Architectural Review Board
Meeting Agenda

Thursday, December 11, 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: 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 final review of a proposal to demolish an existing 1,060 square foot residence and a 309 square foot garage and construct a new 3,046 square foot two-story single-family residence with an attached 377 square foot two-car garage, for a total size of 3,423 square feet and a maximum height of 24.08 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.

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

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for final review of a proposal to demolish an existing 1,275 square foot residence and accessory structures and construct a new 3,716 square foot two-story single-family residence with an attached 437 square foot two-car garage, for a total size of 4,153 square feet and a maximum height of 24.92 feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

3. Project: Verizon Wireless Facilities, Project 25-2360-CUP/CDP
Address: 912 Linden Avenue (business addresses 944, 954, 962, and 970 Linden Avenue)
Applicant: Celeste Magennis, Centerline Communications, on behalf of Verizon and Francis Sargus, Owner
Planner: Bret McNulty

Request of Celeste Magennis, Centerline Communications, for Verizon Wireless, to consider Project 25-2336-CUP/CDP for preliminary review (continued from the October 16, 2025 meeting) of a revised proposal to install three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure that would be located on the roof tops of the existing single-story commercial building located between Linden Avenue and Cactus Lane. Antenna arrays would be installed at both sides of the existing Carpinteria clock tower located on the north corner of the building and in a new enclosure located on the south corner of the building. The proposed support equipment enclosure would be located on the roof top of an accessory structure attached to the east-oriented back of the main building and adjacent to Cactus Lane. One emergency parking

spot is proposed next to the equipment enclosure adjacent to Cactus Lane and across from City parking lot #2. The property is a 13,068 square foot parcel zoned Central Business District (CB) and shown as APN 003-263-029.

OTHER BUSINESS

CONSENT CALENDAR

4. Action Minutes of the Architectural Review Board Meeting of October 16, 2025

5. Action Minutes of the Architectural Review Board Meeting of November 13, 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, January 15, 2026.

NOTES

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, December 4, 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 December 11, 2025

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2233-DP/CDP/ARB **Planner:** Syndi Souter
Address: 4949 Dorrance Way
APN: 003-440-026
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell for Peter and Barbara Coeler

Project Review: ☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is the final review of a proposal to construct a new 3,046 square-foot two-story single-family residence with an attached 377 square-foot two-car garage, for a resultant size of 3,423 square feet. The proposal includes an enclosed 117 square-foot front entry porch and a 120 square-foot covered balcony on the second floor. The maximum roof ridge height of the proposed residence would be 24.08-feet above the finished grade. New landscaping, hardscape (including a new driveway), and fencing are proposed as part of the project. Two non-native trees would be removed to accommodate the project. The existing 1,060 square-foot single-family residence and 309 square-foot garage on the property would be demolished. Access would be via a new driveway off of Dorrance Way.

Final architectural plans are included in Attachment A and the final proposed colors and materials board with the specifications for the exterior light fixtures are provided as Attachment B.

PROJECT HISTORY

Concept Review

A prior proposal for a duplex (Project #22-2178-CON) was reviewed by the Architectural Review Board (ARB) at a conceptual level on December 15, 2022. At that meeting, the ARB had the following summarized comments:

- 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,
- Push the duplex back to comply with the front setback 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 1,970 square-foot two-story duplex with two attached one-car garages totaling 341 square-feet, for a total project size of 2,311 square feet and a maximum height of 23.67 feet was submitted on July 13, 2023. While the overall scope of the project was unchanged from the concept review (i.e., a duplex with same general site layout, same unit arrangements, and same project square footage), the project had been revised in response to the ARB's conceptual review comments in several ways:

- Overall height reduced approximately 2.5 feet;
- First floor plate height was reduced from 10 feet to 9 feet;
- Tower entry/stair element reduced in height approximately 3 feet;
- Driveway width reduced to 16 feet;
- Clarification of raised pad and finished floor heights (FF approx. + 2 ft from existing grade); and
- Preliminary landscape/hardscape plan was provided.

On February 15, 2024, the duplex proposal received preliminary review by the ARB. At that meeting, three members of the public spoke with similar comments regarding the two-story height, size, privacy, parking, and pedestrian safety. The ARB reviewed the project and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the design:

- Support for the front yard setback Modification to allow the structure to be located 20-feet from the street, but within 50-feet of the centerline,
- Add more articulation/interest to the rear elevation,
- Exterior colors should be muted with a lower light reflective value and not "white-white,"
- Roof tiles should be terra cotta in color instead of bright orange,
- The landscaping plan should be more developed with fewer olive trees, and
- Study the bedroom windows on the west elevation to reduce privacy impacts.

Following that ARB meeting, the project was revised from a duplex to a 3,433 square-foot single-family residence, and the grading and drainage plans were revised to eliminate the filled pad. In response to the ARB comments on February 15, 2024, the following revisions were included in the design for the new single-family residence:

- The rear elevation was revised to include a horizontal hipped roofline with exposed wooden beams, rafter tails, and supports over a wall of retractable sliding glass doors;
- The landscaping plan was updated to include three olive trees and planters in the front, fruit trees in the rear yard, and hedges along the sides of the property; and
- The bedroom windows on the second story of the west elevation were raised to 60-inch sill plates for privacy.

The design for the single-family residence received preliminary review by the ARB on May 1, 2025. No public comment letters were submitted, nor did any members of the public speak at the meeting. The ARB reviewed the project and voted 4-0 to again recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- The second story should be reduced in size, "wedding-caked," and articulated more to reduce the overall massing and "muscular" appearance,
- The entry alcove should be opened-up to reduce darkness in the space,
- Plant materials are appropriate to include on renderings, but should not be included on the elevation drawings,
- Eliminate the hedges in the rear corner with the avocado tree, and
- Provide a different plant palette for each of the three new residences.

In response to the ARB comments, the plans were updated prior to the Planning Commission's review of the project with the following changes:

- The proposed color for the stucco was changed to Navajo White, which is a cream color with a lower light reflective value;
- The arch at the front entry was enlarged to allow more sunlight to enter the alcove;
- The second story was reduced in size by 46 square-feet with additional articulation and "wedding caking" of the walls to reduce the massing;
- The roof lines were modified and additional stone and wooden elements were added to soften the appearance; and
- As a result of changes to the second story, the overall height was reduced by six-inches to 24.08-feet above finished grade.

The Planning Commission reviewed the project at their August 4, 2025 meeting. At the meeting, no public comment letters were submitted, nor did any members of the public speak at the meeting. The Planning Commission supported the project in general and voted 3-0 to approve the project.

Copies of the Minutes from the December 15, 2022, February 15, 2024, and May 1, 2025 ARB meetings are included in Attachment C, copies of excerpted sheets from the plans reviewed at the May 1, 2025 ARB meeting are included in Attachment D, and copies of excepted sheets from the plans that the Planning Commission reviewed on August 4, 2025 can be found in Attachment E.

PROJECT ANALYSIS

The final plans include the revisions in response to the ARB's preliminary comments as described above, with the following additional refinements since the Planning Commission's approval of the project:

- The front entry alcove was reduced in size by 10 square feet and the exterior is now proposed to be Santa Barbara sandstone veneer;
- The window to the left of the entry alcove is now arched with a Santa Barbara sandstone surround and decorative accent tile below the window;
- The three windows above the front entry alcove are now arched windows with six lites each; and
- The proposed color for the stucco was changed to Greek Villa, which is a darker cream color with a low light reflective value.

The architectural details for the project can be found on Sheets A6.0 and A6.1, and the door and window schedules can be found on Sheet 7.0 of the proposed final plans in Attachment A. The proposed exterior light fixtures and specifications are shown on Sheet A6.1 in Attachment A and the cut sheets can be found in Attachment B. An alternative fixture is also included in Attachment B, but it should be noted that the alternative fixture is also proposed for the new residence nearby at 333 Linden Avenue. Overall, staff is supportive of the project as proposed and believes it has satisfactorily responded to the ARB's previous comments.

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

SUMMARY OF ISSUES

- Proposed materials change to the front entry alcove from stucco with a decorative tiled arch to Santa Barbara sandstone;
- Proposed architectural details and color scheme, including doors and windows; and
- Proposed exterior light fixtures, including night-sky compliance.

RECOMMENDATION

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

ATTACHMENTS

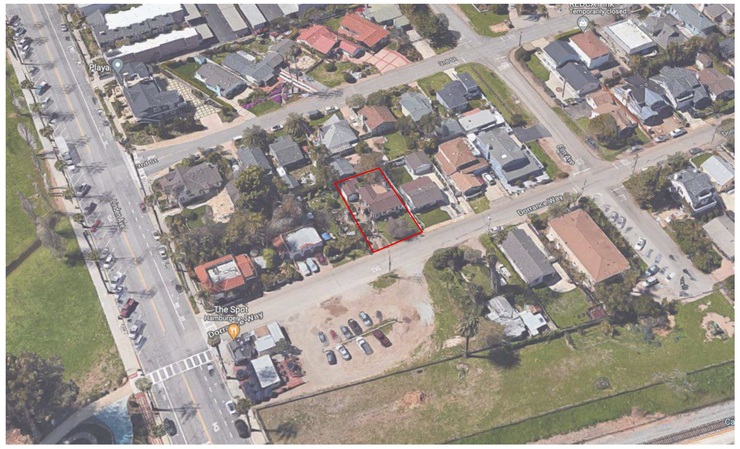
Attachment A- Final Architectural Plans
Attachment B- Final Colors and Materials Board & Specifications for Exterior Light Fixtures
Attachment C- ARB Meeting Minutes from December 15, 2022, February 15, 2024, and May 1, 2025
Attachment D- Excerpted Sheets from the May 1, 2025 Preliminary Plans (superseded)
Attachment E- Excerpted Sheets from the August 4, 2025 Planning Commission Review (superseded)

Attachment A
Final Architectural Plans

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Final ARB Review
December 11, 2025

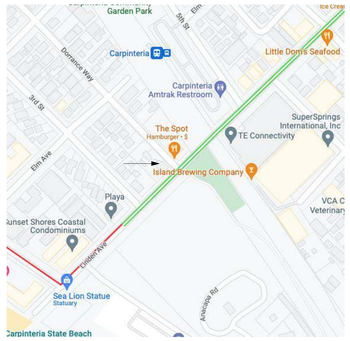
4949 DORRANCE

BIRDSEYE VIEW

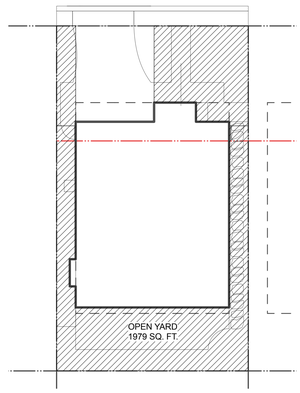


FEMA FIRM

VICINITY MAP



OPEN YARD



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2022 CALIFORNIA RESIDENTIAL 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. 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 COELER** **PB LIVING TRUST** 12716 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546
CIVIL ENGINEERING	**RANDY TOEDTER** R.W.C. LLC 216 N. 8TH STREET SANTA PAULA, CA 93060 805-671-9811
T-24	**RICK ROCKLEWITZ** NRG COMPLIANCE, LP PO BOX 3777 SANTA ROSA, CA 95402 707-237-6957

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-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 SEPERATE PUBLIC WORKS PERMIT.

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-026
LOT AREA	4,500 SQ. FT.
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	24'-6"

SETBACKS FRONT: 50' FROM CL OF STREET OR 20', SIDE 5' REAR: 15'

PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)	PROPOSED (SF)	
	GROSS	GROSS	
1ST FLOOR	1060	1,514	
2ND FLOOR		1,415	-46
HOUSE TOTAL	1060	2,929	
GARAGE	309	377	
1ST FLOOR ENTRY PORCH		117	
2ND FLOOR BALCONY		120	

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	4,500	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,019	45%
MAX LOT COVERAGE ALLOWED	2,250	50%
HARDSCAPE (PERMEABLE)	1,420	31%
LANDSCAPE	1,071	32%
COMMON OPEN SPACE	1979	44%

GRADING STATS:

0 CY: CUT, 0 CY: FILL, 40 CY IMPORT (FOR RECOMPACTION)
REMOVAL AND RECOMPACTION: 400

SCOPE OF WORK (ALL CALCULATIONS ARE IN GROSS)

TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND BUILD A NEW TWO STORY SFR RESIDENCE OF 2,975 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 387. THERE WILL BE ELECTIRCAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0	TITLE SHEET
G2.0	SITE PHOTOS

CIVIL

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

ARCHITECTURAL

A1.0	SITE PLAN
A2.0	FLOOR PLANS
A2.1	ROOF PLAN / STORY POLE PLAN
A3.0	ELEVATIONS
A4.0	SECTIONS

LANDSCAPE

L1.0	LANDSCAPE PLAN

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
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
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB FINAL SUBMITTAL 11-06-2025

△ REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
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
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

△ REVISION

NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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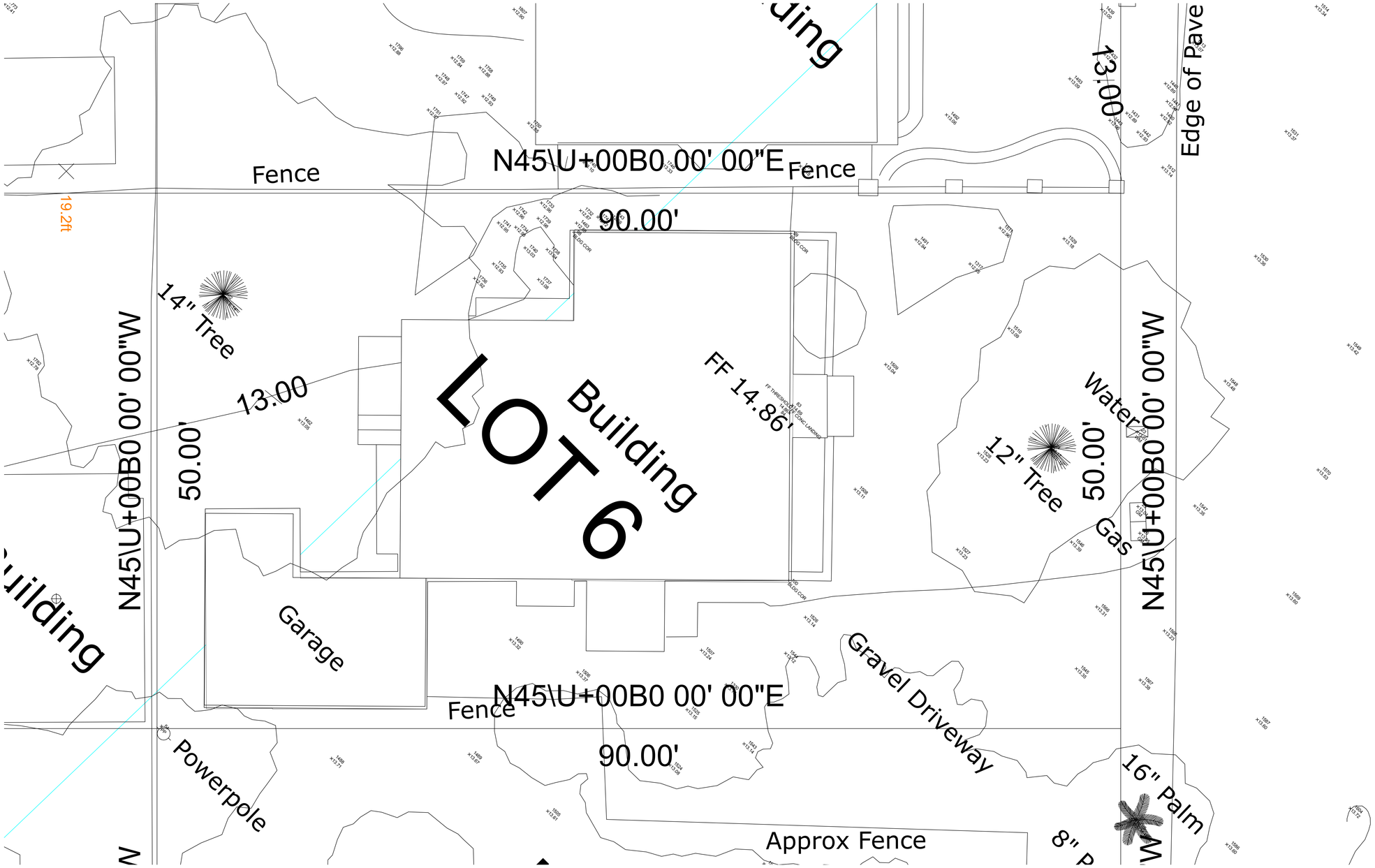
LICENSED ARCHITECT
DYLAN CHAPPELL
C-31307
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233



SURVEY
SCALE 1/8" = 1'-0"
1
feet 0 4 8 16
TRUE NORTH

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

△ **REVISION**

NO	DESCRIPTION	DATE

SURVEY

C0.0

CITY OF CARPINTERIA

4949 DORRANCE WAY

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.

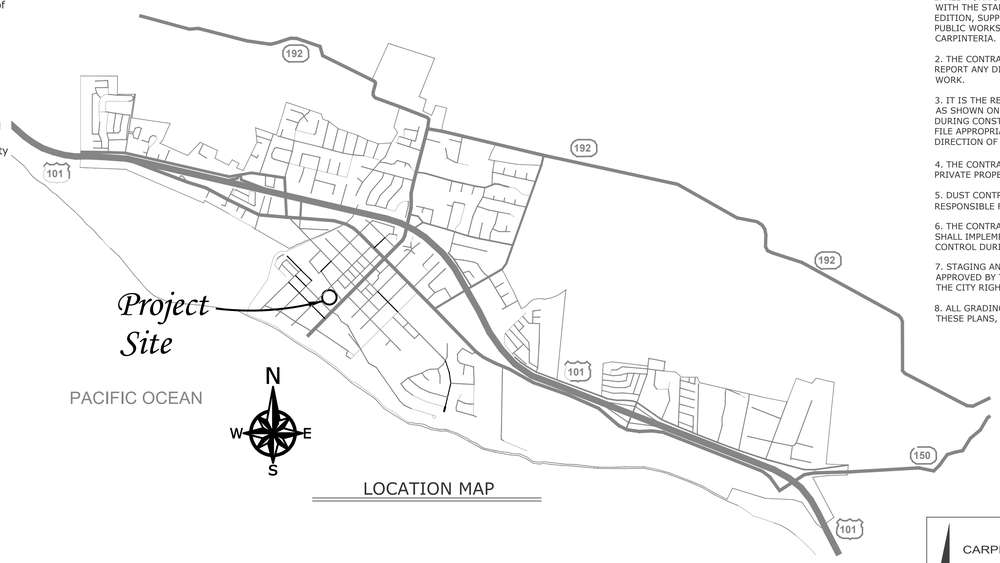
APN 003-440-010
Lot 4 in Block "H" of the J.W. Dorrance Subdivision of Blocks 31, 40, 45, 56 and portions of Blocks 46 and 55, in the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, according to the map thereof recorded in Book 9, Page 95 of Maps and Surveys,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

LEGEND/SYMBOLS

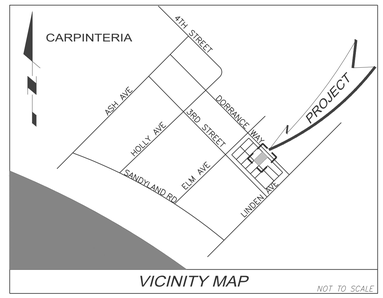
20	EXISTING INDEX CONTOUR
22	EXISTING INTERVAL CONTOUR
	CONSTRUCTION CENTERLINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
SD	EXISTING STORM DRAINAGE
COMM	EXISTING COMMINICATIONS
	SAWCUT LINE
FH	FIRE HYDRANT
WM	WATER METER
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
MH	MANHOLE
CATV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

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



LOCATION MAP



VICINITY MAP NOT TO SCALE

PROPOSED EARTHWORK QUANTITIES

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

FILL: 0 CU. YDS IMPORT: 40 CU. YDS SOURCE TBD

REMOVAL & RECOMPACTION: 400 CU. YDS AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 1.5%

Know what's below. Call before you dig.

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. COVER SHEET
2. FINE GRADING PLAN

APN: 003-440-026
FILE NO:

OWNER/DEVELOPER:	COELER RESIDENCE ADDRESS: 4949 DORRANCE WAY CARPINTERIA, CA
PREPARED BY:	ROBERT WILLIAM COMPANY ENGINEERING AND LAND PLANNING DIVISION P.O. BOX 1025 SANTA PAULA, CA 93061 216 N. 8TH ST., SANTA PAULA, CA 93060 P: (805)671-9811 SANDY W. TOEDTER R.C.E. 37316 DATE
WO:	10614.000
REGISTERED PROFESSIONAL ENGINEER	SANDY W. TOEDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA
CITY OF CARPINTERIA APPROVED BY:	PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE
CITY OF CARPINTERIA **4949 DORRANCE WAY** **GRADING COVER SHEET**	
PROJECT NO.	10614.000
SHEET	1 OF 2
PLAN DATE	11-11-2023

REVISION NO	DESCRIPTION	DATE

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
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
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB FINAL SUBMITTAL 11-06-2025

TITLE SHEET

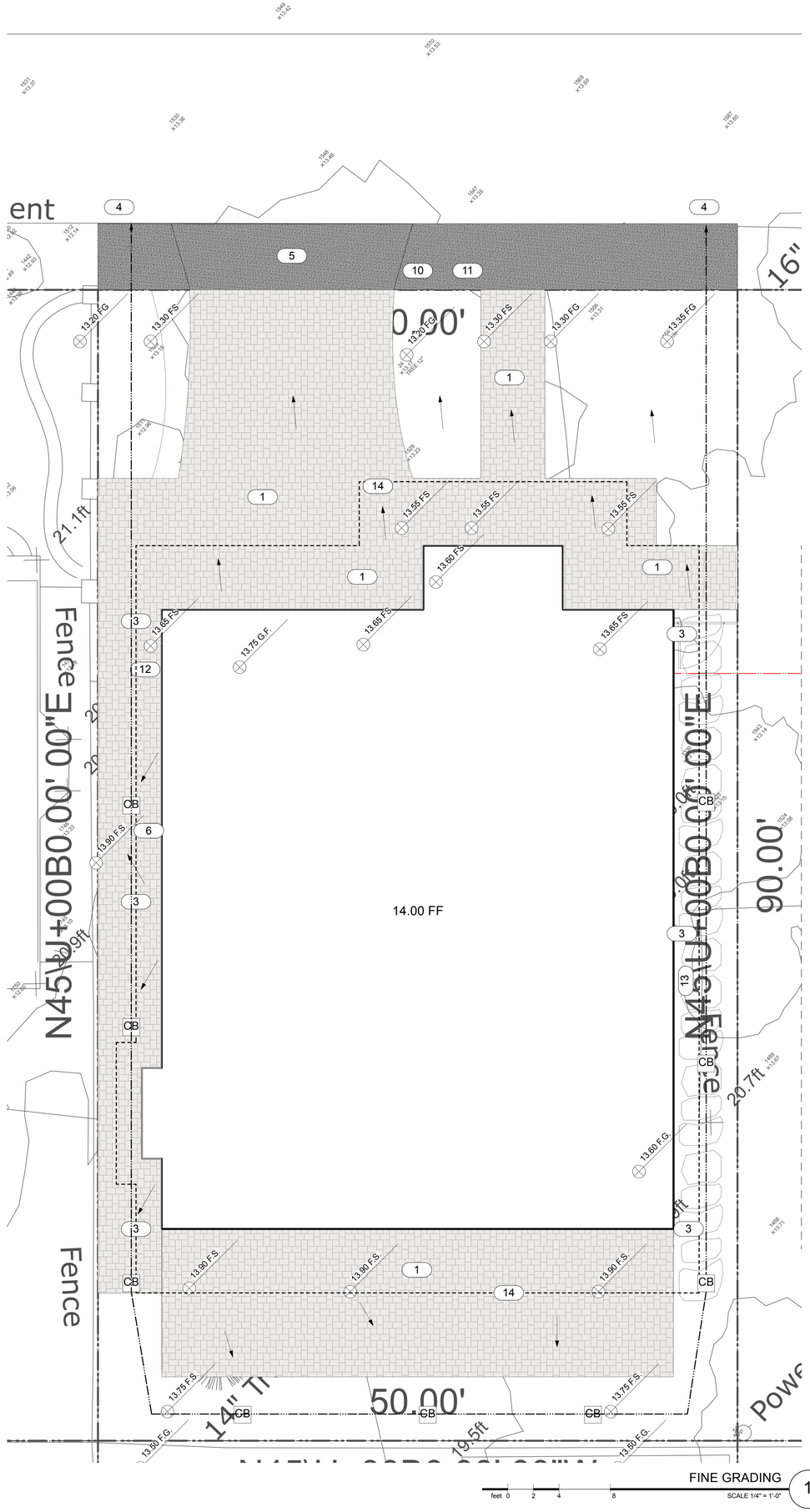
C1.0

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. **DOWN SPOUT: CONNECT ROOF DRAIN TO 4" SITE DRAIN**
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 LANDSDCAPE PLANS
7.
8.
9.
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. ***(E) 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.*

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



CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
C-31307
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

REVISION

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:

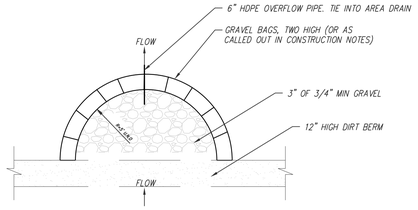
87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   c. SEED-EXPOSED SURFACES WITH 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



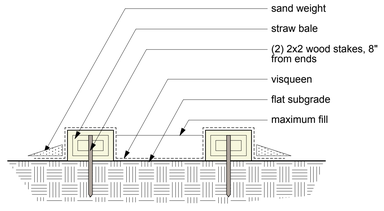
GRAVEL BAG DESILTING BASIN (1) NTS

LEGEND:

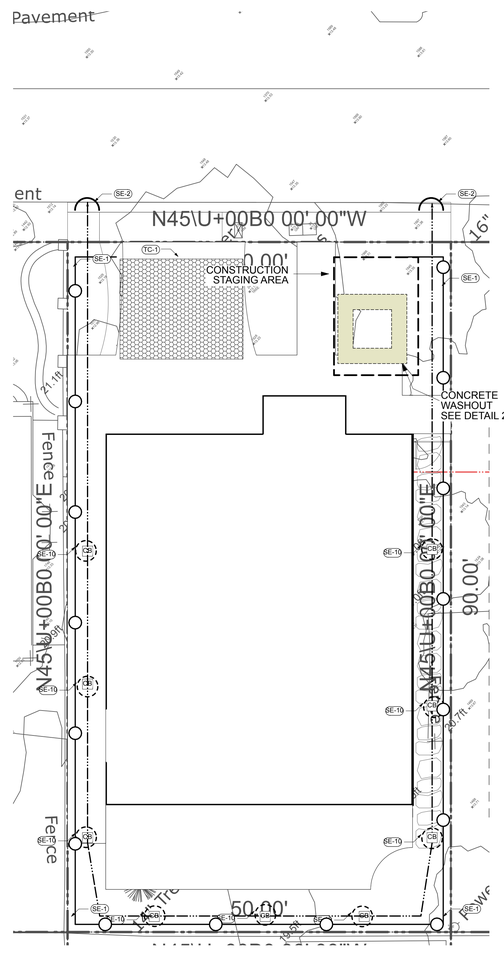
- FIBER ROLL BARRIER LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "J" ON SHEET EC-2.
- SILT FENCE LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2.
- STABILIZED CONSTRUCTION ENTRANCE – CONSTRUCT PER CALIFORNIA STORMWATER 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
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL 26431 RENEWAL 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

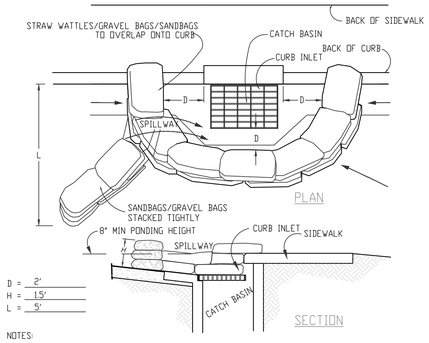
△ REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL

C3.0

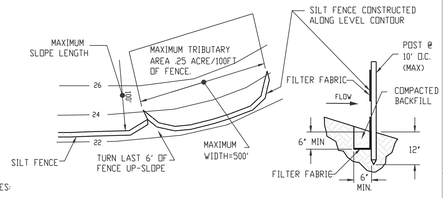
A CATCH BASIN/INLET PROTECTION



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

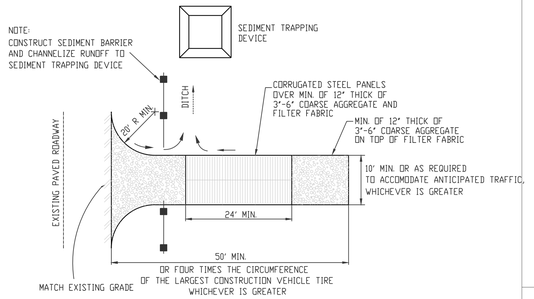


NOTES:

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. Call before you dig. 811

C STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER 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.

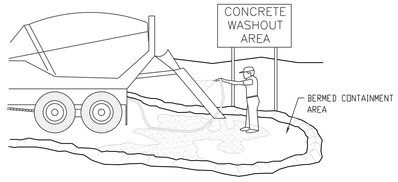
D MATERIAL STORAGE AND DELIVERY

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.

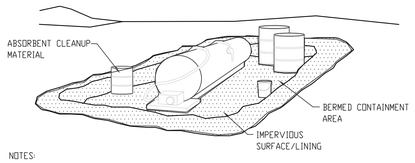
E CONCRETE WASTE MANAGEMENT



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 WWM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

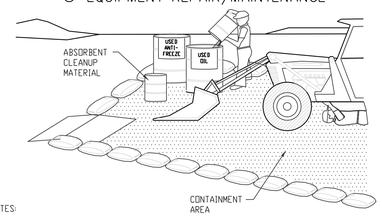
F VEHICLE/EQUIPMENT FUELING



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.

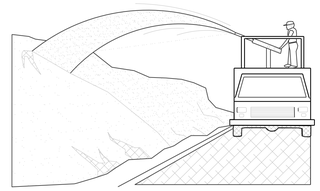
G EQUIPMENT REPAIR/MAINTENANCE



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

ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING DIVISION
GENERAL ENGINEERING & BUILDING CONTRACTORS
216 N. 8TH ST., SANTA PAULA, CA 93060
Phone: (805) 525-6400
PREPARED BY:
RANDY W. TORDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER RANDY W. TORDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

CITY OF CARPINTERIA
4934 DORRANCE WAY
EROSION CONTROL DETAILS

PROJECT NO. 10613.000
SHEET EC-2 OF 2
PLAN DATE 11-17-2023

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-36,337 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB FINAL SUBMITTAL 11-06-2025

△ 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.

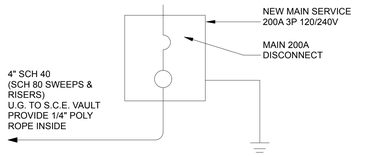
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

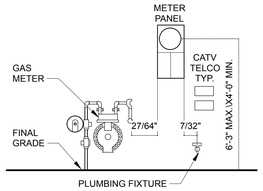


GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

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 — 6

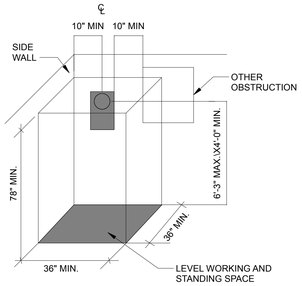
0 — N.T.S.



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.

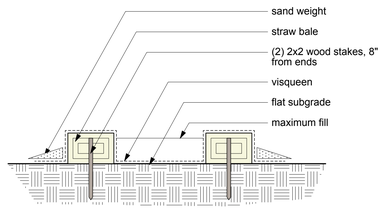


1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR 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"
X

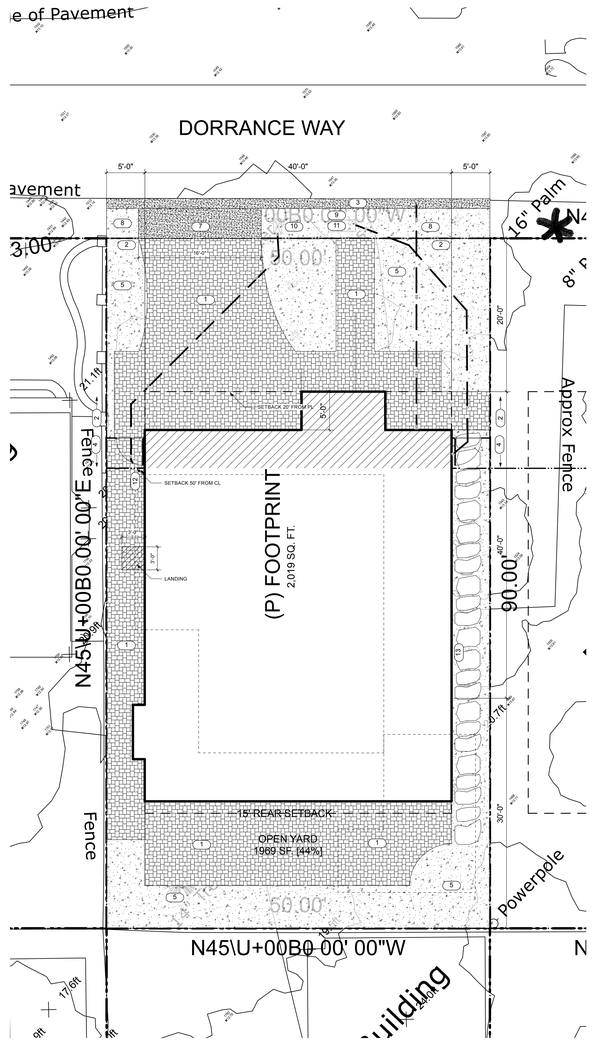
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **30" HEIGHT PICKET FENCE**:
3. **(E) ROLLED CURB AND GUTTER:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **DG:** DECOMPOSED GRANITE SURFACE
6.
7. **(P) CONCRETE DRIVEWAY**
8. **DG:** STABILIZED DG SURFACE
9. **EXISTING GAS METER:** 2ND GAS METER 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. ***(E) GAS METER :*** *1 1/2" MAIN LINE TO BUILDING (PROTECT IN PLACE)*
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.*

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



SITE PLAN — 1

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

NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT — DYLAN CHAPPELL — RENEWAL 08-31-2027 — STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

△ **REVISION**

NO	DESCRIPTION	DATE

SITE PLAN

A1.0

GENERAL NOTES

1. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURES AND APPLICABLE NOTES.
2. INSTALL MOISTURE RESISTANT G.W.B. ON ALL WALLS IN KITCHENS, BATHROOMS, AND ROOMS SUBJECT TO WET CONDITIONS.
3. ATTIC ACCESS: AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WHERE THE VERTICAL HEIGHT IS 30 INCHES OR MORE AT ANY POINT. THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES. CRC R807.1 HEADROOM: PROVIDE UNOBSTRUCTED HEADROOM OF 30" MINIMUM OVER ATTIC ACCESS. (CRC R807.1)
4. DIMENSIONING:
A. ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, GRIDLINES, CENTERLINE OF OPENING AND CENTER OF COLUMN, U.N.O
B. DOORS AT CORNERS OR NEAR INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB U.N.O
5. DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS MUST BE FIELD VERIFIED.
6. OCCUPIABLE SPACES, HABITABLE SPACE AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". (CBC SECTION 1208.2)
7. HABITABLE SPACES, OTHER THAN KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3'-0" BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS. (CBC SECTION 1208.1)
8. HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36". (CBC 1018.2)
9. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (.48MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CRC R302)
10. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS. EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE WINDOW, OR DOOR. PROVIDE A 4"Ø METAL DUCT. (CMC 504.3)
11. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (CRC R310.2)MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465M^2). (CRC 310.1.2)MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM). (CRC R310.1.2)MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) (CRC R310.1.3)
12. ALL NEW DUCTS TO BE SEALED AND INSULATED WITH R-6 INSULATION.
13. NEW CONSTRUCTION: ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES: WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC 403 AND CAL. GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVATORY, BAR SINKS, SHOWERS, AND TOILETS AS APPLICABLE.
14. THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING ON THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE OR PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO THE CONDITIONED SPACE. THIS IS A MANDATORY MEASURE.
15. FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.
16. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENTEDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS. NO VINYL WINDOWS PROPOSED IN PROJECT
17. PROVIDE A MINIMUM 5% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM STRUCTURE (2% IF SURFACE IS IMPERVIOUS) OR TO AN APPROVED DRAINAGE SYSTEM. SWALES USED FOR THIS PURPOSE ARE TO HAVE A MIN. SLOPE OF 2%.
18. REPAIR AND REPLACE ANY FIREPROOFING DAMAGED DURING CONSTRUCTION.
19. NEW AC CONDENSOR REQUIRES THE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER.
20. USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS, WHERE FIREWALL OF GARAGE IS PEIRCED BY F.A.U. DUCTS(CRC SEC. R302.5.2).
21. SHOWER COMPARTMENT INTERIOR DIMNESION SHALL HAVE MINIMUM 1,024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
22. SEE ADDITIONAL NOTES ON SHEET G2.1

PLUMBING NOTES

1. PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING:
A. WATER CLOSETS: LESS THAN 1.28 GAL/FLUSH 9 (4.303.1.1)
B. URINALS: LESS THAN 0.125 GAL/FLUSH (4.303.1.2)
C. SINGLE SHOWERHEADS: LESS THAN 1.8 GPM @ 80 PSI (4.303.1.3.1)
D. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS (AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. (4.303.1.3.2)
E. RESIDENTIAL LAVATORY FAUCETS: LESS THAN 1.2 GPM @60 PSI (4.303.1.4.1)
F. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: LESS THAN 0.5 GPM @ 60 PSI (4.303.1.4.2)
G. METERING FAUCETS: LESS THAN 0.25 GALLONS PER CYCLE (4.303.1.4.3)
H. KITCHEN FAUCETS: LESS THAN 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM (4.303.1.4.4)
I. HOT AND COLD WATER PIPING SHALL BE COPPER TYPE "L" OR PEX

2. EXISTING PLUMBING FIXTURES IN PRE-1994 DWELLINGS (CALIF. CIVIL CODE SEC. 1101.1-1101.8) AS A CONDITION FOR FINAL INSPECTION: EXISTING TOILETS OF GREATER THAN 1.6 GAL./FLUSH; SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2.5 GAL./MIN.; AND INTERIOR FAUCETS WITH FLOW CAPACITY OF MORE THAN 2.2 GAL./MIN., WILL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED.
3. PROVIDE 2X6 STUDS IN PLUMBING WALL AT WATER CLOSET TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS(CRC SEC. 602.6).
4. PROVIDE 24" SPACE IN FRONT OF THE WATER CLOSET, 30" WIDE.(CPC SEC 402.5.).
5. PROVIDE NON-SLIP JOINT TRAP(CPC SEC. 402.10).
6. WATER HEATER PRESSURE AND TEMPERATURE RELEIF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING.(CPC SEC. 608.5)
7. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. PER CPC 408.3
8. ALL DRAINPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE COVERED. CBC 111.5.B

WALL LEGEND

NEW 1 HR FIREWALL @ 16" O.C. SEE 2/A6.1

NEW 2X STUD WALL @ 16" O.C.

W-1 — All NEW WALLS AND NEW PLUMBING WALLS TO BE 2X6 U.N.O.

W-2 — NEW 2X4 STUD WALL @ 16" O.C.

1ST FLOOR KEY NOTES

1. R327.1.3 INTERIOR DOORS EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.
2. TILE WALL FINISH: FLOOR TO CEILING, ALL WALLS IN SHOWER
3. ROLL IN ACCESSIBLE SHOWER, SUB FLOOR TO BE DROPPED 4" TO ACCOMMODATE
4. ELECTRICAL SUB PANEL: NEW 200 AMP SERVICE WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANEL(S). CEC SEC. 11 0.26 (A)(1). PROVIDE 6'-6" HEADROOM AT SERVICE PANEL CEC 110.26 (2) & (3). SEE E1 .0 FOR AMP'S
5. R302.5.1 Opening Protection
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be selflatching and equipped with a self-closing or automatic closing device.
6. GARAGE FIRE SEPARATION: PROVIDE 1/2 INCH (MIN.) TYPE X GYPSUM WALLBOARD FROM FOUNDATION TO ROOF SHEATHING APPLIED TO THE GARAGE SIDE OF THE SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC TABLE R302.6. PROVIDE HORIZONTAL FIRE PROTECTION 5/8" TYPE X GYP. BD. BETWEEN GARAGE AND SECOND FLOOR ABOVE
7. AGING-IN-PLACE DESIGN AND FALL PREVENTION: THIS BATHROOM IS DESIGNATED TO COMPLY WITH R327.1

R327.1.1 REINFORCEMENT FOR GRAB BARS

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.

REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER. [11/2 INCH BY 71/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY.
REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 391/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.

WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.

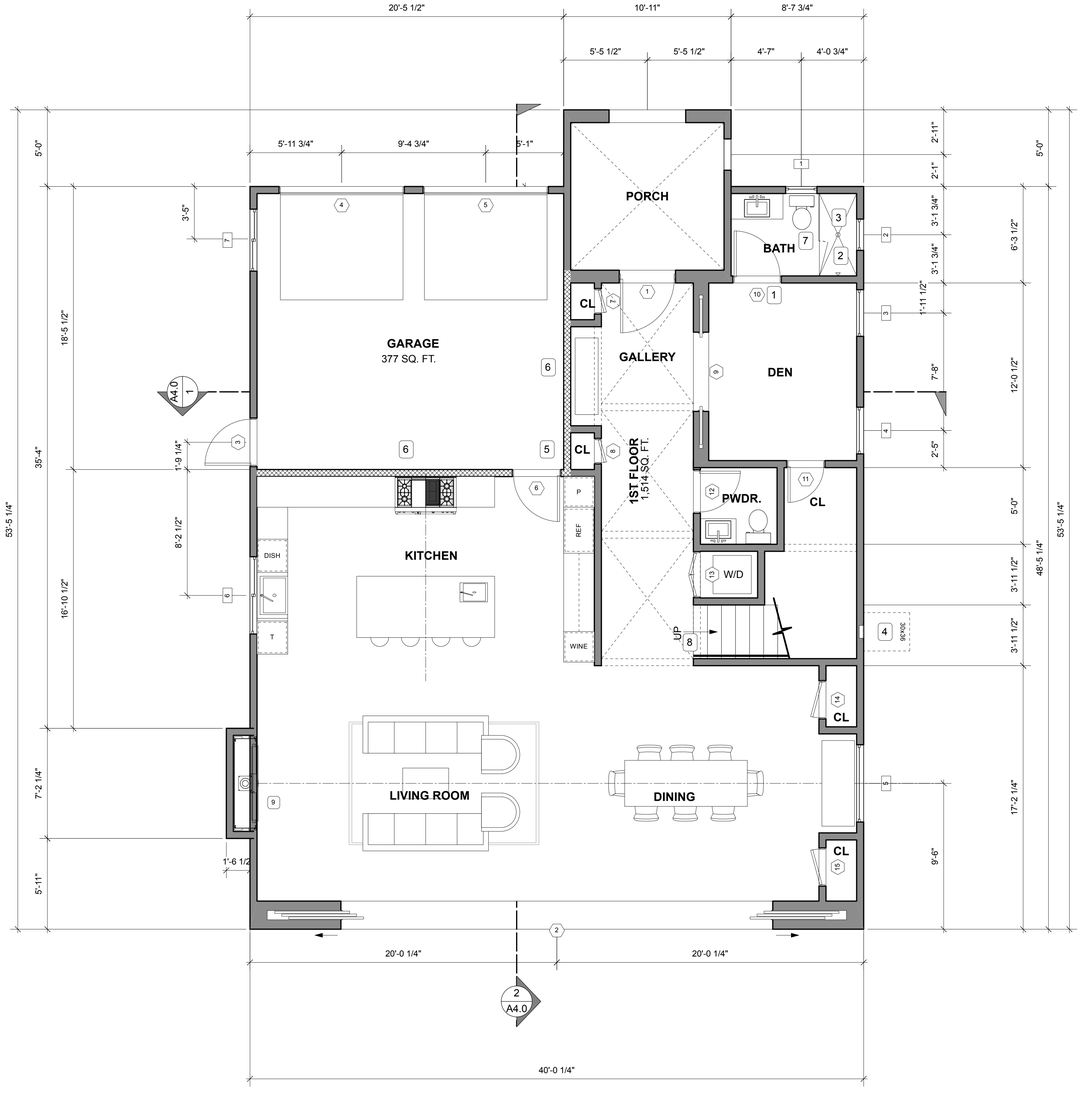
WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
8. HANDRAIL PER R311.7.8 : HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

HEIGHT PER R311.7.8.1 , MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

9. FIREPLACE:
10. N/A
11. N/A
12. N/A
13. N/A



1ST FLOOR PLAN 1 — SCALE 1/4" = 1'-0"

feet 0 2 4 8

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL REN. 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
.

ARB FINAL SUBMITTAL 11-06-2025

REVISION

NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0

GENERAL NOTES

1. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURES AND APPLICABLE NOTES.
2. INSTALL MOISTURE RESISTANT G.W.B. ON ALL WALLS IN KITCHENS, BATHROOMS, AND ROOMS SUBJECT TO WET CONDITIONS.
3. ATTIC ACCESS: AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WHERE THE VERTICAL HEIGHT IS 30 INCHES OR MORE AT ANY POINT. THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES. CRC R807.1 HEADROOM: PROVIDE UNOBSTRUCTED HEADROOM OF 30" MINIMUM OVER ATTIC ACCESS. (CRC R807.1)
4. DIMENSIONING:
   A. ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, GRIDLINES, CENTERLINE OF OPENING AND CENTER OF COLUMN, U.N.O
   B. DOORS AT CORNERS OR NEAR INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB U.N.O
5. DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS MUST BE FIELD VERIFIED.
6. OCCUPIABLE SPACES, HABITABLE SPACE AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". (CBC SECTION 1208.2)
7. HABITABLE SPACES, OTHER THAN KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3'-0" BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS. (CBC SECTION 1208.1)
8. HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36". (CBC 1018.2)
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10. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS. EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE WINDOW, OR DOOR. PROVIDE A 4"Ø METAL DUCT. (CMC 504.3)
11. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (CRC R310.2)MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465M^2). (CRC 310.1.2)MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM). (CRC R310.1.2)MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) (CRC R310.1.3)
12. ALL NEW DUCTS TO BE SEALED AND INSULATED WITH R-6 INSULATION.
13. NEW CONSTRUCTION: ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES: WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC 403 AND CAL. GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVATORY, BAR SINKS, SHOWERS, AND TOILETS AS APPLICABLE.
14. THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING ON THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE OR PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO THE CONDITIONED SPACE. THIS IS A MANDATORY MEASURE.
15. FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.
16. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENTEDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS. NO VINYL WINDOWS PROPOSED IN PROJECT
17. PROVIDE A MINIMUM 5% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM STRUCTURE (2% IF SURFACE IS IMPERVIOUS) OR TO AN APPROVED DRAINAGE SYSTEM. SWALES USED FOR THIS PURPOSE ARE TO HAVE A MIN. SLOPE OF 2%.
18. REPAIR AND REPLACE ANY FIREPROOFING DAMAGED DURING CONSTRUCTION.
19. NEW AC CONDENSOR REQUIRES THE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER.
20. USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS, WHERE FIREWALL OF GARAGE IS PEIRCED BY F.A.U. DUCTS(CRC SEC. R302.5.2).
21. SHOWER COMPARTMENT INTERIOR DIMNESION SHALL HAVE MINIMUM 1,024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
22. SEE ADDITIONAL NOTES ON SHEET G2.1

PLUMBING NOTES

1. PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING:
   A. WATER CLOSETS: LESS THAN 1.28 GAL/FLUSH 9 (4.303.1.1)
   B. URINALS: LESS THAN 0.125 GAL/FLUSH (4.303.1.2)
   C. SINGLE SHOWERHEADS: LESS THAN 1.8 GPM @ 80 PSI (4.303.1.3.1)
   D. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS (AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. (4.303.1.3.2)
   E. RESIDENTIAL LAVATORY FAUCETS: LESS THAN 1.2 GPM @60 PSI (4.303.1.4.1)
   F. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: LESS THAN 0.5 GPM @ 60 PSI (4.303.1.4.2)
   G. METERING FAUCETS: LESS THAN 0.25 GALLONS PER CYCLE (4.303.1.4.3)
   H. KITCHEN FAUCETS: LESS THAN 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM (4.303.1.4.4)
   I. HOT AND COLD WATER PIPING SHALL BE COPPER TYPE "L" OR PEX

2. EXISTING PLUMBING FIXTURES IN PRE-1994 DWELLINGS (CALIF. CIVIL CODE SEC. 1101.1-1101.8) AS A CONDITION FOR FINAL INSPECTION: EXISTING TOILETS OF GREATER THAN 1.6 GAL./FLUSH; SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2.5 GAL./MIN.; AND INTERIOR FAUCETS WITH FLOW CAPACITY OF MORE THAN 2.2 GAL./MIN., WILL NEED TO BE REPLACED TO AT LEAST THE MINMUM STANDARD INDICATED.
3. PROVIDE 2X6 STUDS IN PLUMBING WALL AT WATER CLOSET TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS(CRC SEC. 602.6).
4. PROVIDE 24" SPACE IN FRONT OF THE WATER CLOSET, 30" WIDE.(CPC SEC 402.5.).
5. PROVIDE NON-SLIP JOINT TRAP(CPC SEC. 402.10).
6. WATER HEATER PRESSURE AND TEMPERATURE RELEIF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING.(CPC SEC. 608.5)
7. SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. PER CPC 408.3
8. ALL DRAINPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE COVERED. CBC 111.5.B

WALL LEGEND

NEW 1 HR FIREWALL @ 16" O.C. SEE 2/A6.1

NEW 2X STUD WALL @ 16" O.C.

W-1 — All NEW WALLS AND NEW PLUMBING WALLS TO BE 2X6 U.N.O.

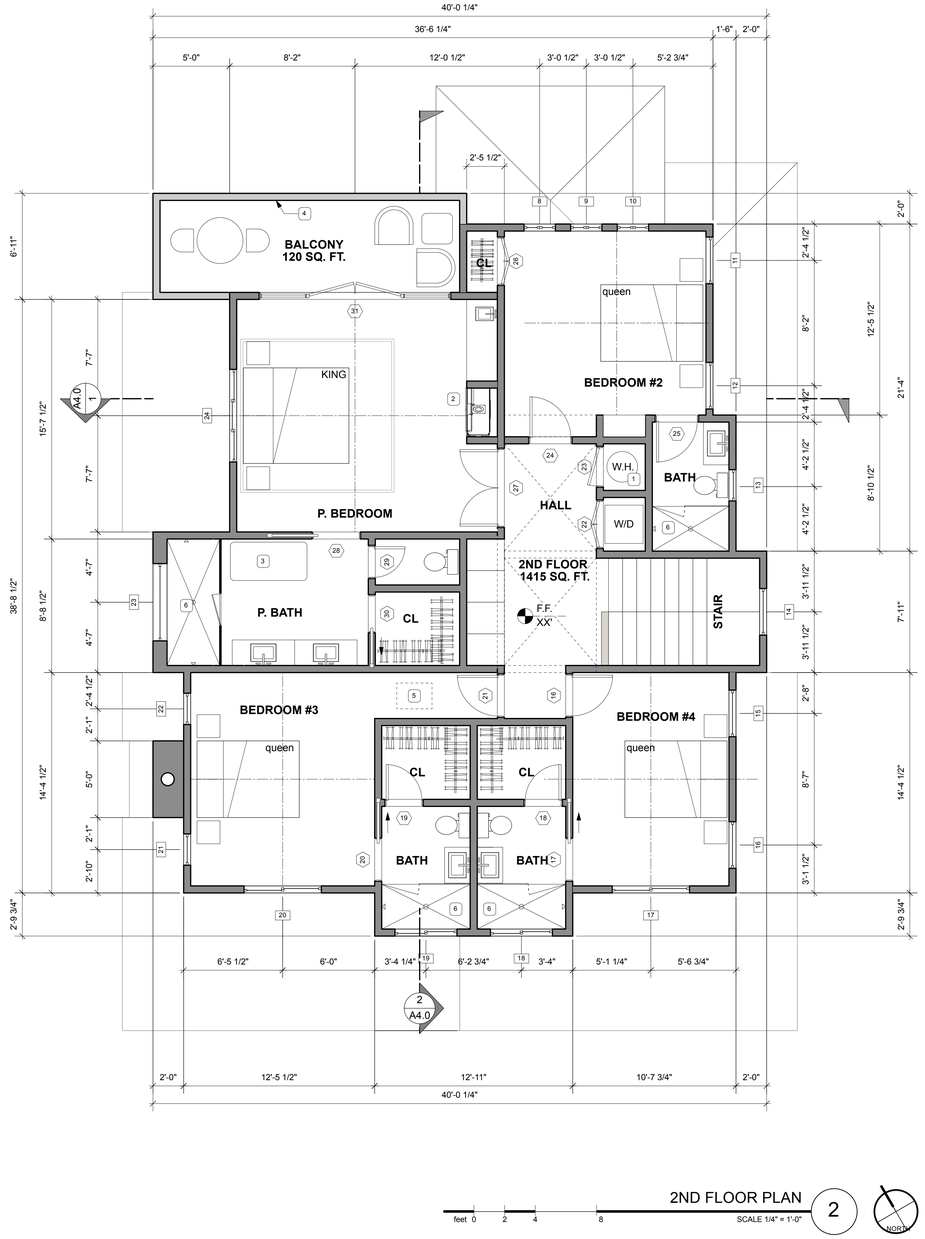
W-2 — NEW 2X4 STUD WALL @ 16" O.C.

2ND FLOOR KEY NOTES

1. WATER HEATER: ELECTRIC HEAT PUMP
2. FIREPLACE:
3. BATHTUB: BY OWNER
4. GUARDRAIL - R312.1.2 HEIGHT
   REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42 INCHES (1067 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.
5. ATTIC ACCESS: BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
   THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE THE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

   AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM).

   304.4.4 LIGHTING AND CONVENIENCE OUTLET
   A PERMANENT 120V RECEPTACLE OUTLET AND A LUMINAIRE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LUMINAIRE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. {NFPA 54:9.5.3}
6. ROLL IN ACCESSIBLE SHOWER, SUB FLOOR TO BE DROPPED 4" TO ACCOMMODATE



2ND FLOOR PLAN 2 — SCALE 1/4" = 1'-0"

feet 0 2 4 8

NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4465 GRANITE DRIVE SUITE 1027
ROCKLIN, CA 95677
805.852.1677

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LICENSED ARCHITECT DYLAN CHAPPELL REN. 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

REVISION

NO	DESCRIPTION	DATE

2ND FLOOR PLAN

A2.1

SPRAY FOAM INSULATION

ICC-ES Evaluation Report

ESR-1526

Reissued February 2024

Subject to renewal February 2025

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION Section: 07 21 00—Thermal Insulation	REPORT HOLDER: HUNTSMAN BUILDING SOLUTIONS LLC	EVALUATION SUBJECT: CLASSIC, CLASSIC ULTRA, CLASSIC ULTRA SELECT AND CLASSIC PLUS

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2021, 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012 and 2009 *International Residential Code®* (IRC)
- 2021, 2018, 2015, 2012 and 2009 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)*

*The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Surface burning characteristics
- Physical properties
- Thermal performance (R-values)
- Attic and crawl space installation
- Fire–resistance-rated construction
- Air permeability
- Exterior walls of Types I–IV construction

1.2 Evaluation to the following green standard:

2008 *ICC 700 National Green Building Standard™* (ICC 700-2008)

Attributes verified:

See Section 2.0.

2.0 USES

Classic, Classic Ultra, Classic Ultra Select, and Classic Plus are used to provide thermal insulation in buildings where the cavities are not used as plumbing and conduit penetrations against air infiltration. The insulations are for use in wall cavities and floor assemblies, and in attic and crawl space installations as described in Section 4.4.

The Classic, Classic Ultra and Classic Ultra Select insulations are for use in Type V construction under the IBC and dwellings under the IRC, fire-resistance-rated construction when installed in accordance with Section 4.5, and in Types I through IV construction when installed in accordance with Section 4.6.

GENERAL ROOF NOTES

R903.4 ROOF DRAINAGE
UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF.

2. R903.4.1 SECONDARY (EMERGENCY OVERFLOW) DRAINS OR SCUPPERS
WHERE ROOF DRAINS ARE REQUIRED, SECONDARY EMERGENCY OVERFLOW ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON. OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MINIMUM OPENING HEIGHT OF 4 INCHES (102 MM) SHALL BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF SERVED. THE INSTALLATION AND SIZING OF OVERFLOW DRAINS, LEADERS AND CONDUCTORS SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

3. R905.14 SPRAYED POLYURETHANE FOAM ROOFING.
THE INSTALLATION OF SPRAYED POLYURETHANE FOAM ROOFING SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.

4. R905.14.1 SLOPE.
SPRAYED POLYURETHANE FOAM ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.

5. R905.14.2 MATERIAL STANDARDS.
SPRAY-APPLIED POLYURETHANE FOAM INSULATION SHALL COMPLY WITH ASTM C1029, TYPE III OR IV OR ASTM D7425.

6. R905.14.3 APPLICATION.
FOAMED-IN-PLACE ROOF INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND THE MANUFACTURER'S INSTRUCTIONS. A LIQUID-APPLIED PROTECTIVECOATING THAT COMPLIES WITH TABLE R905.14.3 SHALL BE APPLIED NOT LESS THAN 2 HOURS NOR MORE THAN 72 HOURS FOLLOWINGTHE APPLICATION OF THE FOAM.

7. R905.14.4 FOAM PLASTICS.
FOAM PLASTIC MATERIALS AND INSTALLATION SHALL COMPLY WITH SECTION R316.

8. GUTTERS:
DUE TO THE DWELLING'S LOCATION IN A DESIGNATED "HILLSIDE" AREA, EAVE OR GROUND GUTTERS SHALL BE PROVIDED TO RECEIVE ALL ROOF WATER AND DELIVER IT THROUGH AN APPROVED NON-EROSIVE DEVICE TO A STREET OR APPROVED WATERCOURSE.

9. DOWNSPOUTS:
DOWNSPOUTS TO CONNECT DIRECTLY TO STORMWATER DRAIN SYSTEM.

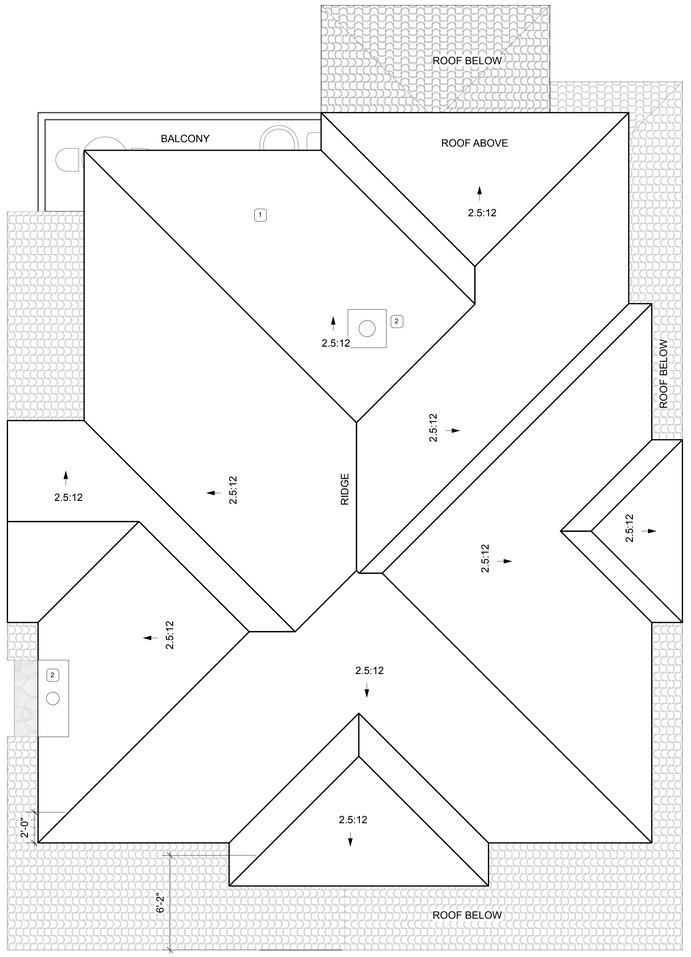
UNVENTED ATTICS

SEE ICC REPORTS FOR SPRAY FOR INSULATION OF UNVENTED ATTICS

1202.3 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS/RAFTERS AND THE STRUCTURAL ROOF SHEATHING AT THE TOP OF THE ROOF FRAMING MEMBERS SHALL BE PERMITTED WHERE CONDITIONS 1-5 ARE MET OF 1202.3

ROOF KEYNOTES

1. 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
2. CHIMENY



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

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. 31207
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN

A2.2

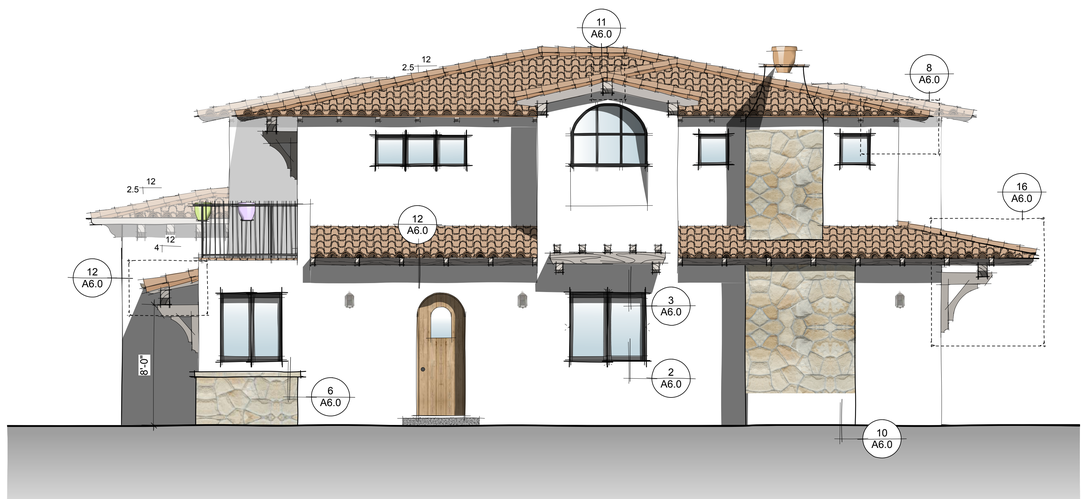
KEY NOTES

1. **EXT. FINISH**: 7/8" STUCCO, COLOR: SHERWIN-WILLIAMS GREEK VILLA, SW 7551
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 WATT, 2700K, SEE A6.1 FOR SPECS
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

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

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

NORTH ELEVATION (STREET) 3
feet 0 2 4 8 SCALE 1/4" = 1'-0"



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

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DYLAN CHAPPELL
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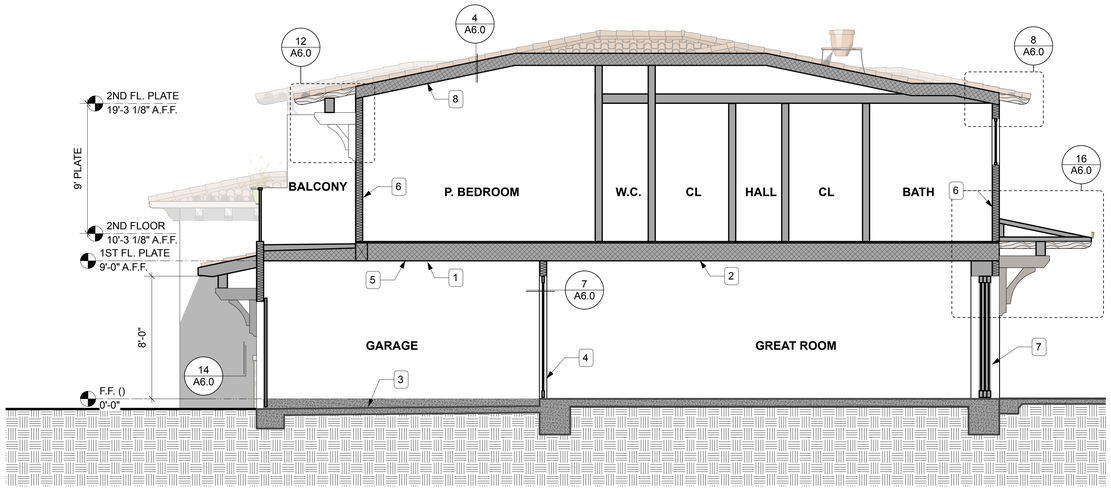
ELEVATIONS

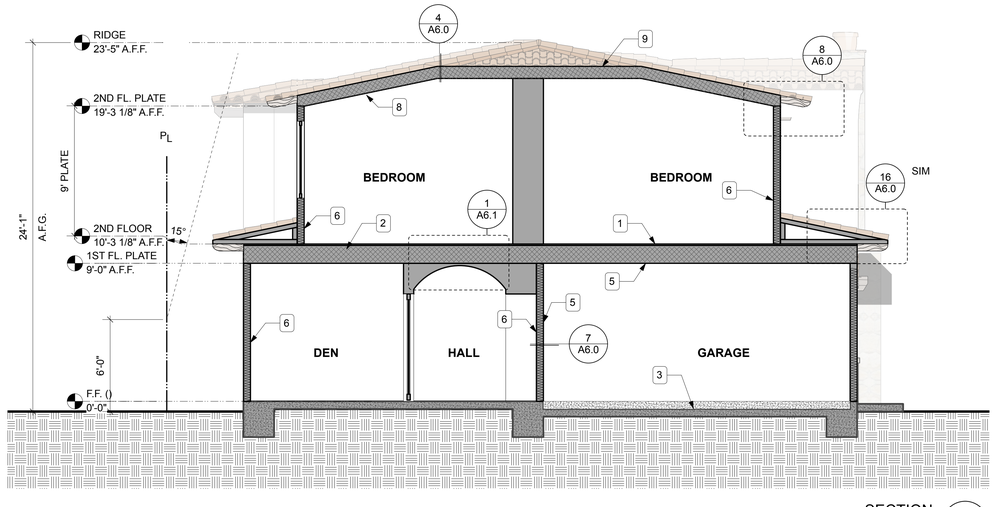
A3.0

SECTION KEYNOTES

1. FLOOR INSULATION: R-19 SPRAYFOAM BETWEEN GARAGE AND CONDITIONED SPACE ABOVE
2. FLOOR INSULATION: ACOUSTICAL INSULATION BY OWNER
3. GARAGE FLOOR: SLOPE TO DOOR 1/8" : 1'
4. GARAGE FIRE SEPARATION: PROVIDE 1/2 INCH (MIN.) TYPE X GYPSUM WALLBOARD FROM FOUNDATION TO ROOF SHEATHING APPLIED TO THE GARAGE SIDE OF THE SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC TABLE R302.6. PROVIDE HORIZONTAL FIRE PROTECTION 5/8" TYPE X GYP. BD. BETWEEN GARAGE AND SECOND FLOOR ABOVE
5. 1 HOUR RATED SEPERATION:
6. WALL INSULATION: R-21 BATT INSULATION
7. MULIT-SLIDE DOOR BY OWNER
8. ROOF INSULATION: R-30 SPRAY FOAM
9. STICK BUILT ROOF: ON SITE



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



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

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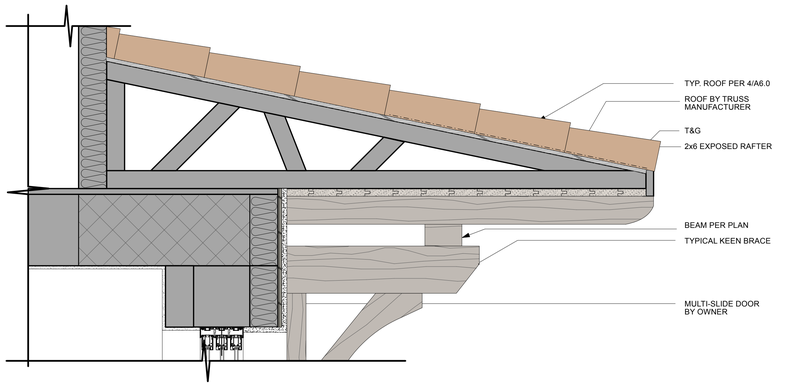
NO	DESCRIPTION	DATE

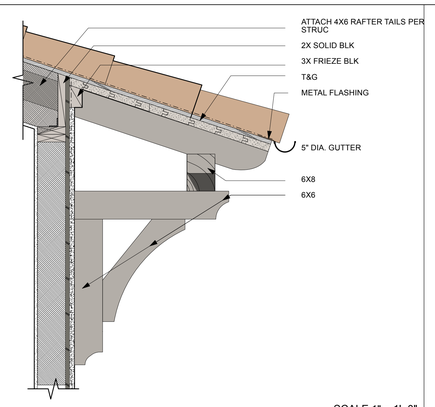
SECTIONS

A4.0



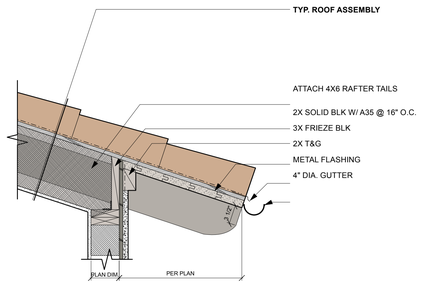
SCALE 1" = 1'- 0"

16 EAVE @ MULTI SLIDE DOOR



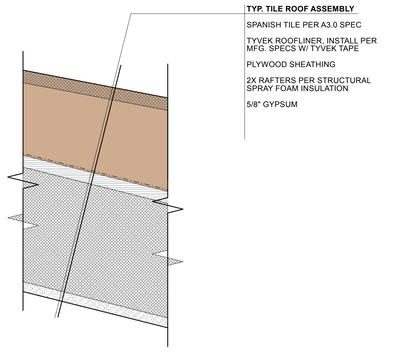
SCALE 1" = 1'- 0"

12 TYP. KNEE BRACE



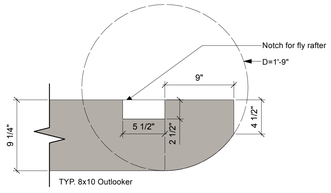
SCALE 1" = 1'- 0"

8 TYP. PLASTER @ EAVE



SCALE 3" = 1'- 0"

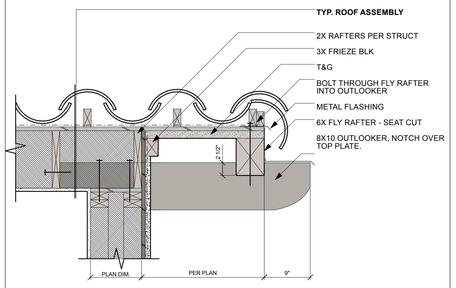
4 TYP. ROOF DETAIL



NOTE: RAFTER TAILS TO MATCH EXISTING 4X6'S

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

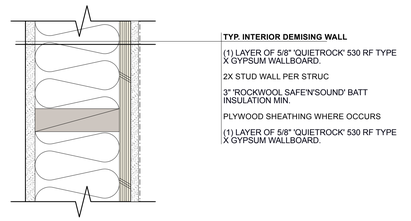
15 TYP. OUTLOOKER AND RAFTER TAIL DESIGN



SCALE 1" = 1'- 0"

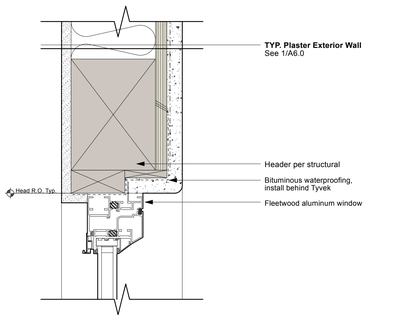
11 TYP. PLASTER @ RAKE

STC RATING	TESTED ASSEMBLY NO.
50-54	QUITROCK PGD-02-10-100 & NRCC TLA-04-036
IIC RATING	
N/A	N/A
FIRE RATING	
1HR	UL U309



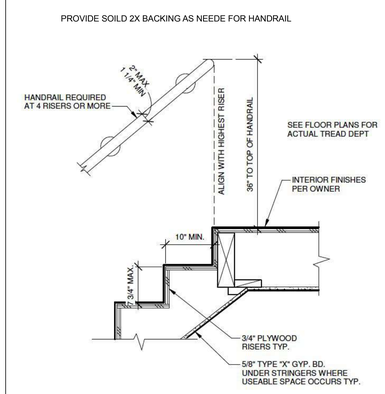
SCALE 3" = 1'- 0"

7 1HR RATED WALL @ GARAGE

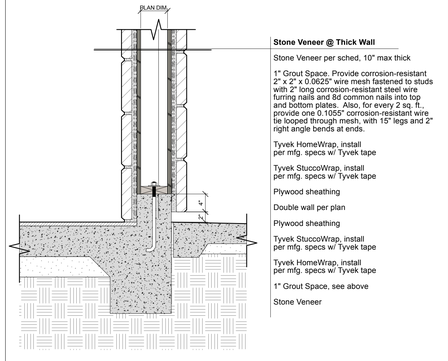


SCALE 3" = 1'- 0"

