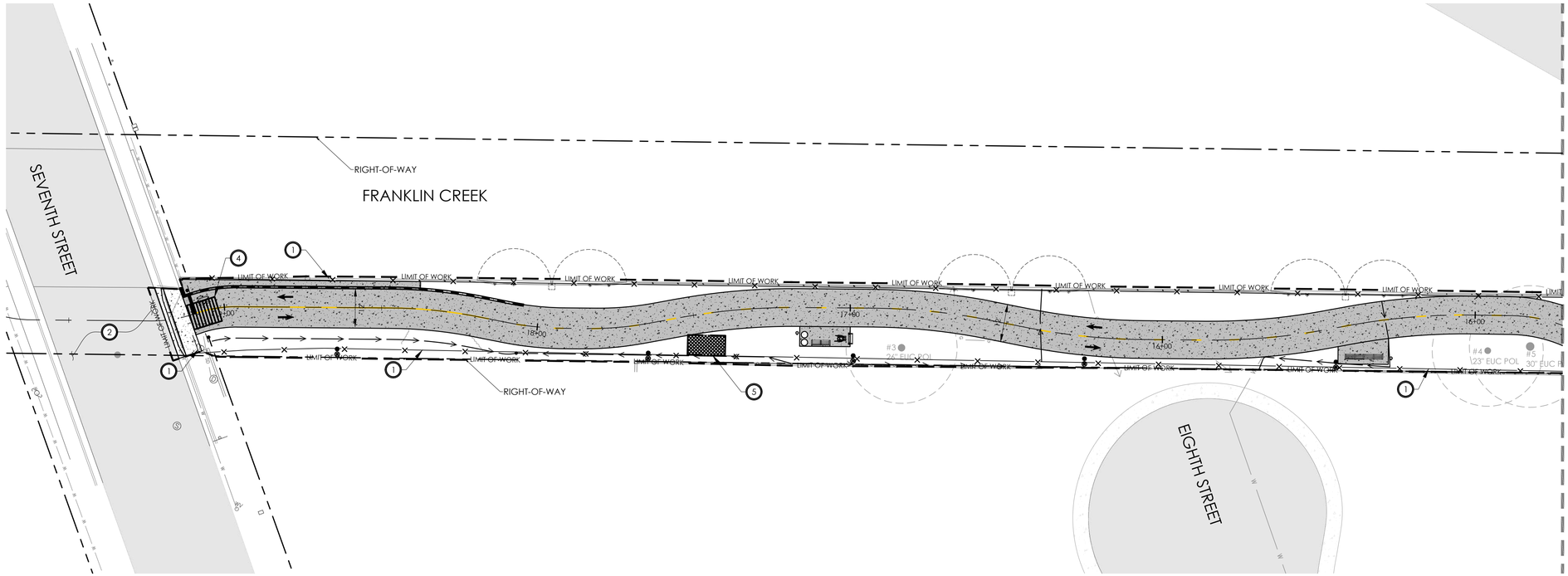


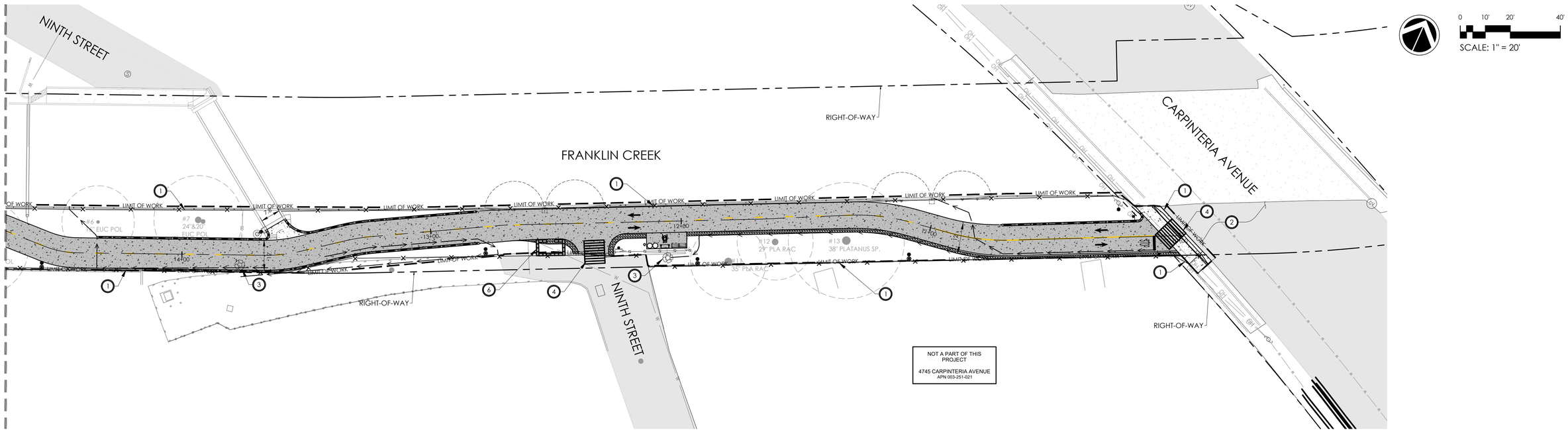
GENERAL NOTES

1. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE THE BMP'S SHOWN ON THESE PLANS, DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
2. CONSTRUCTION THAT INCLUDES DEMOLITION AND REPLACEMENT OF EXISTING ASPHALT SHALL BE COMPLETED WHEN THERE IS NO FORECAST RAIN EVENTS. AREAS THAT WILL BE IDLE FOR EXTENDED PERIODS OF TIME SHALL BE COVERED WITH TEMPORARY ASPHALT PATCHING, (COLD MIX).
3. GRAVEL BAGS SHOWN IN THE CURB AND GUTTER FLOW LINES SHALL BE ORIENTED TO TEMPORARILY SLOW AND DAM THE FLOWING STORM WATER IN THE GUTTERS TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE SPACED AT 50' O/C OR CLOSER AS CONDITIONS WARRANT.
4. STREETS SHALL BE CLEANED AS NEEDED BY MEANS OF MOBILE STREET SWEEPERS.

STORMWATER POLLUTION PREVENTION BMPs

	BMP*	NAME	SYMBOL
1	SE-1	SILT FENCE	
2	SE-7	STREET SWEEPING & VACUUMING	
3	SE-10	STORM DRAIN INLET PROTECTION	
4	TC-1	STABILIZED CONSTRUCTION ENTRANCE	
5	WM-1	MATERIAL DELIVERY & STORAGE AREA CONSTRUCTION STAGING AREA	
6	WM-8	CONCRETE WASTE MANAGEMENT	

* REFERS TO BMP DESIGNATION GIVEN IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK. SEE HANDBOOK FOR BMP DETAILS AND IMPLEMENTATION STRATEGIES.



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CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

EROSION AND SEDIMENT CONTROL PLAN **EC101**

PROJECT NO. 15037
SHEET 8 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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CONTRACTOR'S NOTES:

1. CONTRACTOR SHALL PREVENT WATER CONTAMINATION DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING CONSTRUCTION SITE MEASURES:

   A. ALL ENTRANCES/EXITS TO THE CONSTRUCTION SITE SHALL BE STABILIZED USING METHODS DESIGNED TO REDUCE TRANSPORT OF SEDIMENT OFF SITE.
   B. STABILIZING MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO USE OF GRAVEL PADS, STEEL RUMBLE PLATES, TEMPORARY PAVING, ETC.
   C. ANY SEDIMENT OR OTHER MATERIALS TRACKED OFF SITE SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED USING DRY CLEANING METHODS.
   D. ENTRANCES/EXITS SHALL BE MAINTAINED UNTIL GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES, LONG-TERM EROSION CONTROL MEASURES OR LANDSCAPING.
   E. APPLY CONCRETE, ASPHALT, AND SEAL COAT ONLY DURING DRY WEATHER.
   F. COVER STORM DRAINS AND MANHOLES WITHIN THE CONSTRUCTION AREA WHEN PAVING OR APPLYING SEAL COAT, SLURRY, FOG SEAL, ETC.
   G. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE SUCH AS PAINT, MORTAR, CONCRETE SLURRY, FUELS, ETC. IN A MANNER WHICH MINIMIZES THE POTENTIAL FOR STORM WATER CONTAMINATION.

2. WITHIN 30 DAYS OF COMPLETION OF GRADING ACTIVITIES, CONTRACTOR SHALL USE HYDRO-SEED, STRAW BLANKETS, GEOTEXTILE BINDING FABRICS OR OTHER P&D APPROVED METHODS AS NECESSARY TO HOLD SLOPE SOILS UNTIL LANDSCAPE VEGETATION IS ESTABLISHED. P&D MAY REQUIRE THE RESEEDING OF SURFACES GRADED FOR THE PLACEMENT OF STRUCTURES IF CONSTRUCTION DOES NOT COMMENCE WITHIN 30 DAYS OF GRADING.

3. CONTRACTOR SHALL DESIGNATE A CONSTRUCTION EQUIPMENT FILLING AND STORAGE AREA(S) TO CONTAIN SPILLS, FACILITATE CLEAN-UP AND PROPER DISPOSAL AND PREVENT CONTAMINATION FROM DISCHARGING TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS, OR WETLANDS. THE AREAS SHALL BE NO LARGER THAN 50 X 50 FOOT UNLESS OTHERWISE APPROVED BY P&D AND SHALL BE LOCATED AT LEAST 100 FEET FROM ANY STORM DRAIN, WATER BODY OR SENSITIVE BIOLOGICAL RESOURCES.

4. GRADING AND EROSION AND SEDIMENT CONTROL PLANS SHALL BE DESIGNED TO MINIMIZE EROSION DURING CONSTRUCTION AND SHALL BE IMPLEMENTED FOR THE DURATION OF THE GRADING PERIOD AND UNTIL RE-GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES, LONG-TERM EROSION CONTROL MEASURES OR PERMANENT LANDSCAPING.

5. THESE MEASURES ARE REQUIRED FOR ALL PROJECTS INVOLVING EARTHMOVING ACTIVITIES REGARDLESS OF THE PROJECT SIZE OR DURATION. PROPER IMPLEMENTATION OF THESE MEASURES IS ASSUMED TO FULLY MITIGATE FUGITIVE DUST EMISSIONS. DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHOULD BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE. HOWEVER, RECLAIMED WATER SHOULD NOT BE USED IN OR AROUND CROPS FOR HUMAN CONSUMPTION. MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ON SITE VEHICLE SPEEDS TO 15 MPH OR LESS. IF IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL IS INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN. GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED AREA BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.

6. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDED HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE FOR MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING OF THE STRUCTURE.

CONDITIONS OF APPROVAL #18:

DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS OR WETLANDS. THE LOCATION OF THE WASHOUT AREA SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS.

SITE SPECIFIC EROSION CONTROL NOTES:

1. PERIMETER CONTROL BMP'S AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR TO ANY GROUND DISTURBANCE.

2. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE THE BMP'S SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.

3. THE CONTRACTOR SHALL USE CLASS II BASE FOR THE STABILIZED CONSTRUCTION ROADWAY OR ALTERNATE METHODS THAT ACHIEVE THE DESIRED RESULTS. THIS BMP SHALL BE IMPLEMENTED TO ALL BUILDING PADS PRIOR TO VERTICAL CONSTRUCTION, OR AS SOON AS PRACTICAL.

4. THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.

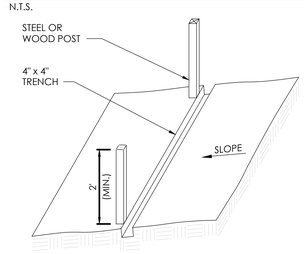
5. ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF MOBILE STREET SWEEPERS.

6. ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.

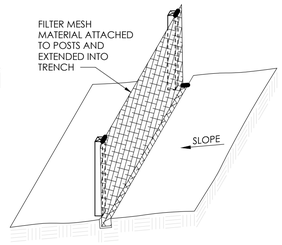
7. THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION.

SILT FENCE INSTALLATION

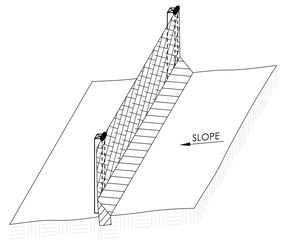
N.T.S.



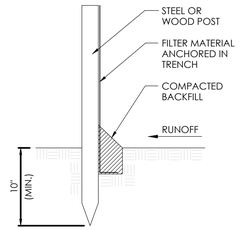
1 - SET POSTS & EXCAVATE TRENCH



2 - INSTALL FILTER FABRIC



3 - BACKFILL TRENCH



4 - CROSS SECTION OF INSTALLED FILTER FABRIC

SILT FENCE

CONSTRUCTION SPECIFICATIONS:

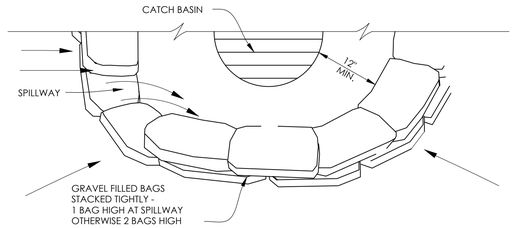
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (0.9 M). STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES (0.5 M).
- THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS.
- JOINTS, WHEN NECESSARY, SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH (0.2 M) OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3.1 M) APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES (0.3M)). WHEN EXTRA-STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
- TURN THE ENDS OF THE FENCE UPHILL.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (101 MM) WIDE AND 6 INCHES (0.2 M) DEEP ALONG THE LINE OF POSTS AND UP-SLOPE FROM THE BARRIER.
- WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25.4 MM) LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (51MM) ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
- SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET (1.8 M) FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE:

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH (25.4 MM) IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES ½ HEIGHT OF THE FENCE OR 9 INCHES (0.3 M) MAXIMUM.
- THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.

SILT FENCE CONSTRUCTION DETAIL

SCALE: N.T.S.



CATCH BASIN INLET SEDIMENT BARRIER

SCALE: N.T.S.

NOTES:

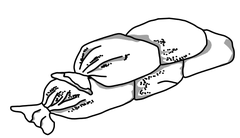
1. ALL CONCRETE TRUCKS AND FINISHING TOOLS SHALL BE WASHED AT THE WASH OFF AREA.
2. ALL CONCRETE WASTE COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OF OFF-SITE.
3. LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

TYPICAL CONCRETE WASH-OFF AREA SECTION

SCALE: N.T.S.

FILL GRAVEL BAGS ONE HALF FULL WITH GRAVEL.

GATHER TOP OF GRAVEL BAG AND TIE SECURELY WITH HEAVY STRING.



CARE SHOULD BE TAKEN TO STACK GRAVEL BAGS IN ACCORDANCE WITH THE ILLUSTRATIONS. STAMP EACH GRAVEL BAG INTO PLACE, COMPLETING EACH LAYER PRIOR TO STARTING THE NEXT LAYER.

GRAVEL BAG INSTALLATION

SCALE: N.T.S.

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CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER — MICHAEL C. HAMILTON — NO 62696 — EXP 6/30/26 — CIVIL — STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

EROSION AND SEDIMENT CONTROL PLAN — EC102

PROJECT NO. 15037
SHEET 9 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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CONDITION OF APPROVAL #11

THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

CONDITION OF APPROVAL #18

DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS OR WETLANDS. THE LOCATION OF THE WASHOUT AREA SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS.

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CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
KATYA M. SZUBIELSKI, NO. 6539
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CP001

RRM PROJECT NO.
2911-01-RC22

PROJECT NO.
15037
SHEET
10 OF 43
PLAN DATE
10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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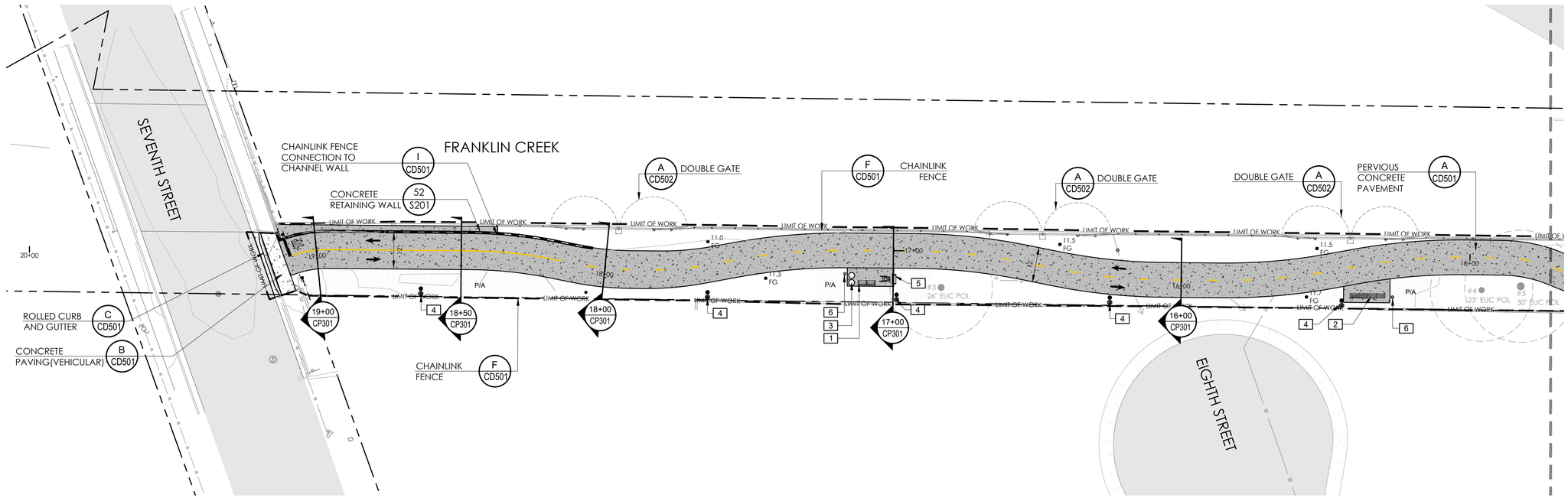

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SCALE: 1" = 20'

CONDITION OF APPROVAL #18

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REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	BENCH TYPE 1, SEE SPECIFICATIONS
2	BENCH TYPE 2, SEE SPECIFICATIONS
3	TRASH AND RECYCLING RECEPTACLES - CITY TO PURCHASE, CONTRACTOR TO INSTALL PER MANUFACTURER'S SURFACE MOUNT INSTRUCTIONS
4	LIGHT FIXTURE, SEE ELECTRICAL PLAN
5	INTERPRETIVE PANEL
6	DOG WASTE STATION - FUTURE INSTALLATION BY CITY
7	HANDRAIL TYPE 1, SEE SPECIFICATIONS
8	HANDRAIL TYPE 2, SEE SPECIFICATIONS

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	RETAINING WALL WITH CHAINLINK
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS, SEE SP101-102/SD501
	EXISTING TREE
	TRAIL LIGHT
	EXISTING LIGHT
	INTERPRETIVE PANEL
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PERVIOUS CONCRETE PAVEMENT
P/A	PROPOSED PLANTING

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REGISTERED LANDSCAPE ARCHITECT
KATJA W. STUBIELSKI NO. 6935
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION PLAN **CP101**

PROJECT NO. 15037
SHEET 11 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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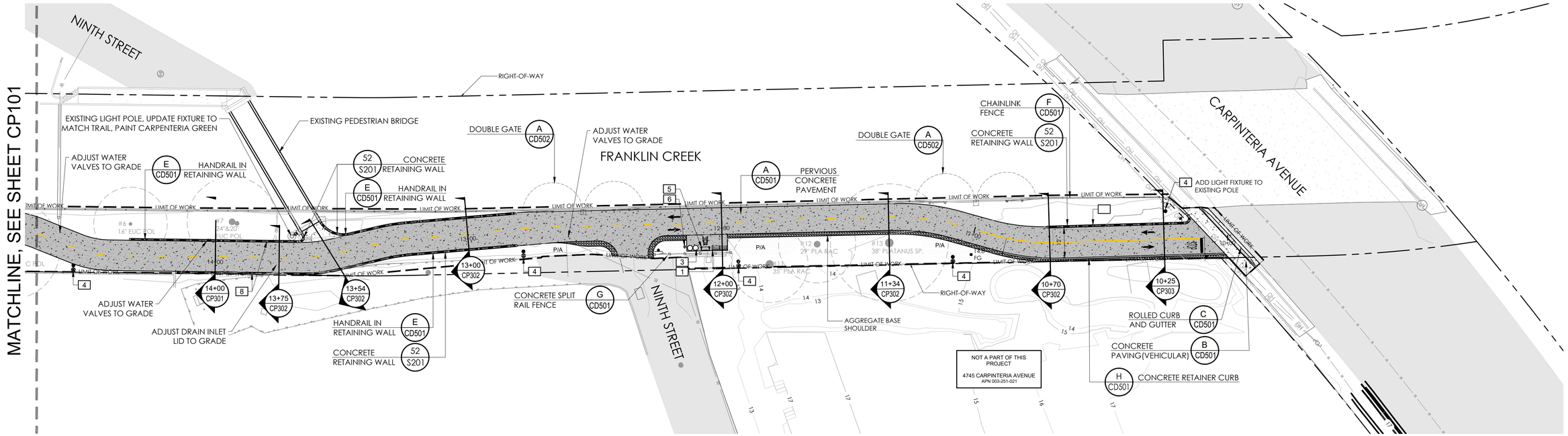

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	BENCH TYPE 1, SEE SPECIFICATIONS
2	BENCH TYPE 2, SEE SPECIFICATIONS
3	TRASH AND RECYCLING RECEPTACLES - CITY TO PURCHASE, CONTRACTOR TO INSTALL PER MANUFACTURER'S SURFACE MOUNT INSTRUCTIONS
4	LIGHT FIXTURE, SEE ELECTRICAL PLAN
5	INTERPRETIVE PANEL
6	DOG WASTE STATION - FUTURE INSTALLATION BY CITY
7	HANDRAIL TYPE 1, SEE SPECIFICATIONS
8	HANDRAIL TYPE 2, SEE SPECIFICATIONS

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	RETAINING WALL WITH CHAINLINK
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS, SEE SP101-102/SD501
	EXISTING TREE
	TRAIL LIGHT
	EXISTING LIGHT
	INTERPRETIVE PANEL
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PERVIOUS CONCRETE PAVEMENT
P/A	PROPOSED PLANTING

RRM PROJECT NO.
2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
MATTHEW S. ZUBIELSKI NO. 6295
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION PLAN **CP102**

PROJECT NO. 15037
SHEET 12 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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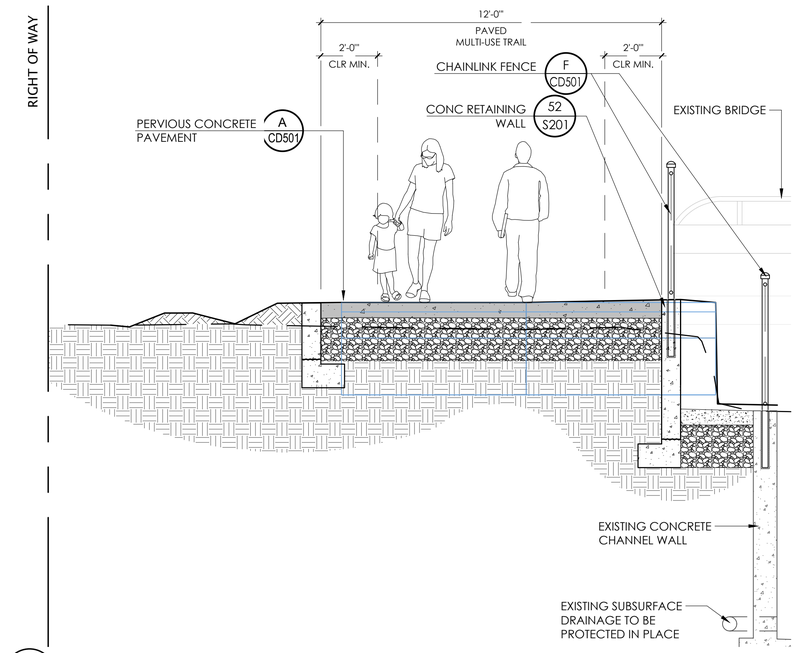

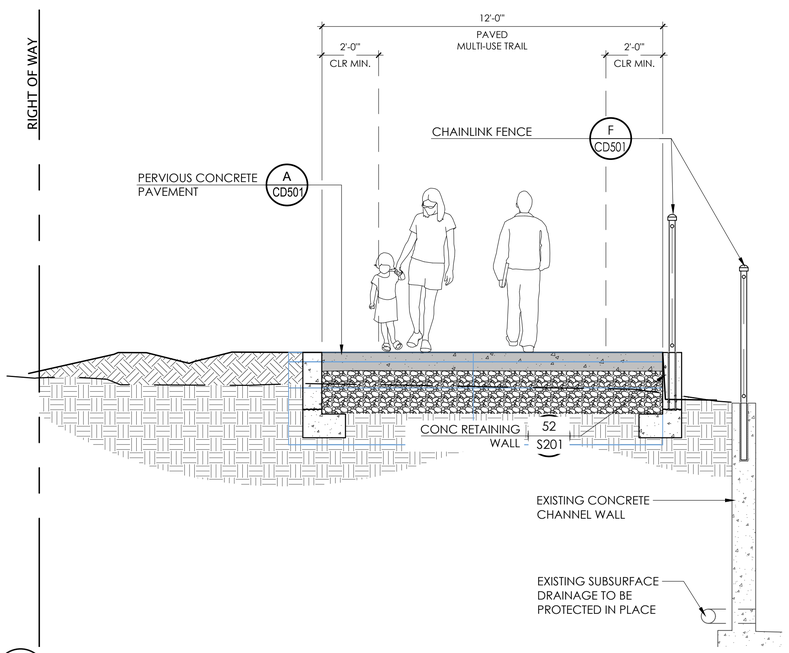

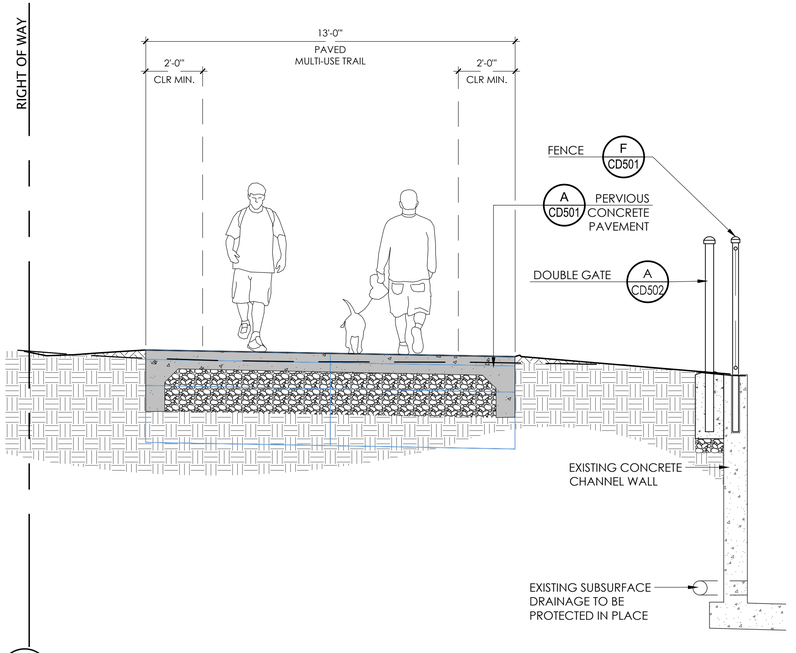

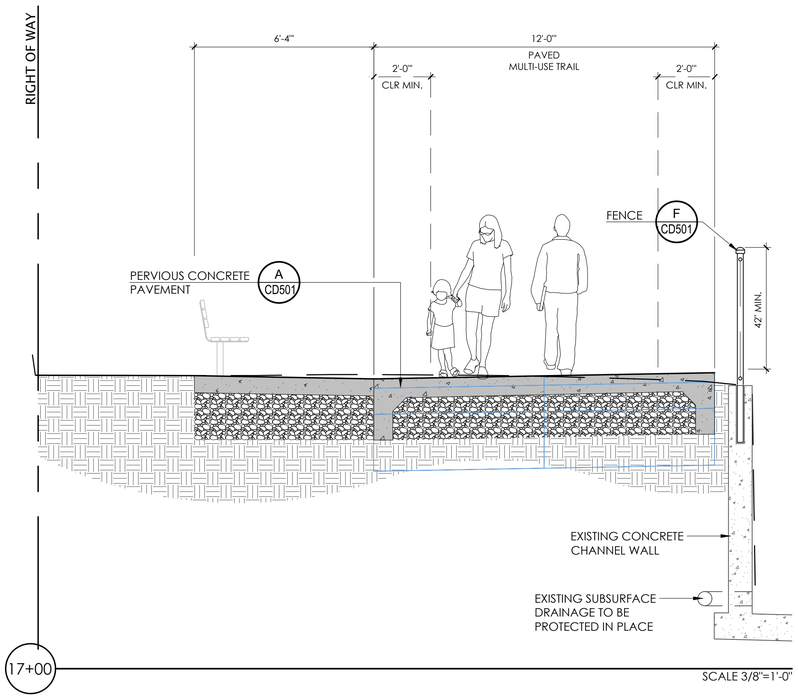

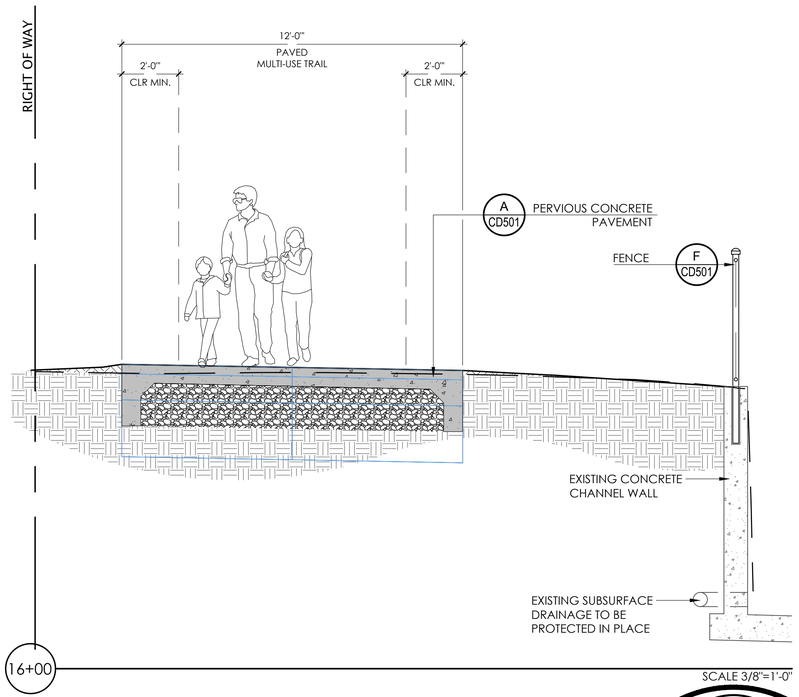

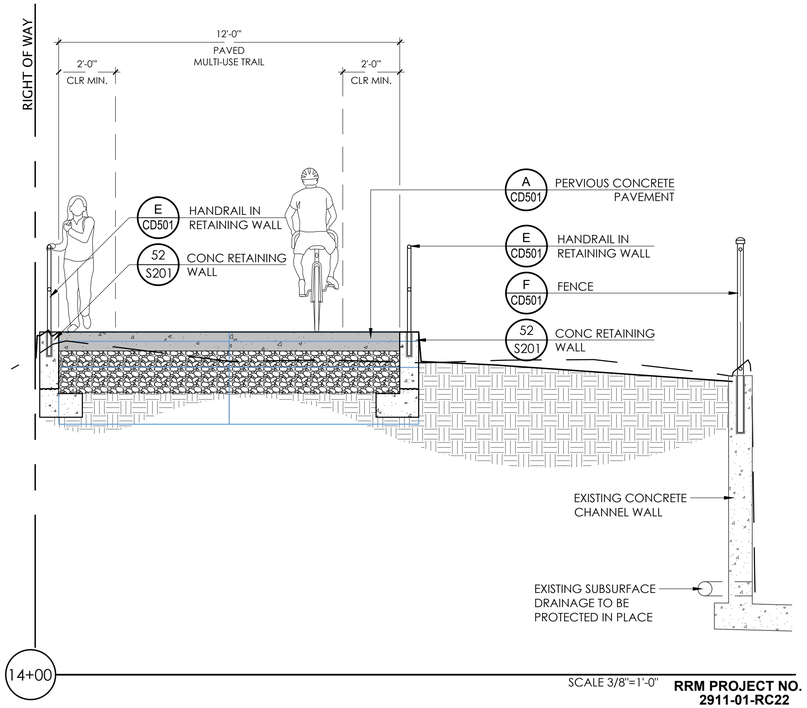

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
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REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS _____ DATE _____

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TRAIL SECTIONS **CP301**

PROJECT NO. 15037
SHEET 13 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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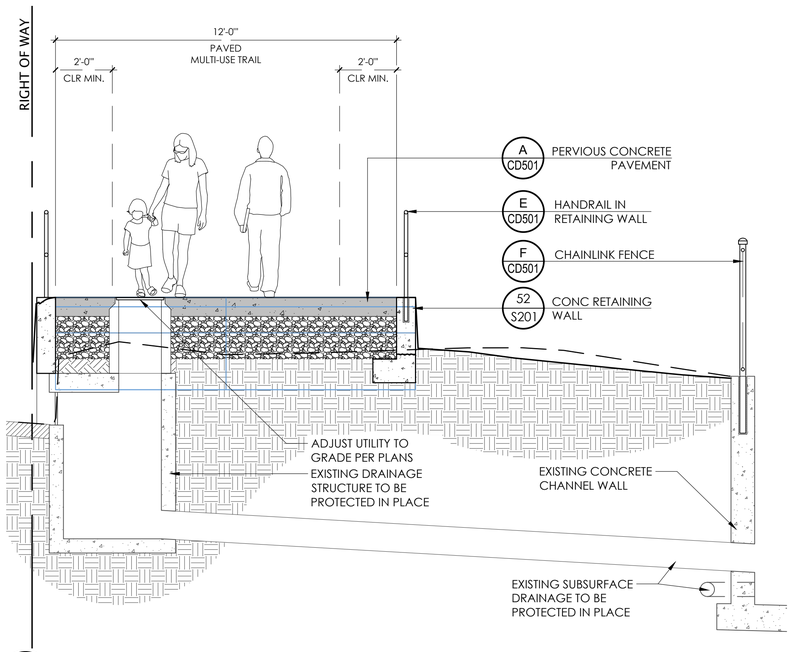

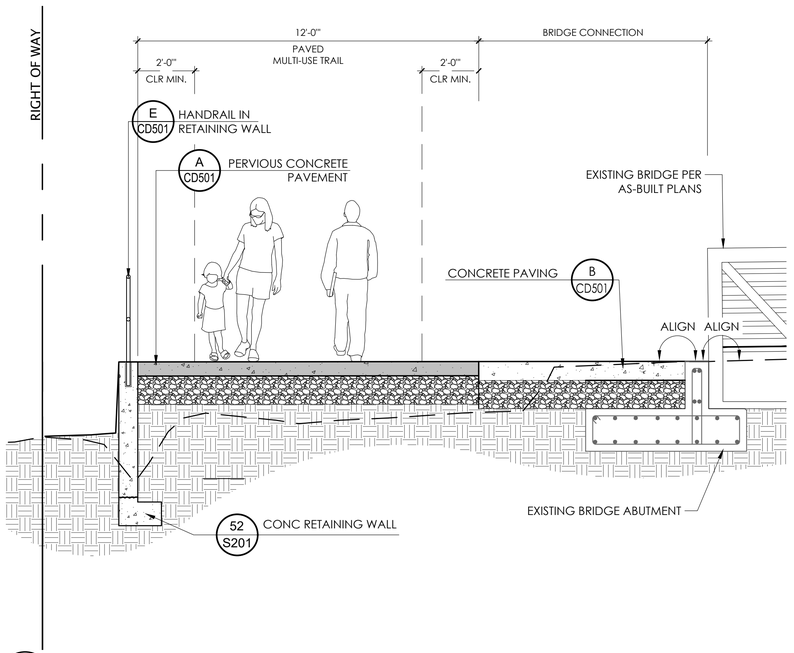

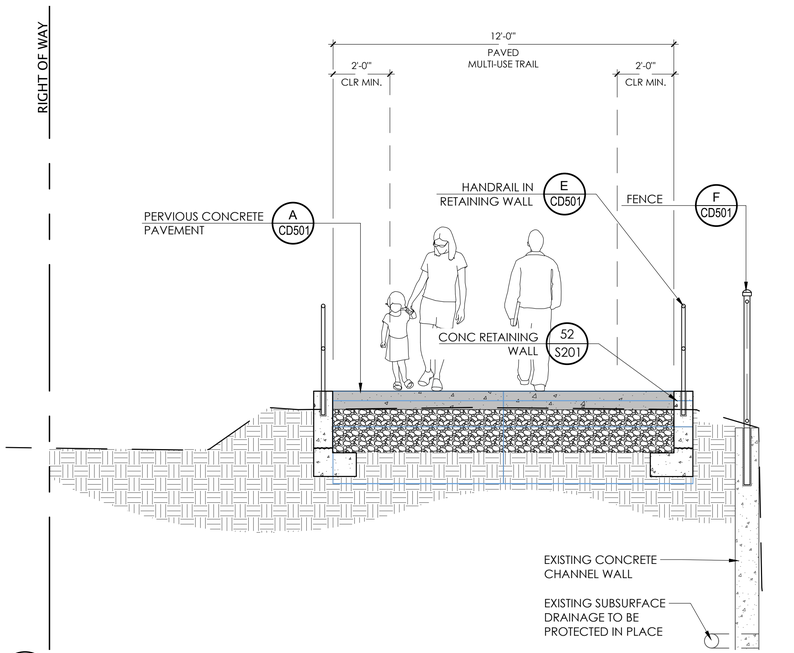

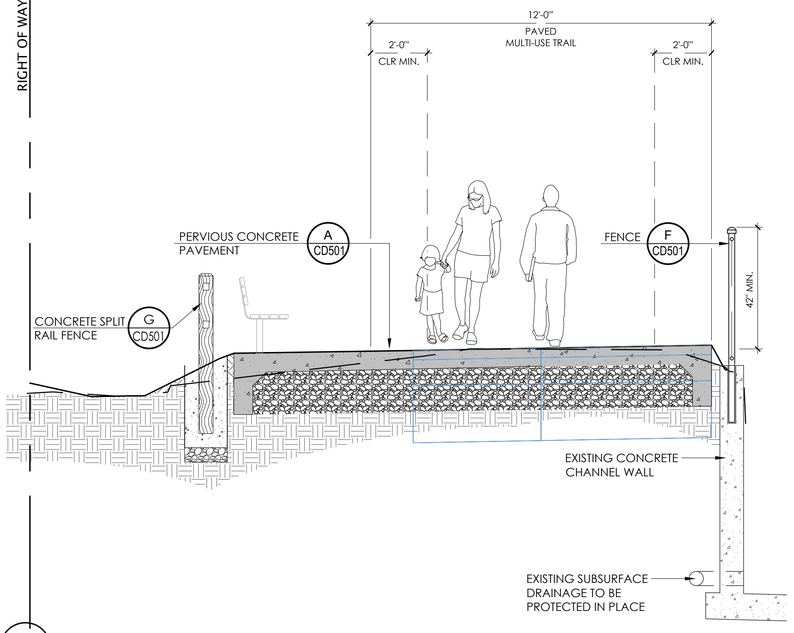

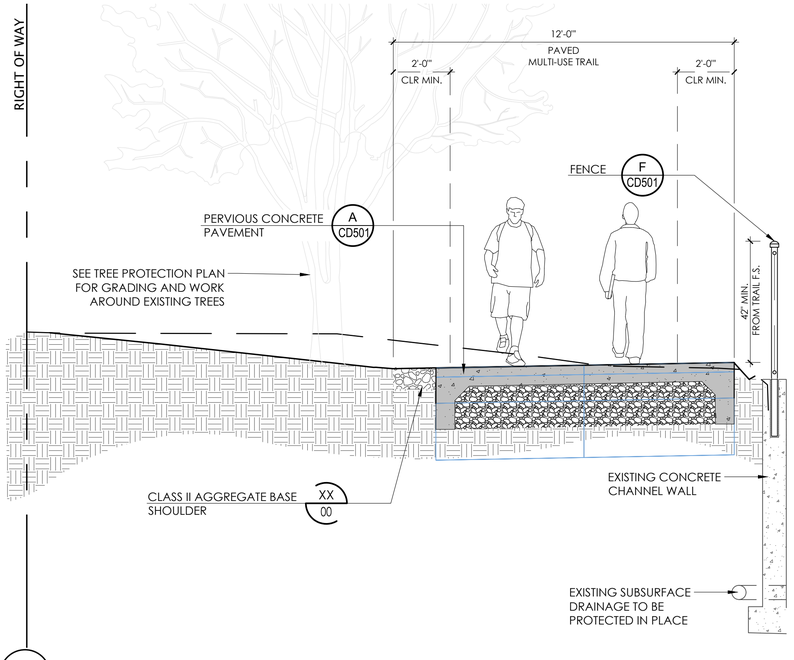

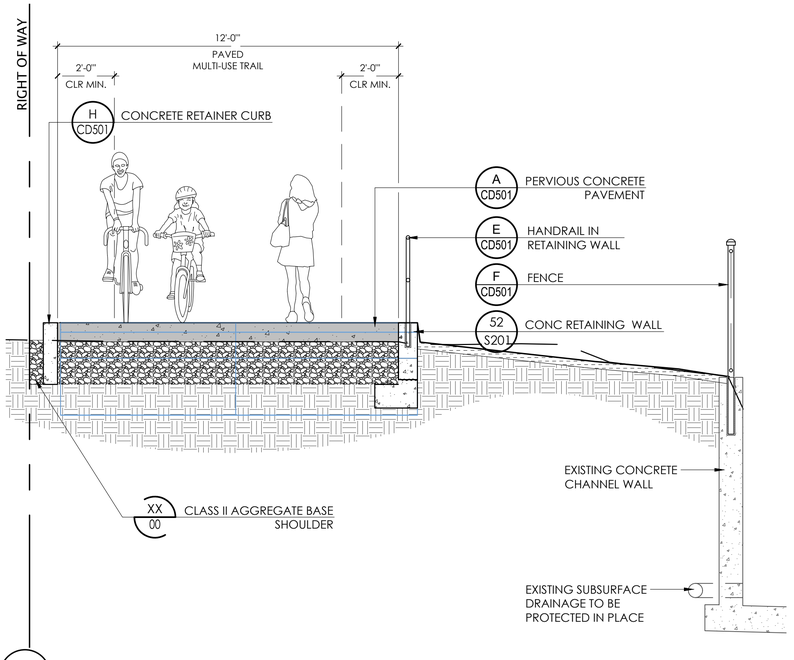

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CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
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FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TRAIL SECTIONS **CP302**

PROJECT NO. 15037
SHEET 14 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMEN- 10/2025

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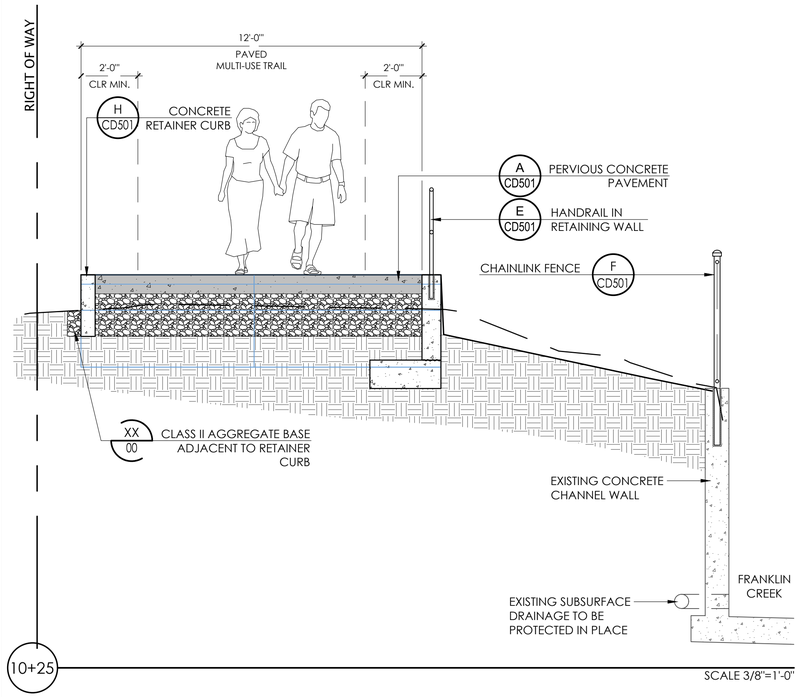

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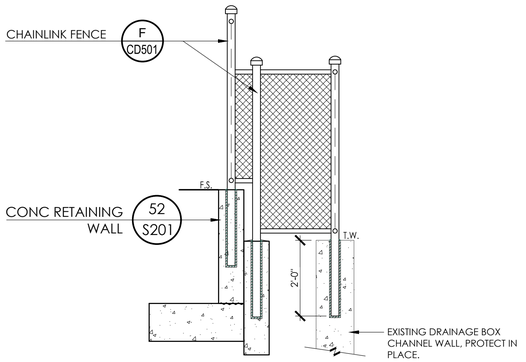
RRM PROJECT NO.
2911-01-RC22

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TRAIL SECTIONS CP303

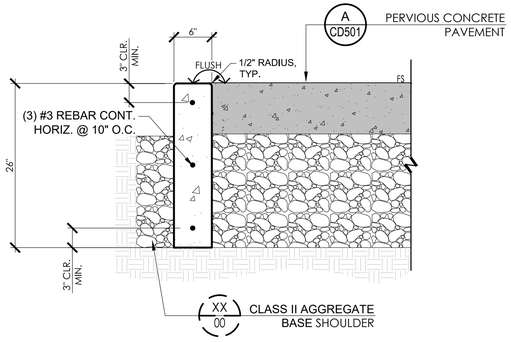
PROJECT NO. 15037
SHEET 15 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025



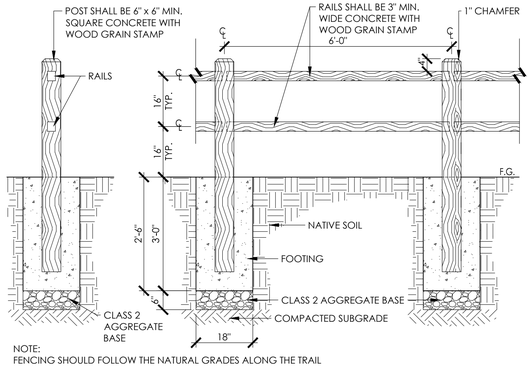
I CHAINLINK FENCE CONNECTION TO CHANNEL WALL

1/2" = 1'-0" RRM-2900-2911.01-90



H CONCRETE RETAINER CURB

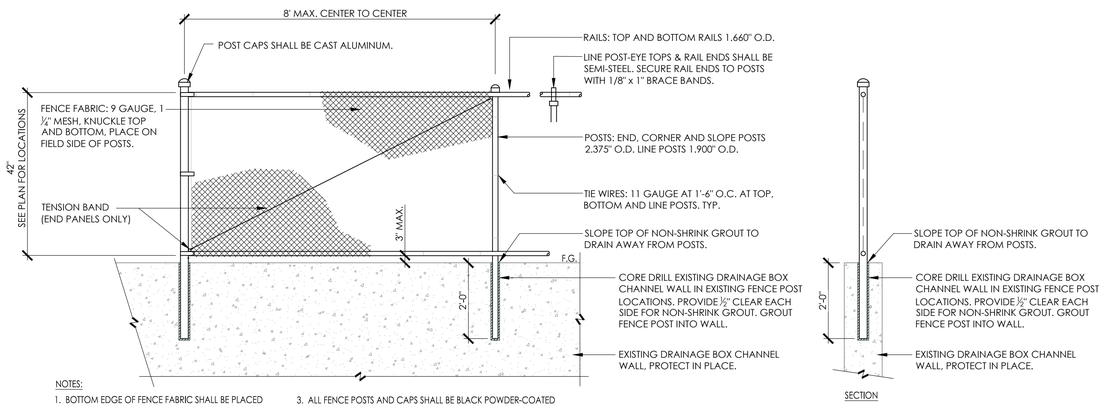
1" = 1'-0" RRM-2900-2911.01-13



NOTE:
FENCING SHOULD FOLLOW THE NATURAL GRADES ALONG THE TRAIL

G CONCRETE SPLIT RAIL FENCE

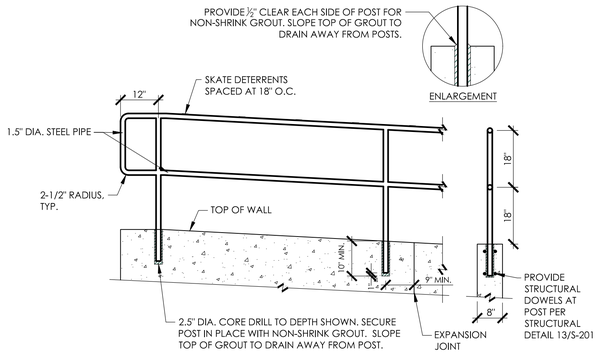
1/2" = 1'-0" RRM-2900-2911.01-27



NOTES:
1. BOTTOM EDGE OF FENCE FABRIC SHALL BE PLACED 1" ABOVE FINISH GRADE.
2. ALL FENCING SHALL BE BLACK VINYL-COATED GALVANIZED STEEL.
3. ALL FENCE POSTS AND CAPS SHALL BE BLACK POWDER-COATED GALVANIZED STEEL.

F CHAINLINK FENCE

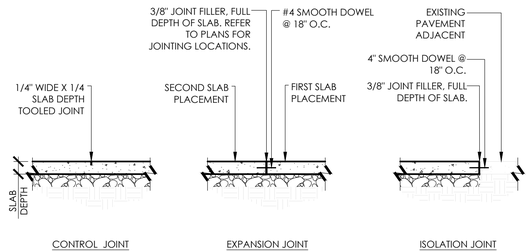
1/2" = 1'-0" RRM-2900-2911.01-06



NOTES:
1. RAILS AND POSTS MATERIAL PER SPECIFICATIONS.
2. PROVIDE SLIP JOINTS AT RAMP EXPANSION JOINTS, 24' MAXIMUM.
3. MAXIMUM SPACING OF POSTS SHALL BE 8'-0" ON STRAIGHT ALIGNMENTS, AND 6'-0" ON CURVED ALIGNMENTS WITH LESS THAN 30' RADIUS. MAKE SPACING UNIFORM BETWEEN CHANGES IN ALIGNMENT.
4. WELDS SHALL BE SLOT OR FILLET WELDS EQUAL TO THICKNESS TO PIPE. WELD ALL JOINTS ALL AROUND.

E HANDRAIL IN RETAINING WALL

1/2" = 1'-0" RRM-2900-2911.01-60

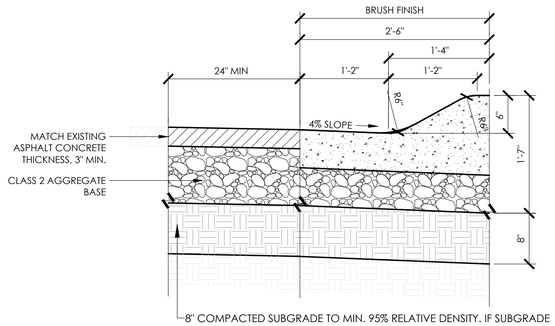


NOTES:

A. REFER TO PLANS FOR JOINTING LOCATIONS AND LAYOUT INFORMATION.
B. PROVIDE ISOLATION JOINT AGAINST PREVIOUSLY CONSTRUCTED, FIXED ELEMENTS.
C. INSTALL JOINT FILLER PER MANUFACTURER'S INSTRUCTIONS.
D. PROVIDE SEALANT ON ALL CONCRETE EXPANSION JOINTS.

D CONCRETE JOINTING

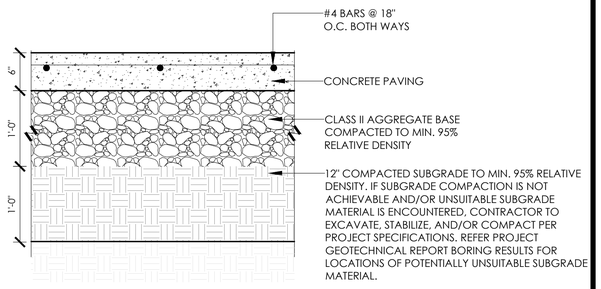
1/2" = 1'-0" RRM-2900-2911.01-22



8" COMPACTED SUBGRADE TO MIN. 95% RELATIVE DENSITY. IF SUBGRADE COMPACTION IS NOT ACHIEVABLE AND/OR UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, CONTRACTOR TO EXCAVATE, STABILIZE, AND/OR COMPACT PER PROJECT SPECIFICATIONS. REFER TO GP SHEETS, PP SHEETS AND PROJECT GEOTECHNICAL REPORT BORING RESULTS FOR LOCATIONS OF POTENTIALLY UNSUITABLE SUBGRADE MATERIAL.

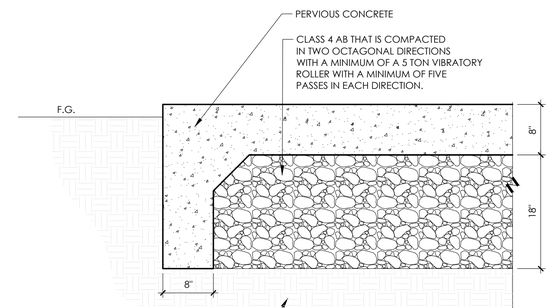
C ROLLED CURB AND GUTTER

1" = 1'-0" RRM-2900-2911.01-87



B CONCRETE PAVING

1" = 1'-0" RRM-2900-2911.01-85



SUBGRADE FIRM AND UNYIELDING WHEN PROOF-ROLLED WITH HEAVY, RUBBER TIRED GRADING EQUIPMENT PRIOR TO CONTINUING CONSTRUCTION.

A PERVIOUS CONCRETE PAVEMENT

1" = 1'-0" RRM-2900-2911.01-89

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5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION DETAILS **CD501**

PROJECT NO. 15037
SHEET 16 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025

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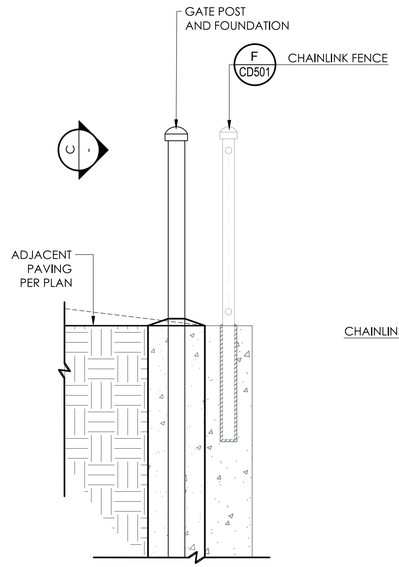
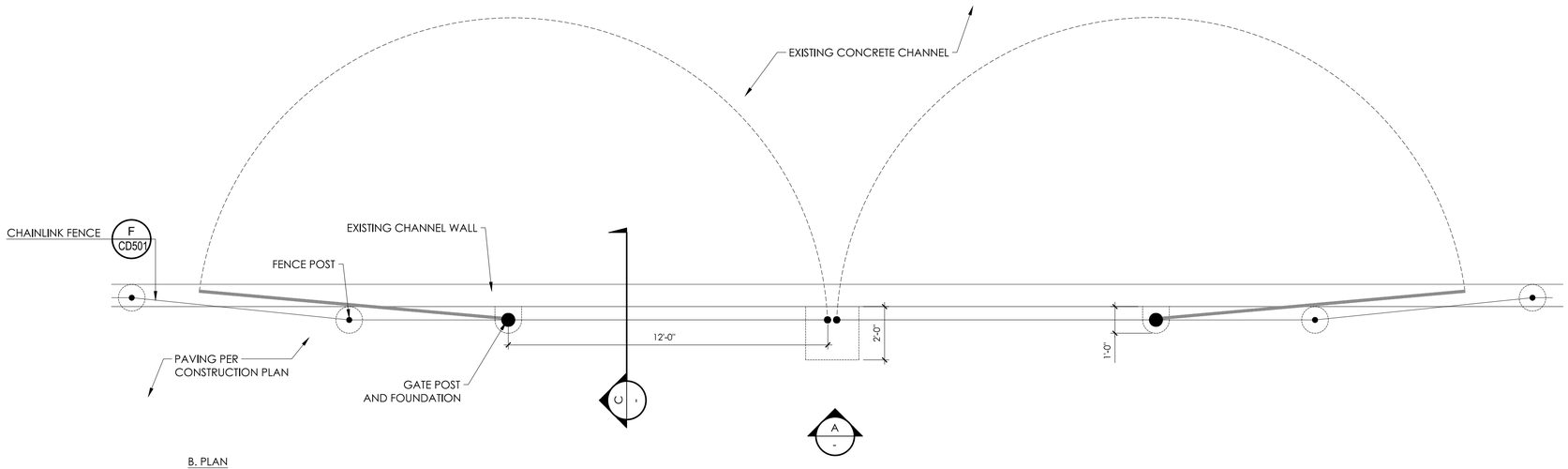
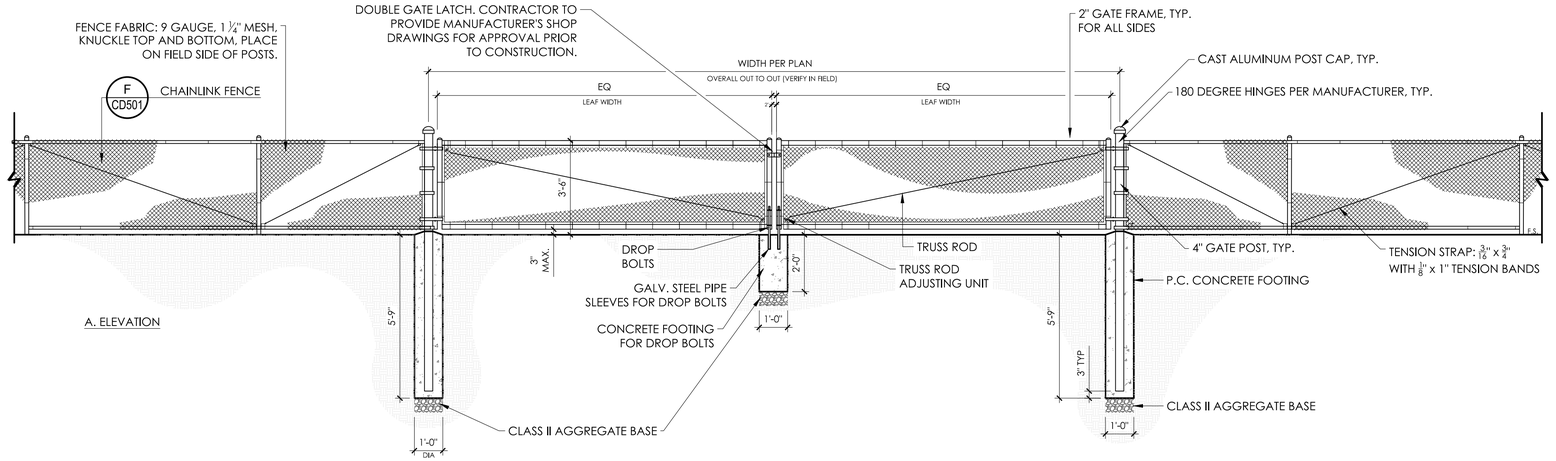


C. SECTION

SCALE: $\frac{3}{4}$" = 1'-0"



B. PLAN



A. ELEVATION

NOTE:
1. CONTRACTOR SHALL PRODUCE SHOP DRAWINGS FOR ALL WELDED CONNECTIONS.
2. ALL FENCING SHALL BE BLACK VINYL-COATED GALVANIZED STEEL.
3. GATES THAT SWING OVER TRACK SURFACING AREAS SHALL MAINTAIN 3' MINIMUM CLEAR FROM FENCE FABRIC AND/ OR RAILS AND THE TRACK FINISHED SURFACE.
4. REFER TO GATE FOOTING TABLE FOR FOOTING DEPTH AND DIAMETER, AND GATE POST DIAMETER.
5. PROVIDE KNOX BOX ON GATES INDICATED ON PLANS.

A DOUBLE GATE

3/8" = 1'-0"

RRM PROJECT NO.
2911-01-RC22

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
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CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION DETAILS **CD502**

PROJECT NO. 15037
SHEET 17 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMEN- 10/2025

N:\2800\2911-01-RC22 Franklin Creek Trail Improvement\Landscape Architecture\Task C-Construction Documents\Sheet Files\CD 2911-01-RC22.dwg, CD502, Aug 29, 2025 9:58am, mmstaake

Carpinteria Flora and Fauna
Flora y fauna de Carpintería

Flora

Carpinteria's flora is shaped by a rare mix of coastal sage scrub and chaparral, lots of native plants, and diverse soils ranging from granite to gabbro, which create specialized islands of unique soil. Fire-adapted species like manzanita, ceanothus, and buckwheat thrive here, regenerating through both seeds and sprouting after burns. The Carpinteria Salt Marsh Nature Park adds to this biodiversity, hosting over 250 plant species, including regionally threatened Coulter's goldfields and federally endangered salt marsh bird's beak. Noteworthy plants include the endemic bush anemone, purple sage, and California brittlebush, making the region a unique botanical hotspot.

La flora de Carpintería se caracteriza por una singular mezcla de matorral costero de salvia y chaparral, abundantes plantas nativas y suelos diversos, desde granito hasta gabro, que crean islas especializadas de suelo único. Especies adaptadas al fuego, como la manzanita, el ceanoto y el trigo sarraceno, prosperan aquí, regenerándose tanto por semillas como por brotes tras las quemaduras. El Parque Natural de las Marismas Saladas de Carpintería contribuye a esta biodiversidad, albergando más de 250 especies de plantas, incluyendo los yacimientos de oro de Coulter, amenazados regionalmente, y el pico de ave de las marismas, en peligro de extinción a nivel federal. Entre las plantas más destacadas se encuentran la anémona arbustiva endémica, la salvia púrpura y el arbusto quebradizo de California, lo que convierte a la región en un punto de interés botánico único.

Coastal Sage Scrub
Matorral Costero de Salvia

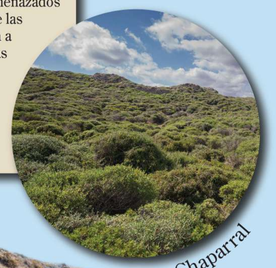
Bush Anemone
Anémona de Arbusto
Carpenteria californica

Manzanita
Arctostaphylos spp.

Coastal Salt Marsh
Marisma Costera

Purple Sage
Salvia Púrpura
Salvia leucophylla

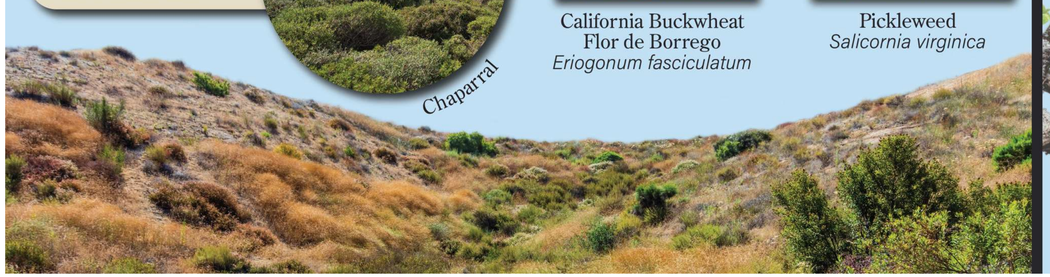
California Brittlebush
Incienso
Encelia californica



Chaparral

California Buckwheat
Flor de Borrego
Eriogonum fasciculatum

Pickleweed
Salicornia virginica



Ochre Sea Star

Ochre sea stars are keystone predators and limit invasive mussel populations.

Las estrellas de mar ocres son depredadores clave y limitan las poblaciones invasoras de mejillones.

California Ground Squirrel

Ground squirrels help aerate soil when they burrow, providing more oxygen and water for plants.

Las ardillas terrestres ayudan a airear el suelo cuando excavan, proporcionando más oxígeno y agua a las plantas.

Southwestern Pond Turtle

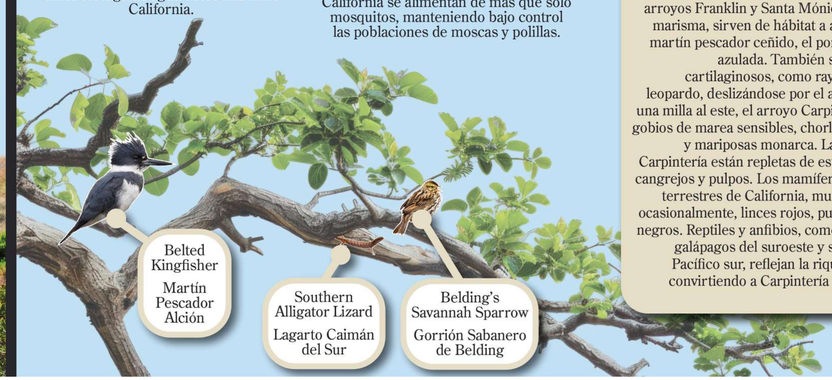
The southwestern pond turtle is the only freshwater turtle native to California.

La tortuga de estanque del suroeste es la única tortuga de agua dulce nativa de California.

California Gnatcatcher

California gnatcatchers prey on more than just gnats, keeping fly and moth populations under control.

Los cazadores de mosquitos de California se alimentan de más que solo mosquitos, manteniendo bajo control las poblaciones de moscas y polillas.



Fauna

Carpinteria's diverse habitats, from coastal waters and salt marshes to creeks, tide pools, and chaparral, support a remarkable variety of wildlife. One of southern California's last harbor seal rookeries endures along Carpinteria's coast, with seals returning generation after generation. The Carpinteria Salt Marsh Nature Park provides refuge for 35 fish species, more than 100 invertebrate species, and over 200 bird species, including at risk species such as the Belding's savannah sparrow and the coastal California gnatcatcher. The tidal channels of the marsh and lower reaches of Franklin and Santa Monica creeks, that flow into the marsh, provide habitat for charismatic birds such as the belted kingfisher, bufflehead, and great blue heron. Cartilaginous fishes, including skates, rays, and the harmless leopard shark, can also be seen gliding through the water. About a mile east, Carpinteria Creek provides habitat for sensitive tidewater gobies, western snowy plovers, and monarch butterflies. Carpineria's intertidal zones are filled with sea stars, anemones, crabs, and octopuses. Mammals range from California ground squirrels, bats, and rabbits to occasional bobcats, mountain lions, gray foxes, and black bears. Reptiles and amphibians including southern alligator lizards, southwestern pond turtles, and southern Pacific rattlesnakes, reflect the area's ecological richness, making Carpinteria a vital refuge for coastal biodiversity.

Los diversos hábitats de Carpintería, desde aguas costeras y marismas hasta arroyos, pozas de marea y chaparral, albergan una notable variedad de vida silvestre. Una de las últimas colonias de focas comunes del sur de California perdura a lo largo de la costa de Carpintería, donde las focas regresan generación tras generación. El Parque Natural de las Marismas Saladas de Carpintería ofrece refugio a 35 especies de peces, más de 100 especies de invertebrados y más de 200 especies de aves, incluyendo especies en peligro de extinción como el gorrión sabanero de Belding y la perlita californiana. Los canales de marea de la marisma y los tramos bajos de los arroyos Franklin y Santa Mónica, que desembocan en la marisma, sirven de hábitat a aves carismáticas como el martín pescador ceñido, el porrón americano y la garza azulada. También se pueden observar peces cartilaginosos, como rayas y el inofensivo tiburón leopardo, deslizándose por el agua. Aproximadamente a una milla al este, el arroyo Carpintería ofrece hábitat para gobios de marea sensibles, chorlitos nevados occidentales y mariposas monarca. Las zonas intermareales de Carpintería están repletas de estrellas de mar, anémonas, cangrejos y pulpos. Los mamíferos abarcan desde ardillas terrestres de California, murciélagos y conejos hasta, ocasionalmente, linces rojos, pumas, zorros grises y osos negros. Reptiles y anfibios, como lagartos caimán del sur, galápagos del suroeste y serpientes de cascabel del Pacífico sur, reflejan la riqueza ecológica de la zona, convirtiendo a Carpintería en un refugio vital para la biodiversidad costera.

Please Do Not Feed The Ducks

INTERPRETIVE SIGNAGE - FLORA AND FAUNA

RRM PROJECT NO. 2911-01-RC22

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DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION DETAILS — CD503

PROJECT NO. 15037
SHEET 18 OF 43
PLAN DATE 10/01/2025

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Carpinteria Salt Marsh Watershed
Cuenca Hidrográfica de las Marismas de Carpintería

What is a Watershed?

A watershed refers to all the geographical area that drains water into one single outlet.

¿Qué es una Cuenca Hidrográfica?

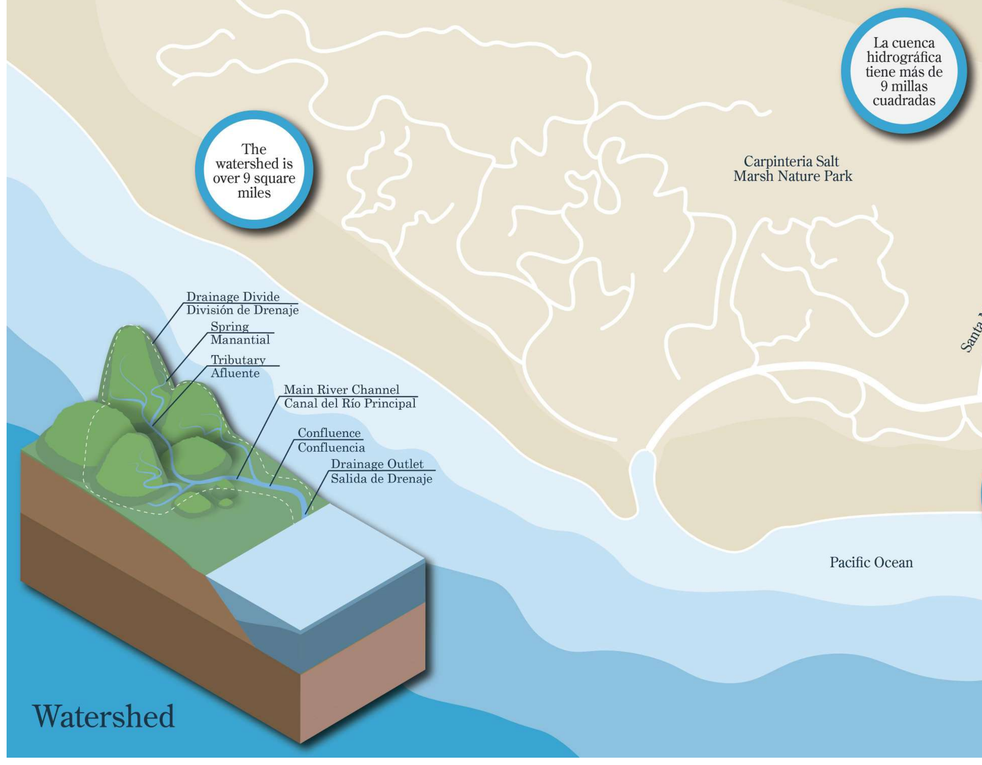
Una cuenca hidrográfica se refiere a toda el área geográfica que drena agua en una única salida.

Carpinteria Salt Marsh Watershed

The Carpinteria Salt Marsh Nature Park is home to a 35 acre coastal estuary where fresh water from nearby creeks meet salt water from the Pacific Ocean. This interaction, along with regular tidal flooding, provides a unique ecosystem for many valuable plant and animal species, making it one of California's most ecologically important estuaries.

Cuenca Hidrográfica de las Marismas de Carpintería

El Parque Natural de las Marismas Saladas de Carpintería alberga un estuario costero de 14 hectáreas donde el agua dulce de los arroyos cercanos se encuentra con el agua salada del Océano Pacífico. Esta interacción, junto con las inundaciones regulares por mareas, proporciona un ecosistema único para numerosas especies valiosas de plantas y animales, lo que lo convierte en uno de los estuarios de mayor importancia ecológica de California.



Significance of Franklin Creek

Franklin Creek runs for 4 miles and ends in the Carpinteria Salt Marsh. It's sub-watershed is over 2,700 acres and starts with an elevation of 1,746 feet, all the way down to sea level. Since it spits out into the salt marsh, the health of Franklin Creek largely impacts the health of the the estuary.

Importancia de Franklin Creek

El arroyo Franklin recorre 6.4 kilómetros y desemboca en la marisma de Carpintería. Su subcuenca abarca más de 1137 hectáreas y comienza a una altitud de 530 metros hasta el nivel del mar. Al desembocar en la marisma, la salud del arroyo Franklin influye significativamente en la salud del estuario.

Environmental Threats

Due the watershed's significance, it's important to consider the area as a whole to understand potential environmental impacts upstream.

Amenazas Ambientales

Debido a la importancia de las cuencas hidrográficas, es importante considerar el área en su conjunto para comprender los posibles impactos ambientales río arriba.

- Agriculture Runoff / Escorrentía Agrícola
- Erosion / Erosión
- Invasive Plants / Plantas Invasoras
- Coastal Development / Desarrollo Costero
- Sea Level Rise / Aumento del Nivel del Mar
- Stormwater Runoff / Escorrentía de Aguas Pluviales

Ways You Can Help
Maneras en que Puedes Ayudar

- Pick Up Trash / Recoger Basura
- Stay on Trails / Permanecer en los y a los de mas
- Reduce Irrigation Runoff / Reducir la Escorrentía de Riego
- Educate Yourself & Others / Edúquese Usted Mismo y a los de mas

Please Do Not Feed The Ducks

INTERPRETIVE SIGNAGE - WATERSHED

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FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION DETAILS — CD504

PROJECT NO. 15037
SHEET 19 OF 43
PLAN DATE 10/01/2025

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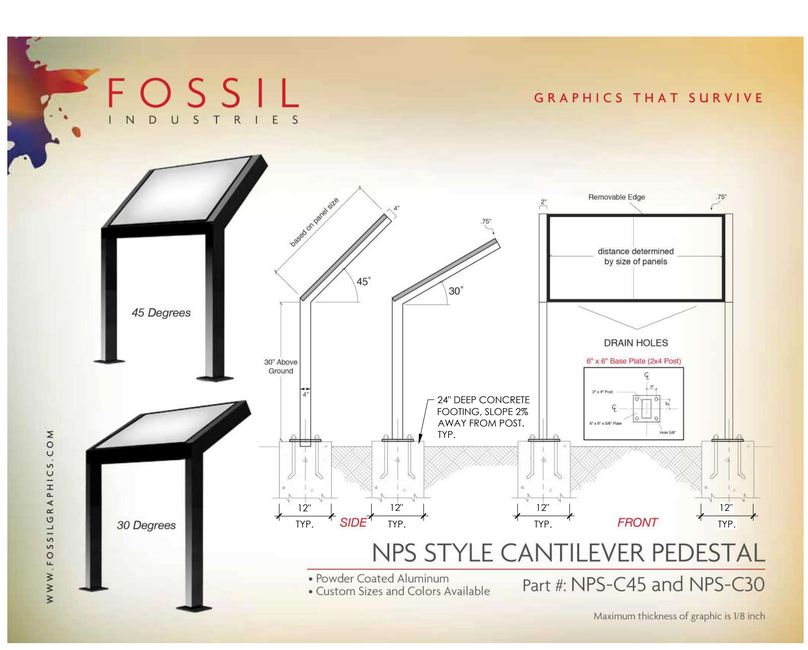

A SIGNAGE

1" = 1"

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FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION DETAILS — CD505

PROJECT NO. 15037
SHEET 20 OF 43
PLAN DATE 10/01/2025

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CONDITION OF APPROVAL #8

IN THE EVENT ARCHAEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING, WORK SHALL BE STOPPED IMMEDIATELY OR REDIRECTED UNTIL A CDD-QUALIFIED ARCHAEOLOGIST AND NATIVE AMERICAN REPRESENTATIVE ARE RETAINED BY THE APPLICANT TO EVALUATE THE SIGNIFICANCE OF THE FIND PURSUANT TO PHASE 2 INVESTIGATIONS OF THE CITY ARCHAEOLOGICAL GUIDELINES. IF REMAINS ARE FOUND TO BE SIGNIFICANT, THEY SHALL BE SUBJECT TO A PHASE 3 MITIGATION PROGRAM CONSISTENT WITH CITY ARCHAEOLOGICAL GUIDELINES AND FUNDED BY THE APPLICANT.

CONDITION OF APPROVAL #9

DUST GENERATED BY THE DEVELOPMENT ACTIVITIES SHALL BE KEPT TO A MINIMUM WITH A GOAL OF RETAINING DUST ON THE SITE BY FOLLOWING THE DUST CONTROL MEASURES LISTED BELOW. DURING CLEARING, GRADING, EARTH MOVING, EXCAVATION OR TRANSPORTATION OF CUT OR FILL MATERIALS, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST AFTER EACH DAY'S ACTIVITIES CEASE.

A. DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHALL INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHALL BE REQUIRED WHENEVER THE WINDS SPEED EXCEEDS 15 MILES PER HOUR. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE.

B. MINIMIZE AMOUNT OF DISTURBED AREA.

C. IF IMPORTATION, EXPORTATION AND STOCKPILING OF FIL1 MATERIAL IS INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FORM THE POINT OF ORIGIN.

D. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED AREA BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.

CONDITION OF APPROVAL #10

THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

CONDITION OF APPROVAL #11

THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING AS NECESSARY TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

CONDITION OF APPROVAL #12

THE APPLICANT SHALL LIMIT EXCAVATION AND GRADING TO THE DRY SEASON OF THE YEAR (APRIL 15 TO NOVEMBER L) UNLESS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN IS IN PLACE AND ALL MEASURES THEREIN ARE IN EFFECT. ALL EXPOSED GRADED SURFACES SHALL BE RESEEDED WITH GROUND COVER VEGETATION TO MINIMIZE EROSION.

CONDITION OF APPROVAL #18

DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS OR WETLANDS. THE LOCATION OF THE WASHOUT AREA SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS.

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DEPARTMENT OF PUBLIC WORKS
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DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

GR001

PROJECT NO. 15037
SHEET 21 OF 43
PLAN DATE 10/01/2025

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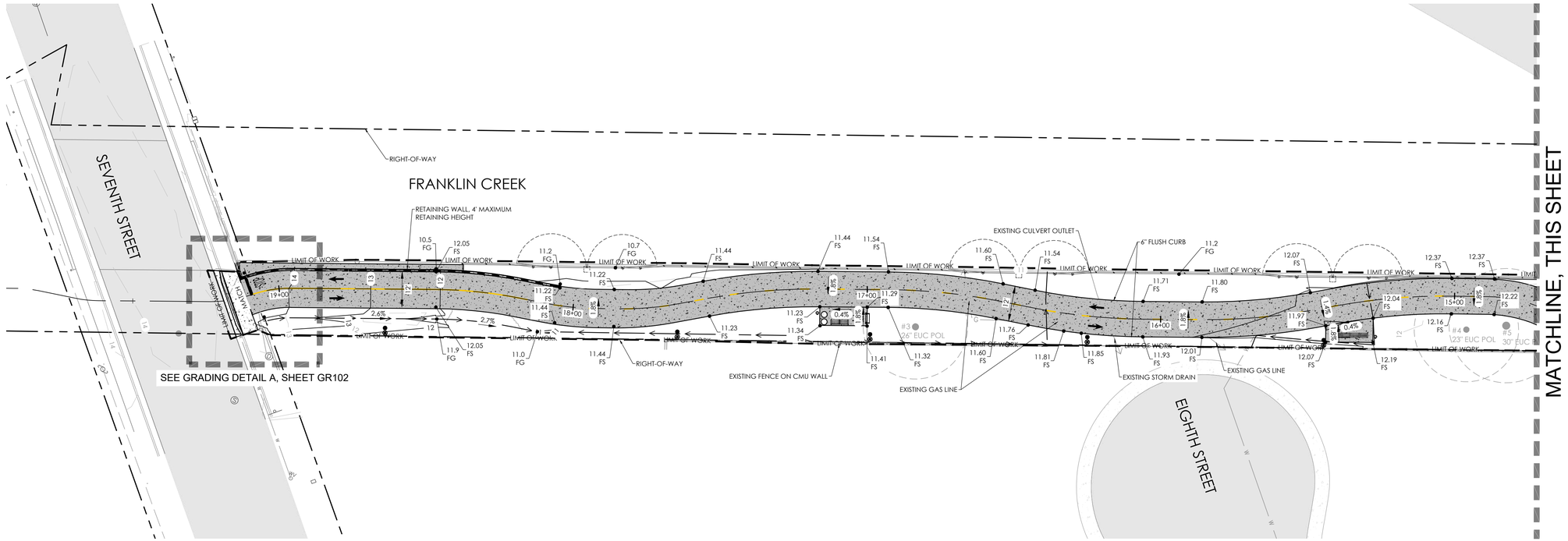
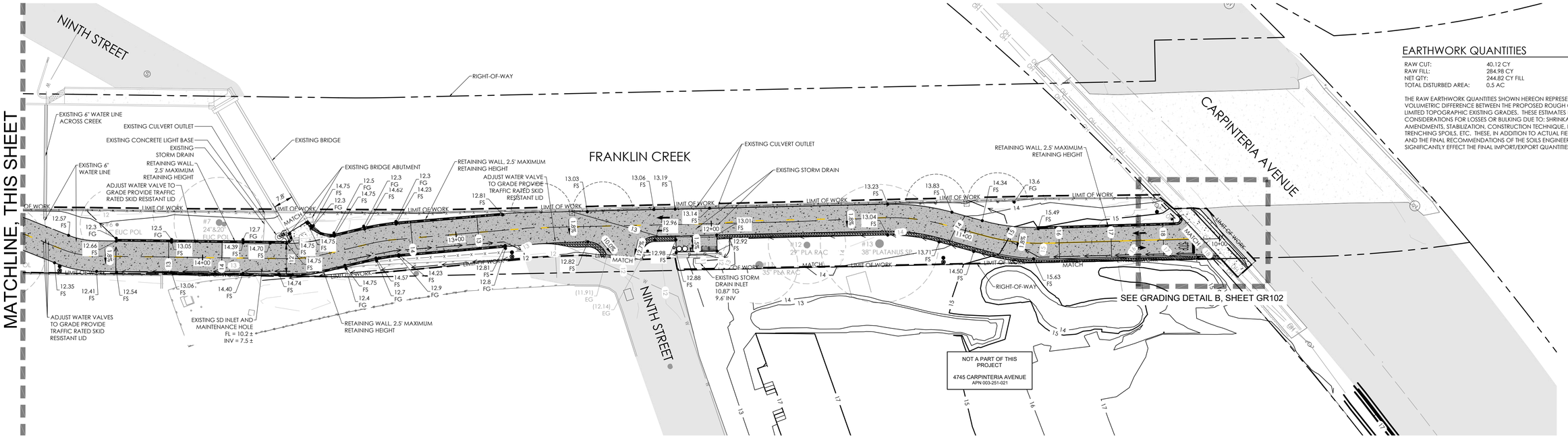


LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	INTERPRETIVE PANEL
15	EXISTING MAJOR CONTOUR
15	EXISTING MINOR CONTOUR
15	PROPOSED MAJOR CONTOUR
15	PROPOSED MINOR CONTOUR
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT (VEHICULAR)
	PROPOSED PERVIOUS CONCRETE PAVEMENT

0 10' 20' 40'

SCALE: 1" = 20'



EARTHWORK QUANTITIES

RAW CUT:	40.12 CY
RAW FILL:	284.98 CY
NET QTY:	244.82 CY FILL
TOTAL DISTURBED AREA:	0.5 AC

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
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NO 62696
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STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

GRADING AND DRAINAGE PLAN — GR101

PROJECT NO. 15037
SHEET 22 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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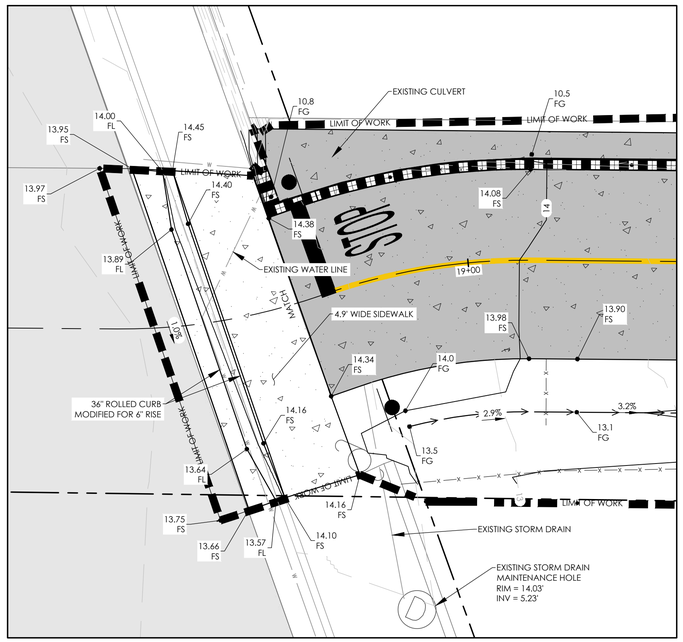
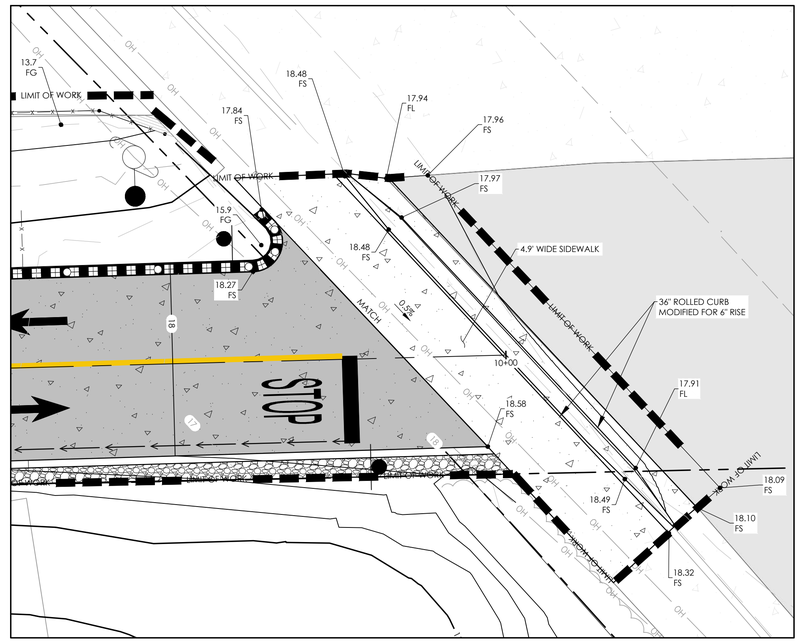


GRADING DETAIL A

SCALE: 1" = 5'



GRADING DETAIL B

SCALE: 1" = 5'

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	INTERPRETIVE PANEL
15	EXISTING MAJOR CONTOUR
15	EXISTING MINOR CONTOUR
15	PROPOSED MAJOR CONTOUR
15	PROPOSED MINOR CONTOUR
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT (VEHICULAR)
	PROPOSED PERVIOUS CONCRETE PAVEMENT

0 2.5' 5' 10'

SCALE: 1" = 5'

RRM PROJECT NO.
2911-01-RC22

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CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

_____ _____
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FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

GRADING AND DRAINAGE PLAN **GR102**

PROJECT NO. 15037
SHEET 23 OF 43
PLAN DATE 10/01/2025

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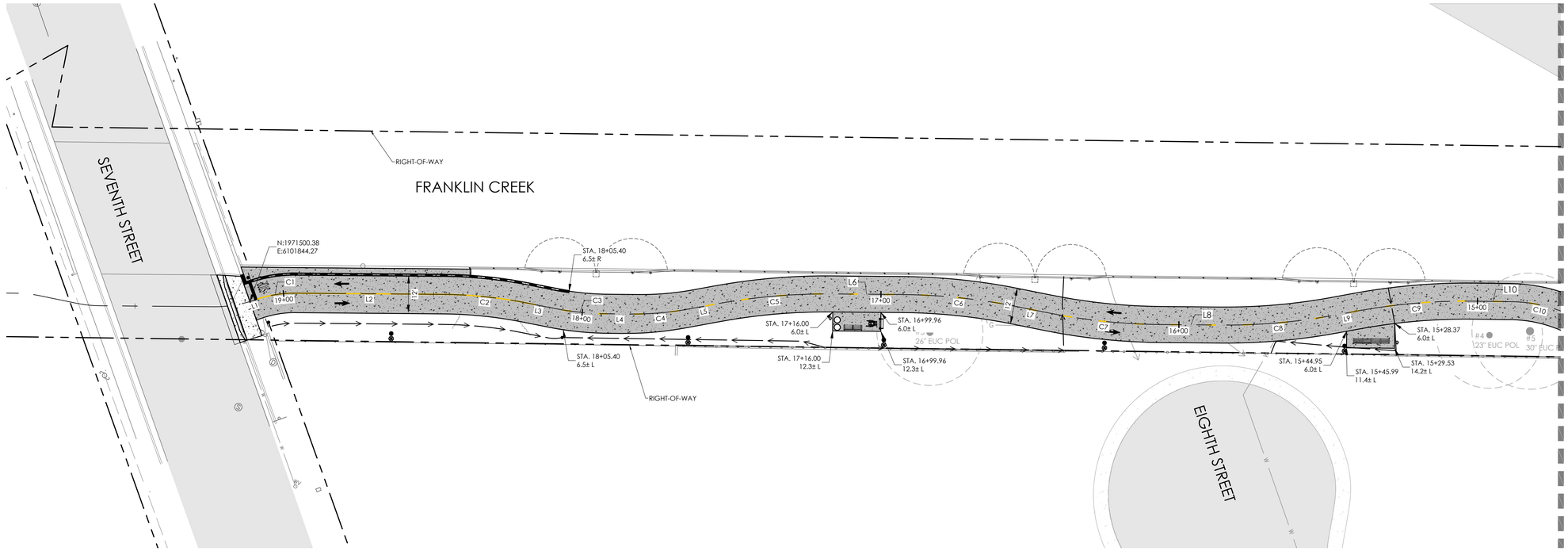

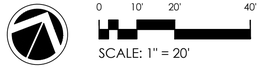

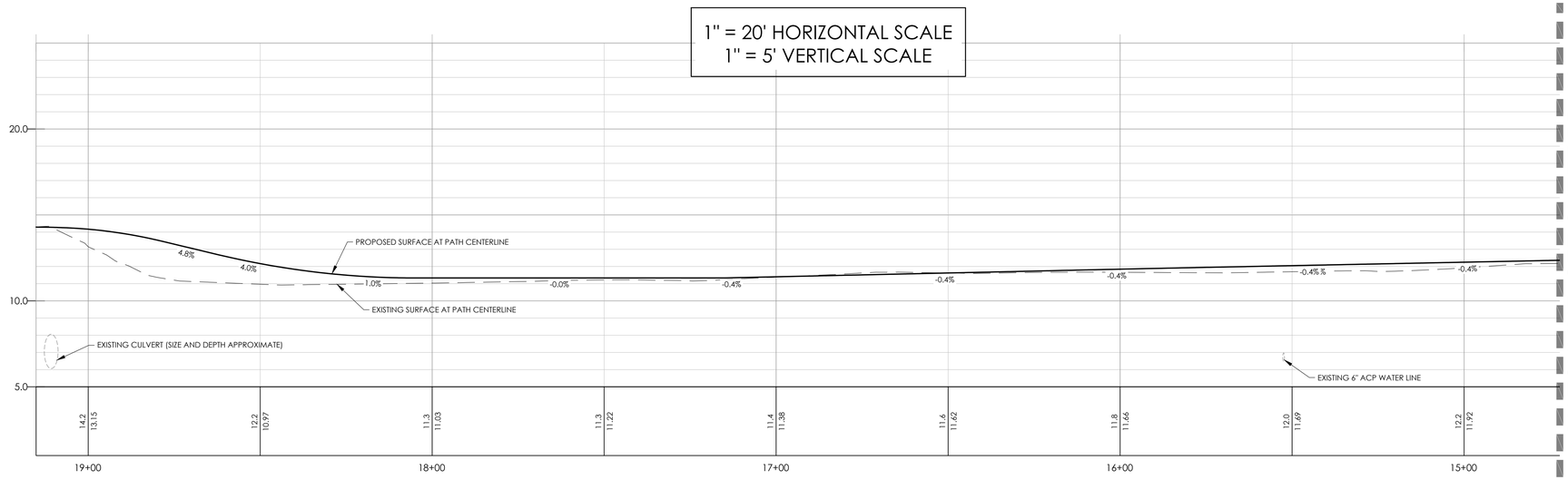

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
EXISTING RELOCATED PROPOSED	SIGNS
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	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT (VEHICULAR)
	PROPOSED PERVIOUS CONCRETE PAVEMENT

PARCEL LINE DATA

SEGMENT	LENGTH	DIRECTION
L1	1.87	S46° 38' 48"W
L2	49.06	S66° 17' 46"W
L3	8.46	S77° 02' 36"W
L4	7.75	S66° 17' 46"W
L5	9.95	S55° 26' 02"W
L6	23.85	S66° 17' 46"W
L7	11.06	S77° 09' 29"W
L8	20.00	S66° 17' 46"W
L9	8.05	S55° 26' 02"W
L10	12.36	S66° 36' 42"W
L11	12.94	S87° 29' 05"W
L12	74.13	S66° 34' 08"W
L13	17.98	S52° 35' 13"W
L14	41.84	S60° 53' 09"W
L15	6.30	S62° 47' 25"W
L16	7.24	S64° 29' 11"W
L17	26.17	S64° 29' 11"W
L18	24.31	S64° 29' 11"W
L19	54.62	S64° 29' 11"W
L20	18.71	S81° 06' 26"W
L21	58.78	S64° 05' 33"W

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA
C1	13.72	40.00	19°38'57"
C2	28.14	150.00	10°44'50"
C3	18.96	100.00	10°51'43"
C4	18.96	100.00	10°51'43"
C5	37.92	200.00	10°51'43"
C6	37.92	200.00	10°51'43"
C7	37.92	200.00	10°51'43"
C8	37.92	200.00	10°51'43"
C9	39.02	200.00	11°10'39"
C10	19.62	48.89	22°59'28"
C11	14.73	37.25	22°39'02"
C12	14.62	60.00	13°57'50"
C13	11.59	80.00	8°17'55"
C14	6.66	211.73	1°48'06"
C15	12.56	399.48	1°48'06"
C16	5.31	38.04	7°59'32"
C17	5.58	40.00	7°59'32"
C18	23.66	81.43	16°38'50"
C19	24.39	83.09	16°49'02"

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FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLAN AND PROFILE **PP101**

PROJECT NO. 15037
SHEET 24 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025

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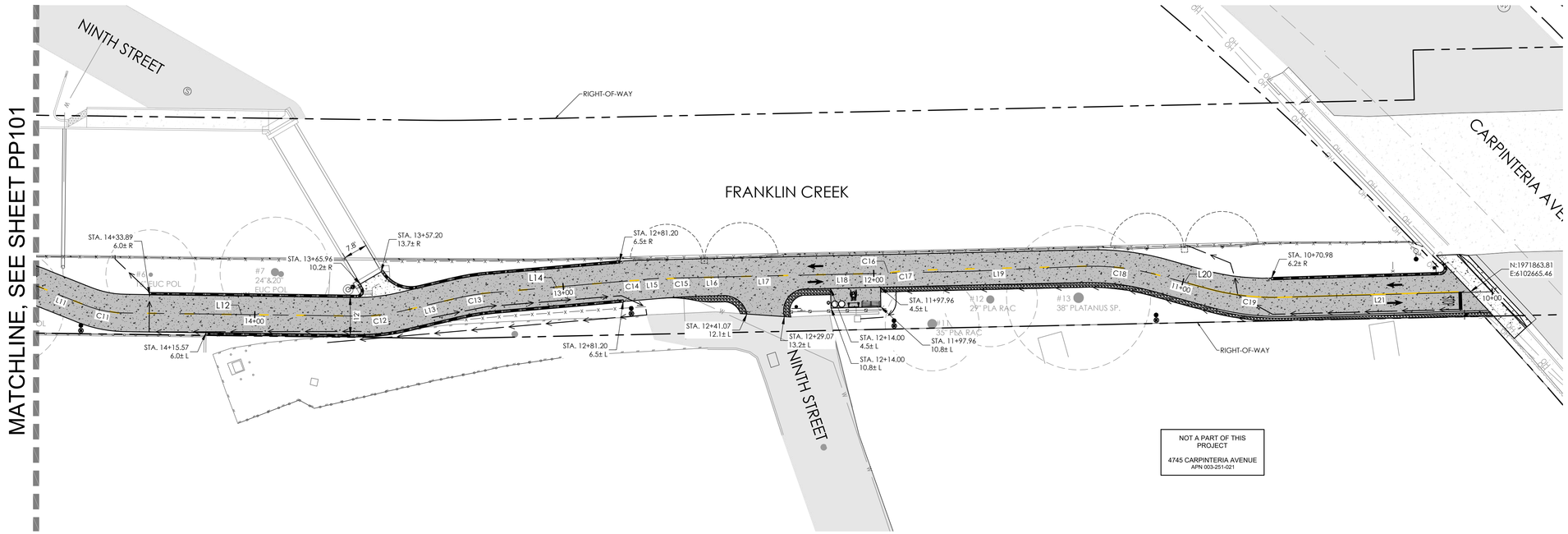

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
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	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
EXISTING RELOCATED PROPOSED	SIGNS
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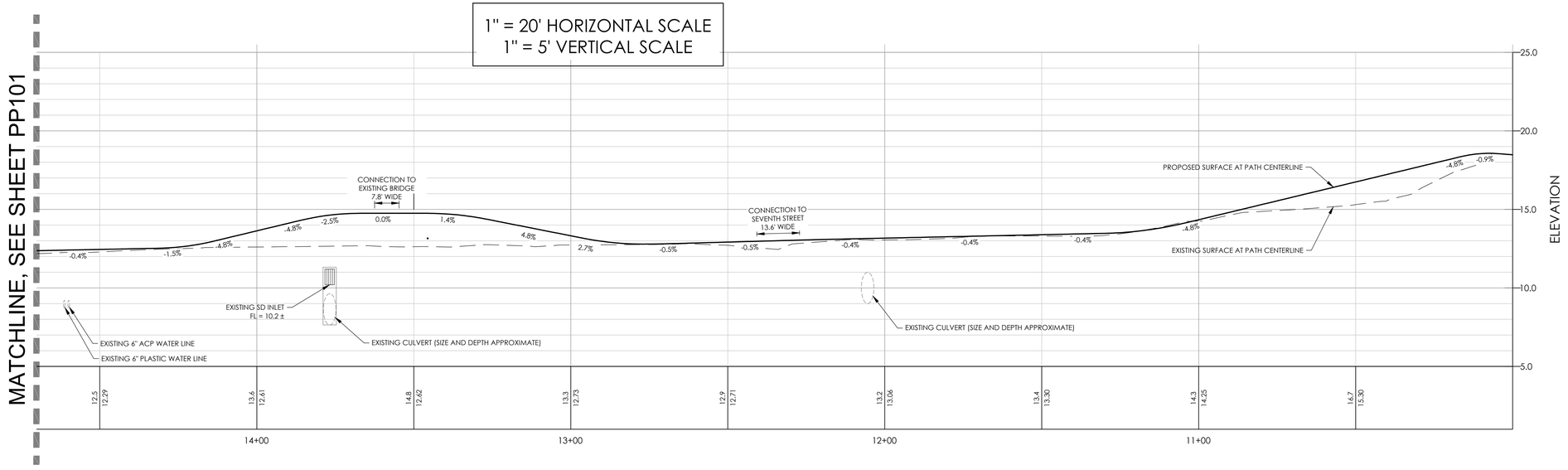
C17	5.58	40.00	7°59'32"
C18	23.66	81.43	16°38'50"
C19	24.39	83.09	16°49'02"

1" = 20' HORIZONTAL SCALE
1" = 5' VERTICAL SCALE



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EXP 6/30/26
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STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLAN AND PROFILE **PP102**

PROJECT NO. 15037
SHEET 25 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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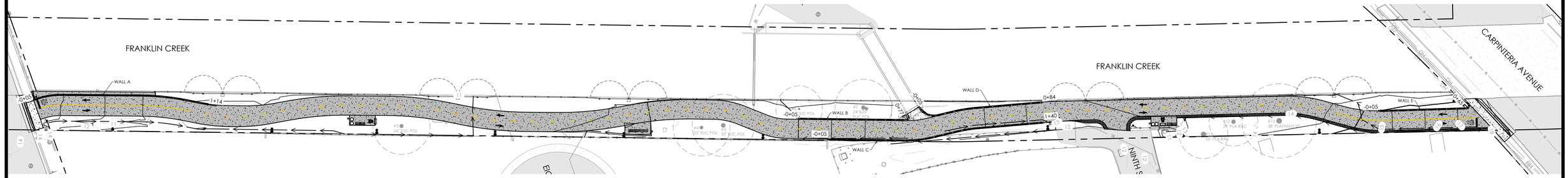
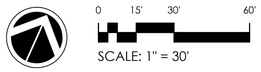
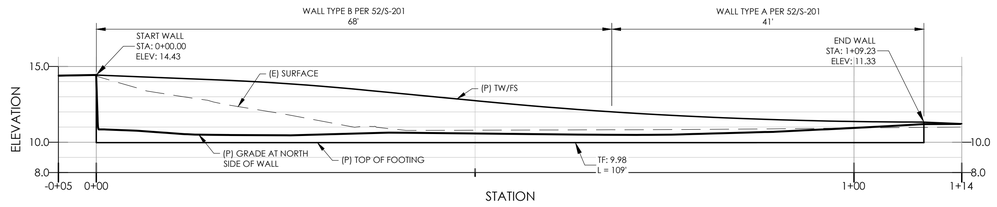




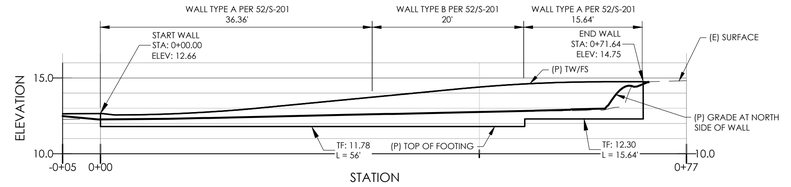
0 15' 30' 60'

SCALE: 1" = 30'



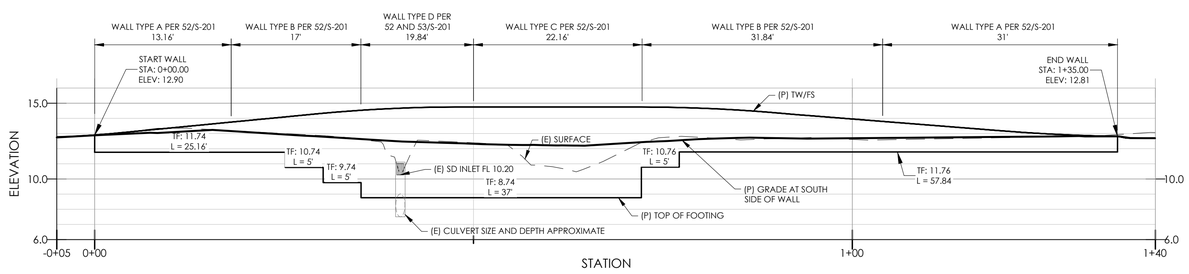
RETAINING WALL A

SCALE: H: 1" = 10' V: 1" = 5'



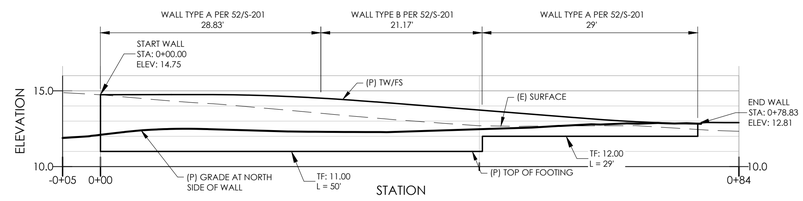
RETAINING WALL B

SCALE: H: 1" = 10' V: 1" = 5'



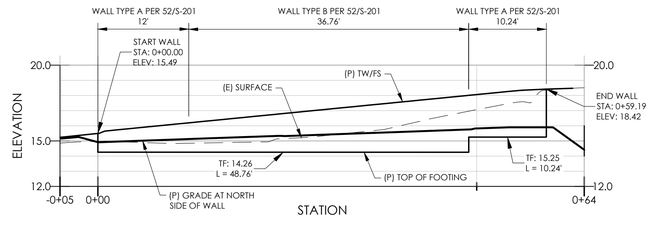
RETAINING WALL C

SCALE: H: 1" = 10' V: 1" = 5'



RETAINING WALL D

SCALE: H: 1" = 10' V: 1" = 5'



RETAINING WALL E

SCALE: H: 1" = 10' V: 1" = 5'

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DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

RETAINING WALL PROFILES

RW101

PROJECT NO. 15037
SHEET 26 OF 43
PLAN DATE 10/01/2025

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SYMBOLS

DETAIL REFERENCE BUBBLE WITH LEADER

DETAIL REFERENCE BUBBLE

FULL HEIGHT SECTION INDICATOR

ELEVATION OF WALL OR FRAME

NORTH ARROW

BOT OF
EL = (-X'-X")
TOP/BOTTOM OF ELEVATIONS

SLOPE

WELDED WIRE FABRIC
(WWF LAYER)

STEPPED SURFACE; FLOOR DEPRESSION

SLOPED SURFACE

STEPPED FOOTING

BOTTOM STEPPED FOOTING

XX'-X"
X
INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE

INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)

XX
INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER

XX
INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST

INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT

INDICATES HEADER @ OPENING PER HEADER SCHEDULE

EARTH LAYER

INDICATES SAND OR GROUT

INDICATES GRAVEL

STEEL IN CROSS SECTION

INDICATES BEARING WALL

SHADED AREA INDICATES CALIFORNIA FRAMING

SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE

STEEL HSS TUBE COLUMN

STEEL HSS OR PIPE COLUMN

WIDE FLANGE STEEL COLUMN

WOOD POST

X
INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE

1x
INDICATES SHEAR WALL STRAP / HOLDOWN TYPE PER SCHEDULE

F1
INDICATES PAD FOOTING TYPE PER SCHEDULE

C1
INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE

ANGLE BRACE

(2L)
DOUBLE ANGLE BRACE

DRAG STRUT CONNECTION

FULL HEIGHT STIFFENER CONNECTION

MOMENT CONNECTION

MEMBER SPLICE

(+3")
TOP OF STEEL ± ELEVATION

[X]
NUMBER OF EVENLY SPACED
SHEAR STUDS

[X–Y–Z]
SPECIAL STUD SPACING SEE TYPICAL
STEEL DETAILS

<3/4>
BEAM CAMBER AT MID-SPAN

WALL TYPES

INDICATES PLYWOOD SIDE FOR SHEARWALL

INDICATES BEARING WOOD WALL BELOW

INDICATES BEARING WOOD WALL ABOVE

INDICATES NON-BEARING WOOD WALL BELOW

INDICATES NON-BEARING WOOD WALL ABOVE

INDICATES EXISTING BEARING WOOD WALL

INDICATES EXISTING NON-BEARING WOOD WALL

INDICATES BEARING CMU WALL BELOW

INDICATES BEARING CMU WALL ABOVE

INDICATES NON-BEARING CMU WALL BELOW

INDICATES NON-BEARING CMU WALL ABOVE

INDICATES EXISTING BEARING CMU WALL

INDICATES EXISTING NON-BEARING CMU WALL

INDICATES BEARING CONCRETE WALL BELOW

INDICATES BEARING CONCRETE WALL ABOVE

INDICATES NON-BEARING CONCRETE WALL BELOW

INDICATES NON-BEARING CONCRETE WALL ABOVE

INDICATES EXISTING BEARING CONCRETE WALL

INDICATES EXISTING NON-BEARING CONCRETE WALL

SHEET INDEX

S-101 SHEET INDEX, ABBREVIATION & SYMBOLS
S-102 GENERAL NOTES
S-103 SPECIAL INSPECTION & TESTS

S-201 TYPICAL CONCRETE & RETAINING WALL DETAILS

A & B	ABOVE AND BELOW
AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)
APPVD	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL; ARCHITECT
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
AWS	AMERICAN WELDING SOCIETY
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BEL	BELOW
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BOT OR B	BOTTOM
BRC	BRACE
BRG	BEARING
BTWN	BETWEEN
CANT	CANTILEVER
CAM OR C	CAMBER
CC	CENTER TO CENTER
CG	CENTER OF GRAVITY
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION JOINT; CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE; CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECTION; CONNECT
CONSTR	CONSTRUCTION
CONT	CONTINUE; CONTINUOUS
CONTR	CONTRACTOR
CJP	COMPLETE JOINT PENETRATION WELD
CTR	CENTER
CTSK	COUNTERSINK; COUNTERSUNK
CU FT	CUBIC FOOT
d	PENNY (NAIL OR BAR DIA)
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR/LARCH
DIA OR Ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DO	DO OVER
DWG	DRAWING
DWL	DOWEL
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL OR EQUIVALENT
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXIST or (E)	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FIN	FINISH
FJ	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONARY
FOS	FACE OF STUD
FOW	FACE OF WALL
FRMG	FRAMING
FT	FOOT; FEET
FTA	FLOOR TIE ABOVE
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED LAMINATED BEAM
GR	GRADE
GRND	GROUND
H or HORIZ	HORIZONTAL
HDR	HEADER
HGR	HANGER
HP	HIGH POINT
HSH	HORIZONTALLY SLOTTED HOLES
HT	HEIGHT
ID	INSIDE DIAMETER
IF	INSIDE FACE
I-JST	I-JOIST
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INSP	INSPECTION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIPS
KS	KING STUD
KP	KING POST
KSI	KIPS PER SQUARE INCH
LB(S) OR #	POUND(S)
LF	LINEAL FOOT
LIN	LINEAL; LINEAR
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LSH	LONG SLOTTED HOLES
LSL	LAMINATED STRAND LUMBER
LT WT	LIGHTWEIGHT
LVL	LEVEL OR LAMINATED VENEER LUMBER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
(N)	NEW
N	NORTH
NO or #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
OSB	ORIENTED STRAND BOARD
PA	POST ABOVE
PARA OR //	PARALLEL
PC	PRECAST; PIECE
PERP	PERPENDICULAR
PI	PLYWOOD INDEX
PL OR PL.	PLATE
PL	PROPERTY LINE
PLF	PONDS PER LINEAL FOOT
PLCS	PLACES
PLY	PLYWOOD
PROP	PROPERTY
PT	PRESSURE TREATED
PW	PLATE WASHER
PJP	PARTIAL JOINT PENETRATION WELD
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PVMT	PAVEMENT
#	POUND; NUMBER
REF	REFERENCE
REINF	REINFORCE; REINFORCING
REQD	REQUIRED
RF	ROOF
RR	ROOF RAFTER
Ø	ROUND; DIAMETER
SCHED	SCHEDULE
SECT	SECTION
SEP	SEPARATION
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SN	SHEAR NAIL
SPCG	SPACING
SPECS	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
SSL	SHORT SLOTTED HOLES
STD	STANDARD
STGR	STAGGER
STIFF	STIFFENERS
STIRR	STIRRUP
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
SYM	SYMMETRICAL
TB	TIE BEAM
T & B	TOP AND BOTTOM
T & G	TONGUE & GROOVE
TO	TOP OF
TOC	TOP OF CURB; TOP OF CONCRETE
TOF	TOP OF FOOTING
TEMP	TEMPERATURE; TEMPORARY
THRU	THROUGH
THK	THICKNESS/THICK
THR	THREADED
TOP or T	TOP
TOS	TOP OF STEEL/TOP OF SLAB
TOW	TOP OF WALL
TS	TRIMMER STUD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UT	ULTRA-SONIC TEST
VERT	VERTICAL
VSH	VERTICAL SLOTTED HOLES
W/	WITH
W/O	WITHOUT
WO	WHERE OCCURS
WD	WOOD
WP	WORK POINT; WATERPROOF
WWF	WELDED WIRE FABRIC

STRUCTURAL STEEL SHAPES

W	W SHAPE
C	AMERICAN STD CHANNEL SHAPE
MC	MISC CHANNEL SHAPE
L	ANGLE SHAPE
WT, ST, MT	STRUCT TEE SHAPE
PIPE	STANDARD PIPE SHAPE
PIPE-X	EXTRA STRONG PIPE SHAPE
PIPE-XX	DBL EXTRA STRONG PIPE SHAPE
HSS	HOLLOW STRUCTURAL SECTION

RRM PROJECT NO.
2911-01-RC22

rrm design group
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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER MICHAEL DORE STRUCTURAL STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS ____ DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

SHEET INDEX, ABBREVIATION & SYMBOLS — S-101

PROJECT NO. 15037
SHEET 27 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Structural\ConDocs\Sheet-Files\2911-01-RC22 - S101.dwg, S-101, Aug 25, 2025 4:04pm, CPressler

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO. ASTM A615 GR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GR60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
   B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
   C. WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
4. REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNLESS NOTED OTHERWISE ON PLANS.
   A. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
   B. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER TMS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
5. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY PRESENT ON SITE.
6. WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E80XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE- REINFORCING STEEL", AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
7. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRSI MANUAL OF STANDARD PRACTICE", LATEST EDITION.
8. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
9. COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFOREMENT, LAP SPLICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC., AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
10. MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER ACI 318-19 SECTION 26.13.2.3 OF THE CODE.
11. WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
12. CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	 2 1½"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	 1½" ¾" 1½"

13. MECHANICAL BAR SPLICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7 USE OF MECHANICAL CONNECTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. SPLICES MUST BE TESTED AS INDICATED IN THE CONCRETE REINFORCEMENT SPECIFICATION. ACCEPTABLE PRODUCTS INCLUDE:

    LENTON STANDARD COUPLERS (IAPMO-ES 0129)
    LENTON FORM SAVERS, TYPE SA (IAPMO-ES 0129)
    LENTON WELDABLE HALF COUPLERS (IAPMO-ES 0129)
    LENTON LOCK COUPLERS PER (IAPMO-ES 0129)

    NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER IAPMO-ES 0129.

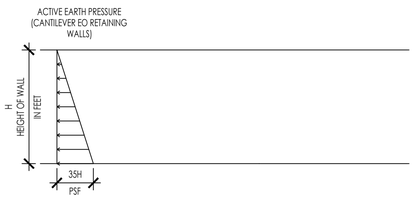
    ALL MECHANICAL BAR SPLICE CONNECTIONS IN SPECIAL STRUCTURAL WALLS, SPECIAL MOMENT FRAMES AND CONCRETE DIAPHRAGMS SHALL BE TYPE 2 CONFORMING TO THE REQUIREMENTS OF ACI 318-19 SECTION 18.2.7 & 18.12.7.4

FOUNDATION

1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORTS AND SUPPLEMENTS/ADDENDUMS. COPIES OF THE REPORTS AND SUPPLEMENTAL LETTERS SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.

REPORT/ADDENDUM TITLE	PREPARED BY	DATE	PROJECT #
GEOTECHNICAL INVESTIGATION FOR FRANKLIN CREEK TRAIL IMPROVEMENTS BETWEEN 7TH ST & CARPINTERIA AVE CARPINTERIA, CA	EARTH SYSTEMS PACIFIC	03/29/23	30581S-001

2. LATERAL EARTH PRESSURES:



* APPLIES TO WALLS LESS THAN 6 FEET IN HEIGHT.

3. SPREAD OR CONTINUOUS FOOTINGS:

ANTICIPATED BEARING MATERIAL	ALLOWABLE BEARING CAPACITY (PSF)[A]	ALLOWABLE LATERAL RESISTANCE[B]	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE)	FRICTION RESISTANCE (COEFFICIENT OF FRICTION)
RET WALL	2,000	400	0.45

NOTES:
A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
C. THE UPPER 6 INCHES OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
D. COMPACTED FILL SHOULD BE PREPARED PER SECTION 6.0 GEOTECHNICAL EVALUATION REPORT

4. SLAB ON GRADE SUPPORT SHALL BE PER THE GEOTECHNICAL INVESTIGATION REPORT AND TYPICAL DETAILS IN THE CONSTRUCTION DOCUMENTS.
5. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
6. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
7. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
8. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
9. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
10. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
11. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
12. PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE INCREASED IN LEAN CONCRETE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
2. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II)[A]	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT)[C]	C330
WATER[B]	C1602
COAL FLY ASH OR POZOLLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

   A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
   B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
   C. PUMICE AGGREGATE SHALL NOT BE USED.
3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19, WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±1)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH[A] (MAX)
CONCRETE SLAB ON GRADE	3,000	150	4	0.45	0.15
STAIRS ON GRADE, CURBS AND OTHER NON-STRUCTURAL CONCRETE	3,000	150	4	0.5	0.15
SITE WALLS	3,000	150	4	0.5	0.15

   A. AS MEASURED BY CEMENTITIOUS WEIGHT
4. READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C685.
5. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
6. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
7. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
9. PIPES EMBEDDED IN CONCRETE:
   A. CONCRETE
      a. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
      b. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
      c. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
      d. DO NOT STACK CONDUITS, SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

DESIGN INFORMATION

1. WIND DESIGN DATA (2022 CBC SECTION 1603.1.4) :

WIND DESIGN DATA		
PARAMETER	VALUE	REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V_{ULT} = 92 MPH	2022 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V_{ASD} = 72 MPH	2022 CBC 1609.3.1
EXPOSURE CATEGORY	C	2022 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	GCpi = ± 0.18	ASCE 7-16 TABLE 26.13-1

2. EARTHQUAKE DESIGN DATA (2022 CBC SECTION 1603.1.5):

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S_S = 2.280 g S_1 = 0.834 g	2022 CBC 1613.2.1
SITE CLASS	D	2022 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S_{DS} = 1.460 g S_{D1} = 1.414 g	2022 CBC 1613.2.4

3. GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.6):
   REFER TO FOUNDATION GENERAL NOTES

EXISTING CONDITIONS

1. ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITHOUT GUARANTEE OF ACCURACY.
2. WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. NO MODIFICATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

EXISTING UNDERGROUND UTILITIES

1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. DRAWINGS, IF ANY, IS APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THE SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
3. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
   A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
   B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

GENERAL

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
   A. 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".
   B. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
   C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
5. SEE LANDSCAPE/CIVIL DRAWINGS FOR THE FOLLOWING:
   A. HEIGHT AND/OR ELEVATION OF:
      a. FINISHED SURFACE
      b. TOP OF WALL
      c. TOP OF GRADE
      d. FINISHED GRADE
      e. SLOPE
   B. SITE CONCRETE WALKWAYS, CURBS & PAVING
8. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
9. BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED , AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
10. THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC...
11. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
12. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
14. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
15. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
16. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
   A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
   B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
4. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

RRM PROJECT NO. 2911-01-RC22

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Structural\Corr\Docs\Sheet-Files\2911-01-RC22 - S102.dwg, S-102, Aug 25, 2025 4:04pm, CPressler

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER MICHAEL DORMAN STRUCTURAL STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

GENERAL NOTES S-102

PROJECT NO. 15037
SHEET 28 OF 43
PLAN DATE 10/01/2025

SHOP FABRICATION

1. SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
   - A. STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
     - a. FOR GENERAL STEEL BUILDINGS OR ELEMENTS THE FABRICATOR SHALL BE AN AISC CERTIFIED FABRICATOR IN ACCORDANCE WITH THE AISC CERTIFICATION PROGRAM FOR STRUCTURAL STEEL FABRICATORS (AISC 201-06).
     - b. OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
     - c. IF FABRICATION IS PERFORMED BY AN APPROVED FABRICATOR A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED TO THE BUILDING INSPECTOR THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
     - d. IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY.
     - d.a. NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.

REQUIRED VERIFICATION AND INSPECTIONS

CONCRETE CONSTRUCTION
CODE TABLE 1705.3

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. INSPECT REINFORCMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	—	X	ACI 318: CH 20, 25.2, 25.3, 26.6.1-26.6.3	—
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706 b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16" AND c. INSPECT ALL OTHER WELDS	— — X	X X —	AWS D1.4 ACI 318: 26.6.4	—
3. INSPECT ANCHORS CAST IN CONCRETE	—	X	ACI 318: 26.7	—
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS [a] (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X —	— X	ACI 318: 26.7.1 ACI 318: 26.7.1	— —
5. VERIFY USE OF REQUIRED MIX DESIGN	—	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	—	ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12	—
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	—	ACI 318: 26.5	—
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	—	X	ACI 318: 26.5.3-26.5.5	—
9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS	X X	— —	ACI 318: 26.10	—
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	—	X	ACI 318: 26.9	—
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS	—	X	ACI 318: 26.11.2	—
12. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	—	X	ACI 318: 26.11.1.2 (b)	—
SPECIAL INSPECTIONS LISTED FOR CONCRETE ALSO APPLY TO GROUTING OPERATIONS.				

- a. WHERE APPLICABLE. SEE SECTION 1705.13.
- b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

SOILS
CODE TABLE 1705.6

SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	—	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	—
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	—	X

STATEMENT OF SPECIAL INSPECTIONS

1. THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE . THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:
   - A. GENERAL:
     - a. STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.
   - B. OWNER REQUIREMENTS:
     - a. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.
   - C. SPECIAL INSPECTOR QUALIFICATIONS:
     - a. THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.
   - D. CONTRACTOR REQUIREMENTS:
     - a. SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
     - b. THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
     - c. ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
   - E. SPECIAL INSPECTOR REPORT REQUIREMENTS:
     - a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
     - b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
     - c. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
     - d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
     - e. IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
     - f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

SUBMITTALS

1. THE FOLLOWING SUBMITTALS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEER:
   - A. STEEL INCLUDING MISC. METALS
     - a. SHOP DRAWINGS FOR FABRICATION AND ERECTION
     - b. WELD PROCEDURES (INCLUDING PREQUALIFICATION RECORDS), TO BE SUBMITTED TO PROJECT CWI
     - c. SHOP DRAWINGS FOR FABRICATION AND PLACEMENT
   - B. REINFORCING STEEL
   - C. CONCRETE MIX DESIGNS FOR ALL CONCRETE STRENGTHS 3,000 PSI AND ABOVE
   - D. ROUGH CARPENTRY: WOOD PRODUCT DATA AND MANUFACTURER'S CERTIFICATES
2. BEFORE SUBMITTING EACH SUBMITTAL, (INCLUDES SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS), THE CONTRACTOR SHALL HAVE:
   - A. REVIEWED AND COORDINATED EACH SUBMITTAL WITH OTHER SUBMITTALS AND WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS. THIS INCLUDES THE CONTRACTOR REVIEWING AND VERIFYING THAT THE SUBMITTAL IS COORDINATED AMONG ALL CONSTRUCTION TRADES;
   - B. DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, QUANTITIES, DIMENSIONS , SPECIFIED PERFORMANCE AND DESIGN CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR INFORMATION
   - C. DETERMINED AND VERIFIED ALL INFORMATION RELATIVE TO THE CONTRACTOR'S RESPONSIBILITIES FOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS.
   - D. REVIEWED AND VERIFIED THAT THE ARCHITECTS OR ENGINEER'S COMMENTS FROM PREVIOUS SUBMITTAL ROUNDS HAVE BEEN ADDRESSED.
3. EACH SUBMITTAL SHALL BEAR A STAMP OR SPECIFIC WRITTEN CERTIFICATION THAT THE CONTRACTOR HAS SATISFIED THEIR OBLIGATIONS UNDER THE CONTRACT DOCUMENTS WITH RESPECT TO THE CONTRACTOR'S REVIEW AND APPROVAL OF THAT SUBMITTAL.
4. THE CONTRACTOR'S OBLIGATION TO PERFORM AND COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL BE ABSOLUTE:
   - a. REVIEW AND APPROVAL OF SHOP DRAWINGS BY THE ARCHITECT AND/OR ENGINEER DOES NOT CONSTITUTE APPROVAL OF A CHANGE REQUEST, SUBSTITUTION OR MODIFICATION TO THE CONTRACT DRAWINGS.
   - b. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF CHANGE REQUESTS, SUBSTITUTIONS OR MODIFICATIONS TO THE CONTRACT DRAWINGS IN WRITING BEFORE AND SEPARATE FROM THE SUBMITTAL PRIOR TO SUBMISSION.
5. FABRICATION FOR ITEMS IN THESE DOCUMENTS SHALL NOT COMMENCE UNTIL THE SUBMITTAL HAS BEEN REVIEWED AND APPROVED BY THE ENGINEER.

RRM PROJECT NO. 2911-01-RC22

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Structural\ConDocs\Sheet-Files\2911-01-RC22 - S103.dwg, S-103, Aug 25, 2025 4:04pm, CPressler

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER — MICHAEL DORE — STRUCTURAL — STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

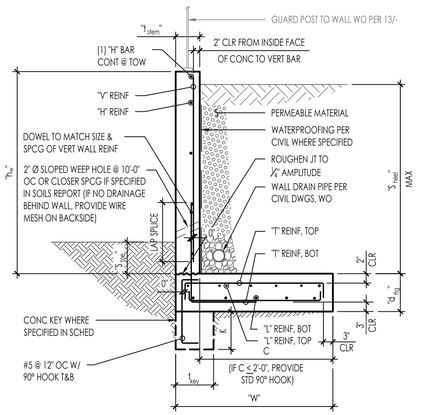
FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

SPECIAL INSPECTION & TESTS

S-103

PROJECT NO. 15037
SHEET 29 OF 43
PLAN DATE 10/01/2025

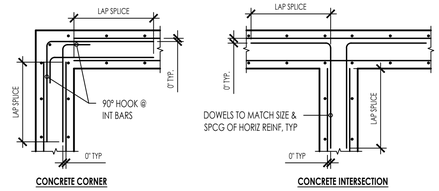
90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025



WALL TYPE	H_w MAX	S_{heel} MAX	S_{toe} MIN	d_{ftg}	t_{stem} (IN)	C	W	K	REINF					
									TOP		BOTTOM		WALL	
									T	L	T	L	HORIZ	VERT
A	2'-0"	2'-0"	6"	1'-0"	8	1'-7"	2'-3"	-	#5 @ 12"	#4 @ 16"	#5 @ 12"	#4 @ 16"	#4 @ 12"	#4 @ 12"
B	4'-0"	4'-0"	6"	1'-0"	8	2'-4"	3'-0"	-	#5 @ 12"	#4 @ 16"	#5 @ 12"	#4 @ 16"	#4 @ 12"	#4 @ 12"
C	6'-0"	6'-0"	6"	1'-0"	8	3'-7"	4'-3"	-	#5 @ 12"	#4 @ 16"	#5 @ 12"	#4 @ 16"	#4 @ 12"	#4 @ 12"
D	6'-0"	6'-0"	6"	1'-0"	8	5'-4"	6'-0"	0'-8"	#5 @ 12"	#4 @ 16"	#5 @ 12"	#4 @ 16"	#4 @ 12"	#5 @ 12"

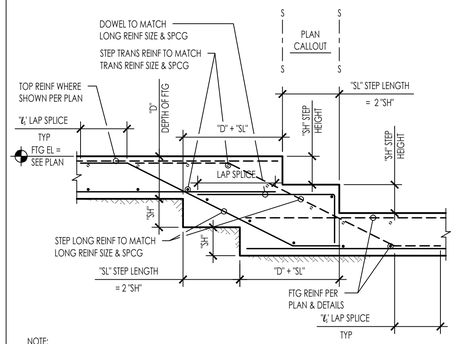
* FOR K ≤ 2'-0" t_{key} = 12"
FOR K > 2'-0" t_{key} = 18"

CONC RETAINING WALL
2911-01-RC22 - S201 - 52
1/2" = 1'-0"
52



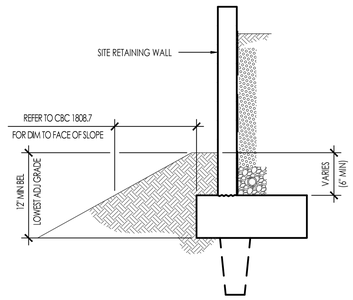
NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATION(S), BOUNDARY REINFORCING DETAILS, AND OTHER SPECIFICALLY REFERENCED DETAILS SHALL TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE.

CONC REINF @ INTERSECTION
2911-01-RC22 - S201 - 42
NTS
42

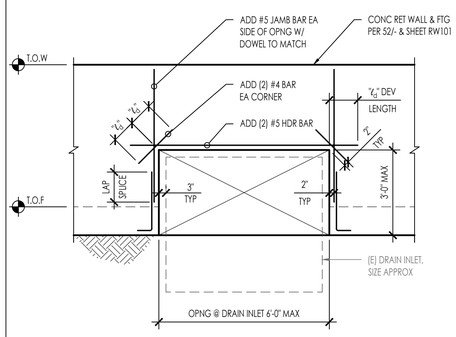


NOTE:
"SH" = 1'-6" MAX

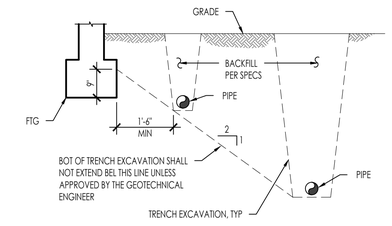
STEP FOOTING
2911-01-RC22 - S201 - 31
NTS
31



DISTANCE TO SLOPE
2911-01-RC22 - S201 - 32
3/8" = 1'-0"
32

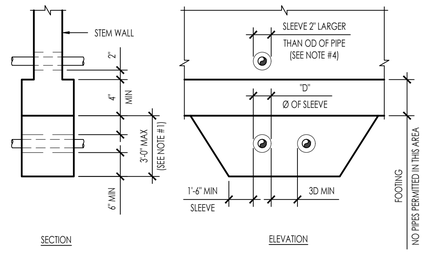


OPENING IN RETAINING WALL @ DRAIN INLET
2911-01-RC22 - S201 - 53
NTS
53



NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
2. IF REQUIREMENTS AS SHOWN CANNOT BE MET STEP FOOTING PER TYPICAL "STEPPED FOOTING" DETAILS (33)

PIPES PARALLEL TO FOOTINGS
2911-01-RC22 - S201 - 43
NTS
43



NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 31/- SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3 SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
4. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
5. CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.

PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL
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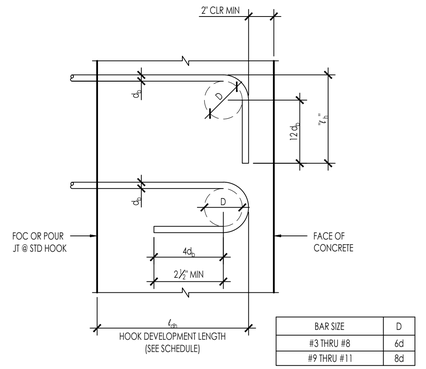

BAR SIZE	D
#3 THRU #8	6d
#9 THRU #11	8d

BAR SIZE	STANDARD HOOK DEVELOPMENT LENGTH "ℓ_{dh}"				
	D	"ℓ_d"	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
2. MINIMUM SIDE COVER = 2½".
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

REINF HOOK DEVELOPMENT LENGTH AND BENDS
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NTS
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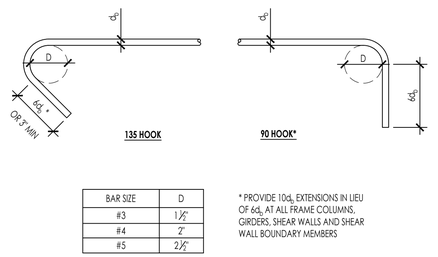
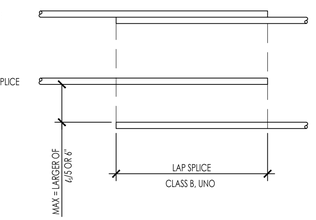


BAR SIZE	D
#3	1½"
#4	2"
#5	2½"

* PROVIDE 10d_b EXTENSIONS IN LIEU OF 6d_b AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS



BAR SIZE	DEVELOPMENT LENGTH, ℓ_d (CLASS A LAP SPLICE)			LAP SPLICE, ℓ_t (CLASS B LAP SPLICE)		
	f'c (psi)			f'c (psi)		
	2,500	3,000	4,000	2,500	3,000	4,000
#3	1'-6"	1'-5"	1'-3"	2'-0"	1'-10"	1'-7"
#4	2'-0"	1'-10"	1'-7"	2'-8"	2'-5"	2'-1"
#5	2'-6"	2'-4"	2'-0"	3'-3"	3'-0"	2'-7"
#6	3'-0"	2'-9"	2'-5"	3'-11"	3'-7"	3'-2"
#7	4'-5"	4'-0"	3'-6"	5'-9"	5'-2"	4'-6"
#8	5'-0"	4'-7"	4'-0"	6'-6"	5'-11"	5'-2"
#9	5'-8"	5'-2"	4'-6"	7'-4"	6'-9"	5'-10"
#10	6'-5"	5'-10"	5'-1"	8'-3"	7'-7"	6'-7"
#11	7'-1"	6'-6"	5'-7"	9'-2"	8'-5"	7'-3"

NOTES:
1. VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
   A. GRADE 60 REINFORCEMENT
   B. NORMAL WEIGHT CONCRETE
      a. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
   C. NON-EPOXY COATED REINFORCEMENT
   D. HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
      a. FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
   E. CLEAR SPACING NOT LESS THAN d_b, CLEAR COVER NOT LESS THAN d_b, AND STIRRUPS THROUGH L_0 NOT LESS THAN MIN
      OR
      CLEAR SPACING NO LESS THAN 2d_b, AND CLEAR COVER NOT LESS THAN db
      a. FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
   F. REINFORCEMENT NOT IN SHEAR WALLS
      a. FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
2. THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPLICE LENGTH.
3. ALL LAP SPLICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
4. WHEN REINFORCING BARS OF TWO SIZES ARE LAP-SPLICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPLICE LENGTH (ℓ_t) OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH (ℓ_d) OF THE LARGER BAR.

REINF DEVELOPMENT LENGTH AND SPLICES
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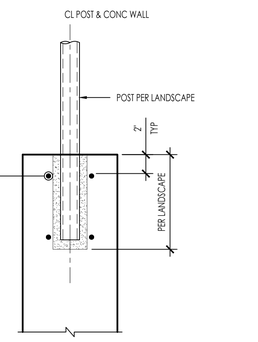

GUARD POST ANCHORAGE
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RRM PROJECT NO.
2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER MICHAEL DORENKAMP STRUCTURAL STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS _____ DATE _____

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TYPICAL CONCRETE & RETAINING WALL DETAILS

PROJECT NO. 15037
SHEET 30 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Structural\ConDocs\Sheet-Files\2911-01-RC22 - S201.dwg, S-201, Aug 25, 2025 4:05pm, CPressler

GENERAL NOTES

A. GENERAL

1. SCOPE
THE DRAWINGS AND THESE GENERAL NOTES DESCRIBE THE SCOPE OF WORK AND SYSTEMS. THE MATERIAL REQUIRED FOR THE WORK SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED, UNLESS SPECIFICALLY NOTED OTHERWISE. THE WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING PRINCIPAL SYSTEMS AND EQUIPMENT. ALL ITEMS NOTED ON THE PLAN WHICH ARE NOT EXPLICITLY STATED AS EXISTING SHALL BE NEW.

2. PERMITS AND CHARGES
OBTAIN AND PAY FOR ALL NECESSARY CONSTRUCTION PERMITS, INSPECTION FEES, AND OTHER CHARGES BY AGENCIES HAVING JURISDICTION.

3. REGULATIONS AND CODES
PROVIDE AND INSTALL ALL MATERIALS IN CONFORMANCE WITH THE 2022 C.E.C., CALIFORNIA ADMINISTRATIVE CODE TITLE 8, AND OTHER CODES AND REGULATIONS HAVING JURISDICTION. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INSPECTING AUTHORITY AND THE MANUFACTURERS RECOMMENDATIONS.

4. VERIFYING EXISTING CONDITIONS
BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR THE WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT WILL BE CONSIDERED AS VALID, DUE TO FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST.

5. COORDINATION
COORDINATE ALL WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTION REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT. ELECTRICAL EQUIPMENT LOCATIONS INDICATED ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION SHALL BE VERIFIED. SCALING OFF OF DRAWINGS SHALL BE DONE AT CONTRACTORS RISK. DO NOT SCALE DEVICES, LIGHTING FIXTURES OR ANY EQUIPMENT FROM PLANS. LIGHTING FIXTURE QUANTITIES AND LENGTHS SHALL BE CONTRACTORS RESPONSIBILITY. FIXTURES ARE SHOWN FOR CIRCUITING ONLY. CONTRACTOR TO VERIFY SIZES & QUANTITIES PRIOR TO BID.

6. SERVICE CONTINUITY
UNINTERRUPTED EXISTING ELECTRICAL POWER SHALL BE MAINTAINED TO OTHER TRADES FOR TEMPORARY POWER AREAS OF THE SITE DURING CONSTRUCTION. PROVIDE ANY TEMPORARY SERVICES AS MAY BE REQUIRED. IDENTIFY AT BID TIME, ALL WORK TO BE DONE ON PREMIUM TIME AND THE TOTAL OVERTIME MAN-HOURS REQUIRED FOR COMPLETION.

7. AS BUILT
PROVIDE RECORD DRAWINGS IN ACAD TO THE OWNER WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED AND DATED BY CONTRACTOR PRIOR TO RELEASE OF FINAL RETENTION OF ALL MONIES.

8. GUARANTEE
CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR.

9. SHOP DRAWINGS
SUBMIT SHOP DRAWINGS AND MATERIAL LIST FOR REVIEW PRIOR TO COMMENCING ANY WORK. ALL EQUIPMENT TO BEAR U.L. LABEL OR THAT OF ANOTHER ACCEPTABLE TESTING LABORATORY. SHOP DRAWINGS MUST BE STAMPED BY THE CONTRACTOR FOR CONFORMANCE PRIOR TO SUBMITTAL. SUBMIT THREE HARD COPY SETS OF SHOP DRAWINGS FOR REVIEW PRIOR TO PURCHASING ALL BREAKER MOUNTING HARDWARE, DISCONNECT SWITCHES, FUSES, CONTROLLERS, LIGHTING FIXTURES, LIGHT SWITCHES, RECEPTACLES, ETC.

10. CONTRACTOR BID
CONTRACTOR'S BID SHALL BE BASED ON ALL WORK SHOWN ON THE PLANS AND AS SPECIFIED. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION OF THE OWNER AND ENGINEER PRIOR TO BID IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER IN WRITING. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, AND THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHARGES RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK, THE OWNER, ENGINEER OF RECORD OR THE WORK OF OTHER CONTRACTORS.

B. MATERIAL AND INSTALLATION
ALL WORK AND MATERIAL SHALL CONFORM TO THE LATEST RULES OF THE GOVERNING ELECTRICAL CODE AND INSTALLATION SHALL BE OF THE LATEST INDUSTRY STANDARDS OF WORKMANSHIP.

ALL INSTALLED MATERIALS AND EQUIPMENT SHALL BE LISTED U.L., NRTL OR LISTED AND APPROVED BY AN APPROVED TESTING LABORATORY.

1. CONDUITS
CONDUIT SHALL BE EMT, PVC, IMC, RIGID OR FLEXIBLE STEEL TYPE. CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH UL-1. A GROUND WIRE IS REQUIRED IN ALL FLEXIBLE CONDUIT AND UNDERGROUND CONDUIT. BUSHINGS SHALL BE INSTALLED ON ALL COMMUNICATION, TELEPHONE & SPEAKER CONDUITS. PROVIDE 3/16" NYLON PULL STRING IN ALL EMPTY CONDUITS. NO MC, BX OR ACIG SHALL BE PERMITTED. FLEXIBLE STEEL CONDUIT RUNS SHALL BE LIMITED TO A MAXIMUM LENGTH OF 6 FOOT. ALL CONNECTIONS SHALL BE COMPRESSION & NOT SCREW TYPE.

2. FEEDERS AND BRANCH CIRCUITS IDENTIFICATION
IDENTIFY FEEDERS WITH THE CORRESPONDING CIRCUIT DESIGNATION AT THE OVER-CURRENT DEVICE, LOAD END, AND IN PULL BOXES WITH E-Z CODE OR OTHER APPROVED WIRE MARKER. IDENTIFY BRANCH CIRCUITS WITH I.D. MARKERS, THE CORRESPONDING CIRCUIT DESIGNATION AT THE OVER-CURRENT DEVICE, AT ALL SPLICES, IN JUNCTION BOXES, AND IN OUTLETS. USE PLASTIC COATED SELF-STICKING MARKERS SUCH AS THOMAS & BETTS E-Z CODE FOR IDENTIFICATION OF CONDUCTORS. IDENTIFY SIGNAL & COMMUNICATION CABLES AT TERMINAL AND OUTLET UNIQUELY WITH PERMANENT LABELING.

3. CONDUCTORS
DELIVER ALL CONDUCTORS TO THE JOB SITE IN ORIGINAL UNBROKEN CARTON OR REEL, PROPERLY TAGGED WITH U.L. LABEL, SIZE, TYPE, MANUFACTURER, TRADE NAME AND THE DATE OF MANUFACTURE. (MUST BE MANUFACTURED WITHIN 6 MONTHS) PROVIDE COPPER CONDUCTORS #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. PROVIDE STRANDED COPPER CONDUCTORS FOR ALL WIRING. USE CONDUCTORS WITH 90°C THHN/THWN 600 VOLTS INSULATION, UNLESS OTHERWISE NOTED. CONDUCTOR SIZE NO.1 AWG AND SMALLER WITH 90 DEGREE C INSULATION ARE TO USE THE 60 DEGREE COLUMN OF THE CODE, TABLE 310-16, TO DETERMINE AMPACITY. CONDUCTORS #1/0 AWG AND LARGER WITH 75 DEGREE AND 90 DEGREE INSULATION ARE TO USE THE 75 DEGREE COLUMN OF CODE, TABLE 310-16, TO DETERMINE AMPACITY. (110.14C) WHERE THE NUMBER OF CONDUCTORS IN A RACEWAY OR CABLE EXCEEDS THREE, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED PER TABLE 310.15(B)(3)(a).

4. LIGHTING FIXTURES
PROVIDE LIGHTING FIXTURES WITH ELECTRONIC DRIVERS PER SCHEDULE. NO SUBSTITUTIONS OF FIXTURES SHALL BE PROVIDED WITHOUT THE APPROVAL OF THE ENGINEER -OF-RECORD.

5. METER PEDESTAL
METER PEDESTAL WITHIN PROJECT AREA SHALL BE OF THE COPPER BUS SINGLE PHASE, THREE WIRE DISTRIBUTED PHASING TYPE. CIRCUITING SHALL BE ARRANGED TO PROVIDE, AS NEARLY AS POSSIBLE, AN EVENLY BALANCED LOAD ON ALL PHASES. PANELBOARDS SHALL BE BOLT-ON CIRCUIT BREAKER TYPE. AVAILABLE FAULT CURRENT IS STATED ON PANELBOARD SCHEDULE. PROVIDE PANEL IDENTIFICATION NAMEPLATE (ENGRAVED ON-ADHESIVE 1/2" MINIMUM LETTERS) AND TYPEWRITTEN LIST OF CIRCUITS IN THE DIRECTORY FRAME.

6. ELECTRICAL CERTIFICATION
"ELECTRICIANS" PERFORMING WORK ON THIS PROJECT SHALL BE CURRENTLY CERTIFIED IN ACCORDANCE WITH THE STATE OF CALIFORNIA AB931 AND THE DIVISION OF APPRENTISHIP STANDARDS SECTION 3099.

C. DEMOLITION
1. NOTIFY THE OWNER IMMEDIATELY WHEREVER EXISTING EQUIPMENT IS ENCOUNTERED WHICH MUST BE RELOCATED DUE TO THE NEW CONSTRUCTION, AND WHICH IS NOT INDICATED ON THE PLANS.

2. ALL REMOVED MATERIALS AND EQUIPMENT WHICH ARE SALVAGEABLE SHALL REMAIN THE PROPERTY OF THE OWNER. DELIVER SUCH SALVAGED MATERIALS AND EQUIPMENT ON THE PREMISES AS DIRECTED BY OWNER, AND NEATLY PILE OR STORE THEM AND PROTECT FROM DAMAGE. REMOVE FROM PREMISES AND DISPOSE OF ALL MATERIALS CONSIDERED BY THE OWNER TO BE SCRAP.

3. ALL DEVICES, CIRCUITS CONDUCTORS, FEEDERS ETC., WHEN NOTED TO BE REMOVED, SHALL BE REMOVED TO THE LAST ACTIVE DEVICE. ALL OVER-CURRENT PROTECTION AND DISCONNECT DEVICES NO LONGER UTILIZED BUT REMAINING AS LAST ACTIVE DEVICE SHALL BE LABELED AS 'SPARE'. COORDINATE ALL OUTAGES WITH OWNERS REPRESENTATIVE.

4. DISCONNECT AND MAKE SAFE ALL ELECTRICAL SYSTEMS ON SITE AND IN WALL, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL.

5. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.

6. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY AND RE-LABEL DEVICES AS SPARES.

7. REMOVE ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOOR, AND PATCH SURFACES.

8. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVE. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.

9. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER

10. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK

11. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE.

12. BEGINNING OF DEMOLITION MEANS CONTRACTOR ACCEPTS EXISTING CONDITIONS.

D. EXECUTION
1. CAREFULLY PROTECT ALL WALLS, TRIM, FLOORS, EQUIPMENT UTILITY LINES AND MATERIALS. WHEN WORKING ON FINISHED SURFACES, LIMIT DAMAGE TO THE CONFINES AS MUCH AS POSSIBLE AND RESTORE TO THE ORIGINAL CONDITION ALL SURFACES WHICH ARE DAMAGED BECAUSE OF THE INSTALLATION OF THIS WORK.

2. EQUIPMENT, MATERIALS AND SUPPLIES REMOVED FOR PROTECTION SHALL BE REPLACED IN ORIGINAL LOCATIONS. ANY MATERIALS DAMAGED SHALL BE REPLACED WITH NEW MATERIALS OF LIKE KIND AND QUALITY.

3. DO ALL DRILLING, CUTTING, CHANNELING AND PATCHING REQUIRED TO INSTALL ELECTRICAL WORK AS INDICATED OR HEREIN SPECIFIED. M ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL NEW ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTINGS PENETRATING INTO FIRE RATED ENVELOPES, SPACES, ETC.

4. ALL CONDUIT RUNS SHALL BE CONCEALED, UNLESS SHOWN OTHERWISE. PROVIDE A PULL WIRE IN ALL EMPTY CONDUITS.

5. EXISTING CONDITION SHOWN IS FROM AVAILABLE RECORD DRAWINGS AND VISUAL FIELD SURVEY AND SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITION AT SITE.

6. ALL WORK SHOWN IS NEW UNLESS SPECIALLY INDICATED AS EXISTING (X). ALL ELECTRICAL EQUIPMENT MOUNTING AND ANCHORAGE MUST CONFORM WITH LOCAL AND STATE SEISMIC CODES.

E. TELEPHONE SYSTEMS
NOT USED.

F. GROUNDING & BONDING
FURNISH AND INSTALL COMPLETE BONDING AND GROUNDING SYSTEM AS REQUIRED BY CODES. CONTINUITY OF GROUNDING SHALL BE MAINTAINED MECHANICALLY AND ELECTRICALLY THROUGHOUT THE SYSTEM. A GREEN GROUNDING CODE SIZED CONDUCTOR SHALL BE CARRIED IN ALL CONDUITS.

G. INSTALLATION
1. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS THAT A COMPLETE AND WORKABLE ELECTRICAL INSTALLATION BE PROVIDED FOR ALL THE EQUIPMENT DESCRIBED OR SHOWN AS BEING IN THIS CONTRACT. TOWARD THIS END FURNISH ALL LABOR AND TOOLS NECESSARY AND FURNISH AND INSTALL ALL APPARATUS, MATERIALS AND EQUIPMENT IN A FASHION COMPLYING WITH ALL APPLICABLE CODES, INCLUDING ITEMS REQUIRED BUT NOT NORMALLY SHOWN, SUCH AS LAMPS, COUPLINGS, HANGERS, BRACKETS, CLAMPS, BOXES, CONNECTORS AND HARDWARE. REFER ALSO TO WRITTEN SPECIFICATIONS FOR GENERAL, MECHANICAL AND ELECTRICAL SECTIONS.

2. PROCURE ALL PERMITS FROM LEGALLY CONSTITUTED AUTHORITIES, ARRANGE FOR ALL INSPECTIONS AND PAY ALL COSTS FOR FEES AND TESTS IN CONNECTION THEREWITH. COMPLY WITH CODES: NOTHING IN THESE PLANS AUTHORIZES DEVIATION FROM APPLICABLE CODES.

3. DETERMINE EXACT ROUTING OF CONCEALED FEEDERS AND BRANCH HOMERUNS IN COOPERATION WITH OTHER TRADES TO SIMPLIFY INSTALLATION WHEREVER POSSIBLE BUT SUBJECT TO APPROVAL OF ARCHITECT FOR VISUAL AND STRUCTURAL REASONS.

4. DO NOT RUN ANY CONDUIT IN SLAB IF ITS OUTSIDE DIAMETER EXCEEDS 1/3 THE THICKNESS OF THE SLAB. LOCATE CONDUITS WITHIN THE MIDDLE OF THE SLAB. WHERE CONDUITS ARE GROUPED IN PARALLEL RUNS, SPACE THEM 3" OR MORE APART. WHERE CONDUITS CROSS EACH OTHER, THICKEN SLAB PROPORTIONATELY OVER A HORIZONTAL AREA EQUAL TO TEN TIMES THE DIAMETER OF THE LARGEST CONDUIT. REFER ALSO TO DETAILS SHOWN..

5. SIZE OUTLET BOXES IN CONFORMITY WITH CODE FOR NUMBER AND GAUGE OF CONDUCTORS THEREIN, EXCEPT WHERE NOTED TO BE LARGER. MINIMUM BOX SIZE SHALL BE 4" SQUARE BY 1-1/2" DEEP.

6. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL WITH, OR AT RIGHT ANGLES TO, COLUMN LINES OR BEAMS AND SEPARATED BY AT LEAST THREE (3) INCHES FROM WATER LINES WHENEVER THEY RUN LONG SIDE OR ACROSS SUCH LINES. CONDUIT SHALL NOT BE RUN BELOW CABLE TRAYS OR LIGHT FIXTURES WITHOUT SPECIFIC APPROVAL OF THE OWNERS REPRESENTATIVE. HANGERS SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY, BUT NOT TO PIPING. HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE VISUAL ENVIRONMENT. ALL HANGERS AND SUPPORTS EXPOSED TO PUBLIC VIEW MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO ENGINEER FOR APPROVAL OF APPEARANCE. ALL HANGERS REVIEWED BY THE ENGINEER SHALL BE NEATLY INSTALLED WITH NO EXCESS MATERIAL BEYOND WHAT IS REQUIRED FOR THE SUPPORT FUNCTION. CONTRACTOR SHALL SELECT ACCESSORIES AND HARDWARE WITH A SMOOTH, NEAT FINISHED APPEARANCE AND PAINT ALL EXPOSED CONDUIT HANGERS TO MATCH THE ADJACENT FINISHES.

7. PANEL CIRCUIT DIRECTORY SHALL COMPLY WITH CEC 408.4.

8. PROVIDE 90% COMPACTION OR SAND SLURRY OVER ALL UNDERGROUND CONDUITS, USE ONLY CLEAN FILL.

H. ADDITIONAL NOTES
1. MARKING - UNDERGROUND SYSTEM SHALL BE LEGIBLY MARKED "UNDERGROUND SYSTEM" AT THE SOURCE OR FIRST DISCONNECTING MEANS OF THE SYSTEM. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. (250.21)(C)

2. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

3. EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE PANELBOARD WHERE THE BRANCH CIRCUIT ORIGINATES. (210.4)

4. MULTIWIRE BRANCH CIRCUITS SUPPLYING POWER TO THE PARTITION SHALL BE PROVIDED WITH A MEAN TO DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE PANELBOARD WHERE THE BRANCH CIRCUIT ORIGINATES. (605.7)

5. PROVIDE SEPARATE SUBMITTAL; OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS FOR ALL FIRE ALARM SYSTEM INSTALLATIONS AND/OR MODIFICATIONS FROM THE FIRE DEPARTMENT.

6. ALL NEW OVERCURRENT DEVICES INSTALLED IN EXISTING PANELS/SWITCHBOARDS SHALL MATCH THE MAKE, MODEL AND INTERRUPTING CAPACITY OF THE EXISTING OVERCURRENT DEVICES.

7. RACEWAY SEALS. CONDUITS OR RACEWAYS THROUGH WHICH MOISTURE MAY CONTACT LIVE PARTS SHALL BE SEALED OR PLUGGED AT EITHER OR BOTH ENDS.

8. MULTIPLE RACEWAYS CONTAINING MORE THAN 3 CURRENT CARRYING CONDUCTORS SHALL COMPLY WITH [2016 CEC, 310.15(B)(2)(A)].

9. THE IDENTIFICATION OF EVERY CIRCUIT OF A PANEL BOARD AND SWITCHBOARD SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE AND SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. 2016 C.E.C 408.4 - PROVIDE MORE DETAIL ON PANEL SCHEDULE CIRCUIT DESCRIPTIONS.

SYMBOLS

- DUPLEX RECEPTACLE, WALL MOUNTED @ +18" AFF TO BOTTOM OF DEVICE, NEMA 5-20R U.O.N.
- (2)DATA OUTLETS, 2 GANG FLOOR BOX WITH DEVICES AND 2 CAT 6 CABLES PER NOTES & SPECIFICATION. PROVIDE 1-1/4"C MINIMUM TO CABLE TRAY OR IDF.
- SPECIAL OUTLET, TYPE AS REQUIRED BY EQUIPMENT.
- J — JUNCTION BOX (CEILING MTD.) SIZE PER TABLE AND NEC ARTICLE 370
- J — JUNCTION BOX (WALL MTD.) SIZE PER TABLE AND NEC ARTICLE 370
- T — THERMOSTAT - 36" TO 48" AFF, BOTTOM & TOP OF BOX RESPECTIVELY
- T — TRANSFORMER
- BRANCH CIRCUIT PANELBOARD - 240/120V, 1Ø, 3W
- 4'X8'X3/4" TELEPHONE BACKBOARD, MARINE PLYWOOD AND PAINTED WITH FIRE RESISTANT PAINT, PER OWNERS REPRESENTATIVE.
- CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALLS,
- CONDUIT RUN CONCEALED BELOW FLOOR OR UNDERGROUND
- FLEXIBLE CONDUIT (WITH GROUND CONDUCTOR, PROVIDE LIQUID TIGHT CONDUIT IN ALL EXPOSED AREAS)
- #10 — HASH MARKS INDICATE QUANTITY OF #12 CONDUCTORS. NO HASH MARKS INDICATE (2)#12AWG. (PROVIDE GROUND CONDUCTOR IN ALL CONDUITS.)
- WHERE NO NUMBER IS INDICATED, THE CONDUCTORS ARE #12AWG(MIN.) CONDUIT SIZE IS AS REQUIRED BY ELECTRICAL CODE. (3/4" CONDUIT MINIMUM).
- 2LA 1-3-5,7 — INDICATES A HOMERUN TO PNL 2LA, CKTS 1-3-5 WITH SHARED NEUTRAL & CKT 7 WITH DEDICATED NEUTRAL.
- 3/4"C-2#12 & 1#12 GND
- 3/4"C-3#12 & 1#12 GND
- 3/4"C-4#12 & 1#12 GND
- 3/4"C-5#12 & 1#12 GND
- #10 3/4"C-2#10 & 1#10 GND
- #10 3/4"C-3#10 & 1#10 GND
- #10 3/4"C-4#10 & 1#10 GND
- #10 3/4"C-5#10 & 1#10 GND

  1" CONDUIT MINIMUM IF UNDERGROUND (CONTRACTOR TO PROVIDE DEDICATED NEUTRALS FOR CIRCUITS WHICH DO NOT HAVE COMMON CIRCUIT HANDLE TIES ON BREAKERS FEEDING THE CIRCUITS)
- 1 — SEE KEY NOTE #1 AS INDICATED ON DRAWING
- $ P — SWITCH WITH PILOT LIGHT @ 42"AFF
- $ 3ab — 3-WAY SWITCH, a & b INDICATES LIGHT FIXTURE TO BE SWITCHED (EACH A 3-WAY) MOUNTED @ 42" AFF
- $ — SWITCH MOUNTED @ +42" AFF
- $ M — MOTOR RATED SWITCH
- $ a,b,c,d — CIRCUIT SWITCH LEGS WALL SWITCHES
- 60AS 30AF 3P — DISCONNECT SWITCH, 60AMP SWITCH, 35 AMP FUSE, 3 POLE W/ OVERCURRENT PROTECTION U.O.N.
- MP — METER PEDESTAL
- 3P 100AG 60AF — FUSED DISCONNECT SWITCH 100AMP SWITCH RATING WITH 60 AMP FUSES, 3 POLE
- 200AF 150AT 3P — MOLDED CASE CIRCUIT BREAKER 200 AMP FRAME, 150 AMP TRIP RATING, 3 POLE
- CCTV — CCTV-VERIFY MOUNTING LOCATION AND REQUIREMENTS WITH CLIENT/OWNER.
- OR — POLE LIGHTING FIXTURE

COLOR CODE FOR CONDUCTORS

PROVIDE CONDUCTOR COLOR CODE AS FOLLOWS:
120/208VAC,3Ø,4W: BLUE,BLACK,RED FOR PHASE CONDUCTORS AND WHITE FOR NEUTRAL, GREEN FOR GROUND.

DERATING TABLE

NEC #310-8 ADJUSTMENT FACTORS

(a) MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE. WHERE THE NUMBER OF CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE EXCEEDS THREE, THE ALLOWABLE AMPACITIES SHALL BE REDUCED AS SHOWN IN THE FOLLOWING TABLE:

NUMBER OF CURRENT-CARRYING CONDUCTORS	PERCENT OF VALUES IN TABLES AS ADJUSTED FOR AMBIENT TEMPERATURE IF NECESSARY
4 THROUGH 6	80
7 THROUGH 9	70
10 THROUGH 20	50
21 THROUGH 30	45
31 THROUGH 40	40
41 AND ABOVE	35

WHERE SINGLE CONDUCTORS OR MULTICONDUCTOR CABLES ARE STACKED OR BUNDLED LONGER THAN 24 INCHES (610 mm) WITHOUT MAINTAINING SPACING AND ARE NOT INSTALLED IN RACEWAYS, THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED AS SHOWN IN THE ABOVE TABLE.

EXCEPTION NO. 1: WHERE CONDUCTORS OF DIFFERENT SYSTEMS, AS PROVIDED IN SECTION 300-3, ARE INSTALLED IN A COMMON RACEWAY OR CABLE, THE DERATING FACTORS SHOWN ABOVE SHALL APPLY TO THE NUMBER OF POWER AND LIGHTING (ARTICLES 210, 215, 220, AND 230) CONDUCTORS ONLY.

EXCEPTION NO. 2: FOR CONDUCTORS INSTALLED IN CABLE TRAYS, THE PROVISIONS OF SECTION 318-11 SHALL APPLY.

EXCEPTION NO. 3: DERATING FACTORS SHALL NOT APPLY TO CONDUCTORS IN NIPPLES HAVING A LENGTH NOT EXCEEDING 24 INCHES (610mm).

EXCEPTION NO. 4: DERATING FACTORS SHALL NOT APPLY TO UNDERGROUND CONDUCTORS ENTERING OR LEAVING AN OUTDOOR TRENCH IF THOSE CONDUCTORS HAVE PHYSICAL PROTECTION IN THE FORM OF RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, OR RIGID NONMETALLIC CONDUIT HAVING A LENGTH NOT EXCEEDING 10 FEET (3.05m) ABOVE GRADE AND THE NUMBER OF CONDUCTORS DOES NOT EXCEED FOUR.

EXCEPTION NO. 5: FOR OTHER LOADING CONDITIONS, ADJUSTMENT FACTORS AND AMPACITIES SHALL BE PERMITTED TO BE CALCULATED UNDER SECTION 310-15(b)

(FNC): SEE APPENDIX B, TABLE B-310-11 FOR ADJUSTMENT FACTORS FOR MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A RACEWAY OR CABLE WITH LOAD DIVERSITY.

(b) MORE THAN ONE CONDUIT, TUBE, OR RACEWAY. SPACING BETWEEN CONDUITS, TUBING, OR RACEWAYS SHALL BE MAINTAINED.

LIST OF DRAWINGS

SHEET	DESCRIPTION
E100	GENERAL NOTES, ABBREVIATIONS, SYMBOLS & DRAWING LIST
E101	OUTDOOR TITLE 24
E300	SITE LIGHTING PLAN
E301	SITE LIGHTING PHOTOMETRICS
E600	ELECTRICAL DETAILS
E601	ELECTRICAL DETAILS

SCOPE OF WORK

PROVIDE 9 NEW PEDESTRIAN POLE LIGHTS & CONNECT TO EXISTING POWER PEDESTAL. LED POLE LIGHTS ARE 14 FOOT TALL & HAVE PHOTOCELLS & MOTION DETECTORS FOR STEP DIMMING.

LIST OF APPLICABLE CODES

LIST OF APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

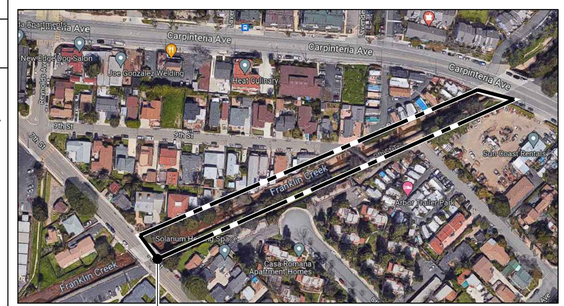
APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

ABBREVIATIONS

A	AMPERES	ECD	ELECTRICAL CONTRACTOR	MDF	MAIN DISTRIBUTION FRAME	TC	TIME CLOCKS
AF	AMP FRAME/AMP FUSE	EM	EMERGENCY LIGHT/FEEDER	MIN.	MINIMUM	TTB	TELEPHONE TERMINAL BOARD
AFC	AVAILABLE FAULT CURRENT	EMT	ELECTRICAL METAL TUBING	MTD	MOUNTED	TTC	TELEPHONE TERMINAL CABINET
AFF	ABOVE FINISHED FLOOR	EOR	ENGINEER OF RECORD	MTB	MAIN TELEPHONE BACKBOARD	TR	TRANSFORMER
AIC	AMP INTERRUPTING CURRENT	EPR	ETHYLENE PROPYLENE RUBBER	MTG	MOUNTING	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
ARCH	ARCHITECT	(F)	FRONT	MV	MEDIUM VOLTAGE		
AS	AMP SWITCH	FS	SHALLOW FLOOR BOX	MH	MAN HOLE	TYP	TYPICAL
ASTM	AMERICAN SOCIETY OF TESTING MATERIAL(S)	FT	FEET	MFG	MANUFACTURER	UG	UNDERGROUND
		GC	GENERAL CONTRACTOR	NEC	NATIONAL ELECTRICAL CODE	UL	UNDERWRITERS LABORATORY
AT	AMP TRIP	GFI	GROUND FAULT INTERRUPTER	(N)	NEW	UON	UNLESS OTHERWISE NOTED
AWG	AMERICAN WIRE GAGE	GND	GROUND	NIC	NOT IN CONTRACT	UNSW	UNSWITCHED
BKBD	BACKBOARD	HP	HORSEPOWER	NL	NIGHT LIGHT	V	VOLTS/VOLTAGE
C	CONDUIT OR CEILING	ID	IDENTIFICATION	NO	NORMALLY OPEN	VA	VOLT AMPS
CB	CIRCUIT BREAKER	IDF	INTERMEDIATE DISTRIBUTION FRAME	NC	NORMALLY CLOSED	VD	VOLTAGE DROP
CONT	CONTINUATION			OH	OVERHEAD	W	WATTS/WATTAGE OR WIRE
CKT	CIRCUIT	IG	ISOLATED GROUND	P	POWER OR POLE	WP	WEATHERPROOF
CLG	CEILING	JB	JUNCTION BOX	PBO	PROVIDED BY OTHERS	W/	WITH
CO	CONDUIT ONLY	K	KILO	PNL	PANEL	(X)	EXISTING
CTV	CABLE TELEVISION	KVA	KILO VOLT AMPS=1000VA	(R)	REMOVED	ϕ	PHASE
(CU)	COPPER	LC	LIGHTING CONTACTOR	RGS	RIGID GALVANIZED STEEL CONDUIT		
CW	COLD WATER PIPE	LCL	LONG CONTINUOUS LOAD				
DIS	DISCONNECT	LV	LOW VOLTAGE	RM	ROOM		
DS	DISCONNECT SWITCH	M	METER	SN	SYSTEM NEUTRAL		
DWG	DRAWING	MC	METAL CLAD	SPD	SURGE PROTECTION DEVICE		

SITE/AREA MAP


Carpinteria Ave
Carpinteria Ave
Carpinteria Ave
Carpinteria Ave
Franklin Creek
Franklin Creek
Franklin Creek
Franklin Creek
Solimar Dr
Solimar Dr
Pacific View Dr
Pacific View Dr
Pacific View

PATHNAME: G:\23\753\ELS\Sheets\23-753 E101.dwg, Layout1, Aug 01, 2025 3:08pm, CM02
DATE: 1 August 2025
TIME: 3:08 pm
DRAFTER: CM02
DRAWING FILENAME: 23-753 E101

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Franklin Path Lighting	**Report Page:** (Page 7 of 7)
Project Address:	**Date Prepared:** 2023-08-27T16:36:41-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Kenneth Lucci	
Company: Lucci & Associates	Signature Date: 08-27-2023
Address:	CEA/ HERS Certification Identification (If applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Responsible Designer Signature:
Kenneth Lucci	
Company: Lucci & Associates	Date Signed: 08-27-2023
Address:	License:
City/State/Zip:	Phone:

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Franklin Path Lighting	**Report Page:** (Page 4 of 7)
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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
bike path: "S1"	Astronomical Timer	Provided	Provided	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Franklin Path Lighting	**Report Page:** (Page 1 of 7)
Project Address:	**Date Prepared:** 2023-08-27T16:36:41-04:00

A. GENERAL INFORMATION

01	Project Location (city)	carpenteria	04	Total Illuminated Hardscape Area (ft²) 14700
02	Climate Zone	6		
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas		
05	Occupancy Types within Project			
• All Other Occupancies				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2I / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Franklin Path Lighting	**Report Page:** (Page 5 of 7)
	Date Prepared: 2023-08-27T16:36:41-04:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-A while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
bike path	14700	0.021	308.7	2000	0.2	400	708.7
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		958.7

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Franklin Path Lighting	**Report Page:** (Page 2 of 7)
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2I / 180.2(b)4Bv													Compliance Results		
01		02		03		04		05		06		07	08	09	
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
958.7	+	---	+	---	+	---	+	---	OR	---	=	958.7	≥	621	COMPLIES
												Shielding Compliance (See Table G for Details)			N/A
												Controls Compliance (See Table H for Details)			COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	bike path: "S1"

STATE OF CALIFORNIA
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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2I, only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
S1	pole light at 14 foot with LED fixture	☐ Linear	69	Mfr. Spec	9	New	☐	621	NA: Illuminate public right-of-way	☐	☐
							Total Design Watts:	621			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

RRM PROJECT NO. 2911-01-RC22

rrm design group

LUCCI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
3251 CORTE MALPASO, #511
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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER — KENNETH W. LUCCI — No. E 23120 — Exp. 09/30/2026 — ELECTRICAL — STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

OUTDOOR TITLE 24

E101

PROJECT NO. 23-753
SHEET 32 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

Copyright Lucci and Associates Consulting Electrical Engineers. Deviations from this drawing will not be made without their expressed written permission. L.A.I.# 23-753 PAPER SIZE 36"x24"

XrefName:CM01 Base Date: 13.9
Drawing: G:\23\753\ELS\Sheets\23-753 E101.dwg
Last Saved By: CM02 Date: 08/01/2025
Attached XREFS:
ARCH: G:\23\753\ELS\Xrefs\A23-753 TB.dwg

CONTRACTOR SHALL HORIZONTAL BORE IN AREAS NEAR TREE ROOTS CONDUIT IN PATHWAY

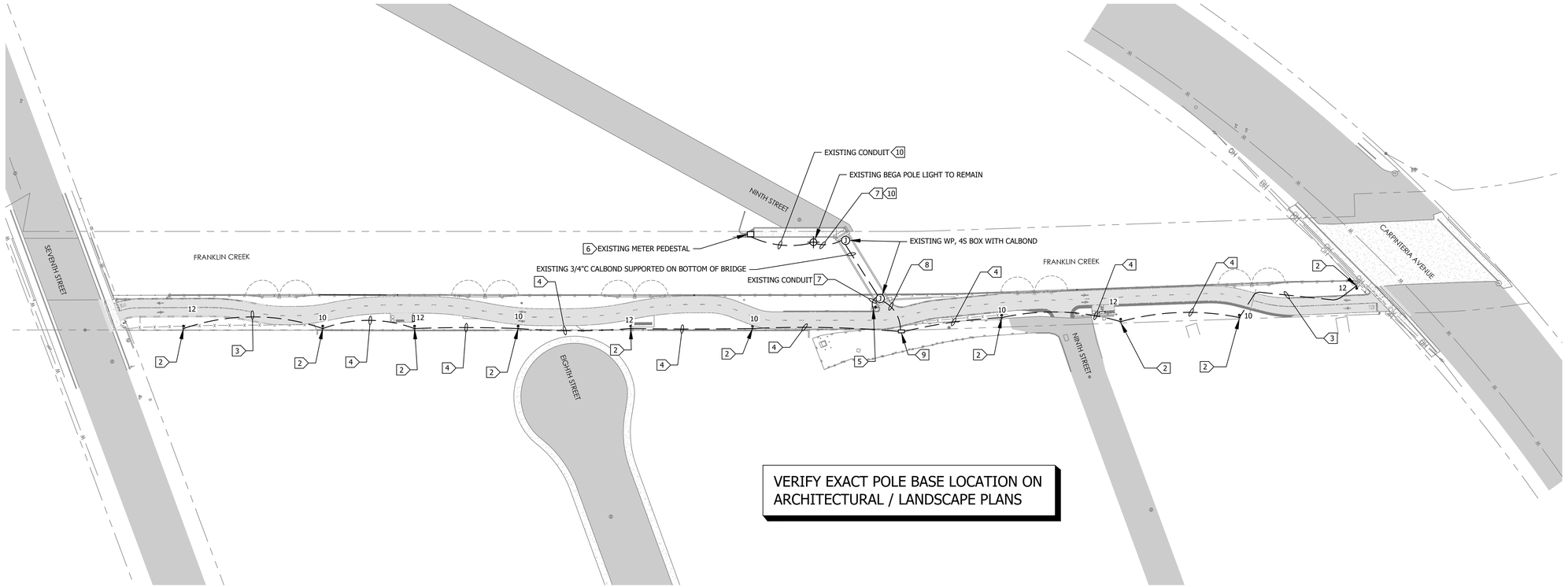
CONTRACTOR TO CALL DIG ALERT PRIOR TO START OF CONSTRUCTION TO LOCK ALL UG UTILITIES. CONTRACTOR TO PROVIDE SUB SURFACE UTILITY LOCATING SURFACE PRIOR TO START OF CONSTRUCTION.

KEY NOTES:

1. EXISTING POLE LIGHT, REMOVE AND REPLACE.
2. NEW POLE LIGHT (SEE E601 PLANS FOR POLE BASE DESIGN & ARCHITECTURAL FOR EXACT LOCATION), U.S. ARCHITECTURAL LIGHTING MODEL # & POLE DESCRIPTION PER E301, PROVIDE WITH PHOTOCELL & STEP DIMMING. PROVIDE 20 FOOT OF #8 SOLID COPPER IN EACH POLE BASE FOR POLE GROUND.
3. 1"C 2#10 & 1#10 GND, CIRCUITS AS NOTED.
4. 1"C 4#10 & 1#10 GND, CIRCUITS AS NOTED.
5. EXISTING POLE TO REMAIN.
6. EXISTING PEDESTAL, PROVIDE NEW 4#10 & 1#10 GROUND FROM (2) NEW SINGLE POLE 20A AT BREAKERS POSITION 10 & 12, RATED TO MATCH EXISTING PANEL AIC, FOR NEW LIGHTS (2) QTY 9.
7. EXISTING CONDUIT AS NOTED TO REMAIN.
8. NEW 1"C - 4#10 & 1#10 GND TO NEW PULL BOX (9).
9. NEW PULL BOX - 12" X 18" TRAFFIC RATED PULLBOX WITH BOLT DOWN COVER WITH TAMPER PROOF BOLTS, PROVIDE TRAFFIC RATED BOXES IN VEHICLE TRAFFIC AREAS.
10. ADD 4#10 & 1#10 GROUND TO EXISTING CONDUIT.

SHEET NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION & REQUIREMENTS OF ALL DEVICES REQUIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN AND FINISH.
2. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SIZE TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWING. ENGINEER OF RECORD MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PLAN CHECK (PERMIT SET) DRAWINGS.
3. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL REQUIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING REQUIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.
4. CONTRACTOR SHALL FURNISH AND INSTALL PULL BOXES AS REQUIRED TO INSTALL CONDUCTORS PER CONDUCTOR MANUFACTURERS RECOMMENDATIONS, PER THE NATIONAL ELECTRICAL CODE AND PER LOCAL AUTHORITIES HAVING JURISDICTION.
5. 1" CONDUIT MINIMUM U.O.N.
6. PROVIDE CODE SIZE EQUIPMENT GROUNDING CONDUCTORS IN ALL OCCUPIED CONDUITS.
7. VERIFY THE EXACT ROUTING OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.



VERIFY EXACT POLE BASE LOCATION ON ARCHITECTURAL / LANDSCAPE PLANS

SCALE: 1"=40'
0 40 80

SITE LIGHTING PLAN

SCALE: 1"=40'-0"

1 - E300 -

N

RRM PROJECT NO.
2911-01-RC22

NO.	DATE	REVISIONS	APPD.

LUCCI & ASSOCIATES INC.
CONSULTING ELECTRICAL ENGINEERS
3251 CORTE MALPASO, #511
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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
KENNETH W. LUCCI
No. E 9349
Exp. 09/30/2026
ELECTRICAL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS ____ DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

SITE LIGHTING PLAN E300

PROJECT NO. 23-753
SHEET 33 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

Copyright Lucci and Associates Consulting Electrical Engineers. Deviations from this drawing will not be made without their expressed written permission. L.A.I.# 23-753 PAPER SIZE 36"x24"

DRAFTER: CM02 DRAWING FILENAME: 23-753 E300 PATHNAME: G:\23\753\EL\Sheets DATE: 1 August 2025 TIME: 3:08 pm

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DRAFTER: CM02 DRAWING FILENAME: 23-753 E301 DATE: 1 August 2025 TIME: 3:08 pm

PATHNAME: G:\23\753\EL\Sheets\23-753 E301.dwg, Layout1, Aug 01, 2025 3:08pm, CM02

FIXTURE SCHEDULE

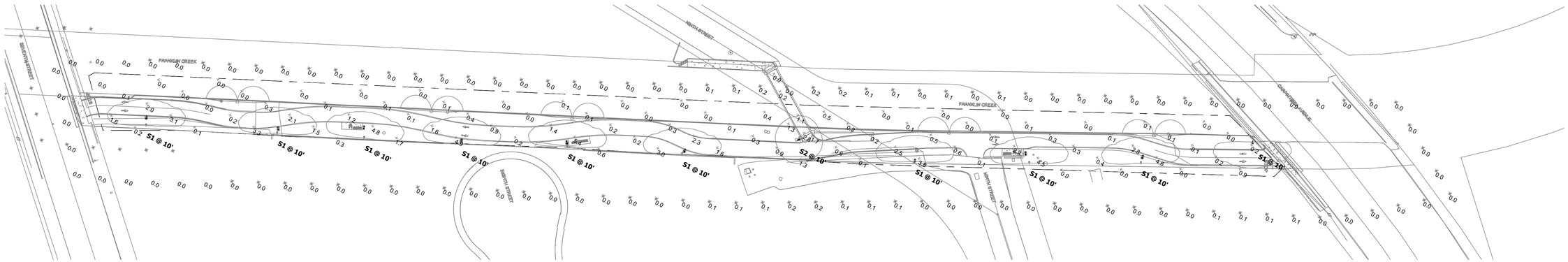
Symbol	Label	Quantity	Manufacturer	Description	Source	Lumens Per LED	LLF	Input Power	Catalog Number	Notes
	S1	10	U.S. ARCHITECTURAL LIGHTING	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	LED 3000K >80CRI	171	0.92	35.5	DS6A-PLED-II-20LED-525mA-30K-HS UNV 1 RAL-9005-T/XPKM/1030T 12FT TALL-W/ BASEPLATE	10 FT MOUNTING HEIGHT WITH HOUSE SIDE SHIELD
	S2	1	U.S. ARCHITECTURAL LIGHTING	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	LED 3000K >80CRI	235	0.92	35.5	DS6A-PLED-VSQ-W-20LED-525mA-30K-HS UNV 1 RAL-9005-T/XPKM/1030T 12FT TALL-W/ BASEPLATE	10 FT MOUNTING HEIGHT WITH HOUSE SIDE SHIELD

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG
BRIDGE	+	1.0 fc	2.8 fc	0.0 fc	N/A	N/A	-1.0
CREEK	+	0.8 fc	5.4 fc	0.0 fc	N/A	N/A	-1.0
SPILL LIGHT	X	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	-1.0

LUMINAIRE LOCATIONS

		Location		
No.	Label	X	Y	MH
2	S2	600.78	115.47	10.00
14	S1	155.98	-91.67	10.00
28	S1	247.14	-53.35	10.00
29	S1	374.77	1.25	10.00
30	S1	307.35	-27.56	10.00
31	S1	447.35	34.44	10.00
32	S1	527.64	67.41	10.00
33	S1	687.26	139.90	10.00
34	S1	765.11	177.02	10.00
35	S1	840.62	214.13	10.00
36	S1	918.24	266.34	10.00



SITE LIGHTING PHOTOMETRICS

SCALE: NTS

1 - E301

N

RRM PROJECT NO. 2911-01-RC22

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER KENNETH W. LUCCI No. E 23349 Exp. 09/30/2026 ELECTRICAL STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

SITE LIGHTING PHOTOMETRICS E301

PROJECT NO. 23-753
SHEET 34 OF 43
PLAN DATE 10/01/2025

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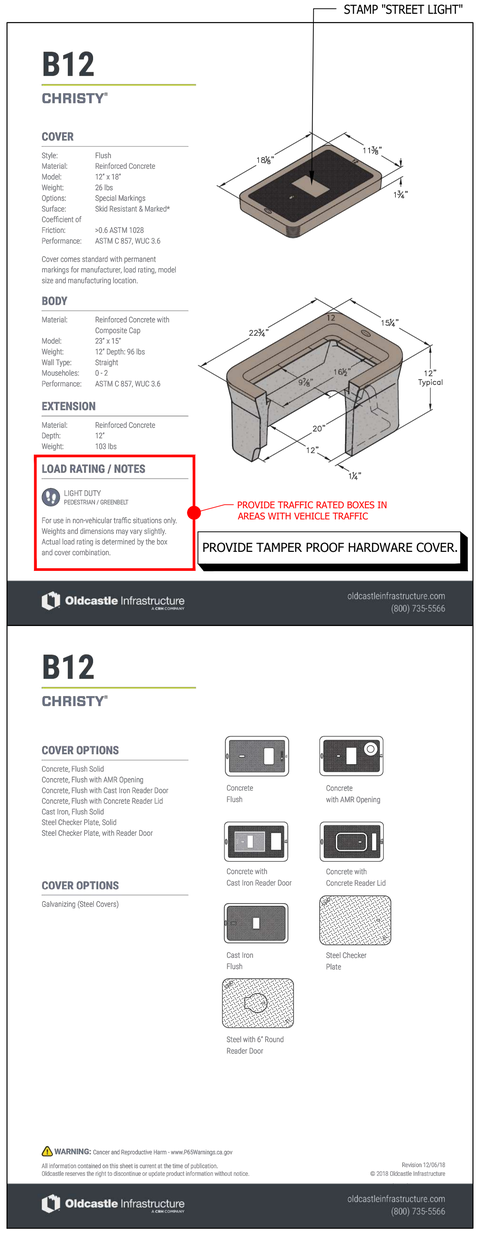
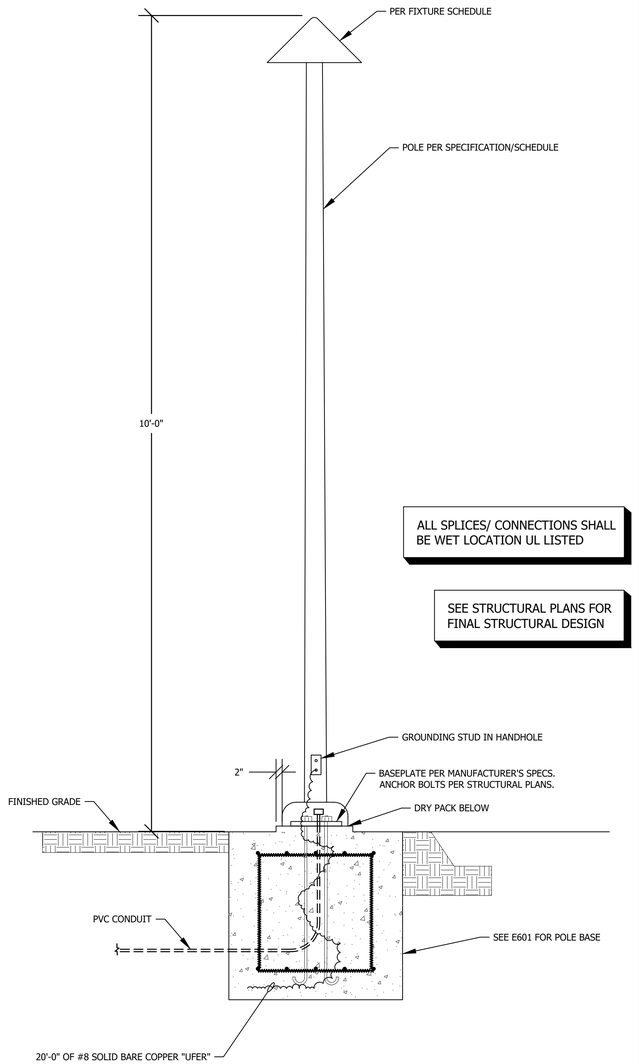


CHRISTY B12 PULL BOX 4
SCALE: NONE E600



ALL SPLICES/ CONNECTIONS SHALL BE WET LOCATION UL LISTED

SEE STRUCTURAL PLANS FOR FINAL STRUCTURAL DESIGN

POLE LIGHT PER FIXTURE SCHEDULE 3
SCALE: NONE P1 - E600

EXISTING PEDESTAL

PANEL NUMBER A — VOLTAGE 120/240 — PHASE 1 — WIRE 3
SOURCE SCE — A.I.C. 22,000
PANEL LOCATION PER SITE PLAN — BUS AMPERE RATING 100
■ NEMA 3R ■ COPPER BUSS
■ MAIN CIRCUIT BREAKER 100
■ EXTERIOR MOUNTING

LCL	MISC	RCPT	LTG	CIRCUIT DESCRIPTION	LOAD(VA) A	LOAD(VA) B	BRKR POLE	BRKR AMP	CKT	PHASE A	PHASE B	CKT	BRKR AMP	BRKR POLE	LOAD(VA) A	LOAD(VA) B	CIRCUIT DESCRIPTION	MISC	RCPT	LTG	LCL
				STREET BRIDGE	900			30	1			2	30		-		CITY ICC (FUTURE)				
				STREET BRIDGE		900	2		3			4		2	-		CITY ICC (FUTURE)				
				CONTROL	100		1	15	5			6	20		-		SPARE				
				BICYCLE PATH LIGHTS		1000		30	7			8		2	-		SPARE				
				BICYCLE PATH LIGHTS	1000		2		9			10	20	1	350		BIKE PATH LIGHT				
				CONTROL		100	1	20	11			12	20	1		280	BIKE PATH LIGHT				
				TOTALS	2000	2000									350	280	TOTALS				

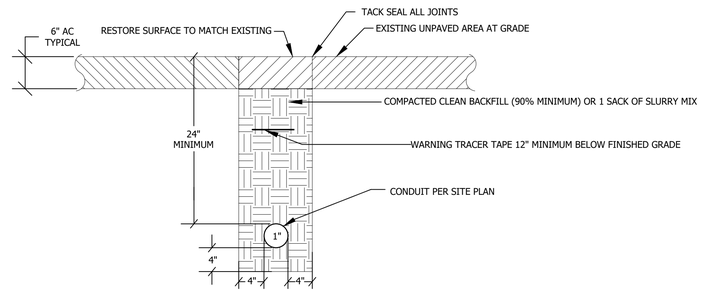
L.C.L. VOLT AMPS: . PHASE A . PHASE B . .
TOTAL VOLT AMPS: 4630 PHASE A 2350 PHASE B 2280 .
TOTAL AMPS: 19 PHASE A 20 PHASE B 19 .

EXISTING LOAD
EXISTING LOAD
NEW BREAKER AND LOAD MATCH BREAKER TYPE & AIC RATING

PEDESTAL SCHEDULE 2
SCALE: NTS E600

DETAIL NOTES:

1. ALL PVC CONDUITS BENDS SHALL BE FACTORY BENDS WITH MINIMUM 12 TIMES DIAMETER BEND RADIUS. ALL BENDS SHALL BE FACTORY BENDS.



CONDUIT TRENCH 1
SCALE: NONE - E600

RRM PROJECT NO. 2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER — KENNETH W. LUCCI — No. E 9349 — Exp. 09/30/2026 — ELECTRICAL — STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:
DIRECTOR OF PUBLIC WORKS DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET
ELECTRICAL DETAILS E600

PROJECT NO. 23-753
SHEET 35 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

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DRAFTER: CM02 DRAWING FILENAME: 23-753 E601 DATE: 1 August 2025 TIME: 3:08 pm

CONCRETE

1. ALL CONCRETE UNLESS OTHERWISE SHOWN ON THE PLANS SHALL BE HARDROCK CONFORMING TO ASTM C-94 WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF F'c = 2,000 PSI (SPECIAL INSPECTION NOT REQUIRED DUE TO NATURE OF PROJECT- FLAG POLED FOOTINGS w/ MINOR CONCRETE STRESSES). CONCRETE MAY BE A PEA GRAVEL MIX.
2. AGGREGATE FOR THE CONCRETE SHALL CONFORM TO ASTM C-33, INCLUDING APPENDIX "X1".
3. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS FOR MIXING, PLACING, FINISHING, CURING, AND PROTECTING CONCRETE DURING UNFAVORABLE WEATHER CONDITIONS.
4. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60 EXCEPT#3 BARS MAY BE GRADE 40.. ALL WELDED REINF. STEEL SHALL BE ASTM- A706. ALL BARS SHALL BE FREE OF RUST, GREASE, MILL SCALE OR ANY OTHER MATERIALS WHICH MIGHT AFFECT ITS BOND TO THE CONCRETE ALL BAR BENDS SHALL BE MADE COLD.
5. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
6. ALL REINFORCING STEEL FOR THE "FLAG POLE" TYPE FOOTINGS SHALL BE ONE PIECE. SPLICES ARE NOT ALLOWED EXCEPT AS APPROVED BY THE ENGINEER.
7. REINFORCING BARS SHALL HAVE THE FOLLOWING CONCRETE COVER, (UNLESS NOTED OTHERWISE IN DETAILS):

   CONCRETE POURED AGAINST EARTH.....3 INCHES
   CONCRETE BEAMS AND COLUMNS.....2 INCHES
   CONCRETE SLABS ABOVE GRADE.....1 INCH
8. DRYPACK SHALL BE MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 2-1/2 PARTS SAND WITH ENOUGH WATER TO PRODUCE A STIFF MIX. DRYPACK SHALL BE THOROUGHLY TAMPED INTO PLACE TO ENSURE A DENSE FINISH, FREE OF VOIDS.
9. THE SLUMP OF THE CONCRETE SHALL BE THE MINIMUM THAT IS PRACTICABLE. WHEN VIBRATORS ARE USED TO CONSOLIDATE THE CONCRETE, THE SLUMP SHALL NOT EXCEED 4 INCHES, OTHERWISE THE SLUMP SHALL NOT EXCEED 6 INCHES.
10. ALL CONCRETE SHALL BE ADEQUATELY CONSOLIDATED DURING PLACEMENT AND ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
11. EXCEPT WHERE INDICATED OTHERWISE, ALL REINFORCING STEEL SHALL BE BENT AND PLACED IN ACCORDANCE WITH THE "CODE OF STANDARD PRACTICE AND THE SPECIFICATIONS FOR PLACING REINFORCING STEEL" OF THE CONCRETE REINFORCING STEEL INSTITUTE.

ABREVIATIONS

A.B.-	ANCHOR BOLT	GA-	GAUGE
BLKG.-	BLOCKING	GALV.-	GALVANIZED
B.J.-	BALCONY JOISTS	HORIZ.-	HORIZONTAL
BLK.-	BLOCK	L.L.V.-	LONG LEG VERTICAL
BM.-	BEAM	L.L.H.-	LONG LEG HORIZONTAL
B.N.-	BOUNDRY NAIL	MAX-	MAXIMUM
(B)-	BOTTOM	MIN-	MINIMUM
CLR-	CLEAR	M.B.-	MACHINE BOLT
CMU-	CONCRETE MASONRY	(N)-	NEW
COL.-	COLUMN	NTS-	NOT TO SCALE
C.J.-	CEILING JOIST	O.C.-	ON CENTER
CONC.-	CONCRETE	OPP.-	OPPOSITE
CONN.-	CONNECTION	R.J.-	ROOF JOIST
CONT.-	CONTINUOUS	R.B.-	ROOF BEAM
C TO C-	CENTER TO CENTER	REF.-	REFERENCE
CNTRSNK-	COUNTERSINK	P.R.T.-	PREFAB ROOF TRUSSES
DBL-	DOUBLE	REINF.-	REINFORCING STEEL
DIAM-	DIAMETER	SEL. STR.-	SELECT STRUCTURAL
D.F.-	DOUGLAS FIR	SHTG.-	SHEATHING
DRWGS-	DRAWINGS	STAG-	STAGGER
(E)-	EXISTING	SIM.-	SIMILAR
EA.-	EACH	STD.-	STANDARD
ELEV-	ELEVATION	STL-	STEEL
FLG.-	FLANGE	TYP.-	TYPICAL
FL.-	FLOOR	(T)-	TOP
FIN-	FINISH	TOS-	TOP OF SHEATHING
F.J.-	FLOOR JOISTS	T.S.-	TUBE SECTION
FOM-	FACE OF MASONRY	U.N.O.-	UNLESS OTHERWISE NOTED
FOS-	FACE OF STUD	W or WF-	WIDE FLANGE SHAPE
FOC-	FACE OF CONCRETE	W/O-	WITH OUT
HD-	SIMPSON HOLDOWN	VERT.-	VERTICAL
HT.-	HEIGHT		

SPECIAL INSPECTIONS

PROVIDE SPECIAL INSPECTION BY A LICENSED DEPUTY INSPECTOR APPROVED BY THE LOCAL BUILDING OFFICAL FOR THE FOLLOWING WORK IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 17 OF THE CALIFORNIA BUILDING CODE:

1. FOR ALL CONCRETE WITH AN F'c OVER 2,500 psi.
2. FOR ALL REINFORCING STEEL WHICH IS PLACED IN CONCRETE WITH AN F'c OVER 2,500 psi.
3. AS NOTED ELSEWHERE IN THE PLANS OR ON DETAILS.

PRIOR TO FINAL INSPECTION THE 'DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE' SHALL ASSEMBLE ALL FINAL SPECIAL INSPECTION REPROTS FROM EACH OF THE SPECIAL INSPECTION CATAGORIES AND SUBMIT A REPORT NOTING THAT ALL SPECIAL INSPECTION REQUIREMENTS HAVE BEEN COMPLETED WITH NO OUTSTANDING ISSUES.

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

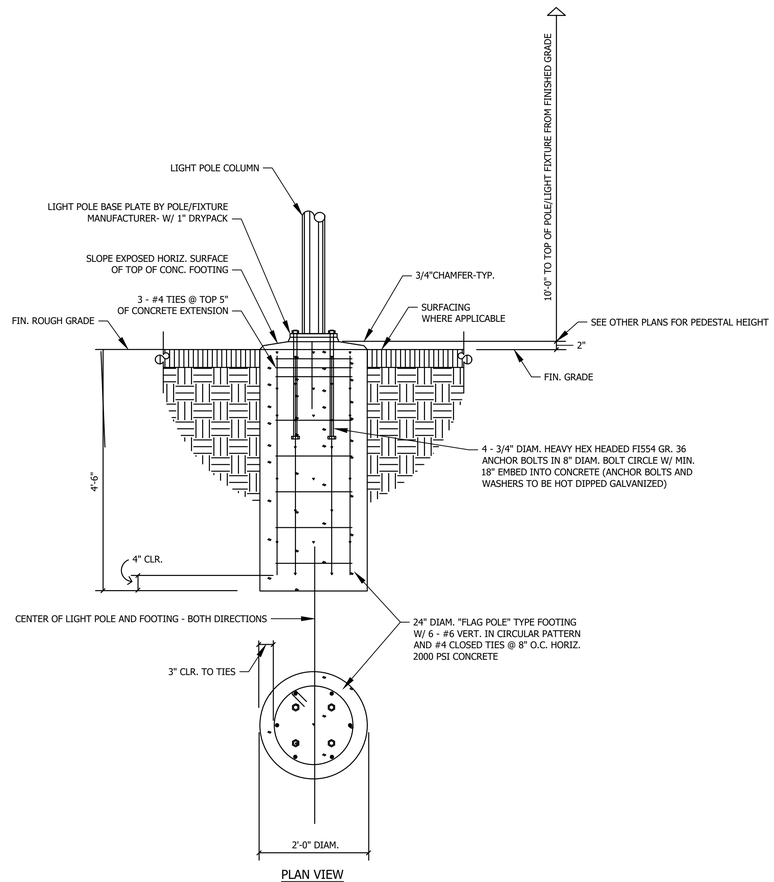
GENERAL NOTES

GENERAL

1. ALL WORK SHALL CONFORM WITH THE 2022 CALIFORNIA BUILDING CODE, (CBC), AND ALL LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES OR INCONSISTENCIES.
3. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE WEAKENED EXCEPT AS ALLOWED BY THE CALIFORNIA BUILDING CODE OR APPROVED BY THE ENGINEER.
4. THE ENGINEER SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORSEEN CONDITION WHICH EFFECTS THE STRUCTURAL STABILITY OF THE BUILDING PRIOR TO CONTINUING WITH CONSTRUCTION. SHOULD ANY CONDITION ARISE WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR A DISCREPANCY BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUING WITH THE WORK.
5. IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ENGINEER.
6. REVIEW OF SHOP DRAWINGS MEANS REVIEW OF GENERAL METHOD OF FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY SO INDICATED IN THE REVIEW.
7. THE ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR INSPECTION DURING CONSTRUCTION, BUT WILL RESOLVE STRUCTURAL ITEMS BROUGHT TO HIS ATTENTION DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL ADEQUATELY BRACE ELEMENTS OF THE STRUCTURE DURING CONSTRUCTION TO INSURE THE SAFETY OF THE STRUCTURE.

FOUNDATION

1. THERE IS NO SOILS RPORT FOR THIS PROJECT AND AN ASSUMED BEARING VALUE OF 1,000 PSF, (NET), AND PASSIVE VALUE OF 100 PSF/FOOT WITH A 2x INCREASE PER CBC TABLE 1806.2 AND SEC. 1806.3.4, AND A 1/3 INCREASE FOR WIND/SEISMIC HAS BEEN USED IN THE DESIGN OF THE "FLAG POLE" TYPE FOOTINGS.
2. ALL FOOTINGS SHALL BE PLACED IN FIRM UNDISTURBED SOILS- RECOMPACT AS NECESSARY.



PLAN VIEW

10' HIGH LIGHT POLE - FOOTING DETAIL 1/E601

SCALE: NONE

RRM PROJECT NO. 2911-01-RC22

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

rrm design group

LUCCI & ASSOCIATES INC.
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5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER KENNETH W. LUCCI No. E 9349 Exp. 09/30/2026 ELECTRICAL STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

ELECTRICAL DETAILS E601

PROJECT NO. 23-753
SHEET 36 OF 43
PLAN DATE 10/01/2025

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Plotted By:Christopher Mills(rrm)(h:23 753 Tfb.dwg
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Drafter: CM01- G:\23\753\EL\Sheets\23-753 E600.dwg; DATE- MAR 17, 2025, TIME- 2:10 PM

AREA & ROADWAY LIGHTING

PROJECT NAME: Franklin Creek Trail

PROJECT TYPE: Multiuse Trail

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Truevet™ ball coupling.

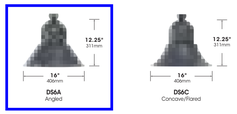
PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0. Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

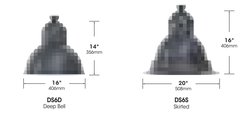
LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

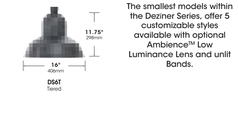
True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been preheated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.







The smallest models within the Dezíner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

U.L. Listed for Wet Location

2023062

DEZINER SERIES 6 - PLED SMALL

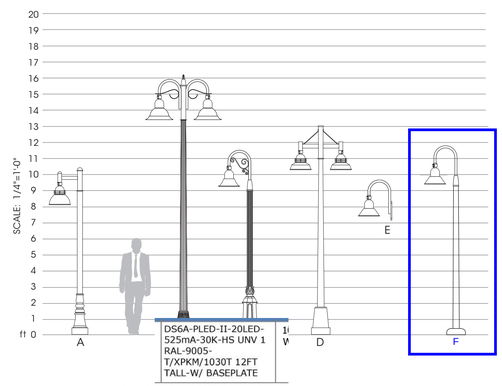
PRODUCT CONFIGURATIONS

EPA & WEIGHT

Base Model	w/ unlit Bands	w/ Ambience™ Low Luminance Lens	w/ unlit Bands & Ambience™ Low Luminance Lens
D56A Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	**D56AB** Max Weight = 18 lbs Max EPA = 0.63 36 LED Max	**D56A-AL** Max Weight = 17 lbs Max EPA = 0.58 36 LED Max	**D56AB-AL** Max Weight = 18 lbs Max EPA = 0.63 36 LED Max
D56C Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	**D56CB** Max Weight = 18 lbs Max EPA = 0.59 36 LED Max	**D56C-AL** Max Weight = 17 lbs Max EPA = 0.54 36 LED Max	**D56CB-AL** Max Weight = 18 lbs Max EPA = 0.59 36 LED Max
D56D Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	**D56DB** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**D56D-AL** Max Weight = 18 lbs Max EPA = 0.74 36 LED Max	**D56DB-AL** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max
D56S Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**D56SB** Max Weight = 20lbs Max EPA = 0.84 36 LED Max	**D56S-AL** Max Weight = 19 lbs Max EPA = 0.79 36 LED Max	**D56SB-AL** Max Weight = 20lbs Max EPA = 0.84 36 LED Max
D56T Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	**D56TB** Max Weight = 17 lbs Max EPA = 0.63 36 LED Max	**D56T-AL** Max Weight = 16 lbs Max EPA = 0.58 36 LED Max	**D56TB-AL** Max Weight = 17 lbs Max EPA = 0.63 36 LED Max

DEZINER SERIES 6 - PLED SMALL

SAMPLE ASSEMBLIES



A. 24-1040-9'/XALM-1/DS6DB-AL/LED/ACCESSORIES/FINISH
B. 17-1030C-13'-4"/XPDM-2-180/DS6S/LED/ACCESSORIES/FINISH
C. 1M-1060-9'/XPCM-1/DS6C-AL/LED/ACCESSORIES/FINISH
D. 25-1035T-11'/XASM-2-180/DS6TB/LED/ACCESSORIES/FINISH
E. WM-XPKM/DS6A-AL/LED/ACCESSORIES/FINISH
F. Proposed for Franklin Creek Trail XPKM/DS6A 10' Mounting Height

Sample Assemblies show a small offering of the Sun Valley Line of Poles, Bases, Shafts, Arms, & Luminaires. Please visit usallg.com for the full product offering.

DEZINER SERIES 6 - PLED SMALL

ORDERING INFORMATION

Spec/Order Example: DS6CB/AL-ASY/36LED-700mA/30K/UNV/CM+L/RAL-8019-T/DF

Luminaire	Shade	Optics	LED			Voltage
		PLED™ Distribution Type	# of LEDs	Drive Current	Color Temp - CCT	
Luminaire	**Shade**	**Optics**	**LED**			**Voltage**
■ DS6	■ Angled A ☐ Angled w/ unlit Bands AB ☐ Concave/Flared C ☐ Concave/Flared w/ unlit Bands CB ☐ Deep Bell D ☐ Deep Bell w/ unlit Bands DB ☐ Hooded H ☐ Hooded w/ unlit Bands HB ☐ Skirted S ☐ Skirted w/ unlit Bands SB ☐ Tasked T ☐ Tasked w/ unlit Bands TB	■ PLED-II ☐ PLED-II-FR ☐ PLED-III ☐ PLED-III-W ☐ PLED-IV ☐ PLED-IV-FT ☐ PLED-V-SQ-N ☐ PLED-V-SQ-M ☐ PLED-V-SQ-W Ambience™ Lens Option: ☐ AL-ASY ☐ AL-ASY-HS ☐ AL-SYM	☐ 36LED ■ 20LED	☐ 875mA[1] ☐ 700mA ☐ 525mA ☐ 350mA	☐ 27K (2700K) ■ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K) ☐ TRA[2] True Amber	■ UNV (120-277) ☐ 347 ☐ 480

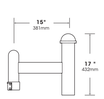
NOTES
1 - 875mA not available with 36LED, available with 20LED only
2 - TRA available in 350mA & 525mA Drive Currents only
Consult factory for other CCT, CRI, & Drive Current options

Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	**Standard Textured Finish**	
■ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90	■ Black RAL-9005-T ☐ White RAL-9003-T ☐ Gray RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T	■ Internal House Side Shield incl. LED Count (Example: HS-PLED-II-FR) HS-PLED ☐ Twist Lock Receptable Only TPR ☐ 7-Pin Twist Lock Receptable Only TP07 ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW-25) HLSW ☐ Twist Lock Photocell + Voltage (Example: TPC347V) TPC+V ☐ Photocell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (Example: SF277V) SF+V ☐ Double Fuse (Example: DF240V) DF+V ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100, Photo TBC) MS-F311
Wall Mount	**Premium Finishes**	
☐ WM WM - Wall Mount provided with mounting bracket and cover.	☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9005-S) Consult factor for custom colors	
Pendant Mount		
☐ Stem Mount + Length(in) (4ft Max) SM+L ☐ Chain Mount + Length(in) (4ft Max) CM+L ☐ Cable Clamp J-Box CCB ☐ Cross Cable Clamp J-Box CCC		

DEZINER SERIES 6 - PLED SMALL

ARMS

XAJM-PM



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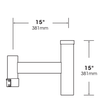

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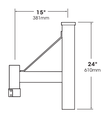

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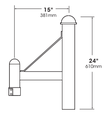

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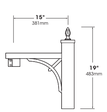

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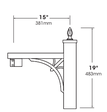

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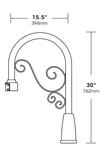

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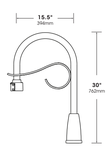

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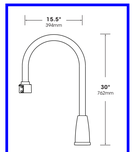

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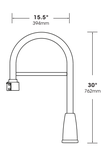

XPSM

RRM PROJECT NO. 2911-01-RC22

LUCCI & ASSOCIATES INC.
CONSULTING ELECTRICAL ENGINEERS
3251 CORTE MALPASO, #611
CAMARILLO, CA 93012-8094
(805) 389-6520 FAX (805) 389-6519

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER KENNETH W. LUCCI No. E 23340 Exp. 09/30/2026 ELECTRICAL STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS ____ DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET
LIGHTING CUTSHEETS
E701

PROJECT NO. 23-753
SHEET 37 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENTS - 10/2025

Copyright Lucci and Associates Consulting Electrical Engineers. Deviations from this drawing will not be made without their expressed written permission. L.A.I.# 23-753 PAPER SIZE 36"x24"

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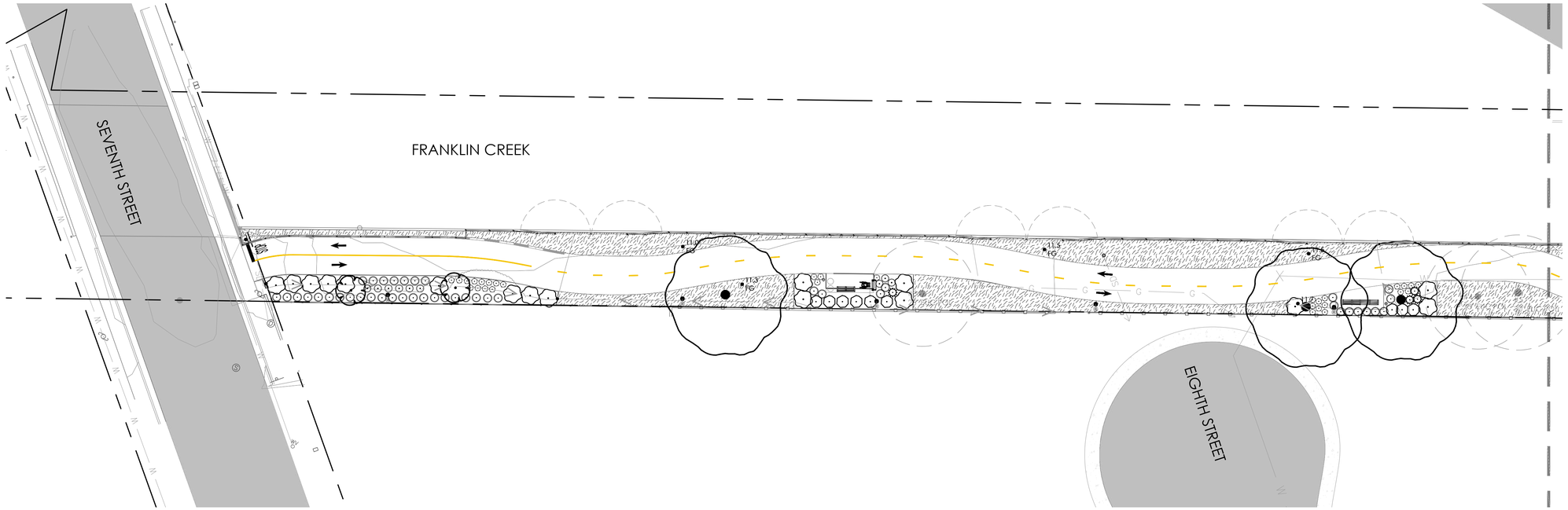

0 10' 20' 40'
SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
ACCENT TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24"BOX	LOW	2
SHADE TREES					
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"BOX	LOW	1
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	LOW	4
SHRUBS					
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW	16
	AGAVE SHAWII	COASTAL AGAVE	5 GAL	VERY LOW	6
	BACCHARIS X 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	LOW	24
	DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	LOW	7
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	LOW	44
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW	2
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	57
	SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL	LOW	15

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	RETAINING WALL WITH CHAINLINK
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	INTERPRETIVE PANEL
	PROPOSED MULCH

RRM PROJECT NO.
2911-01-RC22

rrmdesign.com | (805) 543-1794
32332 CAMINO CAPISTRANO, SUITE 205
SAN JUAN CAPISTRANO, CA 92675
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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
MATTHEW SZUBIELSKI NO. 6295
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

_____ _____
DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLANTING PLAN **PL101**

PROJECT NO. 15037
SHEET 38 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMEN- 10/2025

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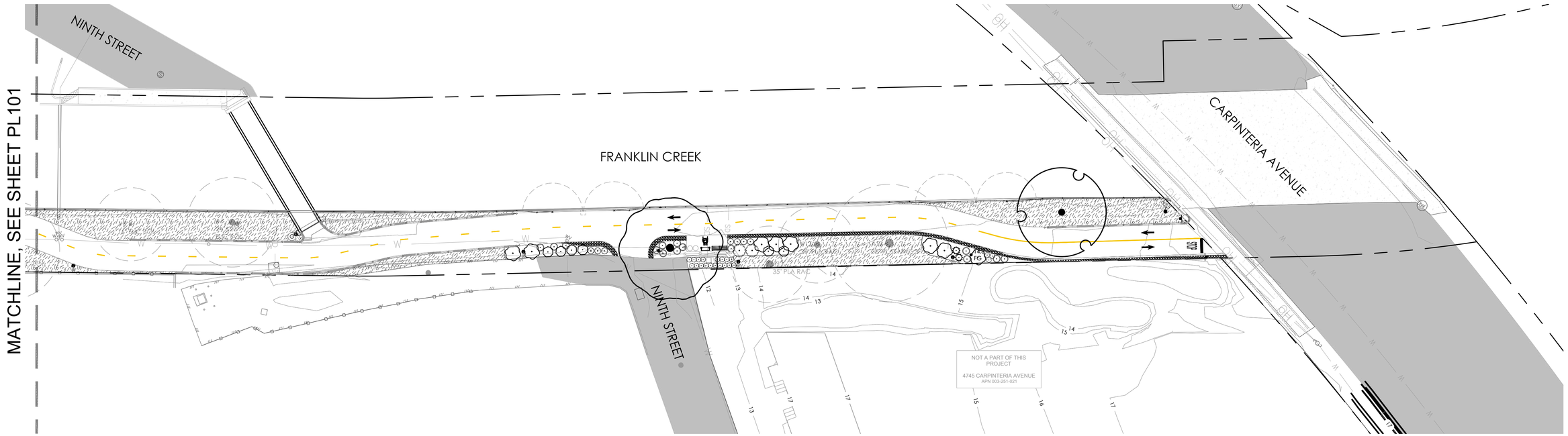

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	SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL	LOW	15

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	RETAINING WALL WITH CHAINLINK
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	INTERPRETIVE PANEL
	PROPOSED MULCH

RRM PROJECT NO.
2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
MATTHEW SZUBIELSKI NO. 6285
Signature
07/31/26
License Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLANTING PLAN **PL102**

PROJECT NO. 15037
SHEET 39 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMEN- 10/2025

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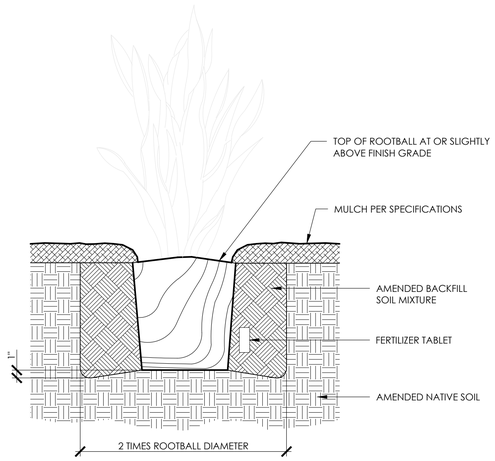
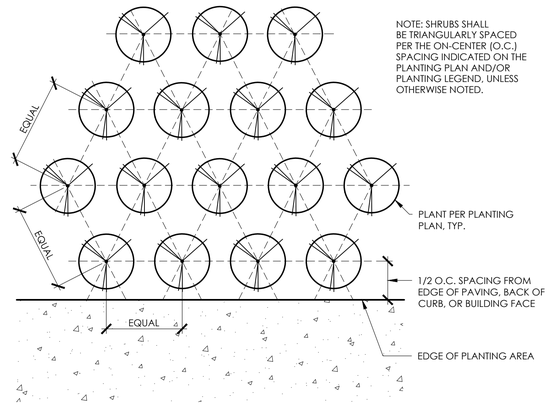


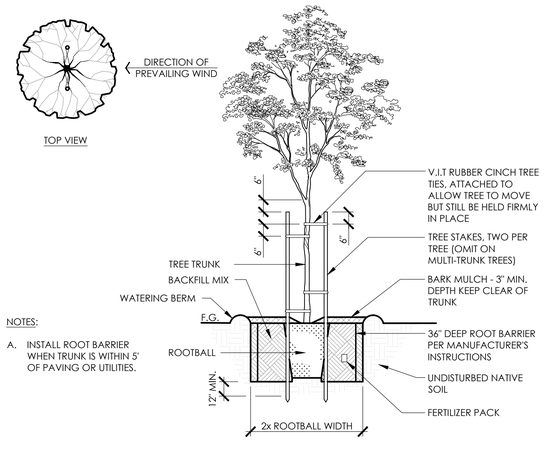
B SHRUB PLANTING

1 1/2" = 1'-0" RRM-2900-2911.01-72



C SHRUB SPACING

1 1/2" = 1'-0" RRM-2900-2911.01-11



NOTES:

A. INSTALL ROOT BARRIER WHEN TRUNK IS WITHIN 5' OF PAVING OR UTILITIES.

A TREE PLANTING WITH WOOD STAKING

1/2" = 1'-0" RRM-2900-2911.01-08

RRM PROJECT NO. 2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
KATJA W. STUBIELSKI NO. 6935
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

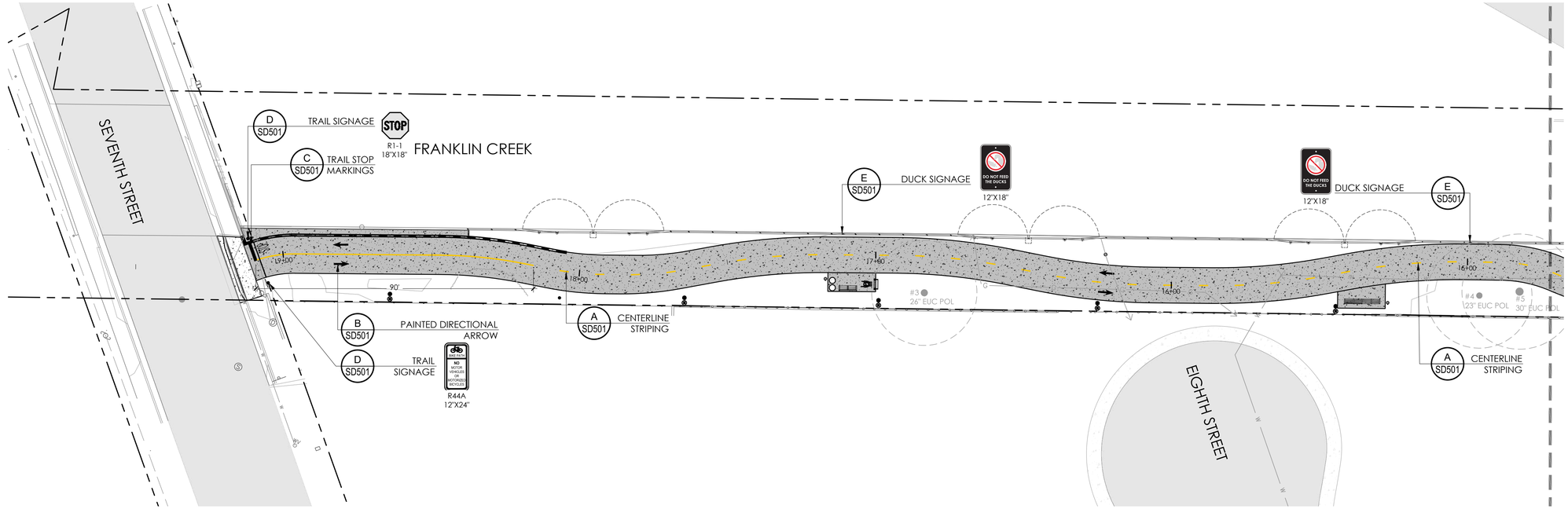
FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLANTING DETAILS **PD501**

PROJECT NO. 15037
SHEET 40 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Landscape-Architecture\Task C-Construction Document\Sheet-Files\PD-2911-01-RC22.dwg, PD501, Aug 29, 2025 10:03am, mmstaake



MATCHLINE, SEE SHEET SP102

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	RETAINING WALL WITH CHAINLINK
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	INTERPRETIVE PANEL

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5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT KATIA M. SZUBIELSKI NO. 6565 Signature 07/31/26 Renewal Date STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

STRIPING AND SIGNAGE PLAN

SP101

PROJECT NO. 15037
SHEET 41 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025

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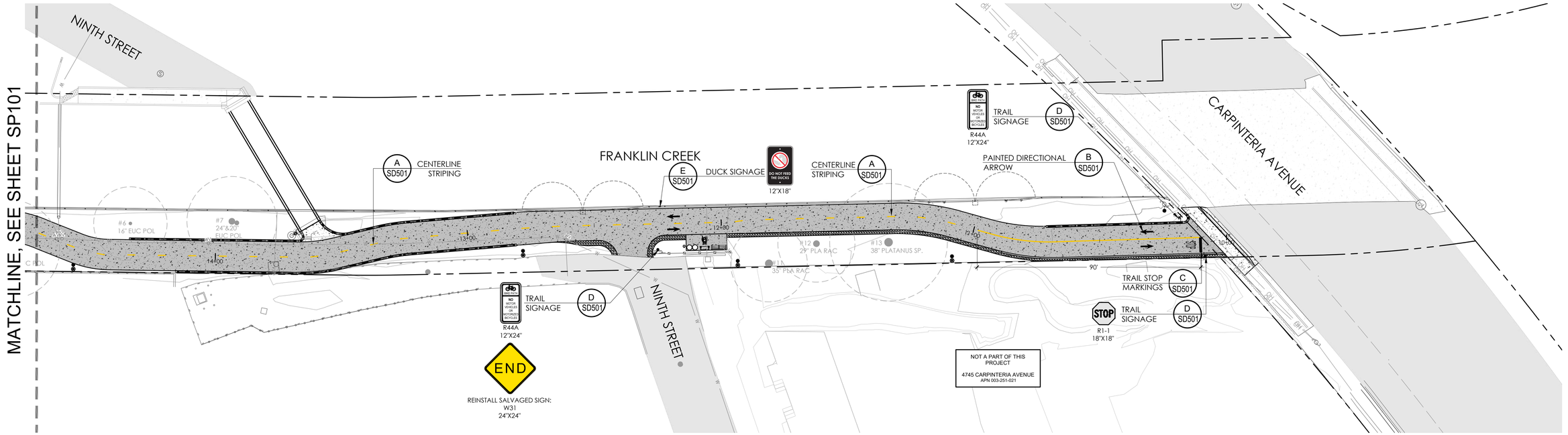

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	RETAINING WALL WITH CHAINLINK
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	INTERPRETIVE PANEL

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CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT KATLYN M. STUBIELSKI NO. 6585 Signature 07/31/26 Renewal Date Date STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

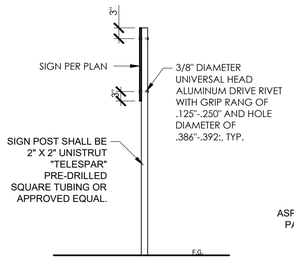
STRIPING AND SIGNAGE PLAN **SP102**

PROJECT NO. 15037
SHEET 42 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025

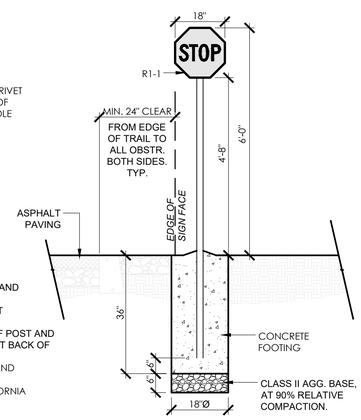
N:\2800\2911-01-RC22\Franklin-Creek-Trail-Improvement\Landscape-Architecture\Task C-Construction Documents\Sheet-Files\SP-2911-01-RC22.dwg, SP102, Aug 29, 2025 10:05am, mmstacke

STOP SIGN: SIDE ELEVATION

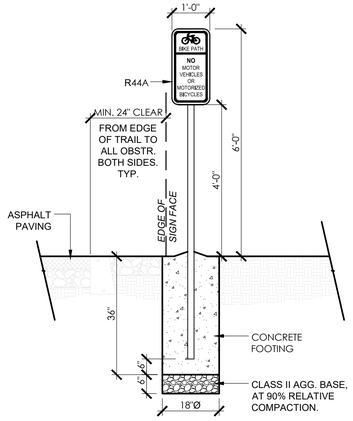


NOTES:
1. ALL ALUMINUM SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
2. ALL SIGNS SHALL CONFORM TO THE LATEST CALIFORNIA MUTCD STANDARDS.
3. 4" MINIMUM CLEARANCE BETWEEN EDGE OF POST AND BACK OF WALK. POST MAY BE INSTALLED AT BACK OF WALK IF 4" CLEARANCE CAN NO BE MET.
4. SIGN LOCATIONS PER LANDSCAPE STRIPING AND SIGNAGE PLANS.
5. SIGNS SHALL CONFORM TO THE LATEST CALIFORNIA MUTCD STANDARDS

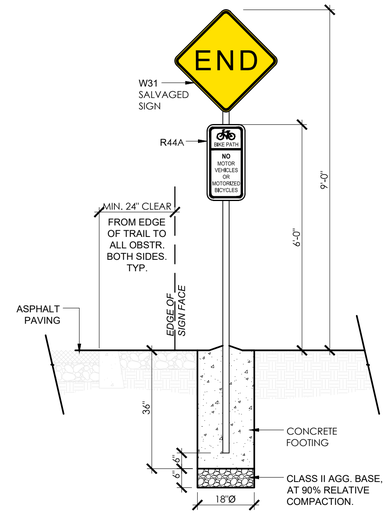
STOP SIGN: FRONT ELEVATION



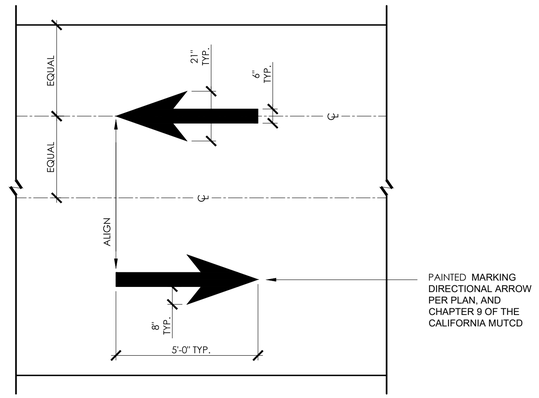
BIKE PATH SIGN: FRONT ELEVATION



BIKE PATH SIGN WITH SALVAGED END SIGN

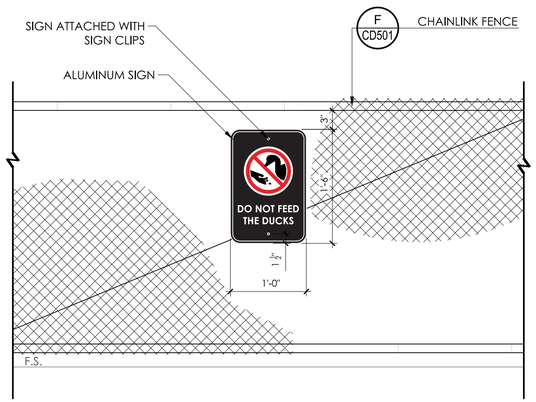


D TRAIL SIGNAGE
1/2" = 1'-0"



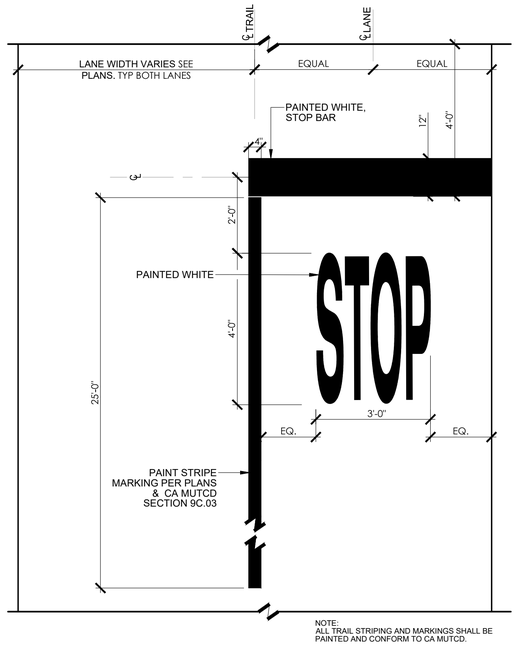
B PAINTED DIRECTIONAL ARROW
3/8" = 1'-0"

RRM-2900-2911.01-19



E DUCK SIGNAGE
1" = 1'-0"

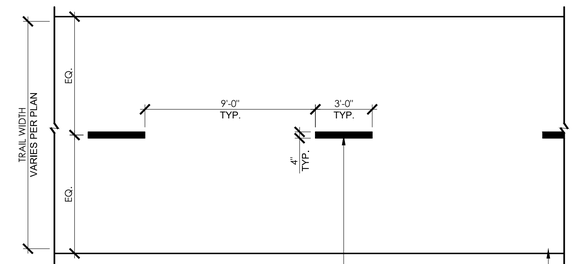
RRM-2900-2911.01-40



NOTE:
ALL TRAIL STRIPING AND MARKINGS SHALL BE PAINTED AND CONFORM TO CA MUTCD.

C TRAIL STOP MARKINGS
1/2" = 1'-0"

RRM-2900-2911.01-16



NOTE:
A. CENTERLINE STRIPING MAY NOT OCCUR IN ALL LOCATIONS. SEE PLAN FOR LOCATIONS OF STRIPING

A CENTERLINE STRIPING
1/4" = 1'-0"

RRM-2900-2911.01-17

RRM PROJECT NO. 2911-01-RC22

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
EXP 6/30/26
CIVIL
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

STRIPING AND SIGNAGE DETAILS — SD501

PROJECT NO. 15037
SHEET 43 OF 43
PLAN DATE 10/01/2025

90% DRAFT CONSTRUCTION DOCUMENT - 10/2025

N:\2800\2911-01-RC22-Franklin-Creek-Trail-Improvement\Landscape-Architecture\Task C-Construction Documents\Sheet-Files\SD-2911-01-RC22.dwg, SD501, Aug 29, 2025 10:04am, mmstacke

Attachment B

ARB Meeting Minutes from April 17, 2025

Franklin Creek Trail Improvement Project

Final ARB Review

October 16, 2025

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date April 17, 2025

FINAL 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 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.

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.

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:

Attachment C

Excerpted Sheets from the Preliminary Plans (superseded)

Franklin Creek Trail Improvement Project
Final ARB Review
October 16, 2025

PUBLIC WORKS DEPARTMENT

FRANKLIN CREEK TRAIL IMPROVEMENTS

DRAFT CONSTRUCTION DOCUMENTS

Carpinteria Avenue to Seventh Street

SUPERSEDED

PROJECT DESCRIPTION

CONSTRUCTION OF A MULTI-USE TRAIL LOCATED ALONG FRANKLIN CREEK BETWEEN CARPINTERIA AVENUE AND SEVENTH STREET

PROJECT DIRECTORY

LEAD AGENCY
CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT
5775 CARPINTERIA AVE — PHONE: (805) 684 5405
CARPINTERIA, CA 93013 — FAX: (831) 684-5304
CONTACT: JOHN ILASIN

PROPERTY OWNER
SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT
105 E ANAPAMU ST — PHONE: (805) 681-4200
SANTA BARBARA, CA 93101
CONTACT:

LANDSCAPE ARCHITECT
RRM DESIGN GROUP
32332 CAMINO CAPISTRANO, SUITE 205 — PHONE: (949) 361-7950
SAN JUAN CAPISTRANO, CA 92675
CONTACT: KAYLA SZUBIELSKI

CIVIL ENGINEER
RRM DESIGN GROUP
10 E FIGUEROA ST, SUITE 200 — PHONE: (805) 963-8283
SANTA BARBARA, CA 93101
CONTACT: MIKE HAMILTON

GEOTECHNICAL ENGINEER
EARTH SYSTEMS
2049 PREISKER LN, SUITE E — PHONE: (805) 928-2991
SANTA MARIA, CA 93454
CONTACT: LUKE JOHNSON

STRUCTURAL ENGINEER
RRM DESIGN GROUP
3765 S HIGUERA ST, SUITE 102 — PHONE: (805) 543-1794
SAN LUIS OBISPO, CA 93401
CONTACT: MICHAEL DOREMUS

ELECTRICAL ENGINEER
LUCCI & ASSOCIATES
3251 CORTE MALPASO #511 — PHONE: (805) 389-6520
CAMARILLO, CA 93012
CONTACT: KEN LUCCI

VICINITY MAP

NOT TO SCALE

SHEET INDEX

TS001	TITLE SHEET
EC101	EROSION CONTROL PLAN
EC501	EROSION CONTROL DETAILS
DM101	DEMOLITION PLAN
DM102	DEMOLITION PLAN
CP101	CONSTRUCTION PLAN
CP102	CONSTRUCTION PLAN
CP301	TRAIL SECTIONS
CP302	TRAIL SECTIONS
CD501	CONSTRUCTION DETAILS
CD502	CONSTRUCTION DETAILS
S-101	STRUCTURAL ABBREVIATIONS & SYMBOLS
S-102	STRUCTURAL GENERAL NOTES
S-103	STRUCTURAL SPECIAL INSPECTION & TESTS
S-201	STRUCTURAL TYPICAL CONCRETE & RETAINING WALL DETAILS
PP101	PLAN AND PROFILE
PP102	PLAN AND PROFILE
E100	ELECTRICAL GENERAL NOTES, ABBREVIATIONS & SYMBOLS
E101	ELECTRICAL OUTDOOR TITLE 24
E300	ELECTRICAL SITE LIGHTING PLAN
E301	ELECTRICAL SITE LIGHTING PHOTOMETRICS
E600	ELECTRICAL DETAILS
E601	ELECTRICAL DETAILS
PL101	PLANTING PLAN
PL102	PLANTING PLAN
PD501	PLANTING DETAILS
SP101	SIGNAGE AND STRIPING PLAN
SP102	SIGNAGE AND STRIPING PLAN
SD501	SIGNAGE AND STRIPING DETAILS

BASIS OF BEARING & BENCH MARK

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS FROM 110 RS 59-60.

THE BENCHMARK FOR THIS PROJECT IS BASED ON AN OPUS SOLUTION AT POINT 1000. ELEVATION = 11.79' (NAVD88)

RRM PROJECT NO.
2911-01-RC22

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CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
KAYLA M. SZUBIELSKI NO. 6285
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

TITLE SHEET — TS001

PROJECT NO. 15037
SHEET 1 OF 29
PLAN DATE 3/14/2025

DRAFT CONSTRUCTION DOCUMENTS - 3/2025

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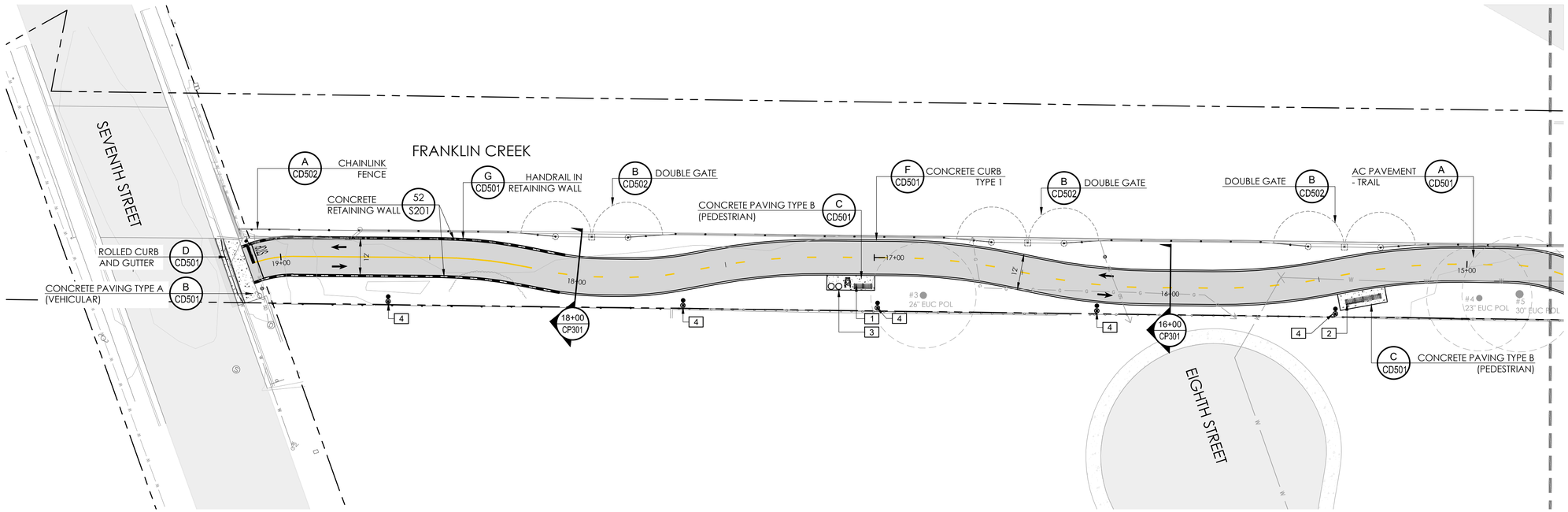

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SCALE: 1" = 20'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	BENCH TYPE 1 ANOVA THMC6 MADISON 6FT. THERMORY CONTOUR BENCH.	
2	BENCH TYPE 2 ANOVA INF24L6T 19IN. H X 24IN. W X 72IN. L. THERMORY	
3	TRASH RECPTACLE ANOVA TR35BT MADISON 35 GALLON RECYCLED PLASTIC RECEPTACLE, BONNET TOP	
4	LIGHT FIXTURE SEE ELECTRICAL PLAN	

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT

SUPERSEDED

RRM PROJECT NO. 2911-01-RC22

rrmdesign.com | (805) 543-1794
32332 CAMINO CAPISTRANO, SUITE 205
SAN JUAN CAPISTRANO, CA 92675

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REGISTERED LANDSCAPE ARCHITECT
KATLA W. SZUBIELSKI NO. 6395
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS **DATE**

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION PLAN **CP101**

PROJECT NO. 15037
SHEET 6 OF 29
PLAN DATE 3/14/2025

DRAFT CONSTRUCTION DOCUMENTS - 3/2025

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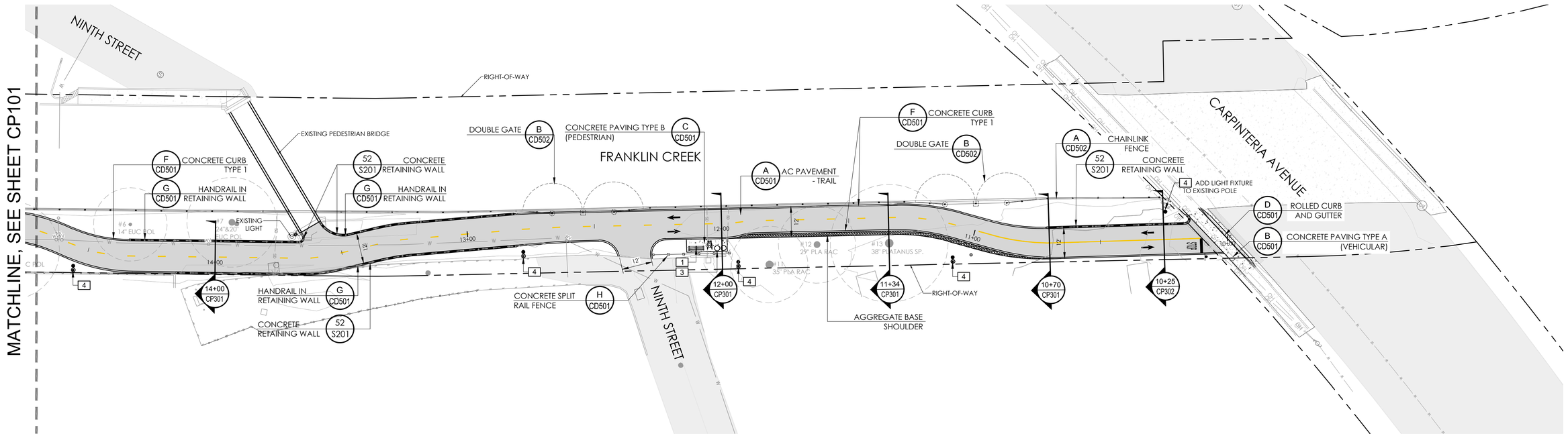

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
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LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT

SUPERSEDED

RRM PROJECT NO. 2911-01-RC22

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SAN JUAN CAPISTRANO, CA 92675
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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT — KATYA M. SZUBIELSKI NO. 6383 — Expiration 07/31/26 — STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

CONSTRUCTION PLAN — CP102

PROJECT NO. 15037
SHEET 7 OF 29
PLAN DATE 3/14/2025

DRAFT CONSTRUCTION DOCUMENTS - 3/2025

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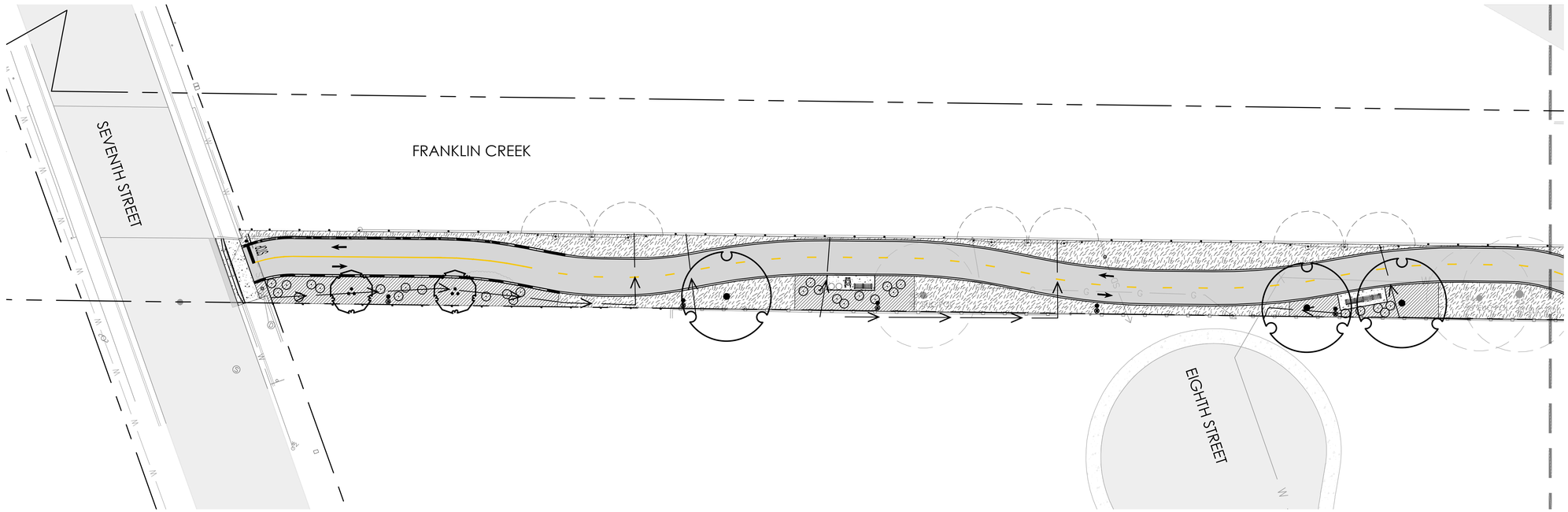

SUPERSEDED

PROPOSED TREES: SPECIES PALETTE
SELECTED FROM ADOPTED 2021
STREET TREE MANAGEMENT PLAN

SHADE TREE

BOTANICAL NAME	COMMON NAME	WUCOLS
Jacaranda mimosifolia	Jacaranda	Moderate
Koelreuteria paniculata	Goldenrain Tree	Low
Lophostemon confertus	Brisbane Box	Moderate
Melaleuca quinquenervia	Cajeput Tree	Low
Quercus tomentella	Island Oak	Low

ACCENT TREE

BOTANICAL NAME	COMMON NAME	WUCOLS
Heteromeles arbutifolia	Toyon	Very Low

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BOTANICAL NAME	COMMON NAME	WUCOLS
Chondropetalum tectorum 'El Campo'	Cape Rush	Low
Cistus x skanbergii	Dwarf Pink Rockrose	Low
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	Low
Rhamnus californica 'Eve Case'	Eve Case Coffeeberry	Very Low
Ribes viburnifolium	Evergreen Currant	Very Low
Salvia 'Allen Chickering'	Allen Chickering Sage	Very Low

GROUNDCOVER GRASSES/PERENNIALS

BOTANICAL NAME	COMMON NAME	WUCOLS
Achillea millefolium	Yarrow	Low
Carex tumulicola	Berkeley Sedge	Low

0 10' 20' 40'
SCALE: 1" = 20'

LEGEND

SYMBOL	DESCRIPTION
	RIGHT OF WAY
X X	EXISTING FENCE
	RETAINING WALL
	RETAINING WALL WITH HANDRAIL
	CHAIN LINK FENCE
	SPLIT RAIL FENCE
EXISTING RELOCATED PROPOSED	SIGNS
	EXISTING TREE
	TRAIL LIGHT
	EXISTING CONCRETE PAVEMENT
	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT
	PROPOSED MULCH

RRM PROJECT NO.
2911-01-RC22

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CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
KATIA K. SZUBIELSKI-REYES
Signature
07/31/26
Renewal Date
Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLANTING PLAN PL101

PROJECT NO. 15037
SHEET 24 OF 29
PLAN DATE 3/14/2025

DRAFT CONSTRUCTION DOCUMENTS - 3/2025

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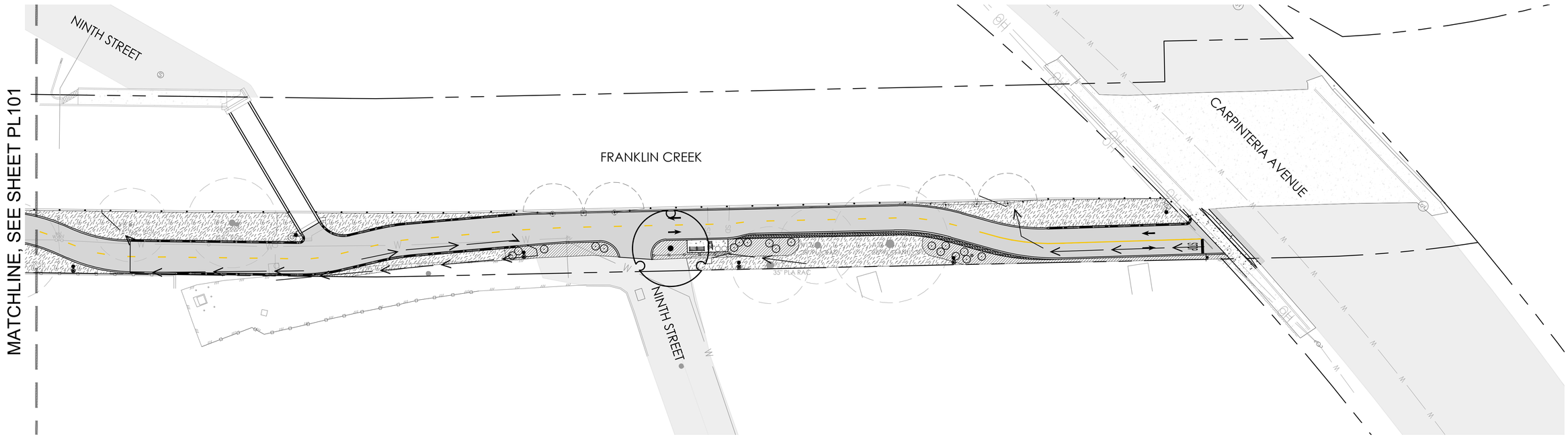

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PROPOSED TREES: SPECIES PALETTE
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STREET TREE MANAGEMENT PLAN

SHADE TREE

BOTANICAL NAME	COMMON NAME	WUCOLS
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Quercus tomentella	Island Oak	Low

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BOTANICAL NAME	COMMON NAME	WUCOLS
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BOTANICAL NAME	COMMON NAME	WUCOLS
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Cistus x skanbergii	Dwarf Pink Rockrose	Low
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Ribes viburnifolium	Evergreen Currant	Very Low
Salvia 'Allen Chickering'	Allen Chickering Sage	Very Low

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BOTANICAL NAME	COMMON NAME	WUCOLS
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Carex tumulicola	Berkeley Sedge	Low

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SCALE: 1" = 20'

LEGEND

SYMBOL	DESCRIPTION
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	RETAINING WALL WITH HANDRAIL
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	EXISTING TREE
	TRAIL LIGHT
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	EXISTING A.C. PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HMA PAVEMENT
	PROPOSED MULCH

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NO.	DATE	REVISIONS	APPD.

CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

REGISTERED LANDSCAPE ARCHITECT
KATYA M. SZUBIELSKI NO. 6430
Signed 07/31/26 Renewal Date
STATE OF CALIFORNIA

CITY OF CARPINTERIA
DEPARTMENT OF PUBLIC WORKS
REVIEWED BY:

DIRECTOR OF PUBLIC WORKS — DATE

FRANKLIN CREEK TRAIL IMPROVEMENTS
CARPINTERIA AVENUE TO SEVENTH STREET

PLANTING PLAN PL102

PROJECT NO. 15037
SHEET 25 OF 29
PLAN DATE 3/14/2025

DRAFT CONSTRUCTION DOCUMENTS - 3/2025

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CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 16, 2025

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2335-DP/CDP/ARB **Planner:** Syndi Souter
Address: 4956 Fifth Street
APNs: 003-312-012 & -013
Zoning: Planned Residential Development (PRD-20)
Applicant: Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC

Project Review: ☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a request for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. The proposal would invoke State Density Bonus Law (SDBL) to create two additional units by converting two of the existing three-bedroom units into four one-bedroom units, for a total of nine units. Two of the units, a one-bedroom (#103) and a three-bedroom (#101), would be restricted for Low-Income households per the SDBL requirements. The interior renovations would include the creation of the two new units and upgrades to the remaining units. The exterior renovations would include a new roof, new windows and doors, new plaster and paint, new stairway and balcony railings, new landscaping, and new hardscape. Approximately 364 square-feet of the existing rear portico would be enclosed to create a new bike storage room and a general storage room. The existing carport and uncovered parking area would remain and continue to provide 10 on-site parking spaces. Vehicular access to the site would remain at the rear off of Sixth Place.

Preliminary architectural plans are included in Attachment A.

PROJECT SETTING

The subject property is located on the north side of Fifth Street, between Linden Avenue and Elm Avenue. The 12,750 square foot lot is presently improved with an 8,000 square-foot two-story apartment building that contains seven units with an attached 2,485 square-foot covered portico/carport/storage structure, for a total size of 10,485 square feet. The structure fronts on Fifth Street with the parking area at the rear, accessed from Sixth Place. The existing apartment building was constructed in 1977 under Building Permit #1234 with minimal updates or alterations since that time.

The project site is located in the Downtown/Old Town (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 subject property is surrounded by a mix of commercial and residential uses. The project site is bordered by multi-unit residential developments to the north and west, City Parking Lot #3 and the Amtrak train station to the south, and commercial and residential uses to the east.

The site is zoned Planned Residential Development (PRD-20) and has a General Commercial (GC) land use designation. The zoning and land use designations are considered to be "vertically inconsistent," in that the residential zoning does not cleanly align with the commercial land use designation. It is expected that this will be resolved and corrected as part of the City's General Plan/Coastal Land Use Plan update that is currently underway, as the parcel is proposed to be redesignated to Medium Density Residential (MDR). The property is not currently 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). Permissible uses in the PRD zone district include multi-unit apartment buildings. The following table identifies the project's conformance with Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front #1 Fifth Street (south)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	54 feet from centerline of street; 14 feet from property line (no change)*
Front #2 Sixth Place (north)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	35 feet from centerline of street; 15 feet from property line (no change)*
Side (west)	5 feet minimum/10 feet maximum	7 feet (no change)
Side (east)	5 feet minimum/10 feet maximum	15 feet (no change)
Height	30 feet max.	21.5 feet (no change)
Building Coverage	50% max. for dwellings (6,375 square feet)	48% (6,143 square feet) (no change)
Density	20 units/acre (5 units)	9 units*,**
Open Space	20% of net lot area (2,550 square feet)	20.1% of the net lot area (2,568 square feet) (no change)
Parking	9 covered spaces 8 uncovered spaces (4@1 bdrm=4 covered, 5@2+ bdrms=5 covered & 5 uncovered, 3 uncovered guest)	4 covered*,** 6 uncovered*,**

**The existing structure is considered legal non-conforming with respect to the front setbacks, density, and parking. Please see the discussions below.*
***Please see the State Bonus Density Law discussion below.*

Legal Non-conforming Setbacks

The apartment building was constructed in 1977 prior to the present zoning requirements and is considered to have legal non-conforming setbacks. The property is considered a "through lot" with street frontages at the front and rear of the property. As such, both street frontages are considered a front yard for setback purposes pursuant to CMC 14.50.080(1). The current front yard setback requirement along Fifth Street is 20-feet from the property line. The existing structure was constructed to within 14-feet of the front property line, so it encroaches six-feet into the now-required front yard setback. Similarly, the current setback requirement from Sixth Place is 30-feet from the property line given the narrow 40-foot width of the Sixth Place right-of-way. The existing structure was constructed 15-feet from the property line and 35-feet from the right-of way centerline, so it encroaches 15-feet into the now-required front yard setback.

These conditions reflect the original construction of the residence as approved by the City in 1977 and are considered legal non-conforming. Minor, non-structural alterations to the portions of the structure that encroach into the now-required setbacks are proposed as part of the renovations, including new "like-for-like" windows and doors. Staff believes the alterations can be found de minimis and would not trigger the requirement for a Conditional Use Permit for structural alterations to a legal non-conforming structure. All other new construction, including the new walls and structural alterations to convert the two existing three-bedroom units into four one-bedroom units, would occur within the now-required setbacks.

Legal Non-conforming Density

The original apartment building was approved to contain seven units. The current PRD-20 zoning would allow up to 20 units per acre, or one unit per 2,180 square-feet of lot area. As such, the current zoning would allow five units on the property. The property is considered legal non-conforming with respect to density since the original number of units exceeds the number of units currently allowed.

Legal Non-conforming Parking

The project site is also considered legal non-conforming for parking. The original project was approved in 1977 with 14 parking spaces, three of which were designated as "compact" spaces. The CMC would now require 17 standard-sized parking spaces for a development of this size, with two spaces per unit plus three additional guest parking spaces. As such, the property is considered legal non-conforming to parking since it is short three spaces per the current CMC requirements.

State Density Bonus Law (SDBL)

The proposed renovations utilize the State's Density Bonus Law (SDBL) (Gov. Code §§ 65915-65918) to allow for concessions and waivers to the base zone district standards in exchange for setting aside a certain percentage of the units for income-restricted households. Specifically, the applicant is requesting a 50% density bonus in return for reserving 24% of the total base density units for low-income households, which would allow the project to have up to nine units with two units reserved for

low-income households. The project, as proposed, designates one three-bedroom unit and one one-bedroom unit to be deed restricted for rental to low-income households.

The project also seeks to utilize the reduced parking standards granted to density bonus projects to provide fewer parking spaces than the 17 spaces that would be required under the City's current zoning regulations. When a project site is within one-half mile of a major transit stop and the project provides at least 20% of the units for low-income households, the SDBL parking ratio is reduced to 0.5 spaces per unit. The project site is located directly across the street from the Amtrak station, which is considered a major transit stop. As such, the minimum number of parking spaces for the project per the SDBL ratio would be 5 spaces, inclusive of guest parking. The proposal includes a total of 10 parking spaces, with four covered spaces and six uncovered spaces, to serve the nine units. Although the proposed number of parking spaces is below what the CMC requires, it is above the minimum allowed under the SDBL ratios. The proposal calls for setting aside two units for households that fall within the low-income level (50% to 80% of the area median income (AMI)) in exchange for the increased density and reduction of required parking spaces.

Design Review

The project involves interior and exterior improvements and alterations to an existing two-story apartment building. The interior component would include kitchen and bathroom updates to the existing units, along with new flooring and paint. Two of the existing three-bedroom units would be reconfigured to create four one-bedroom units. New entry doors would be installed on the western side of the building to create access for two of the new one-bedroom units.

The exterior renovations would refresh the existing Mediterranean architecture of the building. The existing red tile roof would remain, but new brown gutters and downspouts would be installed. The plaster would be refinished with a smooth texture and painted light gray. The windows and patio doors would be replaced with new black vinyl windows and sliders of the same size in the same locations. Each unit would have a wooden entry door with a six-lite window at the top. The entry doors, stairwell railings, balcony guardrails, garage doors, and wood trim would be painted black. Exterior lighting would be provided by new black exterior sconces. The proposed colors and materials are shown on Sheet A-0.3, and the specifications for the proposed exterior light fixture are included on Sheet A-4.0 of Attachment A.

New landscaping and hardscape improvements are also proposed as part of the renovations. The existing Monterey Cypress and Canary Island Palm are proposed to remain along the Fifth Street frontage. The balance of the existing landscaping would be removed and replaced. New Davis Gold Toyon and Evie's Silk Tassel Bush trees are proposed in the front yard and around the perimeter of the building. New 42-inch-tall fencing, planted with vines, is proposed around the perimeter of the property. The remaining planter areas would be planted with an irrigated mix of native and ornamental perennials, grasses, and ground covers. The existing asphalt paving and concrete walkways would be replaced with permeable pavers. The proposed landscaping and hardscape improvements can be found on Sheets L1.01 and L1.02 in Attachment A.

The Board's comments on the proposed colors and materials, hardscape, and landscaping plan 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).

Land Use Element

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

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

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

The proposed project involves alterations and updates to an existing apartment building located in the downtown area of Carpinteria. The project would update the exterior of the building and provide new landscaping and hardscape, which would improve public views of the property. The interior renovations, including the creation of two additional units, would result in enhanced living conditions for the occupants. The project would revitalize the existing structure and provide improved housing opportunities in the urban core, including two new affordable units. As such, staff feels that the proposal is consistent with the above objective and policies.

Citywide Community Design Element Objectives & Policies

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

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 proposed landscaping plan for the project includes the retention of the existing cypress and palm along the street frontage, both of which are iconic trees on Fifth Street. The plans include a new 42-inch-tall perimeter fence with pedestrian gates and extensive new landscaping in front of the building. The proposal would be an enhancement to the streetscape in comparison to the existing condition.

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

The proposed exterior light fixture appears to be night-sky friendly. The ARB's comments on the proposed exterior light would be appreciated. The cut sheet for the proposed exterior light fixture is included on Sheet A-4.0 of Attachment A.

Subarea 2 Design Objectives & Policies

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

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

CDS2 Implementation Policy 17: *Existing major trees along streets should be preserved even if they do not fall into a regular pattern with new street tree plantings. Sidewalks, curbs and frontage fences should be designed around these trees to make special and interesting places.*

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

As discussed previously, the proposed project would renovate the exterior and interior of an existing apartment building. The proposed alterations are consistent with the "small beach town" image, as they would provide updates to the structure that are consistent with other new development in the area. The sidewalk would remain wrapped around the cypress tree, which would retain the existing character of the frontage. The new fence and landscaping would gently define the separation of public and private spaces.

SUMMARY OF ISSUES

- Exterior colors and materials;
- Landscaping and hardscape plan, including the proposed plant list; and
- Proposed exterior light fixture for night-sky friendly compliance.

RECOMMENDATION

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

ATTACHMENTS

Attachment A- Preliminary Architectural Plans

Attachment A
Preliminary Plans

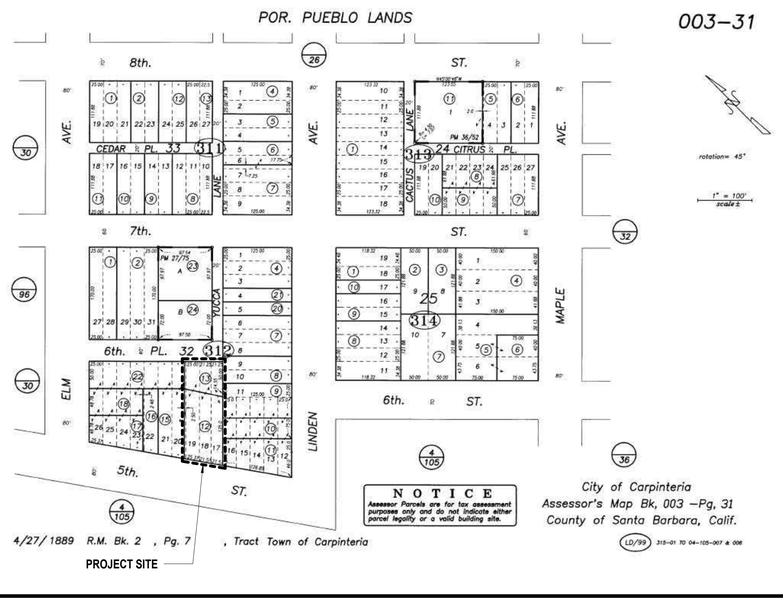
Cypress Apartments Renovations
Project #25-2335-DP/CDP/ARB
Preliminary ARB Review
October 16, 2025

4956 5th STREET

CARPINTERIA, CA 93013
APN: 003-312-012 & 013

DESIGN REVIEW SET

ASSESSOR'S PLOT MAP: APN 003-312-012



VICINITY MAP

GENERAL NOTES

1.) These plans are in compliance with the following current:
2022 California Building Code (CBC), with Title 24,
2022 California Residential Code (CRC),
2022 California Mechanical Code (CMC),
2022 California Plumbing Code (CPC),
2022 California Electrical Code (CEC),
2022 California Green Building Standards Code (CGBSC),
2022 California Energy Code (CEnC),
California State Codes,

2.) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction.

3.) All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

4.) Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction, before commencing the work.

5.) All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

6.) Each subcontractor shall remove all debris and rubbish created by their trade or employees, from their portion of the work described herein and deposit in the on-site container.

7.) Where any existing work is damaged by removal of adjacent work or any other construction operation, it shall be repaired or replaced, by the subcontractor who has caused the damage, with new materials to match existing as approved by the designer.

8.) All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply certificate of compliance to owner.

9.) Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

10.) All electrical, plumbing, mechanical and structural work shall conform to the requirements of all legal constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

11.) General lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal.

12.) Lighting fixtures in shower enclosures shall be suitable for wet use locations per NEC 410-4.

13.) Water closets shall be "Ultra Low Flush" with 1.28 gallon maximum per flush. Toilets shall not use more than 1.28 gallons of water per flush, CPC 403.2.

14.) Control valves for showers and tub/showers shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 1.8 gallons per minute, CPC 408.2.

