Architectural Review Board
Meeting Agenda

Thursday, January 29, 2026 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: Burgess-Birk Residence Remodel & Addition, Project 25-2328-CUP/CDP/ARB
Address: 748 Maple Avenue
Applicant: Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for final review of a proposal to construct additions totaling 1,836 square-feet to an existing 997 square-foot single-family residence. The resultant residence would be 2,833 square-feet in size with a maximum height of 21.83 feet above finished grade. The site is 5,878 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-321-011, addressed as 748 Maple Avenue.

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

Request of Paige Mascari, Becker Studios, agent, for 4956 Fifth, LLC, to consider Project 25-2335-DP/CDP/ARB for final review of a proposal for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. 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. The existing carport and uncovered parking area would remain and continue to provide 13 on-site parking spaces. Vehicular access to the site would remain at the rear off of Sixth Place. The project site is 12,750 square-feet in size, zoned Planned Residential Development (PRD-20), and is shown as APNs 003-312-012 and 003-312-013.

3. Project: Surf Cottages Condominiums, Project 25-2331-DP/CDP/ARB
Address: 4716 Seventh Street
Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC
Planner: Megan Musolf

Request of Request of Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC, to consider Project 25-2331-DP/CDP/ARB for preliminary review of a proposal to remodel and add a second story to an existing single-family dwelling, and construct a new two-story two-unit building, to create a total of three condominium units on the property. The resulting single-family residence would be 2,141 square feet with a maximum height of 23 feet 9 inches, and the two new units would be 1,968 and 1,966 square feet, respectively, with a maximum building height of 26 feet 9 inches. A two-car garage would be constructed for each unit and one on-site guest parking space would be

provided. The project would include all new hardscaping and landscaping, including relocating the existing curb cut and driveway off Seventh Street. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street.

OTHER BUSINESS

CONSENT CALENDAR

4. Action Minutes of the Architectural Review Board Meeting of December 11, 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, February 12, 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, January 22, 2026 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 January 29, 2026

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

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

Project Review: ☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is a final review of a request to construct a total of 1,836 square-feet of additions to an existing legal-nonconforming 997 square-foot single-family residence. A 658 square-foot addition to the first floor would reconfigure the existing residence with a new 400 square-foot attached one-car garage and 258 square-feet of additional living space. A new 1,178 square-foot second story would contain three bedrooms and additional living space. The resultant residence would be 2,833 square-feet in size. The maximum roof ridge height of the residence would be 21.83 feet above finished grade. An existing 287 square-foot detached one-car garage would be converted to a storage room. The project would include new landscaping and hardscape.

Final architectural plans are included in Attachment A, and the final colors and materials board and specification sheets are provided in Attachment B.

PROJECT HISTORY

Architectural Review Board (ARB)

The project received preliminary review by the ARB on July 31, 2025. At that meeting, two members of the public provided comments on the proposal, one in support and one with questions about the proposed construction timeline. Six public comment letters were received from four parties regarding the project, with three parties in support and one party in opposition. At the meeting, two boardmembers expressed concerns about the current vacancy of the subject residence and long-term deferred maintenance of the property. The rest of the ARB was generally supportive of the project design and voted 3-2 (O'Connor and Woolf dissented) to recommend preliminary approval to the Planning Commission with the following comments:

1. Explore narrowing the driveway at the street to retain the Jacaranda street tree;
2. Reduce the depth of the proposed garage to 24-feet and push it back out of the front setback,
3. Revise the north elevation to be more in scale with the rest of the building,
4. Narrow the width of the proposed new driveway,
5. Revise the landscaping plant list to include more flowering perennials, use less-invasive *Lomandra* grass, and consider a *Kurapia* ground cover instead of turf for the rear lawn area.

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

- The proposed garage was pushed back out of the front setback and the depth reduced from 36-feet to 31-feet,
- The reduced size of the garage brought the north elevation into scale with the rest of the building,
- The proposed driveway width was reduced from 16-feet to 14-feet, but still included the removal of the Jacaranda street tree, and
- The landscaping plants were updated to reflect more flowering perennials and *Lomandra* grasses.

A copy of the Meeting Minutes from the July 31, 2025 ARB Meeting can be found in Attachment C and excerpted sheets from the Preliminary Plans, now superseded, are in Attachment D.

Planning Commission

The updated plans were reviewed by the Planning Commission at their November 3, 2025 meeting. At the meeting, two members of the public commented on the proposal: one with concerns about inclusion of the back unit on the property into the project scope, and one with a request for the project to be continued so they could research an easement. Two public comment letters were received regarding the project, both regarding inclusion of the back unit on the property into the project scope.

Generally, the Planning Commissioners were supportive of the merits of the project as presented. However, during the review of the project, several Planning Commission members raised concerns about the expansion of the driveway on Maple Avenue and the proposed removal of the Jacaranda street tree, in alignment with the ARB's comments on the project. After a lengthy discussion in which the majority of the Commission expressed a strong desire to see the street tree retained, the project was approved with a 5-0 vote contingent on the addition of an additional Condition of Approval that would require the driveway on Maple Avenue to remain in the existing location with minimal expansion to avoid damage to the Jacaranda street tree.

Excerpted sheets from the November 3, 2025 Planning Commission Review Plans, now superseded, are in Attachment E.

On December 1, 2025, the Planning Commission reviewed a request to revise the Conditions of Approval for the project that would eliminate the new condition for the driveway that was added at the prior meeting. At the December meeting, the Planning Commission voted 5-0 to continue the item to a future meeting with direction to staff to return with a Resolution for denial of the request to revise the Conditions of Approval. Following the Planning Commission meeting, the applicant submitted a letter to withdraw their request to revise the Conditions of Approval for the project. As such, the project remains approved subject to the original Conditions of Approval from the November 3, 2025 Planning Commission meeting.