3 PLASTER @ WINDOW HEAD

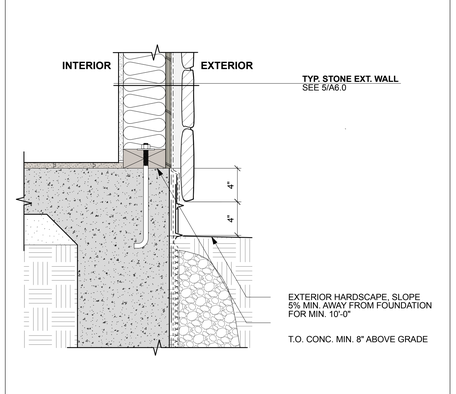


18 TYP. STAIR LANDING @ TOP

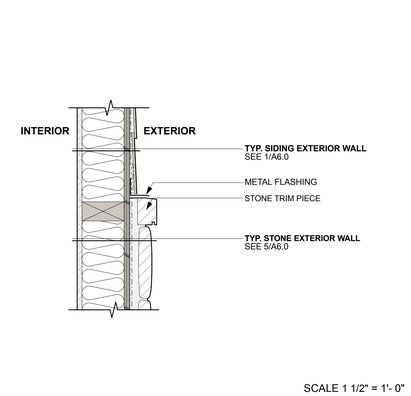


SCALE 1" = 1'- 0"

14 STONE VENEER @ ENTRY TOWER

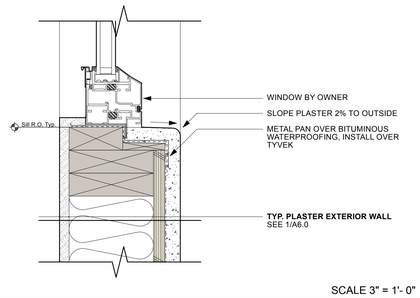


10 TYP. STONE VENEER EXTERIOR WALL @ GRADE



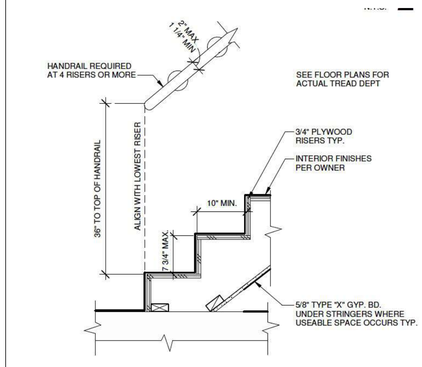
SCALE 1 1/2" = 1'- 0"

6 TRIM DETAIL @ SIDING AND STONE VENEER

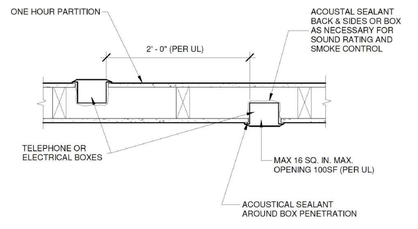


SCALE 3" = 1'- 0"

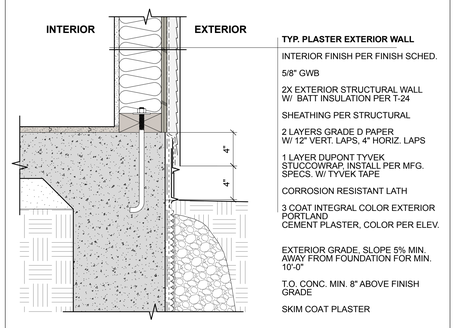
2 PLASTER @ WINDOW SILL



17 TYP. STAIR LANDING @ BOTTOM

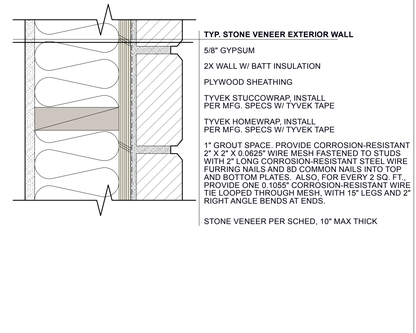


13 RATED PARTITION - ADJACENT ELECTRICAL BOXES



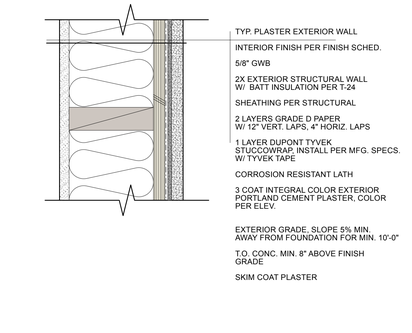
SCALE 1 1/2" = 1'- 0"

9 TYP. PLASTER EXTERIOR WALL @ GRADE



SCALE 3" = 1'- 0"

5 TYP. STONE VENEER @ PORCH WALL



SCALE 3" = 1'- 0"

1 TYP. HARDIE SIDING EXTERIOR WALL

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LICENSED ARCHITECT DYLAN CHAPPELL No. C-31,397 STATE OF CALIFORNIA

COORDINATION SET
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CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
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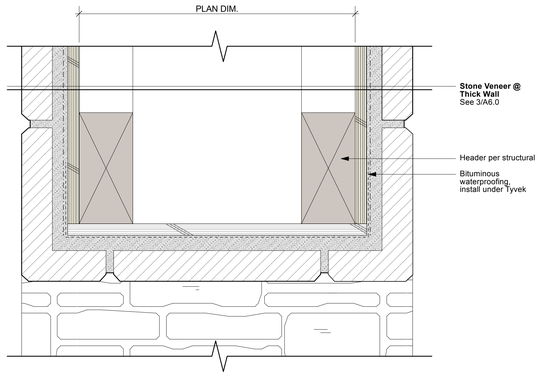
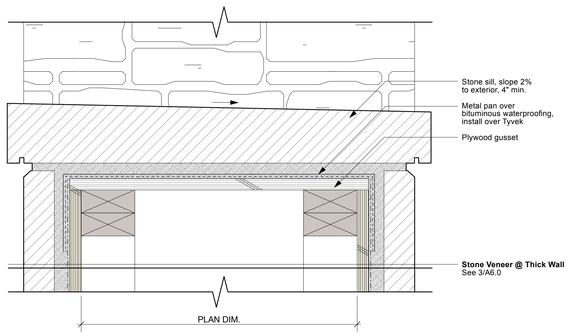
DETAILS

A6.0



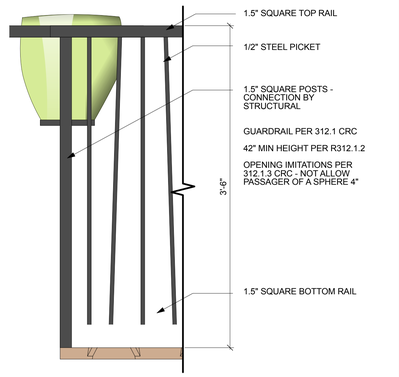
SCALE 3" = 1'- 0"

20 STONE ARCH @ ENTRY



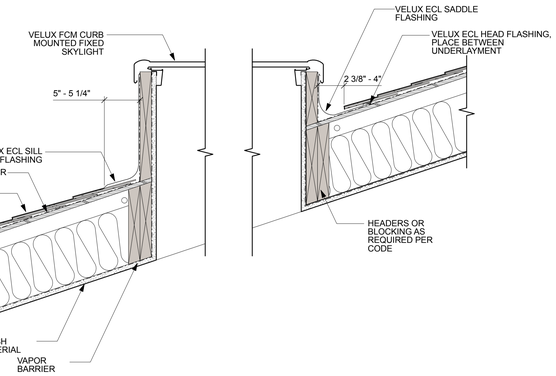
SCALE 3" = 1'- 0"

19 STONE SILL @ ENTRY



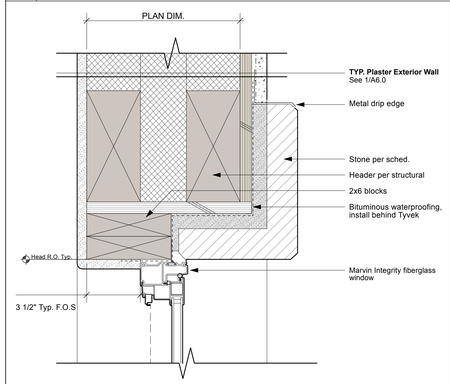
SCALE 1 1/2" = 1'- 0"

11 GUARDRAIL



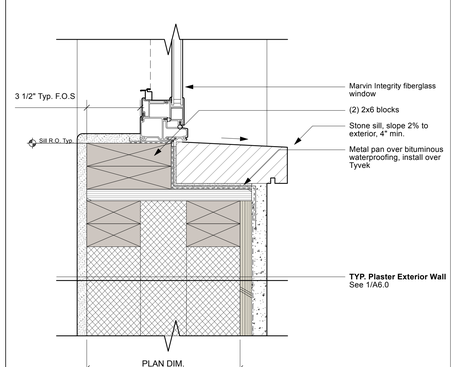
SCALE 1 1/2" = 1'- 0"

3 CURB MOUNTED SKYLIGHT



SCALE 3" = 1'- 0"

18 Stone Lintel @ Window Head



SCALE 3" = 1'- 0"

17 Stone Sill @ Plaster

S|H STUDIOS

Product Cut Sheet

Specifications

- Width: 7"
- Height: 13.75"
- Projection: 5.6875
- Canopy Size: 6.25" x 11.375"
- Max Wattage: 6 WATT 2700K, DIMMABLE
- Weight: 10 lbs.
- Sockets: 1
- Weather Location: Dry
- Product Category: Modern

Contact Info:
sales@lightingshs.com
(mailto:sales@lightingshs.com)
(805) 962 - 5119
(tel:+18059625119)

14 TYP. EXTERIOR LIGHTING FIXTURE @ SIDEYARD

S|H STUDIOS

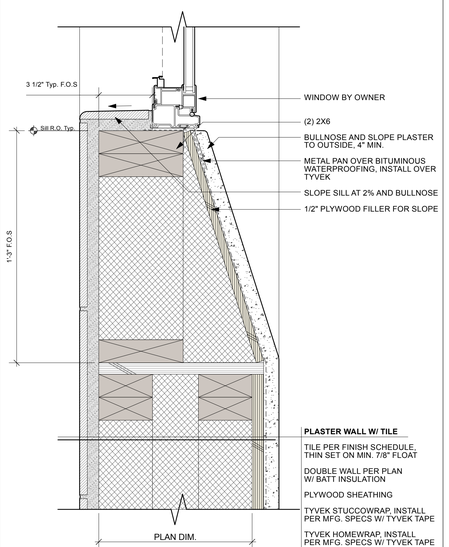
Product Cut Sheet

Specifications

- Width: 7"
- Height: 27"
- Projection: 12.5
- Canopy Size: 5" x 9"
- Max Wattage: 6 WATT 2700K, DIMMABLE
- Weight: 14 lbs.
- POA to Top: 13"
- POA to Bottom: 14"
- Sockets: 1
- Weather Location: Wet

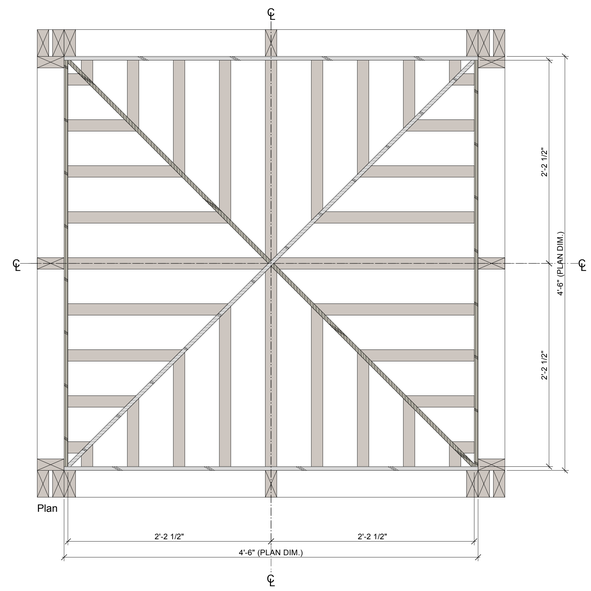
Contact Info:
sales@lightingshs.com
(mailto:sales@lightingshs.com)
(805) 962 - 5119
(tel:+18059625119)

13 TYP. EXTERIOR LIGHTING FIXTURE @ ENTRY



SCALE 3" = 1'- 0"

9 SLOPED WINDOW SILL



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

1 GROIN VAULT FRAMING

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. 31-20297
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

△ REVISION

NO	DESCRIPTION	DATE

DETAILS

A6.1

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		2'0"	1'3"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
2		2'0"	2'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
3		3'0"	5'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
4		3'0"	5'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
5		5'0"	5'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
6		5'0"	4'8"	Horizontal Slider	XX	E	E	TBD		(E) TO REMAIN	
7		4'0"	4'8"	Horizontal Slider	XX	E	E	TBD		(E) TO REMAIN	
8		2'0"	2'0"	Bi-parting Casement	N/A	E	E	TBD		(E) TO REMAIN	
9		2'0"	2'0"	Bi-parting Casement	N/A	E	E	TBD		(E) TO REMAIN	
10		2'0"	2'0"	Bi-parting Casement	N/A	E	E	TBD		(E) TO REMAIN	
11		3'0"	5'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
12		3'0"	5'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
13		2'0"	2'0"	Single Hung	N/A	E	E	TBD		(E) TO REMAIN	
14		3'0"	5'0"	Fixed Glass	N/A	E	E	TBD		(E) TO REMAIN	
15		3'0"	2'0"	Awning	N/A	E	E	TBD		(E) TO REMAIN	
16		3'0"	2'0"	Awning	N/A	E	E	TBD		(E) TO REMAIN	
17		5'0"	5'0"	Horizontal Slider	OX	E	E	TBD		(E) TO REMAIN	
18		4'0"	2'0"	Horizontal Slider	XX	E	E	TBD		(E) TO REMAIN	
19		4'0"	2'0"	Horizontal Slider	XX	E	E	TBD		(E) TO REMAIN	
20		5'0"	5'0"	Horizontal Slider	OX	E	E	TBD		(E) TO REMAIN	
21		2'0"	2'0"	Awning	N/A	E	E	TBD		(E) TO REMAIN	
22		2'0"	2'0"	Awning	N/A	E	E	TBD		(E) TO REMAIN	
23		5'0"	4'0"	Fixed Glass	N/A	E	E	TBD		(E) TO REMAIN	
24		6'0"	2'0"	Horizontal Slider	XOX	E	E	TBD		(E) TO REMAIN	

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			28'0"	8'0"	1 3/4"	Pocket Bi-part							
3			3'0"	8'0"	1 3/4"	Swing Simple							
4			8'0"	7'0"	1 3/4"	Overhead							
5			8'0"	7'0"	1 3/4"	Overhead							
6			3'0"	8'0"	1 3/4"	Swing Simple							
7			1'6"	8'0"	1 3/4"	Swing Simple							
8			1'6"	8'0"	1 3/4"	Swing Simple							
9			5'0"	8'0"	1 3/4"	Pocket Bi-part							
10			3'0"	8'0"	1 3/4"	Swing Simple							
11			2'4"	8'0"	1 3/4"	Swing Simple							
12			2'8"	8'0"	1 3/4"	Swing Simple							
13			2'10"	8'0"	1 3/4"	Swing Bi-part							
14			2'4"	8'0"	1 3/4"	Swing Simple							
15			2'4"	8'0"	1 3/4"	Swing Simple							
16			2'8"	8'0"	1 3/4"	Swing Simple							
17			2'8"	8'0"	1 3/4"	Pocket Simple							
18			2'4"	8'0"	1 3/4"	Swing Simple							
19			2'4"	8'0"	1 3/4"	Swing Simple							
20			2'8"	8'0"	1 3/4"	Pocket Simple							
21			2'8"	8'0"	1 3/4"	Swing Simple							
22			3'0"	8'0"	1 3/4"	Swing Bi-part							
23			2'6"	8'0"	1 3/4"	Swing Simple							
24			2'8"	8'0"	1 3/4"	Swing Simple							
25			2'8"	8'0"	1 3/4"	Swing Simple							
26			3'0"	8'0"	1 3/4"	Swing Bi-part							
27			5'0"	8'0"	1 3/4"	Swing Bi-part							
28			3'0"	8'0"	1 3/4"	Pocket Simple							
29			2'0"	8'0"	1 3/4"	Swing Simple							
30			2'4"	8'0"	1 3/4"	Pocket Simple							
31			6'0"	8'0"	1 3/4"	Swing Bi-part	*						

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 11/2 INCHES (38 MM).3.OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [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.

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

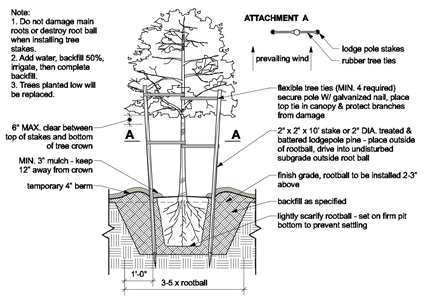
ARB FINAL SUBMITTAL 11-06-2025

△ **REVISION**

NO	DESCRIPTION	DATE

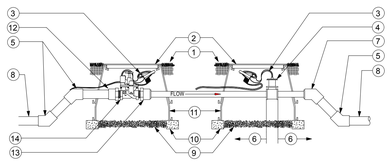
SCHEDULE

A7.0



TREE PLANTING 5

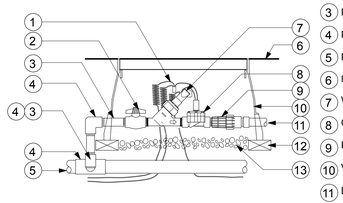
feet 0 N.T.S.



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

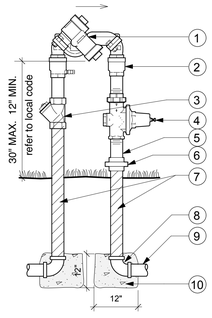
feet 0 N.T.S.



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

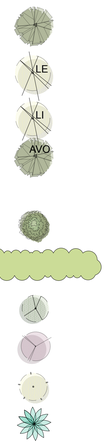
BACKFLOW PREVENTER 2

feet 0 N.T.S.

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 X LATIFOLIA	BEARSS LIME	1	24" BOX	MED	
Avocado 'Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	25	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	23	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	27	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	15	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND



MATERIAL LEGEND

DECOMPOSED GRAITE

FLAGSTONE: CHEROKEE CREEK

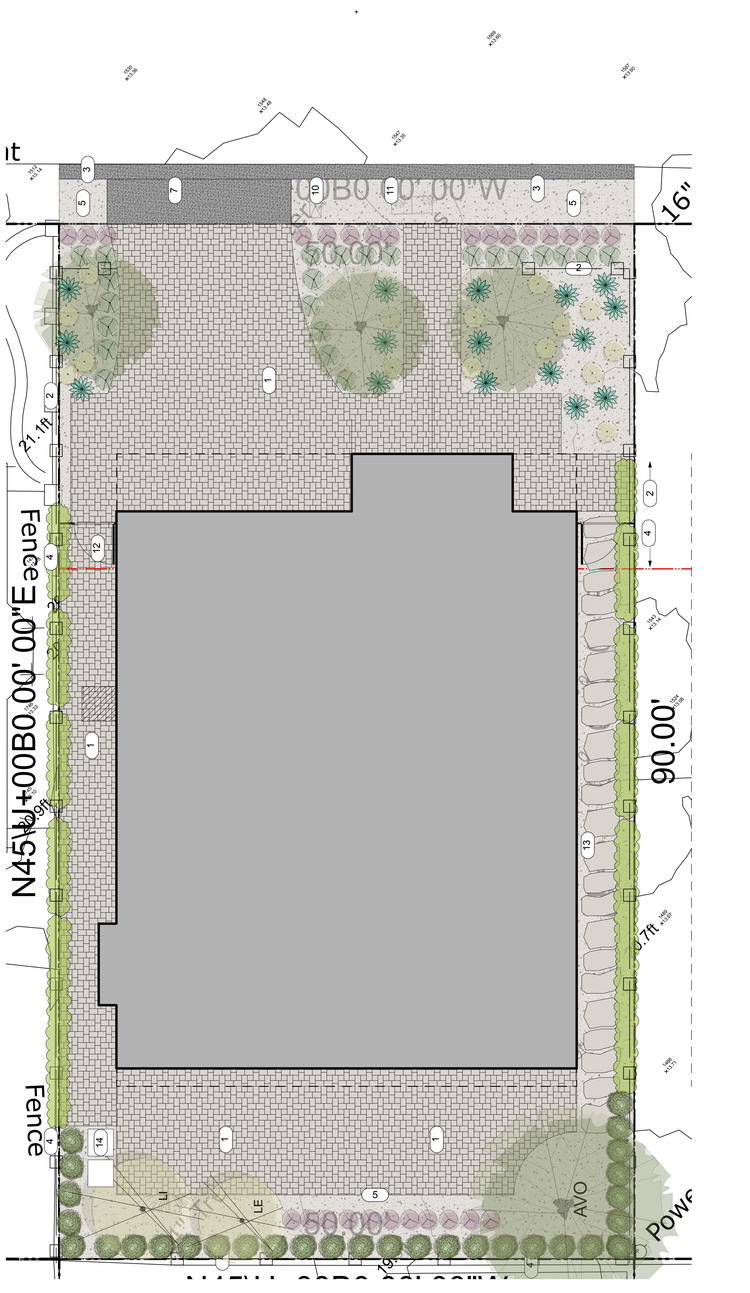
PERMEABLE PAVER: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA. ASHLAR PATTERN

IRRIGATION LEGEND

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

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS. SAND-STONE-MOCHA. ASHLAR PATTERN
2. **30" HEIGHT PICKET FENCE**:
3. **(E) R.O.W.:** ROLLED CURB TO REMAIN
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH
5. **DG:** DECOMPOSED GRANITE SURFACE
6.
7. **(P) CONCRETE DRIVEWAY APRON:**
8.
9.
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. ***(E) 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.*



LANDSCAPE PLAN 1

feet 0 SCALE 3/16" = 1'-0" NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL 05-31-2027 STATE OF CALIFORNIA

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CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 11-06-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

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[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape areas							
Low Water	3	Drip	.81	.37	871	322	8,964
Medium Water	0.5	Drip	.81	.62	200	124	3451
					Totals	**(A)1071**	**(B)446**	**12,415.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*							
				1			
				2			
				Totals	**(C)**	**(D)**	
							ETWU Total 12,415
						Maximum Allowed Water Allowance (MAWA)[5]	**12,415**

[1] 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

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

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

[4] 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.

[5]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

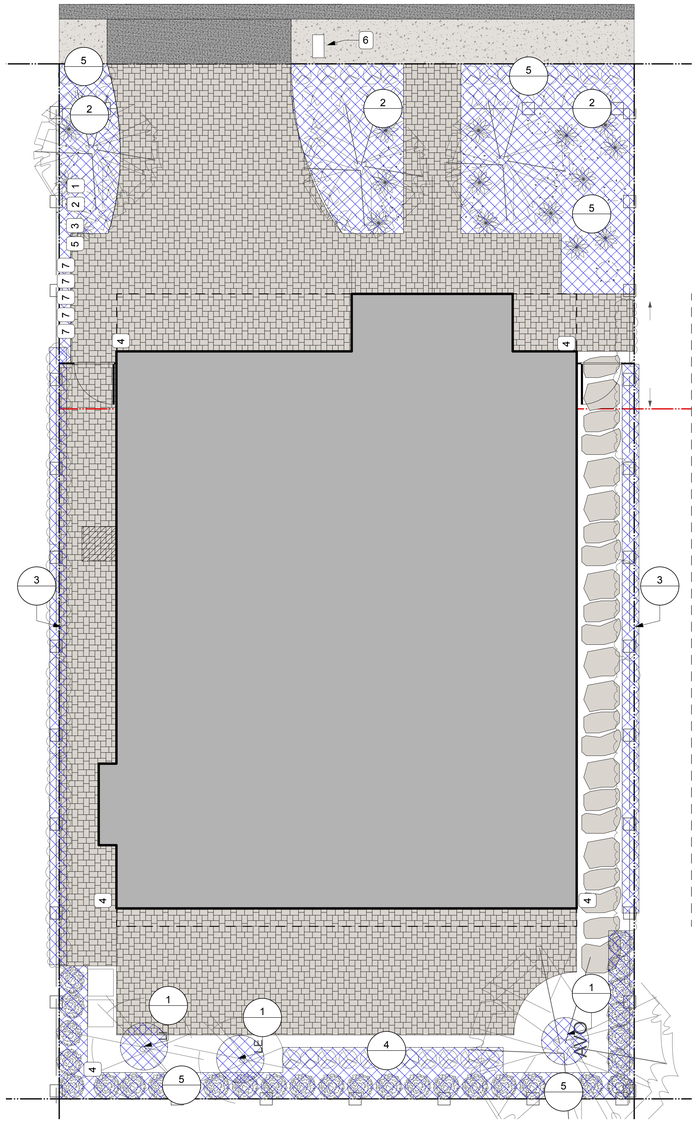
Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape areas							
Front yard	0.3	Drip	0.81	0.37	1000	370	10,300.06
Back yard	0.5	Spray	0.75	0.67	1000	670	18,651.46
				Totals	**(A) 2000**	**(B) 1040**	**28,951.52**
						Maximum Allowed Water Allowance (MAWA)[5]	**28,951.52**

HYDROZONE LEGEND

VALVE / ZONE	DESCRIPTION	AREA	METHOD	WATER REQ.	EXPOSURE
1	FRUIT TREES	60	DRIP	MEDIUM	FULL SUN
2	TREES, ORNAMENTAL SHRUBS, PERENNIALS & GROUND COVER	600	DRIP	LOW	PARTIAL SUN
3	TREES, ORNAMENTAL SHRUBS, PERENNIALS & GROUND COVER	100	DRIP	LOW	PARTIAL SUN
4	SHRUBS, PERENNIALS & GROUND COVER	300	DRIP	LOW	PARTIAL SUN
5	SHRUBS, PERENNIALS & GROUND COVER	150	DRIP	MEDIUM	PARTIAL SUN

IRRIGATION KEYNOTES

1. BALL VALVE: MAIN LINE SHUTOFF, IN VLAVE BOX
2. BACK FLOW PREVENTER: REDUCED PRESSURE TYPE, W/ TWO BALL VALVES AND WYE FILTER. (PRESSURE REGULATOR IF SOURCE PRESSURE EXCEEDS 100PSI)
3. FLOW SENSOR, IN VALVE BOX
4. HOSE BIB: BRASS ONLY MOUNTED ON 18" HIGH REDWOOD POST WHERE NEEDED
5. MASTER VALVE, NORMALLY CLOSED, IN VALVE BOX
6. WATER METER: SEE CIVIL SHEETS
7. RAINBIRD ELECTRIC DRIP ZONE VALVE, LFVOO57BOS, W/ 20-30 PSI REGULATOR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Attachment B

Final Colors and Materials Board &
Specifications for Exterior Light Fixtures

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Final ARB Review
December 11, 2025

EXT. STUCCO

MANUFACTURER:
SHIRWIN-WILLIAMS

COLOR:
GREEK VILLA
SW 7551

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:
STEVEN HANDELMAN

MODEL:
ANDALUCIA

LED:
6 WATT

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:
BLACK

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

PROJECT: **4949 DORRANCE**

LOCATION: 4949 DORRANCE, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

11/18/2025

S | H
STUDIOS

Product Cut Sheet

Specifications

- **Dark Sky Compliant Milk**
- **Glass Shielded Light 6**
- **Watt LED**
- **Light Color: 2700K**
- **Weather Location: Wet**

Adalucia Outdoor Light
S-ZOL-103980.7

Width: 7"
Height: 27"

Contact Info:
sales@lightingshs.com
(mailto:sales@lightingshs.com)

(805) 962 - 5119

(tel:+18059625119)

S|H STUDIOS

Product Cut Sheet

Specifications

- Dark Sky Compliant
- Milk Glass Shielded Light
- 6 Watt LED
- Light Color: 2700K
- Weather Location: Wet

Andalucia Flush Mount Short
S-ZFM-121565.7

Width: 7"
Height: 13.75"

Contact Info:
sales@lightingshs.com
(mailto:sales@lightingshs.com)

(805) 962 - 5119

(tel:+18059625119)

DestinationLighting

Customer Service: 1-800-653-6556 **or** cs@destinationlighting.com

M-F 7AM - 5PM and SAT 8AM - 5PM (PST)

Whisper Dark Sky LED Bronze LED Outdoor Wall Light by Maxim Lighting

*Alternate Fixture

Product Number:	P2027232 or 753266
Manufacturer:	Maxim Lighting
Model Number:	55394BZ
Collection:	Whisper Dark Sky LED
Manufacturer Finish:	Bronze
Shade Color:	Bronze Tones
Total Wattage:	8 w.
Voltage Type:	Line Voltage
Average Rated Life1:	50,000 hrs
Height:	24.50 in.
Width:	10.00 in.
Depth:	13.00 in.
Wattage:	8
Bulb Type:	LED
Base Type:	Integrated LED
Number Of Bulbs:	1
Bulb Included:	Yes
Dark Sky:	Yes
ADA Compliant:	No
EnergyStar Compliant:	No

Shade Material:	Metal
Material:	Cast Aluminum
Shipping:	UPS Regular
Backplate Dimension:	12.5 x 5.5
Wet Location:	Yes
Damp Location:	Yes
Harsh Environ/Coastal:	No
Weight:	7.48 lbs
Kelvin Temperature:	3000
Lumens:	560
Made In America:	No
Dusk To Dawn:	No
Motion Sensor:	No
Title 24:	No

Hi. Need any help?

Top Quality Store on Google

Attachment C

ARB Meeting Minutes from December 15, 2022,
February 15, 2024, and May 1, 2025

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Final ARB Review
December 11, 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.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Blakemore to approve the Minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Connor Absent)

3) Project: Coeler New Duplex Concept, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 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.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed Spanish/Mediterranean architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: The project architect, Dylan Chappell, provided a detailed explanation as to the request for the front setback modification in relation to other structures in the immediate neighborhood and how it is appropriate to line up all of the structures along the street so that the open rear yards are also aligned to create private outdoor spaces for everyone. He also noted that pushing the structure back increases the amount of paving for the driveway. He agreed that this project, like the 4934 Dorrance Way project, should have a door from the lower unit to the backyard.

Public Comments: The Chair asked if the previous public commentors for the 4934 Dorrance Way project (Mona Duarte, Patty DeVally, and Theresa Simber) had any additional or unique comments for this project. They indicated that their comments were the same for this project.

Boardmember Discussion:

Boardmember Johnson asked for clarification on the height calculation relative to finished floor and existing grade. Staff and the applicant confirmed that the overall height would be approximately 24 feet-6 inches from existing grade. He commented that he can support the requested setback modification and liked the offsetting projections along the street elevation with the entry set forward and garage doors set back. Boardmember Johnson noted that the proposed one-bedroom unit has more of a two-bedroom floor plan, but noted that is a planning issue rather than an ARB issue. He supported the Mediterranean design but noted the rear elevation could use some "help" and there is an opportunity to improve the look of the building from the backyard, along with providing a more developed landscape plan which would help soften the exterior appearance. Boardmember Johnson cautioned the applicant that the color should be muted and not "white-white," and should have a lower light reflective value. Finally, he advised the applicant that the roof tiles should have a terra cotta color rather than a bright orange color.

Boardmember Little commented that he appreciated the applicant agreeing to provide a door from the lower unit directly to the backyard. He also appreciated the applicant providing the exhibit of the front setback alignment of neighboring structures and expressed support for the front setback modification rather than pushing the duplex further back on the lot. Boardmember Little commented that the architectural style and size of the duplex is acceptable, and agreed with Boardmember Johnson that the color should not be bright white.

Vice Chair Blakemore commented that the landscape plan should be more developed, and the number of olive trees should be reduced. She was supportive of the requested front setback modification since the structure meets the 20 ft. from property line requirement, although not the 50 ft. from street centerline requirement. She commented that the side entry to the lower unit should have more articulation and should be more clearly designed as the primary entry to the unit. Vice Chair Blakemore concluded that the front elevation was well executed and overall, it is a nice project.

Chair Stein agreed with Boardmember Johnson's comments regarding the color needing to be muted, and the roof tile being more of a terra cotta color as opposed to orange. He agreed with the applicant that it would be better to support the setback modification rather than pushing the structure back on the lot to preserve the alignment of the open back yards with the neighboring properties. Chair Stein concluded his comments by requesting that the applicant study the second-floor bedroom window on the west elevation to determine if it can be raised to reduce potential privacy impacts on the neighbor.

ACTION: Motion by Boardmember Johnson, seconded by Vice Chair Blakemore, to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Conner Absent)

OTHER BUSINESS: None.

CONSENT CALENDAR: None.

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None.

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Senior Planner Syndi Souter presented proposed revisions to the Story Pole Procedures to the ARB and requested their feedback and comments. Ms. Souter advised that the Story Pole Procedures are being revised to clarify that blue flags are no longer allowed and that contrasting colored ribbons, flags, or construction safety mesh (e.g. neon pink, orange or red) shall be required to ensure the installed poles are clearly visible. She further clarified that the type of flags should be noted on the story pole plan, and that any guywires required for the story pole installation shall not be anchored to trees or other vegetation. The Board did not have any comments and supported the requested revisions.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:56 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, February 29, 2024. All Boardmembers present indicated they expect to be in attendance.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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.

Syndi requested ARB comments on the following:

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

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

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

Public Comments: None

Boardmember Discussion:

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

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

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

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

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

VOTE: 4-0

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

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

Ex Parte Communications Disclosure: None

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

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

Topics suggested for ARB consideration include the following:

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

Attachment D

Excerpted Sheets from the May 1, 2025 Preliminary Plans

(Superseded)

Coeler New Residence #3- 4949 Dorrance Way

Project #23-2233-DP/CDP/ARB

Final ARB Review

December 11, 2025

4949 DORRANCE

SUPERSEDED

BIRDSEYE VIEW

FEMA FIRM

VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	001-442-028
LOT AREA	4,500 SQ. FT.
ZONE	PRD 20
OCCUPANCY	R-3 / U
BUILDING TYPE	TYPE
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	28'-2"

SETBACKS FRONT 50' FROM CL OF STREET OR 20' SIDES REAR 15'

PARKING 2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2019 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 2A ANALYSIS:

1 MINIMUM AIR FLOW
2 VERIFIED DUCT LOCATION
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 COELLER FAMILY TRUST 13715 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 829 MAMMOTH LAKES, CA 93546
CIVIL ENGINEERING	RANDY TEEGUEN RMTE, LLC 2124 4TH STREET SANTA ROSA, CA 95404 707.537.4917
T24	RICK ROOFLEWEZ KND COMPLIANCE, LP PO BOX 3771 SANTA ROSA, CA 95402 707.237.4917

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) GROSS	PROPOSED (SF) GROSS
1ST FLOOR	1060	1,514
2ND FLOOR		1,461
HOUSE TOTAL	1060	2,975
GARAGE	309	377
1ST FLOOR ENTRY PORCH		121
2ND FLOOR BALCONY		126

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	4,500	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,018	45%
MAX LOT COVERAGE ALLOWED	2,250	50%
HARDSCAPE (PERMEABLE)	1,410	31%
LANDSCAPE	1,071	32%
COMMON OPEN SPACE	1969	44%

GRADING STATS

5 CY: CUT, 6 CY: FILL, 40 CY IMPORT (FOR RECOMPACTION) REMOVAL AND RECOMPACTION: 405

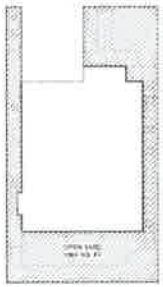
SCOPE OF WORK (ALL CALCULATIONS ARE IN GROSS)

TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND BUILD A NEW TWO STORY SFR RESIDENCE OF 2,975 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 367 THAT WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G1.1 SITE PHOTOS
CIVIL
C1.0 SURVEY
C1.1 COVER SHEET
C2.0 PRE GRADING PLAN
C3.0 EROSION CONTROL PLAN
C4.0 DETAILS
ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS
LANDSCAPE
L1.0 LANDSCAPE PLAN

OPEN YARD



FIRE DEPARTMENT NOTES

[redacted]

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 WALKWAY GIVING ACCESS TO AND WITHIN THE PROPERTY THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABETIC LETTERS NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER OR NUMBERS AND/OR THE LETTERING, NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE

2 SMOKE ALARMS/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 ACTUATION 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 INSPECTIONS REQUIRE A MINIMUM 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 IN VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE

SITE MANAGER TO CONTACT
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.452.1617

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR
4949 DORRANCE WAY
CARPINTERIA, CA 93013
.

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EROSION CONTROL AND BMP NOTES

Owner

PI, TSA GOOLEH
4949 DURRANCE WAY
CARPINTERIA, CA 93013

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

Detailed Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architects
339 PINE CREST AVE. P.O. BOX 6251
MAMMOTH LAKES, CA 93546
805 208 4780

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

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

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

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

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. Silts and other pollutants containing pollution abatement shall be complied with.

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

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

This plan covers only the time period following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the contractor
all temporary improvements shall be evaluated and revisions made to the plan as necessary with the approval of the City. Plans are to be submitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

Construction Entrance
The existing asphaltic concrete access driveway along 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 design shall be 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 alleys even with the installation of gravel construction entrances.

Catch Basin Protection
A filter system shall be used on catch basins (drop inlet) in public and private streets or during site cleanup/clean 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 completed by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant deterioration has not occurred. Sediment filters shall be inspected and repaired prior to and after every storm event. Sediment filters shall be installed level along contours and shall have systems into the slope for the last 3'. 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 Existing 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 has otherwise been destroyed, 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 blotter. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls placed on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or fiber rolling 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. of straw; fiber rolls installed 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 sweep, dry weather sweeping debris.

Every city, solvents and other toxic materials must be stored in accordance with their rating 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 other waste containment area.

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

Sewage, Construction Fencing, and other Site Safety
The responsibility for enough to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable emplacement and permitting of sanitary or other safety devices is the responsibility of the contractor. Construction fencing shown on the plan is for tree and vegetation protection only.

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

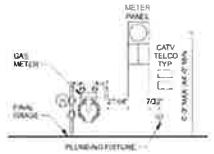
NEW 200 AMP PANEL

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

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

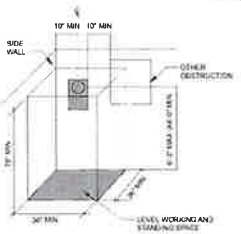
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



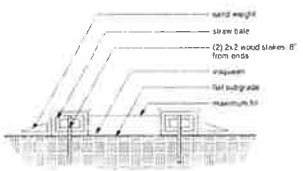
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3 FOOT CLEAR, LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 8 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES

ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTENDS 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 IN FRONT OF THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 30 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE, THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

SUPERSEDED

KEY NOTES

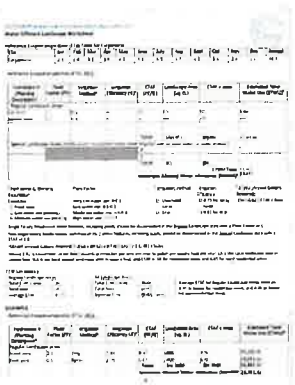
1. PERMEABLE PAVER, ANGLED TO PARALLEL SOUTHSIDE PAVERS, SANDSTONE MODERN ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) ROLLED CURB AND GUTTER
4. 8' TALL WOODEN FENCE ON PROPERTY LINE, NATURAL FINISH
5. DG - DECOMPOSED GRANITE SURFACE
6.
7. (P) CONCRETE DRIVEWAY
8. DG - STABILIZED DG SURFACE
9. EXISTING GAS METER - AND GAS METER 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. (E) GAS METER - 1 1/2" MAIN LINE TO BUILDING (PROTECT IN PLACE)
12. (E) FIRE SPRINKLER RISER
13. (E) 200 AMP PANEL. WORKING CLEARANCE PROVIDED 30" WIDE X 36" DEEP WORKING CLEARANCE AT PANELS. (CEC SEC. 110.26 (A)(1)). PROVIDE 6'-6" HEAD HEIGHT AT SERVICE PANELS. (CEC 110.26 (A)(3))
14. (P) A/C COMPRESSOR, WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AN EQUIPMENT (CEC 440.14)

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. SBCD Grading Ordinance #4748

MWELO WORKSHEET

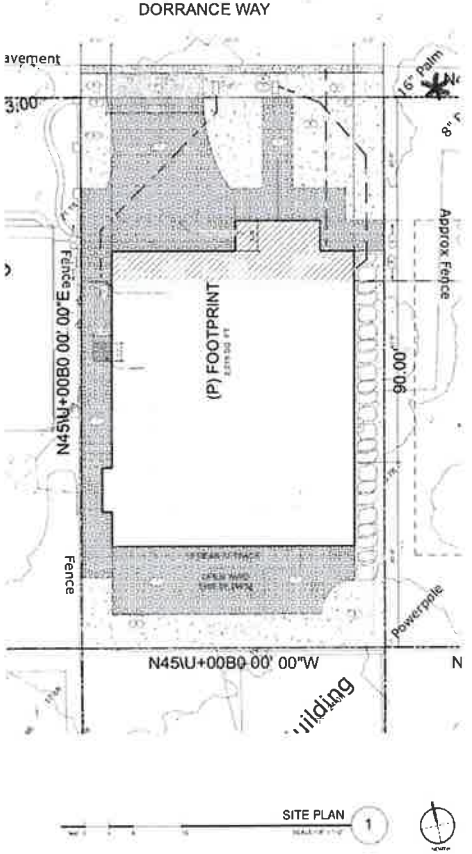


4'-9" 20'-1" 19'-11" 20'-2" 6'-7"

SETBACK EXHIBIT 1

e of Pavement

DORRANCE WAY



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.813.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

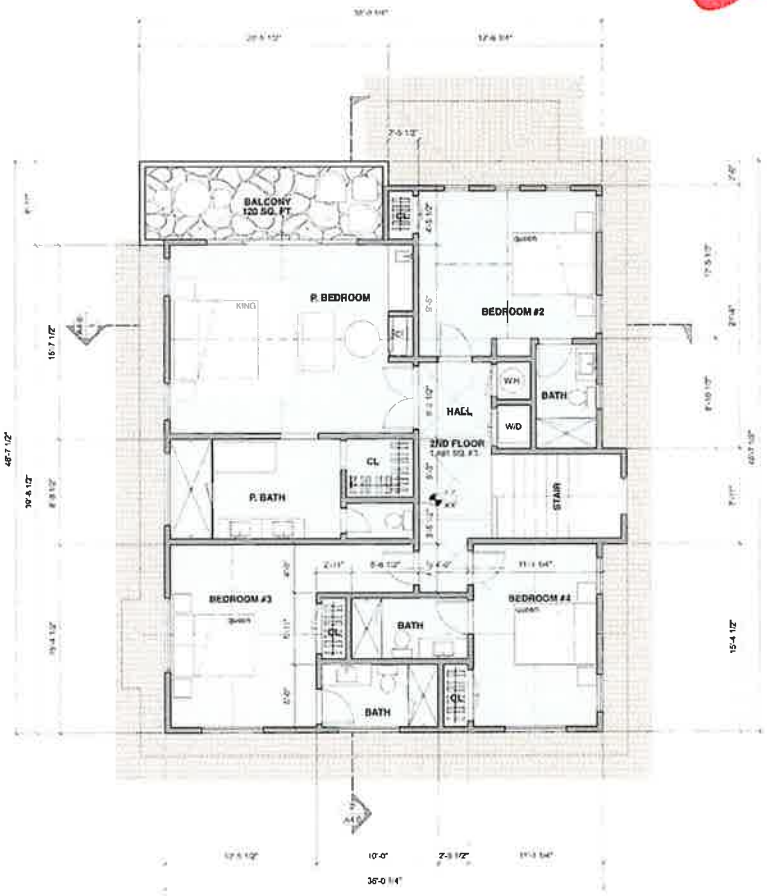
ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION		
NO	DESCRIPTION	DATE

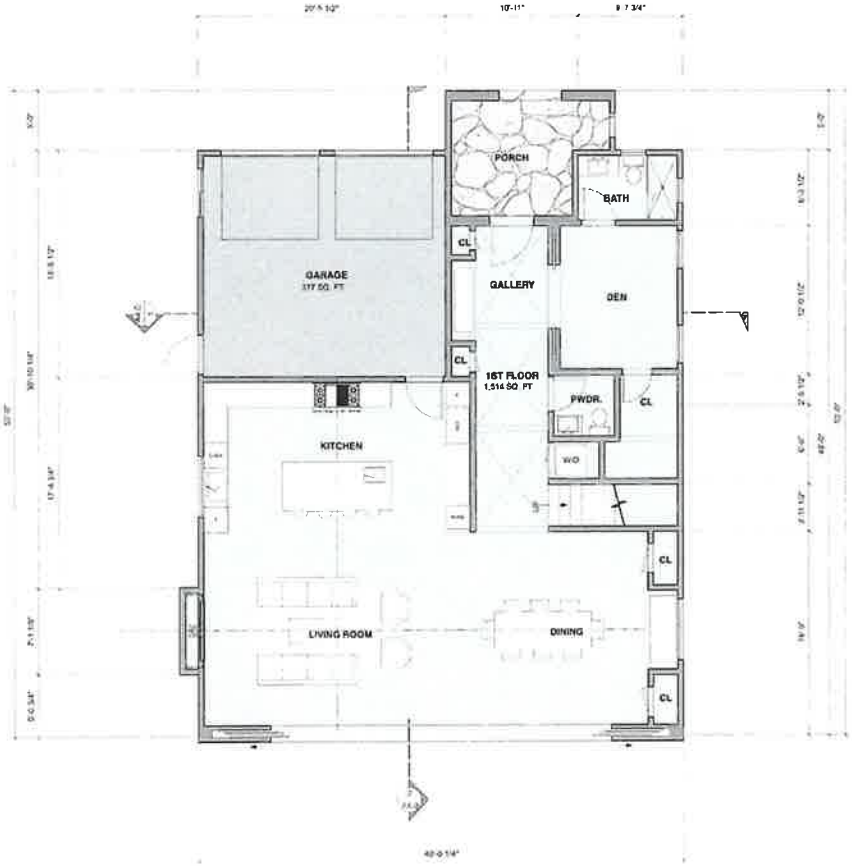
SITE PLAN

A1.0

SUPERSEDED



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

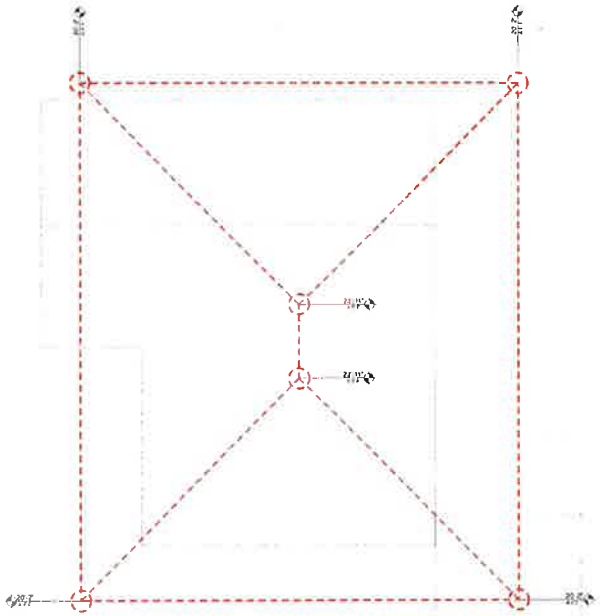
ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION		
NO	DESCRIPTION	DATE

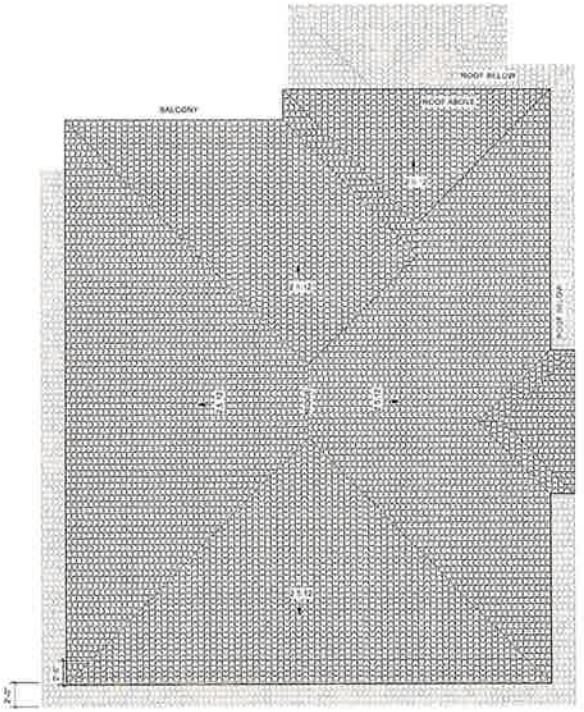
PLANS

A2.0

SUPERSEDED



STORY POLE PLAN 2



ROOF PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
855.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

SUPERSEDED

KEY NOTES

- EXT. FINISH: [illegible]
- DOORS AND WINDOWS: [illegible]
- ACCENT TILE: [illegible]
- BALCONIES: WROUGHT IRON FINISH
- EXT. LIGHTING: [illegible]
- CAT. WOOD FINISH: WOOD TRIM, CADET GOLD STAIN, COLOR: CHESTNUT BROWN
- ROOF: NORAL T & E WITH 2 PIECE BOOSTED BARCELONA CAPS ON ALL EDGES AND FOR FIRST THREE ROWS ON ALL EAVES WITH BOOSTED CAPS MIXED IN RUSTIC UP-FIELD CASA GRANDE BLEND
- SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK
- SANDSTONE VENEER: NATURAL SANDSTONE VENEER

SOUTH ELEVATION 4

EAST ELEVATION 2

NORTH ELEVATION (STREET) 3

WEST ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
[illegible]
805.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

△ REVISION

NO	DESCRIPTION	DATE

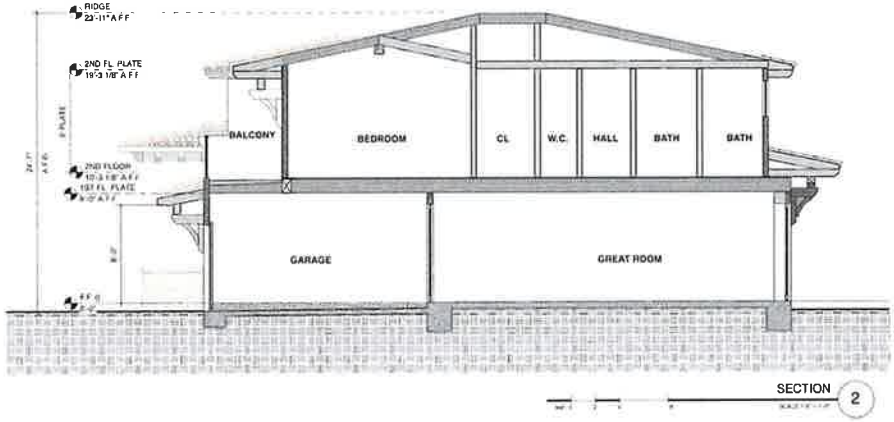
ELEVATIONS

A3.0

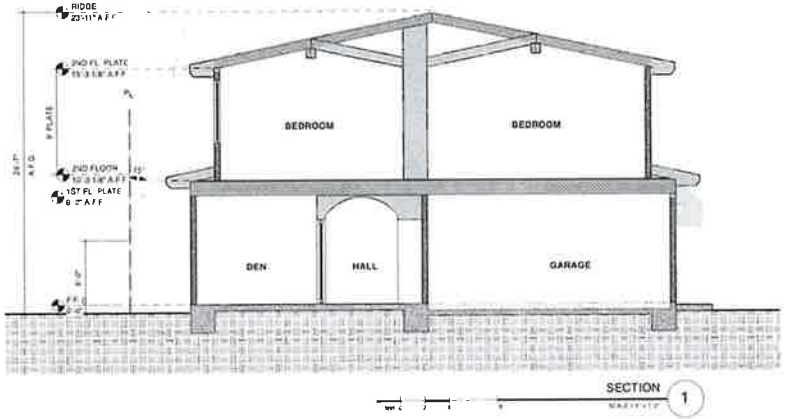
SUPERSEDED

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 1/4" = 1 MIN



SECTION 2



SECTION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[redacted]
805.832.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
.

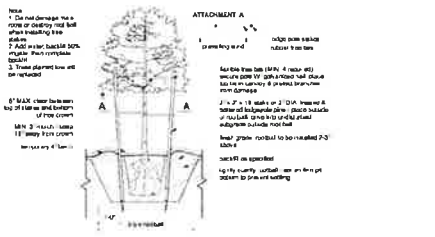
ARB PRELEMENARY SUBMITTAL 08/20/2024

△ REVISION

NO	DESCRIPTION	DATE

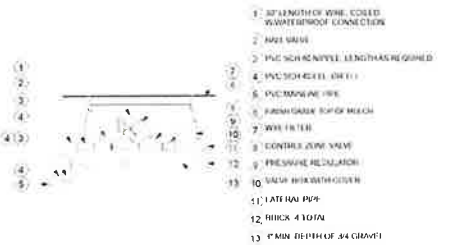
SECTIONS

A4.0

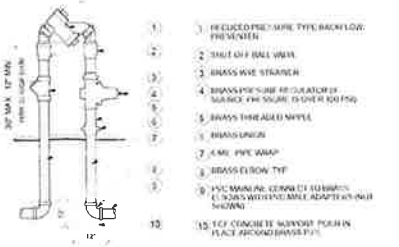


TREE PLANTING 5

MASTER VALVE 4



DRIP VALVE 3



BACKFLOW PREVENTER 2

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	3	24" BOX	VERY LOW	
CITRUS DWARF LIMON 'MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	PERSIAN LIME	1	24" BOX	MED	
Avocado 'Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	15	15 GAL	MED	
GREVILLEA OCCIDENTALIS 'LEWLER STALKED'	LAVENDER STAR	23	15 GAL	MED	
BUTUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	BOXWOOD	33	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	21	1 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	15	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	16	15 GAL	LOW	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	18 FLAGSTONE JOINTS

PLANTING LEGEND

MATERIAL LEGEND

DECOMPOSED GRANITE

FLAGSTONE CHEMICAL CHILLER

PERMEABLE PAVER ANGELUS PERMEABLE COURTYARD PAVERS, SANDSTONE MOCHA ASHLAR PATTERN

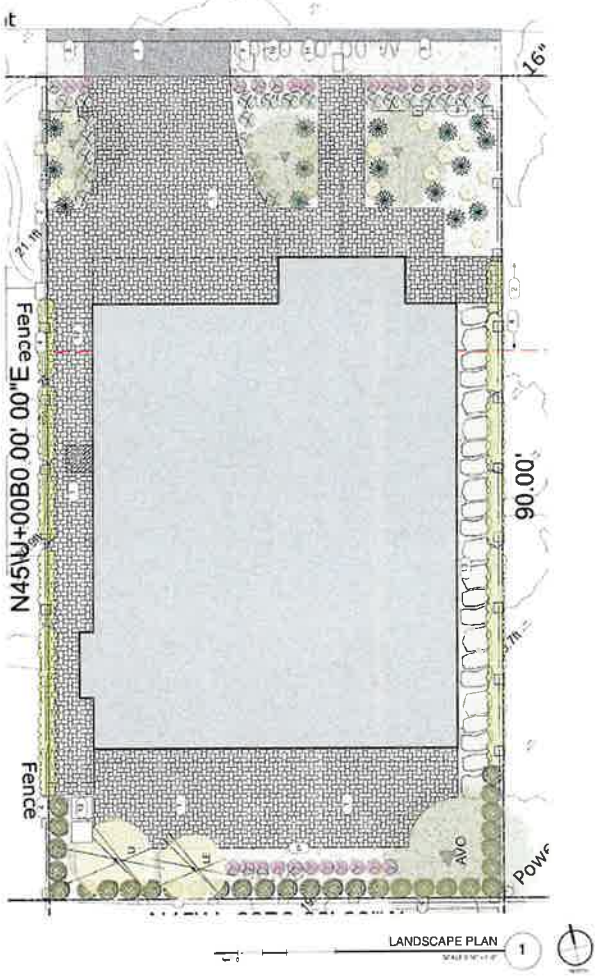
IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
—— ——	1/2" Polyethylene Drip line	300 LINEAR FEET	DURA PCL	30	

KEY NOTES

1. PERMEABLE PAVER ANGELUS PERMEABLE COURTYARD PAVERS, SANDSTONE MOCHA ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) R.O.W. ROLLED CURB TO REMAIN
4. 6' TALL WOODEN FENCE ON PROPERTY LINE. NATURAL FINISH
5. DG - DECOMPOSED GRANITE SURFACE
6.
7. (P) CONCRETE DRIVEWAY APRON
8.
9.
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. (E) GAS METER. 1 1/2" MAIN LINE TO BUILDING
12. (P) FIRE SPRINKLER RISER
13. (P) 1000 AMP PANEL WORKING CLEARANCE. PROVIDE 30" WIDE & 36" DEEP WORKING CLEARANCES AT FRONT. DO NOT HOUSE ANY PROVIDE 6'-8" HEAD ROOM AT SERVICE PANEL. TOC TO BE 24" A.F.F.
14. (E) AC COMPRESSOR. WITH DISCONNECT WITH FUSES REQUIRED WITHIN SIGHT OF METER UNDER 50' FROM MAIN CONDITIONER FOR THE BEST

SUPERSEDED



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
4445 CHABOYA DRIVE, SUITE 1-227
HOOKLYN, CA 93477
805.852.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELEMENARY SUBMITTAL 08/20/2024

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

Attachment E

Excerpted Sheets from the August 4, 2025
Planning Commission Review (Superseded)

Coeler New Residence #3- 4949 Dorrance Way
Project #23-2233-DP/CDP/ARB
Final ARB Review
December 11, 2025

4949 DORRANCE

SUPERSEDED

BIRDSEYE VIEW

FEMA FIRM

OPEN YARD

FIRE DEPARTMENT NOTES

[redacted]

VICINITY MAP

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2022 CALIFORNIA RESIDENTIAL 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
DISTRICT CARPINTERIA GUARDING 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 COELER PB LIVING TRUST 12718 RIVERS DE DAVE VALLEY VILLAGE, CA 91607
ARCHITECT	RYLEN CHAPPELL [redacted]
CIVIL ENGINEERING	RANDY YOEDTER R.W.E. ENG. [redacted] SANTA MILLA, CA 93041 805-671-5411
SUN	RICK ROCKLEWITZ NRG COMPLIANCE, LP PO BOX 3177 SANTA ROSA, CA 95402 707 237-6557

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 WALKWAY GIVING ACCESS TO AND WITHIN THE PROPERTY THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND ARABIC NUMERALS 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 SIZE & LIKELY DISTANCE

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

3 CARBON MONOXIDE ALARMS DETECTORS SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ALL AREAS IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL BUILDING & SAFETY CODE SECTION R315 CARBON MONOXIDE ALARM/DETECTORS SHALL BE HARDWIRED 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 IN VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE

SITE MANAGER TO CONTACT
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4949 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-441-025
LOT AREA	[redacted]
ZONE	[redacted]
OCCUPANCY	R-3 U
BUILDING TYPE	[redacted]
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	NO
FIRE SPRINKLERS REQUIRED	YES
SEISMIC ZONE	[redacted]
REQUIRED # OF STORIES	[redacted]
SLOPE	[redacted]
STORMWATER MANAGEMENT PLAN	[redacted]
MAX. ALLOWABLE HEIGHT	[redacted]
PROPOSED BUILDING HEIGHT	24'-0"
SETBACKS FRONT 20' FRONT (S) OF STREET ON 20' SIDE REAR 15	
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) GROSS	PROPOSED (SF) GROSS
1ST FLOOR	1069	1 514
2ND FLOOR		1 415
HOUSE TOTAL	1069	2 929
GARAGE	309	377
1ST FLOOR ENTRY PORCH		127
2ND FLOOR BALCONY		120

LOT COVERAGE DATA

	PROPOSED (SF)	
SITE	4,500	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,019	45%
MAX LOT COVERAGE ALLOWED	2,250	50%
HARDSCAPE (PERMEABLE)	1,410	31%
LANDSCAPE	1,071	32%
COMMON OPEN SPACE	1909	44%

GRADING STATS:

5 CY. CUT, 5 CY. FILL, 40 CY IMPORT (FOR RECOMPACTION) REMOVAL AND RECOMPACTION 400

SCOPE OF WORK

TO DEMOLISH THE EXISTING HOUSE AND GARAGE AND BUILD A NEW TWO STORY SFR W/ RESIDENCE OF 2,911 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 387 THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING AND SITE WORK

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

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

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
[redacted]
805.832.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

△ REVISION NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EROSION CONTROL AND BMP NOTES

Owner

PETER COOLER
4834 DORRANCE WAY
CARPINTERIA, CA 93013

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

Erosion Control Point Person

Dylan Chappell
Dylan Chappell Architecture
164 PINE CREST WAY · P.O. BOX 4701
MAMMOTH LAKES, CA 93546
805.705.4760

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

The Contractor shall be responsible for maintaining erosion and sediment control measures prior, during, and after storm events. Monitoring includes the planning of the construction activities, protection of susceptible conditions, corrective actions and notification of the proper agencies.

Reasonable care shall be taken when loading any debris, sand, gravel, stone, debris, or dirt, hazardous substances, or other materials into trucks, street, alleys or other public places. Should any such spill occur, it shall clean up and upon said public or adjacent private property, immediately clean up that area.

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

Sanitary facilities shall be maintained on site as appropriate.

During the rainy season, all paved areas shall be kept clear of earth material and debris. All storm sewer inlets shall be covered by a bag and staked with straw bales or silt fencing. The bags shall be maintained so as to maximize sediment retention without any storm drainage system including causing drainage backup onto adjacent properties.

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 1 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, blanket and erosion control blankets.

This plan covers only the first winter following grading with assumed site conditions as shown on the Grossed Erosion Control Plan. Prior to September 15, the minimum of new improvement shall be installed and revisions made to this Plan as necessary with the approval of the City. Plans are to be submitted 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 at all times.
A gravel construction entrance shall be installed where concrete traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions and
the retention of the construction entrance in accordance with the current site conditions
The new infrastructure 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 or asphalt construction.

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 Particles)
Sediment fibers such as silt fences or straw bales shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment from all areas shall be trapped on site and not from the construction site or thereof prior to crossing a property line, or entering the City storm drain system. Sediment fiber structures are to be inspected regularly by County inspection staff during operation is acknowledged by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw bales should not remain in place more than 3 months after installation unless it can be determined significant deterioration has not occurred. Sediment fibers shall be inspected and repaired, plus at least after every storm event. Sediment fibers shall be installed prior to any significant rainfall and shall have all ends tied into the slope for the total 9". Silt fences and straw bales shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps
Plastic sheeting of all gauge will 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
Prior to any disturbance, existing vegetation shall be protected and left in place, in accordance with the grading limits shown on the approved building, grading, and landscape and erosion control plans. Areas which are not to be disturbed shall be protected to reduce potential damage. Where existing vegetation has been removed, or the original soil surface has been disturbed, revegetation, irrigation, and the ongoing maintenance, as soon as practicable, but no later than October 15, if vegetation is not established by that date, then the Owner/Developer is liable.

Slope Protection
Slopes greater than 4V:1H should be protected using slope and blanket. The installation of a chain control fence should be considered for all slanted areas steeper than 2.5H:1V and greater than 20 feet in slope length. Installation of fiber rolls placed at contour should be considered for all areas 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 equal. Rice 2 hydro-seeded 2,000 lb/ac. Fiber rolls shall be installed per the detail.

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

Paints, 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 waddle containment area.

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

Sharing, Construction Fencing and other Site Safety
The responsibility for design to meet site conditions and maintenance of the construction site safety remains with the contractor. Any applicable requirements and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for erosion and sediment 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 vegetation and establishment of landscaping. Areas involving hardscape are otherwise covered or protected from erosion.

