Architectural Review Board
Meeting Agenda

Thursday, November 13, 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: Smith Residence Addition & Remodel, Project # 25-2339-CDP/ARB
Address: 5560 Calle Ocho
Applicants: Dylan Chappell, Architect, for Allan Smith and Erica Camardella
Planner: Marysol Smith

Request of Dylan Chappell, architect for Allan Smith and Erica Camardella to consider Project 25-2339-CDP/ARB for 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 1,172 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.

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

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2232-DP/LLA/CDP/ARB for continued preliminary review of a proposal to construct a new 3,434 square foot two-story single-family residence with an attached 432 square foot two-car garage, for a total size of 3,866 square feet and a maximum height of 23.83 feet. The proposal includes a Lot Line Adjustment with an adjacent property that would result in a 7,537 square-foot parcel zoned Planned Residential Development (PRD-20) shown as APN 003-440-028 and a portion of 003-440-027, addressed as 333 Linden Avenue.

3. Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicants: Hunter McGrath Ruiz, H. McGrath Designs LLC, for Jessica Kolbe
Planner: Bret McNulty

Request of Hunter McGrath, H. McGrath Designs LLC on behalf of Jessica Kolbe, to consider Project #25-2360-DR/ARB for preliminary review of a proposal to relocate the garage door and driveway of a 1,563 square foot single-family residence from the current side garage location to a street facing location. The request includes consideration of new walkways to and from the house garage and sidewalk, grading, landscaping, gate relocations, and new aluminum fencing and gates. The proposal includes work in the City of Carpinteria public right way to demolish and remove an existing driveway and to install a new driveway, and includes removal and replacement in kind of an existing City maintained ginkgo biloba tree. The project will increase the impermeable area on site by 248 square

feet to a total of 1,513 square feet (23%). The site is 6,534 square feet in size and is zoned Single Family Residential (7-R-1) and is shown on the Assessor roll as APN 004-008-042.

OTHER BUSINESS

CONSENT CALENDAR

5. Action Minutes of the Architectural Review Board Meeting of September 25, 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, December 11, 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 November 13, 2025

Agenda Item # 1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

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

Project Review: ☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is the final review of a request to remodel an existing single-story home, construct additions, and reorient the garage entrance to face the street. The single-story additions would now total 1,172 square feet and the height of the residence would increase from 13-feet 4-inches to 15-feet 10 inches. The new residence would be 2,277 square feet with a 570 square foot attached garage. The project would include new landscaping, a new pool, a comprehensive exterior renovation and a new driveway location.

Final plans are included as Attachment A. The proposed colors and materials are in Attachment B.

PROJECT HISTORY

The project was presented to the ARB for preliminary review on July 31, 2025. The Board recommended preliminary approval with the following comments:

- Include locations and specifications for the pavers on the final plans
- Revise the plans to coordinate the landscaping with the site plan
- Coordinate landscaping with the pool equipment location to ensure compatibility in the long term (for example, accounting for the growth of tree roots)
- Make sure the plans adequately demonstrate the proposed pool safety measures (fencing, gates, and pool cover)
- Consider selecting an exterior lighting fixture with a different design

A copy of the minutes from the July 31, 2025 meeting are attached as Attachment C.

The Community Development Director approved the project on August 18, 2025.

PROJECT ANALYSIS

The applicant has responded to the Board's comments from the previous meeting. The revised plans include the following updates:

- The plans were updated with more detailed information on hardscaping, pool equipment, and fencing/gates.
- The landscaping plan was updated for consistency.
- The design of the exterior light fixture was updated. The proposed fixture is not traditionally shielded and should be carefully evaluated for consistency with the City's night-sky friendly policies. The Board should comment on the appropriateness of the fixture's design.

Other updates to the plans include the following:

- The footprint of the residence and the interior floor plan was redesigned without changing the total building square footage or the proposed maximum building height. These changes did reduce the depth of the main entryway.
- The large gable on the north (side) elevation was replaced instead for two smaller gables.
- The required on-street parking space is now shown on the plans.
- The exterior air conditioning unit was relocated.
- The proposed roofing material changed from composition shingled to standing seam metal roof.
- The number of trees to be removed, as noted on the survey, was corrected. In addition to the six trees presented for preliminary review, there are three additional trees that are proposed to be removed. They include a pineapple guava and two avocado trees, all with diameters under 16 inches.

The Board should comment on the final plans in respect to new light fixture, the architectural style, neighborhood compatibility, updated details, landscaping and proposed colors and materials.

SUMMARY OF ISSUES

- Adequacy of final working drawings;
- Updates to the design;
- Landscaping and hardscaping;
- Colors and materials; and
- Design of exterior light fixture and compatibility with the City's night-sky friendly policies.

RECOMMENDATION

Staff recommends that the Architectural Review Board comment on the submitted plans. If the Board finds the project to have adequately responded to the Board's previous comments and the plans to be appropriately developed for final review, then the Board should recommend final approval to the Community Development Director.

ATTACHMENTS

Attachment A - Final Architectural Plans

Attachment B – Final Colors and Materials

Attachment C – ARB Meeting Minutes from July 31, 2025

Attachment D – Preliminary Architectural Plans and Color & Materials (Superseded)

Attachment A

Final Architectural Plans

Smith Residence Additions & Remodel

Project # 25-2339-CDP/ARB

Final ARB Review

November 13, 2025

5560 CALLE OCHO

SWCP - TIER 1 ANAYSIS

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	Smith Residence
Project Location [Street Address if available, or intersection and/or APN]	560 Calle Ocho
Name of Owner or Developer	Allan Smith
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	SFR
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	191
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	3939 (house and hardscape)
Total Pre-Project Impervious Surface Area	3459
Total Post-Project Impervious Surface Area	4,130
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

Tier 1 SCP Template January 2017 Guide — Page 4 of 13 — Source: Stormwater Technical

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☒ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

☒ No erodible areas drain on to permeable pavement.

☒ Subgrade compaction is minimal.

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

☒ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

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

☒ Rigid edge is provided to retain granular pavements and unit pavers.

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

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

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

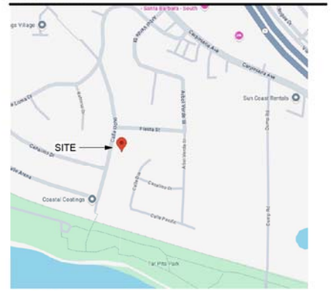
☐ Additional comments; ____

Tier 1 SCP Template January 2017 Guide — Page 7 of 13 — Source: Stormwater Technical

DARK SKY COMPLIANT LIGHT FIXTURE



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	5560 CALLE OCHO CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-351-004
LOT AREA	8,144 SQ. FT.
ZONE	20-R-1
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	15' 10" A.E.G.
EXISTING BUILDING HEIGHT	13' 4" A.E.G.
SETBACKS	FRONT: 50' FROM CL OF STREET OR 20' FROM PL, SIDE 5' REAR: 15', Street Side 10'
PARKING REQUIRED	2 COVERED
(E) PARKING	2 COVERED
(P) PARKING	2 COVERED

CODE COMPLIANCE

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

SPECIAL INSPECTIONS

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

1. KITCHEN RANGE HOOD
2. VERIFIED REFRIGERANT CHARGE
3. AIRFLOW IN HABITABLE ROOMS
4. VERIFIED HEAT PUMP RATED HEATING CAPACITY
5. WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ. FT.
6. DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE

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

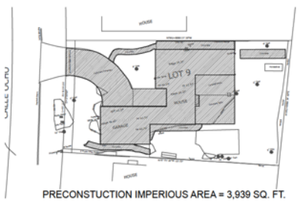
PROJECT TEAM

OWNER	ALLAN SMITH	6383 LAGUNITAS CT. CARPINTERIA, CA 93013 425-530-3757
ARCHITECT	DYLAN CHAPPELL	DYLAN CHAPPELL ARCHITECTS 4465 GRANITE RD STE. 1027 ROCKLIN, CA 95677 805-852-1677 DYLAN@DYLANCHAPPELL.COM
SURVEYOR	JEREMY HENRY	HENRY LAND SURVEYING 6119 CRESTVIEW DR OJAI, CA 93023 805-216-6127 JEREMYHENRY1118@GMAIL.COM

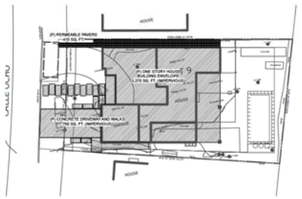
PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
HOUSE [LC]	1364			2277
GARAGE [LC]	445			570
BUILDING TOTAL [LC]	1,809			2,847
COVERED PATIO	247			520
AREA OF ADDITION				1172
AREA TO BE DEMOLISHED				150

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	8,144	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,847	34.8%
MAX LOT COVERAGE ALLOWED	2,850	35%
HARDSCAPE (IMPERVIOUS)	760	09%
LANDSCAPE	3,091	38%
PERMEABLE PAVERS	415	05%



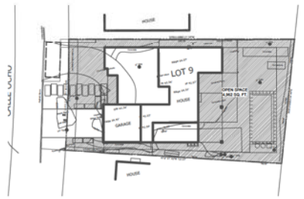
PRECONSTUCTION IMPERIOUS AREA = 3,939 SQ. FT.



NEW OR REPLACED IMPERIOUS AREA :

BUILDING (HOUSE+GARAGE+COVERED PATIO) =	3,370
CONCRETE HARDSCAPE =	760
TOTAL NEW OR REPLACED:	4,130 SQ. FT.
POST CONSTUCTION IMPERIOUS AREA =	**4,130 SQ. FT.**

OPEN SPACE DIAGRAM





WEST ELEVATION (STREET VIEW) 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

FIRE DEPARTMENT NOTES

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

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

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

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

GRADING STATS:

ON-SITE: O CY CUT, O CY FILL, O CY EXPORT

SCOPE OF WORK

REMODEL, DEMO OF 150 SQ. FT. AND A 1,172 SQ. FT. ADDITION TO AN EXISTING 1,364 SQ. FT. SINGLE STORY HOME WITH AN ATTACHED GARAGE OF 445 SQ. FT. THE NEW HOME WILL BE 2,277 SQ. FT. WITH A 570 SQ. FT. ATTACHED GARAGE. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING, AND SITE WORK WITH A POOL. THE ORIENTATION OF THE GARAGE WILL ROTATE TO FACE THE STREET.

SHEET INDEX

GENERAL

G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL

C1.0 SURVEY

ARCHITECTURAL

A1.0 SITE PLAN
A2.0 (E) FLOOR PLAN
A2.1 (P) FLOOR PLAN
A2.2 ROOF PLAN / RCP
A3.0 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS
A7.0 SCHEDULES

LANDSCAPE

LP1.0 LANDSCAPE / PLANTING PLAN
LI-0.1 HYDROZONE PLAN

C·HAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD.
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT — DYLAN CHAPPELL — No. C-31,264 — STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-

ARB FINAL APPROVAL 10-21-2025

△ REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0



















CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD.
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-33280
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-

ARB FINAL APPROVAL 10-21-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

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

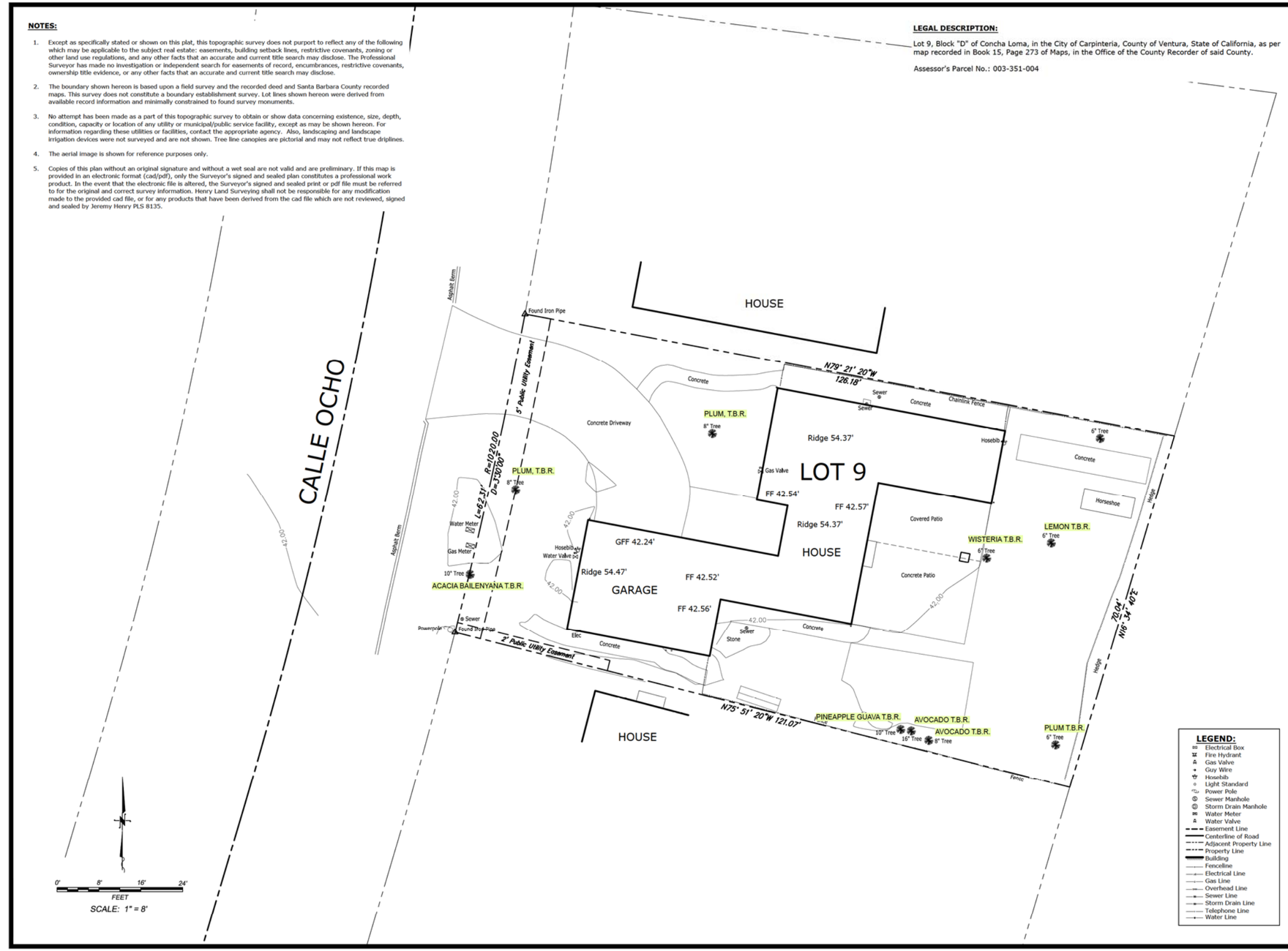
NOTES:

1. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The boundary shown hereon is based upon a field survey and the recorded deed and Santa Barbara County recorded maps. This survey does not constitute a boundary establishment survey. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments.
3. No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.
4. The aerial image is shown for reference purposes only.
5. Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8135.

LEGAL DESCRIPTION:

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

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



LEGEND:

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

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

PROFESSIONAL LAND SURVEYOR JEREMY HENRY PLS 8135 STATE OF CALIFORNIA

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

HENRY LAND SURVEYING

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

SHEET 1 OF 1
JOB NO. 24-180

REVISED: 11-2-2024

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD.
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-

ARB FINAL APPROVAL 10-21-2025

NO	REVISION DESCRIPTION	DATE

SURVEY

C0.0

EROSION CONTROL AND BMP

Owner:

ALLAN SMITH

5560 CALLE OCHO
CARPINTERIA, CA 93013

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

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
4465 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.205.4760

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

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

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

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

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

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

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

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor.
Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

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

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

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

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

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

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

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

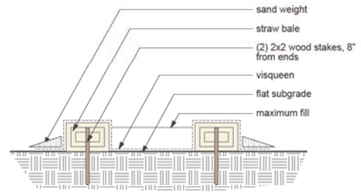
KEY NOTES

1. **(P) TRAVERTINE:** VERSAILLES PATTER HARDSCAPE: NAVONA WITH BRUSHED FINISH. OVER REINFORCED CONCRETE BASE
2. **(P) FIRE SPRINKLER RISER**
3. **(P) WATER METER:** *(E) 3/4" WATER METER, 1 1/2" MAIN WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. RELOCATE OUTSIDE OF DRIVEWAY*
4. **(E) GAS METER:** RELOCATE OUTSIDE OF DRIVEWAY
5. ***(E) ELECTRICAL PANEL:** UPGRADE TO 200 AMP. WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP AT PANEL(S). CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (3) & (3).*
6. ***(P) A/C COMPRESSOR:** WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
7. ***(P) WATER SOFTENER LOOP:***
8. ***(P) PERMEABLE PAVER:** PERMEABLE PAVERS. ANGELUS. SAND-STONE-MOCHA PERMEABLE COURTYARD PAVERS. INSTALLED IN ASHLAR PATTERN.INSTALL PER MANUFACTURER SPECIFICATIONS TO ASSURE PERMEABILITY.*
9. ***(P) POOL:** UNDER SEPERATE PERMIT*
10. ***(E) HARDSCAPE:** TO REMAIN WITH TRAVERTINE FINISH ADDED*
11. ***(E) DRIVEWAY:** TO BE REMOVED*
12. ***(P) 6' WOOD FENCE:** AND 42" WIDE GATE WHERE SHOWN*
13. ***(E) 6' FENCE:** TO REMAIN*
14. ***(P) POOL EQUIPMENT :** NOT TO EXCEED THE ALLOWABLE DBA PER CITY REQUIREMENTS. SEE SPECS ON A2.0*
15. **(P) CONCRETE AND DRIVEWAY HARDSCAPE:** SAND FINISH WITH SAW CUT JOINTS, COLOR: CANVAS 306
16. **(P) ASPHALT BERM:** PER CITY STANDARD
17. **DEMO (E) ASPHALT BERM:** PROVIDE DIRVEWAY APPROACH PER CITY STANDARD
18. **(E) ASPHALT BERM:** TO REMAIN
19. **(P) ON-STREET PARKING SPACE:** REQUIRED PER PUBLIC WORKS. DG FINISH MATERIAL

LEGEND

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

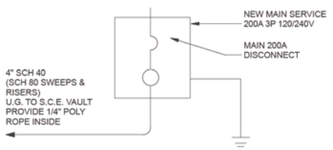
(P) CONCRETE | (P) PERMEABLE PAVING | (P) TRAVERTINE | (P) LANDSCAPE AREA SEE LANDSCAPE PLANS | (P) SYNTHETIC LAWN MALIBU FESCUE PRO BY EVERLAST



CONCRETE WASHOUT 3
feet 0 4 8 16 SCALE 1/8" = 1'-0"

NEW 200 AMP PANEL

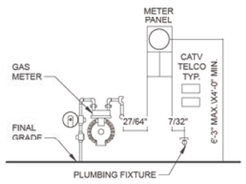
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



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

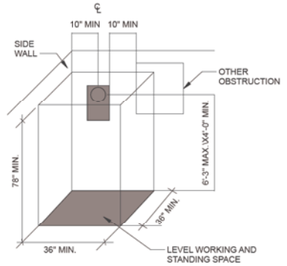
1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING.
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6
0 N.T.S.



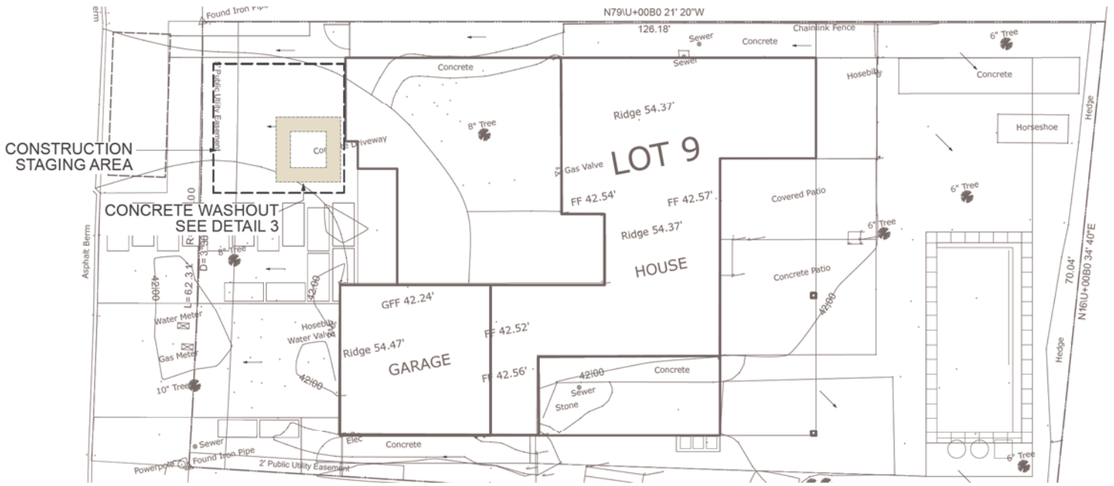
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 5
0 N.T.S.

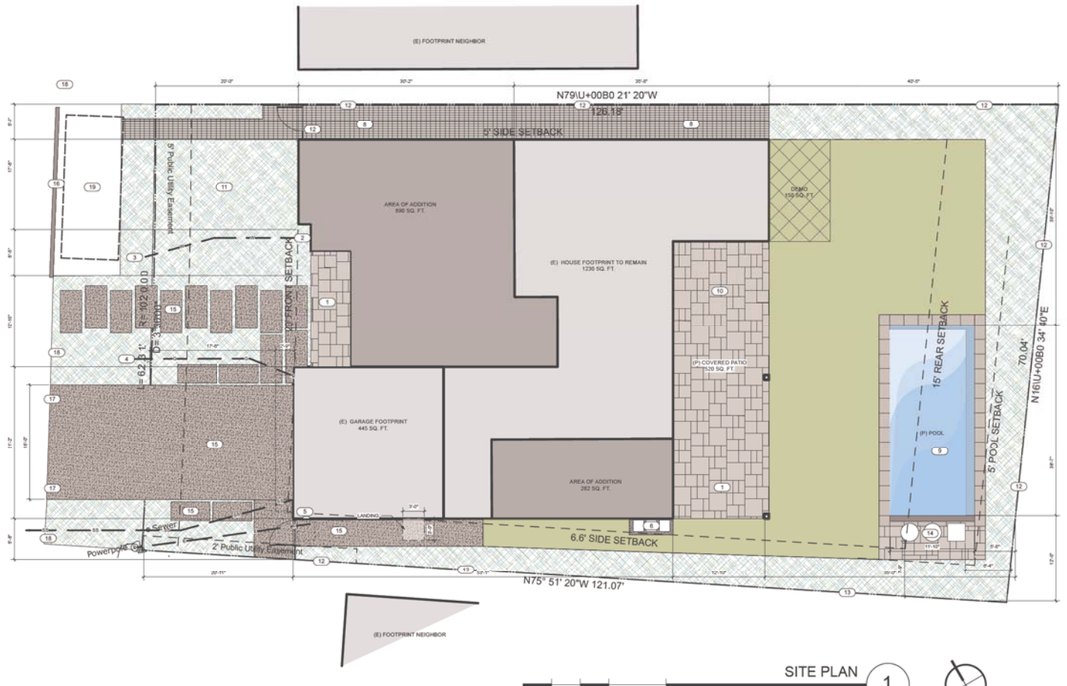


1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.



GRADING AND DRAINAGE PLAN 2
feet 0 4 8 16 SCALE 1/8" = 1'-0"



SITE PLAN 1
feet 0 4 8 16 SCALE 1/8" = 1'-0"
NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31360 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-
ARB FINAL APPROVAL 10-21-2025

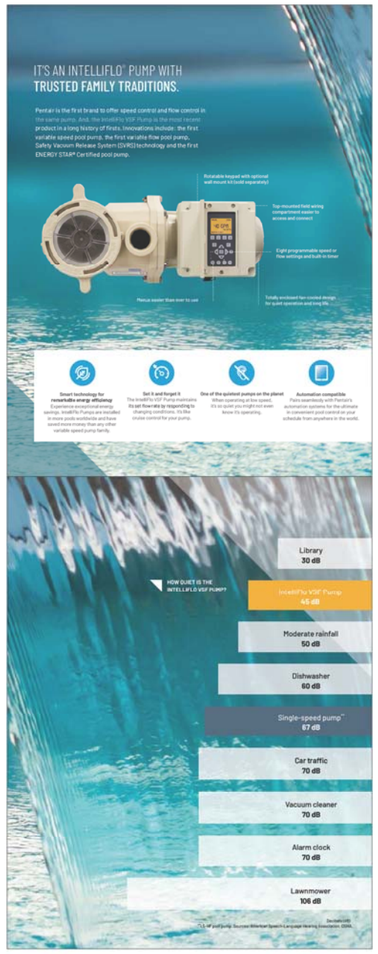
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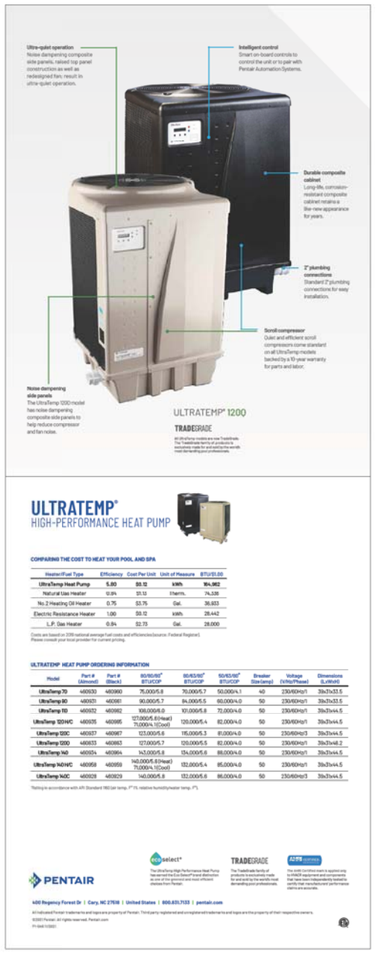
SITE PLAN

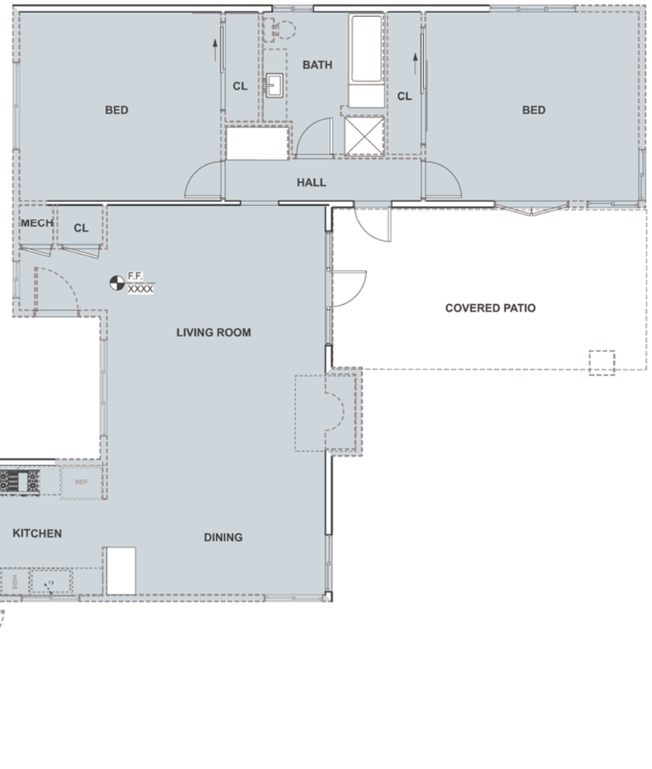
A1.0

POOL EQUIPMENT SPECS (PENTAIR INTELLFLOW VSF - 45 DBA)



(PENTAIR 140 HEAT PUMP 58 DBA)





EXISTING / DEMO PLAN 1
SCALE 1/4" = 1'-0"
feet 0 2 4 8
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LICENSED ARCHITECT DYLAN CHAPPELL C-32126 STATE OF CALIFORNIA

COORDINATION SET
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OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

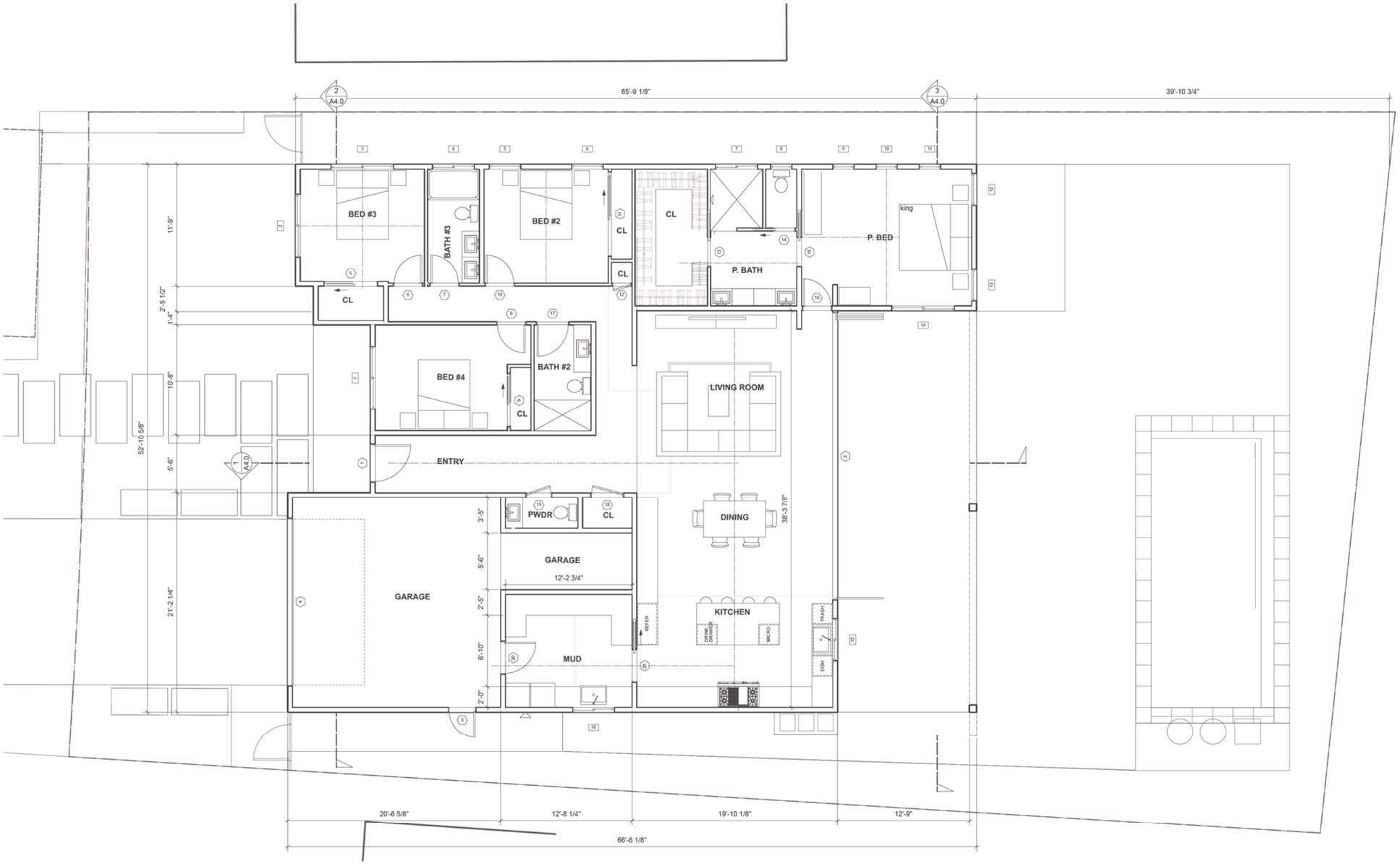
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5560 CALLE OCHO
CARPINTERIA, CA 93013
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ARB FINAL APPROVAL 10-21-2025

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NO	DESCRIPTION	DATE

(E) FLOOR PLAN

A2.0



(P) FLOOR PLAN-11.3 1

SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL C-33139 STATE OF CALIFORNIA

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CITY CASE NUMBER
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SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-

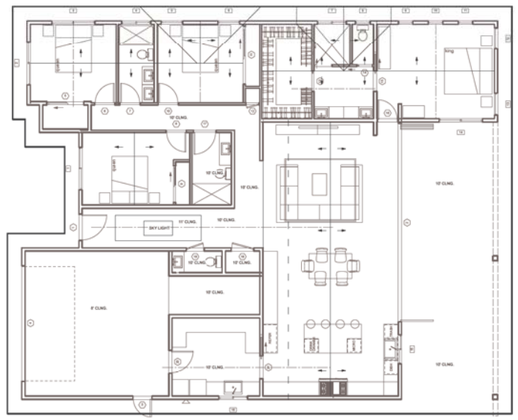
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PROPOSED FLOOR PLAN

A2.1



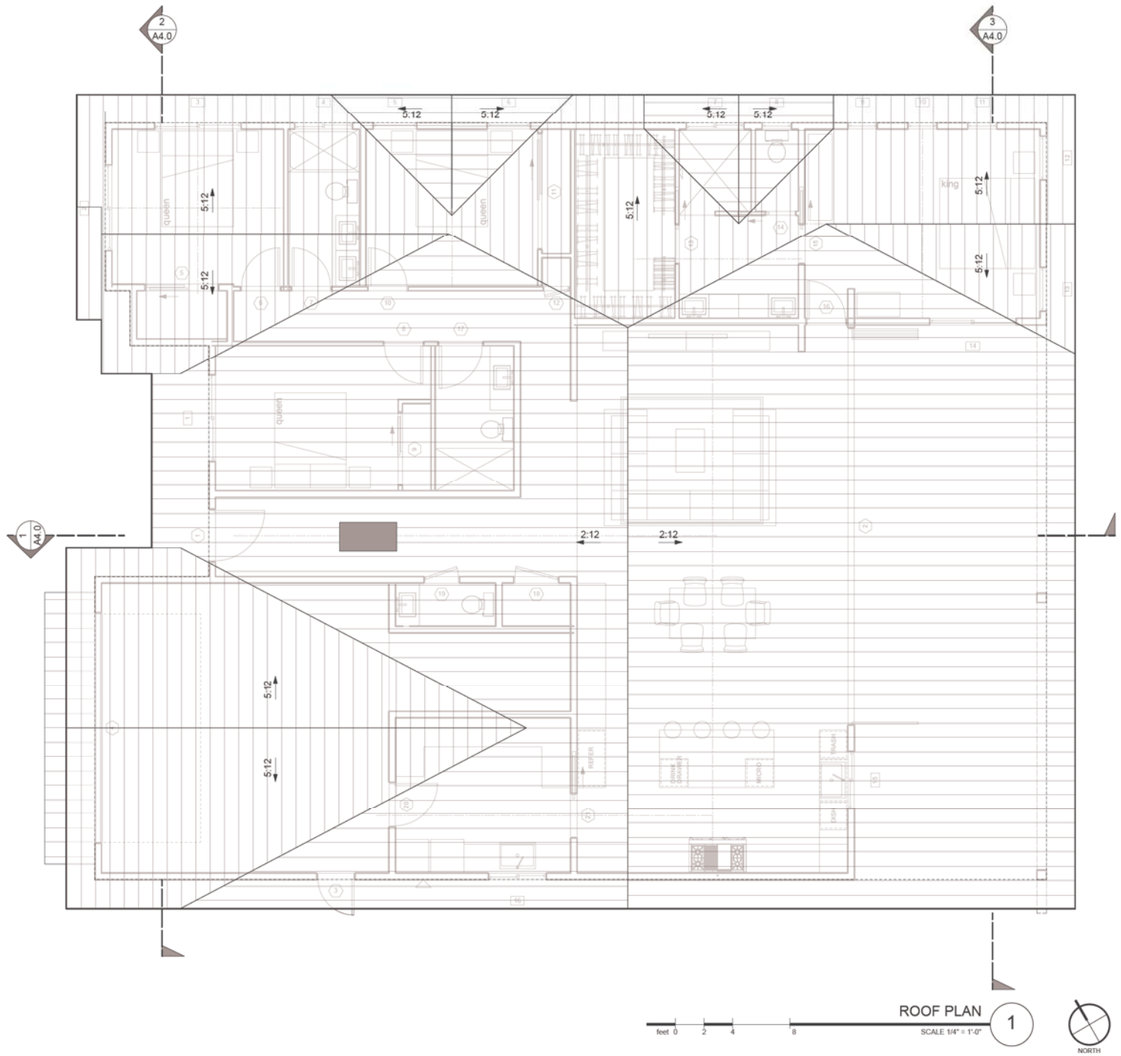
RCP PLAN 2

SCALE 1/8" = 1'-0"

feet 0 4 8 16

ROOF AND RCP KEY NOTES

1. **ROOF**: CLASS A -STANDING SEAM METAL ROOF - COLOR: GRAY
2. **SKYLIGHT**:



ROOF PLAN 1

SCALE 1/4" = 1'-0"

feet 0 2 4 8

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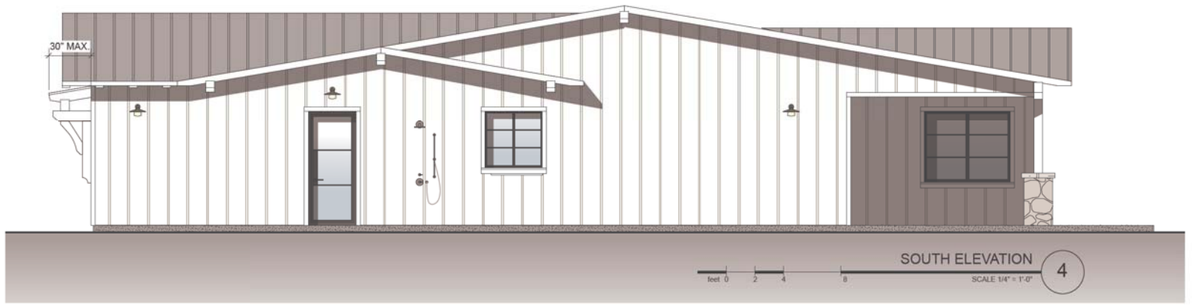
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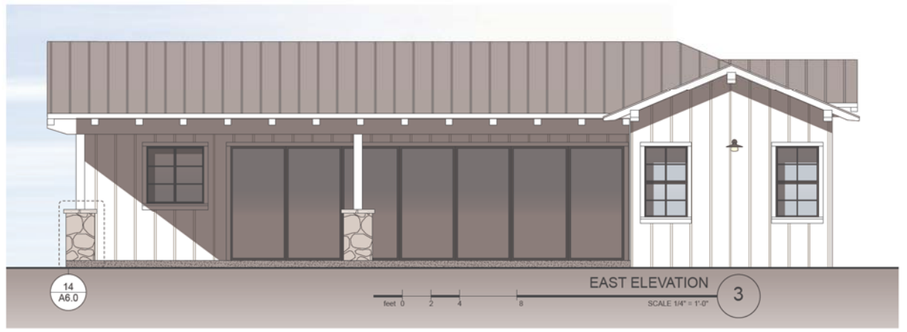
ROOF PLAN

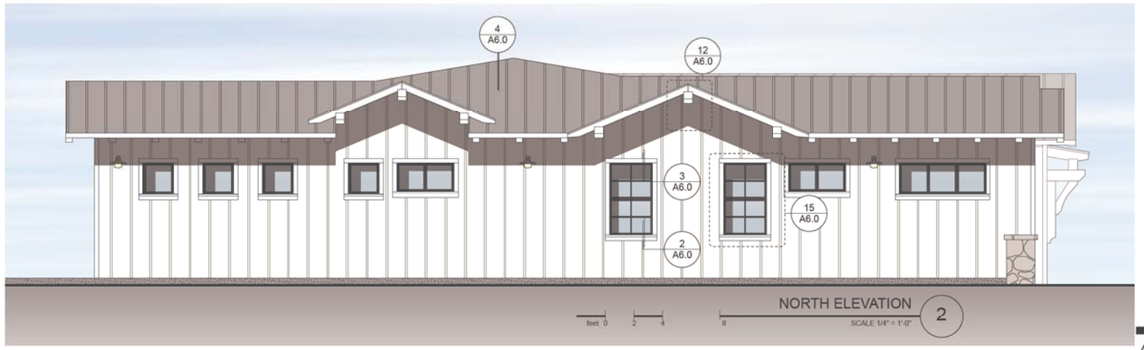
A2.2

KEY NOTES

1. **EXT. FINISH**: HARDIE BOARD AND BATTEN: COLOR: ARTIC WHITE
2. **WINDOWS AND DOORS**: ANDERSON A-SERIES: COLOR, BLACK
3. **EXT. LIGHTING**: DARKSKY COMPLIANT, SEE SPEC G0.0
4. **EXT. WOOD AND TRIM FINISH**: PAINT: DUNN-EDWARDS: CLASSIC WHITE DEHW08
5. **ROOF**: CLASS A -STANDING SEAM METAL ROOF, PAC-CLAD, COLOR: MUSKET GRAY
6. **EXT. WOOD AND TRIM FINISH**: STAIN: CABOT: CHESTNUT BROWN
7. **DOWNSPOUT**: CLASSIC WHITE FINISH
8. **SANTA BARBARA SANDSTONE VENEER**









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LICENSED ARCHITECT
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C-31357
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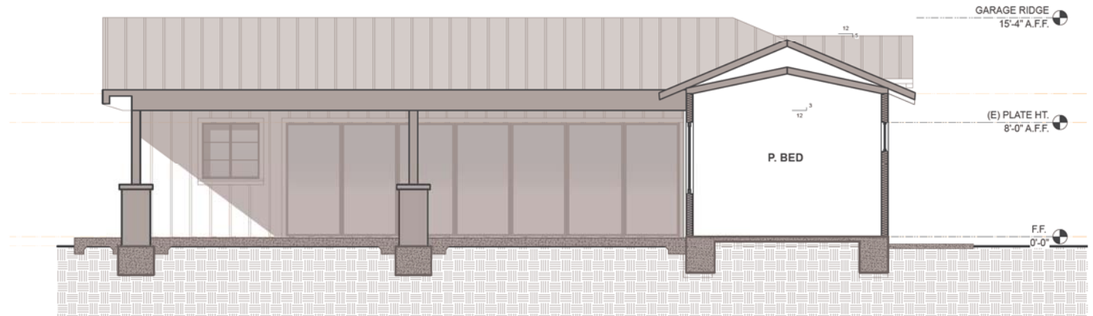
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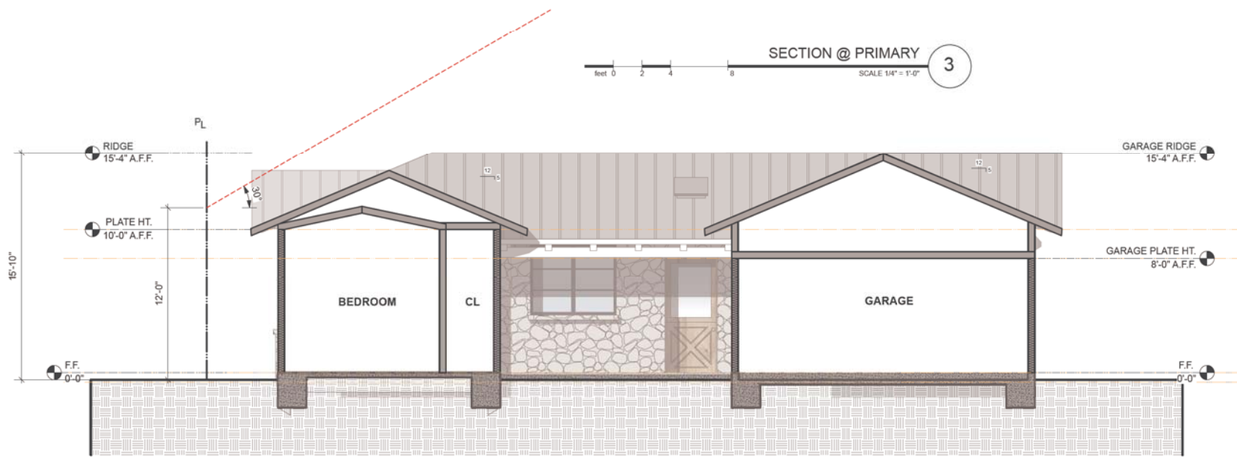
ELEVATIONS

A3.0



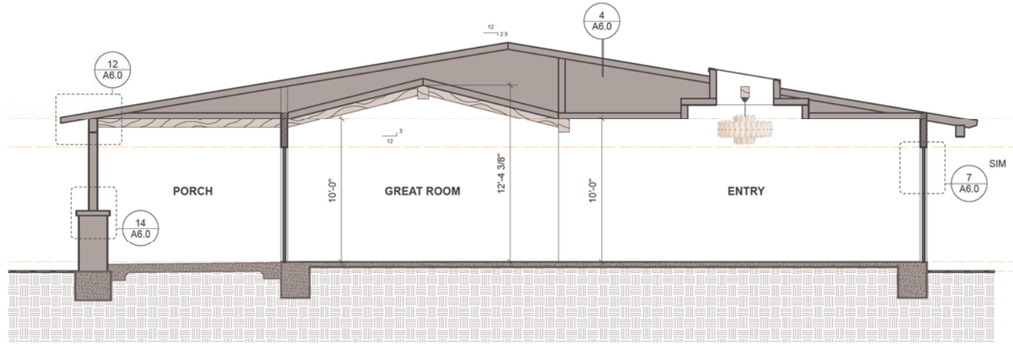
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SECTION @ GARAGE 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ GREATROOM 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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ARCHITECTURE
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LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
C-31359
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.

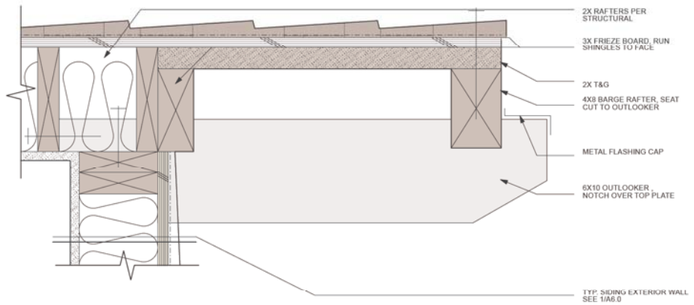
ARB FINAL APPROVAL 10-21-2025

△ REVISION

NO	DESCRIPTION	DATE

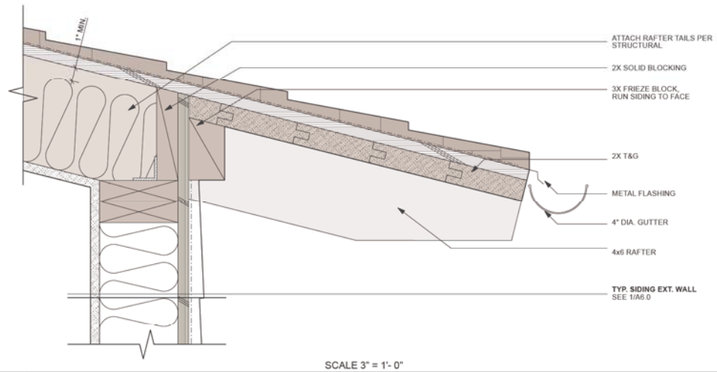
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A4.0



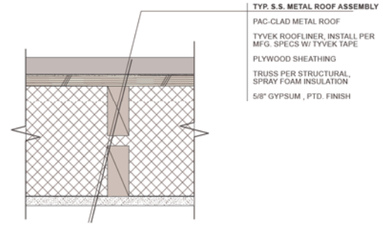
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20 SIDING @ RAKE TYP.