PROJECT ANALYSIS

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

- The existing driveway apron on Maple Avenue has been retained and the proposed driveway layout has been modified for access to the new garage,
- The new sidewalk along Maple Avenue has been eliminated,
- The height of the steel guardrail around the perimeter of the second story balcony has been increased from one-foot to two-feet,
- The eyebrow roofs over the rear porch and rear garage door have each been widened by approximately two-feet,
- The landscaping plans have been further modified to reflect the above hardscape changes, and now include an irrigation plan, irrigation details, and planting details,
- The proposed exterior siding and shake will now be painted with olive green tones rather than using the Hardie stock colors, and
- The proposed exterior light fixture has been changed to a more contemporary design.

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 A7.0 of the proposed final plans in Attachment A. The proposed exterior light fixture and specifications are shown on Sheets G1.0 and A6.0 in Attachment A and the cut sheet can be found in Attachment B. 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 design revisions for architectural style, details, and color scheme;
- Proposed landscaping and hardscape revisions, including the MWELO documentation;
- Proposed exterior lighting fixture and night-sky friendly compliance; and
- Compatibility with the neighborhood and the "small beach town" character.

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 & Specification Sheets
Attachment C- ARB Meeting Minutes from July 31, 2025
Attachment D- Excerpted Sheets from the Preliminary Plans (superseded)
Attachment E- Excerpted Sheets from the Planning Commission Review Plans (superseded)

Attachment A

Final Architectural Plans

Burgess-Birk Residence Remodel & Addition

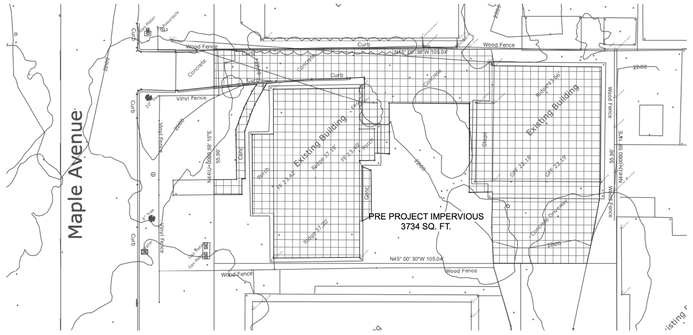
Project #25-2328-CUP/CDP/ARB

Final ARB Review

January 29, 2026

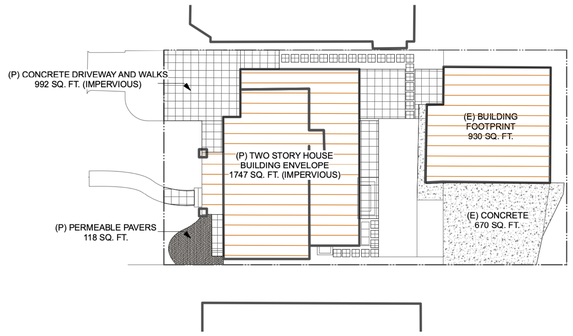
748 MAPLE AVE.

SWMP



PRE-CONSTRUCTION EXHIBIT 2

feet 0 8 16 32 SCALE 1/16" = 1'-0"



TOTAL NEW AND REPLACED IMPERVIOUS = 2,739 SQ. FT.

TIER 1: STORMWATER CONTROL EXHIBIT 1

feet 0 8 16 32 SCALE 1/16" = 1'-0"

NORTH

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	748 MAPLE AVE
Project Location [Street Address if available, or intersection and/or APN]	748 MAPLE AVE Carpinteria, CA 93013
Name of Owner or Developer	GORDON BURGESS
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]	560
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	2,179
Total Pre-Project Impervious Surface Area	3,716
Total Post-Project Impervious Surface Area	4,340
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

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 standards are 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.

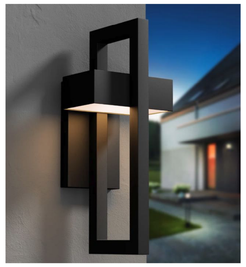
☐ Additional comments:_____

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

DARK SKY COMPLIANT LIGHT FIXTURE (ALMANTAS ALUMINUM LED OUTDOOR WALL LIGHT)

Certifications

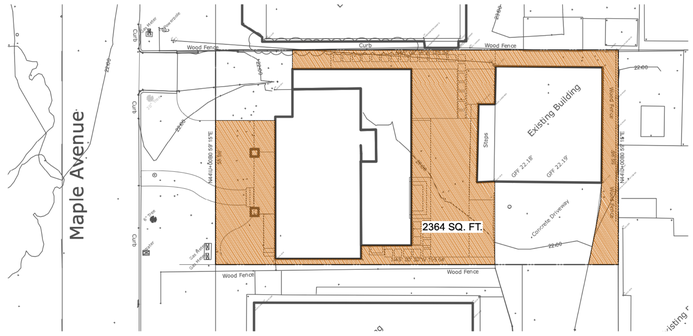
Dark Sky Compliant	Yes



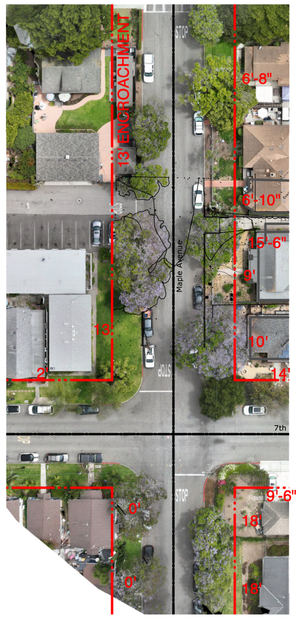
Details

Product Type	Outdoor Sconce
Power Source	Hardwired
What is Dry, Damp or Wet Location Rated?	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Weatherproof	Yes
Powder Coated Finish	Yes
Voltage	110 Volt
Light Fixture Shape	Square / Rectangle
Integrated LED	Yes
Integrated LED Wattage	9 Watt
Integrated LED Brightness (Lumens)	900lm
Integrated LED Color Temperature	3,000K
Integrated LED Color Rendering Index (CRI)	80
Integrated LED Rated Lifespan	50,000 hours