NEW 200 AMP PANEL

NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BOND NG & UFER GROUND 3 C E #4 4 X XXXXXX

NEW MAIN SER @ CE
200A 3P 120/24 1V

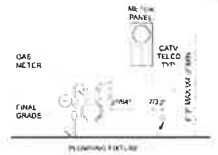
MAIN 200A
DISCONNECT

4" SCH 40
(SCH 80 SWEEPS &
RISERS)
U p TO S C E VAULT
PROVIDE 1/4" POLY
ROPE INSIDE

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

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

METER ASSEMBLY SEPARATION 6



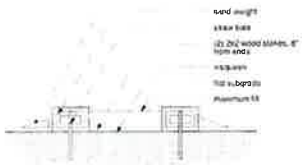
1 SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2 THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3 MAINTAIN A 3-FOOT CLEAR, LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4 PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL
5 FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES

ELECTRICAL SERVICE PANEL 5

1 THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE SIDE 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 EXTENDS LESS THAN 10 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL SHALL NOT BE CONSIDERED AN OBSTRUCTION

7 A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED ENTIRELY ON THE PROPERTY OF THE DWELLING, 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 RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES

ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

SUPERSEDED

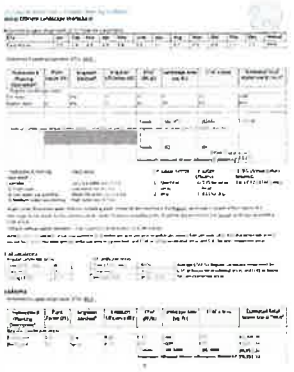
KEY NOTES

1 PERMEABLE PAVER ANGELUS PEDESTRIAN COLLECTION PAVERS, SAND STONE MOCHA ASHLAR PATTERN
2 72" HEIGHT PICKET FENCE
3 (E) ROLLED CURB AND GUTTER
4 6' TALL WOODEN FENCE ON PROPERTY LINE - NATURAL FINISH
5 DG - DECOMPOSED GRANITE SURFACE
6
7 (E) CONCRETE DRIVEWAY
8 DG - STABILIZED DG SURFACE
9 EXISTING GAS METER - END GAS METER TO BE REMOVED
10 (E) WATER METER - 3/4" WATER METER, 1 1/2" MAIN PANEL SIZE = 10,000 AMPS AVAILABLE PER CITY FIRE DEPARTMENT (PROTECT IN PLACE)
11 (E) GAS METER - 1 1/2" MAIN LINE TO BUILDING PROTECT IN PLACE
12 (E) FIRE SPRINKLER RISER
13 (P) 200 AMP PANEL WORKING CLEARANCE PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS SEE ELEC 1 FOR MORE PROVIDE 6'-0" HEAD ROOM AT SERVICE PANEL CEC 110.26 (E) & (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 303.3.7

LEGEND

PROPERTY LINE
SETBACK
(N) ACCESSIBLE ROUTE
GAS LINE
ELEC LINE
SEWER LINE
W WATER LINE
BFP BACKFLOW PREVENTER
Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or as approved drainage system SBCAG Grading Ordinance #4764

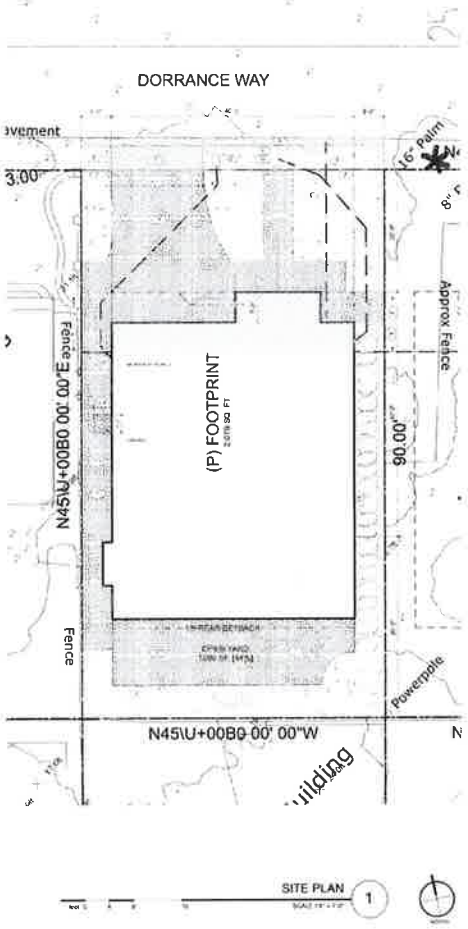
MAELO WORKSHEET



14'-9" 20'-1" 19'-11" 20'-2" 6'-7"

SETBACK EXHIBIT 1

e of Pavement



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
4465 GRANITE DRIVE, SUITE 107
ROCKLIN, CA 95677
805.852.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

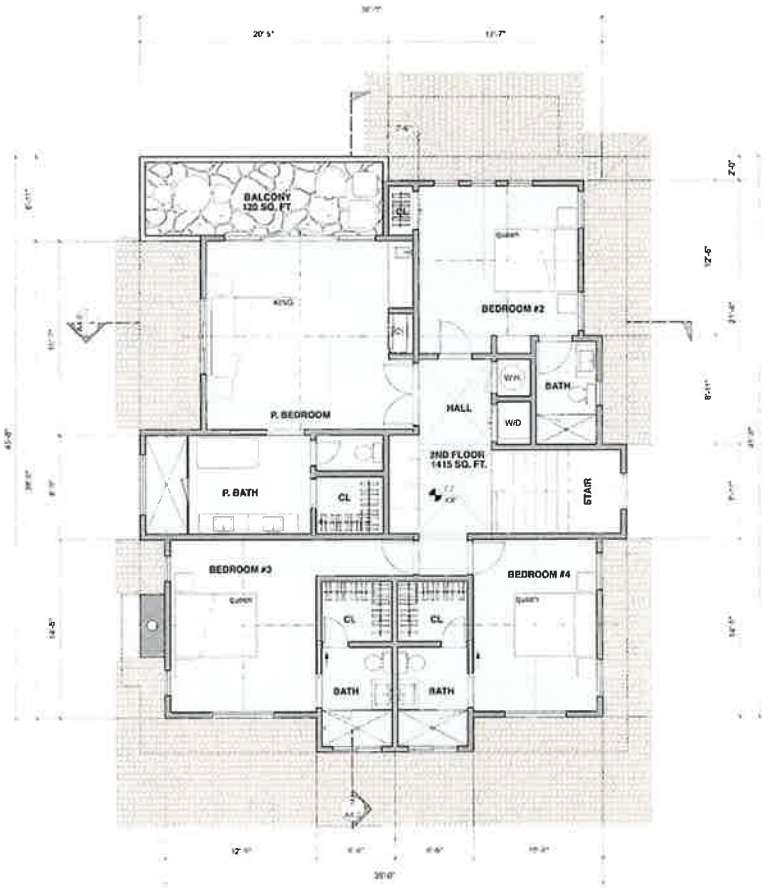
P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION		
NO	DESCRIPTION	DATE

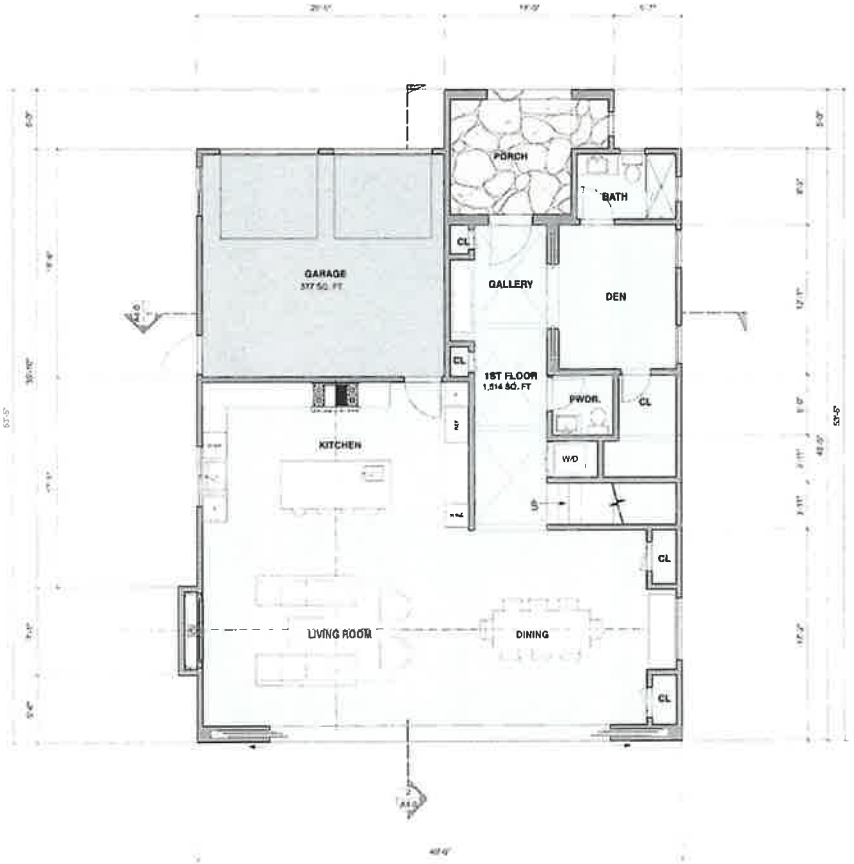
SITE PLAN

A1.0

SUPERSEDED



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

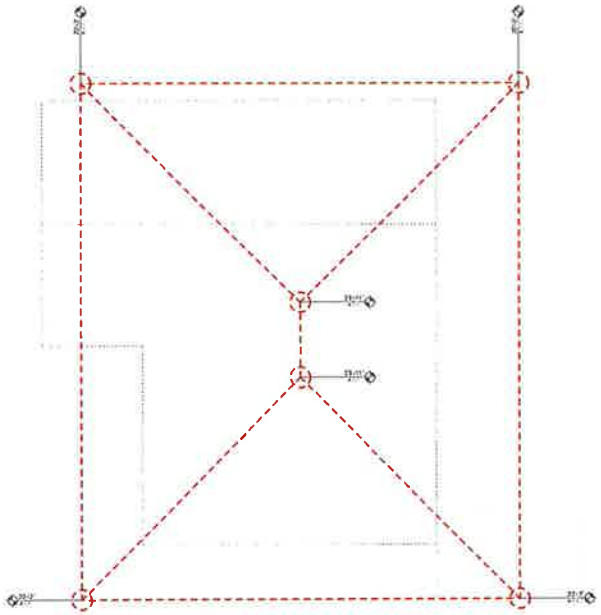
P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION		
NO	DESCRIPTION	DATE

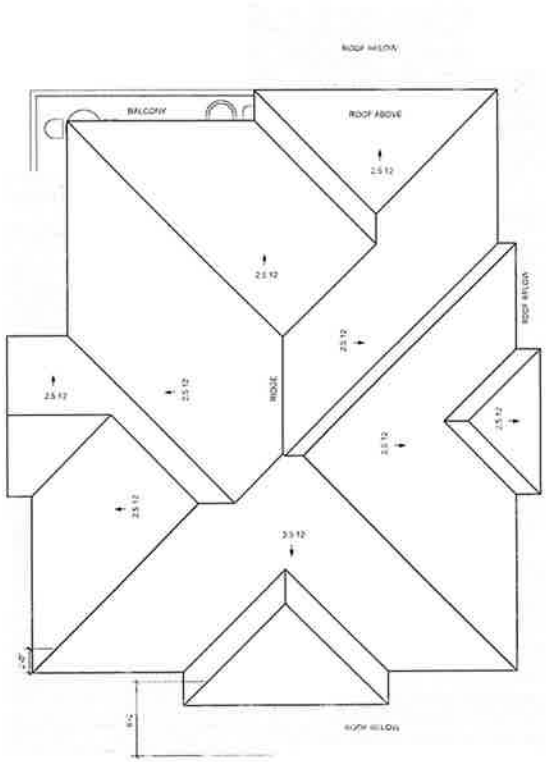
PLANS

A2.0

SUPERSEDED



STORY POLE PLAN 2



ROOF PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
4461 DRAKITE DRIVE SUITE 150
ROCKLIN, CA 95677
925.952.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION

NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

SUPERSEDED

SOUTH ELEVATION 4

EAST ELEVATION 2

NORTH ELEVATION (STREET) 3

WEST ELEVATION 1

KEY NOTES

1. EXT. FINISH: 20# STUCCO, LA HABRA - NAVAJO WHITE, P-325
2. DOORS AND WINDOWS: METAL WINDOWS CORP. ALUMINUM, COLOR: DARK BRONZE
3. ACCENT TILE: Vita Azul 10" x 10" Matte Porcelain Tile in Blue
4. BALCONIES: WROUGHT 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 OF ALL EAVES WITH BOOSTED CAPS MIXED IN FOR 15% OF FIELD CAP: GRANDE BLEND
8. SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK
9. SANDSTONE VENEER: NATURAL SANDSTONE VENEER

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
[redacted]
ROCKLIN, CA 95677
916.652.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013
-

P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

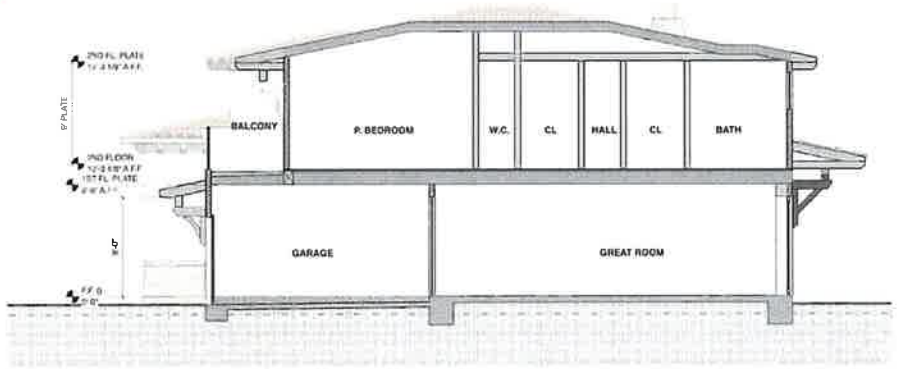
A3.0

SECTION KEY NOTES

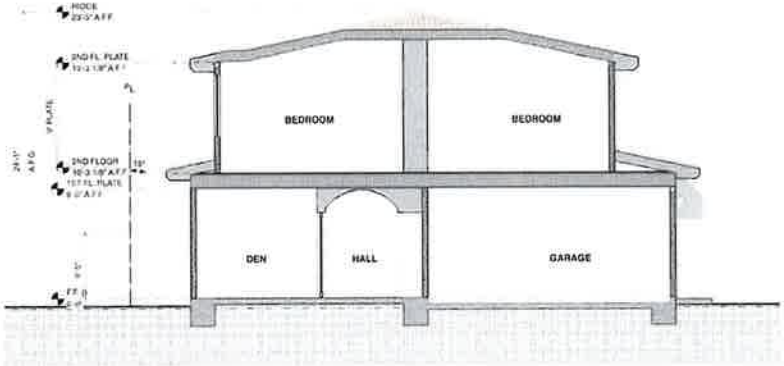
ROOF EPTAY FOAM INSULATION
R-30 HOUSE

WALLS BATT INSULATION R-21
FLOOR BATT INSULATION
R-13
SLAB ON GRADE

SUPERSEDED



SECTION 2



SECTION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

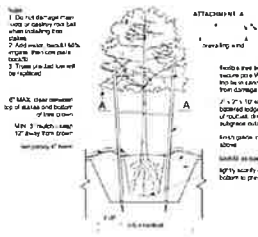
4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

REVISION		
NO	DESCRIPTION	DATE

SECTIONS

A4.0

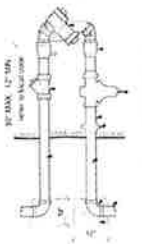


TREE PLANTING 5

MASTER VALVE 4

1. 18" LENGTH OF WIRE COILED W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE LENGTH AS REQUIRED
4. PVC SCH 40 ELL TYP.
5. PVC MAINLINE PIPE
6. 4 INCH GRAVEL TOP OF MULCH
7. RYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. DRUCK 4 TOTAL
13. 3" MIN. DEPTH OF 3/4 GRAVEL

DRIP VALVE 3



1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESSURE 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

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
CERCIS CANADENSIS 'MERLOT'	TWILIGHT® REDBUD	1	24" BOX	LOW	
CITRUS DWARF UNION 'MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MOD	
OLEA 'SWAN HILL'	SWAN HILL OLIVE	1	24" BOX	MOD	
PERSEA AMERICANA 'HASS'	HASS AVOCADO	1	15 GAL	MOD	
SHRUBS					
FICUS MICROCARPA 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MOD	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	21	1 GAL	LOW	
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	11	5 GAL	LOW	
SIMMONDSIA CHINENSIS	JOJOBA	16	15 GAL	LOW	
XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	20	5 GAL	MOD	
GROUNDCOVERS					
DYMONDIA MARGARETAE 'SILVER CARPET'	SILVER CARPET	50	1 GAL	LOW	6" PLANTING JOINTS

PLANTING LEGEND

TREES
CER
OLE
CIT
PER
SHRUBS
FIC
LAV
ROS
SIM
XYL
GROUNDCOVERS
DYM

MATERIAL LEGEND

DECOMPOSED GRANITE

FLAGSTONE CHEROKEE CREEK

PERMEABLE PAVER ANGELUS PERMEABLE COURTYARD PAVERS, SAND STONE MOCHA ASHLAR PATTERN

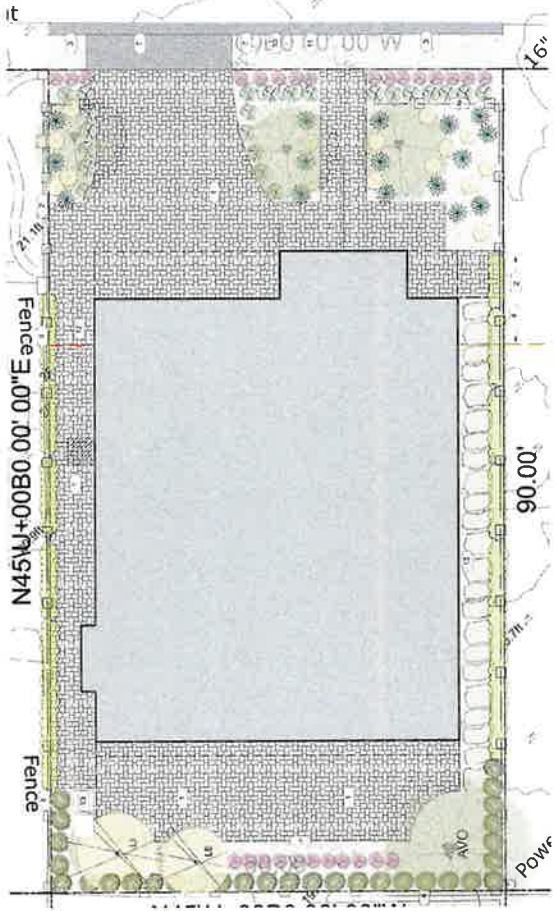
IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	UV Polyethylene Drip	SEE PLAN FOR LINEAR FEET	TO BE DETERMINED BY INSTALLER		

KEY NOTES

1. PERMEABLE PAVER ANGELUS PERMEABLE COURTYARD PAVERS, SAND STONE MOCHA ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) R.O.W. - PULLED CURB TO REMAIN
4. 6' TALL WOODEN FENCE ON PROPERTY LINE - NATURAL FINISH
5. DG - DECOMPOSED GRANITE SURFACE
6.
7. (P) CONCRETE DRIVEWAY APRON
8.
9.
10. (N) WATER METER 3/4" WATER METER 1 1/2" MAIN. WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT PROTECT A PLACE)
11. (E) GAS METER - 1 1/2" MAIN LINE TO REMAIN
12. (P) FIRE SPRINKLER RISER
13. (N) 100A MP PANEL-WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC 408.36. MEASURE: PROVIDE 6'-6" HEAD HEIGHT AT 30 INCH WIDE. (CEC 110.26 (C) (1))
14. (P) AC COMPRESSOR WITH DISCONNECT SWITCH THAT IS LOCATED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 908.7

SUPERSEDED



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL / RESIDENTIAL
4495 GRANITE DRIVE, SUITE 102T
ROCKLIN, CA 95677
805.852.1677

CITY CASE NUMBER
PLN2023-2233

4949 DORRANCE SFR

4949 DORRANCE WAY
CARPINTERIA, CA 93013

P.C. PRELEMENARY SUBMITTAL 07/07/2025

NO	DESCRIPTION	DATE

LANDSCAPE PLAN
L1.0

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of December 11, 2025

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2234-DP/CDP/ARB **Planner:** Syndi Souter
Address: 4934 Dorrance Way
APN: 003-440-010
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell for Peter and Barbara Coeler

Project Review: ☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is the final review of a proposal to construct a new 3,716 square-foot two-story single-family residence with an attached 437 square-foot two-car garage, for a resultant size of 4,153 square feet. The proposal includes an unenclosed 62 square-foot front entry porch. The maximum roof ridge height of the proposed residence would be 24.92-feet above the finished grade. New landscaping, hardscape (including a new driveway), and fencing are proposed as part of the project. One triple-trunk palm and a non-native ornamental tree would be removed as part of the project. The existing 1,275 square-foot single-family residence and accessory structures on the property would be demolished. Access would be via a new driveway from Dorrance Way.

Final architectural plans are included in Attachment A and the final proposed colors and materials board with the exterior light fixture specifications are provided as Attachment B.

PROJECT HISTORY

Concept Review

A prior proposal for a duplex (Project #22-2179-CON) was reviewed by the Architectural Review Board (ARB) at a conceptual level on December 15, 2022. At that meeting, the ARB had the following summarized comments:

- 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,
- Push the duplex back to comply with the front setback 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 2,120 square-foot two-story duplex with two attached garages totaling 533 square-feet, for a total project size of 2,772 square feet and a maximum height of 23.25 feet was submitted on July 13, 2023. While the overall scope of the project was unchanged from the concept review (i.e., a duplex with same general site layout, same unit arrangements, and same project square footage), the project had been revised in response to the ARB's conceptual review comments in several ways:

- The architectural style was revised from Spanish/Mediterranean to Coastal Craftsman style;
- Overall height reduced approximately 2.9 feet;
- First floor plate height was reduced from 10 feet to 9 feet;
- Second floor plate height was reduced from 9 feet to 8 feet;
- Tower entry/stair element was reduced in height approximately 3 feet;
- Driveway width reduced to 16 feet;
- Clarification of pad and finished floor heights (FF approx. + 2 ft. from existing grade); and
- Preliminary landscape/hardscape plan was provided.

On February 15, 2024, the duplex proposal received preliminary review by the ARB. At that meeting, three members of the public spoke with similar comments regarding the two-story height, size, privacy, parking, and pedestrian safety. The ARB reviewed the project and voted 4-0 to recommend preliminary approval to the Planning Commission with the following comments on the design:

- Appreciation for the change to Coastal Craftsman style architecture and lower height,
- Support for the front yard setback Modification to allow the entry tower to be located 20-feet from the street, but within 50-feet of the centerline,
- Consider pushing the duplex farther back on the lot to minimize view and privacy impacts,
- The high windows on the second story help to mitigate privacy concerns,
- Add more visual cues to locate the entrance to the first-floor unit,
- The proposed exterior colors and materials are appropriate, and
- The landscaping plan should be more developed to soften the architecture and provide screening.

Following that ARB meeting, the project was revised from a duplex to a 3,479 square-foot single-family residence, and the grading and drainage plans were revised to eliminate the filled pad. In response to the ARB comments on February 15, 2024, the following revisions were included in the design for the new single-family residence:

- The stone entry tower and second story balcony were eliminated, and a covered front porch and covered back patio with Santa Barbara stone column bases were added to the design;
- The front of the residence was pushed back from the street by approximately 5-feet,
- The landscaping plan was updated to include three olive trees with planters in the front, and fruit trees with a synthetic lawn in the rear yard, and
- The front entry to the residence was relocated to a more obvious location facing Dorrance Way.

The design for the single-family residence received preliminary review by the ARB on May 1, 2025. No public comment letters were submitted, nor did any members of the public speak at the meeting. The ARB reviewed the project and voted 4-0 to again recommend preliminary approval to the Planning Commission with the following comments on the revised design:

- Provide a different plant palette for each of the three new residences (referencing the additional proposals at 333 Linden Avenue and 4949 Dorrance Way).

The Planning Commission reviewed the project at their August 4, 2025 meeting. At the meeting, two members of the public spoke and two public comment letters were received (one of which was also from a speaker). The public comments included concerns about the size of the home and the possibility of the unit becoming a vacation rental. After some discussion about the project not complying with Beach Neighborhood Design Guideline No. 4 (DG-4), which states the second story of a two-story residence should comprise not more than 40% of the total floor area, the Planning Commission voted 3-0 to approve the project with an additional Condition of Approval that would require the project to comply with DG-4.

Copies of the Minutes from the December 15, 2022, February 15, 2024, and May 1, 2025 ARB meetings are included in Attachment C, and copies of excerpted sheets from the plans reviewed at the May 1, 2025 ARB meeting are included in Attachment D.

PROJECT ANALYSIS

The final plans have been revised in response to the ARB's preliminary comments and the Planning Commission's Conditions of Approval. The floor plans have been modified to comply with DG-4 by reducing the size of the second story by 72 square feet at the front above the garage and by adding side walls to the rear covered patio, which triggers it to be counted as floor area. The revisions to the floor plan result in the second story comprising 39.75% of the total floor area, which is below the 40% maximum. The final landscaping plan has been revised to include only one olive tree and a larger variety of shrub species in the planted areas of the front yard. The architectural details for the project can be found on Sheets A6.0 and A6.1, and the door and window schedules can be found on Sheet 7.0 of the proposed final plans in Attachment A. The proposed exterior light fixture and specifications are shown on Sheet A6.0 in Attachment A and on the cut sheet in Attachment B. Overall, staff is supportive of the project as proposed and believes it has satisfactorily responded to the ARB's previous comments and the Planning Commission's Conditions of Approval.

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

SUMMARY OF ISSUES

- Proposed architectural details and color scheme, including doors and windows;
- Proposed revisions to the landscape plan; and
- Proposed exterior light fixtures, including night-sky compliance.

RECOMMENDATION

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

ATTACHMENTS

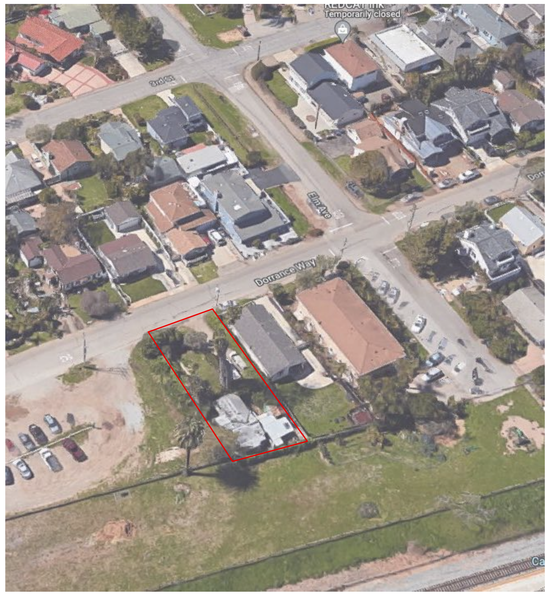
Attachment A- Final Architectural Plans
Attachment B- Final Colors and Materials Board & Exterior Light Fixture Specifications
Attachment C- ARB Meeting Minutes from December 15, 2022, February 15, 2024, and May 1, 2025
Attachment D- Excerpted Sheets from the May 1, 2025 Preliminary Plans (superseded)

Attachment A
Final Architectural Plans

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Final ARB Review
December 11, 2025

4934 DORRANCE

BIRDSEYE VIEW



FEMA FIRM

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	4934 DORRANCE WAY #22-2179 CON
Project Location [Street Address if available, or intersection and/or APN]	4934 DORRANCE WAY 003-440-010
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]	2,681
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	1,275
Total Post-Project Impervious Surface Area	2,681
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

410

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.

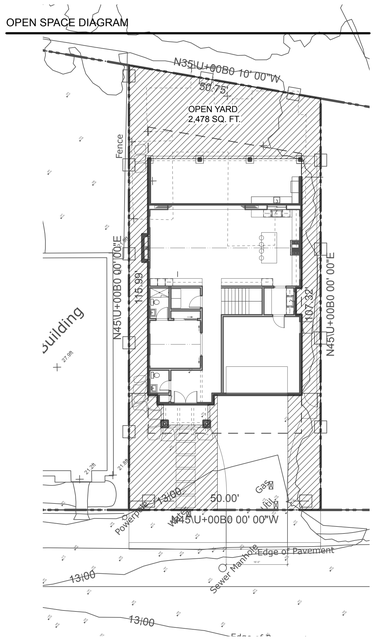
❑ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

❑ Additional comments:_____

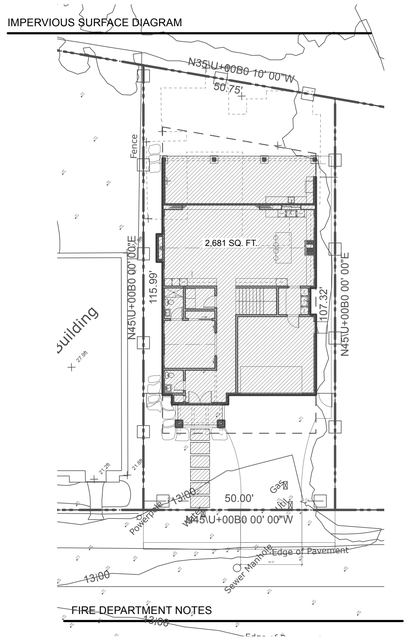
Check with local Fire Department for applicability criteria using permeable pavement.

610

OPEN SPACE DIAGRAM



IMPERVIOUS SURFACE DIAGRAM



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)

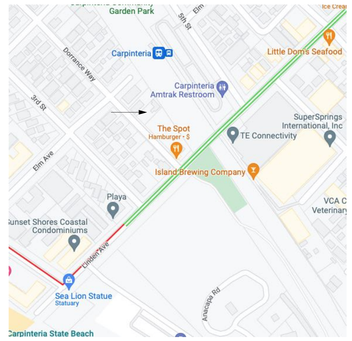
14.14.070 - DISTANCE BETWEEN BUILDINGS.

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)

VICINITY MAP



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 COELER** **PB LIVING TRUST** 1271 6 RIVERSIDE DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	**DYLAN CHAPPELL** DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

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 SEPERATE PUBLIC WORKS PERMIT.

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4934 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-440-010
LOT AREA	5,582 SQ. FT.
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	23'-3"
SETBACKS FRONT: 50' FROM CL OF STREET, SIDE 5' REAR: 15'	
PARKING	3 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)	PROPOSED (SF)
	GROSS	GROSS
1ST FLOOR [LC]	1,275	1,589
2ND FLOOR		1,651
HOUSE TOTAL	1,275	3,240
GARAGE [LC]		437
1ST FLOOR ENTRY PORCH		62
1ST FLOOR COVERED PORCH [LC]		480

2ND FLOOR % OF OVERALL SQ. FOOTAGE= 1,651 / 4,153 = 39.75%

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,582	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,506	45%
MAX LOT COVERAGE ALLOWED	2,791	50%
HARDSCAPE (PERMEABLE)	1,002	18%
LANDSCAPE	2,111	38%
COMMON OPEN SPACE	2,478	44%

GRADING STATS:

0 CY: CUT, 0 CY: FILL, 50 CY IMPORT (FOR RECOMPACTION)
REMOVAL AND RECOMPACTION: 580

SCOPE OF WORK

TO DEMOLISH THE EXISTING 1,275 SQ. FT. HOUSE AND OTHER STRUCTURES ON SITE, AND REPLACE WITH A NEW TWO STORY SFR OF 3,240 SQ. FT. WITH AN ATTACHED TWO CAR GARAGE OF 437. THERE WILL BE ELECTIRCAL, MECHANICAL, PLUMBING AND SITE WORK.

SHEET INDEX

GENERAL

G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL

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

ARCHITECTURAL

A1.0 SITE PLAN / GRADING AND DRAINAGE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS
A6.0 DETAILS

LANDSCAPE

L1.0 LANDSCAPE PLAN
L2.0 IRRIGATION PLAN

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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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
PLN23-2234

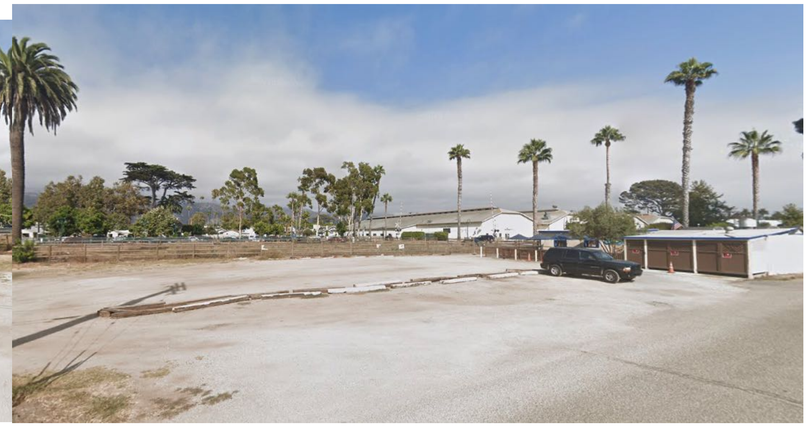
4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB FINAL SUBMITTAL 10-13-2025

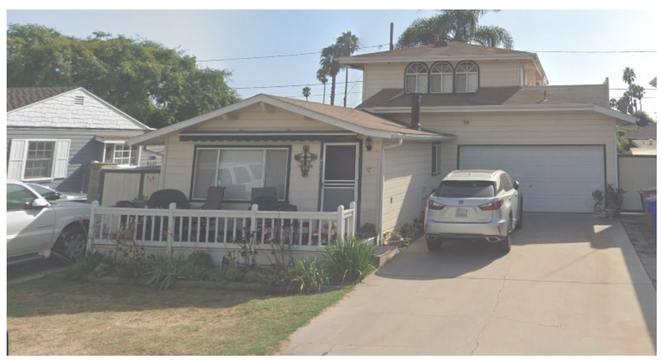
△ REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0





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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31397
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SF

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

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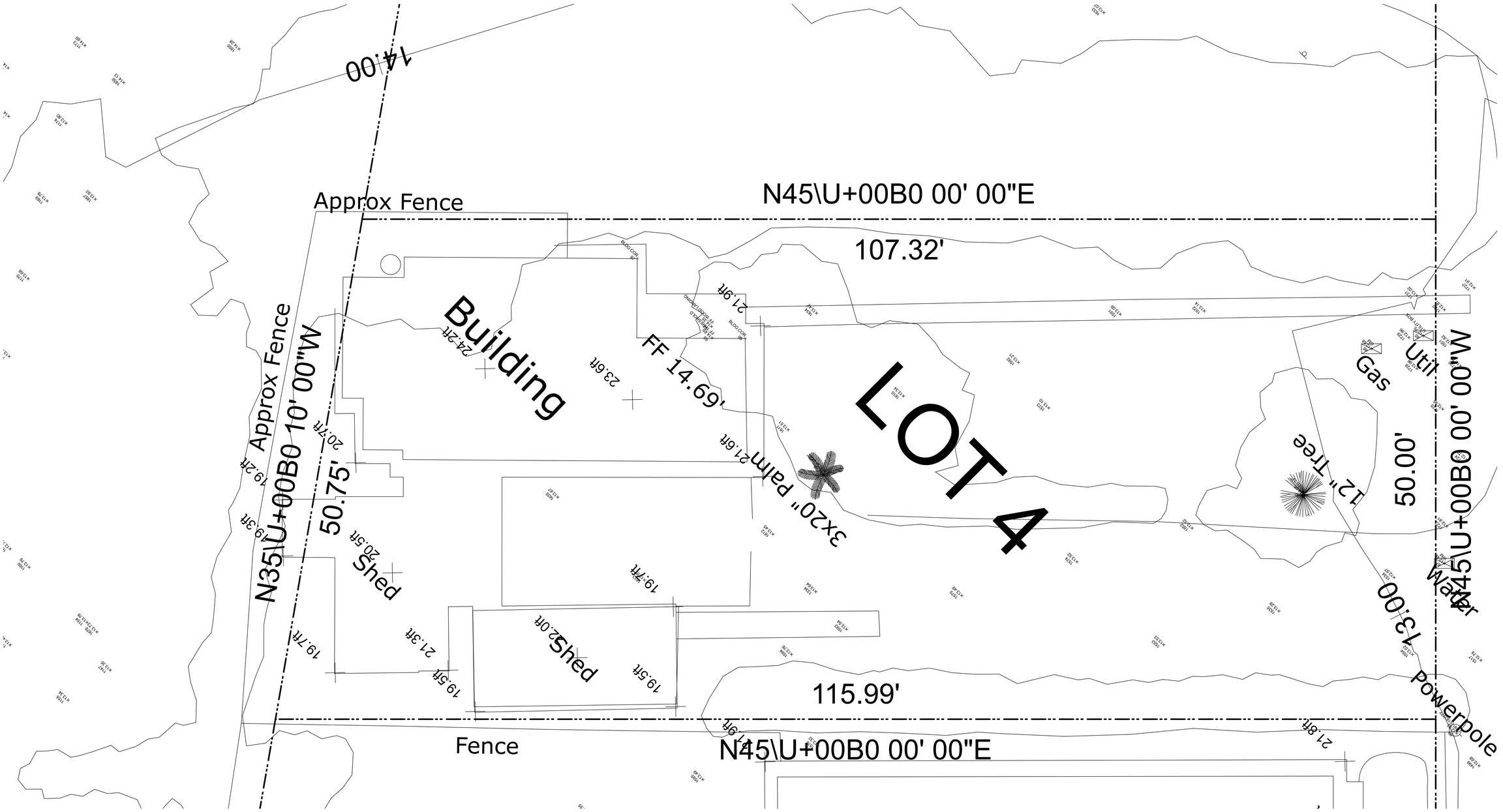
NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0



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

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ARCHITECTURE
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31397
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

△ REVISION

NO	DESCRIPTION	DATE

SURVEY

C0.0

CITY OF CARPINTERIA

4934 DORRANCE WAY

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.

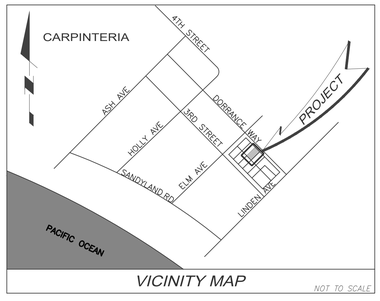
LEGEND/SYMBOLS

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

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
BCR	BEGIN CURB RETURN		ELIMINATION SYSTEM
BLDG	BUILDING	OHW	OVERHEAD WIRE
BVC	BEGIN VERTICAL CURVE	PB	PULL BOX
BW	BOTTOM OF WALL OR	PCC	POINT OF COMPOUND CURVE
	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

LOCATION MAP



VICINITY MAP NOT TO SCALE

PROPOSED EARTHWORK QUANTITIES

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

FILL: 0 CU. YDS IMPORT: 50 CU. YDS SOURCE TBD

REMOVAL & RECOMPACTION: 580 CU. YDS AVERAGE NATURAL SLOPE IN THE AREA OF GRADING 1%

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

APN: 003-440-010
FILE NO:

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. COVER SHEET
2. FINE GRADING PLAN

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

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB FINAL SUBMITTAL 10-13-2025

REVISION

NO	DESCRIPTION	DATE

GRADING COVER SHEET

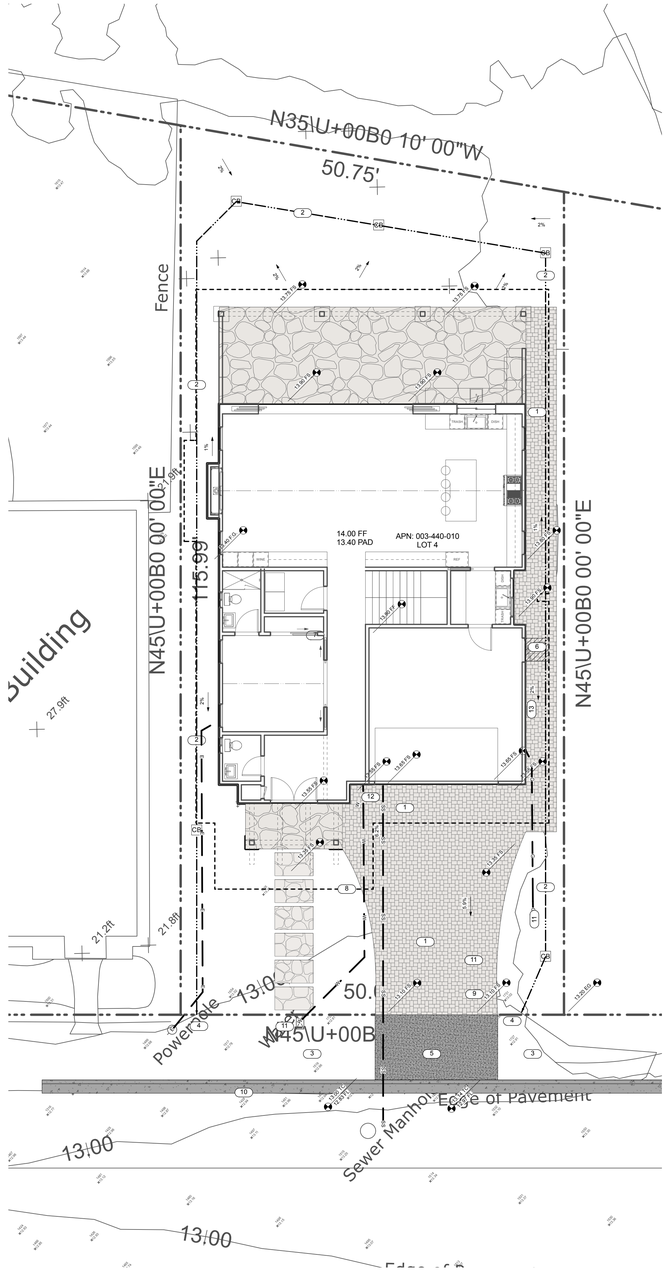
C1.0

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. **DG:** STABILIZED DG SURFACE
4. **DRAIN OUTLET:**
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. **(E) PALM TREE TO BE REMOVED:**
8. ***(P) EXCAVATION:** LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE, 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING.*
9. **UTILITY BOX:** TELECOMMUNICATION COMPANY TO RELOCATE
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. ***(E) GAS METER:** TO BE RELOCATED 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).*



FINE GRADING PLAN 1
feet 0 4 8 16 SCALE 1/8" = 1'-0"

NORTH

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

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

REVISION

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:

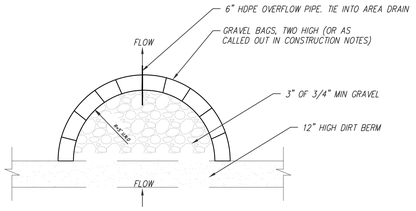
B7. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   c. SEED-EXPOSED SURFACES WITH 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



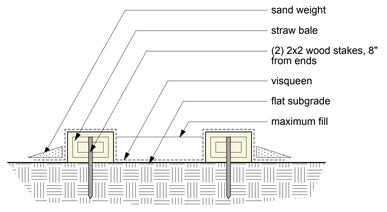
GRAVEL BAG DESILTING BASIN 1
NTS

LEGEND:

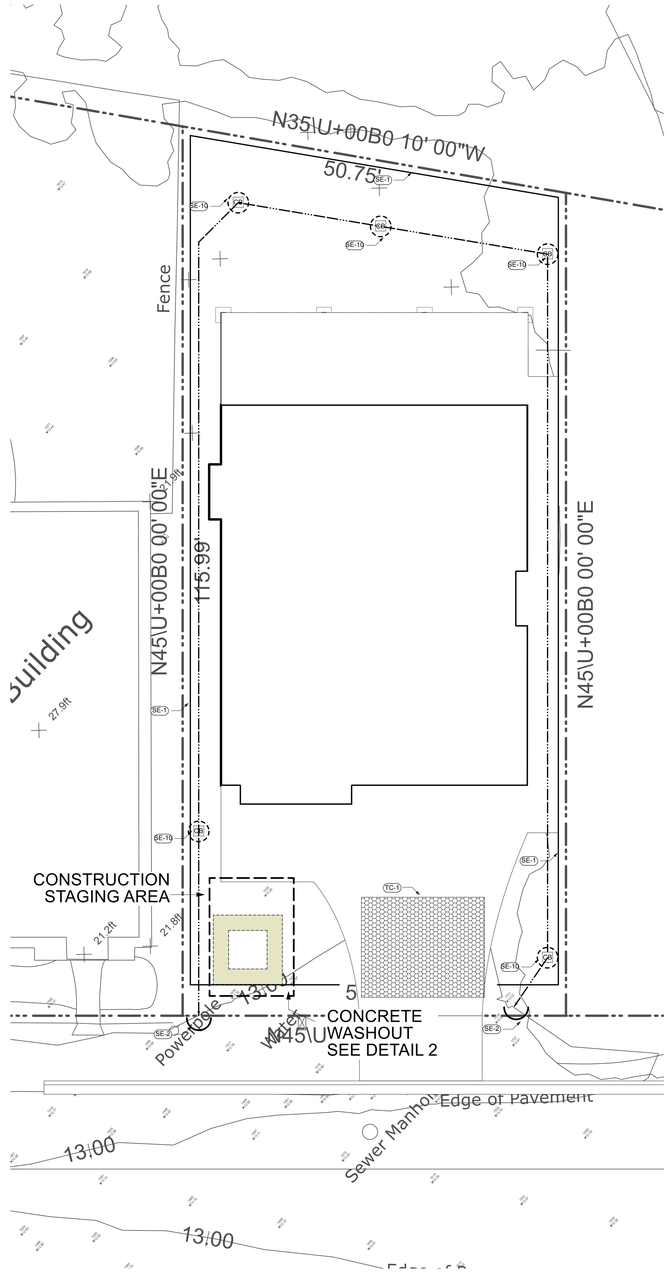
- FIBER ROLL BARRIER LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "J" ON SHEET EC-2.
- SILT FENCE LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET EC-2.
- STABILIZED CONSTRUCTION ENTRANCE – CONSTRUCT PER CALIFORNIA STORMWATER 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-31357 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

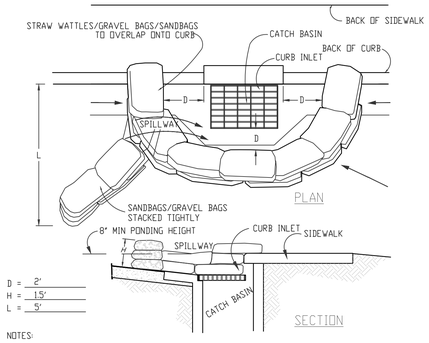
△ REVISION

NO	DESCRIPTION	DATE

EROSION CONTROL PLAN

C3.0

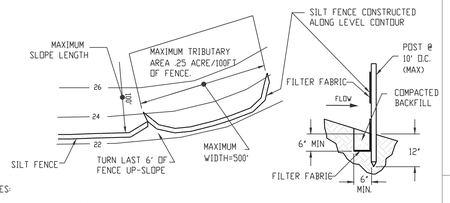
A CATCH BASIN/INLET PROTECTION



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

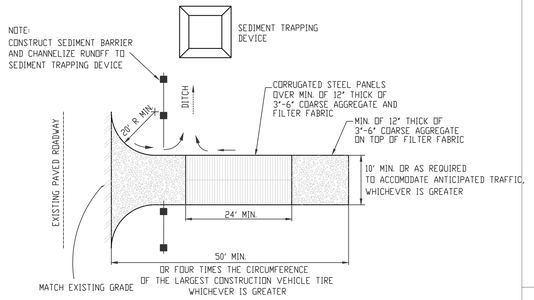


NOTES:

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. Call before you dig. 811

C STABILIZED CONSTRUCTION ENTRANCE



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER 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.

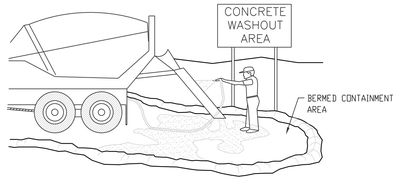
D MATERIAL STORAGE AND DELIVERY

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.

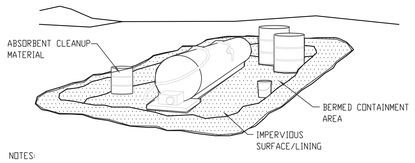
E CONCRETE WASTE MANAGEMENT



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

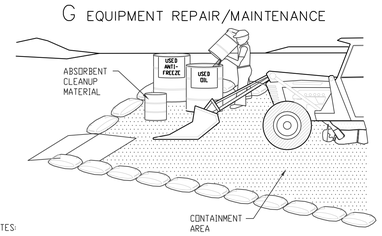
F VEHICLE/EQUIPMENT FUELING



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.

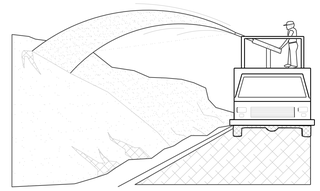
G EQUIPMENT REPAIR/MAINTENANCE



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

EROSION CONTROL DETAILS 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-31307 STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

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 contamination 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.

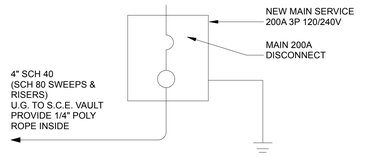
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

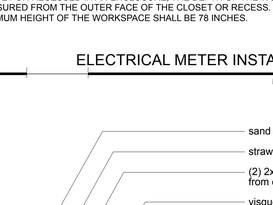
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E MSR # XXXXXXX



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 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"
X

KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **30" HEIGHT PICKET FENCE**:
3. **(E) ROLLED CURB AND GUTTER:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. GATE WHERE SHOWN
5. **3/8" PEA GRAVEL:**
6. **FLAGSTONE:** ON CONCRETE PAD
7. **(P) CONCRETE DRIVEWAY**
8. **DG:** STABILIZED DG SURFACE
9. **EXISTING METER:** 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. ***(E) GAS METER :*** *TO BE RELOCATED 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. ***3/8 " GRAVEL MULCH:***

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

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LICENSED ARCHITECT — DYLAN CHAPPELL — REG. 31,307 — STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

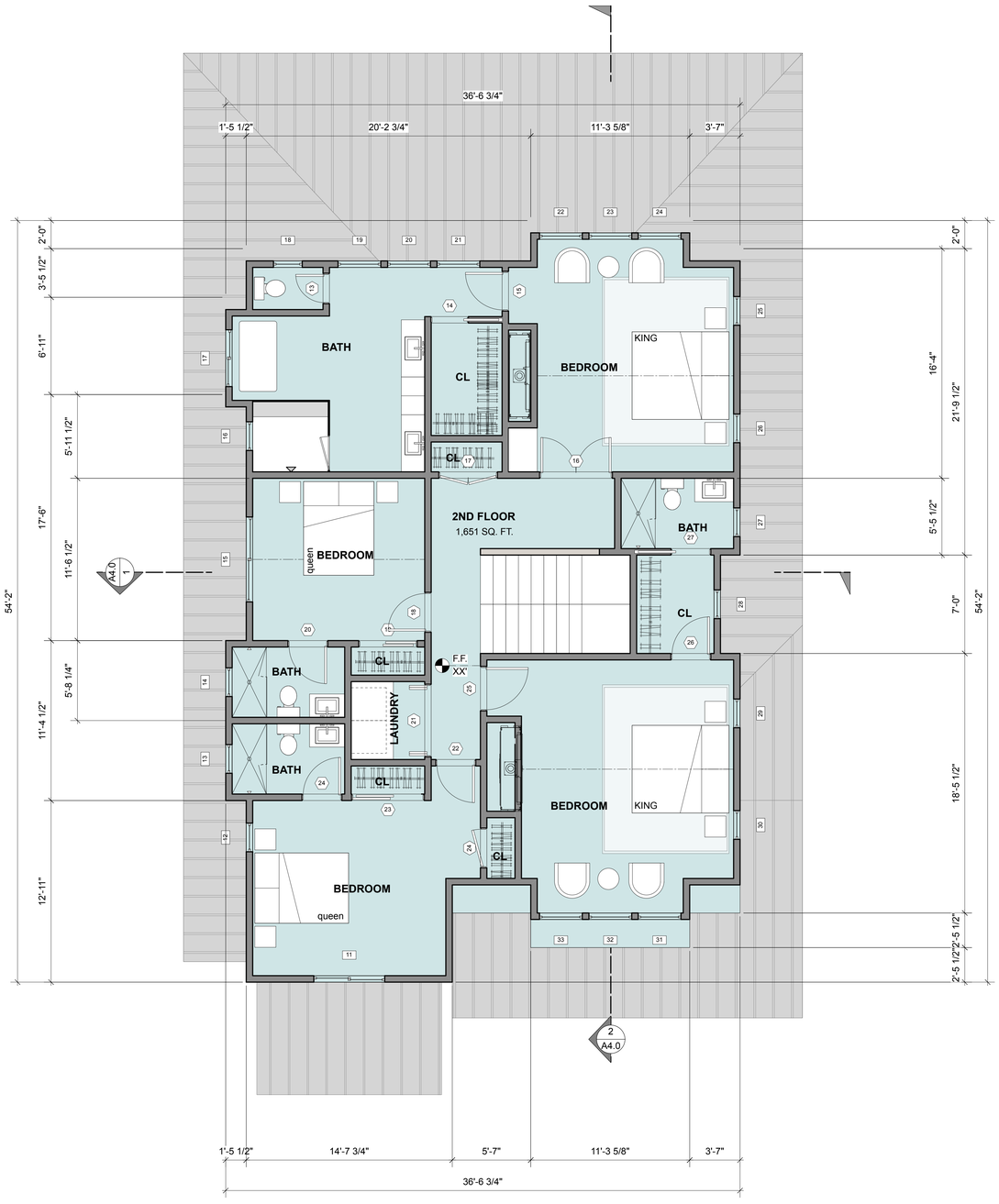
4934 DORRANCE WAY
CARPINTERIA, CA 93013
-
ARB FINAL SUBMITTAL 10-13-2025

△ REVISION

NO	DESCRIPTION	DATE

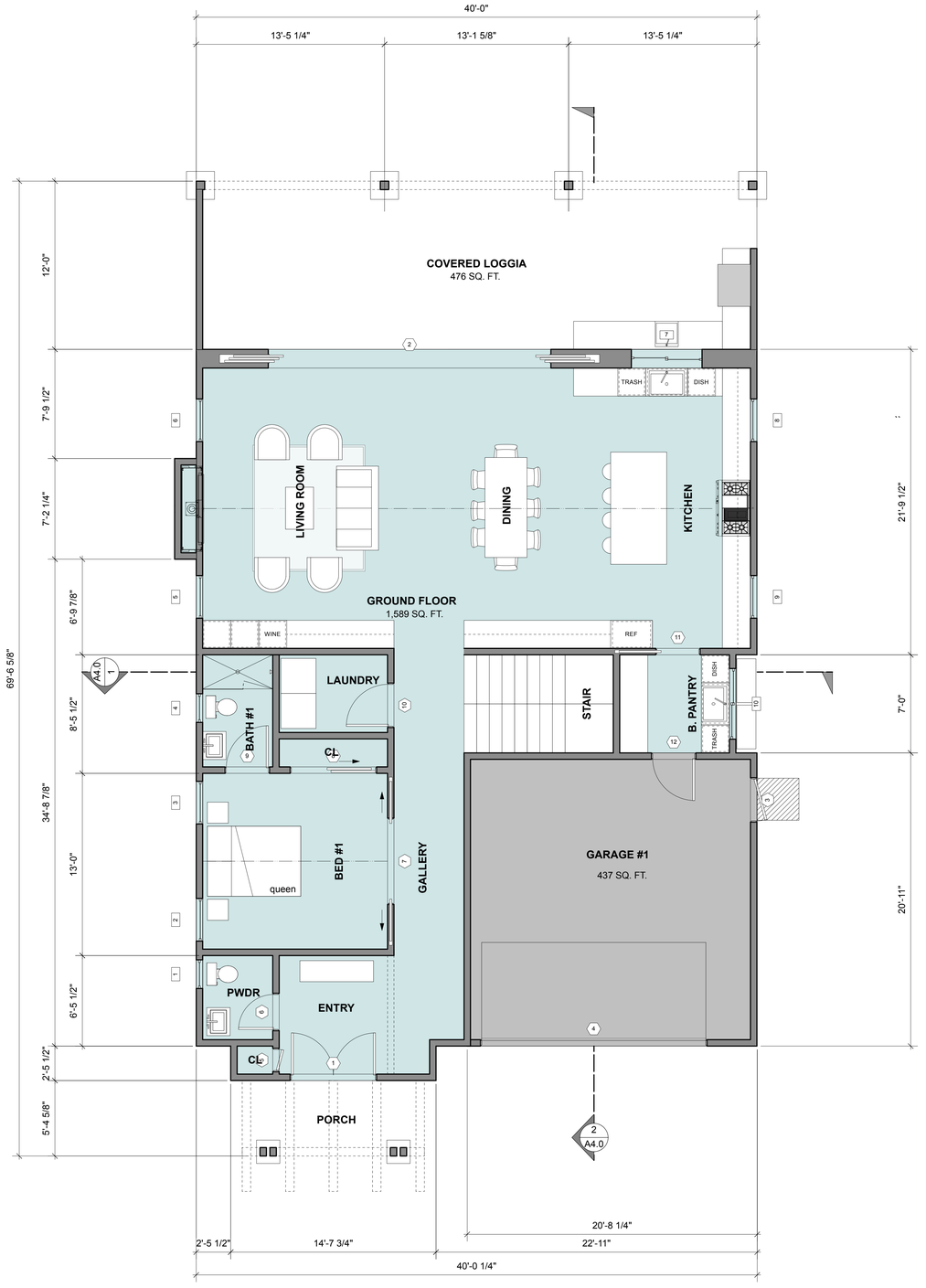
PROJECT SITE PLAN

A1.0



2ND FLOOR PLAN 2

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



1ST FLOOR PLAN 1

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

NORTH

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LICENSED ARCHITECT
DYLAN CHAPPELL
10/13/2025
STATE OF CALIFORNIA

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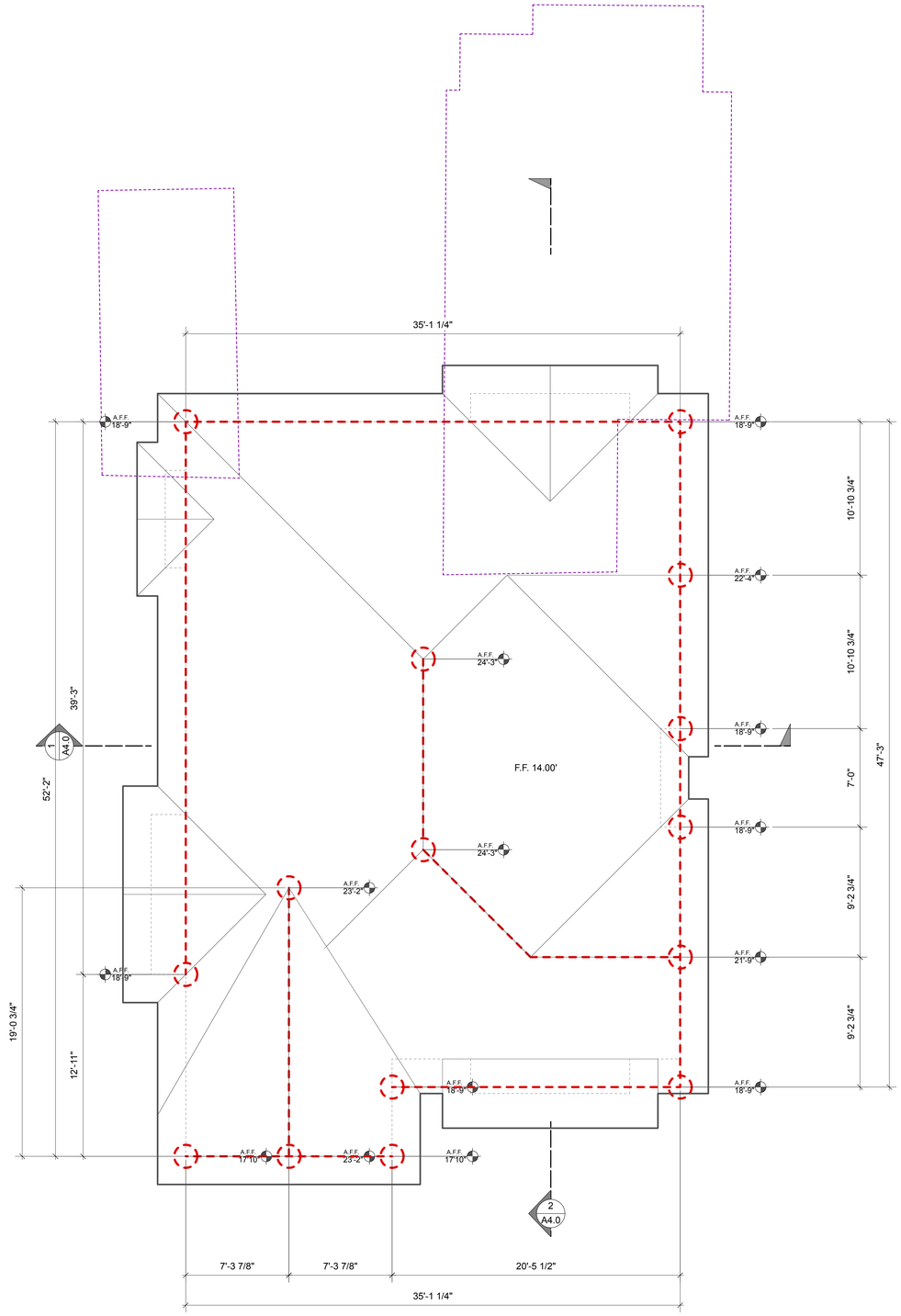
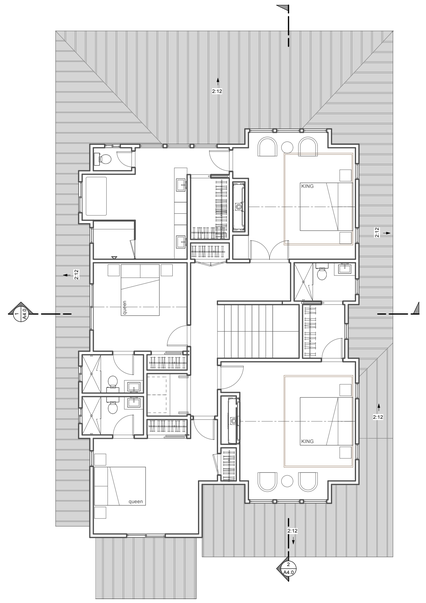
PLANS

A2.0



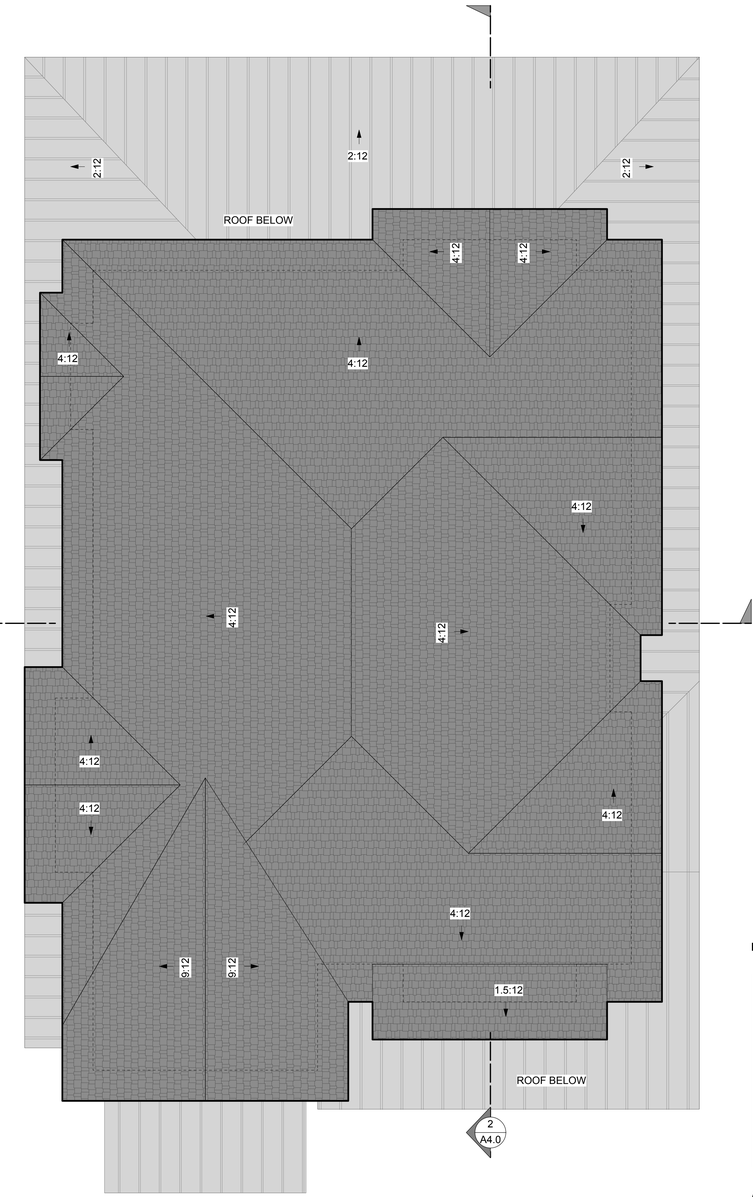
STORY POLE PLAN 3

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



1ST FLOOR ROOF PLAN 2

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



2ND FLOOR ROOF PLAN 1

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

NORTH

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LICENSED ARCHITECT DYLAN CHAPPELL C-31207 RENEWAL 08/31/2027 STATE OF CALIFORNIA

COORDINATION SET
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4934 DORRANCE SFR

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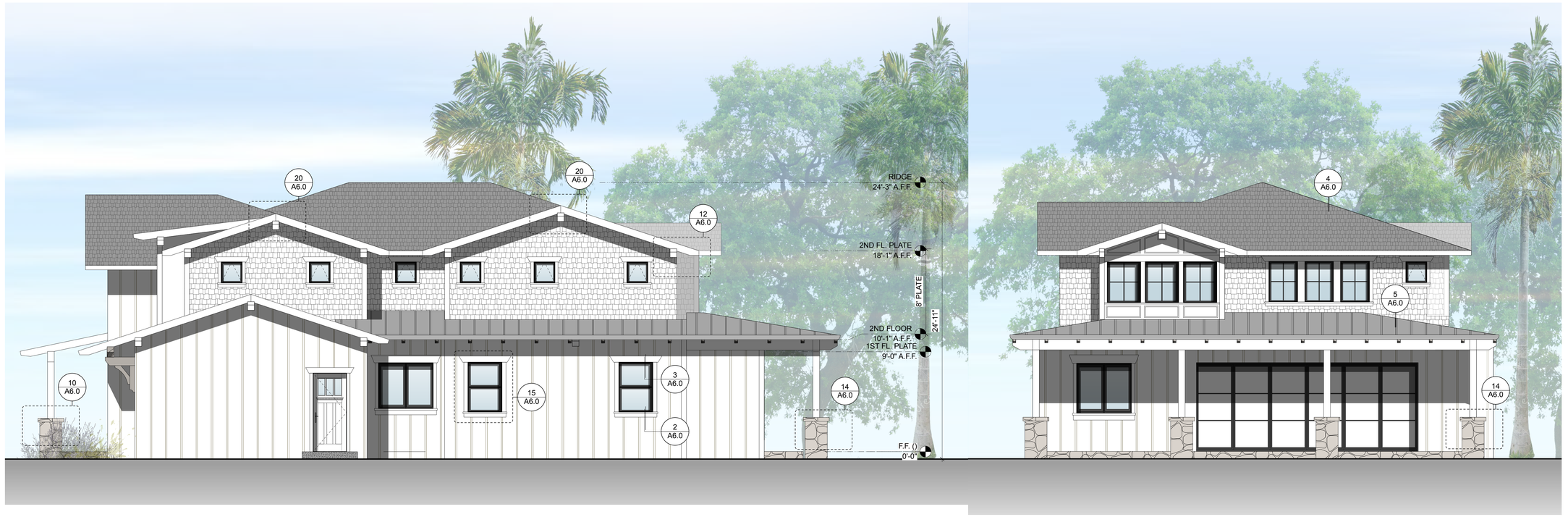
NO	DESCRIPTION	DATE

ROOF PLAN

A2.1



EAST ELEVATION 4

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

NORTH ELEVATION 2

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

KEY NOTES

1. **EXT. FINISH**: HARDIE BOARD AND BATTEN SIDING: CEDARMILL, COLOR ARTIC WHITE
2. **EXT. FINISH**: HARDIE SHINGLE SIDING: STAGGERED EDGE, COLOR ARTIC WHITE
3. **WINDOWS AND DOORS**: ANDERSON A-SERIES: COLOR, BLACK
4. **EXT. LIGHTING**: DARKSKY COMPLIANT, SEE SPEC G6.0
5. **EXT. WOOD AND TRIM FINISH**: DUNN-EDWARDS: CLASSIC WHITE DEHW08
6. **ROOF**: CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE: COLOR, COUNTRY GRAY
7. **ROOF**: CLASS A -STANDING SEAM METAL COLOR, GRAY
8. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER
9. **EXT. WOOD GARAGE DOOR FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
10. **DOWNSPOUT**: ARTIC WHITE FINISH

WEST ELEVATION 3

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

SOUTH ELEVATION (STREET) 1

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

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ELEVATIONS

A3.0

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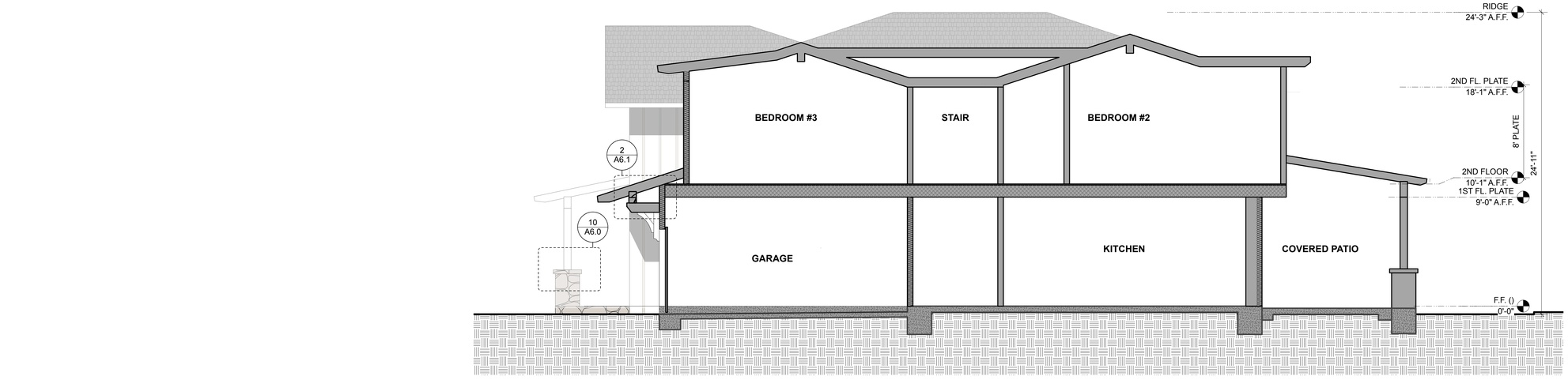
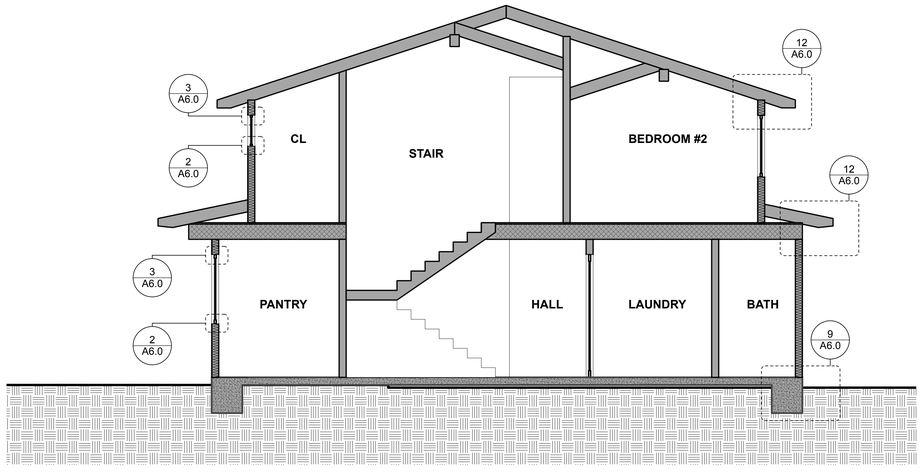


BUILDING SECTION 2
feet 0 2 4 8 SCALE 1/4" = 1'-0"



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

COORDINATION SET
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PLN23-2234

4934 DORRANCE SF

4934 DORRANCE WAY
CARPINTERIA, CA 93013
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REVISION

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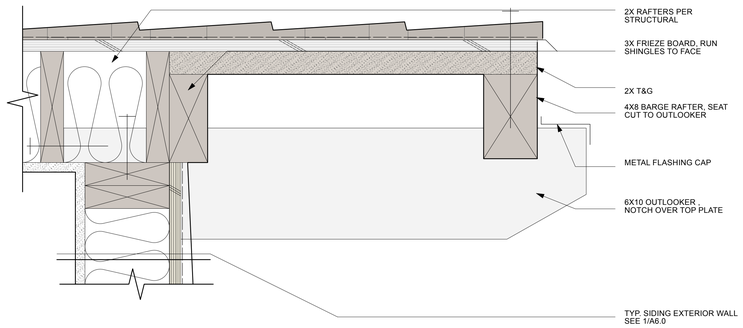
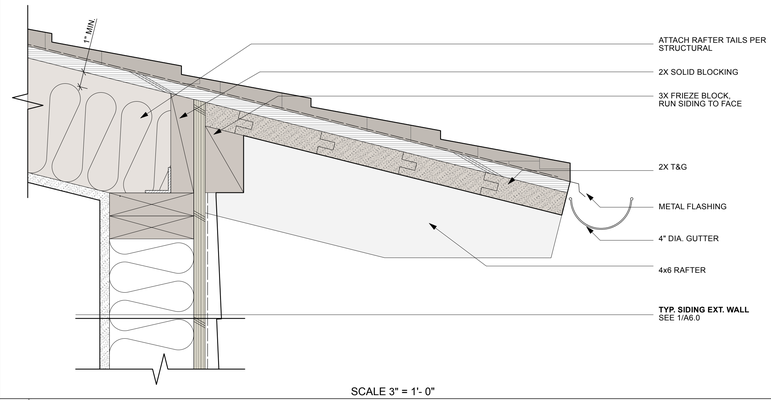
SECTIONS

A4.0



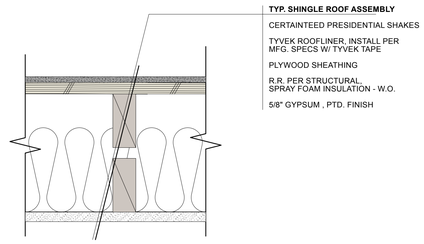
SCALE 3" = 1'- 0"

20 SIDING @ RAKE TYP.



SCALE 3" = 1'- 0"

12 SIDING @ EAVE TYP.

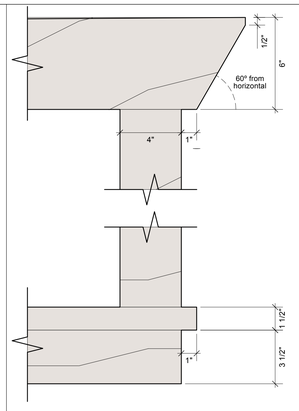


SCALE 3" = 1'- 0"

4 SHINGLE ROOF ASSEMBLY TYP.

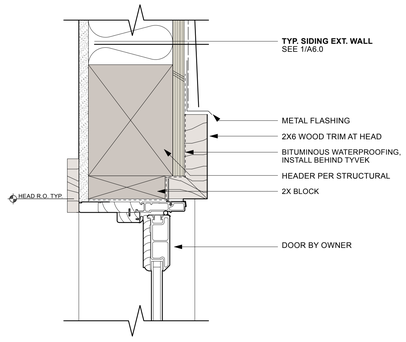
SODOR LED
15 MATTE - INSTALL ON ELECTRIC DIMMER
DIMMABLE
DARK SKY COMPLIANT: YES

19 EXTERIOR WALL SCONCE: WAC LIGHTING



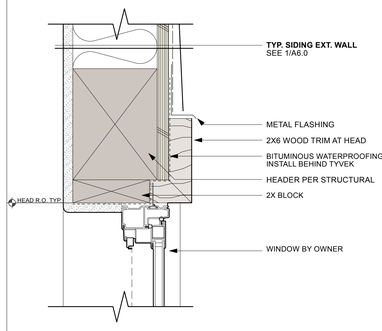
SCALE 3" = 1'- 0"

15 TYP. EXTERIOR TRIM DETAIL



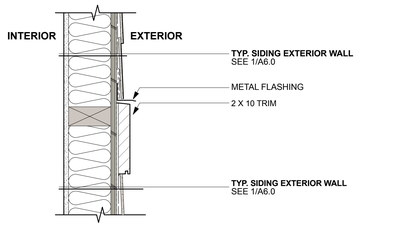
SCALE 3" = 1'- 0"

11 SIDING @ DOOR HEAD



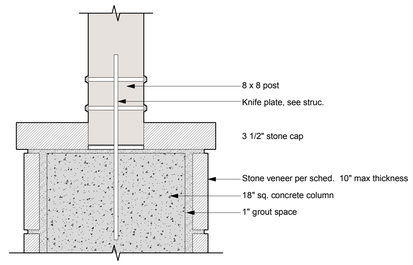
SCALE 3" = 1'- 0"

3 SIDING @ WINDOW HEAD



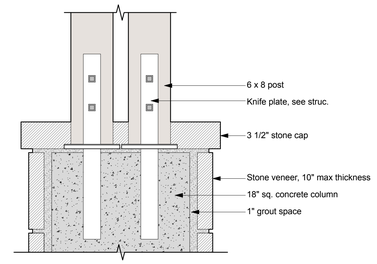
SCALE 1 1/2" = 1'- 0"

18 TRIM DETAIL @ HOR. SIDING AND SHINGLES



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

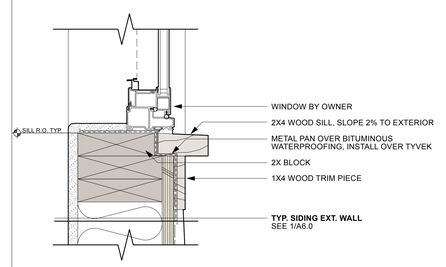
14 SINGLE 8X8 POST BASE



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

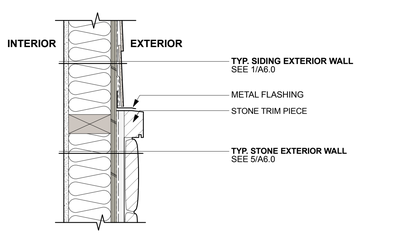
10 DOUBLE 6X8 POST BASE @ ENTRY

5



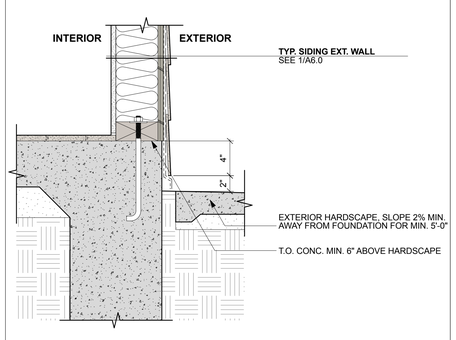
SCALE 3" = 1'- 0"

2 SIDING @ WINDOW SILL



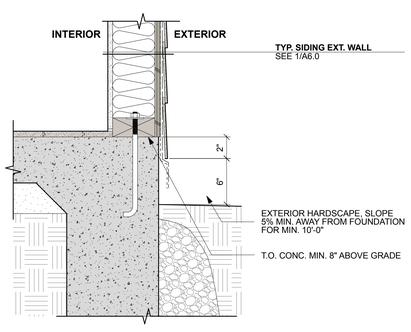
SCALE 1 1/2" = 1'- 0"

17 TRIM DETAIL @ SIDING AND STONE VENEER



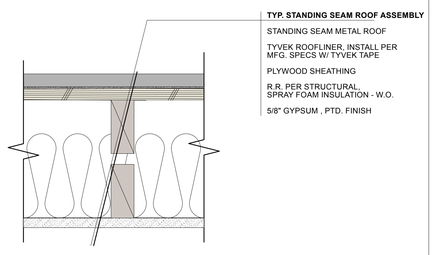
SCALE 1 1/2" = 1'- 0"

13 TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



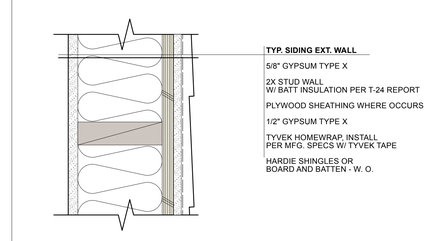
SCALE 1 1/2" = 1'- 0"

9 TYP. WOOD SIDING EXTERIOR WALL @ GRADE



SCALE 3" = 1'- 0"

5 STANDING SEAM ROOF ASSEMBLY TYP.



SCALE 3" = 1'- 0"

1 TYP. HARDIE SIDING EXTERIOR WALL

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LICENSED ARCHITECT
DYLAN CHAPPELL
REG. 31 2022
STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY CARPINTERIA, CA 93013

ARB FINAL SUBMITTAL 10-13-2025

REVISION

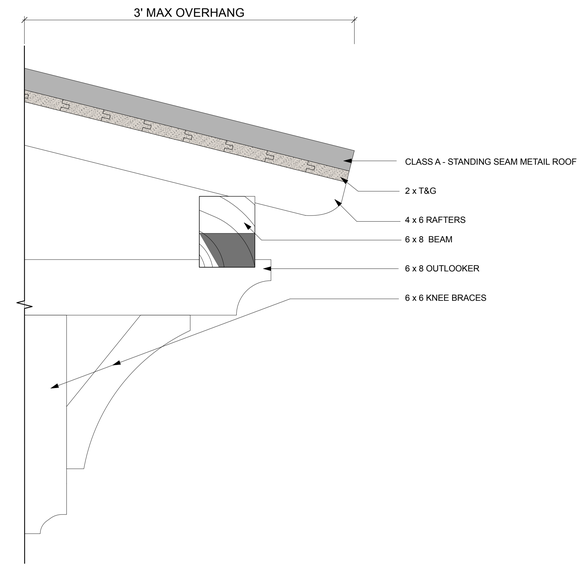
NO	DESCRIPTION	DATE

DETAILS

A6.0

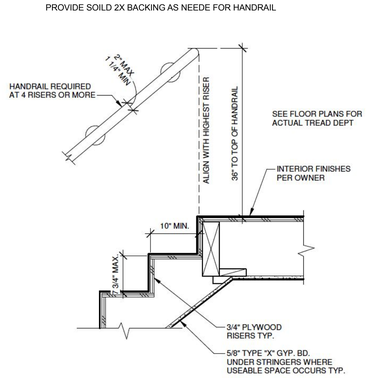
STAIRWAY NOTES

STAIRWAYS PER R311.7
1. R311.7.1 Width
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 41/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 311/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.
2. R311.7.2 Headroom
The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exceptions:Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 43/4 inches (121 mm).
The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.
3. R311.7.3 Vertical rise
A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.
4. R311.7.4 Walkline
The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.
5. R311.7.5 Stair treads and risers
Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
6. R311.7.5.1 Risers
The riser height shall be not more than 73/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.
Exceptions:
The opening between adjacent treads is not limited on spiral stairways.
The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.
7. R311.7.5.2 Treads
The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
8. R311.7.5.2.1 Winder treads
Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm).
Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.
Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.
9. R311.7.5.3 Nosings
The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 11/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).
Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).
10. R311.7.5.4 Exterior plastic composite stair treads
Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.3.
11. R311.7.6 Landings for stairways
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
12. R311.7.7 Stairway walking surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).
13. R311.7.8 Handrails
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.
14. R311.7.8.1 Height
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).
15. R311.7.8.2 Continuity
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inches (38 mm) between the wall and the handrails.
Exceptions:
Handrails shall be permitted to be interrupted by a newel post at the turn.
The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
16. R311.7.8.3 Grip-size
Required handrails shall be of one of the following types or provide equivalent graspability.
Type I. Handrails with a circular cross section shall have an outside diameter of not less than 11/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 61/4 inches (160 mm) with a cross section of dimension of not more than 21/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
Type II. Handrails with a perimeter greater than 61/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 11/4 inches (32 mm) and not more than 23/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
17. SPACE BETWEEN HANDGRIP AND WALL SHALL BE NOT LESS THAN 1-1/2 INCHES.
18. R311.7.8.4 Exterior plastic composite handrails
Plastic composite exterior handrails shall comply with the requirements of Section R507.3.
19. R311.7.9 Illumination
Stairways shall be provided with illumination in accordance with Section R303.7.
20. R312.1.3 Opening limitations
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
Guards on the open side of stairs shall not have openings that allow passage of a sphere 43/8 inches (111 mm) in diameter.