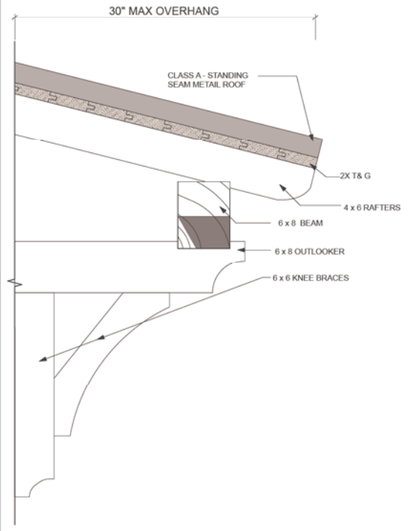
SCALE 3" = 1'- 0"

12 SIDING @ EAVE TYP.

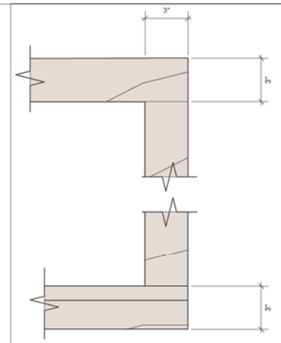


SCALE 3" = 1'- 0"

4 ROOF ASSEMBLY TYP.

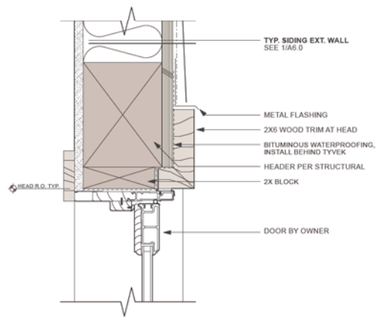


18 EYEBROW ROOF, TYP.



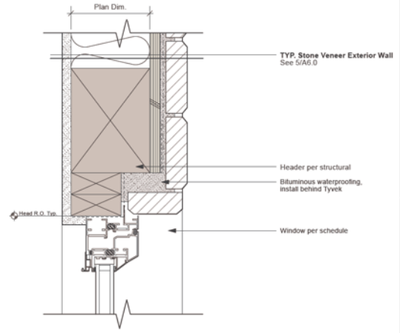
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15 TYP. EXTERIOR TRIM DETAIL



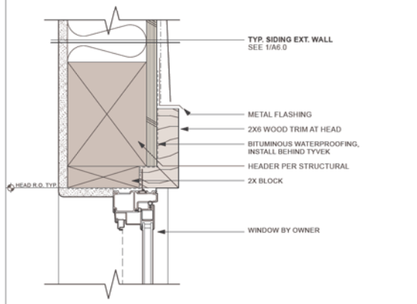
SCALE 3" = 1'- 0"

11 SIDING @ DOOR HEAD



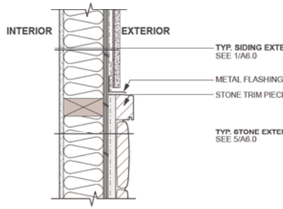
SCALE 3" = 1'- 0"

7 TYP. WINDOW HEAD @ STONE WALL (DOOR SIM.)



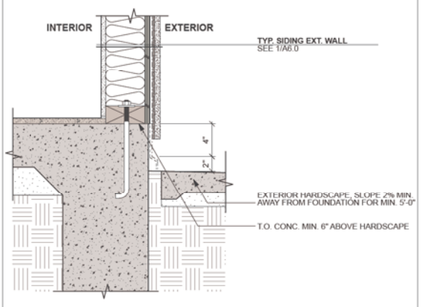
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3 SIDING @ WINDOW HEAD



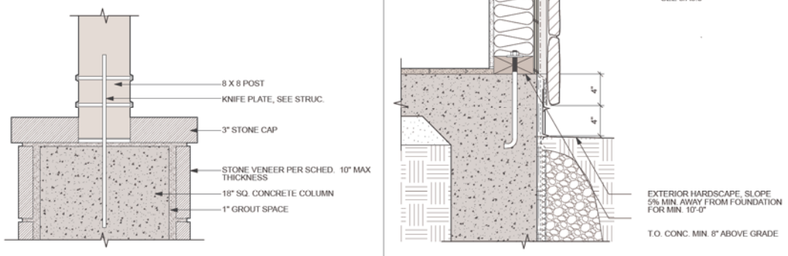
SCALE 1 1/2" = 1'- 0"

17 TRIM DETAIL @ SIDING AND STONE VENEER



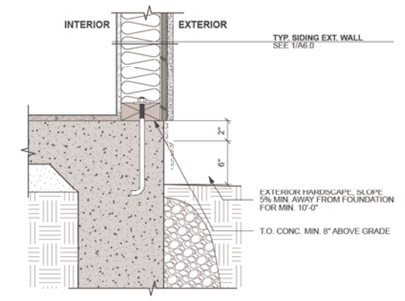
SCALE 1 1/2" = 1'- 0"

13 TYP. SIDING EXTERIOR WALL @ HARDSCAPE



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

14 KNIFE PLATE @ COLUMN

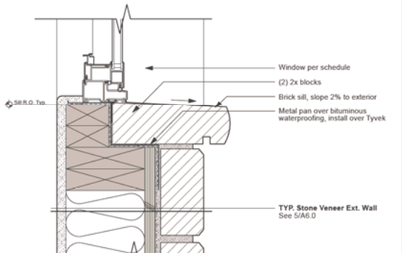


SCALE 1 1/2" = 1'- 0"

9 TYP. SIDING EXTERIOR WALL @ GRADE

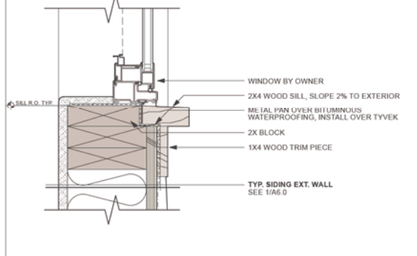
SCALE 1 1/2" = 1'- 0"

10 TYP. STONE VENEER EXTERIOR WALL @ GRADE



SCALE 3" = 1'- 0"

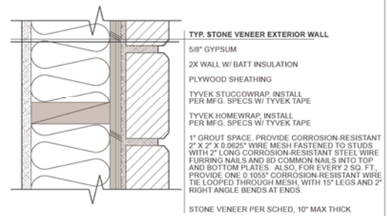
6 TYP. WINDOW SILL @ STONE WALL



SCALE 3" = 1'- 0"

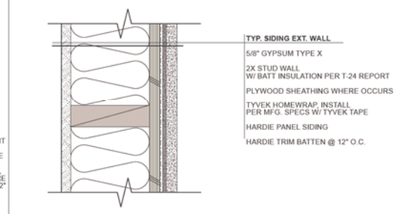
2 SIDING @ WINDOW SILL

xx



SCALE 3" = 1'- 0"

5 TYP. STONE VENEER @ PORCH WALL



SCALE 3" = 1'- 0"

1 TYP. HARDIE SIDING EXTERIOR WALL

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805.852.1677

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REGISTERED ARCHITECT DYLAN CHAPPELL No. C-31202 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.
ARB FINAL APPROVAL 10-21-2025

△ REVISION

NO	DESCRIPTION	DATE

DETAILS

A6.0

WINDOW SCHEDULE

SYMBOL

		Nominal Size		Window Style	T-24 INFO		Window Data		
0		O.A. Width	O.A. Height	Configuration	U VALUE	SHGC	Mfr	Accessories	Comments
1		6'0"	3'0"	Horizontal Slider	.34	.34	TBD		
2		6'0"	5'0"	Horizontal Slider	.34	.34	TBD		
3		6'0"	2'0"	Horizontal Slider	.34	.34	TBD		
4		4'0"	2'0"	Horizontal Slider	.34	.34	TBD		
5		3'0"	5'0"	Single Hung	.34	.34	TBD		
6		3'0"	5'0"	Single Hung	.34	.34	TBD		
7		4'0"	2'0"	Horizontal Slider	.34	.34	TBD		
8		2'0"	2'0"	Awning	.34	.34	TBD		
9		2'0"	2'0"	Awning	.34	.34	TBD		
10		2'0"	2'0"	Awning	.34	.34	TBD		
11		2'0"	2'0"	Awning	.34	.34	TBD		
12		3'0"	5'0"	Single Hung	.34	.34	TBD		
13		3'0"	5'0"	Single Hung	.34	.34	TBD		
14		6'0"	5'0"	Horizontal Slider	.34	.34	TBD		
15		4'0"	4'0"	Horizontal Slider	.34	.34	TBD		
16		4'0"	4'0"	Horizontal Slider	.34	.34	TBD		

DOOR SCHEDULE

SYMBOL

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

WINDOW AND DOOR GENERAL NOTES

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

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

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

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

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

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

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

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

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

9. R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2); THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR; THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 1 DECORATIVE GLAZING. 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1½ INCHES (38 MM). 3 OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

EGRESS NOTES

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

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

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

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

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

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

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

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

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

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

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD.
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL C-31369 STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PROJECT #

SMITH REMODEL

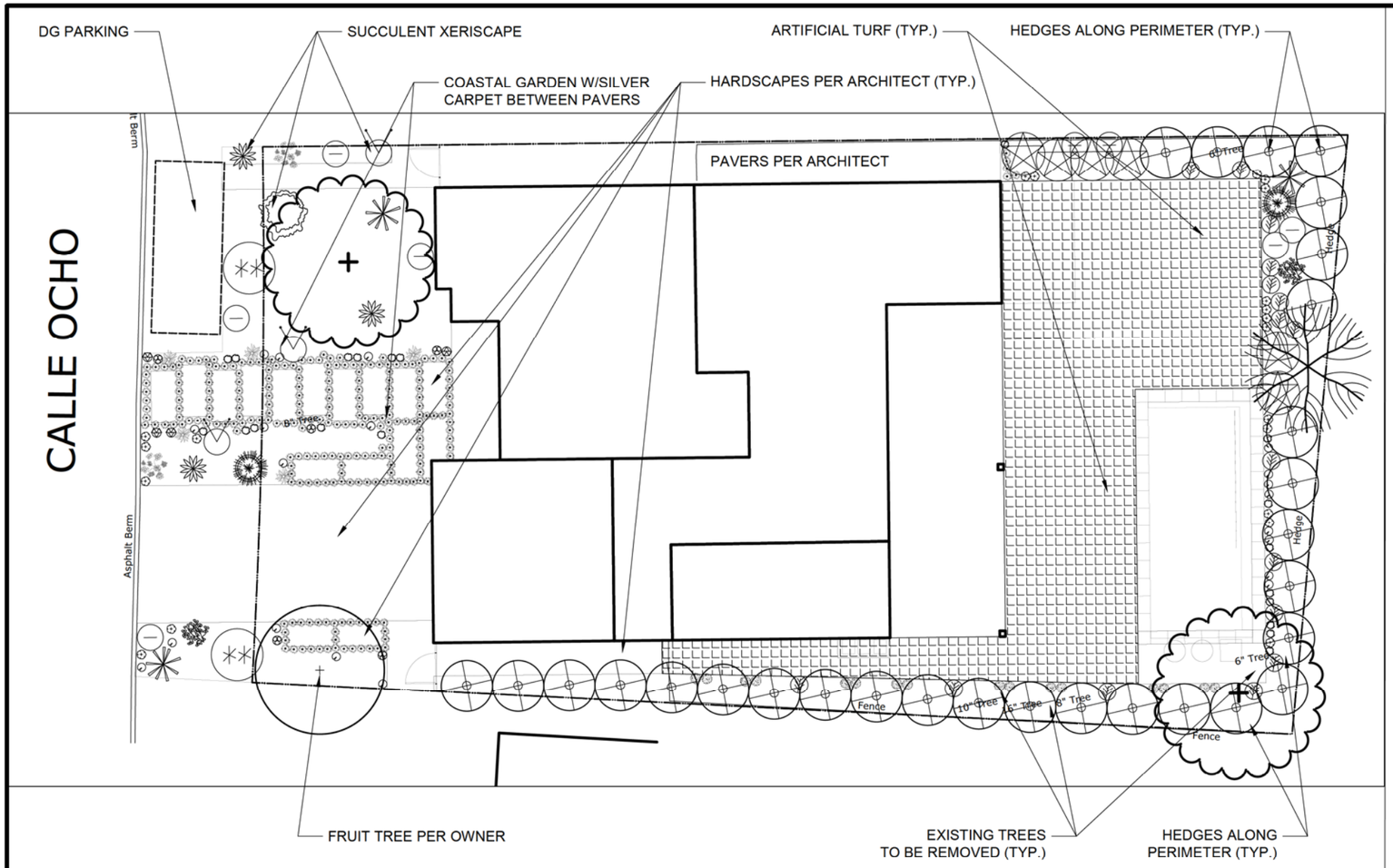
5560 CALLE OCHO
CARPINTERIA, CA 93013
-
ARB FINAL APPROVAL 10-21-2025

△ REVISION

NO	DESCRIPTION	DATE

SCHEDULES

A7.0



	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
	TREES					
		Misc Fruit Tree	1	10'-20'/10'-20'	15 gal	Med
	Persea americana	Avocado Tree	2	30'-60'/20'-30'	15 gal	Low-Med
	Plumeria rubra 'Celadine'	Celadine Plumeria	1	12'-15'/12'-15'	15 gal	Med

	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
	SHRUBS					
	Ligustrum japonicum 'Texanum'	Texas Privet	29	8'-10'/4'-6'	5 gal	Med
	Rosmarinus officinalis	'Huntington Carpet'	2	1'-2'/4'-8'	1 gal	Low
	Trachelospermum jasminoides	Star Jasmine	6	1.5-2'/4'-5'	1 gal	Low-Med

	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
	PERENNIALS					
	Ajuga Reptans	Carpet Bugle	16	6"-12"/10"-24"	QT	Med
	Anigozanthos flavidus	Kangaroo Paw	2	2'-3'/2'-6'	1 gal	Low-Med
	Armeria maritima	Sea Thrift	20/1	6"-12"/6"-12"	plugs/flats	Med
	Dymondia margaretae	Silver Carpet	240/12	1"-3"/1'-2'	plugs/flats	Low
	Erigeron glaucus	Seaside Daisy	20/1	2"-12"/1'-2'	plugs/flats	Low-Med
	Helleborus x nigercors	Hellebore	16	1'-2'/1'-2'	QT	Med
	Lavendula 'Munstead'	Munstead Lavender	8	1'-3'/1'-3'	1 gal	Low
	Leucospermum spp & cvs.	Pincushion Bush	2	3'-12'/3'-12'	5 gal	Low-Med

	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
	SUCCULENTS					
	Agave 'Blue Glow'	Blue Glow Agave	3	1'-2'/2'-3'	1 gal	Low
	Aloe arborescens	Torch Aloe	1	6'-10'/6'/10'	5 gal	Low
	Cistanthe grandiflora	Rock Purslane	3	1'-3'/2'-3'	QT	Low
	Euphorbia characias	Mediterranean Spurge	2	3'-4'/2'-3'	1 gal	Very Low
	Sedum album	White Stonecrop	5	3"-6"/12"-18"	6pk	Low
	Sedum 'Herbstfreude'	Autumn Joy Stonecrop	6	6"-9"/24"-36"	6pk	Low
	Senecio serpens	Blue chalk sticks	5	1'/2'-3'	1 gal	Low

	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
	GRASSES					
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	20/1	1'/1'	plugs/flats	Low
	Muhlenbergia rigens	Deer Grass	3	2'-3'/3'-4'	1 gal	Low-Med

North

0' 4' 8' 16' 24'

1" = 8'

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PLANS PREPARED FOR:
ALLAN SMITH

5560 CALLE OCHO
CARPINTERIA, CA 93013

PLANS PREPARED BY:
Sustainable Recreation Design
Bishop, CA
www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 10/23/2025 DATE

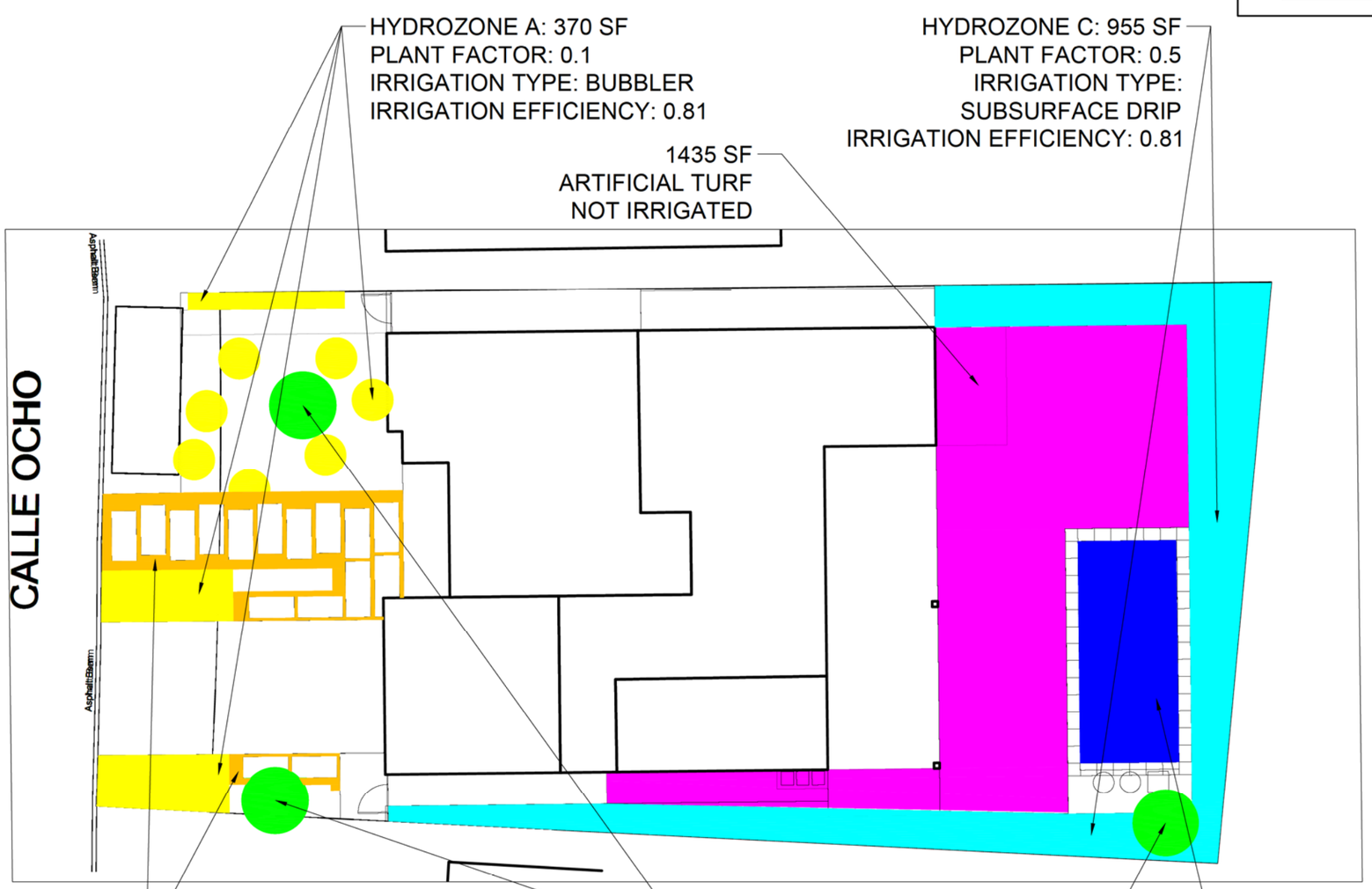
LICENSED LANDSCAPE ARCHITECT
ANTHONY R PERKINS
#6462
Signature
12/26/23 - 01/31/26
Renewal Date - Expiration
10/23/2025
Date
STATE OF CALIFORNIA

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

SMITH RESIDENCE
5560 CALLE OCHO
PLANTING PLAN

SCALE: 1" = 8'
DATE: 10/23/2025
JOB NO.
DRAWN BY: TP
SHEET: LP - 1.0
01 OF 08

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



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

Hydrozone	PF	IE	ETAF	Area	ETWU
A	0.1	.81	.123	370	1,306
B	0.2	.81	.247	190	1,347
C	0.5	.81	.617	955	16,915
D	0.7	.81	.864	150	3,720
SLA			1	315	9,042
TOTAL					**32,330**
MAWA					**49,085**

Eto - 46.3 - CIMIS ETo Zone 3- Coastal Valleys & Plains

0.62 is the conversion factor to gallons per square foot

ETAF is Plant Factor (PF) / Irrigation Efficiency (IE)

IE = 0.75 for overhead spray devices & 0.81 for drip system devices

Area is the Landscaped Area for each Hydrozone

ETWU complies with MAWA

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

	Eto	ETAF	LA	Conversion	MAWA (Gallons per Year)
MAWA	46.3	.55	3,100 sf	0.62	49,085

LA is the total Landscape Area of all hydrozone areas in square feet

SLA is the total Special Landscape Area in square feet

ETAF is 0.55 for residential areas

ETAF is 0.45 for non-residential areas

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

MWELO DOCUMENTATION

PROJECT ADDRESS: 5560 CALLE OCHO, CARPINTERIA, CA 93013
TOTAL LANDSCAPE AREA: 3,100 SF
WATER SUPPLY TYPE: POTABLE WATER,
CARPINTERIA VALLEY WATER DISTRICT-
1301 SANTA YNEZ AVE, CARPINTERIA, CA 93013

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

Anthony R. Perkins
CA Landscape Architect #6462

North

0' 4' 8' 16' 24'

1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

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ALLAN SMITH

5560 CALLE OCHO
CARPINTERIA, CA 93013

PLANS PREPARED BY:
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www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 10/23/2025 DATE

LICENSED LANDSCAPE ARCHITECT ANTHONY R PERKINS #6462 Signature 12/26/23 - 01/31/26 Renewal Date - Expiration 10/23/2025 Date STATE OF CALIFORNIA

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

SMITH RESIDENCE
5560 CALLE OCHO
HYDROZONE MAP

SCALE: 1" = 8"
DATE: 10/23/2025
JOB NO.
DRAWN BY: TP
SHEET: LI - 0.1
02 OF 08

Attachment B

Final Colors & Materials Board

Smith Residence Additions & Remodel

Project # 25-2339-CDP/ARB

Final ARB Review

November 13, 2025

EXT. TRIM

MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHWO8

STANDING SEAM METAL ROOF

MANUFACTURER:
PAC-CLAD
CLASS A

COLOR:
MUSKET GRAY

DARKSKY LIGHT FIXTURE



MANUFACTURER:
REJUVENATION

MODEL:
SADIE SCONCE

LED:
1-8 WATT INTEGRATED

EXT. WOOD STAIN

MANUFACTURER:
CABOT

COLOR:
CHESTNUT
BROWN

HARDIE SIDING

MANUFACTURER:
JAMES HARDIE

COLOR:
ARTIC WHITE

SANTA BARBAR SANDSTONE



MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

WINDOWS & DOORS



MANUFACTURER:
ANDERSON A-SERIES

COLOR:
BLACK

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

PROJECT: **SMITH RESIDENCE**

LOCATION: 5560 CALLE OCHO

OWNER: ALLAN SMITH

MATERIAL BOARD

10/21/2025

Attachment C

ARB Meeting Minutes from July 31, 2025

Smith Residence Additions & Remodel

Project # 25-2339-CDP/ARB

Final ARB Review

November 13, 2025

2) Project: Smith Residence Addition & Remodel, Project # 25-2339-CDP/ARB
Address: 5560 Calle Ocho
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.

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.

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

Attachment D

Preliminary Architectural Plans and
Colors & Materials Board
-SUPERSEDED-

Smith Residence Additions & Remodel
Project # 25-2339-CDP/ARB
Final ARB Review
November 13, 2025

5560 CALLE OCHO

SWCP - TIER 1 ANAYSIS

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	Smith Residence
Project Location [Street Address if available, or intersection and/or APN]	5560 Calle Ocho
Name of Owner or Developer	Allan Smith
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	SFR
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	2,001
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	2,93 1(house and hardscape)
Total Pre-Project Impervious Surface Area	3,939
Total Post-Project Impervious Surface Area	5,384
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

Tier 1 SCP Template January 2017 Guide — Page 4 of 13 — Source: Stormwater Technical

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☒ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

☒ No erodible areas drain on to permeable pavement.

☒ Subgrade compaction is minimal.

☒ Reservoir base course is of open-graded crushed stone. Base depth (5" or more) is adequate to retain rainfall and support design loads (more depth may be required).

☒ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

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

☒ Rigid edge is provided to retain granular pavements and unit pavers.

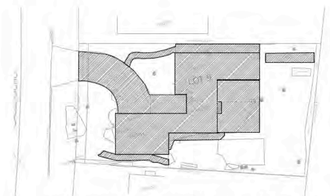
☒ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.

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

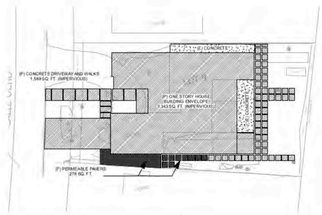
☒ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

☐ Additional comments:_____

Tier 1 SCP Template January 2017 Guide — Page 7 of 13 — Source: Stormwater Technical



PRECONSTUCTION IMPERIOUS AREA = 3,939 SQ. FT.



NEW OR REPLACED IMPERIOUS AREA :

BUILDING (HOUSE+GARAGE+COVERED PATIO) =	3,343
CONCRETE HARDSCAPE =	1,589
TOTAL NEW OR REPLACED:	4,932 SQ. FT.
(E) HARDSCAPE TO REMAIN UN ALTERED	452
POST CONSTUCTION IMPERIOUS AREA =	**5,384 SQ. FT.**



WEST ELEVATION (STREET VIEW) — 1

feet 0 2 4 8 — SCALE 1/4" = 1'-0"

Ripley™ 1 Light Wall Light Olde Bronze® 49060OZ

SPECIFICATIONS

Certifications/Qualifications	
Dark Sky Compliant	Yes www.kichler.com/warranty
Dimensions	
Base Backplate	5.87 DIA
Extension	11.25"
Weight	1.00 LBS
Height from center of Wall opening (Spec Sheet)	3.00"
Height	9.00"
Width	10.00"
Light Source	
Lamp Included	
Lamp Type	LED
Light Source	LED
Max or Nominal Watt	7.9 W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

FIXTURE ATTRIBUTES

Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	49060OZ
Patent	US Patent Pending
Finish	Olde Bronze
Style	Lodge / Country
UPC	783927301091
Finish Options	
Olde Bronze	



ALSO IN THIS FAMILY



49059OZ 49061OZ 49063OZ

HERS NOTES, SUMMARY, AND INSPECTIONS

SUPERSEDED

VICINITY MAP



CODE COMPLIANCE

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

SPECIAL INSPECTIONS

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

1. KITCHEN RANGE HOOD
2. VERIFIED REFRIGERANT CHARGE
3. AIRFLOW IN HABITABLE ROOMS
4. VERIFIED HEAT PUMP RATED HEATING CAPACITY
5. WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ. FT.
6. DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE

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

PROJECT TEAM

OWNER
ALLAN SMITH
6383 LAGUNITAS CT
CARPINTERIA, CA 93013
425-530-3757

ARCHITECT
DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
4465 GRANITE RD. STE. 1027
ROCKLIN, CA 95677
805-852-1677
DYLAN@DYLANCHAPPELL.COM

SURVEYOR
JEREMY HENRY
HENRY LAND SURVEYING
6119 CRESTVIEW DR
OJAI, CA 93023
805-216-6127
JEREMYHENRY1118@GMAIL.COM

FIRE DEPARTMENT NOTES

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

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

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

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OFWAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	5560 CALLE OCHO CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-351-004
LOT AREA	8,144 SQ. FT.
ZONE	20-R-1
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	15' 10" A.E.G.
EXISTING BUILDING HEIGHT	13' 4" A.E.G.
SETBACKS	FRONT: 50' FROM CL OF STREET OR 20' FROM PL, SIDE 5' REAR: 15', Street Side 10'
PARKING REQUIRED	2 COVERED
(E) PARKNG	2 COVERED
(P) PARKING	2 COVERED

PROJECT AREAS

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

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

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

SCOPE OF WORK

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

SHEET INDEX

GENERAL

G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL

C1.0 SURVEY

ARCHITECTURAL

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

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

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LICENSED ARCHITECT — DYLAN CHAPPELL — 26-3-1 2025 — STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.

CONCEPT PLANS 1-30-2024

△ REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

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

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COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #



















SUPERSEDED

SMITH REMODEL
5560 CALLE OCHO
CARPINTERIA, CA 93013
.
CONCEPT PLANS 1-30-2024

△ REVISION		
NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

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

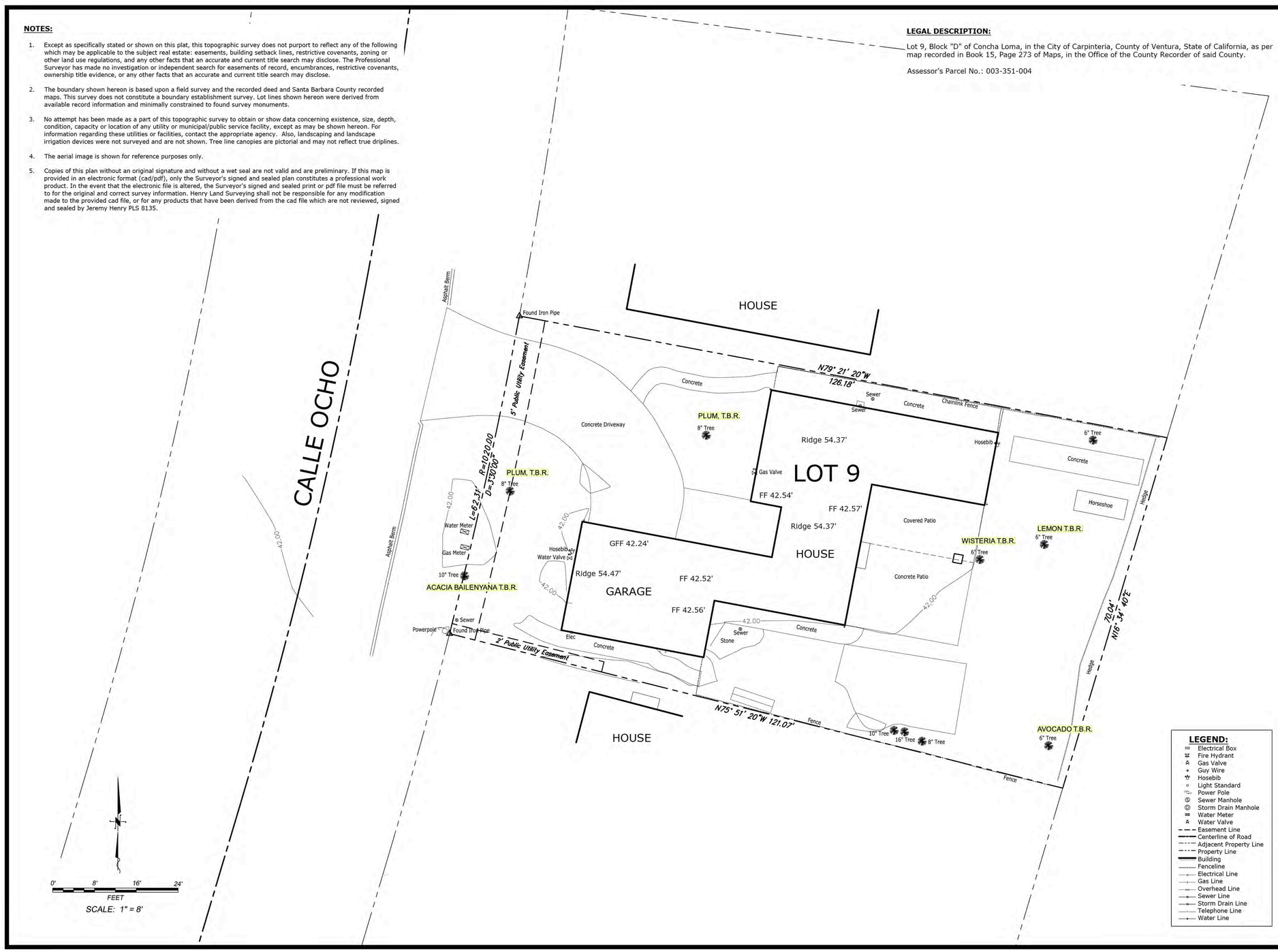
NOTES:

1. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The boundary shown hereon is based upon a field survey and the recorded deed and Santa Barbara County recorded maps. This survey does not constitute a boundary establishment survey. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments.
3. No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.
4. The aerial image is shown for reference purposes only.
5. Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8135.

LEGAL DESCRIPTION:

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

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



LEGEND:

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

REVISED: 11-2-2024

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

PROFESSIONAL LAND SURVEYOR * JEREMY HENRY PLS 8135 * STATE OF CALIFORNIA

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

HENRY LAND SURVEYING

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

SHEET 1
OF 1
JOB NO. 24-180

SUPERSEDED

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
DYLAN CHAPPELL
No. C-26431
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL
5560 CALLE OCHO
CARPINTERIA, CA 93013
-
CONCEPT PLANS 1-30-2024

NO	REVISION DESCRIPTION	DATE

SURVEY
C0.0

EROSION CONTROL AND BMP NOTES

Owner:

ALLAN SMITH

5560 CALLE OCHO
CARPINTERIA, CA 93013

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

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
4465 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.205.4760

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

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

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

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

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

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

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

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor.
Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

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

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

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

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

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

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

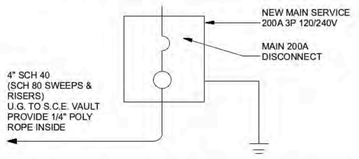
Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected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

KEY NOTES

1. **(P) CONCRETE HARDSCAPE:**
2. **(P) FIRE SPRINKLER RISER**
3. ***(P) WATER METER:*** *(E) 3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. RELOCATE OUTSIDE OF DRIVEWAY*
4. **(E) GAS METER:** RELOCATE OUTSIDE OF DRIVEWAY
5. ***(E) ELECTRICAL PANEL:*** *UPGRADE TO 200 AMP. WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP AT PANEL(S). CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
6. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
7. ***(P) WATER SOFTENER LOOP:***
8. ***(P) PERMEABLE PAVER:*** *SEE LANDSCAPE PLANS FOR SEPC.*
9. ***(P) POOL:*** *UNDER SEPERATE PERMIT*
10. ***(E) HARDSCAPE:*** *TO REMAIN*
11. ***(E) DRIVEWAY:*** *TO BE REMOVED*
12. ***(P) 6' WOOD FENCE:*** *AND 42" WIDE GATE WHERE SHOWN*
13. ***(E) 6' FENCE:*** *TO REMAIN*
14. ***(P) POOL EQUIPMENT :*** *NOT TO EXCEED THE ALLOWABLE DBA PER CITY REQUIREMENTS. SEE SPECS ON A2.0*

NEW 200 AMP PANEL

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

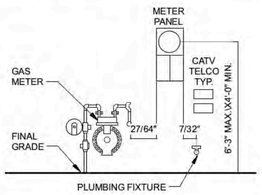


GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

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

METER ASSEMBLY SEPARATION 6

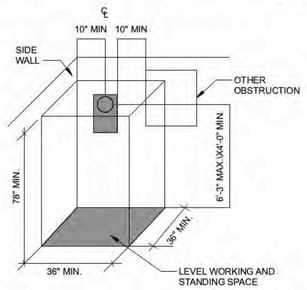
0 — N.T.S.



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 5

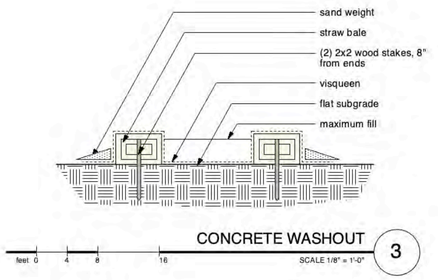
0 — N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4

0 — N.T.S.



CONCRETE WASHOUT 3

feet 0 — 4 — 8 — 16 — SCALE 1/8" = 1'-0"

LEGEND

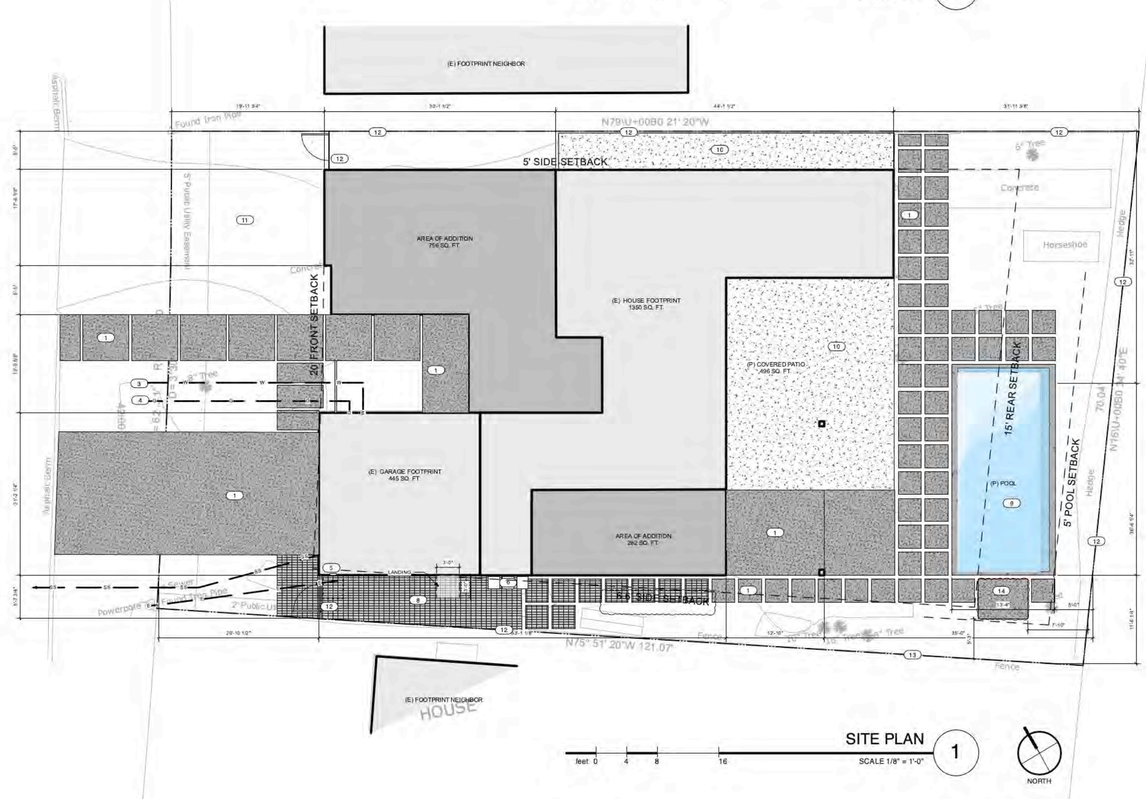
- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading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

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



GRADING AND DRAINAGE PLAN 2

feet 0 — 4 — 8 — 16 — SCALE 1/8" = 1'-0"



SITE PLAN 1

feet 0 — 4 — 8 — 16 — SCALE 1/8" = 1'-0"

NORTH

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OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.

CONCEPT PLANS 1-30-2024

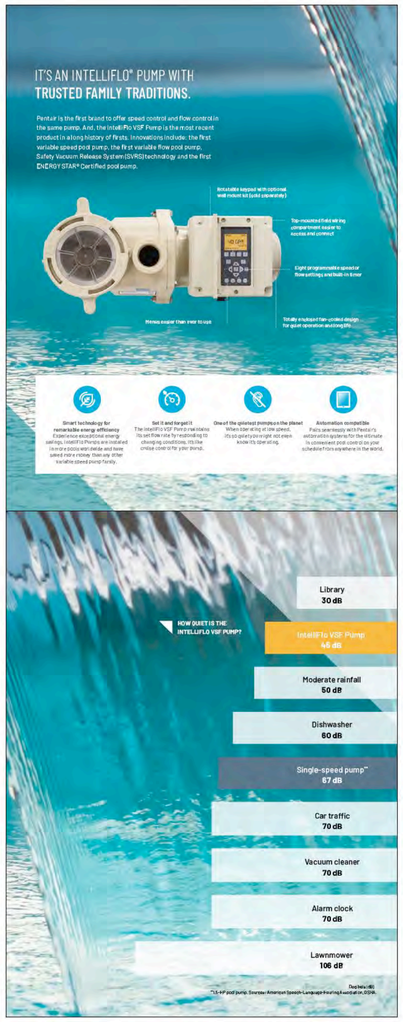
△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

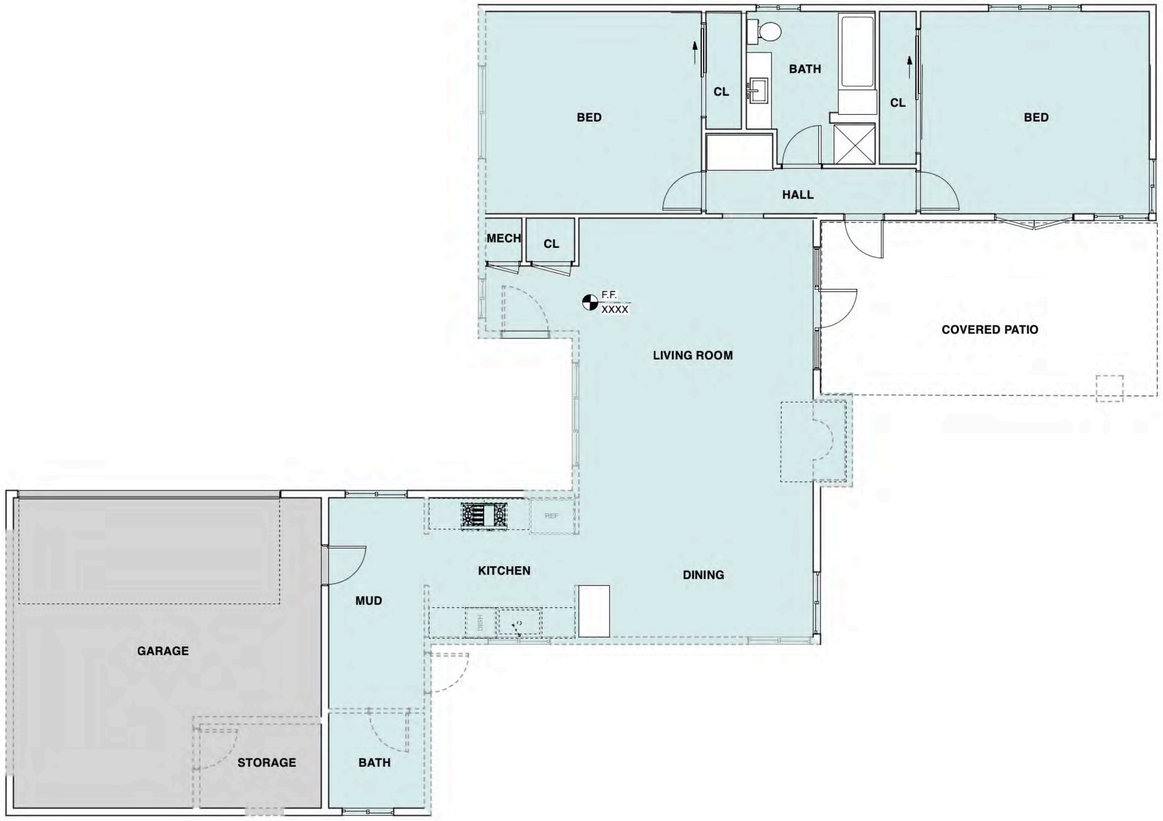
A1.0

POOL EQUIPMENT SPECS (PENTAIR INTELLFLOW VSF - 45 DBA)



(PENTAIR 140 HEAT PUMP 58 DBA)





SUPERSEDED

EXISTING / DEMO PLAN 1
feet 0 2 4 8
SCALE 1/4" = 1'-0"
NORTH

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COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

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5560 CALLE OCHO
CARPINTERIA, CA 93013
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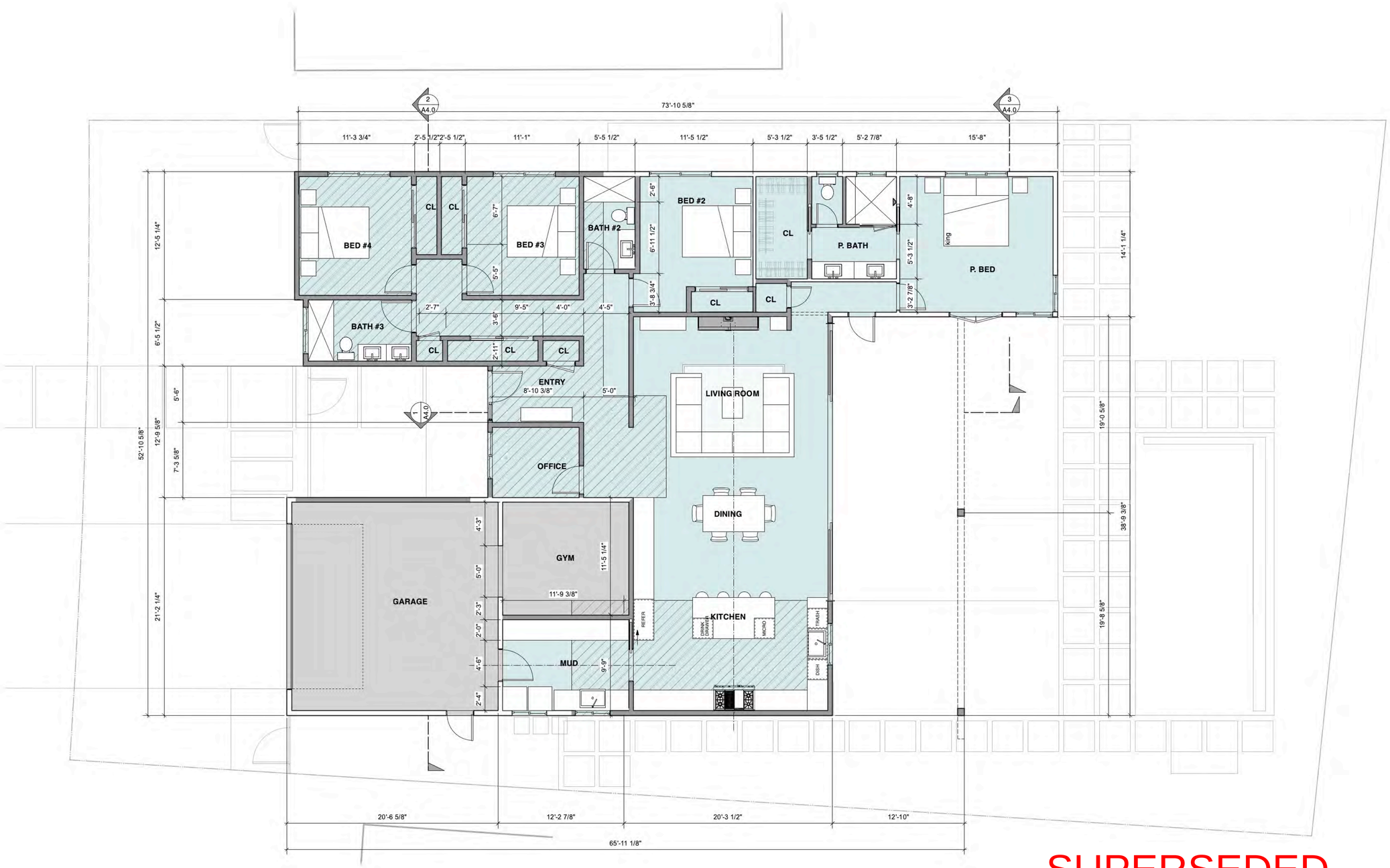
CONCEPT PLANS 1-30-2024

△ REVISION

NO	DESCRIPTION	DATE

(E) FLOOR PLAN

A2.0



SUPERSEDED

(P) FLOOR PLAN 1
SCALE 1/4" = 1'-0"
feet 0 2 4 8
NORTH

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C-26133
STATE OF CALIFORNIA

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CITY CASE NUMBER
PROJECT #

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CARPINTERIA, CA 93013
.

CONCEPT PLANS 1-30-2024

△ REVISION

NO	DESCRIPTION	DATE

PROPOSED FLOOR PLAN

A2.1

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C-36231 2025
STATE OF CALIFORNIA

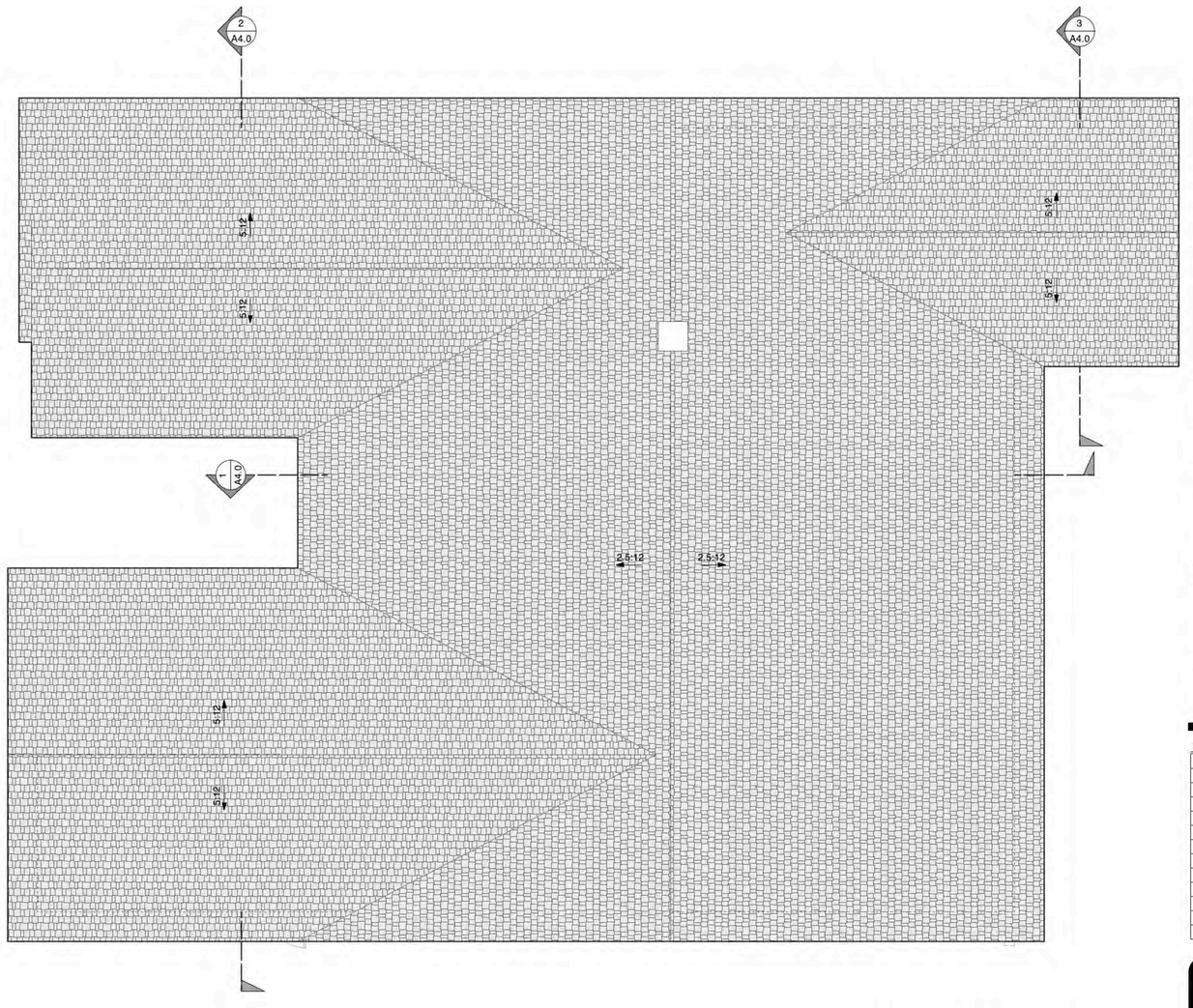
COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

ROOF AND RCP KEY NOTES

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

SUPERSEDED



ROOF PLAN 1
SCALE 1/4" = 1'-0"
feet 0 2 4 8
NORTH

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
-

CONCEPT PLANS 1-30-2024

REVISION

NO	DESCRIPTION	DATE

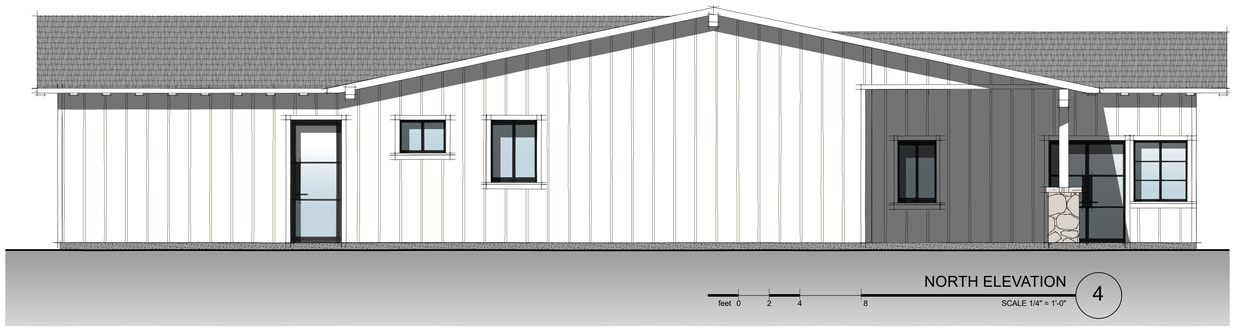
ROOF PLAN

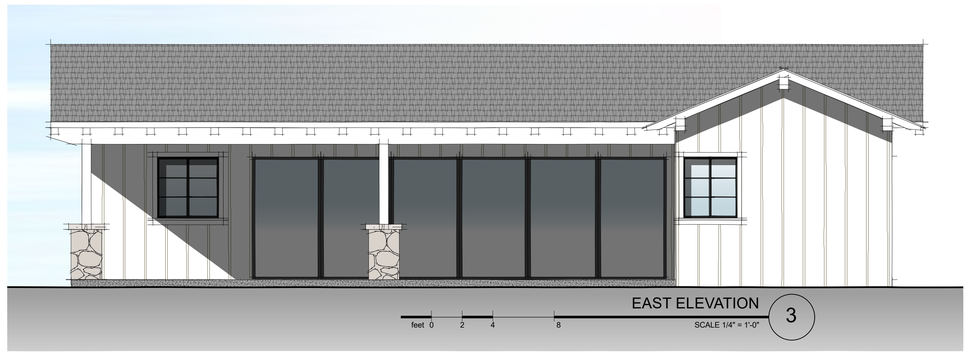
A2.2

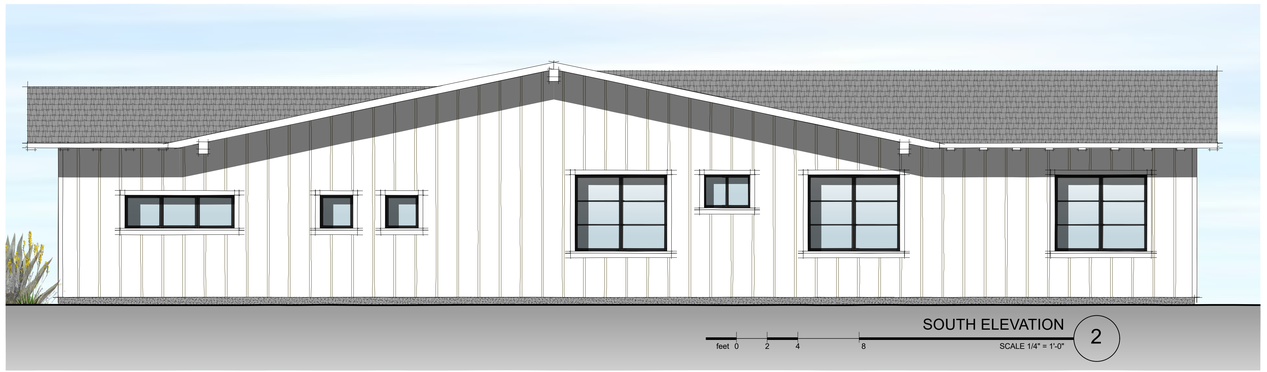
KEY NOTES

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

SUPERSEDED









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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-36,231
EXP. 08-31-2025
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.