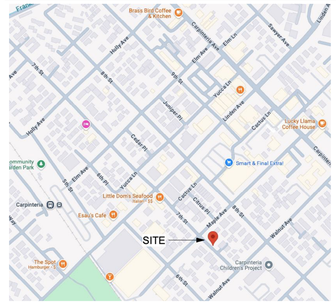
OPEN SPACE DIAGRAM



AVERAGE SETBACK DIAGRAM



VICINITY MAP


SITE
Brass Bird Coffee & Kitchen
Lucky Llama Coffee House
Smart & Final Extra
Little Downs Seafood Market
Eaua's Cafe
The Spot Hamburger
Carpinteria Children's Project
Carpinteria
Linden Ave
Holly Ave
Ash Ave
Elm Ave
Fig Ln
Palm Ave
Cypress Ln
Cypress Ave
Linden Ave
Holly Ave
Ash Ave
Walnut Ave
Walnut Ave
Sterling Ave
Casitas Ln
Casitas Pass Rd
Via Real
Via Real
Via Real

GENERAL NOTES

CODE COMPLIANCE:
All construction shall comply with the latest edition of the Title 24 California Building Standards Code which adopts by reference portions of the International Building Code and all other applicable codes, ordinances, statutes, and regulations including.

Permits, Fees and Approvals:
The Contractor shall obtain and pay for all permits, licenses, and fees, required by all governing entities as necessary for successful completion of the project with the exception of the general building permit and deputy inspections which will be furnished and paid for by the owner.
The Contractor shall procure all notices and licenses required for the completion of the work. The cost of these notices and licenses is incidental to other items and as such, no additional payment will be made for costs incurred in obtaining the required notices and licenses or in conforming to the requirements thereof.

General Conditions:
The contract documents represent the finished structure. Unless otherwise shown, they do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures.
Observation visits to the site by field representatives of The Architect shall not include inspections of the protective measures or the construction procedures used by The Contractor. Any support services performed by The Architect during construction shall be distinguished from continuous and detailed inspection services furnished by others. The support services performed by The Architect are performed solely for the purpose of assisting the quality control and in achieving conformance with the contract documents, but they do not guarantee The Contractor's performance and shall not be construed as supervision of construction.

Existing Conditions:
The Contractor shall verify all dimensions, elevations, and any existing conditions at the site before commencing work and report any discrepancies to The Architect prior to starting the work. Any work performed without the authorization of The Architect and Owner shall be corrected by the General Contractor at his own expense and at no expense to the Owner and Architect.
It is The Contractor's responsibility to inspect and examine the work, and to ascertain and evaluate the job conditions, and access the complexities or difficulties to be encountered as not all existing conditions are indicated on the drawings.

Utilities:
The Contractor will be held responsible for the location and the protection of all existing utility lines above and below grade, including but not limited to, electrical, sewer, water, reclaimed water, irrigation, gas, telephone, data etc. In addition, The Contractor shall caution all subcontractors that the site and public right-of-way contains underground utility lines. The drawings show diagrammatically the approximate location of the underground utilities where information is available, but the drawings are not exact as to the quantity, extent or location of such lines. The Contractor shall contact Dig Alert at HYPERLINK "tel:(800)%20227-2600"1.800.227.2600 two working days prior to any excavation.
The Contractor shall record on the Record Drawings, the exact location of all underground utilities encountered, disconnect and cap as required, and repair any damage to existing utilities as a result of the work under this contract. All anticipated interruption of utility services shall be reported to the Owner two days prior to work commencing on said utility.

Demolition:
Demolition drawings, if provided, are for general information only. The Contractor and Sub-Contractors shall review the drawings and existing conditions to define the scope of demolition involved to accomplish the work.

Asbestos Alert:
The Contractor is made aware of, that in buildings or portions thereof constructed prior to 1972, or thereabouts, there is a serious possibility that some existing construction materials may contain asbestos.
If asbestos containing materials, or suspected materials are encountered, The Contractor shall notify The Owner to immediately engage a qualified industrial engineer to inspect the existing materials in the area to be altered or renovated, identify the existing materials containing asbestos, take random samples, submit to a laboratory for tests, and write a report regarding the abatement of existing, if any, asbestos fibers. The Contractor shall not disturb materials containing asbestos until these materials have been positively identified.
Refer to California Department of Industrial Relations.
a) Title 8, Section 5208
b) Asbestos Federal Code Regulations 006
c) EPA title 4, Code of federal regulations Part 6
d) EPA 560/5-83-002 asbestos abatement
e) EPA 560/5-83-002 guidance for controlling friable asbestos-containing materials in building.

Lead Alert:
The employer or contractor must send notification prior to the start of the job unless: the lead content of the material disturbed is less than 0.5 percent, 5,000 parts per million (weight by weight) or 1.0 mg./cm2, the amount of lead-containing material is less than 100 square feet or 100 linear feet; or the only task is torch cutting or welding for no longer than one hour per shift.
Applicable standards
Title 8, California Code of Regulations, Chapter 4, Subchapter 4, Article 4, Section 1532.1(p)
What's needed
The written notification must be sent in a manner to reach the nearest Cal/OSHA district office at least 24 hours prior to the start of lead work. Urgent and unforeseen work may be reported by phone at the start of the job, but must be followed by written confirmation within 24 hours of the call. There is an annual notification option for employers conducting ongoing lead-related operations and maintenance work on stationary steel structures.

Temporary Protection:
The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal hours of operation.