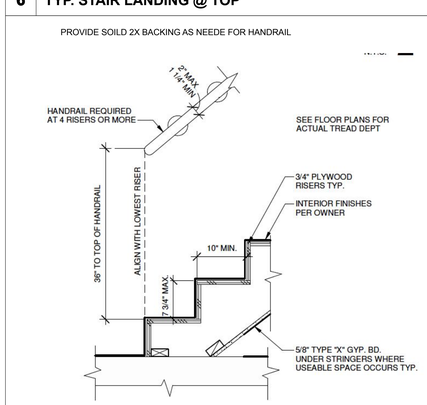


SCALE 1 1/2" = 1'- 0"

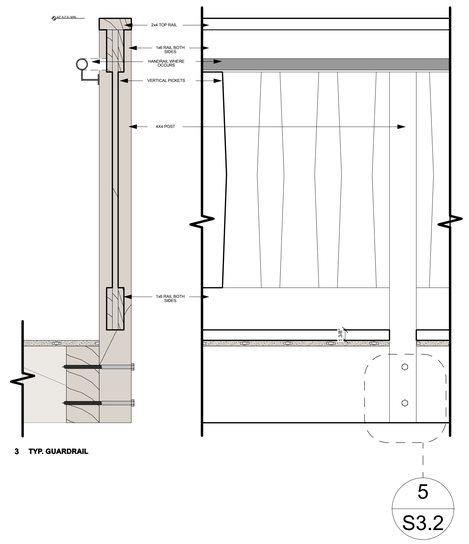
2 EYEBROW ROOF, TYP.



6 TYP. STAIR LANDING @ TOP



5 TYP. STAIR LANDING @ BOTTOM



3 TYP. GUARDRAIL

2304.12.2.6.1 POSTS OR COLUMNS

POSTS AND COLUMNS THAT ARE SUPPORTING PERMANENT STRUCTURES AND EMBEDDED IN CONCRETE THAT IS EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH THE EARTH SHALL BE OF PRESERVATIVE-TREATED WOOD.

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

3 GUARDRAIL DETAIL, TYP.

CHAPPELL
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31,305
10-31-2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

△ **REVISION**

NO	DESCRIPTION	DATE

DETAILS

A6.1

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		2'0"	2'0"	Awning			TBD		
2		3'0"	5'0"	Single Hung			TBD		
3		3'0"	5'0"	Single Hung			TBD		
4		2'0"	2'0"	Awning			TBD		
5		3'0"	4'8"	Single Hung			TBD		
6		3'0"	4'8"	Single Hung			TBD		
7		5'0"	4'8"	Horizontal Slider			TBD		
8		3'0"	4'0"	Single Hung			TBD		
9		3'0"	4'0"	Single Hung			TBD		
10		5'0"	4'8"	Horizontal Slider			TBD		
11		5'0"	4'0"	Horizontal Slider			TBD		
12		2'0"	2'0"	Awning			TBD		
13		2'0"	2'0"	Awning			TBD		
14		2'0"	2'0"	Awning			TBD		
15		6'0"	4'0"	Horizontal Slider			TBD		
16		2'0"	2'0"	Awning			TBD		
17		4'0"	2'0"	Horizontal Slider			TBD		
18		2'0"	2'0"	Awning			TBD		
19		3'0"	3'6"	Casement			TBD		
20		3'0"	3'6"	Casement			TBD		
21		3'0"	3'6"	Casement			TBD		
22		3'0"	3'6"	Casement			TBD		
23		3'0"	3'6"	Casement			TBD		
24		3'0"	3'6"	Casement			TBD		
25		2'0"	2'0"	Awning			TBD		
26		2'0"	2'0"	Awning			TBD		
27		2'0"	2'0"	Awning			TBD		
28		2'0"	2'0"	Awning			TBD		
29		2'0"	2'0"	Awning			TBD		
30		2'0"	2'0"	Awning			TBD		
31		3'0"	5'0"	Single Hung			TBD		
32		3'0"	5'0"	Single Hung			TBD		
33		3'0"	5'0"	Single Hung			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			6'0"	8'0"	1 3/4"	Swing Bi-part							
2			20'0"	8'0"	1 3/4"	Pocket Bi-part							
3			3'0"	8'0"	1 3/4"	Swing Simple							
4			16'0"	7'0"	1 3/4"	Overhead							
5			1'6"	8'0"	1 3/4"	Swing Simple							
6			2'6"	8'0"	1 3/4"	Swing Simple							
7			6'0"	8'0"	1 3/4"	Pocket Bi-part							
8			6'0"	8'0"	1 3/4"	Slider							
9			3'0"	8'0"	1 3/4"	Swing Simple							
10			3'0"	8'0"	1 3/4"	Swing Simple							
11			3'0"	8'0"	1 3/4"	Pocket Simple							
12			3'0"	8'0"	1 3/4"	Swing Simple							
13			2'0"	7'0"	1 3/4"	Swing Simple							
14			2'6"	7'0"	1 3/4"	Pocket Simple							
15			2'8"	7'0"	1 3/4"	Swing Simple							
16			5'0"	7'0"	1 3/4"	Swing Bi-part							
17			4'0"	7'0"	1 3/4"	Swing Bi-part							
18			2'8"	7'0"	1 3/4"	Swing Simple							
19			4'0"	7'0"	1 3/4"	Slider							
20			2'8"	7'0"	1 3/4"	Swing Simple							
21			5'0"	7'0"	1 3/4"	Bi-fold Bi-part							
22			2'8"	7'0"	1 3/4"	Swing Simple							
23			5'0"	7'0"	1 3/4"	Slider							
24			2'8"	7'0"	1 3/4"	Swing Simple							
25			3'0"	7'0"	1 3/4"	Swing Simple							
26			2'8"	7'0"	1 3/4"	Swing Simple							
27			2'8"	7'0"	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 11/2 INCHES (38 MM).3.OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [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.

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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
RENEWAL 08/31/2027
STATE OF CALIFORNIA

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN23-2234

4934 DORRANCE S

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

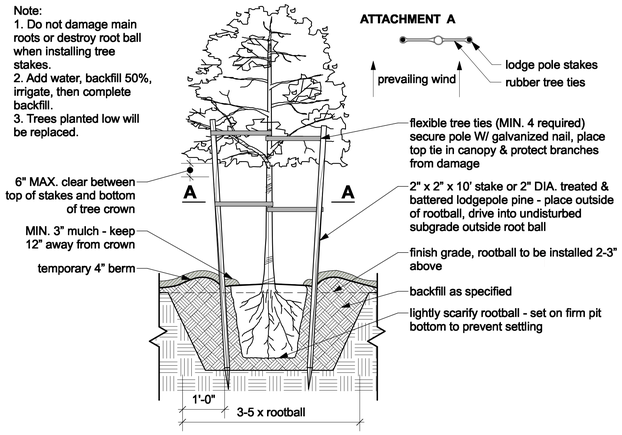
△ **REVISION**

NO	DESCRIPTION	DATE

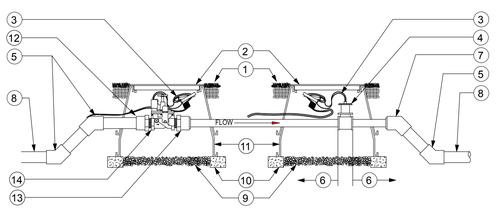
SCHEDULE

A7.0

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.

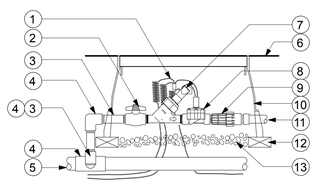


TREE PLANTING 5
feet 0 N.T.S.



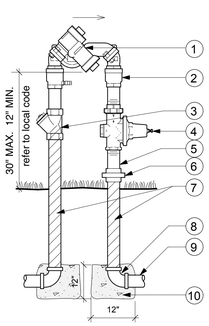
1. FINISH GRADE
2. JUMBO VALVE BOX AND COVER
3. CONTROL WIRES W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPEC.'S
4. FLOW SENSOR PER SPECIFICATIONS
5. PVC 45 DEGREE ELL, TYP.
6. MINIMUM 10x PIPE DIA. UPSTREAM AND MIN. 5X PIPE DIA. DOWNSTREAM OF STRAIGHT PIPE
7. PVC 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.

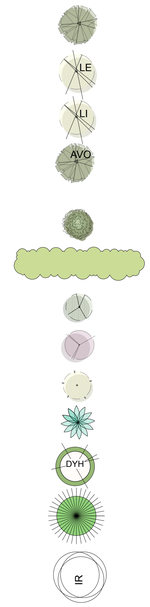
KEY NOTES

1. **PERMEABLE PAVER**: ANGELUS PERMEABLE COURTYARD PAVERS, SAND-STONE-MOCHA. ASHLAR PATTERN
2. **30" HEIGHT PICKET FENCE**:
3. **(E) ROLLED CURB AND GUTTER:**
4. **6' TALL WOODEN FENCE ON PROPERTY LINE:** NATURAL FINISH. GATE WHERE SHOWN
5. **3/8" PEA GRAVEL:**
6. **FLAGSTONE:** ON CONCRETE PAD
7. **(P) CONCRETE DRIVEWAY**
8. **DG:** STABILIZED DG SURFACE
9. **EXISTING METER:** 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. ***(E) GAS METER :*** *TO BE RELOCATED 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. ***3/8 " GRAVEL MULCH:***

PLANTING LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
TREES					
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	1	24" BOX	VERY LOW	
CITRUS DWARF LIMON 'MEYER IMPROVED'	Dwarf Improved Meyer Lemon	1	24" BOX	MED	
CITRUS X LATIFOLIA	BEARSS LIME	1	24" BOX	MED	
Avocado 'Hass'	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM'	INDIAN LAUREL	29	15 GAL	MED	
GREWIA OCCIDENTALIS -ESPALIER STALKED	LAVENDER STAR	8	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY"	BOXWOOD	48	5 GAL	MED	
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	49	5 GAL	LOW	
ROSMARINUS OFFICINALIS	ROSEMARY	5	5 GAL	LOW	
AGAVE ATTENUATA	FOX TAIL AGAVE	3	15 GAL	LOW	
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	6	15 GAL	LOW	
CAREX DIVULSA	BERKELEY SEDGE	61	1 GAL	LOW	
ROSA X 'ICEBERG' FLORIBUNDA ROSE	ICEBERG ROSE	5	5 GAL	MEDIUM	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	@ FLAGSTONE JOINTS

PLANTING LEGEND

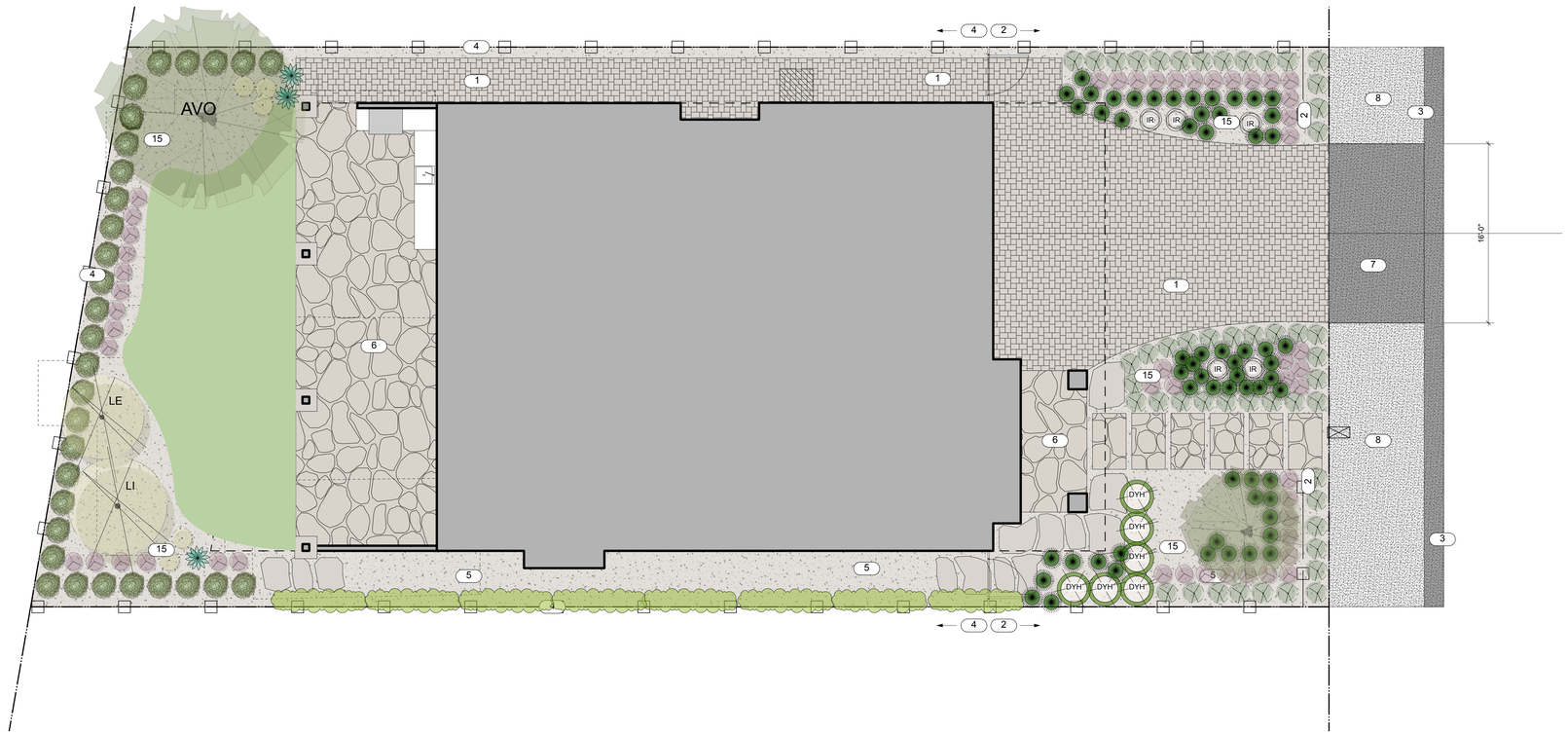


MATERIAL LEGEND

- 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 PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

△ REVISION

NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

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*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)§
Regular Landscape areas							
Low Water	3	Drip	.81	37	1000	370	10300
Medium Water	0.5	Drip	.81	.62	210	130	3618
				Totals	**(A)1210**	**(B)500**	**13,918.00**
Special Landscape Areas *(edible plants, recreational areas, areas irrigated with recycled water, or water features)*							
				1			
				2			
				Totals	**(C)**	**(D)**	
						ETWU Total	**13,918.00**
				Maximum Allowed Water Allowance (MAWA)§			**39,855.00**

* 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

† Irrigation method
1) Overhead spray
2) Drip

‡ Irrigation Efficiency
1) 0.75 for spray head
2) 0.81 for drip

§ 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.

§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*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)§
Regular Landscape areas							
				Totals	**(A)**	**(B)**	
				Maximum Allowed Water Allowance (MAWA)§			

4

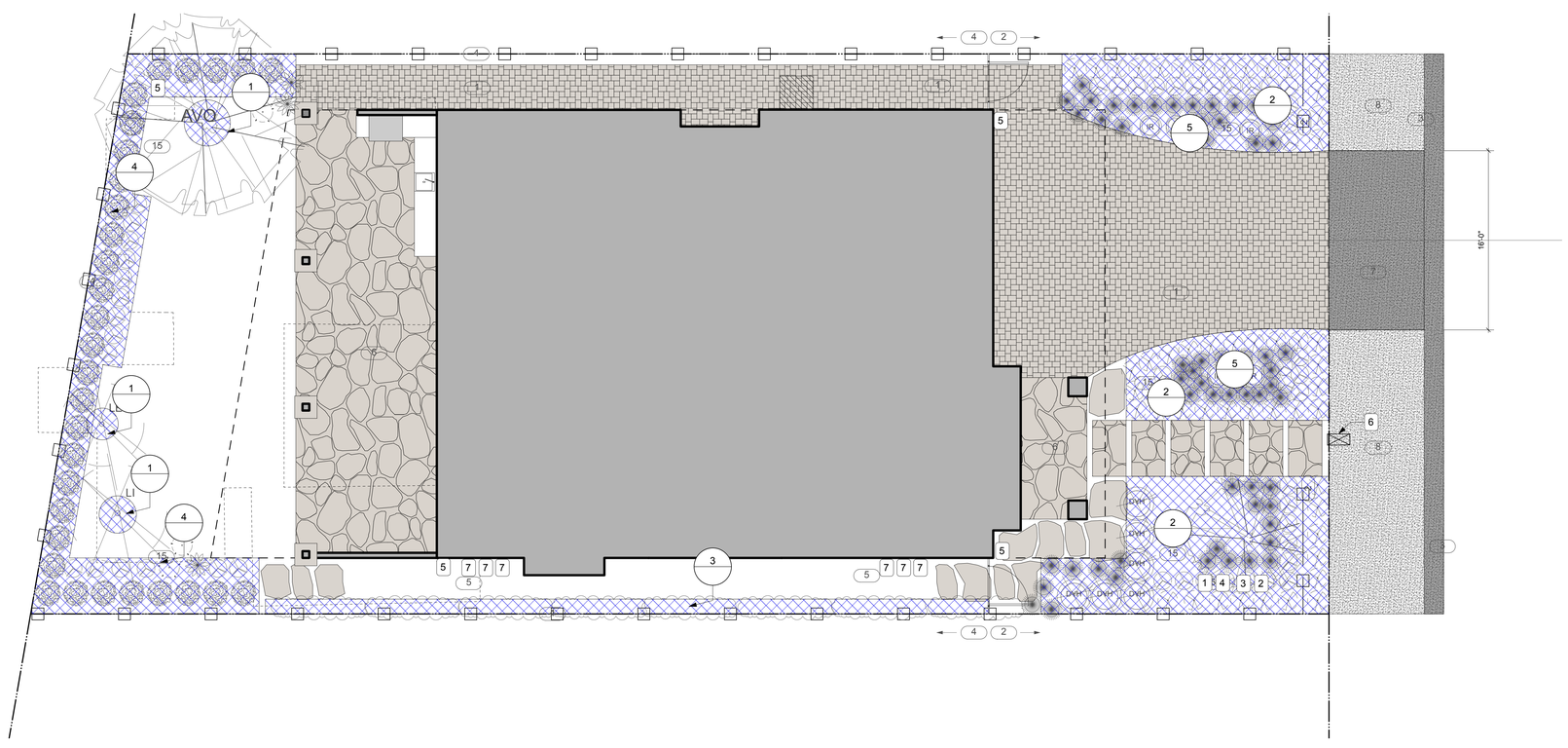
1

HYDROZONE LEGEND

VALVE / ZONE	DESCRIPTION	AREA	METHOD	WATER REQ.	EXPOSURE
1	FRUIT TREES	60	DRIP	MEDIUM	FULL SUN
2	TREES, ORNAMENTAL SHRUBS, PERENNIALS & GROUND COVER	600	DRIP	LOW	PARTIAL SUN
3	TREES, ORNAMENTAL SHRUBS, PERENNIALS & GROUND COVER	100	DRIP	LOW	PARTIAL SUN
4	SHRUBS, PERENNIALS & GROUND COVER	300	DRIP	LOW	PARTIAL SUN
5	SHRUBS, PERENNIALS & GROUND COVER	150	DRIP	MEDIUM	PARTIAL SUN

IRRIGATION KEYNOTES

1. MASTER VALVE, NORMALLY CLOSED, IN VALVE BOX
2. BALL VALVE: MAIN LINE SHUTOFF, IN VLAVE BOX
3. BACK FLOW PREVENTER: REDUCED PRESSURE TYPE, W/ TWO BALL VALVES AND WYE FILTER. (PRESSURE REGULATOR IF SOURCE PRESSURE EXCEEDS 100PSI)
4. FLOW SENSOR, IN VALVE BOX
5. HOSE BIB: BRASS ONLY MOUNTED ON 18" HIGH REDWOOD POST
6. WATER METER: SEE CIVIL SHEETS
7. RAINBIRD ELECTRIC DRIP ZONE VALVE, LFVOO57BOS, W/ 20-30 PSI REGULATOR



LANDSCAPE PLAN 1

SCALE 3/16" = 1'-0"

feet 0

NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD
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LICENSED ARCHITECT
DYLAN CHAPPELL
No. C-31207
10/31/2027
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SF

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB FINAL SUBMITTAL 10-13-2025

△ REVISION

NO	DESCRIPTION	DATE

IRRIGATION PLAN

L2.0

Attachment B
Final Colors and Materials Board &
Exterior Light Fixture Specifications

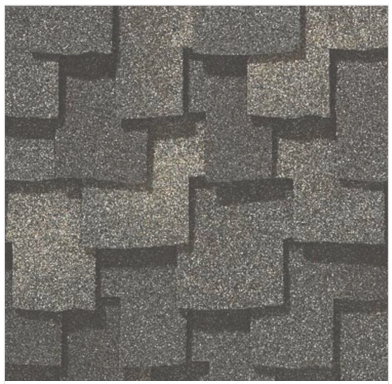
Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Final ARB Review
December 11, 2025

EXT. TRIM

MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHWO8

ROOF SHINGLES

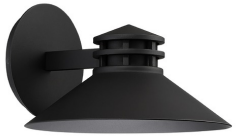


MANUFACTURER:
CERTAINTEED

PRESIDENTIAL SHAKE

COLOR:
COUNTRY GRAY

DARKSKY LIGHT FIXTURE

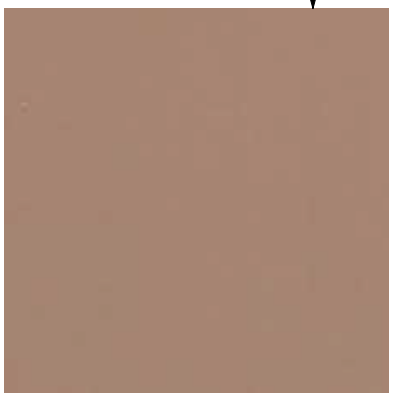


MANUFACTURER:
WAC LIGHTING

MODEL:
SODOR

LED:
1-15 WATT INTEGRATED

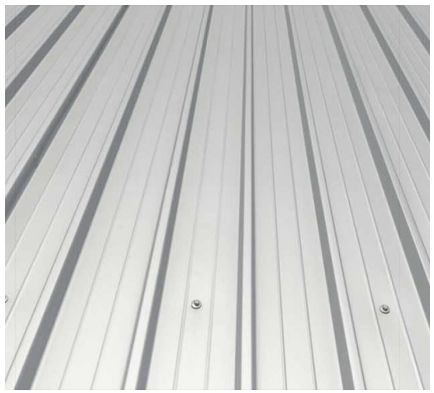
EXT. WOOD STAIN



MANUFACTURER:
CABOT

COLOR:
CHESTNUT BROWN

METAL ROOF



MANUFACTURER:
MBCI

CRAFTSMAN SERIE

COLOR: SLATE GRAY

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:
ANDERSON A-SERIES

COLOR:
BLACK

HARDIE SHIGLES AND SIDING

MANUFACTURER:
JAMES HARDIE

COLOR:

ARTIC WHITE

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

PROJECT: **4934 DORRANCE SFR**

LOCATION: 4934 DORRANCE, CARPINTERIA, CA 93013

OWNER: PB LIVING TRUST

MATERIAL BOARD

10/13/2025

DestinationLighting

Customer Service: 1-800-653-6556 **or** cs@destinationlighting.com

M-F 7AM - 5PM and SAT 8AM - 5PM (PST)

Sodor Black LED Outdoor Wall Light by WAC Lighting

Product Number:	P2213042 or 716829
Manufacturer:	WAC Lighting
Model Number:	WS-W15710-BK
Collection:	Sodor
Manufacturer Finish:	Black
Manufacturer Shade Color:	Black
Total Wattage:	15 w.
Voltage Type:	Line Voltage
Voltage Input:	120 v.
Average Rated Life1:	54,000 hrs
Dimmable:	With Electronic Dimmer
Height:	6.88 in.
Width:	11.25 in.
Depth:	10.63 in.
Wattage:	15
Bulb Type:	LED
Base Type:	Integrated LED
Number Of Bulbs:	1
Bulb Included:	Yes
Dark Sky:	Yes

ADA Compliant:	No
Shade Material:	Metal
Material:	Aluminum
Shipping:	UPS Regular
Certification Agencies:	ETL
Wet Location:	Yes
Damp Location:	Yes
Harsh Environ/Coastal:	Yes
Weight:	2.80 lbs
Kelvin Temperature:	3000
Lumens:	484
Color Rendering Index:	90
Made In America:	No
Dusk To Dawn:	No
Motion Sensor:	No
Title 24:	Yes

Hi. Need any help?

Attachment C

ARB Meeting Minutes from December 15, 2022,
February 15, 2024, and May 1, 2025

Coeler New Residence #2- 4934 Dorrance Way
Project #23-2234-DP/CDP/ARB
Final ARB Review
December 11, 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.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

4) Project: Coeler New Duplex Concept, Project 22-2179-CON
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 22-2179-CON for conceptual review of a proposal for a new 2,221 square foot two-story duplex with a maximum height of 26.17 feet and two attached garages totaling 527 square feet, for a total size of 2,748 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

NOTE: This item was presented and discussed in conjunction with item no. 2, above. See Action Minutes for item no. 2.

OTHER BUSINESS:

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 27, 2022

ACTION: Motion by Boardmember Reginato, seconded by Boardmember Blakemore to approve the Minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 1215 Vallecito Road shed: As a follow-up to an inquiry from Boardmember Blakemore at the last meeting, staff explained that contact had been made with the property owner about the highly visible shed in the rear yard and that the owner was working with CDD staff to determine what could be permitted.
- St Joseph's Church Fencing Project: Following up on an inquiry from the Board, staff explained that the landscaping would begin to be installed in early 2023 following the holiday season.
- 4772 Third Street Condominiums Paint Colors & Driveway Replacements: Staff shared the proposed new paint color scheme for the condominiums and replacing the turfblock driveways with standard concrete. The Board did not object to the change to the driveway materials. With respect to paint colors, they suggested the gray body color go a little darker to provide more contrast from the trim color. They also suggested the trim color should correlate to the window colors (or paint the windows to match the trim, if feasible).

Applicant Comments: Eric Newman, agent for the project, did not provide a presentation but was available to answer questions from the ARB. Mr. Newman answered questions from the Board regarding the proposed bullet lighting wattage/lumens and color temperature.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson expressed his overall support for the project, indicating "it is a great proposal" and that the applicant did a good job of covering the different types of signs available to future tenants. He further related that the colors were "great" and that the proposed lighting is fine if it is directed towards the tenant signs and not directed to the parking lot or to create lighting "hot spots." Boardmember Johnson also expressed support for the proposed painted wall signs.

Vice Chair Blakemore agreed with Boardmember Johnson's comments and indicated the proposed sign plan is a "great addition to the building." Vice Chair Blakemore's only concern was that there be consistency with the proposed lighting and rather than the proposed light fixtures being optional, commenting to the applicant "if you are going to do the lights; do all the lights" and "if you are not going to do all the lights; don't do the lights." She further commented that the proposed lights are acceptable in the downtown setting since there are no impacts to nearby residents. Vice Chair Blakemore concluded with comments that the colors and scale are acceptable, and that she appreciates the improvements to the building that are taking place.

Boardmember Little commented that he liked the standardized signs and agreed with Vice Chair Blakemore's comments that the lights should all be the same. He further commented that the proposed bullet style fixtures are "a little too modern" and that the applicant should propose a more traditional fixture considering the historic character of the building. Boardmember Little concluded his comments by stating that the proposed sign program is a "good addition" that "fits the building well."

Chair Stein agreed with Boardmember Little's comments and provided a brief history of his recollection of the building and changes over time. He expressed his overall support for the proposed sign plan; however, he expressed concern that the lighting should not be too bright and that it be just enough to "catch your eye from the sidewalk," or from the back of the building.

ACTION: Motion by Chair Stein, seconded by Vice Chair Blakemore, to recommend preliminary approval with the condition that the light fixture be modified to be more historically compatible, and that the lighting wattage/lumens be reduced.

VOTE: 4-0 (Boardmember O'Connor Absent)

2) Project: Coeler New Duplex Concept, Project 23-2234-DP/CDP/ARB
Address: 4934 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2234-DP/CDP/ARB for preliminary review of a proposal for a new 2,120 square foot two-story duplex

with a maximum height of 23.25 feet and two attached garages totaling 533 square feet, for a total size of 2,772 square feet. The property is a 5,582 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-010, addressed as 4934 Dorrance Way.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks reminded the ARB members that they had reviewed this project, along with a project across the street at 4949 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments and noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence entry into the required front setback. Mr. Banks noted that the design has changed from a Spanish/Mediterranean style to a Coastal Craftsman style in response to the ARB's previous concerns that all three of the previously-reviewed designs (333 Linden, 4934 Dorrance and 4949 Dorrance) in the Spanish/Mediterranean style may not be compatible with the Beach Neighborhood. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the west elevation to reduce potential privacy impacts; lowering of the second-floor plate height, and noted the revisions to the street facing garage design and side elevations to offset the second story massing. Mr. Banks advised that staff was less supportive of the requested front setback modification for this project as opposed to the project at 4949 Dorrance Way because the applicant is requesting habitable portions of the structure within the front setback as opposed to just the entry tower element. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

- Proposed architectural style and overall design;
- Requested front setback and backout modifications as related to neighborhood compatibility;
- The architectural details and color scheme;
- The street frontage design;
- Compatibility with the beach neighborhood and "small beach town" character;
- Project exterior lighting; and
- Project landscape and hardscape design.

Applicant Comments: Mr. Chappell noted that he would return with a more detailed landscape plan for final review. He went on to explain the rationale for the siting of the duplex on the lot relative to the setbacks and in relation to the adjacent residences; and how the window locations and balcony were purposefully designed to respect neighbor privacy. Finally, Mr. Chappell discussed the landscape plan and the desire to create a larger private backyard area for the project and answered questions from the ARB members related to finish floor elevation, flood hazard/sea level rise, and the project plate heights and roof design.

Public Comments:

Mona Duarte, who resides immediately to the west at 4922 Dorrance Way expressed concerns with view and privacy impacts of the proposed project and questioned why duplexes cannot be designed as single-story with one in front of the other, rather than two stories, and that the neighborhood is made up of single-family homes. Ms. Duarte further expressed concerns with parking in the beach neighborhood and that the site cannot accommodate the number of cars that would result from the tenants that would reside in the duplex. Ms. Duarte questioned if the hedge would remain and why the duplex could not be sited farther back on the lot. She concluded her comments by requesting that the applicant team work with her to come to an agreement on how her concerns can be addressed.

Patty DeVally, who resides directly across the street at 4935 Dorrance Way, expressed similar concerns as Ms. Duarte. She commented that her property is surrounded by two-story duplexes and by approving a two-story duplex directly across the street, she would lose her mountain view and privacy. Ms. DeVally further expressed concern with the architectural style and that it is not "beachy." She concluded that she doesn't mind progress, just not this proposed design.

Theresa Simber, who resides across the street at 4921 Dorrance Way, expressed similar concerns as Ms. Duarte and Ms. DeVally. She specifically noted that the garage looks too close to the street; the story poles look too high; and that the structure should be moved back on the lot. She also expressed concerns about parking and pedestrian safety as a result of the project.

Boardmember Discussion:

Boardmember Little commented that the proposed design results in a large distance from the duplex to the back yard and that a patio door from the rear of the lower unit to the backyard would better integrate the backyard area into the project. Boardmember Little also commented that if the entry was moved further back to where the currently proposed covered patio is located on the west side, it would offer better use of the proposed entry area as an office or some additional space. He concluded his comments by noting that he liked the architectural style very much.

Vice Chair Blakemore commented that she could support the requested modification to allow backing out to Dorrance and to allow the entry tower to be located within the front setback. She agreed with Boardmember Little that a door to the backyard would allow for better integration with the backyard space. She encouraged the applicant to explore moving the duplex back on the lot to help offset the location with Ms. Duarte's house and to lessen the view and privacy impacts for Ms. DeVally across the street. She further commented that the side entrance needed some additional visual cues from the landscape or hardscape to clarify where the first-floor unit entry is located. Vice Chair Blakemore concluded her comments by noting that the landscape plantings were "thin" and that additional plantings are needed, especially on the east side, to soften the architecture.

Boardmember Johnson agreed with Vice Chair Blakemore's comments. He noted that the second story element is located an appropriate distance from the street and appreciated the high windows to help mitigate privacy concerns, and noted that the property line landscaping will help. He suggested that additional landscaping is needed on the east side since once the existing vegetation along the shared property line with The Spot is removed, the site will be very visible from Linden Avenue. He concluded that the colors, garage doors, and hardscape materials are all appropriate.

Chair Stein commented that there is room on the lot to move the duplex back, and asked the applicant to find a way to move the structure back 5 feet to help with the concerns of the neighbors. Chair Stein concluded his comments by noting that he appreciated the relatively low height, and that the overall design is acceptable.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend to recommend Preliminary approval with comments to the Planning Commission attached.

VOTE: 4-0 (Boardmember O'Connor Absent)

3) Project: Coeler New Duplex Concept, Project 23-2233-DP/CDP/ARB
Address: 4949 Dorrance Way
Applicant: Dylan Chappell, architect, for Peter and Barbara Coeler
Planner: Brian Banks

Request of Dylan Chappell, architect, for Peter and Barbara Coeler, to consider Project 23-2233-DP/CDP/ARB for preliminary review of a proposal for a new 1,970 square foot two-story duplex with a maximum height of 23.67 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.

Ex Parte Communications Disclosure: Chair Stein disclosed that his family used to own the property but he has no current financial interest in the property.

Staff Comments: Brian Banks provided a presentation and described the overall scope of work. Mr. Banks again reminded the ARB members that they had reviewed this project, along with a project across the street at 4934 Dorrance Way and at 333 Linden Avenue, at a conceptual level on December 15, 2022. Mr. Banks noted that unlike the project at 4934 Dorrance Way that was changed to a Craftsman style, this project has remained as a Spanish/Mediterranean style. Mr. Banks also reminded the ARB members that the subject site is located in the Beach Neighborhood that is vulnerable to future Sea Level Rise, although not within Zone 1 or Zone 2. Mr. Banks described the changes to the project in response to the ARB's conceptual review comments, especially related to lowering the entry tower, lowering of the second-floor plate height, and minimizing the visual presence of the garage doors. He noted that while the driveway has been reduced in width to no longer require a modification, the applicant is still seeking a modification to allow backing-out onto Dorrance Way and for encroachment of a portion of the residence and the entirety of the entry into the required front setback. He went on to describe the story pole installation and provided photographs of the installed poles from various viewing locations in the presentation. Mr. Banks also noted the updates to eliminate the balcony wall in favor of a more transparent railing design to reduce the apparent massing; noted the use of high windows on the east and south elevation to reduce potential privacy impacts, and noted the revisions to the street-facing garage design and side elevations to offset the second story massing. Finally, Mr. Banks presented the hardscape and landscape plan and noted the inclusion of a decomposed granite strip on the street shoulder to address pedestrian safety and line of site, and to provide additional room for street parking. Mr. Banks concluded his presentation and asked the ARB for their comments related to the architectural review standards in following issue areas:

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

VOTE: 4-0

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

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

Ex Parte Communications Disclosure: None

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

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

Topics suggested for ARB consideration include the following:

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

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

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

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

Boardmember Discussion:

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

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

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

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

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

VOTE: 4-0

OTHER BUSINESS: None

Attachment D

Excerpted Sheets from the May 1, 2025 Preliminary Plans

(Superseded)

Coeler New Residence #2- 4934 Dorrance Way

Project #23-2234-DP/CDP/ARB

Final ARB Review

December 11, 2025

4934 DORRANCE

BIRDSEYE VIEW

FEMA FIRM

STORMWATER

4934 DORRANCE WAY
#22-2179 CDN
APN 005-440-010

SFR

SUPERSEDED

FIRE DEPARTMENT NOTES

VICINITY MAP

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4934 DORRANCE WAY CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	005-440-010
LOT AREA	5,582.80 FT
ZONE	PRD-20
OCCUPANCY	R-3 U
BUILDING TYPE	VB
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	YES
FIRE SPRINKLERS TO BE COVER 2	YES
GENERAL PLAN	
CONFORMING TO SETBACKS	Y
SLOPE	0%
ENCROACHMENT PERMIT REQUIRED	
MAX PLATE HEIGHT	30
PROPOSED BUILDING HEIGHT	25'-3"
SETBACKS: FRONT SETBACK(S) OF STREET SIDE & REAR YD	
PARKING	2 GARAGE SPACES PROVIDED

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2025 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 RATER AS ACCORDANCE OF MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS.

1 MANUAL J CALCS
2 VERIFIED ELEC. BLDG
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 COELER PB LIVING TRUST 19715 RIVERBED DRIVE VALLEY VILLAGE, CA 91607
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 8291 MAMMOTH LAKES, CA 93546

FIRE DEPARTMENT NOTES

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

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

3 CARBON MONOXIDE ALARMS: ELECTRONIC CARBON MONOXIDE ALARMS/DETECTORS SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 1103. CARBON MONOXIDE ALARMS/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1 PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC HIGHWAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTOR REQUIRING 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 DISCHARGED WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) GROSS	PROPOSED (SF) GROSS
1ST FLOOR (LC)	1,275	1,589
2ND FLOOR		1,723
HOUSE TOTAL	1,275	3,312
GARAGE (LC)		437
1ST FLOOR ENTRY PORCH		67
1ST FLOOR COVERED PORCH		398

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,582	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,028	36%
MAX LOT COVERAGE ALLOWED	2,791	50%
HARDSCAPE (PERMEABLE)	1,240	22%
LANDSCAPE	2,502	45%
COMMON OPEN SPACE	1,889	34%

GRADING STATS:

0 CY: CUT, 0 CY: FILL, 50 CY IMPORT (FOR RECOMPACTION)
REMOVAL AND RECOMPACTION: 580

SCOPE OF WORK

TO DEMOLISH THE EXISTING 1,275 SQ FT HOUSE AND OTHER STRUCTURES ON SITE, AND REPLACE WITH A NEW TWO STORY SFR OF 3,312 SQ FT WITH AN ATTACHED TWO CAR GARAGE OF 437. THERE WILL BE ELECTRICAL, MECHANICAL PLUMBING AND SITE WORK

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

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

ARCHITECTURAL
A1.0 SITE PLAN / GRADING AND DRAINAGE PLAN
A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORM RISE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS

LANDSCAPE
L1.0 LANDSCAPE PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 8291
MAMMOTH LAKES, CA 93546
805.852.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

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 prepared

Dylan Chappell
Dylan Chappell Architects
106 PINECREST AVE, P.O. BOX 6291
MAMMOTH LAKES, CA 93546
925.852.1673

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

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior during and after storm events. Monitoring ensures maintaining a file documenting on-site inspections, problems encountered corrective actions and dates and a routine mail of remedial implementation measures.

• Reasonable care shall be taken when tracking any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any dirt, 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 shall utilize the stabilized construction entranceway.

• Sanitary facilities shall be maintained on site at all times.

• 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 facilities and water courses.

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

• The features 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 denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, mulcher and erosion control blankets.

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

Construction Entrance
The existing asphaltic concrete graded driveway along 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 (one if less) in public and private streets, or serving 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 structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment fiber structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 1/2 months after installation unless it can be determined significant erosion has not occurred. Sediment fibers shall be inspected and repaired prior to and after every storm event. Sediment fibers shall be installed level along contours, and shall have returns into the areas for the uphill. Silt fences and straw wattles shall be installed per detail in statement identified on the Erosion Control Plan.

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

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

Slope Protection.
Slopes greater than 4V:1H should be protected using straw and mulch or. The installation of erosion control materials should be completed for all disturbed slopes steeper than 2.5H:1V and greater than 20 feet in slope length. Installation of fiber rolls placed on contour should be completed for all slopes steeper than 4H:1V with slope lengths greater than 10 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 hydromulch 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 the site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The washout area shall consist of a pit, a bermed dumpster, or plastic lined earthen, or straw waste containment area.

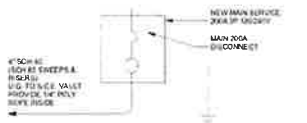
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sanitary 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 bird and vegetation protection only.

Protection like Swift Removal
The erosion prevention and sediment control measures that remain in place and be maintained in good condition until all exposed 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

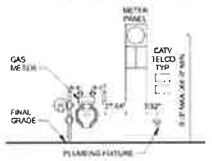
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFER GROUND. S.C.E. MSR # XXXXXXX



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

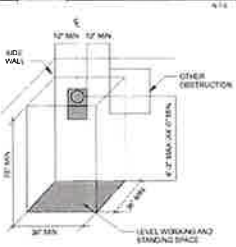
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR SIZED IN ACCORDANCE WITH TH S CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO.

METER ASSEMBLY SEPARATION 6



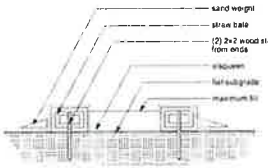
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 8 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL.
5. FOR NEW CONSTRUCTION ONLY. DOES NOT APPLY FOR UPGRADES.

ELECTRICAL SERVICE PANEL 5



1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM. A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 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 THAT 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 RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

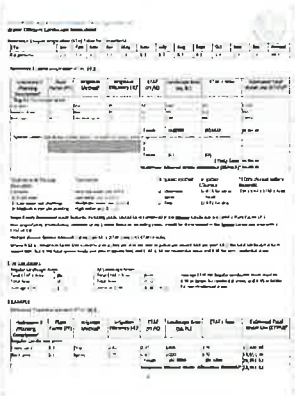
ELECTRICAL METER INSTALL 4



CONCRETE WASHOUT 3

SUPERSEDED

MWELO WORKSHEET

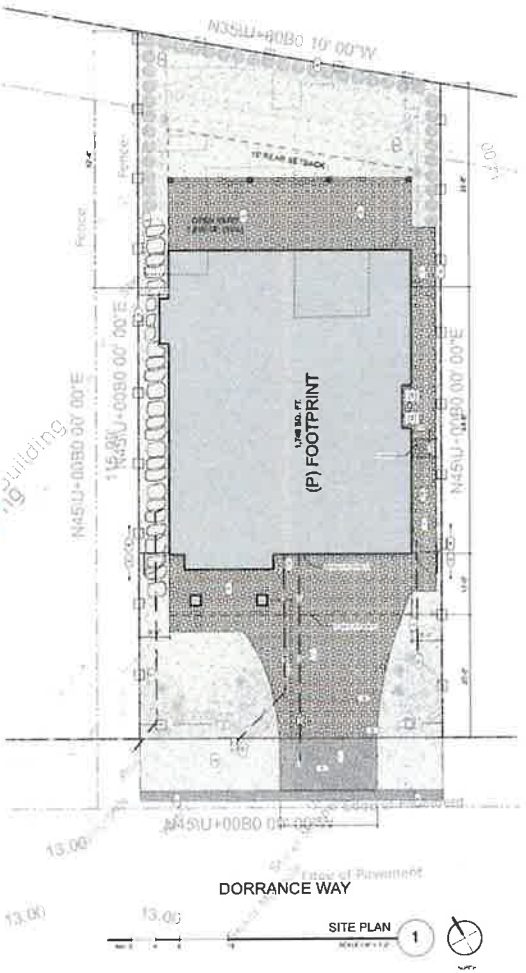


LEGEND

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

KEY NOTES

1. PERMEABLE PAVER: ANGELUS PERMEALANE COURTYARD PAVERS, SAND-STONE MOCHA, ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) ROLLED CURB AND GUTTER
4. 6' TALL WOODEN FENCE ON PROPERTY LINE, NATURAL FINISH
5. DG: DECOMPOSED GRANITE SURFACE
6. PAVERS: PAVERS UNDER ROOFED AREAS TO BE ANGELUS COURTYARD PAVERS, SAND STONE MOCHA ASHLAR PATTERN
7. (P) CONCRETE DRIVEWAY
8. DG: STABILIZED DG SURFACE
9. EXISTING METER - TO BE REMOVED
10. (E) WATER METER. 3/4" WATER METER, 1 1/2" WATER METER SIZE, IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT (PROTECTION PLACE)
11. (E) GAS METER - TO BE RELOCATED 3 FEET MINIMUM TO BUILDING
12. (N) FIRE SPRINKLER RISER
13. (P) SUMP PUMP, PROVIDE CLEARANCE PROVIDE 30" WIDE X 36" DEEP HORIZONTAL CLEARANCE IN FRONT OF PANELS. DO NOT PLACE ANY ITEMS IN THIS AREA. PROVIDE 6'-8" HEAD ROOM AT SERVICE PANEL. SEE SECTION 2 & 3/A3.0
14. (N) AC COMPRESSOR. AIR CONDITIONER UNIT SHALL NOT BE INSTALLED WITHIN 5 FEET OF ANY OPENING THAT IS DIRECTLY BELOW THE LOWEST PART OF THE EAVE OVERHANG



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 6291
MAMMOTH LAKES, CA 93546
925.852.1673

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

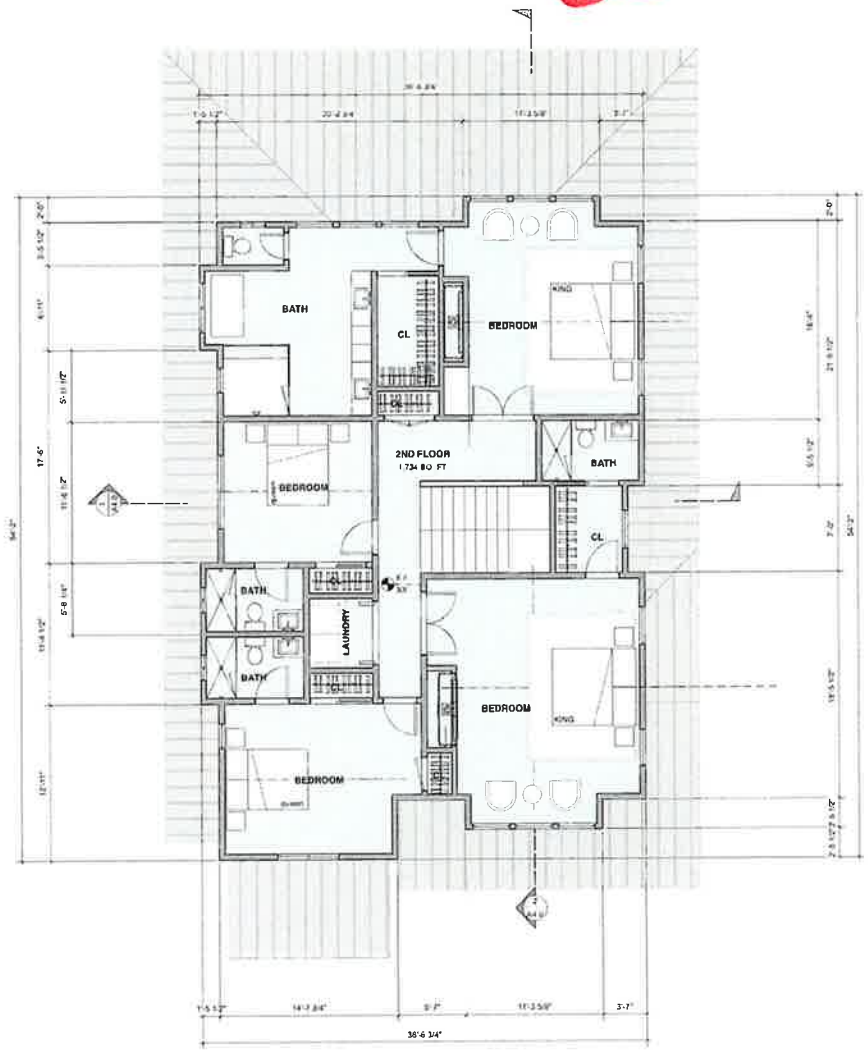
ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

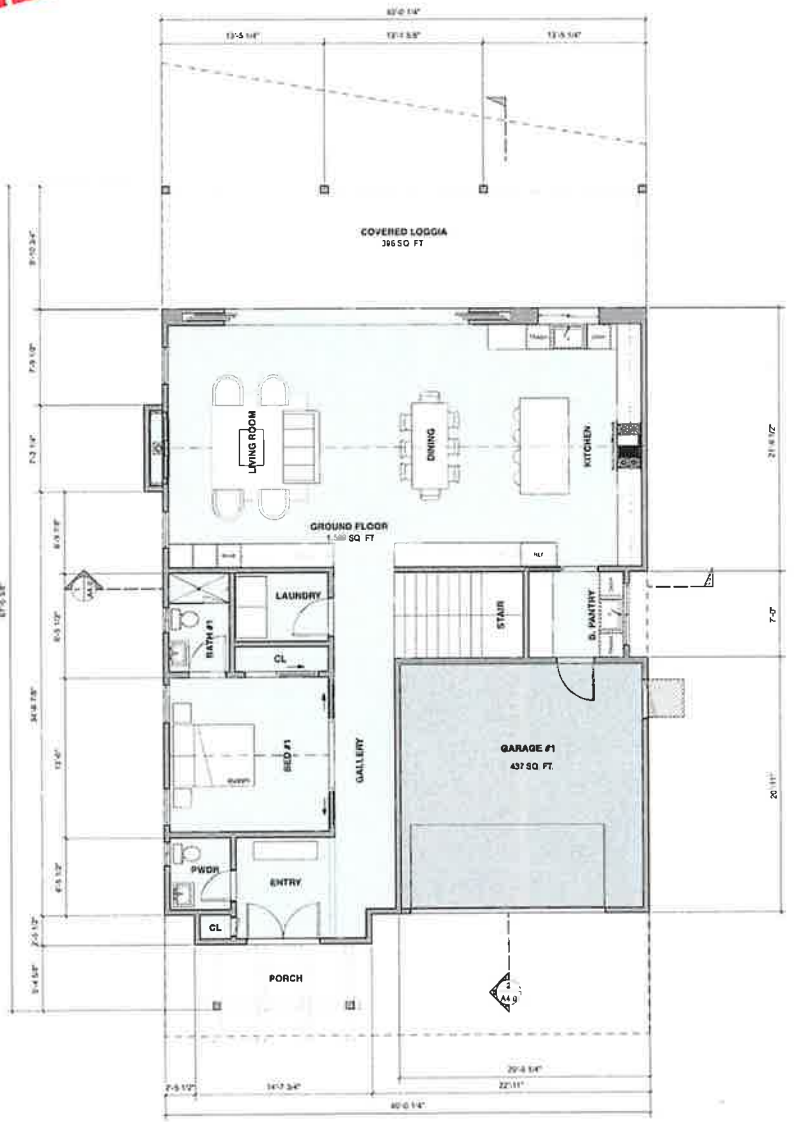
PROJECT SITE PLAN

A1.0

SUPERSEDED



2ND FLOOR PLAN 2



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
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ARB PRELIMINARY SUBMITTAL 02-24-2025

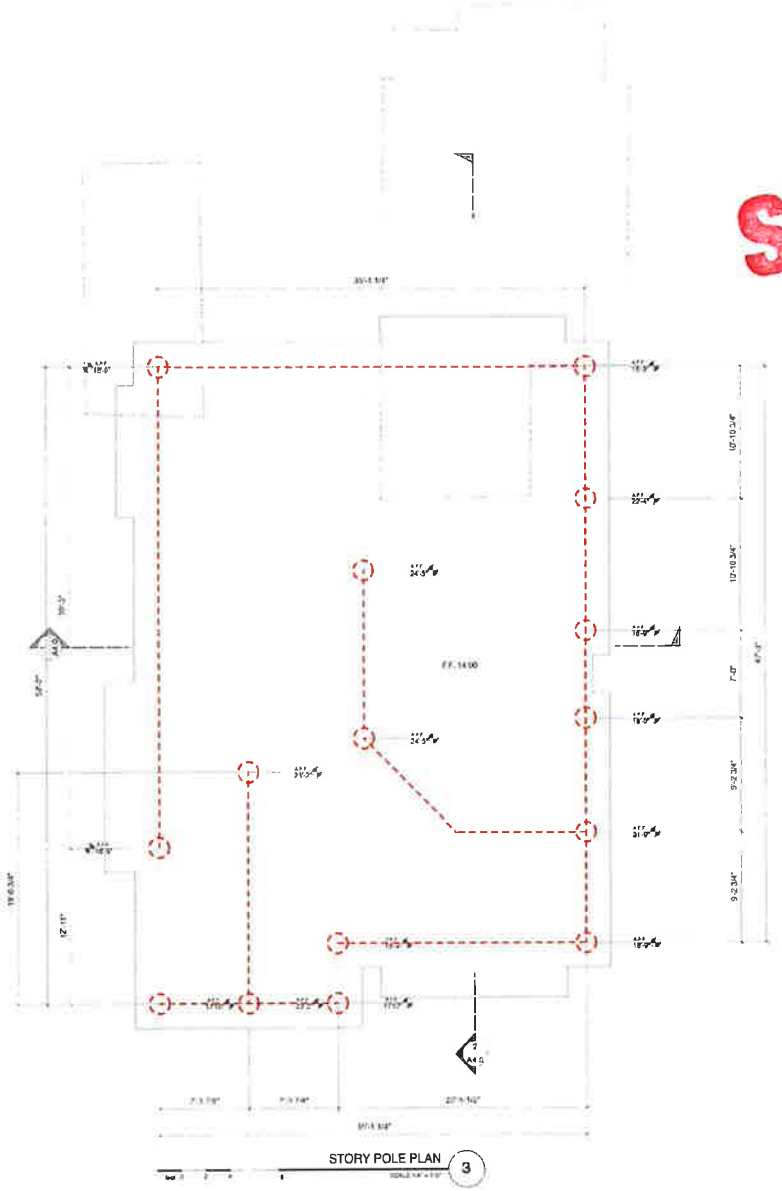
REVISION

NO	DESCRIPTION	DATE

PLANS

A2.0

SUPERSEDED



STORY POLE PLAN 3

1ST FLOOR ROOF PLAN 2

2ND FLOOR ROOF PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING
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CARPINTERIA, CA 93013

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REVISION NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

EAST ELEVATION 4

NORTH ELEVATION 2

SUPERSEDED

KEY NOTES

1. EXT FINISH: HARDIE BOARD AND BATTEN SIDING, CEDARMILL, COLOR: ARTIC WHITE
2. EXT FINISH: HARDIE SHINGLE SIDING, STAGGERED EDGE, COLOR: ARTIC WHITE
3. WINDOWS AND DOORS: ANDERSON A SERIES, COLOR: BLACK
4. EXT LIGHTING: CAMMSRV COMPLIANT, SEE SPEC SHEET
5. EXT WOOD AND TRIM FINISH: DUNN EDWARDS, CLASSIC WHITE DEW708
6. ROOF: CLASS A CERTAINTEED PRESIDENTIAL SHAKE, COLOR: COUNTRY GRAY
7. ROOF: CLASS A STANDING SEAM METAL, COLOR: GRAY
8. SANDSTONE VENEER: NATURAL SANDSTONE VENEER

EXT. WOOD GARAGE DOOR FINISH: WOOD STAIN - WHITE WASH N/A COLOR

GARAGE DOOR: WHITE FINISH

WEST ELEVATION 3

SOUTH ELEVATION (STREET) 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1577

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

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4934 DORRANCE SFR

4934 DORRANCE WAY
CARPINTERIA, CA 93013
-

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

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.

ATTACHMENT A

prevailing wind

lodge pole stakes
rubber tree ties

flexible tree ties (MIN 4 required) secure pole W/ galvanized nail, place top tie in canopy & protect branches from damage

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

2" x 2" x 10' stake or 2" DIA. treated & bottered lodgepole pine - place outside of rootball, drive into undisturbed subgrade outside root ball

MIN. 3" mulch - keep 12" away from crown

finish grade, rootball to be installed 2-3" above

temporary 4" berm

backfill as specified

lightly scarify rootball - set on firm pit bottom to prevent settling

1'-0"

3-5 x rootball

TREE PLANTING 5

KEY NOTES

1. PERMEABLE PAVER ANGELUS PETRA ASHLAR COURTYARD PAVERS, SAND-STONE-MOCHA ASHLAR PATTERN
2. 30" HEIGHT PICKET FENCE
3. (E) ROLLED CURB AND GUTTER
4. 6' TALL WOODEN FENCE ON PROPERTY LINE. NATURAL FINISH
5. DG- DECOMPOSED GRANITE SURFACE
6. PAVERS. PAVERS UNDER ROOFED AREAS TO BE ANGELUS COURTYARD PAVERS. SAND-STONE-MOCHA ASHLAR PATTERN
7. (P) CONCRETE DRIVEWAY
8. DG- STABILIZED DG SURFACE
9. EXISTING METER - TO BE REMOVED
10. *(E) WATER METER: 3/4" WATER METER. I 1/2" MAIN WATH METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT. (PROTECT IN PLACE)*
11. *(E) GAS METER : TO BE RELOCATED 1 1/2" MAIN LINE TO BUILDING*
12. *(P) FIRE SPRINKLER RISER*
13. *(P) MRP AMP PANEL WORKING CLEARANCE. PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A)(1). PROVIDE 6'-8" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (A) (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 303.2.7*

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 X LATIFOLIA	BEARSS LIME	1	24" BOX	MED	
Avocado 'Hass	Hass Avocado	1	15 GAL	MED	
SHRUBS					
FICUS 'GREEN GEM	INDIAN LAUREL	29	15 GAL	MED	
CAREYA OCCIDENTALIS ESPALIER STALKED	LAVENDER STAR	25	15 GAL	MED	
BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	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 ATENUATA	FOXTAIL AGAVE	9	15 GAL	LOW	
DYMONDIA MARGARETAE	SILVER CARPET	50	4"	LOW	W FLAGSTONE JOINTS

PLANTING LEGEND

MATERIAL LEGEND

DECOMPOSED GRANITE

SYNTHETIC LAWN

FLAGSTONE- CHEROKEE CREEK

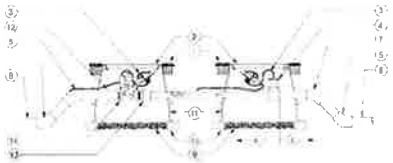
PERMEABLE PAVER ANGELUS PETRA ANGELUS COURTYARD PAVERS SAND-STONE-MOCHA ASHLAR PATTERN

UNDER ROOF AREAS ANGELUS COURTYARD PAVERS SAND-STONE-MOCHA ASHLAR PATTERN

IRRIGATION LEGEND

ID	MODEL	LENGTH	MANUFACTURER	PSI	NOTES
	3/4" Polyethylene Tubing	MEASURE IN FEET	DURA-POL	30	

SUPERSEDED

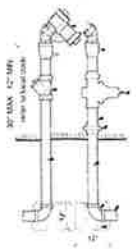


MASTER VALVE 4

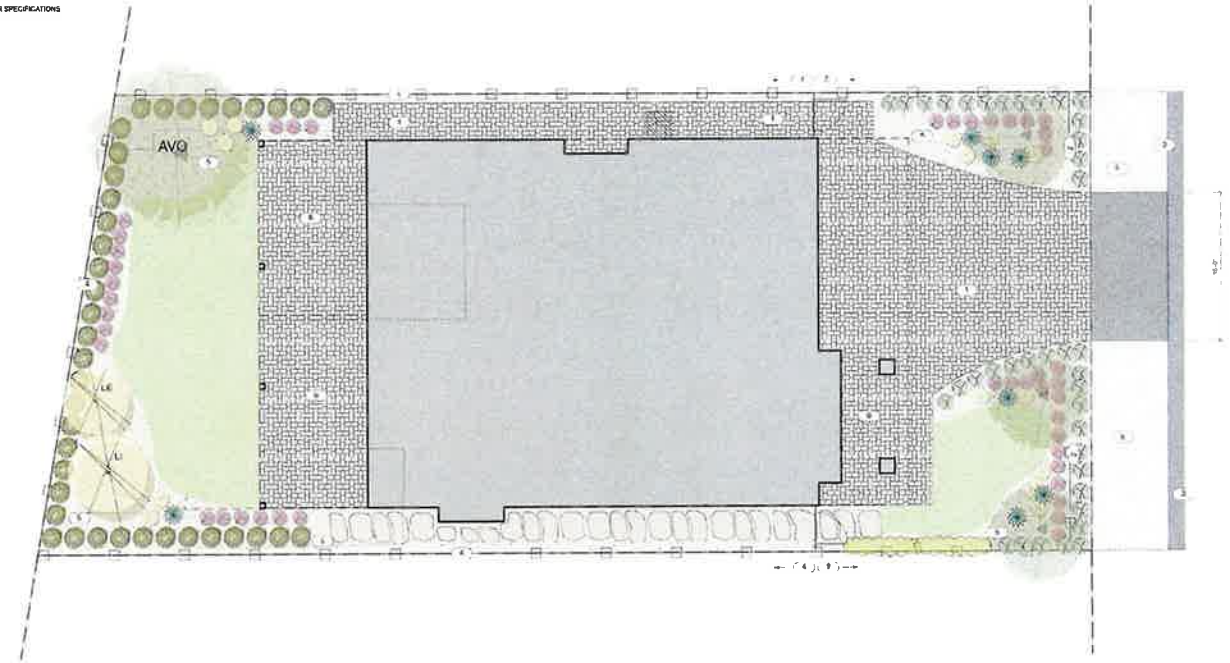
1. 30" LENGTH OF WIRE COILED, W/WATERPROOF CONNECTION
2. BALL VALVE
3. PVC SCH 80 NIPPLE. LENGTH AS REQUIRED
4. PVC SCH 40 ELL OR TEE
5. PVC MAINLINE PIPE
6. FINISH GRADE TOP OF MULCH
7. WYE FILTER
8. CONTROL ZONE VALVE
9. PRESSURE REGULATOR
10. VALVE BOX WITH COVER
11. LATERAL PIPE
12. BRICK, 4 TOTAL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

DRIP VALVE 3

1. REDUCED PRESSURE TYPE BACKFLOW PREVENTER
2. SHUT-OFF BALL VALVE
3. BRASS WYE STRAINER
4. BRASS PRESSURE 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



LANDSCAPE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL / RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN23-2234

4934 DORRANCE SFR
4934 DORRANCE WAY
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 02-24-2025

REVISION		
NO	DESCRIPTION	DATE

LANDSCAPE PLAN

L1.0

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of December 11, 2025

Agenda Item #3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2336-CUP/CDP **Planner:** Bret McNulty
Address: 912 Linden Avenue (other addresses 944, 954, 962, and 970)
APN: 003-263-029
Zoning: Central Business District (CBD)
Applicant: Celeste Magennis, Centerline Communications, for Verizon Wireless and Francis Sargus, Owner

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

PROJECT DESCRIPTION

This item is a continued preliminary review of a request for approval of a Conditional Use Permit and Coastal Development Permit to allow the installation of three (3) new wireless telecommunications antenna array installations and one (1) support equipment enclosure on the roof top of the existing single-story commercial building located at 912 Linden Avenue. The new antenna arrays would be installed on both sides of the existing Carpinteria clock tower (also referred to herein as the "Alpha and Gamma sector" antenna arrays) located on the north corner of the building (facing Linden Avenue), and on the south corner of the building (also referred to as the "Beta sector" antenna array), facing Cactus Lane. No grading or existing landscape changes are proposed or required.

Revised plans are provided as Attachment A. The superseded plans are provided in Attachment B. Site photos are attached as Attachment C. Revised photo simulations representing the proposed appearance of the installed facility on the building are provided as Attachment D. The Phase II Historic Assessment is provided as Attachment E.

PROJECT HISTORY

Preliminary ARB Review

The previously proposed Plan Set for the project was submitted by the applicant on October 2, 2025 in response to staff comments on the original application. At that time, the revised plan set was considered "preliminary" since it had not yet been formally reviewed and approved by Verizon. Nevertheless, staff included the "preliminary" revised plan set as some of the architectural and visual impacts previously identified by staff had been addressed through the revisions.

The application materials and preliminary revised Plan Set were presented for preliminary review to the Architectural Board (ARB) on October 16, 2025. At that meeting, the ARB voted to continue the item to provide the applicant with more time to study the project and address Boardmember and staff comments. The draft minutes from the ARB meeting are provided as Attachment F. A summary of key comments or discussion points from the meeting are provided below:

- ARB expressed concern over the visual impact of the installations as a key issue, noting that maintaining the appearance and character of the existing building frontages was paramount. As currently proposed, the ARB did not feel they could make the necessary consistency findings.
- ARB questioned the compatibility and appropriateness of the selected location.
- Provide a more detailed discussion of the alternative sites considered by Verizon with a discussion about why the other locations were rejected and the current location was selected.
- If the site cannot be relocated, the ARB asked the applicant to consider leaving the tower alone and studying whether the antennas could be moved back towards the center of the building while still meeting project objectives.
- Provide more information regarding the building's historical significance to demonstrate the structure's level of historical significance and that the proposed improvements would not diminish the site's historical integrity.
- ARB expressed concern about existing deferred maintenance of the tower and building citing the non-functioning clock and crumbling masonry as examples of neglect, and were concerned that the proposed antenna installations could further add to long-term maintenance problems if not properly maintained.

After the October 16, 2025 meeting, the City and Verizon agreed to "Toll the Clock" and work together in making a good faith effort to provide timely decision-maker review of the project consistent with the Spectrum Act.[1]

PROJECT ANALYSIS

In response to ARB comments, the applicant has provided updated revised plans (Attachment A) and photosimulations (Attachment D). The project revisions are described and discussed in further detail, below. Additional information is also included in this staff report regarding the location analysis and the existing building's historical significance.

[1] Section 6409(a) of the Spectrum Act establishes a federally mandated "shot clock" for state and local governments to approve or deny applications for the modification or installation of wireless facilities. If a local authority fails to act within the specified timeframe, the application can be "deemed granted," effectively streamlining the deployment of wireless infrastructure.

Project Revisions

The revised project proposes a slightly reduced footprint with the following primary changes:

- The clock tower antenna installations would add one new screening fin wall antenna installation on each side of the tower and no height extension to the existing tower elements as was previously proposed.
- The new antenna installation at the south corner of the building has been moved back from the corner of the building and reduced in height slightly from 8 feet 10 inches to 8 feet 4 inches.
- The six 4-foot tall panel antennas (2 at each antenna array location) have been removed and replaced with a different smaller antenna model, requiring only one antenna at each array location.
- The proposed new equipment box dimensions have increased in height from 7 feet to 8 feet to accommodate mounting the intersect cabinet and telco box equipment on a new metal H- frame. The equipment enclosure has also increased in width from 10 feet to 11 feet 8 inches.
- One new wireless electrical meter will be installed inside the electrical box and the number of wireless Raycap antennas was reduced from 2 to 3.

Wireless Communications Facility Development Criteria (CMC § 14.56.070)

In reviewing the proposed wireless facility and contemplated revisions, staff and the ARB shall evaluate the project for consistency with the following applicable design criteria:

All wireless communication facilities shall be designed to relate harmoniously in terms of size, scale and form to existing developments on site and with existing and proposed surrounding developments. The following development criteria shall apply to all wireless communications facility projects:

A. *All wireless communication facilities shall satisfy the required building setbacks, lot coverage, located on existing structures, unless otherwise permitted pursuant to Section 14.56.050(A) of this chapter. The addition of new architectural features to an existing building to conceal antennae shall not negatively affect the architectural design of the building or how the building blends with surrounding development.*
B. *Building mounted facilities shall architecturally blend with the structure to which they are attached to avoid the appearance of a wireless facility. Colors, textures and materials shall be consistent with those utilized on existing structures.*

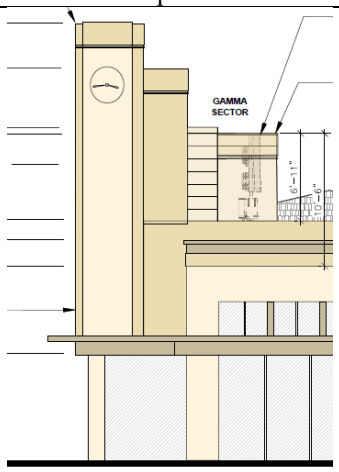
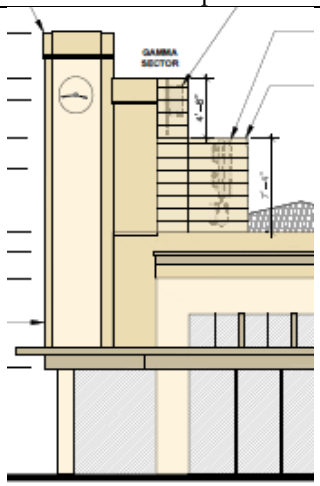
D. All mechanical equipment associated with the operation of wireless communication facilities shall be located within or concealed by the structure to which the facility is attached. No exposed conduit, wire, cables or similar appurtenances shall be permitted. Other than new monopole facilities in conformance with Section 14.56.050(A), all mechanical equipment for the wireless facilities shall be located within or concealed by the structure on which the facility is located.

Tower Element Antennas (Alpha and Gamma Sectors)

The previous plan set in Attachment B proposed included a design that effectively would have widened the appearance of the existing tower feature and its flanking fins, thereby giving the overall tower feature a flattened and box-like appearance.

The proposed revisions reduce the degree to which the existing prominent tower feature would be modified by the contemplated antenna installations. Rather than altering the proportions of the tower's existing stepped fins to shield new antennas, the revised plans call for adding a single new fin wall to each side of the tower, approximately five inches lower in height than the existing stepped fins to shield the new single antenna at each sector. The new screening fin wall would include a partial return to help screen the backside of the antenna installations from public view. The screening fin wall would be finished with a decorative trim cap in an attempt to better mimic the detailing and finishes of the existing tower feature. A comparison of the previous proposal and current revised proposal is shown, below, in Figure 1.

Figure 1. Tower Design

Proposed	Previous Proposal
	
Source:Verizon Wireless, City of Carpinteria	

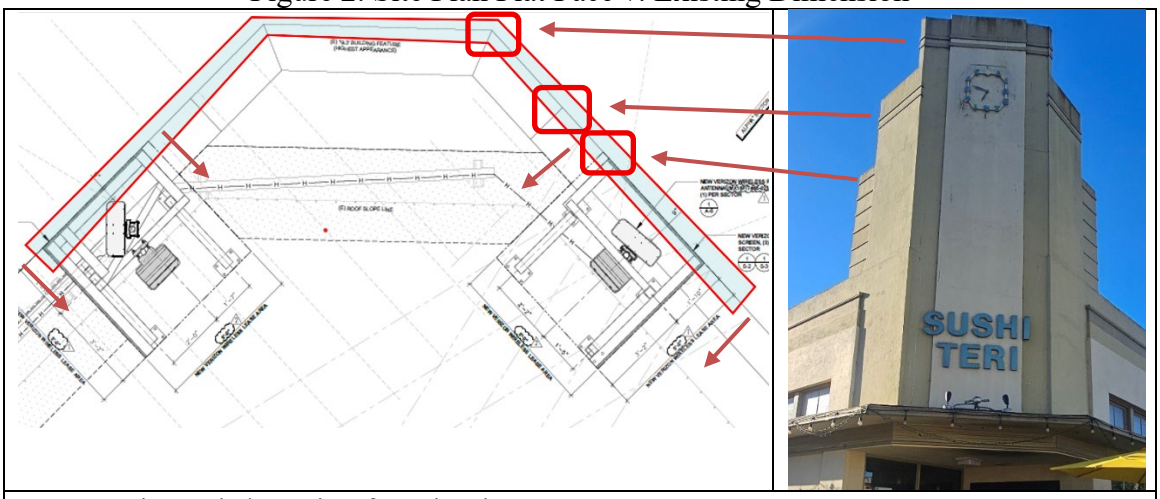
This change better addresses staff recommendation that the proposed design be revised to retain the existing patterning and massing of the tower and fins more closely, and the continuity of the appearance of the existing descending and receding fins. The revised antenna panels alongside

the clock tower enclosure also attempts to address prior staff comments seeking to add complementary and contrasting design elements (crown, stucco, embellishments) to help retain the existing visual detailing that distinguishes the existing tower and fins.