CONCEPT PLANS 1-30-2024

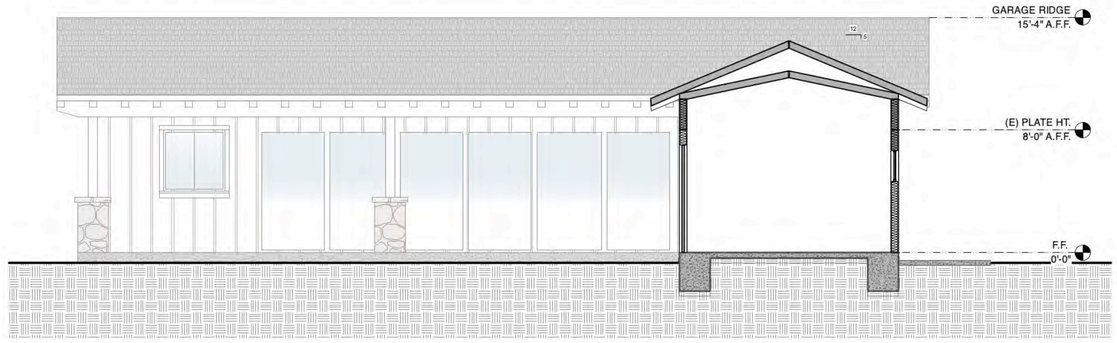
△ REVISION

NO	DESCRIPTION	DATE

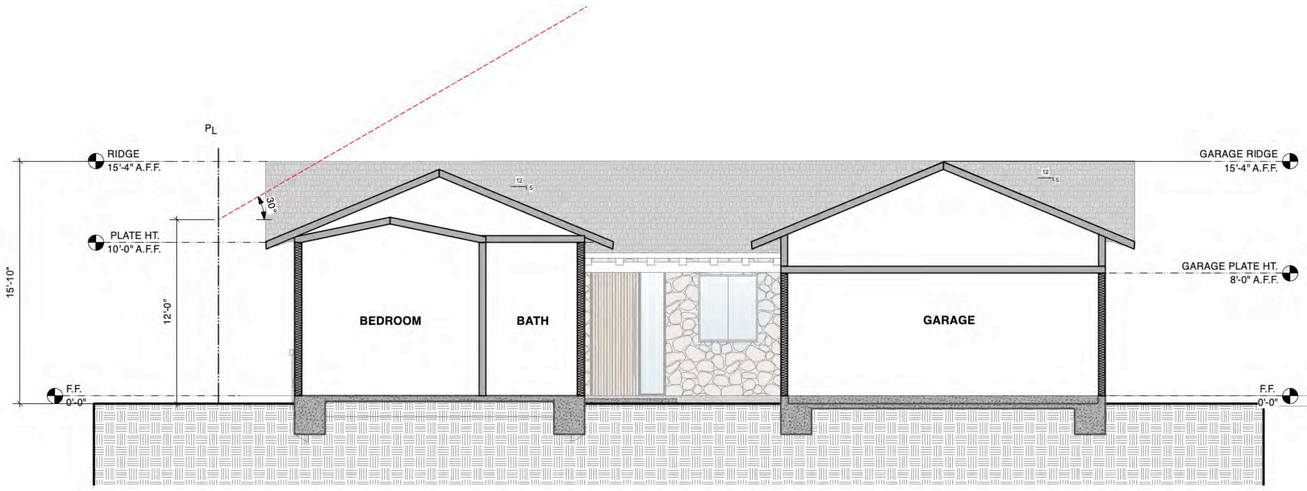
ELEVATIONS

A3.0

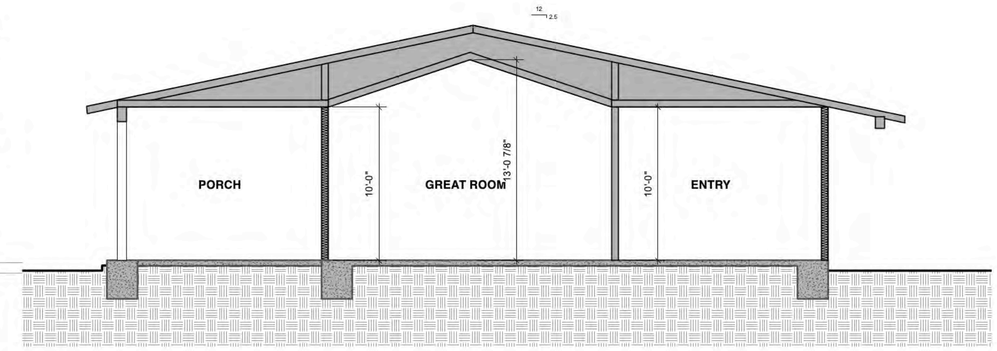
SUPERSEDED



SECTION @ PRIMARY 3
feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ GARAGE 2
feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ GREATROOM 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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

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LICENSED ARCHITECT
DYLAN CHAPPELL
C-31205
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

SMITH REMODEL

5560 CALLE OCHO
CARPINTERIA, CA 93013
.

CONCEPT PLANS 1-30-2024

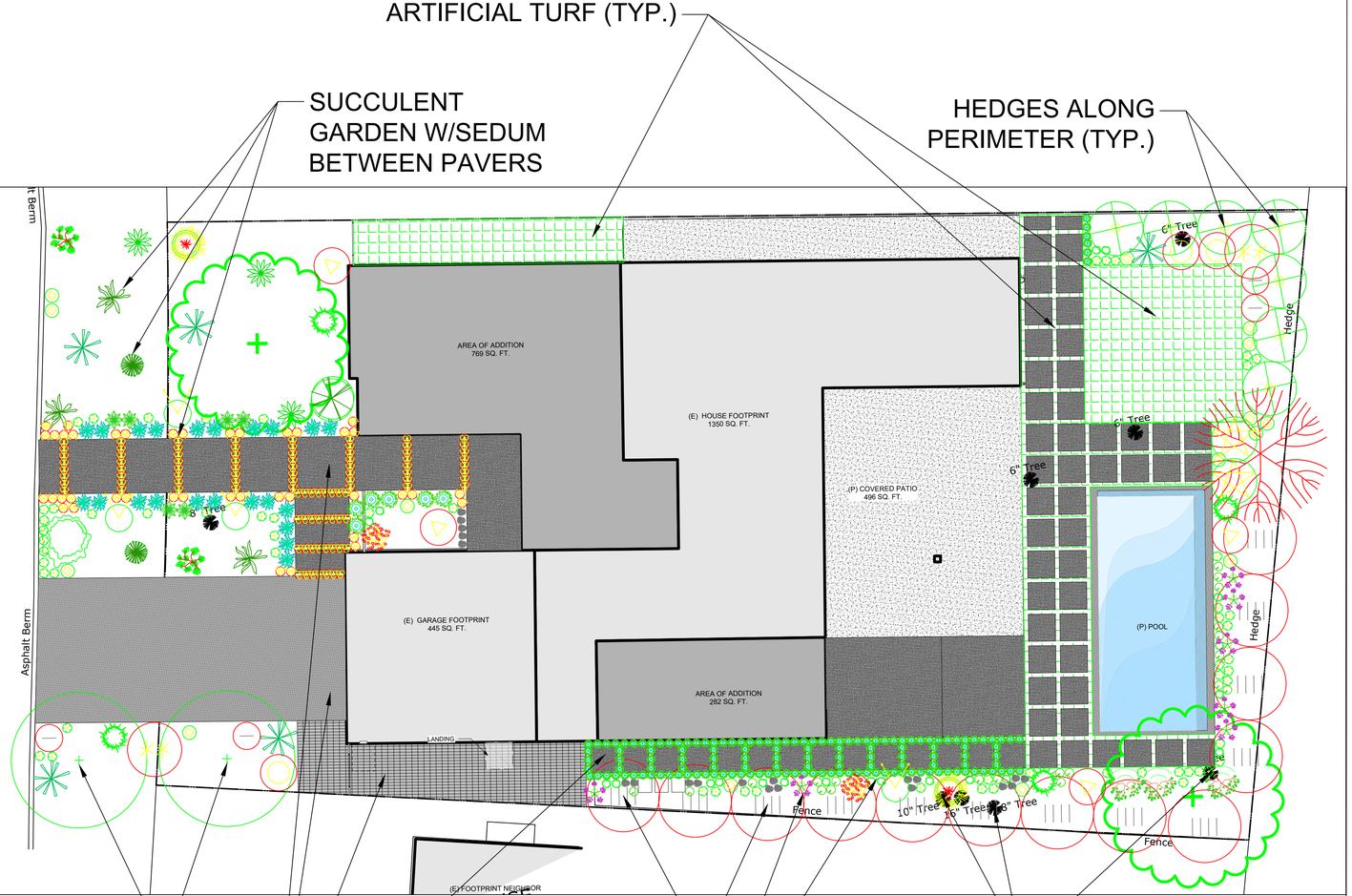
△ REVISION

NO	DESCRIPTION	DATE

SECTIONS

A4.0

CALLE OCHO



SUPERSEDED

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

North

0' 4' 8' 16' 24'

1" = 8'

DIGALERT® CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

PLANS PREPARED FOR:
ALLAN SMITH

5560 CALLE OCHO
CARPINTERIA, CA 93013

PLANS PREPARED BY:
Sustainable Recreation Design
Bishop, CA
www.srd-la.com

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

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

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

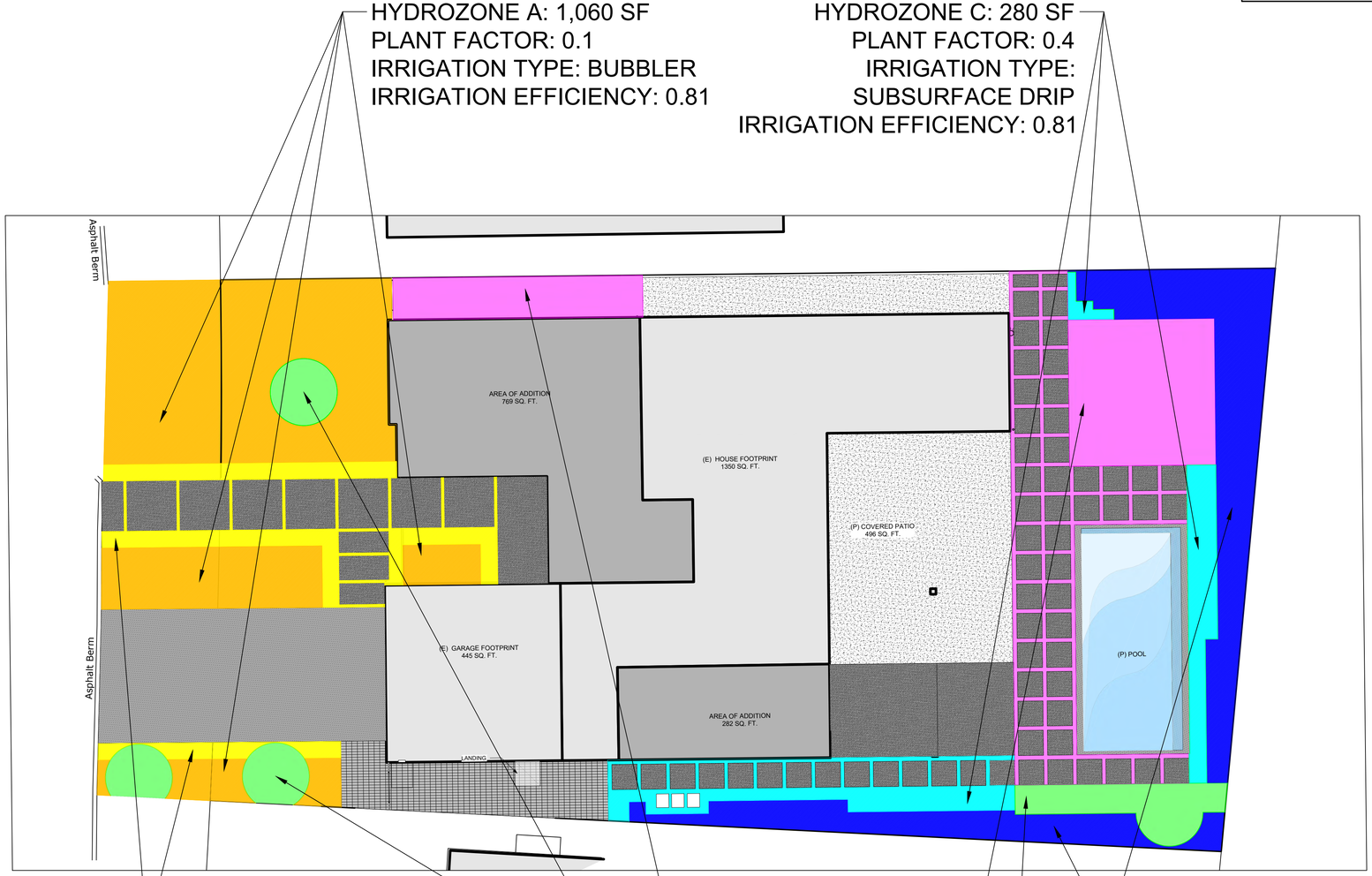
SMITH RESIDENCE
5560 CALLE OCHO
PLANTING PLAN

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

REVIEWED BY: _____ DATE

APPROVED FOR CONSTRUCTION BY: _____ DATE

APPROVED FOR CONSTRUCTION BY: _____ DATE



SUPERSEDED

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

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

Eto - 46.3 - CIMIS ETo Zone 3- Coastal Valleys & Plains

0.62 is the conversion factor to gallons per square foot

ETAF is Plant Factor (PF) / Irrigation Efficiency (IE)

IE = 0.75 for overhead spray devices & 0.81 for drip system devices

Area is the Landscaped Area for each Hydrozone

ETWU complies with MAWA

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

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

LA is the total Landscape Area of all hydrozone areas in square feet

SLA is the total Special Landscape Area in square feet

ETAF is 0.55 for residential areas

ETAF is 0.45 for non-residential areas

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

MWELO DOCUMENTATION

PROJECT ADDRESS: 5560 CALLE OCHO, CARPINTERIA, CA 93013

TOTAL LANDSCAPE AREA: 2,372 SF

WATER SUPPLY TYPE: POTABLE WATER,
CARPINTERIA VALLEY WATER DISTRICT-
1301 SANTA YNEZ AVE, CARPINTERIA, CA 93013

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

Anthony R. Perkins
CA Landscape Architect #6462

North

0' 4' 8' 16' 24'

1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

PLANS PREPARED FOR:
ALLAN SMITH

5560 CALLE OCHO
CARPINTERIA, CA 93013

PLANS PREPARED BY:
Sustainable Recreation Design
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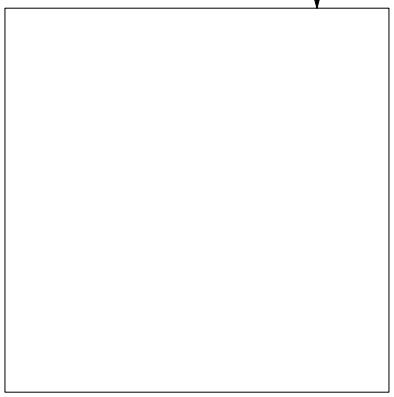
PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 03/09/2025 DATE

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

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

SMITH RESIDENCE
5560 CALLE OCHO
HYDROZONE MAP

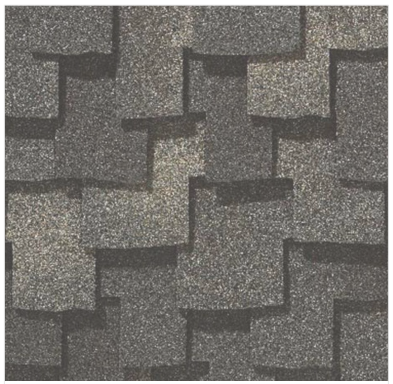
SCALE: 1" = 8'
DATE: 03/09/2025
JOB NO.
DRAWN BY: TP
SHEET: LI - 0.1
02 OF 08



EXT. TRIM

MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHWO8



ROOF SHINGLES

MANUFACTURER:
CERTAINTEED

PRESIDENTIAL
SHAKE

COLOR:
COUNTRY GRAY



**DARKSKY
LIGHT FIXTURE**

MANUFACTURER:
KICHLER

MODEL:
RIPLEY

LED:
1-8 WATT INTEGRATED



**EXT. WOOD
STAIN**

MANUFACTURER:
CABOT

COLOR:
CHESTNUT
BROWN

HARDIE SIDING

MANUFACTURER:
JAMES HARDIE

COLOR:
ARTIC WHITE



**SANTA BARBAR
SANDSTONE**

MANUFACTURER:
NATURAL STONE

5 POINT DESIGN



**WINDOWS &
DOORS**

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
BLACK

SUPERSEDED

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

PROJECT: **SMITH RESIDENCE**

LOCATION: 5560 CALLE OCHO

OWNER: ALLAN SMITH

MATERIAL BOARD

07/15/2025

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of November 13, 2025

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2232-DP/LLA/CDP/ARB **Planner:** Syndi Souter
Address: 333 Linden Avenue
APNs: 003-440-028 and a portion of 003-440-028
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler

Project Review:
☐ Conceptual
☑ Continued Preliminary
☐ Final

PROJECT DESCRIPTION

This is a continued preliminary review of a proposal to construct a new 3,434 square-foot two-story single-family dwelling with an attached 432 square-foot two-car garage, for a total size of 3,866 square feet. The maximum roof ridge height of the residence would be 23.83 feet above finished grade. The project would include new landscaping and hardscape, including a new curb cut and driveway off of Linden Avenue. A 30-inch diameter Platanus racemosa (Western Sycamore) is proposed to be protected and retained in place, and a 24-inch diameter Washingtonia robusta (Mexican Fan Palm) street tree is proposed to be removed to construct the new driveway. Approximately 30 cubic yards of soil would be imported for site preparation. The project includes a Lot Line Adjustment with the adjacent property at 355 Linden Avenue to increase the size of the subject parcel from 5,287 square-feet to 7,537 square-feet.

Revised preliminary architectural plans are included in Attachment A and the revised preliminary colors and materials board is provided as Attachment B. Story poles for the previous design were erected on April 14, 2025, and are substantially similar in height and locations as the current proposal; photographs can be found in Attachment C.

PROJECT SETTING

The vacant project site is 5,287 square feet in size and is located on the west side of Linden Avenue, across the street from Linden Field. The project site is located in the Beach Neighborhood (Community Design Subarea 1), which is comprised of a mix of single- and multi-family residences. The site is immediately surrounded by a two-story residence with accessory structures and The Spot restaurant to the north, Linden Field and the Carpinteria State Beach campgrounds to the east (across Linden Avenue), a two-story single-family residence to the south, and a vacant lot and residences to the west. The general vicinity contains one- and two-story residential structures.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay

districts. The site, however, is located in an area identified as being vulnerable to future sea level rise impacts by the year 2100 as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP).

PROJECT HISTORY

Concept Review

A concept proposal, Project #22-2177-CON, for a duplex on this site was previously reviewed by the Architectural Review Board (ARB) on December 15, 2022 prior to the formal project application submittal on July 13, 2023. (Note that the formal application was originally also for a duplex, and the plans have since been revised for a single-family dwelling.) The ARB had the following comments on the concept proposal for this site:

- The architecture is very "Santa Barbara" style; instead of Spanish, consider a bungalow or Monterey style of architecture,
- Lower the plate heights and step in the second story to bring the massing down as viewed from the street,
- Use colors that add variety to better fit the neighborhood,
- Increase the setbacks and reduce the overall massing, and
- The garage doors facing the street were acceptable, but narrow the driveway width.

Preliminary Review

A formal project application for a new duplex on the site was submitted on July 13, 2023, and subsequently revised plans for a Spanish/Mediterranean style 3,251 square-foot two-story single-family residence with an attached 426 square-foot two-car garage, for a total size of 3,677 square feet with a maximum height of 24.42 feet, were submitted in December 2024. The proposal for the single-family residence received preliminary review by the ARB on May 1, 2025. At that meeting, one neighbor spoke and submitted a comment letter raising concerns about privacy, the height and size of the residence, and the architectural style. Another neighbor submitted only a comment letter with concerns about privacy and sea level rise impacts.

The ARB reviewed the design for the single-family dwelling and voted 4-0 to continue the project to a future meeting with the following comments:

- The Spanish/Mediterranean style is acceptable,
- The "muscular" massing should be scaled down to a scale similar to the Stein house,
- The plate heights should be reduced to lower the overall height,
- Reduce the overall size of the residence,
- The floor plan should have direct access to the backyard and fewer than five bedrooms,
- Add gables and pop-outs to add articulation to the long walls, and
- With the understanding that the sycamore would be retained, a new palm should be planted on Linden Avenue to replace the palm to be removed.

Copies of the approved Minutes from the December 15, 2022 and May 1, 2025 ARB meetings are included in Attachment D, excerpted sheets from the conceptual plans are included as Attachment E, and excerpted sheets from the preliminary plans for the duplex are included in Attachment F.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC), Title 14- Zoning

A single-family residence is a permissible use in this district, subject to specific development standards, and approval of a Development Plan and Coastal Development Permit by the Planning Commission. The following table identifies the project's conformance with applicable PRD District and other CMC requirements (note that the calculations are based on the proposed lot size of 7,537 square feet):

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Linden Avenue)	50 feet from centerline of street or 20 feet from property line, whichever is greater.	60 feet from centerline of street; 20 feet from property line
Side (North)	5 feet	5 feet
Side (South)	5 feet	5 feet
Rear (West)	15 feet	64 feet
Height	30 feet max.	23-feet 10-inches max.
Building Coverage	50% max. (3,768 square feet)	32.5% (2,452 square feet)
Open Space & Landscaping	20% min. (1,507 square feet)	63% (4,725 square feet)
Density	3 units max. (20 units/acre)	1 unit
Parking	2 garage spaces	2 garage spaces
Driveway Width	16 feet max.	16 feet

Design Review

The revised preliminary plans for the proposed new two-story single-family residence continue to exhibit a combination of Spanish and Mediterranean architectural traits. Additionally, a Lot Line Adjustment has been incorporated into the project which proposes to reconfigure the lot line between the property at 355 Linden Avenue (which is currently an "L-shaped" parcel) and the subject property to create two parallel parcels of equal size at 7,537 square-feet each. Please see Sheet C0.0 of Attachment A to view the Lot Line Adjustment exhibits. Due to the proposed larger lot size, the size of the residence was increased by 189 square feet and a new 356 square-foot covered porch was added to the rear of the residence.

In addition to the proposed new lot lines on the site plan, the comments from the ARB were addressed in the revised plans with the following changes:

- The plate heights on the second story were reduced to a range of 7.5-feet to 9.5-feet, which lowered the overall height from 24.42-feet to 23.83-feet, a reduction of seven inches;
- The floor plan was reconfigured with the main living area accessible to the backyard and now contains four bedrooms;
- Pop-outs with open gable roofs have been added to the side and rear elevations to articulate the massing; and
- The design has been "softened" with more Mediterranean style details and features such as: additional arched windows, adding Santa Barbara stone accents to the front and side walls, the roof pitch on the second story was raised from 2.5:12 to 4:12, the incorporation of shallow or no roof overhangs, additional scallop details in the stucco below the areas without a roof overhang, and an additional tiled arch surround on the northern garage window.
- The second floor has been "wedding-caked" above the first floor at distances ranging from 7-feet to 2-feet on the sides and set back 18.5 feet from the front.
- The landscaping plan has been revised to include a variety of ornamental flowering shrubs and grasses, in addition to perimeter hedges and a lawn area with olive trees in the rear yard.
- The proposal continues to retain the existing 30-inch diameter native Platanus racemosa (Western Sycamore) that is located at the front of the property, and a tree protection plan has been prepared for the project (see Sheet TPP0.0 in Attachment A).

Although the revised design is slightly larger than the prior proposal, the design is proportionately smaller due to the increased lot size from the Lot Line Adjustment. The building coverage has been reduced from 44% to 32.5%, and the open space and landscaping has increased from 47% to 63%. Overall, staff feels that the revised project design has incorporated the ARB comments from the previous meetings.

As mentioned previously, this property is potentially vulnerable to future sea level rise (SLR), and could be impacted in the event of five-feet (or more) of SLR by 2100, according to the City's SLRVAAP. Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project does not incorporate any SLR adaptation measures (such as using a raised foundation design), although potential impacts from SLR could occur during the economic lifetime of any new development on the site.

The Board's comments on the revised design, including massing, details, landscaping, and neighborhood compatibility would be appreciated.

General Plan/Coastal Plan- Land Use and Design

The City's Community Design Element of the General Plan contains both general over-arching citywide policies and specific subarea policies. The project site is in Design Subarea 1 (Beach Neighborhood).

Land Use Element

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

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

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

Policy LU-3l: *Land use designations established on the City's land use map that permit a range of residential densities should not be interpreted to permit development that is incompatible with the existing development pattern in an area. A density within the allowable range that is most compatible with the predominant pattern of development in the area should be used as the guide for determining the appropriateness of the proposed development.*

The proposed project represents an in-fill development project that would result in a gain of one dwelling unit on a site located in an urbanized, developed part of the City's beach neighborhood and zoned for a density of up to three units. Such infill projects are generally encouraged by the above-stated Objective and Policies, provided they are developed in a manner that is consistent with the rest of the City's policies and regulations, as discussed below.

Citywide Community Design Element Objectives and Policies

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

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

The surrounding neighborhood contains primarily vernacular cottage and Craftsman style residences ranging from one to two stories. A few Spanish/Mediterranean residences are located throughout the Beach Neighborhood, including the residence just north of the project site (former Stein residence). The size, massing, and height of the proposed residence is comparable to other two-story structures in the vicinity. Additionally, the height is lower than the adjacent two-story residence to the north, but higher than the adjacent two-story cottage to the south, so the residence would create a "stepped-down" transition between the existing adjacent structures on Linden Avenue.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Although views of the ocean and mountains are available from the site, the proposed project would not significantly block any public views as the building footprint, location, and massing are generally in line with adjacent development to the north and south.

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

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

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

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

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

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

Policy CD-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used they should be attractive and well landscaped.*

The proposed site fronts on Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and vehicles. Welcoming features to the proposed unit include large windows, doors, and balconies facing Linden Avenue and a low stucco wall with a wooden gate around the front yard area. Landscaping is proposed along the sidewalk in front of the wall. The garage comprises 22.87-feet, or 65% of the front elevation. However, it should be noted that the site is only 45-feet wide, with 35-feet of buildable width given the five-foot side yard setbacks, and the design meets the minimum interior dimensions for a two-car garage at 18-feet deep by 18-feet wide. As such, the garage has been designed to be as small as possible with two single-wide doors to minimize views of the garage from the street and well-articulated, making use of decorative materials and quality detailing. The low 2.5-foot-tall stucco wall along the property's frontage could provide some physical buffering from the highly trafficked Linden Avenue right-of-way.

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

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

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

An ornamental sconce is proposed at the side of the garage near the pathway to the entrance. The specifications for the sconce would need to be reviewed in the future as part of the final ARB review for the project. Additionally, hanging lantern-style exterior lights and landscaping pathway lights are proposed for the new residence, as shown on the colors and materials board in Attachment B and on Sheet A6.0 of the plans in Attachment A. The Board should review the proposed exterior lighting for consistency with this Objective and Policy.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

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

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

Any development on this site would be required to, at minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures, including roof-mounted solar panels. Future site landscaping would be expected to comply with the applicable design policies and water conservation requirements promoting the use of low water use, native or locally adapted species.

Subarea 1 (Beach Neighborhood) Objectives and Policies

Objective CDS1-2: *Enhance the pedestrian character of the neighborhood streets.*

Objective CDS1-3: *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

CDS1-Implementation Policy 1: *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

CDS1-Implementation Policy 2: *To avoid blank ground floor facades that discourage pedestrian life on the street, the ground floors of the residence should be between one and five feet in height above the public sidewalk, unless a greater height is mandated by flood prevention policies.*

CDS1-Implementation Policy 4: *No more than 50 percent of the facade width should be occupied by garage doors.*

CDS1-Implementation Policy 5: *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

CDS1-Implementation Policy 7: *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

CDS1-Implementation Policy 8: *Building articulation is encouraged: e.g., balconies, bay windows, dormers, porches and pergolas.*

CDS1-Implementation Policy 10: *New buildings on streets with existing one-story bungalows should include porches and other one-story elements that are compatible in scale and spacing with the existing development.*

The proposed design would be articulated with plate heights ranging from 7.5- to 9.5-feet, a combination of gable, hip, and shed roofs, with portions of the elevations "popped-out" and stepped back in various locations. The second story balconies add further depth to the proposal. A 2.5-foot-tall stucco wall with a wooden gate and landscaping would separate the private front yard area from the street. The lower-level finished floor would be approximately eight-inches above existing grade. The design of the proposed residence consists of varying one- and two-story elements, to avoid a "boxy" building design.

The site is constrained due to width, and as such, the proposed garage encompasses 65% of the lower front elevation of the residence. As discussed above, the garage has been designed to meet the minimum interior dimensions but would nevertheless unavoidably exceed the intent of Implementation Policy 4, above. In an attempt to mitigate this, the proposed garage bays would have individual wooden doors (which comprise 46% of the street elevation) and would have a shed roof above to soften the presence of the garage facing the street.

Beach Neighborhood Residential Design Guidelines

DG 1: *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposed residence does not encroach into the side yard encroachment plane, so the proposal is compliant with DG 1. Please see the left side of the East Elevation on Sheet A3.1 of the plans in Attachment A.

DG 2: *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

The proposed size, bulk, and scale of the revised residence appear to be generally similar to and compatible with surrounding newer homes and buildings in the Beach Neighborhood, and the second story plate heights and overall height have been reduced to better relate to the immediately adjacent residences. The Spanish/Mediterranean architectural style is not common in the Beach Neighborhood, however the variety of architectural styles, massing, and colors/materials helps to define the Beach Neighborhood's "small beach town" character.

DG 3: *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

DG 4: *For single family dwellings, the second story should comprise not more than 40% of the total building square footage (including garages).*

DG 5: *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

DG 7: *Maximum building heights over 26 feet for two-story structures are discouraged.*

The massing of the proposed residence is variegated between the one- and two-story portions, in addition to the second story balconies. The proposal complies with DG 4 with the second story at 36.5% of the total square footage. The proposed second-story is stepped back 18.5-feet from the lower ground floor façade, so the proposal complies with DG 5. The maximum height of the proposed residence would be 23.83-feet, so the proposal is compliant with DG 7.

DG 10: *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The proposed front and rear façades are 35-feet wide, and the sides are longer. The elevations incorporate off-set wall planes, varying plate heights, a variety of window sizes and shapes, wooden garage doors, a stone wrap around the base of the garage, stone accent walls, and wooden trellis accents. These elements appear to meet the intention of DG 10.

DG 12: *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

As discussed previously, the proposed roof incorporates front-and rear-facing gables, small open gables over the pop-outs along the sides, a hip roof over the covered porch at the rear, and a shed roofs above the primary bath and garage doors. These variations break up the roof mass and appear to comply with the intention of DG 12. A roof plan with more information on the roof design and layout can be found on Sheet A2.2 of the enclosed plans in Attachment A.

DG 13: *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

DG 15: *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

The portion of the front yard that does not include the driveway would be surrounded by a proposed 2.5-foot-tall stucco wall with a wooden gate for access. The gate would open from Linden Avenue into the front yard area. The low wall and gate would create an open feeling between the public and private spaces.

DG 17: *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

DG 18: *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

Due to the nature of the site and the desire to retain the sycamore tree, the driveway and garage are proposed to be located at the front of the residence facing the street. The garage has been designed with the minimum dimensions and will have two separate doors and a stone wrap at the base to break up the elevation. The face of the garage wall over the doors would be covered by a shed roof with exposed wooden beams, rafter tails, and supports.

DG 20: *The selected architectural style should include the primary identifying features indicative of that style.*

DG 21: *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

DG 22: *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

DG 23: *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

DG 24: *Exterior architectural detail and treatment should be carried around all sides of the building.*

DG 25: *Muted tones are encouraged or other colors determined to be appropriate by the Architectural Review Board.*

DG 26: *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The proposed design incorporates white stucco walls, a red tile roof, and exposed wooden beams with rafter tails, all of which are trademark features of the Spanish/Mediterranean architectural style. The architectural details, including stucco scallops along the roof edges, stone accents, wooden doors and gates, and lanterns are fine details that further embellish the quality of the design. The front second story balcony over the garage would primarily overlook the street and would be located approximately 16-feet away from the northerly neighboring residence, which is also two stories and located towards the street. The smaller front second story balcony would overlook the front courtyard and would be set back approximately 60-feet from the nearest adjacent neighbor, so minimal privacy impacts are anticipated. Lastly, the rear second story balcony would overlook the covered porch roof and rear yard.

The Board should comment on the architectural style, detailing, and color scheme.

DG 27: *Trees, shrubs and other low plantings should be compatible with the surrounding landscape and urban form. Plantings should include native or drought-tolerant species and trees that complement the public realm. Native species are encouraged where appropriate.*

DG 29: *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

DG 30: *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

DG 31: *Permeable materials are encouraged for all driveways and parking areas to reduce runoff.*

The proposed landscape/hardscape plan has been prepared to work around the existing sycamore tree. The hardscape materials include permeable pavers for the driveway, north side pathway, and rear patio area. The front walkway, courtyard, south side pathway, and rear covered porch flooring would be flagstone. The bulk of the front yard, under the sycamore tree, would be decomposed granite. Landscaping includes flowering shrubs and grasses in the front, side hedges, and a lawn area with fruitless olive trees in the backyard. Shrubs would be planted around the perimeter of the site with planters at the front along Linden Avenue to provide a buffer along the street frontage.

DG 32: *Exposed walls should be finished with stone, stucco or other aesthetic treatment.*

DG 33: *Fences should be finished on both sides to create a uniform appearance as viewed from either side.*

DG 34: *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

As discussed previously, a new 2.5-foot-tall stucco wall with a wooden gate is proposed to enclose the front yard area. This style of wall is consistent with the proposed Spanish/Mediterranean style of architecture for the residence. However, a more transparent style of fencing, such as decorated wrought iron, may be more appropriate for traffic and pedestrian views for safety. A landscaped planter is proposed in front of the wall to provide screening and softening.

DG 36: *Outdoor lighting should include:*

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

The proposed plans show a sconce and specify hanging-lantern fixtures and pathway lights to provide exterior lighting. The ARB should review the fixtures for compliance and any conditions of approval would require that proposed exterior lighting comply with the above measure and the City's general night-sky friendly lighting policies.

Circulation Element

Policy C-3c: *Review new development proposals to improve neighborhood circulation patterns and enhance the inter-neighborhood routing characteristics of the City's master plan.*

Policy C-3h: *Require all new projects to demonstrate safe traffic flow integration with the Master Plan of Streets as well as street/drainage improvements function. This shall include construction traffic and the designation of construction routes.*

Policy C-8f: *Encourage pedestrian movement by providing pedestrian facilities that are direct and convenient, particularly in the beach and downtown areas.*

Policy C-9o: *Require well-designed walkways as a condition to new development approval.*

As discussed above, the site fronts Linden Avenue, which is the primary thoroughfare to the Beach Neighborhood and is heavily traveled by pedestrians and bicyclists. Sidewalks line both sides of the street in this area, and a bike lane runs along the western (southbound) side of Linden Avenue. The proposal would introduce a new low 2.5-foot-tall stucco wall and a driveway with a garage that would back-out onto Linden Avenue. As such, pedestrian and traffic safety considerations should be

taken into account for the wall materials and landscaping to minimize obstacles that could interfere with the line-of-sight and pedestrian travel along the sidewalk.

Open Space, Recreation, & Conservation Element

Policy OSC-7a: *Oak trees and oak woodlands, because they are particularly sensitive to environmental conditions, as well as walnut, sycamore, and other native trees, shall be protected through appropriate development standards.*

The project site contains a 30-inch diameter Platanus racemosa (Western Sycamore). Through the course of the project design, the applicant has modified the layout of the proposed residence to retain the sycamore tree and protect the critical root zone to the maximum extent feasible. An arborist has prepared a Tree Protection Plan which includes measures to protect the tree and its roots during site preparation and construction (see Sheet TPP0.0 in Attachment A).

Safety Element

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

The project site is not currently located in the designated 100-year floodplain, nor is it proposed be on the forthcoming updated FIRM maps. However, the site is located in an area projected to become increasingly vulnerable to flooding impacts. These vulnerabilities, as discussed above, are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's SLRVAAP, which shows the subject property as being vulnerable to flooding impacts resulting from five-feet or more of sea level rise by 2100.

Although the City's Interim Sea Level Rise Guidance document does not apply to this site, the City is in the initial stages of crafting updated General Plan/Coastal Plan policies and zoning code standards that will require sea level rise considerations be taken into account for all new development in identified vulnerable areas. The proposed project could voluntarily incorporate SLR adaptation measures (such as using a raised foundation) into the design to reduce potential impacts from SLR that may occur during the economic lifetime of any new development on the site.

SUMMARY OF ISSUES

- Massing and articulation of the revised design;
- The architectural details and color scheme;
- Plate heights and overall resultant building height;
- Proposed landscaping and hardscape;
- Proposed exterior lighting fixtures and night-sky friendly compliance;
- Compatibility with the neighborhood and the "small beach town" character; and
- Planning for future sea level rise impacts.

RECOMMENDATION

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

ATTACHMENTS

Attachment A- Revised Preliminary Architectural Plans
Attachment B- Revised Preliminary Colors & Materials Board
Attachment C- Story Pole Photographs
Attachment D- ARB Meeting Minutes from December 15, 2022 and May 1, 2025
Attachment E- Conceptual Architectural Plans (Superseded)
Attachment F- Preliminary Architectural Plans (Superseded)

Attachment A
Revised Preliminary Architectural Plans

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/LLA/CDP/ARB
Continued Preliminary ARB Review
November 13, 2025

333 LINDEN AVE

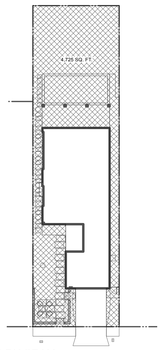
BIRDSEYE VIEW



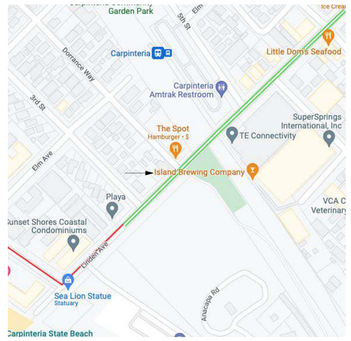
FEMA FIRM



OPEN SPACE DIAGRAM



VICINITY MAP



GOVERNING AGENCY

CITY OF CARPINTERIA

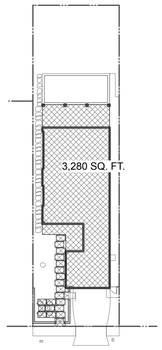
PROJECT INFORMATION

PROJECT ADDRESS	333 LINDEN AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-028
LOT AREA	7,537.5 SQ. FT. 30%
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	23'-10" 7"
SETBACKS	FRONT: 50' FROM CL OF STREET or 20', SIDE 5' REAR: 15'
PARKING	2 GARAGE SPACES PROVIDED

STREET VIEW



IMPERVIOUS DIAGRAM



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

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

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

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

PROJECT TEAM

OWNER	**PETER AND BARBARA COOLER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
1ST FLOOR [LC]				1,945
2ND FLOOR				1,414
HOUSE TOTAL				3,359
GARAGE [LC]				432
1ST FLOOR COVERED PORCH				356
2ND FLOOR BALCONIES				468
LOGGIA [LC]				75

LOT COVERAGE DATA	PROPOSED (SF)		
SITE	7,537.5	100%	30%
BUILDING FOOTPRINT (LOT COVERAGE)	2,511	33%	13%
MAX LOT COVERAGE ALLOWED	3,769	50%	1,258
HARDSCAPE (IMPERVIOUS)	0	0%	
LANDSCAPE	3,063	41%	9%
PERMEABLE PAVERS	1,963	26%	
COMMON OPEN SPACE PROVIDED	4,725	63%	16%
COMMON OPEN SPACE REQUIRED	1,507	20%	

GRADING STATS:
REQUIRED BY OVER EXCAVATION AND RECOMPACTION
667 CY CUT, 667 CY FILL, 67 CY IMPORT

SCOPE OF WORK

A NEW TWO STORY SFR OF 3,359 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 432 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS
TPPO.O	TREE PROTECTION PLAN

CIVIL

C0.0	SURVEY
C1.0	COVER SHEET
C2.0	FINE GRADING PLAN
C3.0	EROSION CONTROL PLAN
C4.0	EROSION CONTROL DETAILS

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	1ST FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.1	ROOF PLANS
A3.0	ELEVATIONS
A4.0	SECTIONS
A6.0	DETAILS

LANDSCAPE

L1.0	LANDSCAPE PLAN

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	333 LINDEN AVE
Project Location [Street Address if available, or intersection and/or APN]	333 LINDEN AVE. 003-440-028
Name of Owner or Developer	PB LIVING TRUST
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	**SFR**
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	3,280
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	**0**
Total Pre-Project Impervious Surface Area	0
Total Post-Project Impervious Surface Area	3,280
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

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Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement



Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☑ Location, extent and types of pervious pavements.

Confirm the following standardsare met:

☑ No erodible areas drain on to permeable pavement.

☑ Subgrade compaction is minimal.

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

☑ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.

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

☑ Rigid edge is provided to retain granular pavements and unit pavers.

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

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

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

❑ Additional comments:_____

Check with local Fire Department for applicability criteria using permeable pavement.

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FIRE DEPARTMENT NOTES

14.14.060 - BUILDING SETBACKS.

1. FRONT. NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN FIFTY FEET OF THE CENTERLINE OF ANY STREET NOR TWENTY FEET OF THE PROPERTY LINE, WHICHEVER IS GREATER.

2. SIDE. THERE SHALL BE A SIDE YARD SETBACK ON EACH SIDE OF THE PARCEL OF NO LESS THAN FIVE FEET NOR MORE THAN TEN FEE

3. REAR. THERE SHALL BE A REAR YARD SETBACK OF NO LESS THAN FIFTEEN FEET.

(ORD. 315 § 1 (PART), 1981)

14.14.070 - DISTANCE BETWEEN BUILDINGS.

NO BUILDING SHALL BE LOCATED CLOSER TO THE OPPOSING WALLS OF ANOTHER BUILDING CONTAINING DWELLING UNITS ON THE PROPERTY THAN ONE-HALF THE SUM OF THE HEIGHTS OF BOTH SUCH BUILDINGS. THE DISTANCE BETWEEN TWO SUCH ADJACENT BUILDINGS SO LOCATED THAT THE WALLS OF ONE BUILDING DO NOT FACE THE WALLS OF THE OTHER BUILDING SHALL BE NOT LESS THAN TEN FEET. (ORD. 315 § 1 (PART), 1981)

14.14.080 - BUILDING COVERAGE.

NO MORE THAN FIFTY PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED WITH ANY PORTION OF A BUILDING(S) CONTAINING DWELLING UNITS. (ORD. 315 § 1 (PART), 1981)

FIRE DEPARTMENT NOTES

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

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

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

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

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

SITE MANAGER TO CONTACT:
NAME:
PHONE:

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0



















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ARCHITECTURE
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LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31357
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

City of Carpinteria Tree Protection Guidelines

Any encroachment within the dripline 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 dripline of a protected tree shall be done by hand.

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 dripline 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 native trees which are removed, relocated and/or damaged (including any encroachment into the dripline) shall be replaced onsite on a 10:1 basis with saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree that is 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 (five 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. Rodenticides containing any anticoagulant compounds (including, but not limited to, Vy'arfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

TREE PROTECTION NOTES:

1. FENCE OFF ALL TREES FROM CONSTRUCTION AT THE CRITICAL ROOT ZONE OR WHERE PRACTICAL WITH 6' CONSTRUCTION FENCING. SIGNS STATING "TREE PROTECTION AREA" AT 15-FOOT INTERVALS MUST BE SHOWN ON FENCE AND INSTALLED ON THE PROJECT SITE PRIOR TO AND THROUGHOUT ALL DEMOLITION ACTIVITIES.

2. NO ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN THE FENCED AREAS UNLESS APPROVED BY ARBORIST.

3. ANY ROOT DISTURBANCE TO ANY OF THE PROTECTED TREES SHALL BE DONE BY HAND AND THE PROJECT ARBORIST NOTIFIED. ANY ROOTS LARGER THAN 3 INCHES IN DIAMETER THAT NEED TO BE SEVERED SHALL BE REPORTED TO AND INSPECTED BY THE ARBORIST PRIOR TO SEVERING.

4. ALL ROOTS ENCOUNTERED SHALL BE CUT CLEANLY WITH A SHARP SAW TO ALLOW FOR NEW ROOT REGENERATION, BACKFILLED IMMEDIATELY OR KEPT MOIST TO PREVENT DRYING OUT AND DYING.

5. COMPACTION OF THE ROOT ZONE SHALL BE AVOIDED BY SPREADING 3-4" OF MULCH. IF NECESSARY PLYWOOD OR EQUIVALENT SHALL BE PLACED ON TOP.

6. DURING HOT, DRY PERIODS THE FOLIAGE MAY NEED TO BE WASHED WITH HIGH PRESSURE WATER TO REMOVE CONSTRUCTION DUST.

7. PROJECT ARBORIST SHALL BE NOTIFIED PRIOR TO ANY ACTIVITIES WITHIN THE CRITICAL ROOT ZONE.

8. 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.

9. NEW UTILITIES SHALL BE LOCATED WITHIN ROADWAYS, DRIVEWAYS OR A DESIGNATED UTILITY CORRIDOR SUCH THAT IMPACTS TO TREES ARE MINIMIZED.

10. GRADING AND CONSTRUCTION SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF ALL PROTECTED TREES UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY ARBORIST. THE PROJECT ARBORIST SHALL NOTIFY THE COUNTY ARBORIST IF THERE IS A DESIRE TO ENTER THE TREE PROTECTION ZONE FOR THIS PURPOSE.

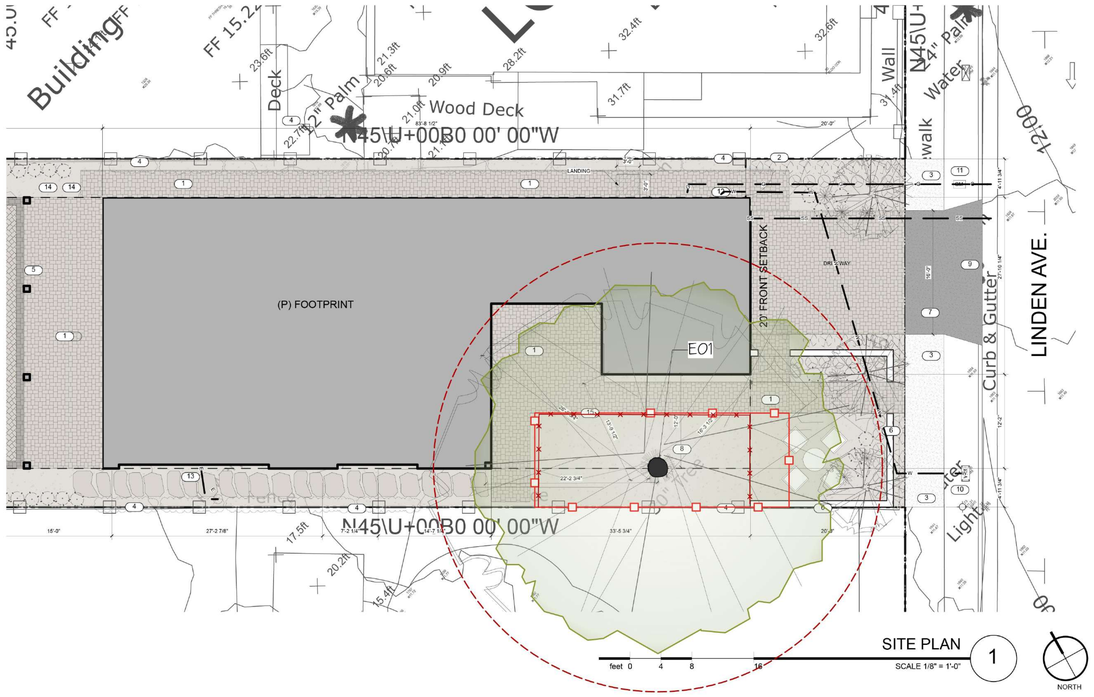
11. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE SHALL ADHERE TO THE FOLLOWING STANDARDS:
    A. ANY PAVING SHALL BE OF PERVIOUS MATERIAL (GRAVEL, BRICK WITHOUT MORTAR OR TURF BLOCK).
    B. ANY TRENCHING REQUIRED WITHIN THE T.P.Z. SHALL BE DONE BY HAND.
    C. ANY ROOTS ONE INCH IN DIAMETER OR GREATER ENCOUNTERED DURING GRADING OR TRENCHING SHALL BE CLEANLY CUT. NO SEALING OF ROOTS WILL BE ALLOWED. ROOTS SHALL BE CUT BACK TO A LATERAL WHENEVER POSSIBLE.

12. DRAINAGE PLANS SHALL BE DESIGNED SO THAT TREE TRUNK AREAS ARE PROPERLY DRAINED TO AVOID PONDING.

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

14. ANY PROTECTED TREES THAT ARE REMOVED SHALL BE REPLACED.

15. TREES TO BE RELOCATED AND THAT ARE DAMAGED SHALL BE REPLACED.



Existing Tree Report											
ID	Botanical Name	Common Name	Average Spread	Height	DBH (Inches)	No. of Stems	Condition	Action	Vigour	% CRZ Encroachment	Date Assessed
E01	Platanus racemosa	Western Sycamore	48'0"	78'0"	29.9 Inches	1	Average	Retain	Average	42.8%	10/11/2024

LEGEND:

TREES TO BE REMOVED X

(T.P.Z.) TREE PROTECTION ZONE

TREE PROTECTION FENCING

DIGALERT

NOTES:
- ALL TREE PROTECTION INFORMATION PROVIDED BY BILL MELLETT, CERTIFIED ARBORIST #WE-7619A.

NOTE:
- TREE TO BE PRUNED AND MAINTAINED 3' CLEAR OF ALL STRUCTURES.

NOTES
1. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Landscape Architect prior to the commencement of work.
2. Contractor to review all specifications prior to commencement of work.
3. Landscape construction documents based on site plan provided by Chappell Architecture on 11/01/2024.

CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING WITH ARBORIST BEFORE ANY SITE MODIFICATIONS CAN OCCUR.

TREE PROTECTION PLAN

SUBMITTAL SET

SCALE: 1/8" = 1'-0" (0, 8', 16', 24')

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REVISIONS
1 07/12/2025

SHEET TITLE: TREE PROTECTION PLAN

PROJECT: MANCIRAS RESIDENCE
333 LINDEN AVENUE
CARPINTERIA,CA 93013

BILL MELLETT DESIGN
LANDSCAPE ARCHITECTURE
P.O. BOX 104
OJAI, CA 93024
BILL MELLETT DESIGN IS A DIVISION OF ENCINO HILL INC.
(805) 640-0168

DATE: 11/26/2024
SCALE: AS SHOWN
DRAWN: WLM
JOB: 24158
SHEET: TPP0.0
01 of 00 Sheets

EXHIBIT "A"

LOT LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL A

Lot 1 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the north half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

PARCEL B

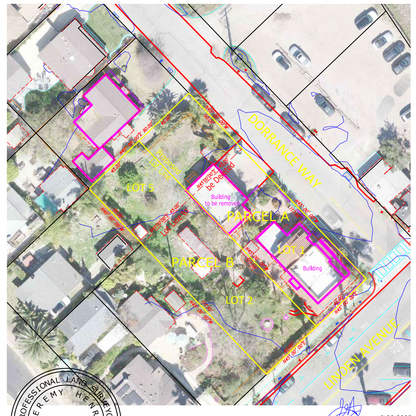
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Together with the south half of Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

Prepared on September 1, 2025 by:

Jeremy Henry PLS 8135
Henry Land Surveying
805-216-6124
Jeremyhenry1118@gmail.com

SITE PLAN


DORRANCE WAY
LINDEN AVENUE
PARCEL A
PARCEL B
Building to be removed
Building
Building
Building

CITY OF CARPINTERIA

333 LINDEN AVENUE

LEGAL DESCRIPTION:

APN 003-440-028
Lot 2 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-027
Lot 1 and Lot 5 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-026
Lot 6 in Block B of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, in the J.W. Dorrance Re-Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, according to the map thereof recorded in Book 9 of Maps and Surveys, at Page 95, in the Office of the County Recorder of said County.

APN 003-440-010
Lot 4 in Block "H" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County.

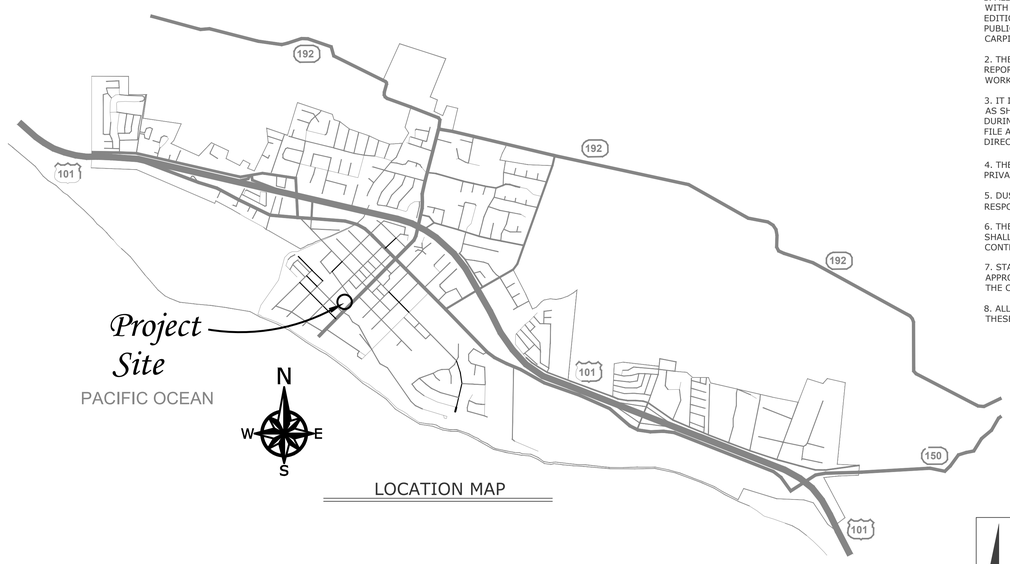
LEGEND/SYMBOLS

20	EXISTING INDEX CONTOUR	TSPB	TRAFFIC SIGNAL PULLBOX
22	EXISTING INTERVAL CONTOUR		LIGHT POLE
	CONSTRUCTION CENTERLINE		LIGHT POLE SIGNAL ARM
G	EXISTING GAS LINE		LIGHT POLE SIGNAL
W	EXISTING WATER LINE	UP	UTILITY POLE
S	EXISTING SEWER LINE	SIGN	SIGN
SD	EXISTING STORM DRAINAGE		TREE
COMM	EXISTING COMMINICATIONS	GV	GAS VALVE
	SAWCUT LINE	ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT	V	VALVE (UNSPECIFIED)
WM	WATER METER	WV	WATER VALVE
SDMH	STORM DRAIN MANHOLE	CP1	CONTROL POINT
SMH	SEWER MANHOLE		FOUND MONUMENT AS NOTED
MH	MANHOLE	SMW	SURVEY MONUMENT WELL
CATV	CABLE TV PULLBOX	2529.43 TC / 2529.4	EXISTING SPOT ELEVATION (GROUND SURVEY)
COMM	COMMUNICATION PULLBOX	41.86 FS	PROPOSED SPOT ELEVATION
ELEC	ELECTRICAL PULLBOX		APPROX PAVEMENT CORING LOCATION
SLPB	STREET LIGHT PULLBOX		

ABBREVIATIONS

AB	AGGREGATE BASE	ICV	IRRIGATION CONTROL VALVE
AC	ASPHALT CONCRETE	INV	INVERT
AS	AGGREGATE SUBBASE	IRR	IRRIGATION
APPROX	APPROXIMATE	LP	LOW POINT
ARHM	ASPHALT RUBBER HOT MIX	MB	MAIL BOX
BC	BEGIN CURVE	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
BCR	BEGIN CURB RETURN	OHW	OVERHEAD WIRE
BLDG	BUILDING	PB	PULL BOX
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL OR BACK OF WALK	P/L	PROPERTY LINE
CB	CATCH BASIN	PMB	PROCESSED MISC. BASE
CF	CURB FACE	PRC	POINT OF RETURN CURVE
C&G	CURB AND GUTTER	RCB	REINFORCED CONCRETE BOX
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RD	ROAD
COMM	COMMUNICATIONS	R.O.W.	RIGHT OF WAY
CONC	CONCRETE	R/W	RIGHT OF WAY
CP	CONTROL POINT	SCO	SEWER CLEAN OUT
DI	DROP INLET	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
ECR	END CURB RETURN	SMH	SEWER MANHOLE
ELEC	ELECTRIC	SMW	SURVEY MONUMENT WELL
EMH	ELECTRIC MANHOLE	ST	STREET
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EVC	END VERTICAL CURVE	TC	TOP OF CURB
EX	EXISTING	TEL	TELEPHONE
FG	FINISH GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOWLINE	TS	TRAFFIC SIGNAL
FS	FINISHED SURFACE	TYP	TYPICAL
GB	GRADE BREAK	VLT	VAULT
GM	GAS METER	VLV	VALVE
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE

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



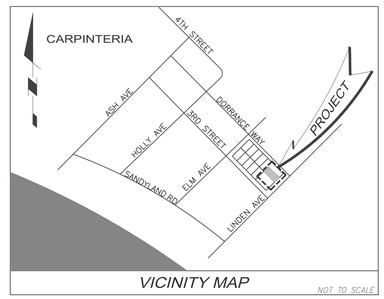
LOCATION MAP

PROPOSED EARTHWORK QUANTITIES

CUT: 0 CU. YDS. EXPORT: 0 CU. YDS. DISPOSAL SITE N/A

FILL: 0 CU. YDS IMPORT: 67 CU. YDS SOURCE TBD

REMOVAL & RECOMPACTION: 667 CU. YDS AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 2.1%



VICINITY MAP NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS BE AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT-OF-WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.36, THESE PLANS, AND AS DIRECTED BY THE ENGINEER.

SHEET INDEX

1.	TITLE SHEET
2.	FINE GRADING PLAN
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS

APN: 003-440-028
FILE NO:

OWNER/DEVELOPER:
COELER RESIDENCE
ADDRESS: 333 LINDEN AVE
CARPINTERIA, CA

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

CITY OF CARPINTERIA
333 LINDEN AVE
GRADING COVER SHEET

PROJECT NO. 10615.000
SHEET 1 OF 2
PLAN DATE 09-11-2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31357 STATE OF CALIFORNIA

COORDINATION SET
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PLN2022-2232

333 LINDEN AVE SFR
333 LINDEN AVE
CARPINTERIA, CA 93013
-
ARB PRELIMENARY APPROVAL 11-13-2025

REVISION

NO	DESCRIPTION	DATE

GRADING COVER SHEET

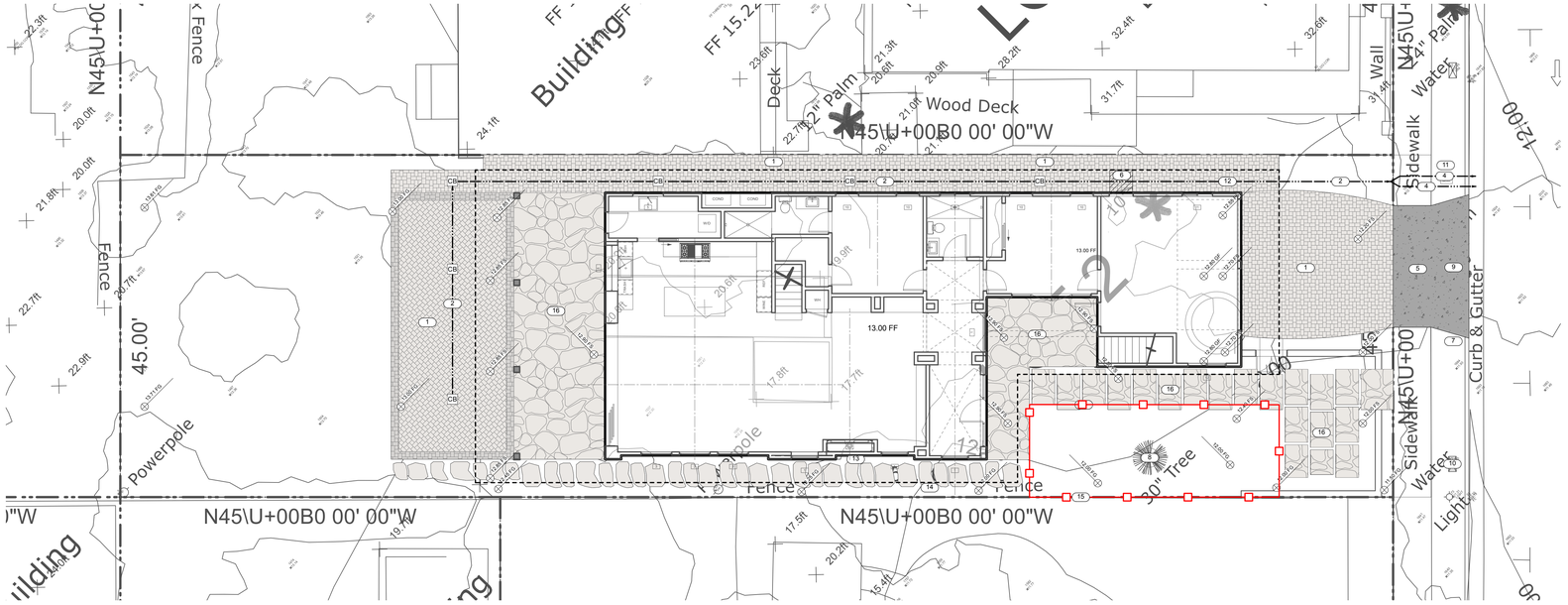
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LEGEND

	PROPERTY LINE
	SETBACK
	4" STORM DRAIN
CB	9" SQUARE STORM DRAIN CATCH BASIN
G	GAS LINE
E	ELEC. LINE
S	SEWER LINE
W	WATER LINE
BF	BACKFLOW PREVENTER
	Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

GRADING KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN. COORDINATE ON SITE IN CRZ OF SYCAMORE TREE.
2. **SITE DRAIN**: 4" DIA. SCHEDULE 40 PVC DRAINLINE (S=.5% MIN)
3. **SITE WALL:** CONSTRUCT SLUGH WALL PER DETAIL #1
4. **DRAIN OUTLET:** INSTALL 4" PVC WYE, 2-3"X4" REDUCERS, 2-3" DIA. SCHEDULE 80 PVC SIDEWALK DRAINS
5. **DRIVEWAY APPROACH:** INSTALL 6" PCC DRIVEWAY APPROACH W/ **#4** @ 18" O.C. EACH WAY OVER 2' OF REMOVAL AND RECOMPACTION
6. **LANDING:** PER ARCH PLANS
7. **NO PARKING SIGN:** REMOVE AND REPLACE "NO PARKING" SIGN.
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT.*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:****WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P)EXCAVATION:*** *LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE. 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. **FLAGSTONE:** ON CONCRETE PAD



FINE GRADING PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"
NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,357
STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

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NO	DESCRIPTION	DATE

FINE GRADING PLAN

C2.0

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT SANTA BARBARA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF CARPENTERIA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
3. THE SWPPP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. DYLAN CHAPPELL SHALL BE NOTIFIED AT (805) 205-4760 IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

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

REFERENCE:

1. SANTA BARBARA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. SANTA BARBARA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

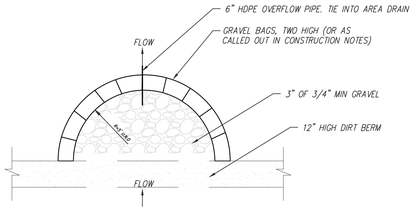
87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   c. SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
   d. GRADING SUBJECT TO COMPLIANCE WITH THE SANTA BARBARA COUNTY APCD DUST CONTROL MEASURES.
   e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
   f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
   g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
   h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
   i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
   j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
   k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
   l. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ

2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ

3. SANTA BARBARA COUNTY STORMWATER MANAGEMENT PLAN



GRAVEL BAG DESILTING BASIN 1 NTS

LEGEND:

FIBER ROLL BARRIER LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "J" ON SHEET EC-2.

SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2.

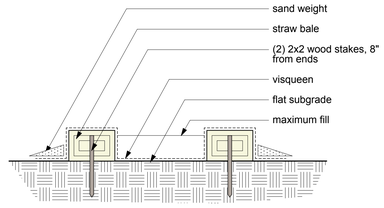
STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET EC-2.

GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-2 AND DETAIL 1 HEREON.

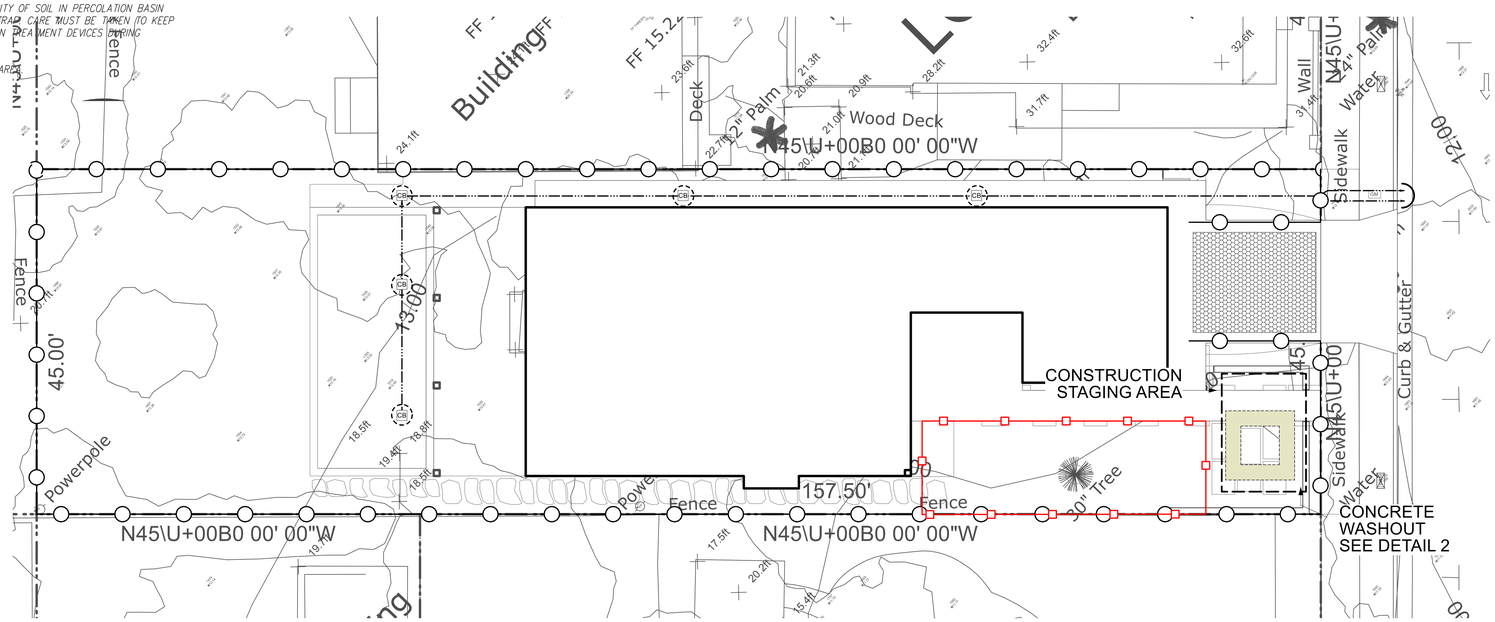
CATCH BASIN/INLET PROTECTION - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK SE-1 AND DETAIL "A" ON SHEET EC-2.

NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA



CONCRETE WASHOUT 2
feet 0 4 8 16 SCALE 1/8" = 1'-0"



EROSION CONTROL PLAN 1
feet 0 4 8 16 SCALE 1/8" = 1'-0"
NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31307 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

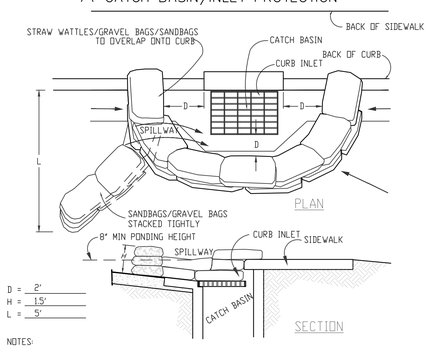
REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL PLAN

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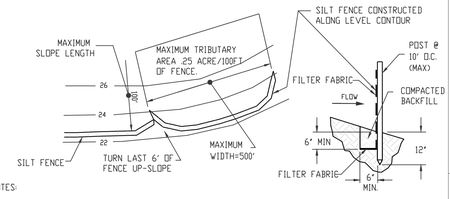
A CATCH BASIN/INLET PROTECTION



NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

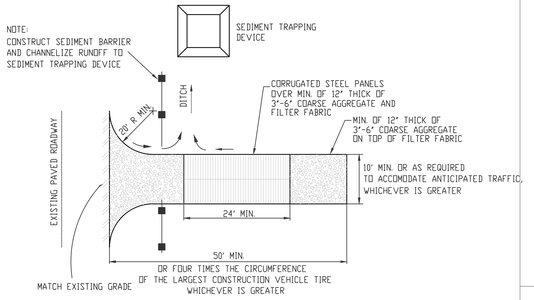


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

Know what's **below.**
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C STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

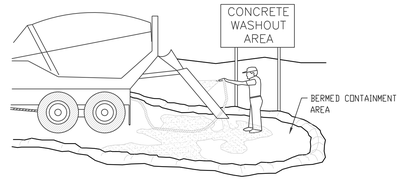
D MATERIAL STORAGE AND DELIVERY

APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

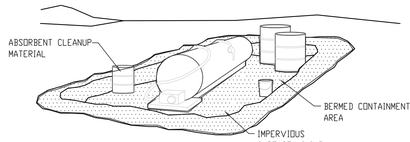
E CONCRETE WASTE MANAGEMENT



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

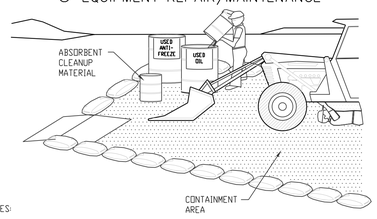
F VEHICLE/EQUIPMENT FUELING



NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.
3. REFER ALSO TO BMP NS-9 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

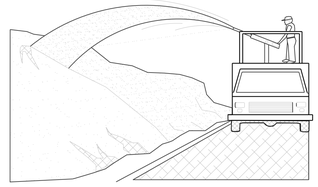
G EQUIPMENT REPAIR/MAINTENANCE



NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.
8. REFER ALSO TO BMP NS-8 AND NS-10 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

H EROSION CONTROL



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR SANTA BARBARA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

J

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT — DYLAN CHAPPELL — REG. 31-3557 — STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL DETAILS

C4.0

EROSION CONTROL AND BMP NOTES

Owner:

PETER COOLER
4934 DORRANCE WAY
CARPINTERIA, CA 93013

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

Detailed Erosion Control Plan preparer:

Dylan Chappell
Dylan Chappell Architects
389 PINECREST AVE. P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.205.4760

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

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

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

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

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

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October
15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, tackifier, and erosion control blankets.

• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion
of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the County.

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

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

Sediment Filters/Barriers (Silt Fences and Straw Wattles):
Sediment filters such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have upturns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

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

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.** If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

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

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

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

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

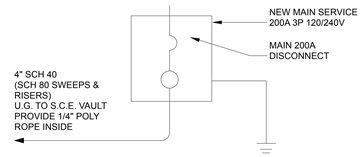
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

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

NEW 200 AMP PANEL

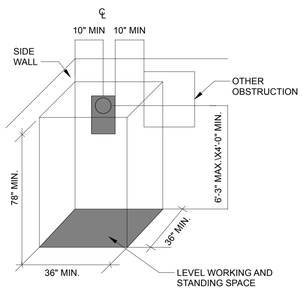
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



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

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

METER ASSEMBLY SEPARATION 5
0 N.T.S.



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.

2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4
0 N.T.S.

ELECTRICAL SERVICE PANEL 3
0 N.T.S.

MWELO WORKSHEET

OUTDOOR water use estimate (Non-Agricultural)
Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

ETo	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
Carpinteria	2.0	2.4	3.2	3.9	4.8	5.2	5.5	5.7	4.5	3.4	2.4	2.0	44.9

Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	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							
Low Water	.3	Drip	.81	.37	3102	808	11350
Medium Water	0.5	Drip	.81	.62	200	124	3451
Back Lawn	.07	Overhead Spray	.75	.75	1200	900	25054
				Totals	**(A)2502**	**(B)1432**	**39,855.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*				1			
				1			
				Totals	**(C)**	**(D)**	
						ETWU Total	**39,855.00**
						Maximum Allowed Water Allowance (MAWA)[e]	**39,855.00**

[a] Hydrozone #/ Planting Description
Examples
1) Front lawn
2) Low water use plantings
3) Medium water use planting

Plant Factor
Very low water use: 0-0.1
Low water use: 0.1-0.3
Moderate water use: 0.4-0.6
High water use: 0.7-1.0

[b] Irrigation method
1) Overhead spray
2) Drip

[c] Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

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

[e]MAWA (Annual Gallons Allowed) = (Eto) x [(0.62) x (ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non- residential areas

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

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

EXAMPLE
Reference Evapotranspiration (ETo) 44.9

Hydrozone # /Planting Description[a]	Plant Factor (PF)	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							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	**(A) 2000**	**(B) 1040**	**28,951.52**
						Maximum Allowed Water Allowance (MAWA)[e]	**28,951.52**

4

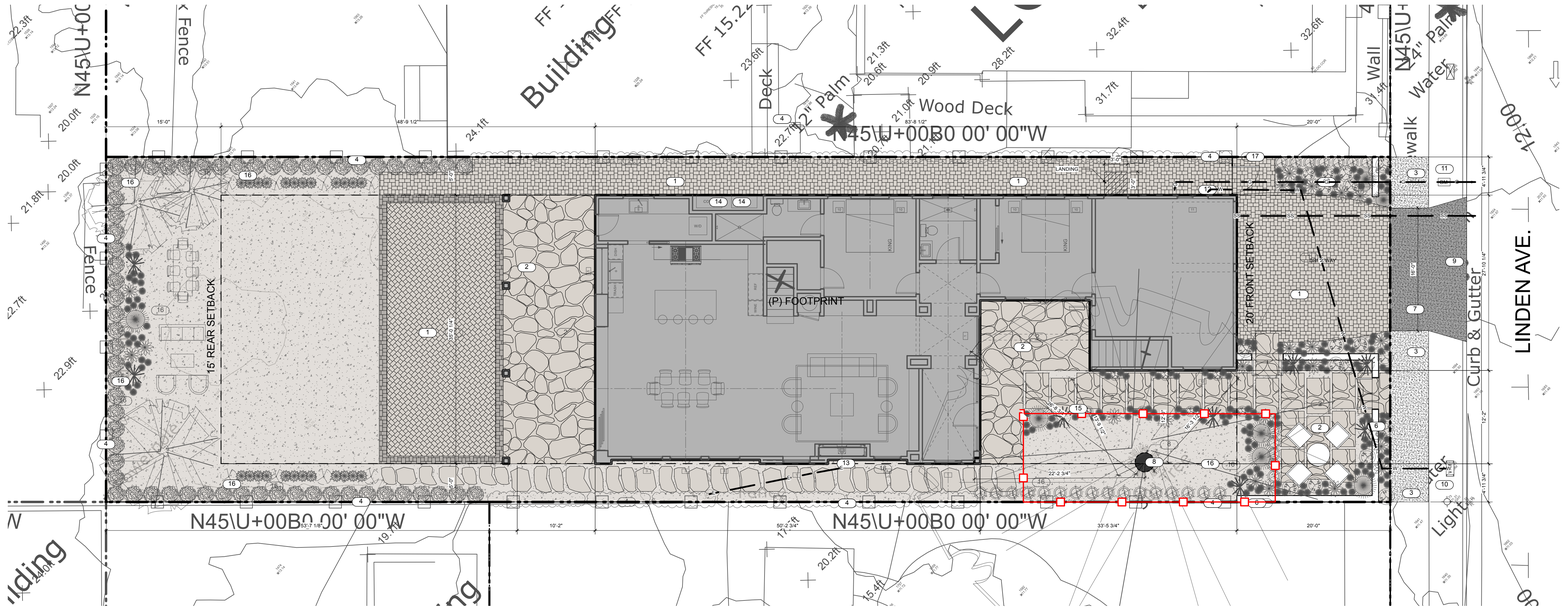
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:** 3/4" WATER METER, 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:** 1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:**WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:** WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:** SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH



SITE PLAN 1
feet 0 4 8 16
SCALE 1/8" = 1'-0"
NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36307 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

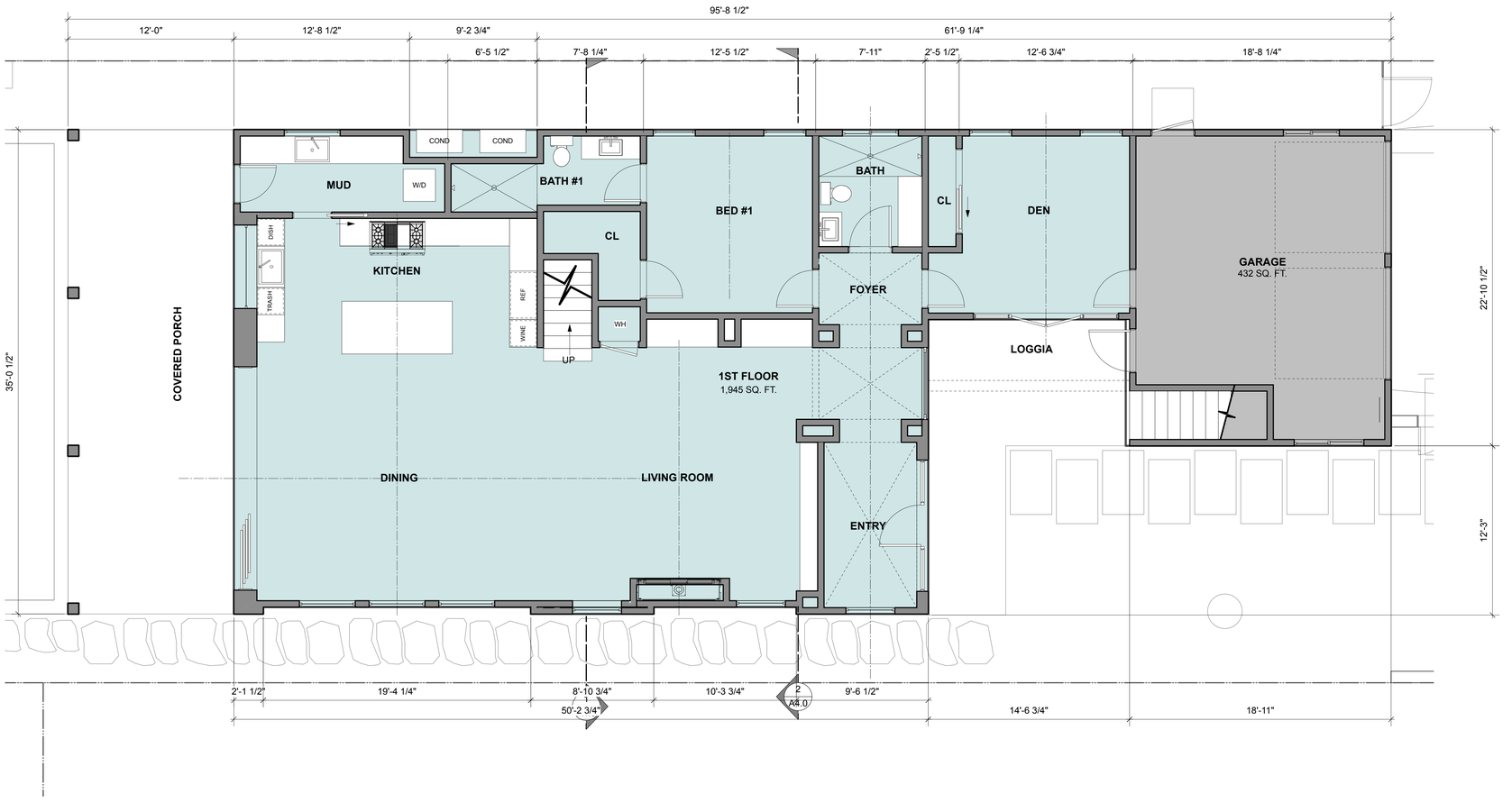
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LICENSED ARCHITECT
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No. C-31207
REN. 8.31.2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
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1ST FLOOR PLAN
feet 0 2 4 8
SCALE 1/4" = 1'-0"
1
NORTH

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

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REVISION

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0

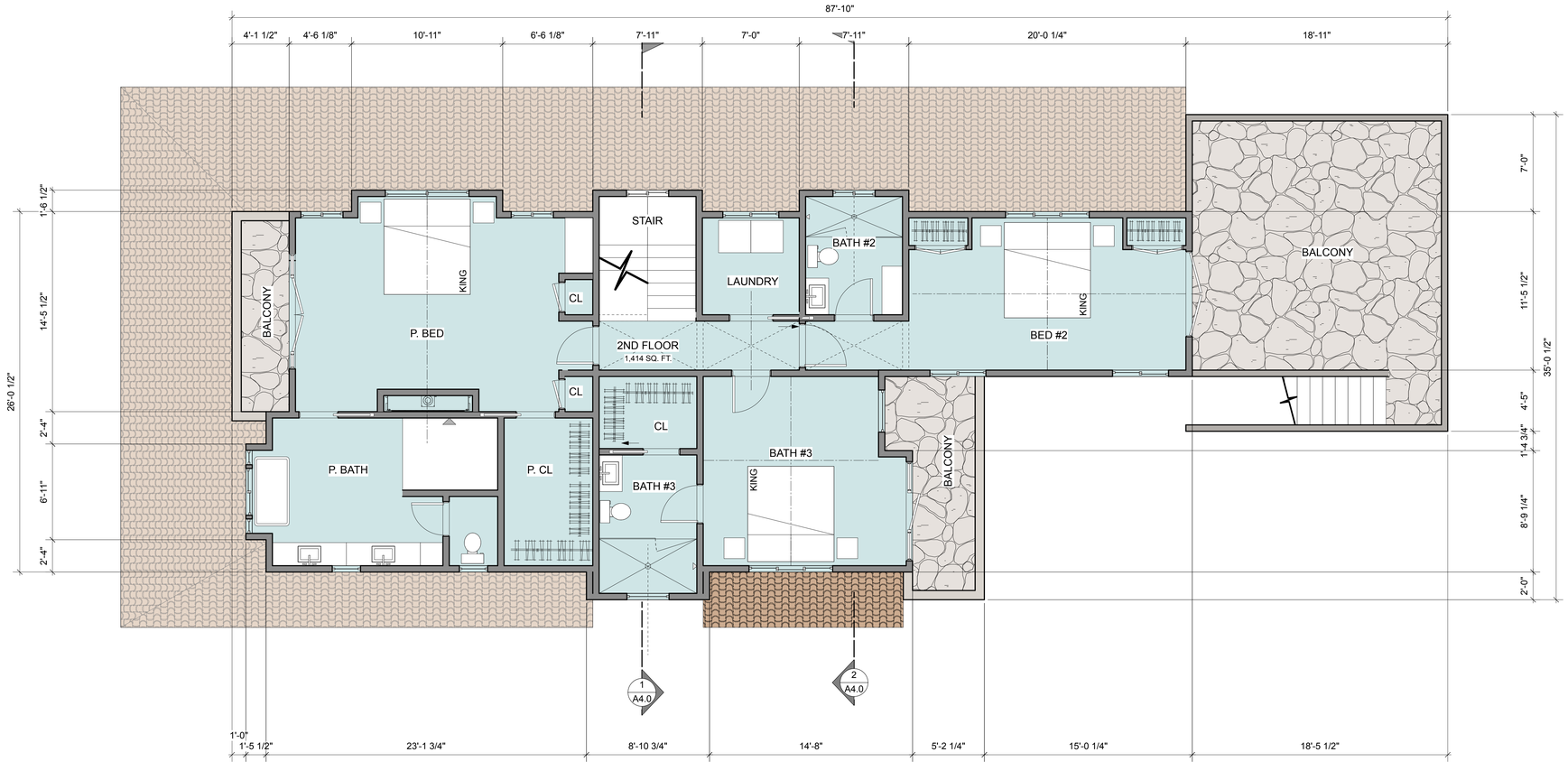
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LICENSED ARCHITECT
DYLAN CHAPPELL
10.31.2025
STATE OF CALIFORNIA

COORDINATION SET
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2ND FLOOR PLAN 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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CARPINTERIA, CA 93013
-

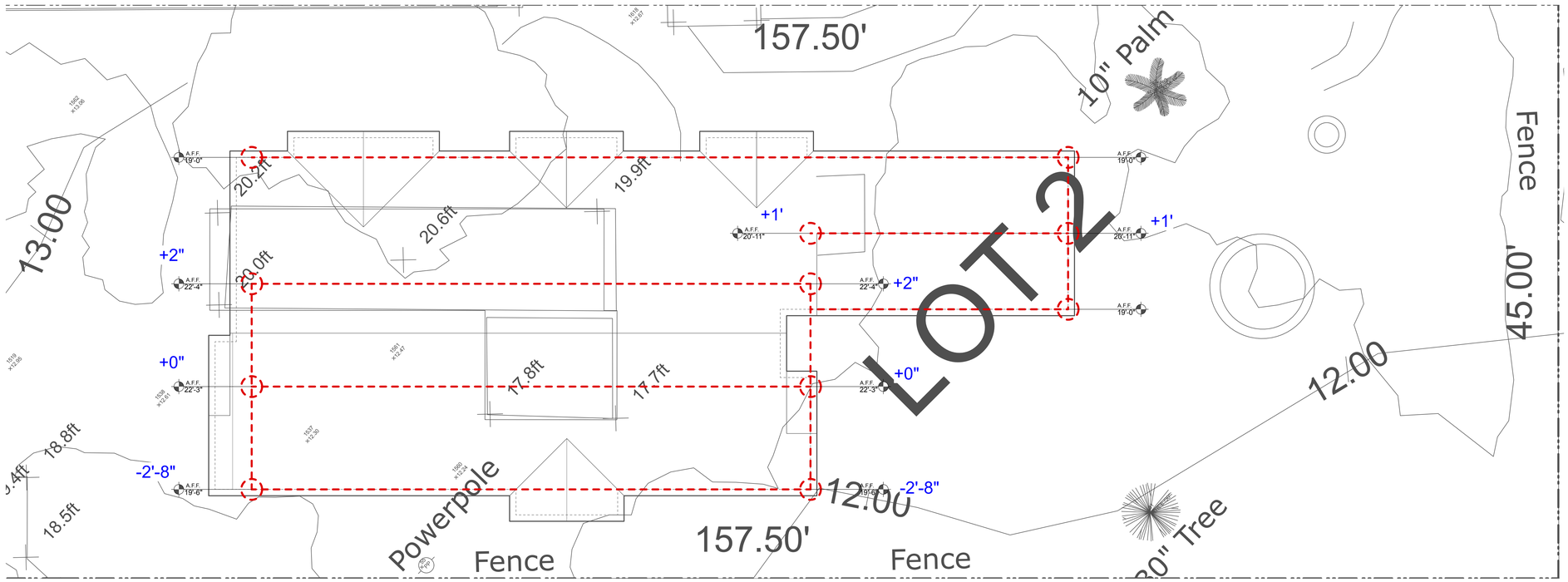
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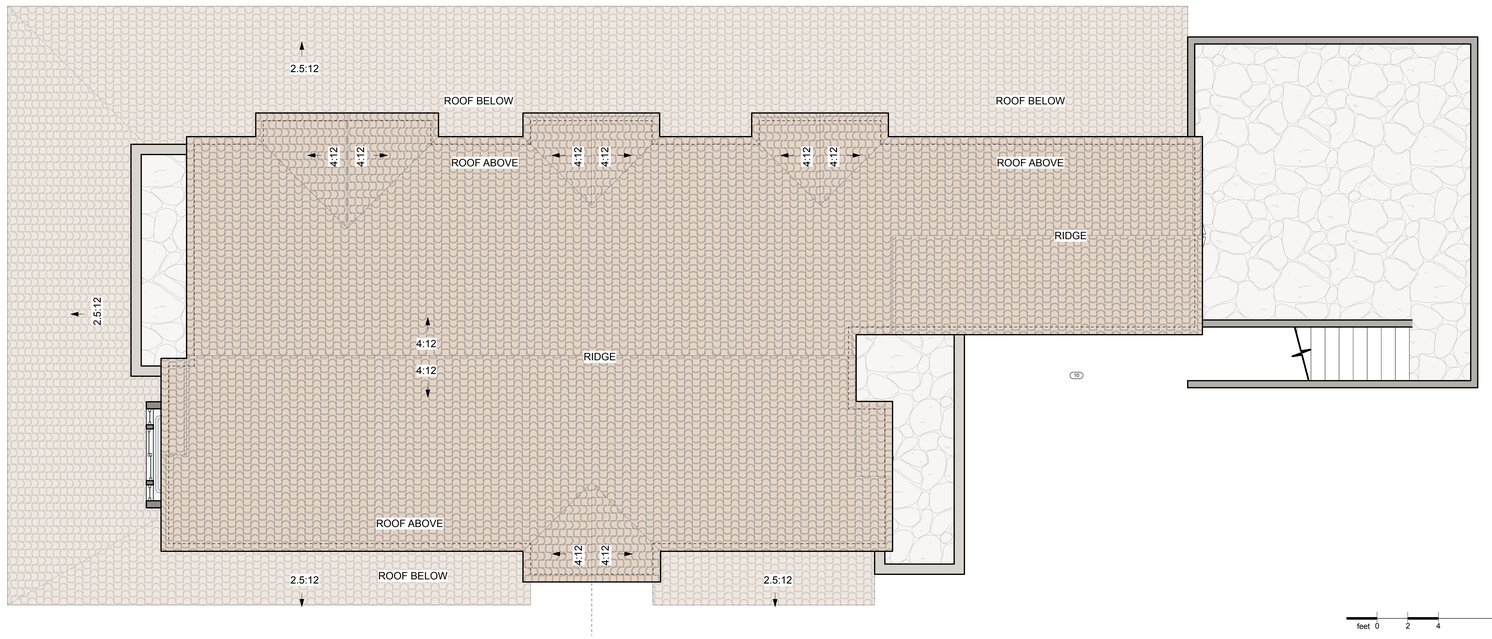
NO	DESCRIPTION	DATE

2ND FLOOR PLAN

A2.1



STORY POLE PLAN
feet 0 2 4 8 SCALE 1/4" = 1'-0"
2



ROOF PLAN
feet 0 2 4 8 SCALE 1/4" = 1'-0"
1

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NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
3. **ACCENT TILE:** Villa Azul 10" x 10" Matte Porcelain Tile in Blue
4. **BALCONIES**: WROGHT IRON FINISH
5. **EXT. LIGHTING**: DARKSKY COMPLIANT
6. **EXT. WOOD FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
7. **ROOF**: BORAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND
8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



WEST ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

2



SOUTH ELEVATION

feet 0 2 4 8 SCALE 1/4" = 1'-0"

1

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DYLAN CHAPPELL
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STATE OF CALIFORNIA

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NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, LA HABRA , NAVAJO WHITE, P-525
2. **DOORS AND WINDOWS**: METAL WINDOW CORP, ALUMINUM, COLOR: DARK BRONZE
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8. **SANDSTONE CAP**: NATURAL SANDSTONE WALL CAPS 4" THICK
9. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER



EAST ELEVATION (STREET) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



NORTH ELEVATION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT DYLAN CHAPPELL 18023 12/31/2027 STATE OF CALIFORNIA

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NO	DESCRIPTION	DATE

ELEVATIONS

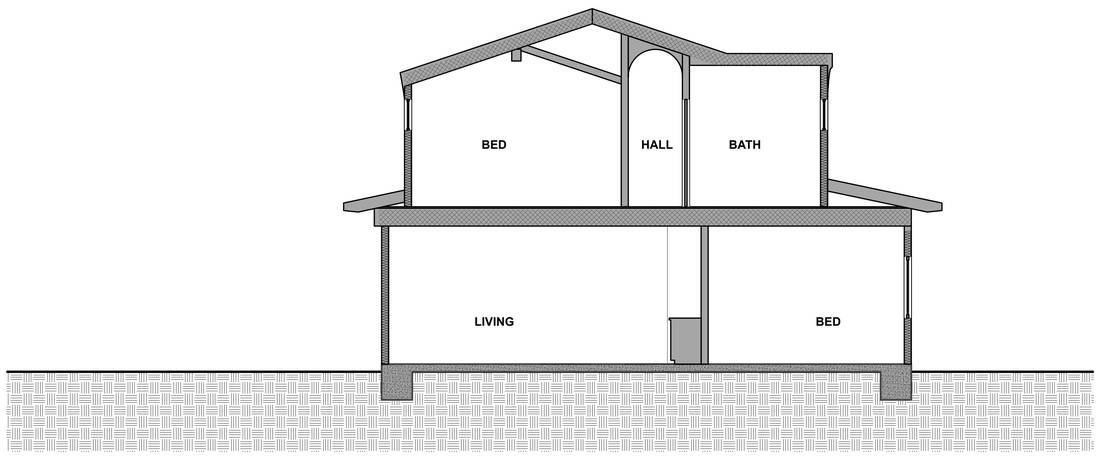
A3.1

SECTION KEY NOTES

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

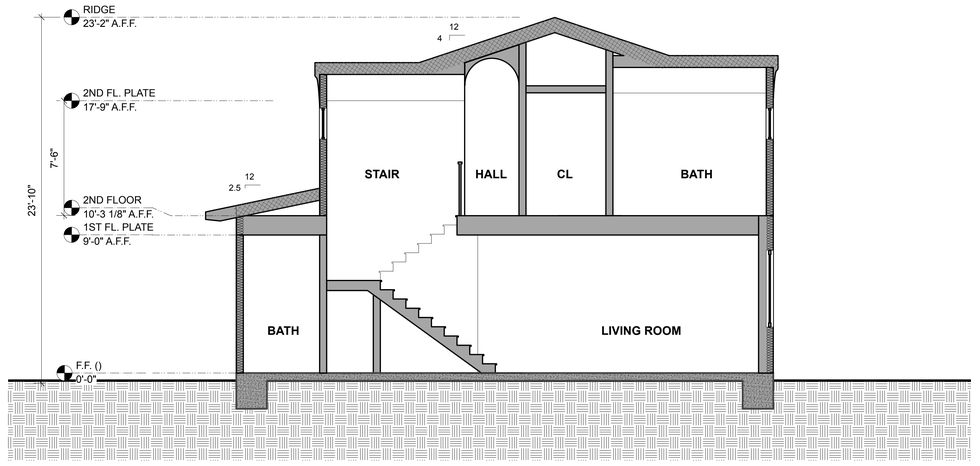
SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



SECTION @ GREAT ROOM 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"



SECTION @ STAIR 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
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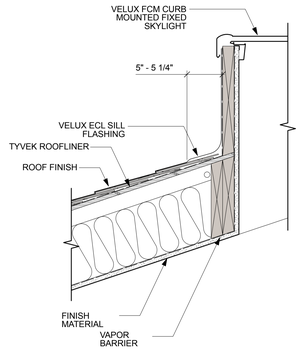
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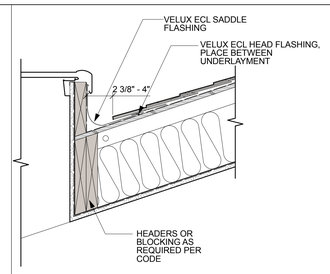
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NO	DESCRIPTION	DATE

SECTIONS

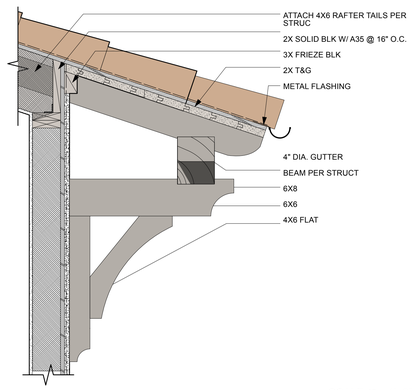
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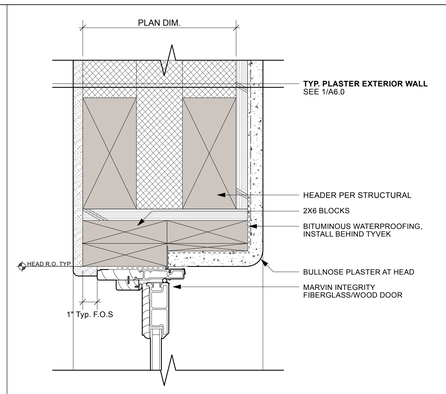
SCALE 1 1/2" = 1'- 0"

16 CURB MOUNTED SKYLIGHT



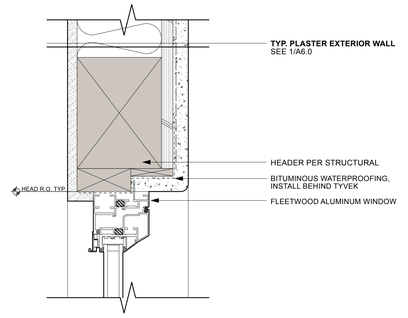
SCALE 1" = 1'- 0"

12 TYP. PLASTER @ EAVE



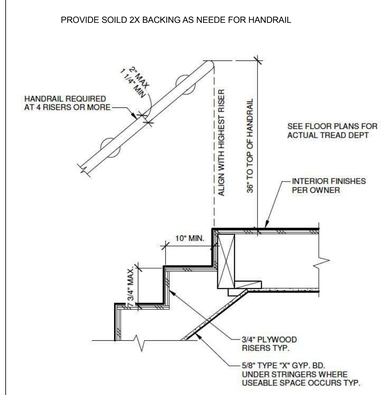
SCALE 3" = 1'- 0"

8 DOOR HEAD @ THICK WALL, JAMB SIM.

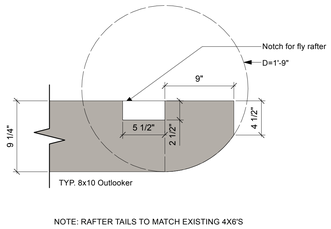


SCALE 3" = 1'- 0"

4 PLASTER @ WINDOW HEAD



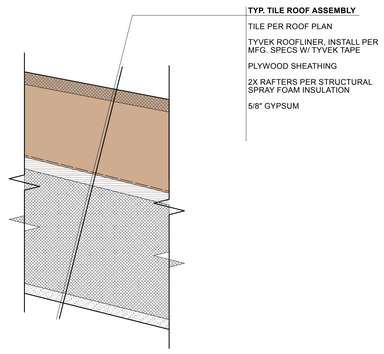
19 TYP. STAIR LANDING @ TOP



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

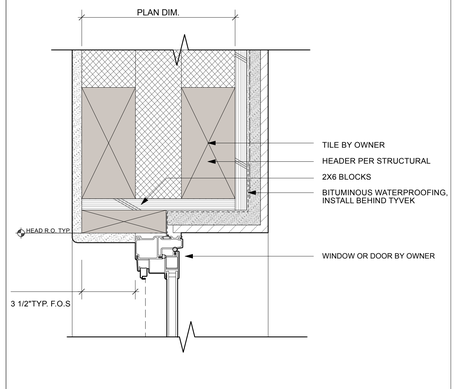
SCALE 1 1/2" = 1'- 0"

15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



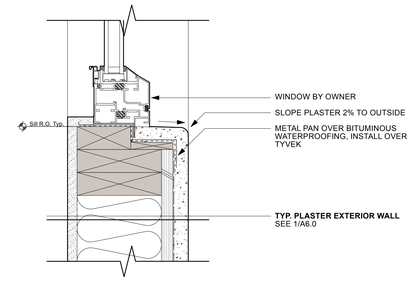
SCALE 3" = 1'- 0"

11 TYP. ROOF DETAIL



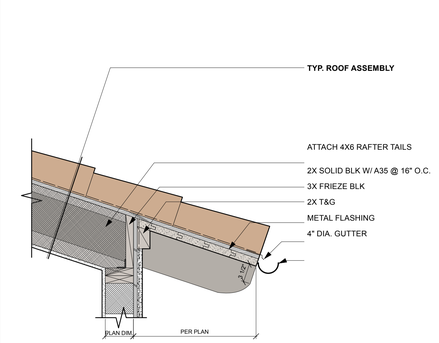
SCALE 3" = 1'- 0"

7 TILE @ WINDOW HEAD, JAMB SIM.



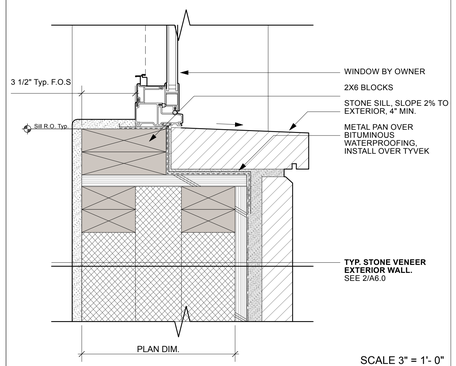
SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW SILL



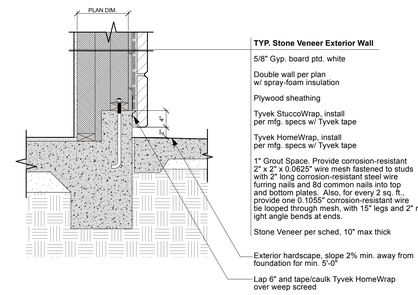
SCALE 1" = 1'- 0"

10 TYP. PLASTER @ EAVE



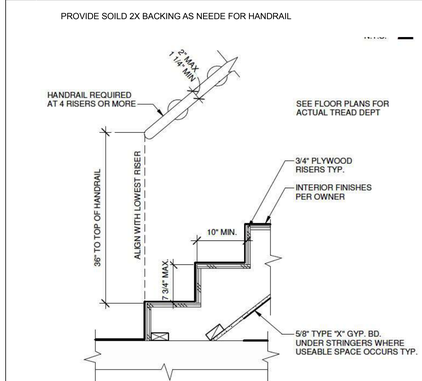
SCALE 3" = 1'- 0"

6 STONE @ WINDOW SILL



SCALE 1" = 1'- 0"

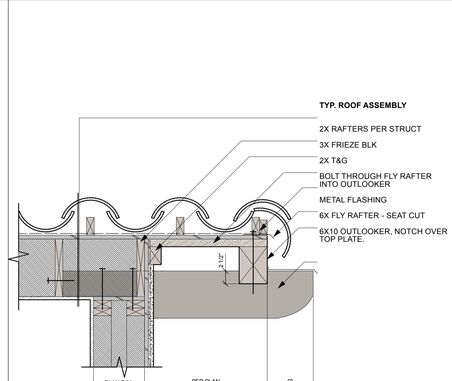
2 TYP. STONE VENEER @ HARDSCAPE



17 TYP. STAIR LANDING @ BOTTOM

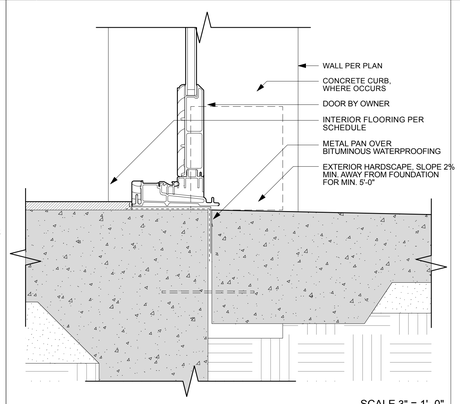


13 TYP. EXTERIOR LIGHTING FIXTURE



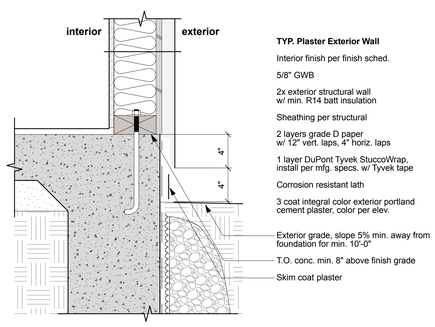
SCALE 1" = 1'- 0"

9 TYP. PLASTER @ RAKE



SCALE 3" = 1'- 0"

5 TYP. DOOR THRESHOLD @ HARDSCAPE



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

1 TYP. PLASTER EXTERIOR WALL @ GRADE

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. NO. C31,207
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

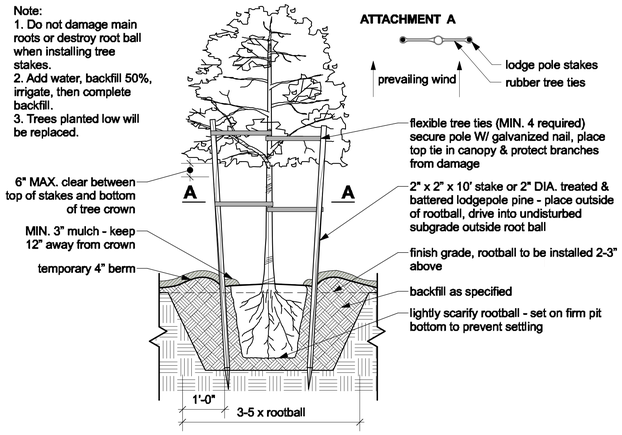
REVISION

NO	DESCRIPTION	DATE

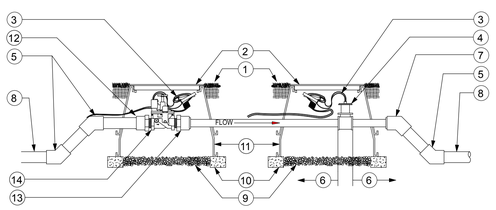
DETAILS

A6.0

Note:
1. Do not damage main roots or destroy root ball when installing tree stakes.
2. Add water, backfill 50%, irrigate, then complete backfill.
3. Trees planted low will be replaced.