Damage and Theft:
Any work or materials of one trade damaged by another trade becomes the responsibility of the offending trade. The damaged work shall be repaired or replaced by the original installer and the costs borne by the offender. Any materials stolen from the premises or damaged either before or after installation shall be replaced by The Contractor at no additional cost to The Owner. The General Contractor shall take all necessary precautions such as barricades, guards, etc., as required to prevent damage and theft. Special care shall be taken to protect work in place, materials and equipment stored, etc., from theft and vandalism.

Operation and Maintenance Manual:
The Contractor shall provide the building owner with a complete operations manual prior to final inspection. The manual shall include a complete set of product operating, maintenance care and warranty instructions and information for all appliances, equipment, and finishes.

Manufacturers Directions:
Where specifications require work to be performed in accordance with manufacturer's directions, the Contractor shall obtain and distribute copies of said directions to The Architect and The Owner before starting the affected part of the work.

Fireblocking:
Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between stories and between the top story and the roof space.

Fireblocking materials shall consist of 2 inches nominal lumber or two thicknesses 1-inch nominal lumber with broken lap joints or one thickness of 12/32 inch wood structural panel with joints back by 23/32 wood structural panel or one thickness of 3/4" Type 2-M particleboard with joints backed by 3/4 inch Type 2-M particle board. Fire blocks may also be of gypsum board, cement fiber board, batts or blankets of mineral or glass fiber, or other approved materials installed in such a manner as to be securely retained in place. Loose-fill insulation material shall not be used as a fire block material. Walls having parallel or staggered studs for sound-transmission control shall have fire blocks of batts or blankets of mineral or glass fiber or other approved flexible material.

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

Exterior Joints:
All exterior joints around window and doorframes, between walls and foundations, between walls and roof, between wall panels, at penetrations of utilities through the envelope shall be sealed, and/or weather-stripped to limit air leakage.

Concrete Embedment:
Prior to pouring any Concrete, the Contractor shall make certain that all embedded items and materials, including the work of other trades, are in place and securely anchored prior to any inspection. All embedded items partially exposed, or with less than the required coverage, shall be of a corrosion resistant finish or material.

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

Finishes:
All finishes shall comply with requirements of the Building Code and local codes, whichever is most restrictive.
All gypsum wall board (GWB) shall be 5/8" thick typically. Use "type x" gypsum board where indicated on the Drawings or as required in areas needing fire-resistive construction.
Use water resistant gypsum wall board (WR GWB), or equivalent, where indicated or required in areas subject to moisture penetration.
Where framed walls and partitions are covered on the interior with plaster, tile, or similar materials and are subjected to water splash, the framing shall be protected with approved waterproofing paper.
Where applicable, box-in all electrical boxes and all recessed ceiling light fixtures with 5/8" "type x" gypsum wall board to maintain the assembly integrity when installed in fire rated assemblies.
Necessary work such as cutting holes, repairing holes, access panel installation, finish repairs, wall texturing, paint touch-up, and telecommunications systems shall be included as a part of the work of this contract. Where matching existing finishes, the new finish shall cover the surface to nearest plane change.

Clean-Up:
The Contractor shall at all times keep the site clean and free of all waste material or rubbish caused by his operations. At the completion of the work, The Contractor shall remove all waste materials and rubbish from and about the project and legally dispose of. All tools, construction equipment, machinery, and surplus materials shall be removed from the site. All demolished and removed materials and fixtures become the property of The Contractor unless otherwise noted.

Waste Management:
The following waste categories, at a minimum, shall be diverted from landfill:
a) green waste
b) inerts (soil, rock, concrete, masonry, glass)
c) clean dimensional wood, palette wood, plywood, particle board, etc.
d) cardboard, paper, packaging
e) all metals
f) insulation
g) gypsum wall board
h) carpet and pad
i) paint
j) plastics: ABS, PVC
Construction waste reduction, disposal and recycling to comply with Section 5.408 of the California Green Building Standards Code.

Construction Waste Management Plan:
Documentation shall be provided to the enforcing agency which demonstrates compliance with section 5.408.2, Items 1-4. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.
1. Identify the materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determine if materials will be sorted on-site or mixed.
3. Identify diversion facilities where material collected will be taken.
4. Specify that the amount of materials diverted shall be calculated by weight or volume, but not both.

Certificate of Compliance:
Upon completion of the work, The Contractor shall submit a "Certificate of Compliance" signed by The General Contractor to Department of Building and Safety of the authority having jurisdiction, acting on behalf of The Owner, stating that the work relating to energy standards has been performed and materials have been installed according to plans and specifications.

Documents:
The contract documents include these drawings, the general and supplemental conditions, the specifications, and all addenda, bulletins, and sketches issued prior to and during construction.
The drawings and specifications are divided into separate sections and/or divisions for convenience only and are not intended to limit the areas of work. It is the responsibility of The Contractor to coordinate the work of the trades to complete the project in accordance with the contract requirements.
Refer to the consultant drawings for additional notes that apply.
These drawings are not complete until approved by the authority having jurisdiction.

Conflicts:
The Civil, Landscape, Structural, Mechanical, and Electrical drawings are supplementary to The Architectural drawings. It shall be the responsibility of the General Contractor to check with the Architectural drawings before the installation of structural, mechanical, and electrical work. Should there be a discrepancy between the Architectural drawings and the consulting engineer's drawings, it shall be brought to The Architect's attention for clarification prior to beginning work. Any work installed in conflict with any of The Architectural drawings shall be corrected by The General Contractor at his own expense and at no expense to The Owner or Architect.