15.) It will be the property owners'/contractors' responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines.

16.) At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410].

PROFESSIONALS

DESIGNER:	Becker Studios P.O.Box 41459 Santa Barbara, CA 93140 Tel.: (805) 965-9555 Contact: Darrell & Kirsten Becker Architect: Adam Grosshans (805) 699-5212
CONTRACTOR:	Becker Studios Construction P.O.Box 41459 Santa Barbara, CA 93140 Tel.: (805) 965-9555 Contact: Darrell Becker (#713248)
STRUCTURAL ENGINEER:	Ashley & Vance Engineering 210 E. Cota Street Santa Barbara, CA 93101 Tel.: (805) 962-9966 x158 Contact: Paul Belmont
LANDSCAPE ARCHITECT:	Studio Pappaterra 8850 Cadillac Ave Los Angeles, CA 90034 Tel.: (323) 290-0450 Contact: Elisa Read
SURVEYOR:	Joel Avakian Land Surveyor 610 Anacapa St Santa Barbara, Ca 93101 Tel.: (805) 965-3432 Contact: Joel Avakian
T-24 ENGINEER:	Hensel Consulting Engineers, Inc. 5857 Owens Ave Fl 3, Carlsbad, CA 92008 Tel.: (619) 665-3259 Contact: David Hensel
MECH ENGINEER:	Metrics Mechanical Engineering 7 W Figueroa St Ste 200, Santa Barbara, CA Tel.: (805) 543-3190 Contact: Tyler Reynolds

PLUMBING FIXTURE NOTES

Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.28 gallons of water per flush, (2) any urinal manufacturered to use more than 0.125 gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 1.8 gallons of water per minute at 80 psi, and (4) any interior faucet that emits more than 1.2 gallons of water per minute at 60 psi. [CGBSC 301; Cal. Civil Code Section 1101.1].

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria per the CGBSC §4.303:
1. The effective flush of water closets shall not exceed 1.28 gallons per flush;
2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi;
3. Lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.
4. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

M.E.P. GENERAL NOTE

All repairs performed on mechanical, electrical and plumbing systems shall be reviewed by field inspection staff for compliance with current building code requirements, and subject to the approval of field inspection staff.

PROJECT STATISTICS

OWNER:	4956 5th , LLC c/o Becker Studios P.O. Box 41459 Santa Barbara, CA 93140 Phone: 805-965-9555
PROJECT ADDRESS:	4956 FIFTH ST. CARPINTERIA, CA 93103 APARTMENTS
APN:	003-312-012 & 003-312-013
ZONING:	PRD-20
OCCUPANCY:	R-2
TYPE of CONST.:	V-B
SPRINKLERED?:	YES
HIGH FIRE?:	NO
FLOOD AREA?:	NO
LOT AREA:	0.29 AC

(E) STRUCTURES AREA:	**Net s.f.**	**Gross s.f.**
(E) UNIT 1	1,154 n.s.f.	1,200 g.s.f
(E) UNIT 2	902 n.s.f.	950 g.s.f
(E) UNIT 3	1,184 n.s.f.	1,250 g.s.f
(E) UNIT 4	1,154 n.s.f.	1,200 g.s.f
(E) UNIT 5	902 n.s.f.	950 g.s.f
(E) UNIT 6	1,184 n.s.f.	1,250 g.s.f
(E) UNIT 7	1,181 n.s.f.	1,200 g.s.f
(E) LAUNDRY/TRASH	73 n.s.f.	80 g.s.f
(E) PARKING	+ 2,405 n.s.f.	+ 2,405 g.s.f
(E) Structures Sub-total:	10,139 n.s.f.	10,485 g.s.f
(E) Habitable Grand Total:	10,139 n.s.f.	10,485 g.s.f
(E) Non-habitable Grand Total:	2,405 n.s.f.	2,405 g.s.f
(E) Structures Sub-total:	12,544 n.s.f.	12,890 g.s.f

(P) STRUCTURES AREA:	**Net s.f.**	**Gross s.f.**
(P) UNIT 101 (Low Income)	1,154 n.s.f.	1,200 g.s.f
(P) UNIT 102	902 n.s.f.	950 g.s.f
(P) UNIT 103 (Low Income)	484 n.s.f.	524 g.s.f
(P) UNIT 104	700 n.s.f.	726 g.s.f
(P) UNIT 201	1,154 n.s.f.	1,200 g.s.f
(P) UNIT 202	902 n.s.f.	950 g.s.f
(P) UNIT 203	700 n.s.f.	726 g.s.f
(P) UNIT 204	484 n.s.f.	524 g.s.f
(P) UNIT 205	1,181 n.s.f.	1,200 g.s.f
(E) LAUNDRY/TRASH	73 n.s.f.	80 g.s.f
(E) PARKING	+ 2,405 n.s.f.	+ 2,405 g.s.f
(E) Structures Sub-total:	10,139 n.s.f.	10,485 g.s.f
(E) Habitable Grand Total:	10,139 n.s.f.	10,485 g.s.f
(E) Non-habitable Grand Total:	2,405 n.s.f.	2,405 g.s.f
(E) Structures Sub-total:	12,544 n.s.f.	12,890 g.s.f
DEMO:	0 n.s.f.	0 g.s.f
ADDDITION:	0 n.s.f.	0 g.s.f
AREA OF WORK:	4,245 n.s.f.	4,480 g.s.f

GRADING:
Cut/Fill = <20 Cu. Yds. No Import or Export.
Construction Waste & Management company for this project will be Marborg Industries of Santa Barbara.

Common Open Space area is 2,568 sf, 20.1% of lot size > 20%

SCOPE OF WORK

1. RENOVATE 4 APARTMENT UNITS INTO 6 UNITS
THIS APPLICANT IS INVOKING STATE DENSITY BONUS LAW (SDBL) TO CREATE NINE UNITS, OF WHICH TWO OF THE UNITS WILL BE RESTRICTED FOR RESIDENTS IN THE LOW-INCOME CATEGORY. UNIT 101 AND 103 WILL BE RESTRICTED AS LOW-INCOME RENTAL UNITS.

2. REPLACE ALL EXTERIOR WINDOWS & DOORS
3. NEW MECHANICAL HVAC FOR ALL UNITS
4. NEW EXTERIOR PLASTER
5. UPDATING PARKING AND TRASH AREAS
6. UPDATING LAUNDRY ROOM TO JANITOR CLOSET
7. NEW LANDSCAPING AND IRRIGATION 4,784 sf

UNDER SEPARATE PERMIT:
PROVIDE SPRINKLER SYSTEM, NFPA 13R

DRAWING INDEX

A-0.0	PROJECT DATA & SHEET INDEX
A-0.1	SITE PHOTOS
A-0.2	CONTEXT PHOTOS
A-0.3	MATERIALS BOARD
A-0.4	SPECIFICATIONS
A-0.5	GREEN BUILDING STANDARDS
A-0.6	GREEN BUILDING STANDARDS
A-0.8	CONDITIONS OF APPROVAL & ADVISORY LETTERS
A-0.9	CONDITIONS OF APPROVAL & ADVISORY LETTERS
A-0.10	SITE AREA ANALYSIS, EROSION CONTROL PLANS
A-1.0	AERIAL IMAGE SITE PLAN
A-1.1	EXISTING SITE PLAN
A-1.2	PROPOSED SITE PLAN
A-1.3	1ST FLOOR NET AREA PLANS
A-1.4	2ND FLOOR NET AREA PLANS
A-2.01	1ST FLOOR DEMOLITION PLAN
A-2.02	2ND FLOOR DEMOLITION PLAN
A-2.11	PROPOSED 1ST FLOOR PLAN
A-2.12	PROPOSED 2ND FLOOR PLAN
A-2.20	1ST FLOOR REFLECTED CEILING PLAN
A-2.21	1ST FLOOR ELECTRICAL PLAN
A-2.22	2ND FLOOR REFLECTED CEILING PLAN
A-2.23	2ND FLOOR ELECTRICAL PLAN
A-2.40	PROPOSED ROOF PLAN
A-3.11	EXTERIOR ELEVATIONS
A-3.12	EXTERIOR ELEVATIONS
A-3.13	EXTERIOR ELEVATIONS
A-4.0	CUT SHEETS
A-5.0	DETAILS
A-5.1	DOOR AND WINDOW SCHEDULE
L1.00	GENERAL NOTES
L1.02	LANDSCAPE MATERIAL BOARD
L1.03	LANDSCAPE DETAILS
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION LEGEND & NOTES
L2.03	IRRIGATION DETAILS
L2.04	IRRIGATION DETAILS
L2.05	IRRIGATION DETAILS

BECKER studios
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www.beckerstudiosinc.com

4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:

PROJECT DATA & SHEET INDEX

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE
25-APR-10	DP-CDP-ARB
25-APR-21	DP-CDP-ARB
25-JUN-13	DP-CDP-ARB
25-AUG-01	DP-CDP-ARB

ISSUE DATE: 08/01/25

REVISIONS

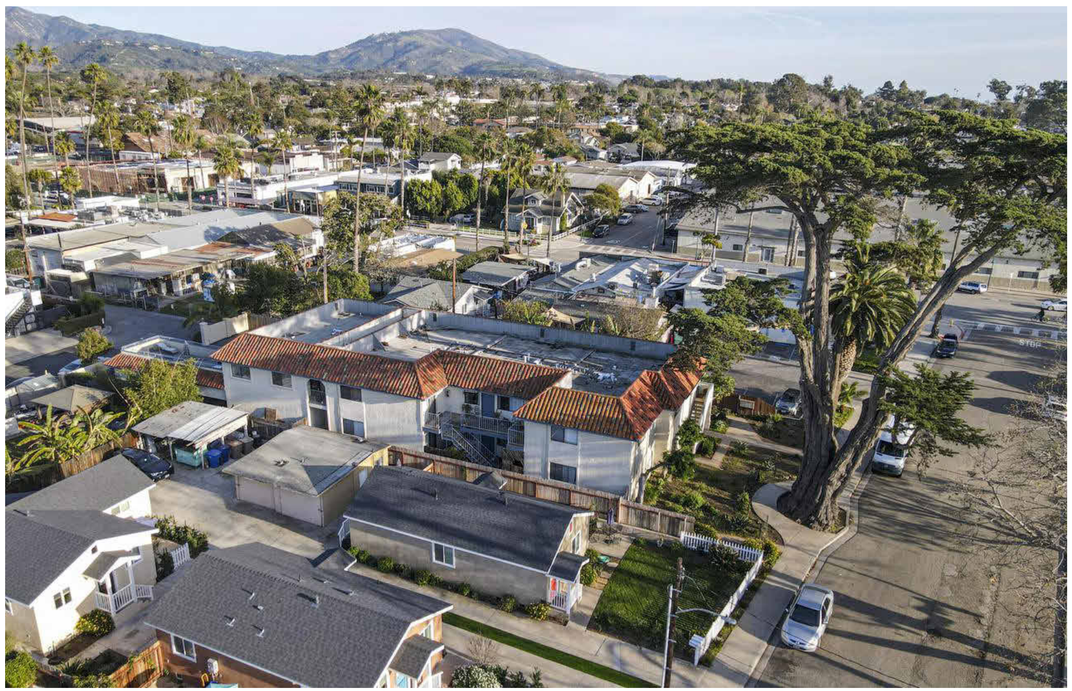
NO	DATE	TYPE

A-0.0

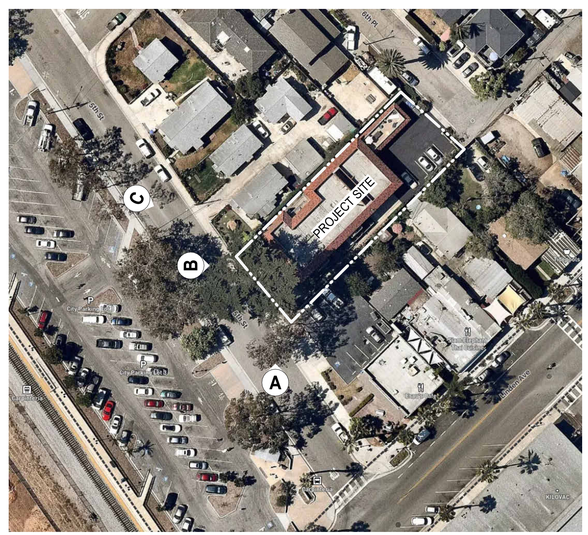
SHEET OF

B. VIEW OF PROJECT LOOKING EAST

A. VIEW OF PROJECT LOOKING NORTH



C. AERIAL ALVIEW OF PROJECT LOOKING SOUTHEAST



NORTH

SITE PHOTO INDEX

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4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
SITE PHOTOS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

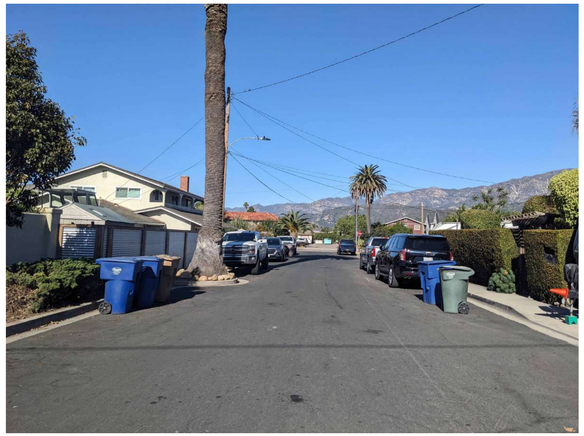
ISSUE DATE: 05/13/25

REVISIONS

NO	DATE	TYPE

A-0.1

SHEET OF



C. VIEW OF 6TH PLACE LOOKING NORTHWEST

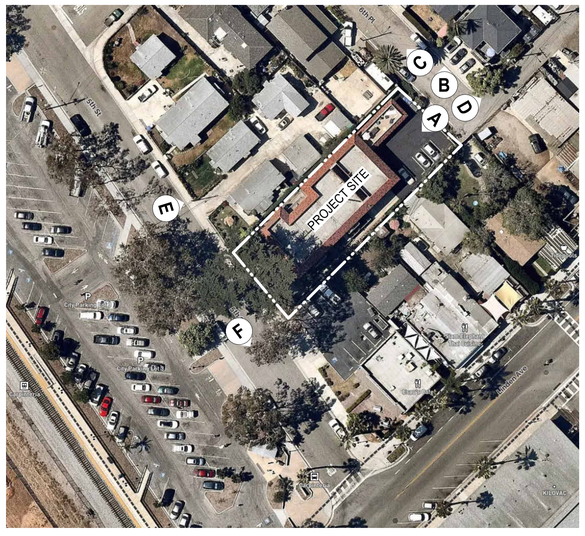
B. VIEW FROM PROJECT LOOKING NORTH

A. VIEW OF PROJECT SOUTHWEST

E. 5TH STREET LOOKING EAST

D. VIEW FROM PROJECT LOOKING NORTHEAST

F. 5TH STREET LOOKING SOUTHEAST



CONTEXT PHOTO INDEX

NORTH

BECKER studios
412 E. Haley Street
Santa Barbara, CA 93101
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www.beckerstudiosinc.com

4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
CONTEXT PHOTOS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 05/13/25

REVISIONS

NO	DATE	TYPE

A-0.2

SHEET OF

4956 5th STREET APARTMENTS – EXTERIOR MATERIAL BOARD

EXISTING ROOF
- Replace Gutters and Downpipes

PAINT COLOR – PLASTER
- Benjamin Moore
- Classic Gray 1548

EXTERIOR PLASTER
- Integral / Textural
- Smooth Modeled

WINDOWS
- Milgard Trinsic V300 Horizontal Slider
- Black Finish Int + Ext

PATIO DOOR
- Milgard Trinsic V300 Slider Doors
- Black Finish Int + Ext

APARTMENT ENTRY DOOR STYLES

FLAT WORK
- Poured Concrete

PAINT COLOR – WOOD TRIM
- Benjamin Moore
- Midnight Oil 1631
- Application Areas: Front Doors, Garage Doors, Windows

BALCONIES

STAIRWELL

EXTERIOR SCONCES
- Soft Black Finish
- Dark Sky Compliant
- 12" H. x 6.75 W. x 3.5" D

INSPIRATIONAL IMAGERY

BECKER studios
412 E. Haley Street
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035
CONTENTS: **MATERIALS BOARD**
DRAWN BY: Author
CHECKED BY: Checker
SUBMITTALS
DATE TYPE
ISSUE DATE: 05/13/25
REVISIONS
NO DATE TYPE

A-0.3
SHEET OF

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS:

1.1 The work to be done by each contractor includes the furnishings of all labor, material, services, and equipment necessary for the construction and completion of this project, including site work.
All work performed and materials supplied shall comply with the following:
1.1.1 These notes and drawings.
1.1.2 All applicable local, state and federal codes, ordinances, and regulations listed in these documents.
1.1.3 Workmanship shall meet normal professional standards of the trade and shall meet the architect's and owners' satisfaction within the standards normally provided by various trades.
1.1.4 Installation of equipment and material shall be in strict conformance with manufacturer's instructions and/or applicable association standards.
1.1.5 All materials shall be new unless otherwise noted, & shall be equal to or superior to those items specified, if a substitute is approved. No substitutions shall be made without architect's prior written approval.

1.2 Site Verification: Each contractor and subcontractor shall carefully examine the site and make all inspections necessary in order to determine the full extent of the work required to make the completed work conform to the drawings and specifications. The contractor shall satisfy himself as to the nature and location of the work, conditions, the conformation and condition of the existing ground surface, and the character of equipment and facilities needed prior to and during prosecution of the work. The contractor is responsible for all unusual conditions encountered on the site during the course of construction except those below existing slabs or grade of which the contractor may not have knowledge. All such existing conditions shall be incorporated into the contractor's bid proposal, whether shown on the drawings or not. Any inaccuracies or discrepancies between the actual field conditions and the drawings and specifications must be brought to the attention of the owner and architect in order to clarify the exact nature of the work performed.

1.3 Construction Documents:
1.3.1 These drawings are intended as a guide only for construction. Deviations from the drawings must be approved by architect.
1.3.2 Contractor is fully responsible for observation of construction & proper execution of work shown on drawings, as well as for performance of work on the project. architect is not responsible for methods used, safety on, or about the jobsite, or for timeliness of performance of construction work.
1.3.3 The contractor is responsible for the accuracy of all material take-offs from these documents. Contractor must verify dimensions of all existing or built-in items.
1.3.4 The architect is not responsible for any deviation from, or interpretation of, construction documents made by the contractor without obtaining written direction from the architect first.
1.3.5 These drawings are not approved for construction until they are reviewed by a qualified plan check examiner and stamped approved by the building department and a building permit issued.

1.4 The contractor shall be responsible for the accuracy of the building lines and levels. The contractor shall compare carefully the lines and levels shown on the drawings with existing levels for location and construction of the work, and shall call the architect's attention to any discrepancies before proceeding with the work.

1.5 All trades shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or be received by work of other trades.

1.6 New and repair work in this project which encompasses similar items in existing work such as stucco, drywall, eaves and fascia, trim, gutters and downspouts, electrical switching and receptacle plates, and other items, shall match existing material, installation, finish, and color, unless otherwise noted.

1.7 All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. At the completion of the work they shall remove all rubbish, tools, scaffolding, and surplus material and leave the job in a broom clean condition. Contractor shall perform final clean up.

1.8 The contractor shall coordinate and schedule all work with the approval of the owner and with minimum disruption. The owner shall be consulted before any building services are temporarily cut off. Temporarily re-route any utilities required by the owner for continuous service.

1.9 The contractor shall provide all shoring and bracing required to adequately protect persons, existing construction, and adjacent property, and to ensure the safety of the structure throughout the construction period, including any shoring design drawings which may be required. The contractor shall provide, at his own expense, erection bracing & drawings required by law, OSHA, & general safe construction practices.

1.10 The architect reserves the right to have any work not done correctly as per drawings, specifications, contract, or any other means of communication corrected at no additional cost to owner.

1.11 The contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project.

DIVISION 2 - SITEWORK:

2.1 Efforts have been made to define the location of underground facilities within the job site. However, the contractor shall recognize that all existing utility installations and other underground structures and facilities may or may not be shown on the drawings and that their location where shown is approximate.
The contractor shall assume sole and complete responsibility for locating or having located all underground utilities, structures, and other facilities and for protecting same during the course of construction of this project. Contact utility provider for exact locations of utilities.

2.2 Demolition:
2.2.1 Remove all portions of building, equipment, paving, foundations, etc. as shown or as required to complete the work.
2.2.2 Disconnect all utility lines from all equipment, fixtures, and appliances to be removed.
2.2.3 Remove all abandoned above or below ground utility lines, pipe, cable, wire, conduit, ducts, etc. to as close to the source as possible. All abandoned electrical cable and wires shall be removed from conduits if conduits must remain in place.
2.2.4 Remove all electrical outlets and switches as required to complete the work.
2.2.5 Remove all debris from the site and legally dispose, unless otherwise noted.
2.2.6 Protect adjacent property and structures from damage during the progress of the work.
2.2.7 Provide control of dust as required.
2.2.8 Provide protection for the portion of the structure exposed during construction from damage from the elements.
2.2.9 Coordinate with owner any items they may wish to retain.

2.3 Direct surface drainage away from the structure (1% minimum).

2.4 In the event that unsuitable soil is encountered at the required depth, the architect and geologist shall be notified so that they may determine how to provide proper bearing for the structure.

2.5 All stumps and roots are to be removed from the soil to a depth of at least 12" below the surface of the ground in the area to be occupied by the building or proposed structure.

2.6 Refer to soils report for all bearing capacities and specific requirements. In the absence of a soils report verify with the architect & engineer and/or local building authority/inspectors regarding specific earthwork, constraints and requirements.

2.7 Excavations for footings shall be made to the width, length, and depth required. Finish with level bottoms. All foundations to extend to undisturbed soil. Excavations shall be kept free of standing water. All crawl spaces to be minimum 18" clear.

2.8 In the building area, soft spongy or porous materials shall be removed to a depth of three feet below the bottom of the footing and recompacted. Unless otherwise noted, footings shall be carried to a depth of at least 18" below the top of the lowest existing adjacent grade (24" in areas with expansive soil).

2.9 Protect all trees and landscaping not to be removed.

2.10 Fill materials shall be free from debris, vegetable matter, and other foreign substances.

2.11 Backfilling for trenches shall be compacted to 90 percent density. Backfill for pipe trenches shall be compacted on both sides of pipe in six inch (6") layers.

DIVISION 3 - CONCRETE:

3.1 For structural concrete design and construction requirements see structural plans.

3.2 Concrete flatwork shall be true to within 1/8 inch in ten feet in all directions, or sloped to drain as indicated on the drawings allowing no puddling to occur in the direction of flow.

3.3 Location of construction joints shall be reviewed by the architect and structural engineer prior to pouring if not specifically shown on the drawings.

3.4 Interior and garage slabs: Provide steel trowel finish; slope to drain where indicated on drawings.

DIVISION 4 - MASONRY:

4.1 For structural design and construction requirements for concrete masonry units see structural plans.

4.2 When incorporated into the design of the project, furnish and install all masonry work complete, including masonry veneer, masonry reinforcing and waterproofing.

4.3 Masonry veneer shall comply with CRC §R703. Fireplaces & chimneys shall conform to CRC Ch.10.

4.4 Fill all concrete masonry units with solid grout.

4.5 Work shall be plumb, level, and true to line.

DIVISION 5 - METALS:

5.1 For structural design, fabrication, and construction requirements for structural steel see structural plans.

5.2 All structural steel delivered on site shall be primed with two coats of the appropriate primer. If exposed, paint as directed.

5.3 All welds shall comply with the specifications of the "American Welding Society". All welds shall be ground smooth and all welding splatter shall be removed. All exposed welds are to be continous welds.

5.4 Furnish all metal supports, angles, plates, attachments, bolts, gates, railings, welding, shop-priming and include installation as required to complete the work.

DIVISION 6 - WOOD AND PLASTIC:

6.1 Framing shall be done in a workmanlike manner by skilled mechanics in accordance with applicable building codes.

6.2 Dimensions are to face of stud, unless otherwise noted.

6.3 Verify all built-in equipment dimensions prior to fabrication.

6.4 All lumber in contact with concrete or masonry and within 18" of grade to be pressure-treated West Coast Douglas fir or foundation grade redwood.

6.5 Provide double trimmers each side of openings 6'-0" wide or greater at bearing walls.

6.6 Provide fire-stopping in stud spaces at all floor and ceiling levels and stud spaces over ten feet.

6.7 All beam, joists, and rafters shall be installed with the crown side up.

6.8 Contractor shall provide safe and adequate temporary erection bracing on all beams, walls, etc. to provide full structural stability. Bracing shall not be removed until the element supported is capable of supporting its design loading.

6.9 Block all edges of plywood floor sheathing.

6.10 Rough Carpentry:
6.10.1 For structural design requirements of rough carpentry see structural plans.
6.10.2 All framing lumber shall be grade marked and confirm with the standard grading and dressing rules (No. 16) of the West Coast Lumber Inspection Bureau, Douglas Fir/Larch.
Grade framing member as follows, unless otherwise noted:
a. Vertical members: No. 2
b. Posts: No. 1
c. Horizontal framing 2x Joists: No. 2
d. 4x beams or larger: No. 1
6.10.3 Plywood shall be Structural II as covered in USDC PS-1; CDX; Exterior glue, or equal, unless otherwise noted face grain to run perpendicular to supports with edges staggered. Provide one-ply clip between each set of rafters at unblocked edges unless tongue and groove is used.
6.10.4 Framing contractor to provide backing for wall and ceiling-mounted items including, but not limited to poles and shelves, toilet-paper holders, towel bars, medicine cabinet, and drapery rods.
6.10.5 Provide wood blocking at all hot-mopped curbs, cant strips, fixtures, lights, built-in cabinets, shelves, etc.
6.10.6 Where wood is exposed vertical grain appearance grade or better is to be used.
6.10.7 Where a partition containing heating or other systems runs parallel to floor joists provide double joists spaced and bridged to permit passage of such systems.
6.10.8 Fire-block all spaces greater than ten feet and at drywall joints. Draftstop all floor construction where heat or exhaust ducts pass through as per CRC §R302.11.
6.10.9 All bolts and lag screws shall have washers under heads and nuts. All nuts and screws shall be tightened when installed and re-tightened before covering.
6.10.10No structural member shall be cut or drilled through without prior review by the structural engineer.

6.11 Finish Carpentry:
6.11.1 Adjust framing furr-outs and shear walls as required to maintain a flat and flush surface for interior or exterior finishes.
6.11.2 Furnish & install all finish carpentry complete including trim, door frames, paneling, weatherstripping.
6.11.3 All joints shall be tight, true and securely fastened. Corners shall be neatly metered, buffed, or coped with nails set and surfaces free of tool marks.
6.11.4 All work shall be machined- or hand-sanded, with sharp edges and splinters removed. Full-length boards shall be used whenever applicable or noted.
6.11.5 Align all pieces and grain when installing finish lumber, unless otherwise shown.

6.12 Cabinetry:
6.12.1 All cabinets shall meet the requirements of the Architectural Woodworking Institute (AWI).
6.12.2 All joints to be tight and true and securely fastened. Corners shall be butted, coped, or metered, nails and screws set and surfaces free of tool marks.
6.12.3 Use concealed fasteners, unless otherwise shown.
6.12.4 Shelves to be 1x, unless otherwise noted. Shelves wider than 12" shall be 3/4" plywood with matching veneer and edge-band let into case ends.
6.12.5 Provide vents and holes for wiring connections for all shoe, entertainment centers, freezer, refrigerator, and other equipment in built-in cabinets. Coordinate size, location, and operation of all appliances in advance of fabrication. Provide access for appliance service and replacement without damaging cabinets.
6.12.6 All cabinet doors up to five feet in height to be 3/4" hardwood, 1-1/8" thick if taller. Maximum hinging distance to be 36". Adjust door faces to be flush. Doors are to close straight and flush. Provide stiffeners as required for over-sized doors.
6.12.7 Drawers are to be 18" deep unless otherwise noted. Fronts to be 3/4" hardwood. Use full extension drawer rollers. Drawer handles as selected by architect.
6.12.8 Furnish and install magnetic catches.
6.12.9 Notify architect of any changes required due to operation of built-in appliance, dimension discrepancy, owner alteration, etc.
6.12.10 Submit shop-drawings for all cabinet work to be done to architect for approval prior to fabrication.

6.13 For ceramic tile installations on countertops, install all ceramic tile on insulation membrane on solid particle board or pine-faced plywood with exterior waterproof glue. Provide waterproof membrane between particle board and mortar bed.

6.14 Provide draft-stop within attics, mansard, overhangs and similar concealed spaces in excess of 1,000 sf or 60'-0" in length formed of combustible material per CRC §R302.12.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION:

7.1 Flashing:
7.1.1 Sheet Metal: Sheet metal work shall conform to published standards of Sheet Metal and Air Conditioning Contractors' National Association, Inc. (SMACNA).
7.1.2 Install roofing and wall flashing per manufacturer's recommendations carefully establishing a continuous seal with scuppers, jacks, drains, etc.
7.1.3 Flashing and counter-flashing is required at roof/wall junctions, and at all exterior openings.
7.1.4 Flash all roof penetrations to provide waterproof conditions.
7.1.5 All work to be accurately fabricated to detail and fitted to job conditions. Folded and break forward pieces shall be finished true and straight, with warp lines and angles.
7.1.6 Lock seams flat and true, 1/2" wide sweated full with solder.
7.1.7 Provide continuous 6" high flashing and counter-flashing at all roof to wall joints.
7.1.8 In flashing and waterproofing provide for differential movement of materials due to wind, seismic, loading, temperature and shrinkage.
7.1.9 Flashing shall be 26 gauge g.i. minimum, unless otherwise noted.
7.1.10 All galvanized metal to be primed and painted.

7.2 Insulation:
7.2.1 Insulation shall comply with the requirements for energy insulation standards of applicable codes.
7.2.2 A certificate of compliance for insulation requirements, when required by code, shall be signed by insulation contractor and general contractor and prominently posted at site as required.
7.2.3 All cavities, attic and spaces made accessible during remodel work shall be insulated to meet code energy requirements.
7.2.4 Contractor to use "Icynene" spray foam insulation for all exterior walls, interior walls, roof rafter framing bays and framed floors, per Title 24 Energy requirements, U.N.O.

7.3 Provide double-bead caulking at sole-plates, joints around window and door frames, and plumbing and electrical penetrations in exterior walls.

7.4 Apply roofing in strict accordance with manufacturer's specifications and applicable codes. Do not nail through waterproof membrane for furring strips. Do not puncture waterproof membrane in any way.

DIVISION 8 - DOORS AND WINDOWS:

8.1 Glazing shall conform to standards of glazing manual of Flat Glass Jobbers Association, and as recommended by manufacturer.

8.2 Provide safety-glazing as required. Safety Glass must be labeled. Do not cut safety glass.

8.3 Weatherstrip all windows and exterior doors. Flash and caulk perimeter of all exterior openings.

8.4 Exterior Doors: Per Schedule on sheet G2.02. Provide three hinges for all solid-core doors and doors carrying mirrors.

8.5 Interior Doors: Per Schedule on sheet G2.02. Provide two hinge slab doors. Painted doors to have hard-board faces.

8.6 Provide 1/2" clear to floor for return air unless a return air duct or bypass duct is provided in a room or if doors are acoustic doors.

8.7 Provide door vent sized as required for FAU and water-heater closets. Locate vents 12" from floor and 12" from head.

8.8 All doors to have waterproof glue.

8.9 Verify all door selections, hardware, colors and finishes with the architect prior to purchasing or hanging. Verify hardware compatibility with doors selected prior to purchase.

8.10 Contractor is to prime all exterior doors within 24 hours of installation even if contractor is not handling the contractor for painting.

8.11 Security:
8.11.1 Door stops of all in-swing doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb.
8.11.2 All pin-type hinges which are accessible from outside the secured area when the door is closed shall have non-removable hinge pins.
8.11.3 The strike-plate for latches and the holding device for projecting dead-bolts in wood construction shall be secured to the jamb and the wall framing with screws not less than 2-1/2" in length.
8.11.4 Straight dead-bolts shall have a minimum throw of 1" and an embedment of not less than 5/8".
8.11.5 Window and door lights within 18" of the ground are to be fully tempered or laminated per CBC.

8.12 Aluminum thresholds at exterior conditions to have integral weather-stripping.

8.13 Provide aluminum threshold and self-closing device at all doors leading from garage to living space.

DIVISION 9 - FINISHES:

9.1 Drywall:
9.1.1 Furnish and install all gypsum wallboard, trim, and surfacing paint ready.
9.1.2 Drywall shall be installed in accordance w/the standards of the Drywall Information Trust Fund.
9.1.3 Gypsum wallboard by U.S. Gypsum or approved equal to be 5/8" thick, unless otherwise noted.
9.1.4 Nail in accordance w/CRC, or these drawings, whichever strictest, annd inspected prior to taping.
9.1.5 Baths, kitchen, sauna, hot tub rooms, showers, laundries, and other damp environments are to have waterproof drywall (Type "X" greenboard). Ceilings to have Type "X", but not greenboard.
9.1.6 Case all corners, openings, ends, and exposed edges, with galvanized trim. Trim shall be tight to wall, plumb, level and true to plan securely attached.
9.1.7 Tape and compound all joints with materials recommended by manufacturer. Finish all joints smooth and true, sanded, and ready for painting. Conceal all exposed nails with sanded joint compound. At angled situations such as hips, valleys, and ridges, bevel edges of drywall to achieve a clean crisp line at the joint.
9.1.8 For renovation and addition work, texture to match existing interior plaster, unless otherwise noted.
9.1.9 Protect all exposed wood beams, posts, ceramic, metals, etc. from drywall and compound stain.

9.2 Stucco / Smooth Adobe Finish:
9.2.1 Furnish and install all plastering work complete including grounds, drips, screeds, casing beads at all edges, openings, penetrations, and corner beads at all corners.
9.2.2 Provide a three coat cement plaster application over paper backed metal lath (7/8" thickness total). Apply per manufacturer's recommendation and/or as follows:
9.2.2.1 First (scratch) coat fully embedded 3/8". Keep moist for two days.
9.2.2.2 Second (brown) coat screen true 3/8". Do not apply sooner than 48 hours after installation of the scratch coat. Dampen, but do not saturate the scratch coat. Keep brown coat moist for two days.
9.2.2.3 Third (finish) coat with integral color 1/8". Do not apply finish coat sooner than seven days after the installation of brown coat.
9.2.3 For renovation and addition work, texture to match existing building finish unless otherwise noted.
9.2.4 Protect adjacent properties, finishes, and vegetation from overspray and splattering.

9.3 Resilient Flooring:
9.3.1 All installation to be by skilled applicators per manufacturer's directions.
9.3.2 Prior to installation, underfloor to be clean, level, dry, dust-free, and all nails set.
9.3.3 Use waterproof adhesive per manufacturer's specifications.

9.4 Carpet:
9.4.1 Furnish and install carpet and padding selected by architect or owner.
9.4.2 Lay carpet securely anchored free of wrinkles and stress lines.
9.4.3 Provide reducer strip at line of material change between carpet and other finishes. Color to be approved by architect or owner.
9.4.4 Floor to be free of any debris or dirt prior to laying carpet.
9.4.5 Protect carpet from damage by subsequent trades.

DIVISION 9 - FINISHES:

9.5 Painting and Finishing:
9.5.1 All materials shall be delivered to the site in sealed original manufacturer's containers.
9.5.2 Colors as noted on plans or as selected by architect. Any substitutions must be approved by architect.
9.5.3 Surface preparation: All surfaces to be dry, clean, smooth, and in suitable condition for finish specified. Remove all oil, grease, bond breaking agents, dust, mill scale, and efflorescence.
9.5.4 Cracks, holes, and knots, shall be filled, sanded smooth and sealed. Wood surfaces except resawn wood shall be sanded perfectly smooth and sanding dust shall be removed prior to painting.
9.5.5 Hardware shall be masked or removed prior to painting. Trim and other finish work shall be back painted prior to installation.
9.5.6 Each coat of paint shall be uniformly applied, well brushed out and free of runs, sags, skips, brush marks and thickness variations.
9.5.7 All paint finishes shall be cut sharply to line. Protect all adjacent surfaces. Unless otherwise specified, paint all exposed unfinished surfaces. Unless otherwise specified, do not paint sash finishes, exterior concrete, concrete masonry, brick, rough sawn wood, aluminum, chrome, brass, stainless steel, and wood to be stained. Protect all existing finishes, carpets, furniture, drapes, etc. in remodel and touch-up work. Contractor to remove and/or protect all "to remain" items.
9.5.8 All paint, stains, and sealers to be applied exactly per manufacturer's specifications with adjustments for temperature, exposure, and moisture when required.

9.6 Ceramic Tile:
9.6.1 All work to conform to the Tile Council of America's latest installation guide handbook.
9.6.2 Center tile to each section to avoid small cuts.
9.6.3 All pointing to be non-staining, with color specified by architect.
9.6.4 Install each section to all for thermal expansion and movement.
9.6.5 Provide galvanized metal mesh in mortar on all tiles set in mortar 1" or more thick.
9.6.6 All floor tiles in showers, baths, saunas, kitchens, and laundry to be installed over wood shall have that wood hot-mopped entirely with the mopping extending 9" up sides of base. All joints, corners, and edges of hot-mopping to have reinforced fiber-glass mesh.
9.6.7 Use epoxy mortar Type I for all thin-set tiles.
9.6.8 architect to specify colors, grout color, joint directions unless otherwise shown.
9.6.9 Wipe tiles clean after grouting using water and soft cloths. Do not use acid. No traffic is allowed on tiles for 3 - 7 days after installation. Provide paper, cardboard, or wood planking protection in place to protect tiles from other trades.
9.6.10 Seal tile & grout w/manufacturer recommended sealer as soon as mfr.'s specifications allow.

DIVISION 10 - SPECIALTIES:

10.1 See drawings for special requirements.

DIVISION 11 - EQUIPMENT:

11.1 See drawings for special requirements.

DIVISION 12 - FURNISHINGS:

12.1 See drawings for special requirements.

DIVISION 13 - SPECIAL CONSTRUCTION:

13.1 See drawings for special requirements.

DIVISION 14 - CONVEYING SYSTEMS:

14.1 See drawings for special requirements.

DIVISION 15 - MECHANICAL:

15.1 For mechanical & plumbing design & construction requirements see mech. & plumbing plans. The following mech. & plumbing requirements are intended to serve as basis for mech,& plumbing system design in conjunction w/mech. & plumbing plans. Any conflict in these specifications w/mech. & plumbing plans should be brought to the attention of the architect.

15.2 Heating and Air Conditioning:
15.2.1 Furnish and install heating and air conditioning system complete and operable, not including structure, electrical power and plumbing.
15.2.2 All HVAC shall be installed in compliance with the latest edition of the California Mechanical Code and any other governing mechanical codes.
15.2.3 Unless provided by the architect or engineer, contractor shall provide load calculations for approval by architect and building department prior to commencing work.
15.2.4 Ducts shall comply with the standards of the Sheet Metal and Air-conditioning Contractor's National Association (SMACNA).
15.2.5 All equipment installed per manufacturer's specifications and clearance requirements.
15.2.6 All gas-fired equipment to have electrical ignition and flue backdraft preventer.
15.2.7 Interior ducts above grade shall be minimum 24 gauge galvanized sheet metal or insulated flexible duct. All joints to be double-sealed with pressure-sensitive tape or glued with mastic to prevent leakage. All ducts strapped or blocked to prevent movement during operation or earthquake. All return ducts to be of non-combustible materials. Use galvanized metal return ducts with insulation for rectangular ducts and transitions which return air when the FAU is within six feet of the return air register.

DIVISION 15 - MECHANICAL:

15.2 Heating and Air Conditioning: (cont.)
15.2.8 All concealed supply & return ductwork to be insulated w/1-1/2" fiberglass blanket insulation w/foil-skrim Kraft jacket. Insulation conductivity (K) to be 0.29 BTU-in/hr. SF F rated at mean temperature of 75 deg.F. Insulation to be U.L. listed & have fire hazard classification flame/fuel/smoke max. 25/50/50. Insulation to be firmly wrapped around duct w/all joints lapped a min. of 2". Securely fasten insulation in place w/16 gauge soft-annealed galvanized wire or staples spaced no more than 12"o.c. for straight runs & 3"o.c. for elbows & fittings. Insulation joints to be taped w/foil reinforced Kraft tape.
15.2.9 Ducts exposed to elements are to be 23 ga.alum. or 24 ga. galv.sht.mtl.(primed & painted) w/insulated 1" R-5 lining inside.
15.2.10 Grilles, registers, dampers & ducts to be sized to provide balanced, adjustable, noise free, draft free conditions throughout the building. System to be zoned for balance, draft & noise free performance. All bathrm. & laundry registers to be wall or ceiling mounted. "Reggio Registers", typ., U.N.O.
15.2.11Register locations are approx.& final locations are to be approved by architect prior to ducting. Provide transitions from duct to register & plenums as required to connect sized ducts to FAU, ea. other, and to registers.
15.2.12 Test, balance and adjust system prior to final acceptance.
15.2.13 In addition to equipment warranties, furnish one year guarantee for all materials, workmanship, equipment & operation.
15.2.14 Strap FAU or bolt HVAC units to deck with straps and bolts capable of resisting a 1 G load based on equipment weight.
15.2.15 FAU closet or alcove must be a minimum of 12" wider than the furnace or furnaces being installed.
15.2.16 Provide approved chimney spark-arrestor for fireplace, stove, BBQ devices using fuel burning materials.
15.2.17 Provide combustion air to FAU compartment: 200 sq.in.min. or 2 sq.in./1000 BTU, whichever greater. Air source to be divided top/bottom. Combustion air drawn from outside source & openings to be covered w/corrosion-resistant 1/4"screen.
15.2.18 Vent all FAUs through roof.
15.2.19 Hanger supports for ducts to be spaced 6 feet o.c. max.
15.2.20 Attic FAU: Provide 2'-0"w. walkway access. FAU located w/in 20'-0" of attic access. Provide 30" x 30" workspace in front.
15.2.21 Provide 30" x 30" attic or floor access panels for FAUs, where applicable.
15.2.22 Provide weatherstrip or seal for all attic access panels to prevent drafts.
15.2.23 Provide AC unit with seismic strapping on min. 4" concrete pad 3" min. above grade.
15.2.24 Masonry, factory-built fireplaces have closable metal or glass doors covering entire opening of firebox. Provide outside combustion air intake directly into firebox a min. 6 sq.in. area & equipped w/accessible, operable, tight-fitting damper.
15.2.25 Chimneys shall terminate at least 3 feet above the roof and 2 feet above any part of the building within a horizontal distance of 10 feet.

15.3 Plumbing:
15.3.1 All fixtures, outlets, equipment, or devices operating w/gas, water or requiring sewer connection to be sized, furnished & installed complete & operable including trenching & backfilling which are coordinated w/foundation, grading, utility trades.
15.3.2 All work shall conform to current Uniform Plumbing Code and any applicable governing codes.
15.3.3 Rough in to be completed, tested and approved, before closing in with other work.
15.3.4 Keep all pipes, drains, and fittings covered during construction.
15.3.5 Contractor to provide continuous solid backing for securing fixtures.
15.3.6 Support all pipes at these minimum spacings: 1" dia.& less = 6 feet. 2" dia.= 10 ft; 3" dia. = 12 ft; 4" dia. = 14 ft; 5" dia. = 16 feet. Also, support pipes at all direction changes and point loads.
15.3.7 Install all equipment according to manufacturer's specifications and clearances.
15.3.8 Provide clean-outs sized to fit at each line and where required by code.
15.3.9 Waterheaters to have external R-12 insulation blanket. Waterheaters in unheated spaces to have first 5'-0" of piping covered w/R-3 insulation. Strap WH vertically & horizontally to resist load of 10 lb/gallon of WH capacity. Provide temperature & pressure-relief & drain pan, base pan w/1/2" dia drain from pan to non-hazardous exterior location.
15.3.10 Clothes dryer moisture exhaust ducts to terminate outside building & equipped w/a back-draft damper. Ducts to be no less than 4"dia., smooth & not be connected w/sheet metal screws or fasteners that will obstruct air flow. Duct length not exceed 14' w/2 elbows, reduced 2'-0" for every additional elbow. Ducts are not connected to gas vent, connector or chimney.
15.3.11 In addition to equipment warranties, provide 1-year guarantee for all material, workmanship & operation.
15.3.12 Cooling equipment located in attic or furred space: an additional water-tight corrosion-resistant metal pan to be installed beneath cooling coil to catch overflow condensate due to clogged primary condensate drain. Pan to be provided with drainpipe, 3/4" nominal pipe size, discharging at readily observable point.
15.3.13 Earthquake gas shut-off valve to be installed on any building containing fuel gas piping.
15.3.14 Roof vents 2" dia. & smaller to be std.wt.galv. steel conforming to ASTM A120. Roof vents larger than 2" dia. to be std. wt. cast iron. All vent flashing sized to fit vents to be 26 gauge GI. Combine vents & exit through the least visible location. Avoid all roof valleys & scupper throughs. No exposed ABS/PVC vents. Verify vent routing options with architect.
15.3.15 Plumbing fixtures w/following max. water usages to be installed, in baths, washrooms, kitchen, laundry, etc.:
a. Tank type toilets shall have a maximum flush of 1.28 gallons.
b. Water saving showerheads shall have a maximum flow of 1.8 gallons per minute.
c. Water saving sink and lavatory faucets shall have a maximum flow of 1.2 gallons per minute.
15.3.16 Bathtub and shower spaces: Bathtub and shower floors and walls above bathtubs with installed showerheads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. (CRC Section R307.2).
15.3.17 Maximum hot water temperature discharging from bathtub & whirlpool bathtub filler to be limited to 120 deg.F. Waterheater thermostat shall not be considered a control meeting this provision (CPC 414.5).
15.3.18 Copper water lines shall be Type "L", minimum. Do not run under slab.
15.3.19 Showers & shower/tub combinations to be provided w/individual valves of the pressure balance or thermostatic mixing valve type. Also, deliver maximum of 120 degree Fahrenheit temperature.
15.3.20Provide WH expansion tank if a pressure regulator or device that prevents pressure relief thru bldg. supply line is installed.
15.3.21 Provide temperature and pressure relief valve with drain to outside for waterheater.
15.3.22 Provide WH seismic strapping at top & bottom 1/3 of tank. If WH in garage, install on 18"h. platform. Provide min.100 sq.in.combustion air for WH compartment: 50% within 12" of ceiling, 50% within 6" of floor.
15.3.23 Sprinklers under separate permit, if required.
15.3.24 Hose bibbs to have non-removable anti-siphon devices (back-flow prevention device).
15.3.25 Water pressure exceeding 80 psi requires pressure regulator.
15.3.26 Provide access panel (12" x 12") or utility space for all tubs with concealed slip-joint fittings.
15.3.27 Hot water lines insulated per Title 24.
15.3.28 Gas piping shall not be installed under slab.
15.3.29 Venting for island fixtures (vegetable sink) to be designed per §909 of 2019 Cal. Plumbing Code (CPC).

DIVISION 16 - ELECTRICAL:

16.1 For electrical design & construction reqs., see electrical plans. The following electrical requirements are intended to serve as basis for electrical system design in conjunction w/electrical plans. Alert architect of any conflict in specifications with plans.

16.2 Furnish/install electrical work complete/operable . Connect & coordinate functioning with electrical systems in renovation work.

16.3 All work to be performed in conformance w/current edition of National Electrical Code and any governing codes.

16.4 All materials and equipment to be U.L. approved.

16.5 Provide separate circuits for all equipment, garage door openers, pumps, dishwasher, garbage disposal, etc.

16.6 Electrician to connect all hard-wired equipment and fixtures.

16.7 Lamp all fixtures.

16.8 Switch-plates are to be located 48" above floor.

16.9 Power, TV & phone outlets are to be 12" above floor, typically. All counter jacks, outlets & switches are to be a minimum of 8" above counter, UNO. Verify all heights of counters, cabinets, etc. for clearance prior to installation.

16.10 All switches in bathrooms, kitchens, saunas, hot tubs & laundry to have ground-fault circuit interruptors. Locate GFCI reset button in accessible location.

16.11 Provide electrical ignition for all gas powered equipment.

16.12 Provide bath, shower & laundry exhaust fans sized to provide 5 air changes/hr. Switch fans separately.

16.13 120 volt hard-wired, interconnected smoke detectors w/battery back-up to be mounted on ceiling or wall of each room used for sleeping at point centrally located on wall or ceiling of halls, stairs, areas giving access to rooms.

16.14 Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom.

16.15 All elec./communication equip. & outlets installed outdoors or damp locations to be ground-fault interrupter type.

16.16 Phone wiring by phone co. w/contractor's coord. Phone wiring concealed. Provide phone panel in protected accessible location.

16.17 Prior to installation, contractor & subcontractors are to coordinate w/ea. other & utility companies to provide conduit, junction boxes, outlet boxes, communication & cable jacks where outlets occur in masonry walls.

16.18 All electrical receptacles within 6 feet of water use areas shall be GFCI protected.

16.19 Receptacles at kitchen counters to be installed so that no point along wall line is more than 24" (48" o.c.) measured horizontally from a receptacle within that space.

16.20 Receptacles in garage to be GFCI protected, if undedicated circuits.

16.21 General lighting source in kitchens, bathrooms, and water closets shall be 40 lumens/watt or greater.

16.22 Lighting fixtures in shower & w/in 3'-0"of bathtub & less than 8'-0"above rim of tub to be recessed, waterproof, GFCI protected, and have non-metallic trim.

16.23 Recessed ceiling fixtures shall be IC (insulation cover) approved, if applicable.

16.24 Verify electrical locations, dimmer switches, audio-speaker locations, outlet & switch types in field with owner during framing.

16.25 Low voltage wiring exposed to weather to be installed in a manner to prevent physical damage.

16.26 Provide permanent receptacle & light fixture at furnaces. Provide light switch located near attic access panel.

16.27 All bathroom receptacles must be on a 20-AMP dedicated circuit.

16.28 All kitchen receptacles to be GFCI protected.

16.29 General bathroom lighting to be fluorescent or approved equal. Exterior lighting to be photocell, Title 24.

16.30 All branch circuits that supply 120-volt, single phase, 15 & 20 ampere outlets installed in dwelling unit family rms, dining rms, living rms, parlors, libraries, dens, bedrms, sunrms, recreation rms, closets, halls or similar areas to be protected by arc-fault circuit interrupter(s), combination type. installed to provide protection of the branch circuit.

16.31 Provide a UFER ground within the foundation.

16.32 Provide GFI/WP outlet within 20' feet of AC unit with disconnect switch at unit.

16.33 Lighting fixtures in clothes closets to be either surface-mounted or recessed fixture with completely enclosed incandescent or fluorescent lamp. 12" min.clr. req. horizontally & vertically from combustible materials for incand. fixture & 6" min.req. for fluor.

16.34 All branch circuits that supply outlets (incl. luminaries) installed in bedrooms to be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.

16.35 A min. of (2)20 AMP sm.appliance branch circuits to be provided for receptacle outlets in kitchen, dining, pantry, or similar areas.

16.36 At least one 20 AMP circuit shall be provided to supply laundry receptical outlets. Such circuits shall have no other outlets.

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SHEET OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y – YES
N/A – NOT APPLICABLE
RESPON. PARTY – RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

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

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

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

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

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

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

Y | N/A | RESPON. PARTY

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

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

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

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

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

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

Notes:

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

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

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

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

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

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

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

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

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

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

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

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

Y | N/A | RESPON. PARTY

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

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

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2; 4.303.1.3, and 4.303.4.4.

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

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

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ **5.0 ozf**)	1.00
Product Class 2 (> 5.0 ozf and ≤ **8.0 ozf**)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

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

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

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

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

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

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

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

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

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

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

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

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

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

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

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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A-0.5

SHEET OF

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

Y – YES
N/A – NOT APPLICABLE
RESPON. PARTY – RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

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

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

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

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

Notes:

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

Notes:

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

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

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

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

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CONTENTS:
GREEN BUILDING STANDARDS

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SUBMITTALS

DATE	TYPE

ISSUE DATE: 05/13/25

REVISIONS

NO	DATE	TYPE

A-0.6

SHEET OF

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

DEMO NOTES

1. SUMMARY
WORK NECESSARY FOR COMPLETE DEMOLITION INCLUDES FURNISHING LABOR FOR DEMOLITION, REMOVAL OF DEBRIS, PATCHING AS REQUIRED, CONTROL DUST, AND NECESSARY PERMITS.

2. HAZARDOUS MATERIALS
IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, THEN WAIT FOR DIRECTION FROM THE OWNER.
OTHER MATERIALS AND WASTE IN ANY FORM AT THE PROJECT SITE MAY BE LOCATED ON THE PROJECT SITE, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO ACBM, PCB'S OR OTHER TOXIC SUBSTANCES.

3. DAMAGES
PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO ADDITIONAL COST TO OWNER.

4. TRAFFIC
CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

5. UTILITY SERVICES
MAINTAIN EXISTING FIRE PROTECTION SYSTEM AND UTILITIES TO REMAIN, KEEP IN SERVICE, IDENTITY, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PROVIDE TEMPORARY LIGHT AND POWER AS REQUIRED. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES, OR DRAINS NOT BEING RE-USED.

6. ENVIRONMENTAL CONTROLS
USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO ISOLATE DUST AND DIRT RISING AND SCATTERING. COMPLY WITH BUILDING MANAGEMENT REGULATIONS AND GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

7. INSPECTION
PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK, INSPECT AREAS IN WHICH WORK WILL BE PERFORMED IF NECESSARY. PHOTOGRAPH EXISTING CONDITIONS TO STRUCTURE SURFACES, EQUIPMENT, OR TO SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUCTED AS DAMAGE RESULTING FROM DEMOLITION WORK. FILE WITH OWNER PRIOR TO STARTING WORK.

8. PREPARATION
CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. WORK SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED STRUCTURAL ENGINEER PROVIDED BY THE CONTRACTOR AT THE PROJECT SITE. CONTRACTOR SHALL CEASE OPERATIONS AT HIS/HER DISCRETION AND NOTIFY OWNER AND BUILDING MANAGEMENT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AS DIRECTED BY THE CONTRACTORS LICENSED STRUCTURAL ENGINEER TO SAFELY SUPPORT THE STRUCTURE UNTIL A DETERMINATION IS MADE FOR CONTINUING THE WORK AS DIRECTED BY THE CONTRACTOR'S LICENSED STRUCTURAL ENGINEER.
TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR DEMOLITION MEANS AND METHODS.

9. COVER AND PROTECT
COVER AND PROTECT FURNITURE, EQUIPMENT AND FIXTURES, AND OTHER ITEMS TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE BEEN REMOVED.

10. CLEAN UP
AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN BROOMED AND CLEAN CONDITION. CARPETED AREAS TO BE LEFT IN A VACUUM CLEAN CONDITION. VINYL FLOORING SHALL BE DAMP MOPPED AT THE END OF EACH WORK DAY. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED AT THE END OF EACH WORK DAY.

11. EXISTING ELECTRICAL
IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER, OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

12. PATCHING
CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION OUTSIDE THE SOPE OF WORK IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS, OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

13. FLOORING
REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES AND DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

14. WALL COVERING
SHOULD PAPER LAYER OF EXISTING GYP BD BE DAMAGED, REMOVE AND REPLACE EXISTING GYP BD AT SCHEDULED WALL COVERING REMOVAL, LOCATIONS.

15. DEMOLITION
DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK HEREIN. IF QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

16. FIRE AND LIFE SAFETY SYSTEM
NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX, OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING, SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS, AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.

17. CONSTRUCTION WASTE MANAGEMENT:
WHERE LOCAL GREEN BUILDING ORDINANCE DOES NOT DICTATE TO THE CONTRARY AND LEED CERTIFICATION IS NOT REQUIRED BY THE OWNER;
- REDIRECT CONSTRUCTION, DEMOLITION & PACKAGING DEBRIS TO SOURCES OTHER THAN LANDFILL.
- STRATEGIES MAY INCLUDE:
- REDIRECT PACKAGING DEBRIS BACK TO THE MANUFACTURER.
- DONATE SALVAGEABLE MATERIALS TO A RECLAMATION SITE OR NON-PROFIT CHARITY SUCH AS HABITAT FOR HUMANITY.
- DESIGNATE RECYCLING AREAS DURING DEMOLITION AND CONSTRUCTION.
- IDENTIFY CONSTRUCTION HAULERS & RECYCLERS TO HANDLE THE DESIGNATED MATERIALS AS INTENDED.
- CONTACT A REGIONAL CARPET RECLAMATION FACILITY FOR SALVAGE OF CARPETING.

18. THERMOSTATS
IN PARTITIONS TO BE REMOVED, ALL THERMOSTATS CONTROLS TO BE TAGGED FOE RELOCATION. GENERAL CONTRACTOR TO REQUEST IN WRITING FOR REVISED CONTROL LOCATIONS PRIOR TO COMPLETION OF CONSTRUCTION

CONTRACT DOCUMENT NOTES

1. REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH AS-BUILT DRAWINGS PROVIDED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES, OR OMISSIONS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

2. INTENT OF CONTRACT DOCUMENTS
THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY

3. DEFECTIVE WORK
NON-COMPLIANT DEFECTIVE WORKMANSHIP OR QUALITY WILL BE REJECTED DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

4. FIREPROOFING
PATCH AND REPAIR ALL SPRAY FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIRESAFE AS REQUIRED PER APPLICABLE CODE ALL NEW PENETRATIONS AT EXISTING AND NEW UL RATED ASSEMBLIES.

5. AS BUILT DRAWINGS
CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS BASED ON THE ARCHITECTS RECORD DRAWINGS AND DISTRIBUTE ELECTRONICALLY TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

6. CONTRACTOR'S RESPONSIBILITY
IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB IN COMPLIANCE WITH THE DESIGN INTENT AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED OR DETAILED.

7. UNENFORCEABLE WORK
SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.

8. LIENS
THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT, OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS, UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.

9. COORDINATION OF THE WORK
THE CONTRACTOR IS RESPONSIBLE FOR REVIEW AND VERIFICATION OF CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, INCLUDING CONCEALED CONDITIONS, THE CONTRACTOR SHALL SUBMIT THEM IN WRITING TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.

10. WORK SHALL COMPLY WITH APPLICABLE CODES
EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, MANUFACTURER'S RECOMMENDATIONS, AND TRADE AND REFERENCED STANDARDS, INCLUDING BUT NOT LIMITED TO: CBC, IBC, NEC AND NFPA (LATEST APPLICABLE ENFORCED EDITIONS REFERENCED).

11. DIMENSIONS
DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL

12. CLARIFICATIONS
CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.

13. SUBSTITUTIONS
THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR, INCLUDING THE ARCHITECTS SUBSTITUTION FORM CLEARLY IDENTIFIED AS A "REQUEST FOR SUBSTITUTION". CONTRACTOR SHALL ALSO LIST CREDIT TO THE CLIENT FOR USE OF SUBSTITUTION.

14. DRAWING DISTRIBUTION
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

15. CHANGES IN THE WORK
DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

16. EXISTING WORK
ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.

17. PUNCH LIST
UPON COMPLETION OF THE WORK BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH COMPLETION. THE ARCHITECT SHALL ATTEND THE PUNCH LIST WALK THROUGH CONDUCTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PREPARE AND DISTRIBUTE A LIST OF ITEMS TO BE FINISHED OR COMPLETED PRIOR TO THIS WALK THROUGH. THE GENERAL CONTRACTOR SHALL TAKE NOTES AND PREPARE A LIST OF FINAL PUNCH ITEMS TO BE COMPLETED OR CORRECTED AS A RESULT OF THIS WALK THROUGH. THIS PUNCH LIST IS TO BE PROMPTLY DISTRIBUTED BY THE GENERAL CONTRACTOR TO THE TENANT, OWNER AND ARCHITECT.

18. MATERIALS
ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT, U.O.N. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, U.O.N.

19. INSURANCE
THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, IN ADDITION TO THE TERMS OF THE OWNER'S CONTRACT, WHICHEVER IS GREATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

20. EXISTING TENANTS
COORDINATE ALL WORK WITH BUILDING OWNER SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING. AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY COMPLYING WITH THE BUILDING'S REGULATIONS REGARDING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.

21. COORDINATION
VERIFY IN THE FIELD THAT NO CONFLICTS EXIST WHICH WOULD PROHIBIT THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL REQUIRED PIPING, DUCTWORK, AND CONDUIT), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

22. PROTECTION OF EXISTING WORK
PROVIDE PROTECTION TO ALL EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANT'S SPACE. THE CONTRACTOR SHALL PATCH, REFINISH, AND REPAIR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS. MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

23. EXISTING DEFECTS
CORRECT ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION WHICH AFFECTS THE SCOPE OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD UL FIRE RATED ASSEMBLIES OR DAMAGED FIREPROOFING. PATCH AND REPAIR SURFACES TO MATCH ADJACENT, ADJOINING SURFACES MATERIALS AND FINISHES.

24. TERMINOLOGY
"TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN."VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH ARCHITECT.

25. FURNITURE
FURNITURE SHOWN IS FOR REFERENCE ONLY AND INSTALLED BY OTHERS, U.O.N. FINAL DIMENSIONS LOCATIONS AND ASSEMBLIES ARE THE RESPONSIBILITY OF THE FURNITURE VENDOR.

26. FILE CABINETS
FILE CABINETS, AS SHOWN ON DRAWINGS, ARE SUPPLIED BY OTHERS. COORDINATE FILE SIZE(S) WITH FURNITURE INSTALLER FOR REQUIRED CLEARANCES.

27. CLEANING
PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM MIGRATING FROM CONSTRUCTION AREA.

28. ADJACENT SPACES
CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING OF ACCESS INTO ADJACENT TENANT SPACES INCLUDING CONCEALED CONDITIONS, WITH THE BUILDING MANAGEMENT AS REQUIRED FOR PRICING AND EXECUTION OF THE WORK.

29. EXISTING CONDITIONS
CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT INDICATED ON THE CONTRACT DOCUMENTS. WHERE FIELD CONDITIONS WARRANT, PROVIDE AND IDENTIFY LUMP SUM ALLOWANCE FOR WORK REQUIRED BUT NOT CLEAR BASED ON THE INFORMATION AVAILABLE PRIOR TO BID.

30. CONTRACT DOCUMENTS
ALL CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ALL WORK SHOWN OR REFERRED TO ON ANY CONTRACT DOCUMENT SHALL BE PROVIDED AS THOUGH THEY ARE ON ALL RELATED DOCUMENTS.

31. DUPLICATION OF DOCUMENTS
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECTOWNER AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/OWNER.

32. DETAIL REFERENCE
REFER TO A-8 SHEETS SERIES FOR DETAILS NOT CROSS REFERENCED FOR ALL THE CONDITIONS OF PENETRATION THROUGH FIRE RATED ASSEMBLIES AND ACOUSTICAL PARTITIONS.

33. EXISTING PENETRATIONS
AT UL FIRE RATED AND ACOUSTICAL LOCATIONS, MAINTAIN INTEGRITY OF EXISTING ASSEMBLY WHEN IMPACTED BY NEW WORK

34. SHOP DRAWINGS AND SUBMITTALS
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL SUBMITTALS AND SHOP DRAWINGS FOR APPROPRIATENESS AND COMPLIANCE WITH THE CONTRACT DOCUMENTS PRIOR TO SENDING SHOP DRAWINGS TO THE ARCHITECT OR ENGINEER FOR REVIEW. A STAMP OR STATEMENT TESTIFYING THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, INCLUDING THE DATE REVIEWED, MUST BE AFFIXED TO THE FIRST PAGE OF EACH SUBMITTAL.

35. DEFECTIVE WORK - AT EXISTING CONSTRUCTION TO REMAIN
CORRECT ANY DEFECTS FOUND IN CONSTRUCTION RELATING TO INTERIOR FINISHES IN AREAS AFFECTED BY THIS SCOPE OF WORK. THIS INCLUDES BUT NOT LIMITED TO WALL BASE - CEILING GRID AND ACOUSTICAL CEILING TILE - DOORS/FRAMES/HARDWARE - FLOORING SUBSTRATES - GENERAL CONTRACTOR TO INSPECT SITE CONDITIONS PRIOR TO COMPLETING BID DOCUMENTS.

36. CONTRACT DOCUMENT COORDINATION
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL CONTRACT DOCUMENTS WITH EACH OTHER FOR ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS. THE CONTRACTOR TO NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES FOR APPROVAL PRIOR TO START OF CONSTRUCTION IN THAT AREA

37. CONTRACT DOCUMENTS
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN - EITHER APPARENT OR OBVIOUS - PRIOR TO THE START OF NEW WORK ON THAT ITEM, OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT
THE WORK TO BE DONE UNDER THIS CONTRACT SHALL BE EXECUTED IN A WORKMANLIKE MANNER, TO THE SATISFACTION OF THE ARCHITECT. IF THESE DOCUMENTS OR JOB CONDITIONS MAKE IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK OR TO WARRANTY THE WORK OR ITS PERFORMANCE, OR SHOULD DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, REQUEST INTERPRETATION, CORRECTION OR CLARIFICATION FROM THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, WORK MUST BE PERFORMED IN A SATISFACTORY MANNER AND NO REQUEST FOR ADDED COST OR EXTENSION OF TIME WILL BE CONSIDERED. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION BEFORE SUBMISSION OF BID AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.

HAZARDOUS MATERIALS NOTES

1. OWNER ACKNOWLEDGES THAT INTERIOR ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE HANDLING, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC SUBSTANCES.

2. THE OWNER ACKNOWLEDGES THAT IT ACCEPTS RESPONSIBILITY FOR NOTIFYING THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES FOR ANY DEMOLITION, CONSTRUCTION, OR REPAIR WORK.

3. ANY QUESTIONS THAT ARISE RELATED TO ASBESTOS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECTS SHALL NOT BE REQUIRED TO DO ANY WORK NOR RENDER ANY OPINIONS RELATED TO ASBESTOS.

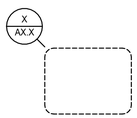
4. THE OWNER SHALL RETAIN AN INDEPENDENT CONSULTANT WHO IS TRAINED AND EXPERIENCED IN IDENTIFICATION AND SURVEY OF EXISTING SITES PRIOR TO START OF DEMOLITION CONSTRUCTION.

5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL REPORT THE PRESENCE OF ANY MATERIAL OR ASSEMBLY SUSPECTED TO CONTAIN ASBESTOS UPON DISCOVERY. THE WORK SHALL BE CARRIED OUT PER THE CONSULTANTS' RECOMMENDATIONS.

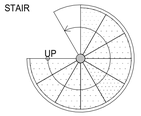
LINE TYPE

- HIDDEN
- OVERHEAD
- ANOTATION
- CENTER LINE
- ONE-HOUR RATED WALL
- TWO-HOUR RATED WALL
- GRADE LINE

DETAIL CALLOUT



STAIR



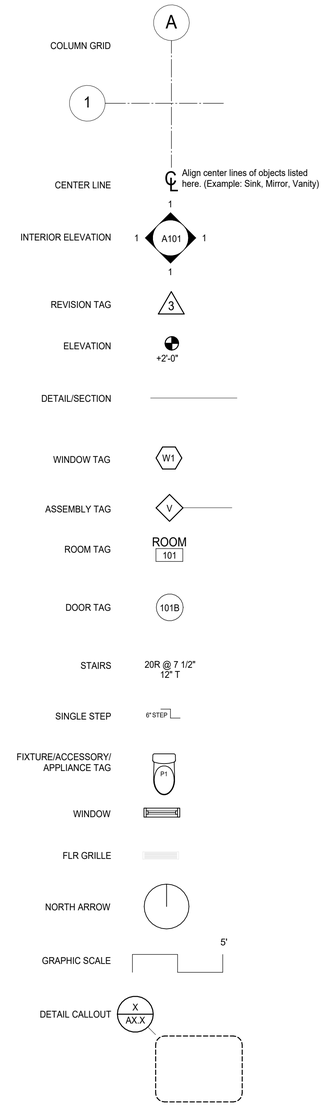
SWINGING DOOR SCREEN DOOR

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL WORKMANLIKE MANNER BY A LICENSED CONTRACTOR AND SHALL COMPLY WITH THE FOLLOWING:

1. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
2. THIS PROJECT SHALL COMPLY WITH: COVER SHEET CODES SEE COVER SHEET
3. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
4. STANDARD SPECIFICATIONS OF CSI MASTERSPEC 1995 EDITION (16-DIVISIONS).
5. IN CASE OF CONFLICTS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
6. "OR EQUAL": THE CONTRACTOR SHALL SUBMIT FOR THE DESIGNER'S AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
7. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS.
8. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. EACH CONTRACTOR AND SUB-CONTRACOR SHALL REPORT TO DESIGNER AND PROJECT SUPERINTENDENT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK
9. CLIENT'S DESIGNER AND PROJECT SUPERINTENDENT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR AND SUB-CONTRACTORSHOULD ANY DISCREPANCY, ERROR, OMISSION, ADDITION, OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND/OR SPECIFICATIONS.
10. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK
11. SUB- CONTRACTOR SHALL: INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTOR PERFORMANCE.
12. SUB- CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK.
13. ALL SUB-CONTRACTOR WORKMANSHIP WILL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, DESIGNER OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY
14. THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER, RAIN, WIND, STORMS, FROST, HEAT OR BREAKAGE SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS, AND FIXTURES FREE FROM INJURY OR DAMAGE.
15. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ALL ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY HIS EMPLOYEES, AND AT THE COMPLETION OF THE WORK SHALL REMOVE ALL RUBBISH, DEBRIS, EQUIPMENT AND SURPLUS MATERIALS BELONGING TO HIM FROM IN AND ABOUT THE BUILDING AND LEAVE WORK SITE "BROOM CLEAN".
16. AT THE END OF THE DAY'S WORK, ALL WORK LIKELY TO BE DAMAGED SHALL BE COVERED. ANY WORK DAMAGED DUE TO FAILURE OF PROTECTION AS DEFINED ABOVE SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.
17. EACH SUB-CONTRACTOR, UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS SUB-CONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS.
18. BUILDER WILL DETERMINE HOW SOON AFTER SUB-CONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.

ANNOTATION SYMBOLS


COLUMN GRID
A
1
CENTER LINE
Align center lines of objects listed here. (Example: Sink, Mirror, Vanity)
INTERIOR ELEVATION
1
A101
REVISION TAG
3
ELEVATION
+2'-0"
DETAIL/SECTION
WINDOW TAG
W1
ASSEMBLY TAG
V
ROOM TAG
ROOM
101
DOOR TAG
101B
STAIRS
20R @ 7 1/2"
12" T
SINGLE STEP
6" STEP
FIXTURE/ACCESSORY/
APPLIANCE TAG
P1
WINDOW
FLR GRILLE
NORTH ARROW
GRAPHIC

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

Via: John L. Ilasin, Public Works Director/City Engineer /s/

Date: March 27, 2025

Subject: 4956 Fifth Street & 4963 Sixth Street, Project No. 25-2335-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated March 13, 2025, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. Improvements shall include the removal and replacement of any lifted or damaged sidewalks, curbs, and gutters along the property frontage on Fifth Street.
7. All new utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013
Phone (805) 684-7214 · Fax (805) 684-7213

April 11, 2025

Paige Mascari
Becker Studios
PO Box 41459
Santa Barbara, California 93140

Subject: Cyprus Apartment Building Remodel
4956 Fifth Street (APN 003-312-012, &013)
Intent to Provide Public Sewer Service - Can and Will Serve

It is the intent of the Carpinteria Sanitary District (District) to provide public sanitary sewer service for a remodel proposed for 4956 Fifth Street. The District currently provides sanitary sewer service to the subject parcel. Adequate capacity exists, and will exist, in the District's sewer collection and treatment facilities to serve the proposed remodel.

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

1. All exterior sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that serves the apartment building. The permit shall be procured and applicable fees paid prior to the issuing of Building Permits. The applicant shall submit an engineered drawing to the District showing any proposed sewer connections, alterations or additions. During the construction phase, it is the applicants and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. The sewer lateral serving the existing building shall be evaluated, and if necessary, brought into compliance with approved District construction standards for material and methods.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,746.00 per EDU; subsequent increases in DIF's are subject to District Board approvals. For the proposed project, a DIF of $ 13,492.00 shall be paid to the District prior to issuance of required permits.
5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay the District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is $800.70 per year.

If you need any other information regarding this project or have questions or comments on the information provided, please contact the District at (805) 684-7214 x113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4956 5th St Carpinteria Ca 93013, Planning, Interior and Exterior Renovation of existing 7-unit apartment to proposed 9-unit apartment

Location	34.396748, -119.522023
Status	Planning Complete
Submittal Date:	March 13, 2025
Project Address/Location:	4956 5th St Carpinteria Ca 93013
APN:	003-312-012 & 003-312-013
Project Description:	Interior and Exterior Renovation of existing 7-unit apartment to proposed 9-unit apartment
Applicant:	Becker Studios- Paige Mascari
Applicant Address:	PO box 41459 Santa Barbara Ca 93140
Applicant Phone Number:	(805)965-9555
Applicant Email:	paige@beckercon.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	April 10, 2025
Permit Number:	25-2335-DP-CDP-ARB
Planner:	Syndi Souter
Plan Checker:	Van Joy
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

A Knoxbox model 3200 shall be installed adjacent to the primary entry point. Location to be approved by CSFPD prior to installation. Keys or electronic access FOB to be provided by owners prior to final inspection.

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Water Requirements:

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems Requirements:

FDCs shall be located within 150' of a fire hydrant capable of providing the required fire flow.

Any existing townhouse or one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration, modification, remodel and/or addition that exceeds 50% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building.

This project as reviewed is over the threshold to require fire sprinklers. Fire sprinklers shall be throughout the structure.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Multi-station fire alarm devices shall be provided such that all occupants will be notified in the event of a fire. State Fire Marshal approved interconnected smoke detectors must be installed in accordance with the California Fire Code and Santa Barbara County Code.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Prior to occupancy all alarm systems that are monitored shall be tested.

Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

Additional Requirements:

Roof access shall be provided in accordance with the provisions of the Carpinteria City Municipal Code Section 8.24.070.

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CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

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

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

D. 2024 Multiple Family Residential Development. A fee of $2323.00 per Dwelling Unit will be assessed on all Multiple Family Residential development.

Comments: 2 additional units to be charged the MIT fee above

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four ($224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten ($210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 4/10/2025, 11:49:49 AM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

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www.beckerstudiosinc.com

4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
CONDITIONS OF APPROVAL & ADVISORY LETTERS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE
25-APR-10	DP-CDP-ARB
25-APR-21	DP-CDP-ARB
25-JUN-13	DP-CDP-ARB
25-AUG-01	DP-CDP-ARB

ISSUE DATE: 08/01/25

REVISIONS

NO	DATE	TYPE

A-0.8

SHEET OF

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

June 20, 2025

Paige Mascari
PO Box 41459
Santa Barbara, CA 93140

SUBJECT: Request for Intent to Serve Letter regarding proposed project 4956 5th St (the "Project")

Dear Applicant,

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

The Project proposes to renovate an existing seven-unit apartment building by splitting two of the existing units into four units, for a total of nine units. No additional water meters or change of use are proposed. A backflow device will be required for the project.

Permit #: 25-2335-DP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 0 Drought Emergency (see Ordinance 24-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

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

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

S:\Development\4956 Fifth St\20250620_INTENT_CONDITIONS_25-2335-DP.docx

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

June 20, 2025

Paige Mascari
PO Box 41459
Santa Barbara, CA 93140

SUBJECT: 4956 5th ST; APN 003-312-012 & 003-312-013; ACCOUNT NUMBER 09-092302-05; PROJECT NUMBER 25-2335-DP; INTERIOR/EXTERIOR REMODEL; INTENT TO SERVE WITH CONDITIONS

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject property is currently served by a 1.5" residential master meter (Account #09-092302-05). Based on the plans dated October 11, 2024, the District has the following conditions:

- Include the District on the City's building permit issuance and final occupancy sign off.
- The owner is responsible for paying the Capital Cost Recovery Fees for the additional two dwelling units prior to final occupancy sign off. At the time of writing this letter, the cost per-dwelling unit is $11,466 for the 2024/2025 fiscal year ending June 30, 2025. Note that the cost per-dwelling unit charge increases each fiscal year. The owner shall be responsible for the full amount of the dwelling unit charge at the time of final occupancy sign off.
- The owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

Acknowledged and Agreed:

Property Owner or Representative	Paige Mascari - Becker Studios Print Name	6/23/2025 Date
District Representative	Spencer Seale Print Name	6/24/25 Date

cc: TCM to account
Brian King, District Engineer

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4956 5th STREET
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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
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DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE
25-APR-10	DP-CDP-ARB
25-APR-21	DP-CDP-ARB
25-JUN-13	DP-CDP-ARB
25-AUG-01	DP-CDP-ARB

ISSUE DATE: 08/01/25

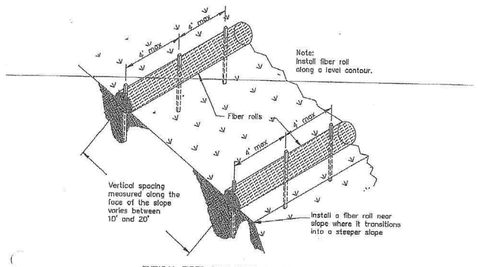
REVISIONS

NO	DATE	TYPE

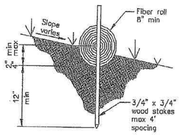
A-0.9

SHEET OF

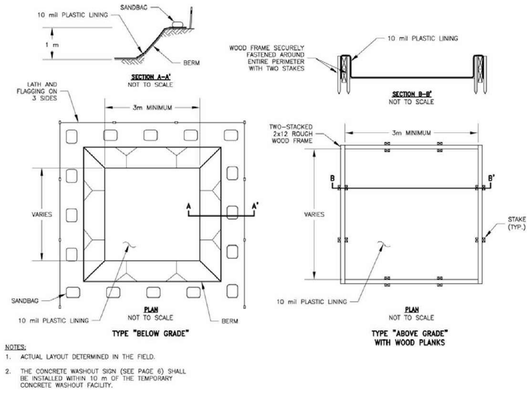
SE-5 Fiber Rolls



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



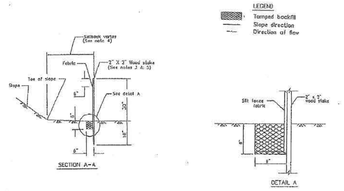
ENTRENCHMENT DETAIL
N.T.S.



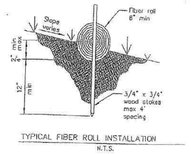
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Concrete Washout Area

Silt Fence



Fiber Rolls



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	4956 5TH STREET
Project Location [Street Address if available, or intersection and/or APN]	APN: 003-312-012
Name of Owner or Developer	4956 5TH, LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Renovation of Existing 2 Story Building
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	0 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	0 SF
Total Pre-Project Impervious Surface Area	9,699 SF
Total Post-Project Impervious Surface Area	6,143 SF
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box

APN: 003-312-012 & 013
0.29 acres (12750 SF)

SITE COVERAGE

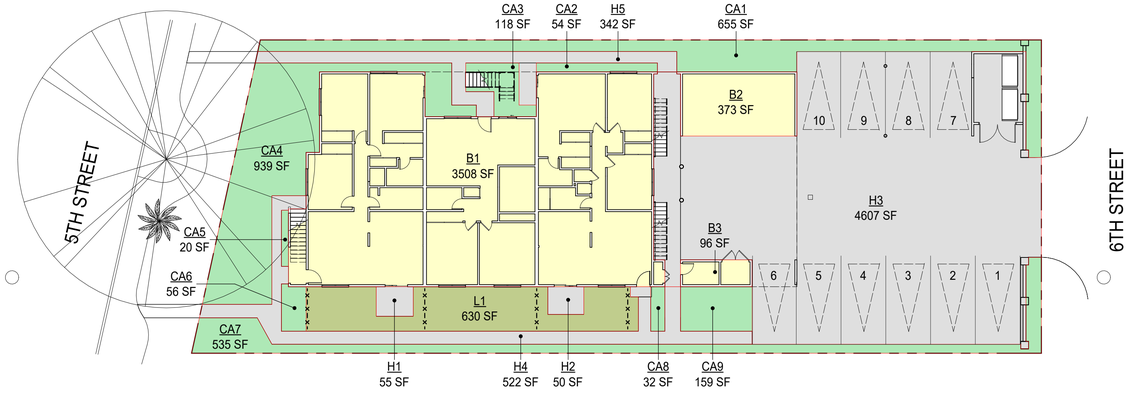
- (E) PERMEABLE
- (N) PERMEABLE
- BUILDING AREA

Site Coverage

AREA TYPE	Name	Area	% Coverage
(E) PERMEABLE	LANDSCAPE	3051 SF	24%
(N) PERMEABLE	WALKS PATIO PAVERS	3556 SF	28%
BUILDING AREA	BUILDING	6143 SF	48%
		12750 SF	100%

1 SITE COVERAGE DIAGRAM

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



PRD ZONE LOT COVERAGE LEGEND

- BUILDING COVERAGE AREAS
- COMMON OPEN SPACE
- HARDSCAPE AREAS
- LANDSCAPE / OTHER AREAS

PRD ZONE LOT COVERAGE TABLE

AREA TYPE	Area (SF)	PERCENT
BUILDING COVERAGE AREAS		
B1	3508 SF	27.5%
B2	373 SF	2.9%
B3	96 SF	0.8%
	3977 SF	31.2%
COMMON OPEN SPACE		
CA1	655 SF	5.1%
CA2	54 SF	0.4%
CA3	118 SF	0.9%
CA4	939 SF	7.4%
CA5	20 SF	0.2%
CA6	56 SF	0.4%
CA7	535 SF	4.2%
CA8	32 SF	0.2%
CA9	159 SF	1.2%
	2568 SF	20.1%

PRD ZONE LOT COVERAGE TABLE

AREA TYPE	Area (SF)	PERCENT
HARDSCAPE AREAS		
H1	55 SF	0.4%
H2	50 SF	0.4%
H3	4607 SF	36.1%
H4	522 SF	4.1%
H5	342 SF	2.7%
	5576 SF	43.7%
LANDSCAPE / OTHER AREAS		
L1	630 SF	4.9%
	630 SF	4.9%
	12750 SF	100.0%

2 PRD ZONE LOT COVERAGE DIAGRAM

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

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4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:

SITE AREA ANALYSIS, EROSION CONTROL PLANS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE
25-APR-10	DP-CDP-ARB
25-APR-21	DP-CDP-ARB
25-JUN-13	DP-CDP-ARB
25-AUG-01	DP-CDP-ARB

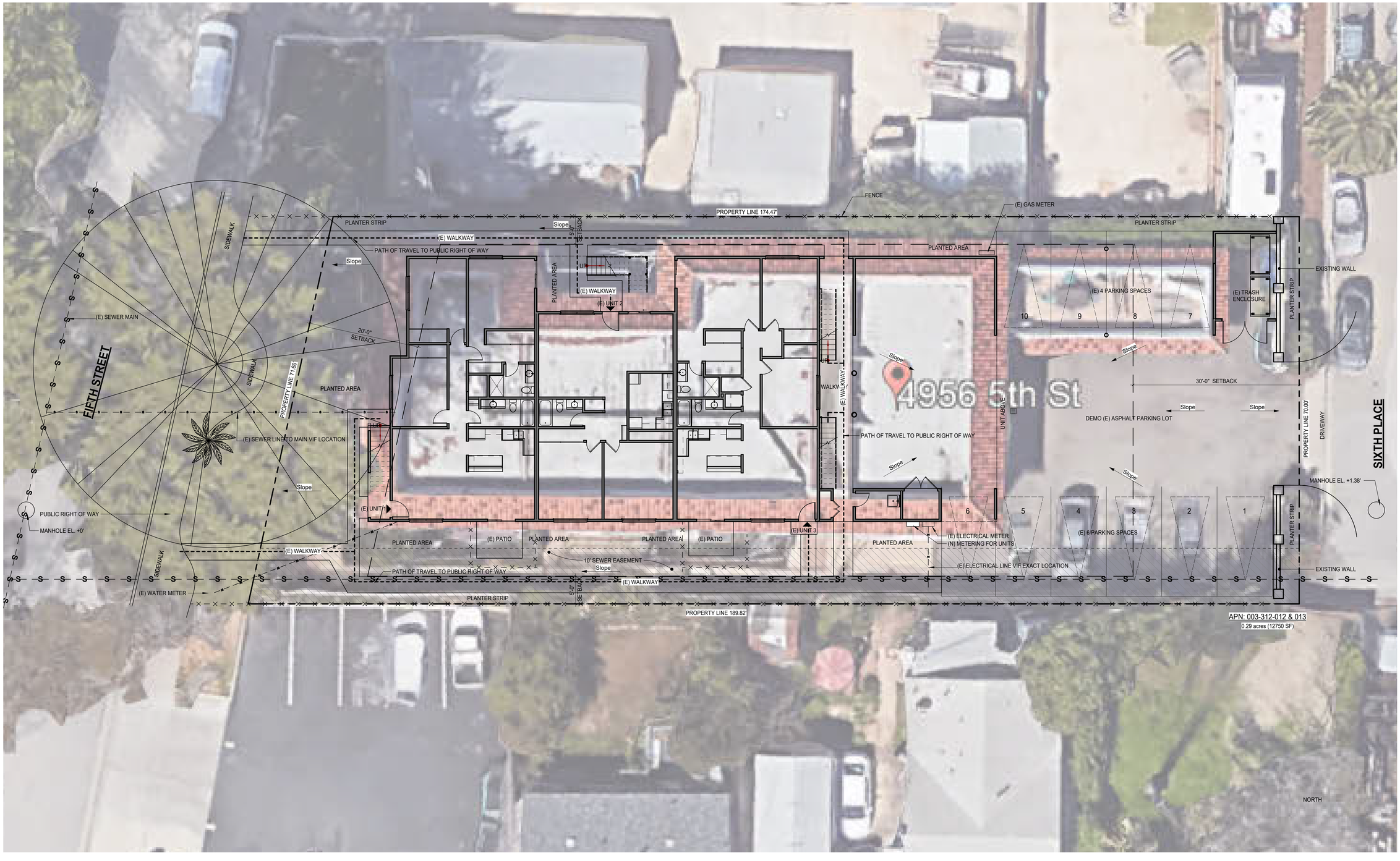
ISSUE DATE: 08/01/25

REVISIONS

NO	DATE	TYPE

A-0.10

SHEET OF



1 AERIAL IMAGE EXISTING SITE PLAN

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

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4956 5th STREET

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APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	AERIAL IMAGE SITE PLAN
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS

DATE	TYPE

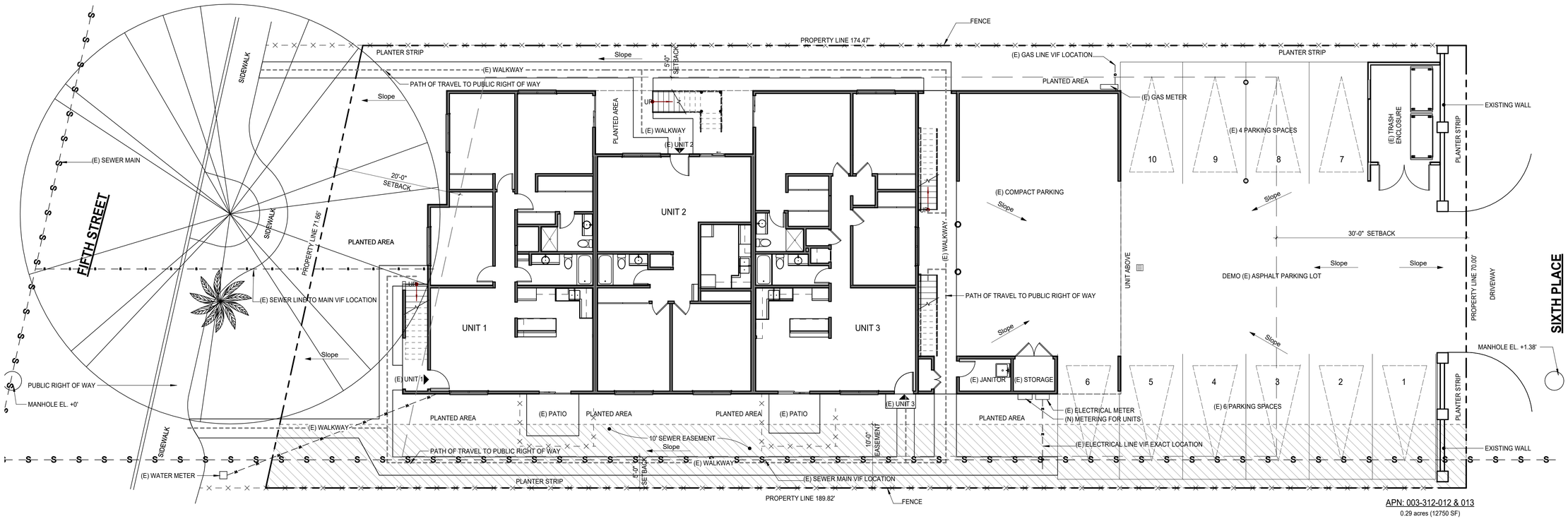
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-1.0

SHEET OF



1 EXISTING SITE PLAN

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

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4956 5th STREET

CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	EXISTING SITE PLAN
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS

DATE	TYPE

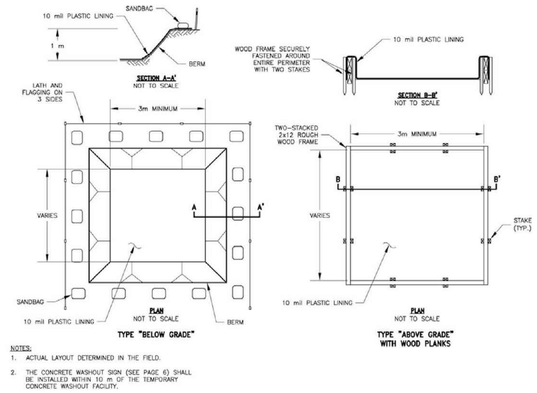
ISSUE DATE: 04/23/25

REVISIONS

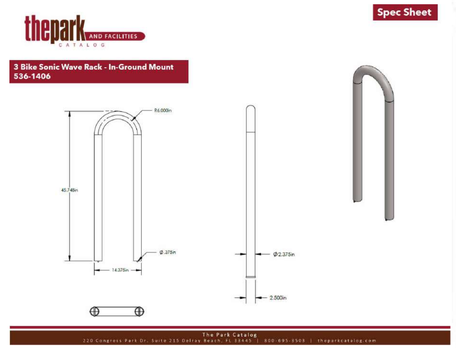
NO	DATE	TYPE

A-1.1

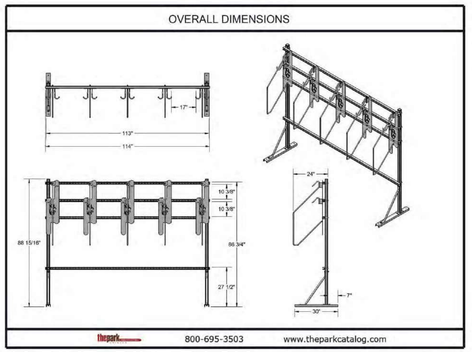
SHEET OF



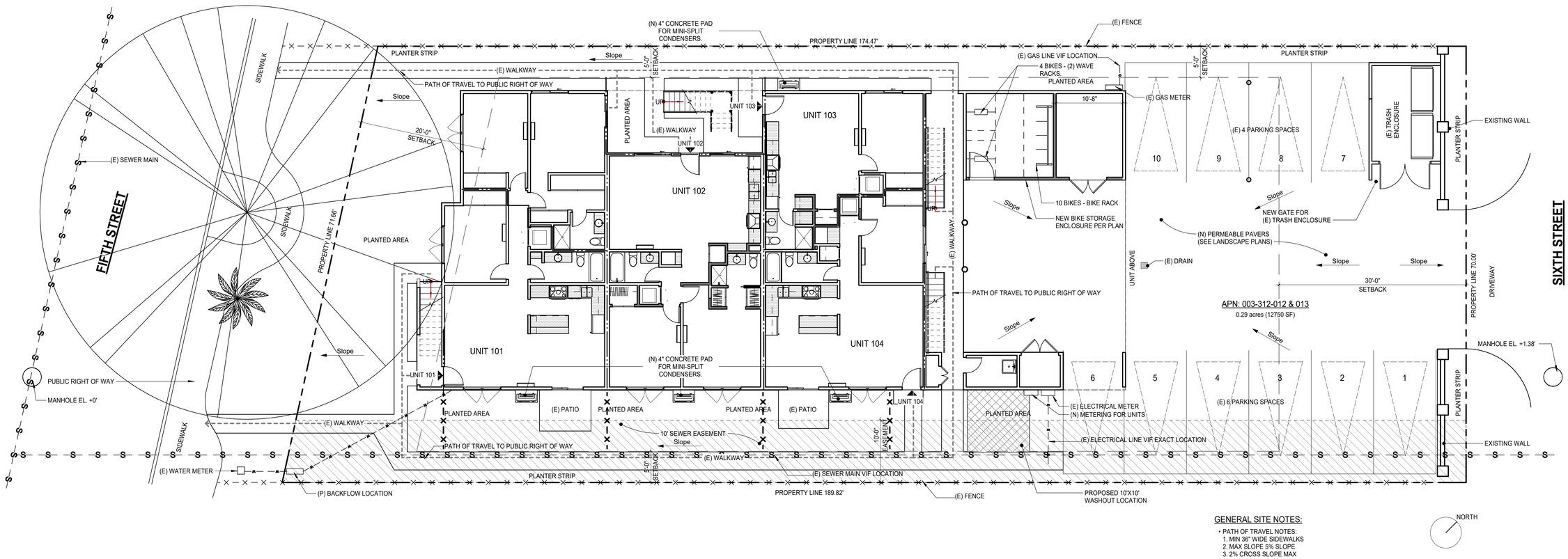
Concrete Washout Area



WAVE BIKE RACK



10 BIKE- BIKE RACK



GENERAL SITE NOTES:

- PATH OF TRAVEL NOTES:
  1. MIN 36" WIDE SIDEWALKS
  2. MAX SLOPE 5% SLOPE
  3. 2% CROSS SLOPE MAX
  4. MAX 1/4" VERTICAL VARIATION
- SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS

1 PROPOSED SITE PLAN

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

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4956 5th STREET
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	PROPOSED SITE PLAN
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS

DATE	TYPE

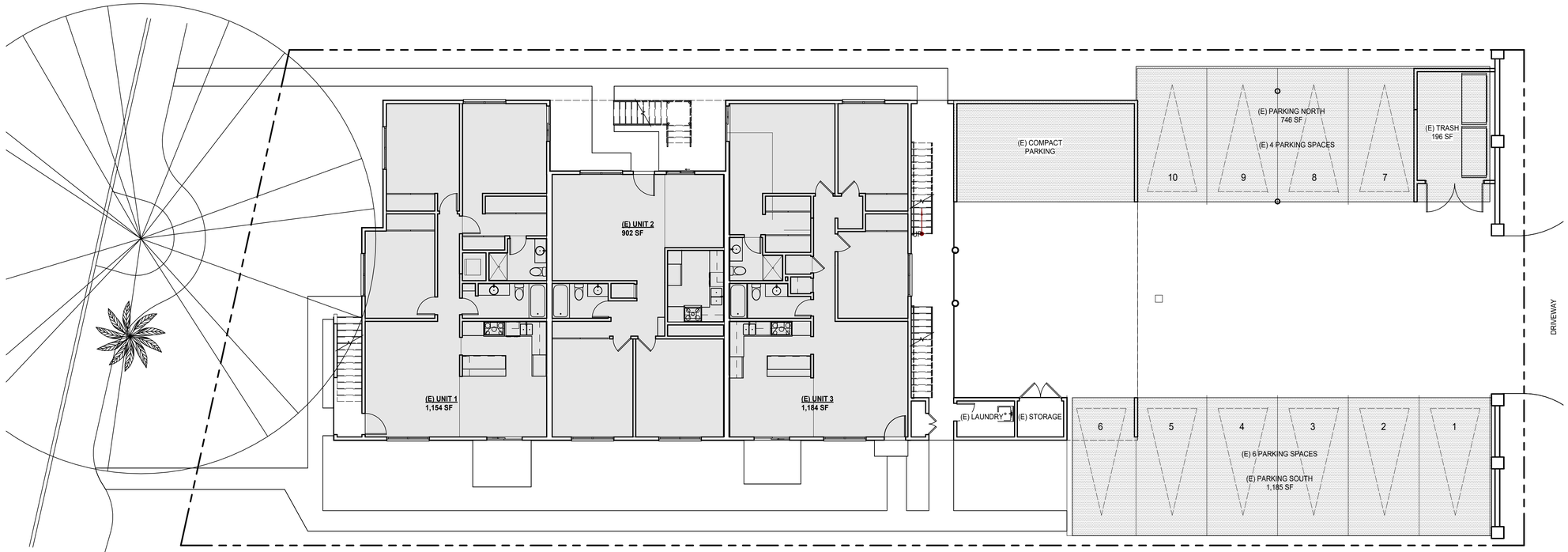
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

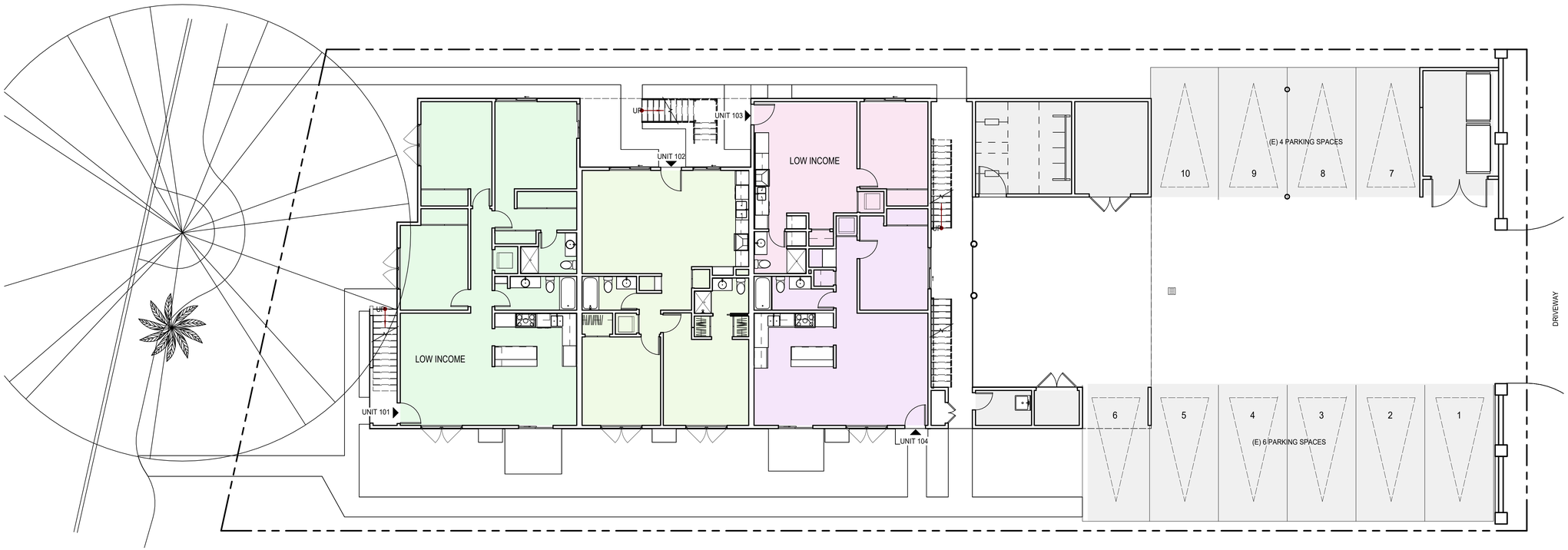
A-1.2

SHEET OF



1 EXISTING 1ST FLOOR (3 UNITS)

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



2 PROPOSED 1ST FLOOR (4 UNITS)

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

NET BUILDING AREA LEGEND

- (E) JANITOR CL
- (E) PARKING NORTH
- (E) PARKING SOUTH
- (E) STORAGE
- (E) TRASH
- BICYCLE
- STORAGE
- UNIT 101 (LOW INCOME)
- UNIT 102
- UNIT 103 (LOW INCOME)
- UNIT 104

Area Schedule (Net Building)

Name	Area
(E) JANITOR CL	41 SF
(E) PARKING NORTH	746 SF
(E) PARKING SOUTH	1185 SF
(E) STORAGE	33 SF
(E) TRASH	196 SF
BICYCLE	188 SF
STORAGE	148 SF
UNIT 101 (LOW INCOME)	1154 SF
UNIT 102	902 SF
UNIT 103 (LOW INCOME)	484 SF
UNIT 104	700 SF
UNIT 201	1154 SF
UNIT 202	902 SF
UNIT 203	484 SF
UNIT 204	700 SF
UNIT 205	1181 SF

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CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
1ST FLOOR NET AREA PLANS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

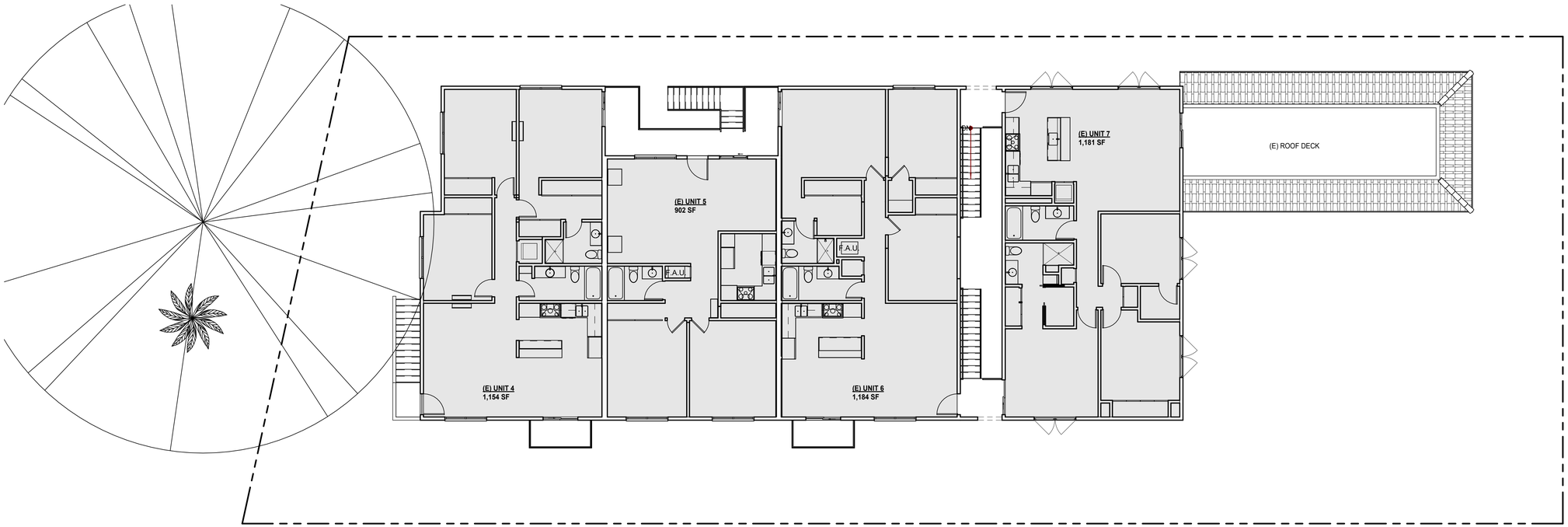
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

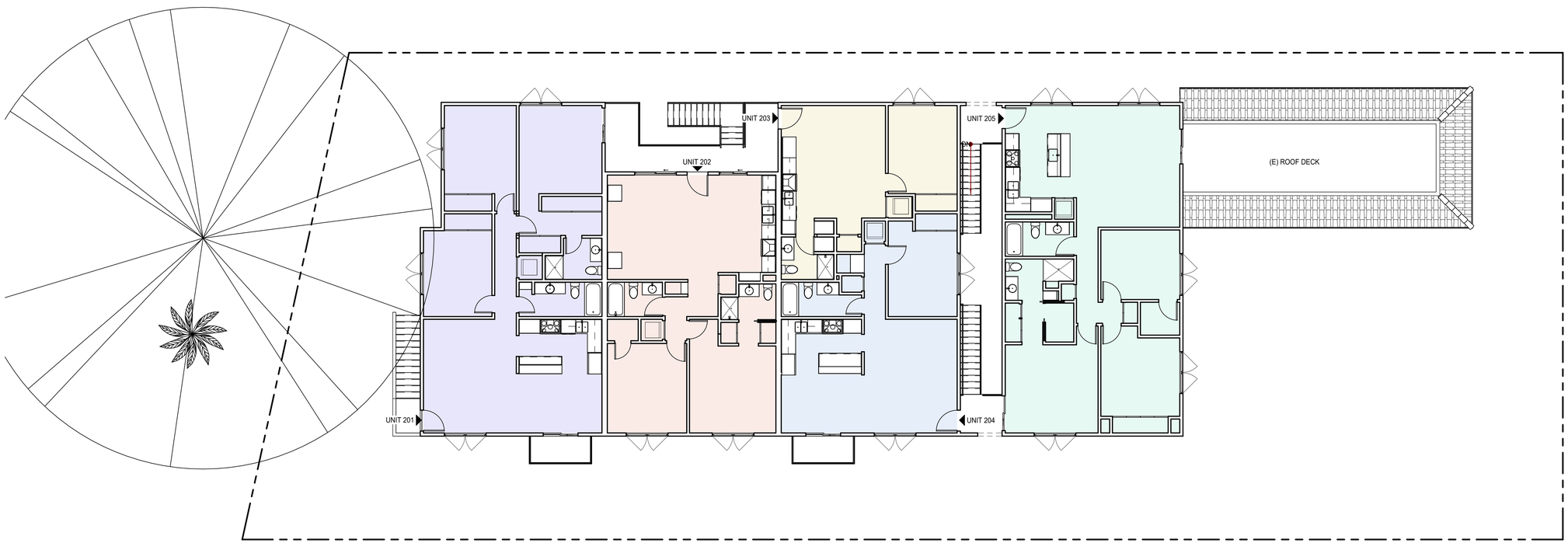
A-1.3

SHEET OF



1 EXISTING 2ND FLOOR (4 UNITS)

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



2 PROPOSED 2ND FLOOR (5 UNITS)

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

NET BUILDING AREA LEGEND

- UNIT 201
- UNIT 202
- UNIT 203
- UNIT 204
- UNIT 205

Area Schedule (Net Building)

Name	Area
(E) JANITOR CL	41 SF
(E) PARKING NORTH	746 SF
(E) PARKING SOUTH	1185 SF
(E) STORAGE	33 SF
(E) TRASH	196 SF
BICYCLE	188 SF
STORAGE	148 SF
UNIT 101 (LOW INCOME)	1154 SF
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UNIT 203	484 SF
UNIT 204	700 SF
UNIT 205	1181 SF

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CONTENTS:
2ND FLOOR NET AREA PLANS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

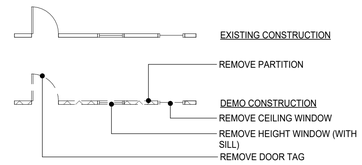
A-1.4

SHEET OF

DEMO KEYNOTES

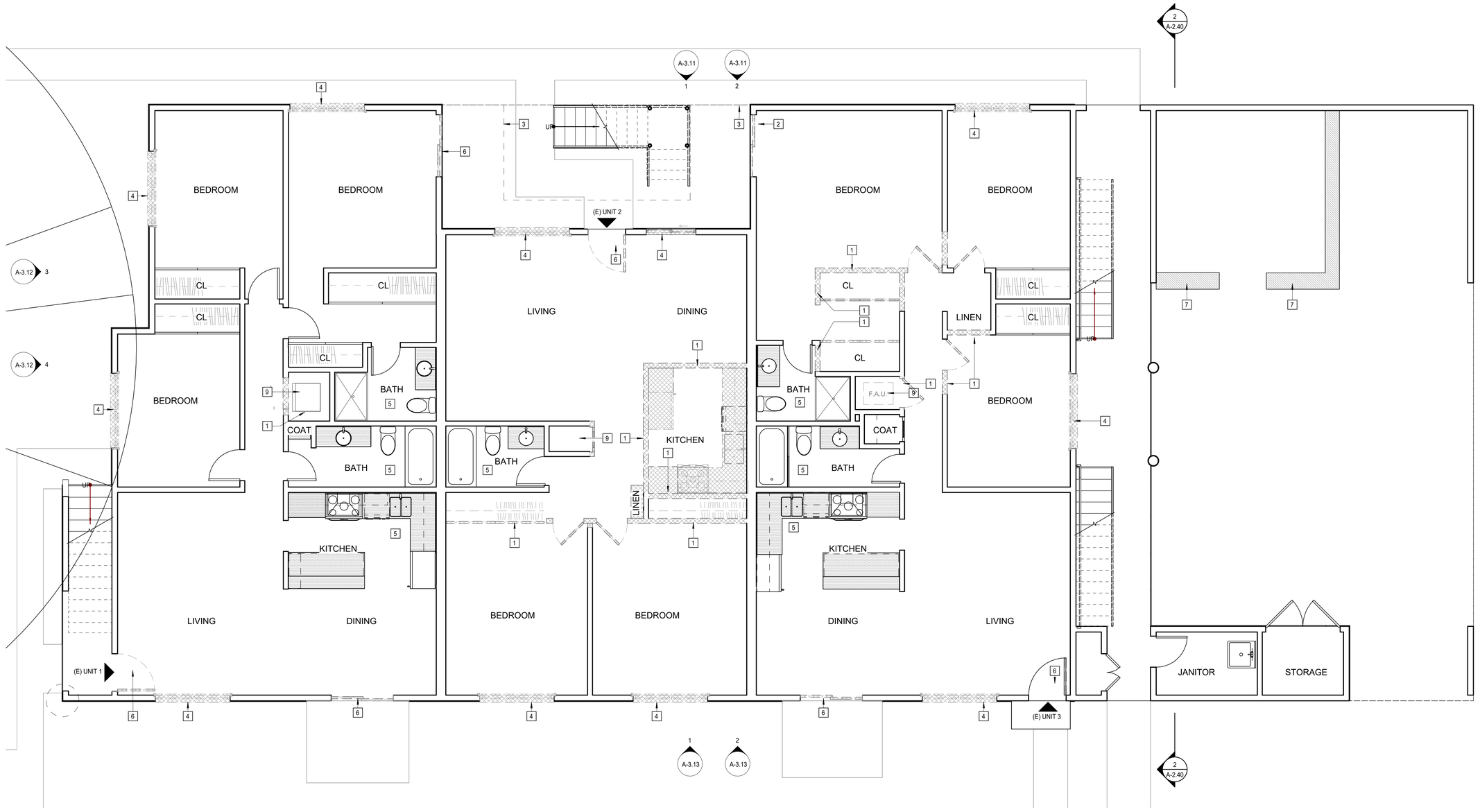
#	Description
1	WALL TO BE REMOVED, PROTECT EXISTING TO REMAIN
2	REMOVE DOOR AND FRAME
3	PROTECT (E) WALKWAY ABOVE AND REMAIN IN PLACE
4	WINDOWS TO BE REPLACED LIKE-FOR-LIKE, TYP.
5	REPLACE EXISTING PLUMBING FIXTURES IF FLOW RATES DON'T COMPLY WITH 4.303.3 ON SHEET A0.5
6	DOOR TO BE REPLACED LIKE-FOR-LIKE, TYP.
7	EXCAVATE FOR NEW FOOTING
9	(E) GAS WATER HEATER TO BE REPLACED

DEMO PLAN LEGEND



SHEET NOTES:

1. PROTECT LANDSCAPE AS REQUIRED PER PROPERTY OWNER.



1ST FLOOR - EXISTING & DEMOLITION PLAN

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

NORTH

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CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	1ST FLOOR DEMOLITION PLAN
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

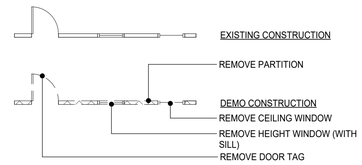
A-2.01

SHEET OF

DEMO KEYNOTES

#	Description
1	WALL TO BE REMOVED, PROTECT EXISTING TO REMAIN
2	REMOVE DOOR AND FRAME
3	PROTECT (E) WALKWAY ABOVE AND REMAIN IN PLACE
4	WINDOWS TO BE REPLACED LIKE-FOR-LIKE, TYP.
5	REPLACE EXISTING PLUMBING FIXTURES IF FLOW RATES DON'T COMPLY WITH 4.303.3 ON SHEET A0.5
6	DOOR TO BE REPLACED LIKE-FOR-LIKE, TYP.
7	EXCAVATE FOR NEW FOOTING
9	(E) GAS WATER HEATER TO BE REPLACED

DEMO PLAN LEGEND



SHEET NOTES:

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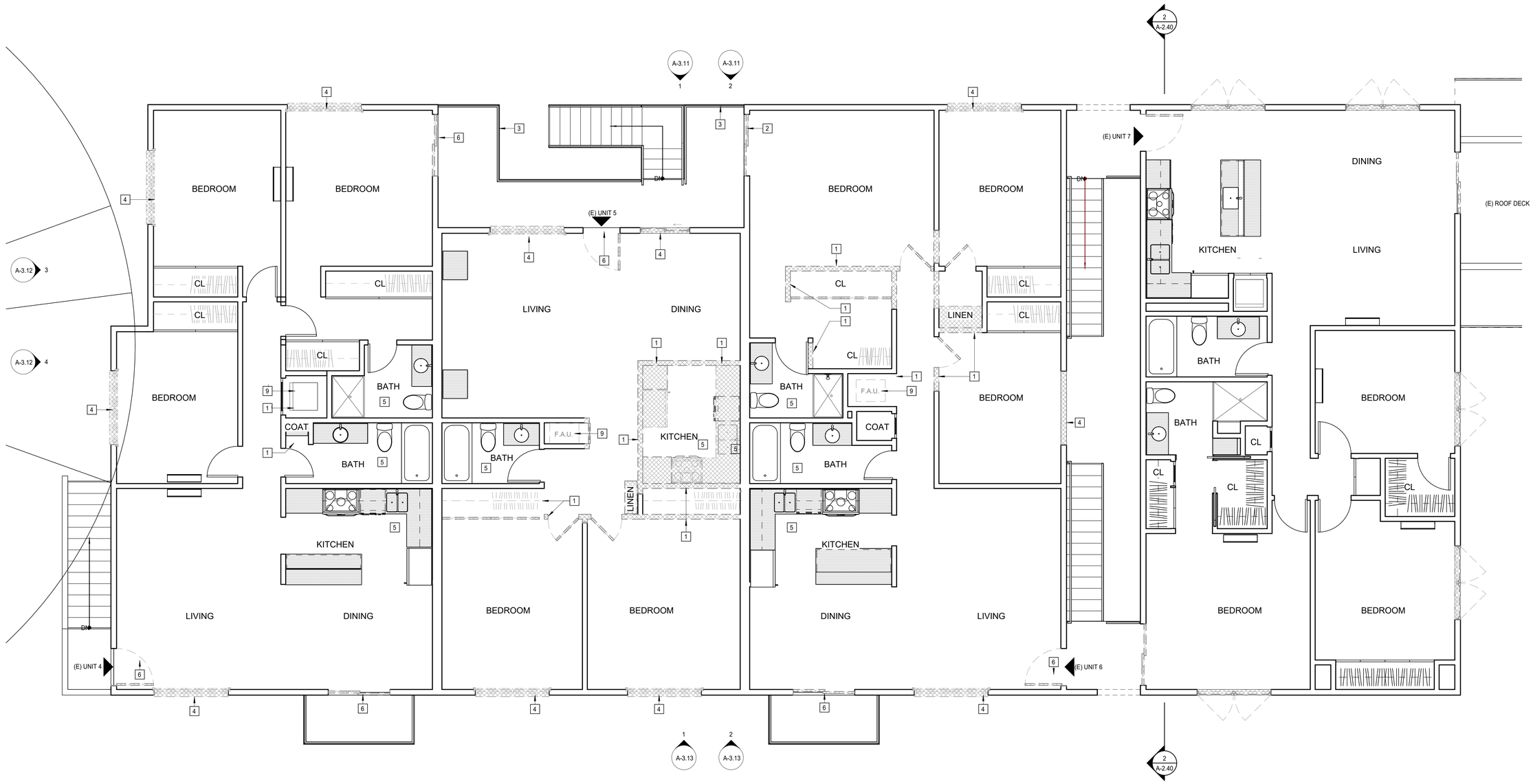

2ND FLOOR - EXISTING & DEMOLITION PLAN

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

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CONTENTS:

2ND FLOOR DEMOLITION PLAN

DRAWN BY: Author

CHECKED BY: Checker

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DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-2.02

SHEET OF

PLUMBING FIXTURE SCHEDULE

Type Mark	Description	Flow Rate
LV-1	Sink	1.2 GPM @ 80PSI
PF-04	Sink	
SH-1	Shower	
SH-2	Shower Head	1.8 GPM
SK-2	Sink	1.8 GPM
TB-1	Bathtub	
WC-1	Toilet	1.28 GPF

KEYNOTE LEGEND

#	Keynote Text
12	4" CONC. PAD FOR MECHANICAL EQUIP, 3" ABOVE GRADE. ANCHORE EQUIP TO PAD WITH NEOPRENE ISSOLATION WASHERS BETWEEN.
13	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
14	(N) CASEWORK.
15	(N) UPPER CABINETS. PROVIDE SHOP DRAWINGS
16	(N) STORAGE CABINET TO MATCH KITCHEN.

KEYNOTE LEGEND

#	Keynote Text
1	DBL SINK WITH GARBAGE DISPOSAL W/ AIR GAP FOR DW, MAX FLOW 1.8 GPM
2	KITCHEN APPLIANCE. PROVIDED WASHER, GAS, OR ELECTRICAL HOOKUPS AS REQUIRED. COORDINATED WITH DESIGNER.
3	REFRIGERATOR
4	DISHWASHER - VERIFY DIMENSIONS, INSTALL PER MFR
5	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
6	NEW BIKE RACK: WAVE RACK HEAVY DUTY. INSTALL IN-GROUND (SUB-SLAB).
7	NEW BIKE RACK: 10 BIKE HANGING RACK BOLT TO SLAB.
8	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
9	(N) CASEWORK & COUNTERTOP.
10	(N) BUILT-INS, MILLWORK, & CASEWORK
11	

BATHROOM NOTES:

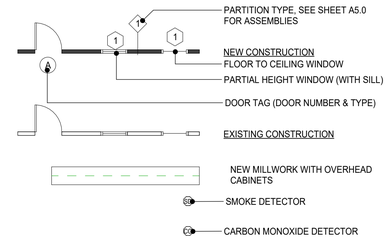
- EXHAUST FAN W/ BACK DRAFT DAMPER CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR (MIN. 50 CFM) VENT DIRECTLY TO THE EXTERIOR AND BE CONTROLLED HUMIDISTAT
- ALL TILE INSTALLATION SHALL FOLLOW TILE COUNCIL OF NORTH AMERICA, INC SETTING METHODS AND STANDARDS. THE FOLLOWING LIST OF SETTING METHODS MAY BE SUBSTITUTED FOR EQUAL SETTING METHODS AND STANDARDS PER TCNA
  1. 412-16 - BATH TUB INSTALLATION.
  2. B415-16 - SHOWER FLOOR AND WALL INSTALLATION
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE
- NO WATER CLOSET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR LAVATORY SHALL NOT BE LESS THAN 24 INCHES. CPC 402.5.2.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. CPC 408.6
- DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC

PLUMBING FIXTURE CERTIFICATION REQUIRED:

A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the development services department.

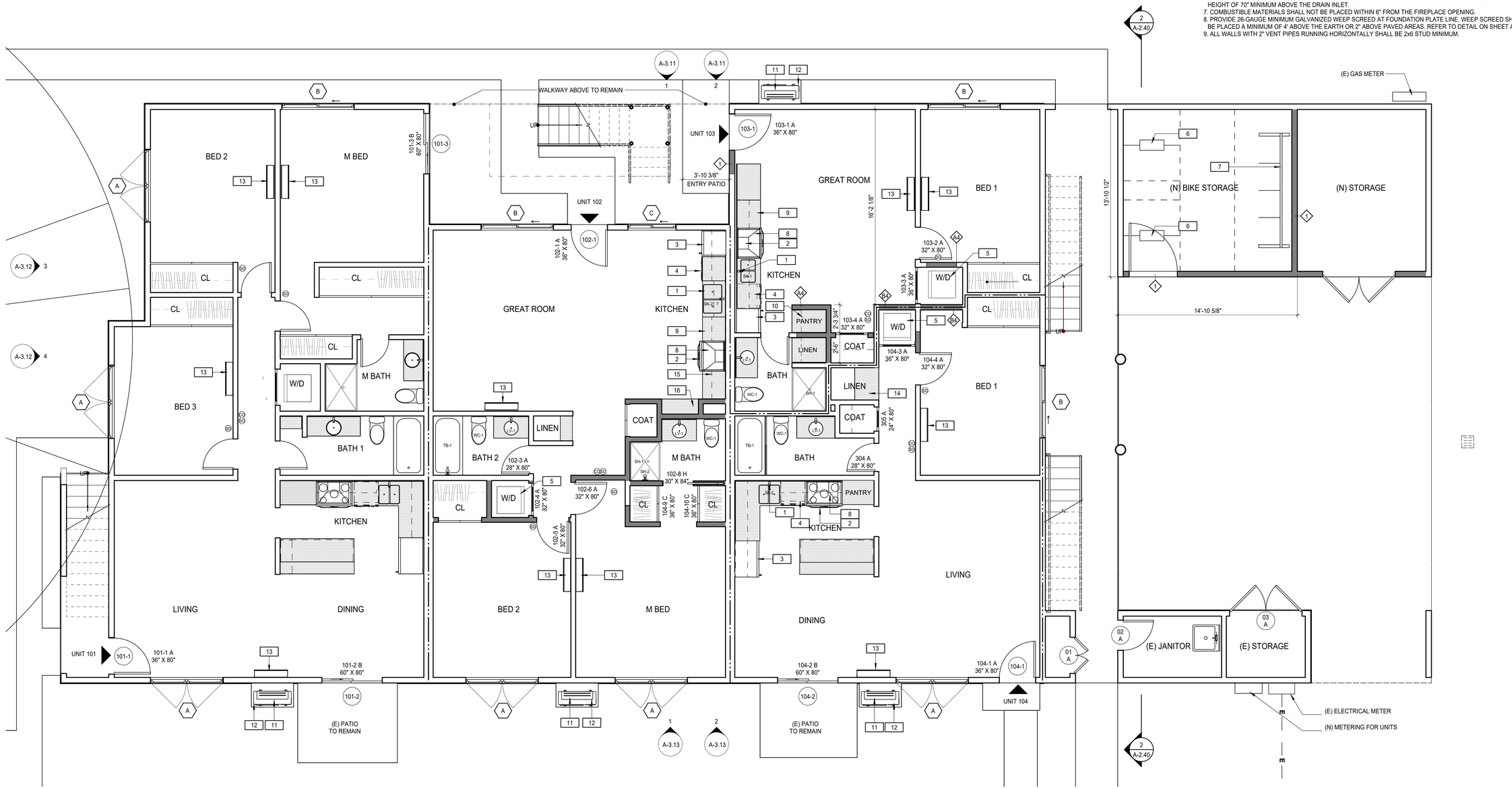
FIXTURE TYPE	MAXIMUM FLOW RATE
Water closets	1.28 gallons/flush
Showers	1.8 gpm @ 80 psi
Lavatory	1.2 gpm @60 psi
Kitchen faucets	1.8 gpm @ 60 psi

FLOOR PLAN LEGEND



SHEET NOTES:

1. ALL DIMENSION ON THIS SHEET ARE TO FACE OF SHEATING OR STUD.
2. PROVIDE ACCESS PANEL (12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
3. TOILETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
4. SHOWER HEAD AND FAUCET FLOW SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.
5. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
6. PROVIDE WATER-RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
7. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" FROM THE FIREPLACE OPENING.
8. PROVIDE 26-GAUGE MINIMUM GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4' ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. REFER TO DETAIL ON SHEET A-6.0
9. ALL WALLS WITH 2" VENT PIPES RUNNING HORIZONTALLY SHALL BE 2x6 STUD MINIMUM.



PROPOSED 1ST FLOOR PLAN

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

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A-2.11

SHEET OF

PLUMBING FIXTURE SCHEDULE

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PF-04	Sink	
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SH-2	Shower Head	1.8 GPM
SK-2	Sink	1.8 GPM
TB-1	Bathtub	
WC-1	Toilet	1.28 GPF

KEYNOTE LEGEND

#	Keynote Text
1	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
2	(N) CASEWORK.
3	KITCHEN APPLIANCE. PROVIDED WASHER, GAS, OR ELECTRICAL HOOKUPS AS REQUIRED. COORDINATED WITH DESIGNER.
4	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
5	DISHWASHER - VERIFY DIMENSIONS, INSTALL PER MFR
6	DBL SINK WITH GARBAGE DISPOSAL W/ AIR GAP FOR DW, MAX FLOW 1.8 GPM
7	(N) UPPER CABINETS. PROVIDE SHOP DRAWINGS
8	REFRIGERATOR
9	(N) CASEWORK & COUNTERTOP.
10	
11	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS

BATHROOM NOTES:

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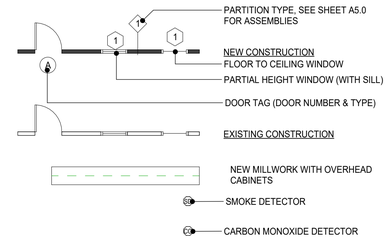
FLOOR PLAN LEGEND



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4. SHOWER HEAD AND FAUCET FLOW SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.
5. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
6. PROVIDE WATER-RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
7. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" FROM THE FIREPLACE OPENING.
8. PROVIDE 26-GAUGE MINIMUM GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4' ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. REFER TO DETAIL ON SHEET A-6.0
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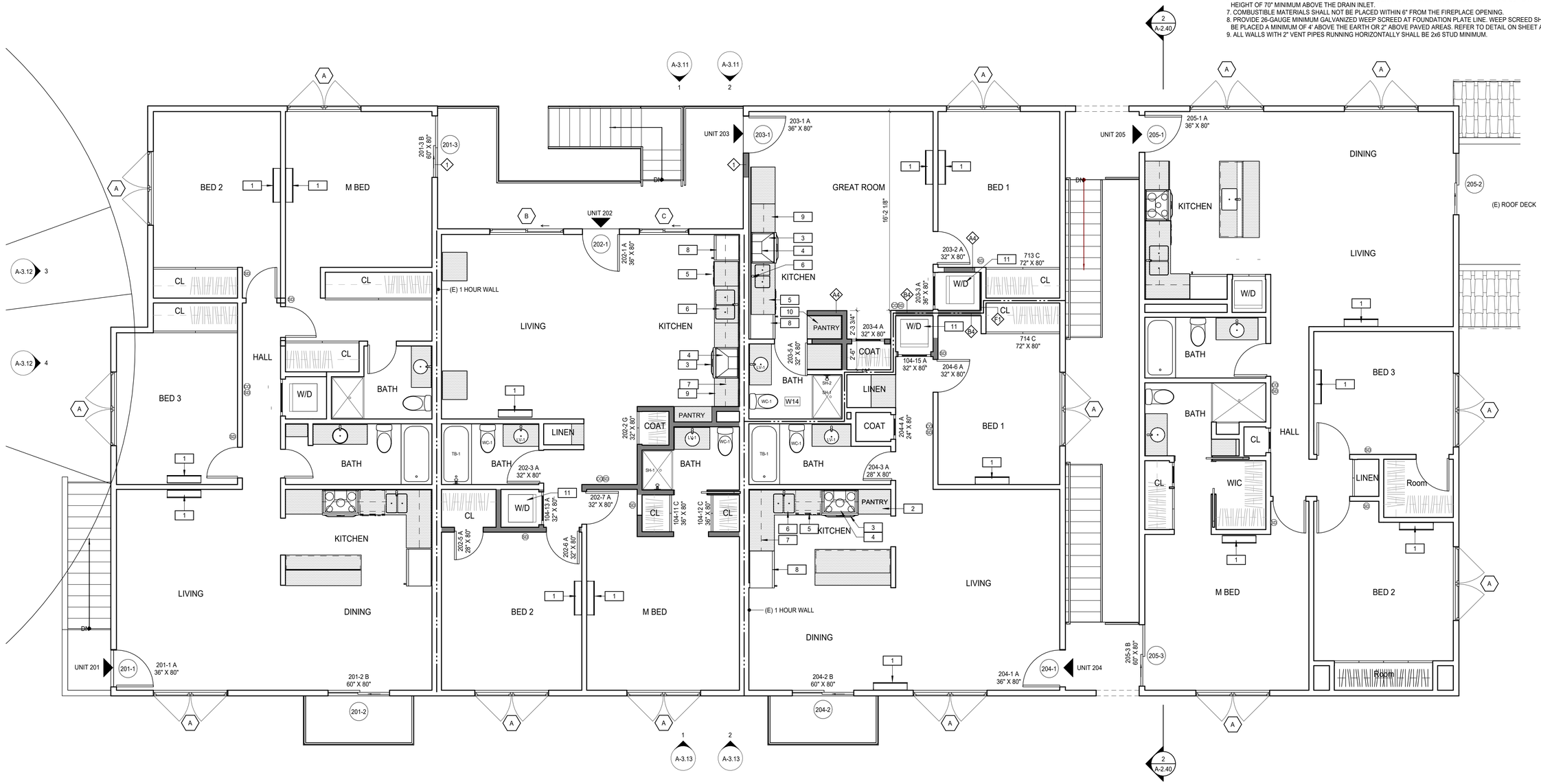

PROPOSED 2ND FLOOR PLAN

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

NORTH

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CONTENTS:	PROPOSED 2ND FLOOR PLAN
DRAWN BY:	Author
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SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-2.12

SHEET OF

KEYNOTE LEGEND

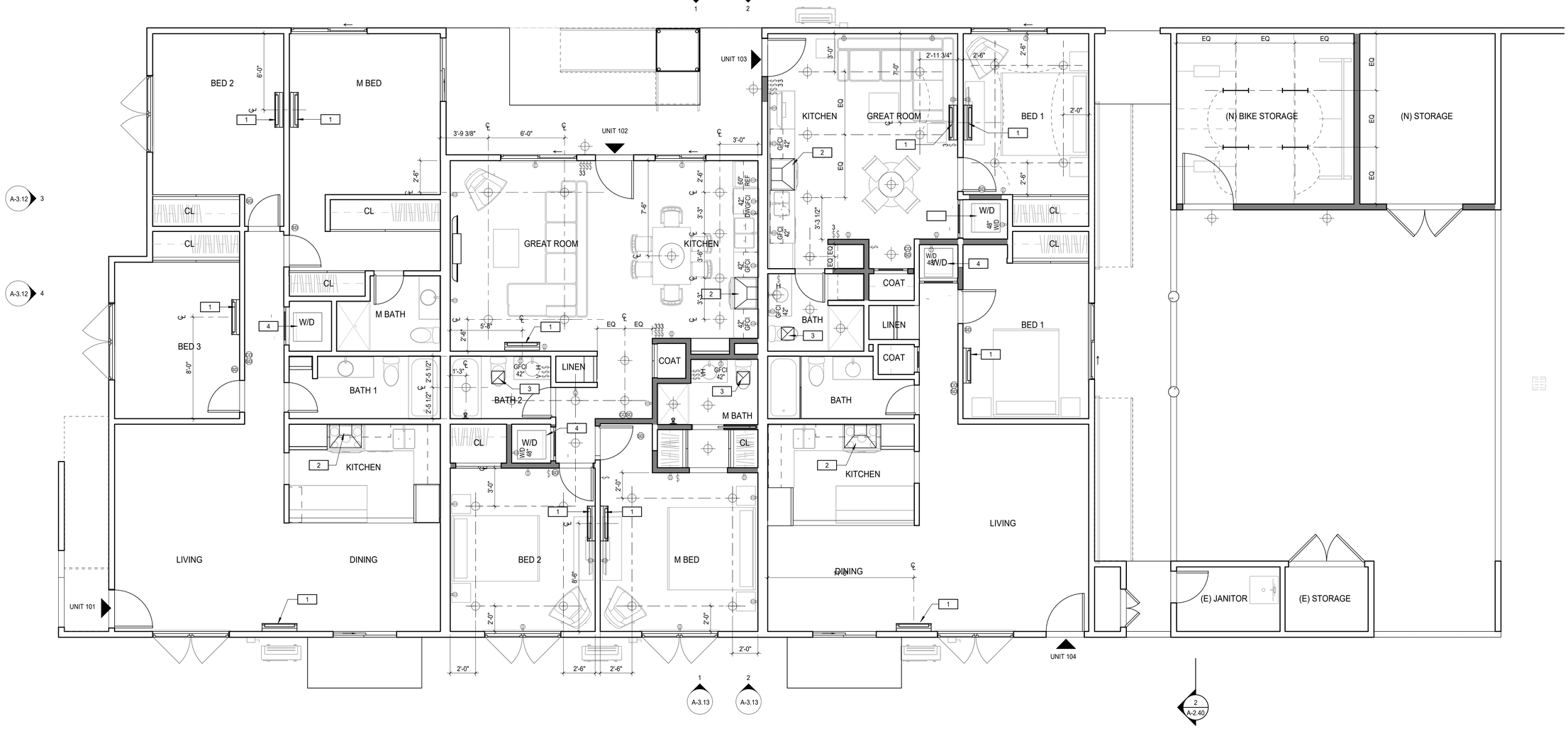
#	Keynote Text
	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
1	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
2	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
3	BATHROOM EXHAUST FAN 50 CFM, INSTALL PER MANUFATURE'S RECOMMENDATIONS. PROVIDE SWITCH WAS SIGN "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." PER CeNC 150.0(o)(I)
4	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS

LIGHTING LEGEND

- LIGHT FIXTURE
- CAN FIXTURE
- WP — LENSED CAN FIXTURE
- DECROTIVE FIXTURE
- REPLACEMENT SCONCE FIXTURE
- EXTERIOR LINEAR LIGHT
- EXHAUST FAN, 50 CFM MIN. PROVIDE DAMPER AND VENT TO THE OUTSIDE. PER ASHRAE 62.2. PROVIDE SWITCH WAS SIGN "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." PER CENC 150.0(O)(I)
- WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.