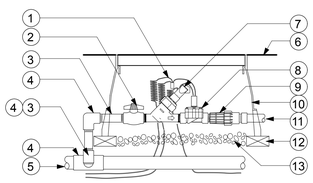


TREE PLANTING 5
feet 0 N.T.S.



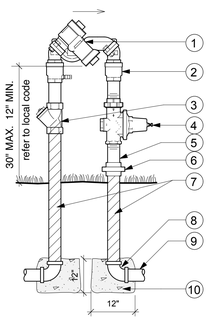
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8. PVC MAIN LINE-LENGTH AS REQUIRED
9. GRAVEL (1 CU. FT.)
10. CONTINUOUS BRICK SUPPORTS
11. VALVE BOX EXTENSIONS AS REQUIRED
12. PVC MALE ADAPTER
13. PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14. MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4
feet 0 N.T.S.



1. 30" LENGTH OF WIRE, COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4. PVC SCH 40 ELL, OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3
feet 0 N.T.S.



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5. BRASS THREADED NIPPLE
6. BRASS UNION
7. 6 MIL. PIPE WRAP
8. BRASS ELBOW, TYP.
9. PVC MAINLINE-CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10. 1 CF CONCRETE SUPPORT; POUR IN PLACE AROUND BRASS PIPE

BACKFLOW PREVENTER 2
feet 0 N.T.S.

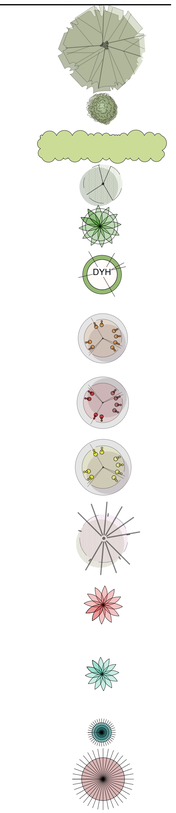
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **FLAGSTONE:** ON CONCRETE PAD
3. **(E) SIDEWALK:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5.
6. **STUCCO SITE WALL:** 30" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. **(P) CURB CUT AND APRON:**
8. **(E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE:** SEE ARBORIST REPORT
9. **(E) PALM TREE TO BE REMOVED:**
10. ***(E) WATER METER:*** *3/4" WATER METER. 1 1/2" MAIN. WATR METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. ***(P) GAS METER:*** *1 1/2" MAIN LINE TO BUILDING*
12. **(P) FIRE SPRINKLER RISER**
13. ***(P) N200 AMP PANEL:*** *WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).*
14. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
15. ***TREE PROTECTION FENCING:*** *SEE TPP AND ARBORIST REPORT*
16. ***3/8 " GRAVEL MULCH:***
17. **42" TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	3	24" BOX	VERY LOW	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	61	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	19	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	8	15 GAL	MED	
IRIS 'NADA'	BUTTERFLY IRIS	24	1 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	23	15 GAL	LOW	
ANIGOZANTHOS ' ORANGE CROSS'	ORANGE CROSS KANGAROO PAWS	6	5 GAL	MED-LOW	
ANIGOZANTHOS ' RED CROSS'	RED CROSS KANGAROO PAWS	10	5 GAL	MED-LOW	
ANIGOZANTHOS "YELLOW GEM'	YELLOW GEM KANGAROO PAWS	7	5 GAL	MED-LOW	
PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	8	5 GAL	LOW	
PHORMIUM ' AMAZING RED'	NEW ZELAND FLAX	6	5 GAL	LOW	
SUCCULENTS					
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
GRASSES					
CAREX DIVULSA	BERKELEY SEDGE	160	1 GAL	LOW	
CHONDROPETALUM TECTORUM 'EL COMPO'	CAPE RUSH	7	5 GAL	LOW	
GROUNDCOVER					
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND

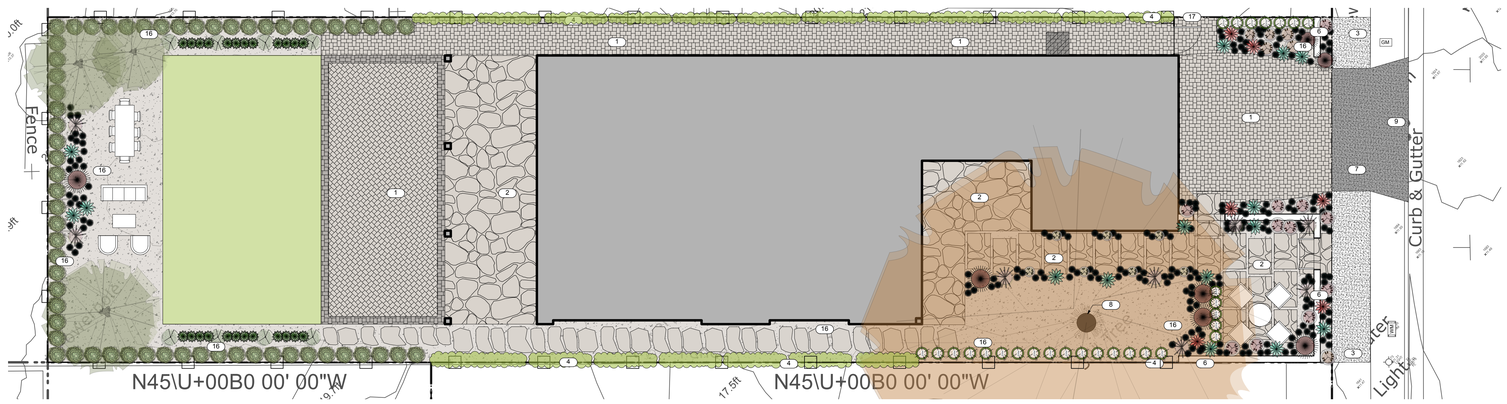


MATERIAL LEGEND

- PEA GRAVEL 3/8" DEL RIO OR HANDLY GOLD
- DECOMPOSED GRAITE
- SYNTHETIC LAWN
- FLAGSTONE: BUCKSKIN OR OKLAHOMA
- **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
—— ——	5/8" Polyethylene Dripline	500 LINEAR FEET	DURA-POL	30	



LANDSCAPE PLAN 1
feet 0 SCALE 3/16" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
LOOMIS, CA 95650
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31207 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 11-13-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment B

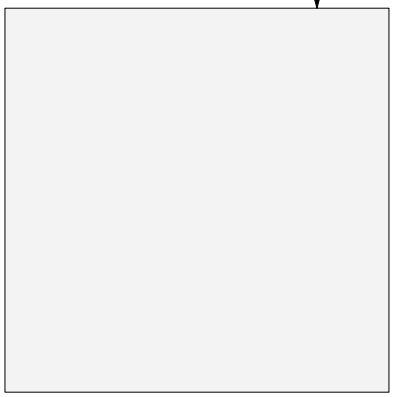
Revised Preliminary Colors & Materials Board

Coeler New Residence #1- 333 Linden Avenue

Project #23-2232-DP/LLA/CDP/ARB

Continued Preliminary ARB Review

November 13, 2025



EXT. STUCCO

MANUFACTURER:

LA HABRA

COLOR:

NAVAJO WHITE P-525
BASE 100



TILE ROOF

MANUFACTURER:

BORAL

COLOR:

2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES, WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD,CASA GRANDE BLEND



DARKSKY LIGHT FIXTURE

MANUFACTURER:

MAXIM

MODEL:

WHISPER DARK SKY

LED:

1-8 WATT INTEGRATED



EXT. WOOD STAIN

MANUFACTURER:

CABOT

COLOR:

CHESTNUT BROWN



PATH LIGHT

MANUFACTURER:

HAMPTON BAY

COLOR:
DARK BRONZE

2.3 WATT LED
PATH LIGHT



SANTA BARBAR SANDSTONE

MANUFACTURER:

NATURAL STONE

5 POINT DESIGN



WINDOWS & DOORS

MANUFACTURER:

METAL WINDOW CORP

COLOR:

DARK BRONZE

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

PROJECT: **333 LINDEN DUPLEX**

LOCATION: 333 LINDEN, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

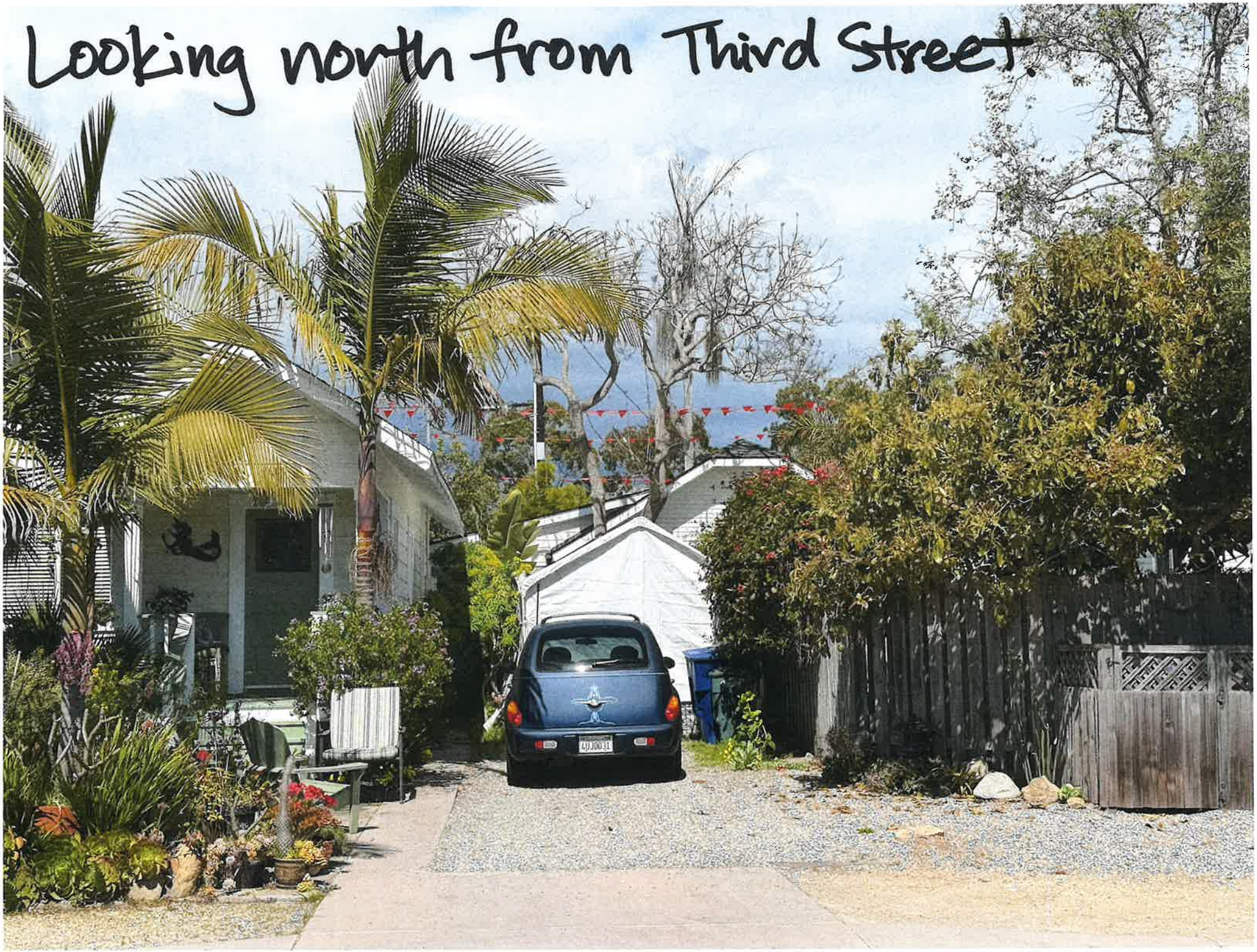
11-05-2025

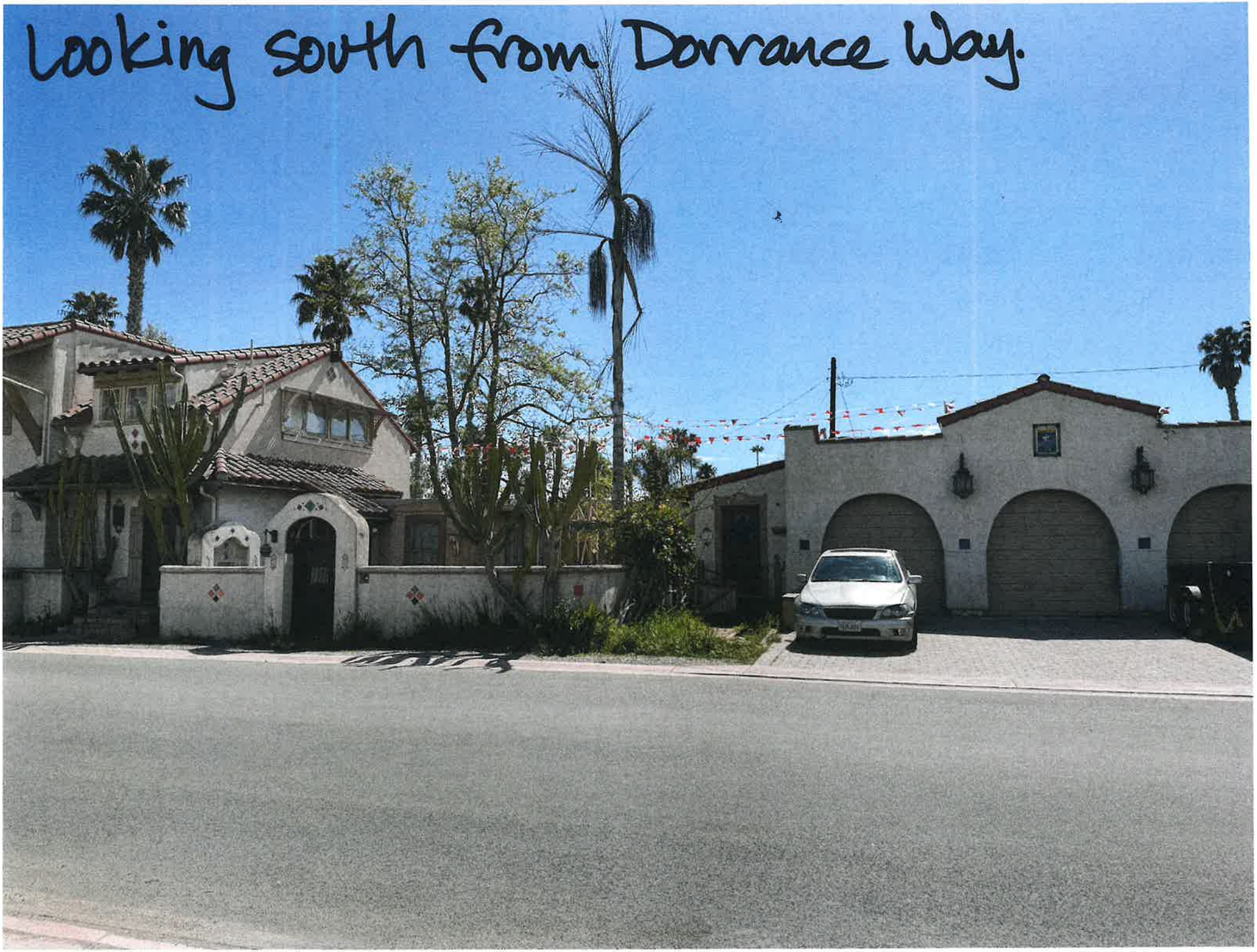
Attachment C
Story Pole Photographs

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/LLA/CDP/ARB
Continued Preliminary ARB Review
November 13, 2025


Looking NW
from Linden Ave.


Looking SW
from Linden Ave.


Looking north from Third Street.


Looking south from Dorrance Way.

Attachment D

ARB Meeting Minutes from
December 15, 2022 and May 1, 2025

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/LLA/CDP/ARB
Continued Preliminary ARB Review
November 13, 2025

- Address Boardmember recommended changes to the landscape plan (i.e., Sycamore and Bay);
- Resolve property line fence issues with neighbor in a mutually agreeable manner and show the solution on the building plans;
- Revised plans to be reviewed and approved by Boardmember Reginato prior to building permit issuance.

VOTE: 4-0

2) Project: Coeler New Duplex Concept, Project 22-2177-CON
Address: 333 Linden Avenue
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2177-CON for conceptual review of a proposal for a new 2,307 square foot two-story duplex with a maximum height of 24 feet and two attached one-car garages totaling 352 square feet, for a total size of 2,659 square feet. The site is 5,287 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-440-028, addressed as 333 Linden Avenue.

Staff presented the conceptual plans for the three contemplated duplexes together (333 Linden Ave; 4949 Dorrance Way; and 4934 Dorrance Way), describing the particular details of each and some of the issue areas that staff wished for the Board and applicant to consider. These included various Zoning Code Modification requests needed for the concept designs as shown (driveway width; driveway exiting; front setback encroachments); architectural style, variety and neighborhood compatibility; and flood hazards / sea level rise considerations.

Architect Dylan Chappell described the three duplexes. He noted the chosen architectural style was intended to complement the main residence on the corner of Linden Avenue and Dorrance Way, but that the architectural styles could be changed or made more varied. He explained that the building layouts and floor plans was intended to make the buildings read like single family dwellings rather than duplexes in terms of entry placement and garage design. The buildings were placed forward on the lot to provide large usable rear yard spaces for the tenants and upper floor decks were oriented towards the street to avoid privacy impacts. He clarified that the driveways could be narrowed to meet City standards.

George Manuras, representing the owners, reiterated many of Dylan's comments. He noted the emphasis on provide usable rear yards was to give residents a respite from the busy streets of the Beach Neighborhood.

Public Comment:
Leah Dabney explained further the design rationale for the new duplexes and the desire to relate to, and complement, the main residence on the corner of Linden Ave and Dorrance Way. She explained when the property was for sale, the community was very fond of the existing residence and its style.

Boardmember Discussion:
Boardmember Johnson asked if the site plans for the two lots on Dorrance Way can be organized in such a way to only impact the minimum number of existing on-street parking spaces. He also asked whether the proposed duplexes on Dorrance Way could be pushed back farther into the lot to meet

required setbacks. He asked if there were many other examples of Spanish style architecture in the neighborhood, noting he thought of it as mostly a "cottage" or "bungalow" neighborhood. Introduce more variety into architecture; maybe trend more towards a bungalow style or soften the Spanish style architecture to something more Monterey in style. He commented that 10' plates on the front elevation are not very friendly to neighborhood. He recommended restudying to bring the massing down as viewed from street through lowering the scale (lower 2nd floor plate heights) of the building, stepping in the second floor massing, similar measures. He also recommended moving the buildings back to the front setback line and narrowing the driveway widths. Toning down colors/shades to better fit the neighborhood was also suggested.

Boardmember O'Connor inquired about the historic lotting patterns of the area and whether there was development potential of additional surrounding lots. He described the architecture as "muscular" and said it was very Santa Barbara in style. He related to the layout and organization of the surrounding properties and how that should influence the design of these duplexes. He thought the similar style and detailing of the duplexes was too uniform amongst the three, giving the impression of a gated or planned community. He agreed that backing out of the driveways raises safety concerns but seems somewhat inevitable.

Boardmember Reginato asked if the projects would require a full redesign if the structures were required to be elevated due to flood zone or sea level rise considerations. He described the architecture as beautiful but not the right fit for the neighborhood. At minimum, he thought the architecture could be toned down and some more colors/shades introduced. He noted his disagreement with the need for multiple zoning modifications and felt the projects could be revised to not need as many or perhaps any modifications.

Boardmember Blakemore overall noted she was in agreement with the others. She reiterated the need for more variety in style/appearance amongst the buildings. She also recommended building massing be reduced and setbacks increased.

The Boardmembers clarified that while they generally preferred the buildings to be set back farther into the lot and the driveways made narrower, they were not opposed to the garages facing the street.

ACTION: Public comment received and conceptual feedback provided.

VOTE: N/A

3) Project: Coeler New Duplex Concept, Project 22-2178-CON
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2178-CON for conceptual review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 26.17 feet and two attached one-car garages totaling 341 square feet, for a total size of 2,311 square feet. The property is a 4,500 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-026, addressed as 4949 Dorrance Way.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date May 1, 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: None

Boardmembers recused: Lisa Woolf

PUBLIC COMMENT: None

PROJECT REVIEW

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

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

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

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

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

Syndi requested ARB comments on the following:

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

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

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

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

Boardmember Discussion:

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

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

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

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

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

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

VOTE: 4-0

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

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

Ex Parte Communications Disclosure: None

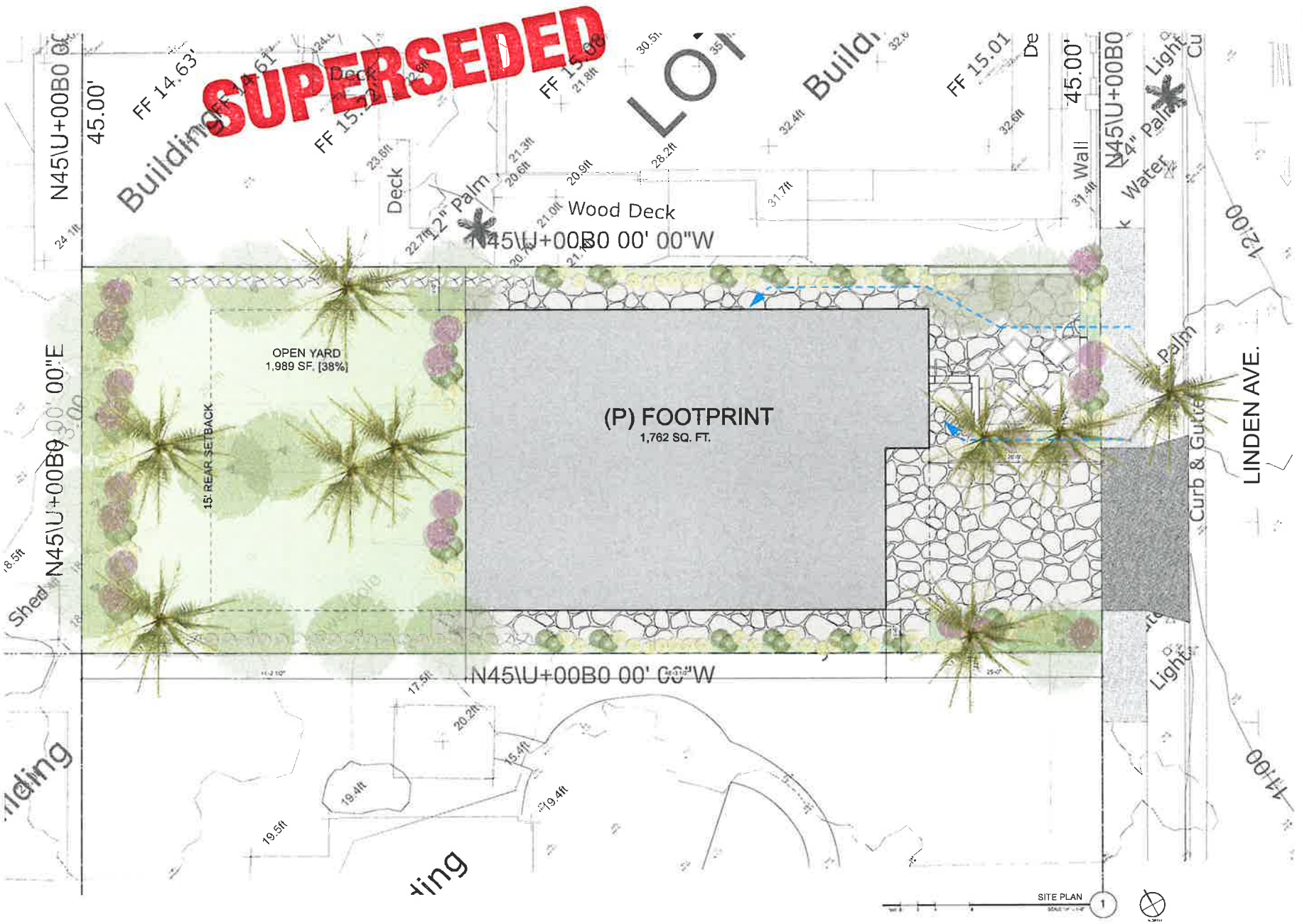
Staff Comments:
Syndi Souter presented the preliminary plans for demolition of the existing 1,060 square foot residence and 309 square foot garage and construction of a new 3,102 square foot two-story single-family residence with an attached 377 square foot two-car garage. She discussed how the proposed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

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

Attachment E

Excerpted Sheets from the Conceptual Architectural Plans
(Superseded)

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/LLA/CDP/ARB
Continued Preliminary ARB Review
November 13, 2025



CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

333 LINDEN AVE DUPLEX

333 LINDEN AVE
CARPINTERIA, CA 93013

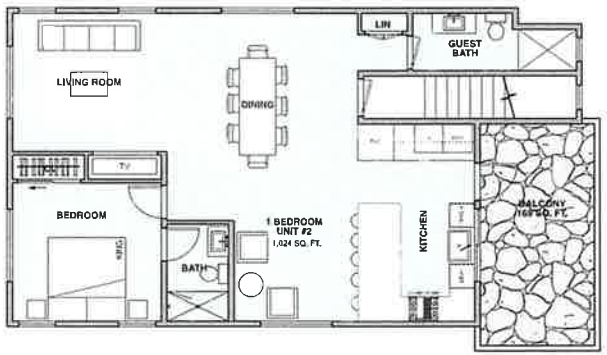
CONCEPT SKETCH 07-22-22

REVISION		
NO	DESCRIPTION	DATE

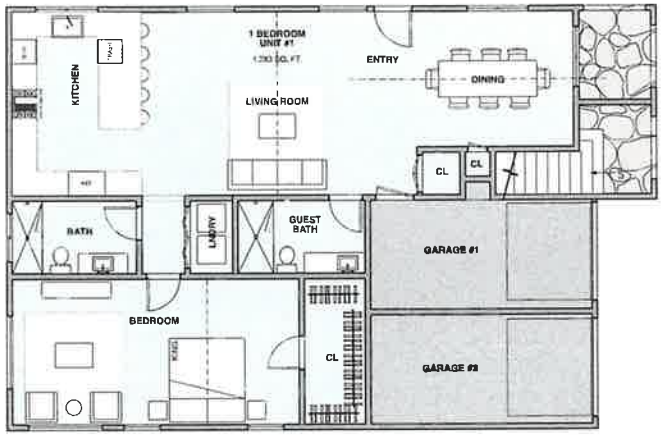
SITE PLAN

A1.0

SUPERSEDED



2ND FLOOR PLAN 1



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
805.653.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX

333 LINDEN AVE DUPLEX

333 LINDEN AVE
CARPINTERIA, CA 93013
-

CONCEPT SKETCH 07-22-22

REVISION		
NO	DESCRIPTION	DATE

PLANS

A2.0

SUPERSEDED

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 6251
MAMMOTH LAKES, CA 93546
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-XXXX



SOUTH ELEVATION (STREET) 1

333 LINDEN AVE DUPLEX

333 LINDEN AVE
CARPINTERIA, CA 93013
-

CONCEPT SKETCH 07-22-22

△ REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

Attachment F

Excerpted Sheets from the Preliminary Architectural Plans
(Superseded)

Coeler New Residence #1- 333 Linden Avenue
Project #23-2232-DP/LLA/CDP/ARB
Continued Preliminary ARB Review
November 13, 2025

EROSION CONTROL AND BMP NOTES

Owner

PETER GOOLER
4934 DLANANCE, #A1
CARPINTERIA, CA 93013

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

Detailed Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architecture
336 PINEGROVE AVE, P.O. BOX 5791
LIMAMOTH LAKES, CA 93541
805 268-4780

• The Plan is intended for use by interim erosion and sediment control only and it not to be used for final elevations of permanent improvements.

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior during and after storm events. Maintaining includes understanding a Site de- scheming on site inspections, problems encountered, corrective actions and weak and sensitive areas of temporal implementation measures.

• Reasonable care shall be taken when fueling any earth, sand, gravel, stone debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill or drip of this kind and occur load cover of adjacent private property immediate clean up shall occur

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

• Sanitary facilities shall be maintained on site as appropriate

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with silt fence or sand bags. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The measures shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October
1 of any year

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

• This plan covers only the first winter following grading and assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion
of late improvement shall be evaluated and revisions made to the Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each is subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphalt concrete access driveway, along as the construction entrance and plans was shall be kept clean at by hose off mud and dirt as it tracked onto it
A gravel construction entrance shall be required where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and
maintenance of the construction entrance remains with the contractor contractor. The cement/concrete shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas and for the installation of gravel construction entrances.

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

Sediment Fibers/Barriers (Silt Fences and Straw Wattles)
Sediment fibers such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment fiber silt shown shall be erected so that all runoff from the construction area is trained prior to entering a property line, or entering the City storm drain system. Sediment fiber structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant reasonable has not occurred. Sediment fibers shall be inspected after heavy rains, and after every storm event. Sediment fibers shall be removed when storm runoff has ceased, or the project is accepted as complete, but no later than 30 days after the final inspection. If vegetation is not established by said date, see Erosion Measures, below.

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

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place. In accordance with the requirements of the Department of the Superintendent Building, Landscape and Erosion Control Plans, work areas shall be carefully evaluated and planned to reduce potential damage. Where existing vegetation has been removed, or the original contours disturbed, the site shall be revegetated. Any vegetation established, as soon as is practicable, but no later than 60 days after the initial disturbance. If vegetation is not established by said date, see Erosion Measures, below.

Slope Protection.
Slopes greater than 4V:1H should be protected using straw and stabilizer. The installation of erosion control blankets should be consistent for all disturbed areas steeper than 4.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls placed on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Silt or wattle is all fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail

Wet Weather Measures:
If a protective ground cover is not established by October 15, mulch areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 1,000 lb./ac. or more. Fiber Hydroseed 2,000 lb./ac. Fiber rolls shall be installed per this detail

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

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

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

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic lined excavation or plastic lined earthen, or above surface containment area.

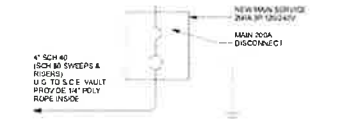
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Shoring, Construction Fencing, and other Site Safety
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any engineered engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

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

NEW 200 AMP PANEL

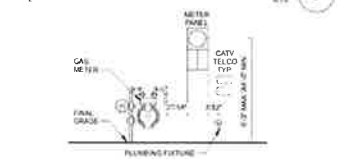
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & LIFTER GROUND S.C.E. METER # XXXXXXX



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

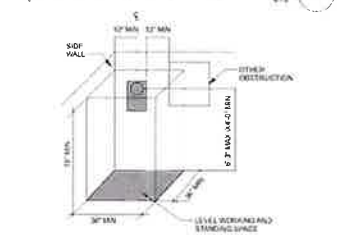
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THIRET (3) INCHES OF THE FOOT NG
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH TH.S CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3 FOOT CLEAR, LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 8 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES

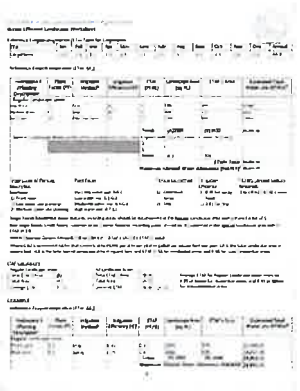
ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 8 INCHES OUT FROM THE WALL OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL SHALL NOT BE CONSIDERED AN OBSTRUCTION
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 30 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR ENCLOSURE. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4

M/WELO WORKSHEET



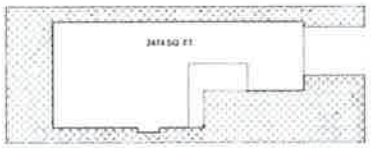
LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER

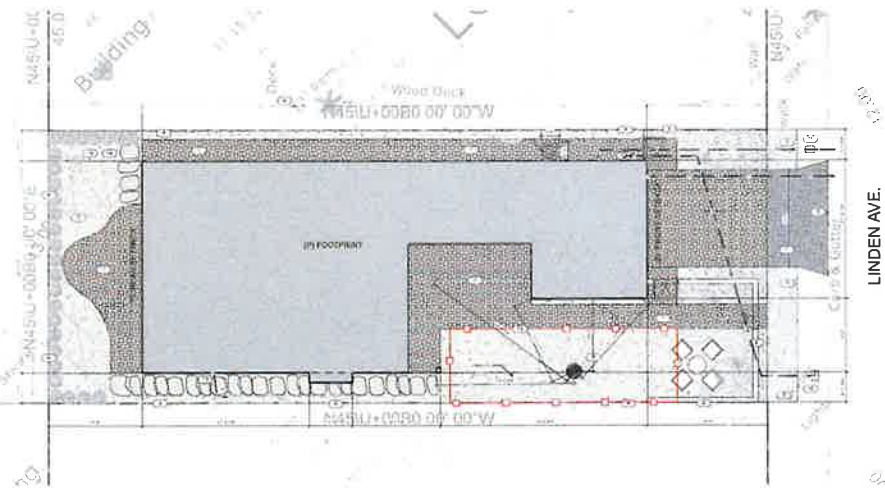
Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4768

KEY NOTES

1. (N) PAVERS PRIVA: ANGELUS MINARE ASLE COURSE/SQ PAVERS, SAND WITH HERRINGBONE ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) SIDEWALK:
4. 6' TALL WOODEN FENCE ON PROPERTY LINE. NATURAL FINISH.
5. DG - DECOMPOSED GRANITE SURFACE
6. STUCCO SITE WALL: 42" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. (P) CURB CUT AND APRON
8. (E) 28" SYCAMORE TREE TO BE PROTECTED IN PLACE. SEE ARBORIST REPORT
9. (E) PALM TREE TO BE REMOVED.
10. (E) WATER METER. (N) WATER METER. 1 1/2" MAIN. MAIN METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)
11. (P) GAS METER. 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 200 AMP PANEL WITH NO CLEARANCE. PROVIDE 30" WIDE & 36" DEEP WORKING CLEARANCE AT HANDLE. SEE SEC. 110.26 (A)(1). PROVIDE 6'-6" HEAD HEIGHT AT SERVICE PANEL. SEC. 110.26 (E)(3)(A).
14. (P) AC DISCONNECT WITH DISCONNECT SWITCH THAT IS WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CRC R331.7.
15. STEEL PROTECTION FENCING. SEE TPP AND ARBORIST REPORT



OPEN SPACE 2



SITE PLAN 1

SUPERSEDED

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.886.1672

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

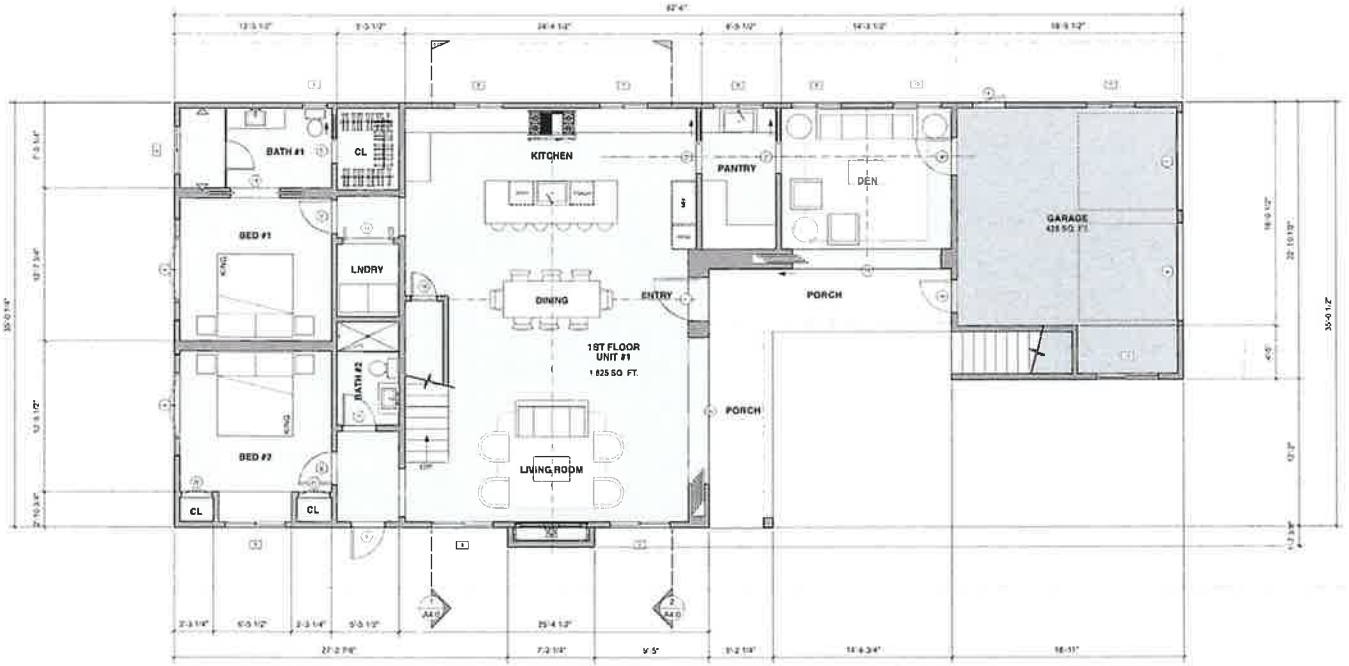
ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

SITE PLAN

A1.0

SUPERSEDED



1ST FLOOR PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL · RESIDENTIAL
805.653.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

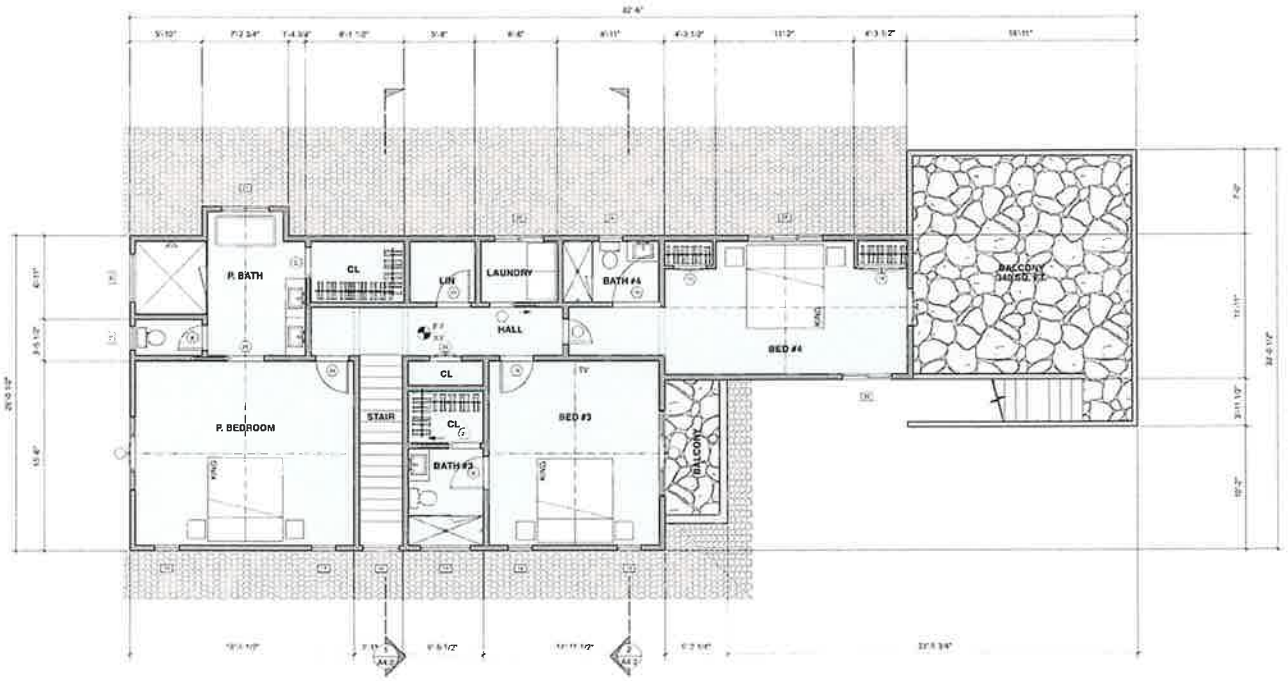
REVISION

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0

SUPERSEDED



2ND FLOOR PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 8251
SAN LUIS OBISPO, CA 93403
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

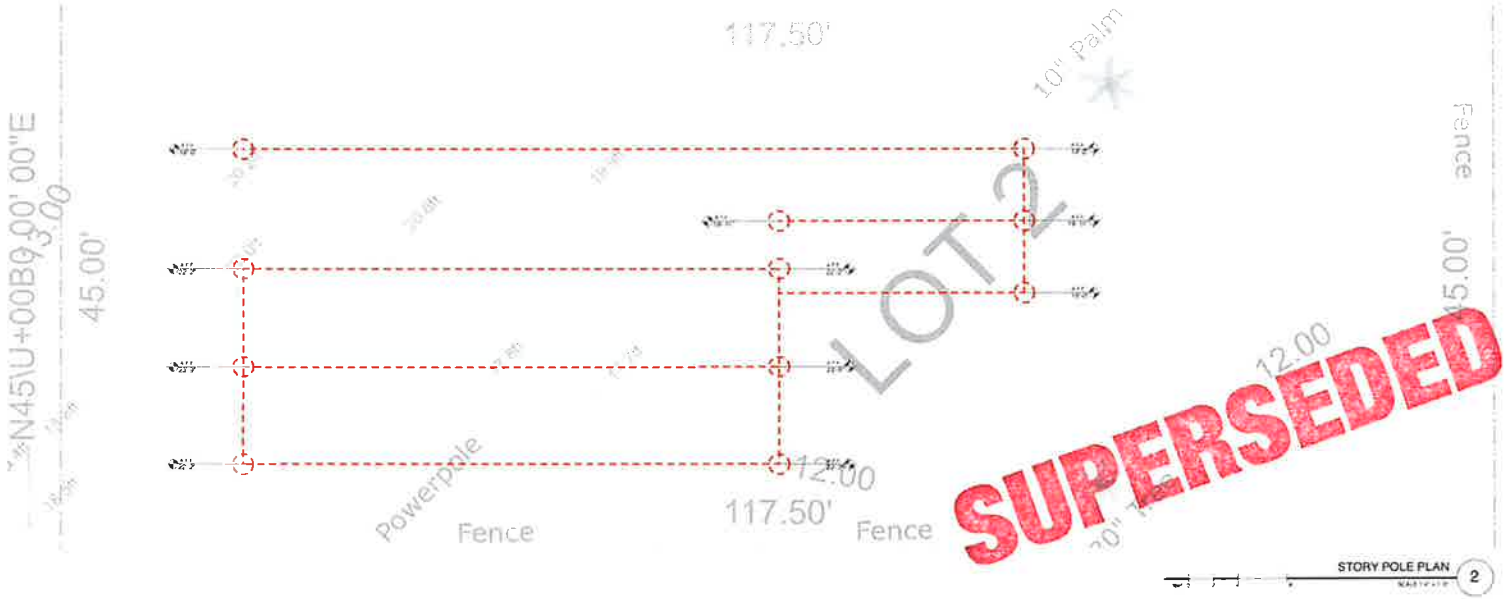
333 LINDEN AVE
CARPINTERIA, CA 93013
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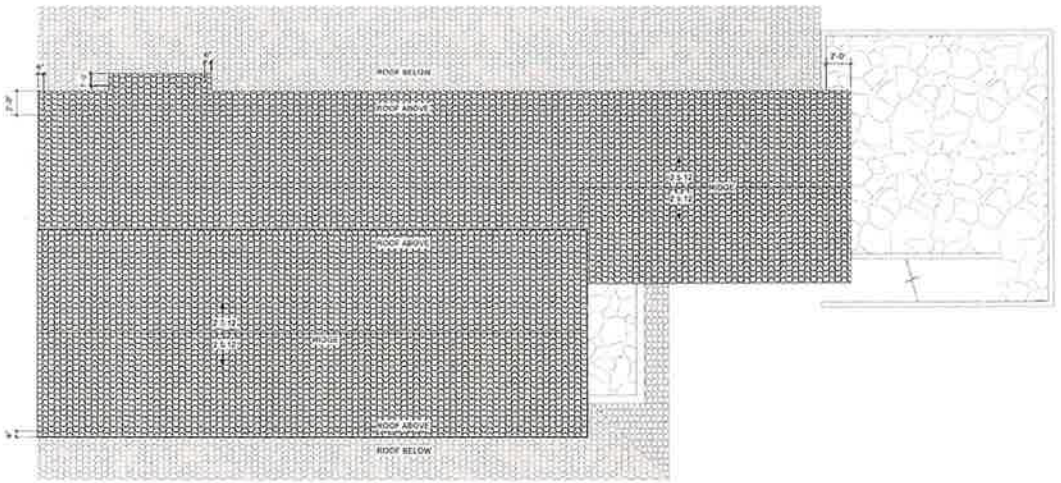
ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

2ND FLOOR PLAN

A2.1





CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLE PLAN

A2.2

KEY NOTES

- DOORS AND WINDOWS: METAL W/ BLACK CORP ALUMINUM COLOR, DARK BRONZE
- ACCENT TILE: Villa Ava 10" x 10" Matte Porcelain Tile in Blue
- BALCONIES: WROUGHT IRON FINISH
- EXT LIGHTING: CARBAY COMPLIANT
- EXT. WOOD FINISH: WOOD TRIM, CABOT SOLID STAIN COLOR: CHESTNUT BROWN
- ROOF: BORAL TILE WITH EMPIRE, BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD, CASA GRANDE BLEND
- SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK
- SANDSTONE VENEER: NATURAL SANDSTONE VENEER

SUPERSEDED



WEST ELEVATION 2



SOUTH ELEVATION 1

CHAPPELL
ARCHITECTURE
COMMERCIAL + RESIDENTIAL
PO BOX 5291
GOLETA, CA 93118
805.452.1577

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2022-2232

333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

△ REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

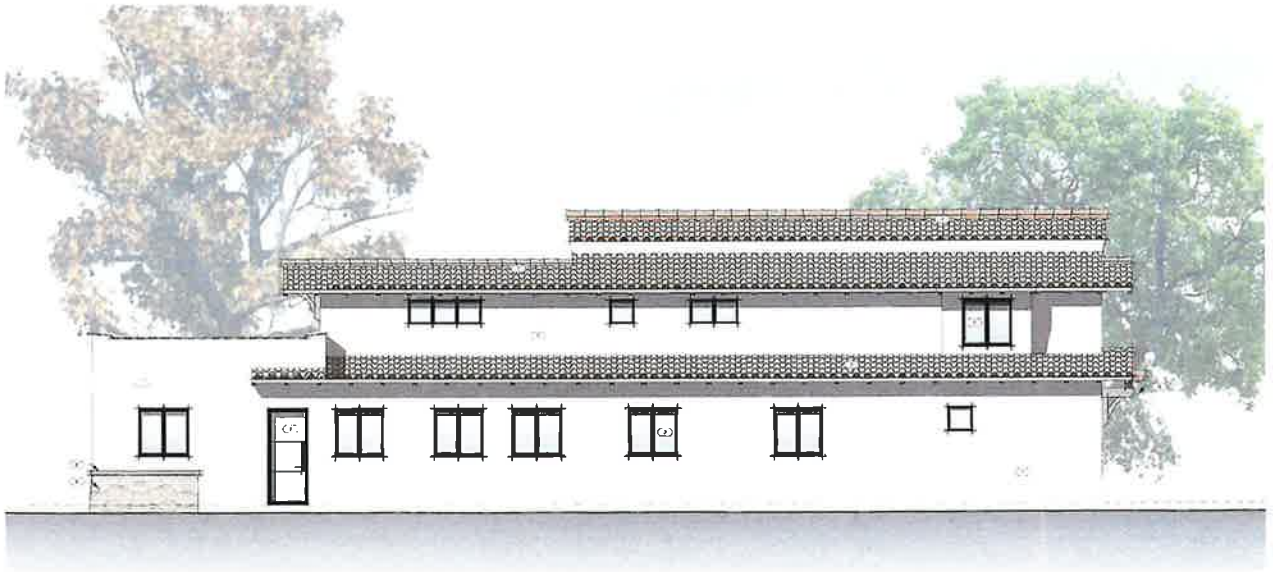
EXT Finish: 7/8" STUCCO LIGHTWEIGHT TYP.