Symbols and Abbreviations:
All symbols, abbreviations, and material indications used in the drawings are considered to be construction standards. Refer to the symbols and abbreviations key for the Architectural drawings, and each set of consultants drawings separately for interpretation. If The Contractor still has questions regarding their exact meaning, The Contractor shall request The Architect to issue clarification.
Dimensions:
Dimensions shown on the drawings are to gridline, face of stud and face of concrete or concrete block unless noted otherwise.
Boxed dimensions are clear dimensions measured from finish to finish, usually indicating a minimum or maximum code required clearance.
Alignment takes precedent over dimensions. Verify all dimensions and conditions and notify Architect of any discrepancies.
Elevation Datums:
Finish floor elevations are to top of final hard surface material, unless noted otherwise. Carpeting shall not be used as a finish floor elevation. Finish floor elevations are noted in Plans, Sections, and Elevations.
Vertical control is relative to a structure-specific datum elevation. The datum elevation is tied to a site topography elevation. The datum elevation is shown in Section.
Ceiling height elevations are from finish floor to finish ceiling.
Details:
Details are intended to show the method and manner of accomplishing the work and are not limited to reference items. Minor modifications may be required to suit the job dimensions or conditions and shall be included as parts of the work.
Scale:
Do not scale drawings. A dimension missing from plans or needed for execution of work shall be clarified or provided by The Architect before the work is installed.
Notes:
Specific notes on details shall apply to similar conditions on all other details, unless noted otherwise, and are not limited to reference items.

Coordination:
The Contractor shall verify all sizes and preparatory work for equipment or work for others and shall coordinate the work of this contract with N.I.C. or work furnished and/or installed by others.
The Contractor shall provide and coordinate the exact dimensions to the sizes and positions of all equipment, mounting, attachments and conduit related to the work.
The Contractor shall provide and coordinate the exact dimensions, sizes, and positions of openings in building components necessary for the installation of the work.
All valves, controls, cleanouts, and termination shall be positioned for safe, direct, and easy access. All piping shall be installed for convenient future additions and modifications.
It is The Contractor's responsibility to coordinate all work at the site. The Contractor shall be responsible for the work of his subcontractors and shall anticipate and coordinate all existing and new conditions with work to be performed as part of this contract. Unless brought to the attention of The Architect and Owner prior to starting work, The Contractor shall resolve any conflicts among the work of himself and his subcontractors at no additional expense to The Owner or Architect.

Record Drawings:
The Contractor shall maintain a complete set of drawings at the job site for use in making Record Drawings. Any revisions shall be noted thereon and submitted to the Architect at the completion of the job. A copy of the Record Drawings shall be provided to the Owner.

EROSION CONTROL AND BMP NOTES

Owner:

GORDON BURGESS
748 MAPLE ST
CARPINTERIA, CA 93013

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

Detailed Erosion Control Plan preparer:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SYMBOLS

Datum or **Elevation**

Section Callout
drawing number
sheet where occurs

Elevation Callout
drawing number
sheet where occurs

Detail Callout
drawing number
sheet where occurs

Interior Elevation Callout
drawing number
sheet where occurs
drawing directional subtitle

Gridline
face of stud or concrete
center of steel U.N.O.

Window Designation

Door Number

Revision

Align

Flush Adjacent Surfaces

Stepped Surfaces
indicated amount

Drawing Note
see sheet for note key

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

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LOOMIS, CA 95650
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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL Issue Notes		

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plotted 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
GENERAL NOTES

Scale 1/4" = 1'-0"

Sheet No.
G2.0

PLANNING COMMISSION HEARING
PROJECT 25-2328-CUP/CDP/ARB
748 MAPLE AVENUE (APN 003-321-011)
NOVEMBER 3, 2025

ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL
BURGESS-BIRK RESIDENCE REMODEL & ADDITION

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

PROJECT DESCRIPTION

ACKNOWLEDGED

1. This Conditional Use Permit and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated November 3, 2025), and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   Request for a Conditional Use Permit and Coastal Development Permit to remodel and construct a total of 1,836 square-feet of additions to an existing 997 square-foot single-family residence. A 658 square-foot addition to the first floor would reconfigure the existing residence with a new 400 square-foot attached one-car garage and 258 square-feet of additional living space. A new 1,178 square-foot second story would contain three bedrooms and additional living space. The resultant residence would be 2,833 square-feet in size. The maximum roof ridge height of the residence would be 21.83 feet above finished grade. An existing 287 square-foot detached one-car garage would be converted to a storage room. The project would include new landscaping and hardscape, ~~including an expanded curb cut and driveway off Maple Avenue. A 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree is proposed to be removed to construct the new driveway.~~

   The existing residence is considered legal-nonconforming with respect to the current front yard and side yard setbacks. The proposed remodel project includes structural alterations

ACKNOWLEDGED

to portions of the residence located within the required setbacks and would extend the life of the nonconforming structure. Therefore, a Conditional Use Permit is required to allow these improvements to the existing nonconforming portions of the residence.

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

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS

ACKNOWLEDGED
SEE A1.0

2. The driveway access to the site from Maple Avenue shall remain in the existing location with minimal expansion to avoid damage to the 20-inch diameter Jacaranda mimosifolia (Jacaranda) street tree that is located immediately adjacent to the driveway. **Plan Requirements:** Staff shall review final plans for compliance with this condition. **Timing and Monitoring:** Staff shall review the driveway plans prior final ARB review and prior to issuance of any construction permits, and staff shall monitor in-field during construction and verify compliance prior to final inspection.

ACKNOWLEDGED

3. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. **Plan Requirements:** The selected fixtures for all exterior lighting fixtures shall be depicted on plans to be reviewed and approved by CDD and shall conform to what was presented to and approved by the ARB. **Monitoring:** CDD shall review plans prior to the Building Permit approval. CDD shall site inspect prior to occupancy clearance.

ACKNOWLEDGED

4. The design, scale and character of the project architecture, landscape and signage (as applicable) shall be compatible and blend harmoniously with vicinity development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this condition and site inspect during the construction phase.