NOTE:
EXISTING LIGHTING TO REMAIN IN SPACES NOT DOCUMENTED

2 A-2.40



1 1ST FLOOR - REFLECTED CEILING PLAN

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

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REVISIONS

NO	DATE	TYPE

A-2.20

SHEET OF

KEYNOTE LEGEND

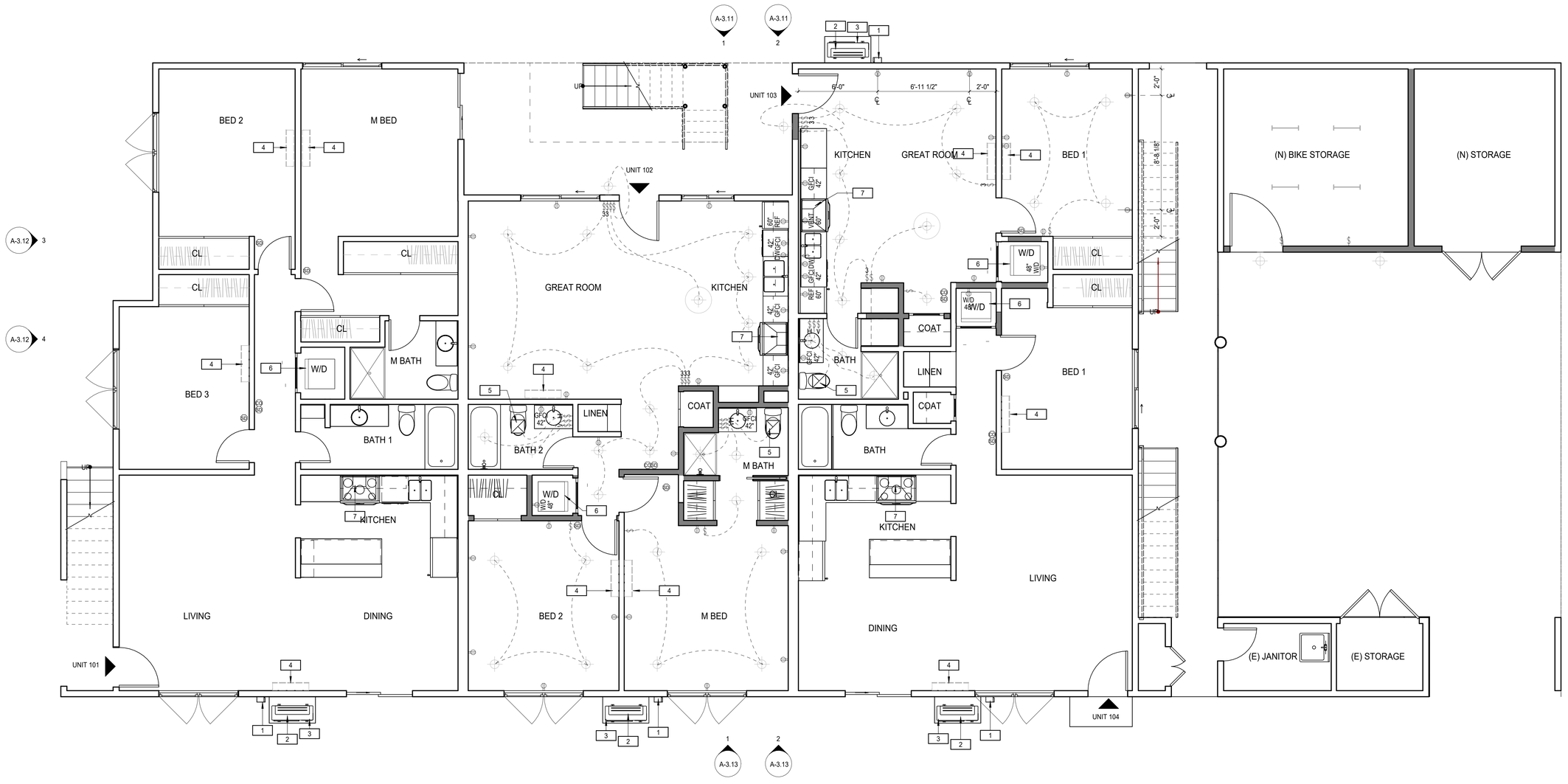
#	Keynote Text
1	PROVIDE WATER PROOF GFCI OUTLET FOR A/C WITH DISCONNECT SWITCH.
2	
3	4" CONC. PAD FOR MECHANICAL EQUIP, 3" ABOVE GRADE. ANCHORE EQUIP TO PAD WITH NEOPRENE ISSOLATION WASHERS BETWEEN.
4	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
5	BATHROOM EXHAUST FAN 50 CFM, INSTALL PER MANUFATURE'S RECOMMENDATIONS. PROVIDE SWITCH WAS SIGN "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." PER CeNC 150.0(o)(I)
6	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
7	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC

ELECTRICAL NOTES

- OUTLETS IN EACH BATHROOM SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER CEC210.11(C)(3)
- ALL LIGHTING TO BE HIGH EFFICACY JA8 LED FIXTURES
- VENT MUST BE SWITCHED SEPARATELY FORM LIGHTING.
- PROVIDE (2) 20-AMP BRANCH CIRCUITS FOR APPLIANCES, ONE FOR NORTH COUNTER APPLIANCES AND ONE FOR SOUTH COUNTER APPLIANCES
- ALL OUTLETS TO BE "TAMPER-RESISTANT RECEPTACLES"
- MIN. OF ONE LUMINAIRE IN BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM TO BE ON VACANCY SENSOR
- ALL RECESSED LIGHTING SHALL HAVE IC RATED INSULATION SHIELD AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE 2019 CEC.
- ARC-FAULT CIRCUIT INTERRUPTER: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 21 0.12(B).
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AS LISTED BELOW. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS.
- GROUNDING ADU SUB-PANEL PER 1/A5.02

ELECTRICAL LEGEND

- GFCI — GFCI PROTECTED OUTLET
- CONVENIENCE DUPLEX OUTLET
- REF — 120V APPLIANCE DUPLEX OUTLET, LOCATE PER APPLIANCE RECOMMENDATIONS
- 16" — 240V APPLIANCE OUTLET, VERIFY REQUIREMENTS WITH MANUFACTURER
- CO — COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. BATTERY POWERED.
- SD — SMOKE DETECTOR. BATTERY POWERED.
- S — SWITCH
- D — SWITCH WITH DIMMER
- V — SWITCH VACANCY SENSOR
- H — EXHAUST FAN CONTROLLED BY SWITCH W/ HUMIDISTAT
- EXHAUST FAN, 50 CFM MIN. PROVIDE DAMPER AND VENT TO THE OUTSIDE. PER ASHRAE 62.2. PROVIDE SWITCH WAS SIGN "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." PER CENC 150.0(O)(I)



1 1ST FLOOR - ELECTRICAL PLAN

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

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A-2.21

SHEET OF

KEYNOTE LEGEND

#	Keynote Text
	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
1	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
2	BATHROOM EXHAUST FAN 50 CFM, INSTALL PER MANUFATURE'S RECOMMENDATIONS. PROVIDE SWITCH WAS SIGN "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." PER CeNC 150.0(o)(I)
3	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
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LIGHTING LEGEND

- LIGHT FIXTURE
- CAN FIXTURE
- WP LENSED CAN FIXTURE
- DECROTIVE FIXTURE
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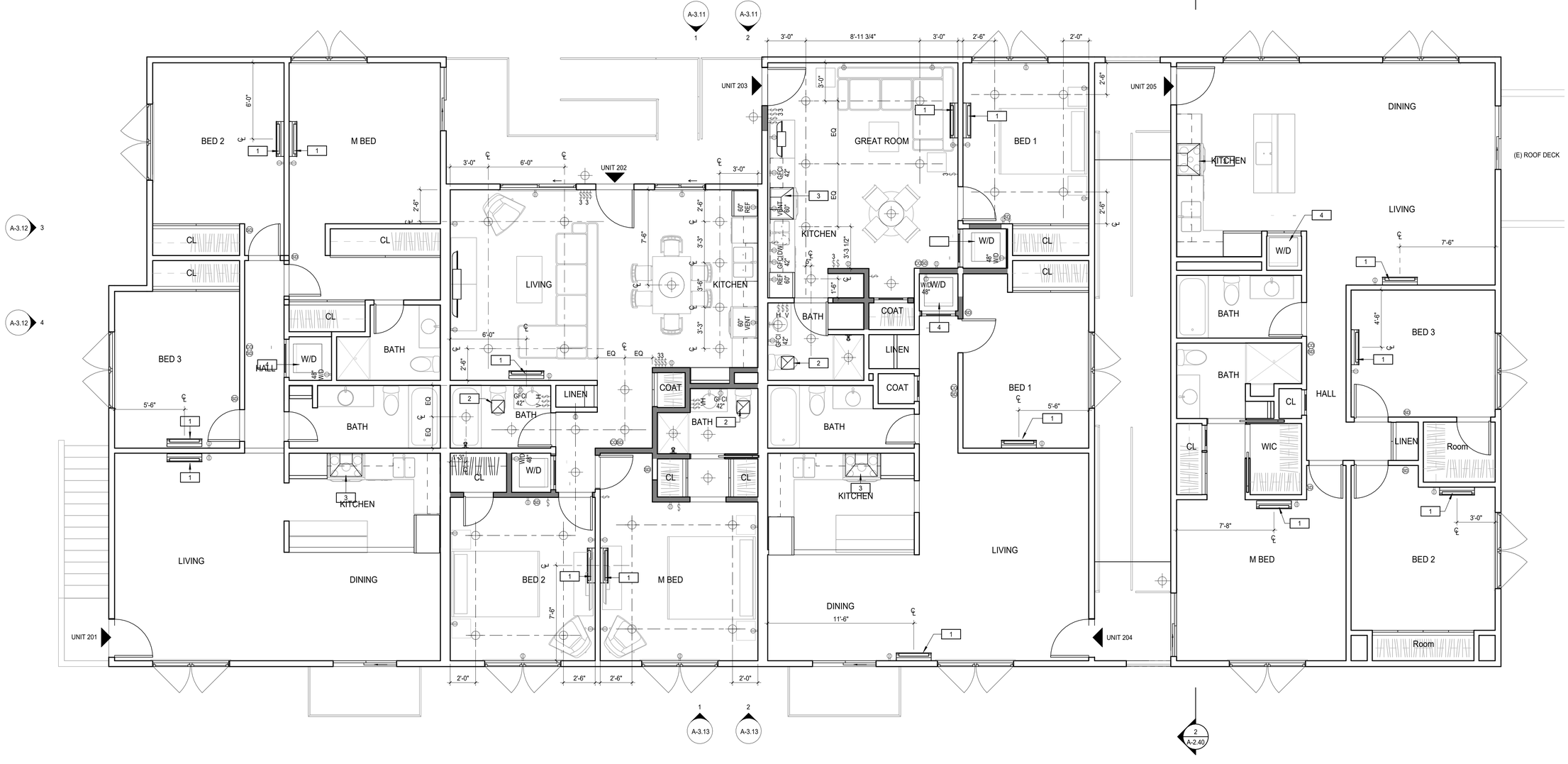
EXISTING LIGHTING TO REMAIN IN SPACES NOT DOCUMENTED



2ND FLOOR - REFLECTED CEILING PLAN

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JOB NUMBER: 23035

CONTENTS:
2ND FLOOR REFLECTED CEILING PLAN

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-2.22

SHEET OF

KEYNOTE LEGEND

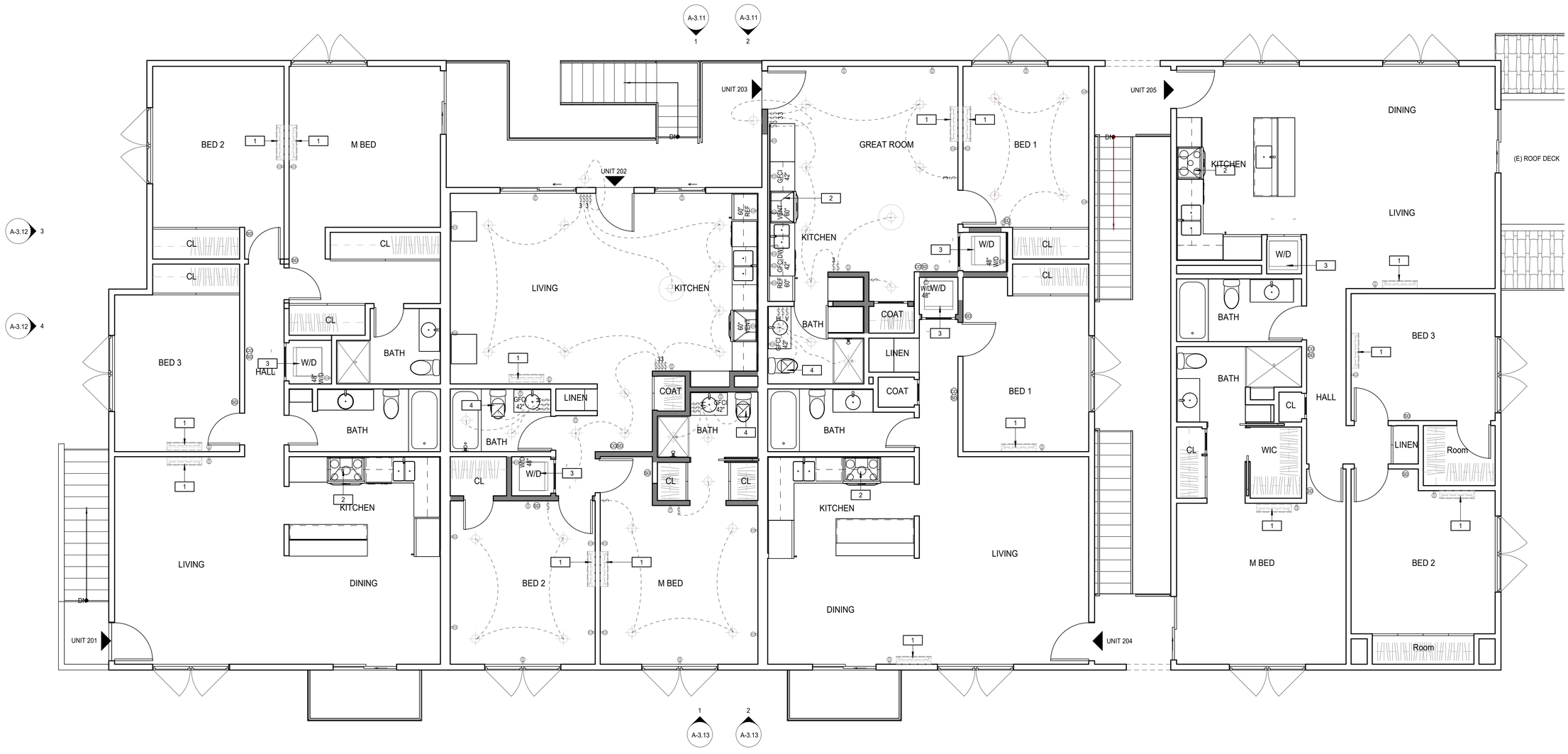
#	Keynote Text
1	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
2	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
3	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
4	BATHROOM EXHAUST FAN 50 CFM, INSTALL PER MANUFATURE'S RECOMMENDATIONS. PROVIDE SWITCH WAS SIGN "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." PER CeNC 150.0(o)(I)

ELECTRICAL NOTES

- OUTLETS IN EACH BATHROOM SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER CEC210.11(C)(3)
- ALL LIGHTING TO BE HIGH EFFICACY JA8 LED FIXTURES
- VENT MUST BE SWITCHED SEPARATELY FORM LIGHTING.
- PROVIDE (2) 20-AMP BRANCH CIRCUITS FOR APPLIANCES, ONE FOR NORTH COUNTER APPLIANCES AND ONE FOR SOUTH COUNTER APPLIANCES
- ALL OUTLETS TO BE "TAMPER-RESISTANT RECEPTACLES"
- MIN. OF ONE LUMINAIRE IN BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM TO BE ON VACANCY SENSOR
- ALL RECESSED LIGHTING SHALL HAVE IC RATED INSULATION SHIELD AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE 2019 CEC.
- ARC-FAULT CIRCUIT INTERRUPTER: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 21 0.12(B).
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AS LISTED BELOW. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS.
- GROUNDING ADU SUB-PANEL PER 1/A5.02

ELECTRICAL LEGEND

- GFCI PROTECTED OUTLET
- CONVENIENCE DUPLEX OUTLET
- REF — 120V APPLIANCE DUPLEX OUTLET, LOCATE PER APPLIANCE RECOMMENDATIONS
- SP 16" — 240V APPLIANCE OUTLET, VERIFY REQUIREMENTS WITH MANUFACTURER
- COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. BATTERY POWERED.
- SMOKE DETECTOR. BATTERY POWERED.
- SWITCH
- D — SWITCH WITH DIMMER
- V — SWITCH VACANCY SENSOR
- H — EXHAUST FAN CONTROLLED BY SWITCH W/ HUMIDISTAT
- EXHAUST FAN, 50 CFM MIN. PROVIDE DAMPER AND VENT TO THE OUTSIDE. PER ASHRAE 62.2. PROVIDE SWITCH WAS SIGN "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." PER CENC 150.0(O)(I)



1 2ND FLOOR - ELECTRICAL PLAN

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

NORTH

BECKER studios

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Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

4956 5th STREET

CARPINTERIA, CA 93013
APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	2ND FLOOR ELECTRICAL PLAN
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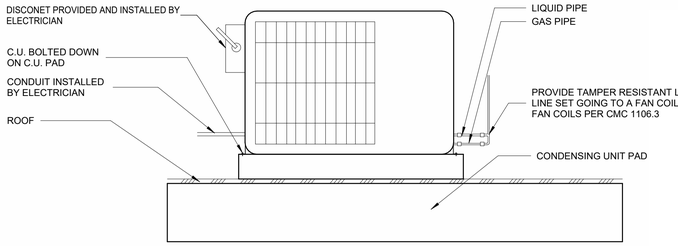
SHEET OF

ROOF NOTES

ROOF TO BE INSPECTED, IF REPLACEMENT OR PATCHED IS REQUIRED TO COMPLY WITH THE FOLLOWING REQUIREMENTS
1. ROOF SLOPE: 1/4" PER FOOT UNLESS OTHERWISE NOTED.
2. MANUFACTURER: IB SYSTEMS, IB PVC SINGLE-PLY 50
3. ICC ESR REPORT 2852, ASTM D 4434-04
4. PVC ROOF, CLASS A-FIRE RATING/ NON-COMBUSTIBLE ROOF MATERIAL
5. 50 MIL PVC ROOFING
6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

BALCONY NOTES
FLOORING FOR BALCONY Dex-O-Tex, PATCH AND REPAIR AS REQUIRED.

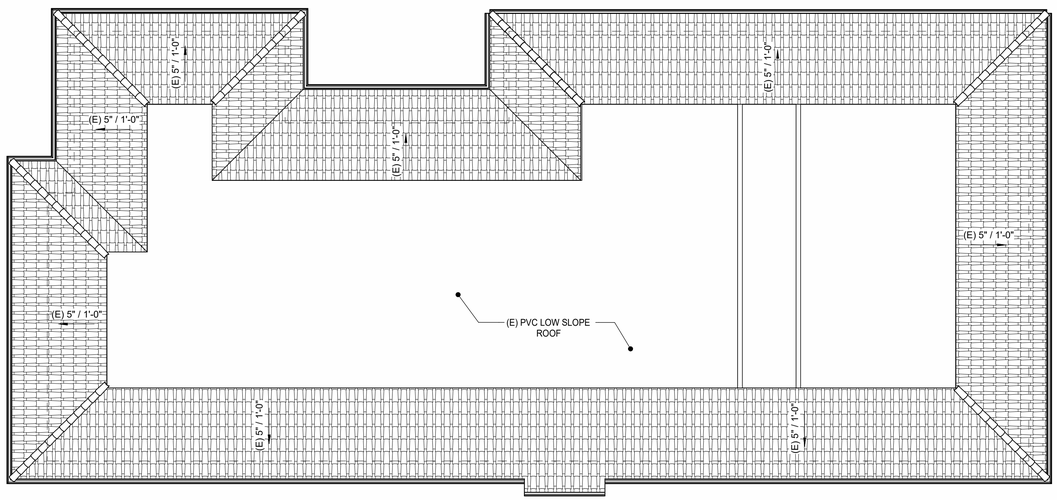


NOTES:

1)UNIT TO BE MOUNTED LEVEL
2)CONTRACTOR MUST ADHERE TO ALL MANUFACTURER'S CLEARANCES
3)CAULK ALL SHETT METAL PENETRATIONS
4)ALL PAD MOUNTED EQUIPMENT SHALL BE LABELED TO INDICATE THE
SPACE IT SERVES. FEILD LABEL ALL UNITS AS PER THIS PLAN
5) PROVIDE WATERPROOF, GFCI OUTLET WITHIN 25' OF UNIT.

3 SPLIT OUTDOOR UNIT DETAIL
SCALE: 1" = 1'-0"

2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 PROPOSED ROOF ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

JM PVC WALKPAD

Features and Components

Use: Provides a safe, stable and maintenance-free walkway for quick and easy access to rooftop equipment in high traffic areas.

Material: 72 mil (1.83 mm) thick, textured, reinforced, UV-resistant PVC (polyvinyl chloride) with Elvaloy® KEE (Ketone Ethylene Ester).

Color: Grey

® Elvaloy is a registered trademark of Dow.

Component: A Accessory
Origin: PT Partition

System Compatibility *This product may be used as a component in the following systems. Please reference product application list specific installation methods and information.*

Built-Up	Modified Bitumen	Single-Ply
Do not use in multi-ply systems		PVC Compatible with the selected single-ply systems above

Key: RA = Hot Applied CA = Cold Applied HW = Heat/Weldable SA = Self Adhered MF = Mechanically Fastened IW = Induction Weld RA = Rebonded AD = Adhered

Peak Advantage® Guarantee Information

Systems
Approved for use in any JM Peak Advantage Guarantee System

Installation/Application

Hot Air Weld

When installing JM PVC Walkpads be sure to:
- Achieve full weld around perimeter of the material
- Install textured side up
- Minimize installing over seams and membrane splices wherever possible
- On mechanically fastened systems, avoid installing over the disc
- Refer to JM PVC applicator guides or detail drawings for instructions.

Packaging and Dimensions

Roll Size (width x length)	36" x 60' (91.44 cm x 18.29 m)
Nominal Thickness	0.072" (1.83 mm)
Coverage per Roll (gross)	180 SF (16.72 m²)
Weight per Roll	28 lb (28.4 kg)

Storage

Storage Conditions	Store indoors, out of direct sunlight, and keep clean and dry prior to application.

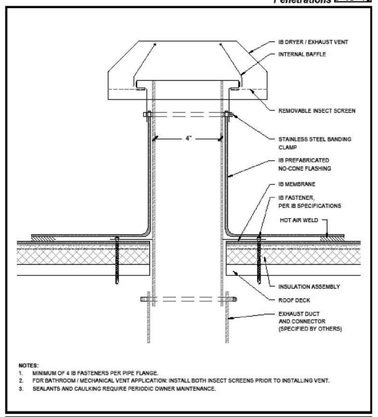
Technical specifications as shown in this literature are intended to be used as general guidelines only. Please refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-6628 or by visiting our website at www.jm.com. Physical properties listed for the product listed herein represent typical, average values obtained in accordance with accepted test methods and are subject to normal manufacturing variations. They are supplied as a technical service and are subject to change without notice. Check with the regional sales representative nearest you for current information.

All Johns Manville products are sold subject to Johns Manville's standard Terms and Conditions, which includes a Limited Warranty and Limitation of Remedy. For a copy of the Johns Manville standard Terms and Conditions or for information on other Johns Manville roofing products and systems, visit www.jm.com/terms-conditions.

RS 4045 7-22 (Replaces 3-22)

IB Roof Systems

Fastened Adhered Penetrations DD Detail Drawing



NOTES:
1. MINIMUM OF 4 IB FASTENERS PER PIPE FLANGE.
2. FOR BATHROOM / MECHANICAL VENT APPLICATION: INSTALL BOTH INSECT SCREENS PRIOR TO INSTALLING VENT.
3. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE.

Scale: NTS	Detail Name: IB Dryer - Exhaust Vent	Detail Number: PS - 07
Submitted By: Address: Telephone:	Project: Address:	

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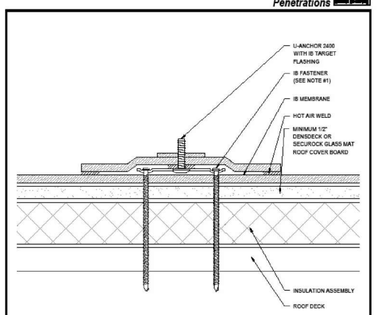
IB Roof Systems

Induction Welded Fastened Adhered Penetrations DD Detail Drawing



NOTES:
1. APPROVED IB FASTENER APPROPRIATE FOR PROJECT DECK TYPE.
2. FASTENER PULL TESTS RECOMMENDED TO CONFIRM ACCEPTABLE WITHDRAWAL RESISTANCE FASTENERS MUST ENGAGE THE STRUCTURAL DECK OR FRAMING SUPPORTS.
3. INSTALL U-ANCHOR 2400 WITH A MINIMUM OF FOUR (4) IB APPROVED FASTENERS PER PLATE. FASTENERS MUST ENGAGE THE STRUCTURAL DECK OR FRAMING SUPPORTS.
4. U-ANCHOR PLATES INSTALLED ON IB ROOF SYSTEMS WARRANTY PROJECTS ARE CONSIDERED PART OF THE PV SOLAR ASSEMBLY AND ARE NOT A COVERED COMPONENT OF THE IB WARRANTY. RESPONSIBILITY FOR U-ANCHOR AND PV SOLAR ASSEMBLY DESIGN, LOAD CALCULATION, WIND RESISTANCE, ATTACHMENT AND PERFORMANCE REMAINS WITH OTHERS.

Scale: NTS	Detail Name: U-Anchor 2400	Detail Number: PS - 18
Submitted By: Address: Telephone:	Project: Address:	

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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
PROPOSED ROOF PLAN

DRAWN BY: Author

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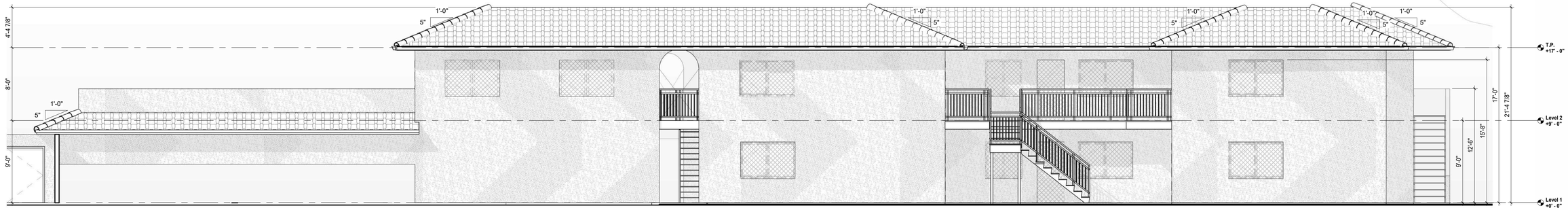
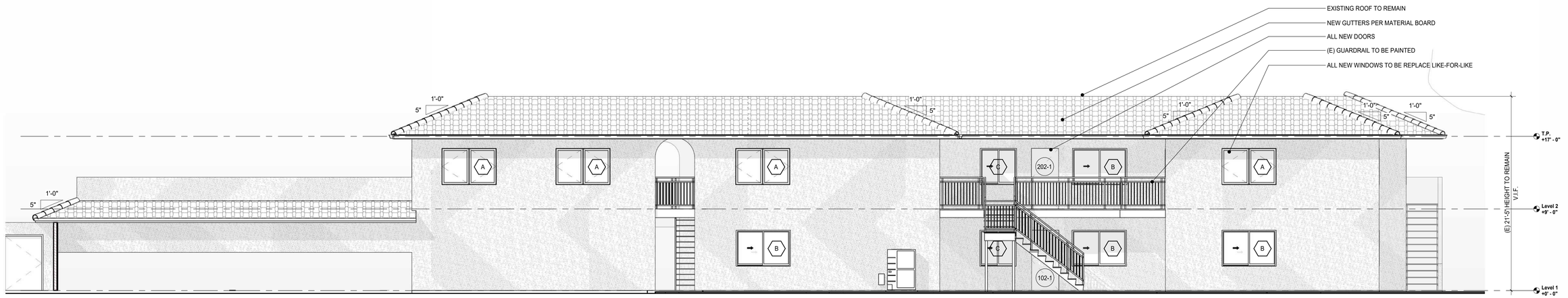


1 EXISTING NORTH ELEVATION

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



2 PROPOSED NORTH ELEVATION

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

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JOB NUMBER: 23035

CONTENTS:
EXTERIOR ELEVATIONS

DRAWN BY: Author

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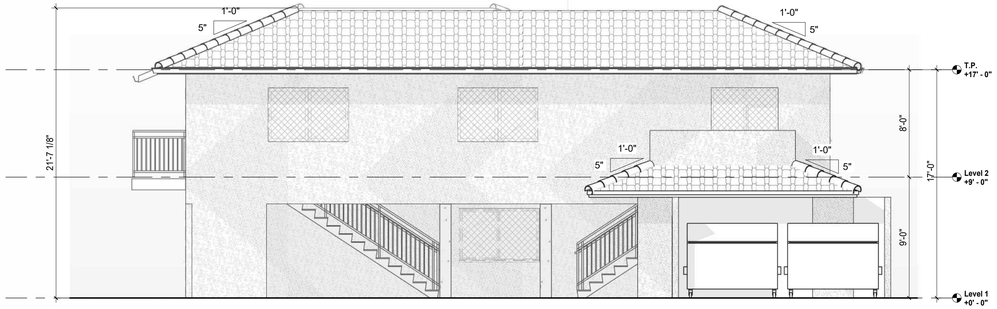
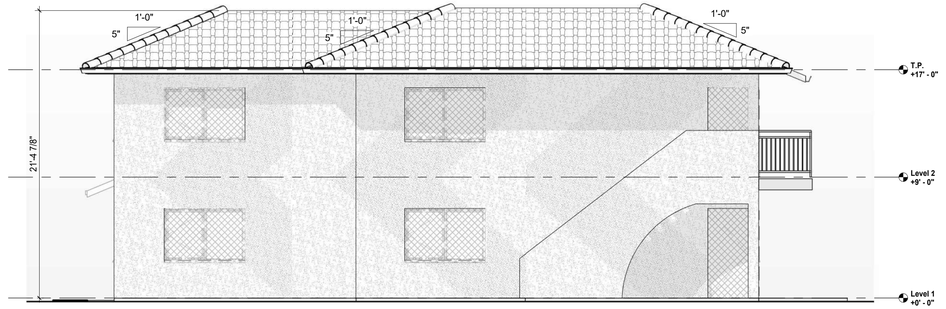


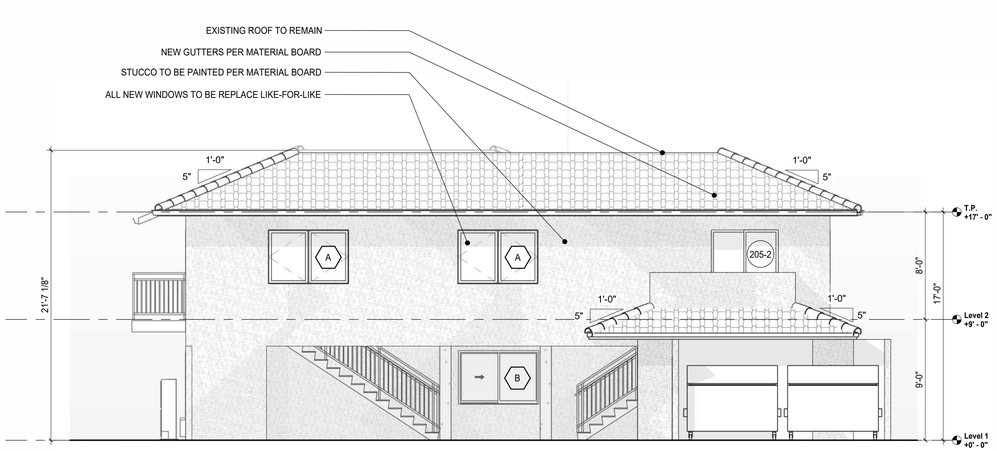
1 EXISTING EAST ELEVATION

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



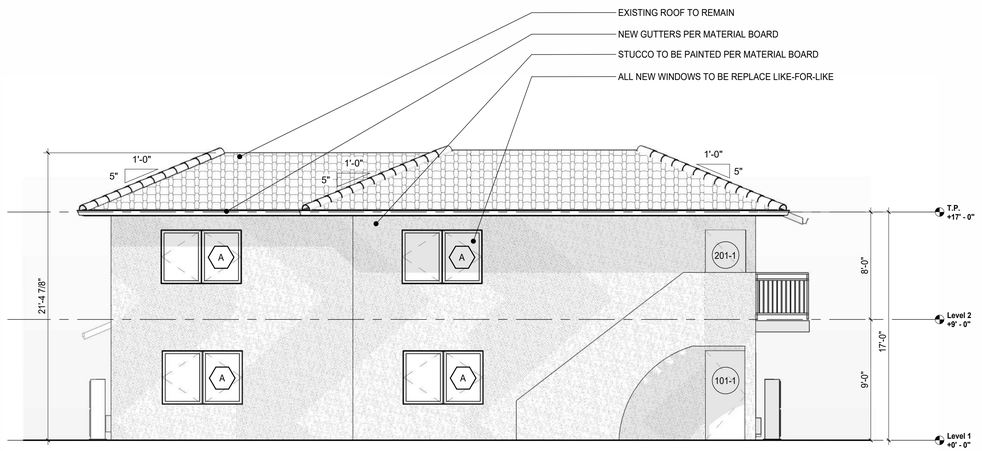
3 EXISTING WEST ELEVATION

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



2 PROPOSED EAST ELEVATION

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



4 PROPOSED WEST ELEVATION

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

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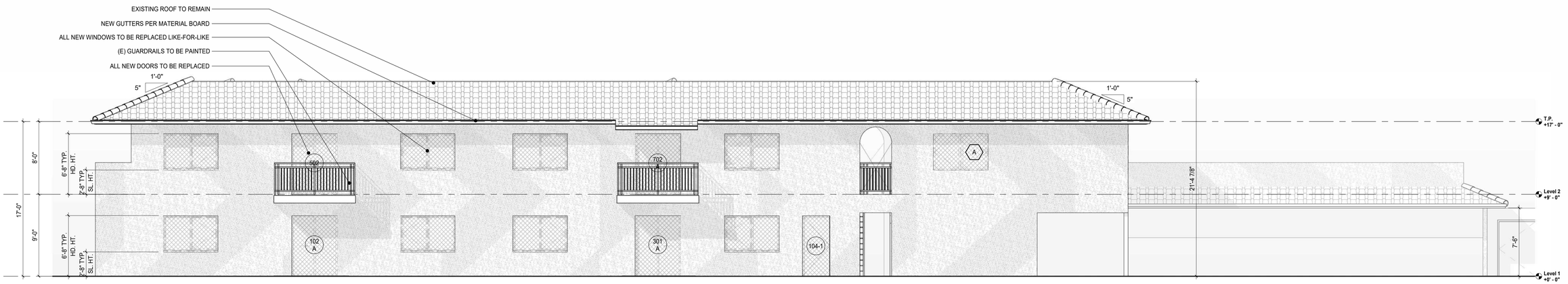

2 EXISTING SOUTH ELEVATION

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

1 PROPOSED SOUTH ELEVATION

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

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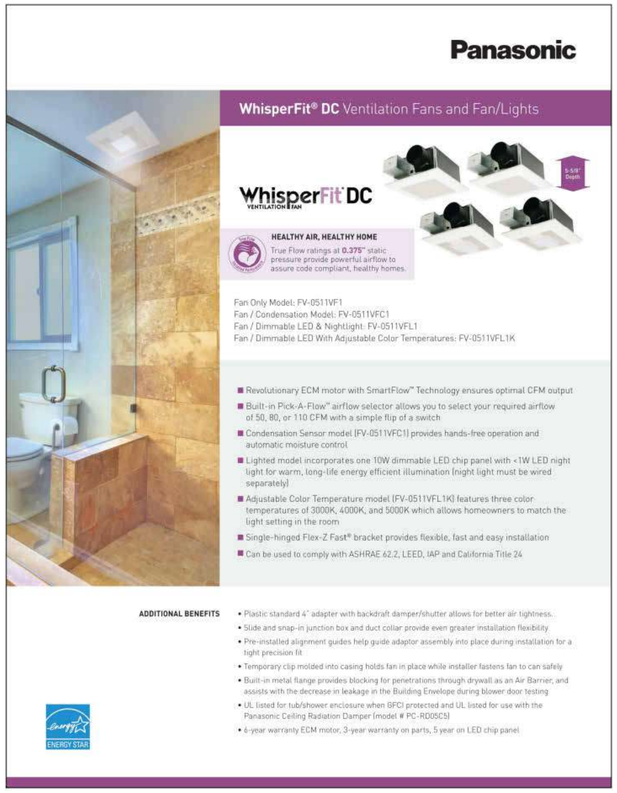

Panasonic

WhisperFit® DC Ventilation Fans and Fan/Lights

WhisperFit DC VENTILATION FAN

5-5/8" Depth

HEALTHY AIR, HEALTHY HOME
True Flow ratings at 0.375" static pressure provide powerful airflow to assure code compliant, healthy homes.

Fan Only Model: FV-0511VF1
Fan / Condensation Model: FV-0511VFC1
Fan / Dimmable LED & NightLight: FV-0511VFL1
Fan / Dimmable LED With Adjustable Color Temperatures: FV-0511VFL1K

- Revolutionary ECM motor with SmartFlow™ Technology ensures optimal CFM output
- Built-in Pick-A-Flow™ airflow selector allows you to select your required airflow of 50, 80, or 110 CFM with a simple flip of a switch
- Condensation Sensor model (FV-0511VFC1) provides hands-free operation and automatic moisture control
- Lighted model incorporates one 10W dimmable LED chip panel with <1W LED night light for warm, long-life energy efficient illumination (night light must be wired separately)
- Adjustable Color Temperature model (FV-0511VFL1K) features three color temperatures of 3000K, 4000K, and 5000K which allows homeowners to match the light setting in the room
- Single-hinged Flex-Z Fast® bracket provides flexible, fast and easy installation
- Can be used to comply with ASHRAE 62.2, LEED, IAP and California Title 24

ADDITIONAL BENEFITS

- Plastic standard 4" adapter with backdraft damper/shutter allows for better air tightness.
- Slide and snap-in junction box and duct collar provide even greater installation flexibility
- Pre-installed alignment guides help guide adaptor assembly into place during installation for a tight precision fit
- Temporary clip molded into casing holds fan in place while installer fastens fan to can safely
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with the decrease in leakage in the Building Envelope during blower door testing
- UL listed for tub/shower enclosure when GFCI protected and UL listed for use with the Panasonic Ceiling Radiation Damper (model # PC-RD05CS)
- 6-year warranty ECM motor, 3-year warranty on parts, 5 year on LED chip panel

ENERGY STAR

Miseno MH80120AS — $211.59 (https://www.compactappliance.com/product/s13256

ZLINE 698-46 — $999.95 (https://www.compactappliance.com/product/s14447

Trade-Wind VSL460-0- — $822.00 (https://www.compactappli

Description & Specifications

ZLINE Professional 280 - 700 CFM 40 Inch Wide Insert Range Hood

The ZLINE 695-40 is a 40 in. stainless steel range hood insert with a modern design and built-to-last quality, making it a great addition to any kitchen. This hood's high-performance, 700 CFM 4-speed motor will provide all the power you need to quietly and efficiently ventilate your stove while cooking. With its classic 430 grade stainless steel, this range hood contains rust, temperature, and corrosion-resistant properties to ensure a durable vent hood that will last for years to come. Enjoy modern features, including built-in LED lighting for an illuminated culinary experience and dishwasher-safe stainless steel baffle filters for easy clean-up. This range hood insert has a ducted vent with easy, simple installation. Experience Attainable Luxury® in the heart of your home, with a ZLINE range hood. ZLINE Kitchen and Bath stands by all products with its manufacturer parts warranty.

Features:

Easy-to-use push button controls lets you easily control fan speed and lighting
4-Speed fan control (280/420/560/700) to choose the appropriate air flow for your cooking situation
700 CFM air flow (highest speed setting) efficiently exhausts large amounts of air away from your cooking area
Fixed vent with ductwork that easily connects to the top of the range hood for external venting
Dishwasher-safe stainless steel baffle filters
LED lighting illuminates the cooktop beneath the hood
Designed to fit standard (circular) ductwork for simple installation
Brushed 430 stainless steel adds that sharp, elegant look to your kitchen
110V/60HZ
Covered under a 3 year parts warranty

Specifications:

CFM: 280, 420, 560, 700

Chat With Us!

Sones: 1.1, 2.5, 4.3, 5.3
Nominal Width: 40"
Width: 40"
Height: 14-3/16"
Depth: 15"
Duct Size: 8" Round
Amperage: 5A
Voltage: 120V
Wattage: 550W

Specifications

CFM	?	280, 420, 560, 700	**CFM (High)**	?	700
Depth	?	15 in.	**Duct Size**	?	8" Round
Height	?	14.2 in.	**Height Above Cooktop**	?	30" to 36"
Nominal Width	?	40 in.	**Product Weight**	?	50 lbs.
Width	?	40 in.	**Available Without Blower**	?	No
Convertible to Ductless / Recirculating	?	No	**Ductless**	?	No
Includes Remote	?	No	**Light Included**	?	Yes
Blower Type	?	Internal	**Bulb Type**	?	LED
Control Type	?	Push Button	**Duct Discharge**	?	Vertical
Filter Type	?	Baffle Filters	**Installation Type**	?	Full Installation
LED	?	Yes	**Material**	?	Stainless Steel
Number of Bulbs	?	4	**Panel Ready**	?	No
Stainless Steel Grade	?	430	**Amperage**	?	5
Fan Speeds	?	4	**Frequency**	?	60 Hertz
Fuel Type	?	Electric	**Maximum Sones**	?	5.3
Minimum Sones	?	1.1	**Sones**	?	1.1, 2.5, 4.3, 5.3
Speeds	?	4	**Voltage**	?	120
Wattage	?	550	**ADA**	?	No
Certifications	?	ETL	**Collection**	?	Professional
Country Of Origin	?	China	**Energy Star**	?	No
Manufacturer Warranty	?	3 Year Parts	**Outdoor Approved**	?	No
Title 24	?	No			

Chat With Us!

BATH VENTILATION FAN SPECIFICATIONS

TEMPE
B1212-SBK

FINISHES
SOFT BLACK
Coastal Suitable Finish (EPM): **No**

DIMENSIONS
Height: **12"**
Width/Diameter: **6.75"**
Product Weight: **2.57lb**
Extension: **3.5"**
Top to Center: **2.75"**
Canopy/Backplate Shape: **Rectangular**
Sloped Ceiling Compatible: **No**
Living Finish: **No**
Uplight Only: **Yes**

Shade

ELECTRICAL

Bulb 1
Bulb Included: **No**
Socket: **GU10**
Max Wattage: **8**
Bulb Quantity: **1**
Bulb Included: **No**
Wire Length: **7'**
Gem Box Required (2"x3"): **No**
Dark Sky: **Yes**

SHIPPING
Carton 1: **14" x 9" x 6"**
Carton 1 Weight: **3lb**
Shipping Method: **Ground**
Country of Origin: **TH**

HUDSON VALLEY LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

REVISED 3.11.2022

EXTERIOR SCONCES (DARK SKY COMPLIANT)

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Santa Barbara, CA 93101
Tel.: (805) 965-9555
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CUT SHEETS

DRAWN BY: Author

CHECKED BY: Checker

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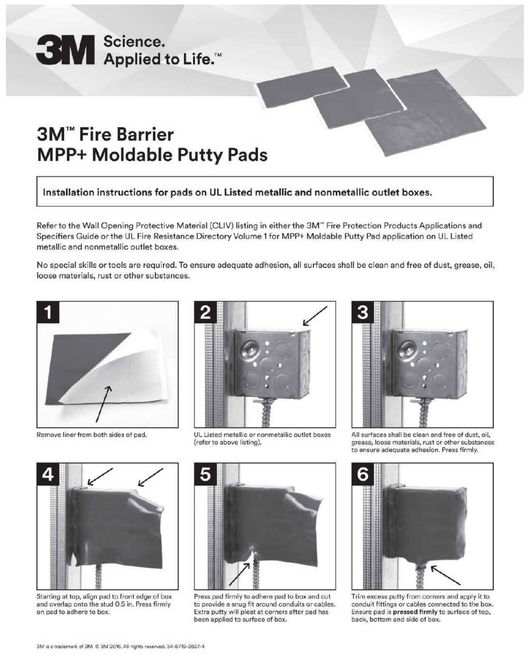
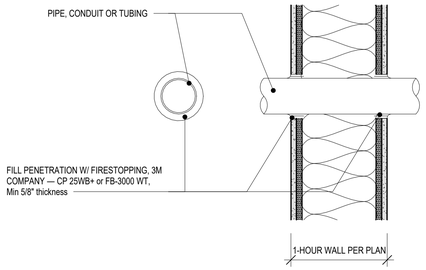
SHEET OF

LIGHT FIXTURES AND RECESSED PENETRATION PROTECTION
UL 263, 1-HOUR RATED

OUTLET BOX PENETRATION PROTECTION
UL 263, 1-HOUR RATED



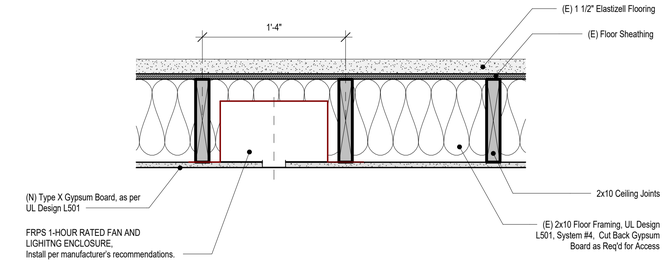
1-HOUR WALL PENETRATION:
UL Listing # XHEZ.W-L-1001 - Through-penetration Firestop Systems
UL 1479 OR ASATEM 814



PIPE, CONDUIT OR TUBING NOTES
One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in / (0 mm). (point contact) to max 2 in. (51 mm) Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe — Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 24 in. (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
C. Conduit — Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in (102 mm) diam (or smaller) steel electrical metallic tubing
D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing
E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
F. Through Penetrating Product* — Flexible Metal Piping The following types of steel flexible

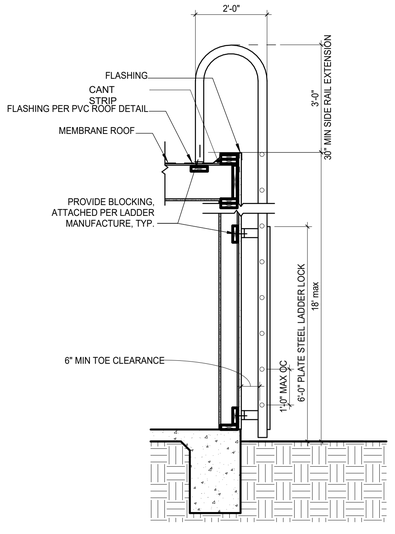
3 THRU WALL PENETRATION
SCALE: 1 1/2" = 1'-0"

1-HOUR CEILING PENETRATION
UL 263



FRPS 1-HOUR RATED ENCLOSURE NOTES
- ATTACHEMENT: Secure the flanges of the box to the underside of the framing with No. 6, 1-1/4 in. long bugle head screws spaced at pre-drilled locations on the flanges.
- RECESSED LIGHT FIXTURE: Standard canister-style recessed light assembly installed in accordance with manufacturer's instructions. Standard 3C-12AWG "Romex" wire is fixed to the assembly and exits the recessed light cover through a maximum of two openings.
- FIRESTOP SEAL: Apply a bead of firestop fill void around the power supply wire where it exits the recessed light cover.

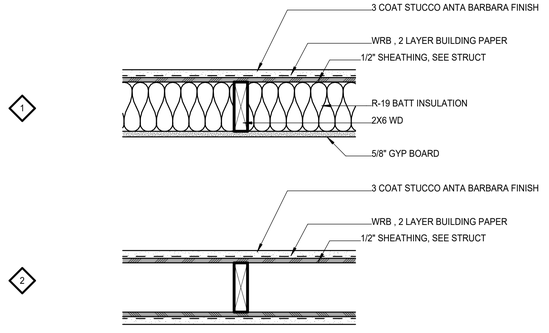
2 CEILING PENETRATION
SCALE: 1 1/2" = 1'-0"



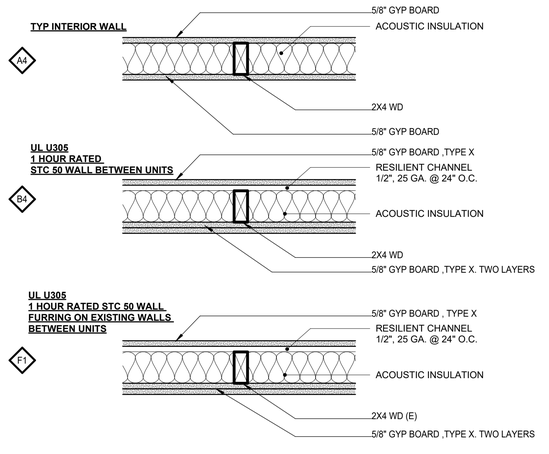
NOTE:
- SIDE RAILS <14" OC
- EACH RUNG TO SUPPORT 300 POUND
- COLOR POWDER COATED TO MATCH STUCCO FINISH
- MANUFATURER TO PROVIDE ATTACHEMENT DETAILS
- PER CBC 304.3.1, REQUEST APPROVAL AS ALTERNATE FORM OF ACCESS

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

EXTERIOR WALLS



INTERIOR WALLS



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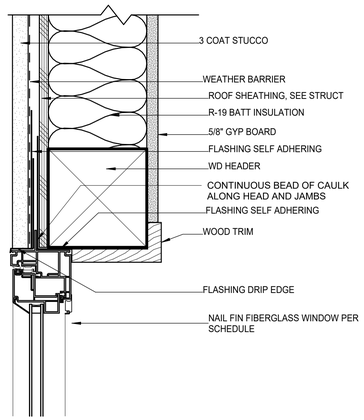
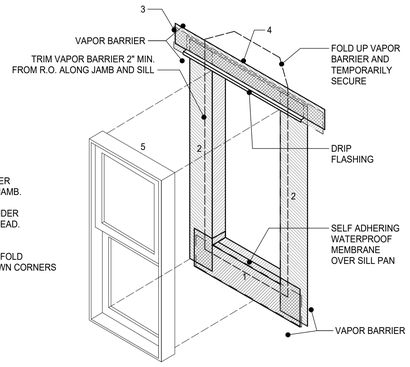


3 WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

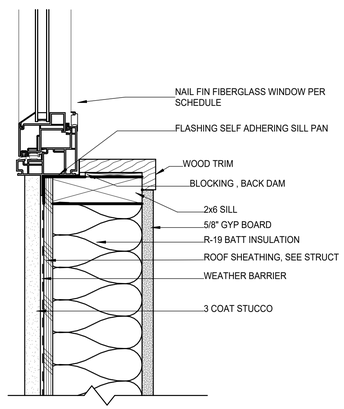
FLASHING SEQUENCE

1. INSTALL PAN FLASHING AND WATERPROOF MEMBRANE AT SILL.
2. INSTALL WATERPROOF MEMBRANEOVER VAPOR BARRIER AT JAMBS; WRAP INTO JAMB.
3. INSTALL WATERPROOF MEMBRANE UNDER VAPOR BARRIER AT HEAD; WRAP INTO HEAD.
4. INSTALL DRIP FLASHING WITH WATER--PROOF MEMBRANE OVER THE TOP AND FOLD DOWN VAPOR BARRIER OVER; TAPE DOWN CORNERS OF VAPOR BARRIER.
5. INSTALL WINDOW WITH SEALANT.



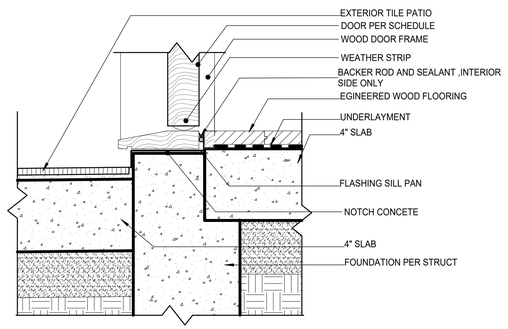
2 WINDOW FLASHING DETAIL

SCALE: 3/4" = 1'-0"



4 WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



1 (N) DOOR SILL DETAIL

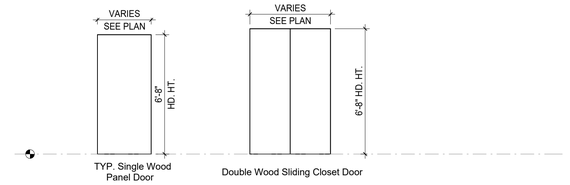
SCALE: 3" = 1'-0"

EXTERIOR DOOR SCHEDULE

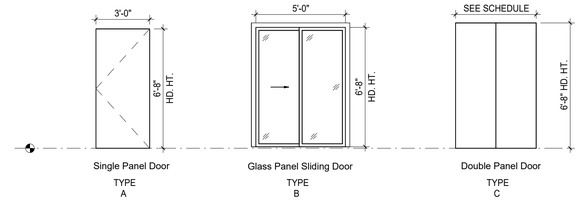
TAG	TYPE	ROOM NAME	ROOM NO.	DOOR WIDTH	DOOR HEAD HEIGHT	LOCKSET	DOOR CORE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	TEMPERED GLAZING	DOOR REMARKS
Level 1													
01 A	C	F.G	01	3'-0"	6'-8"	Storage	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
02 A	A	(E) JANITOR	02	2'-6"	6'-8"	Storage	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
03 A	C	(E) STORAGE	03	6'-0"	6'-8"	Storage	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
101 B	A	LIVING	101	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
102 A	B	DINING	102	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
104-1	A	LIVING	301	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		Unit Entry Door
201 A	A	BED 2	208	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
301 A	B	DINING	302	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
301 B	A	LIVING	301	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
Level 2													
501	A	LIVING	501	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
502	B	DINING	502	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
601 A	A	LIVING	601	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
701 B	A	LIVING	821	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
702 A	B	DINING	702	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
804	B	M BED	812	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
901	A	KITCHEN	801	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		Unit Entry Door

DOOR LEGEND

INTERIOR DOORS



EXTERIOR DOORS



EXTERIOR WINDOW SCHEDULE

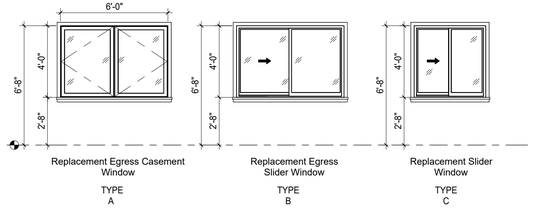
TAG/TYPE	Height	Width	Finish/ Material	Comments	U-Value	SHGC	TEMPERED GLAZING
A	4'-0"	6'-0"	<varies>	<varies>	<varies>	<varies>	<varies>
C	4'-0"	4'-0"			0.42		

DOOR AND WINDOW NOTE:

1. THE NFRC THERMAL PERFORMANCE LABLES SHALL REMAIN ON NEW OR REPLACEMENT WINDOWS UNTIL FINAL INSPECTION.
2. FEILD VERIFY AND DESIGNER APPROVE SHOPDRAWINGS BEFORE PURCHASE

NOTE VERIFY HEAD HEIGHT OF DOOR, MATCH EXISTING HEAD HEIGHT OF EXISITNG INTERIOR DOORS.

EXTERIOR WINDOW LEGEND



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CONTENTS:
DOOR AND WINDOW SCHEDULE

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

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SHEET OF

GENERAL NOTES:

1. THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOTE SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT 2 WEEKS PRIOR TO INSTALLATION.

2. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO THE OWNER'S REPRESENTATIVE.

3. STRUCTURES, STREETS, SIDEWALKS, TREES, HARDSCAPE, UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.

4. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
   - 4.1. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
   - 4.2. THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD (IF REQUIRED).
   - 4.3. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.

5. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.

6. THE CONTRACTOR SHALL VERIFY ON SITE ALL DIMENSIONS AND LOCATIONS OF ANY UNDERGROUND UTILITY.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING DUMPSTER(S) TO REMOVE LANDSCAPE DEBRIS AND TO DUMP LOCATION. CONTRACTOR IS RESPONSIBLE FOR LOADING DEBRIS TO BE HAULED AWAY

2. CONTRACTOR TO DIG UP AND REMOVE GRASS AND/ OR IVY AND ROOT SYSTEMS TO DEPTH OF 3" OR BELOW THE THATCH LAYER OF THE SOIL.

3. CONTRACTOR IS RESPONSIBLE FOR WATERING EXISTING PLANT MATERIAL TO REMAIN DURING CONSTRUCTION.

PLANTING NOTES:

1. PLANT QUANTITIES SHOWN IN PLANT LIST ARE FOR REFERENCE ONLY; PLANS SUPERCEDE THE LEGEND. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITY SHOWN ON PLANS.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE AFFECTED WORK CAN CONTINUE.

3. IRRIGATION SYSTEM TO BE INSTALLED AND OPERABLE PRIOR TO INSTALLATION OF PLANT MATERIALS. SCHEDULE HAND WATERING OF ALL PLANT MATERIALS INSTALLED PRIOR TO IRRIGATION SYSTEM.

4. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND THE PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS. THE CONTRACTOR SHALL VERIFY EXACT QUANTITIES OF PLANT MATERIAL NECESSARY, BASED ON EXISTING CONDITIONS AND EXISTING PLANT MATERIAL COVERAGE.

5. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN THE BID AS A CONDITION OF THE BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR SUPPLYING ALL MATERIALS. THE MAINTENANCE PERIOD MAY NOT BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.

6. LANDSCAPE ARCHITECT TO APPROVE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

7. PLANTS SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF PROJECT, FOR AT LEAST TWO YEARS UNLESS OTHERWISE SPECIFICALLY AUTHORIZED.

8. PLANT MATERIAL SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM FOR THEIR SPECIES, WITH REGARD TO NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

9. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS WHICH WOULD PREVENT THRIVING GROWTH.

10. SUBMIT PHOTOGRAPHS WITH A PERSON ADJACENT TO EACH PLANT TYPE FOR PRELIMINARY REVIEW. TREES AND LARGE SHRUB MATERIAL IS TO BE REVIEWED BY LANDSCAPE ARCHITECT AT THE GROWING NURSERY. SUCH REVIEW SHALL NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROGRESS OF THE WORK.

11. FOR VINE INSTALLATION, PROVIDE AND INSTALL STAINLESS STEEL EYE HOOKS AS ACCEPTED BY LANDSCAPE ARCHITECT. SECURE TO FENCE/WALL WITH GREEN POLYETHYLENE TAPE AT TEN (10) IN. INTERVALS. REMOVE ALL NURSERY GROWING STAKES. DO NOT ATTACH ANCHORS OR TIES TO WALL OR OTHER STRUCTURES PRIOR TO ACCEPTANCE OF THAT WORK BY LANDSCAPE ARCHITECT.

12. LAY OUT LOCATIONS OF HEADERS FOR REVIEW PRIOR TO FINAL INSTALLATION. INSTALL PER DETAILS, TRUE TO LINE AND GRADE.

13. BARK MULCH: IN ALL PLANTING AREAS, INSTALL A 3" THICK LAYER OF MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. BARK MULCH IS TO BE FREE OF STICKS, DIRT, DUST AND OTHER DEBRIS, AS ACCEPTED BY LANDSCAPE ARCHITECT. DO NOT MULCH GROUNDCOVER AREAS OR ORNAMENTAL GRASS AREAS AND AREAS WITH GRAVEL MULCH. GROUNDCOVER IS DEFINED HERE AS PLANT MATERIAL WHICH WILL TAKE ROOT WHERE THE STEMS TOUCH SOIL.

14. IF NEEDED, INSTALL GOPHER BASKETS PER MANUFACTURER INSTRUCTIONS AT ALL NEW SHRUB AND GROUNDCOVER PLANTING.

TREE PROTECTION AND MITIGATION MEASURES:

1. PROTECTIVE FENCING WILL BE NEEDED AND MUST BE INSTALLED FOR THE PROTECTION OF ALL TREES AS NEEDED. INSTALL A FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AND A DISTANCE OF FIVE (5) FEET BEYOND THE END OF BRANCHES (DRIP LINE). STAKES SHALL BE STRONG ENOUGH TO SECURE THE FENCE FOR THE DURATION OF THE PROJECT. THE FENCE IS TO REMAIN IN PLACE AT ALL TIMES. A GATE IS NECESSARY FOR TREE MAINTENANCE PERSONNEL. NO BUILDING MATERIALS OR EQUIPMENT ARE TO BE STORED IN THE FENCED AREA. NO TEMPORARY BUILDINGS WILL BE PERMITTED WITHIN THE TREE'S PROTECTION ZONE.

2. IF FENCE CANNOT BE LOCATED 5'-0" OUTSIDE OF DRIPLINE DUE TO PROXIMITY TO NEW CONSTRUCTION, LOCATE FENCE 5'-0" FROM FACE OF NEW CONSTRUCTION. INSTALL 4" LAYER OF MULCH BENEATH TREE IN EXPOSED ROOT ZONE BETWEEN FENCE AND NEW CONSTRUCTION. COVER MULCH WITH 3/4" PLYWOOD TO REDUCE SOIL COMPACTION.

3. IF THE GOVERNING AGENCY ALLOWS TRENCHING WITHIN THE TREE'S PROTECTION ZONE, THE PROJECT ARBORIST MUST BE PRESENT AND PROPERLY DIRECTING TRENCHING WORK TO REDUCE THE IMPACT ON THE TREES. TRENCHING MUST BE PERFORMED BY THE USE OF HAND TOOLS OR THE AIR SPACE. ROOT PRUNING, IF NECESSARY, SHALL BE PERFORMED UNDER THE DIRECTION OF THE PROJECT'S CONSULTING ARBORIST.

4. DISPOSING OF WASTE SUCH AS CEMENT, CONCRETE, PETROLEUM PRODUCTS, PAINT OR ANY OTHER MATERIAL THAT MAY BE TOXIC TO PLANTS SHALL NOT BE PERMITTED ON SITE.

5. IF QUESTIONS ARISE REGARDING ANY ACTION THAT MAY HAVE A NEGATIVE IMPACT ON THE TREES, ONE SHALL CONTACT THE PROJECT'S CONSULTING ARBORIST BEFORE THE TREES ARE DAMAGED AS LITTLE CAN BE DONE AFTER THE DAMAGE OCCURS.

6. WHEN INSTALLING THE UTILITIES (GAS/WATER) LINES ETC., IF TRENCHING IS TO OCCUR WITHIN THE PROTECTED ZONE OF ANY TREE, THE PROJECT'S CONSULTING ARBORIST MUST BE PRESENT TO HELP PROTECT THE INTEREST OF THE TREES. THE PROJECT'S CONSULTING ARBORIST SHALL BE PRESENT DURING ALL GRADING OPERATIONS THAT IS WITHIN THE TREE'S PROTECTED ZONE, WHICH IS THE END OF THE BRANCHES (DRIP LINE) PLUS 5 FEET. SOIL PREPARATION/CONDITIONING:1. A MINIMUM OF (2) SOIL SAMPLES SHALL BE TAKEN BY THE CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS. APPROVED LABORATORIES ARE SOIL AND PLANT LABS (714) 282-8777 OR WALLACE LABS (310) 615-0116. PROVIDE ALL SOIL AND SOIL AMENDMENTS PRODUCTS, INCLUDING ALL IMPORTED TOPSOIL AS REQUIRED TO MAKE UP DEFICIENCIES IN QUANTITY OF ACCEPTABLE SOIL AVAILABLE ON SITE. EXECUTE ALL LABOR TO ACHIEVE SOIL PREPARATION, COMPLETE, AS SHOWN AND AS SPECIFIED.

SOIL PREPARATION AND CONDITIONING:

1. A MINIMUM OF (2) SOIL SAMPLES SHALL BE TAKEN BY THE CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS. APPROVED LABORATORIES ARE SOIL AND PLANT LABS (714) 282-8777 OR WALLACE LABS

2. SOIL TEST TO BE PERFORMED BY APPROVED SOIL TESTING LABORATORY, PRIOR TO ANY SOIL PREPARATION WORK. ALL AMENDMENT TYPES AND QUANTITIES TO BE ADDED PER SOIL TEST REPORT RECOMMENDATIONS.

3. BACKFILL MIX IS ALSO TO BE DETERMINED BY SOILS TESTING LABORATORY. BACKFILL MIXES ARE TO BE MIXED IN SEPARATE STOCKPILES NOT IN THE PLANTING PIT.

4. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER, IF NECESSARY, TO BRING SOIL TO AN OPTIMUM MOISTURE CONTENT FOR TILLING AND PLANTING.

5. CLEAR ALL PLANTING AREAS OF STONES 2" DIAMETER AND LARGER, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS PRIOR TO SOIL PREPARATION WORK.

MAINTENANCE PERIOD, WARRANTY, AND FINAL ACCEPTANCE:

PRELIMINARY REVIEW: WHEN PLANTING IS SUBSTANTIALLY COMPLETED PER DOCUMENTS, HOLD A PRELIMINARY SITE REVIEW TO DETERMINE THE CONDITION OF THE WORK. ALL CORRECTIONS NOTED DURING THIS REVIEW MUST BE COMPLETED BEFORE PRELIMINARY ACCEPTANCE CAN BE ESTABLISHED. NOTIFY LANDSCAPE ARCHITECT AT TWO WEEKS PRIOR TO ANTICIPATED DATE OF REVIEW.

1. THE MAINTENANCE PERIOD WILL BEGIN AT THE DATE ON WHICH THE LANDSCAPE ARCHITECT ISSUES A LETTER OF PRELIMINARY ACCEPTANCE TO THE CONTRACTOR.

2. CONTRACTOR TO MAINTAIN PLANTINGS FOR A PERIOD OF SIX MONTHS AFTER DATE OF PRELIMINARY ACCEPTANCE. PRELIMINARY ACCEPTANCE TO BE ESTABLISHED BY LANDSCAPE ARCHITECT UPON SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. AT THE CLOSE OF MAINTENANCE PERIOD, FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION WILL BE ESTABLISHED BY LANDSCAPE ARCHITECT. AT THAT TIME THE OWNER WILL ASSUME RESPONSIBILITY FOR THE LANDSCAPE.

3. FINAL ACCEPTANCE: WARRANT THAT ALL PLANT MATERIAL, EXCLUSIVE OF GROUND COVERS, INSTALLED UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH 1 YEAR FROM DATE OF PRELIMINARY ACCEPTANCE. SIMILARLY WARRANT GROUNDCOVER FOR A PERIOD OF 6 MONTHS FROM DATE OF PRELIMINARY ACCEPTANCE.

4. REPLACE, AT NO COST TO OWNER, PLANTS REVEALED AS BEING UNTRUE TO NAME AND SPECIES.

5. PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, WITH FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR.

6. REPLACEMENTS: AS SOON AS WEATHER CONDITIONS PERMIT, REPLACE, WITHOUT COST TO OWNER, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY LANDSCAPE ARCHITECT DURING AND AT THE END OF WARRANTY PERIOD. REPLACEMENTS MUST BE OF A SIZE AND QUALITY THAT MATCHES PLANTS OF THE SAME SPECIES WHICH ARE ADJACENT TO THE REPLACEMENT AND OF A SIZE AND QUALITY MATCHING THE EXPECTED NORMAL GROWTH OF SIMILAR MATERIAL OF THE SAME TYPE AT A SIMILAR AGE.

7. FINAL ACCEPTANCE DATE: THE DATE ON WHICH THE LANDSCAPE ARCHITECT ISSUES A LETTER OF FINAL ACCEPTANCE. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE WORK.

8. CLEANUP: AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS, AND ANY OTHER WASTE ARE TO BE REMOVED FROM THE SITE.

MWELO NOTES:

1. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED INTO A FRIABLE CONDITIONS

2. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

3. A MINIMUM OF 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.

4. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES

COMPOST:

1. COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS.

2. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.
   - 2.1. ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT
   - 2.2. FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
   - 2.3. C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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⚠ Planning 06.11.25

Revisions

Planning 04.21.25

Issuance

Drawing Title: General Notes

Date: 06.11.25

Drawn by: er | studio pappaterra

Scale

Sheet Number: L1.00

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PLANT SCHEDULE	
Scientific Name	**Common Name**
TREES (Existing)	
Cupressus macrocarpa	Monterrey Cypress
Phoenix canariensis	Canary Island Palm
SPECIMEN	
Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon
Garrya elliptica 'Evie'	Evie's Silk Tassel Bush
VINES	
Clytostoma callistegioides	Lavender Trumpet Vine
Calystegia macrostegia	Coast morning glory
Trachelospermum jasminoides	Star Jasmine
PERENNIALS	
Salvia 'Amistad'	Amistad sage
Gaura lindheimeri 'White'	White Gaura
Iris germanica 'Golden Panther'	Golden Panther tall bearded iris
Agave bracteosa	Squid Agave

SHADE PLANTS	
Rumohra adiantiformis	Leatherleaf fern
Polystichum munitum	Western sword fern
Ribes viburnifolium	Catalina currant
GRASSES	
Muhlenbergia rigens	Deer grass
Aristida purpurea	Purple three awn
GROUNDCOVER	
Dipterostemon capitatus and Erigeron glaucus 'White Lights'	Blue dicks and White seaside daisy
Salvia leucophylla 'Gracias'	Gracias sage

TOTAL LOT SIZE: 12,750 SF
TOTAL HARDSCAPE AREA: 5,576 SF (43.7%)
TOTAL COMMON OPEN SPACE: 1,358 SF (10.7%)
TOTAL LANDSCAPE AREA: 1,839 SF (14.4%)

42" H FENCE & PEDESTRIAN GATE ALONG P.L.

(N) LANDSCAPE PROPOSED OUTSIDE OF P.L. TO BE LOW WATER, FULLY IRRIGATED & MAINTAINED BY 4956 5TH LLC

20'-0" SETBACK

5'-0" SETBACK

PROPERTY LINE 174.47'

Slope

PROPERTY LINE 70.00'

REPLACE ALL (E) PAVING W/ PERMEABLE PAVERS, (E) GRADE TO REMAIN

30'-0" SETBACK

PROPERTY LINE 189.82'

5'-0" SETBACK

(E) TREES TO BE PROTECTED IN PLACE

(E) DRAIN TO REMAIN

N

Landscape Planting Plan - Ground Floor 1

SCALE 1/8"=1'-0"

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LANDSCAPE DESIGN
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Drawing Title: Landscape Site Plan

Date: 06.11.25

Drawn by: er | studio pappaterra

Scale

Sheet Number: L1.01

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Plant Reference Images

TREES (Existing)

Cupressus macrocarpa

Phoenix canariensis

SPECIMENS

Heteromeles arbutifolia ‘Davis Gold’

Garrya elliptica ‘Evie’

VINES

Clytostoma callistegioides

Calystegia macrostegia

Trachelospermum jasminoides

PERENNIALS

Salvia ‘Amistad’

Gaura lindheimeri ‘White’

Iris germanica ‘Golden Panther’

Agave bracteosa

SHADE PLANTS

Rumohra adiantiformis

Polystichum munitum

Ribes viburnifolium

GROUNDCOVER

Dipterostemon capitatus

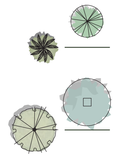
Erigeron glaucus ‘White Lights’

Salvia leucophylla ‘Gracias’

GRASSES

Muhlenbergia rigens

Aristida purpurea



PLANT SCHEDULE

Scientific Name	Common Name	Size	Quantity	Water Use	Notes
TREES (Existing)					
Cupressus macrocarpa	Monterrey Cypress	-	1	-	protect in place
Phoenix canariensis	Canary Island Palm	-	1	-	protect in place
SPECIMEN					
Heteromeles arbutifolia ‘Davis Gold’	Davis Gold Toyon	15 Gal	4	Low	
Garrya elliptica ‘Evie’	Evie’s Silk Tassel Bush	15 Gal	4	Low	
VINES					
Clytostoma callistegioides	Lavender Trumpet Vine	15 Gal	18	Medium	
Calystegia macrostegia	Coast morning glory	5 Gal	19	Low	
Trachelospermum jasminoides	Star Jasmine	15 Gal	29	Low/Medium	
PERENNIALS					
Salvia ‘Amistad’	Amistad sage	1 Gal	14	Low	
Gaura lindheimeri ‘White’	White Gaura	1 Gal	88	Low	
Iris germanica ‘Golden Panther’	Golden Panther tall bearded iris	1 Gal	67	Low/Medium	
Agave bracteosa	Squid Agave	5 Gal	28	Very Low	
SHADE PLANTS					
Rumohra adiantiformis	Leatherleaf fern	1 Gal	10	Medium	
Polystichum munitum	Western sword fern	1 Gal	12	Medium	
Ribes viburnifolium	Catalina currant	1 Gal	15	Medium	
GRASSES					
Muhlenbergia rigens	Deer grass	5 Gal	76	Low	
Aristida purpurea	Purple three awn	1 Gal	134	Low	
GROUNDCOVER					
Dipterostemon capitatus and Erigeron glaucus ‘White Lights’	Blue dicks and White seaside daisy	1 Gal 1 Gal	45 45	Low Low	
Salvia leucophylla ‘Gracias’	Gracias sage	1 Gal	26	Low	

Paving Reference Images

Hanover Permeable 3.25”x18” Pavers
Natural Texture
Colors: Charcoal (L), Limestone Gray (R)

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LANDSCAPE DESIGN
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Revisions

Planning 04.21.25

Issuance

Drawing Title: Landscape Materials Board

Date: 06.11.25

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Scale:

Sheet Number: L1.02

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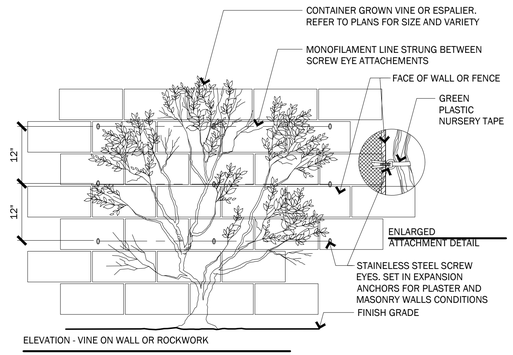
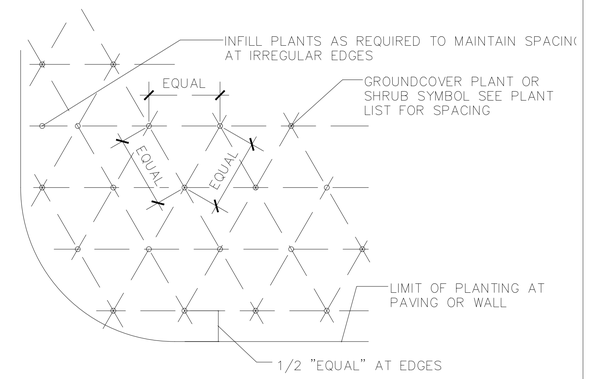
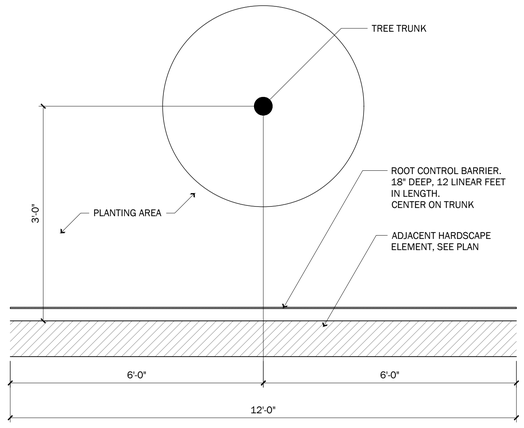


A. SET ROOTBALL AS CLOSE TO BACK EDGE OF PLANTING PIT AS POSSIBLE.
B. REMOVE ALLNURSERY STAKES AND TIES
C. SPREAD BRANCHES OF VINE ONTO WALL OR FENCE AND ATTACH TO AS DETAILED
D. WRAP VINE BRANCHES AROUND POSTS OR COLUMNS AND SPREAD ACROSS LATTICE IF APPLICABLE.

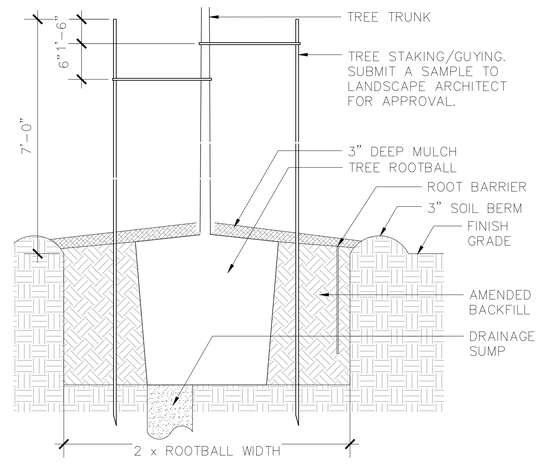
VINE PLANTING	1"=1'-0"	6



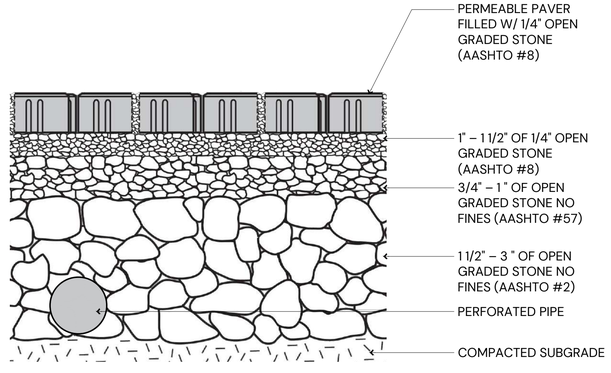
TRIANGULAR SHRUB/ G.C. SPACING	1"=1'-0"	3



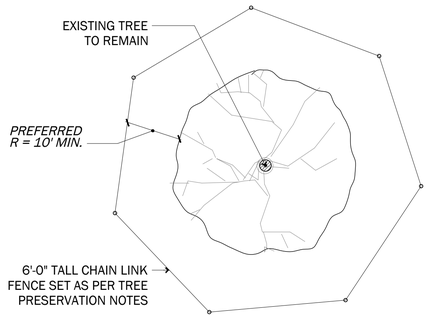
ROOT BARRIER	1"=1'-0"	5



TREE PLANTING	1"=1'-0"	2



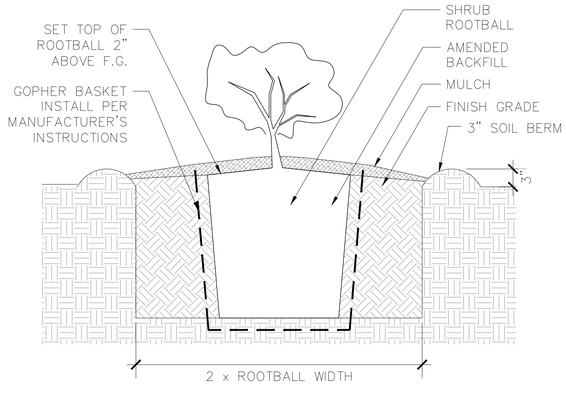
PERMEABLE PAVING	NTS	7



NOTES:

FENCING IS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AND TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED. PROVIDE FENCING PLAN TO CONFIRM EXACT FENCE LOCATION WITH OWNER FOR EACH TREE TO BE PROTECTED IN PLACE. NOTE ANY PROVISIONS NEEDED FOR CONSTRUCTABILITY OR PUBLIC ACCESS THROUGH LIFE OF PROJECT.NO STORAGE OR PLACEMENT OF MATERIALS ARE TO OCCUR WITHIN THIS FENCE. CONTRACTOR TO CONFIRM THAT EXISTING IRRIGATION TO ALL PROTECTED PLANTS REMAINS IN FULL OPERATION DURING CONSTRUCTION. NO TREES SHALL BE INJURED DURING CONSTRUCTION.

TREE PROTECTION	1/2"=1'-0"	4



SHRUB PLANTING	1"=1'-0"	1

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⚠ Planning 06.11.25

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Drawing Title: Landscape Details

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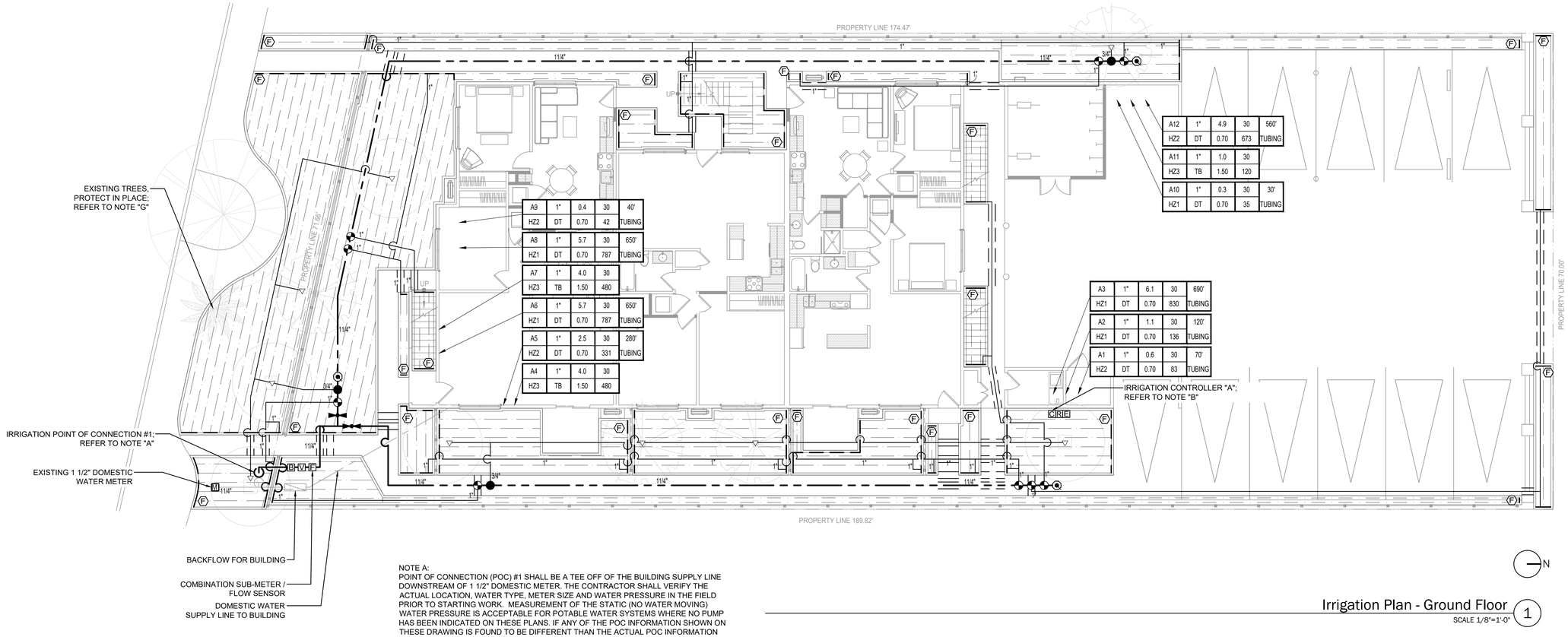

N

Irrigation Plan - Ground Floor

SCALE 1/8"=1'-0" (1)

NOTE A:
POINT OF CONNECTION (POC) #1 SHALL BE A TEE OFF OF THE BUILDING SUPPLY LINE DOWNSTREAM OF 1 1/2" DOMESTIC METER. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. MEASUREMENT OF THE STATIC (NO WATER MOVING) WATER PRESSURE IS ACCEPTABLE FOR POTABLE WATER SYSTEMS WHERE NO PUMP HAS BEEN INDICATED ON THESE PLANS. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	75	PSI (STATIC / DYNAMIC)
DESIGN WATER PRESSURE:	52	PSI
MAXIMUM SYSTEM DEMAND:	6	GPM
RESIDUAL WATER PRESSURE:	23	PSI

NOTE B:
CONTROLLER "A" SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE E:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY, THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A SCALED SHOP DRAWING INDICATING THE PROPOSED LOCATIONS FOR THE IRRIGATION EQUIPMENT LISTED BELOW. THE SHOP DRAWING SHALL BE PREPARED TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT. SHOP DRAWINGS MUST INCLUDE THE PROPOSED LOCATIONS FOR THE FOLLOWING ITEMS:

1. POINT OF CONNECTION (INCLUDING WATER POC, BACK FLOW DEVICES, MASTER CONTROL VALVES, FLOW SENSORS, ETC.)
2. ISOLATION VALVES
3. AUTOMATIC CONTROL VALVES (INDICATE STATION NUMBER)
4. QUICK COUPLING VALVES
5. IRRIGATION CONTROLLER(S)
6. RELATED EQUIPMENT (AS MAY BE DIRECTED).

EACH PIECE OF AFOREMENTIONED EQUIPMENT SHALL HAVE IT'S PROPOSED INSTALLED LOCATION SHOWN ON THE SHOP DRAWINGS. THE SYMBOL FOR EACH PRODUCT SHALL BE A SCALED REPRESENTATION OF THE FOOTPRINT OF THE EQUIPMENT OR THE VALVE BOX IN WHICH THE EQUIPMENT IS INSTALLED. CONTRACTOR SHALL INSTALL ALL VALVE BOXES AND RELATED EQUIPMENT PER THE OWNER APPROVED SHOP DRAWINGS. ONCE THE SHOP DRAWING LOCATIONS ARE APPROVED, THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO ADJUSTMENTS TO THE APPROVED VALVE BOX PLACEMENT WITHOUT PRIOR WRITTEN ACCEPTANCE. ANY IRRIGATION EQUIPMENT INSTALLED WITHOUT PRIOR APPROVAL WITH SHOP DRAWINGS WILL BE SUBJECT TO RELOCATION BASED ON DIRECTION BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

NOTE G:
CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. AIR SPADE SHALL BE UTILIZED FOR ALL TRENCHING WITHIN THE DRIPLINE OF TREES. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.

WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER	1	WATER METER SIZE (Inches)	1.50
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	75.0
REMOTE CONTROL VALVE #	A5	REMOTE CONTROL VALVE SIZE (In.)	1.00
R.C.V. DEMAND (GPM)	6	TOTAL DEMAND (GPM)	6
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	75.0

s+a sweeney + associates IRRIGATION DESIGN AND CONSULTING

PRESSURE LOSS CALCULATION IS PROVIDED FOR THIS PROJECT BY SWEENEY & ASSOCIATES, INC. UNAUTHORIZED USE BY ANY OTHER PERSON, COMPANY OR PROJECT IS FORBIDDEN WITHOUT WRITTEN PERMISSION.

SIZE (Inches)	DESCRIPTION	FLOW	#	LOSS	
1.50	SERVICE LINE (50 FT OF TYPE K COPPER)	6	1	0.10	PSI
1.50	WATER METER (XXXX TYPE)	6	2	0.40	PSI
1.00	BACKFLOW PREVENTER (R/P TYPE)	6	3	11.50	PSI
1.00	FILTRATION (WYE FILTER)	6	4	0.30	PSI
1.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	6	6	0.82	PSI
1.00	MASTER CONTROL VALVE	6	7	0.32	PSI
1.00	FLOW SENSOR	6	8	1.00	PSI
1.25	ISOLATION VALVES (BALL TYPE)	6	9	1.00	PSI
1.25	160 FEET OF MAINLINE: SCH. 40 PVC	6	10	0.42	PSI
1.25	10 - 90 DEGREE ELBOWS	6	13	0.44	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	6	14	2.60	PSI
10%	LATERAL LINE LOSSES	6	15	3.00	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	16	0.08	PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	17	0.00	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)			18	22.0	PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)			19	30.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)			20	52.0	PSI
STATIC WATER PRESSURE (FROM ABOVE)			21	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			22	23.0	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			23	62.0	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 20 PSI RESIDUAL)			24	N/A	PSI

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

SIGNATURE: _____ DATE: 04-21-25

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

811

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Revisions	
⚠ Planning	06.11.25
Planning	04.21.25

Issuance

Drawing Title: IRRIGATION PLAN

Date: 06.11.25

Drawn by: er | studio pappaterra

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

Sheet Number: L2.01

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WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: 4956 Fifth Street

Project Address: 4956 Fifth Ave. Carpinteria, CA 93013

s+a sweeney + associates IRRIGATION DESIGN AND CONSULTING

Reference Evapotranspiration (ETo) 44.9 In./Yr. **Residential Project?** Yes

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.30	Drip	0.81	0.38	2,575	979	27,239
2. Moderate Water Use Plantings	0.40	Drip	0.81	0.50	1,129	565	15,715
3. Low Water Use Trees	0.30	Bubblers	0.81	0.38	1,080	410	11,425
				Totals:	**4,784**	**1,953**	
					Estimated Total Water Use (ETWU) Total:		**54,379**
					Maximum Applied Water Allowance (MAWA)[e]:		**73,247**

[a] **Hydrozone # / Planting Description** — E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water Use Plantings

[b] **Irrigation Method** — E.g. Overhead Spray of Drip

[c] **Irrigation Efficiency** — E.g. 0.75 for Spray, 0.81 for Drip

[d] ***ETWU (Annual Gallons Required)*** = *ETo x 0.62 x ETAF x Area*

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed)*** = *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than ***0.55***

Regular Landscape Areas (Excludes Special Landscape Areas)		All Landscape Areas (Includes Special Landscape Areas)	
Total ETAF x Area	1,953	Total ETAF x Area	1,953
Total Area	4,784	Total Area	4,784
Average ETAF	**0.41**	**Average ETAF**	**0.41**

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
15. THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
▽	RAIN BIRD	RD-06-S-P30-F 6" POP-UP BUBBLER HEAD WITH A HUNTER MSBN-50Q STREAM BUBBLER NOZZLE EACH SYMBOL REPRESENTS TWO (2) BUBBLER TO PROVIDE A TOTAL OF TWO (2) BUBBLERS PER TREE. PLACE THE BUBBLER HEADS SIX (6) INCHES FROM THE ROOT BALL OF THE TREE AND ON OPPOSITE SIDES OF TREE. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE.	.50 (1.00 TOTAL)	30	1.5 FT	1.50 IN./HR.	A,B
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR5-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 4" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS. SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D,E
NO SYMBOL	NETAFIM	CONNECTION BETWEEN HCVXR DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING TL DRIP LINE BARBED FITTINGS, SCH. 40 PVC THREADED FITTINGS, SCH. 80 NIPPLES AND FLEXIBLE NIPPLES. WHEN THE CONNECTION IS AT THE END RUN OF THE TUBING USE A 1/2" SCH. 40 PVC THREADED 90° ELBOW, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND A TL050MA 17mm BARB X 1/2" MIPT ADAPTER FITTING. WHEN THE CONNECTION IS IN THE MIDDLE OF THE TUBING RUN USE A 1/2" SCH. 40 PVC THREADED TEE FITTING, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND TWO (2) TL050MA 17mm BARB X 1/2" MIPT ADAPTERS. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. FLEXIBLE NIPPLES SHALL BE MODEL #GFN050600 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684.					C,D,E
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D,E
— — — —	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D,E
F	GPH IRRIGATION/ HUNTER	GDFN DRIP FLUSH / INDICATOR NOZZLE, ORANGE IN COLOR, INSTALLED ONTO A HUNTER ECO-ID-12 12" POP-UP INDICATOR HEAD. THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					E,F
M	P.O.C.	1 1/2" POTABLE (DOMESTIC) WATER METER WITH 1 1/2" SERVICE LINE. VERIFY SIZE, LOCATION AND PRESSURE IN FIELD.					N/A
B	WILKINS	975XLS, 1" R/P BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					G
V	SUPERIOR	3200-100 1" NORMALLY CLOSED, BRASS MASTER CONTROL VALVE. WIRE MCV TO THE CONTROLLER USING A SEPARATE PILOT AND GROUND WIRE, ROUTE INSIDE A 1" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					H
F	HUNTER	HC-100-FLOW, 1" BRASS COMBINATION FLOW SENSOR AND METER, WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES INSIDE A 1" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX.					I
⋈	LASCO	V141101N-SC 1 1/4" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					J
◉	RAIN BIRD	33DLRC 3/4" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13T-212 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX.					K
●	HUNTER	ICV-101G-FS-AS-ADJ PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), SIZE AS SHOWN (1" SIZE), SET AS-ADJ PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD TO THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE. INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					L,N
◔	HUNTER / RAIN BIRD	PLASTIC DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN (1" SIZE). COMPLETE WITH PLASTIC CONTROL VALVE, DRIP FILTER AND PRESSURE REGULATION, AS SHOWN BELOW BY SIZE: 1" DRIP ZONES: ICV-101G-FS VALVE; A RAIN BIRD PRB-QKCHK-100 PRESSURE REGULATING, 200 MESH BASKET FILTER IN A JUMBO RECT. BOX.					M,N
NO SYMBOL	LASCO	ULTRA-ZONE SCH. 80 PVC MANIFOLD ASSEMBLIES SHALL BE USED TO INSTALL MULTIPLE 1" SIZED REMOTE CONTROL VALVES AND DRIP REMOTE CONTROL VALVES INSIDE A SINGLE JUMBO RECTANGULAR VALVE BOX. USE ALL COMPONENTS DESCRIBED IN THE DETAIL TO INSTALL THE VALVE ASSEMBLY.					N
C	HUNTER	I2C-800-PL 8 STATION ICC2 CONTROLLER WITH TWO (2) ICM-800 8-STATION EXPANSION MODULES TO CREATE AN 24 STATION CONTROLLER. INSTALL CONTROLLER INSIDE A STAINLESS STEEL ENCLOSURE, SEE BELOW FOR TYPE.					O
R	HUNTER	RAIN-CLIK WIRED RAIN SENSOR, MOUNT ON EXTERIOR WALL IN AN EXPOSED AREA, WIRE TO THE CONTROLLER.					P
E	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
———	AS APPROVED	PVC PIPE 3/4" - 1" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					Q
———	AS APPROVED	PVC PIPE 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					Q
— — — —	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES.					R
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	WELD-ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P-68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 705 LOW VOC, GRAY COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	AS APPROVED	1" SCH. 40 PVC, GRAY ELECTRICAL CONDUIT FOR FLOW SENSOR / MASTER VALVE WIRES, PROVIDE PULL BOX AT A MAXIMUM OF 200 FEET ON CENTER FOR A 3 FOOT WIRE LOOP OR ANY SPLICES. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP.					Q,S,T
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					S
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS LOWER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS HIGHER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOX BODIES AND LIDS SHALL BE BLACK IN COLOR. ALL BOXES SHALL BE SECURED WITH A RAIN BIRD VB-LOCK-H HEXAGON HEAD BOLT, WASHER AND CLIP. BOXES SHALL BE AS SHOWN BELOW:					T

DESCRIPTION	SHRUB AREAS (BLACK BOXES AND LIDS)
10" ROUND BOXES	VB-10RNDB (BOX) AND VB-10RNDBKL (LID)
STANDARD RECTANGULAR BOXES	VB-STDB (BOX) AND VB-STDBKL (LID)
JUMBO RECTANGULAR BOXES	VB-JMBB (BOX) AND VB-JMBBKL (LID)

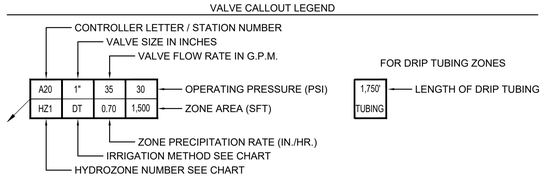
IRRIGATION CONTROLLER RUN TIMES

POC or Controller		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
A	ETo / Month (Inches):	2.00	2.40	3.20	3.90	4.80	5.20	5.50	5.70	4.50	3.40	2.40	2.00	**44.90**
	ETo / Day (Inches):	0.06	0.09	0.10	0.13	0.15	0.17	0.18	0.18	0.15	0.11	0.08	0.06	**0.12**
	Irrigation Days / Week:	3	4	4	5	5	6	6	6	5	4	4	3	

Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Low Water Use Plantings	0.30	0.70	0.81	4.8	4.8	5.7	5.8	6.9	6.4	6.6	6.8	6.7	6.1	4.4	4.8	Min./Day/Zone
Drip Tubing	Number of Zones:		5	**23.9**	**23.8**	**28.7**	**28.9**	**34.4**	**32.1**	**32.9**	**34.1**	**33.3**	**30.5**	**22.2**	**23.9**	**Total Min./Day**
Moderate Water Use Plantings	0.40	0.70	0.81	6.4	6.3	7.6	7.7	9.2	8.6	8.8	9.1	8.9	8.1	5.9	6.4	Min./Day/Zone
Drip Tubing	Number of Zones:		4	**25.5**	**25.4**	**30.6**	**30.8**	**36.7**	**34.2**	**35.0**	**36.3**	**35.6**	**32.5**	**23.7**	**25.5**	**Total Min./Day**
Low Water Use Trees	0.30	1.50	0.81	2.2	2.2	2.7	2.7	3.2	3.0	3.1	3.2	3.1	2.8	2.1	2.2	Min./Day/Zone
Bubblers	Number of Zones:		3	**6.7**	**6.7**	**8.0**	**8.1**	**9.6**	**9.0**	**9.2**	**9.5**	**9.3**	**8.5**	**6.2**	**6.7**	**Total Min./Day**
	Total Number of Zones:		**12**	56	56	67	68	81	75	77	80	78	71	52	56	Total Min./Day
	Total Controller Run Time in Hours:			**0.93**	**0.93**	**1.12**	**1.13**	**1.35**	**1.26**	**1.29**	**1.33**	**1.30**	**1.19**	**0.87**	**0.93**	**Total Hrs./Day**
				JAN	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	

Note: **These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.**

VALVE CALLOUT LEGEND



HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.30
HZ 2	MODERATE WATER USE PLANTINGS	M	0.40
HZ 3	LOW WATER USE TREES	L	0.30

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
DT	DRIP TUBING	DRIP	0.81
TB	TREE BUBBLERS	DRIP	0.81

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

811

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Project Team

⚠ Planning 06.11.25

Revisions

Planning 04.21.25

Issuance

Drawing Title: IRRIGATION LEGEND & NOTES

Date: 06.11.25

Drawn by: er | studio pappaterra

Scale: N.T.S.

Sheet Number: L2.02

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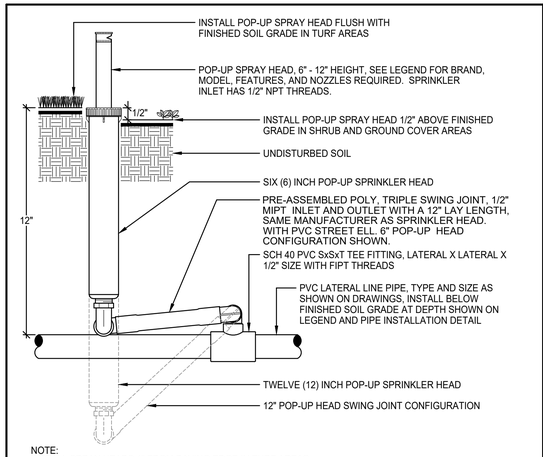

NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE STREAM TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

SECTION VIEW - N.T.S.

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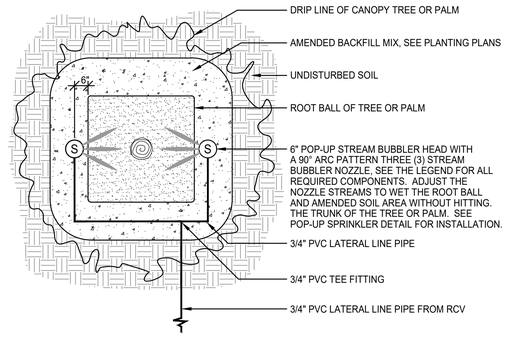
A POP-UP SPRINKLER HEAD



NOTE:
POSITION MSBN-50Q STREAM BUBBLER HEADS 6" FROM THE ROOT BALL.
POSITION MSBN-25Q STREAM BUBBLER HEADS 1" FROM THE ROOT BALL.

PLAN VIEW - N.T.S.

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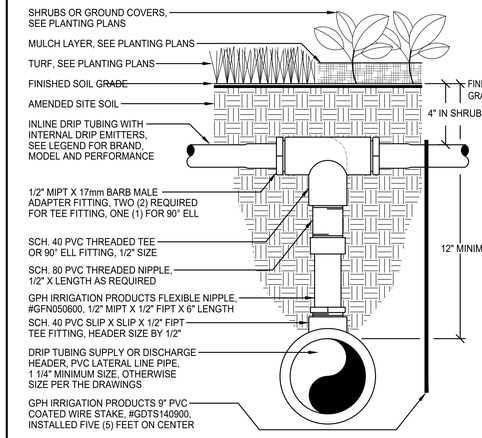
B TREE BUBBLER LAYOUT



NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.
FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.
FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND TWO ADAPTER FITTINGS FOR THE CONNECTION.

SECTION VIEW - N.T.S.

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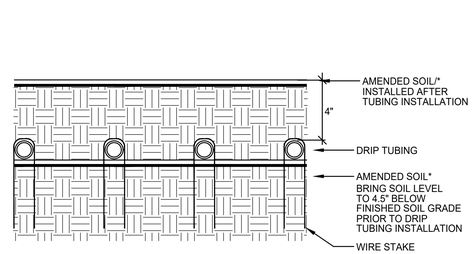
C DRIP CONNECTION



* AS PER LANDSCAPE DRAWINGS

RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 4.5" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

BACKFILL FINAL 4.5" OF SOIL OVER THE TUBING AFTER INSTALLATION OF THE TUBING AND OBSERVATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

SECTION VIEW - N.T.S.

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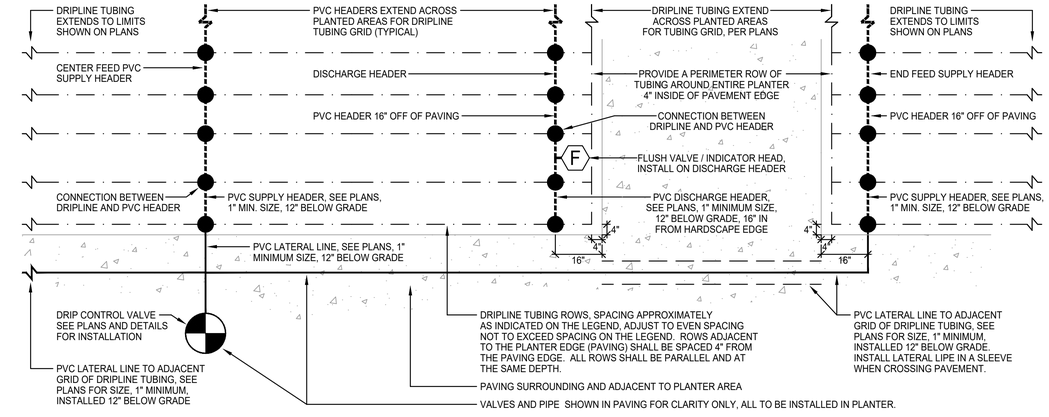
D DRIP TUBING LAYOUT (SECTION)



NOTE:
PVC SUPPLY AND DISCHARGE HEADERS SHALL BE INSTALLED AT END RUNS OF TUBING, NO MORE THAN 16" FROM THE EDGE OF THE HARDSCAPE. WHERE A TUBING END RUN HAS ONLY TWO (2) OR THREE (3) ROWS, A PVC DISCHARGE HEADER IS NOT NEEDED AND THE PERIMETER ROW OF TUBING SHALL BE USED FOR THE DISCHARGE. WHERE FOUR (4) OR MORE TUBING ROWS END RUN, A PVC DISCHARGE HEADER IS REQUIRED.

PVC PIPE FOR LATERALS, SUPPLY HEADERS AND DISCHARGE HEADERS SHALL BE MINIMUM 1" SIZE, OR SIZED AS SHOWN ON THE PLANS.

ENTIRE PERIMETER OF PLANTING AREA SHALL HAVE A ROW OF DRIP TUBING INSTALLED 4" OFF OF THE EDGE OF THE HARDSCAPE AS SHOWN ABOVE.

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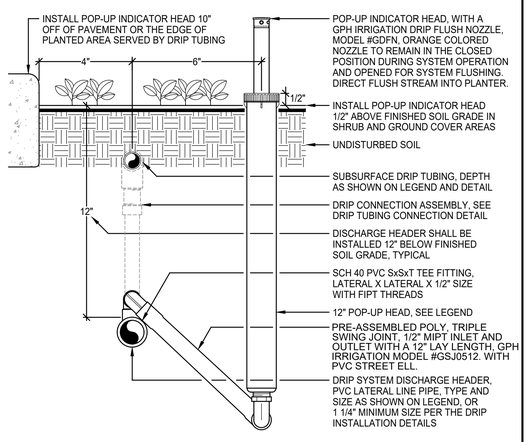
E DRIP TUBING LAYOUT



NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.

INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.

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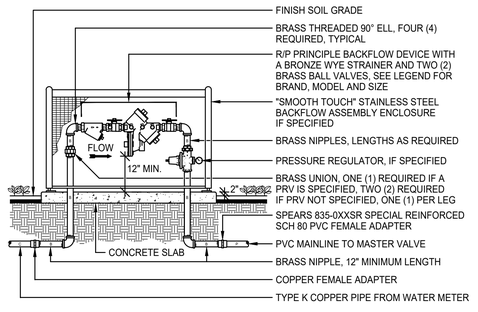
F FLUSH VALVE/INDICATOR HEAD



NOTE:
INSTALL THE PRESSURE REGULATOR ONLY IF IT IS SPECIFIED IN THE LEGEND.

BACKFLOW DEVICE OUTLET SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED SOIL GRADE.

ASSEMBLY PIPING AND FITTINGS SHALL BE SIZED EQUAL TO THE SIZE OF THE BACKFLOW PREVENTION DEVICE

USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

CONCRETE SLAB SHALL BE A MINIMUM OF 4" THICK, 18" WIDE AND EXTEND AT LEAST 8" PAST THE BACKFLOW ASSEMBLY PIPING, OR BE THE SIZE REQUIRED BY THE ENCLOSURE MANUFACTURER.

NO THREADED CONNECTIONS SHALL BE MADE UNDER THE CONCRETE SLAB.

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G BACKFLOW DEVICE

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Project Team

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Planning	04.21.25

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Drawing Title: IRRIGATION DETAILS

Date: 06.11.25

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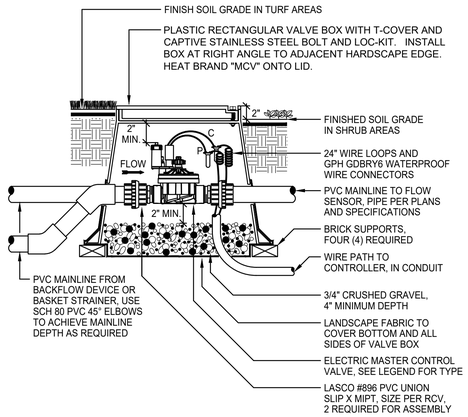

NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

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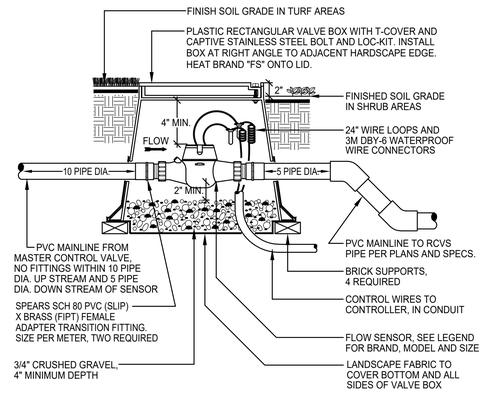
H MASTER CONTROL VALVE



NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.
USE SCH 80 PVC 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH AS REQUIRED.

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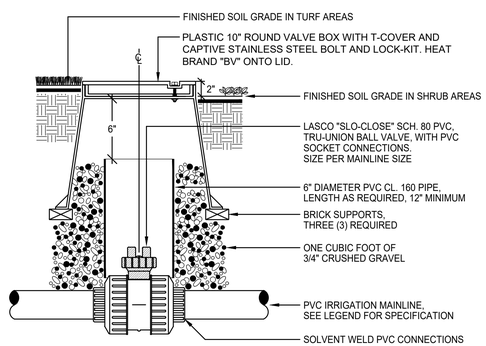
I HYDROWISE FLOW SENSOR



NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

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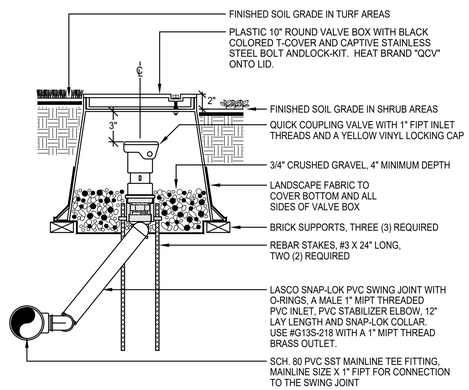
J BALL VALVE



NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING. SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.

WHEN USING A 3/4" QUICK COUPLER VALVE, USE A LASCO G13T-212 SWING JOINT WITH A 3/4" BRASS OUTLET FOR CONNECTION TO THE QCV INLET. ALL OTHER PARTS OF SWING JOINT SHALL REMAIN 1" SIZE.

USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

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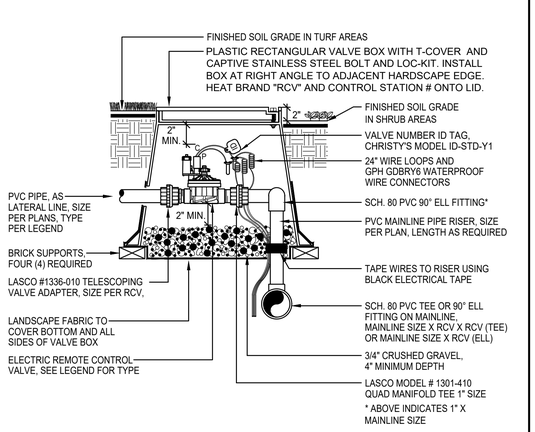
K QUICK COUPLER VALVE



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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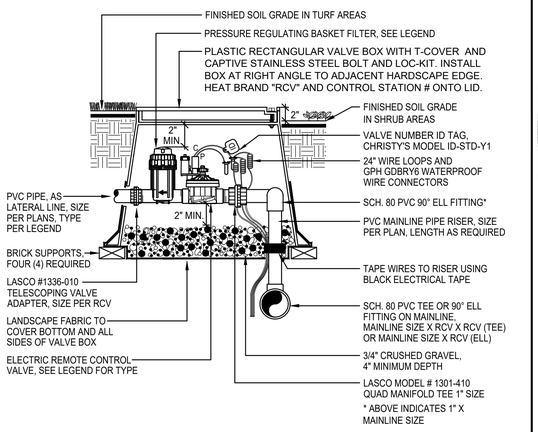
L REMOTE CONTROL VALVE



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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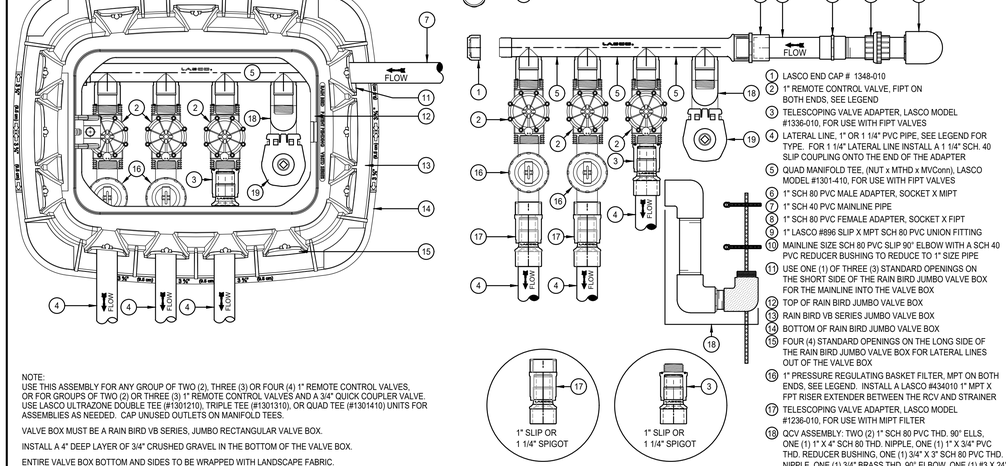
M DRIP REMOTE CONTROL VALVE



1. LASCO END CAP # 1348-010
2. 1" REMOTE CONTROL VALVE, FIPT ON BOTH ENDS, SEE LEGEND
3. TELESCOPING VALVE ADAPTER, LASCO MODEL #1336-010, FOR USE WITH FIPT VALVES
4. LATERAL LINE, 1" OR 1 1/4" PVC PIPE, SEE LEGEND FOR TYPE. FOR 1 1/4" LATERAL LINE INSTALL A 1 1/4" SCH. 40 SLIP COUPLING ONTO THE END OF THE ADAPTER
5. QUAD MANIFOLD TEE, (NUT x MTHD x MVConn), LASCO MODEL #1301-410, FOR USE WITH FIPT VALVES
6. 1" SCH 80 PVC MALE ADAPTER, SOCKET X MIPT
7. 1" SCH 40 PVC MAINLINE PIPE
8. 1" SCH 80 PVC FEMALE ADAPTER, SOCKET X FIPT
9. 1" LASCO #896 SLIP X MPT SCH 80 PVC UNION FITTING
10. MAINLINE SIZE SCH 80 PVC SLIP 90° ELBOW WITH A SCH 40 PVC REDUCER BUSHING TO REDUCE TO 1" SIZE PIPE
11. USE ONE (1) OF THREE (3) STANDARD OPENINGS ON THE SHORT SIDE OF THE RAIN BIRD JUMBO VALVE BOX FOR THE MAINLINE INTO THE VALVE BOX
12. TOP OF RAIN BIRD JUMBO VALVE BOX
13. RAIN BIRD VB SERIES JUMBO VALVE BOX
14. BOTTOM OF RAIN BIRD JUMBO VALVE BOX
15. FOUR (4) STANDARD OPENINGS ON THE LONG SIDE OF THE RAIN BIRD JUMBO VALVE BOX FOR LATERAL LINES OUT OF THE VALVE BOX
16. 1" PRESSURE REGULATING BASKET FILTER, MPT ON BOTH ENDS, SEE LEGEND. INSTALL A LASCO #434010 1" MPT X FPT RISER EXTENDER BETWEEN THE RCV AND STRAINER
17. TELESCOPING VALVE ADAPTER, LASCO MODEL #1236-010, FOR USE WITH MIPT FILTER
18. QCV ASSEMBLY: TWO (2) 1" SCH 80 PVC THD. 90° ELLS, ONE (1) 1" X 4" SCH 80 THD. NIPPLE, ONE (1) 1" X 3/4" PVC THD. REDUCER BUSHING, ONE (1) 3/4" X 3" SCH 80 PVC THD. NIPPLE, ONE (1) 3/4" BRASS THD. 90° ELBOW, ONE (1) #3 X 24" REBAR STAKE, AND TWO (2) S.S. HOSE CLAMPS
19. 3/4" QUICK COUPLER VALVE, TOP OF QCV TO BE 1" BELOW BOTTOM OF THE VALVE BOX LID

NOTE:
USE THIS ASSEMBLY FOR ANY GROUP OF TWO (2), THREE (3) OR FOUR (4) 1" REMOTE CONTROL VALVES, OR FOR GROUPS OF TWO (2) OR THREE (3) 1" REMOTE CONTROL VALVES AND A 3/4" QUICK COUPLER VALVE. USE LASCO ULTRAZONE DOUBLE TEE (#1301210), TRIPLE TEE (#1301310), OR QUAD TEE (#1301410) UNITS FOR ASSEMBLIES AS NEEDED. CAP UNUSED OUTLETS ON MANIFOLD TEES.

VALVE BOX MUST BE A RAIN BIRD VB SERIES, JUMBO RECTANGULAR VALVE BOX.

INSTALL A 4" DEEP LAYER OF 3/4" CRUSHED GRAVEL IN THE BOTTOM OF THE VALVE BOX.

ENTIRE VALVE BOX BOTTOM AND SIDES TO BE WRAPPED WITH LANDSCAPE FABRIC.

DO NOT USE TEFLON PASTE ON THE VALVE CONNECTIONS TO THE LASCO ULTRA ZONE MANIFOLD CONNECTIONS.

USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

N COMBINED REMOTE CONTROL VALVE ASSEMBLY W / QCV

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Project Team

⚠ Planning 06.11.25

Revisions

Planning 04.21.25

Issuance

Drawing Title: IRRIGATION DETAILS

Date: 06.11.25

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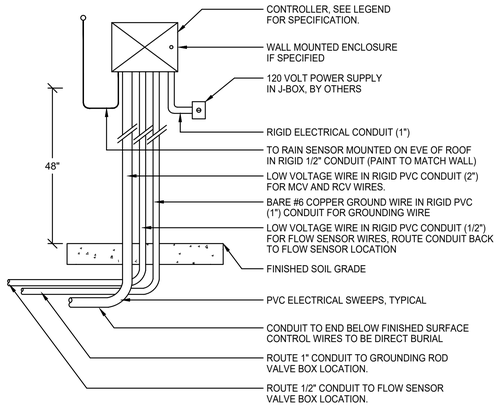

NOTE:
INSTALL ENCLOSURE AS INDICATED BY MANUFACTURER'S RECOMMENDATION.

SECTION VIEW - N.T.S.

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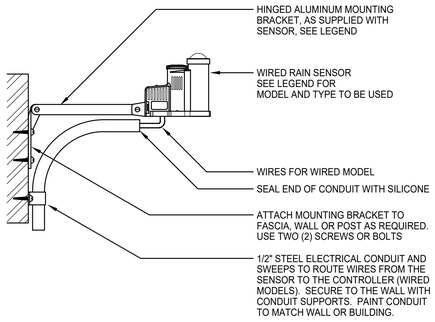
(O) WALL MOUNTED CONT. ASSEMBLY



NOTE:
LOCATE THE SENSOR PER THE DRAWINGS AND IN AN AREA THAT WILL RECEIVE DIRECT RAINFALL. VERIFY THE SENSOR LOCATION WITH THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION. VERIFY THE ROUTING OF THE WIRES AND CONDUIT ON WIRED SENSORS PRIOR TO INSTALLATION. ADJUST SENSOR LOCATION AS NECESSARY.

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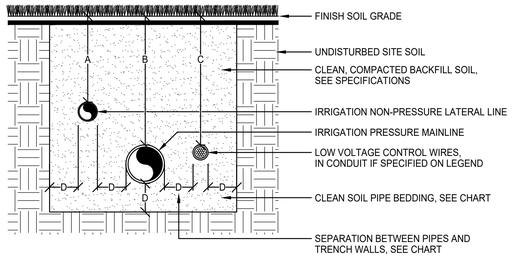
(P) RAIN SENSOR



PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER		30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

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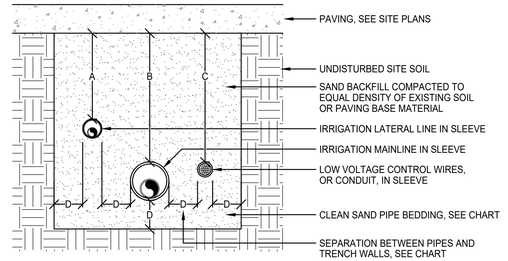
(Q) PIPE INSTALLATION



PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

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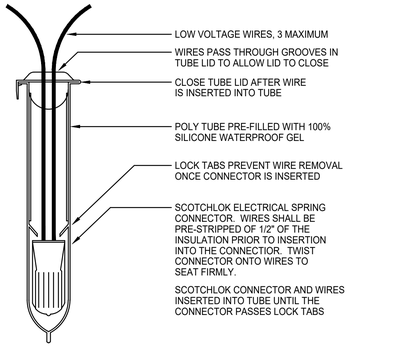
(R) SLEEVE INSTALLATION



NOTE:
WIRE CONNECTOR SHALL BE A GPH IRRIGATION GDBRY6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A 100% SILICONE WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

SECTION VIEW - N.T.S.

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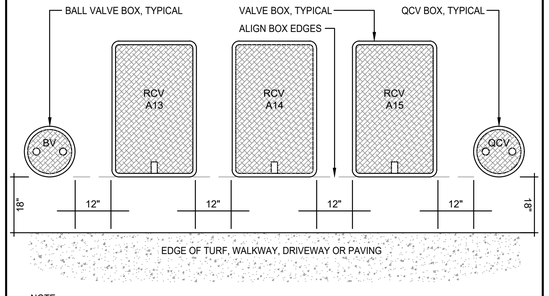
(S) WIRE CONNECTION

NOTE:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR DRIP ASSEMBLY TO FACILITATE SERVICING OF THE VALVE OR EQUIPMENT.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER OR SHRUB AREAS WHERE EVER POSSIBLE, VALVES IN TURF AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT PAVING EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT THE COLLAPSE AND / OR DEFORMATION OF VALVE BOXES.
5. BOX LOCATIONS SHALL BE STAKED IN THE FIELD PRIOR TO MAINLINE INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



NOTE:
VALVE BOXES SHALL BE INSTALLED IN SHRUB AND GROUND COVER AREAS. NO VALVES SHALL BE INSTALLED IN TURF AREAS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PLAN VIEW - N.T.S.

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(T) VALVE BOX LAYOUT

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⚠ Planning 06.11.25

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CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October, 16, 2025

Agenda Item #3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2334-DPR/ARB **Planner:** Mindy Fogg
Address: 1069 Casitas Pass Road
APN: 001-070-057
Zoning: Planned Residential Development (PRD)-20
Applicant: Michael Holliday, DMHA Architecture for Christine Lujan, MKCR Capital LLC

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request for a Development Plan Revision and Coastal Development Permit to allow exterior changes to an existing apartment complex which would include:

a. Removal of some existing trees, replanting of new trees.
b. Refurbishment of existing planted areas including removal of existing lawn and replacement with water-wise ornamental shrubs, grasses and groundcover.
c. Addition of resident-friendly amenities, including a BBQ area, dog park, and outdoor community gathering spaces.
d. Creation of a designated smoking area with signage and lighting.
e. Removal of some concrete walkways; addition of new concrete walkways and permeable paving areas.
f. New mail kiosks and bulletin boards.
g. Removal and replacement of damaged asphalt.
h. Application of seal coat, restriping, and an increased parking count.
i. Expansion of parking with new spaces and installation of EV charging stations.
j. Installation of automated driveway and pedestrian gates at the two entrance/exit points.
k. Installation of new signage, featuring the updated property name and logo.
l. Repainting of all buildings.
m. Updated exterior lighting fixtures.

Preliminary site plans, landscape plans, photometric study are provided in the plan set in Attachment A and an arborist report is provided in Attachment B.

PROJECT BACKGROUND

Project Setting

The project site is a 7.36-acre property (APN 001-070-057) developed with an existing apartment complex built in 1978 called Shepard Place Apartments. The complex is comprised of 169 residential units, associated leasing office, 154 parking spaces and carports, swimming pool, recreation center, and common open space with walking paths. There are/were 219 existing trees spanning a wide variety of species.

The project site is located in the Downtown/Old Town district (Community Design Subarea 2). North/northeast of the site is U.S. Highway 101. Adjacent to the site to the south/southeast is the Shepard Place Shopping center. Additional commercial uses are to the west and southwest. Single-family residential uses border the property to the northwest (see Figure 1, below).