1. DOORS AND WINDOWS: METAL WINDOW CORP ALUMINUM COLOR: DARK BRONZE
2. ACCENT TILE: Villa Azul 10" x 10" Mesa Porcelain Tile in Blue
3. BALCONIES: WROUGHT IRON FINISH
4. EXT. LIGHTING: DARKSKY COMPLIANT
5. EXT. WOOD FINISH: WOOD TRIM: CABOT GOLD STAIN: COLOR: OVERHAUT BROWN
6. ROOF: ROYAL TILE WITH 2-PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES WITH BOOSTED CAPS MIXED IN NOM 15% OF: HILLSCADA GRANDE BLEND
7. SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK
8. SANDSTONE VENEER: NATURAL SANDSTONE VENEER

SUPERSEDED



EAST ELEVATION (STREET) 2



NORTH ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
925.852.1677

COORDINATION SET
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CARPINTERIA, CA 93013

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NO	DESCRIPTION	DATE

ELEVATIONS

A3.1

SUPERSEDED

SECTION KEY NOTES

ROOF SPRAY FOAM INSULATION
R-30 HOUSE

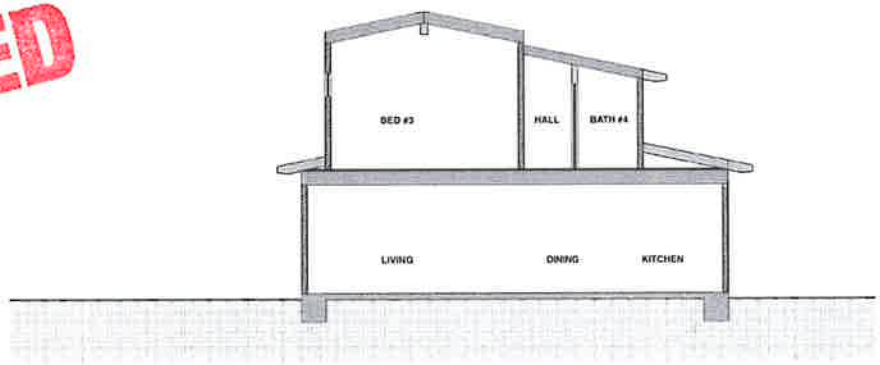
WALLS BATT INSULATION R-21

FLOOR BATT INSULATION
R-13
SLAB ON GRADE

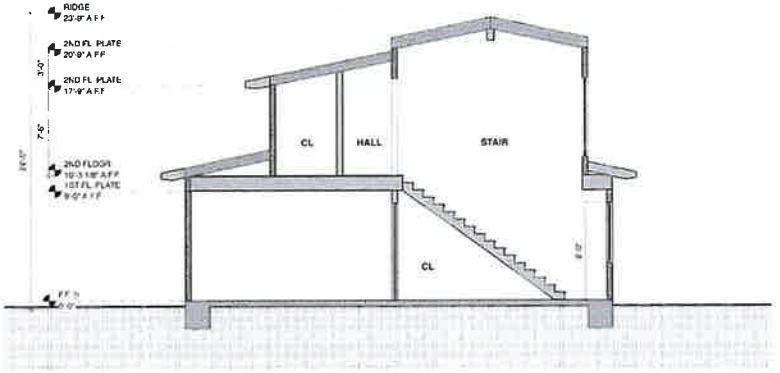
SLOPE

SECTION NOTES

1. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PAINT FINISH



SECTION @ GREAT ROOM 2



SECTION @ STAIR 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5291
MAMMOTH LAKES, CA 93546
805.852.1677

COORDINATION SET
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OR CONSTRUCTION

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333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013
-

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NO	DESCRIPTION	DATE

SECTIONS

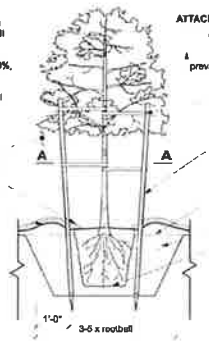
A4.0

Note:
1 Do not damage main roots or destroy root ball when installing tree stakes
2. Add water, backfill 50%, irrigate, then complete backfill.
3 Trees planted low will be replaced

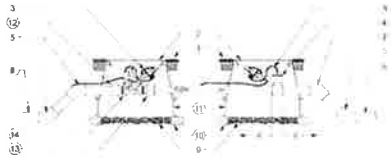
6" MAX. clear between top of stakes and bottom of tree crown

MIN 3" mulch - keep 12" away from crown

tamporary 4" berm

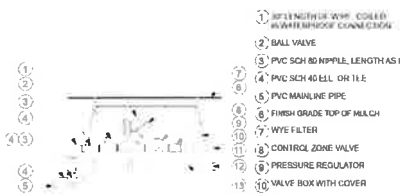


TREE PLANTING 5



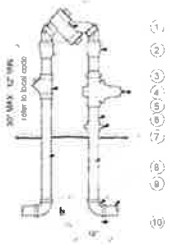
1 FINISH GRADE
2 JUNCTION BOX AND COVER
3 CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC'S
4 FLOW SENSOR PER SPECIFICATIONS
5 PVC 45 DEGREE ELL TYP
6 MINIMUM 18" PIPE DIA. WATER MANAGEMENT MIN. 12" PIPE DIA. COMMON THE BEST "X" MANAGEMENT PIPE
7 PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
8 PVC MAINLINE LENGTH AS REQUIRED
9 GRAVEL (1 CU FT.)
10 CONTINUOUS BRICK SUPPORTS
11 VALVE BOX EXTENSIONS AS REQUIRED
12 PVC PIPE ADAPTER
13 PVC MALE ADAPTER-BUSH DOWN TO FLOW METER SIZE AS NECESSARY
14 MASTER VALVE PER SPECIFICATIONS

MASTER VALVE 4



1 30" LENGTH OF WIRE COILED W/WATERPROOF CONNECTION
2 BALL VALVE
3 PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
4 PVC SCH 40 ELL OR TEE
5 PVC MAINLINE PIPE
6 FINISH GRADE TOP OF MULCH
7 WYE FILTER
8 CONTROL ZONE VALVE
9 PRESSURE REGULATOR
10 VALVE BOX WITH COVER
11 LATERAL PIPE
12 BRICK 4 TOTAL
13 PVC DRIP MANIFOLD

DRIP VALVE 3



1 REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2 SHUT OFF BALL VALVE
3 BRASS WYE STRAINER
4 BRASS PRESURE REGULATOR (IF SOURCE PRESSURE IS OVER 100 PSI)
5 BRASS THREADED NIPPLE
6 BRASS UNION
7 6 MIL PIPE WRAP
8 BRASS ELBOW TYP
9 PVC MAINLINE. CONNECT TO BRASS ELBOWS WITH PVC MALE ADAPTERS (NOT SHOWN)
10 1 CF CONCRETE SUPPORT POUR IN PLACE AROUND BRASS FITS

BACKFLOW PREVENTER 2

KEY NOTES

1. PERMEABLE PAVER. ANGELUS PERMEABLE COURTYARD PAVERS. SANDSTONE/MOCHA. ASHLAR PATTERN
2. 32" HIGHT PICKET FENCE
5. (E) DRIVEWAY.
6. 6' TALL WOODEN PEACE ON PROPERTY LINE. NATURAL FINISH
8. DG. DECOMPOSED GRANITE SURFACE
9. STUCCO SITE WALL: 32" TALL SMOOTH STUCCO SITE WALL TO MATCH HOUSE
7. (P) CURB CUT AND APRON
8. (E) 30" SYCAMORE TREE TO BE PROTECTED IN PLACE SEE ARBORIST REPORT
8. (E) PALM TREE TO BE REMOVED.
10. (E) WATER METER; 3/4" WATER METER, 1 1/2" MAIN WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)
11. (N) GAS METER. 1 1/2" GAS LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) RUBE ARP PANEL. WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. C.E.C. SEC. 110.26 (A)(1). PROVIDE 6'-0" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E) 6 (3)
14. (P) A/C COMPRESSOR. WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM A/C CONDITIONER PER CMC 301.3.1
15. TREE PROTECTION FENCING: SEE TPP AND ARBORIST REPORT

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	3	24" BOX	VERY LOW	
CITRUS DWARF LIMON 'MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS AURANTIFOLIA	BEARSS LIME	1	24" BOX	MED	
Avocado Hass	Hass Avocado	1	15 GAL	MED	
SHRUBS					
RHUS 'GREEN GEM'	KHEAN LAUREL	29	15 GAL	MED	
GAEWIA OCCIDENTALIS ESPALIER STALKED	LAVENDER STAR	15	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA 'GREEN MOUNTAIN'	BOXWOOD	33	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	13	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	9	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	1	15 GAL	LOW	
DRACONCIA MARGINATA	SILVER CARPET	30	4"	LOW	6" FLAGSTONE JOINTS

PLANTING LEGEND



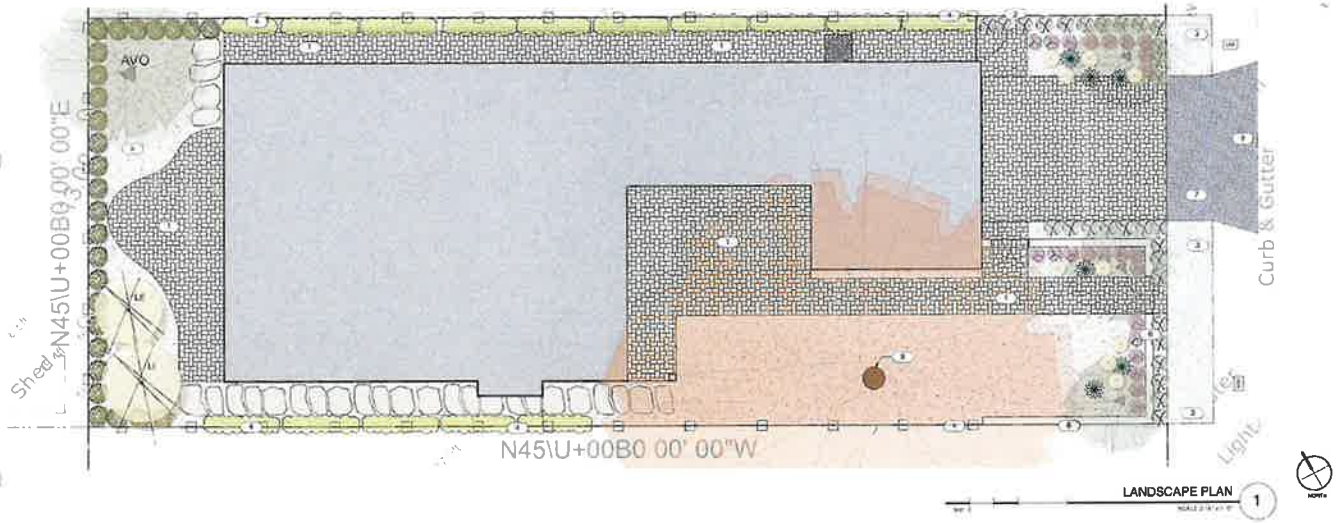
MATERIAL LEGEND



IRRIGATION LEGEND

ID	MODEL	LENGTH W/ LINEAR FEET	MANUFACTURER	PSI	NOTES
	3/4" Polyethylene Dripline		DURA-POL	30	

SUPERSEDED



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
PO BOX 670
MAMMOTH LAKES, CA 93546
805.852.1677

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

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333 LINDEN AVE SFR

333 LINDEN AVE
CARPINTERIA, CA 93013

ARB PRELIMENARY APPROVAL 12-06-2024

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of November 13, 2025

Agenda Item 3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2360-ARB **Planner:** Bret McNulty
Address: 4445 La Tierra Lane
APN: 004-008-042
Zoning: Single Family Residential (7-R-1)
Applicant: Hunter McGrath, Architect, for Jessica Kolb

Project Review: ☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This item is the preliminary review of a proposal to relocate a two-car garage door and driveway from the current side garage door access to a street-facing location at an existing 1,563 square foot single-family residence. The request includes grading, new metal side yard fencing and gates, new landscaping in the front yard with lighting, decomposed granite walkways, and pavers. The proposal includes proposed reuse of the existing front yard fence and gates materials to accommodate the new driveway alignment. The proposal includes work in the City of Carpinteria right-of-way to remove the existing driveway apron and replace it with a new sidewalk section and to install the new driveway. In order to accommodate the new driveway location, the proposal includes removal of the existing City maintained ginkgo biloba tree and replacement with a new ginkgo biloba tree in a new location to accommodate Public Works new driveway apron standards.

The proposed plans and site photographs are included in Attachment A.

PROJECT SETTING

The project site is located at 4445 La Tierra Lane on the south side entrance to the cul-de-sac and east of the intersection with Santa Ynez Avenue. The 6,534 square-foot lot is presently developed with a 1,131 square-foot single-story single-family residence with an attached 432 square-foot two car garage. The residence was constructed in 1971 as part of the surrounding subdivision per the City of Carpinteria and County of Santa Barbara Assessor records (Tract 25,020). The curvilinear lot frontage to the cul-de-sac is approximately 68.4 feet wide and is lined by an existing three foot high wood framed fence with open pickets with driveway and walkway entry gates and runs the entire length of the front yard. The same style of fence attaches to the front yard fence and runs approximately 20 feet south along the east (side) property line and attaches to an existing 6 foot high fence that extends to the rear of the property.

An existing 17 foot wide gated concrete driveway enters the property 10 feet from the east side property line and spans the front yard from the east corner side of the two-car garage and across the entire front of the house. The driveway gate consists of two inward swinging gate doors that match the adjacent fence style and height. Each gate attaches to a 5 foot high post located on either side of the driveway.

At the west property corner, a flat face wooden fence attaches to the front yard fence next to the pedestrian entry gate and runs along the west property line. Each fence segment steps up vertically in height every 6 feet from the edge of the sidewalk starting with a 3.3 foot tall fence segment, then a 4 foot high segment, a 5 foot high segment, then attaches to the existing 6 foot height side fence. A concrete walkway extends south from the pedestrian entry gate and extends along the west side of the garage and ends at the rear of the garage. Another concrete walkway runs along the east side of the house.

The existing front yard area is largely disturbed by the temporary staging of work on an interior remodel occurring under a separate building permit. The landscape strip next to the sidewalk is planted with a ginkgo-biloba tree and a palm tree (proposed to remain), and seasonal grasses and flowers. An approximately 9 foot wide brick walk/pad extends across the right of way landscaping strip nearest the front of pedestrian gate to the curb.

The project site is in the Canalino/Santa Monica/El Carro Neighborhood (Community Design subarea 3), which is a residential neighborhood composed of single-family dwellings. The subject property is surrounded by single-family residences on all sides.

The site is zoned Single Family Residential District (7-R-1) and has a Low Density Residential (LDR) land use designation. The subject property is not located within any Overlay districts.

PROJECT ANALYSIS

Carpinteria Municipal Code

The project is located in the 7-R-1 Single Family Residential zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.12. Single family residences are permitted uses in this zone district, subject to approval of a Coastal Development Permit and the development standards of CMC §14.12. The following table and discussion identify the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
CMC 14.12 – Single-Family		
Setbacks Front North	50 feet from centerline of street or 20 feet from property line, whichever is	Existing residence/garage: 22 feet from centerline and from the property line Proposed change: None

	greater (*for this property, 20 feet is greater)*	
Side (East)	10% of lot width (6.8 feet)	Existing residence: 20 feet Proposed change: None
Side (West)	10% of lot width (6.8 feet)	Existing garage: 5 feet* Proposed change: None
Rear (South)	15 feet min.	Existing residence: 20 feet Proposed change: None
Building Height	30 feet max.	Existing: 13.6 feet Proposed: No changes
Building Coverage	35% max. (2,850 sq ft)	Existing: 24% (1,563 sq ft) Proposed: Same
CMC 14.54 – Parking Regulations		
Parking	2 spaces (9 x 18) within a garage	Existing: 2 spaces (9 x 18) within a garage Proposed: Same
Driveways		
Quantity	1 per 65 feet of frontage	Existing: 1 driveway removed Proposed: New (13.4 x 31.9 feet) widens to 17 feet at garage entrance.
Width	16 feet max.	

**Existing legal nonconforming condition; no change proposed.*

Fences, walls, and landscape plantings, CMC §14.50.050

In single-family zone districts, fences are exempt from permits if they are three-feet-or-less in height located in the front yard setback (typically the front 20 feet of a lot) and six-feet-or-less in height located in the side or rear setbacks (CMC §14.50.050.1). Fences that exceed the exempted heights are subject to approval by the Community Development Director and the Architectural Review Board upon referral, if the findings specified in CMC §14.50.050.2 can be made:

a. *That the design and materials of the proposed fence is compatible with adjacent property fences and the surrounding neighborhood; and*
b. *That the proposed fence shall not impede vision or create a hazardous condition for motor vehicles, bicyclists or pedestrians.*

Several properties along La Tierra Lane have 3 foot high open picket fences built at along the sidewalk. The front yards within the cul-de-sac have open unfenced landscaped front yards. It is unknown when the fences were constructed at the site. There is no permit history for the fences in the property file. The fence along the frontage of the property is newer appearing than the side and rear fences which are missing or have damaged or leaning sections. The new 6 foot high side

yard fences and gates would be constructed of brown aluminum with slats arranged horizontally with small gaps. The new fences could be found suitable for use adjacent to the existing rear yards of the neighboring residences if they were of a type that would ensure privacy by blocking views from the project into private areas at adjacent residences. The existing side yard fence segment heights of 3.4 feet, 4 feet, and 5 feet in height could be found compatible next to the new driveway if proper sight lines can be demonstrated that would ensure pedestrian, bicycle and vehicle safety.

The Board should provide input on the appropriateness of the proposed fencing styles, and heights as it relates to neighborhood compatibility, design, and safety.

Design Review

After relocation of the garage door, the existing door opening would be closed in and finished with stucco and painted. A new brown-colored, metal, roll-up garage door with clear windows at the top with new dark sky compliant lighting sconces installed on either side would replace the existing garage door. The new driveway would extend from the new garage to the street and the proposal includes removal and replacement of the sidewalk, curb, gutter, and apron. In addition, an existing Ginkgo biloba street tree is proposed for removal and replacement adjacent to the existing California Fan Palm, also located in the existing parkway strip. The Ginkgo biloba is a City maintained tree and the California Fan Palm is not a city maintained tree. The purpose of the relocation is to accommodate a 13.4 foot wide driveway and apron constructed to City standards in that location to align with the new garage door location.

The project entails reconfiguring and reusing the existing fencing and gates along the street frontage of the property. These fence sections and gates would remain 3-feet in height and would run across the front of the property. New fencing and gates are proposed along the side property lines and between the side fences and the residence on both sides of the residence. The new fencing is brown and made of aluminum slats oriented horizontally and arranged to allow small visual gaps between the slats. New concrete walkways would be located at the rear of the garage and at the rear of the existing residence.

Extensive landscaping with a range of planted grasses, flowers, shrubs, groundcover, and fruit trees is proposed. The plan includes an irrigation plan with solar lighting, decomposed granite walkways, areas with pavers, a flagstone area for sitting, a fountain, and a bird bath.

The Board's comments on the proposed new garage door and driveway locations, the proposed lighting materials and style, the reuse of the existing fence and gate materials, landscaping design would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Local Coastal Plan designation of Low Density Residential (LDR). The City's Community Design Element of the General Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 3

(Canalino/Santa Monica/El Carro Neighborhood) which also has specific Residential Design Guidelines.

Community Design Element- Citywide 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 project includes grading of the front yard and installation of new landscaping, lighting, and meandering walkways within the property frontage. With a new garage door, new and reused fences, new landscaping, and lighting could be found to enhance and complement the existing streetside aesthetic of the existing residential neighborhood.

Community Design Element- Subarea 3 Objectives & Policies

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

Objective CDS3-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods, and consistent with the city's "small beach town" image.*

The residences in the cul-de-sac and immediately adjacent to the proposed project all have street facing garage doors, therefore the change to the location of the garage door would be consistent within the neighborhood. The proposal includes landscaping in the front yard using a range of plant and tree types. The planting plan should ensure that views to and from the property are not eliminated to be consistent within the neighborhood context.

Subarea 3 Residential Design Guidelines

DG-2: *When a garage fronts the street, the width of the garage should not exceed the width of the habitable frontage of the dwelling.*

The garage side facing the street is suitable for a standard 18 feet wide two-vehicle garage. The width of the residence facing the street is 28 feet wide and the garage wall facing the street is 22 feet wide which is less than the width of the front elevation and is therefore consistent with this requirement.

DG-6: *Fences in the front yard should avoid the use of solid materials and be constructed of decorative open materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided. Fences should be set back a minimum of two feet from the back of sidewalk to allow for planting between the sidewalk and the fence. Planting should be of a material that will not exceed a maximum height of three feet.*

Implementation Policy 41. *Open fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

The existing fence and gates would continue to be located adjacent to the edge of the sidewalk. As discussed above, homes along La Tierra Lane have fencing and gates along the sidewalk. The proposed frontage fence and gates could also provide views to and from the street and maintain the existing visual open space between the project site and the adjacent homes. The low framed picket/slat fence design in this location would be consistent with the above design guidelines for protection of the neighborhood and pedestrian character of the street.

The Board should comment on the overall project design in relationship to the neighborhood context.

SUMMARY OF ISSUES

- Proposed new garage orientation and door design;
- Lighting fixtures and night-sky friendly compliance;
- Fencing types, privacy, and materials reuse;
- Proposed landscaping plant types, heights, walkways, and irrigation; and
- New driveway width and removal/replacement of the existing ginkgo biloba tree from the streetscape.

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 may recommend preliminary, or if warranted, final approval to the Community Development Director.

ATTACHMENTS

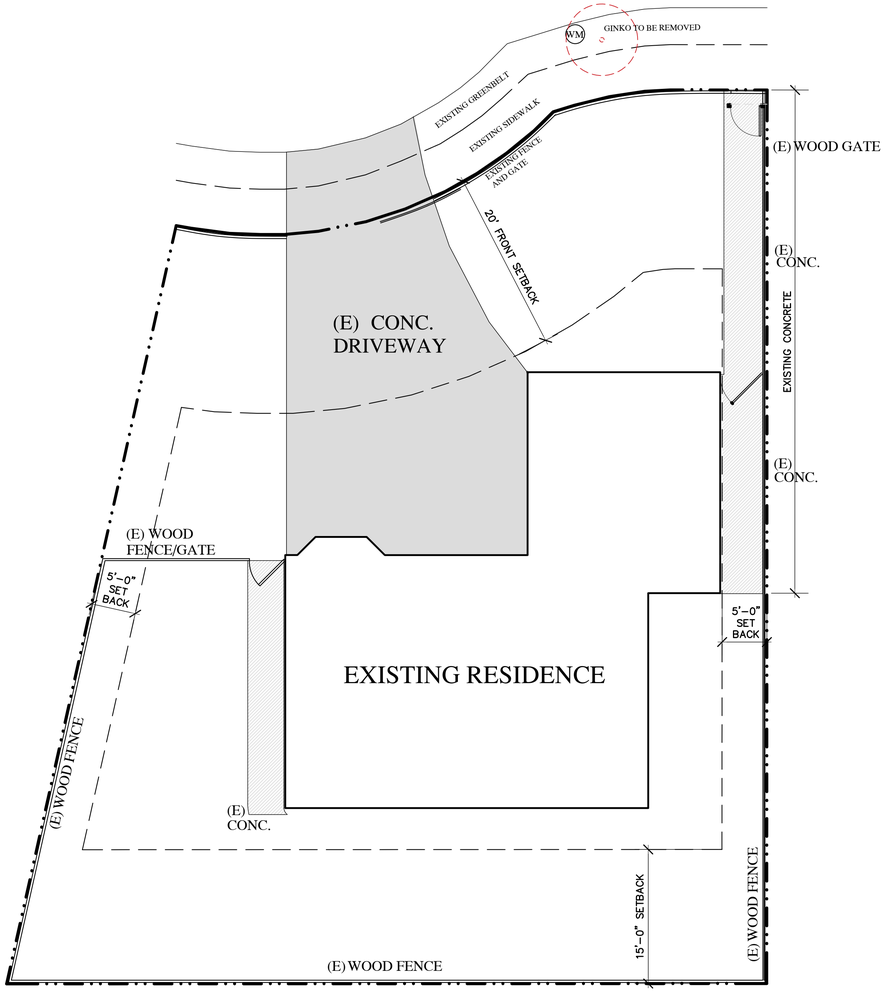
Attachment A - Preliminary Plan and Photographs
Attachment B. Fence Details

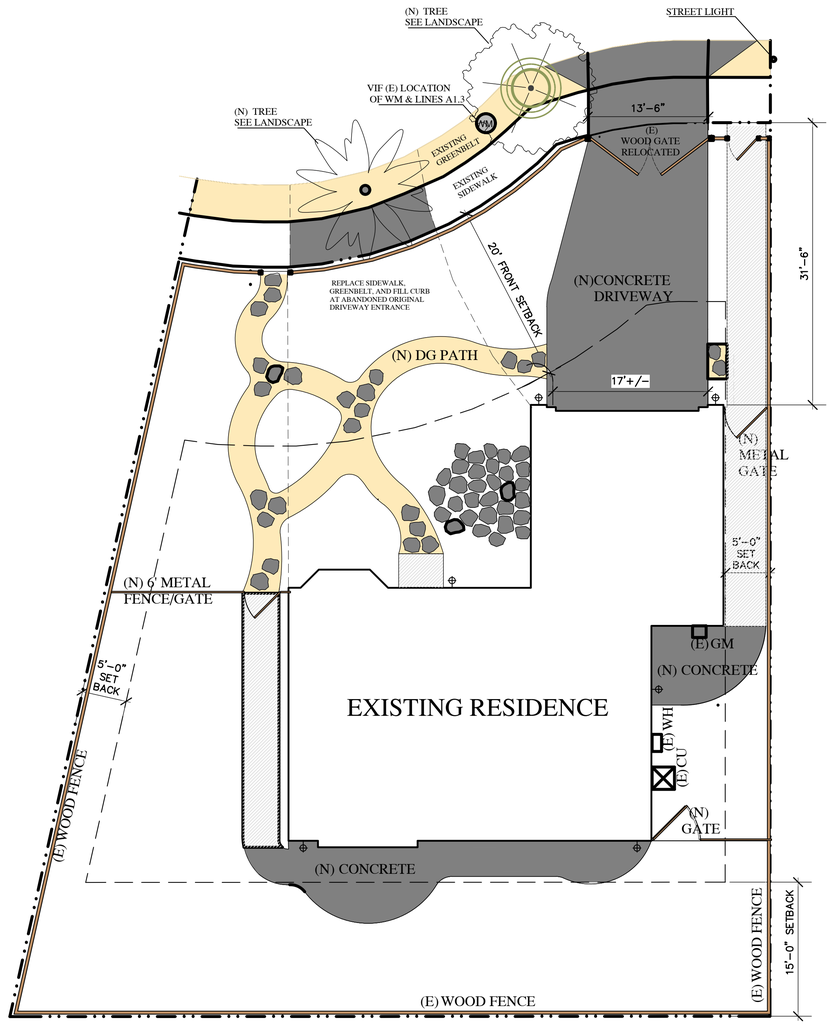
Attachment A

Proposed Garage and Driveway Relocation,
Preliminary Fence, and Landscaping Plans

Existing Single Family Residence
4445 LaTierra Lane
Project #25-2360-ARB
Preliminary ARB Review
November 13, 2025

GARAGE DOOR REPLACEMENT AND RECONFIGURED DRIVEWAY
4445 LA TIERRA LANE, CARPINTERIA CA 93013





NORTH

EXISTING SITE PLAN

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

NORTH

PROPOSED SITE PLAN

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

EXISTING CONDITION NOTE:

1. THE ENTIRETY OF EXISTING CONDITIONS IS NOT SHOWN. THE CONTRACTOR SHALL EXAMINE THE EXISTING CONDITIONS AND COMPARE THOSE CONDITIONS TO THE REQUIREMENTS SHOWN IN THE PLANS AND IN THE DRAWINGS.
2. THE CONTRACTOR SHALL ASSESS WHETHER OR NOT THE REQUIREMENTS CONTAINED HEREIN CAN BE INCORPORATED INTO THE FINAL CONSTRUCTED FORM THAT IS SHOWN.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER WHERE REQUIREMENTS CONTAIN HEREIN CAN NOT BE ACCOMPLISHED AS A RESULT OF EXISTING CONDITIONS.
4. THE OWNER HAS MADE EVERY EFFORT TO ACHIEVE COMPLETE COORDINATION BETWEEN KNOWN AND UNKNOWN EXISTING CONDITIONS WITH THE FINAL CONSTRUCTED FORM OF THIS PROJECT.
5. IT SHALL BE UNDERSTOOD THAT FOR PRACTICAL PURPOSES, THE ENTIRETY OF EXISTING CONDITIONS WILL NOT BE COMPLETELY KNOWN. THE PROJECTS OWNER, DESIGNERS, ENGINEERS AND CONTRACTOR SHALL ACCOUNT FOR THIS WHILE WORKING ON THE PROJECT.

PROJECT DATA

SCOPE OF WORK
TOTAL AREA OF REMODEL: 470 SQFT
RELOCATE GARAGE DOOR, PATCH EXISTING OPENING TO MATCH EXISTING SIDING, NEW HEADER AT NEW GARAGE DOOR, NEW CONCRETE IN EXISTING GARAGE TO DRAIN TOWARDS DOOR.

PROPERTY OWNER
NAME: RAY AND JESSICA KOLBE
APN: 004-008-042
ZONE: R-3
CONST TYPE: VB
LOT AREA: 6,534 SF / .15 ACRE
PARKING: 2 COVERED TO REMAIN

CONSTRUCTION WASTE MANAGEMENT FACILITY
MARBORG INDUSTRIES
728 E YANONALI ST.
SANTA BARBARA, CA 93103

APPLICABLE CODES

THI PROJECT SHALL COMPLY WITH:
2022 CBC, CRC, CMC, CPC
2022 CEC, CFC
2022 CALIFORNIA ENERGY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
SANTA BARBARA COUNTY ORDINANCE

SHEET INDEX

ARCHITECTURAL
A1 PROJECT DATA AND SITE PLAN
A1.2 PHOTOS OF RESIDENCE
A1.3 AS BUILT SEWER
A2 EXISTING / DEMOLITION PLAN
A3 EXISTING AND PROPOSED ELEVATIONS
A3.1 FENCING PLAN
A3.2 SPEC SHEETS

STRUCTURAL
S0 GENERAL NOTES
S1 DETAILS
S2 FRAMING AND FOUNDATION

LANDSCAPE
L1 PROPOSED PLAN
L2 IRRIGATION PLAN
L3 HYDROZONE PLAN
L4 DETAILS
L5 LIGHTING

CONCRETE IN PROW:
(E) DRIVEWAY 142 SQFT
(P) DRIVEWAY 145 SQFT

NEW DG ON PARCEL:
TOTAL 388 SQFT

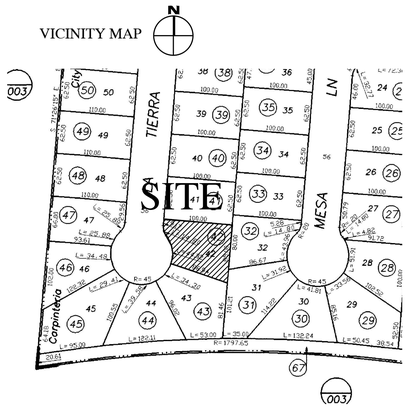
EXISTING CONCRETE TO REMAIN:
TOTAL 386 SQFT

EXISTING CONCRETE FOR DEMO
TOTAL 897 SQFT

NEW IMPERMEABLE ON PARCEL:
SOUTH 325 SQFT
NORTH 657 SQFT
TOTAL 982 SQFT

TOTAL IMPERMEABLE PROPOSED ON PARCEL: 1,513 SQFT
WORK IN PUBLIC RIGHT OF WAY UNDER SEPERATE PERMIT

VICINITY MAP



HMD LLC
DESIGN CONSULTANT
SANTA BARBARA BASED

407 MONTGOMERY ST
SANTA BARBARA, CA 93103
TEL/ TEXT 408 835 2383
MCGRATHDESIGNS.HUNTER@GMAIL.COM

PROJECT
GARAGE REMODEL

DATE
10-8-2025 INITIAL PLN RESUBMISSION

SHEET
A1

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EXISTING EAST SIDE YARD



EXISTING STREET VIEW



EXISTING STREET VIEW



EXISTING FRONT GATE



EXISTING DRIVEWAY



EXISTING WEST SIDEYARD



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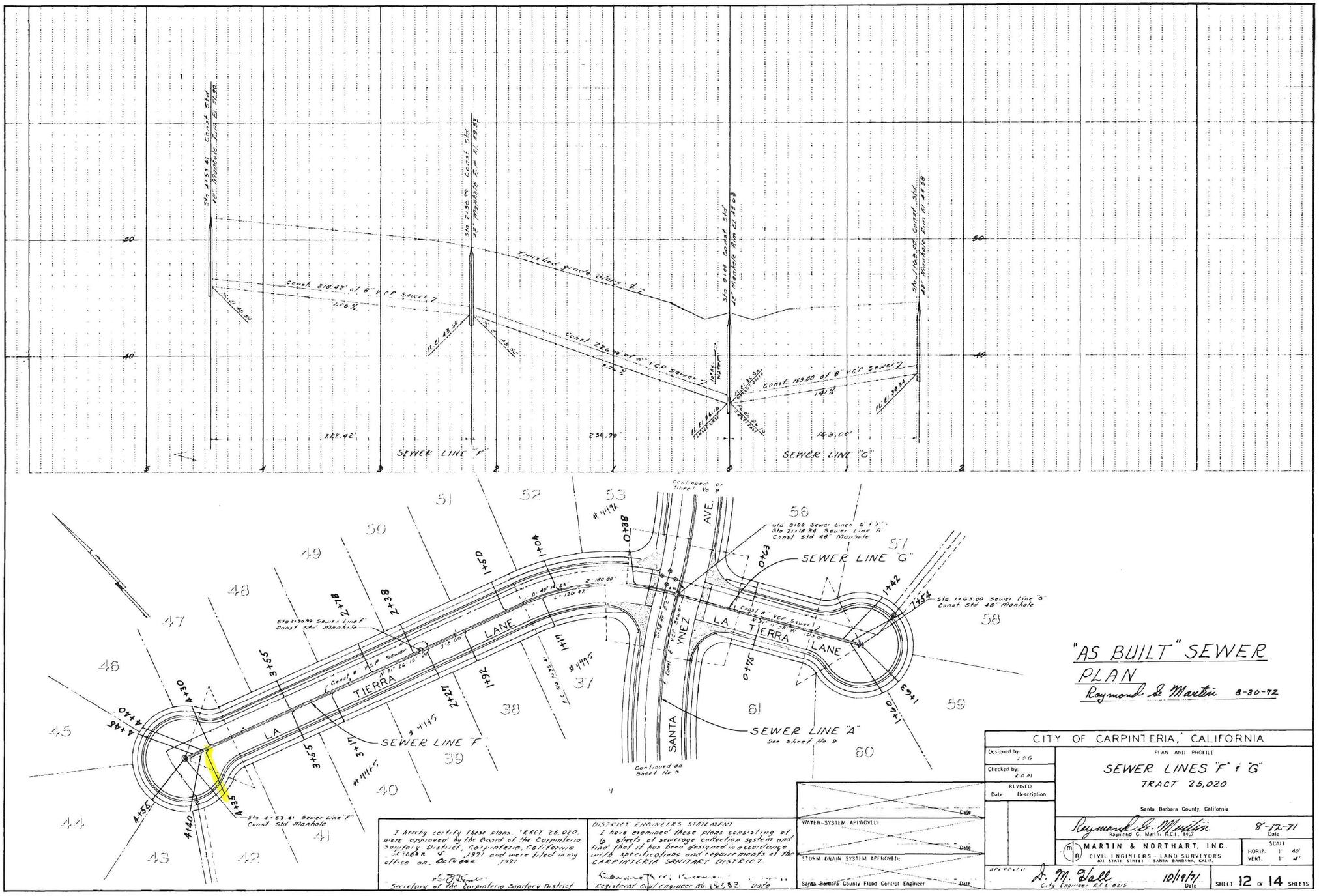
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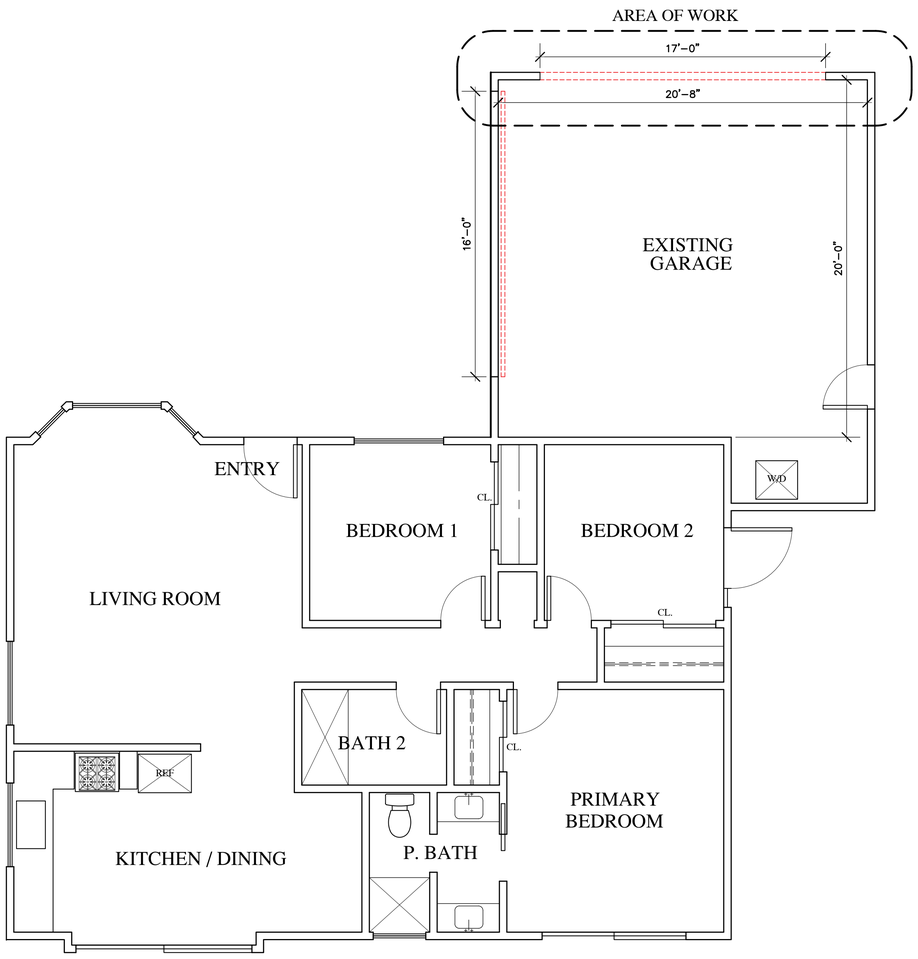
PROJECT

GARAGE REMODEL

DATE

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Sta 0+00 Const Std 48" Manhole Rim El 44.18
Sta 0+00 Const Std 48" Manhole Rim El 43.13
Sta 2+30.99 Const Std 48" Manhole Rim El 43.30
12" Manhole Rim El 45.88
Const 318.42 of 8" VCP Sewer
1.00%
Const 238.09 of 8" VCP Sewer
5.24%
Const 159.00 of 8" VCP Sewer
7.41%
242.42'
239.99'
143.00'
SEWER LINE "F"
SEWER LINE "G"
Continued on Sheet No 9
Sta 0+00 Sewer Lines "F" & "G"
Sta 2+18.38 Sewer Line "A"
Const Std 48" Manhole
SEWER LINE "G"
Sta 1+63.00 Sewer Line "G"
Const Std 48" Manhole
Const 8" VCP Sewer
LA TIERRA LANE
SANTA YNEZ AVE.
Sta 2+30.99 Sewer Line F
Const Std 48" Manhole
Const 8" VCP Sewer
SEWER LINE "F"
See Sheet No 9
Sta 4+53.41 Sewer Line "F"
Const Std Manhole
Continued on Sheet No 3
R=180.00'
L=136.42'
Δ=43° 25' 55"
N 21° 20' 15" W
16.00'
#4496
#4495
#4494
#4493
#4492
#4491
#4490
#4489
#4488
#4487
#4486
#4485
#4484
#4483
#4482
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#4457



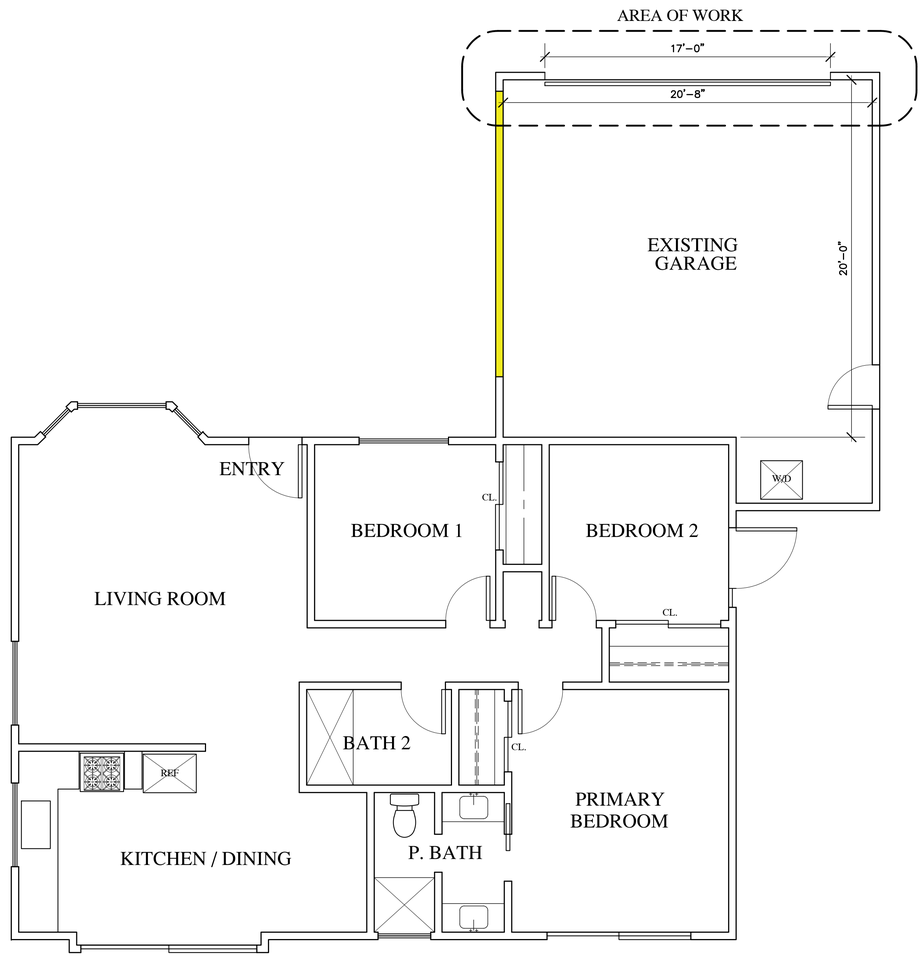
NORTH

EXISTING FLOOR PLAN

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

WALL LEGEND

- EXISTING 2X WALL
- EXISTING TO BE REMOVED / REPLACED



NORTH

PROPOSED FLOOR PLAN

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

WALL LEGEND

- EXISTING 2X WALL
- NEW 2X WALL TO MATCH EXISTING

HMD LLC

DESIGN CONSULTANT
SANTA BARBARA BASED

407 MONTGOMERY ST
SANTA BARBARA, CA 93103
TEL/ TEXT 408 835 2383
MCGRATHDESIGNS.HUNTER@GMAIL.COM

PROJECT

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DATE

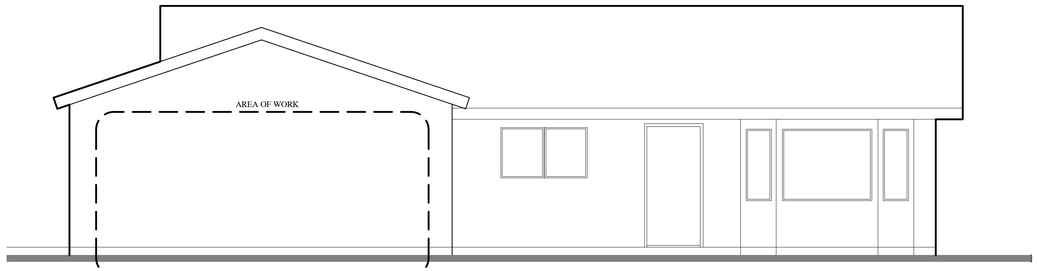
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SHEET

A2

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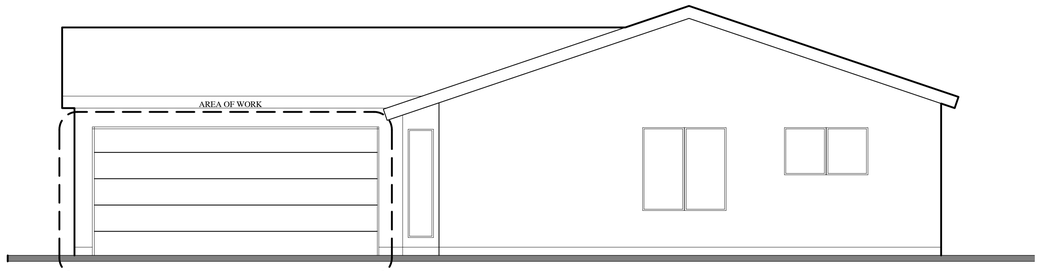


APPROVED NORTH ELEVATION

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

PERMITTED SOUTH ELEVATION (NO CHANGES)

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

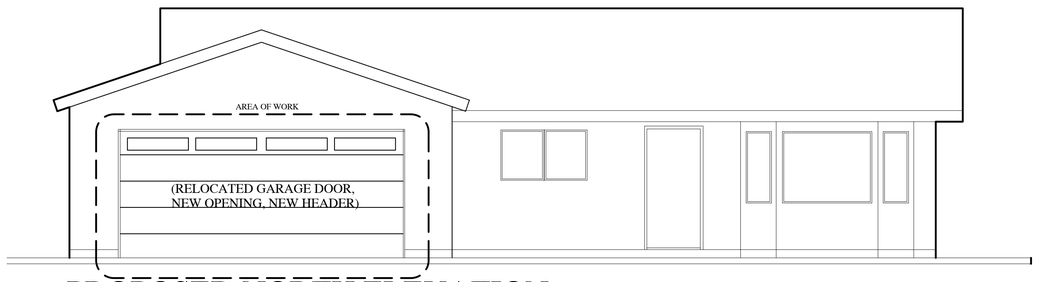


APPROVED WEST ELEVATION

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

APPROVED EAST ELEVATION (NO CHANGES)

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

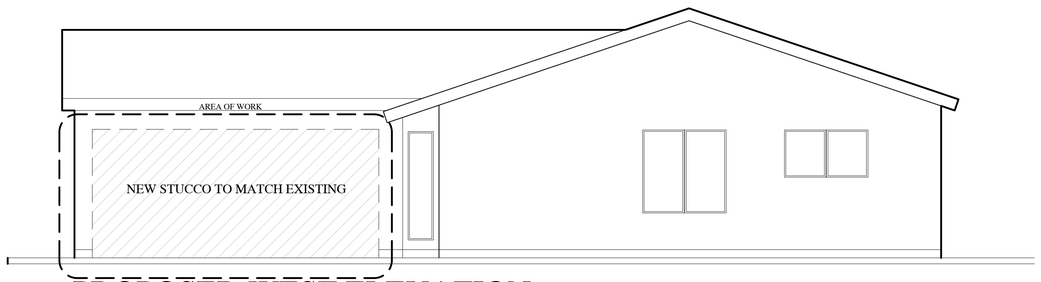


PROPOSED NORTH ELEVATION

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

PROPOSED SOUTH ELEVATION (NO CHANGES)

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



PROPOSED WEST ELEVATION

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

PROPOSED EAST ELEVATION (NO CHANGES)

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

HMD LLC
DESIGN CONSULTANT
SANTA BARBARA BASED

407 MONTGOMERY ST
SANTA BARBARA, CA 93103
TEL/ TEXT 408 835 2383
MCGRATHDESIGNS.HUNTER@GMAIL.COM

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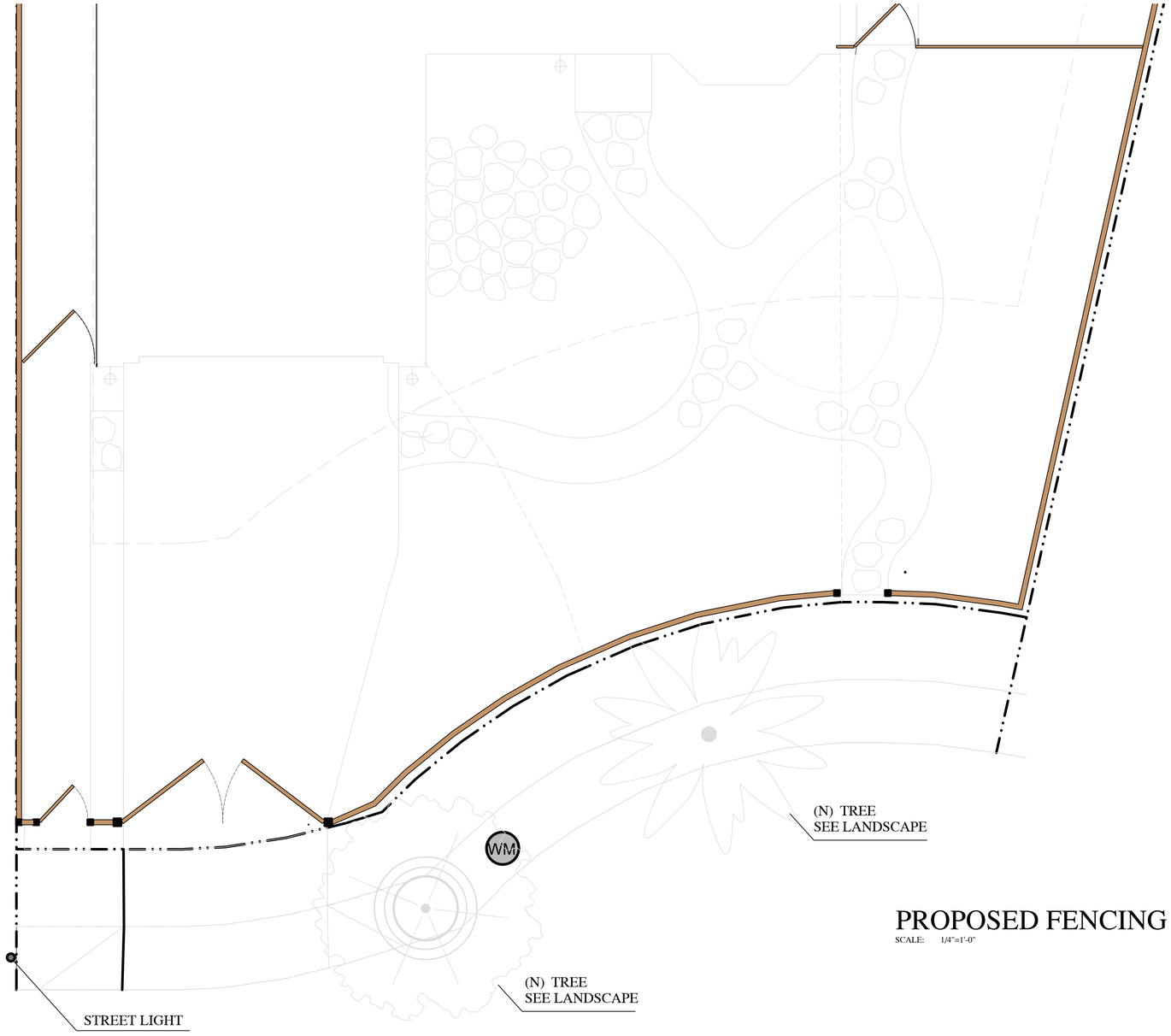
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SHEET

A3

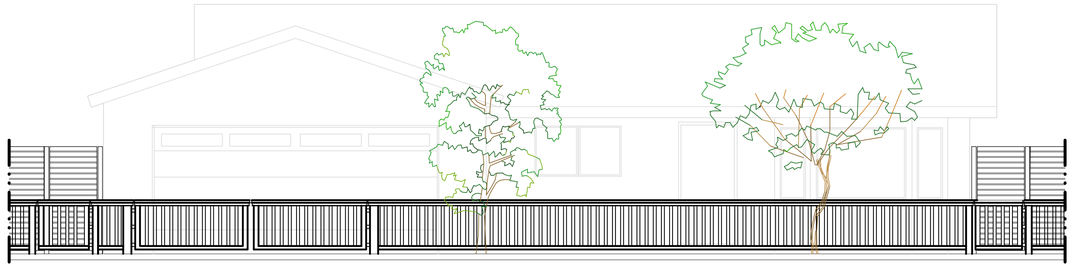
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PROPOSED FENCING PLAN

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



PROPOSED NORTH ELEVATION

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

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DESIGN CONSULTANT
SANTA BARBARA BASED

407 MONTGOMERY ST
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Wayne Dalton

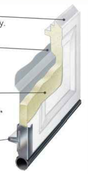
MODELS

9100/9605

CLASSIC STEEL



DOOR FEATURES



Pinch-Resistant Panels
designed to push fingers out of harms way.