ACKNOWLEDGED

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

ACKNOWLEDGED

6. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird)) as amended by the May 29, 2015 Information Bulletin 2015-03 from the

Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code: Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT INFORMATION; WATER EFFICIENT LANDSCAPE WORKSHEET; SOIL MANAGEMENT REPORT; LANDSCAPE DESIGN PLAN; IRRIGATION DESIGN PLAN; and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: CERTIFICATION OF INSTALLATION (per the approved plan); FINAL SOILS INFORMATION; IRRIGATION SCHEDULING PARAMETERS; MAINTENANCE SCHEDULES; and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

ACKNOWLEDGED

7. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements**: The locations of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

ACKNOWLEDGED
SEE A1.0

8. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened to as to minimize aesthetic impacts.

ACKNOWLEDGED

9. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

ACKNOWLEDGED

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

ACKNOWLEDGED

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

ACKNOWLEDGED

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

ACKNOWLEDGED

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

ACKNOWLEDGED

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

ACKNOWLEDGED

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

ACKNOWLEDGED

16. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

ACKNOWLEDGED

17. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.

ACKNOWLEDGED

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

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped form the point of origin.
d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

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

ACKNOWLEDGED

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

ACKNOWLEDGED

20. The following Diesel Exhaust Control Measures should be implemented during construction activities:
a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
b. The engine size of construction equipment shall be the minimum practical size.
c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

ACKNOWLEDGED

21. This Conditional Use Permit and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

CONDITIONAL USE PERMIT CONDITIONS

ACKNOWLEDGED

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

ACKNOWLEDGED

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

ACKNOWLEDGED

24. Any use authorized by this Conditional Use Permit and Coastal Development Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit and Coastal Development Permit. Any Building Permit issued pursuant to this Conditional Use Permit and Coastal Development Permit shall expire upon expiration or revocation of the Conditional Use Permit and Coastal Development Permit. Conditional Use Permit and Coastal Development Permit renewals must be applied for prior to expiration of the Conditional Use Permit and Coastal Development Permit.

ACKNOWLEDGED

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

ACKNOWLEDGED

26. Within two years after the effective date of this permit, construction shall commence. Construction cannot commence until a Building Permit has been issued. Failure to commence the construction pursuant to a valid Building Permit shall render the Conditional Use Permit and Coastal Development Permit null and void.

ACKNOWLEDGED

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

ACKNOWLEDGED

28. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

ACKNOWLEDGED

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

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

ACKNOWLEDGED

30. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

ACKNOWLEDGED

31. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

ACKNOWLEDGED

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

ACKNOWLEDGED

33. All applicable conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to CDD.

The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

ACKNOWLEDGED

34. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval.

ACKNOWLEDGED

35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

ACKNOWLEDGED

36. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

ACKNOWLEDGED

37. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:
a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
c. Landscaping shall be drought resistant, low water species.
d. Where feasible, locally adapted native plants shall be required.
e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

ACKNOWLEDGED

38. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

ACKNOWLEDGED

39. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

ACKNOWLEDGED

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

ACKNOWLEDGED

41. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of

the Conditional Use Permit and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

ACKNOWLEDGED

42. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

SPECIAL DISTRICT CONDITION LETTERS

ACKNOWLEDGED

43. Compliance with the attached Departmental and District letters is required as follows:
a) Carpinteria-Summerland Fire Protection District, dated February 5, 2025,
b) City of Carpinteria Public Works Department, dated February 11, 2025
c) Carpinteria Sanitary District, dated February 27, 2025,
d) Carpinteria Valley Water District- Intent to Serve letter, dated February 27, 2025, and
e) Carpinteria Valley Water District- Conditions Letter, dated February 27, 2025.

Approved by the Planning Commission on November 3, 2025

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

_____
Applicant/Property Owner Date

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

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	By
A	12/5/25	

Revision Notes

Zone

BUILDING SUBMITTAL
Issue Notes

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Print Date 12/9/25

MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Project Title

Sheet Title
CONDITIONS

Scale
1/4" = 1'-0"

Sheet No.
G2.1

PLAN REVIEW LETTER

FINDINGS

RECOMMENDATIONS

HEATHCOTE GEOTECHNICAL
SOIL TESTING - FOUNDATIONS - INSPECTION
1884 EASTMAN AVE #105, VENTURA, CA 93003

Gordon Burgess
748 Maple Street
Carpinteria, CA 93013

Job: 24266
Date: January 8, 2025

Ladies/Gentlemen:

We are pleased to present this soil engineering report to aid in the design of the proposed project.

The report is for a soil engineering investigation for the proposed project. The project is located at 748 Maple Street, Carpinteria, California.

There is anticipated to build a two story addition to the residence. The structures will of wood frame construction. Slab on grade and raised wood floors will be used. The building will be placed near existing grade. Some minor grading will be done. Light loads are anticipated. No basement is intended. Retaining walls are not anticipated.

The project will be safe for intended use as long as the recommendations are followed.

Submittal of this report to appropriate governmental agencies is the responsibility of the owner or his representatives.

The report will follow and includes; a comprehensive task list, observations and findings, recommendations, basis of report, results of testing, plot plan, and borings.

It has been our pleasure to serve you and if you have any questions or need additional service, please contact us.

Fred Heathcote
Civil Engineer
No. C48316

REGISTERED PROFESSIONAL ENGINEER
Fred Heathcote
No. 048316
Exp. 6-30-2026
CIVIL
STATE OF CALIFORNIA

SITE CONDITIONS

The area for the proposed project is located on virtually flat topography. The site does have some landscaping and houses are on adjacent properties. There are two existing residences is on the site. There are trees and foliage surrounding the property.

SOIL CONDITIONS

Fill soils were not encountered. Fill soils may be encountered in the construction phase.

The upper natural soils consist of a clayey silt. These soils are not strong and are compressible. The expansion index is considered low.

The lower natural soils are wet clays. The soils are moderately dense. These soils are moderately compressible and have a medium expansion potential.

The boring did not cave or ravel. Groundwater was observed in the boring at a depth of 6 feet. Historical groundwater is about 5 feet in this area. This is within 5 feet of finished floor elevations for the garage.

GEOLOGIC HAZARDS

This report is not a geology report, but certain things should be noted.