While staff believes the revision to the proposed sector antennas to be mounted on each side of the tower feature represent an improvement over the previous proposal, staff believes some additional refinements to the design remain warranted. In particular, staff would ask the applicant to consider whether the proposed width and depth of the screening fin wall can be further reduced to better relate to the tower feature's proportions. Also, as shown in the proposed plan set, Sheet A-2.1, in Attachment A, the proposed antenna enclosures next to the clock tower would not extend entirely around the antennas and could, as designed, leave them visible as viewed from Linden Avenue, Cactus Lane and other viewpoints.

Detailing of the proposed antenna screening fin walls also remains in important consideration. As currently shown, the Sheets A-1, A-1.1, A-2.1 depict the tower and fins as having a flat surface that is flush with the existing building's walls. This is not entirely accurate, however, in that the clock tower and its flanking fins includes subtle offsets in the vertical planes of the tower and stepped fins, which help to give the feature dimension and architectural interest. This can be seen in the site photos in Attachment B, and is illustrated in the comparison of the site plan with the tower in Figure 2, below. Accordingly, staff would ask the applicant to incorporate a slight vertical offset in the face of the new screening fin wall from the adjacent tower feature and to revise the Site plan sheets to accurately depict the clock tower and proposed antenna screening wall as being slightly set back from the building edge to avoid incorrect placement during construction.

Figure 2. Site Plan Flat Face v. Existing Dimension



Source:Verizon Wireless, City of Carpinteria

Finally, the ARB and applicant should carefully consider the proposed detailing and design of the decorative trim cap and any exterior finishes to ensure they appropriately relate to the existing building finishes and detailing.

South Corner Antenna (Beta Sector)

The proposed antenna location at the southern corner of the building has been slightly set back from the building corner and reduced in height.[2] Both the south corner antenna array and support equipment installations would continue to be visible to passersby along Cactus Lane and visitors using the Torri Gate Shops "paseo," as well as from the City of Carpinteria parking lot #2, and possibly from certain perspectives on Linden Avenue and nearby neighborhoods. While these changes are modest in scope, the nevertheless help to better preserve the character of the existing building and slightly reduce the visual prominence of this feature. Staff notes that the shielding panels are not shown on the site plan as completely enclosing the back of the antenna array, potentially leaving it open to views from Linden Avenue and/or the adjacent paseo. As with the tower antennas, fully wrapping the enclosure to envelope the entire installation would ensure elimination of views of the antenna installation from all perspectives. The ARB and applicant should also consider whether the dimensions of the screening enclosure can be further reduced (in terms of width and depth, for example) and/or whether this location could be set farther back from the building corner without triggering an increase in its height.

Equipment Enclosure

The proposed equipment cabinet remains a large new addition to the building's Cactus Lane frontage. The proposed lower roof location of the equipment installation, being taller and wider than the previous proposal, would continue to partially block the clerestory windows at the back of the existing occupied retail use at the south end of the building. The designer proposes to enclose the equipment installation with a flat wood fence with textured panels to match the building and include a decorative crown feature. The equipment would be accessed by door/gate located at the right rear of the enclosure. The fence replaces the previously proposed chain link/wood lattice fence materials. As designed, this approach would screen mechanical equipment from public views from Cactus Lane, City Parking Lot #2, the Torri Shops, and the paseo (see the site photos in Attachment B). In order to be found consistent with the visual screening and architectural consistency requirements in section 14.56.070, the mechanical equipment enclosure could be reduced in size, and relocated away from the sides of the accessory structure and the existing windows. The wiring harness and security ladder could be further concealed or shielded to further blend into the existing wall, or moved to another other side of the accessory structure behind the fence to reduce public views of these items. The ARB and applicant should carefully consider the enclosure's placement, proposed exterior finishes

[2] Please note the elevation on Sheet A-4.1 still shows the south corner antenna located at the edge of the building and should be revised.

and detailing, and overall dimensions, in an effort to ensure it is the least visually intrusive possible.

Staff notes that no new information has been provided by the applicant at this time to demonstrate the structural integrity or ability of the existing rear storage structure to carry the load of the new equipment enclosure. However, this type of analysis would be required as part of a building permit submittal, and if structural alterations are required, they would be the responsibility of the applicant to complete.

Revisions Analysis Conclusion

As discussed above, the applicant has worked to incorporate many of these revisions into the plans and has created new visual simulations incorporating these revisions as shown in Attachment D. The intent is to make changes necessary to ensure all the antenna arrays and equipment installations would be compatibly designed to match the architecture of the building and entirely shield them from view while providing effective wireless coverage. The applicant has shared preliminary drawings that demonstrate contemplated changes to the plans that would reflect and help address the issues outlined above. However, minor revisions would be needed to ensure the Site plans and Elevations match the proposed conditions. Nevertheless, staff believes these draft revised plans are an improvement over the original submittal, and believes something along the lines of these revised plans could be found to be consistent with the concealment and architectural compatibility requirements in section 14.56.070 should the revisions described above be integrated into the proposed Plans by Verizon.

The Board's comments on the proposed antenna and equipment installations in compliance with Development criteria (B) and (D) would be appreciated. The ARB may consider offering the applicant guidance on alternative designs or additional refinements which may help the antennas blend with the existing building and clock tower architecture while still allowing the facility to meet the required wireless coverage objectives.

Location Analysis

As discussed at the original preliminary review of this proposal, the proposed project is intended to address a gap in the in-building coverage and capacity in the City of Carpinteria and provide "offload" for existing surrounding antenna sites that are at capacity, to help improve the overall network performance in the area. The Justification Statement and mapping provided by the Verizon Radio Frequency (RF) Engineer, determined that the City of Carpinteria downtown service area draws a large amount of foot traffic from locals and tourist and has a need for improved fixed wireless access (FWA) capacity to improve service (for both voice and data transmission) to their customers and provide for collocation. The project application included documentation demonstrating this lack of coverage, which means reception is poor and/or spotty and could be subject to dropping during high-use periods.

The applicant proposed the new wireless telecommunications facility as what they believe is the least intrusive means of addressing the service gap and improving overall service in the area for both voice and wireless data service. The applicant previously shared their location alternatives analysis with the ARB; no new information has been provided to staff concerning additional alternate locations or alternate placement of antenna on the building. The applicant did, however, reiterate that the subject site was selected due to its meeting a combination of factors, including:

- **Topography**: The area is flat, with dense commercial development.
- **RF Objectives**: Provide capacity offload and fill service gaps in downtown Carpinteria.
- **Access & Infrastructure**: Sites were reviewed for utility access, vehicular access (notably via Cactus Ln), and proximity to existing fiber and power.
- **Zoning Compliance**: Properties were evaluated based on zoning compatibility within the Central Business District (CB), which allows rooftop collocations with limitations.
- **Willing Landlord**: Only properties with cooperative ownership were advanced.
- **Visual & Structural Impact**: Rooftop sites were prioritized to minimize visibility and ensure architectural integration per local standards.

Historical Analysis

The original application materials included a historical analysis of the existing building, referred to as a Phase I, that was prepared by EBI Consulting for the applicant and Verizon Wireless. The Phase I evaluated the building under the *National Register of Historic Places Criterion*, for its potential significance as part of any historic trends or events that may have made an important contribution to the broad patterns of our history. The report found that the building serves as one of the keystone commercial buildings on Linden Avenue, part of Carpinteria's historic core. The building was constructed during a period of modernization and was touted as the largest in the area during its construction. The Wood building also housed some of Carpinteria's early businesses and served as a seaside attraction. Due to the subject building's connection to the modernization and economic development of the seaside town to a small city, the report concluded the property appears to meet the criteria for historical significance under Criterion A.

This conclusion led the City to require that a Phase II report further investigate this conclusion. The Phase II report affirmed the Phase I determination, but found that the proposed modifications to the building would not significantly impact its historical significance, primarily, it appears, because the modifications can be removed and would not permanently alter or damage historic elements of the building, and thus the building would remain eligible for listing on the National Register of Historic Places. The Phase II report is included as Attachment E.

CMC § 14.56.010 - Wireless Communications Purpose and intent.

In reviewing the proposed project, the ARB should consider the purpose and intent statements of the City's applicable wireless communications facility ordinance, which reflects a commitment to allowing and encouraging new wireless communications facilities to meet consumer needs while ensuring such facilities are designed in a sensitive manner that conforms to the character and visual resources of the City.

The purposes of this chapter are: (a) to provide regulations, standards, and design criteria for wireless communication facilities to facilitate a comprehensive system of wireless communications within the city; (b) to promote the general welfare and public interests of the community; (c) to promote public safety; (d) to ensure consistency with the local coastal plan and general plan policies; and, (e) to further the goals of land use and aesthetic compatibility between these uses and other uses in the city. Specifically, these standards are adopted to promote the following objectives:

A. *Ensure that the city is appropriately developed with land use intensities and compatible urban and rural land use patterns that promote the general welfare and public interest of the community.*
B. *Preserve the "small town" character in all physical features of the city.*
C. *Protect against visual impacts in order to preserve the area's unique coastal resources.*
D. *Implement general plan policies that encourage the preservation and enhancement of the unique character and assets of the city.*
E. *Allow for development of wireless communications facilities located and designed to provide adequate reception in the city considering its unique size and environmental constraints, and to avoid the creation or maintenance of areas of the city in which acceptable wireless communications services cannot be provided.*
F. *To treat wireless communications service providers equally and without regard to the technology upon which they rely.*

Findings for Approval of Wireless Communications Facilities (CMC § 14.56.090)

While the decision as to whether to approve a new wireless communications facility lies with the Planning Commission, the required findings for approval are included below to aid the ARB in their deliberations.

In addition to the findings identified within Chapter 14.62 of the Carpinteria Municipal Code (Conditional Use Permits), in order to approve an application to develop a wireless communications facility, the planning commission shall also find that: The proposed wireless communications facility will be compatible with existing and surrounding developments in terms of land use and aesthetics;

A. *The proposed wireless communications facility complies with the intent of the wireless communications chapter;*
B. *The proposed wireless communications facility is designed to minimize its visibility from points off-site, to be obscured from view within protected view corridors, and complies with the development criteria identified within §14.56.070 of the CMC; and*
C. *The applicant has demonstrated that the wireless communications facility will be operated within the allowed frequency by the FCC and complies with all applicable health and safety standards.*

As discussed in the staff reports prepared for this project and presented to the ARB, staff believes that, overall, the project could be found consistent with these findings. The proposed revisions help to address consistency with finding "b" above, and with additional refinements to the design as discussed in this staff report, staff believes the applicable criteria can be met.

SUMMARY OF ISSUES

- Potential visual effects of proposed reduced antenna panel screening that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements;
- The adequacy of visual concealment screening;
- The design and finishes of the proposed screening elements; and
- Overall project compliance with the wireless communications development standards and applicable public views preservation, and design policies.

RECOMMENDATION

The Board should provide comments on the issues raised. The revised plans (Attachment A and photo-simulations in Attachment C) appear to come closer to meeting required design criteria by reducing the size of the proposed antenna installations next to the Clock Tower. If the Board finds that the revised draft project plans meet the applicable design criteria as discussed, the Board may recommend preliminary approval to the Planning Commission with recommendations.

ATTACHMENTS

Attachment A – Preliminary Plans- Revised
Attachment B – Preliminary Plans- Superseded
Attachment C – Site Photos
Attachment D – Photo simulations
Attachment E – Phase II Historic Assessment

Attachment F – Draft October 15, 2025 ARB Meeting Minutes

Attachment A

Revised Plan Set

Verizon Wireless Communications Facility

912 Linden Avenue

Preliminary ARB Review

December 11, 2025

LINDEN AVE SC1

PROJECT ID: 17376270

SITE MDG: 5000235927

912 LINDEN AVE.
CARPINTERIA, CA 93013

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT INFORMATION

PROPERTY OWNER:
SARGUIS FRANCIS SEPARATE PROPERTY TRUST
(5/2/16)
912 LINDEN AVE. CARPINTERIA, CA 93013
CONTACT: RON WOLF
PHONE: (805) 618-3222
EMAIL: RONW@RLWA.COM

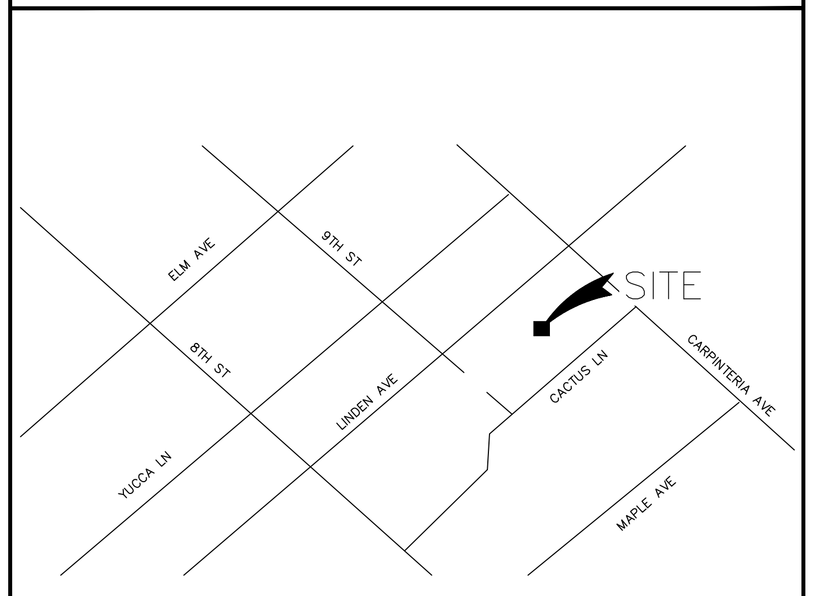
PROPERTY INFORMATION:

ADDRESS:	912 LINDEN AVE. SAN FRANCISCO, CA 94107
JURISDICTION:	CITY OF CARPINTERIA
A.P.N.:	003-263-029
LATITUDE (NAD 83):	34° 23' 54.41" N. NAD 83 (34.398447°)
LONGITUDE (NAD 83):	119° 31' 06.80" W. NAD 83 (-119.518555°)
ELEV.:	26.8' NAVD 88

CONSTRUCTION INFORMATION

CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	(CB) CENTRAL BUSINESS DISTRICT
(N) OCCUPANCY:	(U) MULTI USE, COMMUNICATIONS FACILITY
AREA OF CONSTRUCTION:	**305 SQ.FT.**
ACCESSIBILITY REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2022, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

VICINITY MAP



NOT TO SCALE
NORTH

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

RFDS VERSION: 142631
DATE: 09/26/2024

- (N) VERIZON WIRELESS 3(5'-0" x 7'-0") ANTENNA LEASE AREA + (20'-0" x 10'-0") EQUIPMENT LEASE AREA
- (3) (N) EQUIPMENT CABINETS
- (1) (N) VERIZON WIRELESS GPS ANTENNA
- (6) (N) VERIZON WIRELESS 4' TALL PANEL ANTENNAS (NNH4-NNH4-65A-R6H4), (2) PER SECTOR
- (3) (N) VERIZON WIRELESS AIR6419 ANTENNAS, (1) PER SECTOR
- (6) (N) VERIZON WIRELESS RRUS 4490 & 4890, (2) PER SECTOR
- (6) (N) VERIZON WIRELESS RAYCAPS 6627, (3) @ ANTENNA AREA & (3) @ EQUIPMENT AREA
- (3) (N) VERIZON WIRELESS HYBRID CABLES (6X12)
- (3) (N) VERIZON WIRELESS FRP SCREENING
- (N) VERIZON WIRELESS WOOD LATTICE FENCING

SHEET INDEX

SHEET TITLE	SHEET DESCRIPTION	REV.
T-1	TITLE SHEET	A
T-2	GENERAL NOTES LEGEND & ABBREVIATIONS	A
T-3	SITE SIGNAGE	A
C-1	TOPOGRAPHIC SURVEY	-
A-1	SITE PLAN	A
A-1.1	ROOFTOP PLAN	A
A-2	EQUIPMENT PLAN	A
A-2.1	ANTENNA PLAN & RF SCHEDULE	A
A-3	(E) & (N) NORTHEAST ELEVATION	A
A-3.1	(E) & (N) SOUTHEAST ELEVATION	A
A-4	(E) & (N) SOUTHWEST ELEVATION	A
A-4.1	(E) & (N) NORTHWEST ELEVATION	A

CONSTRUCTION DRAWINGS

PROJECT TEAM

APPLICANT/LESSEE:
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598
PH: (925) 279-6000

SITE ACQUISITION:
CENTERLINE COMMUNICATIONS
CONTACT: CELESTE MAGENNIS
EMAIL: CMAGENNIS@CLINELLC.COM
PHONE: (530) 417-1883

CONSTRUCTION MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: RAMON MORENO
EMAIL: RMORENO@CLINELLC.COM
PH: (916) 751-8827

A&E PROJECT MANAGER:
PM&A
CONTACT: FARAH ALI
EMAIL: FALI@PMASS.COM
PHONE: (858) 205-9629

PROJECT MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: KRISTINA JENKINS
EMAIL: KJENKINS@CLINELLC.COM
PHONE: (916) 600-9610

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217
GSMITH@SMITHCO.NET

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS (N).

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND (E) DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

STATEMENTS

STRUCTURAL:
STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF (E) AND/OR (N) COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. IT IS THE RECOMMENDATION OF J5IP TO HAVE AN ANTENNA MOUNT ANALYSIS PERFORMED FOR THIS SCOPE OF WORK BUT HAVE BEEN ADVISED AN ANALYSIS IS NOT DESIRED OR NEEDED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING STANDARDS CODE: 2022 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023.
   PART 1 - CALIFORNIA ADMINISTRATIVE CODE
   PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
   PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE
   PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
   PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
   PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
   PART 6 - CALIFORNIA ENERGY CODE
   PART 7 - VACANT
   PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
   PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
   PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE
   PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC; ALSO KNOWN AS CALGREEN)
   PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/TIA-222 (REV H)
3. 2021 NFPA 101, LIFE SAFETY CODE
4. 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

PREPARED FOR:
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

VENDOR:
PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:
LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
TITLE SHEET

T-1

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL (E) UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.N.	TOE NAIL
BLDG.	BUILDING	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GPS	GLOBAL POSITIONING SYSTEM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GRND.	GROUND	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	HDR.	HEADER	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HGR.	HANGER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HT.	HEIGHT	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	ICGB.	ISOLATED COPPER GROUND BUS	TYP.	TYPICAL
B/U	BACK-UP CABINET	IN. (")	INCH(ES)	U.G.	UNDER GROUND
CAB.	CABINET	INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	LB.(#)	POUND(S)	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	L.B.	LAG BOLTS	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.F.	LINEAR FEET (FOOT)	W	WIDE (WIDTH)
CLR.	CLEAR	L.	LONG(ITUDINAL)	w/	WITH
COL.	COLUMN	MAS.	MASONRY	WD.	WOOD
CONC.	CONCRETE	MAX.	MAXIMUM	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	M.B.	MACHINE BOLT	WT.	WEIGHT
CONST.	CONSTRUCTION	MECH.	MECHANICAL	℄	CENTERLINE
CONT.	CONTINUOUS	MFR.	MANUFACTURER	ℙ	PLATE, PROPERTY LINE
d	PENNY (NAILS)	MIN.	MINIMUM		
DBL.	DOUBLE	MISC.	MISCELLANEOUS		
DEPT.	DEPARTMENT	MTL.	METAL		
D.F.	DOUGLAS FIR	(N)	NEW		
DIA.	DIAMETER	NO.(#)	NUMBER		
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION	O.C.	ON CENTER		
DWG.	DRAWING(S)	OPNG.	OPENING		
DWL.	DOWEL(S)	P/C	PRECAST CONCRETE		
EA.	EACH	PCS	PERSONAL COMMUNICATION SERVICES		
EL.	ELEVATION	PLY.	PLYWOOD		
ELEC.	ELECTRICAL	PPC	POWER PROTECTION CABINET		
ELEV.	ELEVATOR	PRC	PRIMARY RADIO CABINET		
EMT.	ELECTRICAL METALLIC TUBING	P.S.F.	POUNDS PER SQUARE FOOT		
E.N.	EDGE NAIL	P.S.I.	POUNDS PER SQUARE INCH		
ENG.	ENGINEER	P.T.	PRESSURE TREATED		
EQ.	EQUAL	PWR.	POWER (CABINET)		
EXP.	EXPANSION	QTY.	QUANTITY		
EXST.(E)	(E)	RAD.(R)	RADIUS		
EXT.	EXTERIOR	REF.	REFERENCE		
FAB.	FABRICATION(OR)	REINF.	REINFORCEMENT(ING)		
F.F.	FINISH FLOOR	REQ'D/	REQUIRED		
F.G.	FINISH GRADE	RGS.	RIGID GALVANIZED STEEL		
FIN.	FINISH(ED)				
FLR.	FLOOR				

SYMBOLS LEGEND:

BLDG. SECTION (1 / A-300 — 1 / A-300)

WALL SECTION (A5 / A-310)

DETAIL (D5 / A-500)

ELEVATION (C1 / A-113; A4 / A-113; C4 / A-113; A1 / A-113)

DOOR SYMBOL (001)

WINDOW SYMBOL (10)

TILT-UP PANEL MARK (3)

PROPERTY LINE

CENTERLINE

ELEVATION DATUM (40')

GRID/COLUMN LINE (A)

KEYNOTE, DIMENSION ITEM (3)

KEYNOTE, CONSTRUCTION ITEM (2)

WALL TYPE MARK (W- 3)

ROOM NAME / ROOM NUMBER (OFFICE 101)

GROUT OR PLASTER

(E) BRICK

(E) MASONRY

CONCRETE

EARTH

GRAVEL

PLYWOOD

SAND

PLYWOOD

SAND

(E) STEEL

MATCH LINE

GROUND CONDUCTOR

OH — OVERHEAD SERVICE CONDUCTORS

Tel — TELEPHONE CONDUIT

Pwr — POWER CONDUIT

Coax — COAXIAL CABLE

CHAIN LINK FENCE

WOOD FENCE

(P) ANTENNA

(P) RRU

(P) DC SURGE SUPPRESSION

(F) ANTENNA

(F) RRU

(E) EQUIPMENT

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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A	10/02/24	90% ZONING	FA
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SHEET TITLE:
GENERAL NOTES
LEGEND &
ABBREVIATIONS

T-2

IN CASE OF
EMERGENCY
CALL
1-800-264-6620
SITE **MDG ID: 5000235927**

verizonwireless

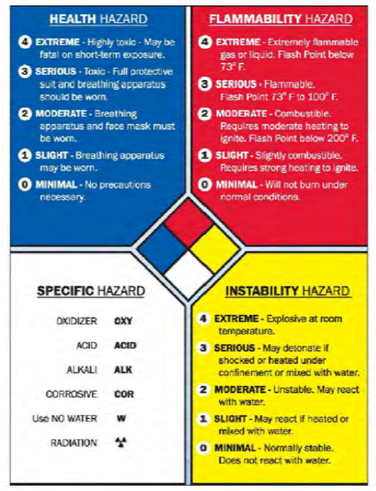
LINDEN AVE SC1

NOC WEST 1-800-264-6620

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

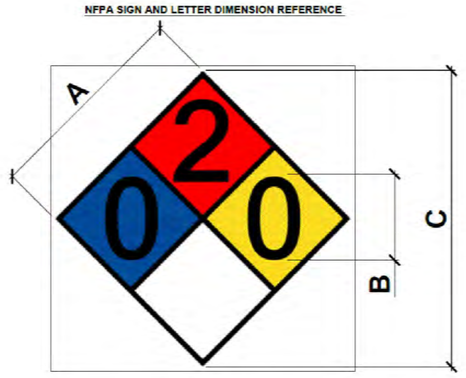
SITE NUMBER: **MDG ID 5000235927**
SITE NAME: **LINDEN AVE SC1**

EMERGENCY CONTACT SIGNAGE



A SIGN SIZE (IN)	B LETTER SIZE (IN)	C HEIGHT AND WIDTH (IN)
1.0	.04	1.4
2.5	1.0	3.5
5.0	2.0	7.1
7.5	3.0	10.6
10.0	4.0	14.1
12.0	4.75	16.9
15.0	6.0	21.2
18.0	7.2	25.5
24.0	9.6	33.9
30.0	12.0	42.4

NFPA SIGN AND LETTER DIMENSION REFERENCE



REQUIRED NFPA SIGNAGE

WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR

PREPARED FOR:

verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE SIGNAGE

T-3

NOTES:

APN: 003-263-029
OWNER(S): SARGUIS FRANCIS SEPARATE PROPERTY TRUST (5/[illegible])

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: XXXXX XXXXX XXXXX, FILE NO. XXXXXXXXXX, DATED XXXX XX, 2024. WITHIN SAID TITLE REPORT THERE ARE TWENTY XX (X) EXCEPTIONS LISTED, XX (X) OF WHICH ARE EASEMENTS AND XX (X) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

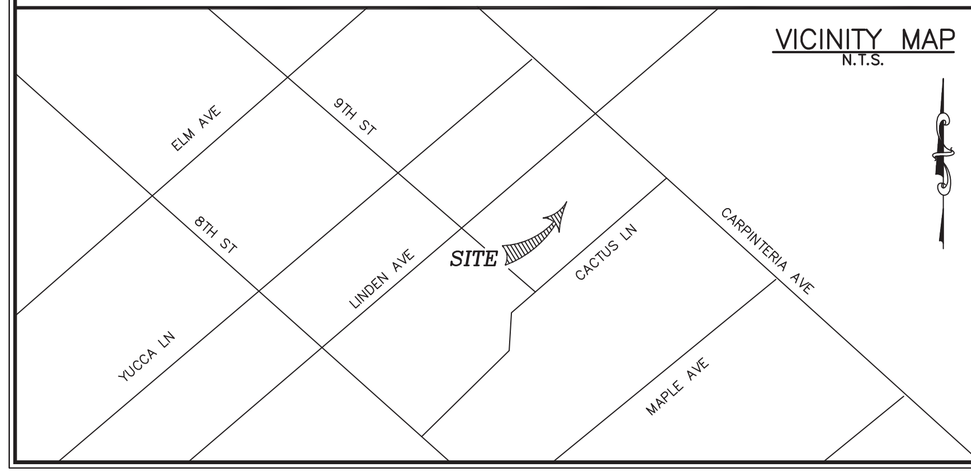
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060422, PANEL NO. 0980E, DATED JANUARY 20, 2010 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

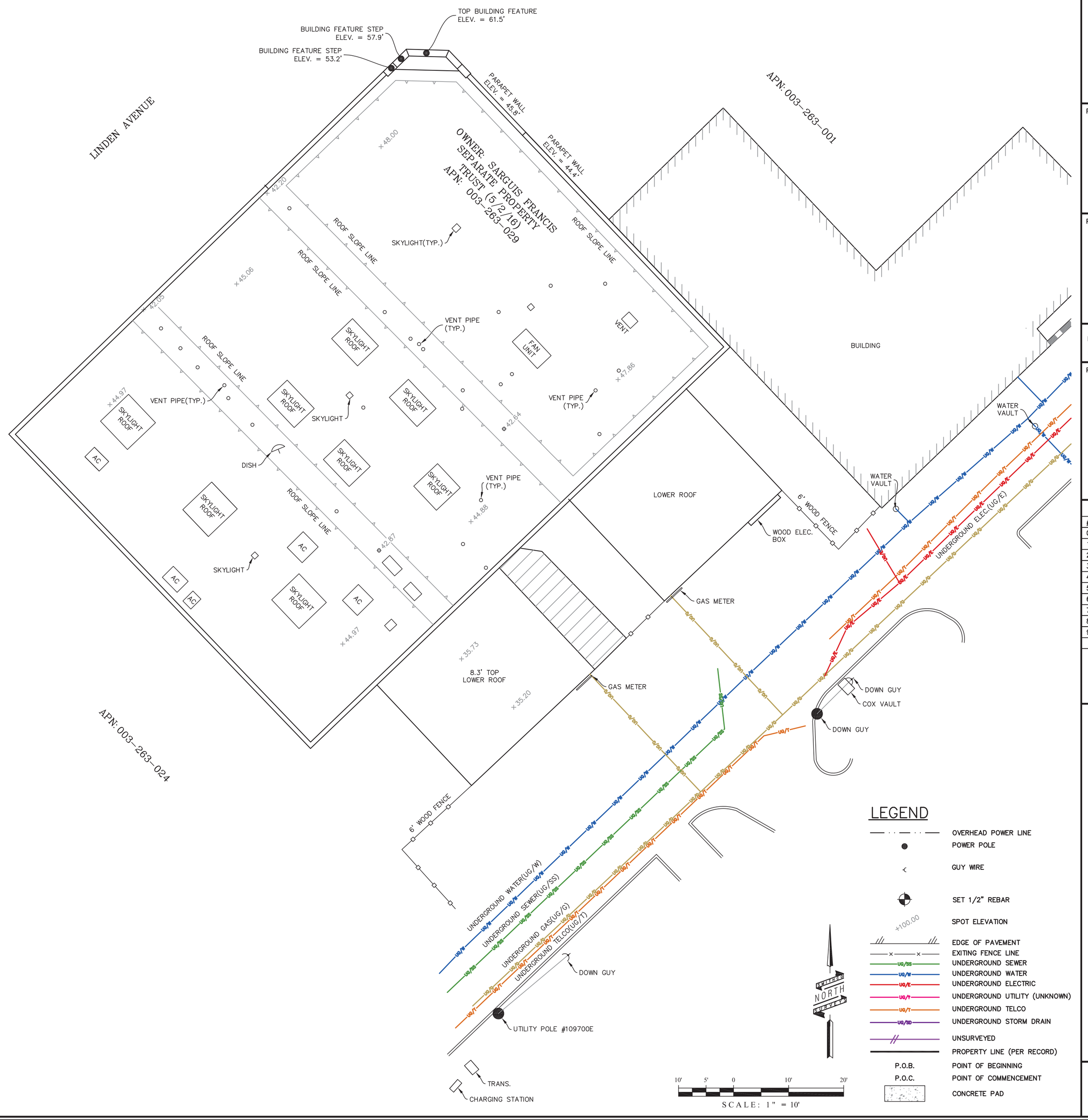
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT.	34° 23' 54.41" N. NAD 83	(34.398447°)
LONG.	119° 31' 06.80" W. NAD 83	(-119.518555°)
ELEV.	26.8' NAVD 88 (BASIS OF DRAWING)	

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimaLA thereof and are determined to the nearest 0.1 foot.

VICINITY MAP
N.T.S.





LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- +100.00 SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UG/E UNDERGROUND ELECTRIC
- UG/? UNDERGROUND UTILITY (UNKNOWN)
- UG/T UNDERGROUND TELCO
- UG/SD UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

SCALE: 1" = 10'

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR
9052
STATE OF CALIFORNIA
PRELIMINARY

REVISION

#	DATE	DESCRIPTION	BY
0	09/16/24	PRELIMINARY ISSUE	LA
1			
2			
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1615

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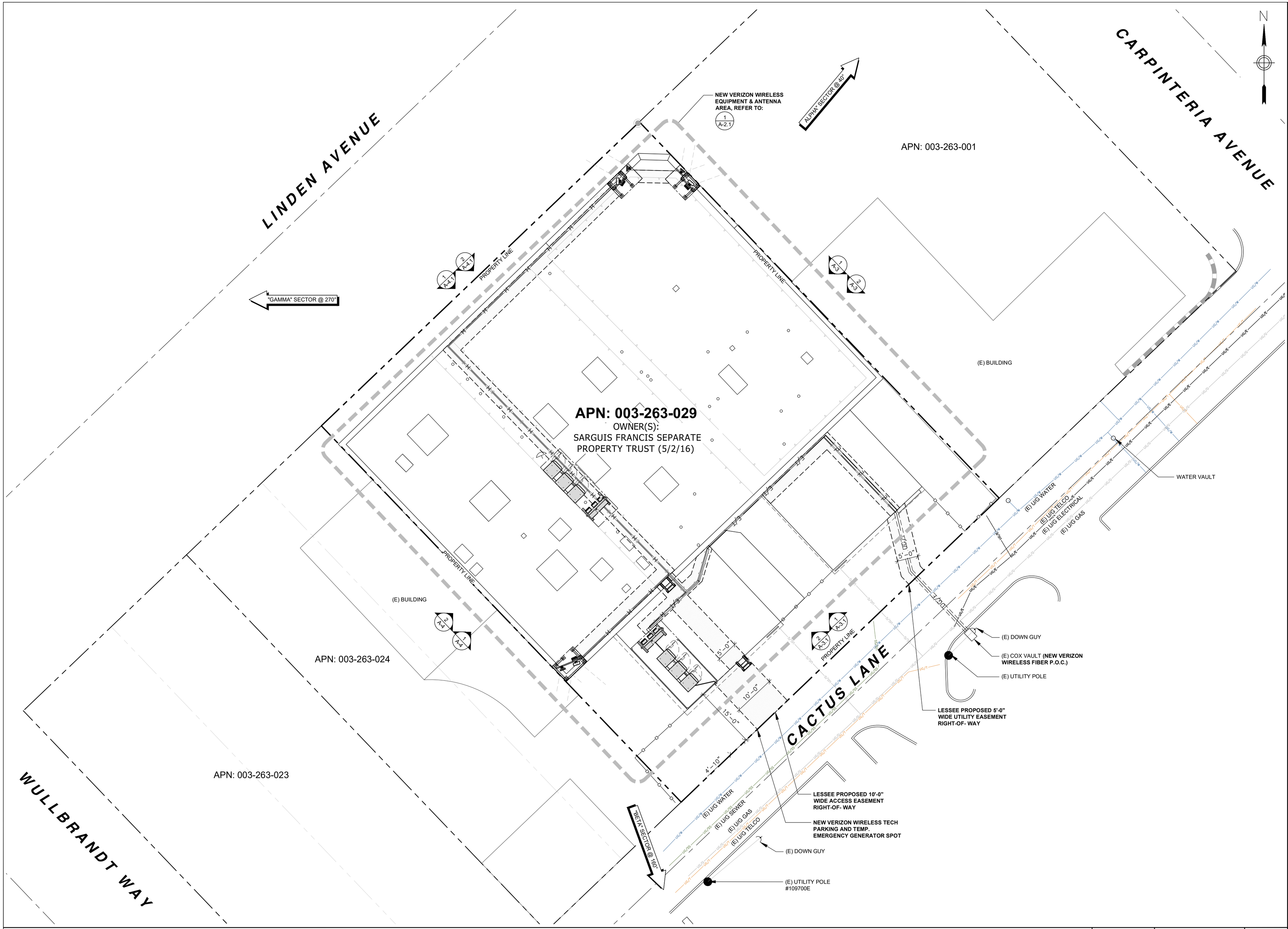
16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 1



SITE PLAN

0 5' 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	10/02/24	90% ZONING	FA
0	11/06/24	100% ZONING	FA

LICENSOR:

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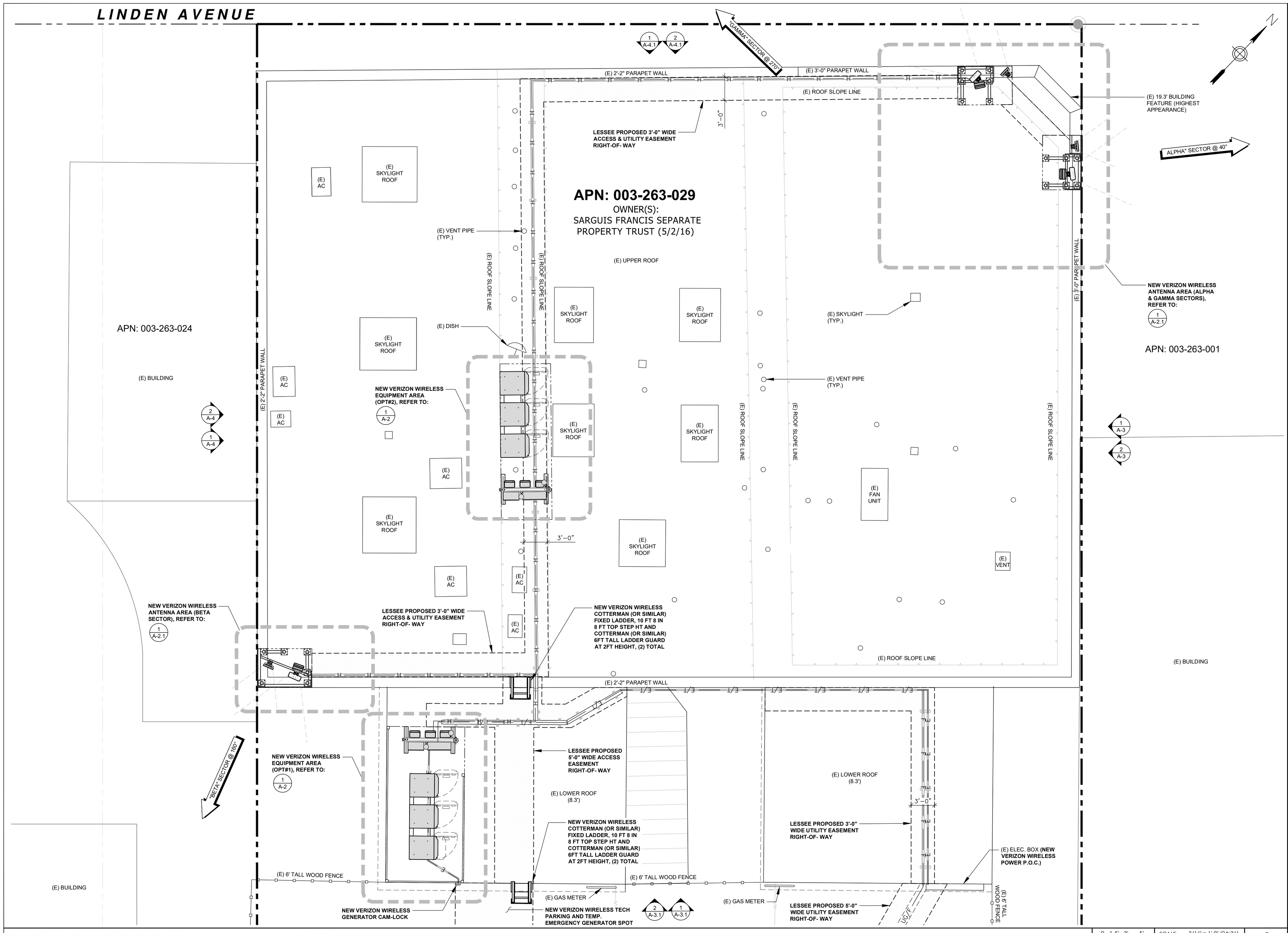
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE PLAN

A-1



PARTIAL ROOFTOP PLAN

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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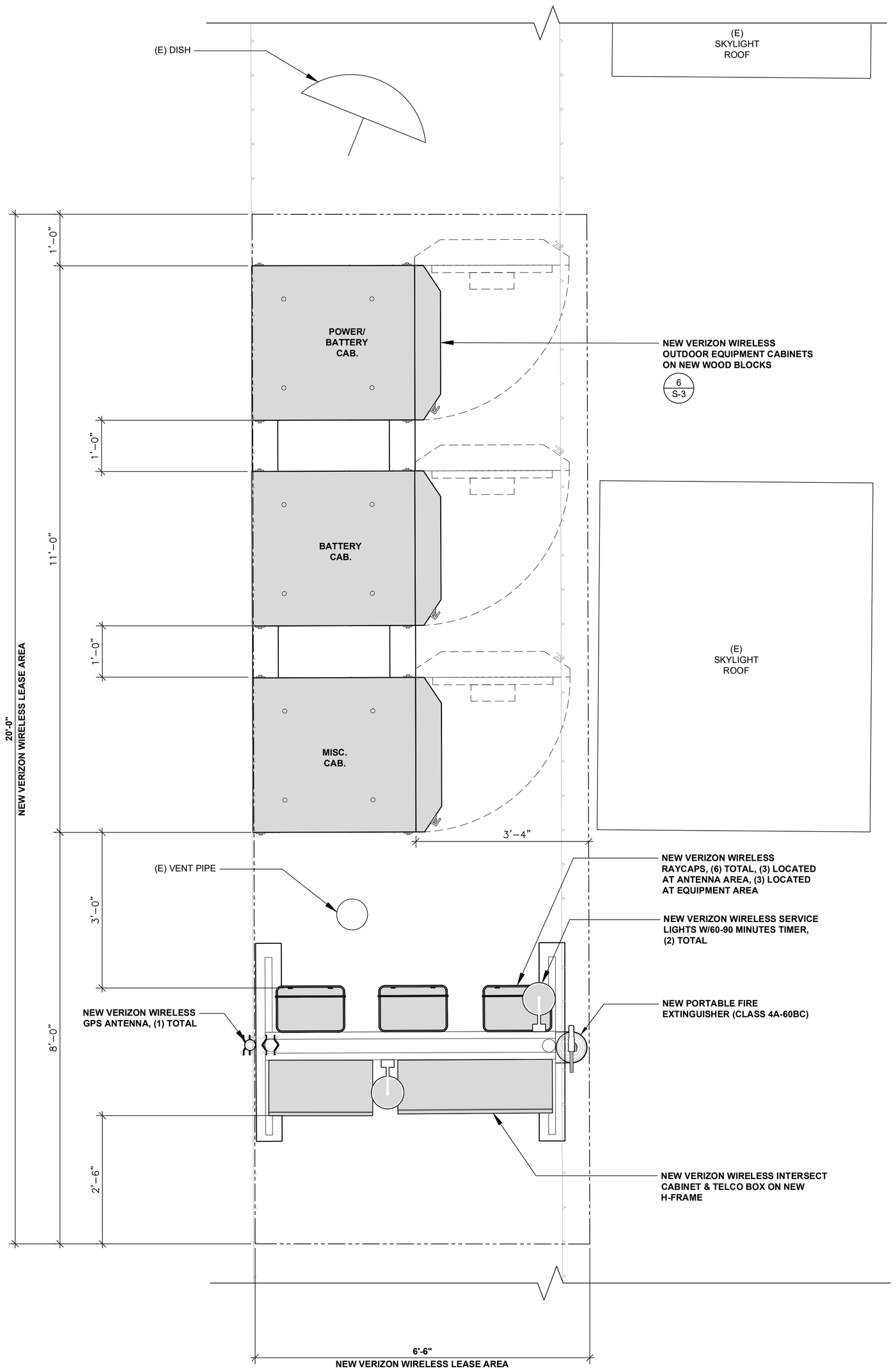
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

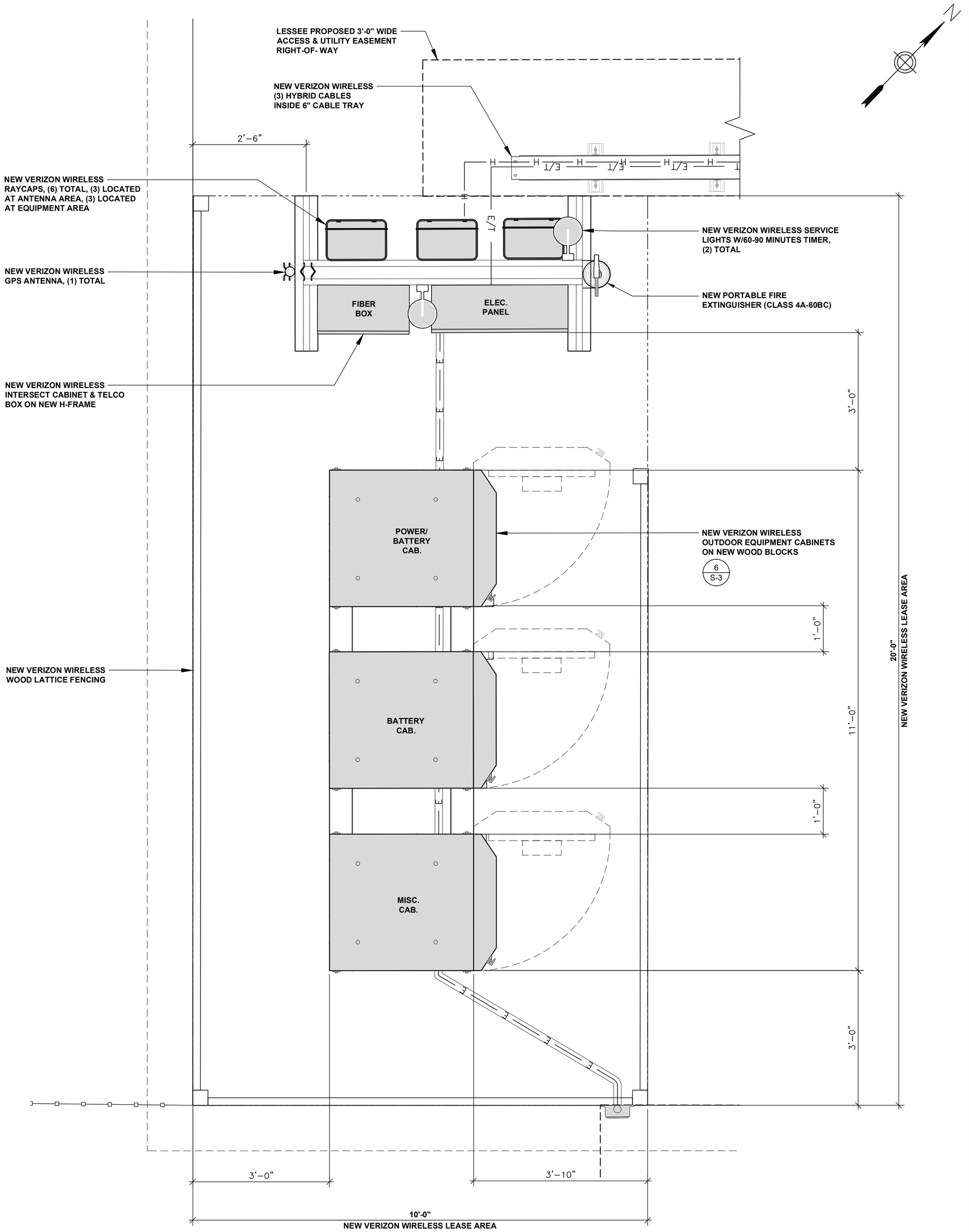
SHEET TITLE:

ROOFTOP PLAN

A-1.1



EQUIPMENT AREA OPT#2
UPPER ROOF



EQUIPMENT AREA OPT#1
LOWER ROOF

VERIZON WIRELESS EQUIPMENT LAYOUT

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

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ROSWELL, GA 30076
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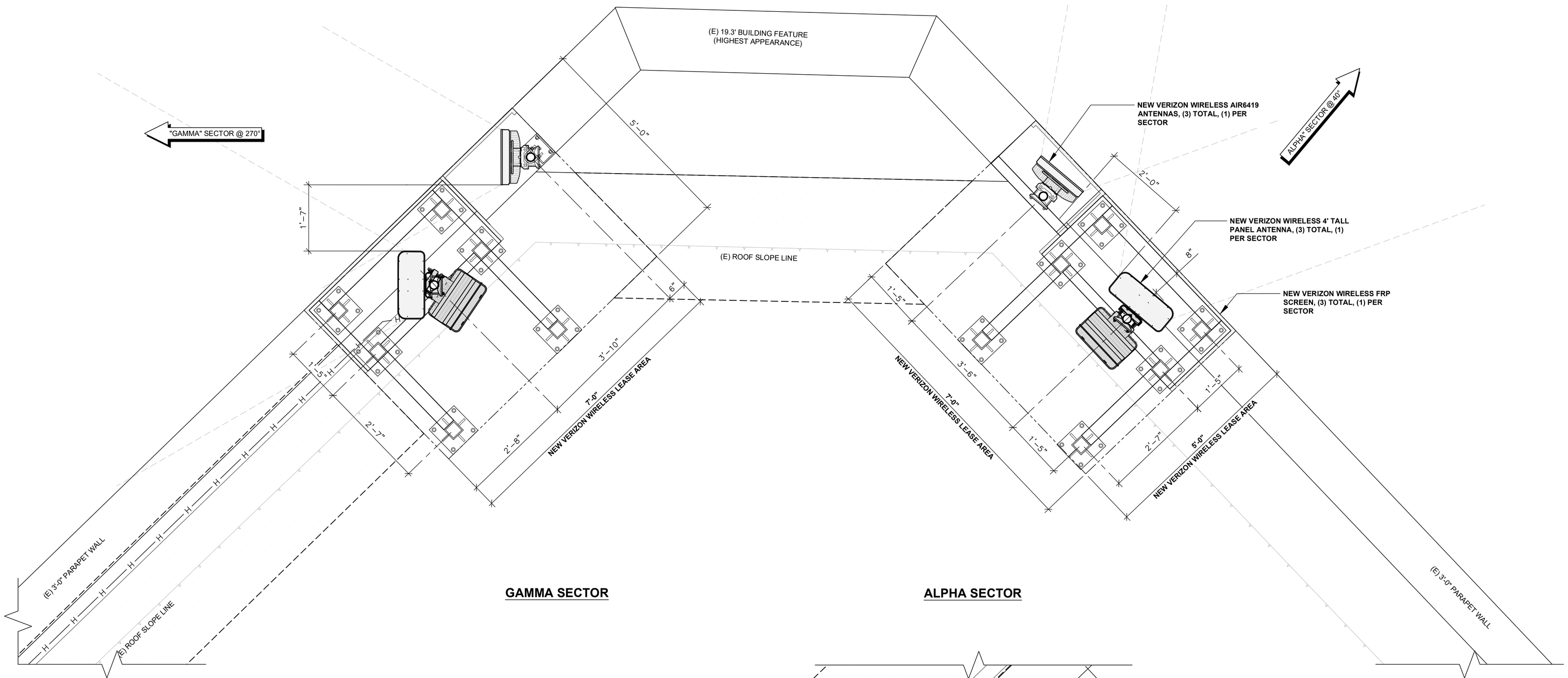
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

VERIZON WIRELESS EQUIPMENT LAYOUT

A-2



SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
ALPHA	A1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	40°	24.0'
	A2	ERICSSON - AIR 6419		40°	29.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
BETA	B1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	160°	24.0'
	B2	ERICSSON - AIR 6419		160°	24.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
GAMMA	C1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	270°	24.0'
	C2	ERICSSON - AIR 6419		270°	29.0'

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

HYBRID FEEDER	QTY.	LENGTH
EXISTING	-	-
PROPOSED	3	6x12 HYBRIDS TO BE INSTALLED

RAYCAP ON TOWER	QTY.	MODEL
(E) RAYCAP	-	-
(N) RAYCAP	6	RCMDC-6627-PF-48

VERIZON WIRELESS ANTENNA LAYOUT

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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PROJECT NAME:

LINDEN AVE SC1

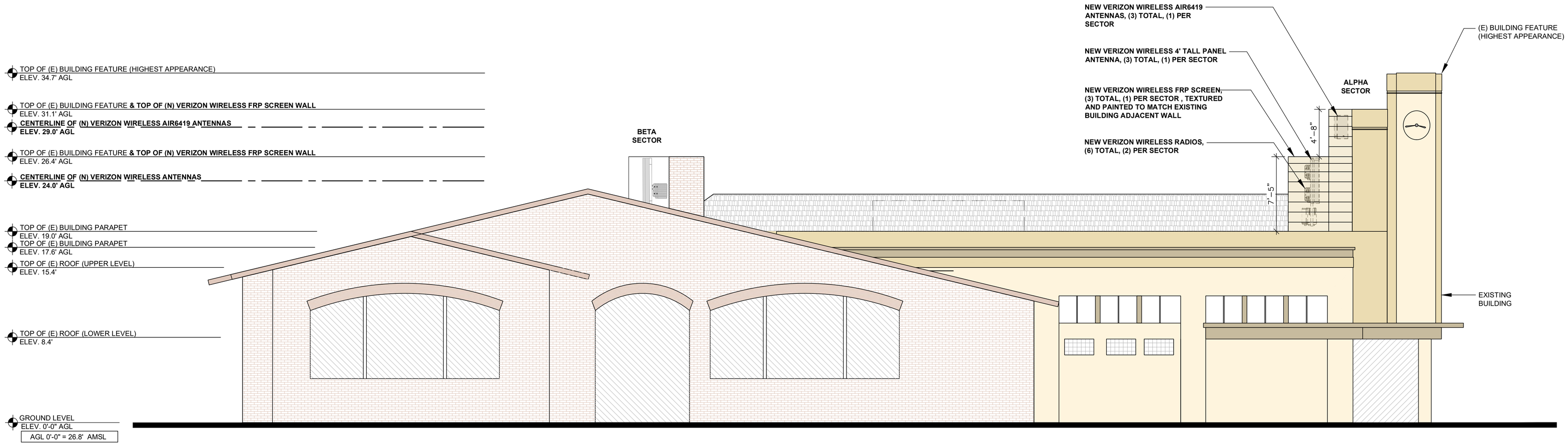
MDG#: 5000235927

912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

VERIZON WIRELESS ANTENNA LAYOUT

A-2.1

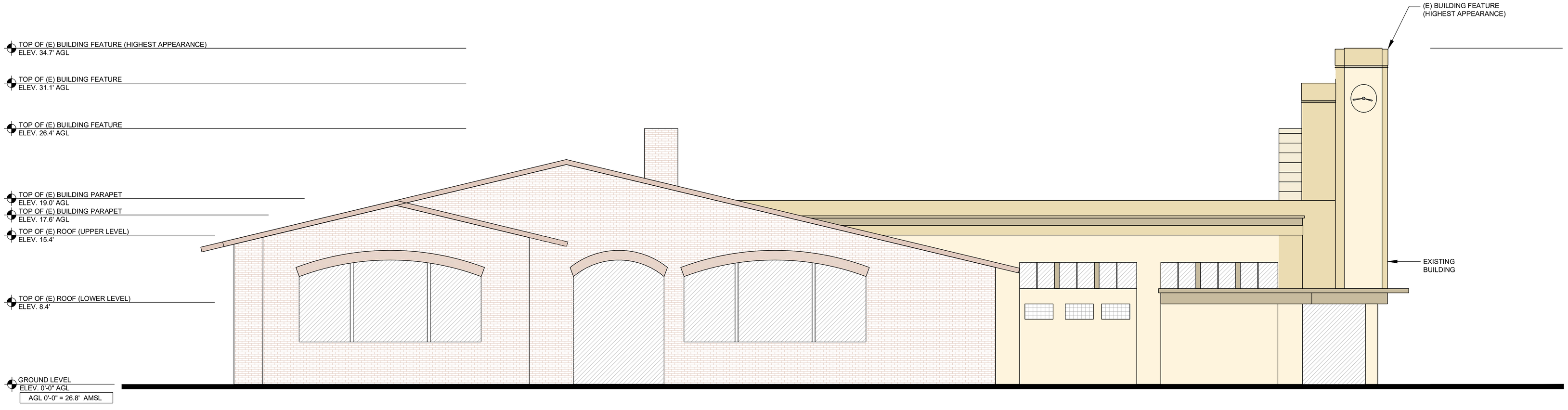


(N) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

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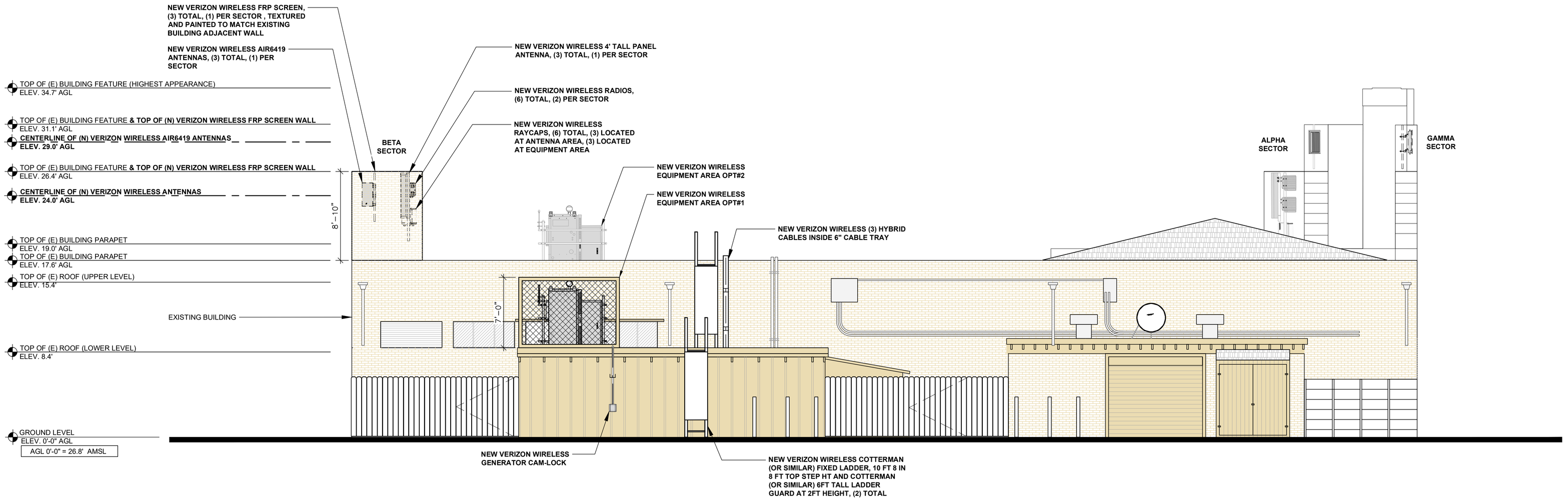
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHEAST ELEVATION

A-3

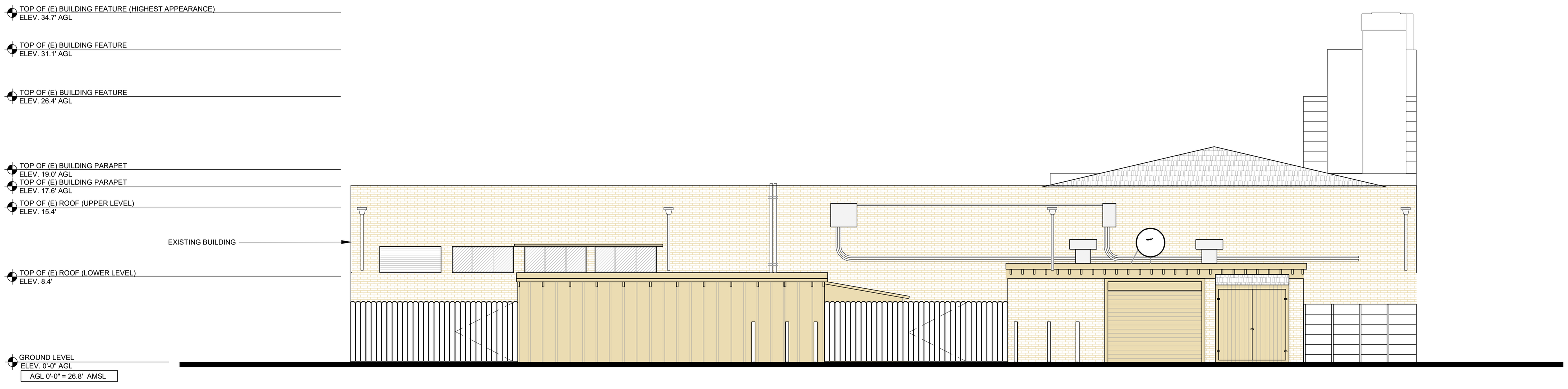


(N) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

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ROSWELL, GA 30076
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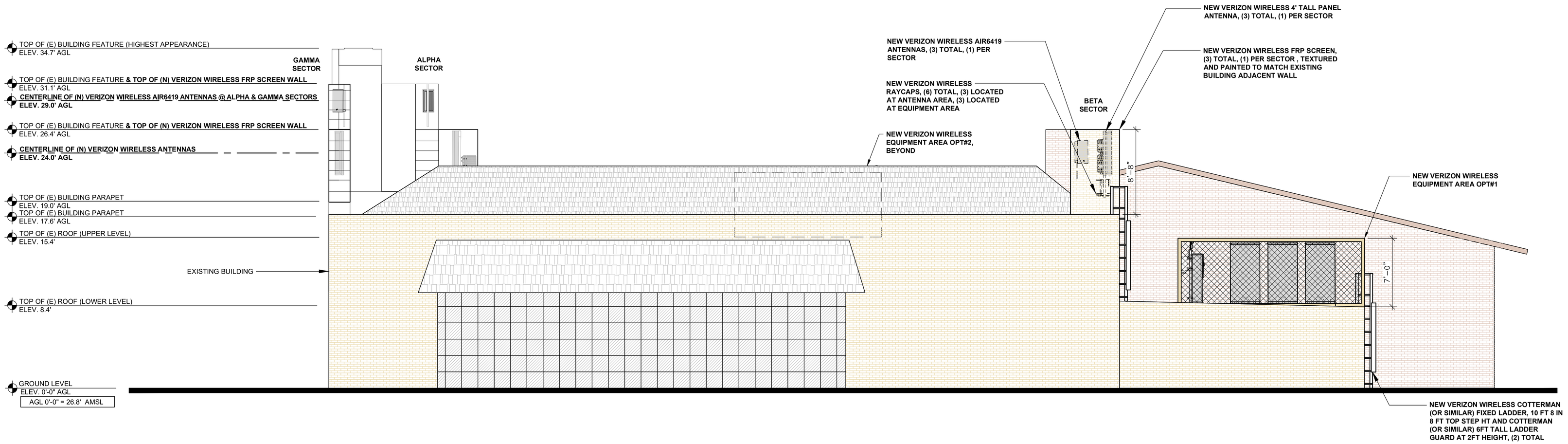
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
EXISTING & NEW SOUTHEAST ELEVATION

A-3.1

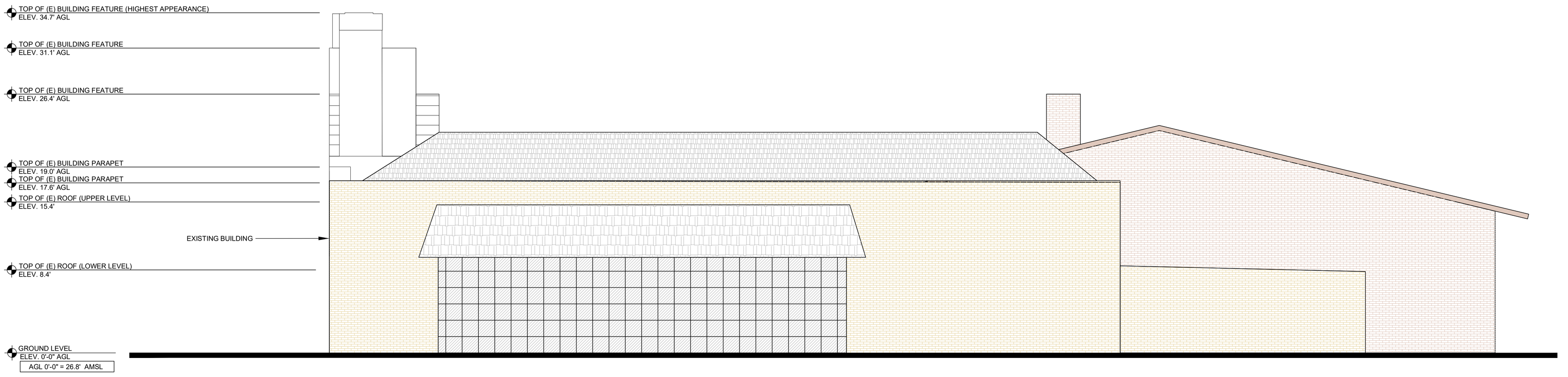


(N) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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ROSWELL, GA 30076
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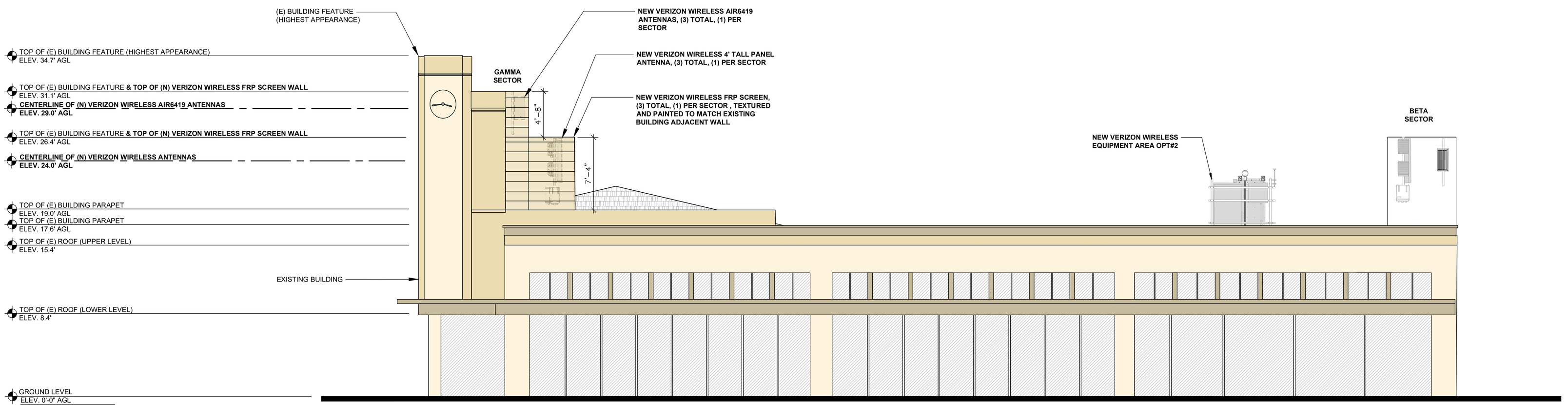
PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
EXISTING & NEW SOUTHWEST ELEVATION

A-4

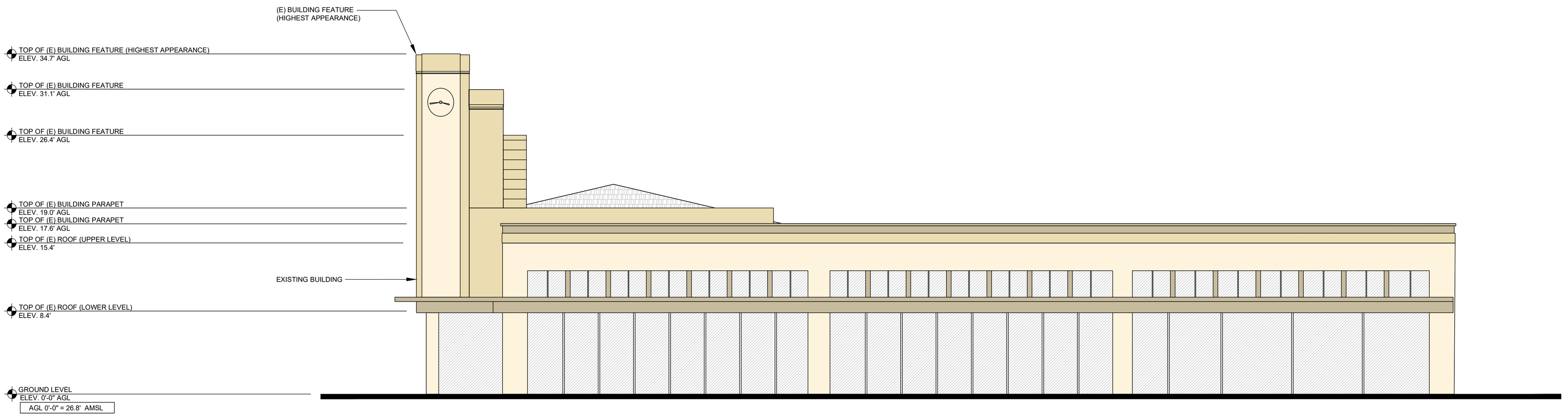


(N) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

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verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHWEST ELEVATION

A-4.1

Attachment B

Preliminary Plans – Superseded

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
December 11, 2025

verizon

LINDEN AVE SC1

PROJECT ID: 17376270

SITE MDG: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT INFORMATION

PROPERTY OWNER:

SARGUIS FRANCIS SEPARATE PROPERTY TRUST/16
912 LINDEN AVE. CARPINTERIA, CA 93013
CONTACT: RON WOLF
PHONE: (805) 618-3222
EMAIL: RONW@RLWA.COM

PROPERTY INFORMATION:

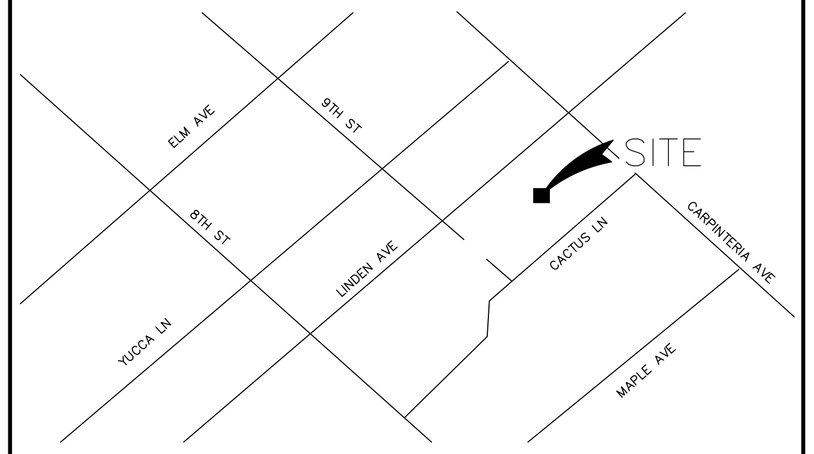
ADDRESS: 912 "M" LINDEN AVE, CARPINTERIA, CA 93013
JURISDICTION: CITY OF CARPINTERIA
A.P.N.: 003-263-029
LATITUDE (NAD 83): 34° 23' 54.41" N. NAD 83 (34.398447°)
LONGITUDE (NAD 83): 119° 31' 06.80" W. NAD 83 (-119.518555°)
ELEV.: 26.8' NAVD 88

CONSTRUCTION INFORMATION

CONSTRUCTION TYPE: V-B
CURRENT ZONING: (CB) CENTRAL BUSINESS DISTRICT
(N) OCCUPANCY: (U) MULTI USE, COMMUNICATIONS FACILITY

AREA OF CONSTRUCTION: 301 SQ.FT.
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2022, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

VICINITY MAP



NOT TO SCALE
NORTH

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

RFDS VERSION: 142631
DATE: 09/26/2024

- (N) VERIZON WIRELESS 3(5'-0" x 7'-0") ANTENNA LEASE AREAS + (17'-0" x 11'-6") EQUIPMENT LEASE AREA (1)
- (3) (N) EQUIPMENT CABINETS ON NEW STEEL PLATFORM
- (N) VERIZON WIRELESS INTERSECT CABINET & TELCO BOX ON (N) H-FRAME
- (N) VERIZON WIRELESS ELECTRICAL METER INSIDE (E) ELECTRICAL BOX
- (1) (N) VERIZON WIRELESS GPS ANTENNA
- (3) (N) VERIZON WIRELESS NNH4-65A-R6H4 ANTENNAS, (1) PER SECTOR
- (3) (N) VERIZON WIRELESS AIR6419 ANTENNAS, (1) PER SECTOR
- (6) (N) VERIZON WIRELESS RRUS, (2) PER SECTOR
- (6) (N) VERIZON WIRELESS RAYCAPS 6627, (3) @ ANTENNA AREA & (3) @ EQUIPMENT AREA
- (3) (N) VERIZON WIRELESS HYBRID CABLES (6X12)
- (3) (N) VERIZON WIRELESS FRP SCREENING
- (N) VERIZON WIRELESS WOOD FENCING WITH ACCESS GATE (1)
- (1) (N) VERIZON WIRELESS GENERATOR RECEPTACLE
- (2) (N) VERIZON WIRELESS FIXED LADDER W/ LADDER GUARD
- (4) (N) VERIZON WIRELESS SERVICE LIGHT W/TIMER SWITCH

SHEET INDEX

SHEET TITLE	SHEET DESCRIPTION	REV.
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T-3	SITE SIGNAGE	0
C-1	TOPOGRAPHIC SURVEY	2
C-2	TOPOGRAPHIC SURVEY	2
A-1	SITE PLAN	1
A-1.1	ROOFTOP PLAN	1
A-2	EQUIPMENT LAYOUT	1
A-2.1	ANTENNA LAYOUT & RF SCHEDULE	1
A-3	(E) & (N) NORTHEAST ELEVATION	1
A-3.1	(E) & (N) SOUTHEAST ELEVATION	1
A-4	(E) & (N) SOUTHWEST ELEVATION	1
A-4.1	(E) & (N) NORTHWEST ELEVATION	1
A-5	EQUIPMENT ELEVATIONS	1
A-6	DETAILS	0
A-7	DETAILS	0
A-8	DETAILS	0
E-1	SINGLE LINE DIAGRAM, PANEL SCHEDULE & UTILITY NOTES	0

ZONING DRAWINGS

PROJECT TEAM

APPLICANT/LESSEE:
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598
PH: (925) 279-6000

SITE ACQUISITION:
CENTERLINE COMMUNICATIONS
CONTACT: CELESTE MAGENNIS
EMAIL: CMAGENNIS@CLINELLC.COM
PHONE: (530) 417-1883

CONSTRUCTION MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: CRAIG ENGEL
EMAIL: CENGEL@CLINELLC.COM
PHONE: (805) 440-0038

A&E PROJECT MANAGER:
PM&A
CONTACT: FARAH ALI
EMAIL: FALI@PMASS.COM
PHONE: (858) 205-9629

PROJECT MANAGER:
CENTERLINE COMMUNICATIONS
CONTACT: MICHELLE DUARTE
EMAIL: MDUARTE@CLINELLC.COM
PHONE: 916-337-4133

ENGINEER OF RECORD:
LADERA ENGINEERING GROUP
CONTACT: KEVIN C. DIAZ, P.E.
EMAIL: KDIAZ@LADERAEG.COM
PHONE: (858) 386-8686
ENGINEERING@LADERAEG.COM

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217
GSMITH@SMITHCO.NET

FRP ENGINEERING:
SCI
CONTACT: JACOB S. PROCTOR
PHONE: (951) 698-5985
WWW.RFTRANSPARENT.COM

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS (N).