3-layer construction
Model 9100 utilizes a ToughGard® backer, while **Model 9605** provides additional protection with a steel backer.

Foamed-In-Place Polyurethane Insulation provides thermal efficiency with a U-factor* of 0.26 and an R-value** of 9 for Model 9100 and a U-factor* of 0.26 and an R-value** of 10 for Model 9605.

Integral Struts
add rigidity and strength for long life and smooth operation.

*U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.
**Wayne Dalton uses a calculated door section R-value for our insulated doors.

High Cycle Spring Option
Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

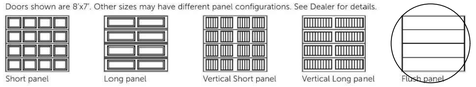
TorqueMaster® Plus Counter Balance System
Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options windSAFE IMPACT
Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty

1 Choose Your Style

Doors shown are 8'x7'. Other sizes may have different panel configurations. See Dealer for details.



Short panel | Long panel | Vertical Short panel | Vertical Long panel | Flush panel

2 Choose Your Color

Paint finishes



White | Almond | Sandstone | Gray | Brown | Black

TruChoice® COLOR SYSTEM

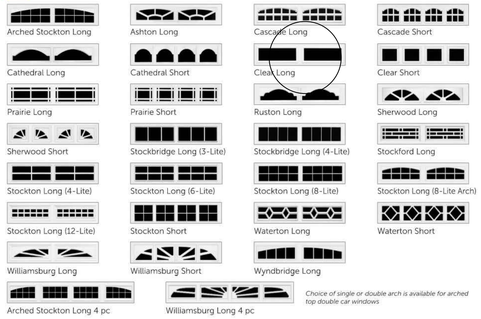
Model 9605 is available with the TruChoice® Color System, Wayne Dalton's custom painting process that offers more than 6,000 colors. See dealer for details.

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.



Model 9100, Flush panel, Brown finish

3 Choose Your Windows



Arched Stockton Long | Ashton Long | Cascade Long | Cascade Short
Cathedral Long | Cathedral Short | Clear Long | Clear Short
Prairie Long | Prairie Short | Ruston Long | Sherwood Long
Sherwood Short | Stockbridge Long (3-Lite) | Stockbridge Long (4-Lite) | Stockford Long
Stockton Long (4-Lite) | Stockton Long (6-Lite) | Stockton Long (8-Lite) | Stockton Long (8-Lite Arch)
Stockton Long (12-Lite) | Stockton Short | Waterton Long | Waterton Short
Williamsburg Long | Williamsburg Short | Wyndbridge Long
Arched Stockton Long 4 pc | Williamsburg Long 4 pc

Choice of single or double arch is available for arched top double car windows

WINDOW AVAILABILITY BY DOOR PANEL STYLE

SHORT & FLUSH PANEL
*Arched Stockton Long
Ashton Long
Cascade Short & Long
Cathedral Short & Long
Clear Short & Long
Prairie Short & Long
Ruston Long
Sherwood Short & Long
Stockbridge Long (3-Lite)
Stockbridge Long (4-Lite)
Stockford Long
Stockton Long (4, 6, 8 & 12-Lite)
Stockton Long Arch (8-Lite)
Stockton Short (4-Lite)
Waterton Short & Long
*Williamsburg Long (2 pc & 4 pc)
*Williamsburg Short (4 pc & 8 pc)
Wyndbridge Long (2 pc, 3 pc & 4 pc)

VERTICAL SHORT PANEL
*Arched Stockton Long
Ashton Long
Cascade Short & Long
Cathedral Short & Long
Clear Short & Long
Prairie Long & Long
Ruston Long
Sherwood Short & Long
Stockbridge Long (3-Lite)
Stockbridge Long (4-Lite)
Stockford Long
Stockton Long (4, 6, 8 & 12-Lite)
Stockton Long Arch (8-Lite)
Stockton Short (4-Lite)
Waterton Short & Long
Williamsburg Long (2 pc & 4 pc)
Wyndbridge Long (2 pc, 3 pc & 4 pc)

LONG & VERTICAL LONG PANEL
*Arched Stockton Long
Ashton Long
Cascade Long
Cathedral Long
Clear Long
Prairie Long
Ruston Long
Sherwood Long
Stockbridge Long (3-Lite)
Stockbridge Long (4-Lite)
Stockford Long
Stockton Long (4, 6, 8 & 12-Lite)
Stockton Long Arch (8-Lite)
Waterton Long
Williamsburg Long (2 pc & 4 pc)
Wyndbridge Long (2 pc, 3 pc & 4 pc)

*Available in single and double arch.

Optional window placement (Model 9605 only)



Flush panel, White finish with Clear Long windows.

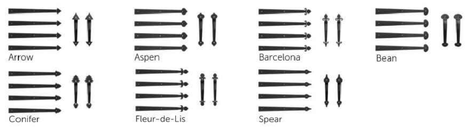
Clear windows may be arranged vertically or horizontally on Short, Long and Flush panels. Windows placed in the bottom section of a door must use DSB 1/8" or tempered glass.

Glass Options



Clear | Gray Tinted Tempered | Satin Etched Privacy | Obscure

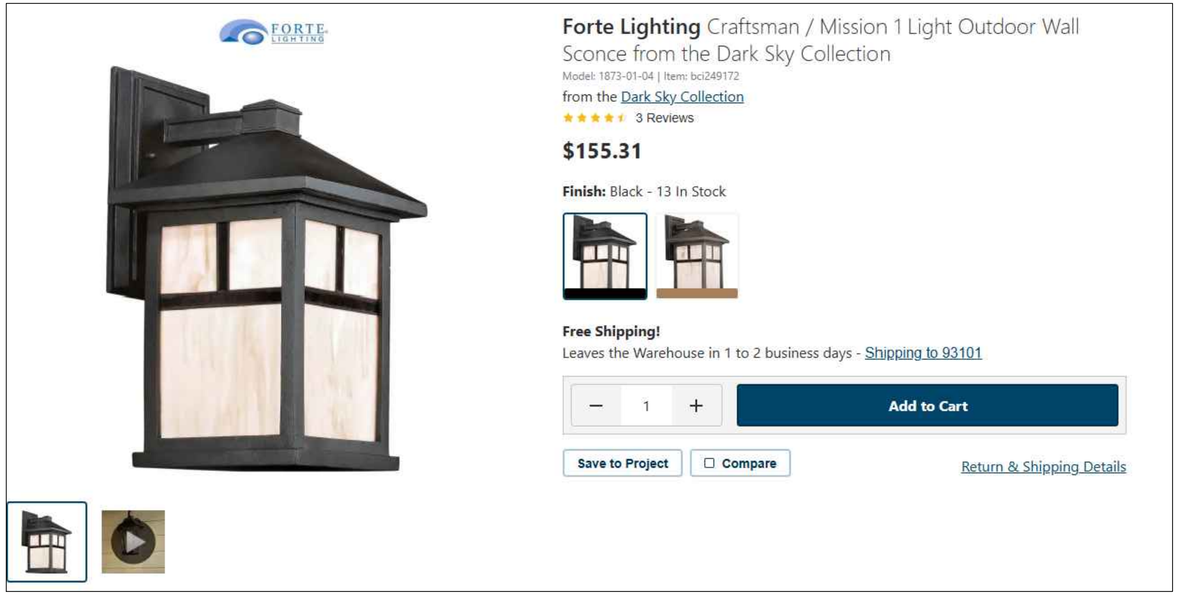
4 Choose Your Decorative Hardware



Arrow | Aspen | Barcelona | Bean
Conifer | Fleur-de-Lis | Spear



Model 9605, Vertical Short panel, Sandstone finish, Stockbridge windows, Decorative hardware



HMD LLC
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SANTA BARBARA BASED

407 MONTGOMERY ST
SANTA BARBARA, CA 93103
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SHEET

A3.2

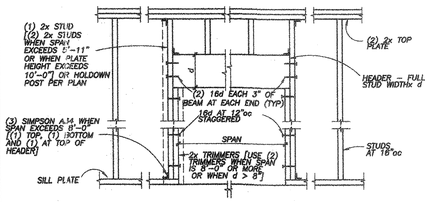
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HEADER SCHEDULE

SPAN	HEADER d (NOMINAL)
TO – 3'–11"	WIDTH OF STUDx 4
4'–0" – 5'–11"	WIDTH OF STUDx 6
6'–0" – 7'–11"	WIDTH OF STUDx 8
8'–0" – 10'–0"	WIDTH OF STUDx 10

FOR SPANS GREATER THAN 10'–0" HEADER SHALL BE AS DIRECTED BY ENGINEER.



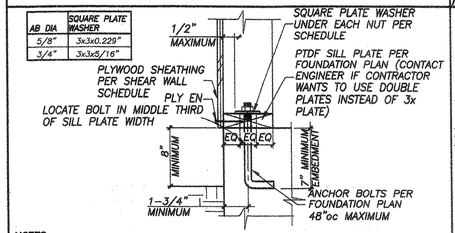
TYPICAL MINIMUM HEADERS FOR EXTERIOR AND BEARING WALLS (4)

NO SCALE

HOLDOWN	SDS SCREWS	POST (MINIMUM SIZE)	SSTB	EMBEDMENT	DIAMETER ANCHOR
HDU2	(6)	4x4	SSTB20	16–5/8"	5/8"
HDU4	(10)	4x4	SSTB24	20–5/8"	5/8"
HDU5	(14)	4x4	SSTB24	20–5/8"	5/8"
HDU8	(20)	4x4 UNO	SSTB34	28–7/8"	3/4"

NOTES:
1. SSTB OR AL. THREAD SHALL BE INSTALLED PRIOR TO FOUNDATION INSPECTION
2. THE BOTTOM OF THE FOOTING SHALL BE A MINIMUM OF 3" BELOW THE BOTTOM OF THE ANCHOR
3. USE SIMPSON SDS1/4x 2-1/2" WOOD SCREWS.
4. FOR 4x SILL PLATES USE SSTBL FOR SSTB20 AND SSTB24

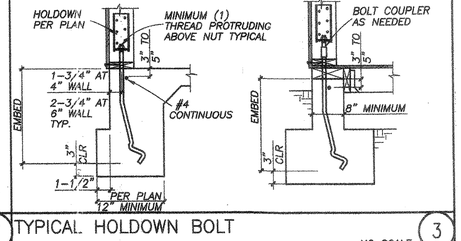
AB DIA	SQUARE PLATE WASHER
5/8"	3x3x0.229"
3/4"	3x3x5/16"



NOTES:
1. THERE SHALL BE A MINIMUM OF (2) BOLTS PER SILL PLATE PIECE WITH (1) BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. AND 4" MINIMUM EDGE DISTANCE
2. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL COMPLY WITH I.B.C. 2304.10.5.1
3. THE HOLE IN THE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED 1–3/4" MAXIMUM LENGTHx 3/16" WIDTH + BOLT DIAMETER w/ STANDARD CUT WASHER
4. ~~THE 1/2" MAXIMUM FROM EDGE OF SILL PLATE TO EDGE OF SQUARE PLATE WASHER ON PLYWOOD SHEATHING SIDE IS NOT REQUIRED ON SHEAR WALL TYPES 2, 3 AND 4.~~
5. AT 3x PLATE STAGGER PLY EN, ROWS SHALL BE 1/2" MINIMUM FROM EDGE OF PLATE AND MINMUM 1/2" BETWEEN ROWS

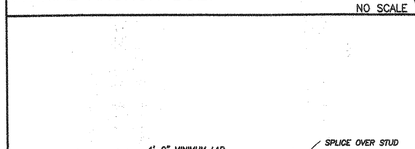
TYPICAL ANCHOR BOLT (7)

NO SCALE



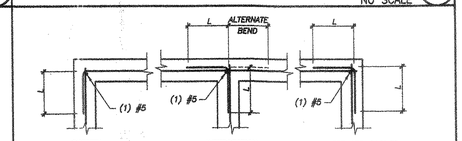
TYPICAL HOLDOWN BOLT (3)

NO SCALE



TYPICAL TOP PLATE SPLICE (6)

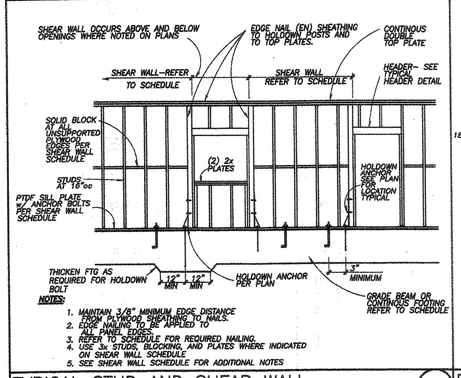
NO SCALE



NOTE:
ALL HORIZONTAL BARS IN FOOTINGS, GRADE BEAMS AND BOND BEAMS SHALL BE CONTINUOUS AROUND CORNERS AND INTERSECTIONS

MINIMUM REINFORCEMENT AT CORNERS AND INTERSECTIONS (2)

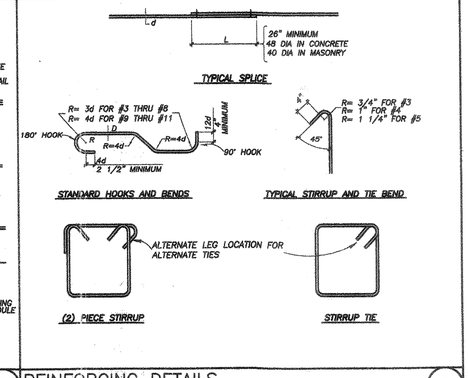
NO SCALE



NOTES:
1. MAINTAIN 3/8" MINIMUM EDGE DISTANCE FROM PLYWOOD SHEATHING TO NAILS.
2. EDGE NAILING TO BE APPLIED TO ALL PANEL EDGES.
3. REFER TO SCHEDULE FOR REQUIRED NAILING.
4. USE 3x STUDS, BLOCKING, AND PLATES WHERE INDICATED ON SHEAR WALL SCHEDULE
5. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL NOTES

TYPICAL STUD AND SHEAR WALL (5)

NO SCALE



REINFORCING DETAILS (1)

NO SCALE

GENERAL STRUCTURAL NOTES

1. General

a. Details shown on engineering drawings are typical, similar details apply to similar conditions, contractor shall verify existing conditions. Any existing conditions requiring construction different from that shown shall be reported to the architect or engineer immediately.

b. All drawings shall be read in conjunction with architectural, mechanical and electrical and all other contract drawings and specifications.

c. Dimensions shown shall take precedence over scale on plans, sections and details. Notes and detail on the drawings shall take precedence over general notes and typical details. Discrepancies shall be brought to the attention of the architect or engineer immediately.

d. The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure, workmen or other persons during construction per OSHA regulations.

e. Not all general notes apply, notes shall be used where applicable. The details on this sheet shall be used whenever applicable, unless noted otherwise (UNO).

2. Foundation Notes

a. Soils Report by: NA
Dated:
File Number:
This Report shall be made part of these plans.

b. Foundation design is based on soils bearing pressure of 1500 psf and an expansion index of LOW .

c. All earthwork, excavations and site preparations shall be performed as per recommendations outlined in the soils report.

d. Soil engineer shall inspect foundation prior to the placement of any concrete and Soil compaction report shall be provided to the building inspector at the job site prior to placement of concrete in the foundation(if soils report is noted above).

3. Concrete

a. All Concrete work shall be performed in accordance with the current edition of the ACI 318 and the 2022 California Building Code (CBC).

b. Minimum compressive strength at 28 days shall be:
2500 psi for slabs on grade
2500 psi for footings
2500 psi for retaining walls
Deputy inspection is not required unless specifically noted on details and where compressive strength exceed 2500 psi.

c. Mix designs shall be submitted and approved by the Architect and Engineer prior to starting the work.

d. All concrete UNO shall be regular weight hard rock type (150 pcf). Aggregates shall be natural sand and rock conforming to ASTM C33 with proven shrinkage characteristics of less than 0.05%. ~~Aggregates for exposed exterior slabs shall conform to ASTM C289~~. Maximum size of aggregate is to be 1". Pea gravel is not allowed.

e. Cement for all concrete shall be Type 2, Low Alkali conforming to ASTM C150. Use a minimum of 5 1/2 sacks per yard.

f. Slump shall not exceed 4" but shall be greater than 2 ½". Concrete for slabs on grade may be placed with a maximum slump of 5".

g. All reinforcing steel, anchor bolts, holdown bolts, dowels and other inserts shall be securely fastened in the forms before concrete is poured. All penetrations through grade beams and all penetrations greater than 6" in diameter shall be approved by the engineer.

h. Concrete slabs on grade shall be maintained in a moist condition for 7 days after placement. Alternate methods may be approved by the architect or engineer if satisfactory performance can be assured.

i. Vibrate all concrete in place with a mechanical vibrator in accordance with the general provisions outlined in "309R-05: Guide for Consolidation of Concrete" by ACI Committee 309.

j. Finish interior slabs with a smooth trowel. Finish exterior slabs with a light broom perpendicular to travel to provide a non-slip surface. Slabs shall be planar to within 1/8" in 10 feet.

k. For post installed anchors, use Simpson SET XP Epoxy (ICC-ES ESR-2508), install per manufacturer's instructions. Special Inspection is required, see note 8.

4. Reinforcing Steel

a. Reinforcing steel shall be ASTM A615 Grade 60 for #4 bars and larger and ASTM A615 Grade 40 for #3 bars and smaller.

b. Reinforcement hooks and bends shall comply with Chapter 25 of ACI & detail 1/-. Bends to #6 bars and larger shall be done in a shop. Make all bends cold.

c. Splices in concrete shall be 30 bar diameters (26" min.) UNO in details. Splices in masonry shall be 40 bar diameters (26" min.) UNO in details.

d. Specified concrete cover for reinforcing bars for:
(Except as noted otherwise in details)

Footings	3"
Slab on Grade	1 1/2"
Retaining Wall	3" on dirt side 2" on exposed side

5. Masonry

a. Concrete Masonry units (CMU) shall be Grade "N" lightweight units f'c= 1500 psi conforming to ASTM C90. All masonry units shall be laid true, level and plumb and in accordance with Chapter 21 of the CBC.

b. Mortar shall be Type M with compressive strengths of 1250 psi at 7 days and 2500 psi at 28 days, in accordance with ASTM C270 and CBC Section 2103.2. Do not use masonry cement.

c. Grout shall be in accordance with CBC 2103.3 with a compressive strength of 1250 psi at 7 days and 2000 psi at 28 days. All Masonry units shall be solid grouted UNO. Consolidate all grout using an electrical mechanical vibrator. Grout lifts shall not exceed 4' without cleanouts and 6' feet with cleanouts.

6. Structural Steel

a. All structural steel and miscellaneous metals shall conform to ASTM A36.
Pipe columns shall conform to ASTM A53, Grade B.
Steel Tubing shall conform to ASTM A500, Grade B.
Anchor Bolts shall conform to ASTM A307, Grade A .
Nuts and bolts shall conform to ASTM A325N.

b. All fabricators shall submit shop drawings to the architect and engineer prior to fabrication. All fabrication and erection shall be performed in accordance with the latest AISC Specification. Steel fabricator shall field check all dimensions prior to erection for a proper fit.

c. All welding and fabrication shall comply to AWS Specifications and to be performed by welders certified by local Building Official. All welding shall be performed by electric arc process as required per AWS D1.1. Welds are designed at full stress and must be performed in the shop of a licensed fabricator approved by the local Building Department.

d. Continuous deputy inspection is required for all field welding.

e. All Structural steel not embedded in concrete and not covered by fire resistive elements shall be shop painted.

f. Field cutting or burning of structural steel shall not be permitted unless written approval is obtained by the architect or engineer.

7. Structural Wood

a. All lumber shall be Douglas Fir Larch (DF) UNO. The following grades shall be used and complies with DOC PS 20:

Wood in contact with masonry or concrete (sill plates, ledgers, nailers, etc.)	PTDF (pressure treated)
Joists, plates, nailers, blocking and posts	#2 DF or better
3X and 4X beams	#2 DF UNO
6X beams	#1 DF UNO
2X and 3X studs	#2 DF

All lumber shall be grade marked. Structural members shall not be cut or drilled unless specifically noted or detailed. Obtain engineer's written approval for any notches or holes not detailed.

b. All joists and rafters shall be solid blocked at all points of bearing. Solid blocking is required at 8'-0" oc unless continuously braced at bottom edge. Stud partitions over 10' high shall have 2x bridging, same width as stud, at midheight, but not to exceed 8'-0" oc vertically.

c. Glu-laminated beams shall be fabricated by a licensed fabricator and shall have AITC certifications. Simple span glu-lams shall be a combination 24F-V4 and cantilever glu-lams shall be a combination 24F-V8.

d. TJI's, Microlams and Parallams shall be manufactured by Trus-Joist. Submit shop drawings and calculations for each different joist, span and loading condition. Use 1.8E WS Microlam LVL where Microlam (ML) is called out and 2.0E WS Parallam PSL where parallam (PSL) is called out UNO. Install all joists and beams per manufacturer's specifications including all necessary stiffeners, bridging, blocking and hangers except where plans and details exceed manufacturer's recommendations. Do not notch or bore joists or beams unless written approval is obtained from engineer.

e. All plywood sheathing shall be APA rated and comply with DOC PS 1 or PS 2, thicknesses are noted on plans. Use exterior glue on roof sheathing. Glue all contact surfaces at floor sheathing and use screw shank or ring shank nails. See shearwall schedule for wall sheathing requirements. Plywood machine nailing will not be accepted if nailheads penetrate outer ply or if minimum edge distances are not maintained.

f. Nailing shall be in accordance with CBC Table 2304.10.2 except where nailing is exceeded in shearwall schedule and on plans and details. Where necessary to prevent splitting of wood, bore a hole 75% the diameter of the nail. Use common nails only, do not use sinkers or clipped head nails:
8d diameter = 0.131" , 10d diameter = 0.148" , 16d diameter = 0.162"

g. Use ASTM A307 bolts with washers at each head and nut. Use 3" sq. x 0.229" plate washers or equal at anchor bolts in. All bolt holes in wood shall be a maximum of 1/32" to 1/16" oversized. Lag bolts and wood screws shall be screwed in and not driven. Re-tighten all bolts just prior to enclosing walls.

i. Prefabricated connectors shall be Simpson Strong-Tie Connectors. A current Simpson Wood Construction Connectors Catalog shall be at the job site at all times.

8. Special Inspections

a. In addition to regular inspections, the following checked items will also require Special Inspection in accordance with CBC Sec 1704 and 1705:

1.	Soils compliance prior to foundation inspection	____
2.	Structural Concrete over 2500 psi	____
3.	Plywood shearwalls 2 , 3 , 4	X
4.	Field Welding	____
5.	High Strength Bolts	____
6.	Expansion Anchors/Epoxy	X
7.	Special Masonry	____
8.	Piles/Caissons	____
9.	Steel Frame	____
10.	Metal Plate Connected Wood Trusses over 60" tall	____

A report shall be given to the Building Inspector at framing Inspection.

Corrie Putney Engineer, Inc.
698 Westfield Ct.
Ventura, CA 93004
805-901-2078
engineercorrie@gmail.com

REGISTERED PROFESSIONAL ENGINEER
Corrie A Putney
No. C54121
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

KOLBE GARAGE
4445 LA TIERRA LANE
CARPINTERIA, CA 93013

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5/22/25

drawn by:

sheet
S0

STRUCTURAL INFORMATION:

Code: 2022 Calif. Building Code (CBC)
Loads:

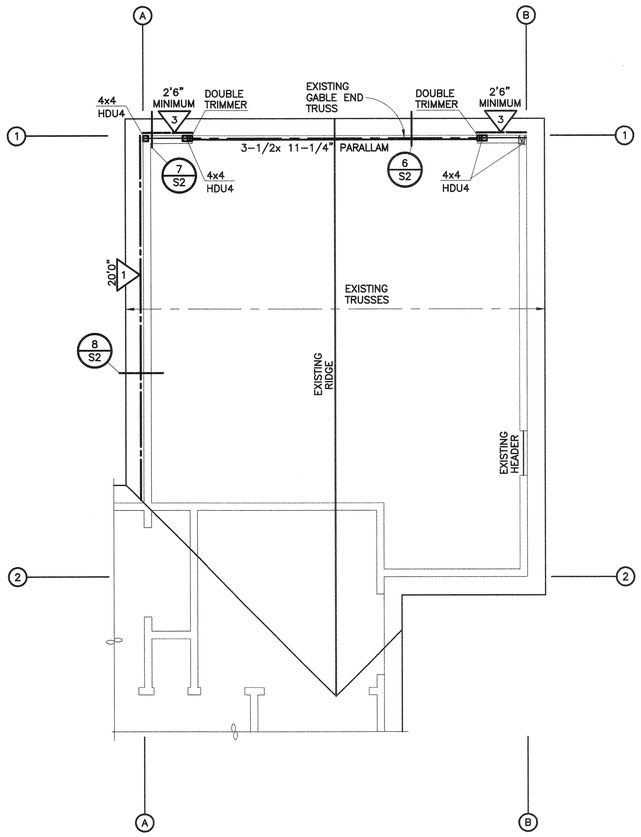
	Dead	Live
Roof:	13 psf	20 psf
Risk Category:		II
Importance Factor, Ie:		1.00
Wind Design Data:		
Basic Design Wind Speed, V:		100 mph
ASD Wind Speed, Vasd:		78 mph
Wind Exposure:		C
Seismic Design Data:		
Mapped Ss:		2.244
Mapped S_1:		0.823
S_{DS}:		1.795
S_{D1}:		0.933
Site Class: (Default see ASCE 11.4.3)		D
Seismic Design Category:		E
Basic Seismic force resisting system: Bearing walls system – wood shearwalls		
Cs:		0.2762
R:		6.5
Analysis Procedure Used: Equivalent Lateral Force Analysis		

S H E A R W A L L S C H E D U L E

SHEAR-WALL	½" STRUC I PLYWOOD, see note 2 for nail size	RIM/BLKG TO PL. CONN.	BOTTOM PL. CONN.	SILL PL. AND ANCHOR BOLTS	ALLOW. SHEAR see note 1
1	10d @ 6"oc BN, EN 10d @ 12"oc FN	A35 @ 16"oc	2x SILL PL w/ 16d @ 4"oc	2x FDN SILL PL w/ 5/8" DIA. @ 48"oc	310 plf
2	10d @ 4"oc BN, EN 10d @ 12"oc FN **Spec. Insp. Reqd.**	A35 @ 16"oc	3x SILL PL w/ SDS1/4x6" SCREW @ 6"oc	3x FDN SILL PL w/ 5/8" DIA. @ 32"oc	460 plf
3	10d @ 3"oc BN, EN 10d @ 12"oc FN **Spec. Insp. Reqd.**	A35 @ 12"oc	3x SILL PL w/ 3/8" DIA. LAG BOLT @ 6"oc	3x FDN SILL PL w/ 5/8" DIA. @ 24"oc	610 plf
4	10d @ 2"oc BN, EN 10d @ 12"oc FN **Spec. Insp. Reqd.**	A35 @ 8"oc	3x SILL PL w/ 3/8" DIA. LAG BOLT @ 4"oc	3x FDN SILL PL w/ 5/8" DIA. @ 16"oc	800 plf

Shearwall Schedule Notes:

1. Use 15/32" or ½" Structural Plywood (5 ply), Product Standard Doc PS1 or PS2 on all shearwalls or equivalent wood structural panel. Where plywood is indicated on any portion of a wall line, continue the same installation on the entire wall line, including around doors and windows. Allowable shear includes 0.92 factor for Holdowns attached to inside face of end post.
2. Use common carbon steel smooth shanked nails, do not use sinkers or clipped head nails (10d common= 3"x 0.148" dia. x 0.312" head dia.), 16d = 3.5" x 0.162" dia. x 0.344" head dia.). Galvanized box nails may be substituted (10d galv box = 3"x 0.126" dia. x 0.312" head dia.). All bolt holes in wood shall be a maximum of 1/32" to 1/16" oversized.
3. The following applies to shearwalls 2, 3 and 4:
   A. Shearwall Periodic Special Inspection Required per IBC Sec 1705.12.2.2. The following elements of the shearwall shall be inspected: nailing, bolting, anchoring and other fastening of elements of the lateral resisting system including shearwalls, roof and floor diaphragms, drag struts, braces, shear panels and holdowns. See also note 8 on sheet S0.
   B. Use 3x PTDF foundation sill plates over concrete and masonry at new construction. Use 3/8" diameter lag bolts to 3x minimum blocking or rim joist with 4" minimum embedment. Predrill 3/16" diameter hole for threaded shank and 3/8" diameter for unthreaded shank.
   C. Use 3x studs at all plywood panel edges or double 2x studs faced together with 10d staggered and spaced per shearwall BN spacing.
   D. Provide ½" edge distance for plywood nailing, stagger nailing in double top plates, at plywood joints and at sill plate nailing.
4. Use PTDF sill plates. Sill plates shall be attached with 5/8" diameter anchor bolts embed 7" minimum at 48"oc, UNO in shearwall schedule. There shall be a minimum of 2 bolts per sill plate piece with one bolt located within 9" of each end of each piece. Anchor bolts shall have square plate washers 3" square x 0.229", see detail 7/S0. Note that a holdown bolt does not count as an anchor bolt, see detail 5/S0.
5. Holdown anchor and nut shall be tightened just prior to covering the wall framing.
6. Use 2 layers of Grade D paper between plywood shear panel and exterior lath.



ROOF FRAMING PLAN

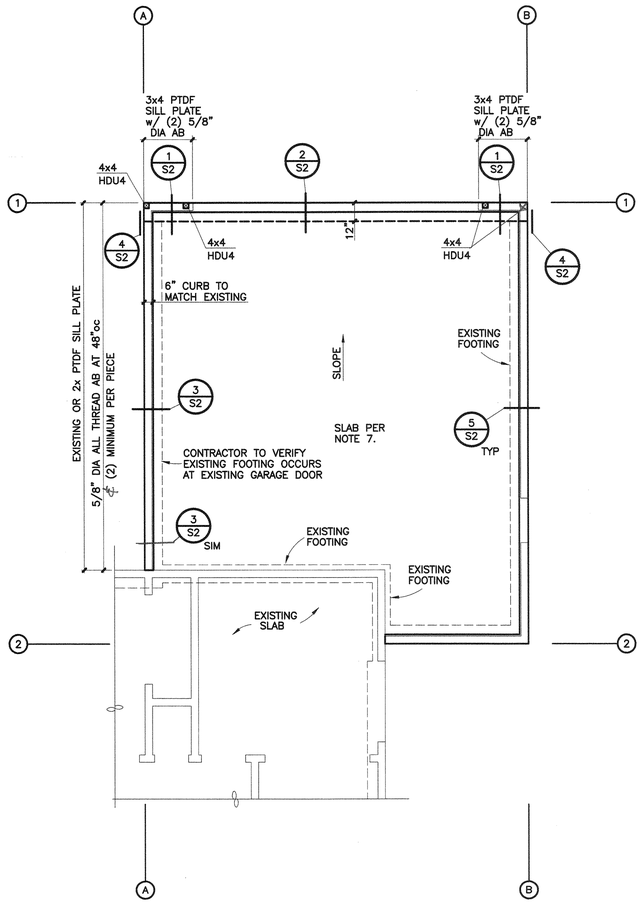
SCALE: 1/4"=1'-0"

Roof Framing Notes:

1. See sheet S0 for typical notes and details not noted.
2. Roof Sheathing(if needed):
   1/2" Ply CDX (32/16) w/
   10d @ 6"oc EN, BN
   10d @ 12"oc FN, use common nails only
   Lay all ply panels face grain perpendicular to roof rafters, typical uno.
3. Use 2x4 min. studs at 16"oc at ext. bearing walls, max. height is 10'-0". See architectural plans for wall stud size.

Foundation Notes:

1. See sheet S0 for typical notes and details not noted.
2. See sheet S0 for typical reinforcing laps, bends and splices.
3. Holdown anchors and anchor bolts must be tied into place by template prior to foundation inspection.
4. For all dimensions not noted, see Architectural plan.
5. Fasteners for pressure-preservative treated wood shall be one of the following:
   A. Hot-Dip galvanized fasteners (meeting ASTM A 153) and Hot-Dip galvanized connectors (ASTM A 653 Class G185 sheet)
   B. Stainless steel
   C. Silicon bronze
   D. Copper.
6. Sill plates shall be attached with 5/8" diameter anchor bolts embed 7" minimum at 48"oc, uno in shearwall schedule. There shall be a minimum of 2 bolts per sole plate piece with one bolt located within 9" of each end of each piece. Anchor bolts shall have square plate washers 3" square x 0.229" at anchor bolts, see detail 7/S0.
7. Use 4" concrete slab on grade with #3 at 16"oc each way centered in slab over 10 mil visqueen (optional) over 4" min. sand over subgrade.



FOUNDATION PLAN

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

Corrie Putney Engineer, Inc.

698 Westfield Ct.
Ventura, CA 93004

805-901-2078
engineercorrie@gmail.com

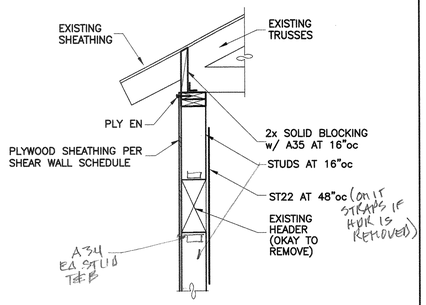
REGISTERED PROFESSIONAL ENGINEER
CORRIE A. PUTNEY
No. C54121
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

KOLBE GARAGE
4445 LA TIERRA LANE
CARPINTERIA, CA 93013

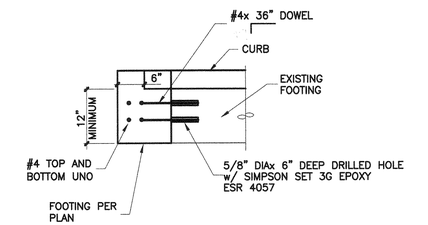
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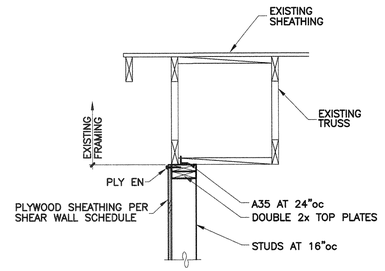
sheet
S1



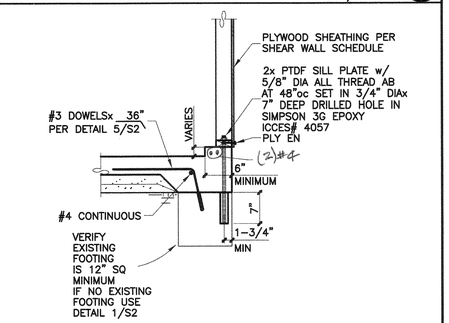
EAVE AT TRUSS — SCALE 3/4"=1'-0" — 8



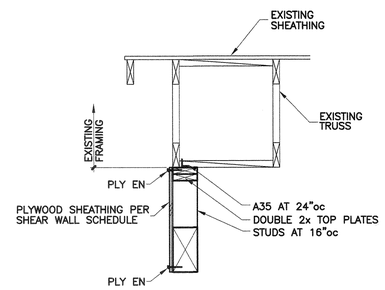
FOOTING TO EXISTING FOOTING — SCALE 3/4"=1'-0" — 4



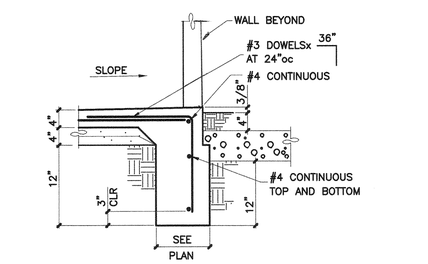
RAKE, PREFAB TRUSS — SCALE 3/4"=1'-0" — 7



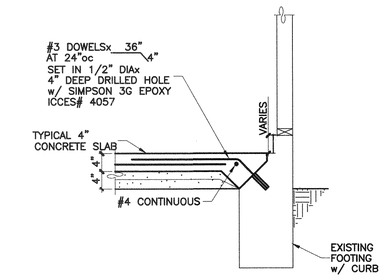
SHEAR WALL AT EXISTING FOOTING — SCALE 3/4"=1'-0" — 3



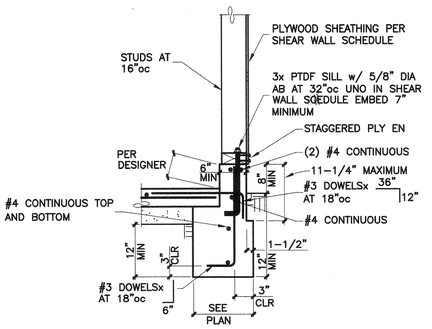
RAKE AT HEADER — SCALE 3/4"=1'-0" — 6



SLAB AT OPENING — SCALE 3/4"=1'-0" — 2



SLAB TO EXISTING FOUNDATION — SCALE 3/4"=1'-0" — 5



CURB AT EXTERIOR FOOTING — SCALE 3/4"=1'-0" — 1

Corrie Putney Engineer, Inc.
698 Westfield Ct.
Ventura, CA 93004
805-901-2078
engineercorrie@gmail.com

REGISTERED PROFESSIONAL ENGINEER — CORRIE A. PUTNEY — No. C54124 — Exp. 12-31-12 — CIVIL — STATE OF CALIFORNIA

KOLBE GARAGE
4445 LA TIERRA LANE
CARPINTERIA, CA 93013

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drawn by: JF

sheet S2



EXISTING AND PROPOSED FENCING:



EXISTING 3'-0" HIGH WOOD DRIVEWAY GATES TO BE RELOCATED TO NEW DRIVEWAY ENTRANCE



EXISTING 3'-0" HIGH WOOD PEDESTRIAN GATE TO REMAIN
EXISTING DRIVEWAY GATES TO BE RELOCATED ADJACENT TO PEDESTRIAN GATE



EXISTING 3'-0" HIGH WOOD FENCE TO REMAIN



PROPOSED 6' H ALUMINUM HORIZONTAL SLAT FENCE AND GATES
LOCATED ON THE EAST AND WEST SIDE OF HOUSE (SEE PLAN FOR EXACT LOCATIONS)

landscape notes

1. Landscape contractor shall be responsible for becoming aware of all underground utilities prior to excavation.
2. Landscape contractor shall notify landscape designer of site conditions which prevent installation per plans and specifications.
3. Landscape contractor shall be responsible for any coordination with subcontractors as required.
4. All existing plant material to be evaluated with landscape designer for possible relocation prior to demo.
5. Recommendations in the soils management report shall be incorporated into the soil preparation and backfill mix. Organic compost and amendments shall be purchased from a reputable local source. A copy of the report is to be on-site at the time of inspection.
6. Landscape contractor shall save and reuse topsoil. Stockpile onsite during construction as necessary.
7. Landscape contractor shall provide healthy, vigorous plants, free of pests and disease, and not rootbound. Contract grown or 'tagged' plant materials must be inspected by landscape contractor and certified pest free.
8. Specimen trees will be selected and tagged by landscape designer prior to plant installation.
9. All plant substitutions shall be reviewed and approved by the landscape designer prior to ordering.
10. Landscape designer shall approve finish grades at all landscape areas prior to planting.
11. Plants shall be placed in field per plan and then approved by landscape designer prior to planting. If any underground construction utilities are encountered in the excavation of planting areas, alternate locations for plants shall be approved by landscape designer.
12. Plants shall be placed with best side toward most visible perspective.
13. Landscape contractor shall plant tree and shrub crown elevations relative to finish grade and proper compaction of backfill to prevent settlement.
14. All trees shall be staked or guy-wired. Stake with lodgepole(s) for 15 gallon or smaller. Guy-wire system shall be used for 24" box or larger.
15. All plants to be planted in gopher baskets, unless the plant is known to be gopher resistant.
16. Vines shall be spread from stakes and attached to wall or fence with material that is appropriate for the specific wall or fence material.
17. Landscape bark mulch shall be applied at a minimum of 3 inches thick on all exposed soil surfaces or planting areas except in lawn areas, creeping or rooting groundcovers, or direct seeding application where mulch is contraindicated.
18. Landscape contractor shall be responsible for all repairs and replacement of any damaged building and/or landscape area beyond the scope of work that is a direct result of the landscape installation and/or their subcontractor(s). Replacements shall be an exact duplicate of original material or product.
19. Jobsite shall be left clean and clear of all debris, tools and equipment shall be staged in appropriate locations on a daily basis.

planting schedule

	botanic name	common name	size	quantity	wucols
SEE PLAN FOR LOCATION	*Aesculus californica 'Canyon Pink'*	Canyon Pink CA Buckeye	24" box	1	low
	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	24"box	1	low
	Cercis occidentalis	Western Redbud	24" box	1	low
	Diospyros kaki	Fuyu Japanese Persimmon	24" box	1	med
	Ginkgo biloba	Ginkgo	24" box	1	med
	Rhamnus californica 'Eve Case'	Coffeeberry	5 gal	18	low
	Achillea millefolium 'Island Pink'	Island Pink Yarrow	1 gal	12	low
	Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur Little Sur Manzanita	1 gal	10	low
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal	27	low
	Dendromecon hardfordii	Island Bush Poppy	1 gal	4	low
	Diplacus aurantiacus	Sticky Monkeyflower	1 gal	3	low
	Epilobium canum	California Fushia	1 gal	3	low
	Erigeron glaucus 'Wayne Roderick'	Wayne Roderick Seaside Daisy	1 gal	22	low
	Heuchera 'Santa Ana Cardinal'	Santa Ana Cardinal Coral Bells	1 gal	26	med
	Lavandula x intermedia 'Grosso'	Grosso French Lavender	1 gal	12	low
	Penstemon heterophyllus 'Margarita BOP'	Margarita BOP Penstemon	1 gal	12	low
	Ribes viburnifolium	Catalina Current	1 gal	3	low
	Salvia 'Celesial Blue'	Celesial Blue Sage	1 gal	4	low
	Salvia leucophylla	Purple Sage	1 gal	3	low
	Verbena lilacina 'De La Mina'	Cedros Island Verbena	1 gal	3	low
	Carex praegracilis	California Field Sedge	1 gal or plugs	155 SF	med
	Lippia nodiflora	Kurapia	plugs	50 SF	low



LAVANDULA X INTERMEDIA 'GROSSO'



RHAMNUS CALIFORNICA 'EVE CASE'



ACHILLEA 'ISLAND PINK'



ARCTOSTAPHYLOS 'CARMEL SUR'



BOUTELOUA 'BLONDE AMBITION'



DENDROMECON HARDFORDII



DIPLACUS AURANTIACUS



EPILOBIUM CANUM



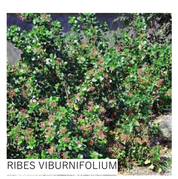
ERIGERON GLAUCUS 'WAYNE RODERICK'



HEUCHERA 'SANTA ANA CARDINAL'



PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'



RIBES VIBURNIFOLIUM



SALVIA 'CELESIAL BLUE'



SALVIA LEUCOPHYLLA



VERBENA LILACINA 'DE LA MINA'



CAREX PRAEGRACILIS



LIPPIA NODIFLORA

1 Landscape Plan
Scale: 1/8" = 1'-0"

0 4 8 16

N

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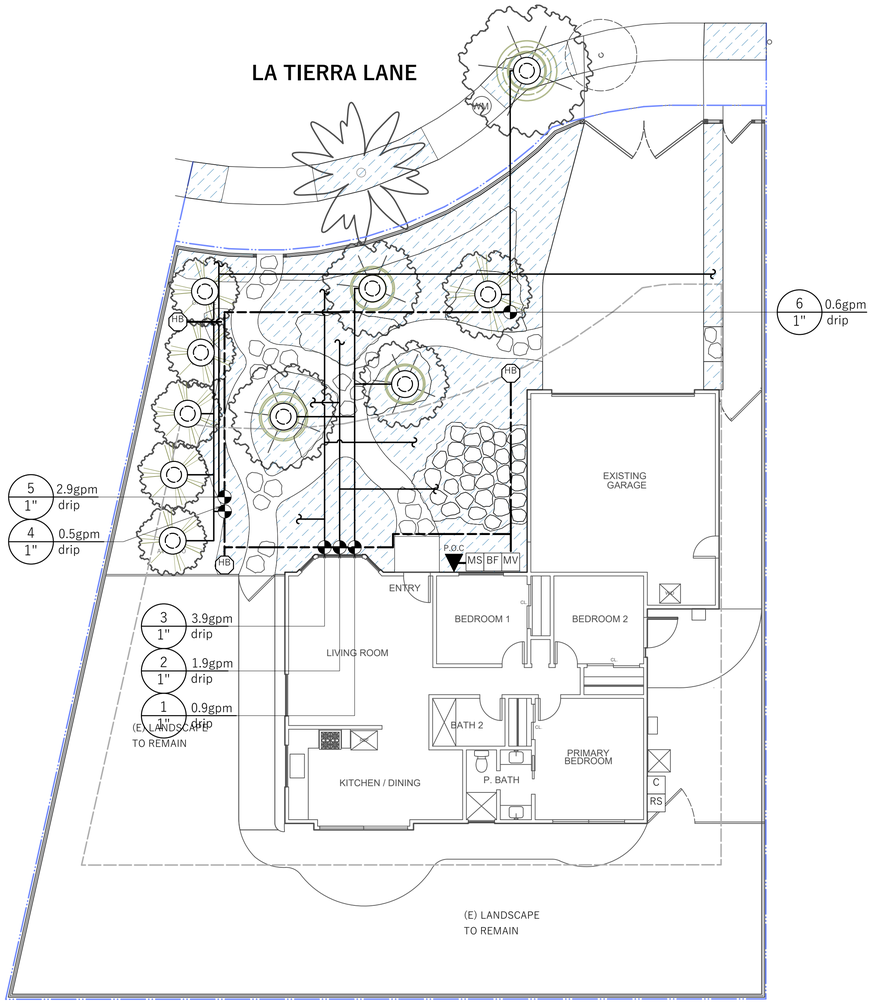
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landscape plan

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Carpinteria, CA 93013

SCALE	DRAWN
1/8" = 1'-0"	CV
DATE	SUBMITTALS
9/23/25	
PROJECT NO.	
25-16	

SHEET
L 1



irrigation schedule

symbol	model number / description
P.O.C	**POINT OF CONNECTION**
C	**IRRIGATION CONTROLLER** HUNTER X-CORE XC800, 8 STATION OUTDOOR INSTALLATION
RS	**HUNTER RFC** RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT ON GUTTER OR EAVE. NORMALLY CLOSED SWITCH
MS	**MAIN SHUT-OFF VALVE** FULL-PORT BRASS BALL VALVE, APOLLO/WATTS/NIBCO OR APPROVED EQUAL *PLAN LOCATION DIAGRAMMATIC*
BF	**DEDICATED IRRIGATION BACKFLOW** ZURN WILKINS MODEL 975XL OR APPROVED EQUAL *SIZED PER SYSTEM DEMAND AND CODE*
MV	**MASTER VALVE (OPTIONAL)** RAIN BIRD PESB-R SERIES BRASS AUTOMATIC CONTROL VALVE WITH PRESSURE REGULATION OR APPROVED EQUAL *PLAN LOCATION DIAGRAMMATIC*
HB	**HOSE BIB** BUCKNER SUPERIOR I400 3/4" M x 1/2" F NPT, INVERTED NOSE: RED BRASS
	1" REMOTE CONTROL VALVE WEATHERMATIC SMART CONTROL ZONES, SCZ-N-100F-H-25 NITRO CONTROL ZONE (1" FIP WITH FLOW CONTROL, 1" FILTER/REGULATOR - 25 PSI)
	TREE DRIP RING
	PIPE TRANSITION ABOVE GRADE FROM PVC LATERAL TO DRIP TUBING
	MAIN LINE
	LATERAL LINE
	AREA FOR DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. HUNTER HDL DRIPLINE PC 0.6 GPH, 12" EMITTER SPACING (FOR CAREX PRAEGRACILIS AND KURAPIA ONLY)

irrigation notes

1. The irrigation system has been designed in accordance with the California Model Water Efficient Landscape Ordinance (MWELO), including § 490-495 requirements, to promote water conservation and efficient water management, and to prevent runoff, low-head drainage, overspray, or other water waste as defined in MWELO.
2. This system is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible.
3. Final controller location to be coordinated with owner or general contractor.
4. All planting areas are grouped into hydrozones based on plant water needs and microclimate conditions. Each hydrozone is served by a separate valve to ensure efficient irrigation.
5. The irrigation system connects to well, and includes appropriate backflow prevention per local jurisdiction requirements.
6. Irrigation system to be controlled by a smart / weather-based irrigation controller capable of scheduling by hydrozone and adjusting watering based on ET data or soil moisture.
7. A rain sensor or weather-based shut-off device is connected to the controller to prevent irrigation during or after measurable precipitation.
8. Low-volume irrigation (drip) is used for all non-turf planting areas.
9. All drip components meet the minimum distribution uniformity requirement of 0.81.
10. Turf (if any) is irrigated using high-efficiency rotary nozzles with precipitation rates under 0.75 in/hr.
11. Irrigation lines shall be buried at the following minimum depths: PVC pressure mainline: 18" / PVC lateral line: 12"
12. All piping installed under pathways or paved areas, through walls or footings shall be placed inside sleeves of adequate size to allow free movement of the pipe and any couplings in the sleeve. Extend sleeves 18 inches beyond edges of paving or construction.
13. Pressure regulating devices shall be installed where necessary to ensure the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.
14. Valves are grouped by water use type. No valve services plants with dissimilar water needs or sun/shade exposure.
15. A master valve is installed and integrated with the controller to detect leaks or high flow.
16. Flush valves shall be installed at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.
17. Check valves shall be installed at low points on irrigation line to prevent leakage.
18. Emitter shall be located on grade and staked a maximum of six inches from the center of plant, or edge of rootball, whichever is greater.
19. Adjust all spray and bubbler heads to prevent water contact with all built elements and to minimize overspray onto paved areas.
20. A final irrigation schedule (including run times, seasonal adjustments, and ETWU summary) will be provided to the owner and included with as-built submittal.
21. Manual indicating layout of irrigation system and manufacturer instructions for all equipment and procedures shall be provided to the owner at completion of project.
22. The irrigation system shall be inspected and maintained monthly to ensure proper operation and to adjust for plant maturity and seasonal weather changes.

valve schedule

zone	area (SF)	flow (GPM)	irrigation type	plant type
1	25	0.85	DRIP	LOW-WATER TREES
2	190	1.32	DRIP	LOW/MED-WATER GROUNDCOVER
3	596	1.55	DRIP	LOW-WATER PLANTS
4	35	1.10	DRIP	MED-WATER TREES
5	355	6.80	DRIP	LOW-WATER PLANTS
6	15	1.67	DRIP	MED-WATER TREES

mainline/lateral sizing

0-4 GPM	1/2"	SCHEDULE 40
5-8 GPM	3/4"	SCHEDULE 40
9-12 GPM	1"	SCHEDULE 40
13-22 GPM	1 1/4"	SCHEDULE 40
23-30 GPM	1 1/2"	SCHEDULE 40
30-50 GPM	2"	CLASS 315
51-70 GPM	2 1/2"	CLASS 315
71-120 GPM	3"	CLASS 315

valve identification

valve / valve size — flow rate GPM / valve type

emitter legend

plant material	equipment
GROUNDCOVER	*HUNTER HDL DRIPLINE PC 0.6 GPH, 12" EMITTER SPACING*
1 GALLON PLANT	2 - 1 GPH *HUNTER 10HE-B* EMITTERS PER PLANT
5 GALLON PLANT	2 - 2 GPH *HUNTER 20HE-B* EMITTERS PER PLANT
15 GALLON PLANT	3 - 2 GPH *HUNTER 20HE-B* EMITTERS PER PLANT
24" BOX TREES	3 - 6 GPH *HUNTER 60HE-B* EMITTERS PER TREE
36" BOX TREES	4 - 6 GPH *HUNTER 60HE-B* EMITTERS PER TREE
48" BOX TREES	5 - 6 GPH *HUNTER 60HE-B* EMITTERS PER TREE

2 Irrigation Plan
Scale: 1/8" = 1'-0"

0 4 8 16

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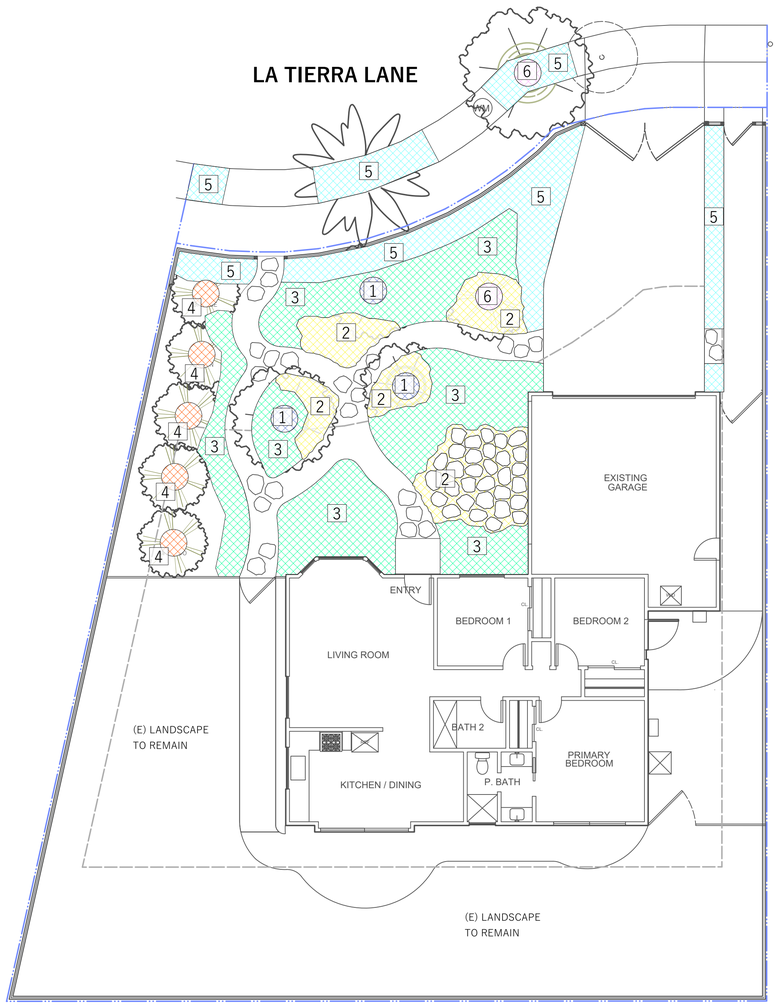
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irrigation plan

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SHEET
L 2



hydrozone legend

valve/zone	water use / irrigation type	approx. area
1	LOW WATER TREES - DRIP TREE DRIP RINGS	25 SF
2	LOW / MED WATER GROUNDCOVER - DRIP (LOW ONCE ESTABLISHED)	190 SF
3	LOW WATER PLANTS - DRIP	596 SF
4	MED WATER TREES - DRIP TREE DRIP RINGS	35 SF
5	LOW WATER PLANTS - DRIP	355 SF
6	MED WATER TREES - DRIP TREE DRIP RINGS	15 SF

EXISTING TREE IRRIGATION NOTES:
- All existing mature trees are established and do not require permanent irrigation.
- Supplemental irrigation may be provided manually or via temporary systems during extended drought conditions.
- Per MWELO § 491, existing trees not disturbed by construction are exempt from inclusion in the Irrigated Landscape Area.