Groundwater was observed in the borings.

No danger from debris flows or landsliding is present. No known faults traverse the property. Danger from fault rupture is not considered a factor.

Liquefaction

The site is situated within the alluvial area of the Carpinteria area. As with most of Southern California, this area is bordered by faults which are active, potentially active and inactive. Faults are capable of generating large to moderate earthquakes and of causing significant shaking at the site. The site will experience significantly strong coseismic ground motions caused by activity on regional faults at some time in the future.

The acceleration used for liquefaction analysis is taken from the Seismic Hazards Evaluation of the Pitas Point Quadrangle. The 10% exceedance in 50 years peak ground acceleration for alluvial conditions is 0.62. The predominant earthquake is 6.8.

The acceleration used in the liquefaction analysis is 0.62. We utilize the this acceleration at the site to develop estimates of field loading equivalent uniform cyclic stress ratios used to represent cyclic loading.

Groundwater was found. We are assuming a historical high water level of 5 feet in the liquefaction analysis. The standard penetration numbers are presented on the boring logs.

To convert standard penetration data to a $N_{1,60}$ value, corrections are made for the overburden, and rod length. No corrections are needed for the sampling method of a cathead. No corrections are needed for liners in the spt device.

The soil profile will most likely experience very little liquefaction. The liquefaction induced settlement is on the order of .1 inches. Emperical data has been developed to relate standard penetration values with bulk modulus of settlement. These values are used to determine the settlement in the layers.

We have evaluated the possibility of lateral spreading. Due to the lack of liquefiable soils, we do not feel that lateral spreading will occur on the project.

SEISMIC FACTORS

These values are determined using the ASCE version 2025 methods for determining accelerations based on factors as detailed below.

OSHPD

748 Maple Ave, Carpinteria, CA 93013, USA

Latitude, Longitude: 34.3962066, -119.5193012

Design Code Reference Document		ASCE7-16
Risk Category		II
Site Class		D - Stiff Soil

Type	Value	Description
S_S	2.289	MCE_R ground motion. (for 0.2 second period)
S_1	0.835	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.289	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.526	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	1.014	MCE_G peak ground acceleration
F_{PGA}	1.1	Site amplification factor at PGA
PGA_M	1.116	Site-modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	2.289	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.618	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	3.014	Factored deterministic acceleration value. (0.2 second)
S1RT	0.835	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.96	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.97	Factored deterministic acceleration value. (1.0 second)
PGAd	1.207	Factored deterministic acceleration value. (Peak Ground Acceleration)

FOUNDATIONS

The expansion potential of the soils indicates a foundation design for low expansion soils is needed for the foundations. Foundations shall be steel re-inforced with at least 1-#4 bar at top and at least 1-#4 bar at bottom.
No new loads can be placed on existing foundations.

No lateral pressure on foundations due to seismic loads are anticipated.

No lateral loads or movement are expected on foundations due to liquefaction. There are no retaining walls that will be affected by liquefaction. There is no flotation of buried structures that will affect the project.

No ground stabilization is deemed necessary. The foundations do not need extra structurally reinforcing from normal structural reinforcing due to liquefiable soils. Differential settlement has been accounted for in the design.

Supporting Soils

The proposed foundations may be placed in the resulting compacted from proper compaction as detailed in the Earthwork section.

Depth

The footings must extend at least 21 inches below finished exterior grade. Width must be at least 12 inches.

Allowable Bearing Value

The proposed foundations may be designed to place a load of 1500 pounds per square foot on the soil. This value may be increased by 1/3 for wind or seismic forces.

Settlement

The settlement of the structures should not exceed 1/2 inch. Differential settlement should be less than 1/4 inch.

Lateral Values

The allowable sliding resistance value is equal to 130 pounds per square foot. This value is to be multiplied by the contact area. In no case shall this value exceed one half the dead load. The allowable passive pressure is equal to a fluid density of 100 pounds per cubic foot. This value may be increased by 1/3 for wind or seismic forces. Sliding resistance and passive pressure may be used to resist lateral forces without reduction.

SLABS ON GRADE

Slabs may be placed on the resulting compacted fill from proper grading. The slabs should be designed for soils of medium expansion. Reinforcing should have a minimum of #4 bars at 18 inches on centers each way. Presaturation of the slab area is required.

If a floor covering is used that will be affected by moisture, then we recommend that you use a 4 inch layer of gravel beneath the slab as a capillary break. The gravel should be of 3/4 inch variety with less than 10% sand with very little amount of fines.

A visquene covering shall be used to serve as a water vapor barrier. To reduce problems associated with the concrete curing process a 2 inch layer of sand shall be placed on top of the visquene.

DRAINS AND GRADES

All grades shall drain away from the foundations. Downspouts should be drained away from the foundations. All the CBC codes shall be adhered for drainage away from foundations.

CONSTRUCTION PROCEDURES

Earthwork

To support foundations and slabs the following must be excavated to at least 5 feet beyond the foundations and slab areas where possible.

1) In the area of the proposed grading all organic material should be removed and taken off site.

2) All soils to a depth of 3 feet. Bottom may need to use a gravel pack due to high groundwater. The gravel shall be free of sand and fines. A geofabric will need to be placed over the gravel.

3) In areas inside the footprint of the existing building, excavate 2 feet below the proposed foundations.

After excavation the following must be accomplished.

1) All bottoms of the excavation should be scarified and compacted to 90% compaction.

2) All fills and backfills should be placed in horizontal layers less than 8 inches in loose thickness.

3) The soils shall be compacted to a minimum of 90% of the maximum density rendered by the latest ASTM version.

4) The moisture content should not vary more than 2% from the optimum moisture content, although the grading process will be more easily accomplished with the soils being 1 to 2% wetter than optimum moisture content. **Some drying of the existing soils may be needed.**

5) Any utility trenches will need to be properly backfilled as detailed in 2,3 and 4 above.