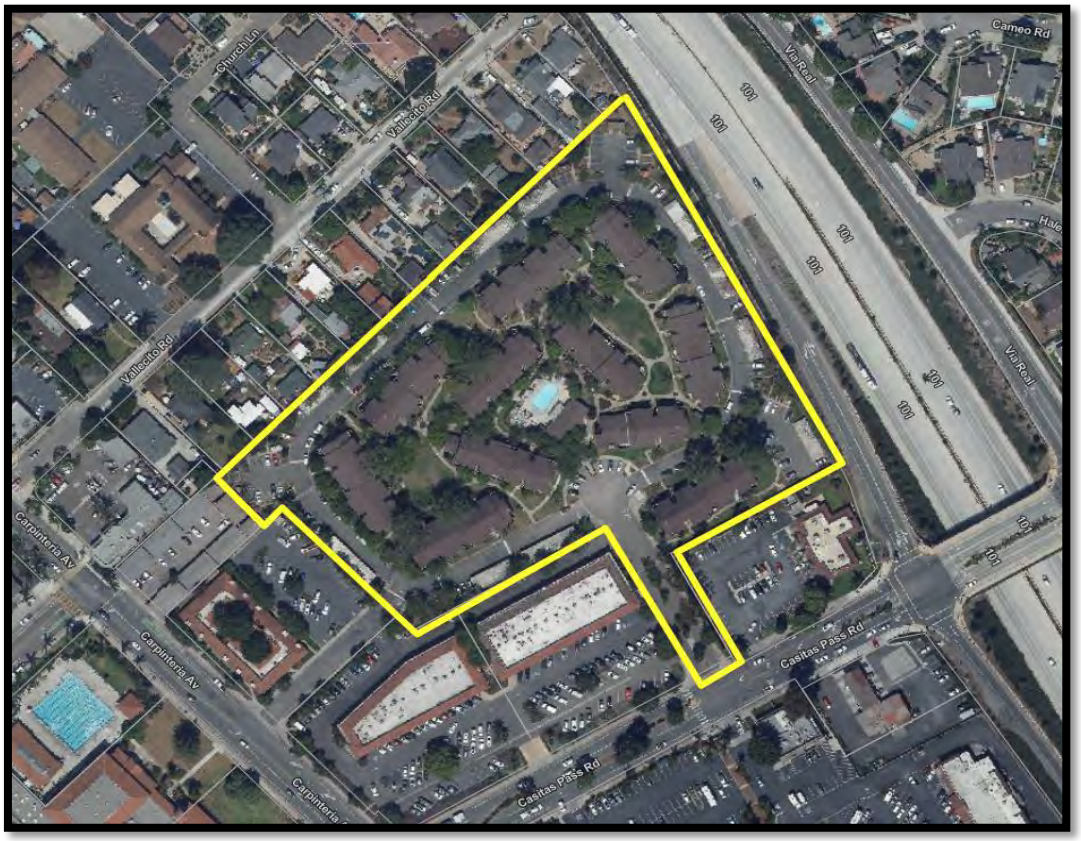

Figure 1 - Aerial View of Project Site

The subject site is relatively flat and slopes mildly to the west at an average slope of only one percent. It is not located in a FEMA flood hazard zone.

The site is zoned Planned Residential Development (PRD-20) and has a Land Use designation of Medium Density Residential (MDR). The site is not subject to any overlay districts.

Project History

In May 2023, the City received reports of unpermitted tree removals occurring throughout the Shepard Place Apartments complex. A site visit confirmed approximately two dozen trees had been removed with multiple others marked for proposed removals. City staff contacted ownership representatives to halt any further tree removals until a plan was submitted to the City for review and approval. A follow-up site visit by City staff with ownership representatives, ownership's tree contractor, and the City's consulting arborist determined that upon acquisition of the property, the new ownership discovered many of the original trees planted as part of the apartment complex development were in poor health, causing damage to onsite structures and improvements, and/or were in need of significant pruning and thinning. Several trees were dead or dying, and some posed an immediate safety threat and needed to be removed.

Ownership representatives provided the City with an assessment prepared by their tree contractor documenting the status of all onsite trees and recommended course of action for the remaining trees. This assessment and tree matrix is included on sheet L-1.1 of the plan set (Attachment A). City staff allowed tree pruning to commence but indicated outside of an emergency where a tree poses an imminent safety threat, no further trees should be removed until ownership applies for and obtains a Development Plan Revision for a comprehensive update to the development's tree planting plan. The plan must not only document trees that were previously removed or that are proposed to be removed, but also proposed replacement trees and landscaping for those affected areas. Following further conversations with ownership representatives, the project scope was expanded to incorporate other desired site improvements as described in this staff report.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

Multi-family residential development is a permissible use in the PRD district subject to Development Plan and Coastal Development Permit approval. In this case, the proposed exterior modifications to the complex would require a revision to the approved Development Plan and Coastal Development Permit on file. Table 1 below identifies the project's conformance with applicable PRD requirements.

The proposed project also includes a comprehensive rebranding of the complex, featuring a new overall name and corresponding updates to identification and wayfinding signage. The applicant's design team is currently coordinating with branding consultants on this component of the proposal; therefore, conceptual sign designs were not available at the time of this staff report. Final sign

designs will still need to be reviewed by the Board at a subsequent meeting. All new signage will be required to comply with the provisions of CMC Section 14.58.

Table 1 – Zoning Standards and Project Compliance

Standard	Requirement/ Allowance	Existing	Proposal
Setbacks	N/A	N/A	No change
Height	30 feet	25 feet	No change
Building Coverage	≤ 50%	24% (74,352 square feet)	No change
Common Open Space	≥ 20%	36% min. (116,772 square feet)	35% (110,757 square feet)
Density	20 du/ac	23 du/ac*	No Change
Parking	285	154**	23 new or 177 total

** A density bonus was applied to the original permits.*
***The residential units were originally restricted to ages 55 and older, which allowed for fewer parking spaces.*

Design Review

One of the primary purposes of this improvement project is based on the need to remove and replace mature trees that have become hazardous. As documented in the arborist report (Attachment B), existing challenges include the close spacing of trees, limited species diversity, and the placement of large trees adjacent to structures and high-use areas. Survey observations noted root exposure, fungal growth, and structural/mechanical damage. Of the 219 existing trees on site, 146 would be retained, 73 removed, and 14 new trees planted.

According to the conceptual landscape plans, the most common trees proposed for removal are Carrotwood (*Cupaniopsis anacardioides*) and Brazilian Pepper (*Schinus terebinthifolius*). Proposed replacement trees include Coast Live Oak and Bay Laurel (see Table 2). In addition, much of the existing water-intensive landscaping would be replaced with drought-tolerant grasses, shrubs, succulents, and groundcovers.

Table 2 – Preliminary Plant Schedule: Trees

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
TREES							
	CER OCC	3	CERCIS OCCIDENTALIS	WESTERN REDBUD [CA NATIVE]	24"BOX	LOW	
	CHI LIN	3	CHILOPSIS LINEARIS	DESERT WILLOW MULTI-TRUNK [CA NATIVE]	24"BOX	VERY LOW	
	QUE AG3	4	QUERCUS AGRIFOLIA	COAST LIVE OAK [CA NATIVE]	36"BOX	LOW	STD.
	UMB CAL	4	UMBELLULARIA CALIFORNICA STD.	BAY LAUREL [CA NATIVE]	24"BOX	LOW	

In addition to the landscaping improvements, three common-space areas on the grounds would be improved with new amenities: a dog park, a passive area with theater seating, and an active area with outdoor games and BBQ (Figure 2).

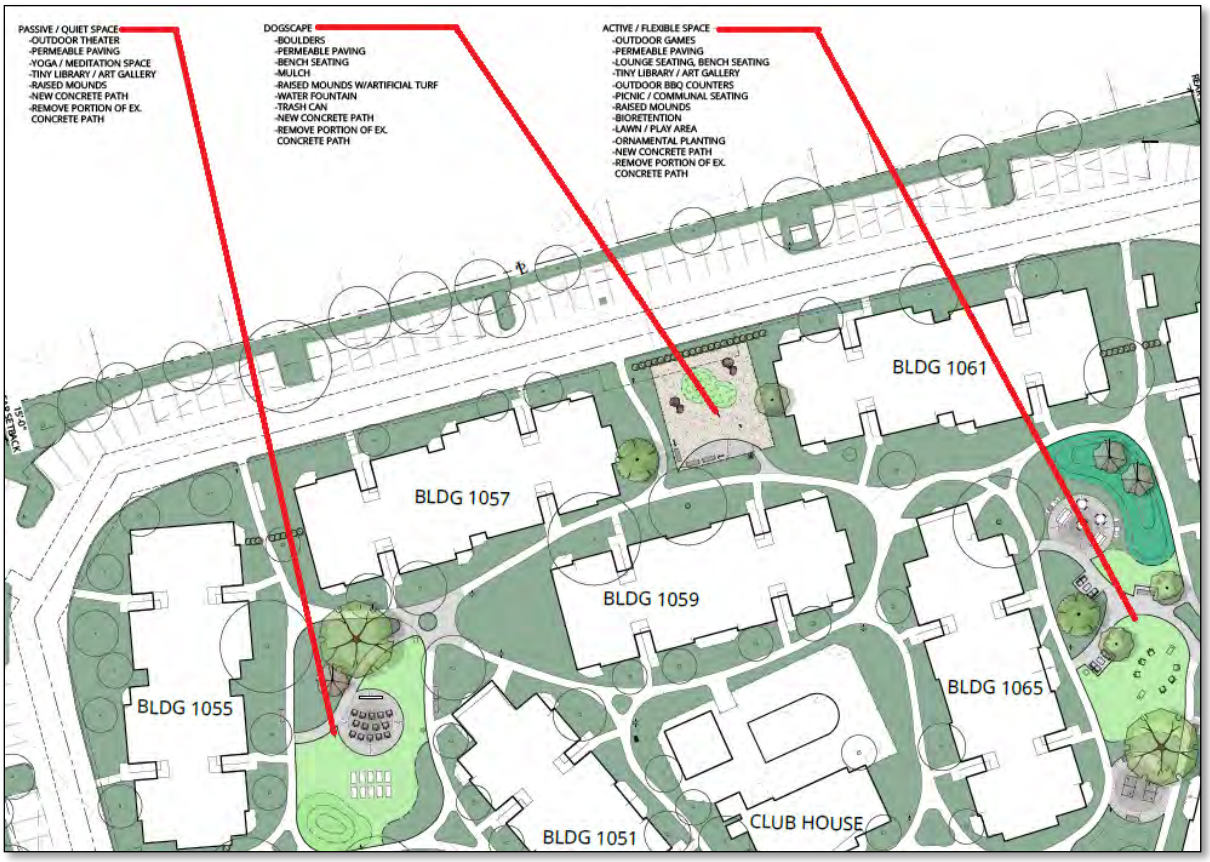

Figure 2 – New Amenities in Common Open Space

The proposed project also includes installation of new entry gates at both access points to enhance security for the complex, particularly during evening and nighttime hours. As currently proposed, the gates would be six feet in height with vertical wood pickets. Conceptual gate designs are shown on Sheet L-4.1 of the plan set (Attachment A), with representative imagery provided in Figure 3 below.

Figure 3 – Reference Imagery for New Gates at Entryways

Exterior lighting around the complex has been a source of concern in recent months. Many of the existing lampposts have outdated wiring, causing lights to flicker or fail. In addition, replacement bulbs have been installed with inconsistent wattage, lumen output, color temperature, and hue (Figure 4). This has resulted in complaints from tenants—some citing excessive brightness, while others request additional lighting for safety. Although replacement lighting was not included in the original proposal, the applicant has amended the application to incorporate a Photometric Plan and conceptual lighting design (Page E001 and LT-0 through LT-1.4 of the plan set in Attachment A). The proposed lighting would provide for illumination of walking paths while remaining night-sky friendly, consistent with the City's guidance on night-sky-friendly lighting (see handout: https://carpinteriaca.gov/wp-content/uploads/2020/04/Night-Sky-Friendly-Lighting.pdf). These changes are expected to address many tenant concerns and enhance the overall nighttime aesthetic of the property.

Figure 4 – Examples of Existing Lighting on the Project Site

Although no structural modifications to the on-site buildings are proposed at this time, the applicant proposes to refresh the building exteriors with a new color palette. Four conceptual color schemes are presented on Sheets A801 through A804 of the plan set (Attachment A), with a summary shown in Figure 5 below. One of the four options will be selected for final application, and staff welcomes any input or preferences from the Board.

Figure 5 – Potential Color Schemes for Exterior Paint

The expansion of parking with new spaces would comply with the general regulations in CMC Section 14.54.070 and 080, including:

- Spaces would be at least 9 ft wide by 18 ft. long (12 ft wide for ADA spaces).
- Adequate maneuvering space provided around the parking spaces.
- Trees, shrubbery, and ground cover would still be provided at suitable intervals in order to break up the continuity of the parking area.
- Planting islands for trees and shrubs would be protected from vehicles by concrete curbs.

As noted in the list of project components at the beginning of this report, the proposal also includes pavement replacement, a designated outdoor smoking area in the northeast corner, and several other minor aesthetic improvements throughout the complex (e.g., new mail kiosks, bulletin boards, and a community book-exchange kiosk/Little Free Library).

The Board's comments on the proposed aesthetic improvements – including landscaping, lighting, painting, etc., would be appreciated. Any initial thoughts on signage would also be welcome.

General Plan/Coastal Plan Policies

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 improvement project would enhance the residential complex in a manner consistent with Carpinteria's small beach town character. The updates would refresh and revitalize the buildings and grounds while avoiding an urban or overly modern appearance.

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).

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).*

Mountain views from the project site would be enhanced through the removal of select trees and improved spacing between remaining trees and buildings. Proposed lighting would incorporate shielding and softer illumination, thereby improving site views while reducing potential light pollution.

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

Proposed improvements include updated landscaping, incorporation of new common area recreational amenities, and new/replaced parking areas and walkways. Building colors for the entire complex would be updated and maintain a comprehensive and consistent appearance. Overall, it appears the proposed improvements would enhance neighborhood livability for residents of the complex.

Objective CD-6: *Existing transitional neighborhood edges should be maintained and incorporated into new neighborhood designs.*

Policy CD-6a: *Neighborhood-serving commercial or apartment buildings should be oriented to the street that bounds or enters the neighborhood. Front doors should face the street, with primary access directly from the public sidewalk. The buildings should be compatible in scale with nearby residential buildings.*

Although no structural changes are proposed, the proposed landscaping, lighting, parking, and color enhancements would create a more inviting apartment complex that is compatible with the surrounding built environment.

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-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.*

The proposed project would include a comprehensive rebranding of the complex, featuring a new overall name and corresponding updates to identification and wayfinding signage. The applicant's design team is coordinating with branding consultants on this component of the proposal; therefore, conceptual sign designs were not available at the time of this staff report. Final sign designs will be reviewed by the Board at a subsequent

meeting and all new signage will be required to comply with the City's sign ordinance (CMC Section 14.58).

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-11a: *Open space, in the form of parks and greens should be an integral part of each neighborhood plan, not configured as residual space unusable by the residents.*

Policy CD-11d: *Small neighborhood parks and greens (or micro-parks) suitable for unstructured play and relaxation should be provided in each neighborhood. Larger parks should be sited on larger streets along neighborhood edges.*

Policy CD-11f: *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

The proposed project would enhance on-site park areas, helping to reduce demand on nearby City parks. The inclusion of passive, active, and dog park spaces would address a range of recreational needs for residents. Proposed landscaping would reduce water use and incorporate additional native species. Retained and newly planted trees would be safer than those removed due to deterioration, while still providing ample shade and creating more inviting common open space areas.

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

The proposed landscape plan would better reflect the City's natural character by incorporating drought-tolerant and native plant species. It would also reduce maintenance needs and help prevent recurring issues such as drainage problems, tree rot, building damage, and conflicts with site utilities.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

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

The proposed lighting plan would be more compatible with dark-sky practices than the existing exterior lighting, incorporating shielding and softer illumination. The Board's comments on the proposed light fixtures and resultant photometrics are sought.

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.*

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

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

The proposed renovations and upgrades to the Shepard Place complex would enhance its consistency with Carpinteria's small beach town character. The new color scheme would create a coastal aesthetic that complements the surrounding landscape. Incorporation of drought-tolerant and native plant species would strengthen the site's connection to the City's natural vegetation, while proposed lighting improvements would minimize spillover into the neighborhood and improve night-sky visibility. The proposed gates at the two entryways would be of a wood picket design, such that it would still have a permeable appearance while increasing security for residents.

The Board should comment on the character of the project consistent with the above objectives and policies.

SUMMARY OF ISSUES

- Removal of mature trees;
- Change in overall landscaping;
- Expanded parking spaces;
- Gated ingress/egress;
- Change in exterior lighting;
- Addition of passive and active recreational areas;
- Change in building color (with four potential color schemes);
- 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 preliminary approval, with any comments, to the Planning Director.

ATTACHMENTS

Attachment A – Preliminary Site Plans and Landscape Plans

Attachment B – Arborist Report

Attachment A
Preliminary Plans

1069 Casitas Pass Improvement Project
Project #25-2334-DPR/ARB
Preliminary ARB Review
October 16, 2025

1069 Casitas Pass Road

Carpinteria, California 93013

Multi-family Residential Improvement Project

VICINITY MAP

CODE COMPLIANCE

20240909

City of Carpinteria:
5775 Carpinteria Avenue
Carpinteria, CA 93013

APPLICABLE CODES:
All work & material shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes.

- California Building Code, 2022 Edition (CBC)
- California Residential Code, 2022 Edition (CRC)
- California Electrical Code, 2022 Edition (CEC)
- California Mechanical Code, 2022 Edition (CMC)
- California Plumbing Code, 2022 Edition (CPC)
- California Fire Code, 2022 Edition (CFC)
- California Energy Code, 2022 Edition
- California Green Building Standards Code, 2022 Edition
- ADA Standards for Accessible Design, 2010 Edition
- Best Management Practices listed on sheet G002
- FEMA Technical Bulletins & Applicable FEMA Publications

PROJECT DIRECTORY

ARCHITECT:

DMHA Architecture & Interiors
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Santa Barbara, CA 93103

J. Michael Holliday FAIA
Ph: 805.965.7777
michael@dmhaa.com

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Santa Barbara CA 93101

Courtney Jane Miller, PLA
Ph: 805.698.2120
courtney@cjm-la.com

CIVIL ENGINEER:

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CA 93401

Brett Hadley PE 80124, QSD/P
Ph: 805.544.4011
BrettH@wallacegroup.us

OWNER'S REPRESENTATIVE:

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Calabasas, CA 91302

Christine Lujan (Regional Asset Director)
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clujan@mkcrprop.com

LIGHTING DESIGNER:

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1616 Anacapa Street
Santa Barbara, CA 93101

Vince Tarango IES, IALD
Ph: 805.453.3565
vince@aneng.com

SHEET INDEX

GENERAL	
G001	COVER SHEET
G011	SITE CONTEXT
G012	CLUB HOUSE
G013	EXTERIOR SITE ELEMENTS
G017	INSPIRATIONAL IMAGES
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1	SITE SURVEY
2	SITE SURVEY
SITE	
AS101	EXISTING/DEMO SITE PLAN
AS102	CONCEPT SITE PLAN
AS103	MAIL KIOSK AND SITE MAP STRUCTURE
LANDSCAPE	
L-0.0	TITLE SHEET
L-1.0	TREE DISPOSITION PLAN, NOTES
L-1.1	ARBORIST REPORT
L-1.2	TREE DISPOSITION PLAN - BASE A
L-1.3	TREE DISPOSITION PLAN - BASE B
L-1.4	TREE DISPOSITION PLAN - BASE C
L-1.5	TREE DISPOSITION PLAN - BASE D
L-2.1	CONCEPTUAL LANDSCAPE PLAN
L-3.1	CONCEPTUAL IRRIGATION PLAN
L-4.1	PRELIMINARY DETAILS
ARCHITECTURAL	
AB01	EXTERIOR COLOR
AB02	EXTERIOR COLOR
AB03	EXTERIOR COLOR
AB04	EXTERIOR COLOR
SITE ELECTRICAL	
E001	COMMON AREAS LIGHTING LAYOUT
LT-0.0	LIGHTING FIXTURES SCHEDULE
LT-1.0	LIGHTING PHOTOMETRIC PLAN OVERALL SITE
LT-1.1	LIGHTING PHOTOMETRIC PLAN BASE A
LT-1.2	LIGHTING PHOTOMETRIC PLAN BASE B
LT-1.3	LIGHTING PHOTOMETRIC PLAN BASE C
LT-1.4	LIGHTING PHOTOMETRIC PLAN BASE D

31

PROJECT SCOPE

20250929

Phase 1: Exterior Enhancements
The first phase will focus on modernizing and refreshing the exterior of the property to improve both aesthetics and functionality:

- **Landscape Plan:**
  - Removal of some existing trees, including those that pose life safety hazards, replanting of new trees.
  - Refurbishment of existing planted areas including removal of existing lawn and replacement with water-wise ornamental shrubs, grasses, and groundcover.
  - (N) resident amenities, including a BBQ area, dog park, and community gathering spaces.
  - Removal of some concrete walkways; addition of new concrete walkways and permeable paving areas.
  - New mail kiosks and bulletin boards.
- **Exterior Painting:**
  - Repainting of all buildings with a refreshed color palette to modernize the appearance.
- **Parking Lot:**
  - Removal and replacement of damaged asphalt.
  - Application of seal coat, restriping, and an increased parking count to enhance the parking lot condition and layout.
  - Expansion of parking with new spaces and installation of EV charging stations.
  - Automated driveway gates for enhanced access control.
- **Property Signage:**
  - Installation of new signage, featuring the updated property name and logo.
  -
- **Site Lighting:**
  - Replacement of (E) fixtures to improve consistency of lighting throughout site and enhance tenant comfort, all fixtures to be Dark Sky compliant
  - (N) Lighting @ (N) outdoor resident amenities

Improvements shall include upgrades to curb ramps at the following locations for conformance with current Americans with Disabilities Act (ADA) Standards:

- Northwest entrance to Shepard Place Apartments on Casitas Pass Road.

PROJECT INFORMATION

Owner:	MKCR Properties 23586 Calabasas Road, Suite 100 Calabasas, CA 91302
Address	1069 Casitas Pass Rd. Carpinteria CA, 93013
A.P.N.#	001-070-057
Zoning designation	PRD-20 Planned Residential Development District - Maximum Density 20 Units/Acre
Existing use	Multi-family housing
Proposed use	Multi-family housing
High fire	No
Fire sprinklers required	No
Flood hazard	No
Construction type	V-B
Occupancy group	R-2
Lot size	7.35 ACRES
Required setbacks	Front = 20' Side = 10' Rear = 15'
Maximum height limit	30'
Required Open Space	20% Required, 35% of site proposed to be landscaped
Grading	
Cut & fill under main building =	TBD Import = TBD
Cut & fill outside main building =	TBD Export = TBD
Non-residential floor area (GMP)	0 SF
SWMP compliance	
Indicate tier =	1 New or replaced impermeable surface = 4,393.99 SF
Number of parking spaces	
Existing =	154 Proposed = 177
Required =	179 covered, 106 uncovered

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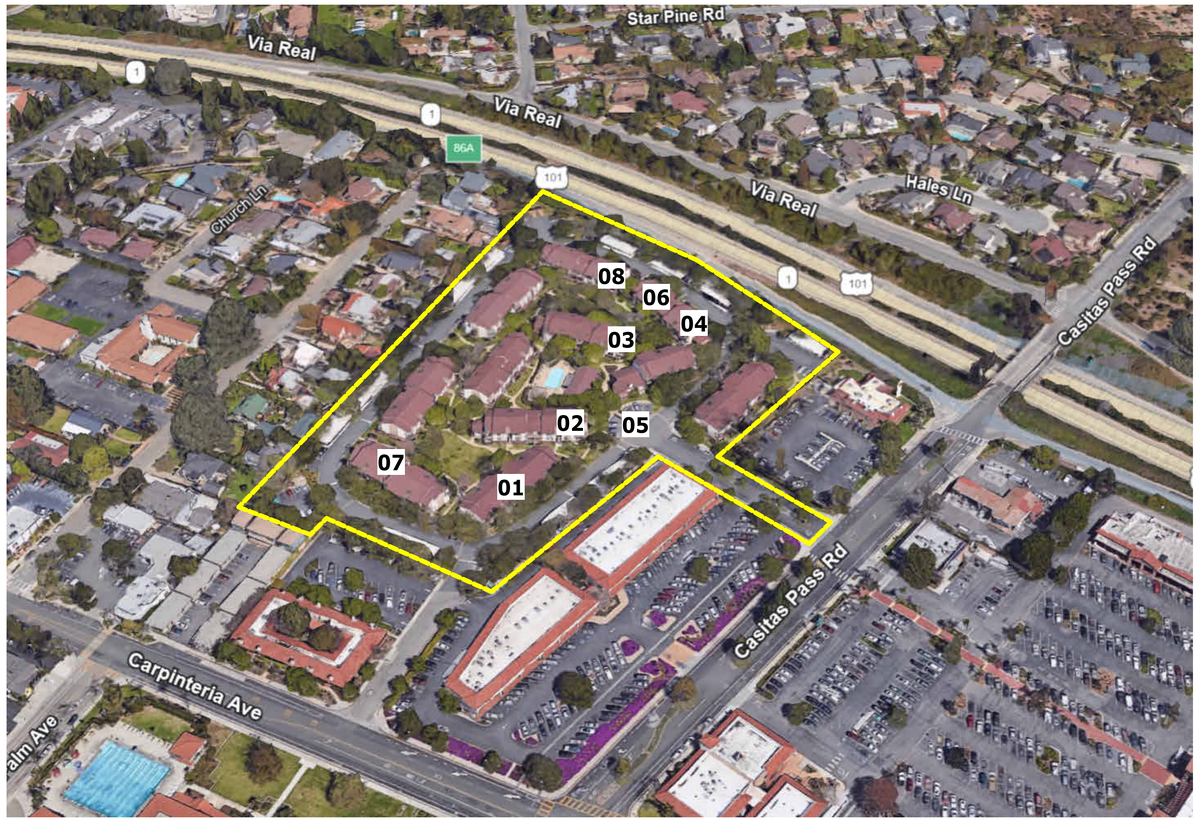
(E) Building 1065 and Court Yard

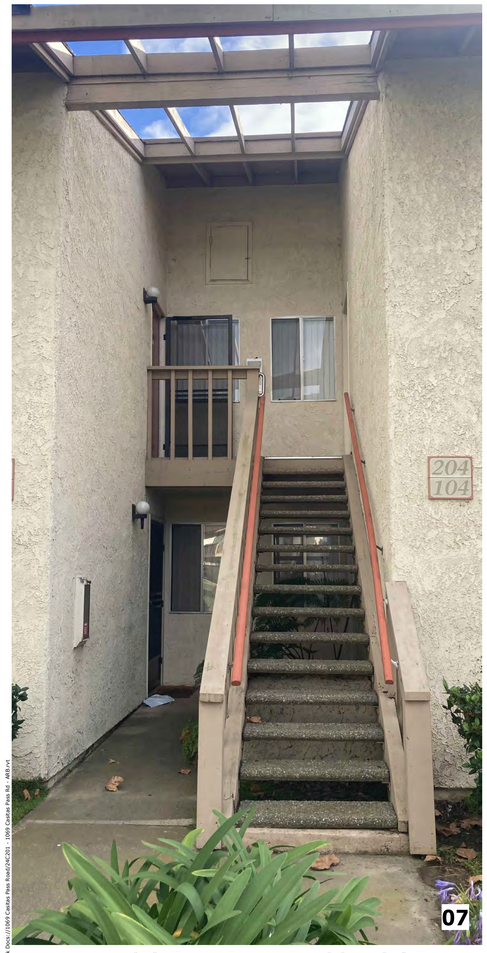
Casitas Pass Rd Main Entrace

(E) Two-Story Building 1065 and 1067



Aerial View

(E) Two-Story Building 1051



(E) Two-Story Residential Entry

(E) Two-Story Building 1067

(E) Two-Story Building 1067

(E) Two-Story Building 1053

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(E) Meeting Room

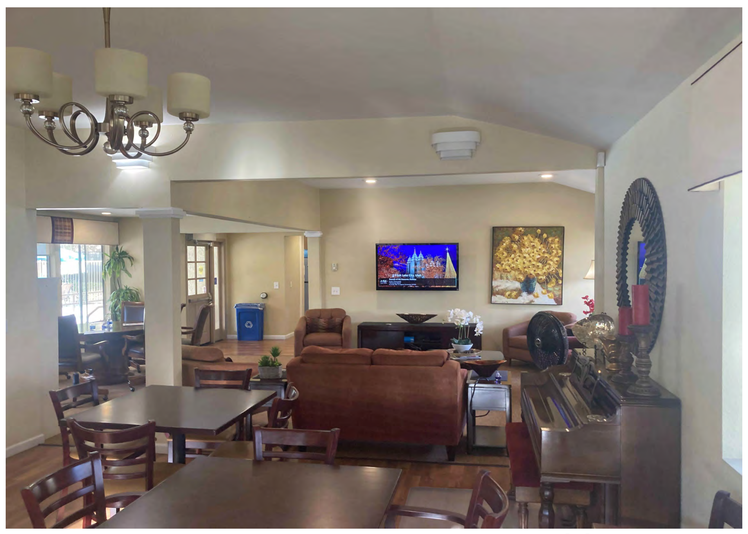
(E) Sitting

(E) Entrance/Lobby

(E) Lounge

(E) Outdoor Patio

(E) Kitchen



(E) Event Space

(E) ADA Features

(E) Restroom

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(E) Community Garden

(E) Bicycle Parking

(E) Post Lights

(E) Bollard Lights

(E) Plan Kiosk

(E) Parking Signage

(E) Community Garden

(E) Bicycle Parking

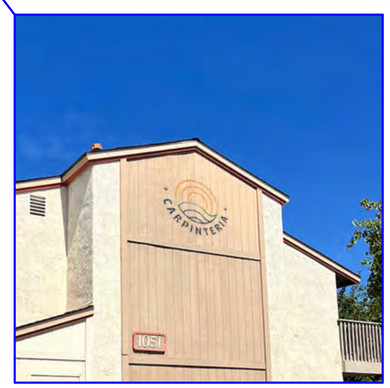
(E) Post Lights

(E) Bollard Lights

(E) Plan Kiosk

(E) Parking Signage

(E) Entrance Signage



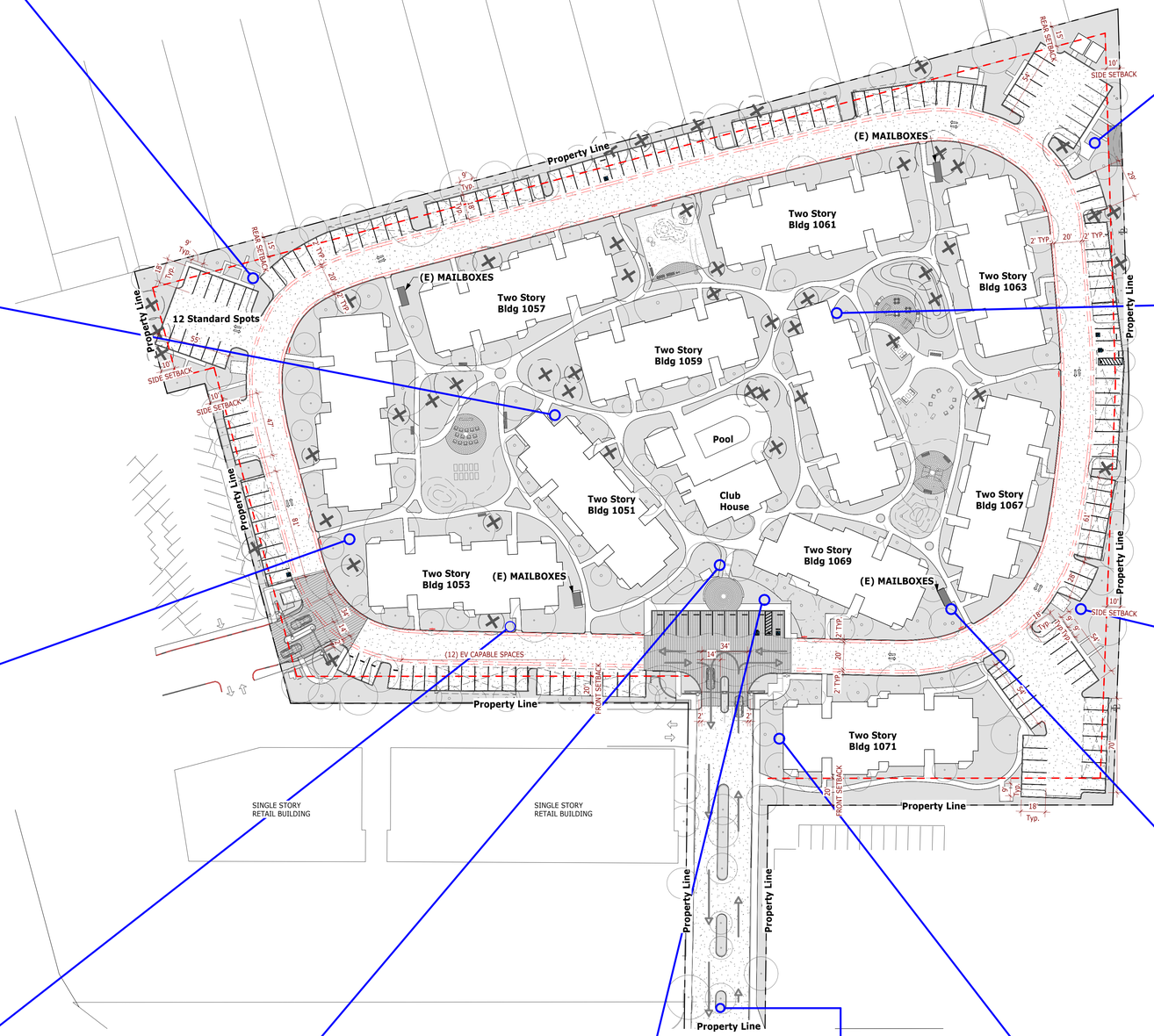
(N) Building Signage

(E) Community Garden/Smoking Area

(E) Bicycle Parking

(E) Community Garden

(E) Mailboxes



1069 Casitas Pass Rd. Carpinteria, CA 93013

EXTERIOR SITE ELEMENTS

10/16/2025

G013

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DMA 2024-0110

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GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

LEGEND

BLD	BUILDING
BSW	BACK OF SIDEWALK
DI	DROP INLET
DL	DRIP LINE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
LIP	EDGE OF PAVEMENT
MON	MONUMENT
SW	SIDEWALK
TC	TOP OF CURB
TCN	TOP OF CONCRETE
WLK	WALK

LINETYPE TABLE

- EASEMENT LINE
- PROPERTY LINE
- CURB LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- ADJOINING PROPERTY LINE

NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83 (2017 EPOCH) PER STATIONS 47 AND 59 PER RECORD OF SURVEY BOOK 212 PAGES 48-52

(2) VERTICAL DATUM IS NAVD88 PER STATION 59 RECORD OF SURVEY BOOK 212 PAGES 48-52, ELEVATION 25.39' FEET

(3) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ◉ = FOUND MONUMENT AS NOTED

(5) (R) = BOUNDARY PER TRACT MAP - 25,059 BOOK 95 PAGE 8; ROTATED TO NAD83

EASEMENT LEGEND:

EASEMENTS LISTED BELOW ARE PER TITLE REPORT DATED AUGUST 19, 2022 AT 7:30 A.M., AMENDED: AUGUST 25, 2022, AMENDMENT NO. C ORDER NO.: 997-30081458-C-TS4

4. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT,
RECORDING DATE: DECEMBER 2, 1952
RECORDING NO: 18669 IN BOOK 1112, PAGE 357 OF OFFICIAL RECORDS
AFFECTS: U.S. 101

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: STATE OF CALIFORNIA
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: JULY 12, 1956
RECORDING NO: 13553 IN BOOK 1389, PAGE 421 OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF SAID LAND

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 25, 1978
RECORDING NO: 78-23778 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND DESCRIBED HEREIN.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CARPINTERIA COUNTY WATER DISTRICT
PURPOSE: WATER PIPELINES, CONSTRUCTION, MAINTENANCE AND APPURTENANCES
RECORDING DATE: JULY 28, 1978
RECORDING NO: 78-34545 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE LAND DESCRIBED HEREIN.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: OCTOBER 12, 1978
RECORDING NO: 78-47540 OF OFFICIAL RECORDS
AFFECTS: A 6 STRIP OF LAND OVER THE SOUTHERLY PORTION

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 6, 1979
RECORDING NO: 79-25326 OF OFFICIAL RECORDS
AFFECTS: ALL ROADWAYS AND DRIVEWAYS

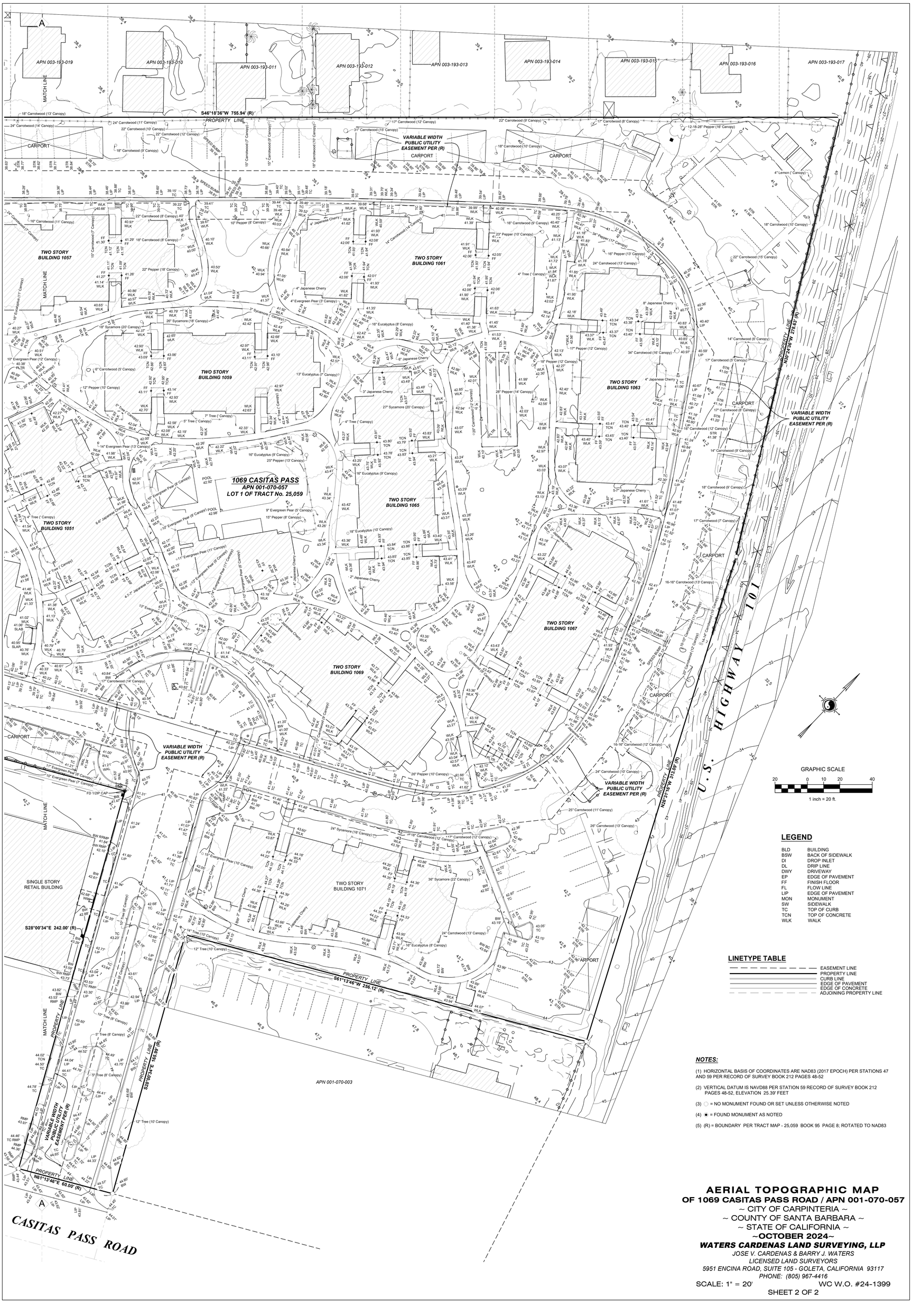
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: AUGUST 14, 1979
RECORDING NO: 79-37832 OF OFFICIAL RECORDS
AFFECTS: THOSE PORTIONS SHOWN AS PUBLIC UTILITIES EASEMENTS

AERIAL TOPOGRAPHIC MAP
OF 1069 CASITAS PASS ROAD / APN 001-070-057
~ CITY OF CARPINTERIA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~
~OCTOBER 2024~

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD, SUITE 105 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

SCALE: 1" = 20' WC W.O. #24-1399

SHEET 1 OF 2



LEGEND

BLD	BUILDING
BSW	BACK OF SIDEWALK
DI	DROP INLET
DL	DRIP LINE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
LIP	EDGE OF PAVEMENT
MON	MONUMENT
SW	SIDEWALK
TC	TOP OF CURB
TCN	TOP OF CONCRETE
WLK	WALK

LINETYPE TABLE

- EASEMENT LINE
- PROPERTY LINE
- CURB LINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- ADJOINING PROPERTY LINE

NOTES:

(1) HORIZONTAL BASIS OF COORDINATES ARE NAD83 (2017 EPOCH) PER STATIONS 47 AND 59 PER RECORD OF SURVEY BOOK 212 PAGES 48-52

(2) VERTICAL DATUM IS NAVD88 PER STATION 59 RECORD OF SURVEY BOOK 212 PAGES 48-52, ELEVATION 25.39' FEET

(3) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(4) ◉ = FOUND MONUMENT AS NOTED

(5) (R) = BOUNDARY PER TRACT MAP - 25,059 BOOK 95 PAGE 8; ROTATED TO NAD83

AERIAL TOPOGRAPHIC MAP

OF 1069 CASITAS PASS ROAD / APN 001-070-057

~ CITY OF CARPINTERIA ~

~ COUNTY OF SANTA BARBARA ~

~ STATE OF CALIFORNIA ~

~OCTOBER 2024~

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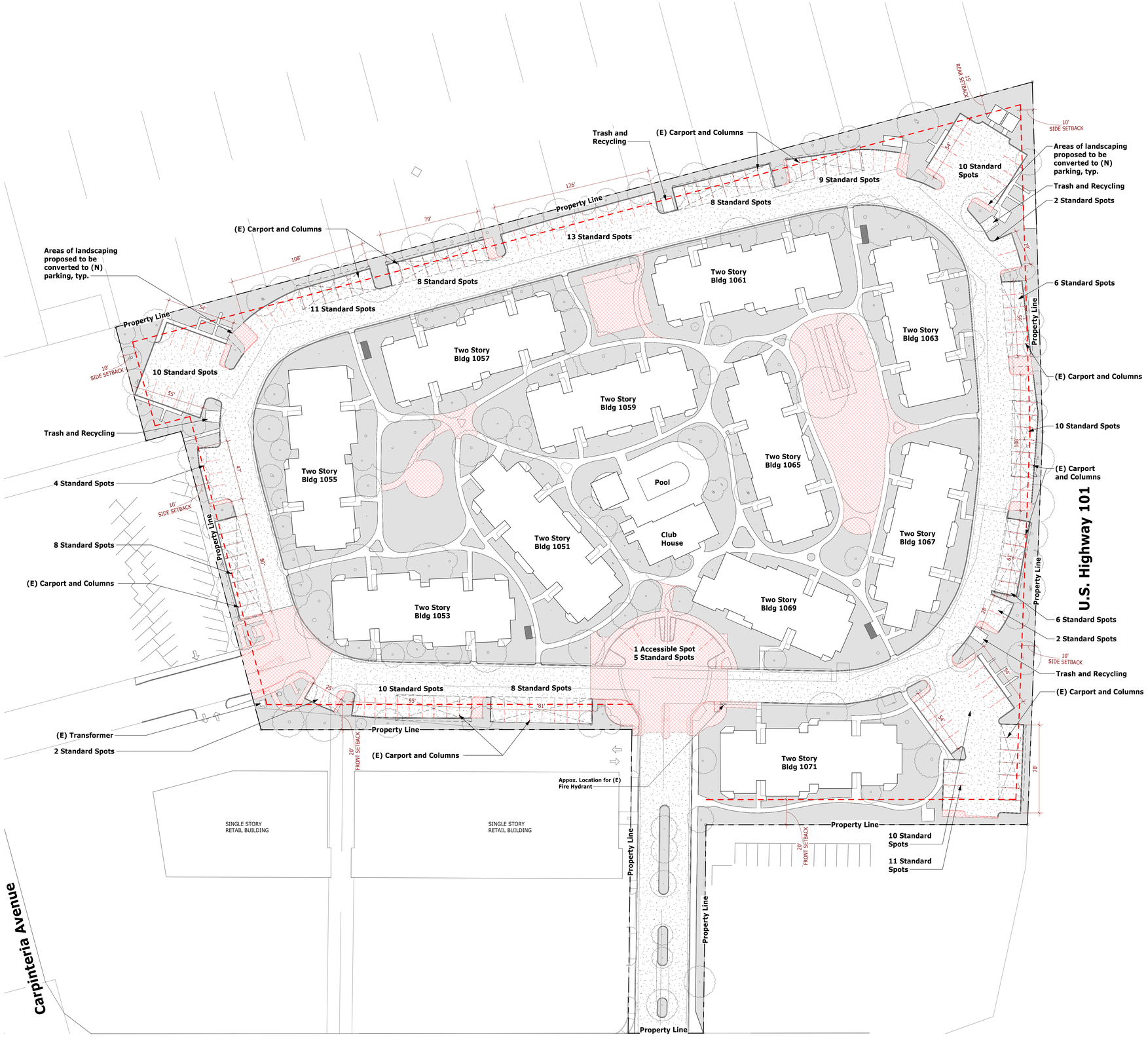
SHEET 2 OF 2



PARKING LOT STATISTICS

- (E) Impermeable surface = 128,986.13 SF
- Hardscape to be Demolished = 9,351 SF
- Landscape to be Demolished = 13,283.11 SF

Total (E) Parking Spots = 153 Standard Spopts
1 Accessible Spots

EXISTING/DEMO SITE PLAN 01
1/32" = 1'-0"

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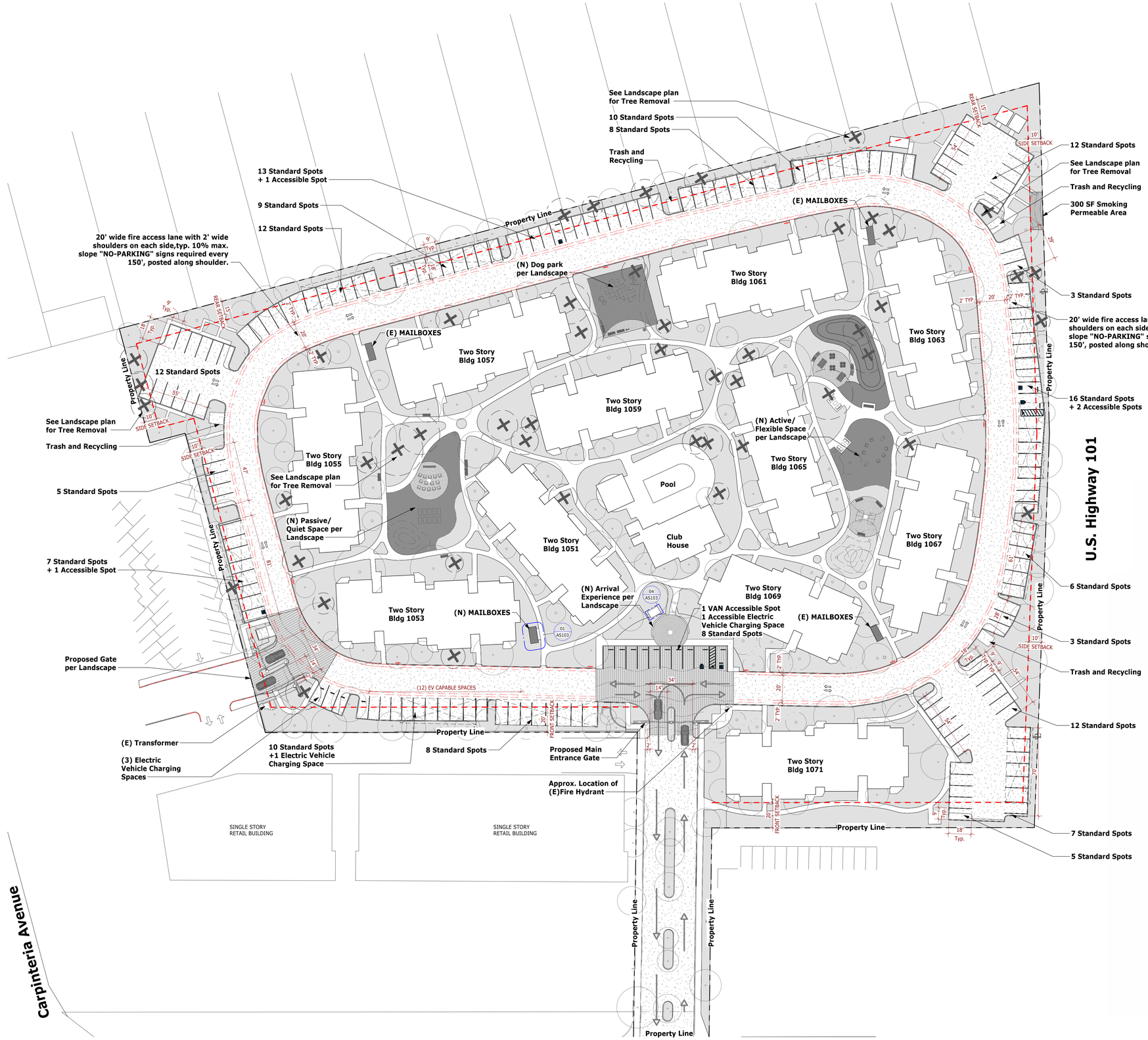
1069 Casitas Pass Rd. Carpinteria, CA 93013

EXISTING/DEMO SITE PLAN

10/16/2025

AS101



CSFPD REQUIREMENTS

Requirement	Standard (CSFPD)
Fire lane width	20' clear, plus 2' shoulders each side (24' total)
Max. slope	10%
"NO PARKING" signage	Every 150 feet
Sign placement	Along shoulder/curb, visible

OPEN SPACE CALCULATIONS

Open Space Area Description	New/ Existing	Area (SF)	Notes
Central Yard	Existing	67,693.33	
Paths	Existing	28,767.30	
Dog Run	New	2,205	
Proposed Paths	New	2,176.69	Includes new arrival experice
Proposed Landscape	New	6,334.94	Includes Active/Flexible are and Passive/Quiet space.
Total common area:		107,177.26	
Required (20%)		64,114.82	Net lot area: 320,574.13 sf.
Compliant?		YES	Surplus of 43,062.44 sf

SITE AND PARKING STATISTICS

- (E) Impermeable surface = 128,986.13 SF
- Proposed New or Replaced Impermeable Surface = 4,393.99 SF
- Proposed New Permeable Paver Area = 8,746 SF
- Proposed New Landscape Area = 9,495 SF

Total Parking Spots = 170 Standard Spopts
6 Accessible Spots

- Entry gates require an approved Knox entry system. It shall be installed in an accessible location.

SWMP COMPLIANCE:

Table 1-1. Requirements at a Glance

Type of Project	Requirements
Tier 1 Projects, including single-family homes that are not part of a larger plan of development (SFHs), that create or replace 2,500 square feet or more of impervious surface.	**Implement LID Measures:** • Limit disturbance of natural drainage features. • Limit clearing, grading, and soil compaction. • Minimize impervious surfaces. • Minimize runoff by dispersing runoff to landscape or using permeable pavements.
Tier 2 Projects, other than SFHs, that create or replace 5,000 SF or more net impervious surface.*	**Tier 1 requirements, plus:** • Treat runoff with an approved and appropriately sized LID treatment system prior to discharge from the site.
Tier 3 Projects, other than SFHs, that create or replace 15,000 SF or more of impervious surface. SFHs that create or replace 15,000 SF or more net impervious surface.*	**Tier 2 requirements, plus:** • Prevent offsite discharge from events up to the 95th percentile rainfall event using Stormwater Control Measures.
Tier 4 Projects that create or replace 22,500 square feet of impervious surface.	**Tier 3 requirements, plus:** • Control peak flows to not exceed pre-project flows for the 2-year through 10-year events.
* Net impervious surface equals new plus replaced impervious area, minus the total pre-project-to-post-project reduction in impervious area (if any). See the accompanying Stormwater Control Plan template.	

SITE PLAN 01
1/32" = 1'-0"

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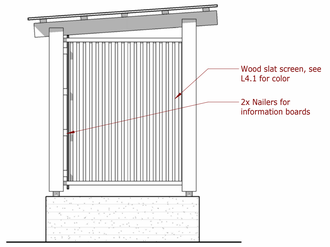
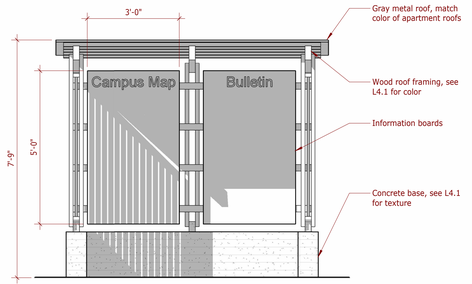
EXISTING SITE MAP STRUCTURE

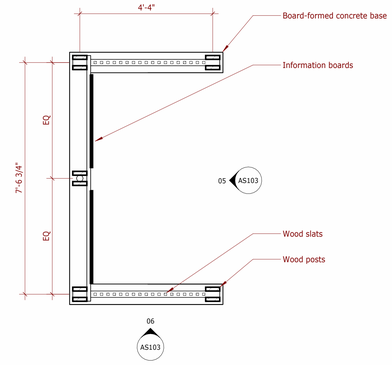
KIOSK ROOF INSPIRATION



Information Kiosk Side Elevation 06
1/2" = 1'-0"



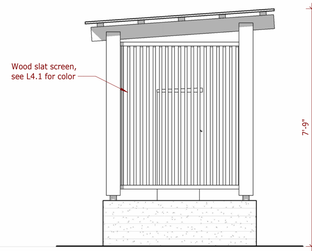
Information Kiosk Front Elevation 05
1/2" = 1'-0"



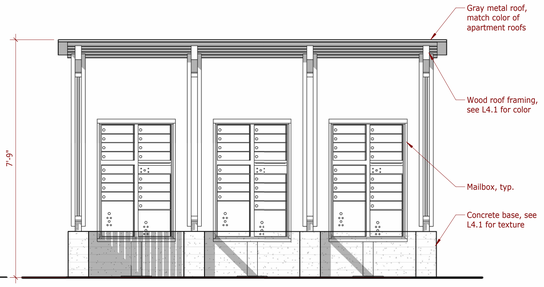
Information Kiosk Plan 04
1/2" = 1'-0"

EXISTING MAILBOX STRUCTURE

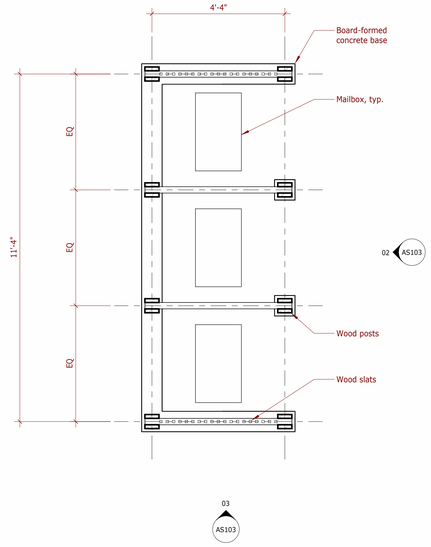
KIOSK STRUCTURE INSPIRATION



Mailbox Kiosk Side Elevation 03
1/2" = 1'-0"



Mailbox Kiosk Front Elevation 02
1/2" = 1'-0"



Mailbox Kiosk Plan 01
1/2" = 1'-0"

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MAIL KIOSK AND SITE MAP STRUCTURE

10/16/2025

AS103

DNA 2024/01/15

1069 CASITAS PASS ROAD

CONCEPTUAL LANDSCAPE PLANS

1069 CASITAS PASS ROAD
CARPINTERIA, CA 93013

SCALE: 1" = 30'-0"

SHEET INDEX

SHEET	DESCRIPTION
L-0.0	TITLE SHEET
L-1.0	TREE DISPOSITION PLAN, NOTES
L-1.1	ARBORIST REPORT
L-1.2	TREE DISPOSITION PLAN - BASE A
L-1.3	TREE DISPOSITION PLAN - BASE B
L-1.4	TREE DISPOSITION PLAN - BASE C
L-1.5	TREE DISPOSITION PLAN - BASE D
L-2.1	CONCEPTUAL LANDSCAPE PLAN
L-3.1	CONCEPTUAL IRRIGATION PLAN
L-4.1	PRELIMINARY DETAILS

PROJECT CONTACTS

CLIENT:
MKCR PROPERTIES
CONTACT: CHRISTINE LUJAN
clujan@mkcrprop.com

LANDSCAPE ARCHITECT
CJM::LA, INC.
CONTACT: NICOLE GREER
805.698.2120
nicole@cjm-la.com

ARCHITECT
DMHA
CONTACT: MICHAEL HOLLIDAY
805.965.7777 x 101
michael@dmhaa.com

CIVIL ENGINEER
WALLACE GROUP
CONTACT: BRETT HADLEY
805.459.2715
bretth@wallacegroup.us

SITE STATISTICS

PROPOSED REMOVED IMPERVIOUS PAVING AREA:	9,351 SF
PROPOSED NEW IMPERVIOUS PAVING AREA:	2,814 SF
PROPOSED NEW PERMEABLE PAVER AREA:	8,746 SF

0 15 30 60

SCALE: 1" = 30'-0"

CJM::LA
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 208
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

TITLE SHEET

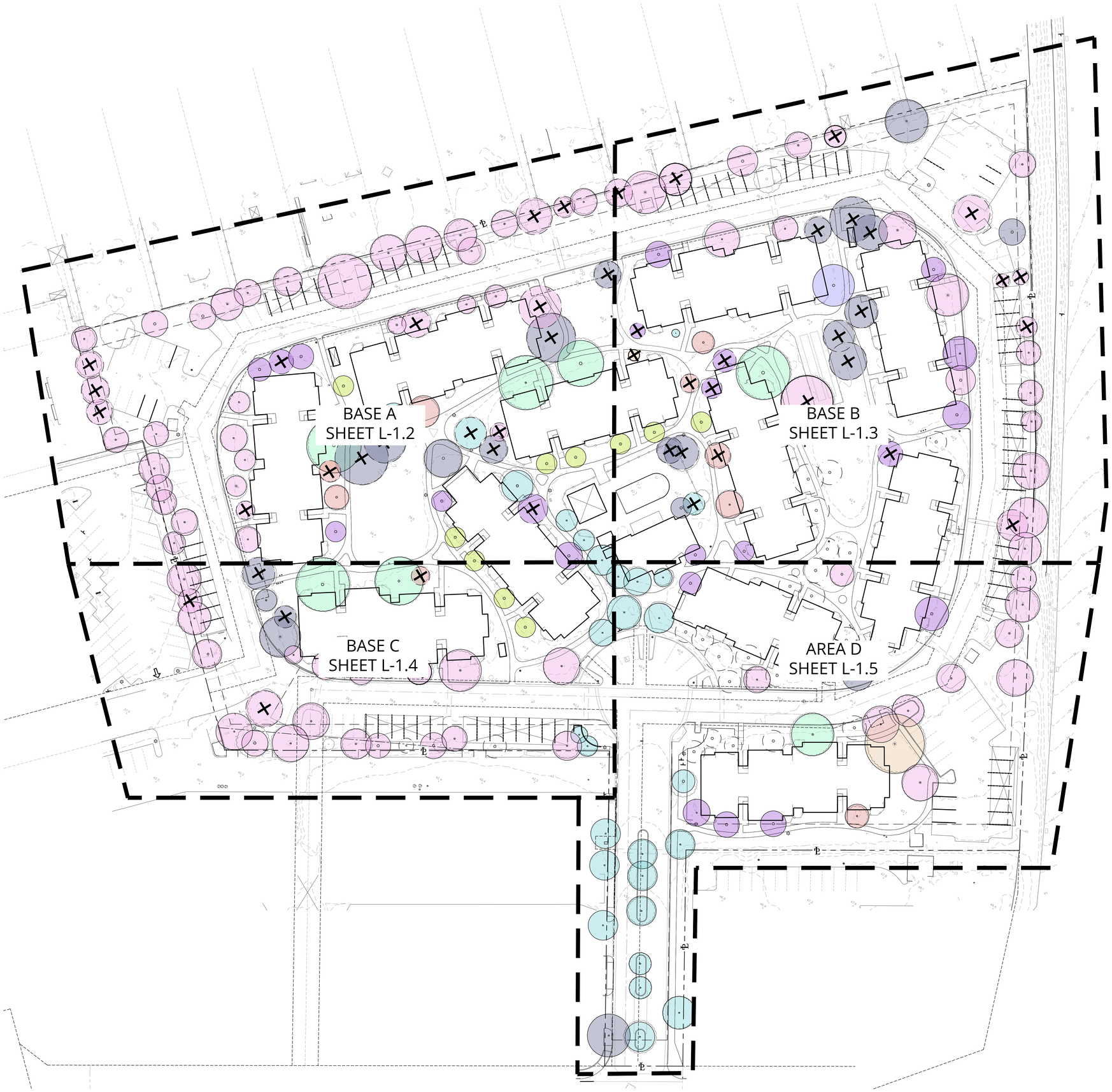
1069 CASITAS PASS ROAD
1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LLC No. 6491
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
1"=30'-0"
PRINT DATE
9/12/25

SHEET NUMBER
L-0.0



TREE DISPOSITION SUMMARY

TOTAL **ONSITE** EXISTING TREES:	**219**
TREES PREVIOUSLY REMOVED:	24
TREES TO BE REMOVED:	49
CUPANIOPSIS ANACARDIOIDES: CARROT WOOD	21
PLATANUS RACEMOSA: CALIFORNIA SYCAMORE	1
PYRUS KAWAKAMII: EVERGREEN PEAR	1
PRUNUS CERASIFERA: PURPLE LEAF PLUM	6
ULMUS PARVIFOLIA: CHINESE ELM	4
SCHINUS TEREBINTHIFOLIUS: BRAZILIAN PEPPER TREE	15
TREES TO BE PROTECTED IN PLACE:	146
NEW TREES PROPOSED:	14

TREE PROTECTION GENERAL NOTES

1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
3. ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.
4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
5. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
7. TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
8. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
9. REFER TO THE ARBORIST REPORT FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

LEGEND

- **CUPANIOPSIS ANACARDIOIDES** CARROT WOOD
- **PLATANUS RACEMOSA** CALIFORNIA SYCAMORE
- **PYRUS KAWAKAMII** EVERGREEN PEAR
- **PRUNUS CERASIFERA** PURPLE LEAF PLUM
- **ULMUS PARVIFOLIA** CHINESE ELM
- **SCHINUS TEREBINTHIFOLIUS** BRAZILIAN PEPPER TREE
- **KOELREUTERIA PANICULATA** GOLDEN RAIN TREE
- **PLATANUS X HISPANICA** LONDON PLANE
- **KOELREUTERIA BIPINNATA** CHINESE FLAME TREE
- PREVIOUSLY REMOVED TREE
- PROPOSED REMOVAL
- DEAD/DYING TREES

EXISTING TREE CANOPY SIZES ARE BASED ON AERIAL PHOTOGRAPHY DATED 06/14/2024 PROVIDED BY WATERS CARDENAS LAND SURVEYING, LLP.

0 15 30 60

SCALE: 1" = 30'-0"

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office 805 698 2120 email INFO@CJM-LA.COM
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TREE DISPOSITION PLAN, NOTES

NOT FOR CONSTRUCTION

1069 CASITAS PASS ROAD

1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 6491
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
1"=30'-0"
PRINT DATE
9/12/25

SHEET NUMBER
L-1.0

2390C Las Posas Rd
Camarillo, CA 93010
Phone: 805-491-3244
Email: Joel@arboristcrewservices.com
Website: www.Arboristcrewservices.com

To Whom It May Concern,

I am writing to share my observations and professional assessment regarding the tree and landscaping conditions at Shepard Place. With over 30 years of experience in the tree and turf industry, coupled with a degree in Agronomy/Horticulture from Ohio State University, I have developed a deep understanding of tree care, plant health, and property management concerns.

My first experience at Shepard Place was both surprising and alarming. We were called to remove a Pepper tree that had fallen onto a car, causing significant damage upon impact. Fortunately, no one was in or near the car at the time. This incident raised immediate concerns with the property management team regarding the potential liability posed by other hazardous trees on the property. After safely removing the tree from the vehicle, I conducted a thorough walk-through of the property and was struck by the condition of the trees. Many were either dead, severely overgrown, or had uprooted, leading to damage of buildings, sidewalks, and infrastructure.

The new ownership had already begun to address these issues, identifying the most hazardous trees and prioritizing those that posed the greatest risk. Based on my professional assessment, I made the following observations regarding specific trees and their conditions:

- Building 1067:
  - Three Carrotwood trees (*Cupaniopsis anacardioides*) #121, #119, and #117.
  - One Chinese Elm (*Ulmus parvifolia*) #113.
    All of these trees were removed due to various issues, including disease, significant damage to sidewalks, and uprooting caused by strong winds and excessive weight. The condition of these trees had made them hazardous, posing risks to the surrounding infrastructure.
- Building 1065:
  - One London Plane (*Platanus x hispanica*) #214.
  - Two Chinese Elms (*Ulmus parvifolia*) #212 and #213.
    These trees were removed due to significant damage to the building's foundation, as well as being uprooted and leaning excessively due to wind damage. The weight of the trees also contributed to their instability, posing a serious risk to both the building structure and surrounding area.

2390C Las Posas Rd
Camarillo, CA 93010
Phone: 805-491-3244
Email: Joel@arboristcrewservices.com
Website: www.Arboristcrewservices.com

- Building 1069:
  - Two Pepper Trees (*Schinus terebinthifolius*) #124 and #125.
  - Five Carrotwood trees (*Cupaniopsis anacardioides*) #120, #126, #128, #129, and #130.
  - One Chinese Elm (*Ulmus parvifolia*) #122.
  - Two Pear trees (*Pyrus kawakamii*) #132 and #131.
    These trees were removed due to a combination of decline, disease, and soil lifting. The trees were also causing structural damage and posed a risk to surrounding infrastructure. The excessive weight and weakened health of these trees made them increasingly vulnerable to further damage, especially during high winds.
- Building 1071:
  - Three Carrotwood trees (*Cupaniopsis anacardioides*) #031, #029, and #028.
  - Two Pear trees (*Pyrus kawakamii*) #027 and #026.
    These trees were removed due to death, heavy disease infection, and root damage that caused significant sidewalk damage. The declining health of these trees and their impact on the surrounding infrastructure made them a safety concern and a liability.
- Near Parking Structure, across from Building 1053:
  - Two Carrotwood trees (*Cupaniopsis anacardioides*) #050 and #053.
    Both of these trees were removed as they were dead due to a severe disease infestation. Their condition presented a potential hazard to the surrounding area.

I trust that these observations and my recommendations will assist in continuing to maintain a safe and healthy environment for the property. Should you require further information or have any questions, please feel free to contact me.

Sincerely,

Joel Brinkman

805-491-3244

Owner- Arborist Crew Services

Tag No.	Species	Common Name	DBH	DBH TOTAL	Height	Observation	Rate	Protected (Yes/No)	Recommend Removal	Impact Activity	Recommendation
158	*Prunus cerasifera*	Purple Leaf Plum	14"	14"	15'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
159	*k. paniculata*	Golden Rain Tree	7"	7"	15'	Poor Structure	B	No	No	Sidewalk	Prune, Mulch
160	*k. paniculata*	Golden Rain Tree	7"	7"	15'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
161	*k. paniculata*	Golden Rain Tree	9"	9"	15'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
162	*k. paniculata*	Golden Rain Tree	5"	5"	12'	Poor Structure	C	No	No	Sidewalk, Building	Prune, Mulch
163	*Ulmus Parvifolia*	Chinese Elm	13"	13"	12'	Poor Structure	D	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
164	*Platanus x hispanica*	London Plane	6"	6"	10'	Dead/ Dying	D	No	Yes	Sidwalk, Building	Remove
165	*Platanus x hispanica*	London Plane	26"	26"	57'	Healthy	B	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
166	*Platanus x hispanica*	London Plane	18"	18"	53'	Good Structures, Girdling Roots	B	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System, Remove Girdling Roots
167	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	9'	Poor Structure	D	No	Yes	Building	Remove
168	*Schinus terebinthifolius*	Brazilian Pepper Tree	12"	12"	11'	Poor Structure	D	No	Yes	Sidewalk	Remove
169	*Pyrus kawakamii*	Evergreen Pear	12"	12"	16'	Poor Structure, Diseased	C	No	Yes	Sidewalk	Remove
170	*Schinus terebinthifolius*	Brazilian Pepper Tree	24"	24"	34'	Poor Structure, Girdling Roots	C	No	Yes	Building, Sidewalk	Remove
171	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	31'	Poor Structure, Girdling Roots	C	No	Yes	Street, Sidewalk, Building	Remove
172	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	27'	Poor Structure	C	No	No	Parking, Sidewalk, Building	Mulch, Prune, Cable Support System
173	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	23'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Mulch, Prune, Cable Support System
174	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	26'	Basal Rot, Conks, Poor Structure	D	No	No	Building, Parking	Remove
175	*Cupaniopsis anacardioides*	Carrot Wood	22"	22"	27'	Poor Structure	B	No	No	Building, Parking	Prune, Mulch
176	*k. paniculata*	Golden Rain Tree	8"	8"	12'	Healthy	B	No	No	Building, Sidewalk	Prune, Mulch
177	*Pyrus kawakamii*	Evergreen Pear	5"	5"	10'	Poor Structure, Diseased	C	No	No	Sidewalk, Building	Basal Spray, Mulch, Cable/ Support System
178	*Ulmus Parvifolia*	Chinese Elm	17"	17"	15'	Poor Structure	B	No	No	Sidewalk	Basal Spray, Mulch, Cable/ Support System
180	*Ulmus Parvifolia*	Chinese Elm	17"	17"	18'	Poor Structure, Girdling Root	C	No	Yes	Sidewalk, Building	Remove
181	*Platanus x hispanica*	London Plane	21"	21"	73'	Healthy Structure	A	No	No	Sidewalk, Building	Cable/ Support System, Prune, Mulch
182	*Platanus x hispanica*	London Plane	23"	23"	75'	Poor Structure	B	No	No	Sidewalk, Building	Cable/ Support System, Prune
183	*Schinus terebinthifolius*	Brazilian Pepper Tree	19"	19"	30'	Poor Structure, Roots Damaged	C	No	No	Parking, Road	Cable/ Support System, Prune
184	*Schinus terebinthifolius*	Brazilian Pepper Tree	21"	21"	24'	Dead/ Dying	F	No	Yes	Parking	Remove
185	*Schinus terebinthifolius*	Brazilian Pepper Tree	30"	30"	25'	Poor Structure	B	No	No	Street	Cable/ Support System, Prune
186	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	20'	Poor Structure	B	No	No	Street	Cable/ Support System, Prune
187	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	37'	Poor Structure	B	No	No	Road, Building	Cable/ Support System, Prune
188	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	20'	Poor Structure	C	No	No	Road, Building	Basal Spray, Routine Checkups
189	*Cupaniopsis anacardioides*	Carrot Wood	12",11"	24"	19'	Poor Structure	C	No	No	Road, Building	Basal Spray, Routine Checkups
190	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	21'	Dead/ Dying	F	No	Yes	Road, Building	Remove
192	*Prunus cerasifera*	Purple Leaf Plum	5"	5"	8'	Poor Structure	B	No	No	Sidewalk	Prune, Mulch
193	*Ulmus Parvifolia*	Chinese Elm	16"	16"	20'	Poor Structure	B	No	No	Sidewalk, Building	Cable/ Support System, Prune, Mulch
194	*Ulmus Parvifolia*	Chinese Elm	12"	12"	19'	Poor Structure, Girdling Roots	C	No	No	Sidewalk	Cable/ Support System, Prune, Mulch
195	*Platanus x hispanica*	London Plane	21"	21"	37'	Poor Structure	B	No	No	Sidewalk, Building	Cable/ Support System, Prune, Mulch
196	*Prunus cerasifera*	Purple Leaf Plum	6"	6"	13'	Poor Structure	B	No	Yes	Parking, Building	Prune, Mulch
197	*Prunus cerasifera*	Purple Leaf Plum	10"	10"	13'	Basal Rot, Poor Structure	D	No	Yes	Parking, Buildgn	Remove
198	*Prunus cerasifera*	Purple Leaf Plum	11"	11"	14'	Poor Structure	B	No	No	Parking, Building	Prune, Mulch
199	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	25'	Poor Structure	B	No	No	Road, Parking	Mulch, Prune, Cable
200	*Cupaniopsis anacardioides*	Carrot Wood	12"	12"	22'	Poor Structure	B	No	No	Road, Parking	Mulch, Prune, Cable
201	*Cupaniopsis anacardioides*	Carrot Wood	11"	11"	20'	Poor Structure	C	No	No	Road	Mulch, Prune, Cable
202	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure	C	No	No	Parking	Mulch, Prune, Cable
203	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	23'	Lean, Primary Root Damage, Basal Rot	D	No	Yes	Sidewalk, Parking	Remove
204	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	27'	Poor Structure	B	No	No	Parking, Sitting Area	Cable/ Support System, Prune
205	*Schinus terebinthifolius*	Brazilian Pepper Tree	21"	21"	27'	Primary Root & Trunk Damage	D	No	Yes	Parking, Road	Remove
206	*Ulmus parvifolia*	Chinese Elm	18"	18"	17'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
207	*Ulmus parvifolia*	Chinese Elm	16"	16"	16'	Poor Structure, Lean, Uneven Soil	D	No	Yes	Sidewalk, Pool, Lounging	Remove
208	*k. paniculata*	Golden Rain Tree	6"	6"	11'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
209	*Prunus cerasifera*	Purple Leaf Plum	9"	9"	12'	Poor Structure, Basal Rot	D	No	Yes	Sidewalk, Building	Remove
210	*Prunus cerasifera*	Purple Leaf Plum	9"	9"	12'	Poor Structure	D	No	No	Sidewalk	Prune, Mulch, Basal Spray
211	*Platanus x hispanica*	London Plane	28"	28"	62'	Poor Structure, Girding Roots, Mechanical Damage	C	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
213	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
213	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
214	*Platanus x hispanica*	*London Plane*				*Previously Removed*					*Removed*
216	*Prunus cerasifera*	Purple Leaf Plum	2"	2"	6'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
217	*Ulmus Parvifolia*	Chinese Elm	13"	13"	14'	Poor Structure, Girdling Roots	C	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
218	*Pyrus kawakamii*	Evergreen Pear	6"	6"	12'	Poor Structure, Lean, Diseased	C	No	No	Sidewalk, Building	Prune, Mulch, Irrigation
219	*Prunus cerasifera*	Purple Leaf Plum	13"	13"	12'	Poor Structure, Branch Dieback	D	No	No	Building, Sidewalk	Prune, Mulch, Basal Spray
221	*Schinus terebinthifolius*	Brazilian Pepper Tree	11"	11"	17'	Poor Structure, Girdling Roots	C	No	Yes	Building, Sidewalk	Remove
223	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	21'	Poor Structure, Poor Drainage	C	No	No	Building, Sidewalk	Prune, Mulch, Basal Spray
224	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	22'	Poor Structure	C	No	No	Building, Parking	Prune, Mulch, Cable/ Support System
222	*Schinus terebinthifolius*	Brazilian Pepper Tree	24"	24"	24'	Poor Structure, Lean, Root Damage	D	No	Yes	Mailbox, Sidewalk, Building	Remove
226	*K. bipinnata*	Chinese Flame Tree	6"	8"	18'	Poor Structure	B	No	No	Building, Sidewalk	Prune, Mulch
227	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure	C	No	No	Building, road	Prune, Mulch, Cable/ Support System
228	*Schinus terebinthifolius*	Brazilian Pepper Tree	19"	19"	22'	Poor Structure, Lean, Girdling Roots	C	No	Yes	Sidewalk, Garden	Remove
229	*Schinus terebinthifolius*	Brazilian Pepper Tree	23"	23"	23'	Poor Structure, Lean, Girdling Roots	C	No	Yes	Sidewalk	Remove
230	*Prunus cerasifera*	Purple Leaf Plum	10"	10"	12'	Poor Structure, Basal Damage, Dieback	D	No	Yes	Sidewalk, Building	Remove
231	*Schinus terebinthifolius*	Brazilian Pepper Tree	20"	20"	20'	Poor Structure, Lean, Girdling Roots	D	No	Yes	Sidewalk	Remove
232	*Schinus terebinthifolius*	Brazilian Pepper Tree	29"	29"	29'	Poor Structure, Lean, Girdling Roots	C	No	Yes	Sidewalk	Remove
233	*Schinus terebinthifolius*	Brazilian Pepper Tree	13"	13"	12'	Poor Structure	C	No	No	Parking	Structural Prune
234	*Prunus cerasifera*	Purple Leaf Plum	11"	11"	14'	Poor Structure	C	No	No	Building, Parking	Prune, Mulch, Basal Spray

Tree Matrix

The tree matrix included in this report provides a comprehensive assessment of each tree on the property, rating them according to their health, structure, and vitality. Trees are graded on a scale from A to F, with A indicating an excellent condition, B for average health, C for fair condition, D for poor health, and F for trees that are dead or dying. Each rating reflects both the observed health of the tree and its structural stability, guiding management on the most appropriate interventions. Additionally, it is important to note that trees previously removed from the property were not evaluated in this matrix, and their condition at the time of removal remains undocumented. This matrix serves as a tool for prioritizing actions such as preservation, remediation, or replacement, aligning with the overall goals of enhancing landscape resilience and safety.

Tag No.	Species	Common Name	DBH	DBH TOTAL	Height	Observation	Rate	Protected (Yes/No)	Recommend Removal	Impact Activity	Recommendation
1	*Schinus terebinthifolius*	Brazilian Pepper Tree	54"	54"	28'	Poor Structure	B	No	No	Building, Parking	Prune, Cable/ Support System, Remove Ground Cover
2	*Cupaniopsis anacardioides*	Carrot Wood	19"	19"	19'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
3	*Cupaniopsis anacardioides*	Carrot Wood	22"	22"	23'	Poor Structure, Deceased	D	No	Yes	Parking	Remove
4	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	19'	Poor Structure, Deceased	D	No	Yes	Parking	Remove
5	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	17'	Poor Structure	C	No	Yes	Parking	Remove
6	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	17'	Poor Structure	D	No	No	Parking Lot	Injections, Remove If No Improvement
7	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	23'	Poor Structure	B	No	No	Parking Lot	Cable/ Support System, Prune
8	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	19'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
9	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	18'	Poor Structure, Girdling Roots	C	No	No	Parking Lot	Cable/ Support System
10	*Cupaniopsis anacardioides*	Carrot Wood	30"	30"	33'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
11	*Cupaniopsis anacardioides*	Carrot Wood	23"	23"	22'	Poor Structure, Girdling Roots	C	No	No	Parking Lot	Cable/ Support System
12	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	18'	Poor Structure	C	No	Yes	Parking Lot	Remove
13	*Cupaniopsis anacardioides*	Carrot Wood	23"	23"	18'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
14	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	17'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
15	*Cupaniopsis anacardioides*	Carrot Wood	24"	24"	19'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
16	*Cupaniopsis anacardioides*	Carrot Wood	33"	33"	20'	Poor Structure	B	No	No	Parking Lot/ sitting area	Cable/ Support System
17	*Cupaniopsis anacardioides*	Carrot Wood	29"	29"	23'	Poor Structure	B	No	No	Sidewalk, Road	Prune, Cable/ Support System
18	*Cupaniopsis anacardioides*	Carrot Wood	24"	24"	22'	Poor Structure	B	No	No	Parking Lot, Lounge Area	Prune, Cable/ Support System
19	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	30'	Poor Structure	C	No	No	Parking, Sidewalk	Prune, Mulch, Cable/ Support System
20	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	18'	Poor Structure	B	No	No	Building, Parking	Prune, Mulch, Cable/ Support System
21	*Platanus racemosa*	California Sycamore	29"	29"	74'	Good Structure	B	Yes	No	Parking, Building	Prune, Mulch, Cable/ Support System
22	*Ulmus Parvifolia*	Chinese Elm	16"	16"	28'	Poor Structure, Lean	C	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
23	*Prunus cerasifera*	Purple Leaf Plum	14"	14"	13'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
24	*Prunus cerasifera*	Purple Leaf Plum	8"	8"	10'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
25	*Prunus cerasifera*	Purple Leaf Plum	13"	13"	10'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
26	*Pyrus Kawakamii*	Evergreen Pear				*Previously Removed*					*Removed*
27	*Pyrus Kawakamii*	Evergreen Pear				*Previously Removed*					*Removed*
31	*Cupaniopsis anacardioides*	Carrot Wood				*Previously Removed*					*Removed*
29	*Cupaniopsis anacardioides*	Carrot Wood				*Previously Removed*					*Removed*
30	*Platanus x hispanica*	London Plane	26"	26"	72'	Good Structure	A	No	No	Parking, Building	Prune, Mulch, Cable/ Support System
31	*Cupaniopsis anacardioides*	Carrot Wood				*Previously Removed*					*Removed*
32	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	21'	Poor Structure	B	No	No	Sidewalk, Parking	Prune, Mulch, Cable/ Support System
33	*Pyrus Kawakamii*	Evergreen Pear	15"	15"	17'	Poor Structure, Diseased	C	No	No	Sidewalk, Road	Prune, Mulch, Cable/ Support System
34	*Pyrus Kawakamii*	Evergreen Pear	14"	14"	18'	Poor Structure, Diseased	C	No	No	Sidewalk, Road	Prune, Mulch, Cable/ Support System
36	*Pyrus Kawakamii*	Evergreen Pear	14"	14"	22'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
37	*Pyrus Kawakamii*	Evergreen Pear	14"	14"	23'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
38	*Pyrus Kawakamii*	Evergreen Pear	8"	8"	14'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
39	*Pyrus Kawakamii*	Evergreen Pear	8"	8"	16'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
40	*Pyrus Kawakamii*	Evergreen Pear	9"	9"	17'	Poor Structure, Deceased	C	No	No	Road	Prune, Cable, Basal Spray
41	*Pyrus Kawakamii*	Evergreen Pear	11"	11"	17'	Poor Structure, Deceased	C	No	No	Road	Prune, Cable, Basal Spray
42	*Pyrus Kawakamii*	Evergreen Pear	9"	9"	17'	Poor Structure, Deceased	C	No	No	Road	Prune, Cable, Basal Spray
43	*Schinus terebinthifolius*	Brazilian Pepper Tree	42"	42"	30'	Poor Structure, Deceased	C	No	No	Parking Lot, Road	Prune, Mulch
44	*Pyrus Kawakamii*	Evergreen Pear	13"	13"	28'	Poor Structure, Deceased	C	No	No	Sidewalk, Road	Prune, Cable, Basal Spray
45	*Pyrus Kawakamii*	Evergreen Pear	10"	10"	23'	Poor Structure, Deceased	C	No	No	Road, Sidewalk	Prune, Cable, Basal Spray
46	*Pyrus Kawakamii*	Evergreen Pear	10"	10"	20'	Poor Structure, Deceased	C	No	No	Road, Sidewalk	Prune, Cable, Basal Spray
47	*Pyrus Kawakamii*	Evergreen Pear	10"	10"	17'	Poor Structure, Deceased	C	No	No	Wall, Sidewalk	Basal Spray, Routine Checkups, Prune
48	*Pyrus Kawakamii*	Evergreen Pear	11"	11"	17'	Heavy Lean, Poor Structure, Disease	C	No	No	Building, Sidewalk	Basal Spray, Routine Checkups
49	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	30'	Poor Structure	B	No	No	Parking	Cable/ Support System, Prune
50	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
51	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	35'	Poor Structure	B	No	No	Parking structure, Garbage	Cable/ Support System, Prune
52	*Cupaniopsis anacardioides*	Carrot Wood	11"	11"	36'	Poor Structure	B	No	No	Parking structure, Garbage	Cable/ Support System, Prune
53	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
54	*Cupaniopsis anacardioides*	Carrot Wood	8",11"	19"	29'	Poor Structure	C	No	No	Parking structure, wall	Cable/ Support System, Prune
55	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	31'	Poor Structure	B	No	No	Parking structure, wall	Cable/ Support System, Prune
56	*Cupaniopsis anacardioides*	Carrot Wood	10"	10"	28'	Poor Structure	B	No	No	Parking structure, wall	Cable/ Support System, Prune
57	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	25'	Poor Structure	C	No	No	Parking, Road	Prune & Basal Spray
59	*Cupaniopsis anacardioides*	Carrot Wood	26"	26"	21'	Poor Structure	C	No	No	Sitting, Parking Lot, Wall	Basal Spray
60	*Cupaniopsis anacardioides*	Carrot Wood	9",9"	19"	17'	Poor Structure	B	No	No	Sitting, Parking	Basal Spray
61	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	29'	Poor Structure	B	No	No	Parking	Cable/ Support System, Prune
62	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	28'	Poor Structure	B	No	No	Road, Garbage	Cable/ Support System, Prune
63	*Cupaniopsis anacardioides*	Carrot Wood	12"	12"	28'	Poor Structure	B	No	No	Parking, Road, Garbage	Cable/ Support System, Prune
64	*Cupaniopsis anacardioides*	Carrot Wood	10"	10"	26'	Poor Structure	B	No	Yes	Parking, Road, Garbage	Remove
65	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	27'	Poor Structure	B	No	No	Parking, Road, Garbage	Cable/ Support System, Prune
66	*Cupaniopsis anacardioides*	Carrot Wood	10"	10"	24'	Poor Structure	B	No	No	Parking Lot	Cable/ Support System, Prune
68	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	22'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
69	*Cupaniopsis anacardioides*	Carrot Wood	11"	11"	20'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
70	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	20'	Poor Structure	C	No	No	Parking, Road	Cable/ Support System, Prune

Tag No.	Species	Common Name	DBH	DBH TOTAL	Height	Observation	Rate	Protected (Yes/No)	Recommend Removal	Impact Activity	Recommendation
71	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	20'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
72	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	24'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
73	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	26'	Poor Structure	D	No	Yes	Parking, Building	Remove
74	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	23'	Poor Structure	C	No	No	Parking, Building	Basal Spray, Prune
75	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure, Infection	D	No	Yes	Parking, Building	Remove
76	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	22'	Poor Structure, Infection	D	No	Yes	Parking, Building	Remove
77	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	22'	Poor Structure	C	No	No	Garden	Cable/ Support System
78	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	21'	Poor Structure	C	No	No	Parking, Garden	Cable/ Support System, Prune
79	*Cupaniopsis anacardioides*	Carrot Wood	30"	30"	30'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune, Remove Ground Cover
80	*Cupaniopsis anacardioides*	Carrot Wood	9"	9"	24'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
82	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	28'	Poor Structure	C	No	No	Building, Parking	Cable/ Support System, Prune
83	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	20'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Cable/ Support System, Prune
84	*Cupaniopsis anacardioides*	Carrot Wood	26"	26"	36'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Reduction Prune, Cable/Support System
85	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	29'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Cable/ Support System, Prune
86	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	31'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
87	*Cupaniopsis anacardioides*	Carrot Wood	22"	22"	29'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
88	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	28'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
89	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	23'	Poor Structure	C	No	No	Building, Parking	Cable/ Support System, Prune
90	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	21'	Poor Structure	D	No	Yes	Building, Parking	Remove
91	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	18'	Poor Structure	D	No	Yes	Building, Parking	Remove
92	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	22'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
93	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	24'	Poor Structure	D	No	Yes	Building, Parking	Remove
94	*Cupaniopsis anacardioides*	Carrot Wood	28"	28"	25'	Poor Structure	B	No	No	Building, Parking	Prune, Cable/ Support System
95	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	24'	Dead/ Dying	F	No	Yes	Building, Parking	Remove
96	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	24'	Poor Structure	C	No	No	Building, Parking	Prune, Cable/ Support System
97	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	20'	Dead/ Dying	F	No	Yes	Building, Parking	Remove
98	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	22'	Poor Structure	B	No	No	Building, Parking	Prune, Cable/ Support System
99	*Schinus terebinthifolius*	Brazilian Pepper Tree	28"	28"	27'	Poor Structure, Lean, Girdling Roots	D	No	Yes	Mailbox, Sidewalk, Building	Remove
100	*Schinus terebinthifolius*	Brazilian Pepper Tree	16"	16"	22'	Poor Structure, Lean, Girdling Roots	D	No	Yes	Mailbox, Sidewalk, Building	Remove
101	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure	C	No	No	Building, Parking	Mulch, Prune, Cable/ Support System
102	*Prunus cerasifera*	Purple Leaf Plum	14"	14"	11'	Poor Structure, Girdling Roots, Mechanical Damage	C	No	No	Parking, Building	Prune & Mulch
103	*Cupaniopsis anacardioides*	Carrot Wood	25"	25"	25'	Poor Structure	B	No	No	Building Parking & Sidewalk	Prune, Cable, Mulch
104	*Prunus cerasifera*	Purple Leaf Plum	9"	9"	14'	Poor Structure	B	No	No	Building Parking & Sidewalk	Prune, Mulch
105	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	20'	Poor Structure, Mechanical Damage	C	No	No	Building Parking & Sidewalk	Prune, Cable, Mulch
106	*Prunus cerasifera*	Purple Leaf Plum	16"	16"	14'	Poor Structure, Girdling Roots	C	No	No	Sidewalk, Building	Prune & Mulch
107	*Schinus terebinthifolius*	Brazilian Pepper Tree	16"	16"	20'	Root Damage, Girdling Roots, Poor Structure	C	No	Yes	Sidewalk, Building	Remove
112	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	20'	Dead/ Dying	F	No	Yes	Sidewalk	Remove
113	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
116	*Prunus cerasifera*	Purple Leaf Plum	5"	5"	8'	Poor Structure, Girdling Roots	C	No	No	Sidewalk, Building	Prune, Mulch
117	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
119	*Cupaniopsis anacardioides*	Carrot Wood	19"	19"	13'	Poor Structure, Diseased	C	No	No	Sidewalk, Building	Cable/ Support System, Injection, Mulch
118	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
120	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
121	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
122	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
123	*Schinus terebinthifolius*	Brazilian Pepper Tree	25"	25"	26'	Poor Structure	B	No	No	Sidewalk, Road	Prune, Cable/Support System, Mulch
124	*Schinus terebinthifolius*	*Brazilian Pepper Tree*				*Previously Removed*					*Removed*
125

LEGEND

- **CUPANIOPSIS ANACARDIOIDES** — CARROT WOOD
- **PLATANUS RACEMOSA** — CALIFORNIA SYCAMORE
- **PYRUS KAWAKAMII** — EVERGREEN PEAR
- **PRUNUS CERASIFERA** — PURPLE LEAF PLUM
- **ULMUS PARVIFOLIA** — CHINESE ELM
- **SCHINUS TEREBINTHIFOLIUS** — BRAZILIAN PEPPER TREE
- **KOELREUTERIA PANICULATA** — GOLDEN RAIN TREE
- **PLATANUS X HISPANICA** — LONDON PLANE
- **KOELREUTERIA BIPINNATA** — CHINESE FLAME TREE
- PREVIOUSLY REMOVED TREE
- PROPOSED REMOVAL
- DEAD/DYING TREES

#173 CUPANIOPSIS ANACARDIOIDES
DBH: 13"
PROTECT IN PLACE

#86 CUPANIOPSIS ANACARDIOIDES
DBH: 26"
PROTECT IN PLACE

#85 CUPANIOPSIS ANACARDIOIDES
DBH: 19"
PROTECT IN PLACE

#174 CUPANIOPSIS ANACARDIOIDES
DBH: 17"
REMOVE

#175 CUPANIOPSIS ANACARDIOIDES
DBH: 22"
PROTECT IN PLACE

#84 CUPANIOPSIS ANACARDIOIDES
DBH: 26"
PROTECT IN PLACE

#176 K. PANICULATA
DBH: 8"
PROTECT IN PLACE

#83 CUPANIOPSIS ANACARDIOIDES
DBH: 8"
PROTECT IN PLACE

#82 CUPANIOPSIS ANACARDIOIDES
DBH: 14"
PROTECT IN PLACE

#196 PRUNUS CERASIFERA
DBH: 6"
PROTECT IN PLACE

#80 CUPANIOPSIS ANACARDIOIDES
DBH: 9"
PROTECT IN PLACE

#197 PRUNUS CERASIFERA
DBH: 10"
REMOVE

#79 CUPANIOPSIS ANACARDIOIDES
DBH: 30"
PROTECT IN PLACE

#198 PRUNUS CERASIFERA
DBH: 11"
PROTECT IN PLACE

#87 CUPANIOPSIS ANACARDIOIDES
DBH: 22"
PROTECT IN PLACE

#88 CUPANIOPSIS ANACARDIOIDES
DBH: 17"
PROTECT IN PLACE

#89 CUPANIOPSIS ANACARDIOIDES
DBH: 20"
PROTECT IN PLACE

#90 CUPANIOPSIS ANACARDIOIDES
DBH: 20"
REMVOE

#91 CUPANIOPSIS ANACARDIOIDES
DBH: 13"
REMOVE

#92 CUPANIOPSIS ANACARDIOIDES
DBH: 14"
PROTECT IN PLACE

#172 CUPANIOPSIS ANACARDIOIDES
DBH: 20"
PROTECT IN PLACE

#221 SCHINUS TEREBINTHIFOLIUS
DBH: 11"
REMOVE

#171 CUPANIOPSIS ANACARDIOIDES
DBH: 16"
REMOVE

#170 SCHINUS TEREBINTHIFOLIUS
DBH: 24"
REMOVE

#177 PYRUS KAWAKAMII
DBH: 5"
PROTECT IN PLACE

#165 PLATANUS X HISPANICA
DBH: 26"
PROTECT IN PLACE

#166 PLATANUS X HISPANICA
DBH: 18"
PROTECT IN PLACE

#178 ULMUS PARTIFOLIA
DBH: 17"
PROTECT IN PLACE

#167 CUPANIOPSIS ANACARDIODES
DBH: 8"
REMOVE

#169 PYRUS KAWAKAMII
DBH: 12"
REMOVE

#160 K. PANICULATA
DBH: 7"
PROTECT IN PLACE

#159 K. PANICULATA
DBH: 7"
PROTECT IN PLACE

#156 PYRUS KAWAKAMII
DBH: 12"
PROTECT IN PLACE

#157 PRUNUS CERASIFERA
DBH: MULTI-TRUNK 6', 7"
REMOVE

#141 PYRUS KAWAKAMII
DBH: 10"
PROTECT IN PLACE

#77 CUPANIOPSIS ANACARDIOIDES
DBH: 14"
PROTECT IN PLACE

#76 CUPANIOPSIS ANACARDIOIDES
DBH: 18"
REMOVE

#78 CUPANIOPSIS ANACARDIOIDES
DBH: 16"
PROTECT IN PLACE

#75 CUPANIOPSIS ANACARDIOIDES
DBH: 21"
REMOVE

#73 CUPANIOPSIS ANACARDIOIDES
DBH: 21"
REMOVE

#74 CUPANIOPSIS ANACARDIOIDES
DBH: 14"
PROTECT IN PLACE

#72 CUPANIOPSIS ANACARDIOIDES
DBH: 13"
PROTECT IN PLACE

#199 CUPANIOPSIS ANACARDIOIDES
DBH: 15"
PROTECT IN PLACE

#71 CUPANIOPSIS ANACARDIOIDES
DBH: 15"
PROTECT IN PLACE

#70 CUPANIOPSIS ANACARDIOIDES
DBH: 13"
PROTECT IN PLACE

#69 CUPANIOPSIS ANACARDIOIDES
DBH: 11"
PROTECT IN PLACE

#200 CUPANIOPSIS ANACARDIOIDES
DBH: 12"
PROTECT IN PLACE

#201 CUPANIOPSIS ANACARDIOIDES
DBH: 11"
PROTECT IN PLACE

#68 CUPANIOPSIS ANACARDIOIDES
DBH: 17"
PROTECT IN PLACE

#203 CUPANIOPSIS ANACARDIOIDES
DBH: 13"
REMOVE

#232 SCHINUS TEREBINTHIFOLIUS
DBH: 29"
REMOVE

#195 PLATANUS X HISPANICA
DBH: 21"
PROTECT IN PLACE

#193 ULMUS PARVIFOLIA
DBH: 16"
PROTECT IN PLACE

#194 ULMUS PARVIFOLIA
DBH: 12"
REMOVE

#192 PRUNUS CERASIFERA
DBH: 5"
PROTECT IN PLACE

#202 CUPANIOPSIS ANACARDIOIDES
DBH: 21"
PROTECT IN PLACE

#168 SCHINUS TEREBINTHIFOLIUS
DBH: 12"
REMOVE

#155 SCHINUS TEREBINTHIFOLIUS
DBH: 21"
PROTECT IN PLACE

#154 PRUNUS CERASIFERA
DBH: 5"
PROTECT IN PLACE

#231 SCHINUS TEREBINTHIFOLIUS
DBH: 20"
REMOVE

BLDG 1057
BLDG 1059
BLDG 1065
BLDG 1055
BLDG 1051
CLUB HOUSE
BLDG 1069
BLDG

0 10 20 40
SCALE: 1" = 20'-0"

CJM::LA
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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TREE DISPOSITION PLAN BASE A

NOT FOR CONSTRUCTION

1069 CASITAS PASS ROAD

1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA No. 6481
Signature
Renewal Date
Date
STATE OF CALIFORNIA

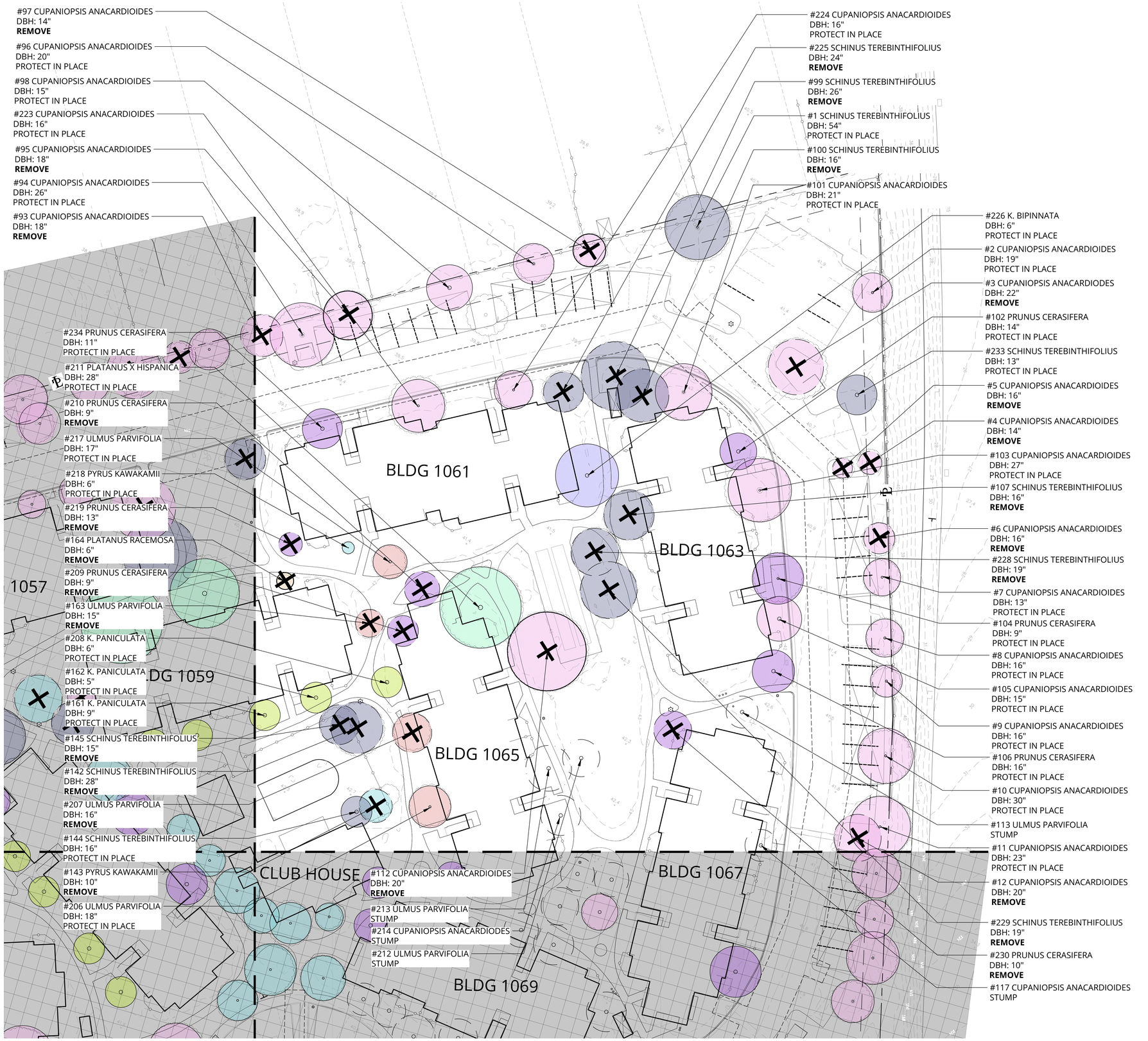
REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
1"=20'-0"
PRINT DATE
9/12/25

SHEET NUMBER
L-1.2

LEGEND

- **CUPANIOPSIS ANACARDIOIDES** CARROT WOOD
- **PLATANUS RACEMOSA** CALIFORNIA SYCAMORE
- **PYRUS KAWAKAMII** EVERGREEN PEAR
- **PRUNUS CERASIFERA** PURPLE LEAF PLUM
- **ULMUS PARVIFOLIA** CHINESE ELM
- **SCHINUS TEREBINTHIFOLIUS** BRAZILIAN PEPPER TREE
- **KOELREUTERIA PANICULATA** GOLDEN RAIN TREE
- **PLATANUS X HISPANICA** LONDON PLANE
- **KOELREUTERIA BIPINNATA** CHINESE FLAME TREE
- PREVIOUSLY REMOVED TREE
- PROPOSED REMOVAL
- DEAD/DYING TREES



SCALE: 1" = 20'-0"

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LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

TREE DISPOSITION PLAN
BASE B

1069 CASITAS PASS ROAD
1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 6541
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER 2410
DRAWN BY JC
DATE DRAWN 09/27/24
SCALE 1"=20'-0"
PRINT DATE 9/12/25

SHEET NUMBER
L-1.3

LEGEND

- **CUPANIOPSIS ANACARDIOIDES** — CARROT WOOD
- **PLATANUS RACEMOSA** — CALIFORNIA SYCAMORE
- **PYRUS KAWAKAMII** — EVERGREEN PEAR
- **PRUNUS CERASIFERA** — PURPLE LEAF PLUM
- **ULMUS PARVIFOLIA** — CHINESE ELM
- **SCHINUS TEREBINTHIFOLIUS** — BRAZILIAN PEPPER TREE
- **KOELREUTERIA PANICULATA** — GOLDEN RAIN TREE
- **PLATANUS X HISPANICA** — LONDON PLANE
- **KOELREUTERIA BIPINNATA** — CHINESE FLAME TREE
- PREVIOUSLY REMOVED TREE
- PROPOSED REMOVAL
- DEAD/DYING TREES

0 10 20 40

SCALE: 1" = 20'-0"

CJM::LA
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

TREE DISPOSITION PLAN
BASE C

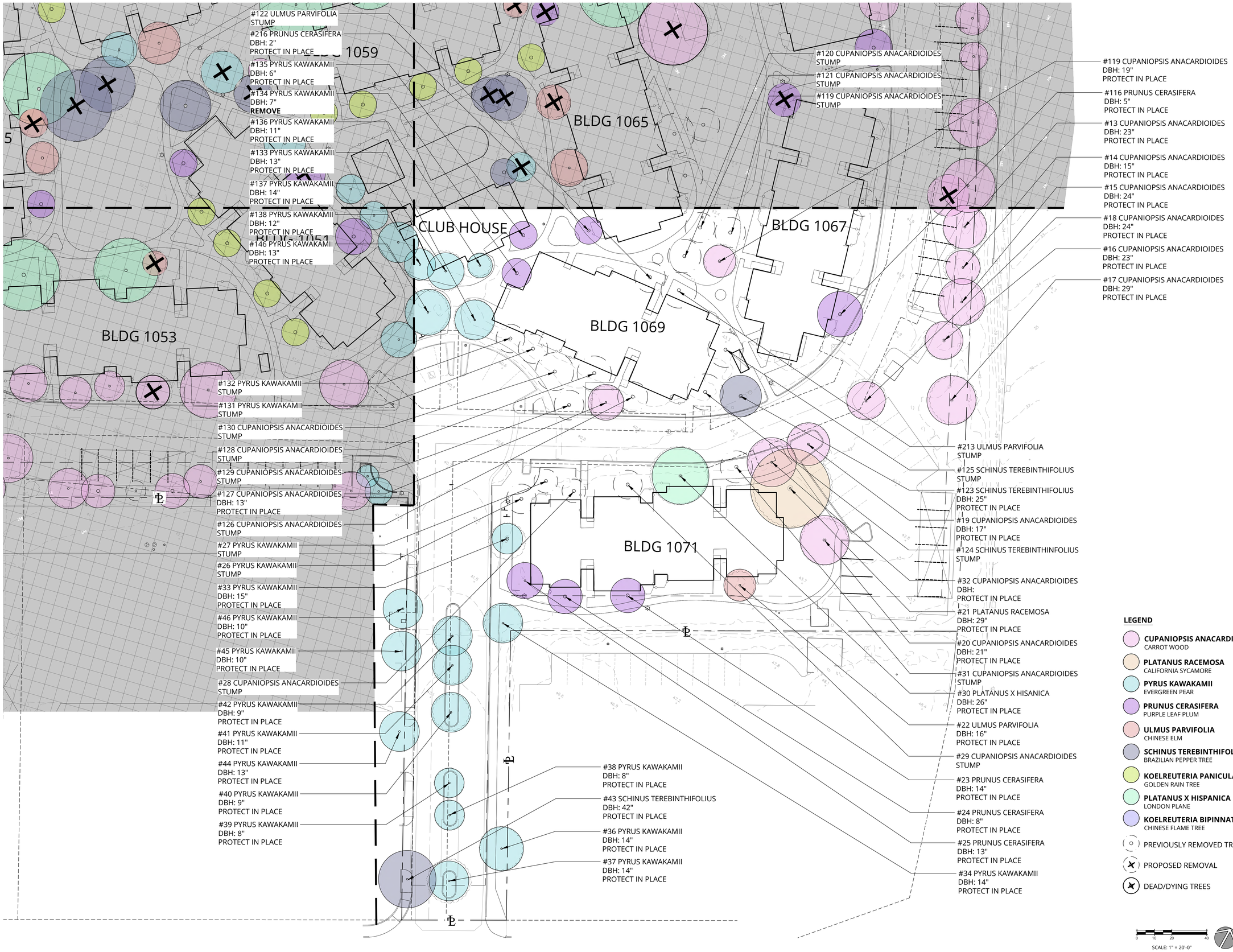
1069 CASITAS PASS ROAD
1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LA No. 6841
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
1"=20'-0"
PRINT DATE
9/12/25

SHEET NUMBER
L-1.4



LEGEND

- **CUPANIOPSIS ANACARDIOIDES** CARROT WOOD
- **PLATANUS RACEMOSA** CALIFORNIA SYCAMORE
- **PYRUS KAWAKAMII** EVERGREEN PEAR
- **PRUNUS CERASIFERA** PURPLE LEAF PLUM
- **ULMUS PARVIFOLIA** CHINESE ELM
- **SCHINUS TEREBINTHIFOLIUS** BRAZILIAN PEPPER TREE
- **KOELREUTERIA PANICULATA** GOLDEN RAIN TREE
- **PLATANUS X HISPANICA** LONDON PLANE
- **KOELREUTERIA BIPINNATA** CHINESE FLAME TREE
- PREVIOUSLY REMOVED TREE
- PROPOSED REMOVAL
- DEAD/DYING TREES

0 10 20 40

SCALE: 1" = 20'-0"

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1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

TREE DISPOSITION PLAN
BASE D

1069 CASITAS PASS ROAD
1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Jones Miller, LA No. 6491
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
1"=20'-0"
PRINT DATE
9/12/25

SHEET NUMBER
L-1.5

PRELIMINARY PLANT SCHEDULE: TREES							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
TREES							
	CER OCC	3	CERCIS OCCIDENTALIS	WESTERN REDBUD [CA NATIVE]	24"BOX	LOW	
	CHI LIN	3	CHILOPSIS LINEARIS	DESERT WILLOW MULTI-TRUNK [CA NATIVE]	24"BOX	VERY LOW	
	QUE AG3	4	QUERCUS AGRIFOLIA	COAST LIVE OAK [CA NATIVE]	36"BOX	LOW	STD.
	UMB CAL	4	UMBELLULARIA CALIFORNICA STD.	BAY LAUREL [CA NATIVE]	24"BOX	LOW	

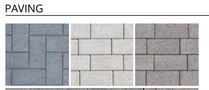
PRELIMINARY PLANT SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
SHRUBS					
BAC PIL	BACCHARIS PILULARIS	COYOTE BRUSH [CA NATIVE]	5 GAL	LOW	72" o.c.
CHO ELE	CHONDROPETALUM ELEPHANTINUM	GIANT CAPE RUSH	5 GAL	MEDIUM	36" o.c.
COR IVO	CORREA X `IVORY BELLS`	AUSTRALIAN FUCHSIA	5 GAL	LOW	36" o.c.
DIA LRV	DIANELLA REVOLUTA 'DR5000'	LITTLE REV™ FLAX LILY	1 GAL	LOW	24" o.c.
DIE SUN	DIETES GRANDIFLORA `SUNSTRIPE`	FORTNIGHT LILY	5 GAL	MEDIUM	24" o.c.
ECH CAN	ECHIUM CANDICANS	PRIDE OIF MADEIRA	5 GAL	LOW	60" o.c.
GRE MOO	GREVILLEA X `MOONLIGHT`	GREVILLEA	5 GAL	LOW	48" o.c.
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW	72" o.c.
HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL	MEDIUM	48" o.c.
JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	24" o.c.
JUN TEX	JUNCUS TEXTILIS	BASKET RUSH [CA NATIVE]	5 GAL	LOW	48" o.c.
LAU NAT	LAURUS NOBILIS	SWEET BAY [HEDGE FORM]	15 GAL	LOW	36" o.c.
LAV PRO	LAVANDULA X INTERMEDIA `PROVENCE`	PROVENCE LAVENDIN	5 GAL	LOW	36" o.c.
LAV VPX	LAVANDULA X INTERMEDIA 'NIKO'	PHENOMENAL LAVENDIN	5 GAL	LOW	30" o.c.
LEU GAL	LEUCADENDRON GALPINII 'SILVER CONE'	SILVER CONE GALPIN'S CONEBUSH	15 GAL	LOW	72" o.c.
LOM ARF	LOMANDRA LONGIFOLIA 'ARCTIC FROST'	ARCTIC FROST RUSH	1 GAL	LOW	18" o.c.
OLE LIT	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	48" o.c.
SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	VERY LOW	36" o.c.
SAL LEU	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	1 GAL	LOW	36" o.c.
SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	LOW	24" o.c.
VER LIL	VERBENA LILACINA `DE LA MINA`	LILAC VERBENA	1 GAL	LOW	36" o.c.
WES GR7	WESTRINGIA FRUTICOSA `GREY BOX`	COAST ROSEMARY	5 GAL	LOW	36" o.c.
WES MSU	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL	LOW	60" o.c.
CACTI + SUCCULENTS					
AGA NO3	AGAVE ATTENUATA `NOVA`	BLUE FOXTAIL AGAVE	1 GAL	LOW	36" o.c.
AGA SHA	AGAVE SHAWII	COASTAL AGAVE	1 GAL	VERY LOW	36" o.c.
AGA BLF	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL	LOW	36" o.c.
GRASSES					
ARI PUR	ARISTIDA PURPUREA	PURPLE THREEAWN	1 GAL	LOW	18" o.c.
CAR DI2	CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL	LOW	24" o.c.
CAR PRA	CAREX PRAEGRACILIS	SLENDER SEDGE	PLUGS	MEDIUM	48" o.c.
ELY CA2	ELYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE WILD RYE	5 GAL	LOW	36" o.c.
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	18" o.c.
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	LOW	24" o.c.
LOM NYA	LOMANDRA L. `NYALLA`	NYALLA BREEZE GRASS	5 GAL	LOW	48" o.c.
LOM SYG	LOMANDRA LONGIFOLIA `ROMA'	PLATINUM BEAUTY VARIEGATED MAT RUSH	5 GAL	LOW	36" o.c.
MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	LOW	42" o.c.
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	42" o.c.
VINE/ESPALIER					
FIC PUM	FICUS PUMILA	CREEPING FIG	5 GAL	LOW	48" o.c.
CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
GROUND COVERS					
CAR PAN	CAREX PANSA	SANDDUNE SEDGE	PLUGS	LOW	12" o.c.
CEA YA2	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	CALIFORNIA LILAC	1 GAL	LOW	96" o.c.
ROS HUN	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	48" o.c.
SEN MAN	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW	18" o.c.
TUR II	TURF MARATHON II	MARATHON II	SOD		

PRELIMINARY PLAN - PLANTING AND DESIGN

1. CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE CARPINTERIA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC, ENDURING AND AUTHENTIC.
2. THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.
3. PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
4. STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.
5. GREEN SCREENS WILL BE INCLUDED WHERE FEASIBLE.
6. EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.
7. THE PLANT PALETTE WILL BE MEDITERRANEAN IN CHARACTER AND SUITABLE TO THE SANTA BARBARA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE. ONLY ORGANIC FERTILIZERS AND SOIL AMENDMENTS WILL BE USED.
8. COMMON AREA IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND-WATERED OR WILL INCLUDE SELF-WATERING SYSTEMS.
9. SOIL PREPARATION, WEED REMOVAL, AND AMENDMENTS SHALL BE PER THE FINAL LANDSCAPE SPECIFICATIONS OR RECOMMENDATIONS OF THE AGRONOMIC SOILS REPORT. IF THE EXISTING TOPSOIL CONTAINS 6% OR LESS ORGANIC MATTER, INCORPORATE COMPOST AT A RATE OF FOUR (4) C.Y. PER 1,000 S.F. OF PERMEABLE AREA TO A MINIMUM DEPTH OF 6".
10. ALL NEWLY PLANTED AREAS SHALL RECEIVE A 3" MINIMUM DEPTH OF WOOD MULCH (ORGANIC PREFERRED) OR GRAVEL PER THE LANDSCAPE SPECIFICATIONS AND AS SHOWN ON THE FINAL PLANTING PLANS AND DETAILS.

LANDSCAPE REFERENCE: INSPIRATION

PAVING



PERMEABLE PAVERS - VEHICULAR:

MODEL: THE BOSTON
MANUF: ORCO BLOCK & HARDSCAPE
COLOR: BLUE/SOLAR GRAY/STONE
FINISH: SMOOTH
SIZE: 3x: 9, 12, 14; 4x: 9, 12, 14 in. (100MM)
PATTERN: HERRINGBONE

PERMEABLE PAVERS - PEDESTRIAN:

MODEL: ECOHEX
MANUF: ORCO BLOCK & HARDSCAPE
COLOR: BLUE/SOLAR GRAY/STONE
FINISH: BURNISH/STANDARD
SIZE: 9 in. HEX (80MM)
PATTERN: STANDARD HEX

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
PAVING SCHEDULE	
P-01	PERMEABLE PAVING COLOR: BLUE
P-02	PERMEABLE PAVING COLOR: SOLAR GRAY
P-03	PERMEABLE PAVING COLOR: STONE

LEGEND

- NEW/REFURBISHED PLANTING -REMOVE EX. LAWN, SHRUBS -REPLACEMENT WITH WATERWISE ORNAMENTAL SHRUBS, GRASSES & GROUNDCOVER
- LAWN / PLAY AREA
- BIORETENTION
- ARTIFICIAL TURF
- BARK MULCH
- NEW CONCRETE
- PERMEABLE PAVING

SCALE: 1" = 30'-0"

CJM::LA
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 208
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

CONCEPTUAL LANDSCAPE PLAN

1069 CASITAS PASS ROAD

1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Anne Miller, LIC. No. 6547
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER 2410
DRAWN BY JC
DATE DRAWN 09/27/24
SCALE 1"=30'-0"
PRINT DATE 9/12/25

SHEET NUMBER L-2.1

IRRIGATION NOTES

1. ALL NEW TREES, SHRUBS, AND GROUNDCOVER PLANTINGS WILL BE IRRIGATED WITH DRIP IRRIGATION. DRIP SYSTEMS WILL BE ZONED BY HYDROZONES (WATER REQUIREMENTS BASED ON PLANT MATERIAL), SLOPE, AND ASPECT (SUN OR SHADE). TURF WILL BE IRRIGATED WITH WATER EFFICIENT ROTARY IRRIGATION, WITH IRRIGATION EFFICIENCY RATES COMPLIANT WITH CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.
2. A WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER WILL BE SPECIFIED WHICH WILL BE CONNECTED TO AN ON-SITE WEATHER SENSOR AND AUTOMATIC RAIN SHUT-OFF. CONTROLLER WILL BE PROGRAMMED TO CYCLE AND SOAK IRRIGATION BASED ON SOIL TYPE.
3. IRRIGATION SYSTEM WILL BE DESIGNED WITH A BACKFLOW PREVENTION DEVICE, MASTER VALVE, AND FLOW SENSOR AND DESIGNED TO PREVENT RUNOFF, LOW-HEAD DRAINAGE, AND OVERSPRAY INTO ADJACENT NON-IRRIGATED AREAS.
4. NARROW OR IRREGULARLY SHAPED AREAS, INCLUDING TURF, LESS THAN EIGHT FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH LOW-VOLUME DRIP IRRIGATION SYSTEM.

WELO IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION CONTROLLER IS REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
2. IRRIGATION CONTROLLER SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
3. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
4. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD," ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
5. AREAS LESS THAN EIGHT (8) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
6. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, A PRIVATE IRRIGATION SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

CONCEPTUAL IRRIGATION LEGEND - HYDROZONES

	HYDROZONE A - DRIP, SUN, LOW WATER-USE, MED DENSITY	10,288 SF
	HYDROZONE B - DRIP, SUN, LOW WATER-USE	64,391 SF
	HYDROZONE C - DRIP, SHADE, MODERATE WATER-USE	25,625 SF
	HYDROZONE D - SPRAY-ROTARY, HIGH WATER-USE (TURF)	5,717 SF
	HYDROZONE E - DRIP, SUN, LOW WATER-USE (BIORETENTION)	1,682 SF
	HYDROZONE F - POOL, HIGH WATER-USE	740 SF
	TOTAL	**108,443 SF**

PRELIMINARY MWELO WATER USE CALCULATIONS

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	Yearly ET_o	Plant Factor (PF)*	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
A - Drip, Sun, Medium Density	Low	46.60	0.30	0.62	0.81	10,288	110,089
B - Drip, Sun, Low Density	Low	46.60	0.20	0.62	0.81	64,391	459,354
C - Drip, Shade, Low Density	Moderate	46.60	0.60	0.62	0.81	25,625	548,413
D - Spray, Sun, Turf	High	46.60	0.80	0.62	0.75	5,717	176,187
E - Drip, Sun, Low Density, Bioretention	Low	46.60	0.30	0.62	0.81	1,682	17,999
F - Pool	High	46.60	1.00	0.62	1.00	740	21,380
					Total:	**108,443**	**1,333,422**

Hydrozone Information Table

Hydrozone*	Zone/valve no.	Irrigation Method**	Area (SF)	% of Landscape
A - Low	x	Drip	10,288	9.49%
B - Low	x	Drip	64,391	59.38%
C - Moderate	x	Drip	25,625	23.63%
D - High	x	Spray	5,717	5.27%
E - Low	x	Drip	1,682	1.55%
F - High	x	N/A	740	0.68%
		Total:	**108,443**	**100.00%**

MAWA = (46.6)(0.62)((0.55 X 108,443) + ((1-0.55) X 0)

MAWA = 1,723,224 gallons per year

0 15 30 60

SCALE: 1" = 30'-0"

CJM::LA
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 208
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

CONCEPTUAL IRRIGATION PLAN

1069 CASITAS PASS ROAD

1069 Casitas Pass Rd.
Carpinteria,CA 93013

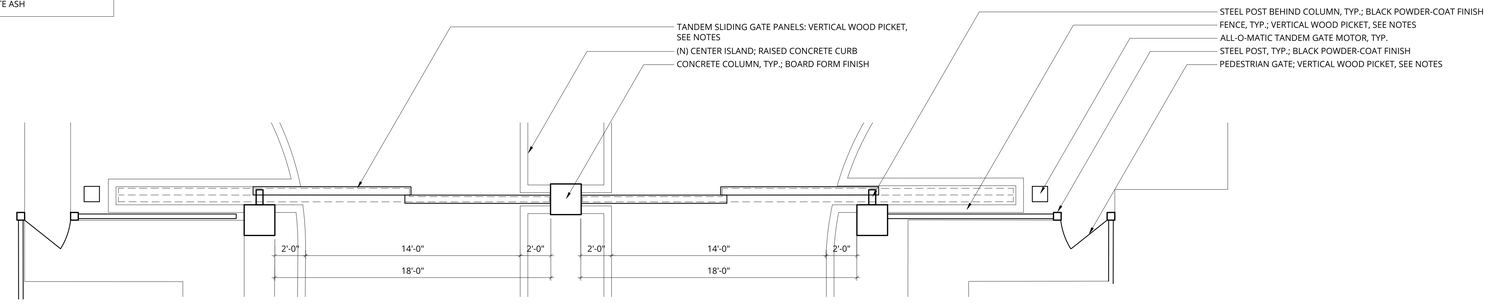
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA No. 6481
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

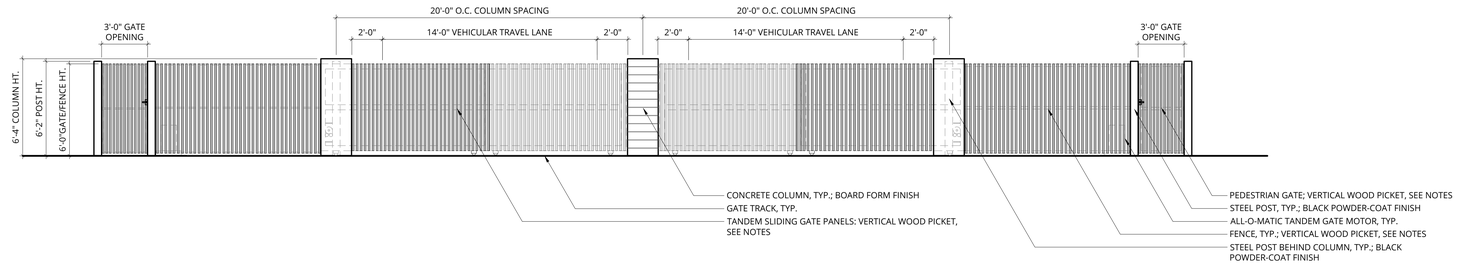
PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
PRINT DATE
9/12/25

SHEET NUMBER
L-3.1

FENCE AND GATE NOTES
1. VERTICAL WOOD PICKETS:
SIZE: 2"X4"
MATERIALS: "THERMORY" ENGINEERED WOOD; ALT.: "RESYSTA" COMPOSITE WOOD
COLOR: WHITE ASH



PLAN



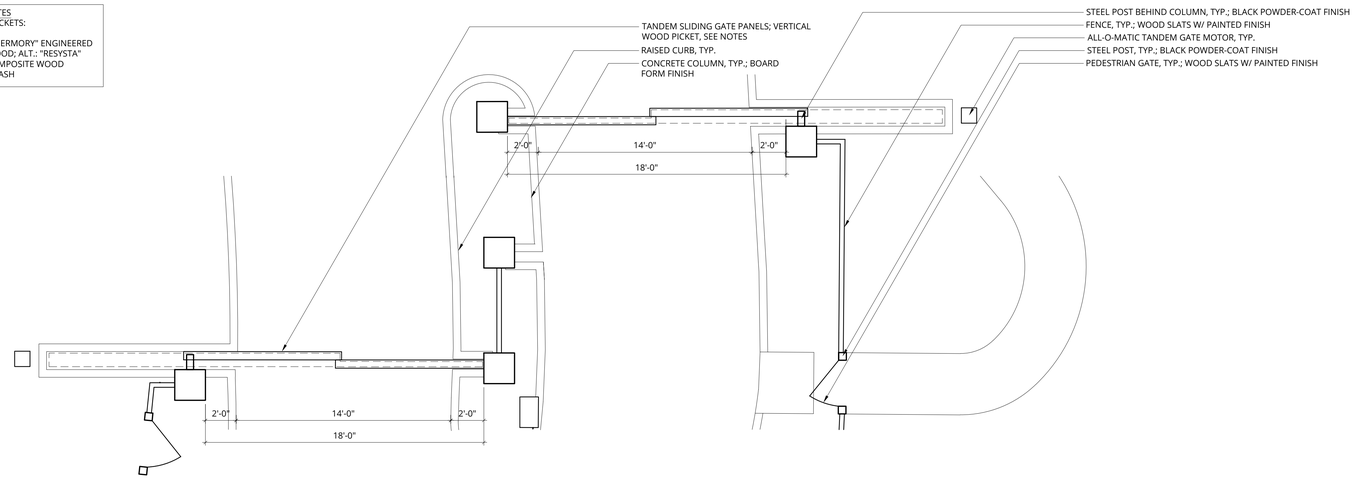
ELEVATION

1 GATE - MAIN ENTRY

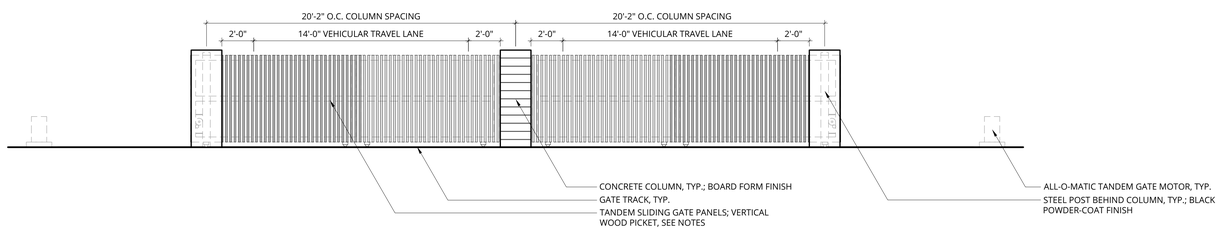
1/4" = 1'-0"

P-2410-HAR-02

FENCE AND GATE NOTES
1. VERTICAL WOOD PICKETS:
SIZE: 2"X4"
MATERIALS: "THERMORY" ENGINEERED WOOD; ALT.: "RESYSTA" COMPOSITE WOOD
COLOR: WHITE ASH



PLAN



ELEVATION

2 GATE - SECONDARY ENTRY

1/4" = 1'-0"

P-2410-HAR-03

GATE REFERENCE IMAGERY

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LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION
PRELIMINARY DETAILS

1069 CASITAS PASS ROAD

1069 Casitas Pass Rd.
Carpinteria,CA 93013

LICENSED LANDSCAPE ARCHITECT
Courtney Anne Miller, LC No. 6134
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
12/18/24 PLN #1
05/19/25 PLN #2
09/12/25 ARB #1

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
VARIES
PRINT DATE
9/12/25

SHEET NUMBER
L-4.1

Scheme **1**

1. Main Body - DE6232 Abstract White
2. Fascia & Accent Panels - DET519 Shutters
3. Stair Railings & Balconies - DET519 Shutters
4. Fences - DET519 Shutters
5. Entry Doors & Frames - DET519 Shutters

1 | 2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department
30963 AP

Scheme **1**

1. Main Body - DE6232 Abstract White
2. Fascia & Accent Panels - DET519 Shutters
3. Stair Railings & Balconies - DET519 Shutters
4. Fences - DET519 Shutters
5. Entry Doors & Frames - DET519 Shutters

1 | 2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department
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1069 Casitas Pass Rd. Carpinteria, CA 93013

EXTERIOR COLOR

10/16/2025

A801

Scheme **2**

1. Main Body - DEW341 Swiss Coffee
2. Fascia & Accent Panels - DET505 Desert Sage
3. Stair Railings & Balconies - DET505 Desert Sage
4. Fences - DET505 Desert Sage
5. Entry Doors & Frames - DET505 Desert Sage

1 | 2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department

Scheme **2**

1. Main Body - DEW341 Swiss Coffee
2. Fascia & Accent Panels - DET505 Desert Sage
3. Stair Railings & Balconies - DET505 Desert Sage
4. Fences - DET505 Desert Sage
5. Entry Doors & Frames - DET505 Desert Sage

1 | 2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department

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1069 Casitas Pass Rd. Carpinteria, CA 93013

EXTERIOR COLOR

10/16/2025

Scheme **3**

1. Main Body - DEHW02 White Daisy
2. Fascia & Accent Panels - DE6385 Black Bean
3. Stair Railings & Balconies - DE6385 Black Bean
4. Fences - DE6385 Black Bean
5. Entry Doors & Frames - DE6385 Black Bean

1

2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department

30963 AP

Scheme **3**

1. Main Body - DEHW02 White Daisy
2. Fascia & Accent Panels - DE6385 Black Bean
3. Stair Railings & Balconies - DE6385 Black Bean
4. Fences - DE6385 Black Bean
5. Entry Doors & Frames - DE6385 Black Bean

1

2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department

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EXTERIOR COLOR

10/16/2025

DMA 2024-0134

Scheme **4**

1. Main Body - DEW340 Whisper
2. Fascia & Accent Panels - DEC788 Dark Lagoon
3. Stair Railings & Balconies - DEC788 Dark Lagoon
4. Fences - DEC788 Dark Lagoon
5. Entry Doors & Frames - DEC788 Dark Lagoon

1 | 2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department

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Scheme **4**

1. Main Body - DEW340 Whisper
2. Fascia & Accent Panels - DEC788 Dark Lagoon
3. Stair Railings & Balconies - DEC788 Dark Lagoon
4. Fences - DEC788 Dark Lagoon
5. Entry Doors & Frames - DEC788 Dark Lagoon

1 | 2 3 4 5

Color Schemes For Your Consideration
DUNN-EDWARDS® Color Rendering Department

30963 AP

10/16/2025 4:11:25 PM Autodesk Docs://1069 Casitas Pass Road/24C201 - 1069 Casitas Pass Rd - ARB.rvt

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ARCHITECTURE + INTERIOR DESIGN

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1069 Casitas Pass Rd. Carpinteria, CA 93013

EXTERIOR COLOR

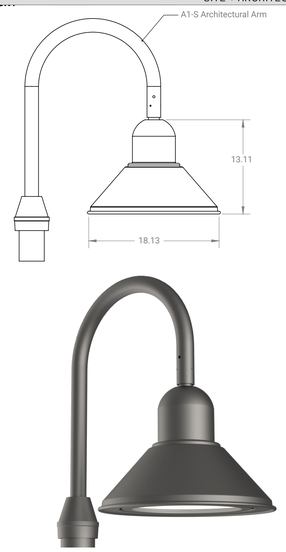
10/16/2025

DHA 2024-0134

NLS LIGHTING

CAL-S

SITE + ARCHITECTURAL LIGHTING



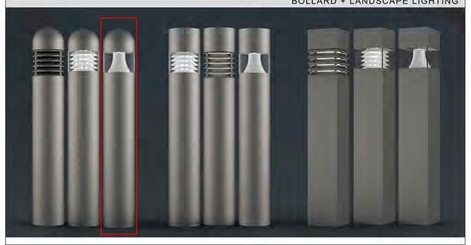
NLS LIGHTING
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037
nlslighting.com

5

NLS LIGHTING

SEA SIDE BOLLARD

BOLLARD + LANDSCAPE LIGHTING



LED WATTAGE CHART	
	16L
400 milliamps	21w
530 milliamps	25w
700 milliamps	30w

The Sea Side Bollard is a combination of security, style and Vandal resistance that blends beautifully into any pathway environment.