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.30	25	0.81	**9**
Zone 2	Drip	Medium	0.40	190	0.81	**94**
Zone 3	Drip	Low	0.30	596	0.81	**221**
Zone 4	Drip	Medium	0.50	35	0.81	**22**
Zone 5	Drip	Low	0.30	355	0.81	**131**
Zone 6	Drip	Medium	0.50	15	0.81	**9**
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
Zone 20						
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Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
Zone 36						
Zone 37						
Zone 38						
Zone 39						
Zone 40						
						486
		SLA		0		**0**
			Sum	1,216		

Results

MAWA = 17,168

ETWU= 12,480 Gallons
1,668 Cubic Feet
17 HCF
0 Acre-feet
0 Millions of Gallons

ETWU complies with MAWA

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background

Messages and warnings are displayed in cells with yellow background

1) Select city by clicking on blue cell and choosing a city from the drop down menu ETo appears in the tan cell below the name of the city

2) Enter square footage of overhead spray ~~irrigated landscape area~~

3) Enter square footage of drip irrigated landscape area

4) Enter square footage of Special Landscape Area (SLA)

5) MAWA results appear in the tan cells

6) If you are considering effective precipitation (Eppt), enter total annual precipitation.

7) Eppt

8) For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons) **18,618.05**

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Carpenteria	Name of City
ET_o of City from Appendix A	**44.90**	**ET_o** (inches/year)
		Overhead Landscape Area (ft^2)
	1216	Drip Landscape Area (ft^2)
		SLA (ft^2)
Total Landscape Area	**1,216.00**	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	**44.90**	ET_o (inches/year)
Total Landscape Area	**1,216.00**	LA (ft^2)
Special Landscape Area	**0.00**	SLA (ft^2)
	14	Total annual precipitation (inches/year)
Enter Effective Precipitation	**3.50**	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET_o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	**17,168.10**	Gallons
	2,295.05	Cubic Feet
	22.95	HCF
	0.05	Acre-feet
	0.02	Millions of Gallons

0 4 8 16

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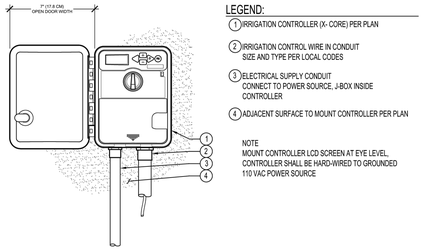
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SHEET NAME
hydrozone plan

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DATE	SUBMITTALS
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SHEET
L 3

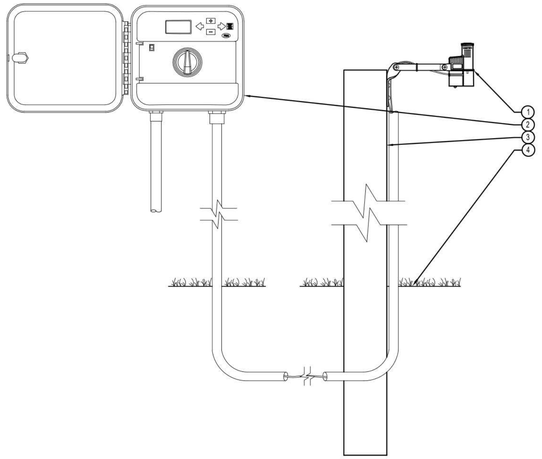


LEGEND:

1. IRRIGATION CONTROLLER (X- CORE) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE. J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

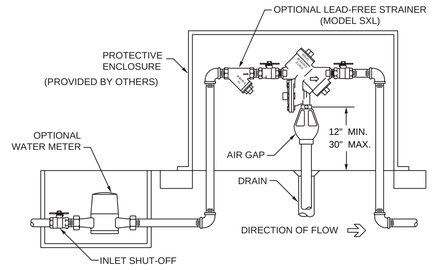
XX X-CORE - WALL MOUNT
Hunter C.XCORE.01
NOT TO SCALE



LEGEND:

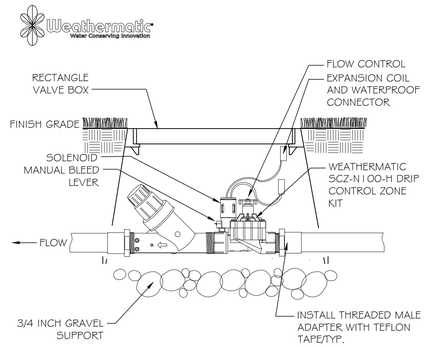
1. RAIN AND FREEZE SENSOR
2. WALL MOUNT CONTROLLER
3. POST OR SUITABLE MOUNTING SURFACE
4. FINISHED GRADE

XX RFC WITH GENERIC WALL MOUNT CONTROLLER
Hunter S.RC.04
NOT TO SCALE

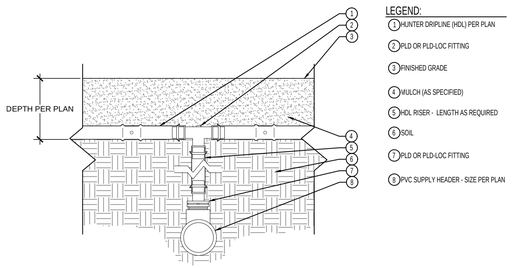


ZURN WILKINS MODEL 975XL
NOT TO SCALE

REDUCED PRESSURE PRINCIPLE ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION



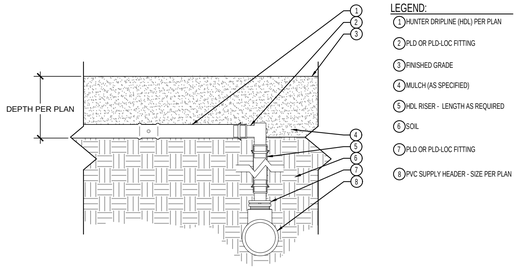
00 SCZ-N100-H DRIP CONTROL ZONE KIT
NTS
DETAIL-FILE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. PLD OR PLD-LOC FITTING
3. FINISHED GRADE
4. MULCH (AS SPECIFIED)
5. HDL RISER - LENGTH AS REQUIRED
6. SOIL
7. PLD OR PLD-LOC FITTING
8. PVC SUPPLY HEADER - SIZE PER PLAN

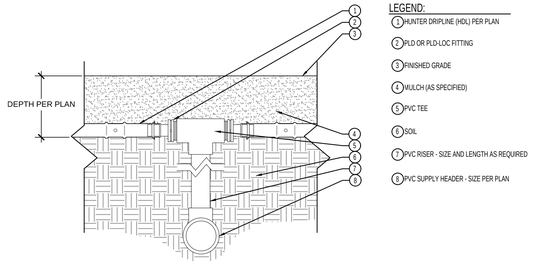
XX HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND TEE
Hunter HM.HDL.06
NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. PLD OR PLD-LOC FITTING
3. FINISHED GRADE
4. MULCH (AS SPECIFIED)
5. HDL RISER - LENGTH AS REQUIRED
6. SOIL
7. PLD OR PLD-LOC FITTING
8. PVC SUPPLY HEADER - SIZE PER PLAN

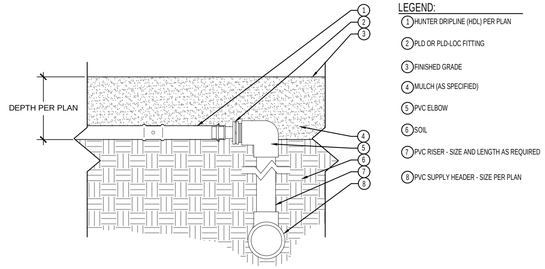
XX HUNTER DRIPLINE - CONNECTION WITH DRIPLINE AND ELBOW
Hunter HM.HDL.04
NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. PLD OR PLD-LOC FITTING
3. FINISHED GRADE
4. MULCH (AS SPECIFIED)
5. PVC TEE
6. SOIL
7. PVC RISER - SIZE AND LENGTH AS REQUIRED
8. PVC SUPPLY HEADER - SIZE PER PLAN

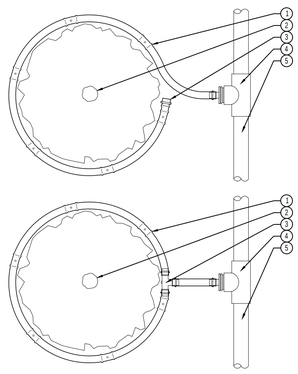
XX HUNTER DRIPLINE - CONNECTION WITH PVC RISER AND TEE
Hunter HM.HDL.08
NOT TO SCALE



LEGEND:

1. HUNTER DRIPLINE (HDL) PER PLAN
2. PLD OR PLD-LOC FITTING
3. FINISHED GRADE
4. MULCH (AS SPECIFIED)
5. PVC ELBOW
6. SOIL
7. PVC RISER - SIZE AND LENGTH AS REQUIRED
8. PVC SUPPLY HEADER - SIZE PER PLAN

XX HUNTER DRIPLINE - CONNECTION WITH PVC RISER AND ELBOW
Hunter HM.HDL.07
NOT TO SCALE



LEGEND:

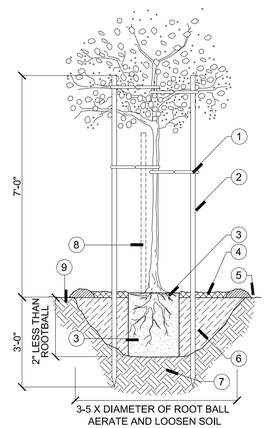
1. HUNTER DRIPLINE (HDL) PER PLAN
2. TREE (SEE PLANTING PLAN)
3. PLD OR PLD-LOC FITTING TYP.
4. PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
5. PVC LATERAL LINE

NOTES
AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.

ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.

FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

XX HUNTER DRIPLINE - TREE RING
Hunter HM.HDL.09
NOT TO SCALE



TREE PLANTING

1. FLEXIBLE TREE TIES (MIN. 4 REQUIRED) SECURE TO POLE W/ GALVANIZED NAIL. PLACE TOP TIE IN CANOPY PROTECT BRANCHES FROM DAMAGE.
2. 2" DIA. X 10' MIN. TREATED LODGEPOLE PINE STAKE (3" DIA. OR 3 GALVANIZED STAKES FOR 36" BOX TREES OR GREATER)
3. ROOTBALL - 2" ABOVE FINISHED GRADE. TOP ROOT FLARE SHALL BE VISIBLE
4. 2" OF SHREDDED BARK MULCH, 4' DIA. KEEP MULCH 12" CLEAR OF TRUNK. NO LAWN OR SHRUBS IN 4' DIA. ZONE
5. TEMPORARY 3" WATERING BASIN
6. BACKFILL MIX: 100% NATIVE SOIL UNLESS THE AGRONOMICAL SOIL REPORT DIRECTS AMENDMENTS
7. UNDISTURBED NATIVE SOIL, FOOT TAMP ANY OVER EXCAVATION.
8. REMOVE NURSERY STAKE IMMEDIATELY AFTER PLANTING
9. FINISH GRADE

NOTES:

1. STAKES SHALL NOT PIERCE ROOTBALL & SHALL EXTEND INTO UNDISTURBED SOIL.
2. PLACE FLEXIBLE TREE TIES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. ALL EXCESS SOIL SHALL BE REMOVED FROM THE TOP OF THE ROOT BALL EXPOSING THE ROOT FLARE
4. ROOT PRUNE 1/2" OFF ALL SIDES OF ROOT BALL WITH A SHARP KNIFE.

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(818) 497-3444
chantal@lesoldesign.com

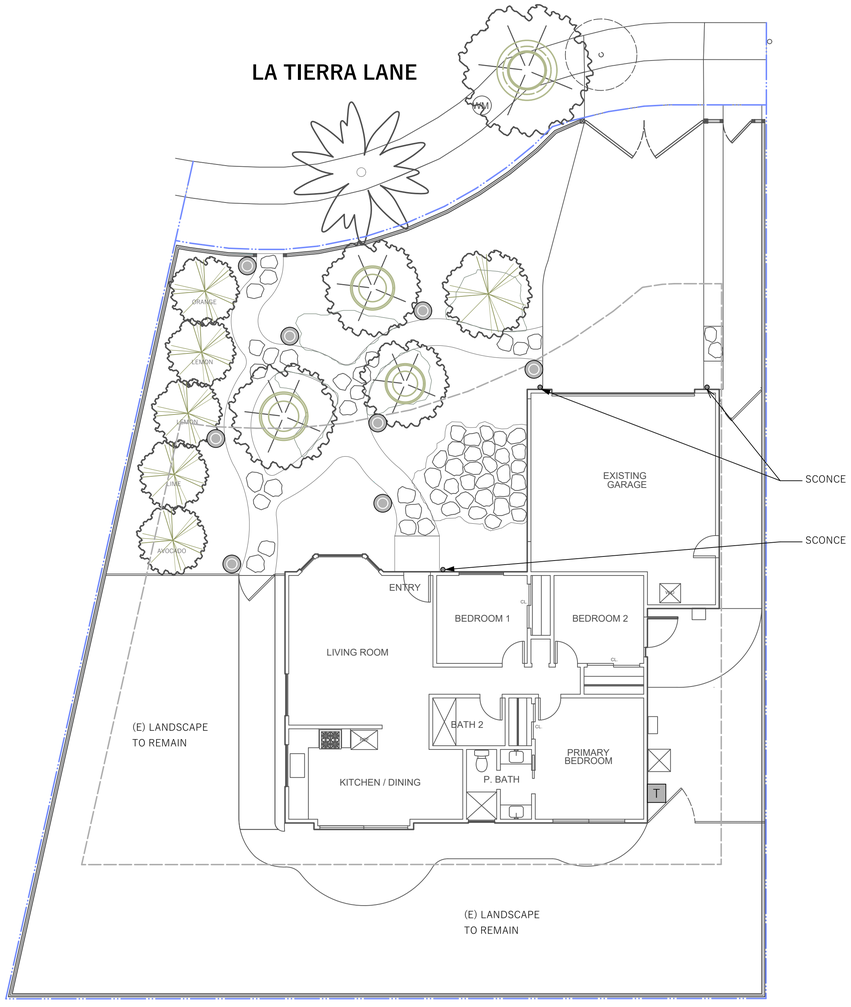
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SHEET NAME
irrigation details

CLIENT ADDRESS
4445 LA TIERRA LANE
Carpinteria, CA 93013

SCALE	DRAWN
	CV
DATE	SUBMITTALS
9/23/25	
PROJECT NO.	
25-16	

SHEET
L 4



landscape lighting schedule

	company / product	model	color/finish	specs	quantity
pathlights					
	Breck + Fox	Solar LED Pathway Lanterns	high-quality PVC, black color finish	automatic dusk-to-dawn sensor, water and weatherproof, solar powered, high-efficiency 2V 100mA solar panel, and a durable NI-MH AAA 600mAH 1.2V solar battery Dimensions: 15 inches (38 cm) in height and 3 inches (8 cm) in length	8

landscape lighting notes

1. Outdoor GFCI electrical outlet(s) to be provided by Electrician, if needed.
2. Location of lights are diagrammatic. Final location and specification to be approved by Landscape Designer prior to order/installation.



4 Landscape Lighting Plan
Scale: 1/8" = 1'-0"

0 4 8 16

N

le sol design studio
Landscape Design - Santa Barbara, CA
(818) 497-3444
chantal@lesoldesign.com

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF LE SOL DESIGN STUDIO AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH LE SOL DESIGN STUDIO.

SHEET NAME
landscape lighting plan

CLIENT ADDRESS
4445 LA TIERRA LANE
Carpinteria, CA 93013

SCALE	DRAWN
1/8" = 1'-0"	CV
DATE	SUBMITTALS
9/23/25	
PROJECT NO.	
25-16	

SHEET
L 5

Attachment B
Site Photos

Existing Single Family Residence
4445 LaTierra Lane
Project #25-2360-ARB
Preliminary ARB Review
November 13, 2025

1. Views from La Tierra Lane



West Side Yard



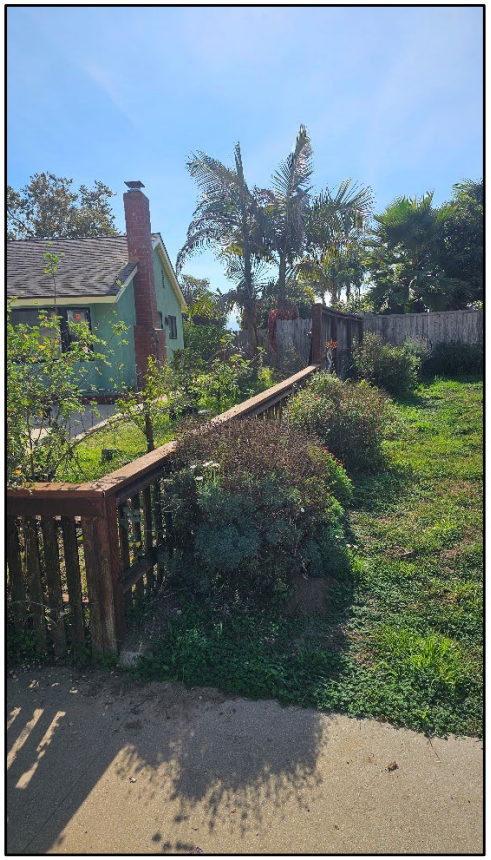
West Side Yard and Garage



West and East Side Yards

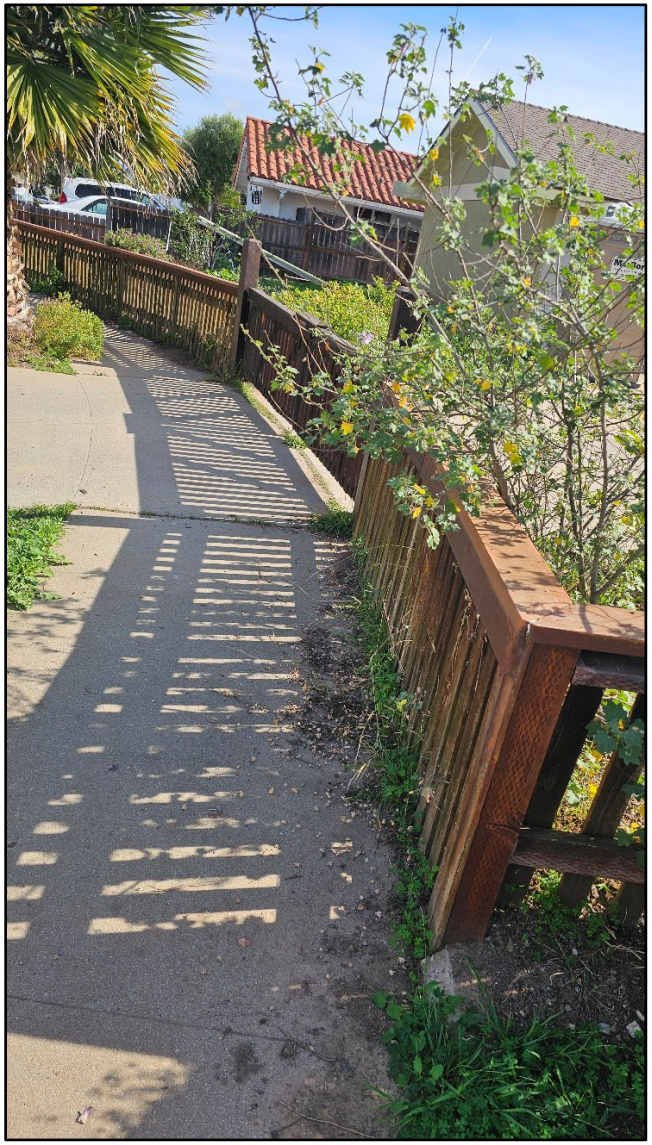






Looking East and West along Frontage





Water Box and Light Pole

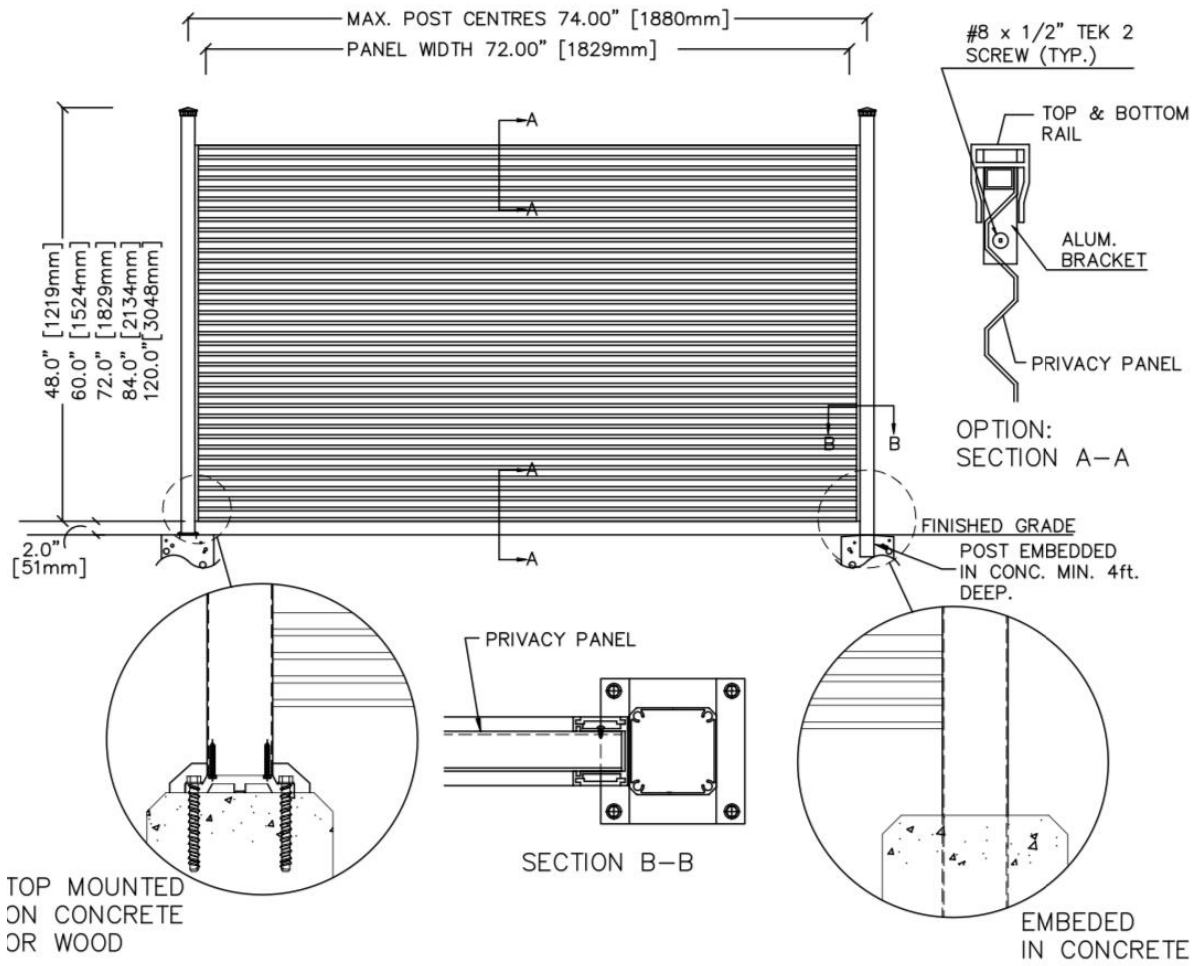




Attachment C

Fence Specifications and Color Sheets

Existing Single Family Residence
4445 LaTierra Lane
Project #25-2360-ARB
Preliminary ARB Review
November 13, 2025



SPECIFICATIONS:

POSTS & RAILS:	EXTRUDED MARINE 6063–T5 PRIME ALUMINUM, CANADIAN PRODUCED
FINISH:	SEVEN STAGE ARCHITECTURALLY CERTIFIED PRETREATMENT AS PER AAMA 2604
POSTS:	51mm x 51mm(2"x 2") .060 WALL
POST CAPS:	PYRAMID OR BALL
PRIVACY PANEL:	CORRAGATED ALUMINUM .060 WALL

STANDARD COLOURS:

BLACK, WHITE AND PEWETER

WARRANTY: 25 YEAR LIMITED

*OPTION:

76mm x 76mm (3" x 3") POSTS AVAILABLE FOR COMMERCIAL APPLICATION

*NOTE: FOR CLEAN AND SEAMLESS FINISH, NO FASTENERS ARE EXPOSED.

Timeless, Alluring **Woodgrain** Finishes

Dive into our extensive collection of realistic, textured woodgrains, expertly crafted to match any architectural style.


Aged Oak


Amberwood


American White Ash

Birchwood


Blonde Teak


Brazilian Rosewood


Chocolate Teak


Classic Cherry


Coastal Wood


Crimson Cedar


Dark Ember


Ebony


English Chestnut


Espresso Walnut


Gilded Light Oak


Golden Cedar


Greystone


Hawaiian Koa

www.parallelap.com


Heritage Royal Oak


Honeywood


Malacca


Obsidian Hickory


Pacific Kwila


Provincial Pine


Red Cedar


Redwood


Rich Spotted Gum


Rose Mahogany


Sapwood


Seaside Oak


Sedona Cherry


Soft Ash


Spanish Moss


Sunlit Teak


Sycamore


Tasmanian Oak

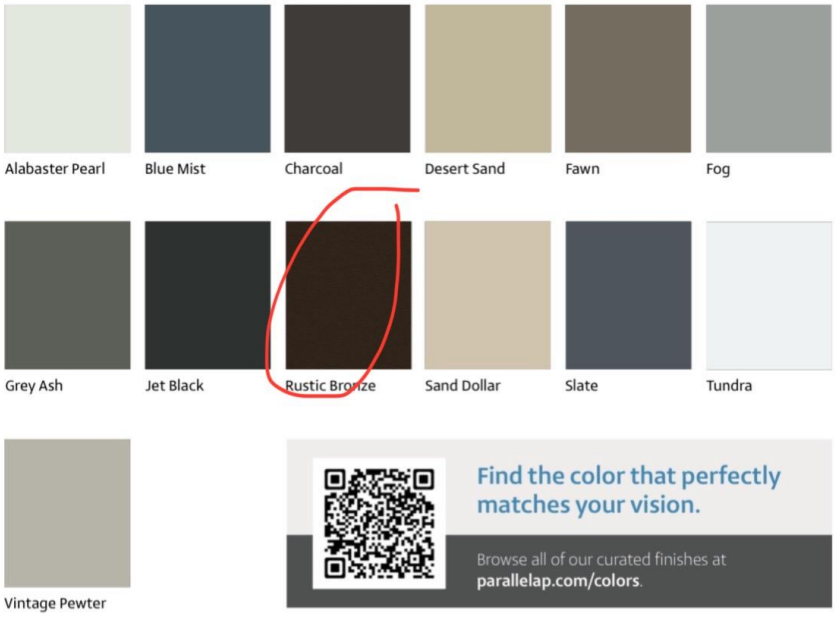

Warm Hickory


Zebrawood

Please note that the colors provided are a guide only and have been matched as closely as possible to Parallel Architectural Products' production standards under daylight conditions. As we have no control over the resolution and screens that the colors are viewed on, some degree of color variation may occur. We recommend that you use production line prepared samples for final color selection or approval. Visit our website to request samples and view our full sublimation variation notice.

Clean, Contemporary **Solid** Finishes

Our always-expanding solid color selection allows you to design and build striking, modern structures that stand the test of time.



Find the color that perfectly matches your vision.

Browse all of our curated finishes at **parallelap.com/colors**.

Parallel Architectural Products

About the Parallel Color Palette

State-of-the-Art Powder Coating that Exceeds Industry Standards

Safe + Sustainable
Our powder-coated finishes are free of VOCs, making them safer for you and the environment. Plus, these coatings are an eco-friendly choice due to their manufacturing efficiency and durability.

Pre-Treated for Strength
Our six-step pre-treatment process distinguishes us from industry competitors. This process, which includes cleaning, etching, and sealing, ensures superior powder and film adhesion compared to other finishing methods.

Lightly Textured for Blemish Resistance
As a part of our finishing process, we add a light texture that helps prevent against scratching, marring and scuffing. This is especially helpful for high-traffic commercial environments.

Produced to AAMA Standards
We use Interpon D2000 powders for our finishes, ensuring that all of our finishes meet the AAMA 2604 requirements for adhesion, impact resistance, weathering, and color retention.

AAMA

Custom Colors

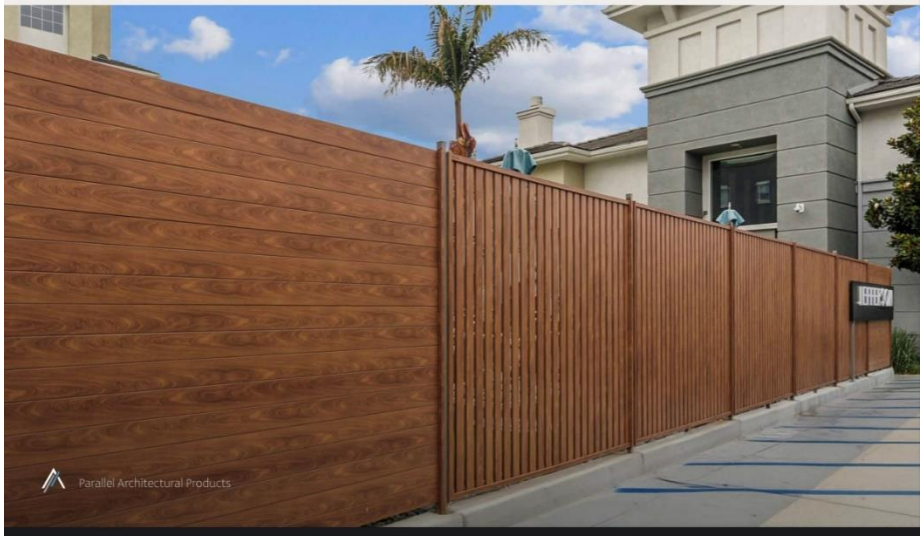
We aim to assist your creative journey, including helping create custom colors for large projects. With an understanding of your project's needs, **we can develop a unique and perfect shade that best fits your vision.** Whether you're working on a personal project or representing a company or brand, we take pride in delivering a color that communicates your message effectively. Contact us today for more information on our custom color process!

Color Matching

Looking to find a shade that matches another color in your home, business or environment? Our color development team is here to help. With our industry-leading powder coating processes, we have access to a wide array of powders that can be sourced to match nearly any color you're looking to achieve. **Whether you need to match a finish from another supplier, or the color of a different material in your space, it's possible with Parallel.**

Fencing System

> **Protect and define** your space with our aluminum fencing, a sturdy solution that fuses **practicality and beauty** to elevate the visual appeal of any space.



Increase privacy, security and beauty with the addition of an aluminum fencing system

Multiple Install Configurations

Parallel fencing offers flexible install options, with either vertical or horizontal orientations possible. **These options allow you to create your fence to meet your specific aesthetic goals**, whether you are seeking a sleek look with horizontal lines, or a more traditional feel with vertical slats. This flexibility ensures that your fence not only meets your functional needs but also enhances the overall aesthetic of your environment.

Responsible Choice for Fire Safety

Aluminum's non-flammable nature makes it one of the safest building products on the market. **Plus, our products have a Class A Fire Rating, ensuring that when you choose Parallel materials, you're selecting a product that prioritizes safety.** This is especially important when it comes to fencing applications; unlike wooden fences, a Parallel aluminum fence won't become the catalyst for a blaze to spread from building to building.

About Parallel Fencing

Parallel Architectural Products' aluminum fencing is a harmonious blend of practicality and elegance, making it the perfect choice for those who seek both functionality and aesthetics in their designs. Not only does our fencing system offer a robust and durable solution capable of withstanding various weather conditions, but the addition of wood-look aluminum fencing can significantly enhance curb appeal and property value. With Parallel fencing, transform a simple boundary into a design feature that complements your residential or commercial property.

Our Sizing

Our fencing system is comprised of multiple post and slat sizes. All parts are provided in **20-foot lengths** for superior material yields. Plus, we use Imperial measurements for all of our components to ensure that you always have the right amount of material to achieve your desired look – no guessing games or rounding up.

Fencing uses: Commercial property fence, backyard or front yard fence and more

powder-coated aluminum, boasts exceptional durability and longevity. **It can endure various weather conditions such as harsh UV rays and deep freezes, all while maintaining its appearance and functionality over time.** This resilience not only reduces maintenance costs but also increases your property's value, making it a sound investment for your home or business.

the look and value of your property, but also provides essential privacy, keeping activities secluded from prying eyes. It serves as a deterrent to potential intruders, enhancing the security of your property. Additionally, a well-placed fence can act as a noise barrier, reducing the impact of street or neighborhood noise and creating a quieter, more peaceful environment.





Fencing Components

Below you'll find the core components that make up our flexible fencing system. For quoting, specifying and more technical details on these parts, feel free to reach out to our team.



2.5" Slat – **S-2.5**
2-1/2" x 5/8" x 20'



4" Slat – **S-4**
4" x 5/8" x 20'



6" Slat – **S-6**
6" x 5/8" x 20'



U-Channel – **U-CHNL**
1-1/8" x 1-1/8" x 20'



1-Way Post/Top Rail – **P-1W**
2-1/2" x 1" x 20'



2-Way Post – **P-2W**
2-1/2" x 2-1/2" x 20'



Corner Post – **P-C**
2-1/2" x 2-1/2" x 20'



2.5" Post – **P-SH2.5x2.5**
2-1/2" x 2-1/2" x 20'



4" Post – **P-SH4x4**
4" x 4" x 20'



6" Post – **P-SH6x6**
6" x 4" x 20'
Solid Color Only



Infill Small – **P-IFS**
20' x 5/8"



Surface Base Plate for 2.5" Post – **P-BPS2.5**
2.5" x 2.5"
Block Only



Base Plate for 2.5" Post w/ 4" Internal Sleeve – **P-BP2.5**
2.5" x 2.5"
Black Only



Base Plate for 4" Post w/ 4" Internal Sleeve – **P-BP4**
4" x 4"
Black Only



Base Plate for 6" Post w/ Internal Sleeve – **P-BP6**
6" x 6"
Black Only



U-Channel End Cap – **U-ECCHNL**
1-1/8" x 1-1/8"



1-Way Post End Cap – **P-EC1W**
2-1/2" x 1"



2.5" x 2.5" End Cap – **P-EC2W**
2-1/2" x 2-1/2"



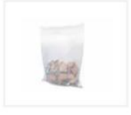
4" x 4" Post End Cap – **P-EC4**
4" x 4"



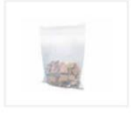
6" x 6" Post End Cap – **P-EC6**
6" x 6"
Solid Color Only



0.375" Spacers – **A-SP_38**
3/8" (Bags of 100)



0.5" Spacers – **A-SP_50**
1/2" (Bags of 100)



0.75" Spacers – **A-SP_75**
3/4" (Bags of 100)

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: September 25, 2025

ACTION MINUTES

The meeting was called to order at 5:32 p.m. by Amy Blakemore, Chair.

ROLL CALL

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

Boardmembers absent: None

OTHERS PRESENT: 11 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Dempwolf Fence & Gates, Project 25-2355-FENCE/ARB
Address: 954 Concha Loma Drive
Applicant: Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf
Planner: Syndi Souter

Request of Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf, to consider Project 25-2355-FENCE/ARB for preliminary review of a proposal to construct a 6-foot tall "as-built" fence with gates along the street frontage of the property for a distance of approximately 75 linear feet. The site is 8,276 square feet in size and is zoned Single-Family Residential (6-R-1) shown as APN 003-292-018, addressed as 954 Concha Loma Drive.

Staff Comments:
Syndi Souter presented an overview of the project location using an aerial, site plan, elevation, and views of the previous fence and existing non-conforming fence and gate and the relation of the lot to the street frontage. She reviewed the design of the existing non-conforming fence and gate constructed by the adjacent property owner, in relation to the design of the proposed "as-built" fence and gate.

She identified the following issues for consideration by the Board:

- Design and materials for the fencing and gates;
- Height of fencing and gates; and
- Location of fencing in front yard setback.

Questions for Staff

Boardmember Johnson cited a story in the newspaper and asked when the existing fences were constructed and about their location in proximity to the existing right of way.

Syndi explained it is not known when the existing blue-gray fence at the east corner was built. She said the new metal frames are for the new 6-foot-high fence that came into the City as a complaint.

DRAFT

She noted that Public Works issued a permit for the pavers in the right-of-way. She showed a photo illustrating the location of the edge of pavement in relation to the existing landscaping and hedges, and the new fence posts.

Boardmember Little asked about the non-conforming 5-foot-high fence and gate and the 10-foot-high hedge heights on the adjacent property and Syndi clarified that the Planning Commission approved a 4-foot-high fence and gate and a 6 to 8-foot-tall hedge to block views of the adjacent uses. She explained that the enforcement for non-conforming violations is complaint driven and the City responds when complaints are received.

Boardmember Woolf asked about the street setback. Syndi stated the front setback is located 20-feet from the property line and that the height limit for fences within this setback is 3-feet. Boardmember Woolf noted that if the fence had been constructed at the required setback there would not have been an issue with the fence and asked if the setback is located where the adjacent fence is located. Syndi clarified that they do not line up, explained visual safety considerations, and the Concha Loma Design Guidelines requirements.

Boardmember Johnson asked if there are concerns about the location of the gate not meeting the setback of 20-feet. Syndi responded that the Fire Department had reviewed the gate and found it okay as long as a Knox Box is provided.

Applicant Comments: Tom Brown, TBrownBuilder, LLC, contractor, for Karl and Diana Dempwolf, noted a correction to the plan regarding the existing fence, and that the fence along the east property line would not be changed. He noted an error on the plans showing the neighbor's fence is the same fence intended for this installation. He stated the neighbor's fence is between 5.6-feet and 6-feet tall depending on the location on the lot. He said the fencing company told him he could install the fence like for like with the neighbors and that it would be fine. He also clarified he did not intend to install a tongue and groove fence, rather it would include spaces like the existing "as-built" fence along the front of the property. He offered to change the fence.

Chair Blakemore asked for clarification regarding the existing fences heights and location. The applicant and Syndi reviewed site photos to demonstrate the heights of existing fences and explain the discrepancy between the plans and what is on the ground.

Karl and Diana Dempwolf showed photos of the office and apartment buildings and street conditions next to their house. They elaborated on their concerns about the commercial building across the street and the views from and to their property, traffic, parking, and pedestrian issues. Diana Dempwolf expressed that she thought that it would look consistent if the proposed fence and the neighboring fence were contiguous. She also expressed that they had safety concerns.

Public Comment: Susan Allen, a neighbor, expressed that she supports Concha Loma Design Guideline 22, and stated the fence should be lowered and constructed to be more consistent with the Guidelines. She expressed that the experiment with the inconsistent corner lot hedge did not work. She wants the code enforcement to be active and not complaint driven. She did not want one house to set a precedent for other properties. She described issues with traffic conflicts and design. She said high hedges block out views of the site, and a camera would be a safer security measure. She wants the fence height reduced.

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Boardmember Discussion:

Boardmember Woolf suggested that a security gate could be installed that provides for safe deliveries. She stated that the property is unique compared to the neighborhood, due to the proximity of Carpinteria Avenue and the office and apartment buildings. She expressed that changes to address issues unique to this lot do not establish a precedence in the adjacent neighborhood if something is slightly different. She supports blending the fence with the existing fence at a 6-foot height.

Boardmember Little expressed that he was wrestling with the review in the context of the Board's past review of fences. He noted that the house sold four times in the last few years. He expressed he understood the owner's concerns about security given the surrounding uses. At the same time, he felt that his decision should be consistent with prior decisions, and he could not give them the full 6-feet height in this location. He supports lowering the height to 4-feet to still provide a sense of security; noting that the hedges would help provide privacy. He would like the fence to be more in line with the neighbor's fence to provide continuity.

Vice Chair O'Connor expressed that he is supportive of the work that was done. He is sympathetic with the applicant's safety issues. He suggested the applicant could be more flexible to accommodate changes to the height and design and reiterated his support. The applicant agreed.

Boardmember Johnson expressed that the problem is the 6-foot height of the fence and the context should be considered as a residential streetscape type of appearance for the neighborhood. He cited a comment by Boardmember Woolf that the neighborhood is more commercial in nature and he tended to agree. However, since it is a residence and the residential neighborhood is right around the corner he did not want to set a precedence for others in the neighborhood who would also want a 6-foot fence. He said the fence is too high and suggested lowering the fence and adding a feature to the fence top, such as an open hog wire fence, to open it up and provide a residential scale. He noted that the fence's location close to the pavement is a real issue. He suggested adding more landscaping in that area, such as a hedgerow, that would help reduce the conflict in that area. He told the applicant that the gate needed to be lowered and discussed how a gate with a fast acting, auto open feature would help make it safer. He recommended that the fence elevations be broken up to add scale and the gate height lowered.

Vice Chair O'Connor added that pulling into the driveway is difficult. He said lowering the fence and relocating it further back from the road to allow a car to pull completely off the pavement should be considered.

Chair Blakemore expressed that the hedge blocks views of pedestrians and bicycles. She explained that the City has sightline triangles to address safety at driveway exits suggested the hedges be moved back out of the line of sight. She asked the Board if they would support a 4-foot height, and remove six feet of hedging from the east side of the driveway. Smaller plantings could be allowed.

The applicant's contractor commented that the sightline issue would not be addressed using the approach the ARB was discussing and recommended instead, that a red zone be installed in front of the driveway to stop vehicles from blocking views.

Syndi responded to questions from the ARB about the City's height requirements.
Syndi explained that the existing blue fence was constructed without the benefit of permits.

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Boardmember Woolf acknowledged that there is a privacy issue and suggested a height of 5.5 feet would be appropriate.

Chair Blakemore sought input from the Boardmembers regarding a height they could all agree on.

ACTION: Motion by Chair Blakemore, seconded by Vice Chair O'Connor to recommend approval of the non-conforming fence and gate with a maximum height of 5-feet.

VOTE: 4-1

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

1. Reroof Material Change at 4337 Carpinteria Avenue: Marysol Smith and the applicant presented a proposed reroof of the existing two-story building, prior to their submittal of a building permit application. The existing building features a tile roof and the applicants propose to replace it instead with a metal roof in a dark bronze color. The bronze color was selected by the applicants because it matches the existing window trim color. The Board and the applicant discussed eave detail, edge rake, and gutter specifications. The applicant explained they propose to use a 3 inch metal rake and double bead half round copper gutters. Boardmembers expressed support of the proposed change in roof material and provided comments on the materials and colors, including the request to repaint the existing wooden elements like the columns, handrail and decking with a color that also matches or otherwise references the color of the window trim and new roof..
2. New Signage and Exterior Color Change for the Extra Mile Convenience Store: Marysol Smith and the applicant presented a proposal for a new sign at the existing Extra Mile Convenience store at the Chevron gas station located at 4290 Via Real. The proposal would also include a comprehensive repainting of the exterior of the building, changing from a brown color palette to a grey color palette. No changes are proposed for the gas station canopy or pumps as part of this project. The applicant explained that this change is in response to a national rebranding campaign by the company. The existing sign is a flat panel and the proposed sign would have dimension and be front and halo lit. Boardmembers expressed support of the proposed sign design and the change to the color palette, however, they did request that they mitigate the potential impacts of the illuminated sign For example, installing a dimmer switch, ensuring the LUX rating of the light is low and appropriate for the setting, and turning off the sign if/when the business is closed.
3. Ojai Rôtie Deux Restaurant: Syndi Souter and the applicant presented proposed outdoor tenant improvements for the new Ojai Rôtie Deux Restaurant located at 5003 Carpinteria Avenue. The Boardmembers provided comments on existing site conditions, parking, landscaping, and materials and expressed support for the tenant improvements. The Board did not feel that the alterations were significant enough to warrant a full ARB review of the project.

ADJOURNMENT

DRAFT

Chair Johnson adjourned the meeting at 7:25 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, October 13, 2025.

All Boardmembers present indicated they would be in attendance.

Secretary, Architectural Review Board

ATTEST:

_____

Chair, Architectural Review Board

DRAFT