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND (E) DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

STATEMENTS

STRUCTURAL:
STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF (E) AND/OR (N) COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. IT IS THE RECOMMENDATION OF J5IP TO HAVE AN ANTENNA MOUNT ANALYSIS PERFORMED FOR THIS SCOPE OF WORK BUT HAVE BEEN ADVISED AN ANALYSIS IS NOT DESIRED OR NEEDED.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA BUILDING STANDARDS CODE: 2022 TRIENNIAL EDITION OF TITLE 24, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023.
   PART 1 - CALIFORNIA ADMINISTRATIVE CODE
   PART 2 - CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE
   PART 2.5 - CALIFORNIA RESIDENTIAL CODE, BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE
   PART 3 - CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE
   PART 4 - CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE
   PART 5 - CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE
   PART 6 - CALIFORNIA ENERGY CODE
   PART 7 - VACANT
   PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
   PART 9 - CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE
   PART 10 - CALIFORNIA EXISTING BUILDING CODE, BASED ON THE 2021 INTERNATIONAL EXISTING BUILDING CODE
   PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC; ALSO KNOWN AS CALGREEN)
   PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
2. ANSI/TIA-222 (REV H)
3. 2021 NFPA 101, LIFE SAFETY CODE
4. 2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
5. 2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

PREPARED FOR:

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

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0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

TITLE SHEET

T-1

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL (E) UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL (E) UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING (E) UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL (E) UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND (E) UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.N.	TOE NAIL
BLDG.	BUILDING	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GPS	GLOBAL POSITIONING SYSTEM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GRND.	GROUND	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	HDR.	HEADER	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HGR.	HANGER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HT.	HEIGHT	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	ICGB.	ISOLATED COPPER GROUND BUS	TYP.	TYPICAL
B/U	BACK-UP CABINET	IN. (")	INCH(ES)	U.G.	UNDER GROUND
CAB.	CABINET	INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	LB.(#)	POUND(S)	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	L.B.	LAG BOLTS	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.F.	LINEAR FEET (FOOT)	W	WIDE (WIDTH)
CLR.	CLEAR	L.	LONG(ITUDINAL)	w/	WITH
COL.	COLUMN	MAS.	MASONRY	WD.	WOOD
CONC.	CONCRETE	MAX.	MAXIMUM	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	M.B.	MACHINE BOLT	WT.	WEIGHT
CONST.	CONSTRUCTION	MECH.	MECHANICAL	℄	CENTERLINE
CONT.	CONTINUOUS	MFR.	MANUFACTURER	ℙ	PLATE, PROPERTY LINE
ⅆ	PENNY (NAILS)	MIN.	MINIMUM		
DBL.	DOUBLE	MISC.	MISCELLANEOUS		
DEPT.	DEPARTMENT	MTL.	METAL		
D.F.	DOUGLAS FIR	(N)	NEW		
DIA.	DIAMETER	NO.(#)	NUMBER		
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION	O.C.	ON CENTER		
DWG.	DRAWING(S)	OPNG.	OPENING		
DWL.	DOWEL(S)	P/C	PRECAST CONCRETE		
EA.	EACH	PCS	PERSONAL COMMUNICATION SERVICES		
EL.	ELEVATION	PLY.	PLYWOOD		
ELEC.	ELECTRICAL	PPC	POWER PROTECTION CABINET		
ELEV.	ELEVATOR	PRC	PRIMARY RADIO CABINET		
EMT.	ELECTRICAL METALLIC TUBING	P.S.F.	POUNDS PER SQUARE FOOT		
E.N.	EDGE NAIL	P.S.I.	POUNDS PER SQUARE INCH		
ENG.	ENGINEER	P.T.	PRESSURE TREATED		
EQ.	EQUAL	PWR.	POWER (CABINET)		
EXP.	EXPANSION	QTY.	QUANTITY		
EXST.(E)	(E)	RAD.(R)	RADIUS		
EXT.	EXTERIOR	REF.	REFERENCE		
FAB.	FABRICATION(OR)	REINF.	REINFORCEMENT(ING)		
F.F.	FINISH FLOOR	REQ'D/	REQUIRED		
F.G.	FINISH GRADE	RGS.	RIGID GALVANIZED STEEL		
FIN.	FINISH(ED)				
FLR.	FLOOR				

SYMBOLS LEGEND:

BLDG. SECTION

WALL SECTION

DETAIL

ELEVATION

DOOR SYMBOL

WINDOW SYMBOL

TILT-UP PANEL MARK

PROPERTY LINE

CENTERLINE

ELEVATION DATUM

GRID/COLUMN LINE

KEYNOTE, DIMENSION ITEM

KEYNOTE, CONSTRUCTION ITEM

WALL TYPE MARK

ROOM NAME
ROOM NUMBER

GROUT OR PLASTER

(E) BRICK

(E) MASONRY

CONCRETE

EARTH

GRAVEL

PLYWOOD

SAND

PLYWOOD

SAND

(E) STEEL

MATCH LINE

GROUND CONDUCTOR

OVERHEAD SERVICE CONDUCTORS

TELEPHONE CONDUIT

POWER CONDUIT

COAXIAL CABLE

CHAIN LINK FENCE

WOOD FENCE

(P) ANTENNA

(P) RRU
(P) DC SURGE SUPPRESSION

(F) ANTENNA

(F) RRU

(E) EQUIPMENT

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
GENERAL NOTES
LEGEND &
ABBREVIATIONS

T-2

IN CASE OF
EMERGENCY
CALL
1-800-264-6620
SITE **MDG ID: 5000235927**

verizonwireless

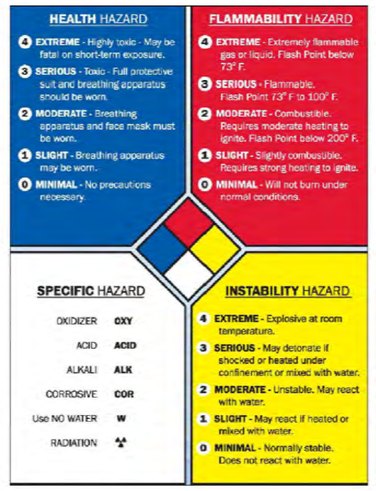
LINDEN AVE SC1

NOC WEST 1-800-264-6620

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

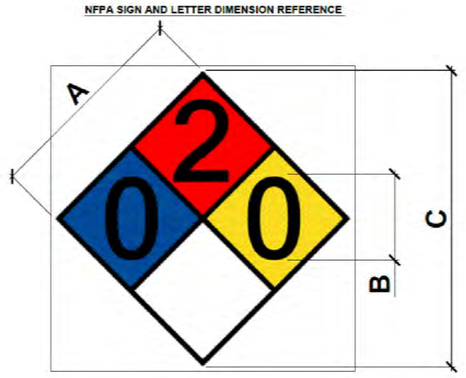
SITE NUMBER: **MDG ID 5000235927**
SITE NAME: **LINDEN AVE SC1**

EMERGENCY CONTACT SIGNAGE



A SIGN SIZE (IN)	B LETTER SIZE (IN)	C HEIGHT AND WIDTH (IN)
1.0	.04	1.4
2.5	1.0	3.5
5.0	2.0	7.1
7.5	3.0	10.6
10.0	4.0	14.1
12.0	4.75	16.9
15.0	6.0	21.2
18.0	7.2	25.5
24.0	9.6	33.9
30.0	12.0	42.4

NFPA SIGN AND LETTER DIMENSION REFERENCE



REQUIRED NFPA SIGNAGE

WARNING SIGNAGE AT EQUIPMENT ENCLOSURE DOOR

PREPARED FOR:

verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE SIGNAGE

T-3

NOTES:

APN: 003-263-029
OWNER(S): SARGUIS FRANCIS SEPARATE PROPERTY TRUST (5/2/16)

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE TITLE REPORT BY: FIRST AMERICAN TITLE INSURANCE CO. FILE NO. 7167287, DATED AUGUST 22, 2024. WITHIN SAID TITLE REPORT THERE ARE TWENTY NINE (9) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND 1 (ONE) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060422, PANEL NO. 0980E, DATED JANUARY 20, 2010 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT.	34° 23' 54.41" N. NAD 83	(34.398447°)
LONG.	119° 31' 06.80" W. NAD 83	(-119.518555°)
ELEV.	26.8' NAVD 88 (BASIS OF DRAWING)	

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimaLA thereof and are determined to the nearest 0.1 foot.

ANTENNA LEASE 1 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016-0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 234.43 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 54.24 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 7.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 5.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 7.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 2 DESCRIPTION:

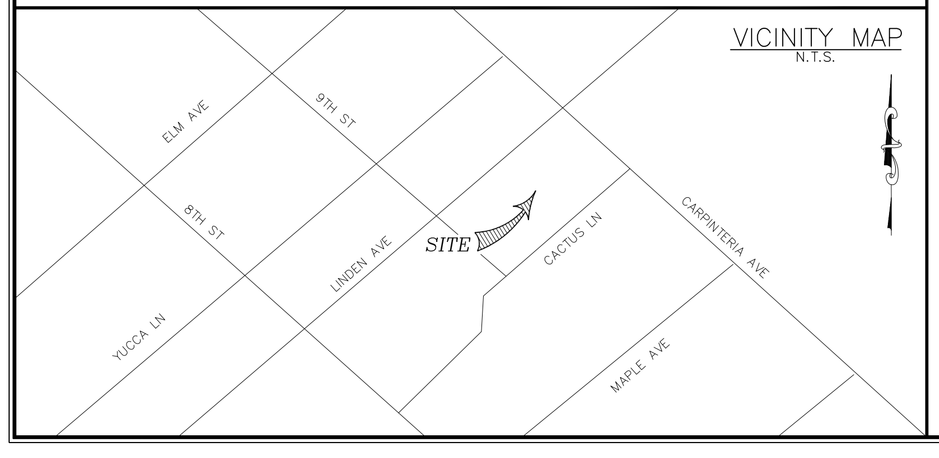
BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016-0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

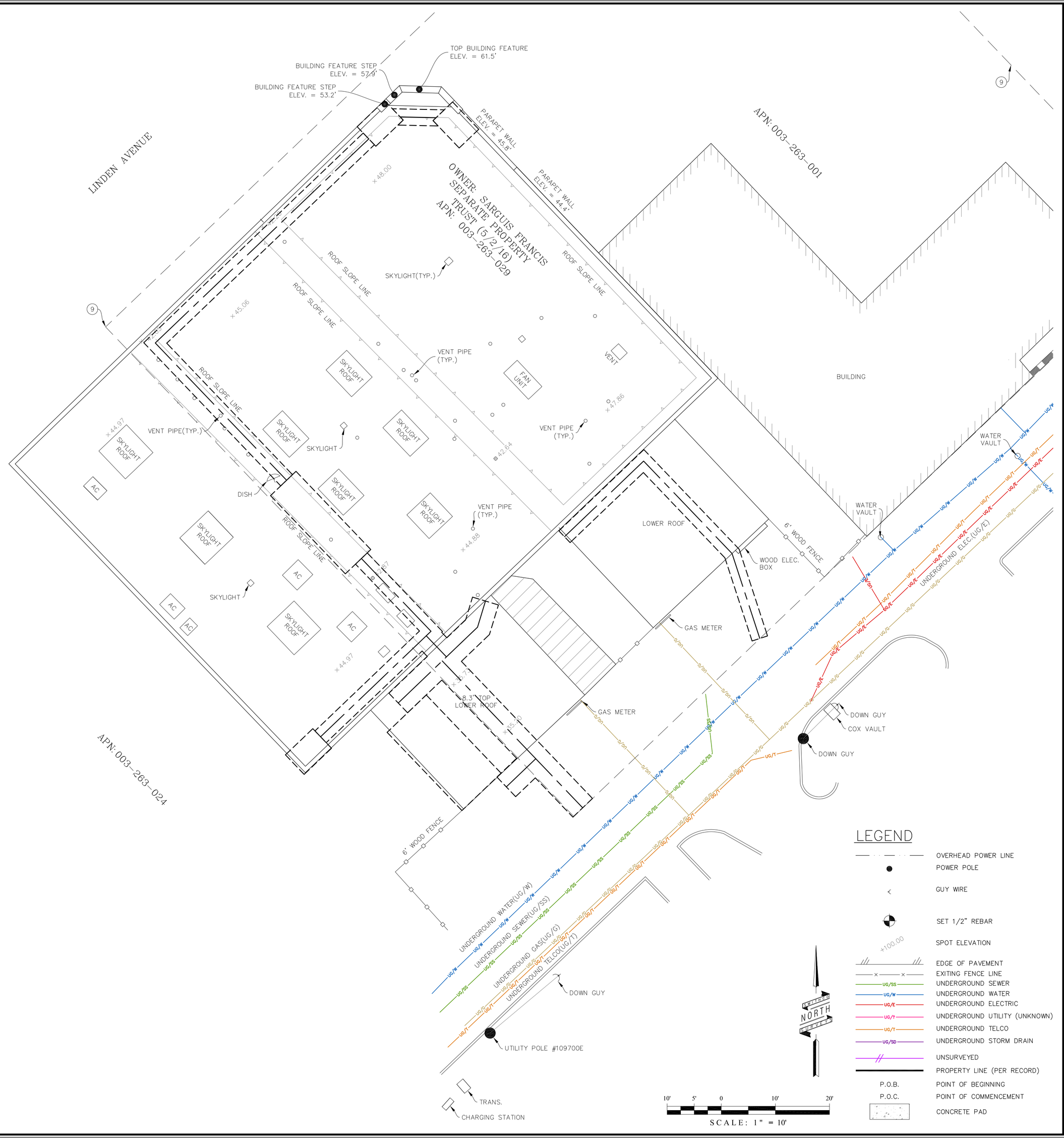
COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 225.51 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 45.37 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 5.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 7.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 5.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

VICINITY MAP
N.T.S.





LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- +100.00 SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UG/E UNDERGROUND ELECTRIC
- UG/? UNDERGROUND UTILITY (UNKNOWN)
- UG/T UNDERGROUND TELCO
- UG/SD UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR — LUCAS BRIAN ANDERSON — 9907 — STATE OF CALIFORNIA
01/21/2025

REVISION

#	DATE	DESCRIPTION	BY
0	09/16/24	PRELIMINARY ISSUE	LA
1	11/25/24	ADD LEASE / ESM'TS	LA
2	04/24/25	TITLE REPORT	LA
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56-1615

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16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 1

ANTENNA LEASE 3 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 166.35 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 83.59 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 20.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 6.50 FEET;
THENCE N43°43'06"W, A DISTANCE OF 20.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 6.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 130 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 4 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 155.20 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 130.10 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 20.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 10.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 20.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE 5 DESCRIPTION:

BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 135.74 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 120.12 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 5.00 FEET;
THENCE S46°17'42"W, A DISTANCE OF 7.00 FEET;
THENCE N43°43'06"W, A DISTANCE OF 5.00 FEET;
THENCE N46°17'42"E, A DISTANCE OF 7.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 35 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT 1 DESCRIPTION:

A 3.00 FOOT WIDE STRIPE OF LAND, BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 230.19 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 54.24 FEET TO THE POINT OF BEGINNING:

THENCE N88°49'48"W, A DISTANCE OF 6.60 FEET TO POINT "A" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 3.00 FOOT WIDE STRIPE OF LAND, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "A"; THENCE, S55°16'05"W, A DISTANCE TO 7.09 FEET TO THE POINT OF BEGINNING:

THENCE S46°17'42"W, A DISTANCE OF 54.57 FEET;
THENCE S43°43'06"E, A DISTANCE OF 35.11 FEET TO POINT "B" AND TO THE TERMINUES OF THIS DESCRIPTION.

A 3.00 FOOT WIDE STRIPE OF LAND, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID POINT "B"; THENCE, S43°43'06"E, A DISTANCE TO 20.00 FEET TO THE POINT OF BEGINNING:

THENCE S43°43'06"E, A DISTANCE OF 18.60 FEET;
THENCE S46°17'42"W, A DISTANCE OF 1.21 FEET TO POINT "C";
THENCE S46°17'42"W, A DISTANCE OF 27.01 FEET TO THE TERMINUES OF THIS DESCRIPTION.

A 5.00 FOOT WIDE STRIPE OF LAND, FALLING 2.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "C":

THENCE S43°43'06"E, A DISTANCE OF 5.40 FEET TO POINT "D";
THENCE S46°17'42"W, A DISTANCE OF 1.08 FEET TO POINT "E";
THENCE S43°43'06"E, A DISTANCE OF 25.00 FEET TO POINT "F";
THENCE S43°43'06"E, A DISTANCE OF 12.55 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT SAID POINT "D":

THENCE S46°17'42"W, A DISTANCE OF 7.94 FEET;
THENCE N16°52'46"E, A DISTANCE OF 5.05 FEET TO THE TERMINUES OF THIS DESCRIPTION.

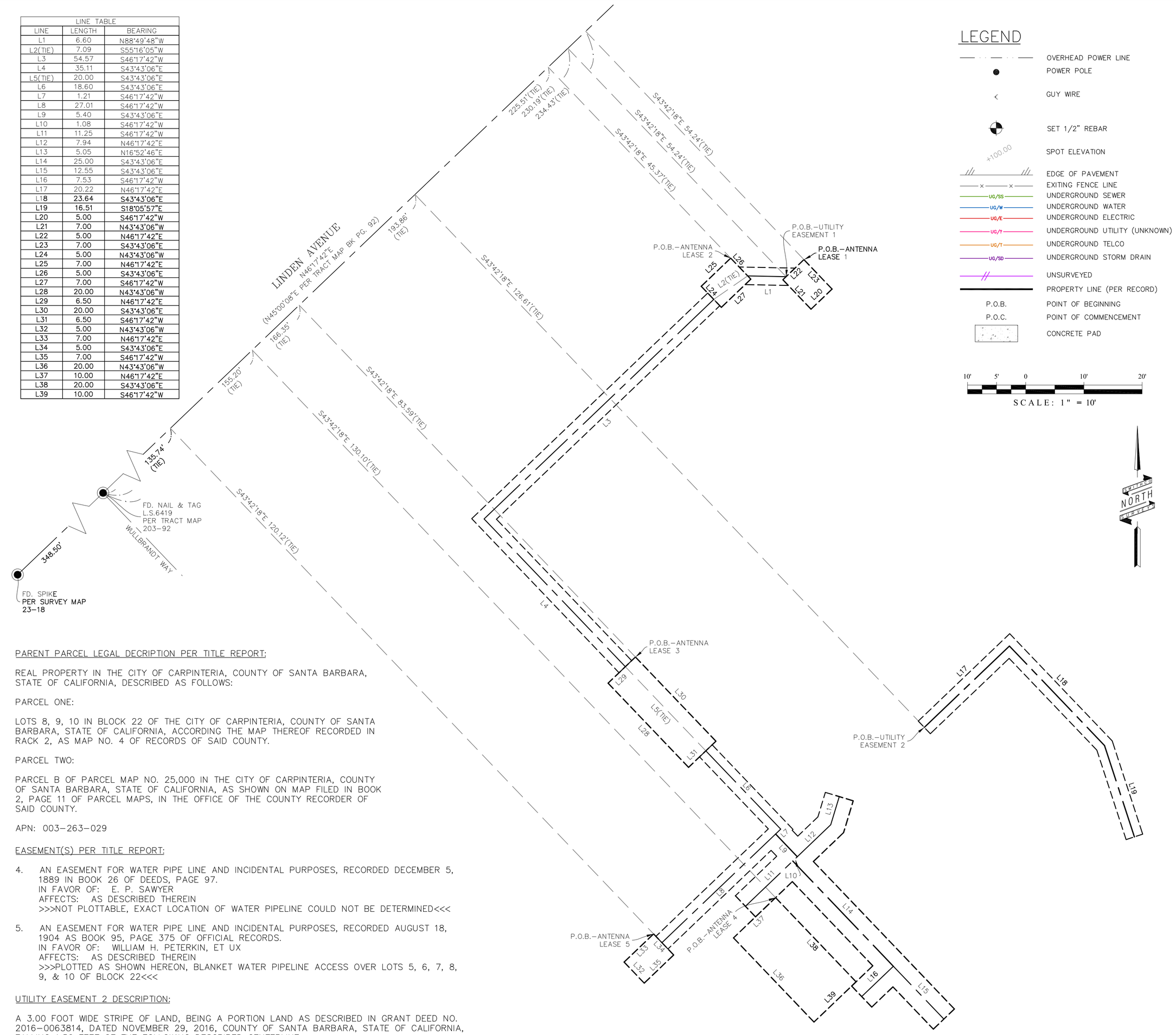
BEGINNING AT SAID POINT "E":

THENCE S46°17'42"W, A DISTANCE OF 11.25 FEET TO THE TERMINUES OF THIS DESCRIPTION.

BEGINNING AT SAID POINT "F":

THENCE S46°17'42"W, A DISTANCE OF 7.53 FEET TO THE TERMINUES OF THIS DESCRIPTION.

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.60	N88°49'48"W
L2(TIE)	7.09	S55°16'05"W
L3	54.57	S46°17'42"W
L4	35.11	S43°43'06"E
L5(TIE)	20.00	S43°43'06"E
L6	18.60	S43°43'06"E
L7	1.21	S46°17'42"W
L8	27.01	S46°17'42"W
L9	5.40	S43°43'06"E
L10	1.08	S46°17'42"W
L11	11.25	S46°17'42"W
L12	7.94	N46°17'42"E
L13	5.05	N16°52'46"E
L14	25.00	S43°43'06"E
L15	12.55	S43°43'06"E
L16	7.53	S46°17'42"W
L17	20.22	N46°17'42"E
L18	23.64	S43°43'06"E
L19	16.51	S18°05'57"E
L20	5.00	S46°17'42"W
L21	7.00	N43°43'06"W
L22	5.00	N46°17'42"E
L23	7.00	S43°43'06"E
L24	5.00	N43°43'06"W
L25	7.00	N46°17'42"E
L26	5.00	S43°43'06"E
L27	7.00	S46°17'42"W
L28	20.00	N43°43'06"W
L29	6.50	N46°17'42"E
L30	20.00	S43°43'06"E
L31	6.50	S46°17'42"W
L32	5.00	N43°43'06"W
L33	7.00	N46°17'42"E
L34	5.00	S43°43'06"E
L35	7.00	S46°17'42"W
L36	20.00	N43°43'06"W
L37	10.00	N46°17'42"E
L38	20.00	S43°43'06"E
L39	10.00	S46°17'42"W



PARENT PARCEL LEGAL DECRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 8, 9, 10 IN BLOCK 22 OF THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING THE MAP THEREOF RECORDED IN RACK 2, AS MAP NO. 4 OF RECORDS OF SAID COUNTY.

PARCEL TWO:

PARCEL B OF PARCEL MAP NO. 25,000 IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 003–263–029

EASEMENT(S) PER TITLE REPORT:

4. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 5, 1889 IN BOOK 26 OF DEEDS, PAGE 97.
   IN FAVOR OF: E. P. SAWYER
   AFFECTS: AS DESCRIBED THEREIN
   >>>NOT PLOTTABLE, EXACT LOCATION OF WATER PIPELINE COULD NOT BE DETERMINED<<<

5. AN EASEMENT FOR WATER PIPE LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1904 AS BOOK 95, PAGE 375 OF OFFICIAL RECORDS.
   IN FAVOR OF: WILLIAM H. PETERKIN, ET UX
   AFFECTS: AS DESCRIBED THEREIN
   >>>PLOTTED AS SHOWN HEREON, BLANKET WATER PIPELINE ACCESS OVER LOTS 5, 6, 7, 8, 9, & 10 OF BLOCK 22<<<

UTILITY EASEMENT 2 DESCRIPTION:

A 3.00 FOOT WIDE STRIPE OF LAND, BEING A PORTION LAND AS DESCRIBED IN GRANT DEED NO. 2016–0063814, DATED NOVEMBER 29, 2016, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FALLING 1.50 FEET OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A POINT ON THE CENTERLINE OF LINDEN AVENUE AS SHOWN ON TRACT MAP, IN BOOK 203 AT PAGE 92; THENCE ALONG SAID CENTERLINE, N46°17'42"E (SHOWN ON SAID TRACT MAP AS N45°00'08"E), A DISTANCE OF 348.50 FEET TO AN INTERSECTION WITH THE CENTERLINE OF WULLBRANDT WAY; THENCE CONTINUING, N46°17'42"E, A DISTANCE OF 193.86 FEET; THENCE LEAVING SAID CENTERLINE OF LINDEN AVENUE, S43°42'18"E, A DISTANCE OF 126.61 FEET TO THE POINT OF BEGINNING:

THENCE N46°17'42"E, A DISTANCE OF 20.22 FEET;
THENCE S43°43'06"E, A DISTANCE OF 23.64 FEET;
THENCE S18°05'57"E, A DISTANCE OF 16.51 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

- OVERHEAD POWER LINE
- POWER POLE
- GUY WIRE
- SET 1/2" REBAR
- +100.00 SPOT ELEVATION
- EDGE OF PAVEMENT
- EXITING FENCE LINE
- UG/SS UNDERGROUND SEWER
- UG/W UNDERGROUND WATER
- UG/E UNDERGROUND ELECTRIC
- UG/? UNDERGROUND UTILITY (UNKNOWN)
- UG/T UNDERGROUND TELCO
- UG/SD UNDERGROUND STORM DRAIN
- UNSURVEYED
- PROPERTY LINE (PER RECORD)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- CONCRETE PAD

10' 5' 0 10' 20'
SCALE: 1" = 10'

NORTH

verizon

2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

PREPARED FOR:

CENTERLINE
ENGINEERING SERVICES, PA
750 W CENTER ST, SUITE 301
WEST BRIDGEWATER, MA 02379
PHONE: 781.713.4725

PREPARED BY:

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

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PROFESSIONAL SEAL:

LICENSED LAND SURVEYOR
LEVI S. BRAN ALLEN
No. 9067
STATE OF CALIFORNIA
01/22/2025

REVISION

#	DATE	DESCRIPTION	BY
0	09/16/24	PRELIMINARY ISSUE	LA
1	11/25/24	ADD LEASE / ESM'TS	LA
2	04/24/25	TITLE REPORT	LA
3			
4			
5			
6			
7			
8			
9			

SMITHCO JOB NO.: 56–1615

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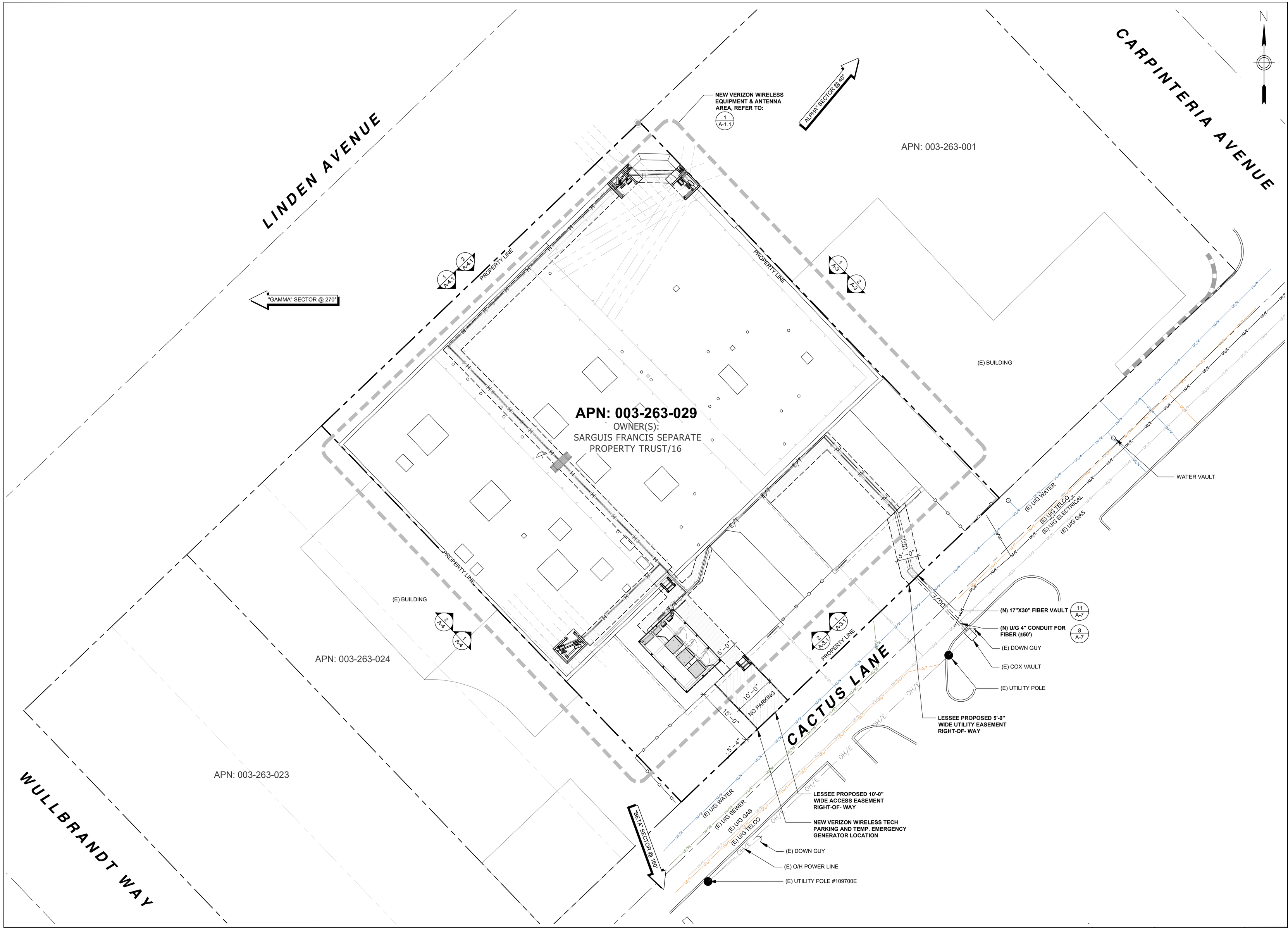
16243246 LINDEN AVE SC1
(CANDIDATE D)
ROOFTOP ANTENNAS

912 LINDEN AVE.
CARPINTERIA, CA 93013
SANTA BARBARA COUNTY

C - 2



SITE PLAN

0 5' 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1

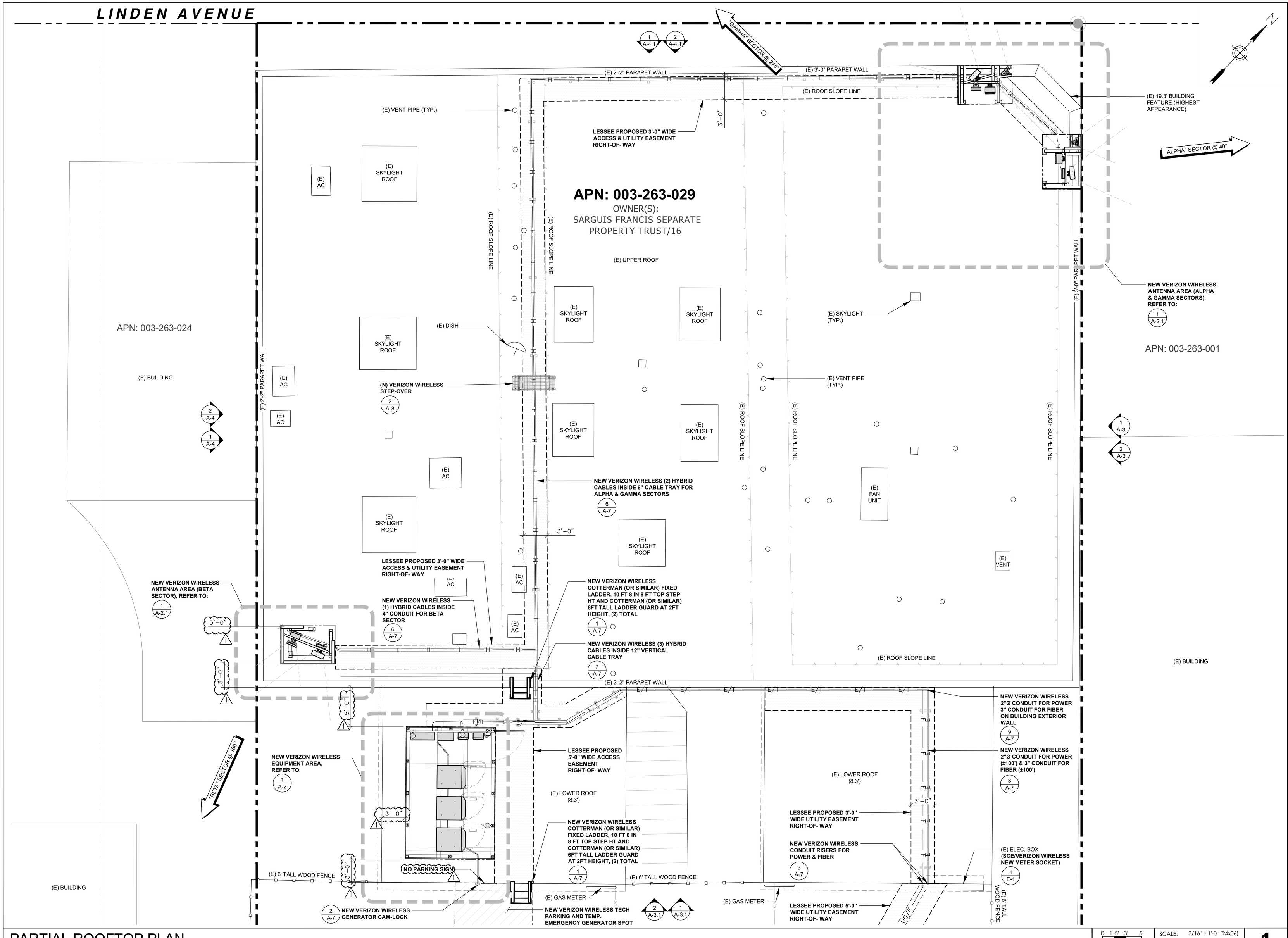
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

SITE PLAN

A-1



PARTIAL ROOFTOP PLAN

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
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PROJECT NAME:

LINDEN AVE SC1

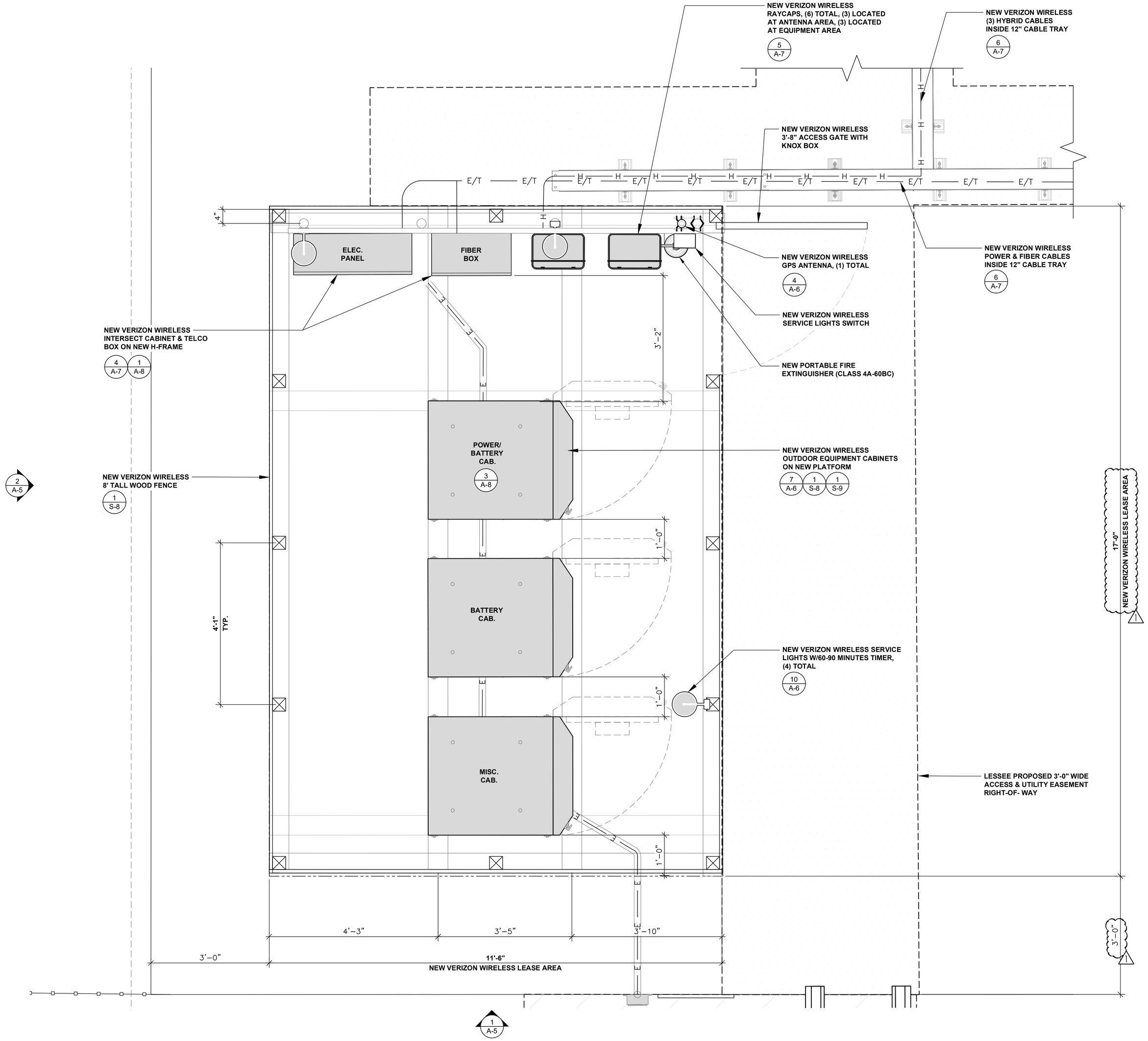
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

ROOFTOP PLAN

A-1.1



EQUIPMENT LAYOUT

0 3" 4" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1

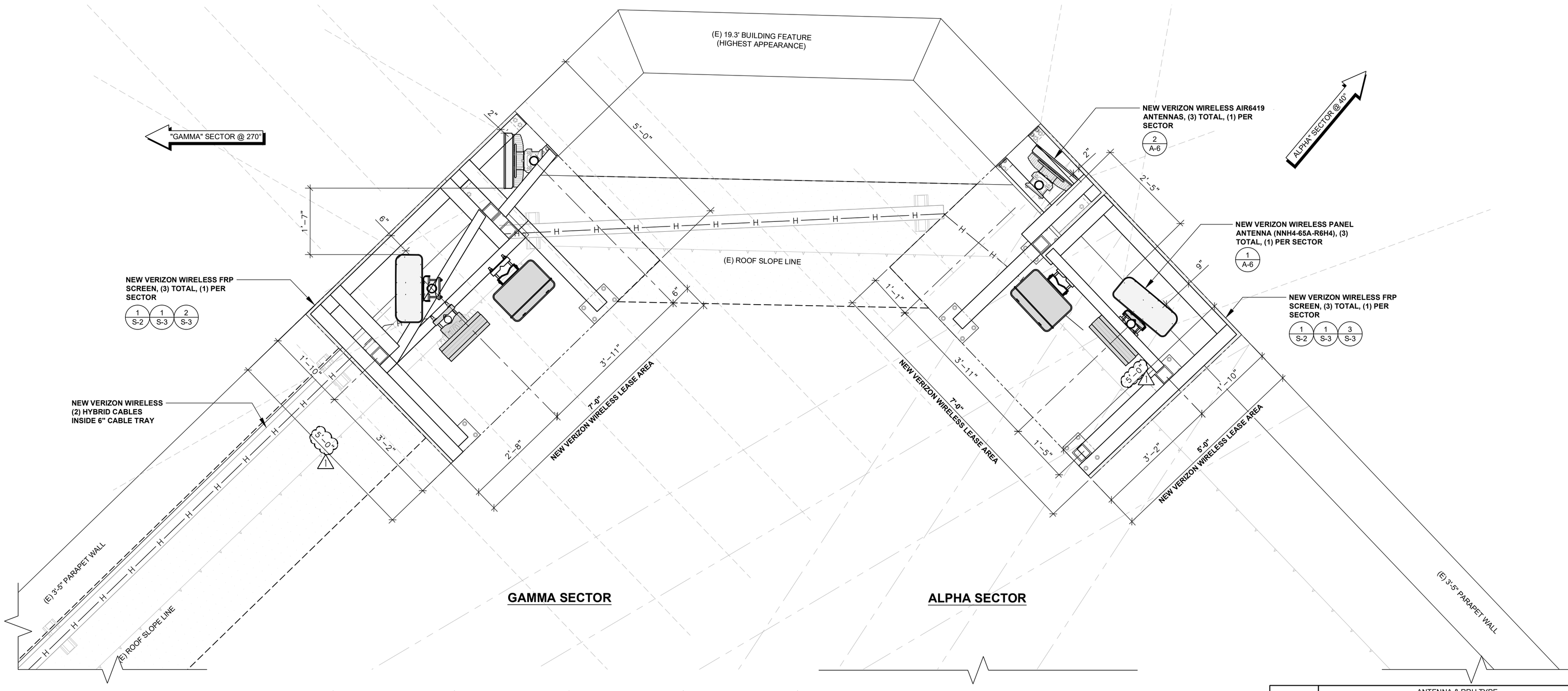
MDG#: 5000235927

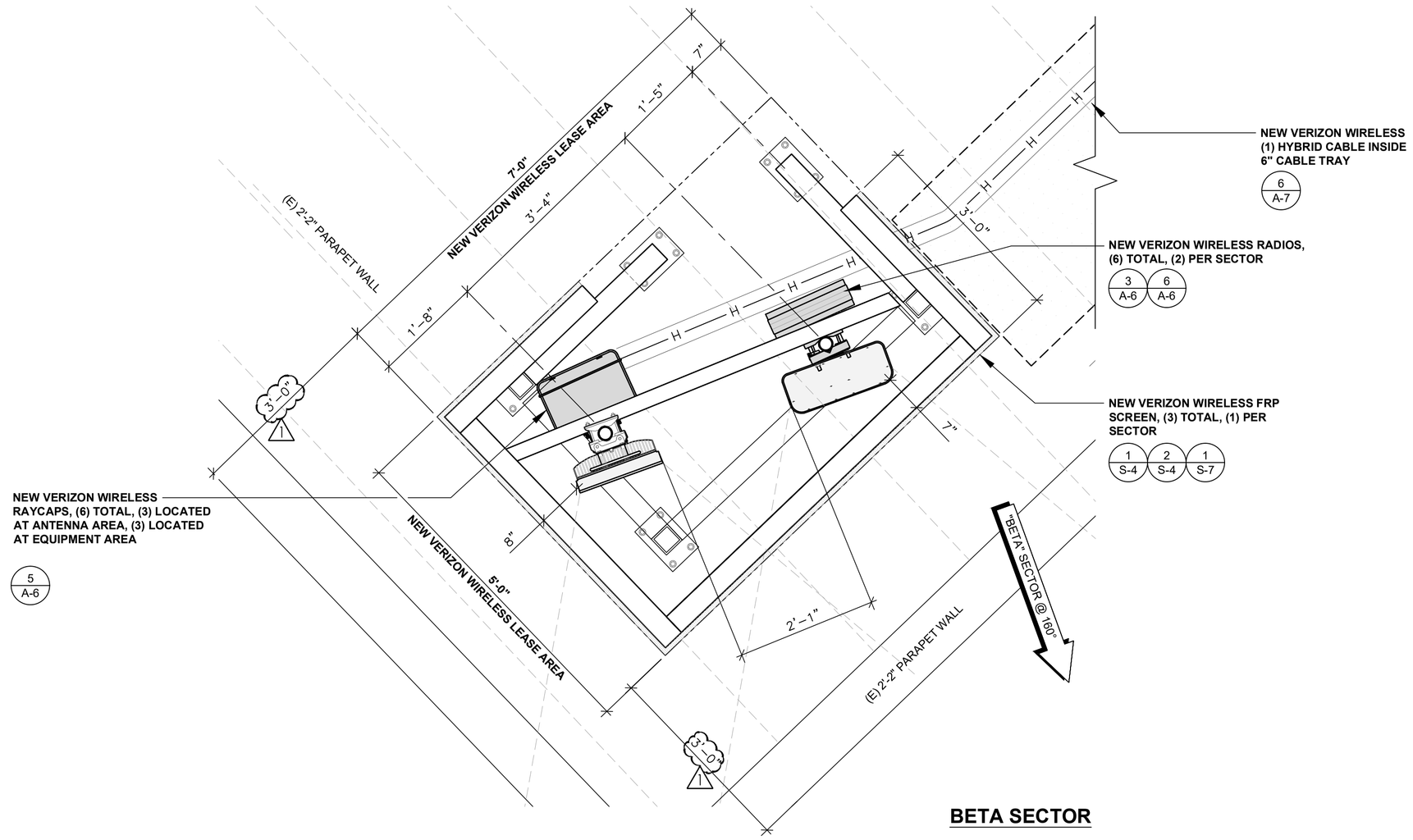
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EQUIPMENT LAYOUT

A-2





SECTOR		ANTENNA & RRU TYPE		AZIMUTH	RAD CENTER
		PROPOSED INSTALLED	PROPOSED INSTALLED		
ALPHA	A1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	40°	24.0'
	A2	ERICSSON - AIR 6419		40°	28.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
BETA	B1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	160°	24.0'
	B2	ERICSSON - AIR 6419		160°	24.0'
SECTOR		ANTENNA & RRU TYPE			
		PROPOSED INSTALLED	PROPOSED INSTALLED	AZIMUTH	RAD CENTER
GAMMA	C1	COMMSCOPE - NNH4-65A-R6H4	(1) RRUS 4490 (1) RRUS 4890	270°	24.0'
	C2	ERICSSON - AIR 6419		270°	28.0'

NOTES TO CONTRACTOR:

1. CONTRACTOR IS TO REFER TO VERIZON'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

HYBRID FEEDER	QTY.	LENGTH
EXISTING	-	-
PROPOSED	3	6x12 HYBRIDS TO BE INSTALLED

RAYCAP ON TOWER	QTY.	MODEL
(E) RAYCAP	-	-
(N) RAYCAP	6	RCMDC-6627-PF-48

ANTENNA LAYOUT & RRF SCHEDULE

0 3" 6" 1'

SCALE: 3/4 = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

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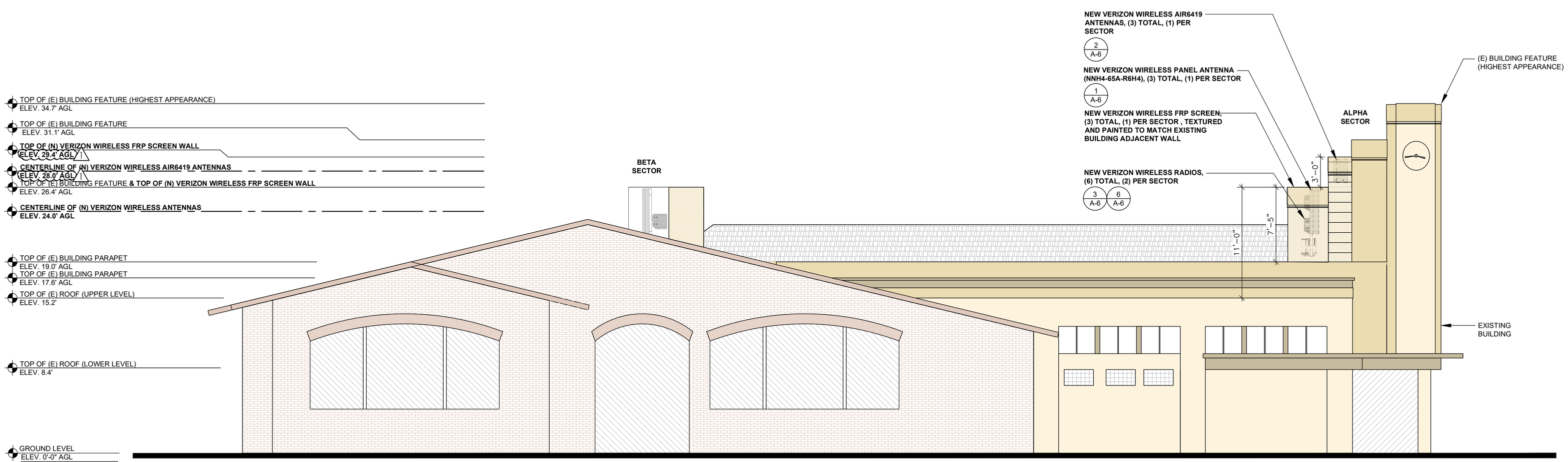
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

ANTENNA LAYOUT & RF SCHEDULE

A-2.1

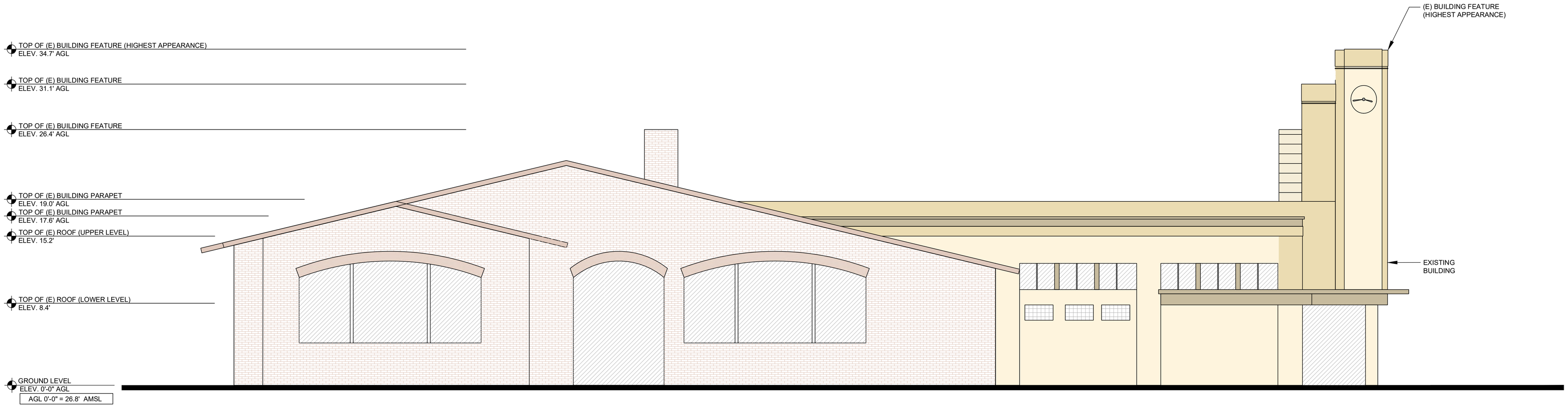


(N) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) NORTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

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WALNUT CREEK, CA 94598

VENDOR:

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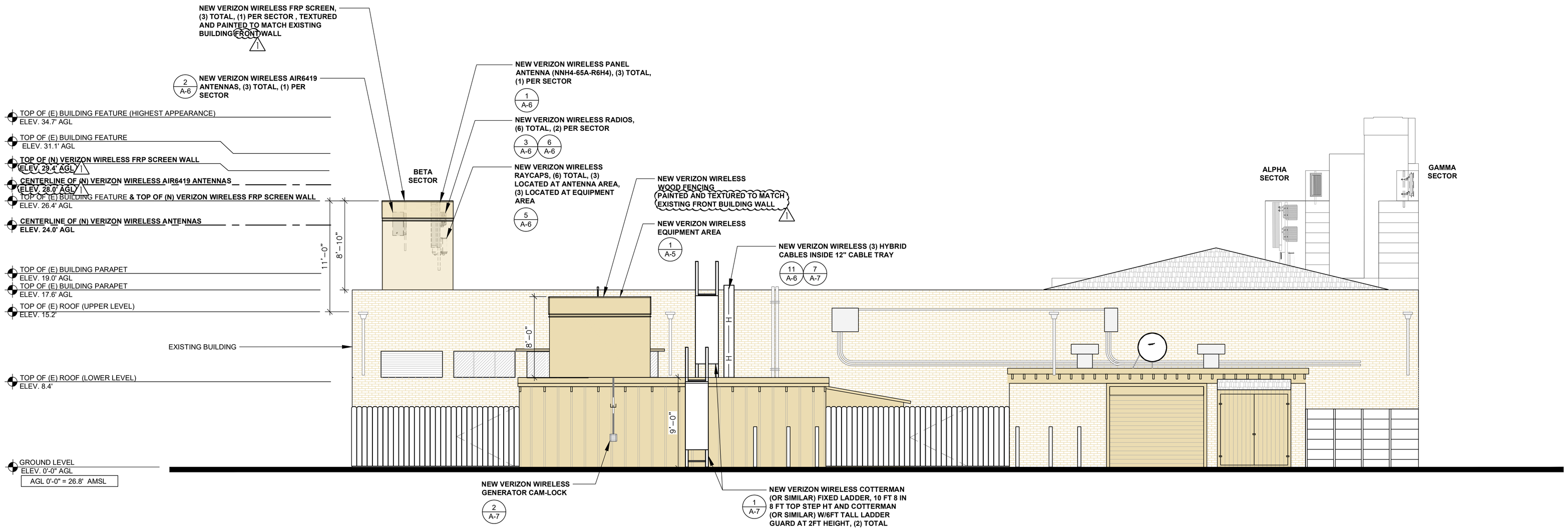
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHEAST ELEVATION

A-3

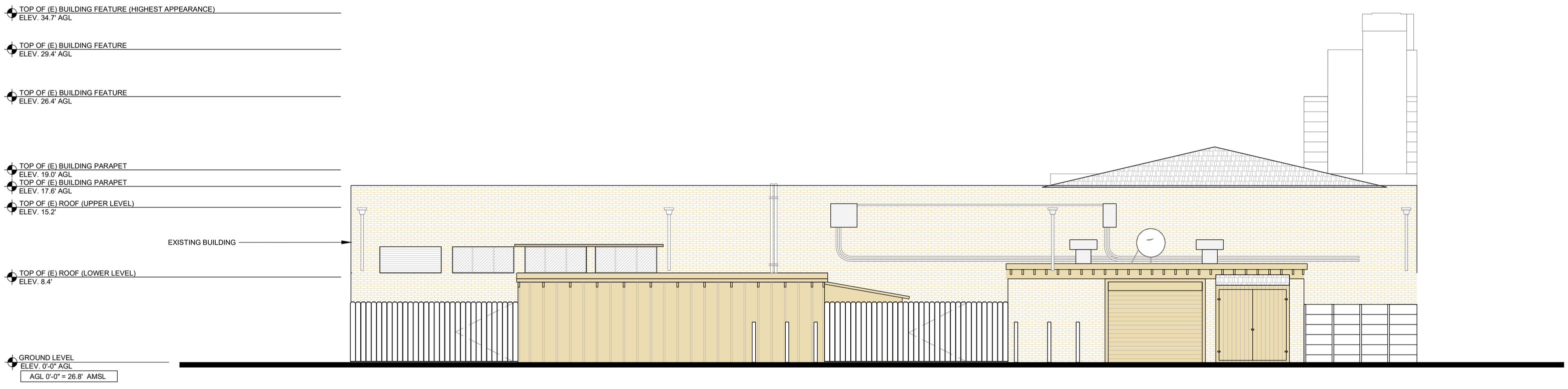


(N) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHEAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
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1

PREPARED FOR:

verizon

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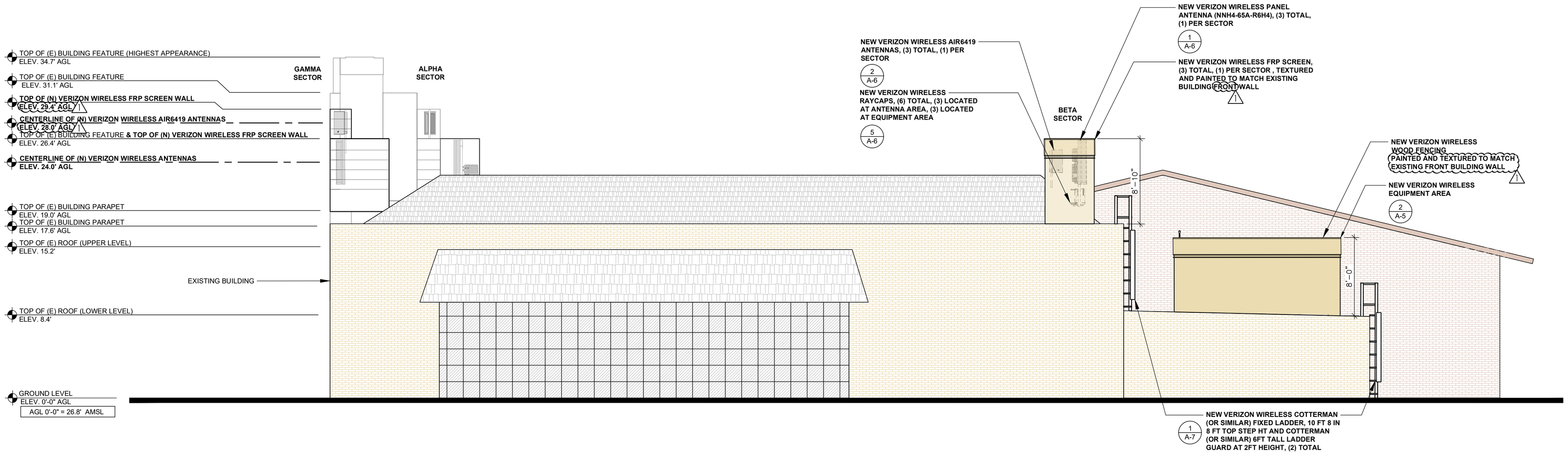
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
EXISTING & NEW SOUTHEAST ELEVATION

A-3.1

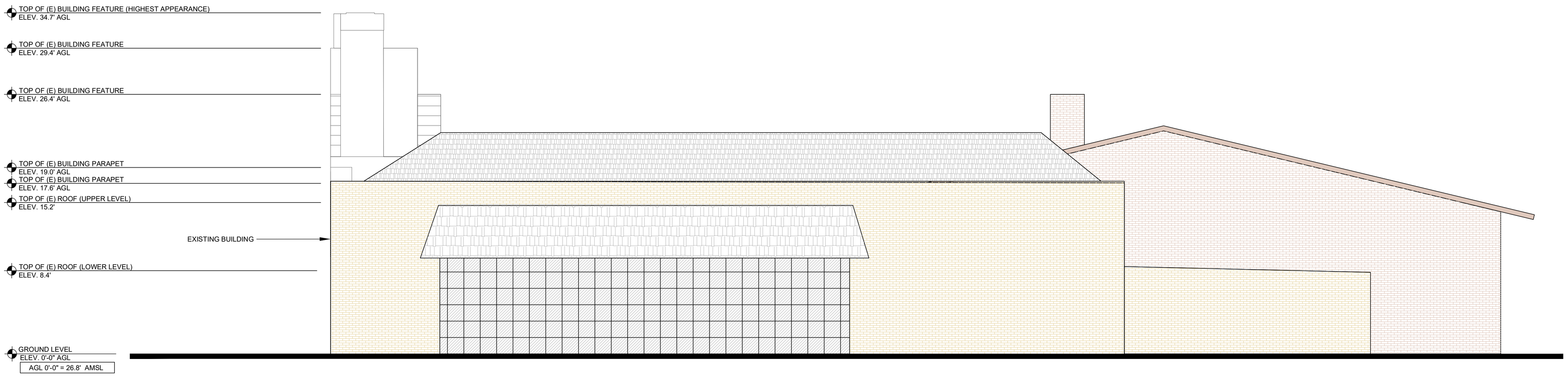


(N) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



(E) SOUTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

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verizon

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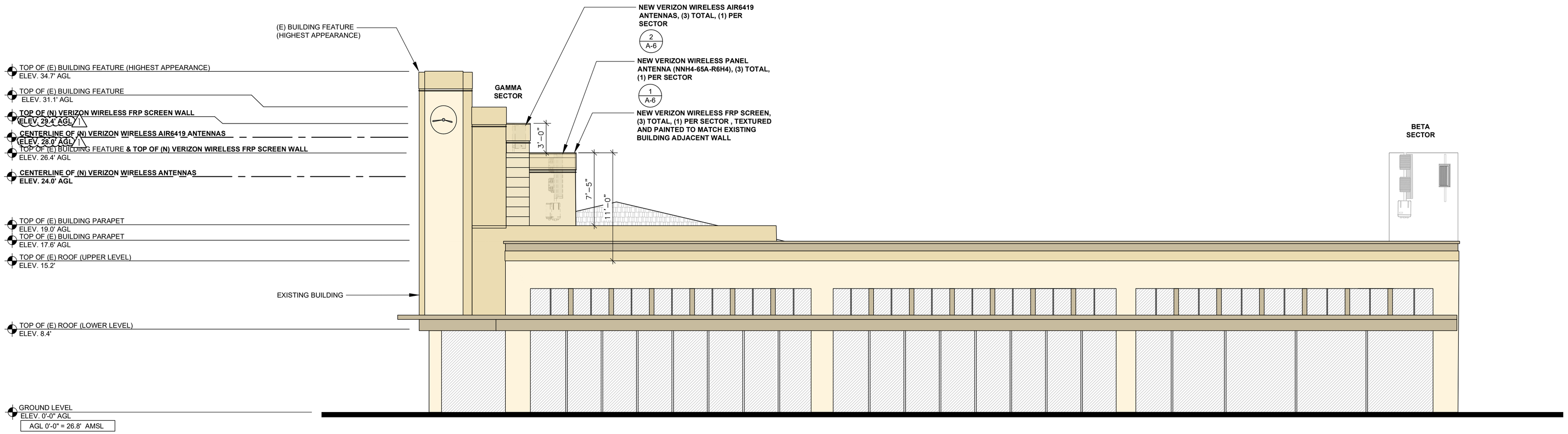
MDG#: 5000235927

912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW SOUTHWEST ELEVATION

A-4

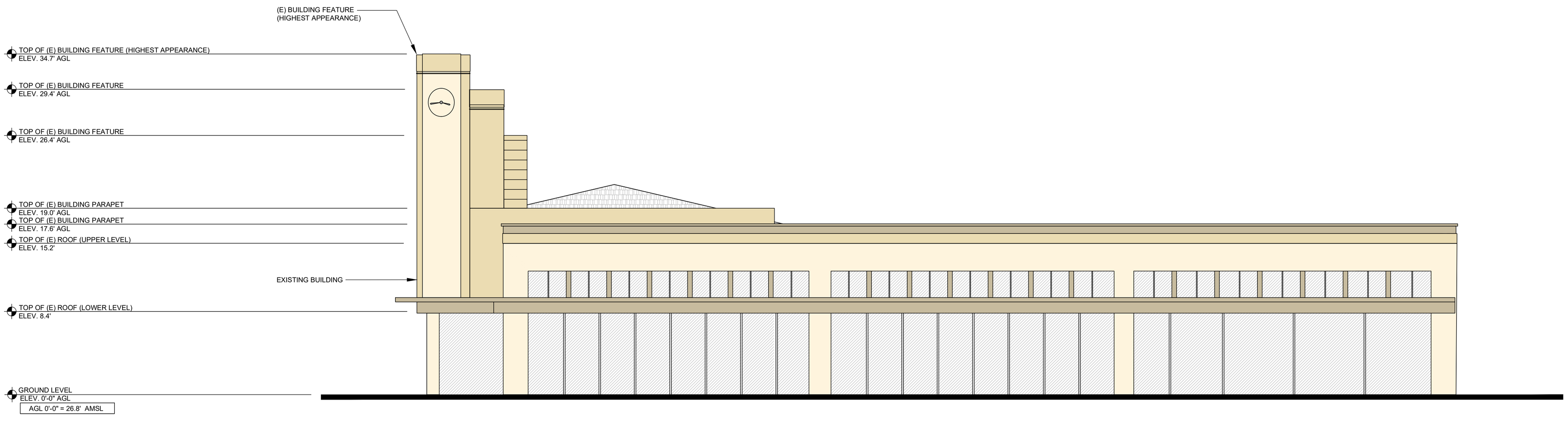


(N) NORTHWEST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2



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0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

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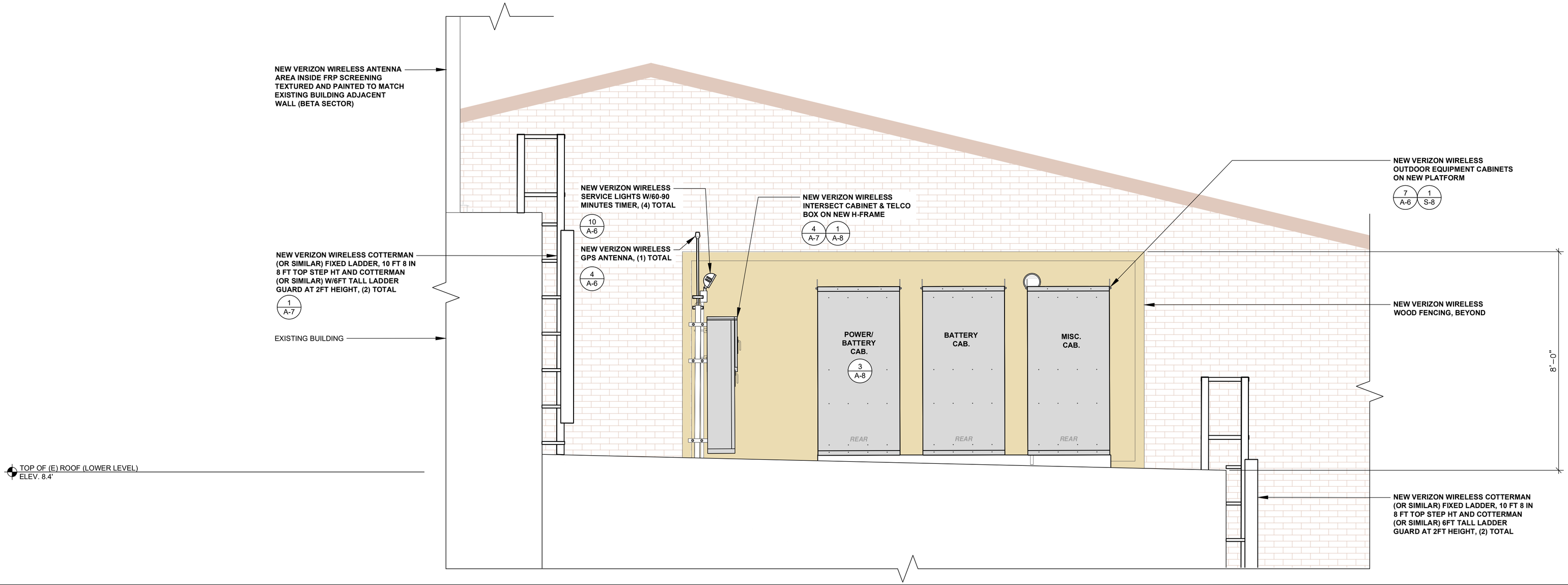
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EXISTING & NEW NORTHWEST ELEVATION

A-4.1

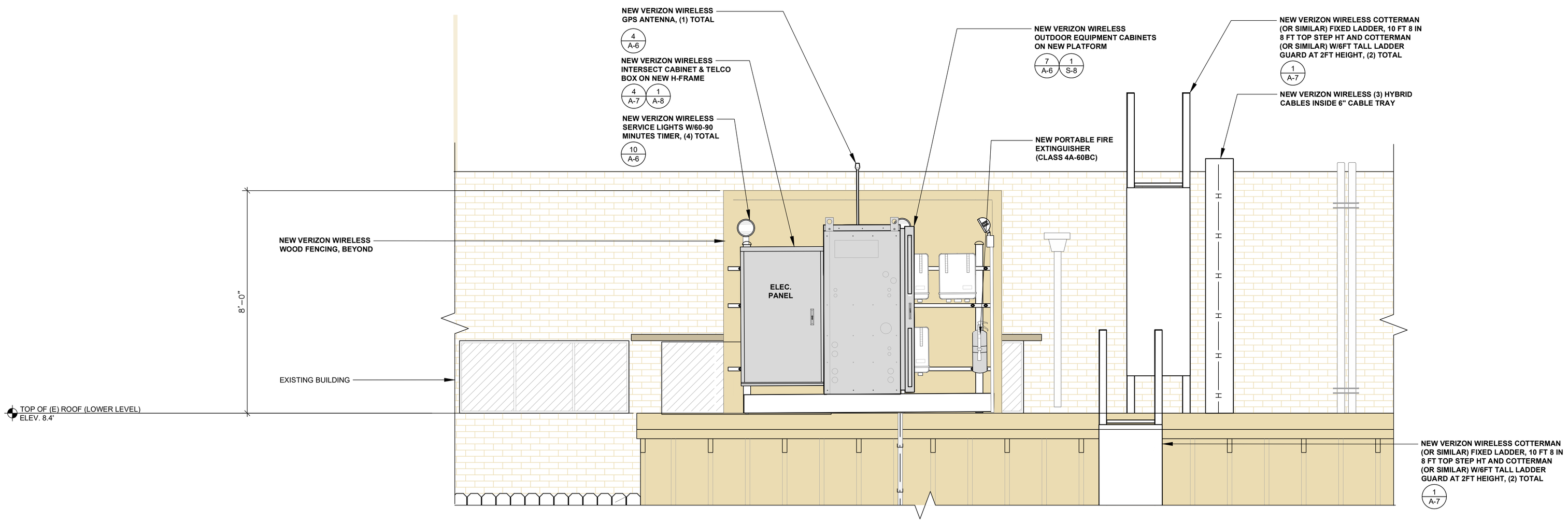


EQUIPMENT SOUTHWEST ELEVATION

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2



EQUIPMENT SOUTHEAST ELEVATION

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1

PREPARED FOR:

verizon

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WALNUT CREEK, CA 94598

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LINDEN AVE SC1
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912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

EQUIPMENT ELEVATIONS

A-5

HYBRID CABLE:
HFT1206-24SV2-600
COMMSCOPE

DIMENSIONS

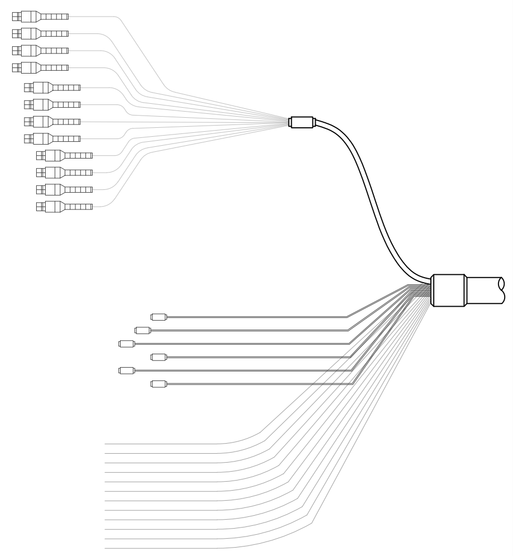
CORD LENGTH:	600'
DIA OVER JACKET:	1.551"
ALARM WIRE GAUGE:	18AWG
CENTER CONDUCTOR GAUGE:	6 AWG

MECHANICAL SPECS

MIN BEND RADIUS:	18.598"
MIN BEND RADIUS FURCATION:	1.181"

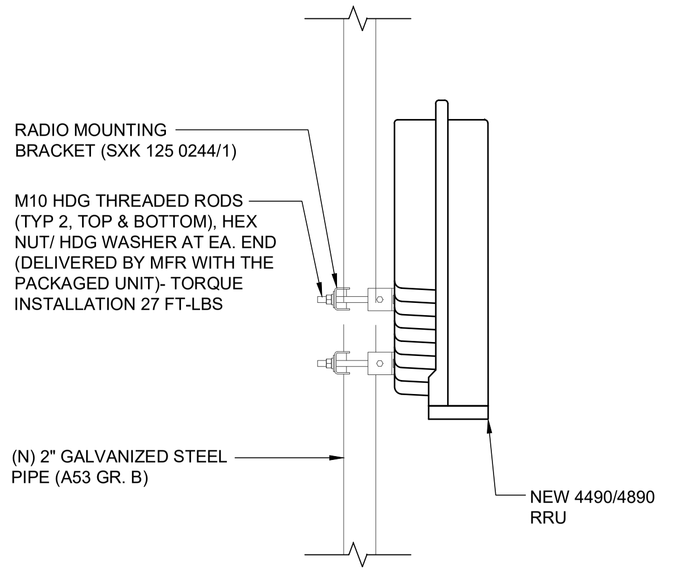
OPTICAL SPECS

FIBER TYPE:	G.657.A2
ASSEMBLY INSERTION LOSS, TYP. :	.5 dB
CABLE WEIGHT:	1.882LB/FT



6X12 HYBRID CABLE

SCALE N.T.S. | 11

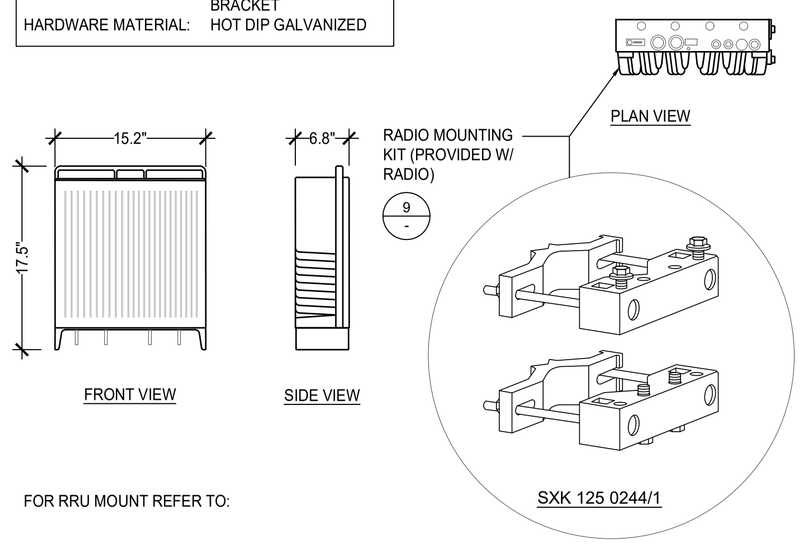


RRU 4490/4890 MOUNT DETAIL

SCALE N.T.S. | 9

MANUFACTURER: ERICSSON
MODEL: RRUS 4490

NET WEIGHT: 68.4 LBS
DIMENSION (LxWxD): 17.5"X15.2"X6.8"
COLOR: WHITE
MOUNTING: STANDARD MOUNTING BRACKET
HARDWARE MATERIAL: HOT DIP GALVANIZED