This luminare tower can disperse light in 45° angle with the cast Cutoff Grill (COG45). Paraciine Reflector (PR) or Stacked Louver (SL) are also optional light distributions.

The Sea Side Bollard uses the patented Star Power™ reflector system. The Dome Top selection offers either Dome or Flat and are available in either 8" or 6' Round or 8' Square. Kelvin temperature offering of Amber, 2700K, 3000K, 3500K, 4000K and 5000K.

Conforms to the strictest Made in America standards designed, tooled, fabricated and assembled in the USA.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

STAR POWER™ OPTICAL SYSTEM
The Star Power™ reflector is an excellent system which provides great value and performance. Star Power Patent number: 10158023.

REV. 04.23.25

1

CASITAS PASS LIGHTING FIXTURE COUNTS (EXISTING DESIGN)		
FIXTURE TYPE	DESCRIPTION	COUNT
A	BOLLARD	42
B	POST TOP (POLE MOUNTED FIXTURE) 6 FEET	40
C	WALL SCONCE	269
D	SURFACE MOUNT LINEAR STRIP LIGHT AT CARPORTS	22
E	POLE MOUNT PARKING AREA LIGHT	2

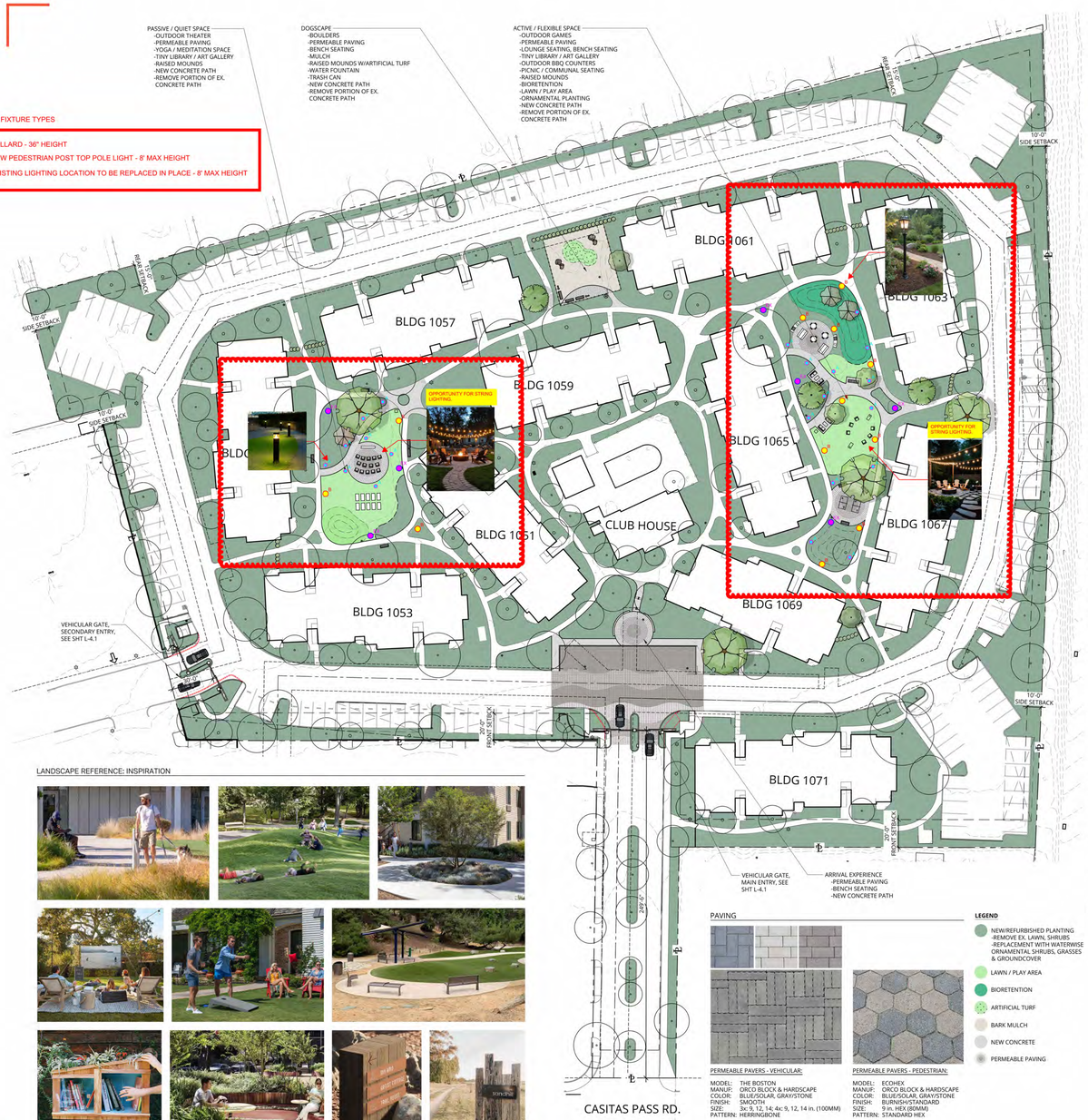
PASSIVE / QUIET SPACE
-OUTDOOR THEATER
-PERMEABLE PAVING
-YOGA / MEDITATION SPACE
-TINY LIBRARY / ART GALLERY
-RAISED MOUNDS
-NEW CONCRETE PATH
-REMOVE PORTION OF EX. CONCRETE PATH

DOGSCAPE
-BOULDERS
-PERMEABLE PAVING
-BENCH SEATING
-MULCH
-RAISED MOUNDS W/ARTIFICIAL TURF
-WATER FOUNTAIN
-TRASH CAN
-NEW CONCRETE PATH
-REMOVE PORTION OF EX. CONCRETE PATH

ACTIVE / FLEXIBLE SPACE
-OUTDOOR GAMES
-PERMEABLE PAVING
-LOUNGE SEATING, BENCH SEATING
-TINY LIBRARY / ART GALLERY
-OUTDOOR BBQ COUNTERS
-PICNIC / COMMUNAL SEATING
-RAISED MOUNDS
-BIORETENTION
-LAWN / PLAY AREA
-ORNAMENTAL PLANTING
-NEW CONCRETE PATH
-REMOVE PORTION OF EX. CONCRETE PATH

LIGHTING FIXTURE TYPES

- A - BOLLARD - 36" HEIGHT
- B - NEW PEDESTRIAN POST TOP POLE LIGHT - 8' MAX HEIGHT
- C - EXISTING LIGHTING LOCATION TO BE REPLACED IN PLACE - 8' MAX HEIGHT



LANDSCAPE REFERENCE: INSPIRATION

PAVING

PERMEABLE PAVERS - VEHICULAR:
MODEL: THE BOSTON
MANUF: ORCO BLOCK & HARDSCAPE
COLOR: BLUE/SOLAR, GRAY/STONE
FINISH: SMOOTH
SIZE: 3x: 9, 12, 14; 4x: 9, 12, 14 in. (100MM)
PATTERN: HERRINGBONE

PERMEABLE PAVERS - PEDESTRIAN:
MODEL: ECOHEX
MANUF: ORCO BLOCK & HARDSCAPE
COLOR: BLUE/SOLAR, GRAY/STONE
FINISH: BURNISH/STANDARD
SIZE: 9 in. HEX (80MM)
PATTERN: STANDARD HEX

LEGEND
- NEW/REFURBISHED PLANTING -REMOVE EX. LAWN, SHRUBS -REPLACEMENT WITH WATERWISE ORNAMENTAL SHRUBS, GRASSES & GROUNDCOVER
- LAWN / PLAY AREA
- BIORETENTION
- ARTIFICIAL TURF
- BARK MULCH
- NEW CONCRETE
- PERMEABLE PAVING

SCALE: 1" = 30'-0"

PRELIMINARY PLANT SCHEDULE: TREES							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
TREES							
	CER OCC	3	CERCIS OCCIDENTALIS	WESTERN REDBUD [CA NATIVE]	24"BOX	LOW	
	CHI LIN	3	CHILOPSIS LINEARIS	DESERT WILLOW MULTI-TRUNK [CA NATIVE]	24"BOX	VERY LOW	
	QUE AG3	4	QUERCUS AGRIFOLIA	COAST LIVE OAK [CA NATIVE]	36"BOX	LOW	STD.
	UMB CAL	4	UMBELLULARIA CALIFORNICA STD.	BAY LAUREL [CA NATIVE]	24"BOX	LOW	

PRELIMINARY PLANT SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
SHRUBS					
BAC PIL	BACCHARIS PILULARIS	COYOTE BRUSH [CA NATIVE]	5 GAL	LOW	72" o.c.
CHO ELE	CHONDROPETALUM ELEPHANTINUM	GIANT CAPE RUSH	5 GAL	MEDIUM	36" o.c.
COR IVO	CORREA X `IVORY BELLS`	AUSTRALIAN FUCHSIA	5 GAL	LOW	36" o.c.
DIA LRV	DIANELLA REVOLUTA `DRS000`	LITTLE REV™ FLAX LILY	1 GAL	LOW	24" o.c.
DIE SUN	DIETES GRANDIFLORA `SUNSTRIPE`	FORTNIGHT LILY	5 GAL	MEDIUM	24" o.c.
ECH CAN	ECHIUM CANDICANS	PRIDE OF MADEIRA	5 GAL	LOW	60" o.c.
GRE MOO	GREVILLEA X `MOONLIGHT`	GREVILLEA	5 GAL	LOW	48" o.c.
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW	72" o.c.
HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL	MEDIUM	48" o.c.
JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	24" o.c.
JUN TEX	JUNCUS TEXTILIS	BASKET RUSH [CA NATIVE]	5 GAL	LOW	48" o.c.
LAU NAT	LAURUS NOBILIS	SWEET BAY [HEDGE FORM]	15 GAL	LOW	36" o.c.
LAV PRO	LAVANDULA X INTERMEDIA ` PROVENCE`	PROVENCE LAVENDIN	5 GAL	LOW	36" o.c.
LAV VPX	LAVANDULA X INTERMEDIA `NIKO`	PHENOMENAL LAVENDIN	5 GAL	LOW	30" o.c.
LEU GAL	LEUCADENDRON GALPINII `SILVER CONE`	SILVER CONE GALPIN'S CONEBUSH	15 GAL	LOW	72" o.c.
LOM ARF	LOMANDRA LONGIFOLIA `ARCTIC FROST`	ARCTIC FROST RUSH	1 GAL	LOW	18" o.c.
OLE LIT	OLEA EUROPAEA `MONTRA`	LITTLE OLLIE® OLIVE	5 GAL	LOW	48" o.c.
SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	VERY LOW	36" o.c.
SAL LEU	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	1 GAL	LOW	36" o.c.
SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	LOW	24" o.c.
VER LIL	VERBENA LILACINA ``DE LA MINA``	LILAC VERBENA	1 GAL	LOW	36" o.c.
WES GR7	WESTRINGIA FRUTICOSA `GREY BOX`	COAST ROSEMARY	5 GAL	LOW	36" o.c.
WES MSU	WESTRINGIA FRUTICOSA `MUNDI`	MUNDI COAST ROSEMARY	5 GAL	LOW	60" o.c.
CACTI + SUCCULENTS					
AGA NO3	AGAVE ATTENUATA ``NOVA``	BLUE FOXTAIL AGAVE	1 GAL	LOW	36" o.c.
AGA SHA	AGAVE SHAWII	COASTAL AGAVE	1 GAL	VERY LOW	36" o.c.
AGA BLF	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	1 GAL	LOW	36" o.c.
GRASSES					
ARI PUR	ARISTIDA PURPUREA	PURPLE THREEAWN	1 GAL	LOW	18" o.c.
CAR DI2	CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL	LOW	24" o.c.
CAR PRA	CAREX PRAEGRACILIS	SLENDER SEDGE	PLUGS	MEDIUM	48" o.c.
ELY CA2	ELYMUS CONDENSATUS `CANYON PRINCE`	CANYON PRINCE WILD RYE	5 GAL	LOW	36" o.c.
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	18" o.c.
LIM PER	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	LOW	24" o.c.
LOM NYA	LOMANDRA L. `NYALLA`	NYALLA BREEZE GRASS	5 GAL	LOW	48" o.c.
LOM SYG	LOMANDRA LONGIFOLIA `ROMA`	PLATINUM BEAUTY VARIEGATED MAT RUSH	5 GAL	LOW	36" o.c.
MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	LOW	42" o.c.
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	42" o.c.
VINE/ESPALIER					
PIC PUM	PICUS PUMILA	CREEPING FIG	5 GAL	LOW	48" o.c.
CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
GROUND COVERS					
CAR PAN	CAREX PANSA	SANDDUNE SEDGE	PLUGS	LOW	12" o.c.
CEA YA2	CEANOTHUS GRISEUS HORIZONTALIS `YANKEE POINT`	CALIFORNIA LILAC	1 GAL	LOW	96" o.c.
ROS HUN	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	48" o.c.
SEN MAN	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW	18" o.c.
TUR II	TURF MARATHON II	MARATHON II	SOD		

PRELIMINARY PLAN - PLANTING AND DESIGN

1. CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE CARPINTERIA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC, ENDURING AND AUTHENTIC.
2. THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.
3. PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
4. STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.
5. GREEN SCREENS WILL BE INCLUDED WHERE FEASIBLE.
6. EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.
7. THE PLANT PALETTE WILL BE MEDITERRANEAN IN CHARACTER AND SUITABLE TO THE SANTA BARBARA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE. ONLY ORGANIC FERTILIZERS AND SOIL AMENDMENTS WILL BE USED.
8. COMMON AREA IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND-WATERED OR WILL INCLUDE SELF-WATERING SYSTEMS.
9. SOIL PREPARATION, WEED REMOVAL, AND AMENDMENTS SHALL BE PER THE FINAL LANDSCAPE SPECIFICATIONS OR RECOMMENDATIONS OF THE AGRONOMIC SOILS REPORT, IF THE EXISTING TOPSOIL CONTAINS 6% OR LESS ORGANIC MATTER, INCORPORATE COMPOST AT A RATE OF FOUR (4) C.Y. PER 1,000 S.F. OF PERMEABLE AREA TO A MINIMUM DEPTH OF 6".
10. ALL NEWLY PLANTED AREAS SHALL RECEIVE A 3" MINIMUM DEPTH OF WOOD MULCH (ORGANIC PREFERRED) OR GRAVEL PER THE LANDSCAPE SPECIFICATIONS AND AS SHOWN ON THE FINAL PLANTING PLANS AND DETAILS.

CJM::LA
LANDSCAPE ARCHITECTURE
office **805.698.2135** www.**HYBRIDLA**.COM
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CONCEPTUAL LANDSCAPE PLAN

1069 CASITAS PASS ROAD
1069 Casitas Pass Rd.
Carpinteria,CA 93013

REVISIONS
12/18/24 ARB #1
05/19/25 PLN #2

PROJECT NUMBER
2410
DRAWN BY
JC
DATE DRAWN
09/27/24
SCALE
1"=30'-0"
PRINT DATE
5/22/25

SHEET NUMBER
L-2.1

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DMHA ARCHITECTURE + INTERIOR DESIGN

1069 Casitas Pass Rd. Carpinteria, CA 93013
COMMON AREAS LIGHTING LAYOUT
10/16/2025

E001

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DMA 2024/01/15

SITE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION MANUFACTURER: PART # MOUNTING:	COLOR TEMP.	WATTS	VOLTS	DIM TYPE	LAMP TYPE	NOTES
A	BOLLARD - 36 INCHES NLS LIGHTING: SSD-36-6R-PR-53-30K8-UNV-AB-BLK MOUNTING: BOLLARD	3000K	26W	UNV	0-10V	LED	ARCHITECT TO CONFIRM FINISH.
B	POST TOP - POLE: 7 FOOT NLS LIGHTING: CAL-S-TP1-S1-T5-16L-53-30K8-UNV-AM-BLK-PC MOUNTING: POLE MOUNT	3000K	28W	UNV	0-10V	LED	ARCHITECT TO CONFIRM FINISH.
C	WALL SCONCE MANUFACTURER MOUNTING: SURFACE, WALL	3000K	...	...	...	LED	...
D	SURFACE MOUNT LINEAR 4 FOOT PARKING LIGHT MANUFACTURER: TBD MOUNTING: SURFACE, CARPORT	3000K	...	...	...	LED	...
E	POLE MOUNT PARKING LIGHT - POLE: 12 FOOT NLS LIGHTING: CAL-S-TP1-S1-T5-32L-53-30K8-UNV-AM-BLK-PC MOUNTING: POLE MOUNT	3000K	54W	UNV	0-10V	LED	ARCHITECT TO CONFIRM FINISH.

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Sheet Title:

LIGHTING FIXTURE SCHEDULE

Revisions:

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Checked: AJN

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LIGHTING PHOTOMETRIC PLAN OVERALL SITE

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LIGHTING PHOTOMETRIC PLAN BASE A

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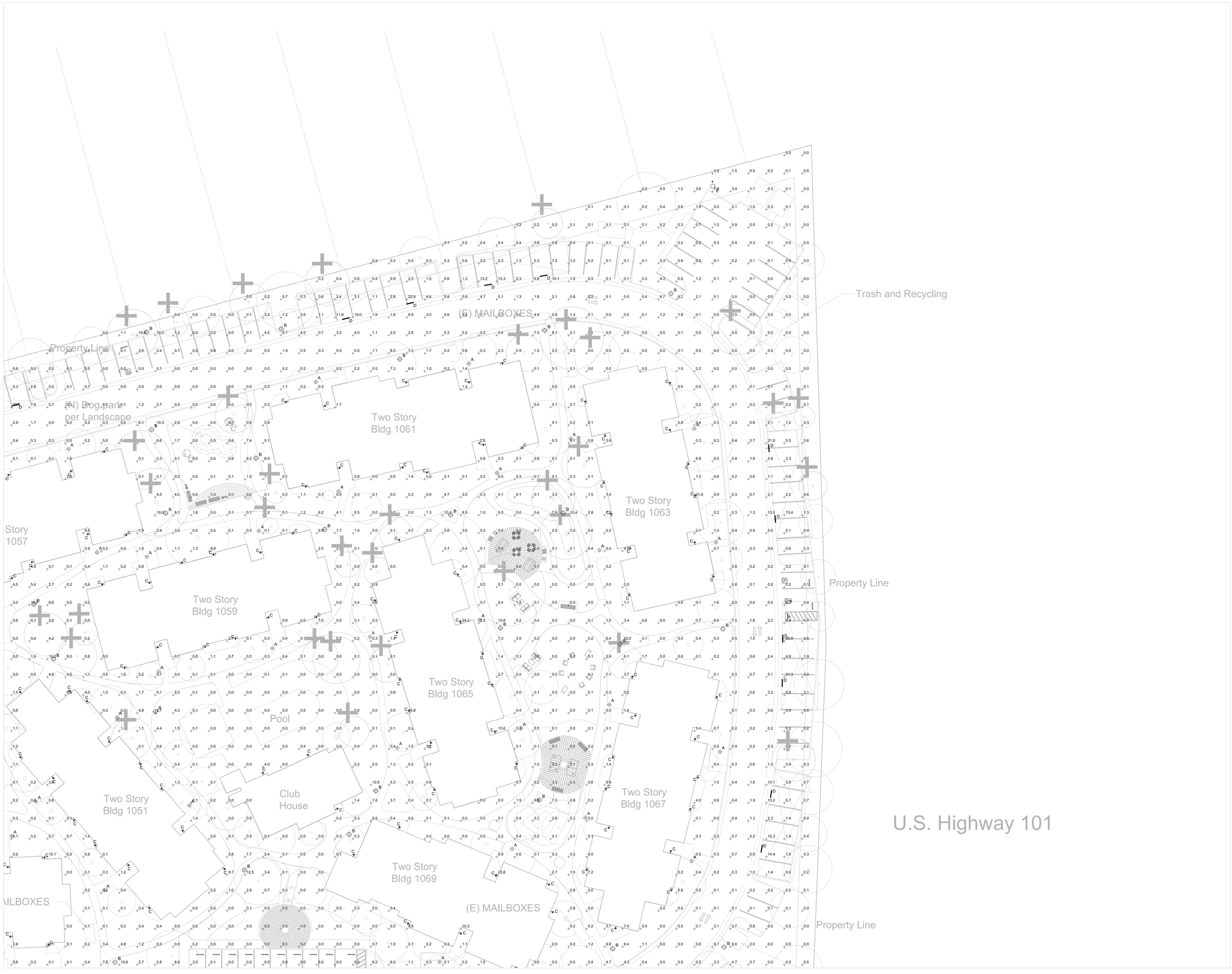

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LIGHTING PHOTOMETRIC PLAN BASE B

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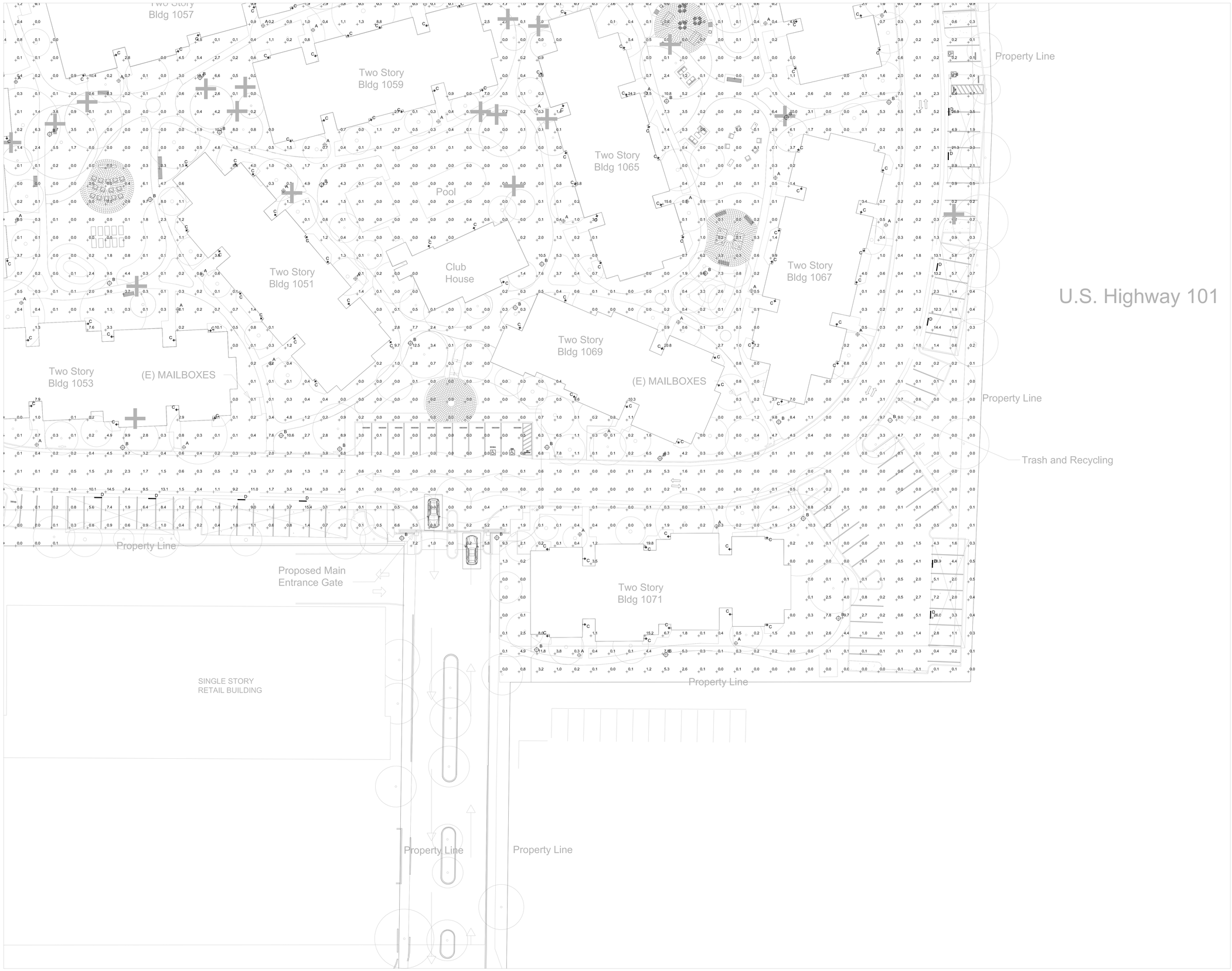

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LIGHTING PHOTOMETRIC PLAN BASE D

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Attachment B

Arborist Report

1069 Casitas Pass Improvement Project

Project #25-2334-DPR/ARB

Preliminary ARB Review

October 16, 2025

Shepard Place Apartments Arborist Report

Prepared for CJM :: LA
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CA 93101
&
Shepard Place Apartments
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Prepared by Cody Martin
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RECEIVED
November 14, 2024

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Site Map attached separately.

Summary

In September 2024, CJM::LA engaged me to perform a comprehensive visual inspection of all trees on behalf of Christine Lujan at Shepard Place Apartments, a multi-unit residential property featuring a diverse array of trees and landscaped areas. This inspection evaluated the health and structural condition of each tree, identifying any immediate or long-term hazards they might pose to the property's users and structures. The property encompasses a variety of mature and semi-mature trees, including Pyrus kawakamii (Evergreen Pear), Prunus cerasifera (Purple Leaf Plum), Cupaniopsis anacardioides (Carrotwood Tree), Platanus racemosa (California Sycamore), Schinus terebinthifolius (Brazilian Pepper Tree), Ulmus parvifolia (Chinese Elm), Koelreuteria paniculata (Golden Rain Tree), Koelreuteria bipinnata (Chinese Flame Tree), and Platanus x hispanica (London Plane). The range of species varies widely in size, growth habit, and maintenance needs, adding both aesthetic value and potential target hazards due to their proximity to high-traffic zones, pedestrian pathways, recreational areas, and residential buildings.

The current landscape at Shepard Place Apartments exhibits significant challenges linked to past planting practices, including close spacing of trees, limited species diversity, and the placement of large trees near structural and high-use areas. These factors have led to concerns regarding root stability, branch structure, and soil health. Irrigation inconsistencies and poor drainage have also negatively impacted soil conditions, contributing to visible issues such as mechanical damage, surface root exposure, and fungal growth on some trees. Observations across the property revealed varied tree conditions, with some trees showing robust health while others exhibit signs of decline, structural weaknesses, or environmental stress.

This report provides a comprehensive set of recommendations focused on enhancing the safety, health, and resilience of the landscape at Shepard Place Apartments. Central to these recommendations is the priority of risk mitigation through the removal of structurally compromised trees, particularly those situated in high-traffic areas or close to buildings. Removals should be supervised by a certified arborist to ensure that nearby trees are not impacted during the process.

To address structural issues, a proactive pruning program is recommended to manage limb failure risks and stabilize trees, with the installation of cabling systems where necessary. Protecting the root zones is also essential; applying mulch around the base of trees will reduce competition from grass, protect root flares, and improve soil nutrient levels. In areas of excessive irrigation, switching to more efficient watering methods, such as bubblers, and performing soil aeration and nutrient injections will help support root health and address compaction and drainage issues.

For replanting efforts, enhancing species diversity is advised by following the 30-20-10 rule, with careful consideration of spacing to prevent overcrowding and ensure healthy mature growth. Finally, implementing a routine health monitoring program with certified arborist inspections every 6-8 months will support early detection of any structural or health changes, enabling prompt intervention. Collectively, these recommendations offer a targeted approach to ensure a safe, sustainable, and aesthetically pleasing landscape for residents and visitors alike.

Introduction

Background & History

In May of 2023, Joel Brinkman of Arborist Crew Services contacted me to join a collaborative meeting with the City of Carpinteria and their certified arborist in a tour of the Shepard Place Apartments. The stated objective was to review topography, discuss ongoing and future plans, and address resident concerns regarding tree safety and landscape preservation.

On July 29th, 2024, I was retained by Shepard Place Apartments, represented by Christine Lujan, as a branch of service under Arborist Crew Services to conduct a comprehensive tree evaluation as supplement to their landscape planning at Shepard Place Apartments (hereinafter referred to as 'Property') in cooperation with CJM::LA. As indicated by Ms. Lujan, the Property originally operated as a retirement community but has since transitioned to apartment housing. This has shifted the focus on landscape management to meet the needs of a diverse resident population. The Property has experienced raised liability concerns due to a history of tree failures with incidents throughout 2023. The various tree hazards and Property response raised concern among tenants, who subsequently contacted the city for clarification and assurances regarding the Property tree management plan.

These issues underscore Property concern for a viable redevelopment plan due to multiple tree-related hazards and potential risks in safety related to the current Property landscape. The Property contains high-use features such as walking paths, recreational areas, vehicle parking, and residential buildings. Some trees present structural risks due to historical planting practices. Several trees on the property have been planted too closely together, resulting in overcrowding and limited root expansion. This, coupled with past inadequate maintenance, has led to issues like **codominant leaders**, poor branch **aspect ratios**, and extensive surface roots from improper watering—all factors contributing to tree instability.

Assignment

At the conclusion of a teleconference with CJM::LA on July 29, 2024, Courtney Miller and I established the following assignments:

1. **Site Meeting**: meet with Ms. Miller at the Shepard Place Apartments in the near future to review specific areas of concern, discussing the reasons any trees might pose potential risks and hazards to the property and its occupants.

2. **Visual Inspection**: Conduct a visual inspection of all trees on the property, with focused evaluations in designated areas of concern to assess the current health and structural condition of trees that may present elevated risks.

3. **Tree Inventory**: Create a comprehensive tree inventory, documenting the species and precise

locations of all trees on the property. This inventory will serve as a reference for ongoing maintenance and future management decisions.

4. **Tree Evaluation Report**: Based on my findings, I will prepare a formal tree evaluation report that includes an assessment of each tree's future health prospects, a discussion of potential impacts on surrounding areas, and recommendations regarding the future of these trees and the spaces they occupy.

Limits of the Assignment

This report is based solely on my visual inspection of the site on October 22, 2024. The tree evaluation for the Property was conducted to provide essential information for assessing potential risks and planning future management decisions. The evaluation was restricted to a visual inspection of the trees, with focused visual assessments in designated areas of concern to determine their current health and structural condition. All visual inspections were conducted solely from the ground, with findings based solely on observable conditions. No invasive or diagnostic testing methods, such as soil analysis, root excavation, or coring, were performed. This approach ensures an efficient evaluation in line with the transforming project timeline and Property needs.

Purpose and Use of the Report

The purpose of this report is to provide CJM::LA and Ms. Lujan with detailed information regarding the health and structural condition of the trees located within the areas of concern at the Property. It aims to assess the risks these trees may pose to the safety of residents, visitors, and the property, given the site's history of poor planting practices and previous tree failures.

This information will help CJM::LA and Ms. Lujan to determine the best course of action for managing the trees: whether they should be preserved and maintained with proper care, or if they should be removed to reduce hazards and facilitate the redevelopment of these areas. The ultimate goal is to make decisions that are in the long-term interest of the Property, ensuring the safety of all who reside there while promoting a healthy and sustainable landscape.

Additionally, the report will provide suggestions for the areas of interest, offering alternatives and recommendations to enhance the usability and safety of the property while preserving its landscape integrity. The findings in this report will be used to guide decisions on tree management, potential redesigns, and improvements to the property.

Observations

The Property

During my evaluation of Shepard Place Apartments, a range of concerning conditions emerged, particularly reflecting past planting and maintenance practices that have compromised tree health across the property. The property contains a variety of species, including *Pyrus kawakamii* (Evergreen Pear), *Prunus cerasifera* (Purple Leaf Plum), *Cupaniopsis anacardioides* (Carrotwood Tree), *Platanus racemosa* (California Sycamore), *Schinus terebinthifolius* (Brazilian Pepper Tree), *Ulmus parvifolia* (Chinese Elm), *Koelreuteria paniculata* (Golden Rain Tree), *Pistacia chinensis* (Chinese Pistache), and *Platanus x hispanica* (London Plane). However, there is a noticeable lack of species diversity, with excessive planting of trees within the same species, genus, or family. Many trees were also planted in poorly suited locations, often too close to the property's structures, given their mature size and specific environmental needs, leading to increased stress and failure risks.

Throughout the Property, I observed extensive issues with irrigation and drainage, resulting in poor soil conditions that promote fungal development. Additionally, many trees exhibit large **surface roots** extending near and toward the building, creating potential risks to the structure. Competing understory vegetation and grass cover extend up to the trees, while many **root crown**s display **mechanical damage**, further contributing to **basal rot** and structural issues. I observed **fungal conks** at the base of some trees, indicating possible **basal rot** that could undermine tree stability over time. Many of the trees also display poorly structured, **multi-dominant leaders** with **included bark**, resulting from poor planting techniques and inadequate pruning practices. The lack of **cabling** or other preventative measures for **multi-stemmed** trees adds to these structural risks, while **superficial roots** have proliferated as a result of inconsistent watering.

Grading inconsistencies in initial planting areas have further contributed to these challenges, and closely spaced trees exhibit **girdling roots** that restrict neighboring trees' growth. The absence of corrective pruning during the trees' formative years has resulted in suboptimal growth patterns, with many trees developing multiple stems and included bark. These structural weaknesses have led, over time, to further improper pruning practices, including heading cuts or topping, which exacerbate instability and compromise tree health.

Throughout the inspection, I used a **diameter tape** to measure the **Diameter at Breast Height** (DBH) of each tree and a **digital hypsometer** to accurately measure tree height. The property's high-traffic nature, with frequent pedestrian movement, nearby vehicles, and close proximity to buildings, makes residents, visitors, and staff significant **target hazards**, especially given the potential for tree failure.
A comprehensive **tree matrix** has been developed to catalog each tree's DBH, condition, and specific recommendations, providing essential guidance for management moving forward.
While I was conducting my evaluation, several residents, visitors, and employees observed my work and expressed their appreciation for the trees, unanimously commenting on the shade and enjoyment they bring to the area, and wildlife.

Note: Bold terms are defined in the Glossary. Identification of the trees was made using resource manuals, including *A Californian's Guide to the Trees Among Us* (Paperback – September 1, 2016) by Matt Ritter, with a foreword by Peter H. Raven, *Best Management Practices (BMP) for Cabling Trees*, *Best Management Practices (BMP) for Planting*, and *Sibley's Guide to Tree Identification*.

Site I

Upon approaching Site I, the subject trees immediately draw attention due to their impressive sizes and prominence within the landscape near the buildings, and pedestrian paths.

Moving to Tree #195, I identified it as a London Plane (*Platanus x hispanica*). Using a **diameter tape**, I measured its **diameter at breast height (DBH)** at 21 inches, with a height of 57 feet. The tree displayed minor asymmetries and **codominant stems**. No **cabling** was shown in the tree. It has a healthy live crown ratio and appears to be mature.

The foliage color was normal, with **epicormic sprouts** observed, likely due to past pruning practices. The tree's **dripline** area includes 10-25% pavement, limiting root space. **Target hazard**s around the tree include a nearby building, sidewalk, and recreational area, with constant occupancy and usage beneath the tree's canopy by pedestrians, landscaping activities, and recreational use. The target hazards cannot be moved, and access cannot be restricted.

Nearby trees are planted closely, with visible **surface roots**, poor drainage, and noticeable mechanical damage throughout the tree's surface roots. **Girdling roots** are also present.

Moving to Tree #232, I identified it as a Brazilian Pepper Tree (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 27 inches, with a height of 38 feet. The tree displayed major asymmetry and prominent codominant stems, with no previous cabling installed. This tree is classified as mature, with a healthy crown class, though it had been previously topped. Epicormic sprouts were also present.

The foliage was normal in color, density, and leaf size. Target hazards in the vicinity include a recreational area, sidewalk, and landscaped grounds, all with frequent usage. The tree's dripline covers approximately 10-25% of the surrounding area. These target hazards cannot be moved or restricted.

Mechanical damage was evident on the tree's surface and buttress roots, with girdling roots also present. The site has poor drainage, and nearby large trees are planted closely to this Brazilian Pepper Tree.

Moving to Tree #231, I identified it as a Brazilian Pepper Tree (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 19 inches, with a height of 28 feet. The tree exhibited major asymmetry, with codominant stems and an unhealthy crown ratio, indicative of its mature state. It had previously been topped and excessively thinned.

The foliage displayed chlorotic coloring, sparse density, but with normal leaf size. Woundwood development was poor, and the area showed signs of poor drainage. Approximately 10-25% of

the tree's dripline area was paved. The tree has a substantial lean with visible, severe surface root with mechanical damage, accompanied by raised soil around the root zone, though the tree had shown some self-correction in growth.

Target hazards include pedestrian traffic, recreational areas, and landscaped grounds, all of which see regular use.

Moving to Tree #194, I identified it as a Chinese Elm (*Ulmus parvifolia*). Using a diameter tape, I measured its diameter at breast height (DBH) at 11 inches, with a height of 22 feet. The tree exhibited minor asymmetry and codominant stems, with no cabling present. It has a healthy live crown ratio and is classified as semi-mature. This tree has been both excessively thinned and topped.

The foliage color appeared normal, but the density was sparse, and leaf size was typical for the species. The site displayed poor drainage along with signs of excessive irrigation. Approximately 10-25% of the tree's dripline area was paved. Target hazards include nearby buildings, pedestrian pathways, recreational areas, and landscaping, all of which experience constant use.

Mechanical damage was evident on the root crown, along with moderate surface roots. Large nearby trees are planted in close proximity, with girdling roots from these trees affecting the growth space around Tree #194.

Moving to Tree #193, I identified it as a Chinese Elm (*Ulmus parvifolia*). Using a diameter tape, I measured its diameter at breast height (DBH) at 16 inches, with a height of 27 feet. The tree displayed minor asymmetry, with codominant stems and no cabling present. It has a healthy crown ratio, though it has been previously topped.

The foliage color was normal, but the density was sparse, with leaf size typical for this species. Site conditions showed excessive irrigation paired with drainage issues. Approximately 10-25% of the tree's dripline area was paved. Target hazards around this tree include a building, pedestrian pathways, recreational areas, and landscaped grounds, all with regular usage.

Mechanical damage was noted on the moderate surface roots, with additional concerns arising from the excessive irrigation and drainage problems affecting the tree's health and stability.

Moving to Tree #192, I identified it as a Purple Leaf Plum (*Prunus cerasifera*). Using a diameter tape, I measured its diameter at breast height (DBH) at 8 inches, noting it as a two-trunk tree with a height of 20 feet. The tree displayed minor asymmetry with codominant stems and a healthy live crown ratio, typical for its young age.

The foliage had a normal color and density, and the crown appeared to have been cleaned in previous years. However, epicormic sprouts were visible, with twig dieback observed in the crown, along with poor annual shoot growth, indicating fair vigor. Site conditions included excessive irrigation and drainage issues, with 10-25% of the tree's dripline area paved.

Target hazards include a building, pedestrian pathways, recreational areas, and landscaping, all of which experience frequent use. These targets cannot be moved or restricted. Moderate exposed roots were visible, showing signs of mechanical damage.

Site II

Upon approaching Site II, the subject trees immediately draw attention due to their impressive sizes and prominence within the landscape near the buildings, and pedestrian paths.

Moving to Tree #171, I identified it as a Carrotwood (*Cupaniopsis anacardioides*). Using a diameter tape, I measured its diameter at breast height (DBH) at 16 inches, with a height of 40 feet. The tree displayed minor asymmetry and codominant stems, along with a good crown ratio, characteristic of its semi-mature age.

The foliage color and density were normal, with an annual shoot growth considered average. Woundwood development was also average, as was overall vigor. Site conditions indicated excessive irrigation and drainage issues, with approximately 10-25% of the tree's dripline area paved.

Target hazards include a building, pedestrian areas, recreational spaces, and landscaped grounds, all of which experience constant occupancy and cannot be restricted or moved. Mechanical damage was highly noticeable, with a severe presence of surface roots and visible buttress wounds.

Moving to Tree #170, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) to 23 inches, with a height of 42 feet. The tree exhibited major asymmetry and codominant stems, with a good live crown ratio, characteristic of its mature age.

The crown has been previously cleaned, excessively thinned, and topped. The foliage color and density were normal, with average wound wood development and annual shoot growth. The tree's vigor was rated as average. Site conditions indicated inconsistent irrigation, with areas of both excessive and inadequate watering, contributing to persistent drainage issues.

Target hazards around the tree include the building, pedestrian pathways, and recreational spaces, all of which experience constant use and cannot be restricted or moved. The tree has severe surface roots, with signs of mechanical damage, and these roots extend toward the building, indicating potential interference with the structure.

Moving to Tree #165, I identified it as a London Plane (*Platanus x hispanica*). Using a diameter tape, I measured its diameter at breast height (DBH) at 25 inches, with a height of 73 feet. The tree displayed minor asymmetry and codominant stems, with a good live crown ratio.

The tree has been excessively thinned in the past, with epicormic sprouts. The foliage color, density, and leaf size were all normal, though twig dieback was observed. Irrigation around the tree is adequate, and approximately 25-50% of the tree's dripline area is paved. This London Plane is notably large and situated close to the building.

Target hazards include the building, recreational areas, and pedestrian pathways, all of which experience constant occupancy and cannot be moved or restricted. The tree has moderately exposed roots with signs of mechanical damage and visible wounds.

Moving to Tree #221, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 11 inches, with a height of 25 feet. The tree displayed minor asymmetry with codominant stems and had a good live crown ratio, fitting its semi-mature age.

The foliage color, density, and leaf size were all normal, with average vigor noted. Irrigation around the tree is adequate, and approximately 10-25% of the tree's dripline area is paved, with compacted soil throughout.

Target hazards include traffic areas, pedestrian pathways, and recreational spaces, all of which are in constant use and cannot be moved or restricted. The tree has moderately exposed roots that rise significantly above ground level, and girdling roots were also observed.

Site III

Upon approaching Site III, the subject trees immediately draw attention due to their impressive sizes and prominence within the landscape near the buildings, and pedestrian paths.

Moving to Tree #211, I identified it as a London Plane (*Platanus x hispanica*). Using a diameter tape, I measured its diameter at breast height (DBH) at 28 inches, with a height of 95 feet. The tree exhibited major asymmetry and codominant stems, consistent with its mature age.

The foliage color, density, and leaf size were normal, with average wound wood development and vigor. Site conditions showed excessive irrigation combined with poor drainage, with approximately 25-50% of the tree's dripline area paved. The tree's roots are severely exposed, lifting and raising the nearby sidewalk, with mushrooms and conks observed in the grass around the root zone. Severe mechanical damage was also noted on the surface roots, which are visibly growing towards the building.

Target hazards include pedestrian pathways, the building, recreational areas, and landscaping, all of which experience constant use and cannot be moved or restricted.

Moving to Tree #112, I identified it as a Carrotwood (*Cupaniopsis anacardioides*). Using a diameter tape, I measured its diameter at breast height (DBH) at 19 inches, with a height of 50 feet. The tree displayed minor asymmetry and codominant stems, appropriate for its semi-mature age.

The tree had been excessively thinned and topped in the past. The foliage color was chlorotic, with sparse density, and annual shoot growth was poor. Twig dieback was present, along with poor wound wood development and overall poor vigor. Irrigation was inadequate, leaving the area drought-prone, with approximately 10-25% of the tree's dripline area paved.

A low number of roots were exposed, but cracks and splits were noticeable in the root crown and trunk. Target hazards include a nearby building, pedestrian pathways, landscaped areas, and a recreational area, all of which are in regular use.

Moving to Tree #229, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 28 inches, with a height of 37 feet. The tree displayed minor asymmetry with co-dominant leaders, characteristic of its mature age.

The foliage color, leaf size, and density were all normal, and irrigation around the tree was adequate. The tree had been excessively pruned in the past, showing signs of lion-tailing, which has created excessive weight at the ends of the branches. The tree also exhibited a major lean.

Moderately exposed roots were visible, with mechanical damage observed on the surface roots, and girdling was also present. Target hazards include pedestrian areas, recreational spaces, and landscaping, all of which experience frequent use as they provide access to parking and units. These target areas cannot be restricted.

Moving to Tree #228, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 18 inches, with a height of 31 feet. The tree displayed minor asymmetry and co-dominant stems.

The tree had been excessively thinned and crown-cleaned, showing signs of lion-tailing. Foliage color was normal, with sparse density in the middle of the branches and normal density at the ends. Leaf size was typical for the species. Wound wood development and vigor were both average. Irrigation around the tree was adequate, with 10-25% of the tree’s dripline area paved.

The roots were moderately exposed, with signs of mechanical damage, including visible wounds and girdling roots. Target hazards for this tree include the building, recreational areas, pedestrian pathways, and landscaped grounds, all of which experience constant use. These targets cannot be moved, nor can their use be restricted.

Moving to Tree #107, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 15 inches, with a height of 29 feet. The tree displayed minor asymmetry and co-dominant stems.

The tree had been excessively thinned, with the crown both cleaned and topped. Foliage color and density were normal, and annual shoot growth was average. Wound wood development and overall vigor were also rated as average. Irrigation was inadequate, and approximately 10-25% of the tree’s dripline area was paved.

The tree had severely exposed roots with mechanical damage visible on the surface roots, including noticeable wounds. Girdling roots were also present, with roots extending toward the building and around the nearby walking path. Target hazards include the building, pedestrian areas, and recreational spaces, all of which experience constant use and cannot be moved or restricted.

Site IV

Upon approaching Site IV, the subject trees immediately draw attention due to their impressive sizes and prominence within the landscape near high traffic areas, mailboxes, buildings, and parking.

Moving to Tree #226, I identified it as a Chinese Flame Tree (*Koelreuteria bipinnata*). Using a diameter tape, I measured its diameter at breast height (DBH) at 4 inches, with a height of 24 feet. The tree displayed minor asymmetry and co-dominant stems, fitting within a semi-mature age class, with a good live crown ratio.

The foliage color and density were normal, and the crown had been cleaned in the past. Epicormic sprouts were present in the canopy. Irrigation around the tree was adequate, with 10-25% of the dripline area paved.

There was a low number of exposed roots, although girdling roots and wounds were present. Target hazards include the building, pedestrian pathways, and recreational areas, all of which experience constant use. These targets cannot be moved, nor can their use be restricted.

Moving to Tree #225, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 23 inches, with a height of 43 feet. The tree displayed minor asymmetry with co-dominant stems, a poor live crown ratio, and was classified as semi-mature.

The crown had been previously cleaned and excessively thinned. The foliage exhibited chlorosis and necrosis, with sparse density and smaller than usual leaf size. Wound wood development was poor, with overall poor vigor, and signs of twig dieback were present. Approximately 10-25% of the tree's dripline area was paved, and site conditions included excessive irrigation with poor drainage.

Target hazards for this tree include the building, pedestrian areas, landscaped grounds, and a mailbox, all of which are in constant use. These targets cannot be moved, nor can their use be restricted.

Moving to Tree #099, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 26 inches and height of 25'. The tree displayed minor asymmetry and co-dominant stems. It had been excessively thinned, topped, and lion-tailed in the past.

The foliage color, density, and leaf size were normal, with epicormic sprouts present throughout the canopy. Wound wood development and vigor were both rated as average. Irrigation around the tree was excessive, and approximately 10-25% of the tree's dripline area was paved.

The roots were severely exposed, with signs of mechanical damage, including wounds and girdling. The tree exhibited a prominent lean toward nearby mailboxes. Target hazards include the building, pedestrian areas, and landscaped grounds, all of which are in constant use and cannot be moved or restricted.

Moving to Tree #100, I identified it as a Brazilian Pepper (*Schinus terebinthifolius*). Using a diameter tape, I measured its diameter at breast height (DBH) at 16 inches, with a height of 22 feet. The tree displayed minor asymmetry and co-dominant stems. The crown had been excessively cleaned, topped, and exhibited lion-tailing.

The foliage color, density, and leaf size were normal, with annual shoot growth also appearing normal. Epicormic sprouts were present throughout the canopy. Approximately 10-25% of the tree's dripline area was paved, and irrigation was inadequate. The roots were severely exposed, showing signs of girdling, mechanical wounds, and previous damage. The tree is planted closely to other trees, leading to competition.

The tree exhibited a prominent lean towards the building and nearby mailbox. Target hazards include the building, mailbox, pedestrian pathways, and landscaped areas, all of which are in constant use. These targets cannot be moved or restricted.

Subject Species on The Property

At Shepard Place Apartments, the following tree species are present: Pyrus kawakamii (Evergreen Pear), Prunus cerasifera (Purple Leaf Plum), Cupaniopsis anacardioides (Carrotwood Tree), Platanus racemosa (California Sycamore), Schinus terebinthifolius (Brazilian Pepper Tree), Ulmus parvifolia (Chinese Elm), Koelreuteria paniculata (Golden Rain Tree), Koelreuteria bipinnata (Chinese Flame Tree), and Platanus x hispanica (London Plane). Each of these species contributes to the landscape's aesthetic and environmental value, with a mix of deciduous and evergreen trees providing shade, ornamental beauty, and resilience in an urban setting.

Tree 1
Pyrus kawakamii – Evergreen Pear

This tree is not protected by ordinance. This is a small to medium-sized ornamental tree that reaches heights of 15 to 30 feet, with a rounded and spreading canopy. It is widely appreciated in California for its striking display of fragrant white flowers, which bloom in late winter to early spring before the leaves emerge, creating a spectacular visual impact. The tree’s leaves are glossy and ovate, and although it is deciduous, it can sometimes retain its leaves longer in warmer climates.

While the Evergreen Pear thrives in full sun and well-draining soils, it is adaptable to various soil types and is relatively drought-tolerant once established. However, occasional summer watering helps the tree flourish. The small, hard pome fruits it produces are generally insignificant in terms of wildlife interest or human use.

Tree 2
Prunus cerasifera – Purple Leaf Plum

This tree is not protected by ordinance. It is a small to medium-sized deciduous tree, typically growing 15 to 25 feet tall. It is well-known for its striking, deep purple foliage that provides vibrant color throughout the growing season. This ornamental tree is a favorite in urban landscapes due to its size and beautiful appearance.
In early spring, before the leaves emerge, the Purple Leaf Plum produces an abundance of small, pale pink to white flowers, which add to its decorative appeal. The tree may also produce small, red to purple fruits, though these are usually insignificant and not widely consumed by humans or wildlife.

The Prunus cerasifera thrives in full sun and adapts well to a variety of soil types, though it prefers well-draining soils. It is moderately drought-tolerant once established but benefits from regular watering during dry periods. One of its common challenges is its relatively short lifespan, as it tends to live only 20-30 years, and it is susceptible to pests like aphids and diseases such as leaf spot and shot hole.

Tree 3
Cupaniopsis anacardioides – Carrotwood Tree

This tree is not protected by ordinance. It is a medium-sized evergreen tree native to Australia, often growing to heights of 30 to 40 feet. It gets its name from its orange-colored inner bark, resembling a carrot when cut. This tree is frequently used in urban landscaping due to its adaptability, dense canopy, and low maintenance requirements.

The Carrotwood Tree has smooth, gray bark and glossy, leathery, dark green leaves that provide a lush, full appearance throughout the year. In spring, it produces small, inconspicuous yellow-green flowers followed by clusters of woody, capsule-like fruit. When the fruit matures, it splits open to reveal bright orange arils surrounding black seeds, adding an ornamental touch to the tree's overall appearance.

This species is highly adaptable, thriving in a range of soil conditions, including poorly drained or compacted urban soils, and is drought-tolerant once established. Because of its resilience, the Carrotwood Tree has been widely planted in parks, streets, and residential areas in regions with Mediterranean and subtropical climates, including Southern California.

Tree 4
Platanus racemosa – California Sycamore

This tree is protected by ordinance. It is a large, deciduous tree native to California, typically growing up to 40 to 100 feet tall. It is known for its broad, spreading canopy, which provides excellent shade, making it a common choice in parks, along streets, and in riparian zones. The California Sycamore is easily recognized by its distinctive, mottled bark that peels away in patches, revealing a mix of gray, white, and tan colors, giving the trunk a characteristic, multi-tonal appearance.

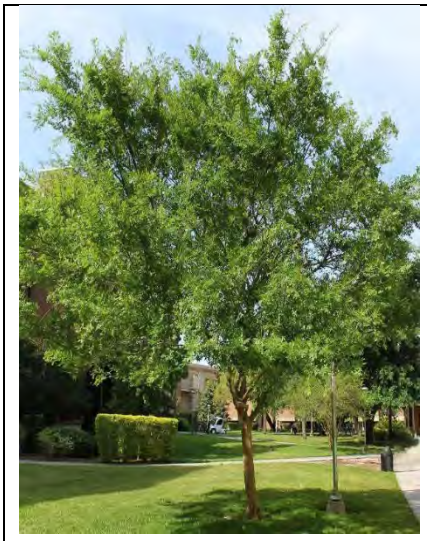
The tree has large, lobed leaves that are bright green in the spring and summer, turning golden-brown in the fall before shedding. In spring, the California Sycamore produces small, ball-shaped clusters of flowers, followed by spherical seed pods that hang in groups from long stems, often persisting into winter.

It is also susceptible to diseases such as sycamore anthracnose, which can cause defoliation, branch dieback, and bark cankers, particularly in wet springs. Despite these challenges, the California Sycamore remains a beloved and iconic tree in California's landscape, valued for its majestic size, shade, and ability to thrive in natural watercourses.

Tree 5
Schinus terebinthifolius – Brazilian Pepper Tree

This tree is not protected by ordinance. This is a large, evergreen tree or shrub native to South America, typically growing 15 to 30 feet tall, with a dense, rounded canopy and dark green, pinnately compound leaves. It produces clusters of bright red, berry-like fruits that persist through winter, making it an attractive ornamental tree. However, this tree is highly invasive in regions like California. It grows rapidly, forming dense thickets that outcompete native plants, reducing biodiversity. The tree's berries are easily spread by birds, and its allelopathic properties prevent other plants from growing nearby. Eradication is difficult, as it resprouts from stumps and has an extensive root system.

The problems caused by the Brazilian Pepper Tree include environmental disruption, fire hazards due to its dense foliage, public health issues (skin irritation from its sap), and negative impacts on agriculture and infrastructure through root system interference. While visually appealing, its invasiveness makes it a serious ecological threat.



Tree 6
Ulmus parvifolia – Chinese Elm

This is not a protected tree. It is a medium- to large-sized deciduous tree that typically grows 40 to 60 feet tall. It is highly valued for its distinctive, mottled bark that exfoliates in patches, revealing a mix of gray, orange, and brown colors. The tree has a graceful, arching shape with small, glossy, serrated leaves that turn yellow or reddish in the fall.

Chinese Elms are drought-tolerant, adaptable to different soil types, and highly resistant to Dutch elm disease, making them a popular choice in urban landscapes.

Tree 7
k. paniculata – Golden Rain Tree

This is not a protected tree. The Koelreuteria paniculata, commonly known as the Golden Rain Tree, is a medium-sized deciduous tree that grows 30 to 40 feet tall. It is prized for its showy, yellow flowers that bloom in mid to late summer, forming large, panicle-shaped clusters. After flowering, the tree produces unique, papery seed pods that resemble small lanterns, which transition from green to pink and eventually brown.
The Golden Rain Tree is adaptable to a variety of soil types, drought-tolerant, and often used in urban landscaping for its ornamental beauty and resilience.

Tree 8

Koelreuteria bipinnata – Chinese Flame Tree

The Chinese Flame Tree is a medium-sized deciduous tree known for its ornamental appeal, especially in late summer and early fall when it displays showy clusters of bright yellow flowers. These flowers are followed by unique, lantern-like seed pods that transition from green to a reddish-pink hue, adding visual interest to the landscape. The tree typically reaches heights of 20-40 feet with a rounded canopy, making it suitable for urban and residential settings.

This species is relatively drought-tolerant once established and adapts well to various soil types, including poor and compacted soils. The Chinese Flame Tree is valued for its hardiness and ability to thrive in warm climates, requiring minimal maintenance. Its attractive seed pods and foliage make it a favored choice for landscape designs that seek both shade and seasonal color.

Tree 8

Platanus x hispanica – London Plane

The London Plane is a large deciduous tree valued for its hardiness and adaptability, often thriving in urban settings. Typically reaching heights of 60-100 feet with a broad, rounded canopy, it is widely planted for its ability to tolerate pollution and varying soil conditions, making it suitable for urban and residential landscapes. Known for its distinctive bark that peels to reveal patches of creamy white and gray, the London Plane also displays attractive, lobed green leaves that turn yellow to brown in the fall.

This species is relatively low-maintenance and pest-resistant, with strong drought tolerance once established. Its resilience in a range of climates and conditions has made it a popular choice in cities and parks. The tree produces small, spiky fruit clusters that persist through winter and are occasionally consumed by wildlife.

Testing and Analysis

As part of my visual inspection, I took digital photographs of the trees and surrounding area to document their condition at the time of my site visit. Pertinent photos are included in this report (Appendix B) as supporting materials; all were taken on 10-22-2024, unless otherwise indicated.

Discussion

The Property

The conditions observed at Shepard Place Apartments suggest significant and systemic issues in past planting and maintenance practices, which have collectively compromised tree health and created potential hazards. The predominant issues affecting tree stability and longevity stem from inadequate planning for mature growth, insufficient maintenance, and problematic site conditions, including irrigation and drainage deficiencies. These factors have contributed to structural weaknesses, limited root development, and other risks that increase the likelihood of tree failure.

Species Selection and Placement

The limited species diversity on the property, with a notable overreliance on certain species and genera, has led to a lack of resilience in the landscape. Planting trees of the same or closely related species in large numbers increases susceptibility to pests, disease, and environmental stressors. Additionally, the placement of many trees in close proximity to buildings and high-traffic areas is problematic, especially given the mature size of species such as California Sycamore and London Plane. The stress on these trees, evident from signs like root exposure, mechanical damage, and basal rot, indicates that these species were not well-suited to their planting locations. Proximity to structures increases risk not only to the buildings but also to occupants and pedestrians, given the potential for branch or tree failure.

Soil Conditions, Irrigation, and Drainage

The evaluation highlighted poor soil health due to improper irrigation and drainage practices. These issues have led to soil compaction, inadequate nutrient availability, and fungal growth, as seen by the presence of conks, which signal potential internal decay and compromised root integrity. Inconsistent watering practices have caused superficial root development, making trees more susceptible to surface root exposure, erosion, and limited root stability. Excessive irrigation in some areas has exacerbated drainage issues, while insufficient watering in others has left trees vulnerable to drought stress.

Structural Concerns and Pruning Practices

Many of the trees exhibit structural deficiencies, including co-dominant stems, included bark, and weak branch attachments, which are commonly a result of inadequate early pruning. Additionally, improper pruning techniques, such as topping and heading cuts, have created an

unnatural and hazardous growth structure. Lion-tailing observed in some trees, resulting from excessive thinning, has shifted the weight distribution to the branch ends, increasing the risk of limb failure. Poor wound wood development further indicates that the trees have been subjected to inappropriate or excessive pruning practices over time.

Root Health and Mechanical Damage

Mechanical damage to root crowns and surface roots was common across the property, likely due to lawn mower and equipment impact. Exposed roots, particularly those girdling or extending toward structures, restrict vascular flow, reduce tree vitality, and destabilize the root structure. Many trees have developed girdling roots due to competition with closely planted neighbors, further inhibiting proper growth and nutrient uptake. This environment has fostered conditions where basal rot and root decay may progress, particularly in high-traffic areas with continuous mechanical damage and compaction.

Target Hazards and High Traffic Areas

The property's layout, with trees planted near pedestrian paths, buildings, and recreational areas, poses additional risks. These areas experience constant occupancy, and target hazards such as the proximity to buildings, mailboxes, and walkways cannot be restricted or relocated. Given the compromised condition of many trees, these high-traffic areas are at risk of damage or injury due to potential branch or whole-tree failure. The combination of structural defects, poor root health, and environmental stressors increases the liability associated with these target hazards.

In summary, the observed conditions at Shepard Place Apartments indicate that the property’s trees have been impacted by both environmental stress and historical maintenance issues, creating potential hazards for both the landscape and its users. A comprehensive management plan addressing species diversity, proper placement, pruning practices, and improved soil and irrigation management would be essential for mitigating risks and enhancing the long-term sustainability of the landscape.

Site I

The evaluation of trees within Site I at Shepard Place Apartments reveals various structural, environmental, and management-related concerns impacting the health, stability, and safety of these trees. The proximity of these trees to buildings, pedestrian paths, and recreational areas underscores the need for careful management, as target hazards are frequent and cannot be restricted. Below, I provide an analysis of the observations and implications for each tree in the context of its condition and associated risks.

Tree #195 - London Plane (*Platanus x hispanica*)

Tree #195 is a mature London Plane with a healthy live crown ratio and generally good health indicators, as evidenced by normal foliage color. However, past pruning practices have resulted in epicormic sprouts, which can increase the risk of branch failure. The tree is situated near high-traffic areas, including a building, sidewalk, and recreational area, posing a significant hazard in the event of limb or structural failure. Additionally, surface root exposure, poor

drainage, and girdling roots—likely caused by competing nearby trees—compromise root stability and increase susceptibility to mechanical damage. These conditions could affect the tree's long-term stability and potentially increase the risk to target hazards.

Tree #232 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #232, another mature specimen, exhibits major asymmetry and codominant stems without cabling support, which can increase structural vulnerability. This tree has also been topped, contributing to epicormic growth that can overload branches and reduce structural integrity. The target hazards, including a recreational area, sidewalk, and landscaped grounds, are in frequent use, making this tree a high-risk asset. Poor drainage and competition with nearby large trees exacerbate the root health issues, as shown by the presence of girdling roots and mechanical damage. These factors collectively contribute to its susceptibility to failure, particularly in adverse weather conditions.

Tree #231 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #231 shows signs of poor overall health, including chlorotic foliage, sparse density, and twig dieback, which point to nutrient deficiencies or root health issues exacerbated by poor drainage. The substantial lean, coupled with severe surface root exposure and soil upheaval around the root zone, increases the risk of structural failure. The target hazards for this tree include pedestrian pathways, recreational areas, and landscaping, all of which are in regular use and cannot be restricted. Given its structural weaknesses, this tree poses a significant hazard to surrounding areas, requiring immediate attention to mitigate potential risks.

Tree #194 - Chinese Elm (*Ulmus parvifolia*)

Tree #194, classified as semi-mature, exhibits normal foliage color but sparse density, potentially due to past excessive thinning and topping practices. The tree also faces environmental stress from poor drainage and excessive irrigation, along with limited root expansion due to paved areas in the dripline. Nearby target hazards include buildings, pedestrian areas, and recreational spaces, with constant activity. Mechanical damage to the root crown, along with girdling from nearby trees, further compromises stability, indicating a need for corrective measures to improve root and structural health.

Tree #193 - Chinese Elm (*Ulmus parvifolia*)

Tree #193 shares similar issues to Tree #194, with structural challenges due to topping and sparse foliage density. Excessive irrigation, poor drainage, and mechanical damage to surface roots add to the environmental stress, impacting its stability and vigor. Target hazards such as buildings, pathways, and recreational areas are in close proximity, heightening the potential risk should the tree's condition worsen. The need for targeted irrigation management and root zone protection is evident to mitigate drainage impacts and support tree health.

Tree #192 - Purple Leaf Plum (*Prunus cerasifera*)

Tree #192 is a young, two-trunk Purple Leaf Plum with a generally healthy live crown ratio and normal foliage characteristics. However, twig dieback, poor shoot growth, and epicormic sprouts suggest recent stress, likely from excessive irrigation and poor drainage. Mechanical damage to the exposed roots and competition with nearby trees indicate further risks to the tree's health and stability. Target hazards include a building, pathways, and recreational areas, all heavily trafficked and unable to be restricted. Continued monitoring and adjustments in irrigation practices would benefit this tree's health and stability.

Overall Implications

The trees at Site I face combined environmental, structural, and management challenges that impact their longevity and increase the likelihood of structural failure. Target hazards in high-use areas present substantial risks, especially given the structural weaknesses and compromised root health observed in several trees. Site conditions such as poor drainage, excessive irrigation, and root competition further exacerbate these risks, necessitating a focused management plan to address both immediate hazards and long-term health concerns.

Site II

The trees at Site II exhibit various structural and environmental challenges that have implications for their health, stability, and potential hazard risks. The trees' proximity to buildings, pedestrian pathways, and recreational areas increases the potential for harm should structural failures occur. Observations indicate that past maintenance practices, combined with environmental factors such as irrigation inconsistencies and poor drainage, have compromised tree vitality and stability. Below is a detailed analysis of each tree, its observed conditions, and the potential implications.

Tree #171 - Carrotwood (*Cupaniopsis anacardioides*)

Tree #171 is a semi-mature Carrotwood with minor asymmetry and codominant stems, displaying an overall healthy crown ratio. The foliage color and density were normal, with average shoot growth and vigor, suggesting a stable yet vulnerable state due to site conditions. The presence of excessive irrigation, coupled with drainage issues, has led to suboptimal soil conditions, which could negatively impact root health over time. Target hazards, including a building, pedestrian areas, and recreational spaces, are constantly occupied, making risk management a priority. The tree's severely exposed surface roots and noticeable buttress wounds highlight its susceptibility to mechanical damage, which could compromise root stability, especially in high-traffic areas.

Tree #170 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #170, a mature Brazilian Pepper, shows signs of structural stress from past pruning practices, such as thinning and topping, which have led to lion-tailing. Although the tree's foliage color and density are normal, the irregular watering practices, with both excessive and inadequate irrigation, exacerbate drainage problems, placing additional stress on root health and

stability. The tree's target hazards include nearby buildings, pedestrian pathways, and recreational spaces, all of which experience constant occupancy. Severe surface roots were observed extending toward the building, creating a potential risk for structural interference. The combined impact of inconsistent irrigation, drainage issues, and mechanical damage to roots increases the likelihood of future stability concerns.

Tree #165 - London Plane (*Platanus x hispanica*)

Tree #165 is a mature London Plane with good crown ratio and normal foliage characteristics. However, past excessive thinning has resulted in epicormic sprouting, which can weaken branches and increase the risk of limb failure. Although irrigation around the tree appears adequate, twig dieback was noted, possibly indicating underlying stress factors such as age or compacted soil conditions. Approximately 25-50% of the tree's dripline area is paved, limiting root expansion, and increasing the risk of root-related issues. Target hazards include the building, recreational areas, and pedestrian paths, all of which are regularly used and cannot be restricted. Moderate root exposure with visible wounds suggests that the tree's stability may be compromised over time, particularly if subjected to further mechanical damage or environmental stressors.

Tree #221 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #221 is a semi-mature Brazilian Pepper displaying minor asymmetry and codominant stems with a good live crown ratio. Foliage color, density, and leaf size were all normal, with average vigor observed. However, compacted soil throughout the tree's root zone and paved areas covering 10-25% of the dripline area limit root growth and nutrient uptake. The target hazards around this tree include traffic areas, pedestrian pathways, and recreational spaces, which experience constant use and cannot be restricted. Moderately exposed roots rise above ground level, indicating a risk of instability, while girdling roots restrict root development and vascular flow, further reducing overall tree resilience.

Overall Implications

The trees at Site II face a combination of structural and environmental stressors that increase their susceptibility to failure, particularly in high-use areas where target hazards are unavoidable. Excessive pruning practices, including thinning and topping, have weakened branch structure and increased the likelihood of epicormic growth, lion-tailing, and poor woundwood development. The site conditions, such as excessive irrigation in certain areas and poor drainage, negatively affect root health, while mechanical damage and root exposure further compromise stability.

The proximity of these trees to buildings, pedestrian paths, and recreational areas heightens the potential risk of tree or limb failure, given the observed structural vulnerabilities. Effective management strategies would include regular monitoring, targeted pruning to reduce branch weight and structural load, and improvements to soil and irrigation practices to address drainage and compaction issues. These measures are essential for reducing the hazards posed by the trees while supporting their overall health and longevity.

Site III

The trees at Site III present various structural and environmental challenges, primarily stemming from past pruning practices, poor irrigation management, and mechanical damage to the root systems. Many of the trees are in close proximity to buildings, pedestrian paths, and recreational areas, highlighting the potential for harm to individuals and structures should structural failures occur. These conditions, combined with target hazards in high-traffic areas, underscore the necessity for proactive tree management and monitoring. Below is a detailed analysis of each tree's condition, structural issues, and potential risks.

Tree #211 - London Plane (*Platanus x hispanica*)

Tree #211 is a mature London Plane with major asymmetry and co-dominant stems. Although the foliage appears healthy, the tree is impacted by excessive irrigation and poor drainage, which contribute to root rot and fungal growth, as evidenced by mushrooms and conks around the root zone. The severe root exposure has led to lifting and cracking of nearby pavement, further compromising the tree's stability. Mechanical damage on surface roots, coupled with roots growing toward the building, exacerbate these issues. Target hazards, including pedestrian paths, buildings, recreational spaces, and landscaping, experience constant use, increasing the risks associated with potential root or branch failure. Given these conditions, this tree poses a significant hazard and requires careful monitoring and management.

Tree #112 - Carrotwood (*Cupaniopsis anacardioides*)

Tree #112, a semi-mature Carrotwood, displays signs of poor health due to previous excessive thinning and topping. The chlorotic foliage, sparse density, twig dieback, and poor annual shoot growth indicate limited vitality, potentially caused by inadequate irrigation and drought-like conditions. Structural stability is further compromised by visible cracks and splits in the root crown and trunk, which increase the risk of failure. Target hazards include nearby buildings, pedestrian pathways, landscaped areas, and recreational spaces, all of which are frequently used and cannot be restricted. The tree's weakened structure, combined with the close proximity of these target hazards, highlights the need for urgent intervention to prevent potential incidents.

Tree #229 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #229 is a mature Brazilian Pepper displaying minor asymmetry and co-dominant leaders. Previous excessive pruning, particularly lion-tailing, has caused excessive weight distribution toward branch ends, making the tree susceptible to limb failure. The tree also has a significant lean, which, combined with root girdling and mechanical damage, compromises its stability. Target hazards, including pedestrian areas, recreational spaces, and landscaped grounds, are frequently used for access to parking and units, further underscoring the risks associated with the tree's current condition. Without intervention, the tree's structural weaknesses pose a notable hazard in this high-traffic area.

Tree #228 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #228, with minor asymmetrical and co-dominant stems, exhibits signs of stress from excessive thinning and crown cleaning, as evidenced by lion-tailing. Foliage density varies, with sparse areas in the middle of branches and normal density at the ends, indicating uneven weight distribution. Moderately exposed roots, visible wounds, and girdling roots suggest compromised root stability. Target hazards for this tree include buildings, recreational areas, pedestrian pathways, and landscaping, all experiencing constant use and unable to be restricted. This high-traffic environment, combined with the tree's structural issues, raises significant concerns regarding branch or root failure.

Tree #107 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #107 has been heavily pruned, with a crown that has been both cleaned and topped. While the foliage color and density appear normal, the inadequate irrigation and lack of structural pruning have led to severe root exposure and mechanical damage, with girdling roots encroaching toward the building and walking path. Target hazards for this tree include nearby buildings, pedestrian pathways, and recreational spaces, all of which see continuous use. Given the structural compromises from pruning practices and root system damage, this tree poses an elevated risk in an area with frequent occupancy.

Overall Implications

The trees at Site III are subject to structural and environmental stresses that compromise their stability and health. Excessive past pruning practices, including topping and lion-tailing, have contributed to weakened structural integrity, while inadequate and excessive irrigation patterns have led to soil compaction, root exposure, and fungal growth. The proximity of these trees to high-use areas, including buildings, paths, and recreational spaces, places significant target hazards at risk.

To mitigate these risks, a comprehensive management plan focusing on targeted pruning, root protection, and irrigation improvement is essential. Regular monitoring of these trees, particularly for signs of root decay, fungal growth, and structural decline, will be crucial in preventing potential failures and ensuring the safety of all who use the property.

Site IV

The trees in Site IV are situated in close proximity to high-traffic areas, buildings, and pathways, increasing the importance of careful management and monitoring. Past pruning practices, environmental stressors, and structural root issues present a range of concerns, especially given the high-use nature of the surrounding areas. Below is a detailed analysis of each tree's structural integrity, environmental challenges, and associated risks to target hazards.

Tree #226 - Chinese Flame Tree (*Koelreuteria bipinnata*)

Tree #226, a semi-mature Chinese Flame Tree, displays minor asymmetry and co-dominant stems with a healthy live crown ratio. Although foliage health appears normal, the presence of epicormic sprouts may indicate stress, possibly from previous pruning activities. Girdling roots and minor wounds were also noted, which could impede nutrient flow and stability as the tree

matures. Target hazards, including the building, pedestrian pathways, and recreational areas, are frequently occupied, making this tree's health and stability crucial. Despite the low level of root exposure, the presence of girdling roots and limited root space from paved areas may affect the tree's long-term stability, especially in high-use zones.

Tree #225 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #225, classified as semi-mature, exhibits significant structural and health issues, including chlorotic and necrotic foliage, sparse density, and twig dieback, indicative of underlying stress likely exacerbated by excessive irrigation and poor drainage. The poor live crown ratio, combined with inadequate wound wood development and vigor, further underscores the tree's weakened state. This tree poses a notable risk to target hazards, which include buildings, pedestrian areas, landscaped grounds, and a mailbox, all in constant use and unable to be restricted or moved. The tree's compromised root system, evident in limited root space and girdling, adds to its instability, highlighting the need for close monitoring and potential intervention.

Tree #099 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #099, a mature Brazilian Pepper, has been subjected to excessive thinning, topping, and lion-tailing, resulting in structural imbalances and potential vulnerability to limb failure. Epicormic sprouts throughout the canopy suggest attempts to compensate for previous pruning, and while the foliage health appears normal, the severe root exposure and mechanical damage, including girdling, are concerning. The tree leans noticeably toward mailboxes, raising concerns about its stability, especially in adverse weather conditions. Given the tree's proximity to buildings, pedestrian pathways, and landscaping, the risk of failure presents a hazard to the surrounding high-use areas. The excessive irrigation in this area adds further strain to the root structure and may necessitate corrective measures to improve stability and mitigate risks.

Tree #100 - Brazilian Pepper (*Schinus terebinthifolius*)

Tree #100 exhibits similar structural concerns due to past excessive pruning, including topping and lion-tailing, which have led to an uneven weight distribution toward the branch ends. Epicormic sprouts, while indicative of recovery efforts, also highlight the tree's response to stress. Severe root exposure and visible mechanical damage compromise the tree's structural integrity, with girdling roots further restricting healthy root development. The tree's prominent lean toward a nearby building and mailbox increases the potential for failure. This prospective hazard targets pedestrian areas, buildings, and landscape, which are in frequent use and cannot be restricted. The proximity of neighboring trees adds competition for resources, which may continue to impact this tree's health and vigor over time.

Overall Implications

The trees in Site IV display a range of structural and health vulnerabilities primarily due to historical pruning practices, environmental stressors, and competition for limited root space. Past excessive pruning has led to lion-tailing and epicormic growth, weakening branch structures and increasing the potential for failure. Additionally, excessive irrigation in some

areas and inadequate drainage contribute to root stress and exacerbated issues related to root exposure, mechanical damage, and girdling.

The presence of high-traffic target hazards, including buildings, pedestrian paths, and recreational spaces, elevates the risk profile for these trees. Routine monitoring, particularly during adverse weather, is essential for assessing their stability. Implementing a management plan to address pruning, soil health, and root protection will be necessary to mitigate risks, improve tree health, and enhance safety for residents and visitors in these high-use areas.

Conclusions

The Property

In conclusion, the tree health and structural stability issues at Shepard Place Apartments are predominantly due to inadequate planting and maintenance practices, exacerbated by environmental and site-specific challenges such as irrigation inconsistencies and poor soil health. The lack of species diversity and close proximity of large trees to structures have increased susceptibility to pests, disease, and environmental stress, while poor pruning practices have further weakened branch integrity. Additionally, mechanical damage to root systems has contributed to structural vulnerabilities, particularly in high-traffic areas where target hazards are unavoidable.

These findings underscore the critical need for a comprehensive management plan. Addressing species diversity, implementing appropriate placement, and pruning practices, and improving soil and irrigation management are necessary to mitigate the risks associated with these trees and enhance both safety and sustainability on the property. A proactive approach will not only extend the lifespan and health of the landscape but also reduce liability in high-use zones, ultimately benefiting residents, visitors, and the long-term resilience of the property's environment.

Site I

In conclusion, the trees at Site I exhibit structural, environmental, and maintenance-related deficiencies that compromise their stability and increase the likelihood of failure, particularly in high-traffic zones near buildings, pathways, and recreational areas. Past pruning practices, including topping and excessive thinning, have weakened branch structures, and encouraged problematic epicormic growth, raising the risk of limb failure. Root health issues—such as girdling, mechanical damage, and poor drainage—further contribute to structural vulnerabilities, impacting the trees' long-term stability.

Given these conditions, the trees in Site I present significant risks to nearby target hazards that cannot be restricted or relocated. Immediate and focused intervention is essential to mitigate potential hazards, with a recommended approach that includes improved irrigation management, corrective pruning, and root protection strategies. In cases where structural weaknesses or environmental conditions cannot be sufficiently remedied, selective removal and replanting with species better suited to the site may be necessary. A proactive management approach will be

critical for preserving tree health, addressing safety concerns, and enhancing the landscape's long-term sustainability for residents and frequent users of the property.

Site II

In conclusion, the trees at Site II are subject to significant structural and environmental challenges resulting from historical pruning practices, inconsistent irrigation, and poor drainage. These conditions have led to weakened branch structures, compromised root health, and increased susceptibility to failure. The proximity of these trees to high-use target hazards, including buildings, pathways, and recreational areas, raises safety concerns that require immediate and ongoing management.

To mitigate these risks, a proactive approach is essential. Targeted pruning should be implemented to alleviate stress from epicormic growth and lion-tailing, while improvements to irrigation and drainage will support root health. Protective measures are also necessary to prevent further mechanical damage to exposed roots. Additionally, selective removals of particularly vulnerable or high-risk trees may be warranted to reduce hazards, followed by replanting with species better suited to the site's environmental conditions and spatial constraints. These measures are crucial for enhancing both the safety and sustainability of the landscape, balancing immediate safety needs with long-term resilience.

Site III

In conclusion, the trees at Site III face critical structural and environmental challenges due to a history of inadequate pruning practices, inconsistent irrigation, and extensive root damage. These factors have weakened branch structures and compromised root stability, elevating the risk of failure, particularly given the proximity to high-use areas, including buildings, pathways, and recreational spaces.

The presence of significant target hazards in constant use increases the urgency for proactive management. Essential interventions include targeted pruning to redistribute branch weight, root protection measures to mitigate mechanical damage, and improvements to irrigation and drainage to support root health and reduce fungal growth. For trees where structural stability cannot be reasonably assured, selective removal and replanting with more suitable species may be necessary to mitigate hazards effectively. A proactive management plan with regular monitoring is crucial to maintaining the landscape's safety, health, and sustainability for residents and visitors.

Site IV

In conclusion, the trees at Site IV exhibit structural and environmental challenges that, combined with their proximity to high-traffic areas, increase the likelihood of hazard. The impact of excessive pruning practices, such as topping and lion-tailing, has compromised branch stability, while environmental stressors like inconsistent irrigation and poor drainage have contributed to weakened root health. Severe root exposure, mechanical damage, and girdling further heighten the vulnerability of these trees, particularly in zones with high occupancy.

To mitigate these risks, a targeted management approach is essential. This includes routine monitoring to detect early signs of instability, especially during adverse weather. Addressing excessive pruning impacts through corrective pruning will help balance branch weight and improve structural integrity. Enhancing soil and root health through improved irrigation and drainage practices, along with protective measures for exposed roots, will further support stability.

In cases where stability cannot be reasonably assured, selective removals may be necessary to reduce risks to surrounding areas, with replanting planned to ensure that new trees are better suited to the site's environmental conditions and spatial needs. This approach will not only enhance safety for residents and visitors but will also promote a more sustainable and resilient landscape for Shepard Place Apartments.

Recommendations

Tree Matrix
A comprehensive tree matrix has been included, detailing the inventory and specific recommendations for each tree on the property. This matrix provides guidance on maintenance, structural concerns, and any suggested removals, supporting informed decision-making for the ongoing management and care of the landscape.

The Property

Root Zone Protection and Soil Irrigation Management

To enhance root zone health and soil conditions at Shepard Place Apartments, it is recommended to implement mulching and optimized irrigation methods in accordance with best practice management guidelines. Applying mulch at the base of each tree will help protect root flares from mechanical damage, reduce grass competition, and provide a slow release of nutrients into the soil. Ideally, mulch should be extended to the edge of each tree's dripline to maximize its benefits. This practice helps prevent soil compaction, supports healthier root systems, and retains soil moisture, all of which promote overall tree stability and health.

Soil injections should be utilized in areas with compacted soil, as they offer improved aeration, enhance drainage, and deliver essential nutrients directly to the root zone. This approach strengthens root health and encourages deep root growth.

In areas where excessive watering has been noted, grass surrounding the trees should be removed and irrigation heads replaced with bubbler systems. This modification will ensure targeted watering, reducing the risk of oversaturation and improving water efficiency, as bubblers deliver water directly to the root zone.

Additionally, visible girdling roots should be removed from trees where this action will not negatively impact their stability or health. Removing girdling roots will improve nutrient and water flow within the tree, ultimately supporting better growth and structural resilience.

Implementing these measures will create a more sustainable soil environment, fostering tree health, reducing maintenance needs, and enhancing safety for residents and visitors.

Species Diversity, Selection, and Placement

To enhance landscape resilience and reduce the risks of pest or disease outbreaks, I recommend following the 30-20-10 rule for all future plantings: aim to include no more than 30% of trees from a single family, 20% from a single genus, and 10% from a single species. This approach will promote ecological diversity and strengthen the landscape against environmental challenges.

For new plantings, proper spacing from buildings and high-traffic areas is crucial to prevent future conflicts with roots, branches, and structures. Spacing should accommodate each species' mature crown size and root spread, which will help avoid overcrowding, improve air circulation, and support healthy root development. By implementing these principles for species diversity and placement, the property can foster a more sustainable, adaptive landscape while minimizing risks associated with low diversity and improper spacing.

Risk Mitigation in High-Use Zones

In areas with unavoidable target hazards, prioritize tree removals in line with stability risk recommendations. For trees with compromised structure or declining health, consider replacement with species better suited to the site's environmental and spatial conditions, ensuring new plantings follow the 30-20-10 rule to foster a resilient, lower-maintenance landscape. Where removals occur, a certified arborist should be present to monitor the process, ensuring that the root systems of neighboring trees are not compromised during tree removal and stump grinding activities. This approach will help protect the remaining trees' health and maintain the integrity of the landscape in high-traffic areas.

Pruning and Structural Support

Establish a proactive pruning schedule to address structural concerns, focusing on removing dead or compromised limbs and correcting structural deficiencies. Where structural weaknesses are identified, such as co-dominant stems and lion-tailing, consider installing cabling systems to enhance stability. Regular monitoring of trees with epicormic growth is essential to manage weight distribution and minimize risks of limb failure. This approach will support the trees' health and safety, reducing the potential for structural failure in high-traffic areas.

Routine Health Monitoring

Establish an ongoing health monitoring program tailored to each tree's specific needs, with inspection intervals of 6-8 months until the overall presentation of the property improves. These inspections should be conducted by a certified arborist to ensure accurate assessments and recommendations. Regular monitoring will facilitate early intervention, particularly in high-risk areas, enabling timely responses to health or structural changes. This proactive approach

supports both the safety and longevity of the landscape, allowing for adjustments to care and maintenance as conditions evolve.

Site I

- Tree #195 (London Plane): Corrective pruning to manage epicormic growth and reduce limb failure risk. Cabling of larger limbs. Protect root zone by minimizing compaction and addressing drainage issues. Monitor for stability, with removal considered if structural health declines.
- Tree #232 (Brazilian Pepper): Recommended for Removal due to major asymmetry, topping history, and compromised root stability. Replace with a more suitable species following the 30-20-10 diversity guideline.
- Tree #231 (Brazilian Pepper): Recommended for Removal due to significant lean, chlorotic foliage, and poor root health from girdling and mechanical damage. Replanting with a species better suited to the site's conditions is advised.
- Tree #194 (Chinese Elm): Recommended for Removal due to limited stability from extensive topping, drainage issues, and girdling roots affecting root expansion. Consider replanting a species with strong drought resilience and low maintenance needs.
- Tree #193 (Chinese Elm): Address excessive irrigation and drainage issues, focusing on root zone care. Corrective pruning to prevent further epicormic growth. Monitor stability, with removal if root health continues to decline.
- Tree #192 (Purple Leaf Plum): Manage irrigation to reduce stress indicators such as twig dieback. Continue monitoring root health, especially in high-traffic areas, and prune to support balanced growth.

Site II

- Tree #171 (Carrotwood): Recommended for Removal due to structural vulnerability and high risk posed to nearby high-traffic areas.
- Tree #170 (Brazilian Pepper): Recommended for Removal due to compromised root stability, codominant stems, and encroachment toward building foundations.
- Tree #221 (Brazilian Pepper): Recommended for Removal due to codominant stems, large surface roots creating tripping hazards, and limitations in stabilizing the tree within its current environment.
- Tree #165 (London Plane): Recommended for Pruning and Monitoring – Address epicormic sprouts resulting from previous excessive thinning, manage twig dieback, and conduct regular inspections to monitor root stability and prevent further structural decline. Install cabling to support weak branch structure and apply mulch to the base to enhance root protection and improve soil conditions.

Site III

- Tree #211 (London Plane): Recommended for Cabling, Mulching, and Structural Pruning – Install cabling to support weak branch structures, apply mulch to the base to enhance root protection, and conduct structural pruning to address branch stability. The presence of conks suggests potential decay, so monitor the tree's health closely. If stability decreases, consider removal.

- Tree #112 (Carrotwood): Recommended for Removal due to poor health indicators, including chlorotic foliage, twig dieback, and structural cracks in the root crown and trunk that compromise stability.
- Tree #229 (Brazilian Pepper): Recommended for Removal due to a pronounced lean, root girdling, and excessive weight at branch ends from lion-tailing, which collectively pose significant risks to nearby high-use areas.
- Tree #228 (Brazilian Pepper): Recommended for Removal due to compromised structure, including lion-tailing and insufficient root stability, posing potential hazards in high-traffic areas.
- Tree #107 (Brazilian Pepper): Consider for Removal due to its close proximity to the building, potential damage from invasive root growth, and compromised stability from past pruning practices. Regular monitoring is essential if retained.

Site IV

- Tree #226 (Chinese Flame Tree): Recommended for Monitoring and Root Protection – Minor asymmetry and girdling roots indicate potential for future stability issues. Apply mulch to the root zone, manage irrigation levels, and monitor health regularly to mitigate risks in high-traffic areas.
- Tree #225 (Brazilian Pepper): Recommended for Removal – Significant health issues, including chlorotic and necrotic foliage, poor wound wood development, and sparse canopy, along with girdling roots, excessive irrigation, and poor drainage make this tree a high-risk liability in this frequently occupied area.
- Tree #099 (Brazilian Pepper): Recommended for Removal – Past excessive pruning, including lion-tailing, has compromised structure. The tree leans toward the mailboxes, and severe root exposure and girdling increase the risk of structural failure, particularly in a high-use zone near the building and pedestrian pathways.
- Tree #100 (Brazilian Pepper): Recommended for Removal – Lion-tailing and severe root exposure indicate structural instability. The tree's prominent lean toward the building and mailbox, combined with mechanical damage and girdling roots, elevate risks to nearby target hazards.

Glossary

- **Species diversity:** The variety of different species within a particular area, enhancing ecosystem stability and resilience by reducing vulnerability to pests and disease.
- **Diameter at Breast Height (DBH):** A standard method of measuring tree diameter, taken at 4.5 feet (1.37 meters) above ground level, used to assess tree size and age.
- **Diameter tape:** A specialized measuring tape used to measure the diameter of a tree at breast height, providing accurate DBH reading.
- **Digital hypsometer:** An electronic device used to measure tree height and angles, useful in assessing the vertical profile of trees.
- **Target hazards:** Areas or objects at risk from potential tree failure, including buildings, pedestrian pathways, recreational areas, and high-traffic zones.
- **Tree matrix:** An inventory tool listing each tree's DBH, health, condition, and management recommendations, used for planning and maintenance purposes.
- **Mechanical damage:** Physical harm to a tree, often due to equipment such as lawnmowers or string trimmers, which can weaken structural integrity and lead to decay or infection.
- **Basal rot:** Decay or rot occurring at the base of the tree trunk, often caused by fungi, which can compromise the structural stability of the tree.
- **Multi-dominant leaders:** The presence of multiple primary stems or trunks growing from a single tree base, often due to poor pruning, which can lead to structural instability.
- **Included bark:** A growth pattern where bark is trapped between two co-dominant stems or branches, weakening the union and increasing the risk of breakage.
- **Cabling:** The use of flexible steel cables to support branches or stems with structural weaknesses, helping to prevent branch failure in high-risk trees.
- **Epicormic sprouts:** Shoots that grow from dormant buds on a tree's trunk or branches, often as a stress response to pruning or environmental changes, potentially weakening branch structures.
- **Surface roots:** Roots visible above the ground, often caused by shallow soils, compaction, or poor irrigation practices, which can be prone to damage and increase tree instability.
- **Girdling roots:** Roots that encircle or cross over other roots or the trunk base, restricting vascular flow and potentially destabilizing the tree.
- **Dripline:** The outer edge of a tree's canopy, where water drips to the ground, marking the approximate extent of the root zone.
- **Grading:** The process of leveling or sloping land around trees, which can impact root zones, drainage, and soil stability, potentially affecting tree health.
- **Multi-stemmed**: A tree growth form where multiple main stems or trunks arise from the same base, often due to specific pruning practices or natural growth patterns, which can increase the risk of structural weakness.
- **Structural Pruning:** A pruning technique focused on developing strong branch architecture and eliminating structural weaknesses, especially important for young trees to improve their long-term stability.

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Tree Matrix

The tree matrix included in this report provides a comprehensive assessment of each tree on the property, rating them according to their health, structure, and vitality. Trees are graded on a scale from A to F, with A indicating an excellent condition, B for average health, C for fair condition, D for poor health, and F for trees that are dead or dying. Each rating reflects both the observed health of the tree and its structural stability, guiding management on the most appropriate interventions. Additionally, it is important to note that trees previously removed from the property were not evaluated in this matrix, and their condition at the time of removal remains undocumented. This matrix serves as a tool for prioritizing actions such as preservation, remediation, or replacement, aligning with the overall goals of enhancing landscape resilience and safety.

Tag No.	Species	Common Name	DBH	DBH TOTAL	Height	Observation	Rate	Protected (Yes/No)	Recommend Removal	Impact Activity	Recommendation
1	*Schinus terebinthifolius*	Brazilian Pepper Tree	54"	54"	28'	Poor Structure	B	No	No	Building, Parking	Prune, Cable/ Support System, Remove Ground Cover
2	*Cupaniopsis anacardioides*	Carrot Wood	19"	19"	19'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
3	*Cupaniopsis anacardioides*	Carrot Wood	22"	22"	23'	Poor Structure, Diseased	D	No	Yes	Parking	Remove
4	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	19'	Poor Structure, Diseased	D	No	Yes	Parking	Remove
5	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	17'	Poor Structure	C	No	Yes	Parking	Remove
6	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	23'	Poor Structure	D	No	No	Parking Lot	Injections, Remove If No Improvement
7	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	21'	Poor Structure	B	No	No	Parking Lot	Cable/ Support System, Prune
8	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	19'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
9	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	18'	Poor Structure, Girdling Roots	C	No	No	Parking Lot	Cable/ Support System
10	*Cupaniopsis anacardioides*	Carrot Wood	30"	30"	23'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
11	*Cupaniopsis anacardioides*	Carrot Wood	23"	23"	22'	Poor Structure, Girdling Roots	C	No	No	Parking Lot	Cable/ Support System
12	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	18'	Poor Structure	C	No	Yes	Parking Lot	Remove
13	*Cupaniopsis anacardioides*	Carrot Wood	23"	23"	18'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
14	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	17'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
15	*Cupaniopsis anacardioides*	Carrot Wood	24"	24"	19'	Poor Structure	C	No	No	Parking Lot	Cable/ Support System
16	*Cupaniopsis anacardioides*	Carrot Wood	23"	23"	20'	Poor Structure	B	No	No	Parking Lot/ sitting area	Cable/ Support System
17	*Cupaniopsis anacardioides*	Carrot Wood	29"	29"	23'	Poor Structure	B	No	No	Sidewalk, Road	Prune, Cable/ Support System
18	*Cupaniopsis anacardioides*	Carrot Wood	24"	24"	22'	Poor Structure	B	No	No	Parking Lot, Lounge Area	Prune, Cable/ Support System
19	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	20'	Poor Structure	C	No	No	Parking, Sidewalk	Prune, Mulch, Cable/ Support System
20	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	18'	Poor Structure	B	No	No	Parking, Building	Prune, Mulch, Cable/ Support System
21	*Platanus racemosa*	California Sycamore	29"	29"	74'	Good Structure	B	Yes	No	Parking, Building	Prune, Mulch, Cable/ Support System
22	*Ulmus Parvifolia*	Chinese Elm	16"	16"	26'	Poor Structure, Lean	C	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
23	*Prunus cerasifera*	Purple Leaf Plum	14"	14"	13'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
24	*Prunus cerasifera*	Purple Leaf Plum	8"	8"	10'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
25	*Prunus cerasifera*	Purple Leaf Plum	13"	13"	10'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
26	*Pyrus kawakamii*	*Evergreen Pear*				*Previously Removed*					*Removed*
27	*Pyrus kawakamii*	*Evergreen Pear*				*Previously Removed*					*Removed*
28	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
29	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
30	*Platanus x hispanica*	London Plane	26"	26"	72'	Good Structure	A	No	No	Parking, Building	Prune, Mulch, Cable/ Support System
31	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
32	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	21'	Poor Structure	B	No	No	Sidewalk, Parking	Prune, Mulch, Cable/ Support System
33	*Pyrus kawakamii*	Evergreen Pear	15"	15"	17'	Poor Structure, Diseased	C	No	No	Sidewalk, Road	Prune, Mulch, Cable/ Support System
34	*Pyrus kawakamii*	Evergreen Pear	14"	14"	18'	Poor Structure, Diseased	C	No	No	Sidewalk, Road	Prune, Mulch, Cable/ Support System
36	*Pyrus kawakamii*	Evergreen Pear	14"	14"	25'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
37	*Pyrus kawakamii*	Evergreen Pear	14"	14"	23'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
38	*Pyrus kawakamii*	Evergreen Pear	8"	8"	14'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
39	*Pyrus kawakamii*	Evergreen Pear	8"	8"	16'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
40	*Pyrus kawakamii*	Evergreen Pear	9"	9"	17'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
41	*Pyrus kawakamii*	Evergreen Pear	11"	11"	17'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
42	*Pyrus kawakamii*	Evergreen Pear	9"	9"	17'	Poor Structure, Diseased	C	No	No	Road	Prune, Cable, Basal Spray
43	*Schinus terebinthifolius*	Brazilian Pepper Tree	42"	42"	30'	Poor Structure	B	No	No	Parking Lot, Road	Prune, Mulch
44	*Pyrus kawakamii*	Evergreen Pear	13"	13"	28'	Poor Structure, Diseased	C	No	No	Sidewalk, Road	Prune, Cable, Basal Spray
45	*Pyrus kawakamii*	Evergreen Pear	10"	10"	23'	Poor Structure, Diseased	C	No	No	Road, Sidewalk	Prune, Cable, Basal Spray
46	*Pyrus kawakamii*	Evergreen Pear	10"	10"	20'	Poor Structure, Diseased	C	No	No	Road, Sidewalk	Prune, Cable, Basal Spray
47	*Pyrus kawakamii*	Evergreen Pear	10"	10"	17'	Poor Structure, Diseased	C	No	No	Wall, Sidewalk	Basal Spray, Routine Checkups, Prune
48	*Pyrus kawakamii*	Evergreen Pear	11"	11"	17'	Heavy Lean, Poor Structure, Disease	C	No	No	Parking, Sidewalk	Basal Spray, Routine Checkups
49	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	30'	Poor Structure	B	No	No	Parking	Cable/ Support System, Prune
50	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
51	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	35'	Poor Structure	B	No	No	Parking structure, Garbage	Cable/ Support System, Prune
52	*Cupaniopsis anacardioides*	Carrot Wood	11"	11"	36'	Poor Structure	B	No	No	Parking structure, Garbage	Cable/ Support System, Prune
53	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
54	*Cupaniopsis anacardioides*	Carrot Wood	8",11"	19"	29'	Poor Structure	C	No	No	Parking structure, wall	Cable/ Support System, Prune
55	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	31'	Poor Stucture	B	No	No	Parking structure, wall	Cable/ Support System, Prune
56	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	28'	Poor Structure	B	No	No	Parking structure, wall	Cable/ Support System, Prune
57	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	25'	Poor Structure	C	No	No	Parking, Road	Prune & Basal Spray
59	*Cupaniopsis anacardioides*	Carrot Wood	26"	26"	21'	Poor Structure	C	No	No	Sitting, Parking Lot, Wall	Basal Spray
60	*Cupaniopsis anacardioides*	Carrot Wood	10",9"	19"	17'	Poor Structure	B	No	No	Sitting, Parking	Basal Spray
61	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	29'	Poor Stucture	B	No	No	Parking	Cable/ Support System, Prune
62	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	26'	Poor Structure	B	No	No	Road, Garbage	Cable/ Support System, Prune
63	*Cupaniopsis anacardioides*	Carrot Wood	12"	12"	26'	Poor Structure	B	No	No	Parking, Road, Garbage	Cable/ Support System, Prune
64	*Cupaniopsis anacardioides*	Carrot Wood	10"	10"	26'	Poor Structure	B	No	Yes	Parking, Road, Garbage	Remove
65	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	27'	Poor Structure	B	No	No	Parking, Road, Garbage	Cable/ Support System, Prune
66	*Cupaniopsis anacardioides*	Carrot Wood	10"	10"	24'	Poor Structure	B	No	No	Parking Lot	Cable/ Support System, Prune
68	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	25'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
69	*Cupaniopsis anacardioides*	Carrot Wood	11"	11"	20'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
70	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	20'	Poor Structure	C	No	No	Parking, Road	Cable/ Support System, Prune

Tag No.	Species	Common Name	DBH	DBH TOTAL	Height	Observation	Rate	Protected (Yes/No)	Recommend Removal	Impact Activity	Recommendation
71	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	20'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
72	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	24'	Poor Structure	B	No	No	Parking, Road	Cable/ Support System, Prune
73	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	26'	Poor Structure	D	No	Yes	Parking, Building	Remove
74	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	23'	Poor Stucture	C	No	No	Parking, Building	Basal Spray, Prune
75	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure, Infection	D	No	Yes	Parking, Building	Remove
76	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	22'	Poor Stucture, Infection	D	No	Yes	Parking, Building	Remove
77	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	22'	Poor Structure	C	No	No	Garden	Cable/ Support System
78	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	21'	Poor Structure	C	No	No	Parking, Garden	Cable/ Support System, Prune
79	*Cupaniopsis anacardioides*	Carrot Wood	30"	30"	30'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune, Remove Ground Cover
80	*Cupaniopsis anacardioides*	Carrot Wood	9"	9"	24'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
82	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	28'	Poor Structure	C	No	No	Building, Parking	Cable/ Support System, Prune
83	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	20'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Cable/ Support System, Prune
84	*Cupaniopsis anacardioides*	Carrot Wood	26"	26"	36'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Reduction Prune, Cable/Support System
85	*Cupaniopsis anacardioides*	Carrot Wood	19"	19"	29'	Poor Structure, Girdling Roots	C	No	No	Building, Parking	Cable/ Support System, Prune
86	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	31'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
87	*Cupaniopsis anacardioides*	Carrot Wood	22"	22"	29'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
88	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	26'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
89	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	23'	Poor Structure	C	No	No	Building, Parking	Cable/ Support System, Prune
90	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	21'	Poor Structure	D	No	Yes	Building, Parking	Remove
91	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	18'	Poor Structure	D	No	Yes	Building, Parking	Remove
92	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	22'	Poor Structure	B	No	No	Building, Parking	Cable/ Support System, Prune
93	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	24'	Poor Structure	D	No	Yes	Building, Parking	Remove
94	*Cupaniopsis anacardioides*	Carrot Wood	26"	26"	25'	Poor Structure	B	No	No	Building, Parking	Prune, Cable/ Support System
95	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	24'	Dead/ Dying	F	No	Yes	Building, Parking	Remove
96	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	24'	Poor Structure	C	No	No	Building, Parking	Prune, Cable/ Support System
97	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	20'	Dead/ Dying	F	No	Yes	Building, Parking	Remove
98	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	22'	Poor Structure	B	No	No	Building, Parking	Prune, Cable/ Support System
99	*Schinus terebinthifolius*	Brazilian Pepper Tree	26"	26"	25'	Poor Structure, Lean, Girdling Roots	D	No	Yes	Mailbox, Sidewalk, Buidling	Remove
100	*Schinus terebinthifolius*	Brazilian Pepper Tree	16"	16"	22'	Poor Structure, Lean, Girdling Roots	D	No	Yes	Mailbox, Sidewalk, Buidling	Remove
101	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure	C	No	No	Building, Parking	Mulch, Prune, Cable/ Support System
102	*Prunus cerazifera*	Purple Leaf Plum	14"	14"	11'	Poor Structure, Girdling Roots, Mechanical Damage	C	No	No	Parking, Building	Prune & Mulch
103	*Cupaniopsis anacardioides*	Carrot Wood	27"	27"	25'	Poor Structure	B	No	No	Building Parking & Sidewalk	Prune, Cable, Mulch
104	*Prunus cerazifera*	Purple Leaf Plum	9"	9"	14'	Poor Structure	B	No	No	Building Parking & Sidewalk	Prune, Mulch
105	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	20'	Poor Structure, Mechanical Damage	C	No	No	Building Parking & Sidewalk	Prune, Cable, Mulch
106	*Prunus cerazifera*	Purple Leaf Plum	16"	16"	14'	Poor Structure, Girdling Roots	C	No	No	Sidewalk, Buidling	Prune & Mulch
107	*Schinus terebinthifolius*	Brazilian Pepper Tree	16"	16"	20'	Root Damage, Girdling Roots, Poor Structure	C	No	Yes	Sidewalk, Building	Remove
112	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	20'	Dead/ Dying	F	No	Yes	Sidewalk	Remove
113	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
116	*Prunus cerazifera*	Purple Leaf Plum	5"	5"	8'	Poor Structure, Girdling Roots	C	No	No	Sidewalk, Building	Prune, Mulch
117	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
119	*Cupaniopsis anacardioides*	Carrot Wood	19"	19"	15'	Poor Structure, Diseased	C	No	No	Sidewalk, Building	Cable/ Support System, Injection, Mulch
119	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
120	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
121	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
122	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
123	*Schinus terebinthifolius*	Brazilian Pepper Tree	25"	25"	26'	Poor Structure	B	No	No	Sidewalk, Road	Prune, Cable/Support System, Mulch
124	*Schinus terebinthifolius*	*Brazilian Pepper Tree*				*Previously Removed*					*Removed*
125	*Schinus terebinthifolius*	*Brazilian Pepper Tree*				*Previously Removed*					*Removed*
126	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
127	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	16'	Poor Structure	C	No	No	Sidewalk, Building	Prune, Cable/Support System, Mulch
128	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
129	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
130	*Cupaniopsis anacardioides*	*Carrot Wood*				*Previously Removed*					*Removed*
131	*Pyrus kawakamii*	*Evergreen Pear*				*Previously Removed*					*Removed*
132	*Pyrus kawakamii*	*Evergreen Pear*				*Previously Removed*					*Removed*
133	*Pyrus kawakamii*	Evergreen Pear	13"	13"	15'	Poor Structure, Diseased	C	No	No	Sidewalk, Parking	Prune, Injection, Mulch
134	*Prunus cerazifera*	Purple Leaf Plum	7"	7"	8'	Poor Structure, Girdling Roots	D	No	Yes	Sidewalk, Building	Remove
135	*Prunus cerazifera*	Purple Leaf Plum	6"	6"	9'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
136	*Pyrus kawakamii*	Evergreen Pear	11"	11"	16'	Poor Structure, Diseased	C	No	No	Sidewalk, Building	Prune, Cable/Support System, Mulch
137	*Pyrus kawakamii*	Evergreen Pear	14"	14"	21'	Poor Structure, Diseased	C	No	No	Sidewalk, Building	Basal Spray, Mulch, Cable/ Support System
138	*Pyrus kawakamii*	Evergreen Pear	12"	12"	19'	Poor Structure, Diseased	C	No	No	Sidewalk, Buidling	Basal Spray, Mulch, Cable/ Support System
139	*Pyrus kawakamii*	Evergreen Pear	12"	12"	18'	Poor Structure, Diseased	C	No	No	Sidewalk, Buidling	Basal Spray, Mulch, Cable/ Support System
140	*Pyrus kawakamii*	Evergreen Pear	11"	11"	14'	Poor Structure, Diseased	C	No	No	Sidewalk, Buidling	Basal Spray, Mulch, Cable/ Support System
141	*Pyrus kawakamii*	Evergreen Pear	10"	10"	12'	Poor Structure, Diseased	C	No	No	Sidewalk	Basal Spray, Mulch, Cable/ Support System
142	*Schinus terebinthifolius*	Brazilian Pepper Tree	28"	28"	15'	Poor Structure, Girdling Roots	D	No	Yes	Sidewalk, Pool, Lounging	Remove
143	*Pyrus kawakamii*	Evergreen Pear	10"	10"	13'	Poor Stucture, Lean, Root Damage	C	No	Yes	Pool, Lounging	Remove
144	*Schinus terebinthifolius*	Brazilian Pepper Tree	16"	16"	19'	Poor Strucutre	B	No	No	Pool, Lounging	Prune, Cable/ Support System
145	*Schinus terebinthifolius*	Brazilian Pepper Tree	15"	15"	18'	Poor Structure/ Lean	C	No	Yes	Pool, Lounging	Remove
146	*Pyrus kawakamii*	Evergreen Pear	13"	13"	20'	Poor Structure, Diseased	C	No	No	Sidewalk, Parking	Cable/ Support System, Prune, Mulch
147	*Pyrus kawakamii*	Evergreen Pear	13"	13"	20'	Poor Structure, Diseased	C	No	No	Sidewalk, Parking	Prune, Basal Spray, Mulch
148	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	19'	Poor Structure	B	No	No	Sidewalk	Basal Spray, Routine Checkups
150	*k. paniculata*	Golden Rain Tree	6"	6"	12'	Poor Strcuture	B	No	No	Sidewalk	Prune, Mulch
151	*k. paniculata*	Golden Rain Tree	5"	5"	13'	Poor Strcuture	B	No	No	Sidewalk	Prune, Mulch
152	*k. paniculata*	Golden Rain Tree	6"	6"	15'	Poor Structure	B	No	No	Sidewalk	Prune, Mulch
153	*k. paniculata*	Golden Rain Tree	9"	9"	15'	Poor Structure	B	No	No	Sidewalk	Prune, Mulch
154	*Prunus cerazifera*	Purple Leaf Plum	5"	5"	8'	Poor Strcuture	B	No	No	Sidewalk	Prune, Mulch
155	*Schinus terebinthifolius*	Brazilian Pepper Tree	21"	21"	15'	Poor Structure	C	No	No	Sidewalk, Building	Mulch, Prune, Cable/ Support System
156	*Pyrus kawakamii*	Evergreen Pear	12"	12"	16'	Poor Structure, Diseased	C	No	No	Sidewalk, Building	Basal Spray, Mulch, Cable/ Support System
157	*Prunus cerazifera*	Purple Leaf Plum	6",7"	13"	10'	Poor Structure, Codominant Crack	D	No	Yes	Sidewalk, Building, Bench	Remove

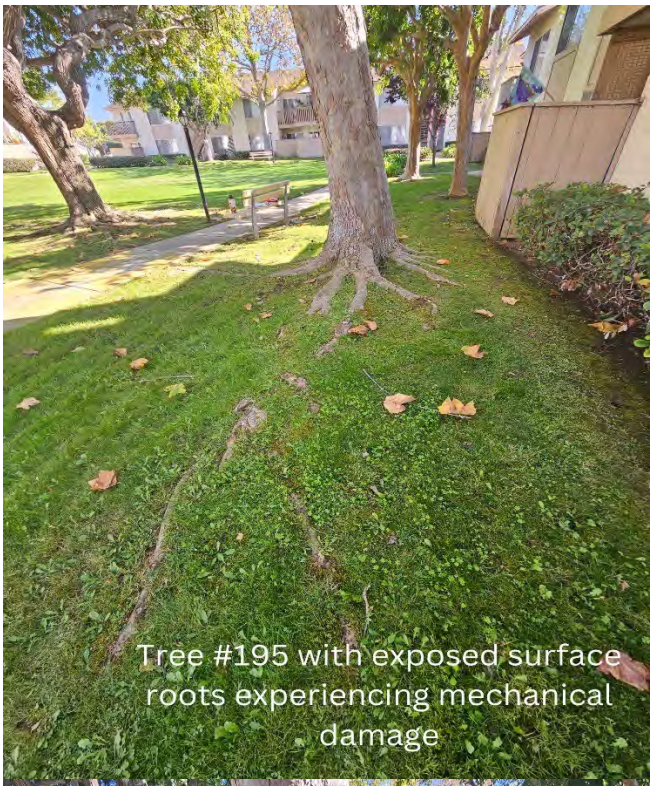
Tag No.	Species	Common Name	DBH	DBH TOTAL	Height	Observation	Rate	Protected (Yes/No)	Recommend Removal	Impact Activity	Recommendation
158	*Prunus cerazifera*	Purple Leaf Plum	14"	14"	15'	Poor Structure	B	No	No	Sidewalk, Buidling	Prune, Mulch
159	*k. paniculata*	Golden Rain Tree	7"	7"	15'	Poor Structure	B	No	No	Sidewalk	Prune, Mulch
160	*k. paniculata*	Golden Rain Tree	7"	7"	15'	Poor Stucture	B	No	No	Sidewalk, Buiiling	Prune, Mulch
161	*k. paniculata*	Golden Rain Tree	9"	9"	15'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
162	*k. paniculata*	Golden Rain Tree	5"	5"	12'	Poor Structure	C	No	No	Sidewalk, Building	Prune, Mulch
163	*Ulmus Parvifolia*	Chinese Elm	15"	15"	15'	Poor Structure	D	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
164	*Platanus x hispanica*	London Plane	6"	6"	10'	Dead/ Dying	D	No	Yes	Siewalk, Building	Remove
165	*Platanus x hispanica*	London Plane	26"	26"	57'	Healthy	B	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
166	*Platanus x hispanica*	London Plane	18"	18"	53'	Good Structure, Girdling Roots	B	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System, Remove Girdling Roots
167	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	9'	Poor Structure	D	No	Yes	Building	Remove
168	*Schinus terebinthifolius*	Brazilian Pepper Tree	12"	12"	11'	Poor Structure	D	No	Yes	Sidewalk	Remove
169	*Pyrus kawakamii*	Evergreen Pear	12"	12"	16'	Poor Structure, Diseased	C	No	Yes	Sidewalk	Remove
170	*Schinus terebinthifolius*	Brazilian Pepper Tree	24"	24"	34'	Poor Structure, Girlding Roots	C	No	Yes	Building, Sidewalk	Remove
171	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	31'	Poor Structure, Girdling Roots	C	No	Yes	Street, Sidewalk, Building	Remove
172	*Cupaniopsis anacardioides*	Carrot Wood	20"	20"	27'	Poor Structure	C	No	No	Parking, Sidewalk, Building	Mulch, Prune, Cable Support System
173	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	25'	Poor Structure, Girding Roots	C	No	No	Building, Parkiing	Mulch, Prune, Cable Support System
174	*Cupaniopsis anacardioides*	Carrot Wood	17"	17"	26'	Basal Rot, Conks, Poor Structure	D	No	Yes	Building, Parking	Remove
175	*Cupaniopsis anacardioides*	Carrot Wood	22"	22"	27'	Poor Structure	B	No	No	Building, Parking	Prune, Mulch
176	*k. paniculata*	Golden Rain Tree	8"	8"	12'	Healthy	B	No	No	Building, Sidewalk	Prune, Mulch
177	*Pyrus kawakamii*	Evergreen Pear	5"	5"	10'	Poor Strcuture, Diseased	C	No	No	Sidewalk, Building	Basal Spray, Mulch, Cable/ Support System
178	*Ulmus Parvifolia*	Chinese Elm	17"	17"	15'	Poor Structure	B	No	No	Sidewalk	Basal Spray, Mulch, Cable/ Support System
180	*Ulmus Parvifolia*	Chinese Elm	17"	17"	18'	Poor Structure, Girdling Root	C	No	Yes	Sidewalk, Building	Remove
181	*Platanus x hispanica*	London Plane	21"	21"	73'	Healthy Structure	A	No	No	Sidewalk, Building	Cable/ Support System, Prune, Mulch
182	*Platanus x hispanica*	London Plane	23"	23"	75'	Poor Structure	B	No	No	Sidewalk, Buidling	Cable/ Support System, Prune
183	*Schinus terebinthifolius*	Brazilian Pepper Tree	19"	19"	30'	Poor Structure, Roots Damaged	C	No	No	Parking, Road	Cable/ Support System, Prune
184	*Schinus terebinthifolius*	Brazilian Pepper Tree	21"	21"	24'	Dead/ Dying	F	No	Yes	Parking	Remove
185	*Schinus terebinthifolius*	Brazilian Pepper Tree	30"	30"	25'	Poor Structure	B	No	No	Street	Cable/ Support System, Prune
186	*Cupaniopsis anacardioides*	Carrot Wood	8"	8"	20'	Poor Structure	B	No	No	Street	Cable/ Support System, Prune
187	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	37'	Poor Structure	B	No	No	Road, Building	Cable/ Support System, Prune
188	*Cupaniopsis anacardioides*	Carrot Wood	18"	18"	20'	Poor Structure	C	No	No	Road, Building	Basal Spray, Routine Checkups
189	*Cupaniopsis anacardioides*	Carrot Wood	12",11"	24"	19'	Poor Stucture	C	No	No	Road, Building	Basal Spray, Routine Checkups
190	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	21'	Dead/ Dying	F	No	Yes	Road, Building	Remove
192	*Prunus cerazifera*	Purple Leaf Plum	5"	5"	8'	Poor Strcuture	B	No	No	Sidewalk	Prune, Mulch
193	*Ulmus Parvifolia*	Chinese Elm	16"	16"	20'	Poor Structure	B	No	No	Sidewalk, Building	Cable/ Support System, Prune, Mulch
194	*Ulmus Parvifolia*	Chinese Elm	12"	12"	19'	Poor Structure, Girdling Roots	C	No	No	Sidewalk	Competition, Remove
195	*Platanus x hispanica*	London Plane	21"	21"	57'	Poor Structure	B	No	No	Sidewalk, Building	Cable/ Support System, Prune, Mulch
196	*Prunus cerazifera*	Purple Leaf Plum	6"	6"	15'	Poor Structure	B	No	Yes	Parking, Building	Prune, Mulch
197	*Prunus cerazifera*	Purple Leaf Plum	10"	10"	13'	Basal Rot, Poor Structure	D	No	Yes	Parking, Buildign	Remove
198	*Prunus cerazifera*	Purple Leaf Plum	11"	11"	14'	Poor Structure	B	No	No	Parking, Building	Prune, Mulch
199	*Cupaniopsis anacardioides*	Carrot Wood	15"	15"	25'	Poor Structure	B	No	No	Road, Parking	Mulch, Prune, Cable
200	*Cupaniopsis anacardioides*	Carrot Wood	12"	12"	22'	Poor Structure	B	No	No	Road, Parking	Mulch, Prune, Cable
201	*Cupaniopsis anacardioides*	Carrot Wood	11"	11"	20'	Poor Structure	C	No	No	Road	Mulch, Prune, Cable
202	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure	C	No	No	Parking	Mulch, Prune, Cable
203	*Cupaniopsis anacardioides*	Carrot Wood	13"	13"	23'	Lean, Primary Root Damage, Basal Rot	D	No	Yes	Sidewalk, Parking	Remove
204	*Cupaniopsis anacardioides*	Carrot Wood	14"	14"	27'	Poor Stucture	B	No	No	Parking, Sitting Area	Cable/ Support System, Prune
205	*Schinus terebinthifolius*	Brazilian Pepper Tree	21"	21"	25'	Primary Root & Trunk Damage	D	No	Yes	Parking, Road	Remove
206	*Ulmus parvifolia*	Chinese Elm	18"	18"	17'	Poor Structure	B	No	No	Siewalk, Building	Prune, Mulch, Cable/ Support System
207	*Ulmus parvifolia*	Chinese Elm	16"	16"	16'	Poor Structure, Lean, Uneven Soil	D	No	Yes	Sidewalk, Pool, Lounging	Remove
208	*k. paniculata*	Golden Rain Tree	6"	6"	15'	Poor Structure	B	No	No	Siewalk, Building	Prune, Mulch
209	*Prunus cerazifera*	Purple Leaf Plum	9"	9"	12'	Poor Structure, Basal Rot	D	No	Yes	Sidewalk, Building	Remove
210	*Prunus cerazifera*	Purple Leaf Plum	9"	9"	12'	Poor Structure	D	No	No	Sidewalk	Prune, Mulch, Basal Spray
211	*Platanus x hispanica*	London Plane	28"	28"	62'	Poor Structure, Girlding Roots, Mechanical Damage	C	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
212	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
213	*Ulmus Parvifolia*	*Chinese Elm*				*Previously Removed*					*Removed*
214	*Platanus x hispanica*	*London Plane*				*Previously Removed*					*Removed*
216	*Prunus cerazifera*	Purple Leaf Plum	2"	2"	6'	Poor Structure	B	No	No	Sidewalk, Building	Prune, Mulch
217	*Ulmus Parvifolia*	Chinese Elm	17"	17"	14'	Poor Structure, Girdling Roots	C	No	No	Sidewalk, Building	Prune, Mulch, Cable/ Support System
218	*Pyrus kawakamii*	Evergreen Pear	6"	6"	12'	Poor Structure, Lean, Diseased	C	No	No	Sidewalk, Building	Prune, Mulch, Irrigation
219	*Prunus cerazifera*	Purple Leaf Plum	13"	13"	12'	Poor Structure, Branch Dieback	D	No	No	Building, Sidewalk	Prune, Mulch, Basal Spray
221	*Schinus terebinthifolius*	Brazilian Pepper Tree	11"	11"	17'	Poor Structure, Girdling Roots	C	No	Yes	Building, Sidewalk	Remove
223	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	21'	Poor Structure, Poor Drainage	C	No	No	Building, Sidewalk	Prune, Mulch, Basal Spray
224	*Cupaniopsis anacardioides*	Carrot Wood	16"	16"	22'	Poor Structure	C	No	No	Building, Parking	Prune, Mulch, Cable/ Support System
225	*Schinus terebinthifolius*	Brazilian Pepper Tree	24"	24"	24'	Poor Structure, Lean, Root Damage	D	No	Yes	Mailbox, Sidewalk, Buidling	Remove
226	*K. bipinnata*	Chinese Flame Tree	6"	6"	18'	Poor Structure	B	No	No	Building, Sidewalk	Prune, Mulch
227	*Cupaniopsis anacardioides*	Carrot Wood	21"	21"	24'	Poor Structure	C	No	No	Building, road	Prune, Mulch, Cable/ Support System
228	*Schinus terebinthifolius*	Brazilian Pepper Tree	19"	19"	22'	Poor Structure, Lean, Girdling Roots	C	No	Yes	Sidewalk, Garden	Remove
229	*Schinus terebinthifolius*	Brazilian Pepper Tree	29"	29"	23'	Poor Structure, Lean, Girdling Roots	C	No	Yes	Sidewalk	Remove
230	*Prunus cerazifera*	Purple Leaf Plum	10"	10"	12'	Poor Structure, Basal Damage, Dieback	D	No	Yes	Sidewalk, Building	Remove
231	*Schinus terebinthifolius*	Brazilian Pepper Tree	20"	20"	20'	Poor Structure, Lean, Girdling Roots	D	No	Yes	Sidewalk	Remove
232	*Schinus terebinthifolius*	Brazilian Pepper Tree	29"	29"	29'	Poor Structure, Lean, Girdling Roots	C	No	Yes	Sidewalk	Remove
233	*Schinus terebinthifolius*	Brazilian Pepper Tree	13"	13"	12'	Poor Structure	C	No	No	Parking	Structural Prune
234	*Prunus cerazifera*	Purple Leaf Plum	11"	11"	14'	Poor Structure	C	No	No	Building, Parking	Prune, Mulch, Basal Spray

Mitigation Trees

The Platanus racemosa – California Sycamore are protected trees on the property. According to Carpinteria Municipal Code 12.8 & Development Standards 14.43.030 Ord. No. 636, 2, 11-23-2009 This code also includes oaks & walnut trees.

Appendix A- Site I Photos

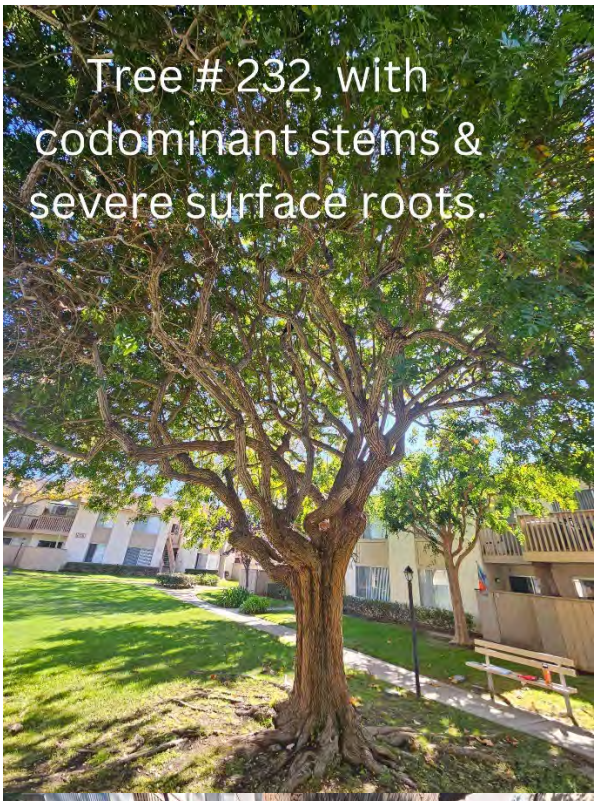
Appendix A- Site I Continued



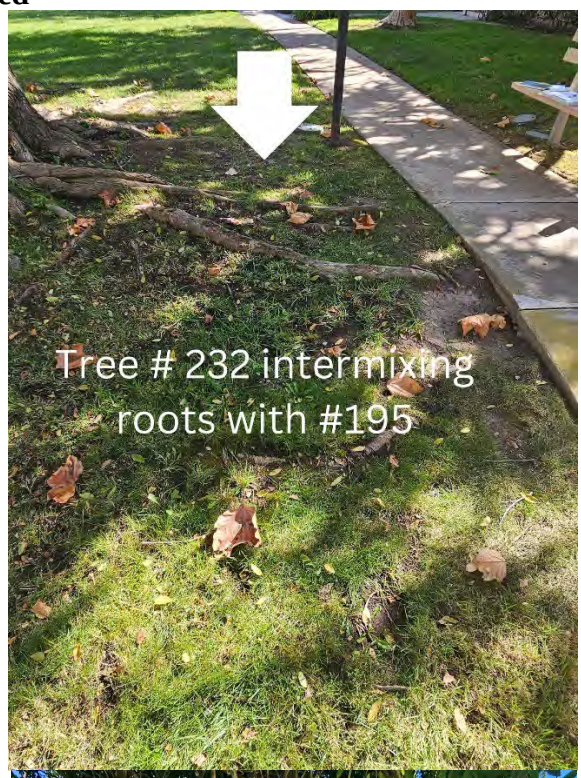
Tree #195 with exposed surface roots experiencing mechanical damage

Tree #195 buttress roots, with mechanical damage. Proximity of other trees.

Appendix A- Site I Continued



Appendix A- Site I Continued



Appendix A- Site I Continued

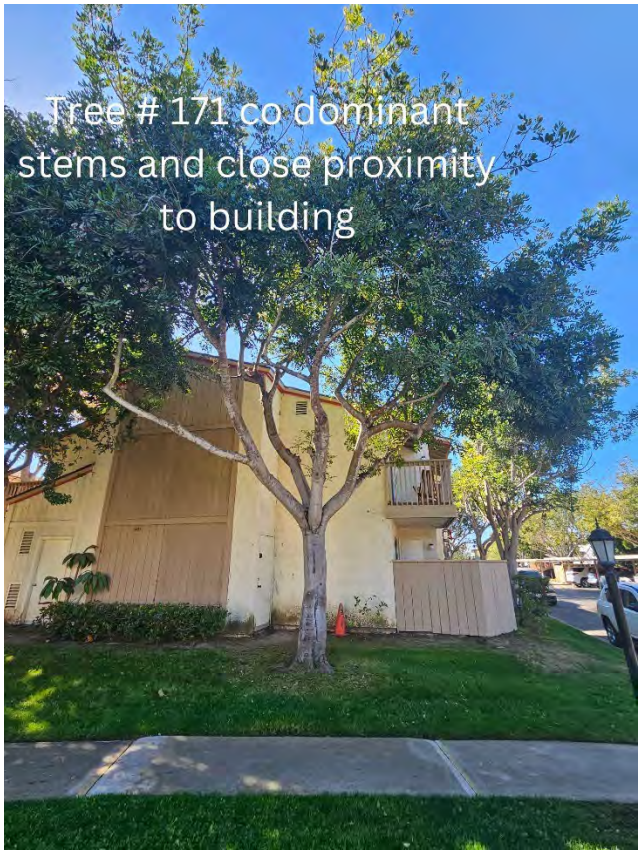
Appendix A- Site I Continued

Appendix A- Site I Continued

Appendix A- Site I Continued

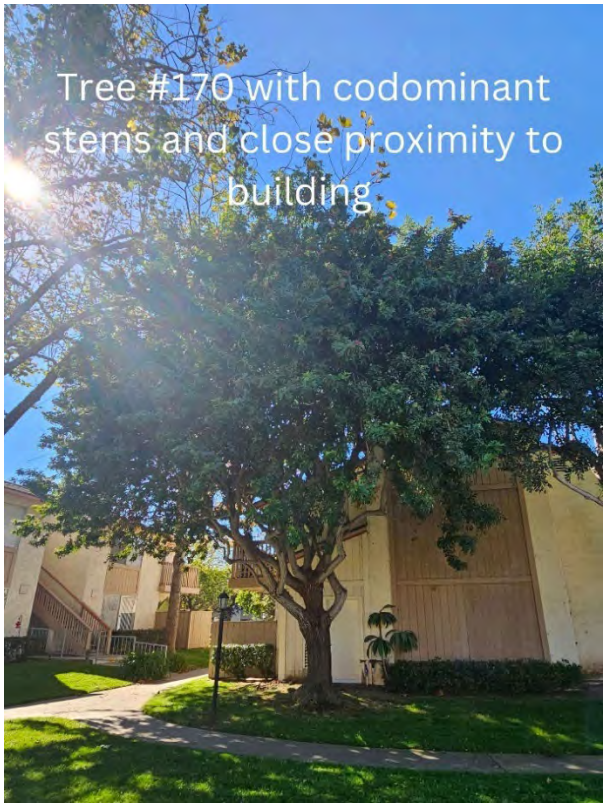
Appendix A – Site II

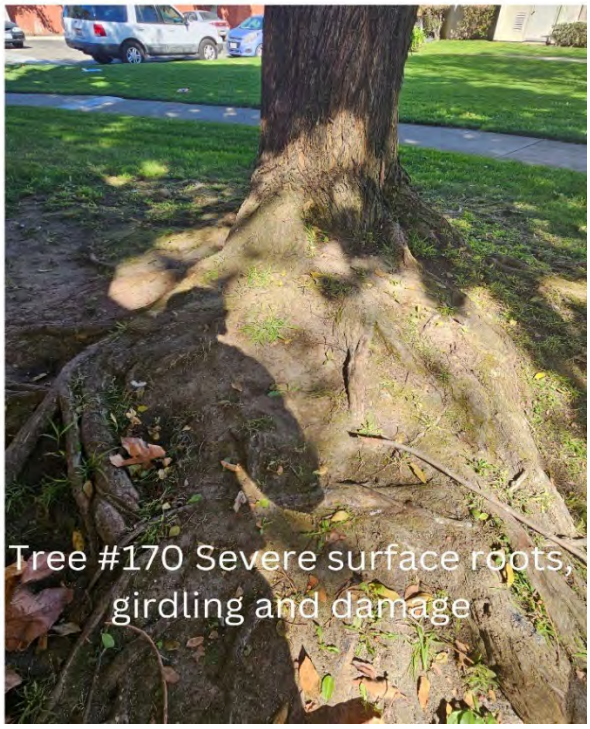
Site II



Appendix A- Site II Continued

Appendix A- Site II Continued





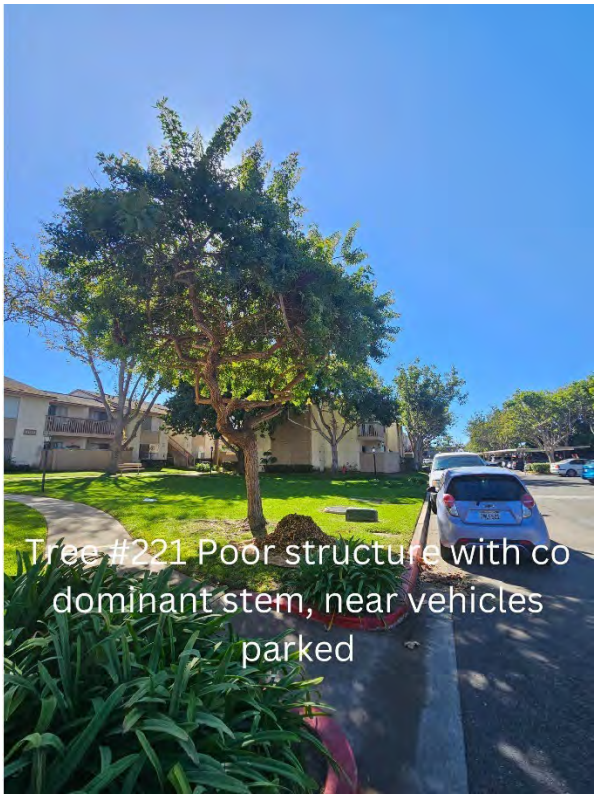
Appendix A- Site II Continued

Appendix A- Site II Continued

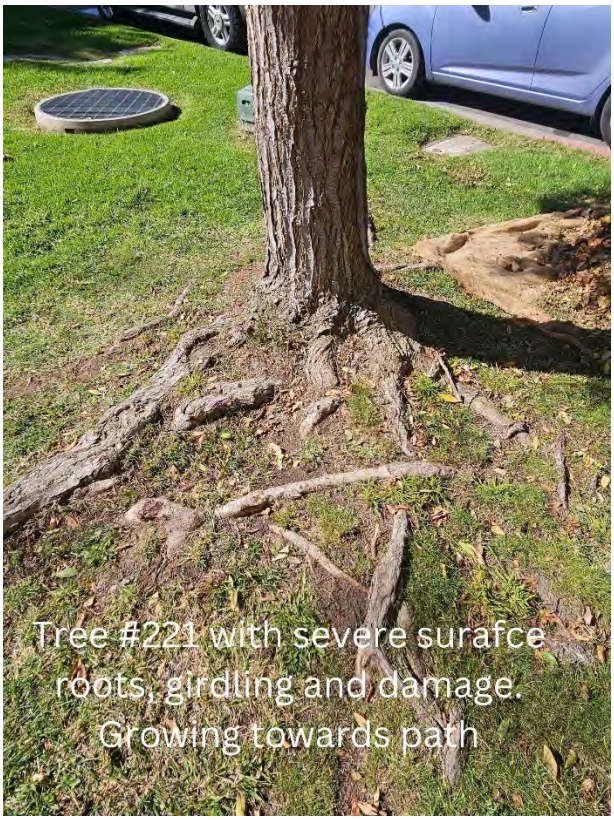
Tree #165 damage done to buttress roots and flare

Tree #165 damage to surface roots

Appendix A- Site II Continued

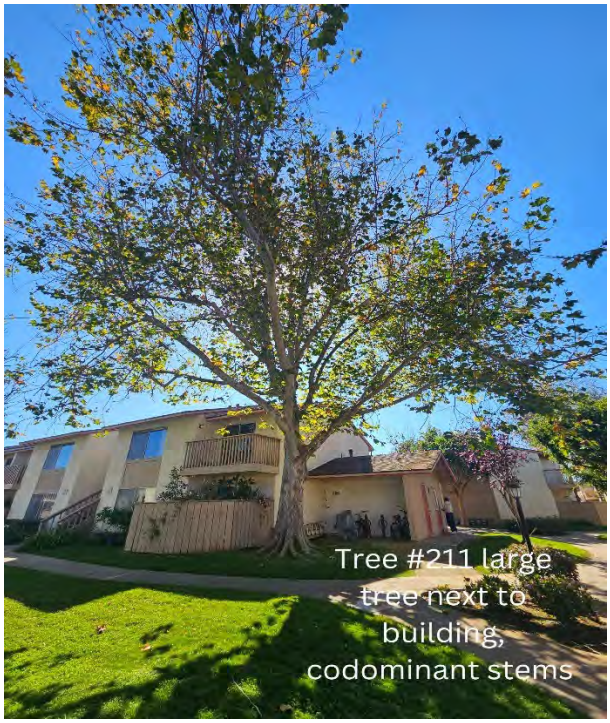


Appendix A- Site II Continued

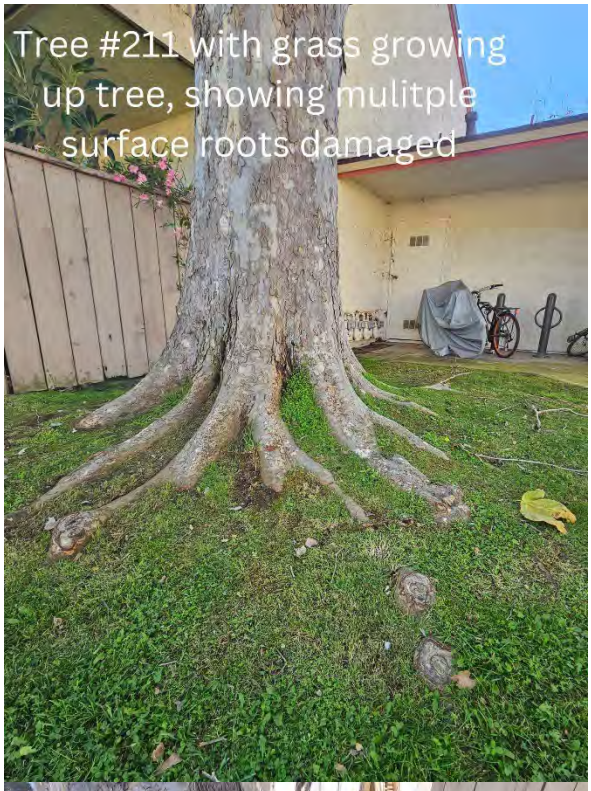


Appendix A- Site III

Site III



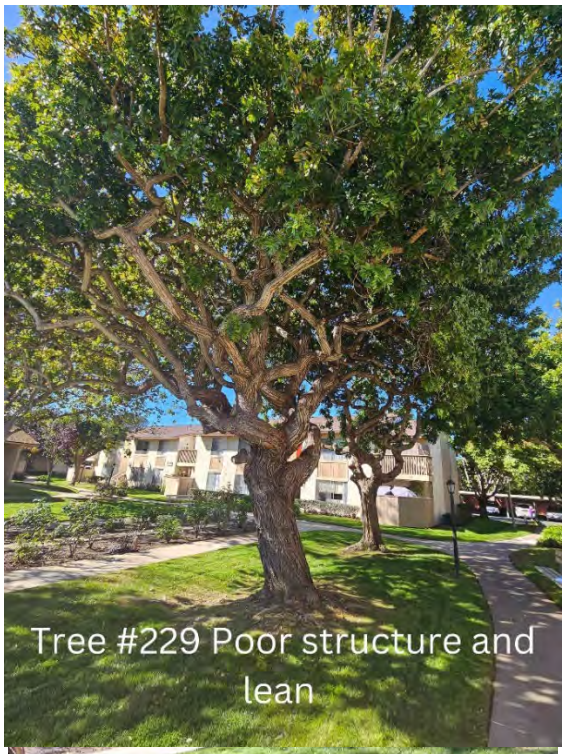
Appendix A- Site III Continued



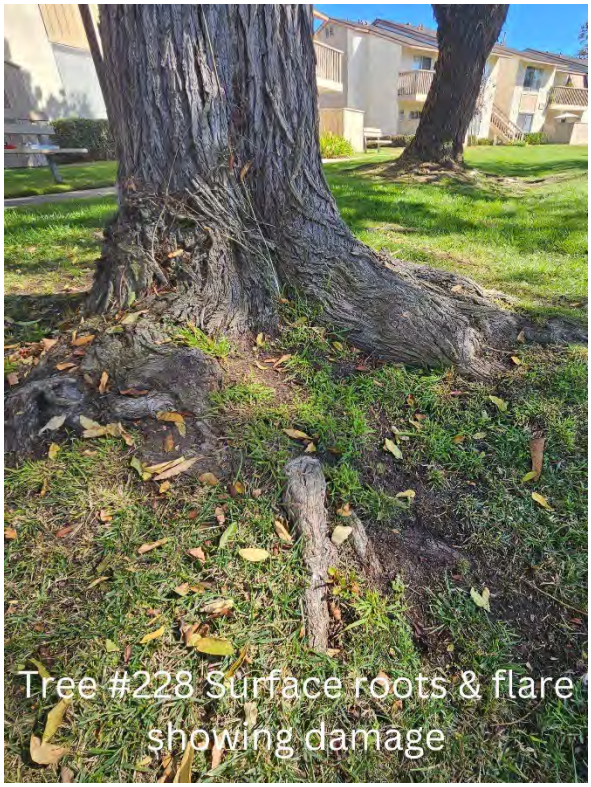
Appendix A- Site III Continued

Appendix A- Site III Continued

Appendix A- Site III Continued



Appendix A- Site III Continued



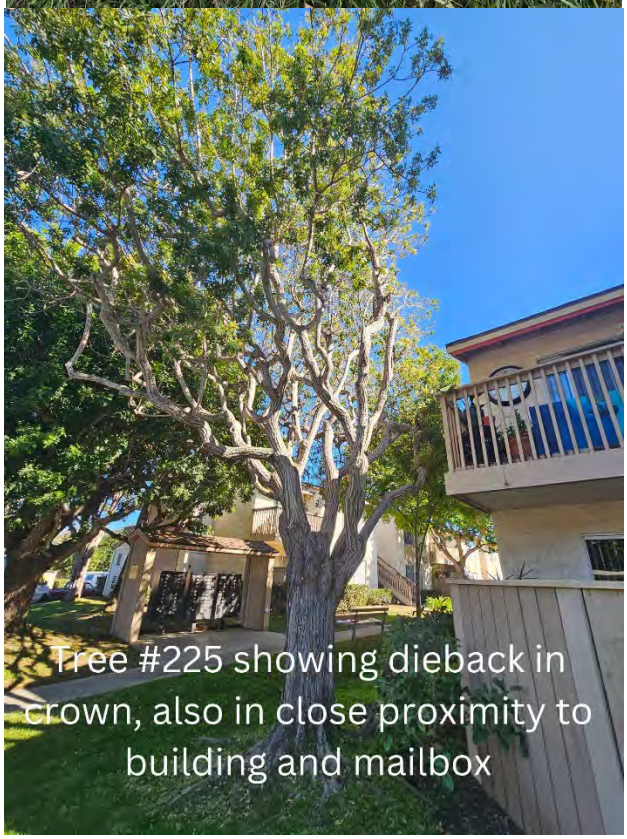
Appendix A- Site III Continued

Appendix A- Site IV

Site IV

Appendix- Site IV Continued

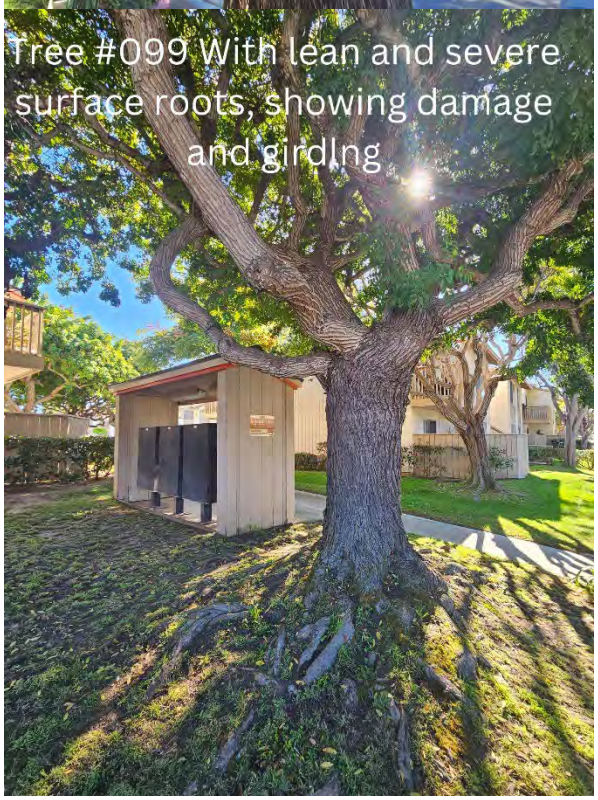
Tree #226 showing signs of mechanical damage to the surface roots and flare



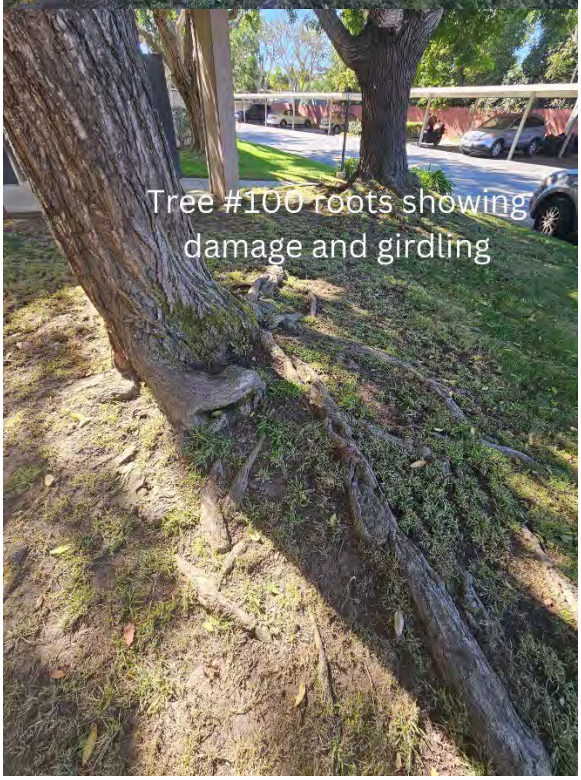
Tree #225 showing dieback in crown, also in close proximity to building and mailbox

Appendix A- Site IV Continued

Appendix A- Site IV Continued



Appendix A- Site IV Continued



Appendix B - Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships of any property are assumed to be good and marketable. No responsibility is assumed for matters of a legal nature. All property is evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as outlined in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose by any party other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
6. Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media without the prior expressed written or verbal consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute, or to any initialed designation conferred upon the consultant as stated in his qualifications.
7. This report and the values expressed herein represent the opinion of the consultant, and the consultant’s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any particular finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, intended solely as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless otherwise stated: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.

Appendix C – Certificate of Performance

I, Cody Martin, certify that:

I have personally inspected the tree(s) and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.

I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.

The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.

No one provided significant professional assistance to me, except as indicated within the report.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 6 years.

Signed: Cody Martin

Date: 11/14/2024

Site I
Site II
Site III
Site IV
CARPINTERIA
London Plane
Anything Black = Removal
Evergreen Pear
Brazilian pepper
Chinese Flame Tree
Carrot wood
Purple Leaf Plum
Chinese Elm
Golden Rain Tree
California Sycamore

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of October 16, 2025

Agenda Item #4

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2336-CUP/CDP **Planner:** Bret McNulty
Address: 912 Linden Avenue (other addresses 944, 954, 962, and 970)
APN: 003-263-029
Zoning: Central Business District (CBD)
Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request for approval of a Conditional Use Permit and Coastal Development Permit for Project 25-2336-CUP/CDP to allow for installation of three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof top of the existing single-story commercial building. Antenna arrays would be installed on both sides of the existing Carpinteria clock tower (also referred to herein as the "Alpha and Gamma sector" antenna arrays) located on the north corner of the building, and on the south corner of the building (also referred to as the "Beta sector" antenna array).

Each antenna installation would include: Two (2) wireless radios (Ericsson Models 4490 and 4890), two (2) 4-foot wireless panel antennas (Commscope model NNH4-65A-R6H4) one (1) wireless radio (Raycap model RVZDC-6627-PF-48), and one (1) integrated radio antenna (Ericsson model AIR6419) per sector; for a total of six (6) Ericsson wireless radios, six (6) Commscope 4-foot wireless panel antennas, three (3) Raycap wireless radios and three (3) Ericsson integrated radio antennas, with screening materials to visually shield the antennas.

The support equipment enclosure would be located on the roof top of an accessory structure attached to the rear of the main building and adjacent to Cactus Lane. This installation would include three (3) additional Raycap wireless radios with one (1) Commscope power cabinet, four (4) generic rooftop cabinets (battery, electrical, fiber, and equipment), four (4) generic service lights, as well as a wiring hookup and a dedicated parking spot for an "as needed" emergency vehicle mounted generator and a 10-foot tall attached and secured access ladder.

No grading or existing landscape changes are proposed or required.

Proposed plans are attached as Attachment A. Draft revised plans are included as Attachment B. Site photos are attached as Attachment C. Revised photo simulations representing the appearance of the installed facility on the building are provided as Attachment D.

PROJECT HISTORY

The Plan set in Attachment A was part of the of the original application submitted to the City on April 6, 2025. Since that time, staff has requested and received additional information from the applicant concerning the design and detailing of the proposed installation. As of the writing of this staff report, the City, the applicant, and Verizon Wireless are working on design revisions outlined herein while concurrently making a good faith effort to provide timely decision-maker review of the project consistent with the Spectrum Act.[1] The applicant's design revisions were not finalized in time to formally include with this staff report, but are included herein as potential recommendations for the Board consider as part of their preliminary determination. Staff has reviewed the applicant's changes, and believes they address some of the architectural and visual impacts issues identified in the analysis below.

The application materials also included a historical analysis of the existing building, referred to as a Phase I, that was prepared by EBI Consulting for the applicant and Verizon Wireless. The Phase I evaluated the building under the *National Register of Historic Places Criterion*, for its potential significance as part of any historic trends or events that may have made an important contribution to the broad patterns of our history. The report found that the building serves as one of the keystone commercial buildings on Linden Avenue, part of Carpinteria's historic core. The building was constructed during a period of modernization and was touted as the largest in the area during its construction. The Wood building also housed some of Carpinteria's early businesses and served as a seaside attraction. Due to the subject building's connection to the modernization and economic development of the seaside town to a small city, the report concluded the property appears to meet the criteria for historical significance under Criterion A. This conclusion led the City to require that a Phase II report further investigate this conclusion. The Phase II report affirmed the Phase I determination, but found that the proposed modifications to the building would not significantly impact its historical significance, primarily, it appears, because the modifications can be removed and would not permanently alter or damage historic elements of the building, and that the tower would remain eligible for listing on the National Register of Historic Places. The Phase II report is included as Attachment E.

[1] Section 6409(a) of the Spectrum Act establishes a federally mandated "shot clock" for state and local governments to approve or deny applications for the modification or installation of wireless facilities. If a local authority fails to act within the specified timeframe, the application can be "deemed granted," effectively streamlining the deployment of wireless infrastructure.

PROJECT SETTING

The project site is located on east side of Linden Avenue, between the currently vacant restaurant located at 5003 Carpinteria Avenue to the north and mixed retail commercial uses along Linden Avenue to the west, the City Parking Lot # 2 across Cactus Lane to the east, and the Torri Gate Shops to the south.

The 0.30-acre site is currently improved with retail commercial and restaurant uses all with frontages to Linden Avenue. The rear of the building (east side) includes a rear patio entrance to the Sushi Teri Restaurant, two (2) attached 8.4 foot tall attached accessory structures, a storage locker, gates, a fence, an unenclosed dumpster area, and unmarked loading and parking areas located along Cactus Lane.

The existing clock tower is the primary architectural feature of the building and its design is complemented and integrated into the building by the two existing building parapets located 17.6 foot and 19 foot above grade, respectively, and the existing 10-foot high roof line that extends along the building. The clock face wall is flanked by offset vertical wing panels that step down and feature slight variations in detailing that lend to the tower's appearance of height. Currently, the Sushi Teri Restaurant sign is affixed to the lower tower face just above the roof line and the restaurant's north corner entrance.

The 13,068 square foot parcel is zoned Central Business District (CB) and the Visitor-serving Commercial (V) Overlay District. The site is also located within the Visitor Serving Commercial (VC) land use designation and General Plan Community Design Subareas 2, Downtown and Old Town and 2a, Downtown Core District.

PROJECT ANALYSIS

Background

The proposed project is intended to address a gap in the in-building coverage and capacity in the City of Carpinteria and provide "offload" for existing surrounding antenna sites that are at capacity, to help improve the overall network performance in the area. The Justification Statement and mapping provided by the Verizon Radio Frequency (RF) Engineer, determined that the City of Carpinteria downtown service area draws a large amount of foot traffic from locals and tourist and has a need for improved fixed wireless access (FWA) capacity to improve service (for both voice and data transmission) to their customers and provide for collocation. The project application included documentation demonstrating this lack of coverage, which means reception is poor and/or spotty and could be subject to dropping during high-use periods.

The applicant proposed these new wireless telecommunications facilities as what they believe is the least intrusive means of addressing the service gap and improving overall service in the area for both voice and wireless data service.

Carpinteria Municipal Code (CMC)

The parcel is zoned CB, which provides for the special needs of the city's central business district or commercial core, as designated on the city's official zoning maps. The intent of this district is to provide flexibility and reasonable minimum requirements which reflect the special characteristics of the area. The purpose of the V overlay district is to provide for commercial development that will serve visitors to the city as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways and to ensure that such uses are appropriately integrated with other commercial needs of the community.

Although wireless communication facilities are not a principally permitted use in this zone district, wireless communications facilities are allowed subject to a Conditional Use Permit (CMC § 14.56.030).

CMC § 14.62.010 - Conditional Use Permit Purpose and intent.

The purpose of a Conditional Use Permit (CUP) is to provide for uses that are essential or desirable but cannot be readily classified as principal permitted uses in individual districts by reason of their special character, uniqueness of size or scope, or possible effect on surrounding uses or the general community. The intent is to provide a mechanism for requiring specific consideration of these uses.

Wireless communications facilities are also subject to their own unique development standards and required findings for approval as provided for in CMC §14.56 - Wireless Communications.

CMC § 14.56.010 - Wireless Communications Purpose and intent.

The purposes of this chapter are: (a) to provide regulations, standards, and design criteria for wireless communication facilities to facilitate a comprehensive system of wireless communications within the city; (b) to promote the general welfare and public interests of the community; (c) to promote public safety; (d) to ensure consistency with the local coastal plan and general plan policies; and, (e) to further the goals of land use and aesthetic compatibility between these uses and other uses in the city. Specifically, these standards are adopted to promote the following objectives:

A. *Ensure that the city is appropriately developed with land use intensities and compatible urban and rural land use patterns that promote the general welfare and public interest of the community.*
B. *Preserve the "small town" character in all physical features of the city.*
C. *Protect against visual impacts in order to preserve the area's unique coastal resources:*

D. Implement general plan policies that encourage the preservation and enhancement of the unique character and assets of the city.

E. Allow for development of wireless communications facilities located and designed to provide adequate reception in the city considering its unique size and environmental constraints, and to avoid the creation or maintenance of areas of the city in which acceptable wireless communications services cannot be provided.

F. To treat wireless communications service providers equally and without regard to the technology upon which they rely.

Relevant provisions of the City's Wireless Communications regulations related to location and development criteria are discussed below:

CMC § 14.56.050 - Location criteria for all wireless communication facilities.

All new wireless communication facilities shall comply with the following location and separation requirements:

A. Wireless communication facilities may be located on otherwise vacant, undeveloped or unused parcels only upon the following showings: (a) that there is no other location at which the project can provide the service for which the application is submitted; (b) that the proposed development is sited and developed to facilitate other productive use of the site; and, (c) that the wireless communications facilities are appropriately screened from view from off-site and aesthetically integrated with neighboring uses.

B. Wireless communications providers are encouraged to construct and site their wireless communication facilities in anticipation of colocation of similar facilities on the same site. Except where such co-location is approved, a new wireless communication facility shall be located a minimum distance of one thousand three hundred twenty feet (one-quarter mile) from the closest parcel developed with a wireless communication facility. This separation standard applies to those facilities located within as well as outside the city's boundaries. This separation standard may be relaxed pursuant to conditional use permit approval if necessary to accomplish the fifth purpose identified in Section 14.56.010.E.

C. The location of wireless communication facilities within residential, community facility and recreation zone districts is discouraged due to the city's small size, its level topography and the many opportunities to locate such facilities within the commercial, industrial and utility zone districts with lesser aesthetic and land use compatibility impacts. An applicant may locate a wireless communication facility in a residential, community facility and recreation zone district upon a showing that the area to be served would otherwise not be served and that all of the findings for approval required by Section 14.56.090 of this chapter can be made.

In compliance with the above criteria, the proposed Verizon Wireless facility would allow collocation of other wireless facilities on the building in adjacent locations as discussed in the letter from the applicant dated August 25, 2025 and subject to approval by the City. Consistent with criteria C, above, the proposed location is a commercially-designated property.

As discussed above, while the proposed facilities locations atop the existing building could be consistent with the site with revisions detailed below, currently the antennas shown on the proposed plans in Attachment A would only be partially concealed behind proposed wireless-compatible architectural concealments. In addition, the architectural designs of the concealments appear inconsistent with the existing building's architecture and detailing. As such, the designs shown on the proposed plans do not shield views of the rear of the antenna installations and equipment from public views. However, staff believes that with recommended revisions along the lines of those detailed below, the proposed facility could be recommended for preliminary approval. In particular, changes and refinements to the installations adjacent to the Carpinteria clock tower to include a complete wraparound architectural enclosure using compatible materials and colors consistent with the existing structures and that demonstrate complete shielding of the equipment from public views from Linden Avenue and. Cactus Lane would help improve the project's consistency with the below-listed development criteria.

CMC § 14.56.070 Development criteria.

All wireless communication facilities shall be designed to relate harmoniously in terms of size, scale and form to existing developments on site and with existing and proposed surrounding developments. The following development criteria shall apply to all wireless communications facility projects:

A. *All wireless communication facilities shall satisfy the required building setbacks, lot coverage, located on existing structures, unless otherwise permitted pursuant to Section 14.56.050(A) of this chapter. The addition of new architectural features to an existing building to conceal antennae shall not negatively affect the architectural design of the building or how the building blends with surrounding development.*
B. *Building mounted facilities shall architecturally blend with the structure to which they are attached to avoid the appearance of a wireless facility. Colors, textures and materials shall be consistent with those utilized on existing structures.*
D. *All mechanical equipment associated with the operation of wireless communication facilities shall be located within or concealed by the structure to which the facility is attached. No exposed conduit, wire, cables or similar appurtenances shall be permitted. Other than new monopole facilities in conformance with Section 14.56.050(A), all mechanical equipment for the wireless facilities shall be located within or concealed by the structure on which the facility is located.*

E. *The development of wireless communications facilities shall minimize the removal of landscaping and shall not result in the removal of mature trees, shrubs or other landscaping determined to be a significant environmental or aesthetic resource, including, but not limited to natural habitat. A landscape plan shall also be required to further enhance landscaping on the parcel if necessary for screening or aesthetic purposes.*

The proposed rooftop mounted facility would not alter the existing building setbacks, lot coverage, or change exterior landscaping or planting areas.

Antenna Arrays

As shown in the proposed plan set, Sheet A-2.1, in Attachment A, the proposed enclosures would not extend around the back of the antennas and could, as designed, leave them visible as viewed from Linden Avenue. As currently shown, the site plans also depict the tower as having a flat surface that is flush with the existing building's walls. This is not entirely accurate, however, in that the clock tower and its flanking wing panels alternate from extending outward from the corner to slightly inset from the building parapet and from each other. This can be seen in the seen in the site photos in Attachment B.

The Site plans further depict the proposed antenna array installations along both sides of the clock tower as they extend from the existing structure in a manner that effectively widens or elongates the appearance of the existing flanking wings on both sides of the clock tower, thereby giving the overall tower feature a wider appearance. This extension of the wings would make them approximately the same width as the clock tower. As a result, the wings become a more visually prominent feature and starts to give the tower feature a flattened, box like appearance. This approach would eliminate the visual receding and height effects achieved in the existing tower and the flanking smaller wings. This visual choice would be incongruous with the existing contrasting towers and defeats the distance and height illusion that distinguishes the clock tower. To address this issue and allow a finding that the installation could be consistent with the existing architecture, staff suggests the proposed design be revised to more closely retain the existing patterning and massing of the tower and wings, and the continuity of the appearance of the existing descending and receding towers. A revised antenna enclosure should also be redesigned to add complementary and contrasting design elements (crown, stucco, embellishments) to help retain the existing visual stepping effect that distinguishes the existing tower and wings.

The new south corner (beta sector) antenna array and proposed support equipment enclosure would be visible to passersby along Cactus Lane and visitors using the Torri Gate Shops "paseo," as well as from the City of Carpinteria parking lot #2, and certain perspectives on Linden Avenue. The location of the south antenna would be prominently visible in this location. The simple panel shielding as proposed in the site plans in Attachment A, would extend the existing flat, generally featureless walls upward at the

building corner and would not completely enclose the back of the antenna array leaving it open to views from Linden Avenue, Cactus Lane and the paseo. Locating the enclosure at the corner of the building creates a flat towering effect that is inconsistent with the existing building architecture and could be seen to loom over the paseo. Extending the enclosure to encompass the entire installation would eliminate views of the antenna installation in this location. Adding architectural features, such as trim, a crown, or false windows to break up the blank wall tower effect could provide visual interest that appears to be part of the building's design as viewed by passersby and from adjacent uses. The enclosure could, also be set back from the corner to provide visual relief.

Equipment Enclosure

The proposed lower roof location of the equipment installation would partially block the clerestory windows at the back of the existing occupied retail use at the south end of the building. The designer proposes a chain link/wood lattice fence enclosure to be consistent with the existing roof top equipment installation on the vacant restaurant to the north of the building. As designed, this approach would not be sufficient for screening of mechanical equipment from public views from Cactus Lane, City Parking Lot #2 or the paseo. See the site photos in Attachment B. In order to be found consistent with the visual screening and architectural consistency requirements in section 14.56.070, the mechanical equipment enclosure could be resized, relocated away from the sides of the accessory structure and the existing windows. The use of a solid, opaque screening solution with subtle architectural embellishments would serve to better hide the equipment from public view while achieving the required design consistency. The wiring harness and security ladder could be further concealed or shielded to further blend into the existing wall, or moved to another other side of the accessory structure to reduce public views of these items.

Applicant Coordination

In discussions with the applicant, staff requested that: (1) the plans for the existing clock tower antenna array installations be revised to better reflect the existing detailing and trim used on the clock tower and flanking wings, (2) the proposed antennas be revised to better reflect the scaling and appearance of the existing tower feature, and (3) ensure the enclosures extend to block views of the antenna installations from Linden Avenue and Cactus Lane. Next, staff requested that the design of the south corner installation be revised to add architectural elements to improve visual interest and consistency with existing designs, stepping the enclosure in from the building corner, and extending the enclosure to encompass the entire antenna array to screen views.

In addition, staff requested that the design of the mechanical equipment enclosure be revised: to resize and relocate the enclosure away from the sides of the accessory structure and the existing windows, and provide an opaque screening solution with subtle architectural embellishments that would serve to better hide the equipment from public view while achieving the required design consistency.

As discussed above, the applicant has worked to incorporate these revisions into the plans and has created new visual simulations incorporating these revisions as shown in Attachment D. The intent is to make changes necessary to ensure all the antenna arrays and equipment installations would be compatibly designed to match the architecture of the building and entirely shield them from view while providing effective wireless coverage. The applicant has shared preliminary drawings that demonstrate contemplated changes to the plans that would reflect and help address the issues outlined above. However, as discussed above as of the date of this staff report, the applicant is still reviewing these changes with their client Verizon. Thus, these revisions, shown in Attachment B, are considered to be "draft" and do not yet reflect a formal proposed revised plan. Nevertheless, staff believes these draft revised plans are an improvement over the original submittal, and believes something along the lines of these revised plans could be found to be consistent with the concealment and architectural compatibility requirements in section 14.56.070 should the revisions described above be integrated into the proposed Plans by Verizon.

The Board's comments on the proposed antenna and equipment installations in compliance with Development criteria (B) and (D) would be appreciated. The ARB may consider offering the applicant guidance on alternative designs which may help the antennas blend with the existing building and clock tower architecture while still allowing the facility to meet the required wireless coverage objectives.

CMC § 14.56.090 – Findings

In addition to the findings identified within Chapter 14.62 of the Carpinteria Municipal Code (Conditional Use Permits), in order to approve an application to develop a wireless communications facility, the planning commission shall also find that: The proposed wireless communications facility will be compatible with existing and surrounding developments in terms of land use and aesthetics;

A. *The proposed wireless communications facility complies with the intent of the wireless communications chapter;*
B. *The proposed wireless communications facility is designed to minimize its visibility from points off-site, to be obscured from view within protected view corridors, and complies with the development criteria identified within §14.56.070 of the CMC; and*
C. *The applicant has demonstrated that the wireless communications facility will be operated within the allowed frequency by the FCC and complies with all applicable health and safety standards.*

As previously discussed concerning compliance with the relevant location and development criteria, the proposed design of the facility could be revised to comply with the requirements for wireless antenna-concealing architectural elements in the same style

and color as the existing building and to minimize visibility from points off-site, with inclusion of the design revisions discussed in the recommendations above.

To confirm that the communications facility will be operated within the allowed FCC limits and complies with all applicable health and safety standards, the applicant has provided a Radio Frequency Emissions Analysis Report dated April 7, 2025, prepared by Centerline LLC. The report includes models prepared for the RF emissions of the proposed facility to determine RF exposure levels from proposed and potential future co-located wireless communications equipment to confirm that all relevant FCC RF compliance standards (OET Bulletin 65) for limiting human exposure to RF fields would be met.

Based on the analysis, the proposed Verizon Wireless facility would be compliant in all publicly accessible areas including at ground level and all adjacent structures upon implementation of recommended mitigation measures. The mitigation requires the power level of the AIR6419 B77D antennas at all locations be reduced as follows: Alpha sector power will be reduced by 4dB (320W to 127W); the Beta sector power will be reduced to 9dB (320W to 40W), and the Gamma sector from 8dB (320W to 51W). RF exposure warning signs will also be posted at the access ladder, on the installations, and on signs posted on the roof. These measures will ensure that the emissions from these facilities are reduced below Maximum Permissible Exposure (MPE) limits on multiple adjacent building rooftops and lower level structures as detailed in 47 CFR § 1.1310 as well as Federal Communications Commission (FCC) OET Bulletin 65 for persons exterior to, or located within the interior of the structures to the north, west and south. The FCC mandates that if a site is found to be out of compliance with regard to exposure, any system operator contributing 5% or more to areas exceeding the FCC's allowable limits will be responsible for bringing the entire site into compliance.

The worst-case exposure level may exceed the FCC's general public limit within approximately several feet of Verizon's proposed antennas at the main roof level adjacent to the clock tower, however the rooftop area is not accessible by the general public and access will be limited to service personnel. As required by the FCC's rules and regulations, implementation of a Site Safety Plan requires signage and barriers to protect workers and individuals within areas exceeding the general public emissions limit (including contractors accessing the rooftop or nearby elevated structures or trees) to inform them of the presence and locations of antennas and their associated fields, where applicable.

CMC § 14.20.100 - Height Requirement

No building or structure shall exceed a height of thirty (30) feet.

14.50.090 - Height (definition)

Chimneys, elevator and stair housings, television receiving antennas for individual receiving set or sets, antennas for amateur radio shortwave sending and receiving sets used by commercial enterprises in connection with a business other than broadcasting radio programs for the general public, flagpoles, monuments, oil derricks, church spires, and similar architectural features and similar structures may exceed the building height limit in all districts where such excess heights are not in conflict with other provisions of this title.

14.56.080 Exceptions - *Wireless communication facilities may deviate from the standards herein when:*

A. *A development standard herein allows for an exception and the planning commission and city council approves such an exception; or*
B. *A variance has been approved pursuant to Chapter 14.70 of the Carpinteria Municipal Code.*

The existing Carpinteria clock tower is a 34.7-foot tall historic architectural feature located above the Sushi Teri Restaurant. The clock tower is flanked on both sides by two smaller wings or panels (four (4) in total) that reach heights of 31.1-feet and 26.4-feet, respectively. The clock tower and flanking wings exceeding the 30-foot height limit meet the definition of architectural features or structures that are not in conflict with the section 14.50.090 height definition.

The proposed new antenna arrays, Alpha sector on the north, and Gamma sector to the northwest, would be located immediately adjacent to the smaller attached tower wings and extend their widths at the existing 31.1-feet and 26.4-feet heights (see in the Plan set in Attachment A). As such, the new installations would also meet the definition of architectural features or structures that are not in conflict with the section 14.50.090 height definitions.

The proposed new Beta sector antenna array enclosure located at the south corner of the building would reach a height of 26.4 feet. The new 7-foot tall battery and radio equipment enclosure would be installed on the existing 8.4 foot tall storage building located at the rear of the attached accessory building adjacent to Cactus Lane and would reach 15.4 feet in height. These two installations are lower than and consistent with the section 14.20.100 30-foot height limit.

These exceptions to the height limit are consistent and allowed for certain structures or architectural features, and therefore, approval of a variance would not be required to approve this project if all other development regulations and findings can be met.

Design Review

According to historic records, 912 Linden Ave is a commercial block building with four storefronts which was constructed in the 1940s. The building's overall massing is

rectangular with a flat roofline. The building occupies nearly the entirety of the lot, except for concrete pedestrian access, loading and parking areas, and fenced outdoor storage areas at the rear of the building. The site flanked by mid-20th Century commercial buildings.

The building features modest Art Deco architectural features including the stepped, alternating geometric forms of the clock tower at the northern corner, flanked by two tower wings and thinner step down tower wings on both sides. The tower features distinguishing alternating horizontal crowns, banded lines, and vertical step backs that neatly integrate with the building's stepped geometric parapets and roof lines and fenestration. All these features are consistent with other Art Deco urban structures from that period. The existing circular clock face adds an element of local character, spelling out the "C-a-r-p-i-n-t-e-r-i-a" letters in place of the typical numbered hours of the day. Remnants of wiring and evidence of previously installed lighting around the clock face is evident and is not currently functional.

An integrated beveled and flat topped roof line wraps around a section of the north side of the building, extends over the corner restaurant entrance and around the entire length of the building frontage to Linden Avenue. Fenestration along the northwest elevation consists of fixed-panel storefront doors with transoms and windows. A band of clerestory windows provides interior light access along the north, west and southeast elevations. The exterior is painted stucco with alternating shades. Landscaping along Linden Avenue consists of street trees (palms), flowering plants, and low shrubs in planters at the restaurant entrance and along the streetside.

At the rear of the building along the Cactus Lane, features include an entrance to the fenced Sushi-Teri Restaurant patio, two attached accessory buildings, fenced loading areas with roll up doors access the building and accessory structures. Dumpster and garbage receptacles are stored outdoors on the existing concrete pads and are located adjacent to Cactus Lane. Landscaping along the rear of the building consists of potted plants and vines and container plants located within the enclosed restaurant patio.

As described previously in this report, the proposed antenna and associated equipment installations would require alteration of existing features and/or installation of new structures/features. The clock tower feature, in particular, is a key architectural element of the existing building and as such, modifications to this feature should be carefully reviewed to ensure the historic design integrity and character is preserved and maintained, and that all requirements for wireless communication facilities are met. The proposed antenna installation at the south corner of the building, and the nearby equipment enclosure, are arguably less significant given their location along a secondary frontage, but should nevertheless still also be reviewed for consistency with city design and wireless communications facility standards.

The Board's comments on the proposed facility designs and detailing, the project's compliance with the applicable Downtown Community Design Subarea policies, and wireless communications facility locations and design criteria would be appreciated.

Coastal Land Use Plan /General Plan Policies

The City's Land Use, Community Design Elements of the General Plan/Coastal Plan contain both general over-arching policies and specific subarea policies. The project site is located in the Downtown and Old Town and the Downtown Core District Community Design Subareas (2 and 2a).

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-3d: *Establish a commercial sector that balances the retail and service needs of citizens and tourists.*

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

Policy LU-3g: *Provide for a range of business activities that bring vitality, revenue, and employment to Carpinteria and are compatible with its small town character.*

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

The proposed use is compatible with the Visitor Serving Commercial (VC) land use designation with approval of a Conditional Use Permit. CMC section 14.56.050 encourages the location of wireless facilities within the commercial, industrial, and utility designated properties since the facilities will have lesser aesthetic and land use compatibility impacts in these areas of the City. The primary use of the property as a mixed retail and commercial building would not be negatively affected by the proposed wireless facilities as long as they can be designed and constructed in a manner that complies with applicable wireless communications facilities development standards. Approval of the facility would address a service gap in the Verizon Wireless interior and exterior coverage area and improve overall voice and wireless data service for residents and visitors to the City.

COMMUNITY DESIGN ELEMENT / SUB AREA 2 AND 2A OBJECTIVES AND POLICIES

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).*

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.*

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.*

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

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 CDS2A-2: *Preserve and enhance the downtown's historic status as the center of commercial activity of the city by encouraging a range of uses that serve both residents and visitors.*

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

The existing commercial building and its clock tower is a visually prominent and important feature of the Linden Avenue streetscape. As noted previously, the building was also found to be eligible as a historically-significant resource. Accordingly, any proposals to modify the appearance or character of the building, or its primary architectural features, must be carefully reviewed for consistency with applicable design criteria.

Staff believes the proposed antenna installation and concealment methods shown in the proposed plans (Attachment A) do not meet the required criteria as they do not respect the detailing and design of the existing architecture, nor do they adequately screen the proposed installation from public views. The draft revised plans (as depicted in Attachment B and the photo-simulations in Attachment D) appear to do a better job of preserving the scale and character of the existing clock tower feature, as well as screening the antennas from view, but staff still seeks input from the ARB as to whether these revisions are sufficient, or if more, or different revisions are still warranted.

As discussed above, the south corner antenna installation is located along the perimeter of the downtown and nearby neighborhoods. This installation could be found to be consistent with the objectives for new public spaces and frontages with recommended changes discussed above that could include: setting back the beta antenna array installation from the building corner to provide visual relief, and inclusion of enclosure designs that complement the existing Art Deco clock tower design. Another approach could include adding an architectural feature, such as trim, a crown, or false windows to break up the continuation of the blank wall in a manner that could provide visual interest

that appears to be part of the building's design as viewed by passersby and from adjacent uses.

For the accessory building roof top equipment enclosure, use of a different type of concealing panel to better hide the equipment from view and the addition of decorative and subtle design features consistent with other existing architectural elements of the main building, such as adding contrasting materials and colors to add visual depth, would help to better integrate this enclosure into the existing setting. The wiring harness and security ladder could be further concealed or shielded to blend into the existing wall, or, alternatively moved to another other side of the accessory structure to reduce public views of these items when not in use.

The Board's comments on the proposed project's consistency with the above community design objectives and policies, and "Small Beach Town" character would be appreciated.

SUMMARY OF ISSUES

- Potential visual effects of proposed antenna panel extensions that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements;
- The adequacy of visual concealment screening;
- The design and finishes of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public views preservation, and design policies.

RECOMMENDATION

The Board should provide comments on the issues raised. Staff does not believe the original proposed plans (Attachment A) meet all applicable requirements and therefore cannot be recommended for approval. The draft revised plans (Attachment B and photo-simulations in Attachment D) appear to come closer to meeting required design criteria. If the Board finds that the revised draft project plans meet the applicable design criteria as discussed, the Board may recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A – Preliminary Plans- Original
Attachment B – Preliminary Plans- Draft Revised
Attachment C – Site Photos
Attachment D – Photo simulations
Attachment E – Phase II Historic Assessment

Attachment A

Preliminary Plans - Original

Verizon Wireless Communications Facility

912 Linden Avenue

Preliminary ARB Review

October 16, 2025

verizon

LINDEN AVE SC1

PROJECT ID: 17376270

SITE MDG: 5000235927

912 LINDEN AVE.
CARPINTERIA, CA 93013

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CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT INFORMATION

PROPERTY OWNER:
SARGUIS FRANCIS SEPARATE PROPERTY TRUST
(5/2/16)
912 LINDEN AVE. CARPINTERIA, CA 93013
CONTACT: RON WOLF
PHONE: (805) 618-3222
EMAIL: RONW@RLWA.COM

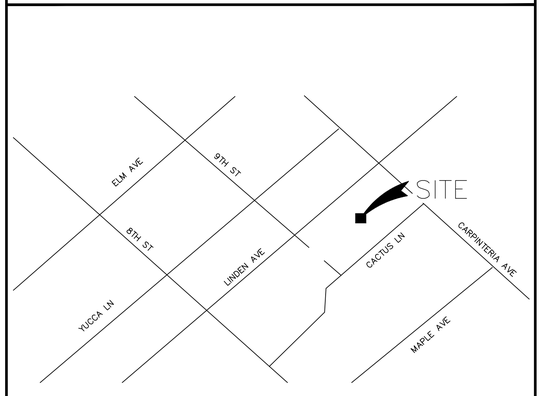
PROPERTY INFORMATION:

ADDRESS:	912 LINDEN AVE. SAN FRANCISCO, CA 94107
JURISDICTION:	CITY OF CARPINTERIA
A.P.N.:	003-263-029
LATITUDE (NAD 83):	34° 23' 54.41" N. NAD 83 (34.398447°)
LONGITUDE (NAD 83):	119° 31' 06.80" W. NAD 83 (-119.518555°)
ELEV.:	26.8' NAVD 88

CONSTRUCTION INFORMATION

CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	(CB) CENTRAL BUSINESS DISTRICT
(N) OCCUPANCY:	(U) MULTI USE, COMMUNICATIONS FACILITY
AREA OF CONSTRUCTION:	**305 SQ.FT.**
ACCESSIBILITY REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2022, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

VICINITY MAP



NOT TO SCALE
NORTH

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

RFDS VERSION: 142631
DATE: 09/26/2024

- (N) VERIZON WIRELESS 3(5'-0" x 7'-0") ANTENNA LEASE AREA + (20'-0" x 10'-0") EQUIPMENT LEASE AREA
- (3) (N) EQUIPMENT CABINETS
- (1) (N) VERIZON WIRELESS GPS ANTENNA
- (6) (N) VERIZON WIRELESS 4' TALL PANEL ANTENNAS (NNH4-NNH4-65A-R6H4), (2) PER SECTOR
- (3) (N) VERIZON WIRELESS AIR6419 ANTENNAS, (1) PER SECTOR
- (6) (N) VERIZON WIRELESS RRUS 4490 & 4890, (2) PER SECTOR
- (6) (N) VERIZON WIRELESS RAYCAPS 6627, (3) @ ANTENNA AREA & (3) @ EQUIPMENT AREA
- (3) (N) VERIZON WIRELESS HYBRID CABLES (6X12)
- (3) (N) VERIZON WIRELESS FRP SCREENING
- (N) VERIZON WIRELESS WOOD LATTICE FENCING

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CONSTRUCTION DRAWINGS

PROJECT TEAM

APPLICANT/LESSEE:
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598
PH: (925) 279-6000

SITE ACQUISITION:
CENTERLINE COMMUNICATIONS
CONTACT: CELESTE MAGENNIS
EMAIL: CMAGENNIS@CLINELLC.COM
PHONE: (530) 417-1883

CONSTRUCTION MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: RAMON MORENO
EMAIL: RMORENO@CLINELLC.COM
PH: (916) 751-8827

A&E PROJECT MANAGER:
PM&A
CONTACT: FARAH ALI
EMAIL: FALI@PMASS.COM
PHONE: (858) 205-9629

PROJECT MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: KRISTINA JENKINS
EMAIL: KJENKINS@CLINELLC.COM
PHONE: (916) 600-9610

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217
GSMITH@SMITHCO.NET

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS (N).

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND (E) DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

STATEMENTS

STRUCTURAL:
STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF (E) AND/OR (N) COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. IT IS THE RECOMMENDATION OF J5IP TO HAVE AN ANTENNA MOUNT ANALYSIS PERFORMED FOR THIS SCOPE OF WORK BUT HAVE BEEN ADVISED AN ANALYSIS IS NOT DESIRED OR NEEDED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING STANDARDS CODE: 2022 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023.
   PART 1 - CALIFORNIA ADMINISTRATIVE CODE
   PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
   PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE
   PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
   PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
   PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
   PART 6 - CALIFORNIA ENERGY CODE
   PART 7 - VACANT
   PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
   PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
   PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE
   PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC; ALSO KNOWN AS CALGREEN)
   PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/TIA-222 (REV H)
3. 2021 NFPA 101, LIFE SAFETY CODE
4. 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

PREPARED FOR:
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

VENDOR:
PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:
LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
TITLE SHEET

T-1

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL (E) UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.N.	TOE NAIL
BLDG.	BUILDING	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GPS	GLOBAL POSITIONING SYSTEM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GRND.	GROUND	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	HDR.	HEADER	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HGR.	HANGER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HT.	HEIGHT	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	ICGB.	ISOLATED COPPER GROUND BUS	TYP.	TYPICAL
B/U	BACK-UP CABINET	IN. (")	INCH(ES)	U.G.	UNDER GROUND
CAB.	CABINET	INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	LB.(#)	POUND(S)	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	L.B.	LAG BOLTS	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.F.	LINEAR FEET (FOOT)	W	WIDE (WIDTH)
CLR.	CLEAR	L.	LONG(ITUDINAL)	w/	WITH
COL.	COLUMN	MAS.	MASONRY	WD.	WOOD
CONC.	CONCRETE	MAX.	MAXIMUM	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	M.B.	MACHINE BOLT	WT.	WEIGHT
CONST.	CONSTRUCTION	MECH.	MECHANICAL	℄	CENTERLINE
CONT.	CONTINUOUS	MFR.	MANUFACTURER	ℙ	PLATE, PROPERTY LINE
⌀	PENNY (NAILS)	MIN.	MINIMUM		
DBL.	DOUBLE	MISC.	MISCELLANEOUS		
DEPT.	DEPARTMENT	MTL.	METAL		
D.F.	DOUGLAS FIR	(N)	NEW		
DIA.	DIAMETER	NO.(#)	NUMBER		
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION	O.C.	ON CENTER		
DWG.	DRAWING(S)	OPNG.	OPENING		
DWL.	DOWEL(S)	P/C	PRECAST CONCRETE		
EA.	EACH	PCS	PERSONAL COMMUNICATION SERVICES		
EL.	ELEVATION	PLY.	PLYWOOD		
ELEC.	ELECTRICAL	PPC	POWER PROTECTION CABINET		
ELEV.	ELEVATOR	PRC	PRIMARY RADIO CABINET		
EMT.	ELECTRICAL METALLIC TUBING	P.S.F.	POUNDS PER SQUARE FOOT		
E.N.	EDGE NAIL	P.S.I.	POUNDS PER SQUARE INCH		
ENG.	ENGINEER	P.T.	PRESSURE TREATED		
EQ.	EQUAL	PWR.	POWER (CABINET)		
EXP.	EXPANSION	QTY.	QUANTITY		
EXST.(E)	(E)	RAD.(R)	RADIUS		
EXT.	EXTERIOR	REF.	REFERENCE		
FAB.	FABRICATION(OR)	REINF.	REINFORCEMENT(ING)		
F.F.	FINISH FLOOR	REQ'D/	REQUIRED		
F.G.	FINISH GRADE	RGS.	RIGID GALVANIZED STEEL		
FIN.	FINISH(ED)				
FLR.	FLOOR				

SYMBOLS LEGEND:

- BLDG. SECTION (1 / A-300 — 1 / A-300)
- WALL SECTION (A5 / A-310)
- DETAIL (D5 / A-500)
- ELEVATION (C1 / A-113; A4 / A-113; C4 / A-113; A1 / A-113)
- DOOR SYMBOL (001)
- WINDOW SYMBOL (10)
- TILT-UP PANEL MARK (3)
- PROPERTY LINE
- CENTERLINE
- ELEVATION DATUM (±0")
- GRID/COLUMN LINE (A)
- KEYNOTE, DIMENSION ITEM (3)
- KEYNOTE, CONSTRUCTION ITEM (2)
- WALL TYPE MARK (W- 3)
- ROOM NAME / ROOM NUMBER (OFFICE / 101)

- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- PLYWOOD
- SAND
- (E) STEEL
- MATCH LINE
- GROUND CONDUCTOR
- OH — OVERHEAD SERVICE CONDUCTORS
- Tel — TELEPHONE CONDUIT
- Pwr — POWER CONDUIT
- Coax — COAXIAL CABLE
- CHAIN LINK FENCE
- WOOD FENCE
- (P) ANTENNA
- (P) RRU
- (P) DC SURGE SUPPRESSION
- (F) ANTENNA
- (F) RRU
- (E) EQUIPMENT

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
GENERAL NOTES
LEGEND &
ABBREVIATIONS

T-2

IN CASE OF
EMERGENCY
CALL
1-800-264-6620
SITE **MDG ID: 5000235927**

verizonwireless

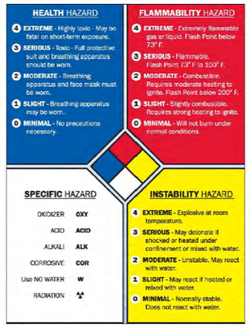
LINDEN AVE SC1

NOC WEST 1-800-264-6620

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

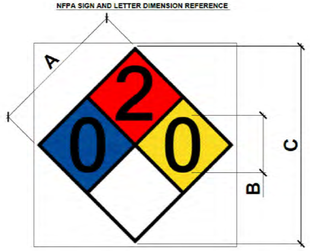
SITE NUMBER: **MDG ID 5000235927**
SITE NAME: **LINDEN AVE SC1**

EMERGENCY CONTACT SIGNAGE



A SIGN SIZE (IN)	B LETTER SIZE (IN)	C HEIGHT AND WIDTH (IN)
1.0	.04	1.4
2.5	1.0	3.5
5.0	2.0	7.1
7.5	3.0	10.6
10.0	4.0	14.1
12.0	4.75	16.9
15.0	6.0	21.2
18.0	7.2	25.5
24.0	9.6	33.9
30.0	12.0	42.4

NFPA SIGN AND LETTER DIMENSION REFERENCE



REQUIRED NFPA SIGNAGE

WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR

PREPARED FOR:

verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE SIGNAGE

T-3

NOTES:

APN: 003-263-029
OWNER(S): SARGUIS FRANCIS SEPARATE PROPERTY TRUST (5/[illegible])

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: XXXXX XXXXX XXXXX, FILE NO. XXXXXXXXXX, DATED XXXX XX, 2024. WITHIN SAID TITLE REPORT THERE ARE TWENTY XX (X) EXCEPTIONS LISTED, XX (X) OF WHICH ARE EASEMENTS AND XX (X) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

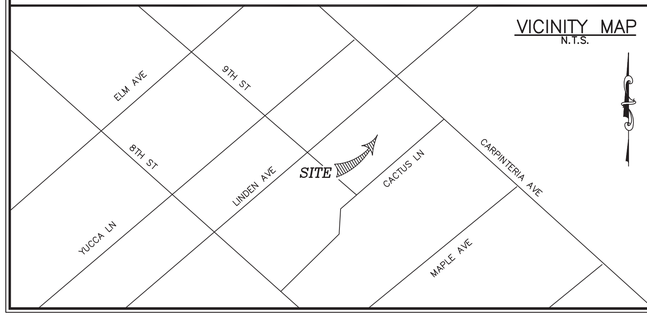
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060422, PANEL NO. 0980E, DATED JANUARY 20, 2010 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

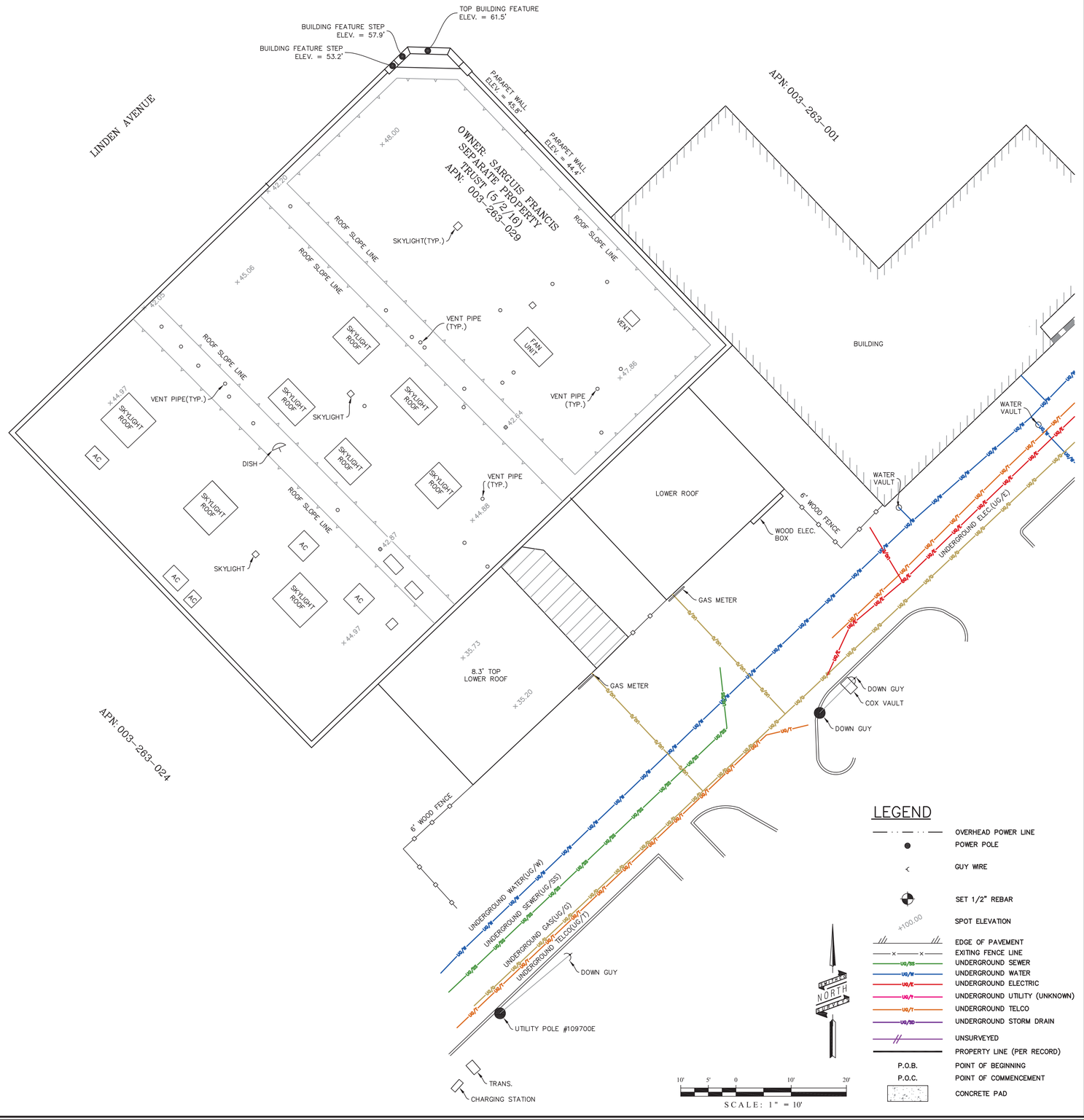
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT.	34° 23' 54.41" N. NAD 83	(34.398447°)
LONG.	119° 31' 06.80" W. NAD 83	(-119.518555°)
ELEV.	26.8' NAVD 88 (BASIS OF DRAWING)	

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimaLA thereof and are determined to the nearest 0.1 foot.

VICINITY MAP
N.T.S.





verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:
CENTERLINE ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:
LICENSED LAND SURVEYOR — PRELIMINARY — STATE OF CALIFORNIA

REVISION

#	DATE	DESCRIPTION	BY
0	09/16/24	PRELIMINARY ISSUE	LA
1			
2			
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1615

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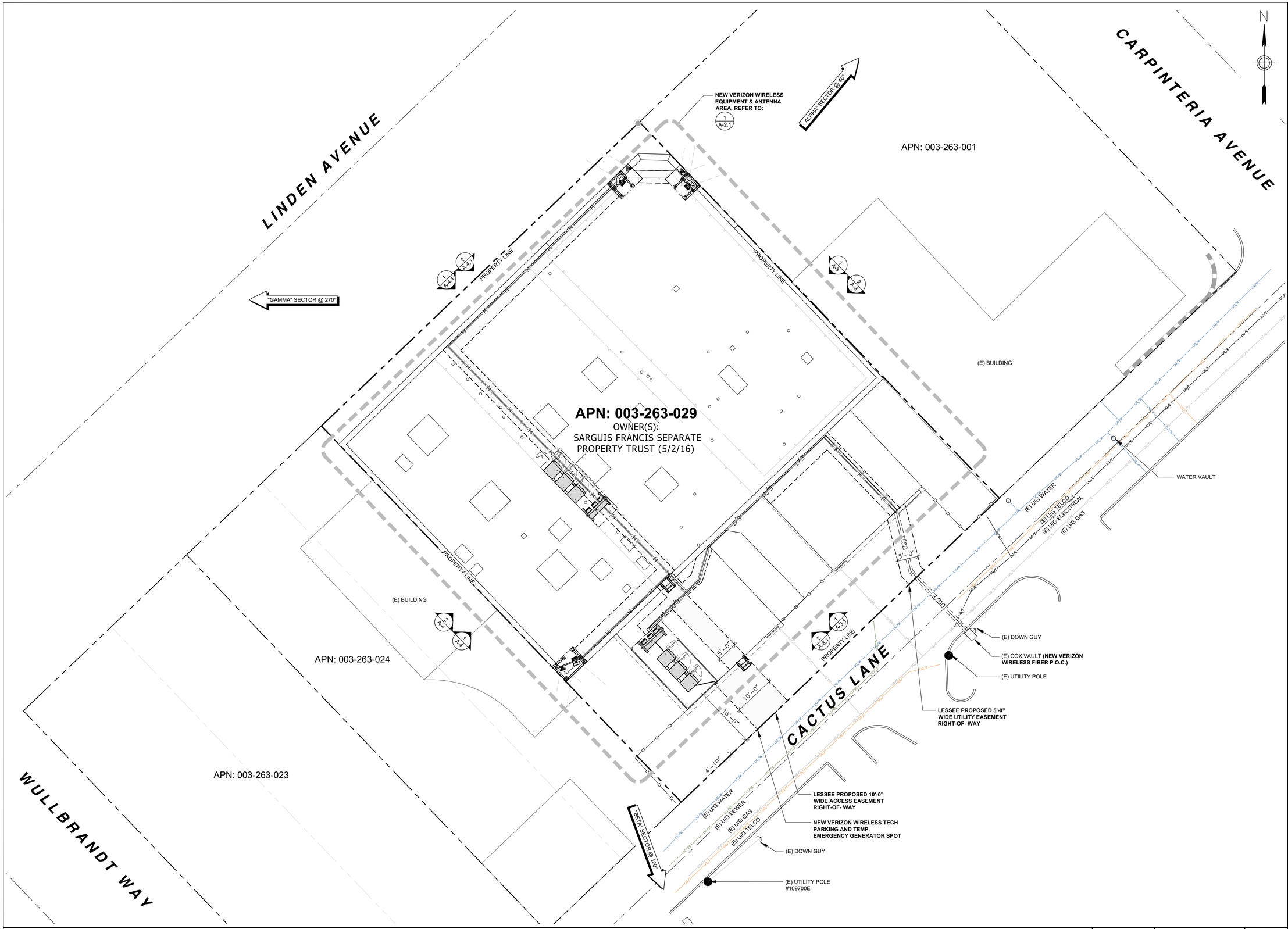
16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 1



SITE PLAN

0 5' 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

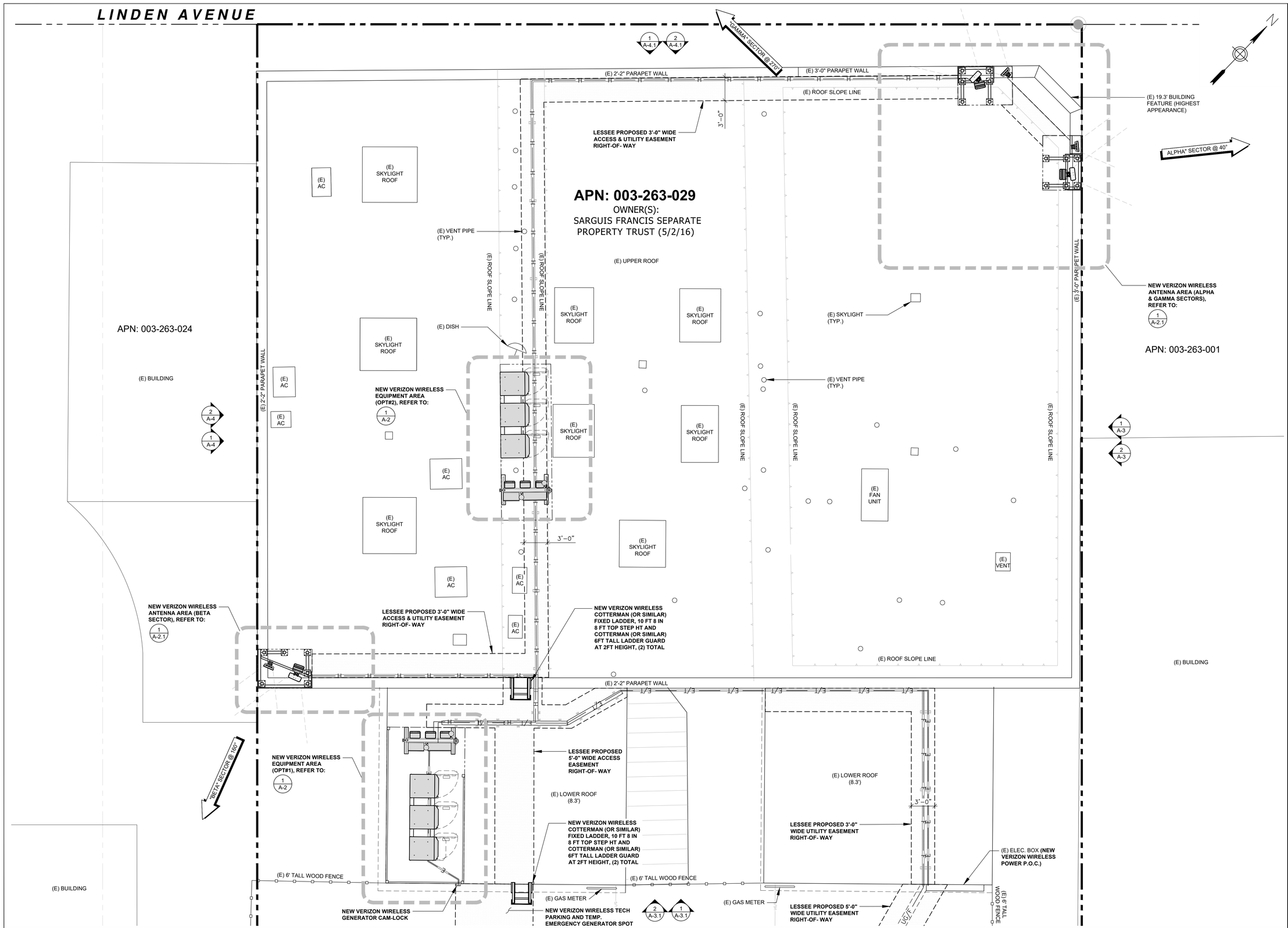
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE PLAN

A-1



PARTIAL ROOFTOP PLAN

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

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OFFICE (678) 280-2325

ISSUE STATUS:

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LICENSOR:

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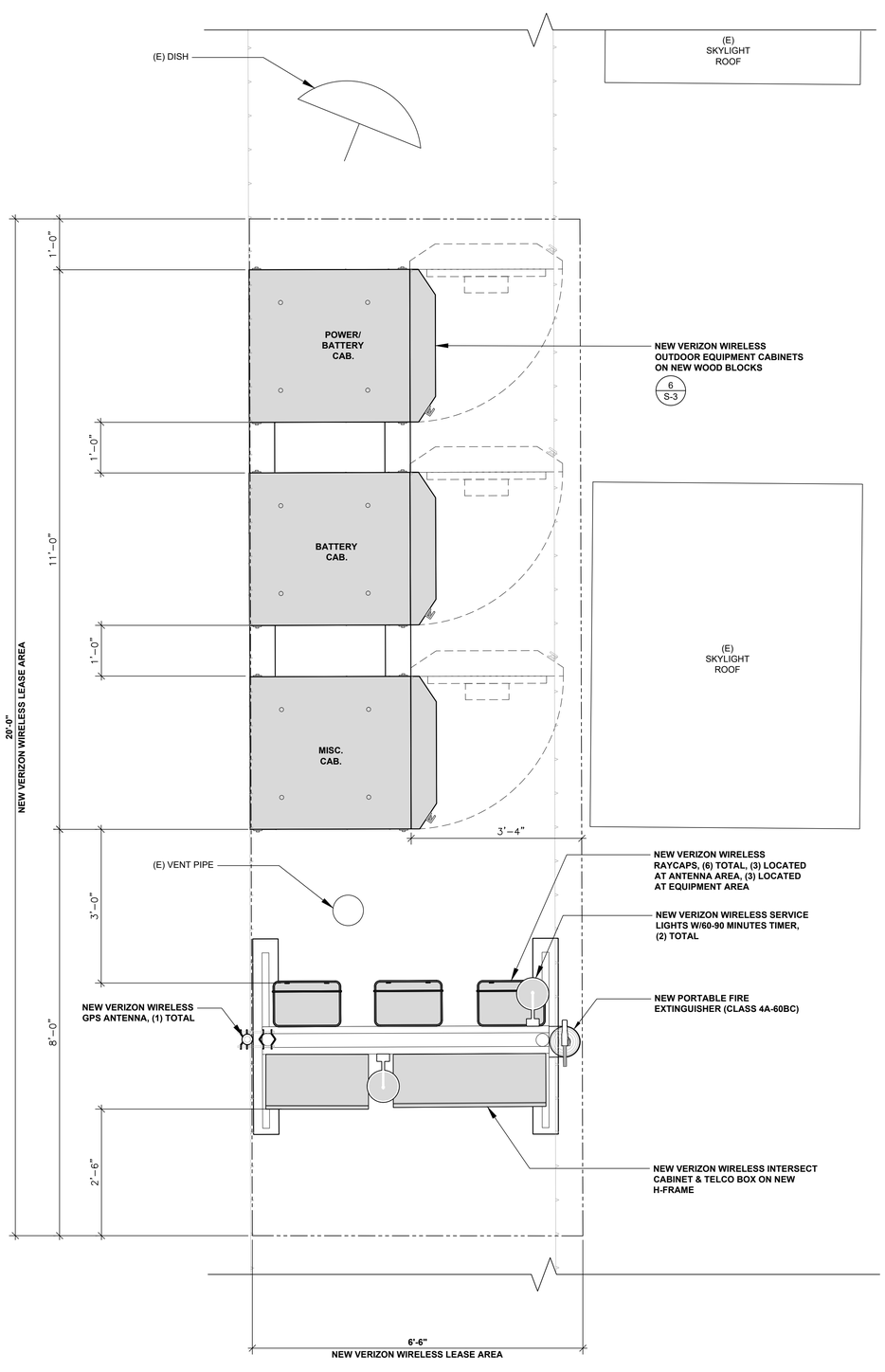
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

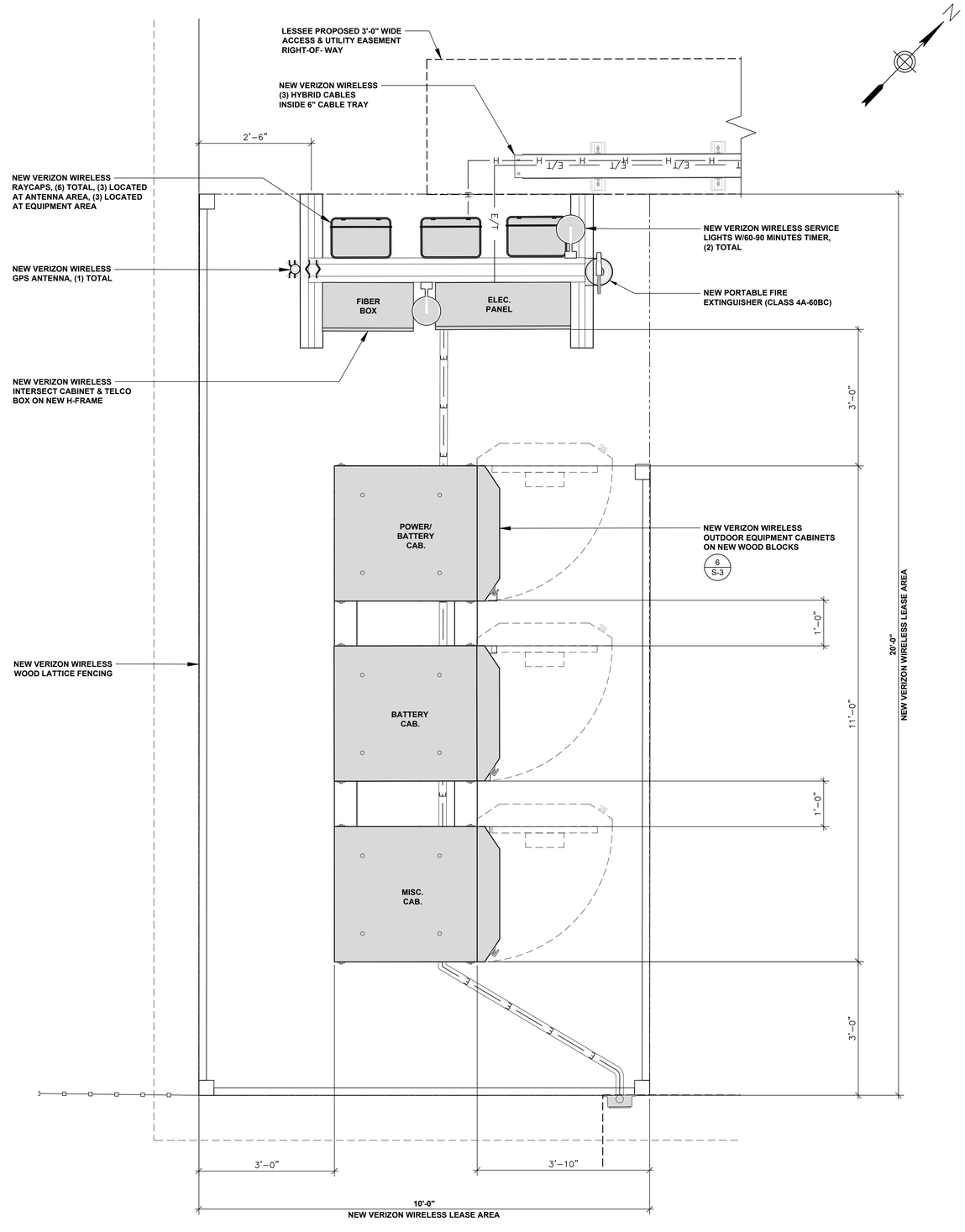
SHEET TITLE:

ROOFTOP PLAN

A-1.1



EQUIPMENT AREA OPT#2
UPPER ROOF



EQUIPMENT AREA OPT#1
LOWER ROOF

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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0	11/06/24	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

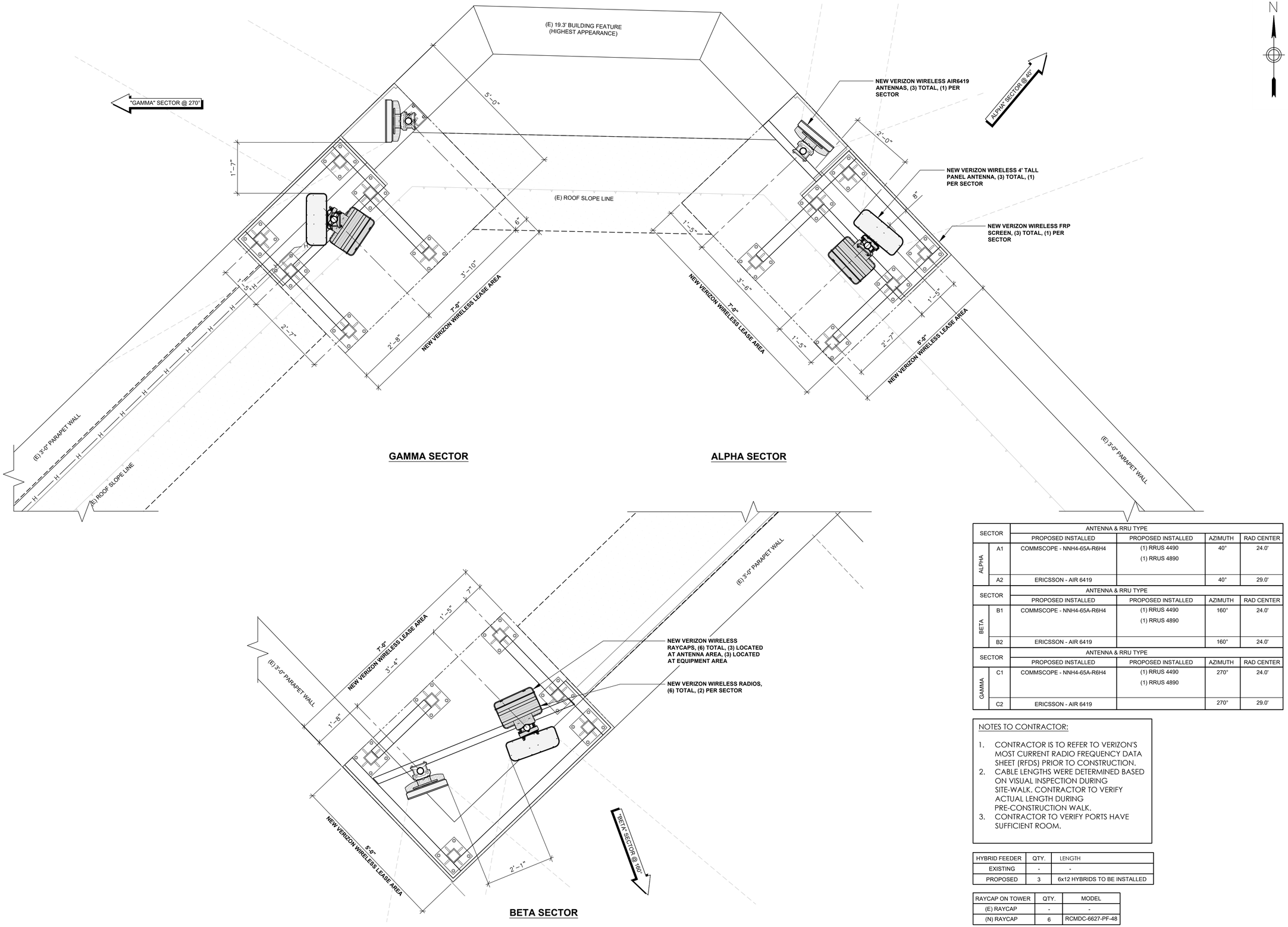
VERIZON WIRELESS
EQUIPMENT LAYOUT

A-2

VERIZON WIRELESS EQUIPMENT LAYOUT

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)



SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
ALPHA	A1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	40°	24.0'
	A2	ERICSSON - AIR 6419		40°	29.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
BETA	B1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	160°	24.0'
	B2	ERICSSON - AIR 6419		160°	24.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
GAMMA	C1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	270°	24.0'
	C2	ERICSSON - AIR 6419		270°	29.0'

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

HYBRID FEEDER	QTY.	LENGTH
EXISTING	-	-
PROPOSED	3	6x12 HYBRIDS TO BE INSTALLED

RAYCAP ON TOWER	QTY.	MODEL
(E) RAYCAP	-	-
(N) RAYCAP	6	RCMDC-6627-PF-48

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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0	11/06/24	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

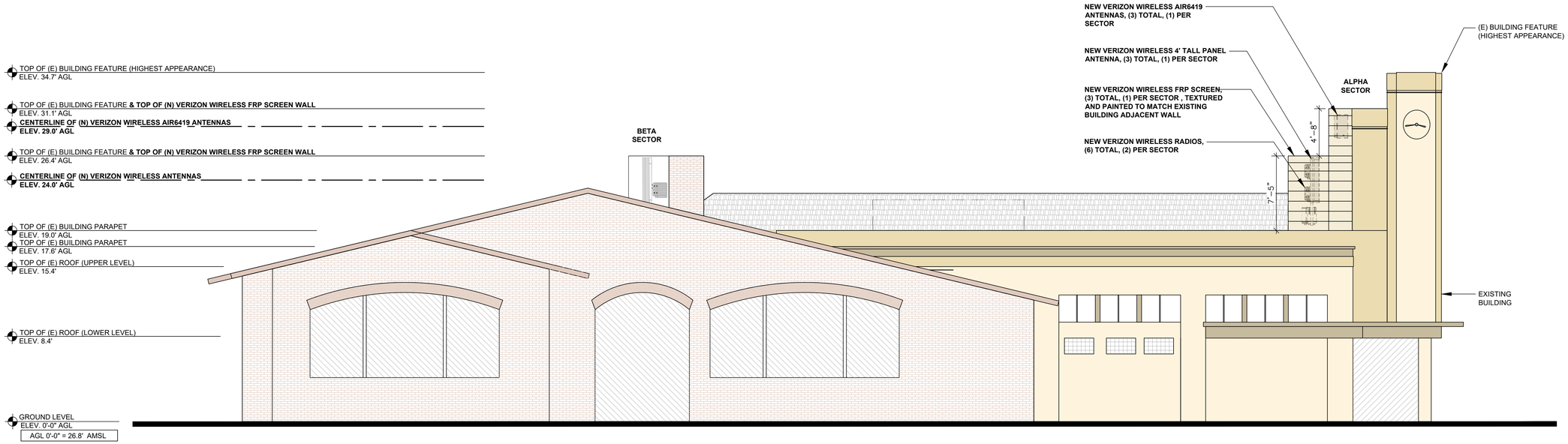
VERIZON WIRELESS ANTENNA LAYOUT

A-2.1

VERIZON WIRELESS ANTENNA LAYOUT

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

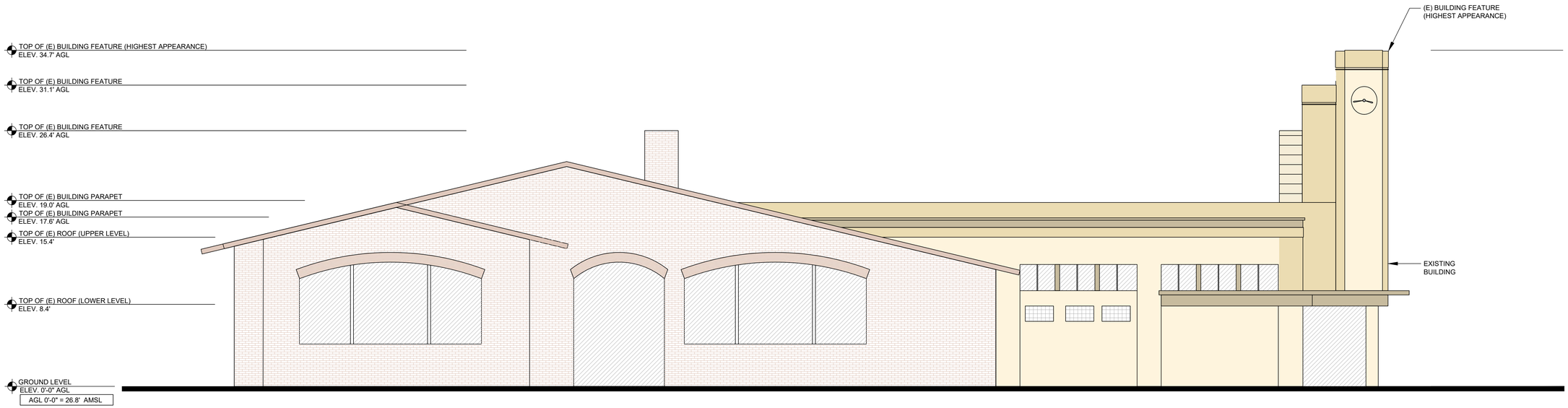


(N) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

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ROSWELL, GA 30076
OFFICE (678) 280-2325

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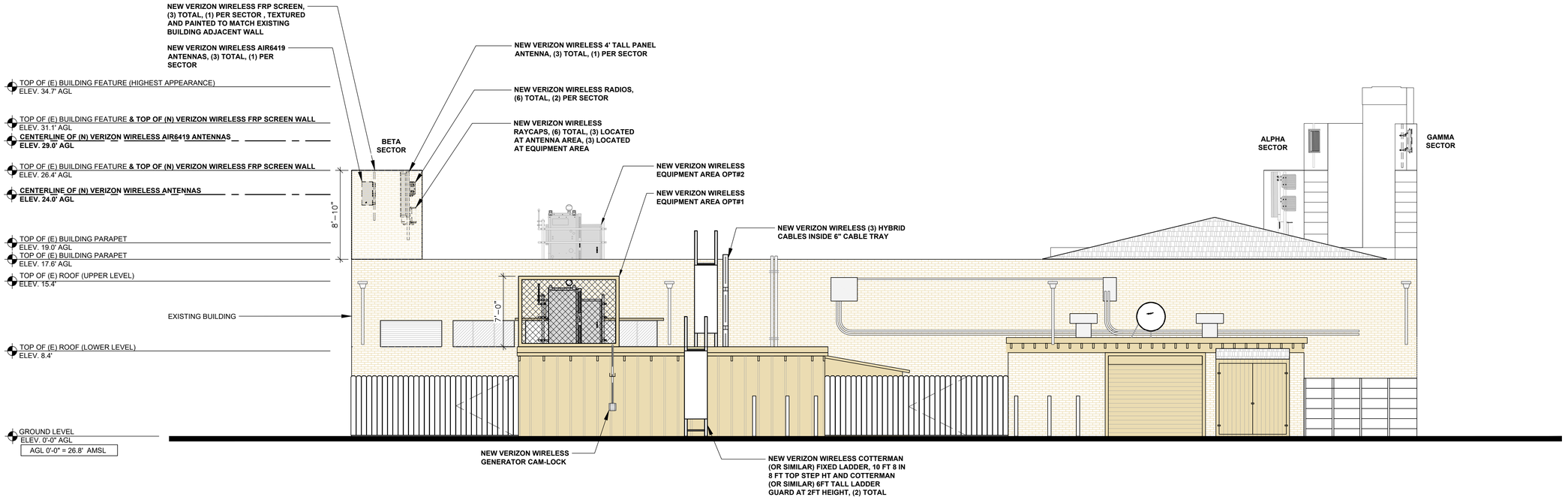
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHEAST ELEVATION

A-3

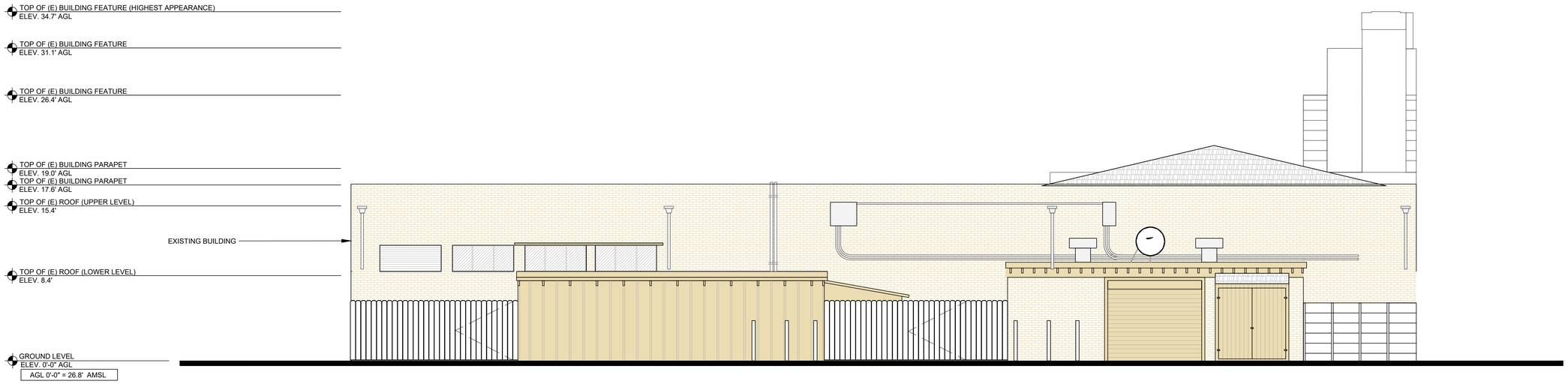


(N) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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0	11/06/24	100% ZONING	FA

LICENSOR:

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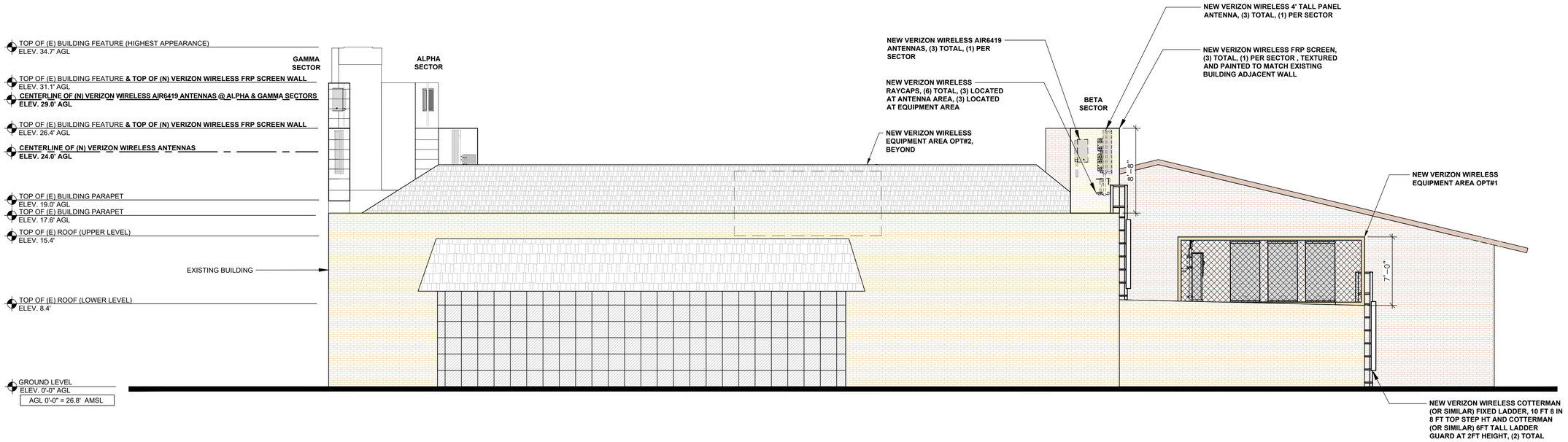
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW SOUTHEAST ELEVATION

A-3.1

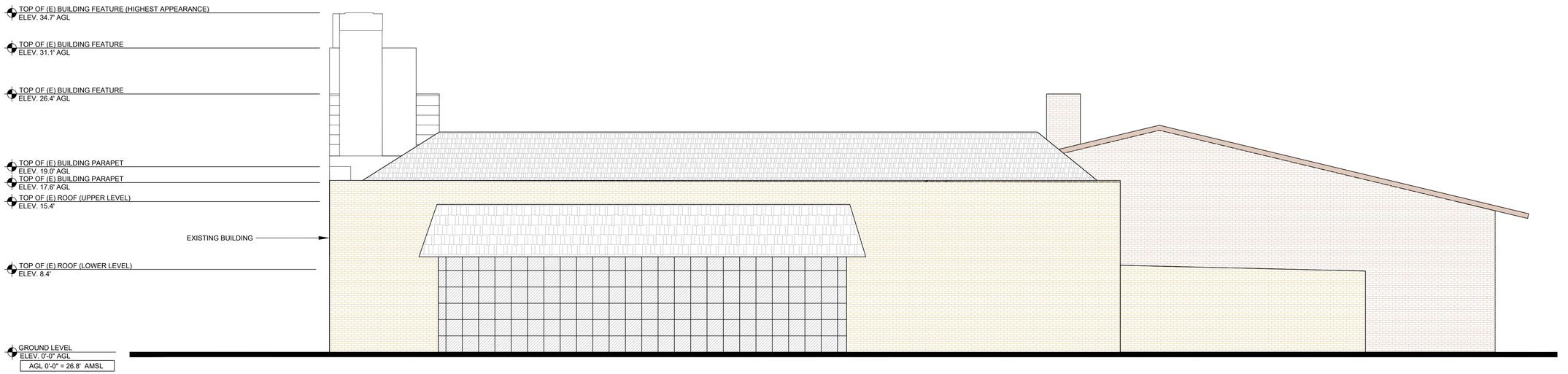


(N) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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0	11/06/24	100% ZONING	FA

LICENSOR:

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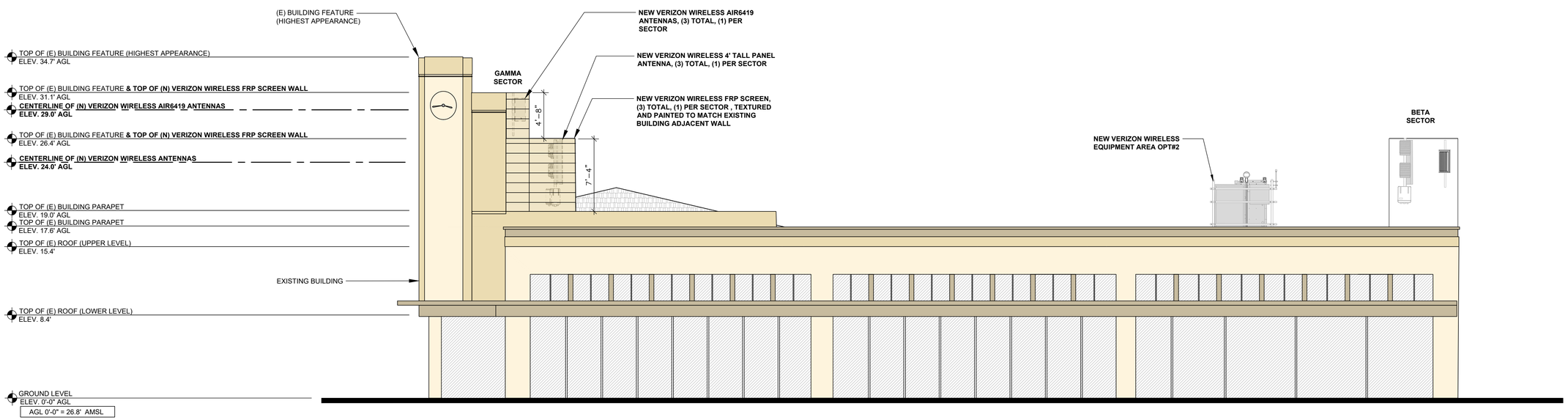
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW SOUTHWEST ELEVATION

A-4

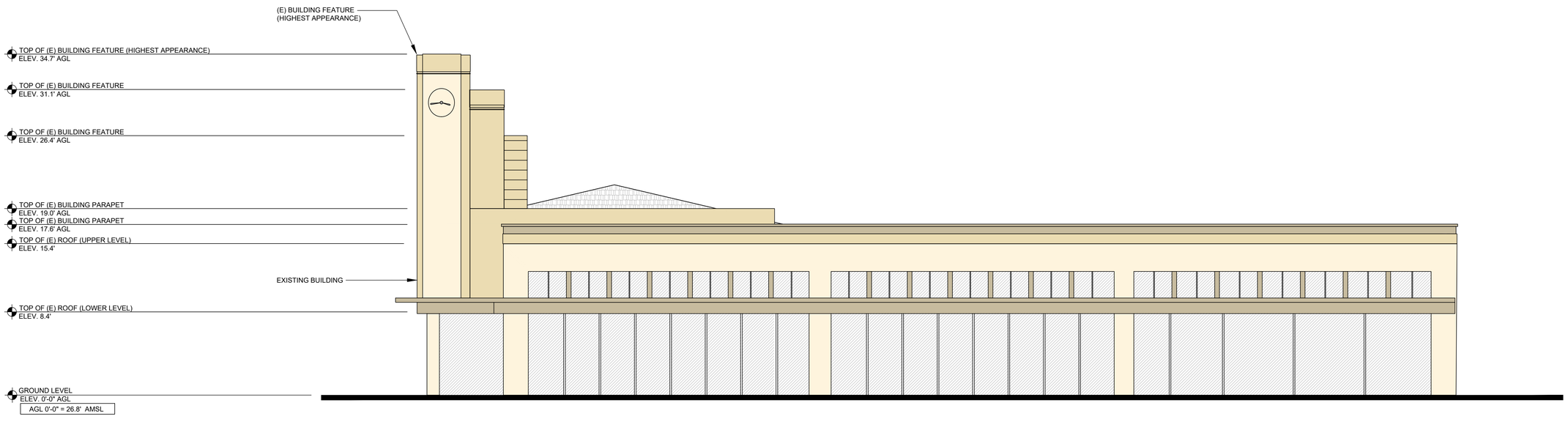


(N) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
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ROSWELL, GA 30076
OFFICE (678) 280-2325

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHWEST ELEVATION

A-4.1

Attachment B

Preliminary Plans – Draft Revised

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
October 16, 2025

verizon

LINDEN AVE SC1

PROJECT ID: 17376270

SITE MDG: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT INFORMATION

PROPERTY OWNER:

SARGUIS FRANCIS SEPARATE PROPERTY TRUST/16
912 LINDEN AVE. CARPINTERIA, CA 93013
CONTACT: RON WOLF
PHONE: (805) 618-3222
EMAIL: RONW@RLWA.COM

PROPERTY INFORMATION:

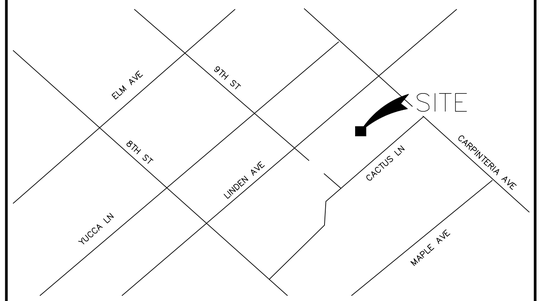
ADDRESS: 912 "M" LINDEN AVE. CARPINTERIA, CA 93013
JURISDICTION: CITY OF CARPINTERIA
A.P.N.: 003-263-029
LATITUDE (NAD 83): 34° 23' 54.41" N. NAD 83 (34.398447°)
LONGITUDE (NAD 83): 119° 31' 06.80" W. NAD 83 (-119.518555°)
ELEV.: 26.8' NAVD 88

CONSTRUCTION INFORMATION

CONSTRUCTION TYPE: V-B
CURRENT ZONING: (CB) CENTRAL BUSINESS DISTRICT
(N) OCCUPANCY: (U) MULTI USE, COMMUNICATIONS FACILITY

AREA OF CONSTRUCTION: 301 SQ.FT.
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2022, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

VICINITY MAP



NOT TO SCALE
NORTH

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

RFDS VERSION: 142631
DATE: 09/26/2024

- (N) VERIZON WIRELESS 3(5'-0" x 7'-0") ANTENNA LEASE AREAS + (17'-0" x 11'-6") EQUIPMENT LEASE AREA
- (3) (N) EQUIPMENT CABINETS ON NEW STEEL PLATFORM
- (N) VERIZON WIRELESS INTERSECT CABINET & TELCO BOX ON (N) H-FRAME
- (N) VERIZON WIRELESS ELECTRICAL METER INSIDE (E) ELECTRICAL BOX
- (1) (N) VERIZON WIRELESS GPS ANTENNA
- (3) (N) VERIZON WIRELESS NNH4-65A-R6H4 ANTENNAS, (1) PER SECTOR
- (3) (N) VERIZON WIRELESS AIR6419 ANTENNAS, (1) PER SECTOR
- (6) (N) VERIZON WIRELESS RRUS, (2) PER SECTOR
- (6) (N) VERIZON WIRELESS RAYCAPS 6627, (3) @ ANTENNA AREA & (3) @ EQUIPMENT AREA
- (3) (N) VERIZON WIRELESS HYBRID CABLES (6X12)
- (3) (N) VERIZON WIRELESS FRP SCREENING
- (N) VERIZON WIRELESS WOOD FENCING WITH ACCESS GATE
- (1) (N) VERIZON WIRELESS GENERATOR RECEPTACLE
- (2) (N) VERIZON WIRELESS FIXED LADDER W/ LADDER GUARD
- (4) (N) VERIZON WIRELESS SERVICE LIGHT W/TIMER SWITCH

SHEET INDEX

SHEET TITLE	SHEET DESCRIPTION	REV.
T-1	TITLE SHEET	1
T-2	GENERAL NOTES LEGEND & ABBREVIATIONS	0
T-3	SITE SIGNAGE	0
C-1	TOPOGRAPHIC SURVEY	2
C-2	TOPOGRAPHIC SURVEY	2
A-1	SITE PLAN	1
A-1.1	ROOFTOP PLAN	1
A-2	EQUIPMENT LAYOUT	1
A-2.1	ANTENNA LAYOUT & RF SCHEDULE	1
A-3	(E) & (N) NORTHEAST ELEVATION	1
A-3.1	(E) & (N) SOUTHEAST ELEVATION	1
A-4	(E) & (N) SOUTHWEST ELEVATION	1
A-4.1	(E) & (N) NORTHWEST ELEVATION	1
A-5	EQUIPMENT ELEVATIONS	1
A-6	DETAILS	0
A-7	DETAILS	0
A-8	DETAILS	0
E-1	SINGLE LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES	0

ZONING DRAWINGS

PROJECT TEAM

APPLICANT/LESSEE:
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598
PH: (925) 279-6000

SITE ACQUISITION:
CENTERLINE COMMUNICATIONS
CONTACT: CELESTE MAGENNIS
EMAIL: CMAGENNIS@CLINELLC.COM
PHONE: (530) 417-1883

CONSTRUCTION MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: CRAIG ENGEL
EMAIL: CENGEL@CLINELLC.COM
PHONE: (805) 440-0038

A&E PROJECT MANAGER:
PM&A
CONTACT: FARAH ALI
EMAIL: FALI@PMASS.COM
PHONE: (858) 205-9629

PROJECT MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: MICHELLE DUARTE
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SURVEYOR:
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P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
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FRP ENGINEERING:
SCI
CONTACT: JACOB S. PROCTOR
PHONE: (951) 698-5985
WWW.RFTRANSPARENT.COM

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS (N).

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND (E) DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

STATEMENTS

STRUCTURAL:
STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF (E) AND/OR (N) COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. IT IS THE RECOMMENDATION OF J5IP TO HAVE AN ANTENNA MOUNT ANALYSIS PERFORMED FOR THIS SCOPE OF WORK BUT HAVE BEEN ADVISED AN ANALYSIS IS NOT DESIRED OR NEEDED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING STANDARDS CODE: 2022 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023.
   - PART 1 - CALIFORNIA ADMINISTRATIVE CODE
   - PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
   - PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE
   - PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
   - PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
   - PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
   - PART 6 - CALIFORNIA ENERGY CODE
   - PART 7 - VACANT
   - PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
   - PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
   - PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE
   - PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC; ALSO KNOWN AS CALGREEN)
   - PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/TIA-222 (REV H)
3. 2021 NFPA 101, LIFE SAFETY CODE
4. 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

PREPARED FOR:

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

TITLE SHEET

T-1

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL (E) UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.N.	TOE NAIL
BLDG.	BUILDING	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GPS	GLOBAL POSITIONING SYSTEM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GRND.	GROUND	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	HDR.	HEADER	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HGR.	HANGER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HT.	HEIGHT	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	ICGB.	ISOLATED COPPER GROUND BUS	TYP.	TYPICAL
B/U	BACK-UP CABINET	IN. (")	INCH(ES)	U.G.	UNDER GROUND
CAB.	CABINET	INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	LB.(#)	POUND(S)	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	L.B.	LAG BOLTS	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.F.	LINEAR FEET (FOOT)	W	WIDE (WIDTH)
CLR.	CLEAR	L.	LONG(ITUDINAL)	w/	WITH
COL.	COLUMN	MAS.	MASONRY	WD.	WOOD
CONC.	CONCRETE	MAX.	MAXIMUM	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	M.B.	MACHINE BOLT	WT.	WEIGHT
CONST.	CONSTRUCTION	MECH.	MECHANICAL	℄	CENTERLINE
CONT.	CONTINUOUS	MFR.	MANUFACTURER	ℙ	PLATE, PROPERTY LINE
d	PENNY (NAILS)	MIN.	MINIMUM		
DBL.	DOUBLE	MISC.	MISCELLANEOUS		
DEPT.	DEPARTMENT	MTL.	METAL		
D.F.	DOUGLAS FIR	(N)	NEW		
DIA.	DIAMETER	NO.(#)	NUMBER		
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION	O.C.	ON CENTER		
DWG.	DRAWING(S)	OPNG.	OPENING		
DWL.	DOWEL(S)	P/C	PRECAST CONCRETE		
EA.	EACH	PCS	PERSONAL COMMUNICATION SERVICES		
EL.	ELEVATION	PLY.	PLYWOOD		
ELEC.	ELECTRICAL	PPC	POWER PROTECTION CABINET		
ELEV.	ELEVATOR	PRC	PRIMARY RADIO CABINET		
EMT.	ELECTRICAL METALLIC TUBING	P.S.F.	POUNDS PER SQUARE FOOT		
E.N.	EDGE NAIL	P.S.I.	POUNDS PER SQUARE INCH		
ENG.	ENGINEER	P.T.	PRESSURE TREATED		
EQ.	EQUAL	PWR.	POWER (CABINET)		
EXP.	EXPANSION	QTY.	QUANTITY		
EXST.(E)	(E)	RAD.(R)	RADIUS		
EXT.	EXTERIOR	REF.	REFERENCE		
FAB.	FABRICATION(OR)	REINF.	REINFORCEMENT(ING)		
F.F.	FINISH FLOOR	REQ'D/	REQUIRED		
F.G.	FINISH GRADE	RGS.	RIGID GALVANIZED STEEL		
FIN.	FINISH(ED)				
FLR.	FLOOR				

SYMBOLS LEGEND:

BLDG. SECTION (1 / A-300 — 1 / A-300)

WALL SECTION (A5 / A-310)

DETAIL (D5 / A-500)

ELEVATION (C1 / A-113; A4 / A-113; C4 / A-113; A1 / A-113)

DOOR SYMBOL (001)

WINDOW SYMBOL (10)

TILT-UP PANEL MARK (3)

PROPERTY LINE

CENTERLINE

ELEVATION DATUM (+0")

GRID/COLUMN LINE (A)

KEYNOTE, DIMENSION ITEM (3)

KEYNOTE, CONSTRUCTION ITEM (2)

WALL TYPE MARK (W- 3)

ROOM NAME (OFFICE) / ROOM NUMBER (101)

GROUT OR PLASTER

(E) BRICK

(E) MASONRY

CONCRETE

EARTH

GRAVEL

PLYWOOD

SAND

PLYWOOD

SAND

(E) STEEL

MATCH LINE

GROUND CONDUCTOR

OH — OVERHEAD SERVICE CONDUCTORS

Tel — TELEPHONE CONDUIT

Pwr — POWER CONDUIT

Coax — COAXIAL CABLE

CHAIN LINK FENCE

WOOD FENCE

(P) ANTENNA

(P) RRU

(P) DC SURGE SUPPRESSION

(F) ANTENNA

(F) RRU

(E) EQUIPMENT

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
GENERAL NOTES
LEGEND &
ABBREVIATIONS

T-2

IN CASE OF
EMERGENCY
CALL
1-800-264-6620
SITE **MDG ID: 5000235927**

verizonwireless

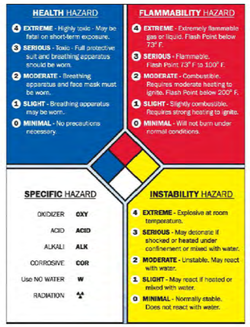
LINDEN AVE SC1

NOC WEST 1-800-264-6620

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

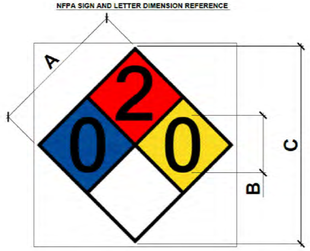
SITE NUMBER: **MDG ID 5000235927**
SITE NAME: **LINDEN AVE SC1**

EMERGENCY CONTACT SIGNAGE



A SIGN SIZE (IN)	B LETTER SIZE (IN)	C HEIGHT AND WIDTH (IN)
1.0	.04	1.4
2.5	1.0	3.5
5.0	2.0	7.1
7.5	3.0	10.6
10.0	4.0	14.1
12.0	4.75	16.9
15.0	6.0	21.2
18.0	7.2	25.5
24.0	9.6	33.9
30.0	12.0	42.4

NFPA SIGN AND LETTER DIMENSION REFERENCE



REQUIRED NFPA SIGNAGE

WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR

PREPARED FOR:

verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE SIGNAGE

T-3

NOTES:

APN: 003-263-029
OWNER(S): SARGUIS FRANCIS SEPARATE PROPERTY TRUST (5/2/16)

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE CO. FILE NO. 7167287, DATED AUGUST 22, 2024. WITHIN SAID TITLE REPORT THERE ARE TWENTY NINE (9) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND 1 (ONE) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060422, PANEL NO. 0980E, DATED JANUARY 20, 2010 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT.	34° 23' 54.41" N. NAD 83	(34.398447°)
LONG.	119° 31' 06.80" W. NAD 83	(-119.518555°)
ELEV.	26.8' NAVD 88 (BASIS OF DRAWING)	

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimaLA thereof and are determined to the nearest 0.1 foot.

ANTENNA LEASE 1 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016-0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 234.43 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 54.24 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 7.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 5.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 7.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 2 DESCRIPTION:

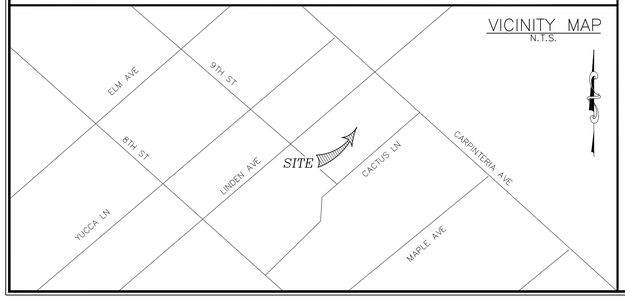
BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016-0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

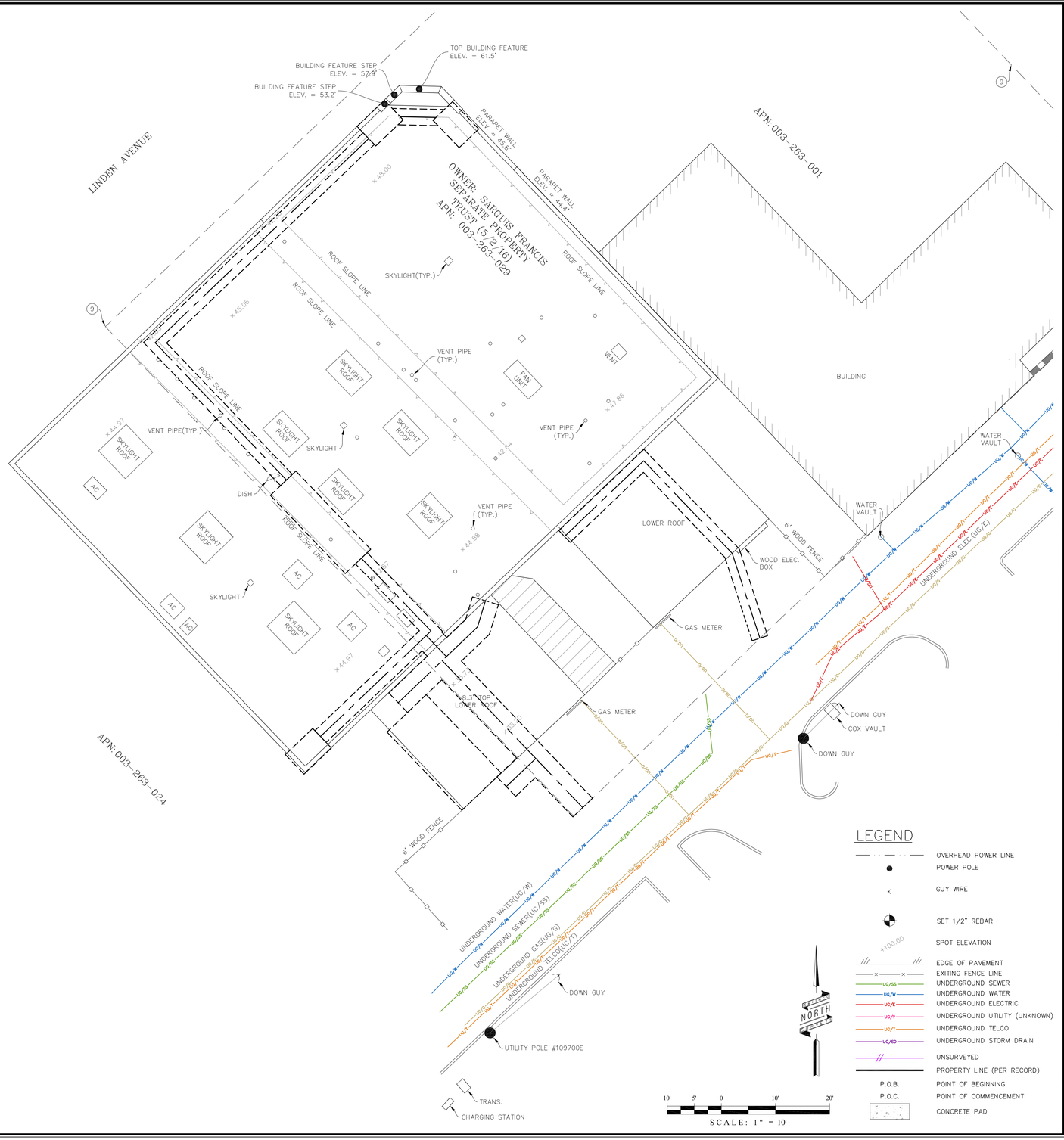
COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 225.51 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 45.37 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 5.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 7.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 5.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

VICINITY MAP
N.T.S.





LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS — UNDERGROUND SEWER
- UG/W — UNDERGROUND WATER
- UG/E — UNDERGROUND ELECTRIC
- UG/? — UNDERGROUND UTILITY (UNKNOWN)
- UG/T — UNDERGROUND TELCO
- UG/SD — UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR — LUIS ESTEBAN ARIAS — 9061 — STATE OF CALIFORNIA
01/21/2025

REVISION

#	DATE	DESCRIPTION	BY
0	09/16/24	PRELIMINARY ISSUE	LA
1	11/25/24	ADD LEASE / ESM'TS	LA
2	04/24/25	TITLE REPORT	LA
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1615

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16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 1

ANTENNA LEASE 3 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 166.35 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 83.59 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 20.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 6.50 FEET;
THENCE N43°43'06"W, A DISTANCE OF 20.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 6.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 130 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 4 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 155.20 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 130.10 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 20.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 10.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 20.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 5 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 135.74 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 120.12 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 5.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 7.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 5.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT 1 DESCRIPTION:

A 3.00 FOOT WIDE STRIPE OF LAND, BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 230.19 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 54.24 FEET TO THE POINT OF BEGINNING:

THENCE N88°49'48"W, A DISTANCE OF 6.60 FEET TO POINT "A" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 3.00 FOOT WIDE STRIPE OF LAND, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A"; THENCE, S55°16'05"W, A DISTANCE TO 7.09 FEET TO THE POINT OF BEGINNING:

THENCE S46°17'42"W, A DISTANCE OF 54.57 FEET;
THENCE S43°43'06"E, A DISTANCE OF 35.11 FEET TO POINT "B" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 3.00 FOOT WIDE STRIPE OF LAND, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "B"; THENCE, S43°43'06"E, A DISTANCE TO 20.00 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 18.60 FEET;
THENCE S46°17'42"W, A DISTANCE OF 1.21 FEET TO POINT "C";
THENCE S46°17'42"W, A DISTANCE OF 27.01 FEET TO THE TERMINUES OF THIS DESCRIPTION.

A 5.00 FOOT WIDE STRIPE OF LAND, FALLING 2.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "C":

THENCE S43°43'06"E, A DISTANCE OF 5.40 FEET TO POINT "D";
THENCE S46°17'42"W, A DISTANCE OF 1.08 FEET TO POINT "E";
THENCE S43°43'06"E, A DISTANCE OF 25.00 FEET TO POINT "F";
THENCE S43°43'06"E, A DISTANCE OF 12.55 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT SAID POINT "D":

THENCE S46°17'42"W, A DISTANCE OF 7.94 FEET;
THENCE N16°52'46"E, A DISTANCE OF 5.05 FEET TO THE TERMINUES OF THIS DESCRIPTION.

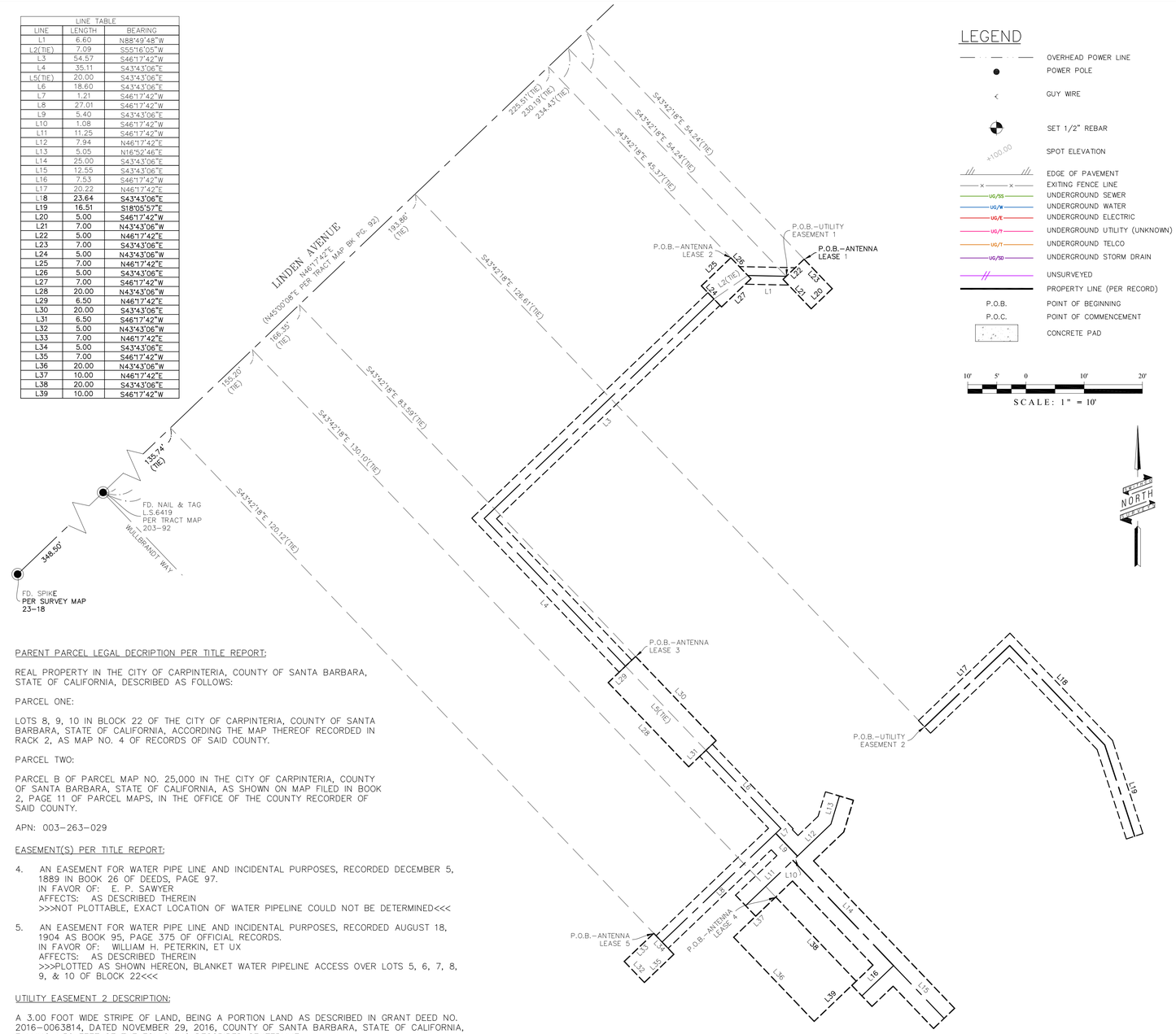
BEGINNING AT SAID POINT "E":

THENCE S46°17'42"W, A DISTANCE OF 11.25 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT SAID POINT "F":

THENCE S46°17'42"W, A DISTANCE OF 7.53 FEET TO THE TERMINUES OF THIS DESCRIPTION.

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.60	N88°49'48"W
L2(TIE)	7.09	S55°16'05"W
L3	54.57	S46°17'42"W
L4	35.11	S43°43'06"E
L5(TIE)	20.00	S43°43'06"E
L6	18.60	S43°43'06"E
L7	1.21	S46°17'42"W
L8	27.01	S46°17'42"W
L9	5.40	S43°43'06"E
L10	1.08	S46°17'42"W
L11	11.25	S46°17'42"W
L12	7.94	N46°17'42"E
L13	5.05	N16°52'46"E
L14	25.00	S43°43'06"E
L15	12.55	S43°43'06"E
L16	7.53	S46°17'42"W
L17	20.22	N46°17'42"E
L18	23.64	S43°43'06"E
L19	16.51	S18°05'57"E
L20	5.00	S46°17'42"W
L21	7.00	N43°43'06"W
L22	5.00	N46°17'42"E
L23	7.00	S43°43'06"E
L24	5.00	N43°43'06"W
L25	7.00	N46°17'42"E
L26	5.00	S43°43'06"E
L27	7.00	S46°17'42"W
L28	20.00	N43°43'06"W
L29	6.50	N46°17'42"E
L30	20.00	S43°43'06"E
L31	6.50	S46°17'42"W
L32	5.00	N43°43'06"W
L33	7.00	N46°17'42"E
L34	5.00	S43°43'06"E
L35	7.00	S46°17'42"W
L36	20.00	N43°43'06"W
L37	10.00	N46°17'42"E
L38	20.00	S43°43'06"E
L39	10.00	S46°17'42"W



PARENT PARCEL LEGAL DECRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 8, 9, 10 IN BLOCK 22 OF THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING THE MAP THEREOF RECORDED IN RACK 2, AS MAP NO. 4 OF RECORDS OF SAID COUNTY.