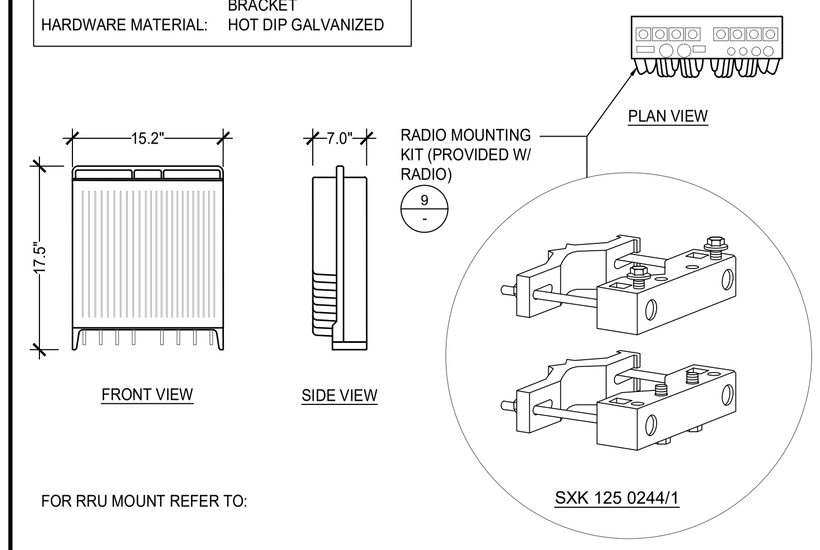
FOR RRU MOUNT REFER TO:

RRU4490 (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 6

MANUFACTURER: ERICSSON
MODEL: RRUS 4890

NET WEIGHT: 69.5 LBS
DIMENSION (LxWxD): 17.5"X15.2"X7.0"
COLOR: WHITE
MOUNTING: STANDARD MOUNTING BRACKET
HARDWARE MATERIAL: HOT DIP GALVANIZED



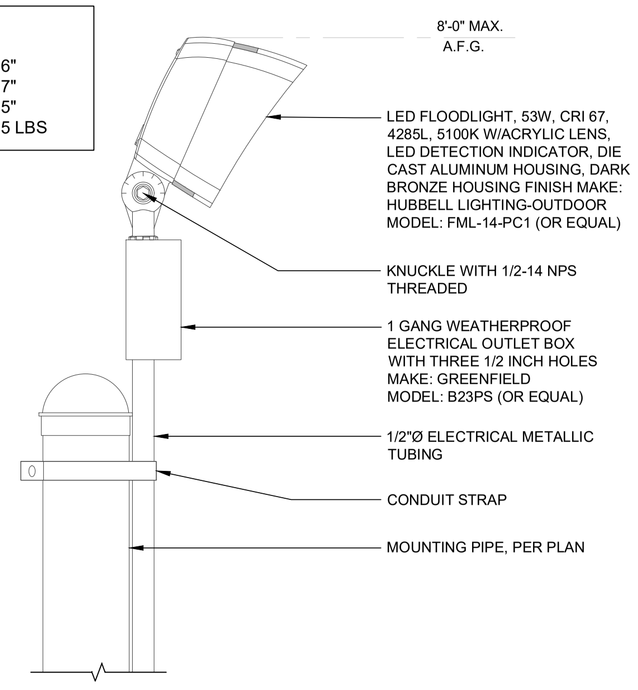
FOR RRU MOUNT REFER TO:

RRU4890 (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 3

FML LED

LENGTH:	9.6"
WIDTH:	6.7"
DEPTH:	4.5"
WEIGHT:	8.5 LBS

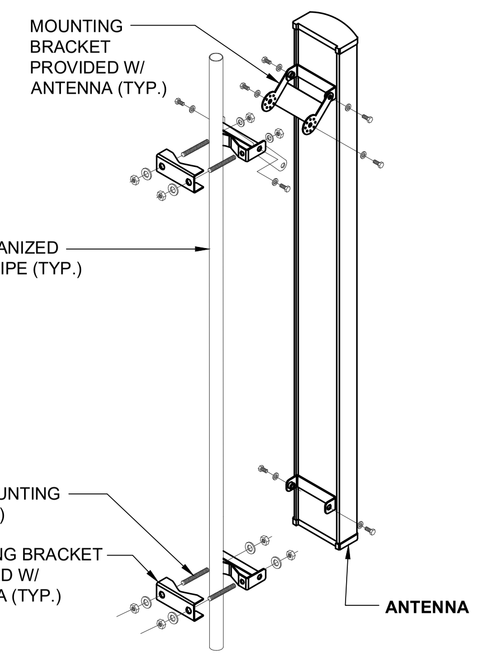


SERVICE TECH. LIGHT DETAIL

SCALE N.T.S. | 10

MANUFACTURER
RFS

MODEL: MOUNTING KIT
WEIGHT: 2.8 LBS

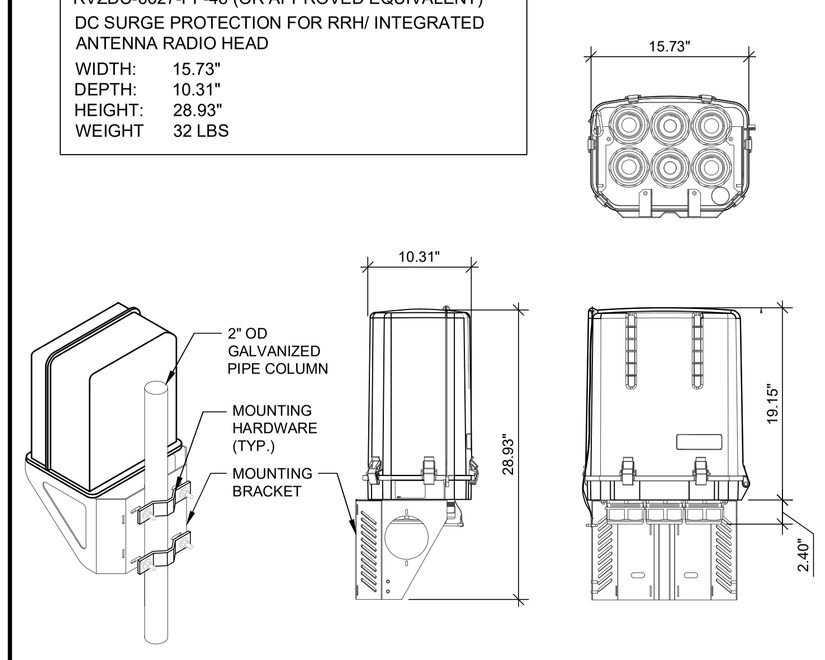


MOUNTING KIT DETAIL

SCALE N.T.S. | 8

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)
DC SURGE PROTECTION FOR RRH/ INTEGRATED ANTENNA RADIO HEAD

WIDTH:	15.73"
DEPTH:	10.31"
HEIGHT:	28.93"
WEIGHT	32 LBS



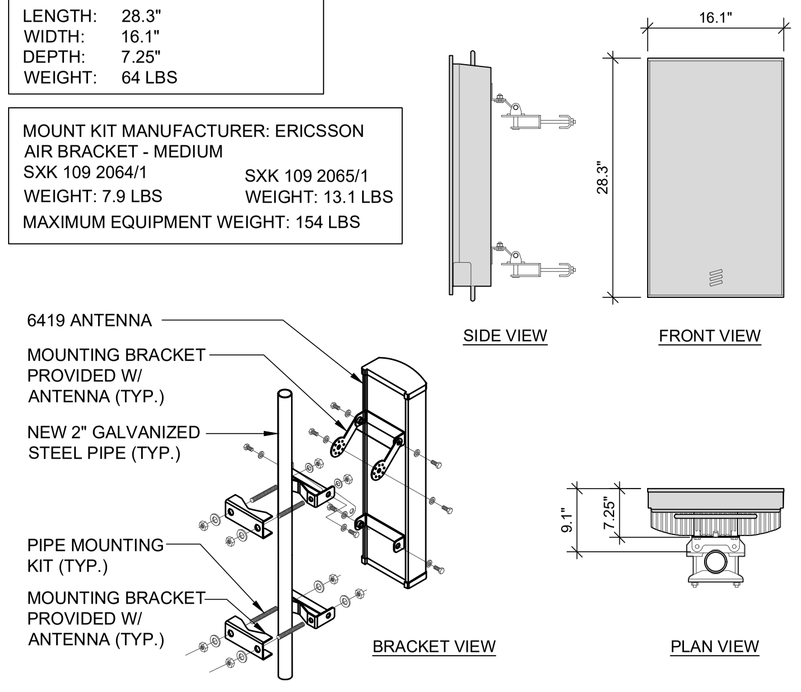
RAYCAP - RVZDC-6627-PF-48

SCALE N.T.S. | 5

ERICSON_AIR6419 B77D / C-BAND

LENGTH:	28.3"
WIDTH:	16.1"
DEPTH:	7.25"
WEIGHT:	64 LBS

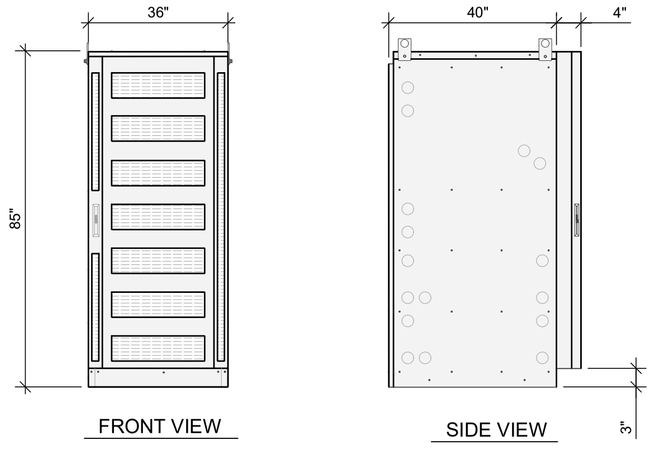
MOUNT KIT MANUFACTURER: ERICSSON
AIR BRACKET - MEDIUM
SXK 109 2064/1 SXK 109 2065/1
WEIGHT: 7.9 LBS WEIGHT: 13.1 LBS
MAXIMUM EQUIPMENT WEIGHT: 154 LBS

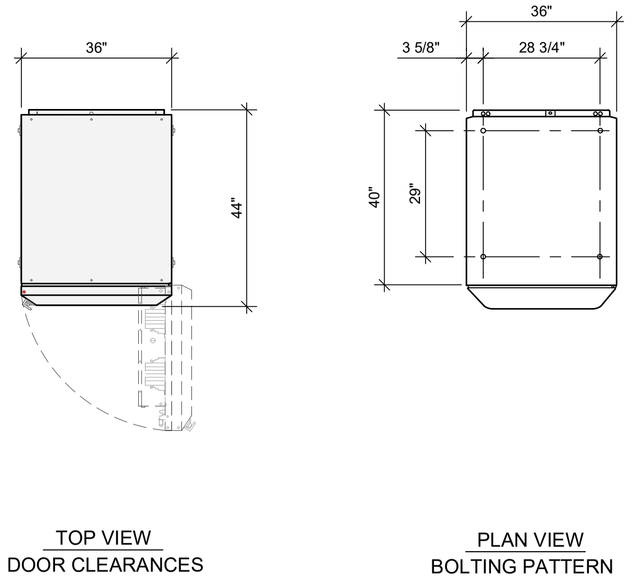


AIR 6419 - ANTENNA

SCALE N.T.S. | 2

COMMSCOPE 7' EQUIPMENT AND BATTERY CABINET #760250651 or 760250956	
COLOR	WHITE
A/C REQ'D:	(1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS
DIMENSIONS:	36" W X 44" D X 85" H
WEIGHT:	MISC: ± 1900 LBS. (FULLY LOADED)
	BATTERY: ± 2900 LBS. (FULLY LOADED WITH BATTERIES)



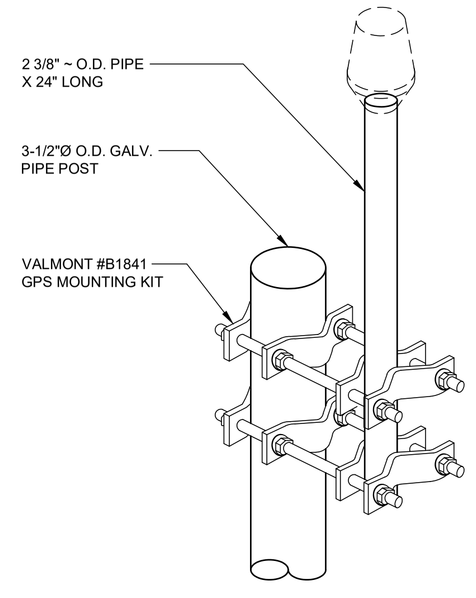


COMMSCOPE 7' EQUIPMENT AND BATTERY CABINET (OR APPROVED EQUIVALENT)

SCALE N.T.S. | 7

GPS ANTENNA

HEIGHT:	5.0"
DIAMETER:	3.2"
WEIGHT:	0.6 LBS



GPS ANTENNA DETAIL

SCALE N.T.S. | 4

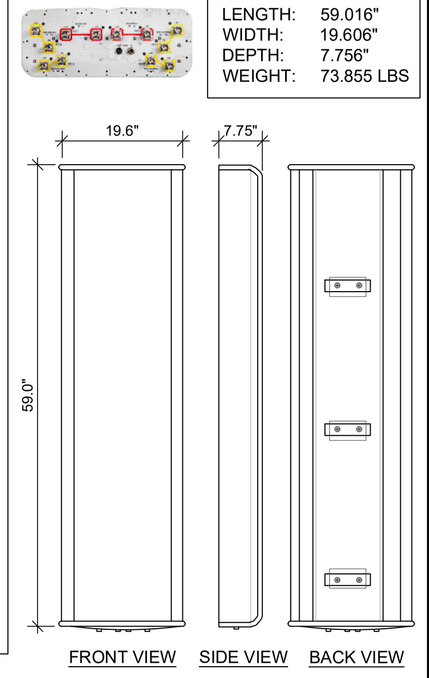
ANTENNA MOUNTING BSAMNT-3 (8)

WIDE PROFILE ANTENNA DOWNTILT MOUNTING KIT FOR 2.4 - 4.5 IN (60 - 115 MM) OD ROUND MEMBERS. KIT CONTAINS ONE SCISSOR TOP BRACKET SET AND ONE BOTTOM BRACKET SET

COMPATIBLE DIAMETER, MAXIMUM: 4.5 IN
COMPATIBLE DIAMETER, MINIMUM: 2.4 IN
NET WEIGHT : 50.7 lb

COMMSCOPE
NNH4-65A-R6H4

LENGTH:	59.016"
WIDTH:	19.606"
DEPTH:	7.756"
WEIGHT:	73.855 LBS



ANTENNA - NNH4-65A-R6H4

SCALE N.T.S. | 1

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

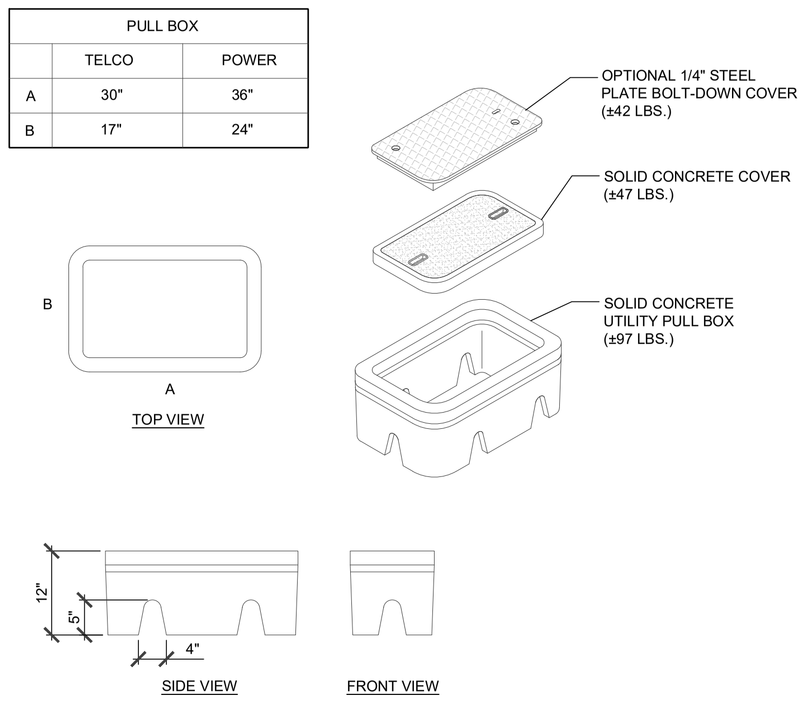
DETAILS

A-6

PULL BOX DETAIL

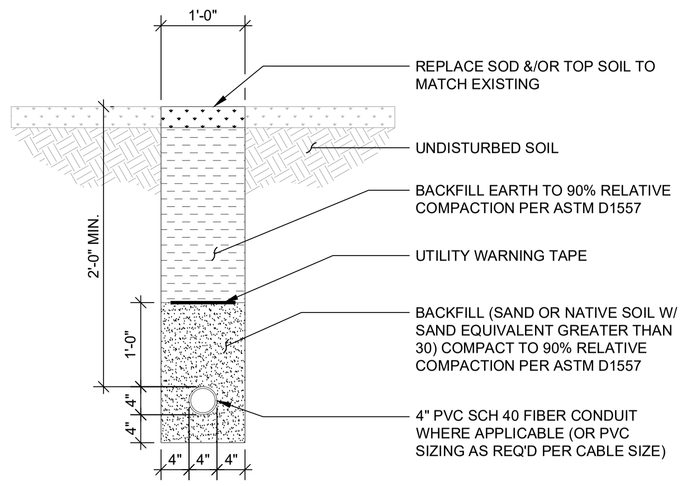
SCALE N.T.S. — 11

PULL BOX		
	TELCO	POWER
A	30"	36"
B	17"	24"



FIBER TRENCH DETAIL

SCALE N.T.S. — 8



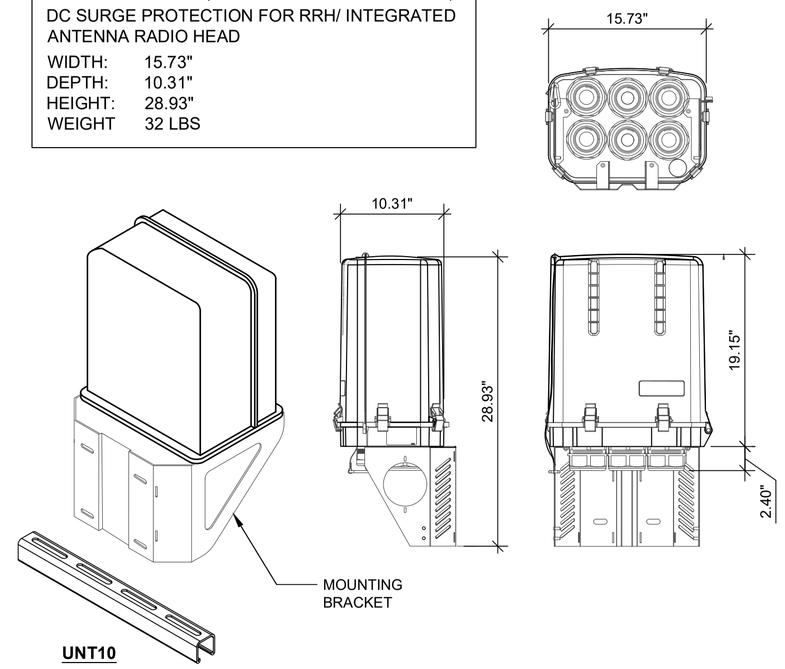
NOTE:
PLACE UTILITY CONDUIT AT CENTER IF SINGLE IN TRENCH

RAYCAP - RVZDC-6627-PF-48

SCALE N.T.S. — 5

RVZDC-6627-PF-48 (OR APPROVED EQUIVALENT)
DC SURGE PROTECTION FOR RRH/ INTEGRATED ANTENNA RADIO HEAD

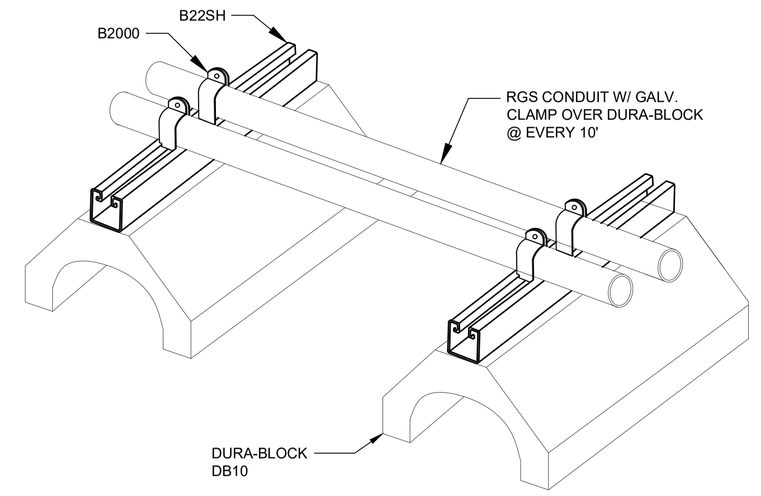
WIDTH: 15.73"
DEPTH: 10.31"
HEIGHT: 28.93"
WEIGHT 32 LBS



CONDUIT TO DURA-BLOCK

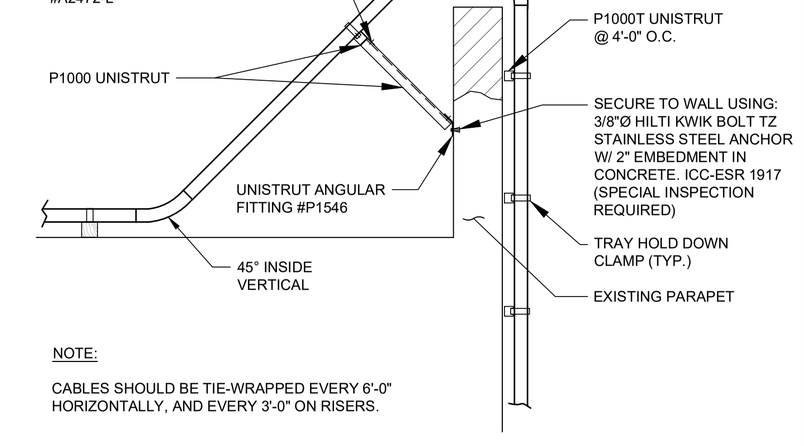
SCALE N.T.S. — 3

DB10
BASE WITH GALV. CHANNEL 1" HIGH
DIM:5" HEIGHT X 6" WIDTH X 9.8" LENGTH
UNLIMITED LOAD CAPACITY



CABLE TRAY AT PARAPET

SCALE N.T.S. — 10

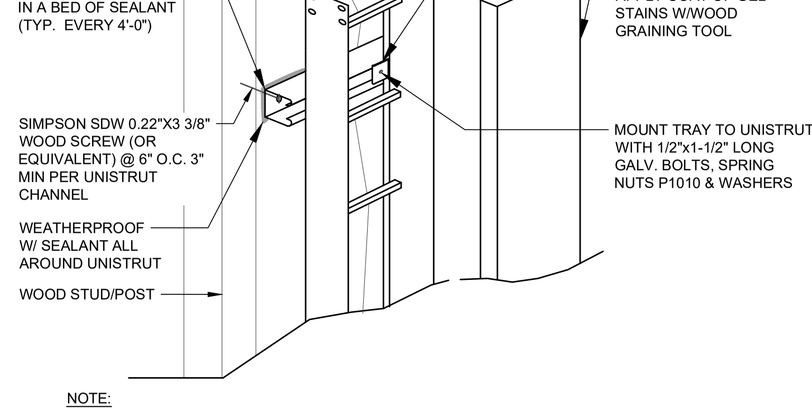


NOTE:

CABLES SHOULD BE TIE-WRAPPED EVERY 6'-0" HORIZONTALLY, AND EVERY 3'-0" ON RISERS.

CABLE TRAY

SCALE N.T.S. — 7



NOTE:

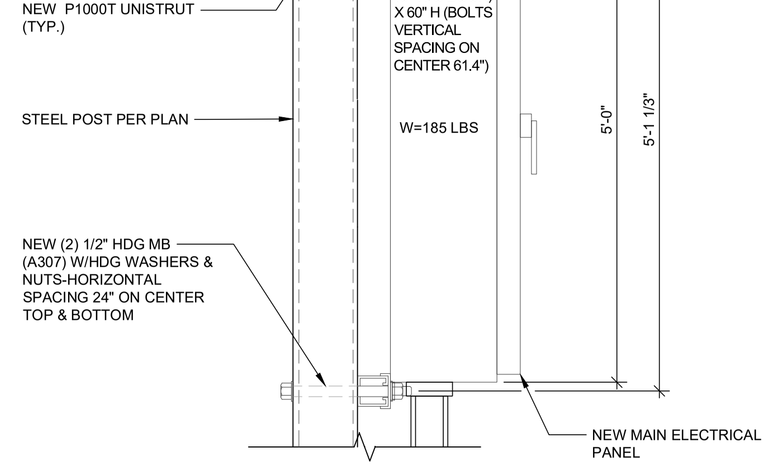
CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

ELEC. PANEL

SCALE N.T.S. — 4

INTERSECT ELECTRICAL PANEL

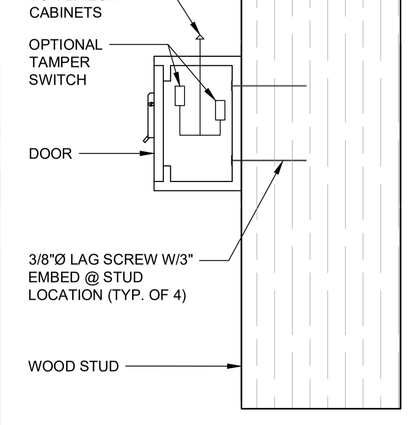
HEIGHT: 5'-0"
WIDTH: 2'-6"
LENGTH: 1'-0 1/3"
WEIGHT: 185 LBS



INTERSECT CAM-LOK GENERATOR CONNECTOR

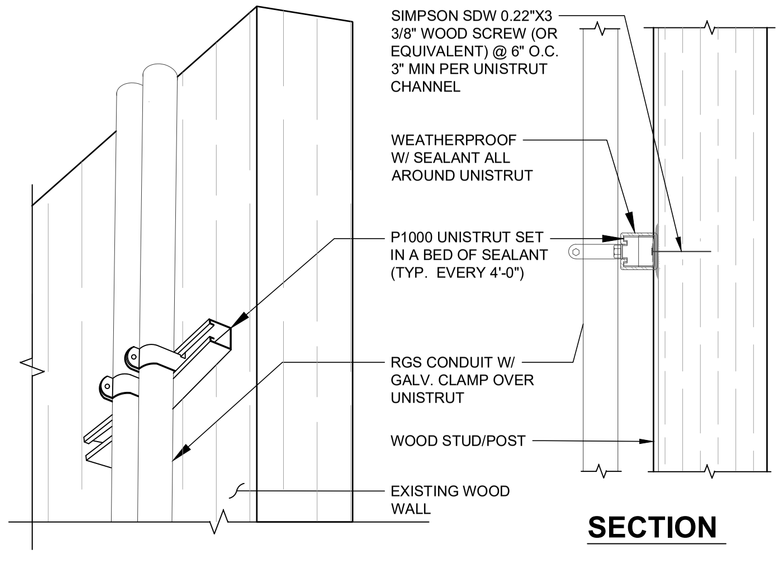
2

POWER TRANSFER UL 1008A LISTED TO 400
DIM (H X W X D): 23 X 10 X 9.5 INCHES
WEIGHT: 14 LBS (APPROX.)
ENCLOSURE: UL TYPE 3R ALUMINUM ENCLOSURE
UL: UL 1008A, 5TH ED, OR CURRENT
1Ø, RATED 240/120, 400 A,10 KA SHORT CIRCUIT
3Ø, RATED 208/120, 400 AMPS,10 KA SHORT CIRCUIT MANUFACTURER'S



CONDUIT RISER DETAIL

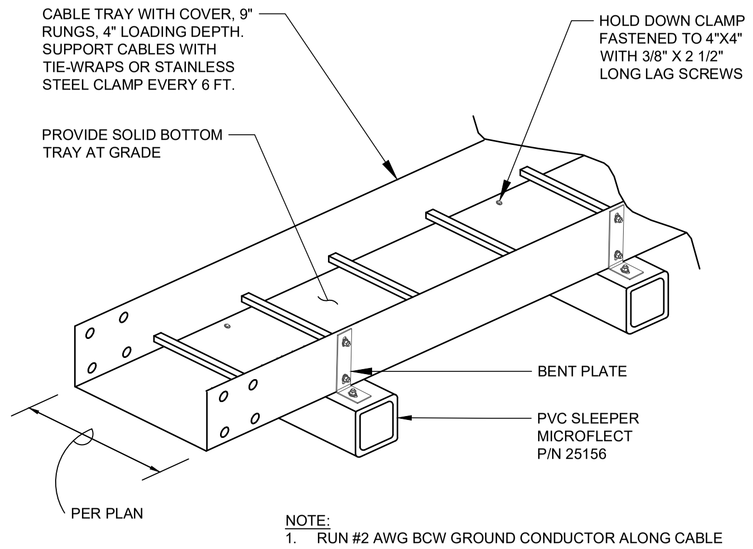
SCALE N.T.S. — 9



SECTION

HORIZONTAL CABLE TRAY

SCALE N.T.S. — 6



NOTE:
1. RUN #2 AWG BCW GROUND CONDUCTOR ALONG CABLE TRAY PER DETAIL 507 AND GROUND AT BOTH ENDS.
2. CABLE TRAYS SHALL BE FREE OF SHARP OBJECTS AND BURRS WHICH COULD INJURE CABLES. COVERS SHALL BE FASTENED USING HOLD DOWN CLIPS. SHEET METAL SCREWS ARE NOT ACCEPTABLE.

FIXED STEEL LADDERS W/6' LADDER GUARD

SCALE N.T.S. — 1

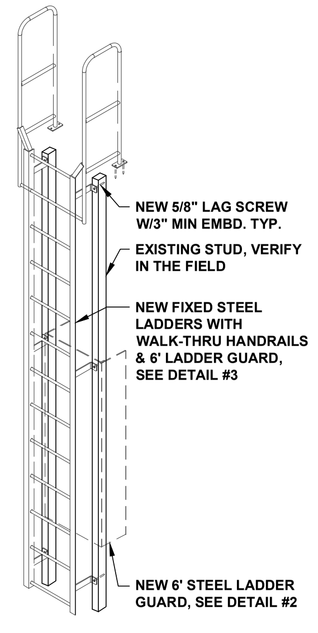
FIXED STEEL LADDERS WITH WALK-THRU HANDRAILS:

MANUFACTURE: COTTERMAN OR EQUIVALENT

FIXED LADDER WITH SAFETY CAGE: 11'-8", 8'-3" TOP STEP HT.

- SERIES "F" MODEL NO.: F9W
- WEIGHT: 104 LBS

CONSTRUCTION FEATURES:
- SIDE MEMBERS ARE 1/4"X2"X2" STEEL 3/4" CORRUGATED STEEL ROUND CLIMBING RUNGS ON 12" CENTERS. STAND-OFF MOUNTING BRACKETS ARE 7".
- WALK-THRU HANDRAILS EXTEND 42" ABOVE LANDING SURFACE. MOUNTING BRACKETS INCLUDED.
- WELDED ONE-PIECE, GRAY POWDER COAT FINISH, YELLOW AVAILABLE.



PREPARED FOR:

verizon

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WALNUT CREEK, CA 94598

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:

DETAILS

A-7

INSTALL (5) STRINGS OF SAFT TEL.X 180 STRING: 80-94890-02

TOTAL VOLTAGE: 48V DC AT 172AMP-HOUR PER PART NUMBER
TOTAL MAX VOLTAGE ON SITE FOR 8 STRINGS: 172 * 8 = 1376 AMP-HOURS
TOTAL KILO-WATT-HOUR ON SITE = 1376 * 48 /1000 = 66.0 kWh < 70 kWh → O.K

BATTERY INFO

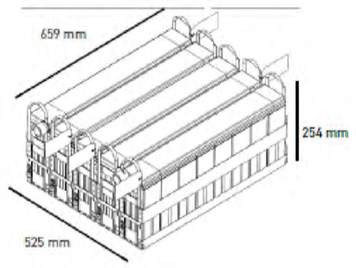
MANUFACTURE	PART#	TYPE	MODEL	ELECTROLYTE POTASSIUM HYDROXIDE (GALLONS) TOTAL PER STRING	ELECTROLYTE POTASSIUM HYDROXIDE (GALLONS) TOTAL PER PART NUMBER	TOTAL CADMIUM (POUNDS) PER STRING	TOTAL NICKEL (POUNDS) PER STRING	TOTAL COBALT (POUNDS) PER PART NUMBER	VOLTAGE TOTAL PER PART NUMBER	VOLTAGE PER CELL	TOTAL AMP-HOUR RATING (AH) PER PART NUMBER
SAFT	80-94890-02	NICKEL CADMIUM	TEL.X-PLUS 180	8.90	83.96	62.2	64.8	6.0	48	1.20	172

Section 1- Tel.X-Plus 180 Specifications

String Part Number: 80-94890-02

Dimensions per String:

Length	25.9 in	659 mm
Width	20.7 in	525 mm
Height	10.0 in	254 mm
Weight	365 lb	165.5 kg



String Nominal Capacity / Energy: 172 Ah / 8.2 kWh

Performance after 24-hour constant voltage float charge to 1.43VDC per cell at +25°C (+77°F) with a minimum charge current of 0.1 CA Amp* down to various end of discharge voltages

End of Discharge Voltage (VDC/Cell)	Discharge rate hours (Amps) 0.25	0.5	1	2	3	4	5	8	10	12	18	24
1.00	360.0	290.0	178.0	90.0	60.0	45.1	36.2	22.8	18.5	15.6	10.7	8.3
1.05	330.0	252.0	170.0	87.0	58.5	44.0	35.3	22.3	18.0	15.1	10.3	7.95
1.10	287.5	225.0	155.0**	84.0	57.5	43.1	34.5	21.6	17.4	14.7	10.1	7.75
1.14	225.0	180.0	130.0	80.0	55.0	41.4	33.2	20.9	16.9	14.2	9.7	7.5

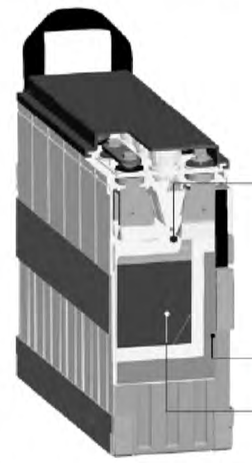
End of Discharge Voltage (VDC/Cell)	Discharge rate hours (Watts) 0.25	0.5	1	2	3	4	5	8	10	12	18	24
1.00	349.2	308.8	198.0	104.0	70.4	53.0	42.5	26.8	21.8	18.4	12.7	9.9
1.05	336.1	271.3	190.0	101.0	68.8	51.8	41.6	26.3	21.3	17.9	12.3	9.5
1.10	306.7	244.4	174.0**	98.0	67.8	50.9	40.8	25.6	20.7	17.4	12.0	9.3
1.14	248.8	204.1	147.0	94.0	65.2	49.0	39.4	24.8	20.1	16.9	11.7	9.0

* 0.1 CA Amp for TLX+180 equates to 17.2Amps
** Derating factor for 1-hour discharge rate at +5°C (+41°F) to 1.1VDC/cell is 7.8%

Power cable selection: The selection of power cables used within the installation of Saft Batteries is a function of:
1- Installation location: dry, damp, or wet (as defined by the NEC code)
2- Maximum ambient operating temperature
3- Maximum sustained current (amperage) applied during charge or discharge
Follow standards mandated by the application such as 6R347

Section 2- Metal and Electrolyte Calculations

Cadmium metal (Weight per String)	65.2 lb	29.57 kg
Nickel metal (Weight per String)	64.8 lb	29.39 kg
Cobalt metal (Weight per String)	6.0 lb	2.72 kg
Cadmium metal %	17.62%	
Nickel metal %	17.51%	
Cobalt metal %	1.62%	
Electrolyte %	23.9%	
Other Materials % (Metal Connectors, Plastic, etc.)	<40%	



Electrolyte inside the cells is a water-based solution of 30% potassium hydroxide. Highly conductive, it remains liquid down to -40°C (-40°F).

The negative plate uses cadmium active mass to provide useful capacity.

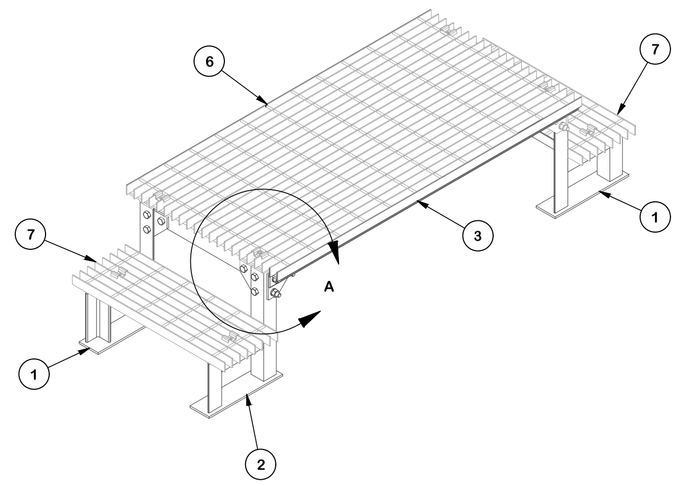
The positive plate uses nickel active mass to provide useful capacity.

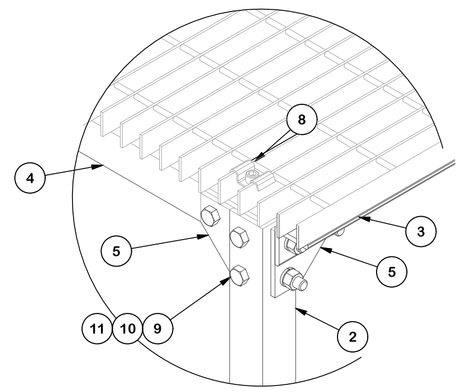
Electrolyte Solution (bound and free) pounds per String	87.2 lb
Electrolyte Solution (bound and free) gallons per String	8.90 gallons

MANUFACTURER: VALMONT
PART#: STEP48

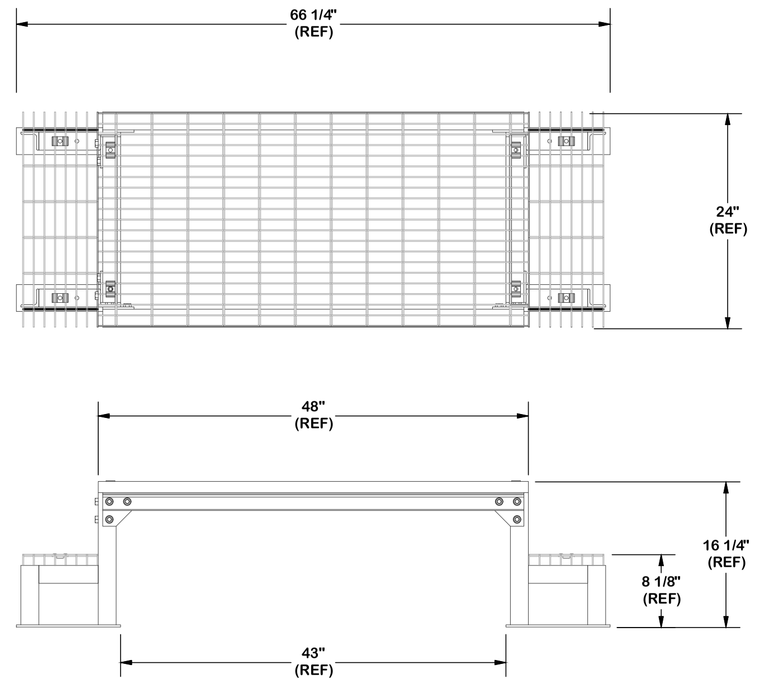
- STURDY STEEL CONSTRUCTION
- MINIMAL BOLT-TOGETHER ASSEMBLY
- SAFETY GRATED NON-SKID SURFACES
- ALL PARTS HOT-DIP GALVANIZED
- WEIGHT IS 175 IBS.

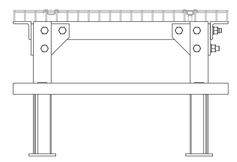
PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	500119	LEFT LEG WELDMENT		10.02	20.04
2	2	500124	RIGHT LEG WELDMENT		10.02	20.04
3	2	500125	2" X 2" X 1/4" ANGLE	47 in	13.16	26.33
4	2	500126	2" X 2" X 1/4" ANGLE	18 in	5.07	10.14
5	8	500127	CORNER PLATE	3 1/2 in	0.69	5.55
6	1	X-158335	STEEL GRATING - 23-7/8"W X 48"L		48.29	48.29
7	2	500129	STEEL GRATING - 8-7/16"W X 24"L		9.33	18.65
8	8	X-151174	BAR GRATING CONNECTION (LGF037)		0.36	2.84
9	24	141063	1/2" UNC HEX BOLT (GRADE 5)	1 3/4 in	0.16	3.88
10	24	312063	1/2" LOCK WASHER		0.01	0.33
11	24	312500	1/2" UNC HEX NUT (A563)		0.07	1.72
				TOTAL WT. #		159.47





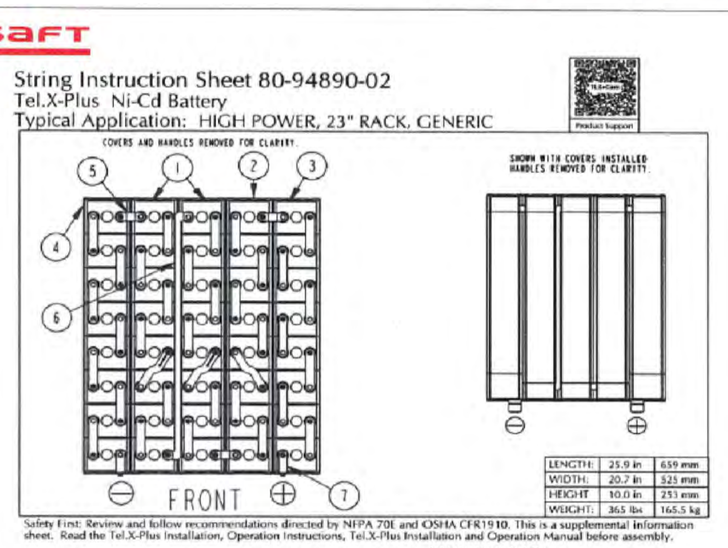
DETAIL A





STEEL STEP-OVERS

SCALE	
N.T.S.	2



Safety First: Review and follow recommendations directed by NFPA 70E and OSHA CFR1910. This is a supplemental information sheet. Read the Tel.X-Plus Installation, Operation Instructions, Tel.X-Plus Installation and Operation Manual before assembly.

PARTS LIST

ITEM	CHK	PART No.	DESCRIPTION	QTY
1		80-04788-08	BLOCK TLX+ 180 8-CELL	2
2		80-04788-18	BLOCK TLX+ 180 8-CELL	1
3		80-04788-28	BLOCK TLX+ 180 8-CELL	1
4		80-04788-38	BLOCK TLX+ 180 8-CELL	1
5		80-03979-10	BUSBAR INTERBLOCK WELDING (T13)	3
6		80-04807-01	CONNECTOR INTERBLOCK TLX180 W/EPOXY	1
7		80-04698-14	KIT ADAPTER TERMINAL FRT TLX180	1
8		80-03978-40	KIT INSTALLATION Tel.X-Plus	1

INSTALLATION KIT (not shown)

CHK	PART No.	DESCRIPTION	QTY
	80-03541-02	LABEL - TLX+ 40 CELL, TCV DISABLED	1
	80-04283-01	LABELS NUMERICAL	1
	025544-001	CORROSION INHIBITOR	1
	025583-600	SCREW, M6 X 1.0, 16MM, SS	3
	100110	WASHER SPRING M6 AC	3
	72008	INSTALLATION AND OPERATION SHEET	1

SPECIAL INSTRUCTIONS:
1 Scan QR code for Product Support Document & Battery Installation video.
2 Prior to assembly, use the CHK column in the parts list to ensure all parts & kit parts have been received.
3 ● Indicates positive terminal.
⚠1 Use "labels numerical" provided to identify each cell of the battery string. Starting with battery string positive end as cell number one, subsequently serialize the cells following the electrical path resulting in numbering battery string negative end cell as #40.
⚠2 Measure OCV and record using I/O sheet.
⚠3 Use corrosion preventer (Isio-On) provided to lightly coat exposed metal at all terminal and lug connections.
⚠4 Torque value: 10.8 ft. lb (14.6 N·m ± 4 in/lb).
⚠5 After an electrical connection is made, reinstall block cover.
⚠6 Affix "label -57.2 VDC & TCV disabled" labels onto or near to battery string and rectifier to inform that the float voltage should be set to 57.2 VDC and TCV should be disabled.

Saft America, Inc.
711 Gil Harbin Industrial Blvd
Valdosta, Georgia, 31601 - USA
Tel: 1(229) 247 2311
Fax: 1(229) 247 8466
www.saftbatteries.com

Doc. n° 10-80-04890-02
Revision: D Sheet 1 of 8
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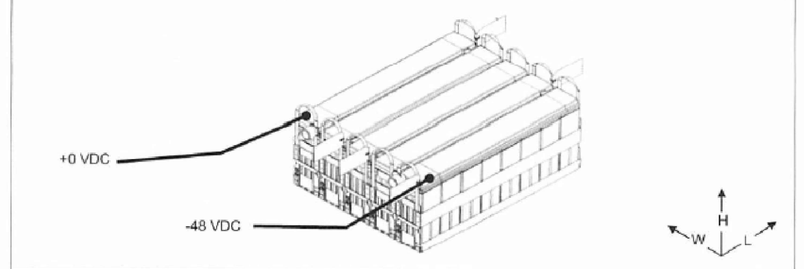
String Instruction Sheet 80-94890-02
Tel.X-Plus Ni-Cd Battery
Typical Application: HIGH POWER, 23" RACK, GENERIC

80-94890-02 Verizon			
Type: TLX+180 (x40)	C_n: 172 Amp·hrs.	$V_{Appl.}$: 48 VDC	Nom. Energy: 8.2 kWh



STRING			
Type	Saft P/N	String Dimensions (W x L x H)	(525 x 659 x 254) mm (20.67 x 25.94 x 10.00) inches
Battery String	80-94890-02		
Installation Kit	80-03928-40	String Weight	165.6 kg 365.0 lb
Bus bar	80-03979-10		
Connector Interblock w/ tubing	80-04807-01		
Kit Adapter Terminal Frt. TLX180	80-04698-14		

BLOCKS / MODULES				
Type	Saft P/N	Qty	Block Dimensions (W x L x H)	Block Weight
TLX 180-8	80-04788-08	2	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-18	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-28	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-38	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb

CELL				
Type	Saft P/N	Qty	CLEI	CPR
TLX+180	80-03832-01	40	PWHYAMBTRA	212341

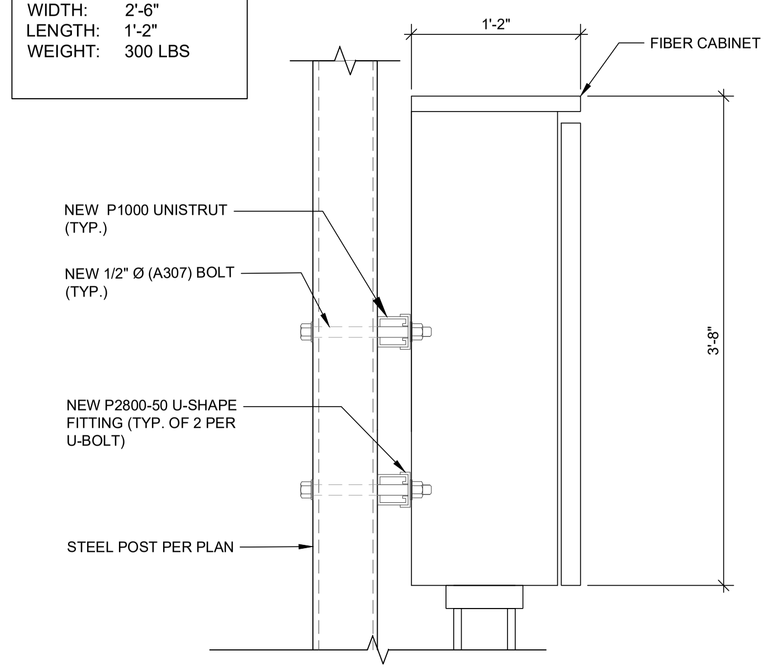
BATTERIES SPECIFICATIONS, TOTAL ELECTROLYTE, AND DC POWER TOTAL CAPACITY (IN kWh)

SCALE	
N.T.S.	3

NOT USED

SCALE	
N.T.S.	

HEIGHT: 3'-8"
WIDTH: 2'-6"
LENGTH: 1'-2"
WEIGHT: 300 LBS



FIBER CABINET

SCALE	
N.T.S.	1

PREPARED FOR:

verizon
2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

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1	09/29/25	100% ZONING	FA

LICENSOR:

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

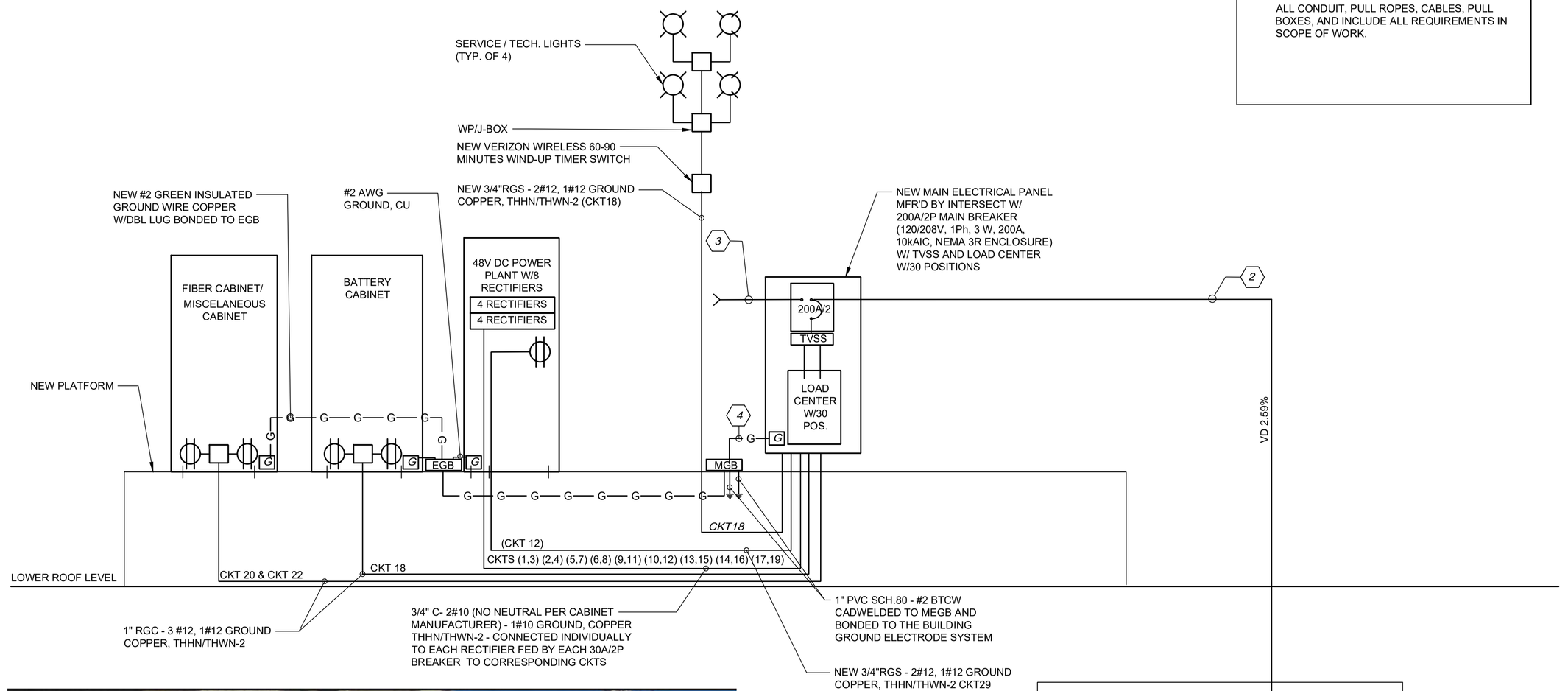
SHEET TITLE:

DETAILS

A-8

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH LANDLORD FOR FINAL AND EXACT WORK. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.



MAIN ELECTRICAL PANEL
MANUFACTURED BY INTERSECT, INC MODEL AA3003R SERIES
120/240 V, 1 PHASE, 3 WIRE, 30 kw, 200 AMP BUS, 42KAIC

200 AMP/2P MAIN BREAKER

DESCRIPTION	C/B	CKT NO.	PHASE 1	PHASE 2	CKT NO.	C/B	DESCRIPTION
48VDC POWER PLANT RECTIFIER #1	30A/2P	1	3,600	-	2	30A/2P	48VDC POWER PLANT RECTIFIER #5
		3	-	3,600	4		
48VDC POWER PLANT RECTIFIER #2	30A/2P	5	3,600	-	6	30A/2P	48VDC POWER PLANT RECTIFIER #6
		7	-	3,600	8		
48VDC POWER PLANT RECTIFIER #3	30A/2P	9	3,600	-	10	30A/2P	48VDC POWER PLANT RECTIFIER #7
		11	-	3,600	12		
48VDC POWER PLANT RECTIFIER #4	30A/2P	13	3,600	-	14	30A/2P	48VDC POWER PLANT RECTIFIER #8
		15	-	3,600	16		
SURGE SUPPRESSOR	30A/2P	17	1,200	-	18	20A/1P	BATTERY CABINET OUTLET RECEPTACLE
		19	-	1,200	20	20A/1P	FIBER CABINET/MISC. GFI RECEPTACLE 1
48VDC POWER PLANT INTERIOR OUTLET	15A/1P	21	500	-	22	20A/1P	FIBER CABINET/MISC. GFI RECEPTACLE 2
SPACE	20A/1P	23	-	1,200	24	20A/1P	SERVICE LIGHTS
SPACE	-	25	-	-	26	-	SPACE
SPACE	-	27	-	-	28	-	SPACE
SPACE	-	29	-	-	30	-	SPACE
LOAD PHASE 1			16,100	16,800	LOAD PHASE 2		
TOTAL LOAD (PHASE 1 & 2) =		34,600 VA					
ADDITIONAL 25% CONTINUOUS LOAD =		125 VA					
TOTAL LOAD =		34,725 VA					
TOTAL AMPS =		144.7 AMPS					
TOTAL KVA =		32.2 KVA					

KEY NOTES:

1. NEW SCE/VERIZON WIRELESS 200A/1P, 240V, METER SOCKET IN EXISTING SPACE.
2. NEW 2" Ø C (INDOOR EMT, OUTDOOR RGS) W/ (3) #3/0 AWG, 1 #1 GROUND, COPPER THHN/ THWN-2 (APPROX. ±50 FT)- VD 2.59%
3. NEW 2"Ø C (INDOOR EMT, OUTDOOR RGS) W/ 3 #3/0, 1 #4 GROUND COPPER THHN/ THWN-2 (±100 FT.) RUNS FROM INTERSECT CAM-LOCK GENERATOR CONNECTER AT FIRST FLOOR TO VERIZON WIRELESS ELEC. PANEL AT THR ROOF.
4. NEW #2 GREEN INSULATED GROUND COPPER WIRE WITH DOUBLE LUG BONDED TO MEGB.

PREPARED FOR:

verizon

2770 SHADELANDS DR. BLDG 11
WALNUT CREEK, CA 94598

VENDOR:

PM&A

P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY, SUITE 210
ROSWELL, GA 30076
OFFICE (678) 280-2325

ISSUE STATUS:

REV.	DATE	DESCRIPTION	BY
A	05/09/25	90% CONSTRUCTION	FA
B	08/25/25	100% CONSTRUCTION	FA
0	09/04/25	100% CONSTRUCTION	FA
1	09/29/25	100% ZONING	FA

LICENSOR:

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PROJECT NAME:

LINDEN AVE SC1
MDG#: 5000235927
912 "M" LINDEN AVE.
CARPINTERIA, CA 93013

SHEET TITLE:
SINGLE LINE DIAGRAM
PANEL SCHEDULE &
UTILITY NOTES

E-1

PANEL SCHEDULE — SCALE: NTS — 2

1-LINE DIAGRAM & UTILITY NOTES — SCALE: NTS — 1

Attachment C

Site Photos

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
December 11, 2025

Attachment D
Photo Simulations

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
December 11, 2025

912 Linden Avenue Site Photos
Verizon Wireless Antenna and Equipment Installations

City of Carpinteria Architectural Review Board Meeting
October 16, 2025

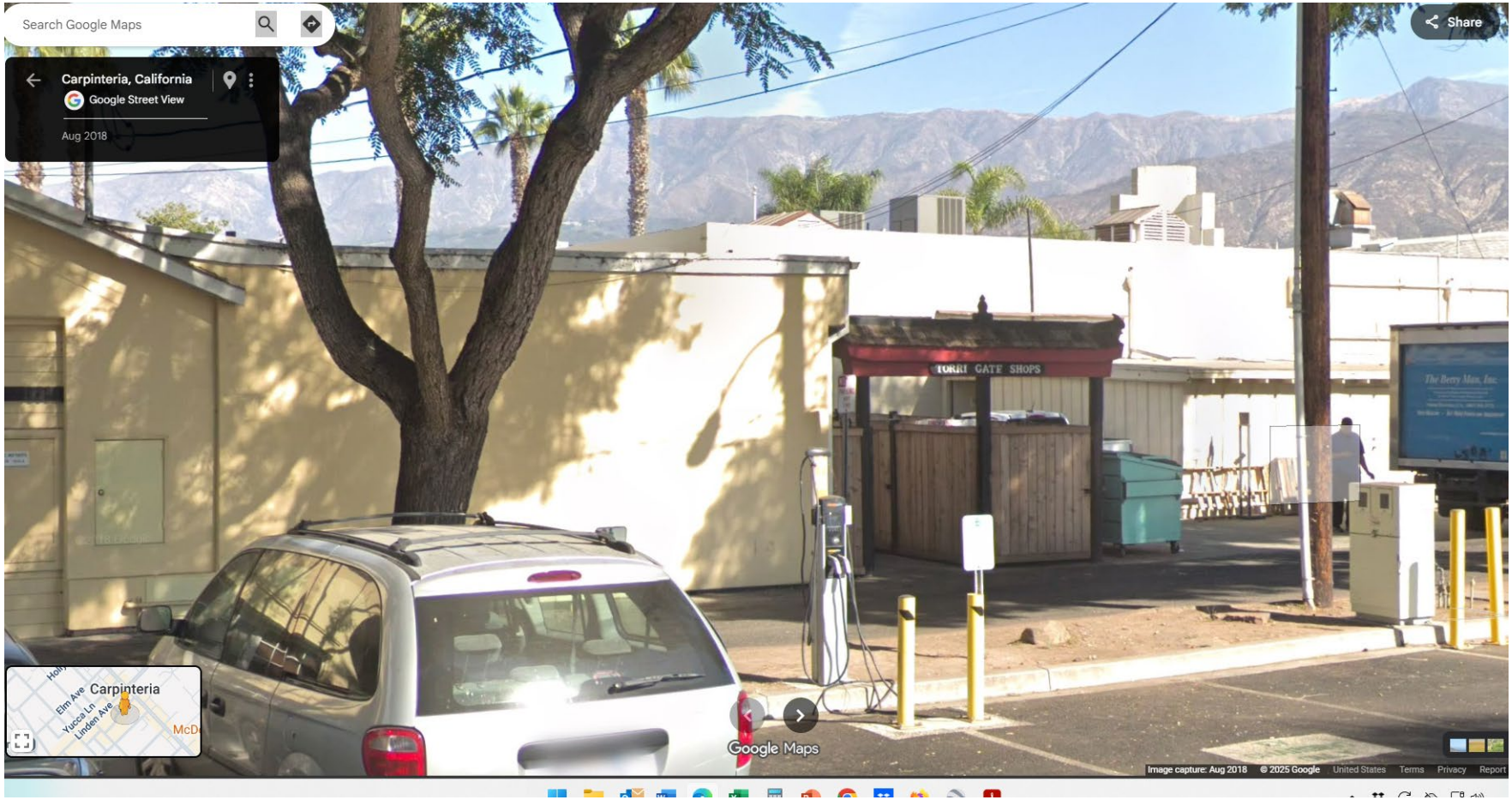
SUSHI
TERI
Bakery
Local
Organic
Market

SUSHI
TERI
910

SUSHI TERI
90 MINUTE PARKING
Whimsy

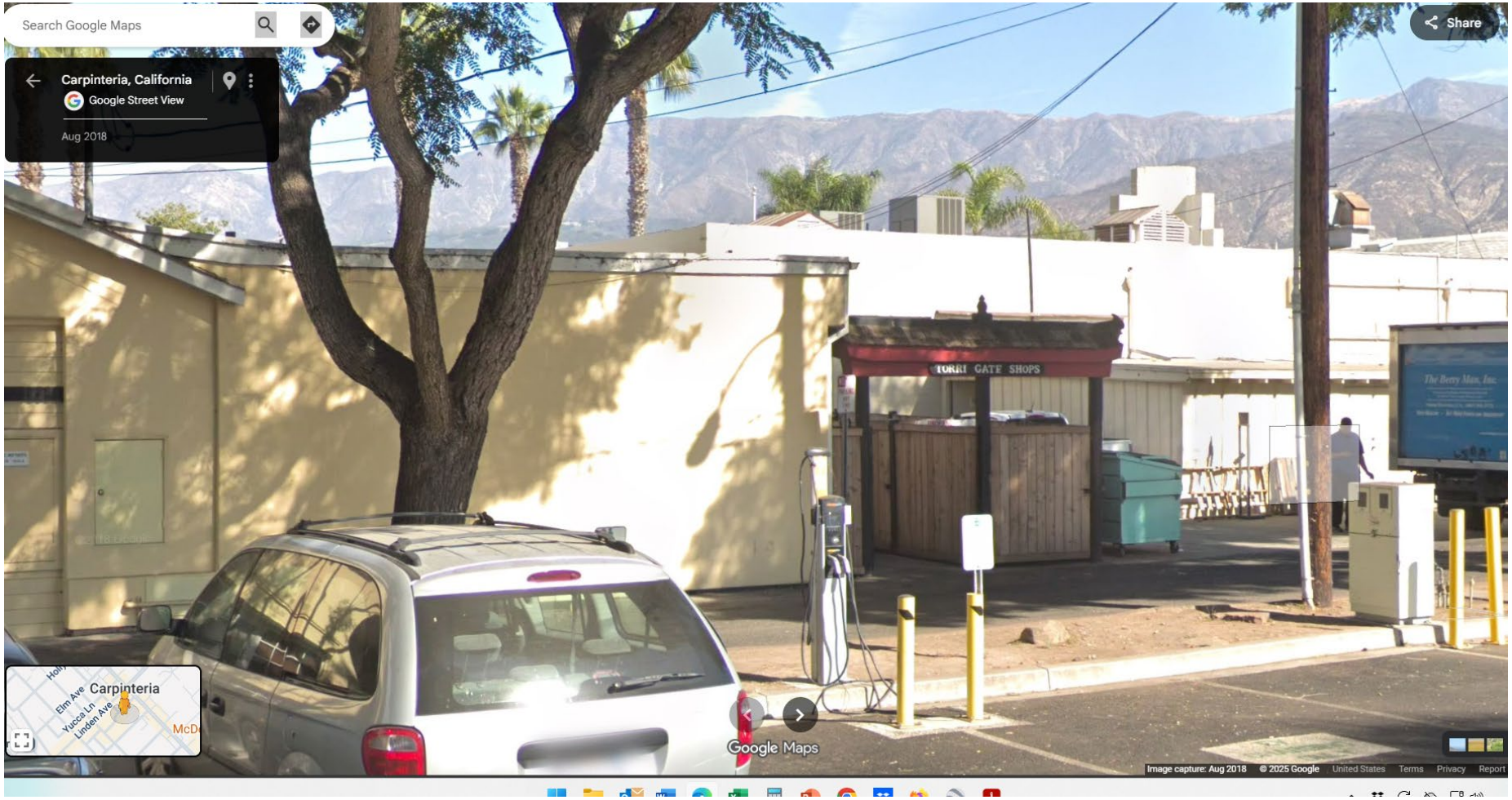
SUSHI
TERI
Google Maps

SUSHI TERI
ANTIQUES


Search Google Maps
Carpinteria, California
Google Street View
Aug 2018
Share
TORRI GATE SHOPS
Carpinteria
Elm Ave
Yucca Ln
Linden Ave
Google Maps
Image capture: Aug 2018
© 2025 Google
United States
Terms
Privacy
Report

OPTICAL
© 2025 Google
Google Earth

930 Cactus Ln
Carpinteria, California
Google Street View
Mar 2023 See more dates
TORRI GATE SHOPS
NO PARKING IN ALLEY
Holly Ave
Carpinteria
Google Maps


Search Google Maps
Carpinteria, California
Google Street View
Aug 2018
Share
Carpinteria
Elm Ave
Yucca Ln
Linden Ave
Google Maps
Image capture: Aug 2018
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Privacy
Report

Attachment E
Phase II Historic Assessment

Verizon Wireless Communications Facility
912 Linden Avenue
Preliminary ARB Review
December 11, 2025

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2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

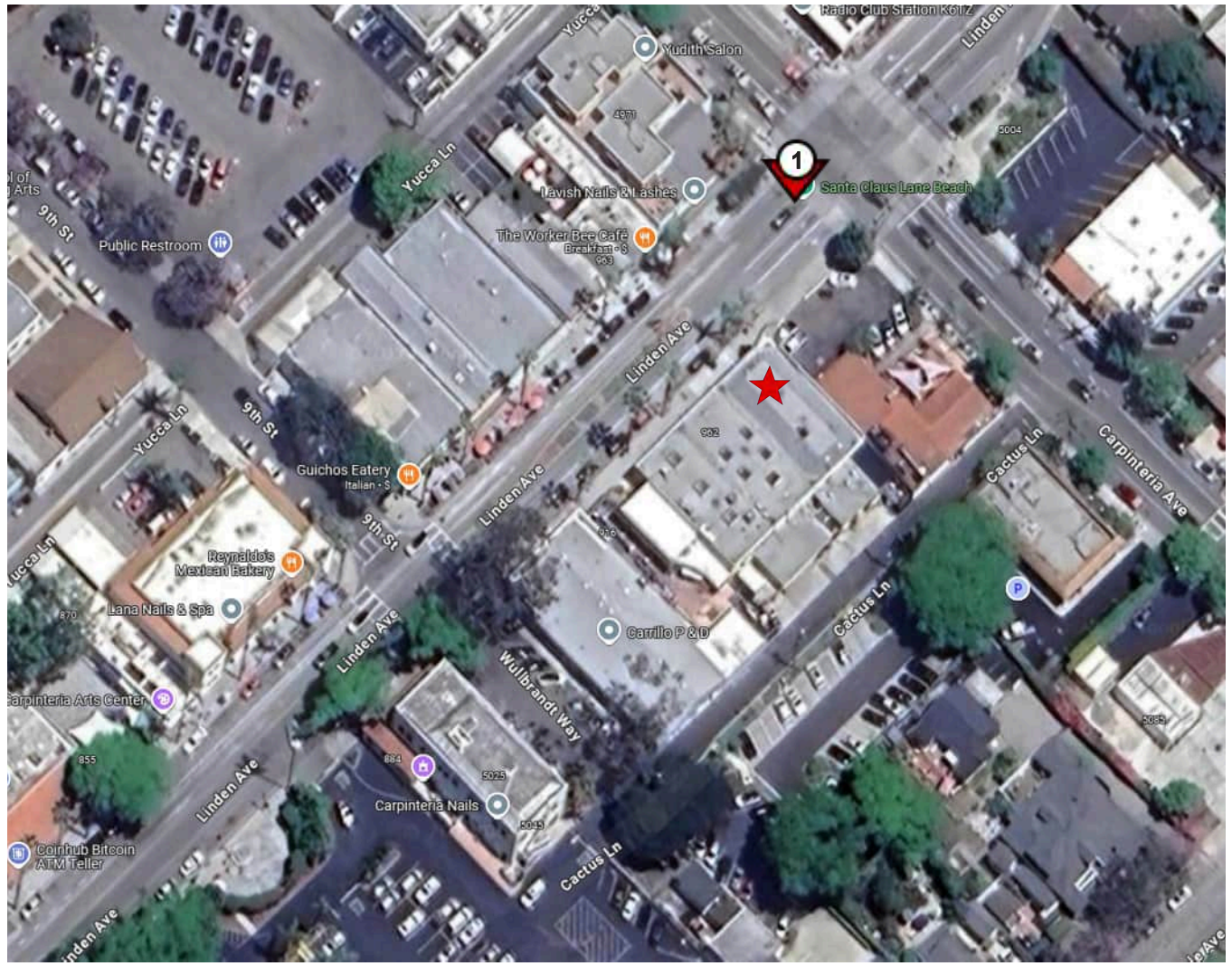
LINDEN AVE SC1
MDG#: 5000235927
912 LINDEN AVE.
CARPINTERIA, CA 93013

PM&A
P. MARSHALL & ASSOCIAT
A CENTERLINE COMMUNICATIONS COMPANY

1000 HOLCOMB WOODS PKWY,
SUITE 210 ROSWELL, GA 30076

PHOTOSIMULATION

VIEWPOINT 1



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

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A CENTERLINE COMMUNICATIONS COMPANY

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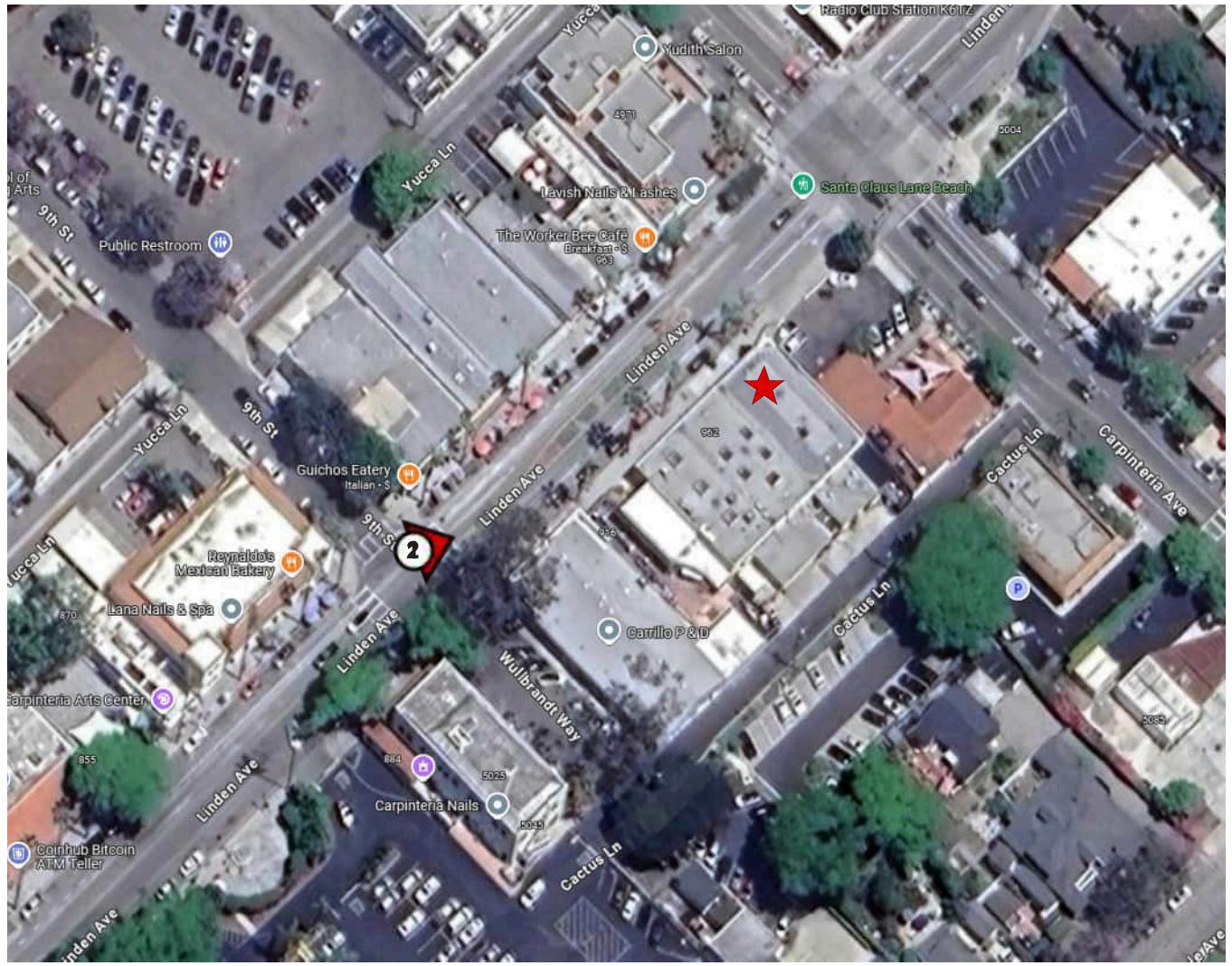
SUITE 210 ROSWELL, GA 30076

PHOTOSIMULATION

VIEWPOINT 2



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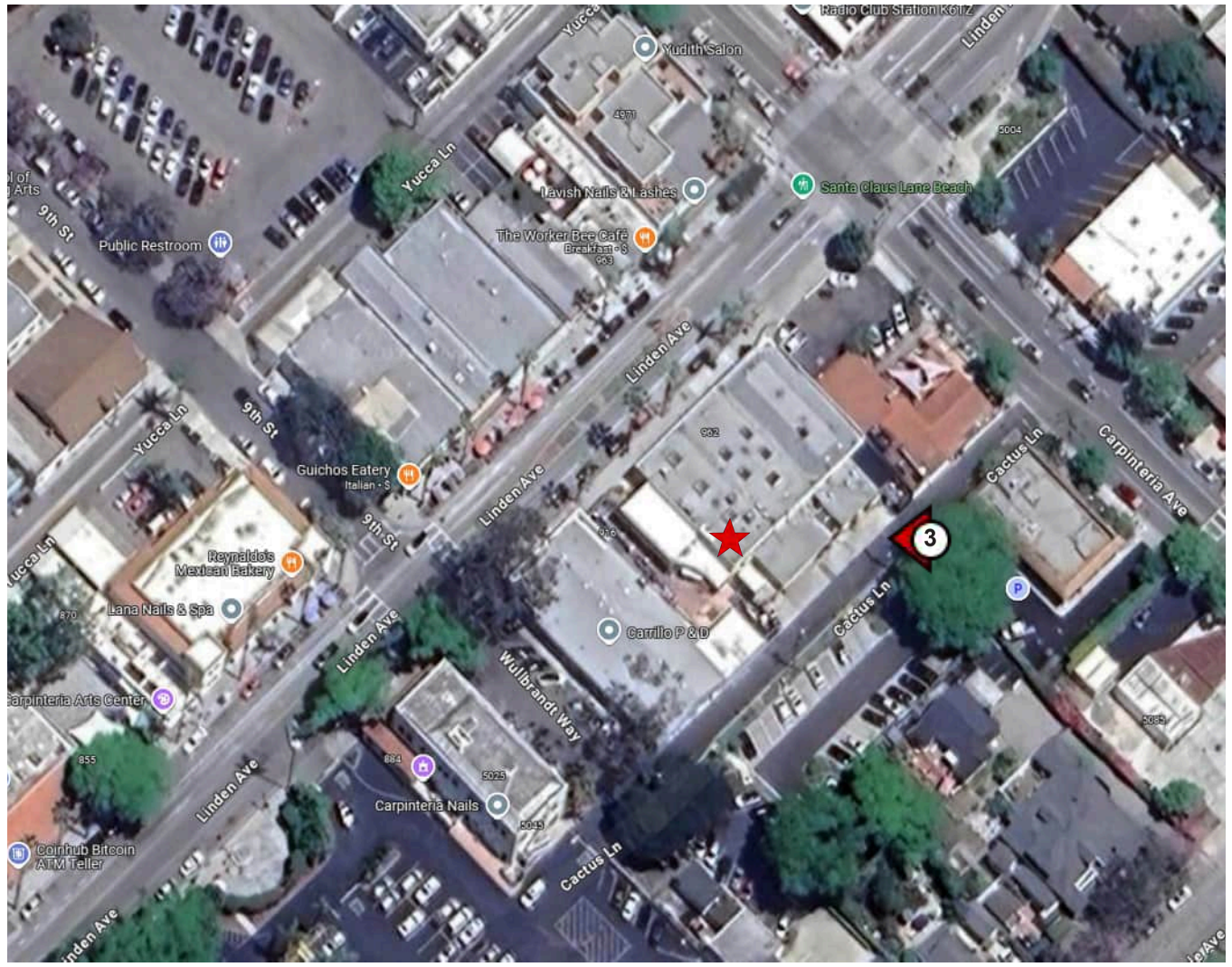
PHOTOSIMULATION

VIEWPOINT 3



EXISTING

PROPOSED

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912 LINDEN AVE.
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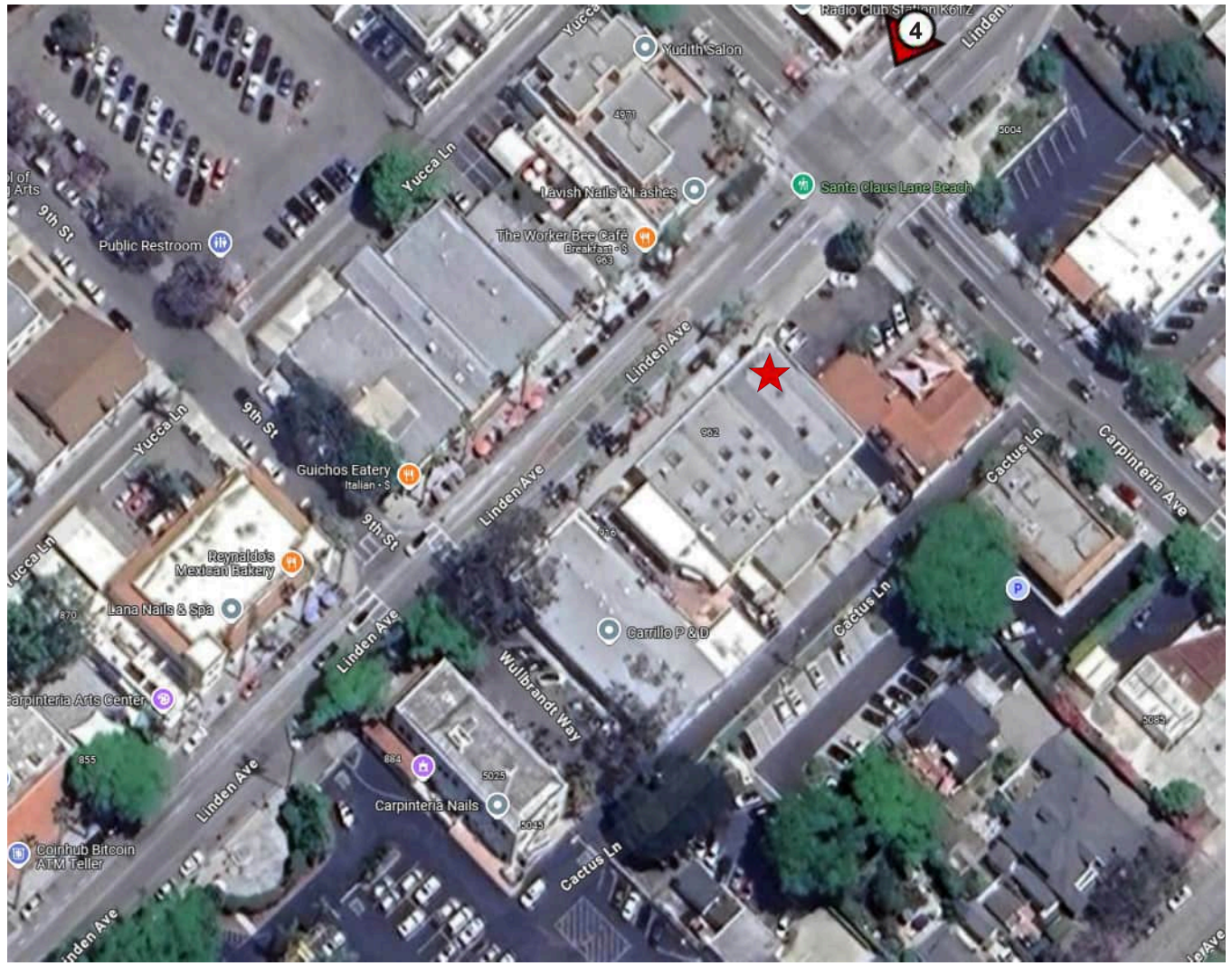
SUITE 210 ROSWELL, GA 30076

PHOTOSIMULATION

VIEWPOINT 4



EXISTING

PROPOSED

FIRST PROPOSAL

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Phase 1-2 Historical Resources Technical Report

912 Linden Ave, Carpinteria CA 93013 (Santa Barbara County)
(APN 003-263-029)

Prepared by:
EBI Consulting
21 B Street
Burlington, MA 01803

Authors: Anna Claspy, Maureen A. Bowman, and Caitlin Mee

June 2025

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Appendix A: Project Plans

Appendix B: Photographs

1.0 INTRODUCTION

This Phase 1 -2 Historic Resources Technical Report is for the 0.3-acre property at 912 Linden Avenue, City of Carpinteria, Santa Barbara County, California (APN 003-263-029) (Maps 1 & 2). This report, prepared for Verizon Wireless evaluates a proposed project to collocate telecommunications antennas on the building. Anna Claspy, Maureen A. Bowman, and Caitlin Mee authored this report, following the guidelines for historic resource studies set forth by the City of Carpinteria.

USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
US Topo
CARPINTERIA QUADRANGLE
CALIFORNIA - SANTA BARBARA COUNTY
7.5-MINUTE SERIES
T5N R26W
T5N R25W
T4N R26W
T4N R25W
T4N R24W
LOS PADRES NATIONAL FOREST
Santa Ynez Mountains
Tarantula Canyon
Tarantula Creek
Tarantula Point
Arroyo Paredon
Arroyo Parida
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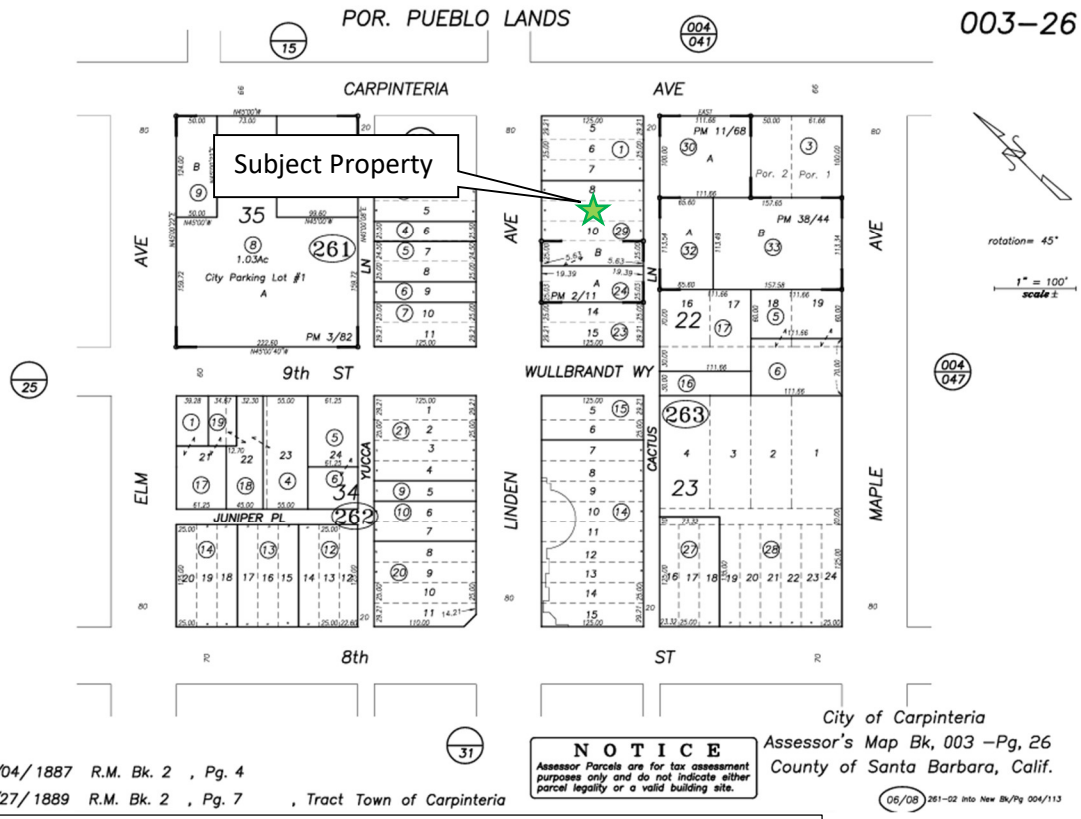

Map 2: Assessor's map showing Subject Property, located at green star.

1.1 Regulatory Setting

California Environmental Quality Act (CEQA) Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory;
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements;
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523; and
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or

ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

Section 21084.1 of the Public Resources Code provides the framework for determining whether a resource is a historic resource for CEQA purposes. Historic resources that are listed in or eligible for listing in the California Register of Historical Resources (California Register), that are, per se, significant other resources, that are officially designated on a local register, or that are found to be significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code are presumed to be significant. According to CEQA, in determining potential impacts on historical resources under CEQA, projects are reviewed using the Secretary of the Interior's Standards (Standards). A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of a historical resource would be materially impaired." The setting of a resource should also be considered in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

CEQA Section 15064.5 defines historical resources as follows:

(1) *A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).*

There are several ways in which a resource can be listed in the California Register, which are codified under Title 14 CCR, Section 4851.

- A resource can be listed in the California Register by the State Historical Resources Commission.
- If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.
- If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

(2) A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

The requirements set forth in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- The survey has been or will be included in the State Historic Resources Inventory.
- The survey and the survey documentation were prepared in accordance with office [of Historic Preservation] procedures and requirements.
- The resource is evaluated and determined by the Office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.
- If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does

not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

“Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.”

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts to listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project’s impacts to historic resources be assessed. Historic resources are defined in Public Resource Code as follows:

§5020.1: “Properties listed in, or determined eligible for listing in the California Register of Historical Resources.” In order to be eligible for listing, a resource must meet one or more of the following criteria to be eligible for listing: A) Is associated with events that have made a significant contribution to the broad patterns of California’s History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; and D) Has yielded, or may be likely to yield information important to history or prehistory.”

§5021.1(k): Properties included in “local registers of historic resources.” According to Section 5021.k local registers include the following: “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as either properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the standards of the Office of Historic Preservation (SHPO) for such studies.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

A) are associated with events that have made significant contributions to the broad patterns of our history;

B) are associated with the lives of persons significant in our past;
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
D) have yielded, or may be likely to yield, information important in prehistory or history.

The following guidelines enacted by the County of Santa Barbara are used by the City of Carpinteria to identify significant historic resources.

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993). A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting: b) is at least fifty years old; c) demonstrates one or more of the following:

1) Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2) was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;
3) is associated with a particular architectural style or building type important to the community, state, or nation;
4) embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5) is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6) illustrates broad patterns of cultural, social, political, economic, or industrial history;
7) is a feature or cluster of features which a sense of time and place that are important to the community, state, or nation;
8) is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

1.2 Summary of Findings

The building at 912 Linden Avenue is a significant historic resource for the purposes of environmental review. The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, project impacts to significant historic resources are less than significant (Class III).

2.0 THE PROPOSED PROJECT

Verizon Wireless proposes to collocate a telecommunications facility on the Subject Property building. The facility will consist of the installation of nine (9) new panel antennas and one (1) GPS antenna at 24 feet and 29 feet above ground level (overall building height 34.7 feet). Additional support equipment will be installed, including screening walls surrounding the antennas.

Project plans are found in Appendix A of this report.

3.0 HISTORIC CONTEXT

The Subject Property building is located in downtown Carpinteria within the historic commercial corridor along Linden Ave. Chumash Indians were the primary resident of the Carpinteria area for thousands of years. Historically, the Chumash referred to the area as "Mishapshnow", or "correspondence", as it was a center for trade. In 1769, Gaspar de Portola visited the region. Portola's expedition dubbed the area "La Carpinteria", meaning "the carpentry shop" in Spanish, from witnessing Chumash displaying their woodworking skills making canoes out of driftwood. The town remained a small seaside farming community until 1912, with the establishment of Rincon Road, a causeway connecting the community to Southern California, and the Carpinteria Tar Pits, local asphalt mines. This asphalt was important to the construction of the nearby coastal highway. Development steadily increased to accommodate hundreds of new miners entering the area with their families as well as an increase in traffic and visitors. The downtown was further developed with the establishment of a newspaper, hotels and businesses. Carpinteria beach was designated public in 1941 and began to draw tourists, marketing itself as the "World's Safest Beach."

Early commercial development on Linden Ave during the turn of the 20th century included the Palm's Hotel. Constructed in the 1890s, the Palm's was destroyed by a fire in 1894 and was reconstructed shortly afterwards. The Carpinteria Valley Museum of History has photographic records of Linden Ave dating to the 1910s that show the early development of the downtown that exists today. Photo records from ca. 1940 show a one-story commercial building at the corner of Linden and Carpinteria Avenue with a corner access. The record notes that the subject building during this time was "a fountain lunch" and a food market. A gas station with covered terracotta roof awning and glass gas pumps is located beside it. In this photo the clock tower is not extant.

Businesses in the area included a bank, across the street to the north of the Subject Property (now demolished), a service station to the east (demolished), and a car dealership to the southwest (still standing but altered). A 1941 Carpinteria Herald article celebrates the construction of the A.G. Wood building noting the building being 110 feet long by 80 feet deep. The building housed "four firms, the Valley Market, Hamilton Cleaners, Rodriguez's Barber Shop, and Ford's 10 and 25." It is unknown when the clock tower was added to the corner storefront. The building continues to operate as a restaurant today (within the main, northern storefront), with two additional shops in the smaller storefronts facing Linden Ave.

4.0 PROPERTY DESCRIPTION

912 Linden Ave is a one-story commercial block building with five storefronts within a 0.3-acre lot. The building was constructed in ca. 1940 under the direction of Mr. and Mrs. A. G. Wood. The building's overall massing is rectangular with a flat roofline, and it occupies nearly the entirety of the lot. The building is flanked by a mid-20th Century commercial building with parking lot and a sushi restaurant along the southwest side of the building, both of which are on separate parcels.

The exterior is clad in painted stucco. The building features a prominent clock tower with stepped geometric parapet. A flat awning wraps over the north corner entrance around to the northwest street facing elevation. Fenestration along the northwest elevation consists of fixed-panel storefront windows with transoms. A band of clerestory windows provides light along the northeast facing elevation. Loading docks with garage doors are located on the building's rear (southeast) façade accessible via Cactus Lane. The building is largely utilitarian with modest Art Deco architecture features including the

stepped, geometric form of the tower at the northern corner, streamlined and sleek design, and horizontal banding.

Changes to the building itself appear to be relatively minimal and reversible, including changes to signage and painting. The building has therefore maintained good historical integrity. The resource is situated within Carpinteria's historic commercial core. The overall setting includes urban infrastructure such as sidewalks and divided roads. Palm trees and other decorative medium sized trees line the sidewalks.

5.0 SIGNIFICANCE ASSESSMENT

5.1 National Register of Historic Places Eligibility Evaluation

The property was evaluated under National Register of Historic Places Criterion A for its potential significance as part of any historic trends or events that may have made an important contribution to the broad patterns of our history. The building serves as one of the keystone commercial buildings on Linden Avenue, part of Carpinteria's historic core. The building was constructed during a period of modernization and was touted as the largest in the area during its construction. The Wood building also housed some of Carpinteria's early businesses and served as a seaside attraction. *Due to the subject building's connection to the modernization and economic development of the seaside town to a small city, the property appears to meet the criteria for significance under Criterion A: Event.*

The property was evaluated under National Register of Historic Places Criterion B for its potential significance and association with a person of importance in national history. No consequential information was found about a particular person associated with the property that would suggest it is historically significant to the level necessary for meeting the criteria for the National Register of Historic Places. *Therefore, the property does not appear to meet the criteria for significance under Criterion B: Person.*

The property was evaluated based on NRHP Criterion C for its potential historic significance based on architecture. The subject property was designed by Santa Barbara- based architecture and planning firm Soule & Murphey. Soule & Murphy also designed the Santa Barbara public library building, developed a landscape plan for the Goleta Campus of Santa Barbara, the Carpinteria Community Church, and many other institutional, municipal, and residential buildings. Most of their buildings were designed in the Mission Revival Style popular throughout California, especially among coastal communities, during the 1920s. In contrast, the subject building, constructed circa 1940 emulated elements of the Art Deco style as evidenced by the smooth stucco wall surface, stepped geometric parapet, and clock tower creating a vertical emphasis. An early photograph of the subject building shows the clock tower is not original to its construction; however, it was likely added shortly after it was built. *Although the resource represents an identifiable historic architectural style it is not an exceptional example of the style in the City of Carpinteria or within the state or national levels. As a result, the resource does not appear to meet the criteria for listing in the NRHP under Criterion C for architecture.*

The property was evaluated under National Register of Historic Places Criterion D for its potential significance and its ability to convey information. The Subject Property building does not and is not likely to yield information important to history. In order for buildings, structures, or objects to be considered significant under Criterion D, they need to "be, or must have been, the principal source of information." This is not the case for the Subject Property building. *Therefore, the property does not appear to meet the criteria for significance under Criterion D: Information Potential.*

5.2 California Register of Historical Resource Evaluation
The property was evaluated under California Register of Historical Resources Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. As noted in the National Register of Historic Places Eligibility Evaluation, the building was constructed ca. 1940 and represents significant community development in Carpinteria in its transition to a modern city. As a result of the building's connection to this pivotal period in Carpinteria's history, the property does appear to meet the criteria for significance under Criterion 1.

The property was evaluated under California Register of Historical Resources Criterion 2 for its potential significance and association with a person of importance in our past. No consequential information was found about a particular person associated with the property that would suggest it is historically significant to the level necessary for meeting the criteria for the National Register of Historic Places. Therefore, the property does not appear to meet the criteria for significance under Criterion 2.

The property was evaluated under California Register of Historical Resources Criterion 3 for embodiment of the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. The building was designed by Santa Barbara firm Soule & Murphy; it displays modest features of Art Deco architecture. Although the building's clock tower is unique in the city and is a historic alteration, the building overall does not appear to exhibit significant Art Deco features. Therefore, the property does not appear to meet the criteria for significance under Criterion 3.

The property was evaluated under California Register of Historical Resources Criterion 4 for its potential significance and its ability to convey information. The Subject Property building does not and is not likely to convey information important to history. Therefore, the property does not appear to meet the criteria for significance under Criterion 4.

In summary, the property appears to qualify for both the National Register of Historic Places (Criterion A) and the California Register of Historical Resources (Criterion 1) for its connection to historical events in Carpinteria. A CA BERD status code of 3S is recommended.

5.3 City of Carpinteria Significance Criteria
The City of Carpinteria uses the County of Santa Barbara Cultural Resource Guidelines outlined in the County's Historic Resource Element and the guidance for historic property studies detailed in the California Environmental Quality Act to assess a property's potential historical significance:

Any structure 50 years or older is considered potentially significant and shall be subjected to the following criteria (County of Santa Barbara Resource Management Department Cultural Resource Guidelines Historic Resources Element: 1986, Revised January 1993).

A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; c) demonstrates one or more of the following:

1. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
2. was designed or built by an architect, engineer, builder, artist, or other designer who has made an important contribution to the community, state, or nation;

3. is associated with a particular architectural style or building type important to the community, state, or nation;
4. embodies elements demonstrating a) outstanding attention to design, detail, and craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
5. is associated with a traditional way of life important to an ethnic, national, racial, or social group or to the community at large;
6. illustrates broad patterns of cultural, social, political, economic, or industrial history;
7. is a feature or cluster of features with a sense of time and place that are important to the community, state, or nation;
8. is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography.

Based on the above criteria and as discussed in the above National- and State-level evaluations, the building is a significant historical resource, due to the subject building's connection to the modernization and economic development of the seaside town to a small city, meeting Criterion C6 (illustrating broad patterns of cultural, social, political, economic, or industrial history).

5.4 Integrity Considerations

Integrity means that the resource retains the essential qualities of its historic character. The guidelines recognize the following seven components of integrity: location, design, setting materials, workmanship, feeling, and association.

The resource was evaluated based on its ability to convey historic significance in the areas of location, design, setting, materials, workmanship, feeling, and association. The resource remains in its historic place of construction; therefore, it retains integrity in the area of location. The resource also retains integrity within the area of setting due to its downtown commercial location. No major intrusions have been developed within the immediate setting of the resource. The building has not been egregiously altered over time and continues to operate as a commercial property. Therefore, the resource retains its integrity in the areas of design, materials, workmanship, feeling, and association.

5.5 Summary Statement of Integrity and Significance

The building at 912 Linden Avenue, meets Criterion 6 at the City of Carpinteria level, making it eligible for listing as a Structure of Merit. It also meets Criterion 1 for listing in the California Register of Historical Resources and Criterion A for the National Register of Historic Places. Therefore, 912 Linden Avenue is considered a significant historical resource per CEQA Guidelines Sections 5024.1 and 15064.5.

6.0 EVALUATION OF PROJECT IMPACTS

The following section of the report will evaluate the impact of the proposed Project on the significant resources identified in this report. Potential adverse impacts include alterations or changes that result in changes to a resource or its setting that diminish those qualities that justify its potential listing as a significant historic resource at the County of Santa Barbara, state, and national levels. Please refer to Section 2 of this report for an overview of the regulatory setting for the Project. Please see Section 1 of this report for a project description and Appendix A for project plans.

State CEQA Guidelines #15064.5(a) for determining the significance of impacts on historic resources:

Historical resources are broadly defined as those cultural resources considered significant under CEQA and may include sites, objects, structures, buildings, etc. Historical resources may be prehistoric or historic in age and may be archaeological resources, part of the existing built environment, other important historic resource, or a tribal cultural resource, such as a sacred space. The CEQA Guidelines identify what qualifies as a significant historical resource for environmental review. CEQA Guidelines Section 15064.5(a) of the State CEQA Guideline defines "historical resource." Resources that meet this definition are significant. Public Resources Code Sections 5020-5029.5 also contain many important definitions of terms used in the code section below, including historical resources, the California Register of Historical Resources, the State Historical Resources Commission, and the State Office of Historical Preservation.

CEQA defines material impairment of a historic resource as follows:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources;
(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Public Resources Code 15064.5 (b2).
(D) (D)Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) shall be considered as mitigated to a level of less than significant.
(E) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The Project proposes exterior alterations to the building at 912 Linden Avenue. Please refer to Section 2.0 for a project description. Under the Standards, this Project is defined as rehabilitation. The Standards define rehabilitation as follows:

Rehabilitation is defined as the act or process of making possible a compatible use for property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

The following standards developed by the National Park Service to evaluate rehabilitation projects will guide the evaluation of the proposed Project:

Secretary of the Interior's Standards for Rehabilitation

1) A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7) Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10) New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired (36 CFR Part 68, 1995 Federal Register, Vol. 60, No. 133).

6.1 Application of the Secretary of Interior's Standards to the Project
The following section of the report applies the Secretary of the Interior's Standards to the Project.

Standard 1: A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The property will continue to be used as a commercial building and restaurant. The telecommunications collocation will be located on the exterior of the building and will not impact its functioning as a commercial space. Therefore, Standard 1 will be met.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

No historic materials will be removed from the building. The collocation will be located behind new, proposed screening walls that are not expected to diminish the historic character of the property. Furthermore, the screening walls are not expected to be permanent and do not require the removal of any materials. Although the massing of the clock tower will be altered, it will retain the distinctive stepped design while avoiding damage to the historical fabric of the building. Therefore, Standard 2 will be met.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed antennas will be located behind screening walls, which will diminish the overall visual impact; antennas will not be individually visible. No other decorative architectural elements will be added. Therefore, Standard 3 will be met.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Part of the collocation will be located at the clock tower, which is not original to the building but was added shortly after its construction and is a distinctive feature. The collocation will not require materials to be removed from the clock tower. The proposed screening wall will add a step in the geometric design of the clock tower, which will slightly change its visual profile. Although the massing of the clock tower will be slightly altered as noted above, the stepped design, which is a character-defining feature of the building, will be retained. The proposed screening walls will be painted to match the color of the building in order to minimize this impact. However, the original materials are not expected to be damaged and will remain preserved. Therefore, Standard 4 will be met.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted above in Standard 4, the characteristic clock tower will be collocated on. Its distinctive geometric stepped construction will be slightly altered. However, it will retain the general design of the steps and all of the original materials will be preserved. Additionally, the collocation is expected to be fully reversible. Therefore, Standard 5 will be met.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No repair or replacement of materials is proposed within the scope of work of the project. Therefore, Standard 6 does not apply.

Standard 7: Chemical and physical treatments, if appropriate, will be undertaken by the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical and physical treatments are proposed for the original portion of the building within the scope-of-work of the project. Therefore, Standard 7 does not apply.

Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No ground disturbance is proposed for this undertaking. Therefore, Standard 8 does not apply.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

The proposed installation will consist of collocated equipment added on to the building and does not require the destruction of historic materials. As noted above, the proposed screening walls will be painted to match the color of the surrounding building and will minimize the visual impact of the collocation. Therefore, Standard 9 will be met.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.

As noted above, the undertaking will not involve the removal of any of the building's original materials and is expected to be fully reversible. Therefore, Standard 10 will be met.

This Historic Resources Technical Report has concluded that the proposed Project at 912 Linden Avenue meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the proposed Project's impacts on significant historic resources do not meet the definition of material impairment under CEQA Section 15064.5. After implementing the approved Project, the study property would maintain its status as an eligible for listing on the NRHP (recommended Status Code 3S).

7.0 SUMMARY AND CONCLUSIONS

The Phase 1 component of the report concluded that the building at 912 Linden Avenue is a significant resource for environmental review. The Phase 2 component of the Historic Resources Technical Report has concluded the building located at 912 Linden Avenue is a significant historic resource at the City of Carpinteria level and for CEQA review. The impact of the proposed Project on the historic resource was assessed by applying the Secretary of Interior's Standards for Rehabilitation. The analysis concluded that the proposed Project is consistent with the Secretary of the Interior's Standards for Rehabilitation guidance.

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Appendix A: Project Plans

[Insert Project Plans Here]

Appendix B: Photos

1. View of the Subject Property facing south.

2. View of the Subject Property facing southwest.

3. View of the Subject Property facing northwest.

4. View of the Subject Property facing east.

5. Historical photograph dated “1950s” with the Subject Property building in the background, partially obscured by palm trees, facing northeast. Via Coastal View News.

6. Historic image from ca.1940s of the subject building and adjacent gas station. Note the absence of the clock tower.

BUSINESS - SERVICE STATIONS (Seaside Gasoline Station)

BUSINESS - Seaside Gasoline Station market & fountain Lunch

SUBJECT(S): ROADS - Linden CATALOG NO.: 79.105.6

OBJECT: PHOTOGRAPH

X COPY ___ ORIGINAL ___ SLIDE ___ OTHER (EXPLAIN 35mm neg and contact.

___ COLOR X BLACK & WHITE ___ SEPIA ___ OTHER (EXPLAIN _____

SIZE: Orig. 11.4 X 19 cm.
Copy 35 mm.

DATE: 30 40 SOURCE OF DATE: M. M. Deaderick
1930 to 1940 ?

PHOTOGRAPHER: Negative repaired and copied by M. M. Deaderick
Museum neg by R. S. DeLand. DONOR: M. M. Deaderick

CONDITION: Excellent

~~PREVIOUS INSCRIPTION~~ DESCRIPTION: This is the Seaside Gasoline station at Linden at Carpinteria Ave. A fountain lunch is behind it as is a food market. The fuel pumps have glass them. Linden Avenue is in the foreground.

CAT.: Robert S. DeLand DATE: Aug 15, 1979

*NOTE: TYP.: R. S. DeLand DATE: Aug 16, 1979

7. Inventory card with information regarding the photo above (via Carpinteria Historical Museum)

BUSINESS - THEATER

ROADS - CARPINTERIA AVE. (Elm to Maple)

SUBJECT: TRANSPORTATION - CARS CATALOG NO.: 80.28.2
BUSINESS - PINE HAVEN MOTEL & COFFEE SHOP, DEL MAR CAFE, THEATER, ETC.

OBJECT: Postcard TYPE: Original COLOR: B & W

SIZE: 8.9 X 13.8 cm.

DATE: 1939 - 1950 SOURCE OF DATE: Type of Automobiles seen

PHOTOGRAPHER: ? DONOR: Nora Thall

CONDITION: Excellent

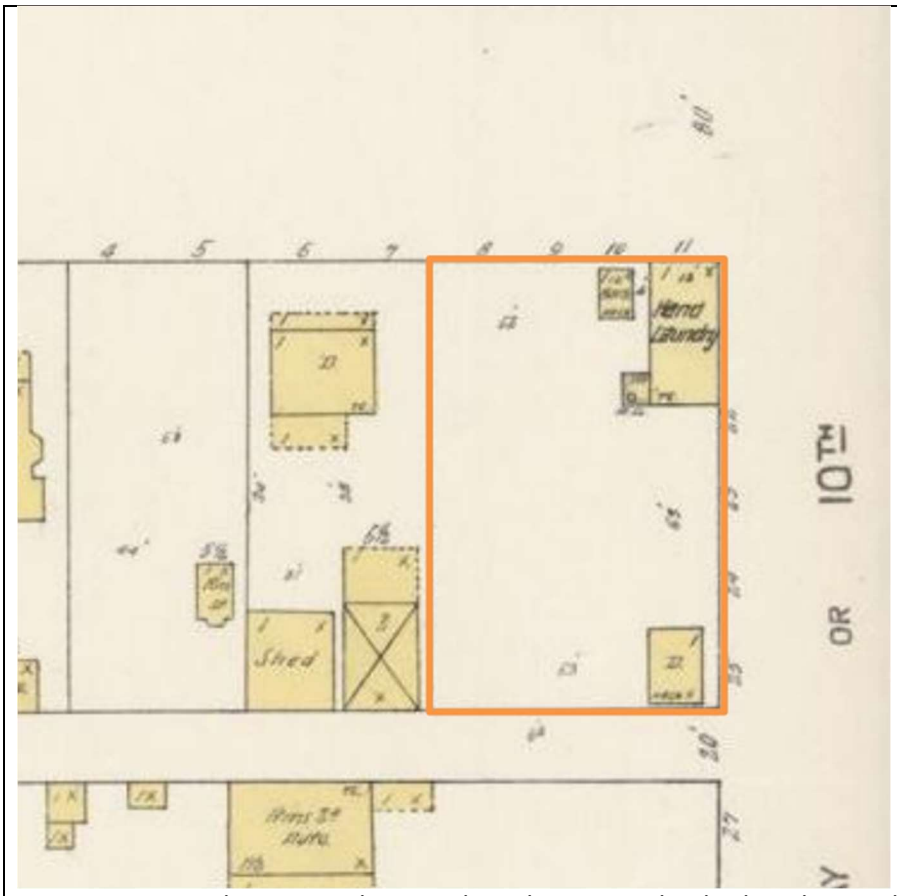
PREVIOUS INSCRIPTION: FRONT: "COAST HIGHWAY - CARPINTERIA B-144".

DESCRIPTION: This is a view of Carpinteria Ave., from Elm street looking East. Linden is the first intersection. Some businesses are seen on both side of the street.

NOTE:

CAT: RSDeLand DATE: 6-12-1980
TYP: RSDeLand DATE: 6-12-1980

8. Inventory card including a small picture of the subject building (noted), circa 1940s or early 1950s (via Carpinteria Historical Museum).



9. 1916 Sanborn Map showing the subject parcel. A barber shop and hand laundry are noted on the lot.

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date October 16, 2025

ACTION MINUTES

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

ROLL CALL

Boardmembers present: Amy Blakemore, Chair, Present, departed after agenda item 3.
Patrick O'Connor, Vice Chair, acting Chair after agenda item 3.
Richard Johnson
Richard Little
Lisa Woolf

Boardmembers absent: None

OTHERS PRESENT: 26 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

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

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

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation of the project's final iteration subsequent to the preliminary ARB review on 4/17/2025 and the Planning Commission (PC) approval on 7/7/2025. She explained that the project plans had been updated to include the ARB comments and PC conditions of approval (COA). Syndi reviewed the existing conditions at the Carpinteria Avenue and Seventh Street entrances to the trail. She summarized the ARB preliminary review recommendations that were forwarded to the PC, as follows,

- Consider alternative surface materials, including granite-crete;
- Confirm that the drainage plan is coordinated with the adjacent project (4745 Carpinteria Avenue mixed-use development);
- Remove fabric covering from fencing; and

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- Adjust the plant palette to include more native plants.

She then presented the two PC Conditions of Approval of the project:

- Work with SB County Flood Control to plant a native tree to replace the eucalyptus at Carpinteria Avenue.
- Provide interpretive signage along the trail.

Syndi pointed to the locations of the changes to the project. She asked the ARB to provide input regarding the following items:

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

Applicant Comments:

Kayla Chavelski, Project Manager and Amelia Snyder, Landscape Architect with consultant RRM Design Group team for the Public Works Department responded to questions from the ARB.

Vice Chair O'Connor asked about the potential to underground the powerlines along Carpinteria Avenue. Syndi responded that after review it was found that undergrounding high voltage lines of this type is infeasible due to cost.

Chair Blakemore asked for confirmation that the new chain link fence would be black. Kayla confirmed the fence color will be black.

Public Comments: None

Boardmember Discussion:

Boardmember Johnson, Boardmember Woolf, and Vice Chair O'Connor expressed their support for approval of the project.

Boardmember Little asked that the size of the new Sycamore be increased from a 24 inch box to a 36-inch box because it is taking the place of a much larger tree and would make a good statement about the project. Amelia confirmed that a 36-inch box tree could be included.

Chair Blakemore agreed that a 36-inch box sycamore would be a better size.

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to recommend final approval to the Community Development Director, with an increase in the sycamore tree box size from 24 inches to 36 inches.

VOTE: 5-0

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

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

Ex Parte Communications Disclosure : None.

Staff Comments:
Syndi Souter provided a presentation starting with a photo taken from Linden Avenue of the Cypress Apartments with the prominent Monterey cypress tree in front of the building on Fifth Street. She provided an overview of the project using aerials, site photos and the existing and proposed plan set. She explained that the proposal utilizes the density bonus concessions and waivers that allow for the additional density and reduced parking in exchange for providing two affordable units. Syndi then reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following issues for the Board to address:

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

Boardmember Questions:

Chair Blakemore asked if landscape lighting is proposed as part of the project. Syndi responded that landscape lighting is not proposed.

Applicant Comments:
Daryl and Kirsten Becker of Becker Studios, with Alisa Reed available on Zoom represented the project. Mr. Becker explained the property had been recently purchased and how necessary repairs and upgrades led to a need to replace the stucco and update the 1970‘s design motif throughout the structure and shared that lighting will be added to the landscaping plan to complete the project.

Boardmember Woolf asked about the number of parking spots being proposed and Syndi explained the existing requirements and how density bonus law provides for a waiver of parking requirements. The project will continue to include 1 parking space per unit.

Public Comments: None.

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Boardmember Discussion:

Boardmember Johnson expressed that the project is a fine upgrade and asked for clarification about the stucco and handrails being used. The applicant clarified the stucco would have a smooth-trowel finish and the rails would be painted steel.

Boardmember Little expressed that he loves the Monterey Cyprus. He clarified with the applicant that the stucco on both the building and wall would be smooth. He commented on the morning glory and observed that a common type overgrows quickly and becomes unmanageable. Alisa replied that the proposed morning glory species is a native species that is more delicate and slower growing and she reassured him it would not be a fast-growing type.

- He finds the palm tree is out of place and out of balance with the rest of the site and he would like it removed.

Vice Chair O'Connor expressed that he likes the project and is glad that they are using the existing footprint instead expanding to fill the envelope.

- He noted on the floor plans on A1.3, that in the existing condition there is a bedroom with a window. He noted that the new kitchen replacing the bedroom does not include a window. He recommends they consider putting a window in the new kitchen in the existing location to provide natural light.
- He expressed that the proposed gray tint colors appeared brown and he recommended replacing it with a "Distant Gray" color found in the Benjamin More line of paints. It is a lighter color and consistent with the existing terra cotta and more in line with the natural Spanish feel.
- He also noted that the light fixture is more contemporary in style asked them to consider a change. He stated that there is contrasting mix of design styles occurring; noting the door has a "Craftsman" feel, the roof is "Spanish," and the light is "Contemporary."

Otherwise, he expressed that the project is fantastic and he likes the windows.

Chair Blakemore disagreed regarding the removal of the palm tree. She agreed with the Boardmembers that it is a great project and a big improvement over what is currently onsite. She concurs with the observation that it is nice that they are not attempting to buildout the entire envelope. She really likes the wall, landscaping, and the overall project.

ACTION: Motion by Chair Blakemore, seconded by Boardmember, Johnson, to recommend preliminary review approval to the Planning Commission.

VOTE: 5-0

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

Request of Michael Holliday, DMHA Architecture, agent, for Christine Lujan with MKCR to consider Project 25-2334-DPR/ARB for preliminary review of a proposal for exterior

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improvements to an existing 169-unit apartment complex (Shepard Place Apartments). The improvements would involve removal of existing trees, new landscaping, new amenities (BBQ area, dog park, gathering spaces), restriped parking lot, installation of driveway gates, repainting of the buildings, new lighting, and other improvements on the grounds. The project site is 7.35 acres in size, zoned Planned Residential Development (PRD-20), and is shown as APN 001-070-057.

Ex Parte Communications Disclosure: None

Staff Comments:
Mindy Fogg provided a presentation of the project information using aerials and photos of the project site and site plans. She reviewed the plans for the proposed improvements to the complex. She noted that the applicant's arborist tree inventory shows 219 existing trees, with 146 to be retained, 73 removed, and 14 new trees to be planted, including a mix of Desert Redbud, Dessert Willow Multi Trunk, Coast Live Oak and Bay Laurel. Mindy then reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following issues for the Board to address:

- Removal of mature trees;
- Change in overall landscaping;
- Expanded parking spaces;
- Gated ingress/egress;
- Change in exterior lighting;
- Addition of passive and active recreational areas;
- Change in building color (with four potential color schemes); and
- Overall project landscape, lighting, and hardscape design

Boardmember Questions:

Boardmember Little asked how many protected trees were removed.

Courtney Miller, with CJM::LA, the applicant's landscape architect informed the Board that one California Sycamore *(Platanus racemosa)* was among those removed due to the dangerous conditions created by the storm.

Chair Blakemore asked if the proposed string lights are night sky compliant. She also asked if the string lights at the play area would be a permanent installation. Mindy responded that the City does not have a list of lighting types, but can request the applicant provide the specifications for the lights to determine their intensity and whether they would contribute to light pollution.

Applicant Comments:

Michael Holliday, Principal Architect with DMHA Architecture and the project lead reviewed the project plans. He reviewed the history of the project and informed the Board that the apartments will be renamed the Casitas del Mar. He noted a need for maintenance across the project site. Michael explained that no changes to the existing architecture are part of the project. He outlined the proposed repainting of all the existing building to a new color scheme and a reconfiguration of the landscaping, open space, and parking. He explained they are proposing to add parking and new ADA access

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parking areas. Michael presented the proposed colors to be used with the intent to convey a Carpinteria beachside theme.

Courtney Miller reviewed the existing open space and landscape areas, explaining it currently consists mostly of open lawn areas and low shrubs and agapanthus as understory to the trees. She explained that the site has drainage issues and they are addressing it with reconfigured drainage and permeable materials. She described a new dog park with mounds and boulders with a place for people to sit. She pointed out a space with existing Brazilian pepper trees that is proposed to become a community space and that seating and barbeques would be provided. She discussed the proposed main entry and paver examples. She explained that the proposed new driveway entry gate would slide aside on a track and not open inward or outward.

Michael clarified that the gates are being proposed to improve safety and security. Courtney reviewed the tree disposition plan and the arborist's recommendations. She explained that the existing trees were damaged in a severe storm in 2023. At the time, a pepper tree fell onto two cars. She explained that the trees have not been well maintained and too many trees were planted close to buildings and structures. They would like to remove some non-native trees that are competing with native trees onsite.

Boardmember Woolf asked for more background on the project and its owners.

Michael Holliday explained that when the new owner, Christine Lujan of MKCR Capital LLC, who was present, acquired the property, many of the original trees planted as part of the apartment complex development were in poor health, causing damage to onsite structures and improvements, and in need of significant pruning and thinning. Several trees were dead or dying, and some posed an immediate safety threat and needed to be removed. Thus, an extensive arborist report was submitted to the City.

Boardmember Little asked why replacement of the existing single-pane windows are not proposed. Michael responded that it was due to the costs which would be passed on to the residents. He acknowledged it would be good for another later phase but currently they are focused on addressing the main issues of safety, tree removal, repairing tree damage, removing dry rot, painting the buildings, and addressing drainage issues.

Boardmember Little said he did not see any reports of homeless and asked if they move in and out of the complex in the evening. Michael confirmed that is the case. He said the owners have been sending in security at night to protect the property and residents.

Chair Blakemore said she drove the site and noticed quite a bit of parking along the loop driveway. She asked if the parking would continue along the loop and expressed concern about whether it was safe or allowed. She wanted to know how the parking would be accommodated. Michael explained that the existing parking spaces are too large and the lot will be reconfigured to standard parking stall dimensions (9 x 18 feet) to allow more vehicles to park.

She also asked about grassy areas being removed and the effects of this removal on the residents and whether they had considered retaining or adding a grassy area for them to use.

Public Comments:

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Loren, via Zoom, identified himself as the adjacent neighbor having the longest property line along the northwest side of the project site. He thanked the City for mailing paper notices. He stated that the original 50-year old fence along that side of the property is damaged and asked that it be repaired. He expressed that he is glad deferred maintenance is being addressed. He agreed that lighting should be replaced and asked how impacts to the neighbors are being addressed. Chair Blakemore and Mindy explained that a photometric lighting plan had been submitted and that the new lighting would address the existing lighting issues.

Greg Karpain, a resident of the project, was unable to comment via Zoom due to technical difficulties. He also submitted separate written comments to the ARB. Staff and Chair Blakemore confirmed that his email comments were received by the Boardmembers. His email expressed opposition to the proposed tree removals, expressed that tree removals and new lighting installations occurred without City permits. He expressed concerns regarding needed repairs and onsite drainage, interiors of units, hazardous building materials, and water damage, as well as inappropriate interior and exterior repairs.

Cynthia Linebarger, a resident of the complex, expressed that her general impression of the proposal is good. She stated that there are two places where lighting is needed: the apartment entrances and the walkways. Cynthia confirmed that the glare from the existing lighting makes it hard to see in the complex. She expressed that the fence along the northwest property line is falling down in places and needs to be replaced as it is in bad shape. In addition, bamboo planted on the other side and trees located along it on the project side are pushing on the fence. She described the north fence along the freeway as being short and is easy to look over. She said residents are subject to a lot of freeway noise coming over that fence. It was not rebuilt with the freeway and it should have been. She expressed that there is a lot of wasted space along the edges of the complex where interesting plantings could go. Right now, there are a lot of places in the landscaping where people hide their belongings. She recommended inclusion of two smoking areas. She asked about what was going to happen to the rose garden. She expressed that she and others care for and love the roses. She expressed that they want to keep them.

Boardmember Discussion:

Chair Blakemore expressed:

- That she did not like the string lights intensity and commented they still need to be addressed.
- The rose garden should be retained.

Boardmember Johnson expressed that he likes the project and expressed the following:

- The elevations should be revised to properly depict existing and future landscaping trees and plantings to properly depict before and after project conditions.
- He requested that the applicant clarify the correct location of the property lines on the site plans.
- He approved of the color palette.

Boardmember Little agreed that the thinned out trees and removals would be an improvement. He asked for the following revisions:

- On sheet AS.103, he advised that a railing be added to any kiosk to ensure safety.
- He agreed with Chair Blakemore's comments about the circulation and parking along the road and wants that issue addressed in the parking plan.
- He approved of the colors.

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Boardmember Woolf expressed that the proposed colors are an improvement and that she approved of the choices.

Vice Chair O'Connor identified the following issues that he would like addressed:

- He would like the trees proposed for removal to have ribbons tied to them, so they are visible and easily identified.
- He noted that the scale of the entrance gate off Casitas Pass Road drawing on sheets L0.0, AS1.02 and LS4.1 appears to be off and currently shows the pedestrian walk and sliding entry gate will be located across the frontage of an apartment building.
- He stated that the driveway gate looks long and would not leave adequate space for entry/exit walkways and asked that the site plan be revised to clarify how the pedestrian access would be addressed.
- He commented that there would be no trees to shade the dog park and recommended providing trees in that location.
- He noted the fence along the freeway is still at the original low height adjacent to a now larger built up freeway and recommended it be replaced in the future.
- He liked the lights and preferred the "Whisper White" and "Dark Lagoon" (blue) colors.

He also noted that there currently is an existing smoking area and that a new smoking section is proposed in another location. Mindy informed the Board and applicant that City has a new Multi-family Smoking Ordinance applicable to the project that limits where on the property that smoking would be allowed. She explained that City Code Enforcement and Long Range Planning teams walked the site with the Property Manager to determine where designated smoking could occur.

Chair Blakemore expressed an understanding of the need to remove trees for safety. At the same time, however, she finds 59 removals is too extreme and that there is room for retaining well-placed trees to provide shading for the existing units. She noted that there is a trend in the number of trees being removed in the City. She made the following requests for changes to the project:

- She pointed out where trees could be retained at the south facing areas of buildings 59 and 10 and other south facing areas in the development.
- She expressed that she does not favor of the proposed string lights, as everyone has to look at them and they do not look good in the daytime.
- She asked for revisions to the photometric/lighting plans to identify where lighting fixtures are proposed to be located.
- She also asked for the location of the lighting in relation to the plantings and walkways be provided.
- The lighting fixtures are fine. She noted that the plant palette looks good. She likes the other paint colors but not the brown color.
- She expressed that the proposal is more of a concept plan and would like the revisions to be made and that the project return for final with the issues addressed.

ACTION: Motion by Boardmember, O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval to the Community Development Director with the comments to be addressed in the final plans.

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VOTE: 5-0

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

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

Ex Parte Communications Disclosure: None

Staff Comments:
Bret McNulty presented a review of the project setting and overview background using aerials and the proposed site plans and figures from the applicant's reports. Bret explained that the Board was being asked to focused on a preliminary revised plan set that incorporated a number of staff comments instead of the originally submitted Plan Set was now superseded. Bret reviewed the relevant policies and standards applicable to the project for the Board to consider and identified the following policy consistency and design issues for the Board to address:

Policy Consistency:
- The Board's comments on the proposed antenna and equipment installations in compliance with wireless communications facilities development criteria (B) and (D).
- The Board's comments on the proposed project's consistency with the applicable community design objectives and policies, and "Small Beach Town" character.
- Overall project compliance with the wireless communications development standards; applicable public views preservation, and community design policies.

Design Review:
- The ARB may consider offering the applicant guidance on alternative designs which may help the antennas more effectively blend with the existing building and clock tower architecture while still allowing the facility to meet the required wireless coverage objectives.
- Potential visual effects of proposed antenna panel extensions that would affect the integrated vertical and horizontal scaling of the existing clock tower;
- Compatibility of proposed facility locations within the context of the existing architectural elements and windows (south corner);

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- The adequacy of concealment screening;
- The design and finishes of the proposed screening elements; and
- Maintenance of existing tower and building façades not proposed.

Boardmember Questions:

Boardmember Woolf asked to see the map of cell towers in the area and asked for clarification regarding whether locating new towers are allowed within ¼ mile of existing locations. She also wanted to know the name of the owner of the building. Bret replied that the alternatives analysis identified the locations considered by the applicant and displayed the alternatives map on the screen.

Boardmember Little asked to see a perspective of the clock tower from Cactus Lane. A photo simulation of the view was not available from that perspective.

Boardmember Johnson asked whether the tower would change and what the screening materials are made of. Bret replied that the main tower would not change and indicated on the slide where the antennas are located in relation to the tower. He stated the screening is opaque vinyl. The applicant team clarified that the panel would be the same color and look like the tower while allowing the antenna's RF emissions to pass through.

Applicant Comments:

Applicant, Celeste Magennis, Centerline Communications, and Farah Ali of PMA Architecture (via Zoom), on behalf of Verizon and property owner, Francis Sargus, presented a review of the design revision history and presented an overview of the project and photo simulations showing the prior and currently proposed photo simulations.

Boardmember Discussion:

Boardmember Johnson asked if the antenna covers consisted of a stretched opaque material that is stretched around a wooden frame, typical to other installations that he has seen in Santa Barbara. He noted that type of installation is effective. Farah confirmed the that the antennas would have a wooden frame.

Boardmember Woolf asked if the antenna materials would match the existing stucco material. Farah replied that the materials is textured and will match the existing structure material in appearance while not blocking the RF emissions. She offered to provide samples of the materials and photos of the materials. She stated that they cannot put a solid material like stucco in front of the antenna as it would block the signal.

Boardmember Little recalled that the ARB reviewed other antennas placed on commercial buildings at the Procore facility east of downtown. He asked if Verizon had considered a location at the nearby Eugenia Place commercial buildings approximately ¼ mile north of the currently proposed project site along Linden Avenue. Celeste replied that Verizon had directed her to look specifically at the current location. She said she would inquire with Verizon if they had considered the Eugenia Place locations.

Acting Chair, O'Connor noted that the ARB does not have responsibility for locating the antennas as part of the review only of the design. He observed that the Verizon study identified the location and

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the Planning Commission would review its appropriateness. He asked if there was an acoustic study of the emissions associated with the project and about the historic study findings. Celeste replied that there would be no detectable noise next to the antenna. She stated that a historic consultant hired by Verizon prepared a report assessing the historic significance of the project. Bret added that the historic study cited local, state and federal criterion for determining historical structure significance and had determined that the building was locally significant. He noted this was relevant to the City's environmental review of the project. O'Connor added that the historical significance issue would be addressed further along in the review process.

Public Comments:
Jerry Binko, resident, and owner of the Longevity Lab located across the street from the proposed tower location expressed shock that the ARB was considering allowing Verizon to install an antenna array in the middle of the downtown. He compared the situation to an old story about Hill Valley, and now he is trying to save the clock tower. He does not see anyone demanding more cell service in this location. He asked why Verizon cannot move the project ¼ mile out of the downtown and expressed frustration that Verizon did not know the type of materials being used. He expressed that he could not believe that the City is considering allowing this in the beautiful downtown and expressed his opposition to the project.

Erin Chadwick, a local business owner and resident expressed that she is present to urge the Board to reject the proposed Verizon tower. She expressed that Carpinteria is one of the last true beach towns in California, where small town charm, and natural beauty, and community pride still matter. She expressed that yet another antenna, does not need to be next to our park, our walkways, or ocean views. She expressed that it need not be anywhere that people come to enjoy the peace and simplicity that make Carpinteria special, especially at the entrance to the downtown core. She stated she is not against technology, but rather is for thoughtful planning. More ugly cellphone towers are not thoughtful planning. Instead, it is visual pollution, permanent, and is not appropriate for Carpinteria. She noted that the City only has a handful of historic buildings and asked why would we want to use a historical building for the location. She expressed that it is what Verizon wants, but Carpinterians don't want that. She pointed out that she uses Verizon downtown and that her signal is fine. She concluded that the project is about big profit at the expense of our small town character. People chose Carpinteria and choose to protect the look and feel of downtown.

Whitney Noll, owner of the Pacific Health Foods at 944 Linden Avenue, stated that she came to speak about the structural integrity of the building area around her store that is located inside the building and under the proposed south antenna array. She provided an email attesting to the structural integrity of the building. She noted that the old construction materials and how much they invested into their building and stated they are afraid that the mounting on the south side would compromise the integrity of their walk-in refrigerator. They were required by the City to have two parking spots that Verizon is proposing to use for their use. She expressed that Verizon did not come into their market and inspect the area above the store and inspect it for its ability to support the antennas.

Tyler Wilson expressed that he echoes the concerns of the other speakers. He expressed that the project is pretty bad. He cited his experience with a Verizon project located at 21 Cota Street in Santa Barbara. He stated that Verizon promised the antenna array at 21 Cota Street would be designed to not be noticeable and now it looks horrible in that location. He encouraged the Board to go take a look upstairs on the roof of that building. He expressed he has a good wireless signal downtown and that he

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shops there all the time. He expressed that the project is what Verizon wants, but that is not what the community wants.

Gary Campopiano, resident, former ARB member, and Verizon customer, expressed that they cannot put the antennas on a historic Art Deco building. He stated there is no way you can add wings to a historic Art Deco tower and have it work.

Boardmember Discussion:

Boardmember Woolf noted that she appreciated the comments and in the past has reviewed over 40 applications for antenna installations. She expressed that Verizon always asks for the biggest project they can get. She expressed that the project would ruin the one architectural feature the town has at its most important intersection. She expressed that she would not recommend making changes to the building. She stated that the applicant had not provided information that would help her determine the proposal is the solution. She stated that cell towers can go in locations all over and that it is a big ask in this location. She expressed that she hopes they can find another location, but that she would have to say no to the project as proposed in this location.

Boardmember Little expressed agreement with Boardmember Woolf's comments and encouraged the applicant to look into an alternative location or on Eugenia Place. He stated that he is not in favor of putting vinyl next to a stucco surface as the vinyl will degrade over time. He expressed that he did not see why the antennas had to be located at the corner of the building and recommended:

- Leaving the tower alone and looking at moving the antennas back toward the center of the building, determine how it would appear, and if it could meet the project's purpose.

Boardmember Johnson expressed disagreement and said he believes the project is sensitively and thoughtfully designed. He cited his experience with the proposed material and said he believes it would look just like the plaster. He expressed further, that he needed:

- The applicant to provide verification that the material is the same as the type used around town.

He believes that the building department will ensure that it is constructed with integrity. Otherwise, he expressed that it is well designed and that he supports the project.

Acting Chair O'Connor expressed that the existing building is not being maintained. He stated the Board deserves additional analysis and asked for the following information from Verizon:

- A revised discussion of the alternative sites considered by Verizon with a discussion about why other locations were rejected and the current location was selected.
- He asked for more information regarding the building's historical significance to demonstrate that if the structure is truly at a level of historical significance. He explained that in his experience, other historical buildings are subject to rigorous historical review, and at this point the information is just not provided.

He noted the staff report asks that the ARB comment on policy and design issues. He expressed that the most important items he has identified are as follows:

- The visual impact of the installations;
- The incompatibility and inappropriateness of the project in that location;

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- Concern that the future maintenance of the tower is called into question due to the lack of maintenance of the tower and building. He noted examples of neglect including the non-functioning clock and crumbling masonry that he observed falling to the sidewalk as pedestrians walked underneath.
- He cited General Plan Community Design Element Objective 10 (Frontages), and expressed that the Board could not make the required findings consistent with this objective.
- He further expressed that maintaining the frontage of the building is a pivotal issue for this project.

Bret explained that Verizon has expressed they want to work with the community on the design and asked the Board to continue the item to give them a chance to respond with a revised set of plans to the expressed concerns.

ACTION: Motion by Boardmember Woolf, to provide a continuance to review a different location. The Motion failed for lack of a second.

ACTION Motion by Boardmember Johnson, second by Boardmember Little, to continue preliminary review and provide an opportunity to restudy the project and address the ARB's comments.

VOTE: 3-1

OTHER BUSINESS: None

CONSENT CALENDAR:

5) Action Minutes of the Architectural Review Board Meeting of July 31, 2025

ACTION: Motion by Boardmember Johnson, seconded by Boardmember O'Connor to approve the July 31, 2025 meeting minutes.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None

ADJOURNMENT

Chair Blakemore adjourned the meeting at 8:42 p.m. to the next scheduled meeting to be held tentatively on,

November 13, 2025 at 5:30 pm.

All Boardmembers present expect to attend.

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Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date November 13, 2025

ACTION MINUTES

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

ROLL CALL

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

Boardmembers absent: Lisa Woolf

OTHERS PRESENT: 9 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

1)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 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.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith provided a presentation of the project revisions in response to the Board's comments at their 7/31/2025 meeting. She reviewed how the applicant addressed the Board comments as follows:

- The applicant submitted new site plans with the proposed travertine tiles and brown concrete shown at specified locations.
- Revised the plan set to coordinate with the landscaping plan.
- Provided a proposed alternative lighting fixture as requested by the Board that is not traditionally a design considered night-sky friendly but is opaque. The applicant also added another potential alternative design that is shielded. Marysol compared the features of the two light choices.

Marysol, then reviewed the applicant's additional changes to the previously proposed project, as follows:

- 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 reduced the depth of the main entryway.

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- The large gable on the north (side) elevation was replaced instead for two smaller gables.
- The proposed roofing material changed from composition shingled to standing seam metal roof.
- A new carveout for the required parking space would be provided in the public right-of-way to the north of the entry walkway.
- The relocated HVAC equipment out of the required yard setback.
- The plans included updated information about three small fruit trees proposed to be removed in addition to the trees previously included on the plans.

She informed the Board that one public comment was received prior to the meeting in which the commentor expressed that they liked the project, but the light fixture proposed was not as shielded as the light fixture presented for preliminary review.

Summary of Issues

- Marysol presented the summary of design issues for the Board to consider, including:
- The adequacy of final working drawings.
- Updates to the design.
- Landscaping and hardscaping.
- Colors and materials.
- Design of the exterior light fixture compatibility with the City's night-sky friendly policies.

Public Comments: None

Applicant Comments: The applicant Dylan Chappell, Architect, and owners Allan Smith and Erica Camardella were present. Dylan asked that the Board support the alternative light fixture instead of the proposed one.

Boardmember Discussion:

Boardmember Little noticed a small area on the plans next to the garage, shown on Plan Sheet 2.1, and suggested that it be incorporated into the secondary space, also labeled "garage" to provide more usable space since it is very narrow.

Vice Chair O'Connor expressed that he likes the changes. He referred to his comment during the preliminary review about pool safety measures and shielding of the pool equipment. He noted that they had addressed shielding of the equipment from the pool side and still recommends they completely enclose the equipment.

Boardmember Johnson expressed that he liked the project and that they did a good job.

Chair Blakemore agreed with Vice Chair O'Connor about the shielding and recommended they shield the pool equipment and they can look to shrubs to help achieve this. She praised Dylan's work on the project revisions and told him and the owners that they did a good job on the project. She expressed preference for the alternative light fixture, agreeing with the architect and owners.

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

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VOTE: 4-0

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 from the 5/1/2025 ARB meeting, 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.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation of the proposed increase in the size of the residence to by 183 square feet and the garage by 6 square feet and the building height lowered by 7 inches compared to the previous version of the project. The changes include an increase of 2,250 square foot lot size as part of a Lot Line Adjustment that is now part of the project description and would create two identical lots. This increased the buildable area on the lot. She reviewed the changes to the interior, plates, pop outs, the gable roof, and described the exterior changes and colors. She reviewed the revised landscaping plans with a new lawn sitting area with a new olive tree. Syndi summarized the ARB comments from the 5/1/2025 meeting, as follows:

- 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

Syndi explained the proposed Lot Line Adjustment between the existing parcel and the parcel to the north. She reviewed the changes to the floor plans and elevations and described how the changes addressed the previous comments. She noted the potential for Sea Level Rise impacts to the project and noted for the record that the applicant has chosen not to raise the proposed foundation or grade of the site.

Public Comments:
Marilyn Jenkins noted one ARB member had previously asked about the plan for the Stein property. She expressed that she has the same question as the house has been left in an unsightly state with missing tiles, dead landscaping, and untrimmed hedges. She stated that the house is right on the property line and cannot be moved. She noted that the contractor has not cut the hedge and it is still at

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1.5 stories tall and the story poles cannot be seen behind the hedge and do not show the dimensions of the house and its extent all the way to the Linden Avenue frontage. She expressed that the neighborhood is concerned about what will built in this location. She noted that the ARB had asked that the size be reduced but it has increased. She said she heard that all three properties had submitted applications to become vacation rentals. She said that is exemplified by how a bathroom is proposed for each of the bedrooms and it will be a party house. She said that she talked with the manager of the La Playa property who told her they are having trouble renting the property. She expressed that with the two houses being constructed and the new hotel, that we are approving too many vacation rentals. She recommended the ARB members walk down Dorrance Way. She noted there are several houses built in the last five years in the neighborhood that are smaller and expressed that the taller three houses being proposed are so close together that they would be out of character with the existing beach neighborhood.

Boardmember Discussion:

Boardmember Little commented that he really likes the redesign, especially with the Lot Line Adjustment as it makes a big difference on the house. He did find it odd in the backyard to have flagstone that go into pavers. He said he would go with all pavers or all flagstone for continuity. He noted that chairs are shown on the gravel and that would not work. He recommended a change from decomposed granite gravel. He would like to see an iron gate instead of the wood gate at the street entry. He stated that unrelated to this project, he requested that the existing tiles be saved when the garage on the Stein property is torn down. He expressed that overall, he really likes the design of the project. He further expressed a concern that it might become a party house and hoped that the owners would live there instead.

Boardmember Johnson stated that the changes are an improvement and thanked the applicant for responding to the ARB's comments. He expressed that the site is zoned for Single Family Residential and that it would be required to comply with the zoning. However, that is a planning issue and that is not the purview of the ARB. In regard to the backyard, he recommended that they let the applicant play around with what they want to have back there. He then thanked the applicant for agreeing to change the color to match the darker cream/beige stucco color at Dart Coffee in Linden Square.

Vice Chair O'Connor agreed with Boardmember Johnson that the applicant had addressed the ARB comments. He expressed that the debate over larger versus smaller with the neighbors is going to continue. He expressed that he is sensitive to the location of the power pole and requested the applicant to remove it as it would be a great contribution and facilitate removal of the adjacent garage. The applicant agreed, and expressed that they would look into removing the power pole.

Vice Chair O'Connor agreed that the bedroom to bathroom ratio is a signal that raises concern with him regarding the potential for vacation rental use of the house. He stated that this ratio is considered "Lux" and is not typical in the beach neighborhood and that is why there is criticism. He further expressed concern about the very narrow driveway and the addition of a curb cut for ingress and egress into an already crowded space. He asked why the applicant does not propose to address the sea level rise issue by raising the foundation. The applicant shared that raising the foundation would also increase the height, and they are trying to keep the height down. Vice Chair O'Connor expressed that he would not ask for it and said it would be up to the applicant to raise the foundation. In addition, he asked for clarification about the use of heavy flagstone on the second story deck above and the applicant explained how the installation would address drainage and weight.

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Chair Blakemore noted a new tree that was added along the north side walkway on the elevation that was not on the planting plan. She was happy to see that a tree was being added to that location. She noted there is more time for changes as they would be coming back for Final review. Chair Blakemore expressed that the tree should be added to the planting plan and that she would also like more planting along the Stein House side of the walkway, enough that it would provide visual interest and shield views of the potential "bowling alley" appearance of the long walkway at the side of the building. She also noted the paving in front of the side gate goes right to the property line and that the fence continues on past the gate. She expressed that this configuration would look out of place in that location and could be revised to achieve a softer, improved appearance. She asked for more information about the lighting fixture to confirm it is Night Sky compliant, and expressed that she likes the look. Syndi noted that the light element is recessed into the sconce cap, but agreed that the final cut sheet with specifications would be required for Final review.

Chair Blakemore further expressed that the massing and articulation of the project has improved and that she is more comfortable about the massing because the lot is bigger and makes it work. She also expressed concerned that it would become a vacation rental but that this was not the purview of the ARB and the City would address the issue.

The owner explained the reason they chose a solid wood gate at the front location was to block the headlights of cars shining into the main bedroom window and to provide a design consistent with the garage doors and requested that the wood gate be allowed. Boardmember Little expressed his understanding of their reasons for wanting to keep the gate as designed.

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

VOTE: 4-0

3)Project: Kolbe Garage Door Relocation, Fencing and Landscaping
Project 25-2360-DR/ARB
Address: 4445 La Tierra Lane
Applicant: 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.

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Ex Parte Communications Disclosure: None.

Staff Comments:
Bret McNulty provided a presentation describing the project using aerials, site plans and site photos to show the neighborhood context and detailed existing conditions on the project site. He reviewed the proposed hardscape plans and the change in the garage door to a front-loaded direction to the street. He then reviewed the proposed garage door and lighting materials and specification sheets and the proposed landscaping and planting plans. Bret displayed photos of the existing and proposed new fencing and discussed the proposed reuse and reconfiguration of the existing 3 foot-high fence and gates that are located along the cul-de-sac frontage. He reviewed the proposed new side property fencing materials and colors shown on the specification sheet. Using photos of the site frontage he described the proposed removal and replacement of the existing 15-17 foot-tall ginkgo biloba tree in the planting strip in the public right-of-way between the sidewalk and curb.

Bret described the applicable Community Design Element and Canalino/Santa Monica/El Carro Neighborhood (Community Design Subarea 3) Policies in the Carpinteria General Plan and the design regulations in the Carpinteria Municipal Code Title 14 applicable to the project.

He noted that the ARB should provide input on the appropriateness of the proposed fencing styles, and heights as it relates to neighborhood compatibility, design, and safety, as well as the overall project design in relationship to the neighborhood context.

He asked that the ARB comment on the following 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.

Questions for Staff:

Boardmember Johnson asked about whether it is appropriate to have a gate located in this location that provides no vehicle cueing area in front of the driveway to allow the gate to open so as to not block traffic. Chair Blakemore noted that it is located in a cul-de-sac and Bret noted there are no requirements in this location

Questions for the Applicant:
The applicant Hunter McGrath Ruiz, H. McGrath Designs LLC, and Jessica Kolbe

Boardmember Little asked the applicant if they planted the California Fan Palm in the landscaping strip. The applicant replied that it was there when they purchased the house and he did not know if the previous owner had planted the tree. Boardmember Little asked if they would expect to keep the existing trailer in the new driveway. The applicant explained that the trailer belonged to the previous owner and would not be an issue for them.

Public Comments: None

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Boardmember Discussion:

Vice Chair O'Connor expressed that he thought it was overall great and that it is a good move to put the garage door and driveway in the front. He suggested that the ARB recommend preliminary and final approval of the project.

Boardmember Johnson asked for verification regarding the look of the garage door and noted he preferred front facing garages if they are well done. He recommended that the applicant consider adding a trellis with plantings around the garage door and suggested they would be perfect for holiday lights.

Boardmember Little suggested that the applicant also remove the palm tree when removing the ginkgo biloba. He noted that the palm seems out of place in that location and it would provide an opportunity for another tree to be planted. He expressed that he really likes the landscape plan and expressed that it will be a great place to hang out. He likes the landscape lights as long as they comply with the City's required night-sky requirements and asked for confirmation.

Chair Blakemore expressed that she really liked the project and anytime that concrete is replaced by gardens. She agreed with Boardmember Johnson that she wanted more details about the design of the area around the garage door before finalizing things. She noted that the *Aesculus Californica* (California Buckeye) tree will grow 40 feet tall and that the applicant may want to consider another tree. The applicant explained that instead of the Buckeye there is a tree that was developed at the Santa Barbara Botanical Gardens they would like to plant. Chair Blakemore also suggested that the applicant use *Verbena lilacina 'De La Mina'* (Purple Cedros Island Verbena) instead of the lavender in the street landscape area as it is tougher in exposed areas and will look better. She expressed that she finds the fence appropriate. She expressed that she would like the applicant to reconsider the solar lights but that is up to them. She disagreed about removing the palm tree.

ACTION: Motion by Vice Chair, O'Connor, seconded by Chair Blakemore, to recommend preliminary and final review approval upon consent of Boardmember Johnson pending his review of the garage door design.

VOTE: 4-0

OTHER BUSINESS: None

CONSENT CALENDAR:

4) Action Minutes of the Architectural Review Board Meeting of September 25, 2025

ACTION: Motion by Vice Chair O'Connor, seconded by Chair Blakemore to approve the minutes as presented.

VOTE: 4-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

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New Ojai Rôtie Deux Sign at 5003 Carpinteria Avenue: Marysol Smith and the applicant presented the designs and photo simulations for two proposed new raised and backlit metal signs with the words "Ojai Rôtie" laser cut through the metal to allow them to be illuminated from behind. The signs will be made of corten metal that will age over time and take on a rustic rusty appearance consistent with the restaurant's theme. The first sign would measure 28 inches tall by 48 inches wide and be mounted on the brick wall of the building located to the right of the entry doors as seen from Linden Avenue. The second sign would measure 14 inches tall by 24 inches wide and be mounted on the brick wall next to the right side of window facing Carpinteria Avenue. The mounting would "float" the signs 3.5 inches above the wall allow light to frame the four sides of the signs. Staff asked the Board to provide comments to the Director regarding the design of sign. Boardmembers expressed that they liked the signs and recommended the applicant select an appropriate light temperature and intensity that is consistent with the City's night sky friendly policies (warm and low) and that they add a dimmer switch to help further attain an appropriate level of illumination for the setting.

ADJOURNMENT

Chair Blakemore will not be able to attend the December 11, 2025 ARB meeting.

Chair Blakemore adjourned the meeting to the next scheduled meeting to be held tentatively on December 11, 2025 at 5:30 pm.

All Boardmembers present expect to attend.

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Chair, Architectural Review Board

ATTEST:

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Secretary, Architectural Review Board

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