PARCEL TWO:

PARCEL B OF PARCEL MAP NO. 25,000 IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 003–263–029

EASEMENT(S) PER TITLE REPORT:

4. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1889 IN BOOK 26 OF DEEDS, PAGE 97.
   IN FAVOR OF: E. P. SAWYER
   AFFECTS: AS DESCRIBED THEREIN
   >>>NOT PLOTTABLE, EXACT LOCATION OF WATER PIPELINE COULD NOT BE DETERMINED<<<

5. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1904 AS BOOK 95, PAGE 375 OF OFFICIAL RECORDS.
   IN FAVOR OF: WILLIAM H. PETERKIN, ET UX
   AFFECTS: AS DESCRIBED THEREIN
   >>>PLOTTED AS SHOWN HEREON, BLANKET WATER PIPELINE ACCESS OVER LOTS 5, 6, 7, 8, 9, & 10 OF BLOCK 22<<<

UTILITY EASEMENT 2 DESCRIPTION:

A 3.00 FOOT WIDE STRIPE OF LAND, BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 193.86 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 126.61 FEET TO THE POINT OF BEGINNING:

THENCE N46°17'42"E, A DISTANCE OF 20.22 FEET;
THENCE S43°43'06"E, A DISTANCE OF 23.64 FEET;
THENCE S18°05'57"E, A DISTANCE OF 16.51 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- +100.00 SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UG/E UNDERGROUND ELECTRIC
- UG/? UNDERGROUND UTILITY (UNKNOWN)
- UG/T UNDERGROUND TELCO
- UG/SD UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

10' 5' 0 10' 20'
SCALE: 1" = 10'

NORTH

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR
LEVISHAN ALEXANDER
No. 9067
STATE OF CALIFORNIA
01/22/2025

REVISION

#	DATE	DESCRIPTION	BY
0	09/16/24	PRELIMINARY ISSUE	LA
1	11/25/24	ADD LEASE / ESM'TS	LA
2	04/24/25	TITLE REPORT	LA
3			
4			
5			
6			
7			
8			
9			

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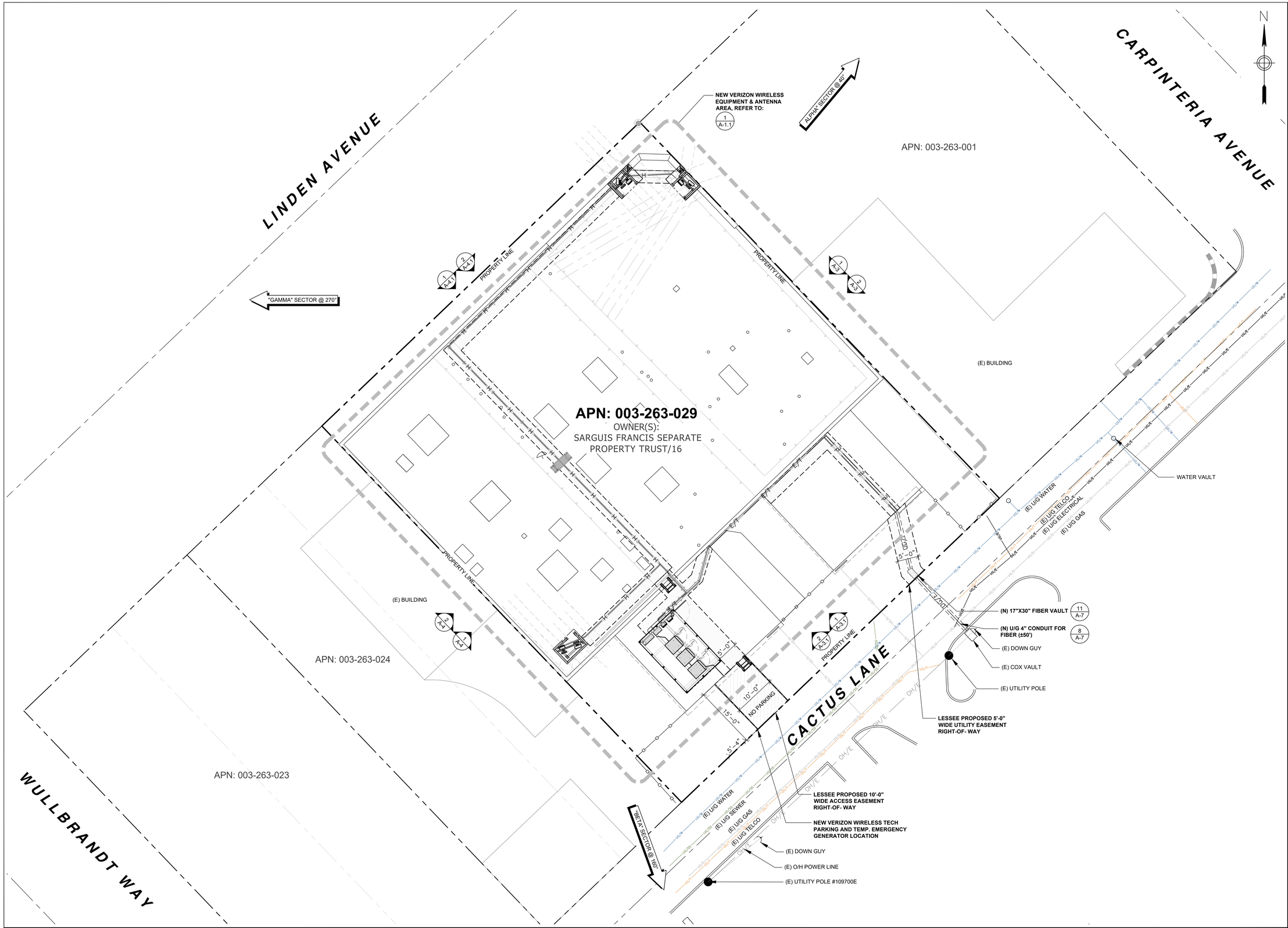
16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 2



SITE PLAN

0 5' 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1

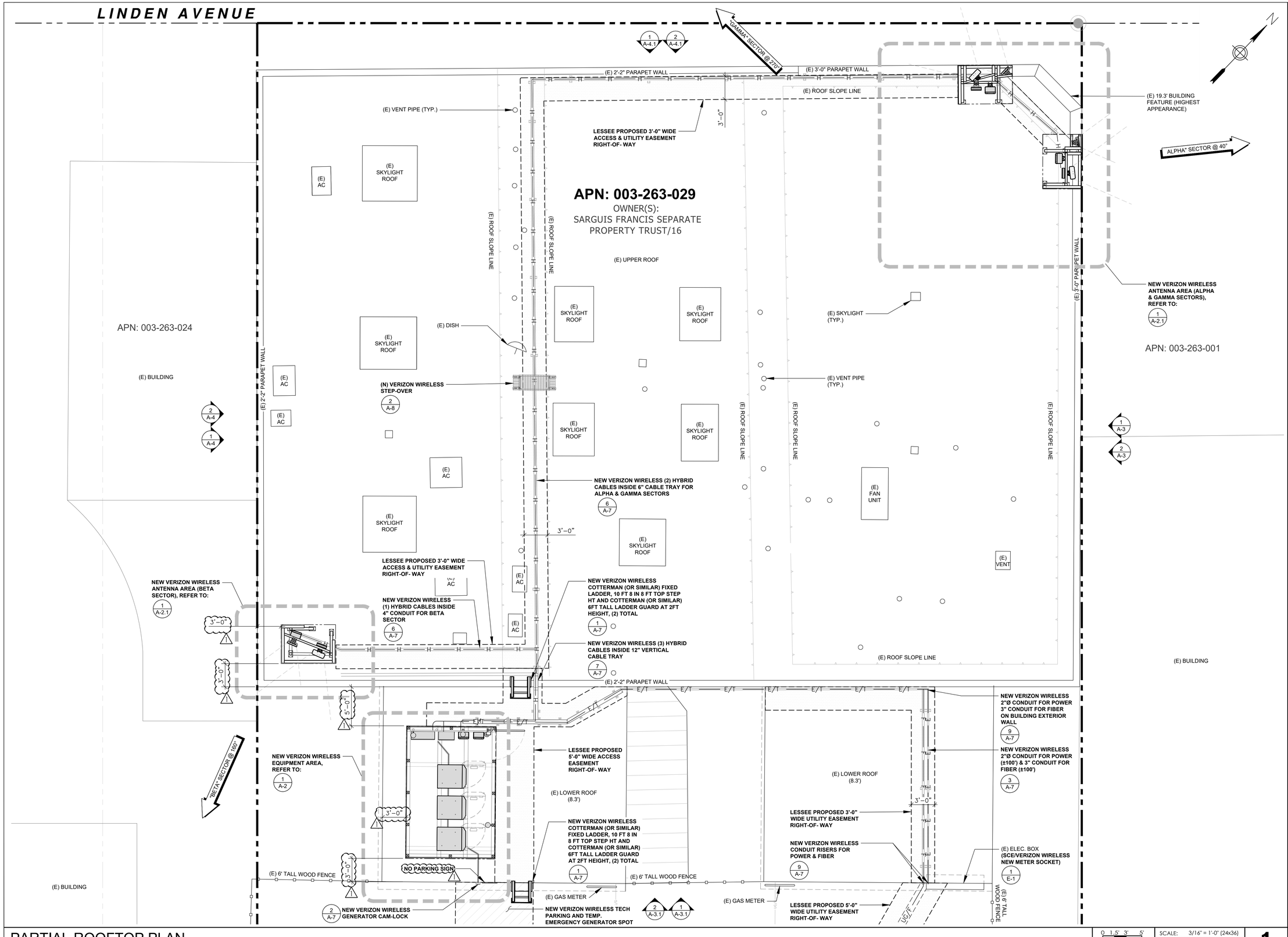
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE PLAN

A-1



PARTIAL ROOFTOP PLAN

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)

(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
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PROJECT NAME:

LINDEN AVE SC1

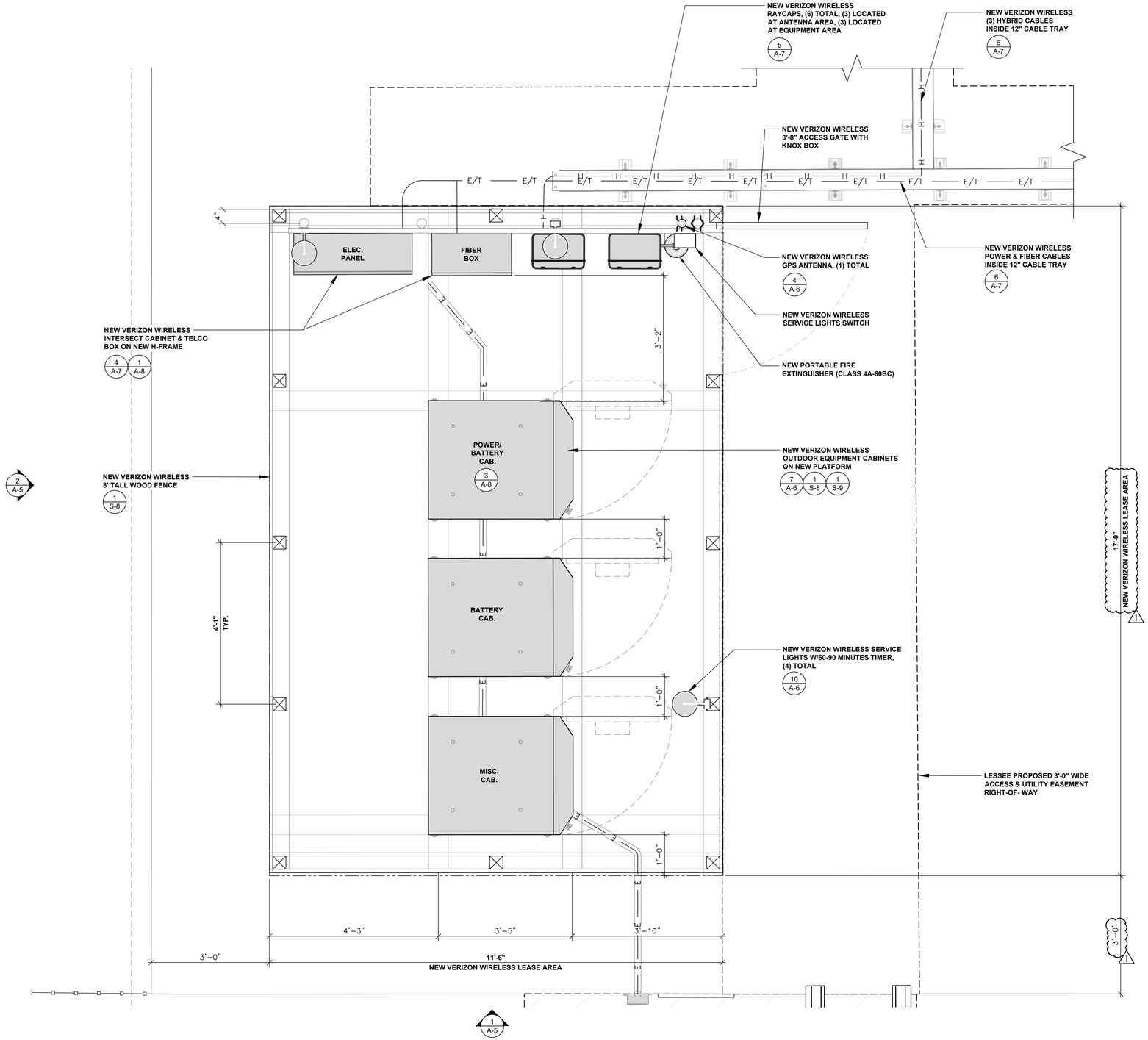
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

ROOFTOP PLAN

A-1.1



EQUIPMENT LAYOUT

0 3" 4" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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PROJECT NAME:

LINDEN AVE SC1

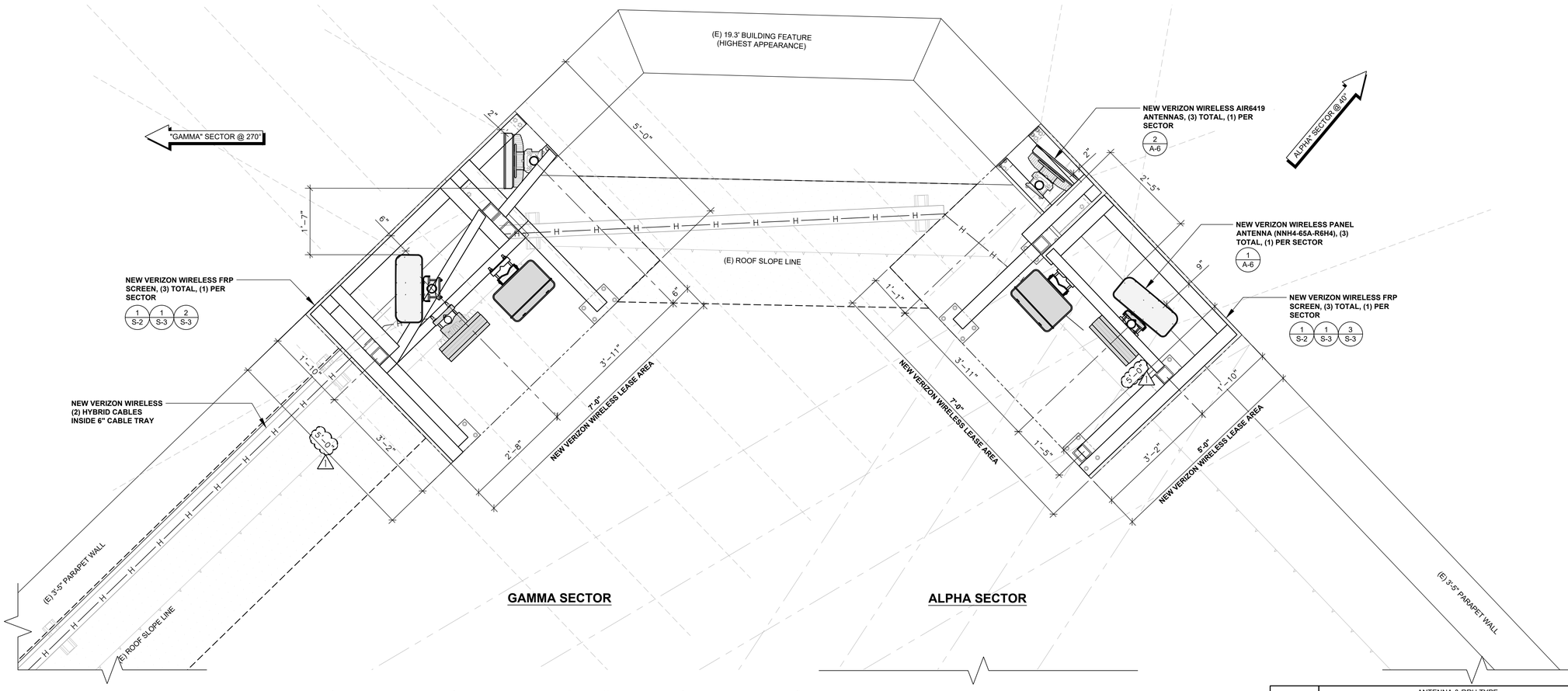
MDG#: 5000235927

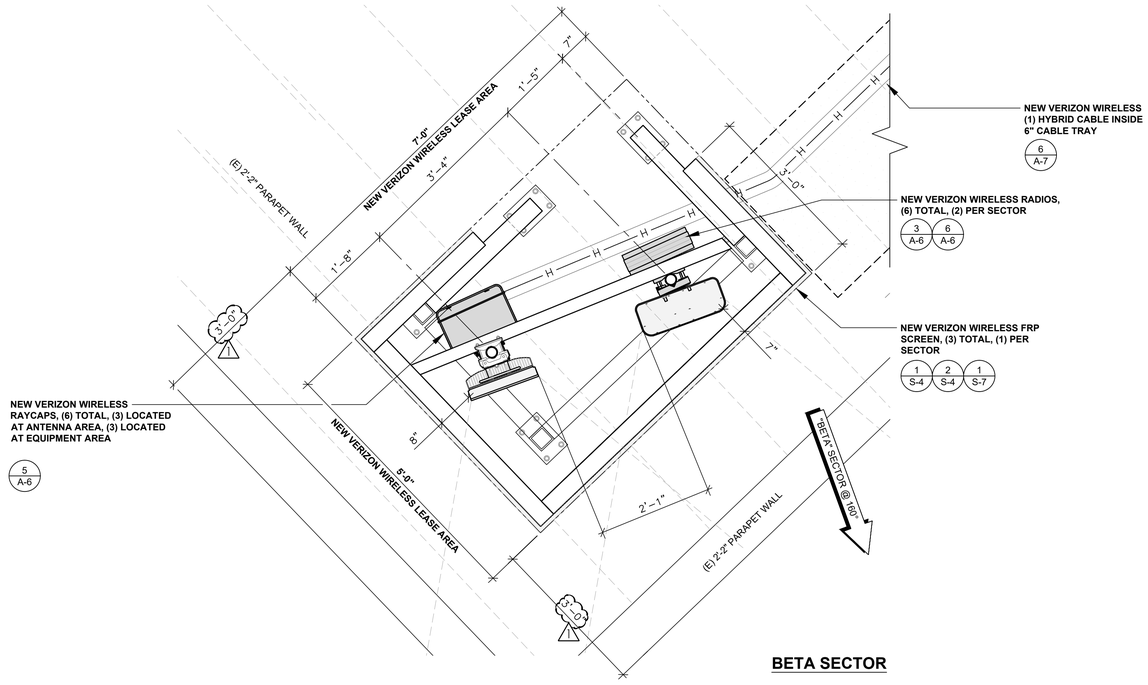
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EQUIPMENT LAYOUT

A-2





SECTOR		ANTENNA & RRU TYPE		AZIMUTH	RAD CENTER
		PROPOSED INSTALLED	PROPOSED INSTALLED		
ALPHA	A1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	40°	24.0'
	A2	ERICSSON - AIR 6419		40°	28.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
BETA	B1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	160°	24.0'
	B2	ERICSSON - AIR 6419		160°	24.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
GAMMA	C1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	270°	24.0'
	C2	ERICSSON - AIR 6419		270°	28.0'

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

HYBRID FEEDER	QTY.	LENGTH
EXISTING	-	-
PROPOSED	3	6x12 HYBRIDS TO BE INSTALLED

RAYCAP ON TOWER	QTY.	MODEL
(E) RAYCAP	-	-
(N) RAYCAP	6	RCMDC-6627-PF-48

ANTENNA LAYOUT & RRF SCHEDULE

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

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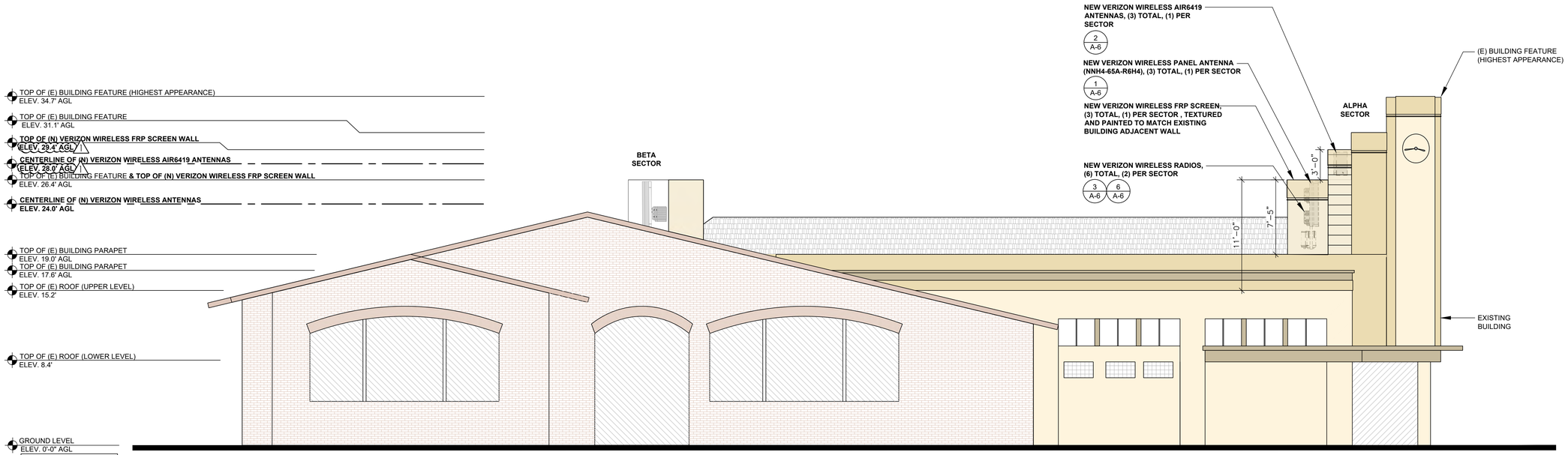
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

ANTENNA LAYOUT & RF SCHEDULE

A-2.1

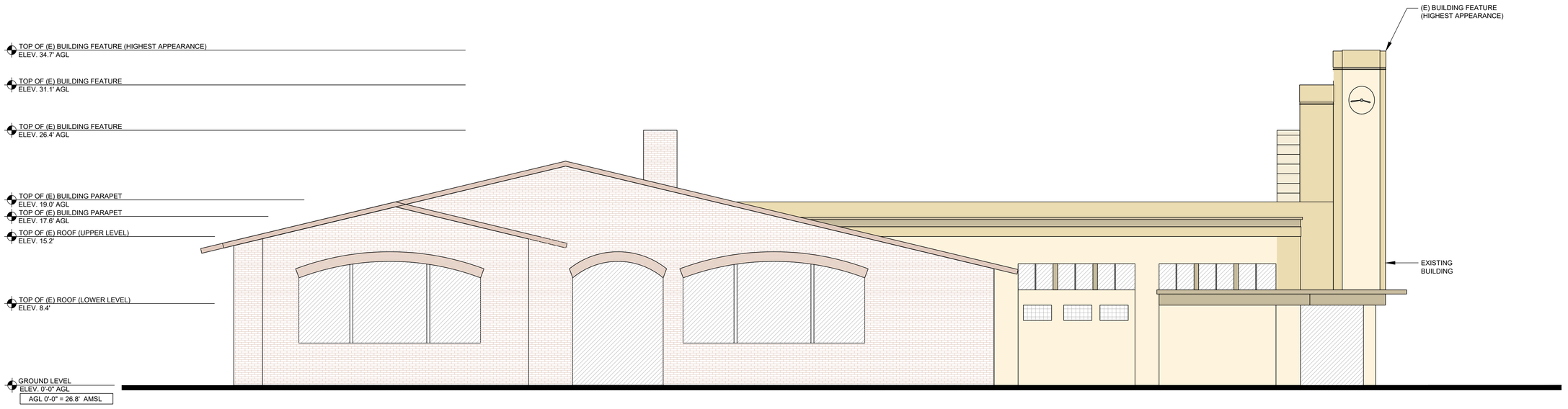


(N) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

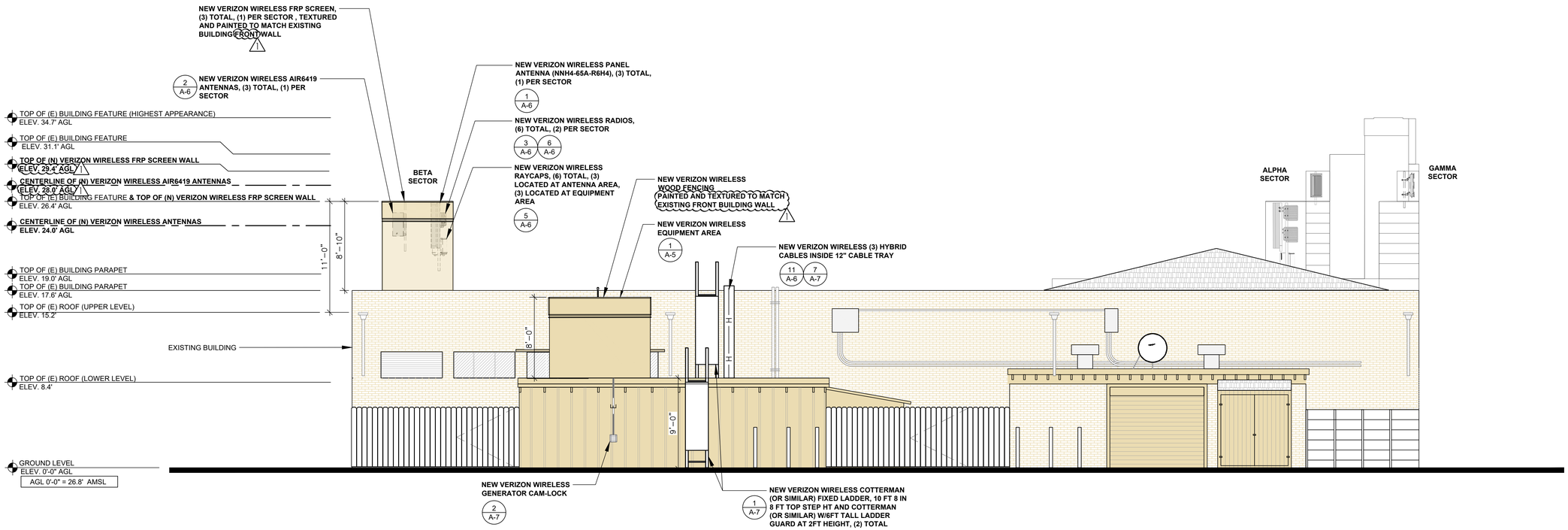
PROJECT NAME:

LINDEN AVE SC1
MDG#: 500023592 7
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHEAST ELEVATION

A-3

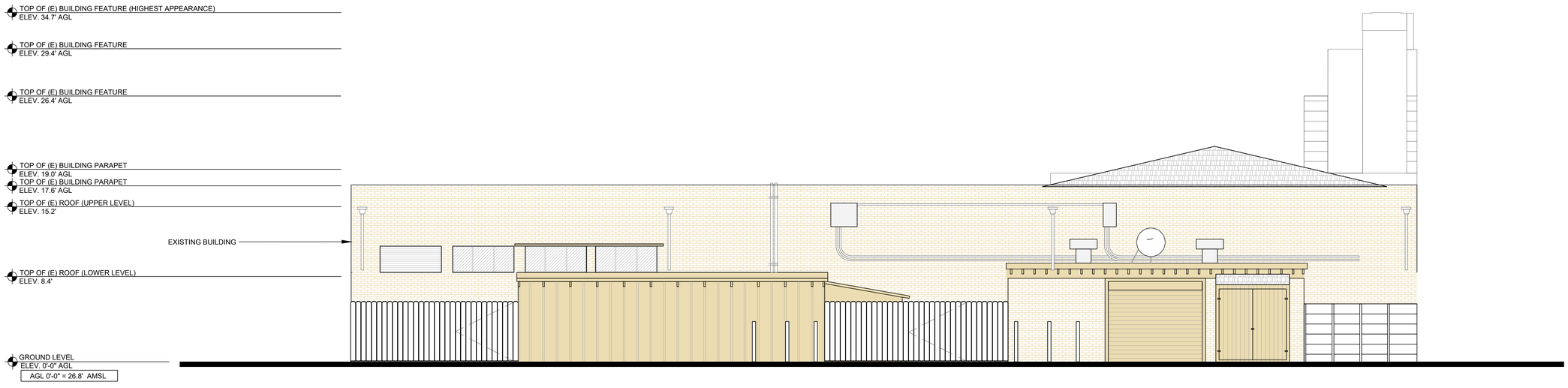


(N) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

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PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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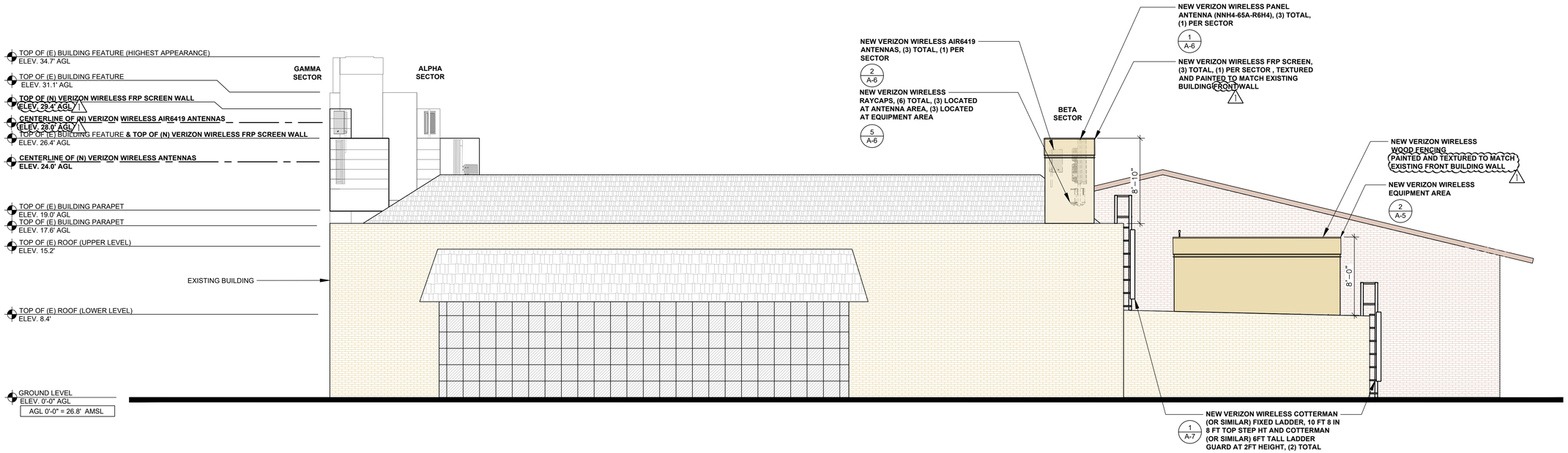
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
EXISTING & NEW SOUTHEAST ELEVATION

A-3.1

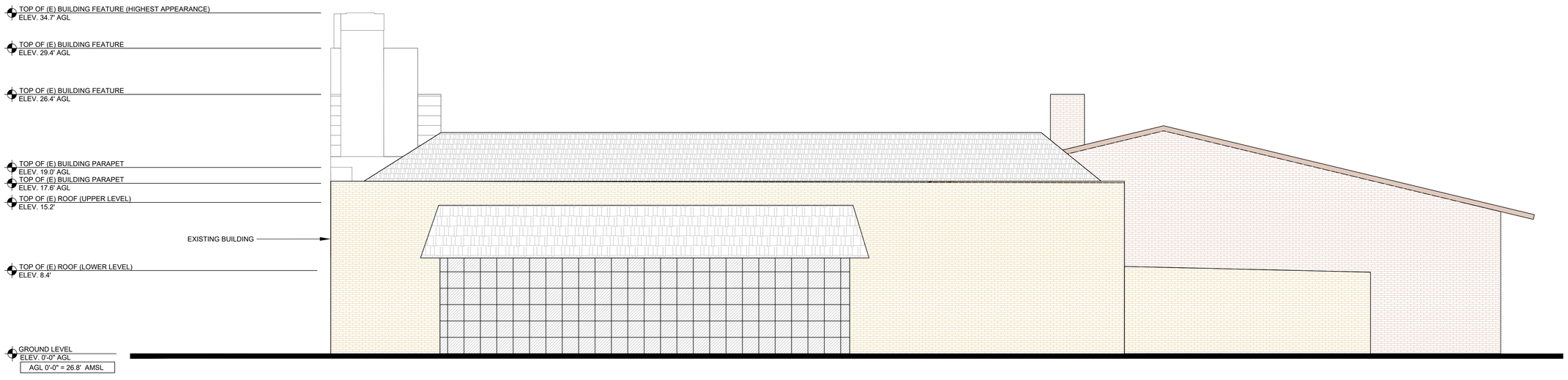


(N) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
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PROJECT NAME:

LINDEN AVE SC1

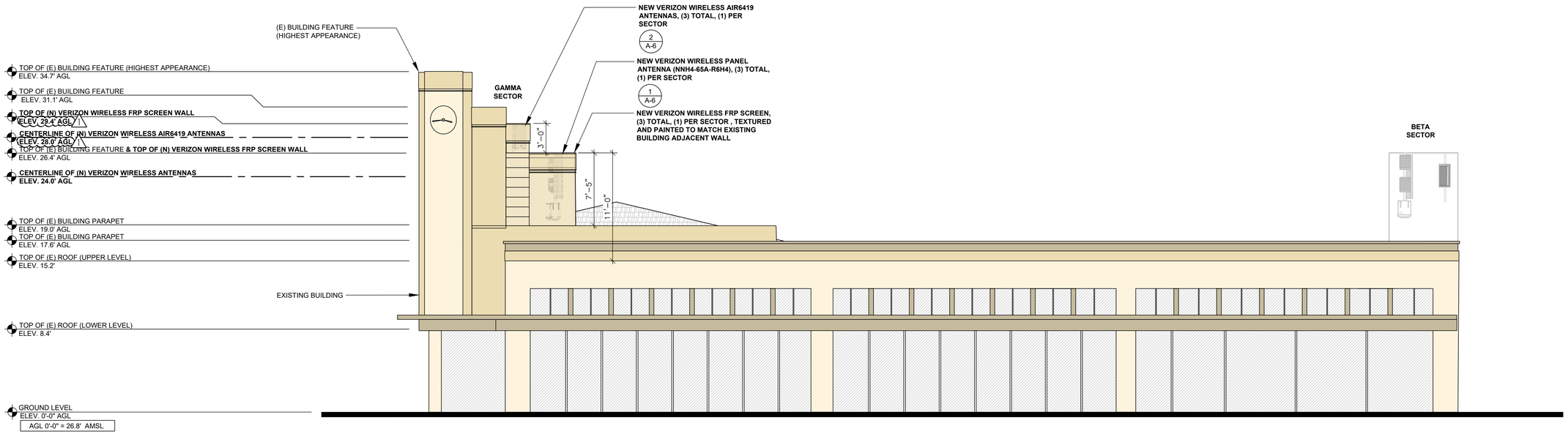
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW SOUTHWEST ELEVATION

A-4

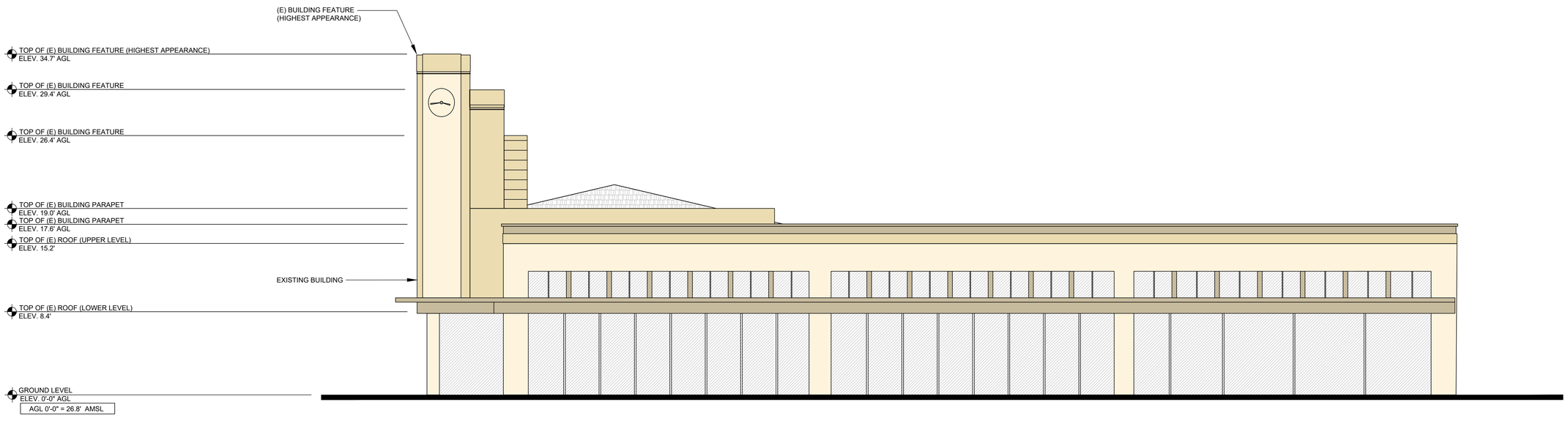


(N) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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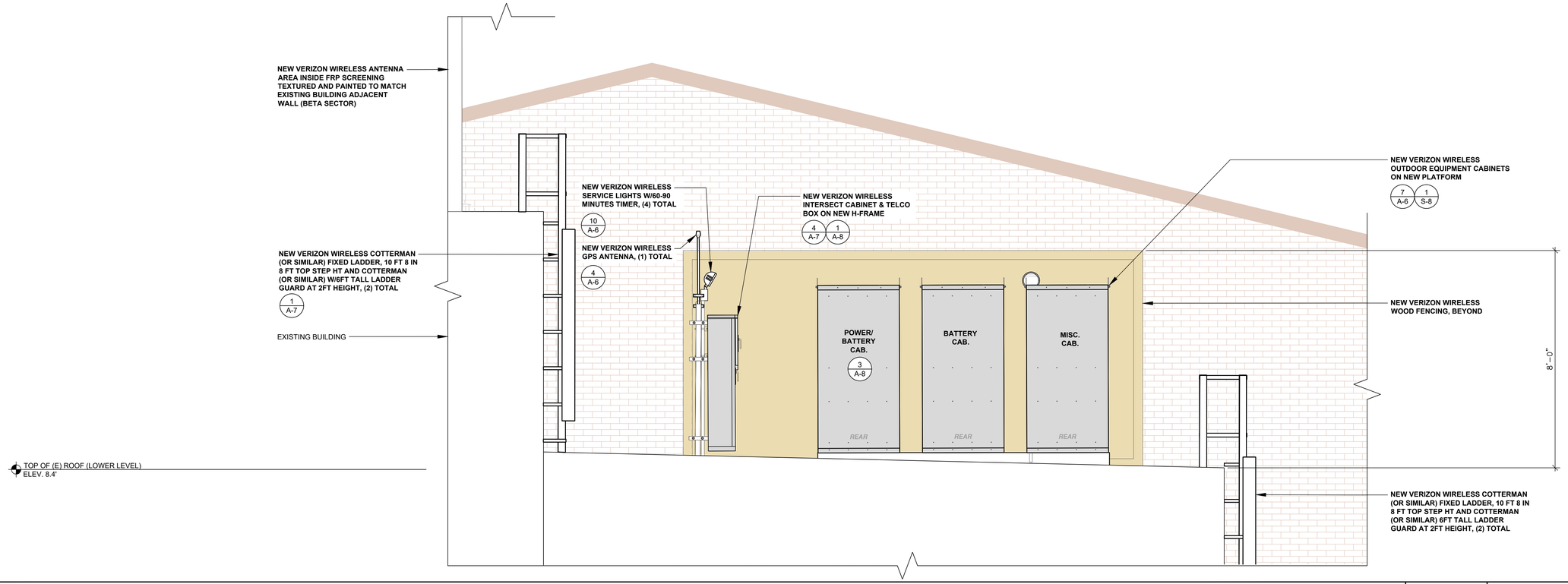
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
EXISTING & NEW NORTHWEST ELEVATION

A-4.1

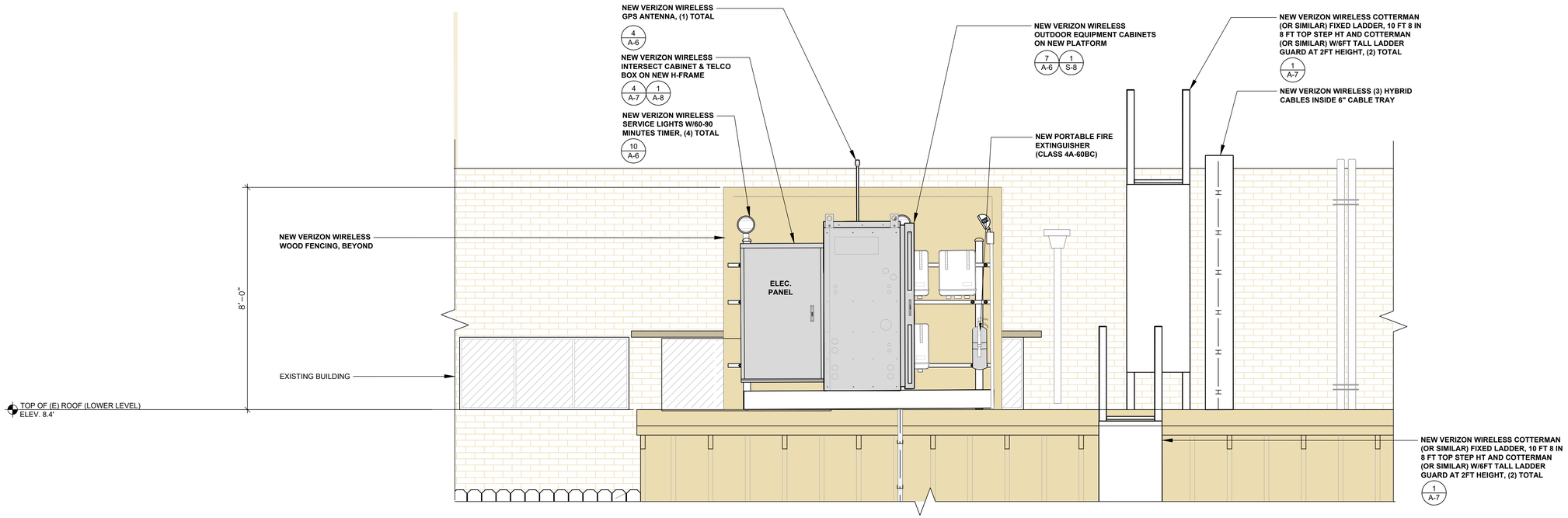


EQUIPMENT SOUTHWEST ELEVATION

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2



EQUIPMENT SOUTHEAST ELEVATION

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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P. MARSHALL & ASSOCIATES
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ROSWELL, GA 30076
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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EQUIPMENT ELEVATIONS

A-5

HYBRID CABLE:
HFT1206-24SV2-600
COMMSCOPE

DIMENSIONS

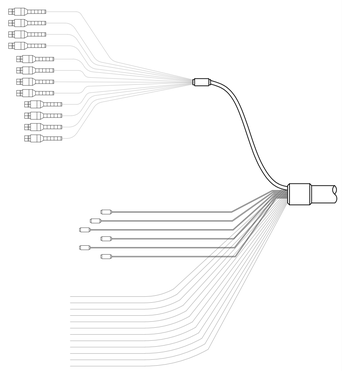
CORD LENGTH:	600'
DIA OVER JACKET:	1.551"
ALARM WIRE GAUGE:	18AWG
CENTER CONDUCTOR GAUGE:	6 AWG

MECHANICAL SPECS

MIN BEND RADIUS:	18.598"
MIN BEND RADIUS FURCATION:	1.181"

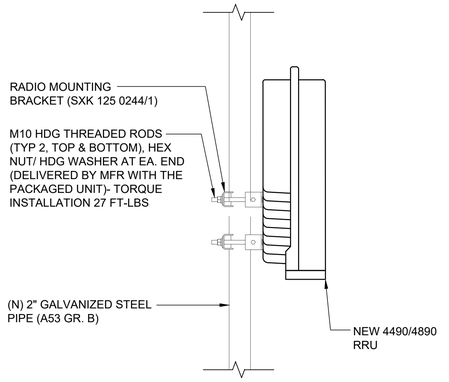
OPTICAL SPECS

FIBER TYPE:	G.657.A2
ASSEMBLY INSERTION LOSS, TYP. :	.5 dB
CABLE WEIGHT:	1.882LB/FT



6X12 HYBRID CABLE

SCALE N.T.S. | 11

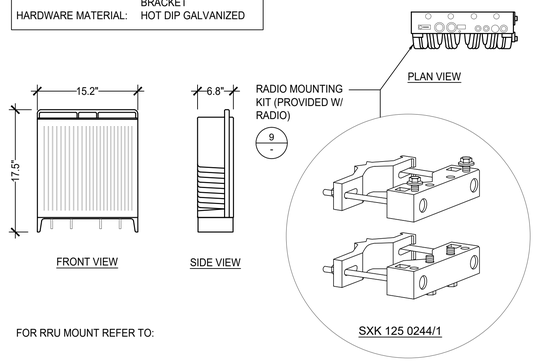


RRU 4490/4890 MOUNT DETAIL

SCALE N.T.S. | 9

MANUFACTURER: ERICSSON
MODEL: RRUS 4490

NET WEIGHT: 68.4 LBS
DIMENSION (LxWxD): 17.5"X15.2"X6.8"
COLOR: WHITE
MOUNTING: STANDARD MOUNTING BRACKET
HARDWARE MATERIAL: HOT DIP GALVANIZED



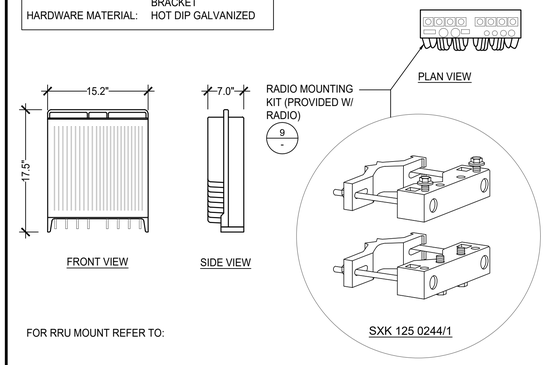
FOR RRU MOUNT REFER TO:

RRU4490 (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 6

MANUFACTURER: ERICSSON
MODEL: RRUS 4890

NET WEIGHT: 69.5 LBS
DIMENSION (LxWxD): 17.5"X15.2"X7.0"
COLOR: WHITE
MOUNTING: STANDARD MOUNTING BRACKET
HARDWARE MATERIAL: HOT DIP GALVANIZED



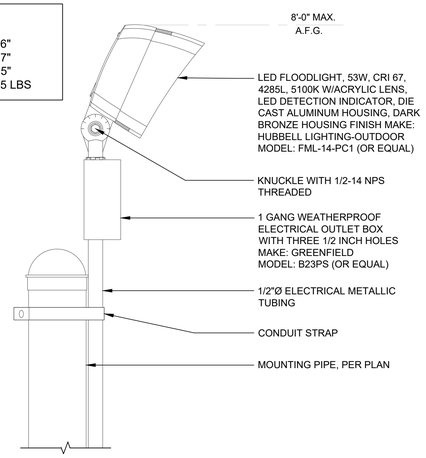
FOR RRU MOUNT REFER TO:

RRU4890 (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 3

FML LED

LENGTH:	9.6"
WIDTH:	6.7"
DEPTH:	4.5"
WEIGHT:	8.5 LBS

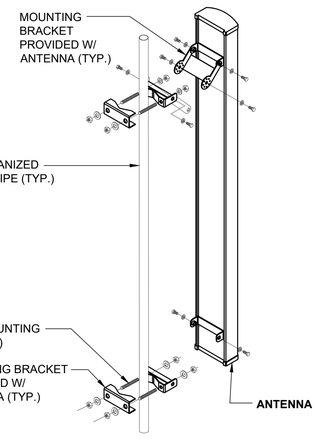


SERVICE TECH. LIGHT DETAIL

SCALE N.T.S. | 10

MANUFACTURER
RFS

MODEL: MOUNTING KIT
WEIGHT: 2.8 LBS

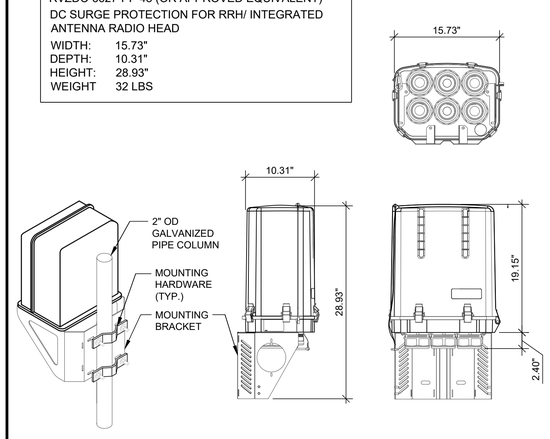


MOUNTING KIT DETAIL

SCALE N.T.S. | 8

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)
DC SURGE PROTECTION FOR RRH/ INTEGRATED ANTENNA RADIO HEAD

WIDTH:	15.73"
DEPTH:	10.31"
HEIGHT:	28.93"
WEIGHT	32 LBS



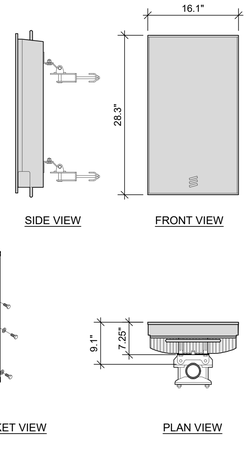
RAYCAP - RVZDC-6627-PF-48

SCALE N.T.S. | 5

ERICSON_AIR6419 B77D / C-BAND

LENGTH:	28.3"
WIDTH:	16.1"
DEPTH:	7.25"
WEIGHT:	64 LBS

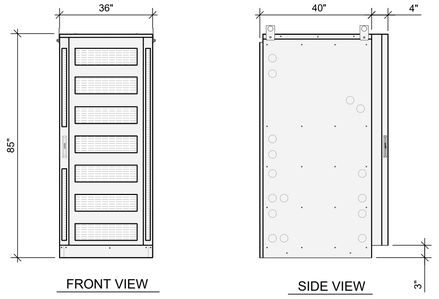
MOUNT KIT MANUFACTURER: ERICSSON
AIR BRACKET - MEDIUM
SXK 109 2064/1 WEIGHT: 7.9 LBS
SXK 109 2065/1 WEIGHT: 13.1 LBS
MAXIMUM EQUIPMENT WEIGHT: 154 LBS

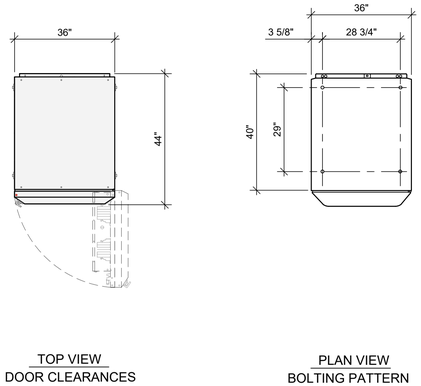


AIR 6419 - ANTENNA

SCALE N.T.S. | 2

COMMSCOPE 7' EQUIPMENT AND BATTERY CABINET #760250651 or 760250956	
COLOR	WHITE
A/C REQ'D:	(1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS
DIMENSIONS:	36" W X 44" D X 85" H
WEIGHT:	MISC: ± 1900 LBS. (FULLY LOADED)
	BATTERY: ± 2900 LBS. (FULLY LOADED WITH BATTERIES)



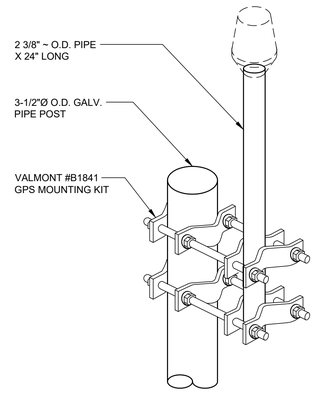


COMMSCOPE 7' EQUIPMENT AND BATTERY CABINET (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 7

GPS ANTENNA

HEIGHT:	5.0"
DIAMETER:	3.2"
WEIGHT:	0.6 LBS



GPS ANTENNA DETAIL

SCALE N.T.S. | 4

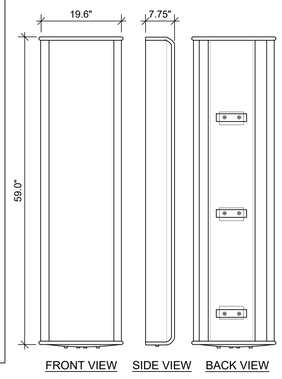
ANTENNA MOUNTING BSAMNT-3 (8)

WIDE PROFILE ANTENNA DOWNTILT MOUNTING KIT FOR 2.4 - 4.5 IN (60 - 115 MM) OD ROUND MEMBERS. KIT CONTAINS ONE SCISSOR TOP BRACKET SET AND ONE BOTTOM BRACKET SET

COMPATIBLE DIAMETER, MAXIMUM: 4.5 IN
COMPATIBLE DIAMETER, MINIMUM: 2.4 IN
NET WEIGHT : 50.7 lb

COMMSCOPE
NNH4-65A-R6H4

LENGTH:	59.016"
WIDTH:	19.606"
DEPTH:	7.756"
WEIGHT:	73.855 LBS



ANTENNA - NNH4-65A-R6H4

SCALE N.T.S. | 1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

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LICENSOR:

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PROJECT NAME:

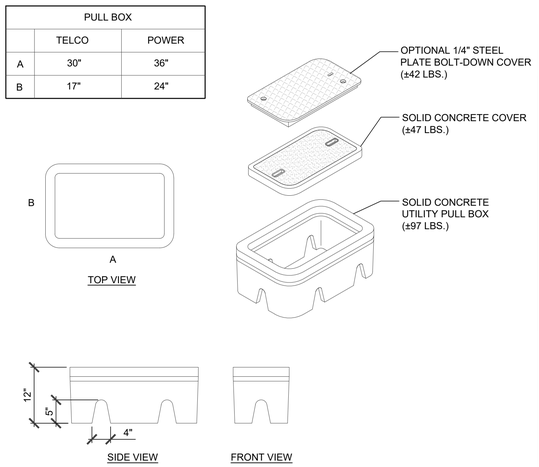
LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

DETAILS

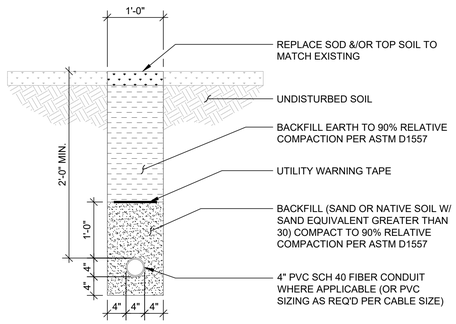
A-6

PULL BOX		
	TELCO	POWER
A	30"	36"
B	17"	24"



PULL BOX DETAIL

SCALE N.T.S. | 11



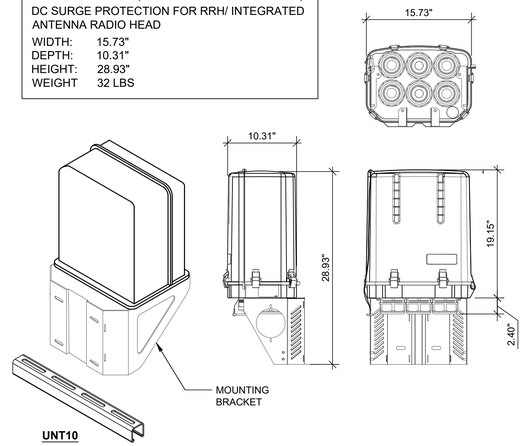
NOTE:
PLACE UTILITY CONDUIT AT CENTER IF SINGLE IN TRENCH

FIBER TRENCH DETAIL

SCALE N.T.S. | 8

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)
DC SURGE PROTECTION FOR RRH/ INTEGRATED ANTENNA RADIO HEAD

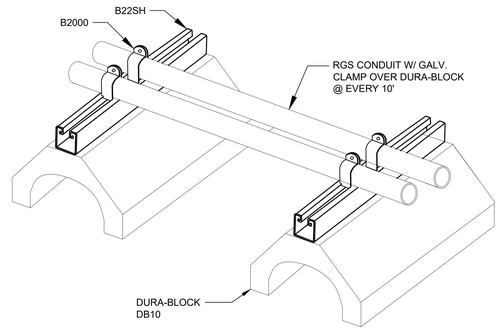
WIDTH: 15.73"
DEPTH: 10.31"
HEIGHT: 28.93"
WEIGHT 32 LBS



RAYCAP - RVZDC-6627-PF-48

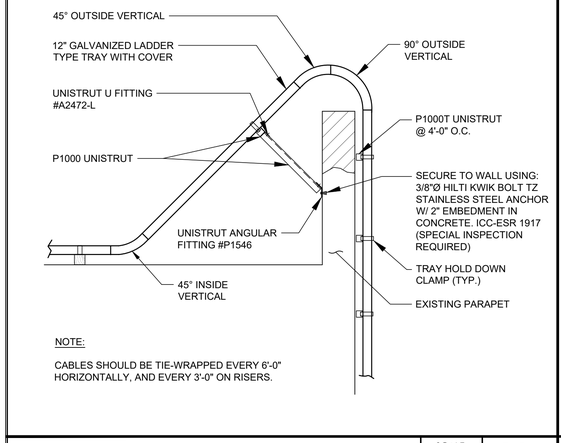
SCALE N.T.S. | 5

DB10
BASE WITH GALV. CHANNEL 1" HIGH
DIM:5" HEIGHT X 6" WIDTH X 9.8" LENGTH
UNLIMITED LOAD CAPACITY



CONDUIT TO DURA-BLOCK

SCALE N.T.S. | 3

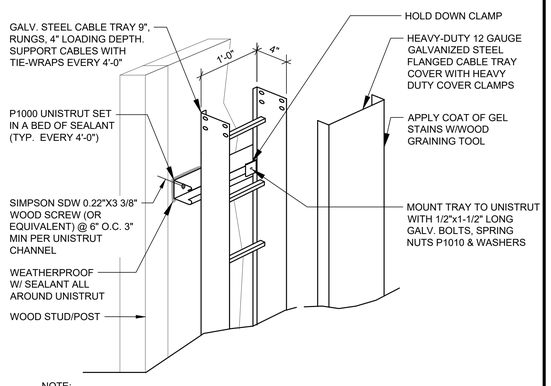


NOTE:

CABLES SHOULD BE TIE-WRAPPED EVERY 6'-0" HORIZONTALLY, AND EVERY 3'-0" ON RISERS.

CABLE TRAY AT PARAPET

SCALE N.T.S. | 10



NOTE:

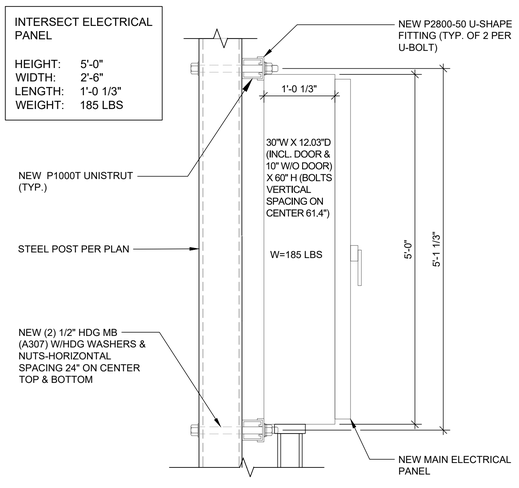
CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

CABLE TRAY

SCALE N.T.S. | 7

INTERSECT ELECTRICAL PANEL

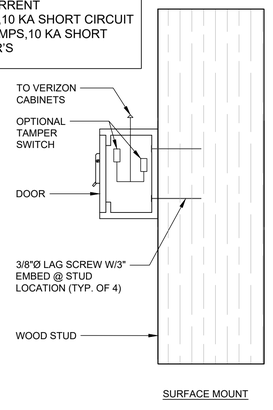
HEIGHT: 5'-0"
WIDTH: 2'-6"
LENGTH: 1'-0 1/3"
WEIGHT: 185 LBS



ELEC. PANEL

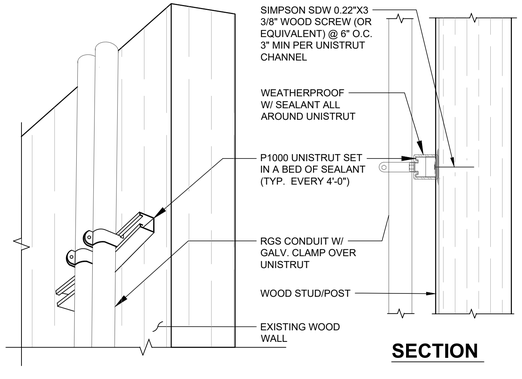
SCALE N.T.S. | 4

POWER TRANSFER UL 1008A LISTED TO 400
DIM (H X W X D): 23 X 10 X 9.5 INCHES
WEIGHT: 14 LBS (APPROX.)
ENCLOSURE: UL TYPE 3R ALUMINUM ENCLOSURE
UL: UL 1008A, 5TH ED, OR CURRENT
1Ø, RATED 240/120, 400 A,10 KA SHORT CIRCUIT
3Ø, RATED 208/120, 400 AMPS,10 KA SHORT CIRCUIT MANUFACTURER'S



INTERSECT CAM-LOK GENERATOR CONNECTOR

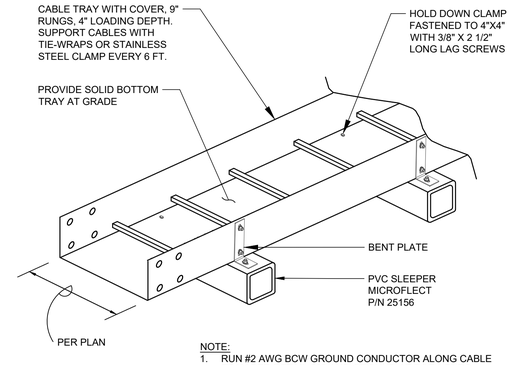
SCALE N.T.S. | 2



SECTION

CONDUIT RISER DETAIL

SCALE N.T.S. | 9



NOTE:
1. RUN #2 AWG BCW GROUND CONDUCTOR ALONG CABLE TRAY PER DETAIL 507 AND GROUND AT BOTH ENDS.
2. CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

HORIZONTAL CABLE TRAY

SCALE N.T.S. | 6

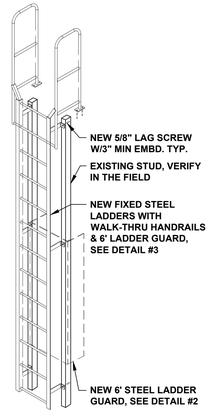
FIXED STEEL LADDERS WITH WALK-THRU HANDRAILS:

MANUFACTURE: COTTERMAN OR EQUIVALENT

FIXED LADDER WITH SAFETY CAGE: 11'-8", 8'-3" TOP STEP HT.

- SERIES "F" MODEL NO.: F9W
- WEIGHT: 104 LBS

CONSTRUCTION FEATURES:
- SIDE MEMBERS ARE 1/4"X2"X2" STEEL 3/4" CORRUGATED STEEL ROUND CLIMBING RUNGS ON 12" CENTERS. STAND-OFF MOUNTING BRACKETS ARE 7".
- WALK-THRU HANDRAILS EXTEND 42" ABOVE LANDING SURFACE. MOUNTING BRACKETS INCLUDED.
- WELDED ONE-PIECE, GRAY POWDER COAT FINISH, YELLOW AVAILABLE.



FIXED STEEL LADDERS W/6' LADDER GUARD

SCALE N.T.S. | 1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

DETAILS

A-7

INSTALL (5) STRINGS OF SAFT TEL.X 180 STRING: 80-94890-02

TOTAL VOLTAGE: 48V DC AT 172AMP-HOUR PER PART NUMBER
TOTAL MAX VOLTAGE ON SITE FOR 8 STRINGS: 172 * 8 = 1376 AMP-HOURS
TOTAL KILO-WATT-HOUR ON SITE = 1376 * 48 /1000 = 66.0 kWh < 70 kWh → O.K

BATTERY INFO

MANUFACTURE	PART#	TYPE	MODEL	ELECTROLYTE POTASSIUM HYDROXIDE (GALLONS) TOTAL PER STRING	ELECTROLYTE POTASSIUM HYDROXIDE (GALLONS) TOTAL PER PART NUMBER	TOTAL CADMIUM (POUNDS) PER STRING	TOTAL NICKEL (POUNDS) PER STRING	TOTAL COBALT (POUNDS) PER PART NUMBER	VOLTAGE TOTAL PER PART NUMBER	VOLTAGE PER CELL	TOTAL AMP-HOUR RATING (AH) PER PART NUMBER
SAFT	80-94890-02	NICKEL CADMIUM	TEL.X-PLUS 180	8.90	83.96	62.2	64.8	6.0	48	1.20	172

saft

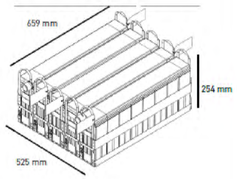
T-210 80-94890-02 Environmental Overview, Oct. 2021

Section 1- Tel.X-Plus 180 Specifications

String Part Number: 80-94890-02

Dimensions per String:

Length	25.9 in	659 mm
Width	20.7 in	525 mm
Height	10.0 in	254 mm
Weight	365 lb	165.5 kg



String Nominal Capacity / Energy: 172 Ah / 8.2 kWh

Performance after 24-hour constant voltage float charge to 1.43VDC per cell at +25°C (+77°F) with a minimum charge current of 0.1 C₅ Amp* down to various end of discharge voltages

End of Discharge Voltage (VDC/Cell)	Discharge rate hours (Amps) 0.25	0.5	1	2	3	4	5	8	10	12	18	24
1.00	360.0	290.0	178.0	90.0	60.0	45.1	36.2	22.8	18.5	15.6	10.7	8.3
1.05	330.0	252.0	170.0	87.0	58.5	44.0	35.3	22.3	18.0	15.1	10.3	7.95
1.10	287.5	225.0	155.0**	84.0	57.5	43.1	34.5	21.6	17.4	14.7	10.1	7.75
1.14	225.0	180.0	130.0	80.0	55.0	41.4	33.2	20.9	16.9	14.2	9.7	7.5

End of Discharge Voltage (VDC/Cell)	Discharge rate hours (Watts) 0.25	0.5	1	2	3	4	5	8	10	12	18	24
1.00	349.2	308.8	198.0	104.0	70.4	53.0	42.5	26.8	21.8	18.4	12.7	9.9
1.05	336.1	271.3	190.0	101.0	68.8	51.8	41.6	26.3	21.3	17.9	12.3	9.5
1.10	306.7	244.4	174.0**	98.0	67.8	50.9	40.8	25.6	20.7	17.4	12.0	9.3
1.14	248.8	204.1	147.0	94.0	65.2	49.0	39.4	24.8	20.1	16.9	11.7	9.0

* 0.1 C₅Amp for TLX+180 equates to 17.2Amps
** Derating factor for 1-hour discharge rate at +5°C (+41°F) to 1.1VDC/cell is 7.8%

Power cable selection: The selection of power cables used within the installation of Saft Batteries is a function of:
1- Installation location: dry, damp, or wet (as defined by the NEC code)
2- Maximum ambient operating temperature
3- Maximum sustained current (amperage) applied during charge or discharge
Follow standards mandated by the application such as 6R347

saft

T-210 80-94890-02 Environmental Overview, Oct. 2021

Section 2- Metal and Electrolyte Calculations

Cadmium metal (Weight per String)	65.2 lb	29.57 kg
Nickel metal (Weight per String)	64.8 lb	29.39 kg
Cobalt metal (Weight per String)	6.0 lb	2.72 kg
Cadmium metal %	17.62%	
Nickel metal %	17.51%	
Cobalt metal %	1.62%	
Electrolyte %	23.9%	
Other Materials % (Metal Connectors, Plastic, etc.)	<40%	

Electrolyte inside the cells is a water-based solution of 30% potassium hydroxide. Highly conductive, it remains liquid down to -40°C (-40°F).

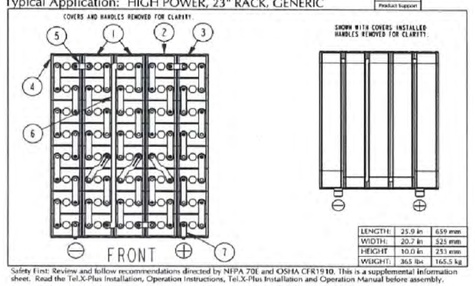
The negative plate uses cadmium active mass to provide useful capacity.

The positive plate uses nickel active mass to provide useful capacity.

Electrolyte Solution (bound and free) pounds per String	87.2 lb
Electrolyte Solution (bound and free) gallons per String	8.90 gallons

saft

String Instruction Sheet 80-94890-02
Tel.X-Plus Ni-Cd Battery
Typical Application: HIGH POWER, 23" RACK, GENERIC



LENGTH:	25.9 in	659 mm
WIDTH:	20.7 in	525 mm
HEIGHT:	10.0 in	251 mm
WEIGHT:	365 lbs	165.5 kg

Safety First: Review and follow recommendations directed by NFPA 70E and OSHA CFR1910. This is a supplemental information sheet. Read the Tel.X-Plus Installation, Operation Instructions, Tel.X-Plus Installation and Operation Manual before assembly.

PARTS LIST

ITEM	CHK	PART No.	DESCRIPTION	QTY
1		80-04788-08	BLOCK TLX+ 180 8-CELL	2
2		80-04788-18	BLOCK TLX+ 180 8-CELL	1
3		80-04788-28	BLOCK TLX+ 180 8-CELL	1
4		80-04788-38	BLOCK TLX+ 180 8-CELL	1
5		80-03979-10	BUSBAR INTERBLOCK WELDING (T13)	3
6		80-04807-01	CONNECTOR INTERBLOCK TLX180 W/EPOXY	1
7		80-04698-14	KIT ADAPTER TERMINAL FRT TLX180	1
8		80-03978-48	KIT INSTALLATION Tel.X-Plus	1

INSTALLATION KIT (not shown)

CHK	PART No.	DESCRIPTION	QTY
	80-03541-02	LABEL - TLX+ 48 CELL, TCV DISABLED	1
	80-04283-01	LABELS NUMERICAL	1
	925544-001	CORROSION INHIBITOR	1
	925583-600	SCREW, M6 X 1.0, 16MM, SS	3
	100110	WASHER SPRING M6 AC	3
	72008	INSTALLATION AND OPERATION SHEET	1

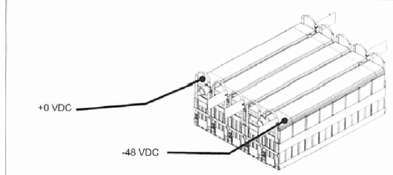
SPECIAL INSTRUCTIONS:
1 Scan QR code for Product Support Document & Battery Installation video.
2 Prior to assembly, use the CHK column in the parts list to ensure all parts & kit parts have been received.
3 ● Indicates positive terminal.
⚠4 Use "labels numerical" provided to identify each cell of the battery string. Starting with battery string positive end as cell number one, subsequently serialize the cells following the electrical path resulting in numbering battery string negative end cell as #40.
⚠5 Measure OCV and record using I/O sheet.
⚠6 Use corrosion preventer (Isio-On) provided to lightly coat exposed metal at all terminal and lug connections.
⚠7 Torque value: 10 ft ⋅ lb ± 5 Nm (86 ⋅ 4 in/lb)
⚠8 After an electrical connection is made, reinstall block cover.
⚠9 Affix "label -57.2 VDC & TCV disabled" labels onto or near to battery string and rectifier to inform that the float voltage should be set to 57.2 VDC and TCV should be disabled.

Saft America, Inc.
711 Gil Harbin Industrial Blvd
Valdosta, Georgia, 31601 - USA
Tel: 1(229) 247 2311
Fax: 1(229) 247 8466
www.saftbatteries.com

Doc. n° 10-80-04890-02
Revision: D Sheet 1 of 8
Data in this document is subject to change without notice and become contractual only after written confirmation by Saft. Proprietary information. Any duplication or reproduction without authorization of Saft is strictly prohibited.

80-94890-02 Verizon

Type: TLX+180 (x40) | C_{n1}: 172 Amp·hrs. | $V_{Appl.}$: 48 VDC | Nom. Energy: 8.2 kWh



STRING			
Type	Saft P/N	String Dimensions (W x L x H)	(525 x 659 x 254) mm (20.67 x 25.94 x 10.00) inches
Battery String	80-94890-02		
Installation Kit	80-03928-40	String Weight	165.6 kg 365.0 lb
Bus bar	80-03979-10		
Connector Interblock w/ tubing	80-04807-01		
Kit Adapter Terminal Frt. TLX180	80-04698-14		

BLOCKS / MODULES				
Type	Saft P/N	Qty	Block Dimensions (W x L x H)	Block Weight
TLX 180-8	80-04788-08	2	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-18	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-28	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-38	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb

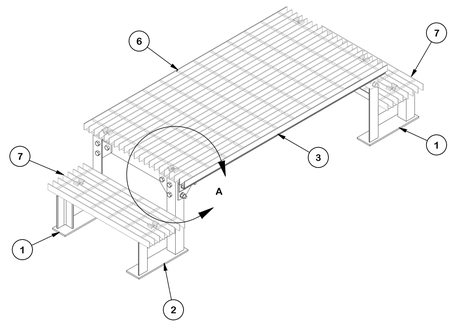
CELL				
Type	Saft P/N	Qty	CLEI	CPR
TLX+180	80-03832-01	40	PWHYAMBTRA	212341

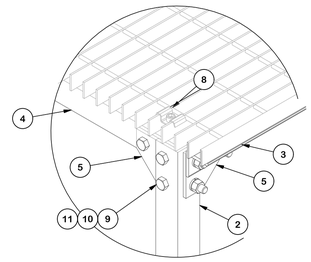
BATTERIES SPECIFICATIONS, TOTAL ELECTROLYTE, AND DC POWER TOTAL CAPACITY (IN kWh) | SCALE N.T.S. | 3

MANUFACTURER: VALMONT
PART#: STEP48

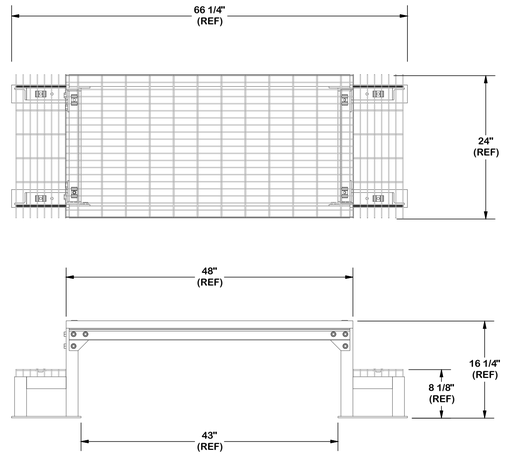
- STURDY STEEL CONSTRUCTION
- MINIMAL BOLT-TOGETHER ASSEMBLY
- SAFETY GRATED NON-SKID SURFACES
- ALL PARTS HOT-DIP GALVANIZED
- WEIGHT IS 175 IBS.

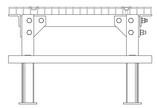
PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	500119	LEFT LEG WELDMENT		10.02	20.04
2	2	500124	RIGHT LEG WELDMENT		10.02	20.04
3	2	500125	2" X 2" X 1/4" ANGLE	47 in	13.16	26.33
4	2	500126	2" X 2" X 1/4" ANGLE	18 in	5.07	10.14
5	8	500127	CORNER PLATE	3 1/2 in	0.69	5.55
6	1	X-158335	STEEL GRATING - 23-7/8"W X 48"L		48.29	48.29
7	2	500129	STEEL GRATING - 8-7/16"W X 24"L		9.33	18.65
8	8	X-151174	BAR GRATING CONNECTION (LGF037)		0.36	2.84
9	24	141063	1/2" UNC HEX BOLT (GRADE 5)	1 3/4 in	0.16	3.88
10	24	312063	1/2" LOCK WASHER		0.01	0.33
11	24	312500	1/2" UNC HEX NUT (A563)		0.07	1.72
					TOTAL WT. #	159.47





DETAIL A



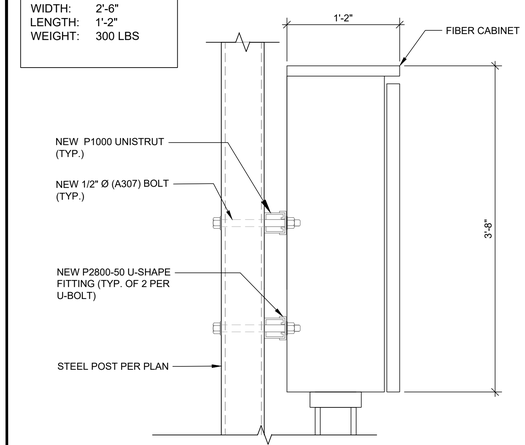


STEEL STEP-OVERS

SCALE N.T.S. | 2

NOT USED | SCALE N.T.S.

HEIGHT: 3'-8"
WIDTH: 2'-6"
LENGTH: 1'-2"
WEIGHT: 300 LBS



FIBER CABINET

SCALE N.T.S. | 1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE,
CARPINTERIA, CA 93013

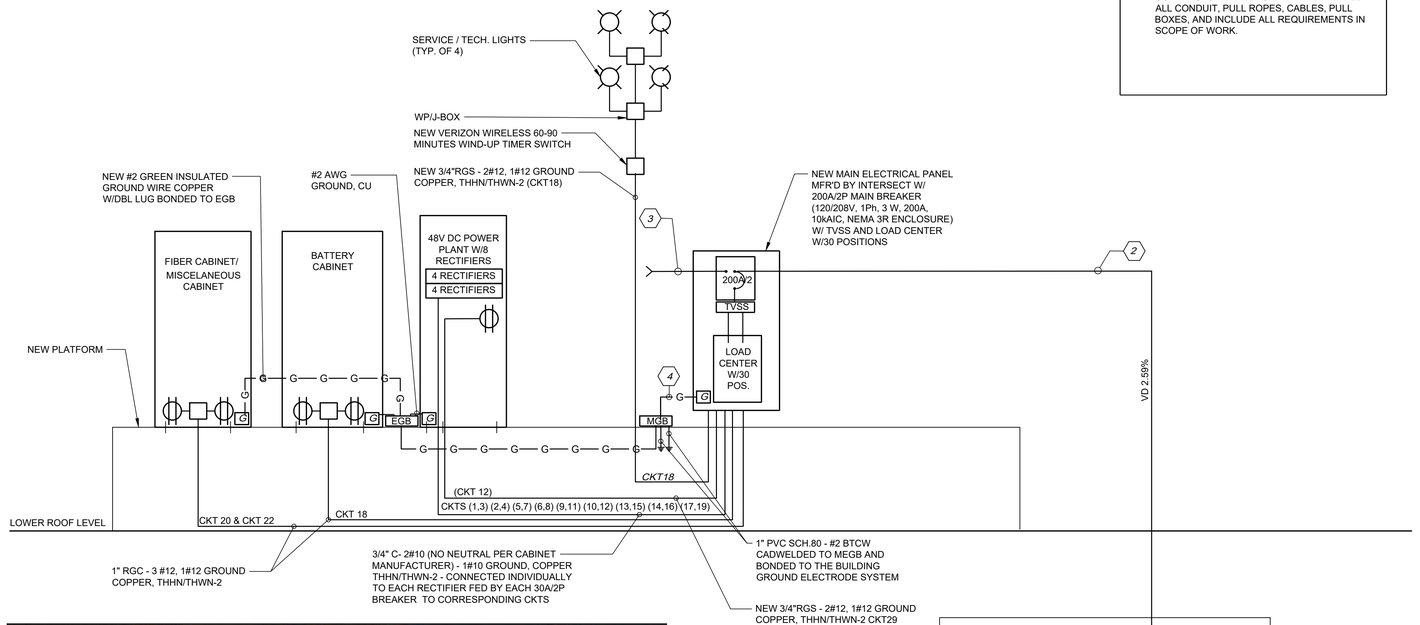
SHEET TITLE:

DETAILS

A-8

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH LANDLORD FOR FINAL AND EXACT WORK. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.



MAIN ELECTRICAL PANEL
MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES
120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC

200 AMP/2P MAIN BREAKER

DESCRIPTION	C/B	CKT NO.	PHASE 1	PHASE 2	CKT NO.	C/B	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A/2P	1	3,600	-	2	30A/2P	48VDC POWER PLANT RECTIFIER #5
		3	-	3,600	4		
48VDC POWER PLANT RECTIFIER #2	30A/2P	5	3,600	-	6	30A/2P	48VDC POWER PLANT RECTIFIER #6
		7	-	3,600	8		
48VDC POWER PLANT RECTIFIER #3	30A/2P	9	3,600	-	10	30A/2P	48VDC POWER PLANT RECTIFIER #7
		11	-	3,600	12		
48VDC POWER PLANT RECTIFIER #4	30A/2P	13	3,600	-	14	30A/2P	48VDC POWER PLANT RECTIFIER #8
		15	-	3,600	16		
SURGE SUPPRESSOR	30A/2P	17	1,200	-	18	20A/1P	BATTERY CABINET OUTLET RECEPTACLE
		19	-	1,200	20	20A/1P	FIBER CABINET/MISC. GFI RECEPTACLE 1
48VDC POWER PLANT INTERIOR OUTLET	15A/1P	21	500	-	22	20A/1P	FIBER CABINET/MISC. GFI RECEPTACLE 2
SPACE	20A/1P	23	-	1,200	24	20A/1P	SERVICE LIGHTS
SPACE	-	25	-	-	26	-	SPACE
SPACE	-	27	-	-	28	-	SPACE
SPACE	-	29	-	-	30	-	SPACE
LOAD PHASE 1			16,100	16,800	LOAD PHASE 2		
TOTAL LOAD (PHASE 1 & 2) =		34,600 VA					
ADDITIONAL 25% CONTINUOUS LOAD =		125 VA					
TOTAL LOAD =		34,725 VA					
TOTAL AMPS =		144.7 AMPS					
TOTAL KVA =		32.2 KVA					

KEY NOTES:

1. NEW SCE/VERIZON WIRELESS 200A/1P, 240V, METER SOCKET IN EXISTING SPACE.
2. NEW 2" Ø C (INDOOR EMT, OUTDOOR RGS) W/ (3) #3/0 AWG, 1 #1 GROUND, COPPER THHN/ THWN-2 (APPROX. ±50 FT)- VD 2.59%
3. NEW 2"Ø C (INDOOR EMT, OUTDOOR RGS) W/ 3 #3/0, 1 #4 GROUND COPPER THHN/ THWN-2 (±100 FT.) RUNS FROM INTERSECT CAM-LOCK GENERATOR CONNECTER AT FIRST FLOOR TO VERIZON WIRELESS ELEC. PANEL AT THR ROOF.
4. NEW #2 GREEN INSULATED GROUND COPPER WIRE WITH DOUBLE LUG BONDED TO MEGB.

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
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CARPINTERIA, CA 93013

SHEET TITLE:
SINGLE LINE DIAGRAM
PANEL SCHEDULE &
UTILITY NOTES

E-1

PANEL SCHEDULE | SCALE: NTS | 2

1-LINE DIAGRAM & UTILITY NOTES | SCALE: NTS | 1

Attachment C
Site Photos

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
October 16, 2025

912 Linden Avenue Site Photos
Verizon Wireless Antenna and Equipment Installations

City of Carpinteria Architectural Review Board Meeting
October 16, 2025

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© 2025 Google
Google Earth

930 Cactus Ln
Carpinteria, California
Google Street View
Mar 2023 See more dates
TORRI GATE SHOPS
Carpinteria
Google Maps

Attachment D
Photo Simulations

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
October 16, 2025

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

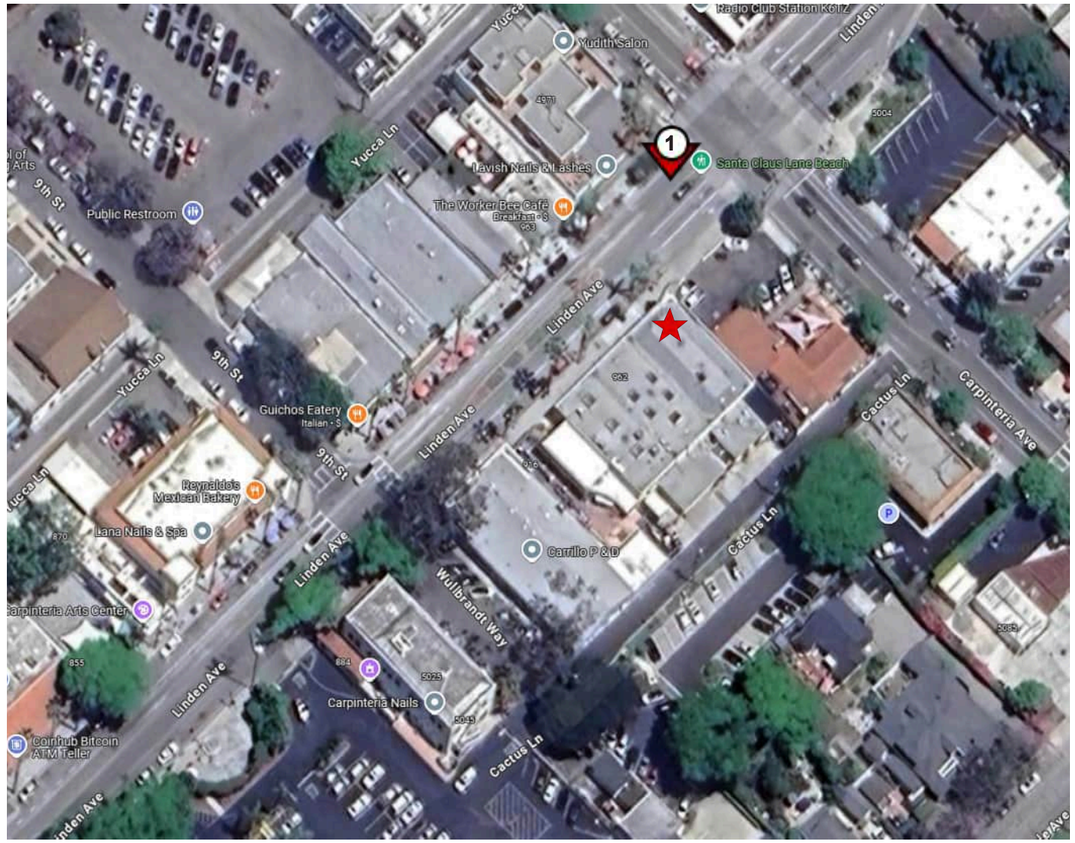
LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

PHOTOSIMULATION

VIEWPOINT 1



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DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

verizon

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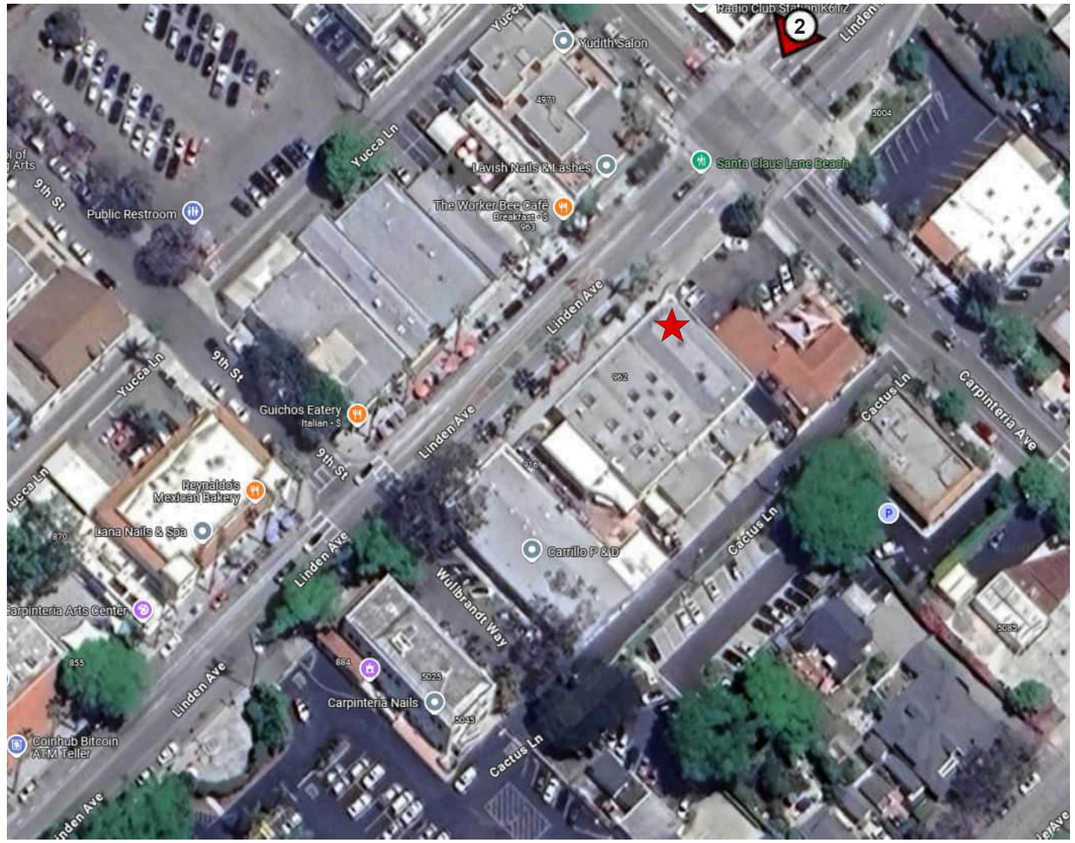

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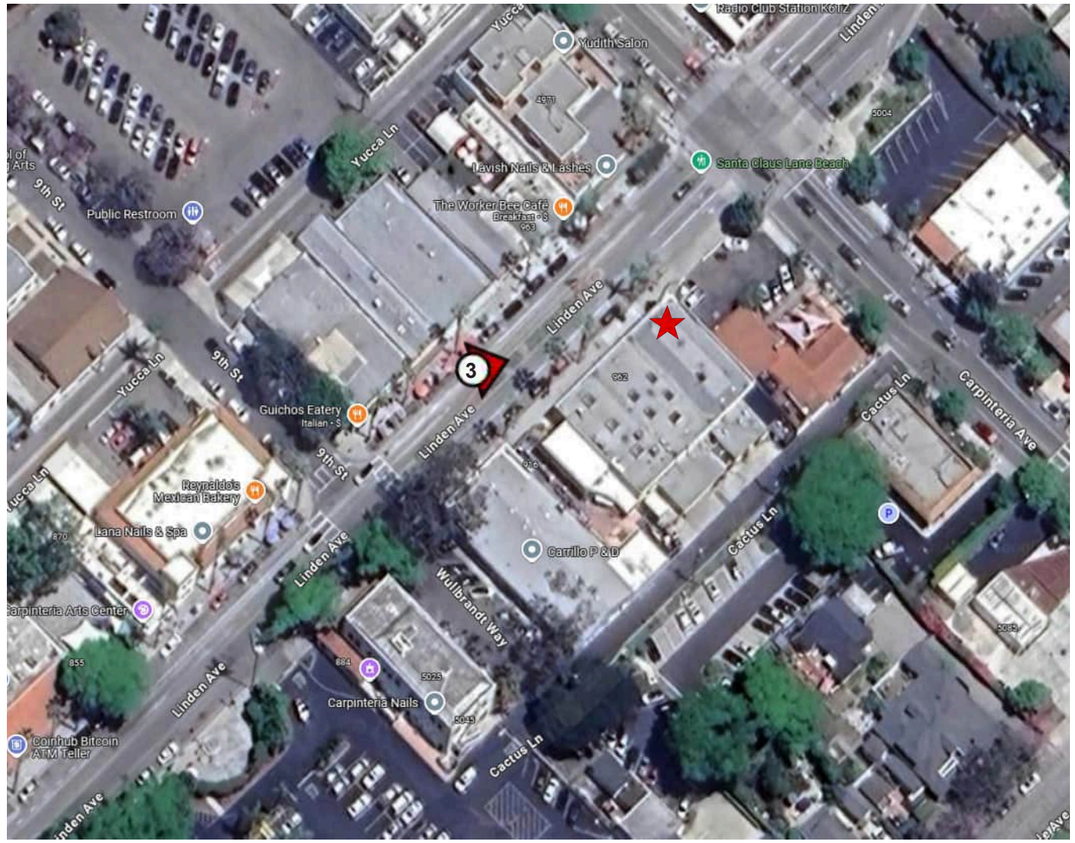
PHOTOSIMULATION

VIEWPOINT 2



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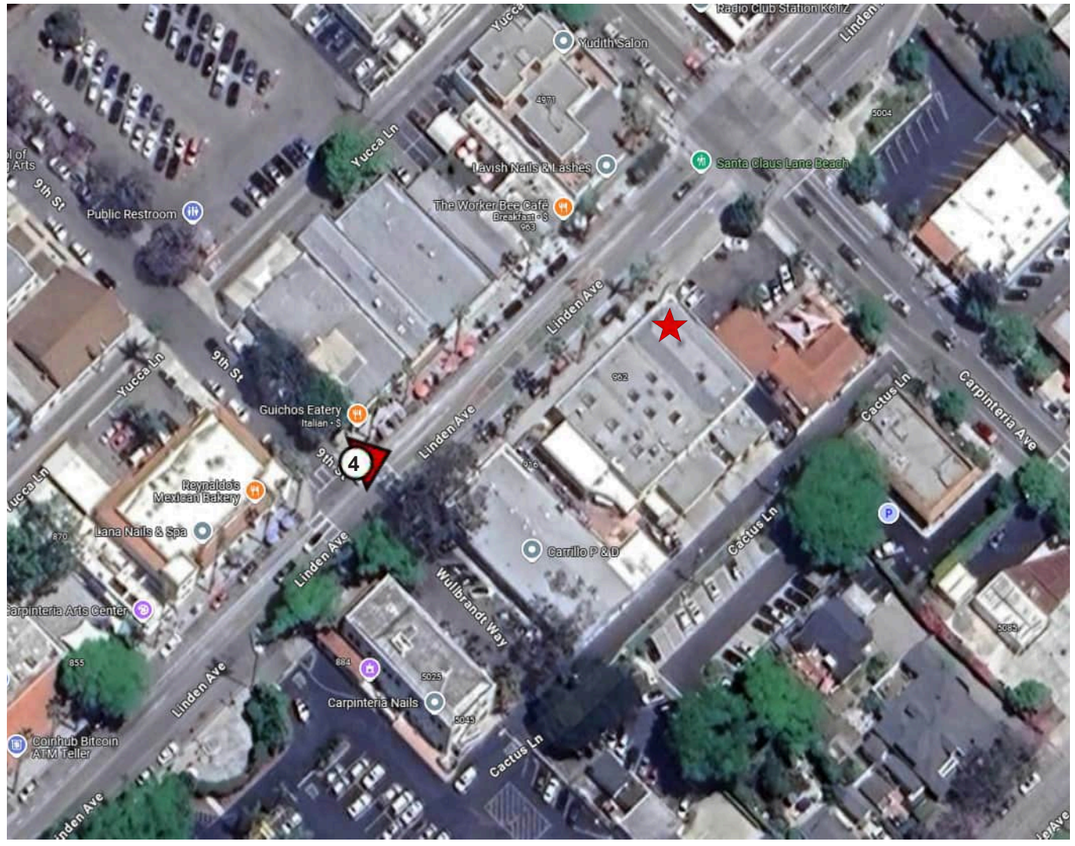

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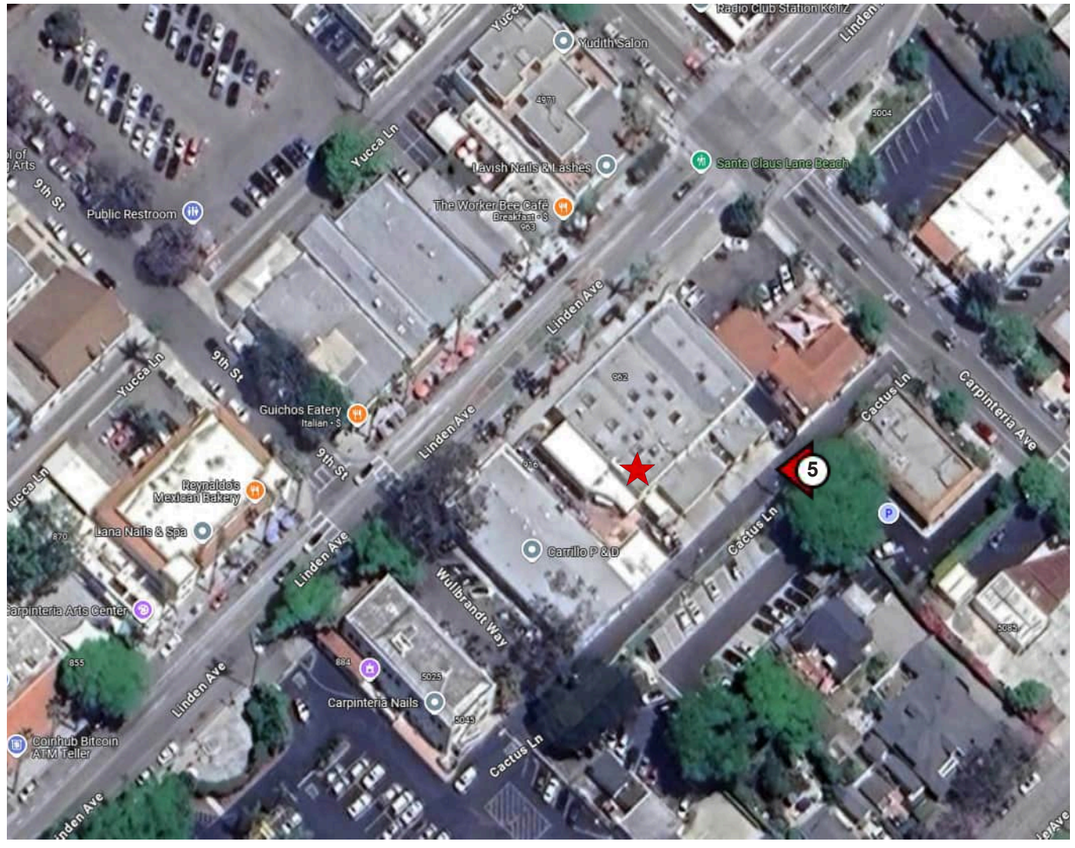
PHOTOSIMULATION

VIEWPOINT 3



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Attachment E
Phase II Historic Assessment

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
October 16, 2025

Phase 1-2 Historical Resources Technical Report

912 Linden Ave, Carpinteria CA 93013 (Santa Barbara County)
(APN 003-263-029)

Prepared by:
EBI Consulting
21 B Street
Burlington, MA 01803

Authors: Anna Claspy, Maureen A. Bowman, and Caitlin Mee

June 2025

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Appendix A: Project Plans

Appendix B: Photographs

1.0 INTRODUCTION

This Phase 1 -2 Historic Resources Technical Report is for the 0.3-acre property at 912 Linden Avenue, City of Carpinteria, Santa Barbara County, California (APN 003-263-029) (Maps 1 & 2). This report, prepared for Verizon Wireless evaluates a proposed project to collocate telecommunications antennas on the building. Anna Claspy, Maureen A. Bowman, and Caitlin Mee authored this report, following the guidelines for historic resource studies set forth by the City of Carpinteria.

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U.S. GEOLOGICAL SURVEY
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CARPINTERIA QUADRANGLE
CALIFORNIA - SANTA BARBARA COUNTY
7.5-MINUTE SERIES
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T5N R25W
T4N R26W
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T4N R24W
LOS PADRES NATIONAL FOREST
Santa Ynez Mountains
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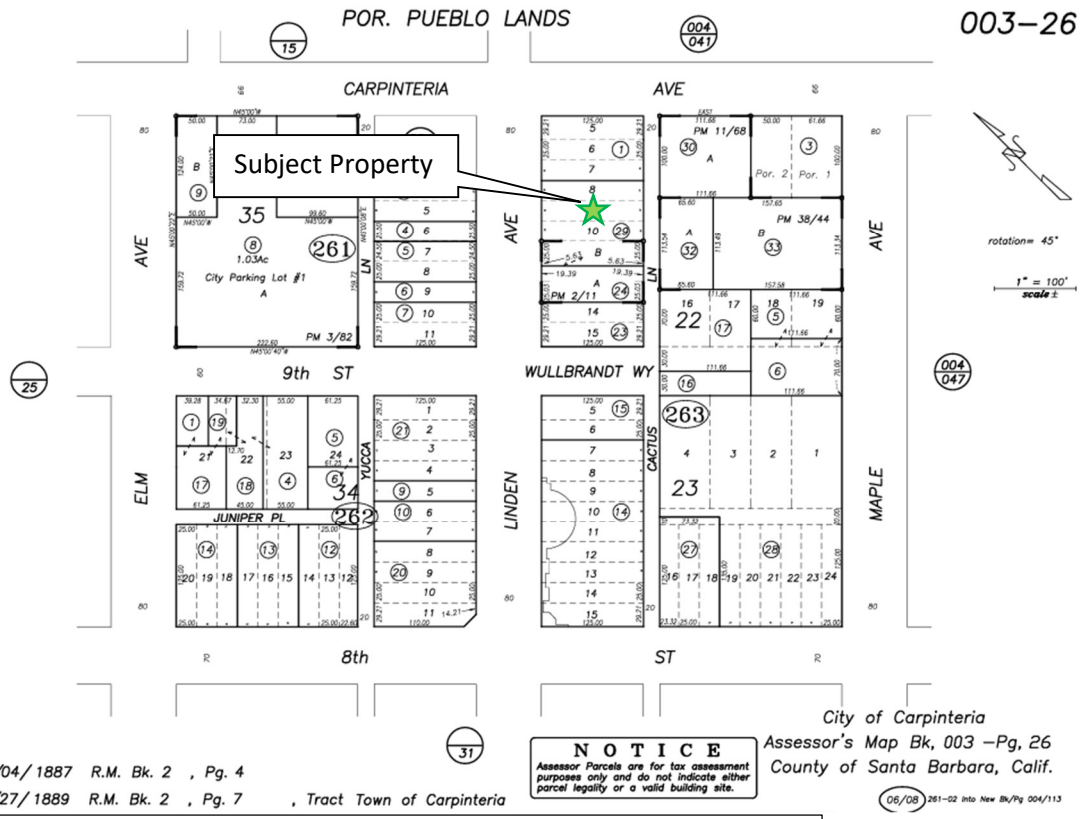

Map 2: Assessor's map showing Subject Property, located at green star.

1.1 Regulatory Setting

California Environmental Quality Act (CEQA) Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory;
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements;
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523; and
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or

ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA, in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired." The setting of a resource should also be considered in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

CEQA Section 15064.5 defines historical resources as follows:

(1) *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does

not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

“Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.”

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project’s impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: “Properties listed in, or determined eligible for listing in the California Register of Historical Resources.” In order to be eligible for listing, a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California’s History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; and D) Has yielded, or may be likely to yield information important to history or prehistory.”

§5021.1(k): Properties included in “local registers of historic resources.” According to Section 5021.k local registers include the following: “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

A) are associated with events that have made significant contributions to the broad patterns of our history;

B) are associated with the lives of persons significant in our past;
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
D) have yielded, or may be likely to yield, information important in prehistory or history.

The following guidelines enacted by the County of Santa Barbara are used by the City of Carpinteria to identify significant historic resources.

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993). A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting: b) is at least fifty years old; c) demonstrates one or more of the following:

1) Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2) was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;
3) is associated with a particular architectural style or building type important to the community, state, or nation;
4) embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5) is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6) illustrates broad patterns of cultural, social, political, economic, or industrial history;
7) is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;
8) is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

1.2 Summary of Findings

The building at 912 Linden Avenue is a significant historic resource for the purposes of environmental review. The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources are less than significant (Class III).

2.0 THE PROPOSED PROJECT

Verizon Wireless proposes to collocate a telecommunications facility on the Subject Property building. The facility will consist of the installation of nine (9) new panel antennas and one (1) GPS antenna at 24 feet and 29 feet above ground level (overall building height 34.7 feet). Additional support equipment will be installed, including screening walls surrounding the antennas.

Project plans are found in Appendix A of this report.

3.0 HISTORIC CONTEXT

The Subject Property building is located in downtown Carpinteria within the historic commercial corridor along Linden Ave. Chumash Indians were the primary resident of the Carpinteria area for thousands of years. Historically, the Chumash referred to the area as "Mishapshnow", or "correspondence", as it was a center for trade. In 1769, Gaspar de Portola visited the region. Portola's expedition dubbed the area "La Carpinteria", meaning "the carpentry shop" in Spanish, from witnessing Chumash displaying their woodworking skills making canoes out of driftwood. The town remained a small seaside farming community until 1912, with the establishment of Rincon Road, a causeway connecting the community to Southern California, and the Carpinteria Tar Pits, local asphalt mines. This asphalt was important to the construction of the nearby coastal highway. Development steadily increased to accommodate hundreds of new miners entering the area with their families as well as an increase in traffic and visitors. The downtown was further developed with the establishment of a newspaper, hotels and businesses. Carpinteria beach was designated public in 1941 and began to draw tourists, marketing itself as the "World's Safest Beach."

Early commercial development on Linden Ave during the turn of the 20th century included the Palm's Hotel. Constructed in the 1890s, the Palm's was destroyed by a fire in 1894 and was reconstructed shortly afterwards. The Carpinteria Valley Museum of History has photographic records of Linden Ave dating to the 1910s that show the early development of the downtown that exists today. Photo records from ca. 1940 show a one-story commercial building at the corner of Linden and Carpinteria Avenue with a corner access. The record notes that the subject building during this time was "a fountain lunch" and a food market. A gas station with covered terracotta roof awning and glass gas pumps is located beside it. In this photo the clock tower is not extant.

Businesses in the area included a bank, across the street to the north of the Subject Property (now demolished), a service station to the east (demolished), and a car dealership to the southwest (still standing but altered). A 1941 Carpinteria Herald article celebrates the construction of the A.G. Wood building noting the building being 110 feet long by 80 feet deep. The building housed "four firms, the Valley Market, Hamilton Cleaners, Rodriguez's Barber Shop, and Ford's 10 and 25." It is unknown when the clock tower was added to the corner storefront. The building continues to operate as a restaurant today (within the main, northern storefront), with two additional shops in the smaller storefronts facing Linden Ave.

4.0 PROPERTY DESCRIPTION

912 Linden Ave is a one-story commercial block building with five storefronts within a 0.3-acre lot. The building was constructed in ca. 1940 under the direction of Mr. and Mrs. A. G. Wood. The building's overall massing is rectangular with a flat roofline, and it occupies nearly the entirety of the lot. The building is flanked by a mid-20th Century commercial building with parking lot and a sushi restaurant along the southwest side of the building, both of which are on separate parcels.

The exterior is clad in painted stucco. The building features a prominent clock tower with stepped geometric parapet. A flat awning wraps over the north corner entrance around to the northwest street facing elevation. Fenestration along the northwest elevation consists of fixed-panel storefront windows with transoms. A band of clerestory windows provides light along the northeast facing elevation. Loading docks with garage doors are located on the building's rear (southeast) façade accessible via Cactus Lane. The building is largely utilitarian with modest Art Deco architecture features including the

stepped, geometric form of the tower at the northern corner, streamlined and sleek design, and horizontal banding.

Changes to the building itself appear to be relatively minimal and reversible, including changes to signage and painting. The building has therefore maintained good historical integrity. The resource is situated within Carpinteria's historic commercial core. The overall setting includes urban infrastructure such as sidewalks and divided roads. Palm trees and other decorative medium sized trees line the sidewalks.

5.0 SIGNIFICANCE ASSESSMENT

5.1 National Register of Historic Places Eligibility Evaluation

The property was evaluated under National Register of Historic Places Criterion A for its potential significance as part of any historic trends or events that may have made an important contribution to the broad patterns of our history. The building serves as one of the keystone commercial buildings on Linden Avenue, part of Carpinteria's historic core. The building was constructed during a period of modernization and was touted as the largest in the area during its construction. The Wood building also housed some of Carpinteria's early businesses and served as a seaside attraction. *Due to the subject building's connection to the modernization and economic development of the seaside town to a small city, the property appears to meet the criteria for significance under Criterion A: Event.*

The property was evaluated under National Register of Historic Places Criterion B for its potential significance and association with a person of importance in national history. No consequential information was found about a particular person associated with the property that would suggest it is historically significant to the level necessary for meeting the criteria for the National Register of Historic Places. *Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.*

The property was evaluated based on NRHP Criterion C for its potential historic significance based on architecture. The subject property was designed by Santa Barbara- based architecture and planning firm Soule & Murphey. Soule & Murphy also designed the Santa Barbara public library building, developed a landscape plan for the Goleta Campus of Santa Barbara, the Carpinteria Community Church, and many other institutional, municipal, and residential buildings. Most of their buildings were designed in the Mission Revival Style popular throughout California, especially among coastal communities, during the 1920s. In contrast, the subject building, constructed circa 1940 emulated elements of the Art Deco style as evidenced by the smooth stucco wall surface, stepped geometric parapet, and clock tower creating a vertical emphasis. An early photograph of the subject building shows the clock tower is not original to its construction; however, it was likely added shortly after it was built. *Although the resource represents an identifiable historic architectural style it is not an exceptional example of the style in the City of Carpinteria or within the state or national levels. As a result, the resource does not appear to meet the criteria for listing in the NRHP under Criterion C for architecture.*

The property was evaluated under National Register of Historic Places Criterion D for its potential significance and its ability to convey information. The Subject Property building does not and is not likely to yield information important to history. In order for buildings, structures, or objects to be considered significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case for the Subject Property building. *Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.*

5.2 California Register of Historical Resource Evaluation
The property was evaluated under California Register of Historical Resources Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. As noted in the National Register of Historic Places Eligibility Evaluation, the building was constructed ca. 1940 and represents significant community development in Carpinteria in its transition to a modern city. As a result of the building's connection to this pivotal period in Carpinteria's history, the property does appear to meet the criteria for significance under Criterion 1.

The property was evaluated under California Register of Historical Resources Criterion 2 for its potential significance and association with a person of importance in our past. No consequential information was found about a particular person associated with the property that would suggest it is historically significant to the level necessary for meeting the criteria for the National Register of Historic Places. Therefore, the property does not appear to meet the criteria for significance under Criterion 2.

The property was evaluated under California Register of Historical Resources Criterion 3 for embodiment of the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. The building was designed by Santa Barbara firm Soule & Murphy; it displays modest features of Art Deco architecture. Although the building's clock tower is unique in the city and is a historic alteration, the building overall does not appear to exhibit significant Art Deco features. Therefore, the property does not appear to meet the criteria for significance under Criterion 3.

The property was evaluated under California Register of Historical Resources Criterion 4 for its potential significance and its ability to convey information. The Subject Property building does not and is not likely to convey information important to history. Therefore, the property does not appear to meet the criteria for significance under Criterion 4.

In summary, the property appears to qualify for both the National Register of Historic Places (Criterion A) and the California Register of Historical Resources (Criterion 1) for its connection to historical events in Carpinteria. A CA BERD status code of 3S is recommended.

5.3 City of Carpinteria Significance Criteria
The City of Carpinteria uses the County of Santa Barbara Cultural Resource Guidelines outlined in the County's Historic Resource Element and the guidance for historic property studies detailed in the California Environmental Quality Act to assess a property's potential historical significance:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; c) demonstrates one or more of the following:

1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2. was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;

3. is associated with a particular architectural style or building type important to the community, state, or nation;
4. embodies elements demonstrating a) outstanding attention to design, detail, and craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5. is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6. illustrates broad patterns of cultural, social, political, economic, or industrial history;
7. is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;
8. is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

Based on the above criteria and as discussed in the above National- and State-level evaluations, the building is a significant historical resource, due to the subject building's connection to the modernization and economic development of the seaside town to a small city, meeting Criterion C6 (illustrating broad patterns of cultural, social, political, economic, or industrial history).

5.4 Integrity Considerations

Integrity means that the resource retains the essential qualities of its historic character. The guidelines recognize the following seven components of integrity: location, design, setting materials, workmanship, feeling, and association.

The resource was evaluated based on its ability to convey historic significance in the areas of location, design, setting, materials, workmanship, feeling, and association. The resource remains in its historic place of construction; therefore, it retains integrity in the area of location. The resource also retains integrity within the area of setting due to its downtown commercial location. No major intrusions have been developed within the immediate setting of the resource. The building has not been egregiously altered over time and continues to operate as a commercial property. Therefore, the resource retains its integrity in the areas of design, materials, workmanship, feeling, and association.

5.5 Summary Statement of Integrity and Significance

The building at 912 Linden Avenue, meets Criterion 6 at the City of Carpinteria level, making it eligible for listing as a Structure of Merit. It also meets Criterion 1 for listing in the California Register of Historical Resources and Criterion A for the National Register of Historic Places. Therefore, 912 Linden Avenue is considered a significant historical resource per CEQA Guidelines Sections 5024.1 and 15064.5.

6.0 EVALUATION OF PROJECT IMPACTS

The following section of the report will evaluate the impact of the proposed Project on the significant resources identified in this report. Potential adverse impacts include alterations or changes that result in changes to a resource or its setting that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state, and national levels. Please refer to Section 2 of this report for an overview of the regulatory setting for the Project. Please see Section 1 of this report for a project description and Appendix A for project plans.

State CEQA Guidelines #15064.5(a) for determining the significance of impacts on historic resources:

Historical resources are broadly defined as those cultural resources considered significant under CEQA and may include sites, objects, structures, buildings, etc. Historical resources may be prehistoric or historic in age and may be archaeological resources, part of the existing built environment, other important historic resource, or a tribal cultural resource, such as a sacred space. The CEQA Guidelines identify what qualifies as a significant historical resource for environmental review. CEQA Guidelines Section 15064.5(a) of the State CEQA Guideline defines "historical resource." Resources that meet this definition are significant. Public Resources Code Sections 5020-5029.5 also contain many important definitions of terms used in the code section below, including historical resources, the California Register of Historical Resources, the State Historical Resources Commission, and the State Office of Historical Preservation.

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Public Resources Code 15064.5 (b2).
(D) (D)Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.
(E) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The Project proposes exterior alterations to the building at 912 Linden Avenue. Please refer to Section 2.0 for a project description. Under the Standards, this Project is defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed Project:

Secretary of the Interior's Standards for Rehabilitation

1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7) Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.1 Application of the Secretary of Interior's Standards to the Project
The following section of the report applies the Secretary of the Interior's Standards to the Project.

Standard 1: A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will continue to be used as a commercial building and restaurant. The telecommunications collocation will be located on the exterior of the building and will not impact its functioning as a commercial space. Therefore, Standard 1 will be met.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

No historic materials will be removed from the building. The collocation will be located behind new, proposed screening walls that are not expected to diminish the historic character of the property. Furthermore, the screening walls are not expected to be permanent and do not require the removal of any materials. Although the massing of the clock tower will be altered, it will retain the distinctive stepped design while avoiding damage to the historical fabric of the building. Therefore, Standard 2 will be met.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed antennas will be located behind screening walls, which will diminish the overall visual impact; antennas will not be individually visible. No other decorative architectural elements will be added. Therefore, Standard 3 will be met.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Part of the collocation will be located at the clock tower, which is not original to the building but was added shortly after its construction and is a distinctive feature. The collocation will not require materials to be removed from the clock tower. The proposed screening wall will add a step in the geometric design of the clock tower, which will slightly change its visual profile. Although the massing of the clock tower will be slightly altered as noted above, the stepped design, which is a character-defining feature of the building, will be retained. The proposed screening walls will be painted to match the color of the building in order to minimize this impact. However, the original materials are not expected to be damaged and will remain preserved. Therefore, Standard 4 will be met.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted above in Standard 4, the characteristic clock tower will be collocated on. Its distinctive geometric stepped construction will be slightly altered. However, it will retain the general design of the steps and all of the original materials will be preserved. Additionally, the collocation is expected to be fully reversible. Therefore, Standard 5 will be met.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No repair or replacement of materials is proposed within the scope of work of the project. Therefore, Standard 6 does not apply.

Standard 7: Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical and physical treatments are proposed for the original portion of the building within the scope-of-work of the project. Therefore, Standard 7 does not apply.

Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No ground disturbance is proposed for this undertaking. Therefore, Standard 8 does not apply.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

The proposed installation will consist of collocated equipment added on to the building and does not require the destruction of historic materials. As noted above, the proposed screening walls will be painted to match the color of the surrounding building and will minimize the visual impact of the collocation. Therefore, Standard 9 will be met.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.

As noted above, the undertaking will not involve the removal of any of the building's original materials and is expected to be fully reversible. Therefore, Standard 10 will be met.

This Historic Resources Technical Report has concluded that the proposed Project at 912 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. After implementing the approved Project, the study property would maintain its status as an eligible for listing on the NRHP (recommended Status Code 3S).

7.0 SUMMARY AND CONCLUSIONS

The Phase 1 component of the report concluded that the building at 912 Linden Avenue is a significant resource for environmental review. The Phase 2 component of the Historic Resources Technical Report has concluded the building located at 912 Linden Avenue is a significant historic resource at the City of Carpinteria level and for CEQA review. The impact of the proposed Project on the historic resource was assessed by applying the Secretary of Interior's Standards for Rehabilitation. The analysis concluded that the proposed Project is consistent with the Secretary of the Interior's Standards for Rehabilitation guidance.

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Appendix A: Project Plans

[Insert Project Plans Here]

Appendix B: Photos

1. View of the Subject Property facing south.

2. View of the Subject Property facing southwest.

3. View of the Subject Property facing northwest.

4. View of the Subject Property facing east.

5. Historical photograph dated “1950s” with the Subject Property building in the background, partially obscured by palm trees, facing northeast. Via Coastal View News.

6. Historic image from ca.1940s of the subject building and adjacent gas station. Note the absence of the clock tower.

BUSINESS - SERVICE STATIONS (Seaside Gasoline Station)

BUSINESS - Seaside Gasoline Station market & fountain Lunch

SUBJECT(S): ROADS - Linden CATALOG NO.: 79.105.6

OBJECT: PHOTOGRAPH

X COPY ___ ORIGINAL ___ SLIDE ___ OTHER (EXPLAIN 35mm neg and contact.

___ COLOR X BLACK & WHITE ___ SEPIA ___ OTHER (EXPLAIN _____

SIZE: Orig. 11.4 X 19 cm.
Copy 35 mm.

DATE: 30 40 SOURCE OF DATE: M. M. Deaderick
1930 to 1940 ?

PHOTOGRAPHER: Negative repaired and copied by M. M. Deaderick
Museum neg by R. S. DeLand. DONOR: M. M. Deaderick

CONDITION: Excellent

~~PREVIOUS INSCRIPTION~~ DESCRIPTION: This is the Seaside Gasoline station at Linden at Carpinteria Ave. A fountain lunch is behind it as is a food market. The fuel pumps have glass them. Linden Avenue is in the foreground.

CAT.: Robert S. DeLand DATE: Aug 15, 1979

*NOTE: TYP.: R. S. DeLand DATE: Aug 16, 1979

7. Inventory card with information regarding the photo above (via Carpinteria Historical Museum)

BUSINESS - THEATER

ROADS - CARPINTERIA AVE. (Elm to Maple)

SUBJECT: TRANSPORTATION - CARS CATALOG NO.: 80.28.2
BUSINESS - PINE HAVEN MOTEL & COFFEE SHOP, DEL MAR CAFE, THEATER, ETC.

OBJECT: Postcard TYPE: Original COLOR: B & W

SIZE: 8.9 X 13.8 cm.

DATE: 1939 - 1950 SOURCE OF DATE: Type of Automobiles seen

PHOTOGRAPHER: ? DONOR: Nora Thall

CONDITION: Excellent

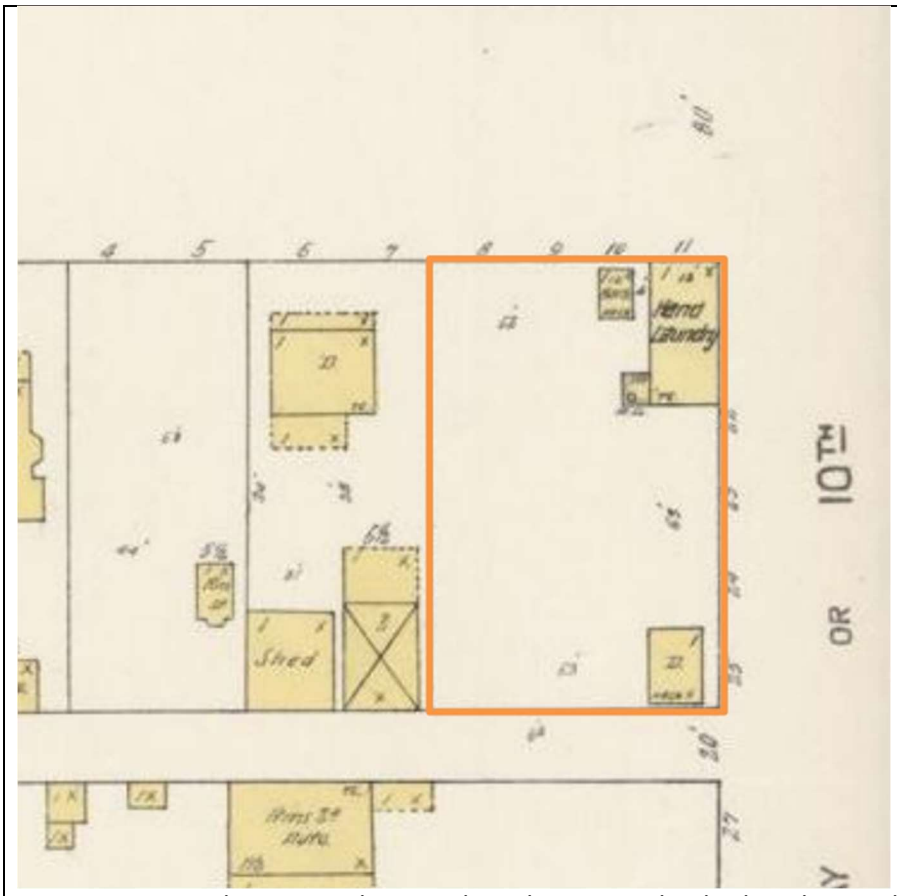
PREVIOUS INSCRIPTION: FRONT: "COAST HIGHWAY - CARPINTERIA B-144".

DESCRIPTION: This is a view of Carpinteria Ave., from Elm street looking East. Linden is the first intersection. Some businesses are seen on both side of the street.

NOTE:

CAT: RSDeLand DATE: 6-12-1980
TYP: RSDeLand DATE: 6-12-1980

8. Inventory card including a small picture of the subject building (noted), circa 1940s or early 1950s (via Carpinteria Historical Museum).



9. 1916 Sanborn Map showing the subject parcel. A barber shop and hand laundry are noted on the lot.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date July 31, 2025

ACTION MINUTES

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

ROLL CALL
Boardmembers present:

Boardmembers absent: None

OTHERS PRESENT: 11 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Seaside Coastal Apartments Signage, Project 25-2348-SIGN/ARB
Address: 4573 Carpinteria Avenue
Applicant: 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. The applicant was present at the meeting.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith provided a presentation and described the location of the project using aerials to provide the context. She showed photos of the existing hotel and the "Linda" sign to be removed. She described the proposed new sign dimensions and design schematics and summarized the sign's consistency with the City regulations and identified the following issues for consideration by the Boardmembers:

- Sign type, size, location, design/construction, materials, and colors.
- Compatibility of the proposed sign with the existing building architecture/identity and within the neighborhood.
- Guidance for the design of property address numbers in relation to the sign.

Marysol presented the staff recommendation that if the Board found the proposed sign met the applicable design criteria, then the Board should recommend preliminary/final approval to the Community Development Director with their comments incorporated in the project.

Applicant Comments:

DRAFT

Gevorg Hambardzumyan of Front Signs, representing the owner, was present to discuss the sign proposal with the Boardmembers. He expressed that the sign would be a great improvement over the existing sign.

Boardmember Little asked about the City's requirements for address signs and if there the address sign is located somewhere on the building.

Boardmember Johnson pointed out that the Fire Department requires that an address be provided. The applicant clarified that the owner did not ask for the address number to be included in the new sign.

Boardmember Little asked the applicant about the location and an address sign and the applicant responded that it was not being considered at this time by the owner.

Vice Chair O'Connor and asked about the review process should the address sign become part of the sign in the future.

Marysol clarified that if the address numbers were larger than standard addressing required by the Fire Department, then it would come back to the ARB. It was suggested that the ARB could provide guidance for the applicant regarding potential address number design and a future proposal could return as a matter by staff.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson expressed that the sign is fine as long as an address sign is provided on the building.

Vice Chair O'Connor expressed that the sign looked good.

Boardmember Little expressed that the sign is fine and that adding the address to the sign would detract from the sign design.

Boardmember Woolf expressed that the sign has a great design.

Chair Blakemore concurred, that the sign has a great design.

ACTION: Motion by Chair Blakemore, seconded by Vice Chair O'Connor to recommend the sign be approved as proposed.

VOTE: 5-0

2) Project: Smith Residence Addition & Remodel, Project # 25-2339-CDP/ARB
Address: 5560 Calle Ocho

DRAFT

Applicant: 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.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith provided a presentation providing the location of the existing residence within the Concha Loma neighborhood and context using an aerial and an oblique perspective of the house. She described the existing home design and reviewed the proposed project components shown on the site plans. Marysol reviewed the project for consistency with the Zoning Ordinance building envelope requirements. She identified the following issues for consideration by the Boardmembers:

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

Marysol presented the staff recommendation that if the Board found 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.

Applicant Comments:
Dylan Chappell, architect, introduced the owners Allan Smith and Erica Camardella were present to answer Boardmember questions and comments.

Vice Chair O'Connor asked for clarification of the lot coverage and location of the pool equipment.

Boardmember Woolf asked for clarification regarding the nature of a strip of gray color above what seems to be a trellis feature over the garage door shown on the West Elevation. She also noted that and that it appeared the roof would drain onto the front door. Dylan explained that the plans depict a standing seam metal eyebrow roof over light timber framing to provide for more articulation along the frontage. Regarding roof draining above the front door, there would be a gutter and downspout that are not shown on the elevation but is depicted on Sheet 2.2.

Boardmember Little had no questions, at that time.

Vice Chair O'Connor asked about the location of the pool equipment in relation to, and the potential for noise effects to the neighbors. Dylan explained the location of the pool in relation to the neighbors.

DRAFT

Boardmember Johnson asked about the Floor Area Ratio (FAR) and inquired about modifying the roof overhang.

Dylan confirmed the building met the FAR requirements and he would look into the overhang.

Chair Blakemore asked for clarification on the proposed pool safety measures, including existing and proposed fencing and gates and if a pool cover would be installed.

Allan Smith, owner, described the existing a 4-feet high chain link fence along and explained the rear of the property's east boundary the fence is covered with English ivy and is propped up with stakes. On the south side the neighbor's installed a redwood fence. They would replace the fencing with the type of redwood fencing the neighbors have installed along the rear and north sides of the property. He clarified that the pool safety measures would be the fencing as well as a motorized pool cover.

Public Comments: None

Boardmember Discussion:

Chair Blakemore expressed that the concrete is great and she loved the addition of the avocado tree in the landscaping plan and asked for the following revisions:

- The locations and specifications for the pavers should be included on the final plans.
- Revise the plans to coordinate the landscaping with the site plans and a fencing plan that addresses pool safety.
- Coordinate landscaping with pool equipment location to ensure compatibility in the long term. For example, she observed the avocado trees might conflict with the pool equipment.
- Make sure the plans adequately demonstrate the proposed pool safety measures (fencing, gates, and pool cover).

Boardmember Johnson expressed that he thought it was a fine project and thanked the applicant.

Vice Chair O'Connor expressed that it was an overall great project with wonderful architectural design. He pointed out that the proposed Floor Area Ratio was creative and appropriate for the site. He was pleased that it is a one story project. He expressed that the ARB is seeing more projects seeking to maximize use of the building envelope and is noticing how this could change the character of the area.

- He asked for a change to the selected lighting fixtures due to overuse of the design in other projects.

Boardmember Little expressed that he had also noticed that that the same lighting was showing up on the architect's other projects. He expressed that he liked the existing house and the existing landscaping. He acknowledged a comment received that expressed a dislike for the existing house and disagreed that he actually likes the existing house. The landscaping always looked very well taken care of and he said that he hopes the new landscape would continue to be well maintained and manicured. He liked the addition of the Craftsman style with the flagstone and is glad it is not a two-story "behemoth."

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

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

VOTE: 5-0

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

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

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

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

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

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

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

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

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

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

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

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson commented that the proposed building looked institutional and sterile, and that adding some details would not greatly add to the construction cost. He said it was unfortunate the cupolas did not provide natural light into the building, and said their proportions should be studied, as they feel "heavy" and "cumbersome." Maybe two cupolas could be a different style to add "whimsy" to a building for children. He suggested the following improvements:

- Extend the exterior crown molding down further on the wall.
- Recessing the windows more and adding trim or tile all the way around.

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- Extend roof cap tile over the gutters.
- Place a tile pattern on blank façade spaces, such as a boat or other decorative design.
- Additional landscaping to screen the building and break up massing.
- Reduce overall scale/mass to make it less "institutional" feeling.

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

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

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

Chair Blakemore gave comments on the proposed landscaping:

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

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

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

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

VOTE: 5-0

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

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

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Ex Parte Communications Disclosure: O'Connor met with property owners to the south of the project twice and the resident neighbor renting the property. He reviewed the Community Development Department file for 748 Maple Avenue.

Staff Comments:
Syndi Souter provided a presentation and described the project in the context of the neighborhood using aerials and site photos showing the project story poles. She discussed the regulations related to the existing non-conforming structures at the project site. She identified the following issues for the Board to consider:

- 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 (including new driveway);
- Proposed exterior lighting fixtures and night-sky friendly compliance; and
- Compatibility with the neighborhood and the "small beach town" character.

Applicant Comments:

Vice Chair O'Connor asked about the prior zoning, permitting of the second building, and lot coverage calculations. Syndi explained the code requirements and methodology for determining coverage.

Dylan Chappell, architect, introduced the owners, Gordon Burgess and Selena Burgess-Birk, who intend to take up residence onsite. He briefly discussed prior ownership of the site. He discussed the desire to provide onsite parking on the existing driveway on the north side of the residence and removing the jacaranda tree to improve circulation. They would like to include tandem parking inside the garage. He described the proposed architectural features.

Boardmember Woolf mentioned comment letters in favor and opposed to the project. She expressed a desire that the location be maintained and the owner explained past circumstances. She expressed concerns about future maintenance of the property.

Vice Chair O'Connor discussed prior permits and existing conditions on the rest of the parcel. He expressed a concern about using the same building footprint to keep allowing a non-conforming use of the site.

Chair Blakemore asked for clarification and Syndi explained that the current rules do not require that another building be repaired to approve the proposed improvements.

Boardmember Johnson asked about any existing violations and directed that the discussion focus on architectural review.

Public Comments: Bill Moody, the neighbor at 5141 Seventh Street, spoke about the history of the site and expressed that the proposed project fits perfectly in the neighborhood and that it would be a beautiful house. His observations are that they have worked hard to address city requirements. He said he has spoken with two neighbors who also like the proposed project.

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Andrea Becker, via Zoom, resident of 5110 Seventh Street, asked about the construction and demolition timeline. She expressed that she did not know about the project, but did receive the City's mailed notice about the ARB meeting. She thought the parcel had been abandoned and did not know about the construction that would be going on when she rented her unit.

Boardmember Discussion:

Boardmember Little expressed that the height is good and in line with the other building onsite. He expressed concern about the size of the building and how the existing non-conforming condition would potentially allow for tandem parking on the driveway. He likes the style and mentioned the lights. He would like to keep the jacaranda and would remove the other existing tree that is out of shape. He inquired as to whether the owners would consider repairing the back house. Overall, he likes the design.

Vice Chair O'Connor expressed that he is happy that the building is getting updated. He does not like the existing easement and wants the driveway to provide access to the back residence. He would like the back house repairs to be addressed as part of the project.

Boardmember Johnson expressed that he is glad that the house is being improved. He expressed a concern about using the same building footprint to keep allowing a non-conforming use in the setbacks and noted that it is a use issue and the purview of the Planning Commission. He likes having the garage door at the far end of the building. He liked the proposed detailing, the shingle siding, found the front porch to be cute and likes the project overall, He asked for the following changes to the design as follows:

- Reduce the proposed 36-foot long garage to a 24-foot deep, one car garage.
- The garage is located too close to the street, does not conform to the setback, and must be moved back from the street.
- Revise the elevation presenting to the north as it is out of scale to that end of the building.

Boardmember Woolf expressed that she liked the design but expressed concerns about the project's feasibility. She would also like the other building to be improved.

Chair Blakemore concurred with Boardmember Johnson regarding his recommendation that the garage be moved out of the setback and resized. In addition, she asked that the following revisions be made to the project:

- The 16-foot driveway is too large for a one-car garage and should be reduced in size.
- She asked that further study be conducted to explore keeping the existing jacaranda tree.
- She directed revisions to the planting plans as follows,
    - The *Lupinus bicolor* is an annual and not a good option for the project and needs to be replaced.
    - The *Muhlenbergia rigens* and *Stipa tenuissima* are both invasive grasses. She recommended a *Lomandra* grass that would require less maintenance and is less invasive.
    - *Strobilanthes dyeriana* is difficult to grow and she recommended using another plant.
    - Since the turf area is only 7-feet wide and for WELOS you need at least 8-feet for irrigation. She recommended considering a *Kurapia* ground cover (one that requires less maintenance).

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Vice Chair O'Connor expressed he would like the project to come back for a second preliminary review that includes the remainder of the site.

ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the Board's comments addressed.

VOTE: 3-2

MATTERS BY STAFF: Syndi Souter and the applicant presented revisions to the front elevation of the previously reviewed Mayer Residence located at 5557 Calle Arena as part of the pending building permit. The Boardmembers provided comments on the revisions.

OTHER BUSINESS: None

CONSENT CALENDAR:

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

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to approve the minutes as drafted.

VOTE: 4-0 (Woolf abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Items from Chair Blakemore: She followed up with Syndi on communication with a property owner about a street tree that needs maintenance. She provided an example of a dead potted plant located on the street at the former Rabobank building on Linden Avenue and Carpinteria Avenue as an example of why not to approve potted plants for landscaping. She also inquired about the landscaping to screen the project at 1493 Trenora Street, and Syndi clarified that the scope of the project has been expanded to include a pool with fencing.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 8:25 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 28, 2025. All Boardmembers present expect to attend.

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Chair, Architectural Review Board

ATTEST:

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Secretary, Architectural Review Board

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