6) All on site soils may be used. Any import soils should be approved by our firm.

Inspection

This is an important step to obtain quality construction and to obtain correct design. The following will need inspection by our firm.

* Foundations
* All earthwork

Inspection, by our firm, is needed to assure that the soil conditions are consistent with this report and design assumptions. Inspection by local government agencies may also be needed.

CHAPPELL
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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Issue Notes	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL			

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
SOILS REPORT

Scale
1/4" = 1'-0"

Sheet No.
G3.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

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

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves:
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardboard plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Issue Notes	By
A	12/5/25	BUILDING SUBMITTAL	Zone

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
GREEN CODE

Scale
1/4" = 1'-0"

Sheet No.
G4.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

X ☐ **4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

X ☐ **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

X ☐ **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

X ☐ **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

X ☐ **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

X ☐ **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

X ☐ **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

X ☐ **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

X ☐ **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

X ☐ **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

X ☐ **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

X ☐ **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

X ☐ **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

X ☐ **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

X ☐ **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

X ☐ **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

X ☐ **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Issue Notes	By
A	12/5/25	BUILDING SUBMITTAL	

Revision Notes
Zone

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
GREEN CODE

Scale
1/4" = 1'-0"

Sheet No.
G4.1

GENERAL INFORMATION

01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	748 Maple Avenue			
04	City	Carpinteria	05	Standards Version	2022
06	Zip code	93013	07	Software Version	CBECC-Res 2022.3.2
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	315
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft^2)	1436	15	Number of Stories	2
16	Existing Cond. Floor Area (ft^2)	997	17	Fenestration Average U-factor	0.32
18	Total Cond. Floor Area (ft^2)	2433	19	Glazing Percentage (%)	16.28%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Units	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	7.21	0	8.46	0	-1.25
Space Cooling	0	9.43	0	10.93	0	-1.5
IAQ Ventilation	0	3.41	0	3.41	0	0
Water Heating	0	10.87	0	7.86	0	3.01
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**30.92**	**0**	**30.66**	**0**	**0.26**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.26	0	7.26		
Appl. & Cooking	0	17.22	0	17.21		
Plug Loads	0	23.52	0	23.52		
Outdoor Lighting	0	1.71	0	1.71		
TOTAL COMPLIANCE	**0**	**80.63**	**0**	**80.36**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	10.04	10.03	0.01	0.1
Net EUI[2]	10.04	10.03	0.01	0.1

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

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 this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Residential Building	2433	1	3	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor	Conditioned	HVAC System1	258	8	DHW Sys 1	New

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor (Existing)	Conditioned	HVAC System1	997	8	DHW Sys 1	Existing Unchanged
Second Floor	Conditioned	HVAC System1	1178	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Southwest Wall	First Floor	R-19 Wall	225	Right	104.8	14	90	none	New	n/a
Southeast Wall	First Floor	R-19 Wall	135	Back	268	85.5	90	none	New	n/a
Southwest Wall (Altered)	First Floor (Existing)	R-19 Wall	225	Right	179.2	40	90	none	Altered	No
Northwest Wall (Altered)	First Floor (Existing)	R-19 Wall	315	Front	298.4	113.3	90	none	Altered	No
Northeast Wall (Altered)	First Floor (Existing)	R-19 Wall	45	Left	36.8	0	90	none	Altered	No
Southeast Wall (Altered)	First Floor (Existing)	R-19 Wall	135	Back	28.8	0	90	none	Altered	No
Southwest Wall 2	Second Floor	R-19 Wall	225	Right	250	24	90	none	New	n/a
Northwest Wall	Second Floor	R-19 Wall	315	Front	321.6	82.5	90	none	New	n/a
Northeast Wall	Second Floor	R-19 Wall	45	Left	256	16	90	none	New	n/a
Southeast Wall 2	Second Floor	R-19 Wall	135	Back	321.6	56.7	90	none	New	n/a
Interior Surface Wall	First Floor>>__Garage__	Int R-19 Wall	n/a	n/a	104	20	n/a		New	n/a
Interior Surface Wall 2	First Floor (Existing)>>__Garage__	Default Wall Prior to 197	n/a	n/a	188.8	20	n/a		Existing	No

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface Wall 3	First Floor (Existing)>>First Floor	Default Wall Prior to 197	n/a	n/a	5.6	0	n/a		Existing	No
Roof 2	First Floor (Existing)	Default Roof Prior to 197	n/a	n/a	287	n/a	n/a		Existing	No
Roof 3	Second Floor	R-30 Roof Attic	n/a	n/a	1174	n/a	n/a		New	n/a
Roof 4	__Garage__	R-0 Roof Attic	n/a	n/a	189	n/a	n/a		New	n/a
Raised Floor	First Floor	R-19 Floor Crawlspace	n/a	n/a	258	n/a	n/a		New	n/a
Raised Floor 2	First Floor (Existing)	Default Floor Crawlspace	n/a	n/a	997	n/a	n/a		Existing	No
Interior Surface Floor	Second Floor	R-0 Floor No Crawlspace	n/a	n/a	258	n/a	n/a		New	n/a
Interior Surface Floor 2	Second Floor	R-0 Floor No Crawlspace	n/a	n/a	710	n/a	n/a		New	n/a
Interior Surface Floor 3	Second Floor	R-30 Floor No Crawlspace	n/a	n/a	210	n/a	n/a		New	n/a
Northwest Wall 2	__Garage__	R-0 Wall	315	Front	100	0	90	none	New	n/a
Northeast Wall 2	__Garage__	R-0 Wall	45	Left	248	0	90	none	New	n/a
Southeast Wall 3	__Garage__	R-0 Wall	135	Back	100	0	90	none	New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Second Floor	R-30 Roof Attic1	315	Front	4.1	4	2	0.1	0.85	No	New	n/a	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic__Garage__	Attic Garage Roof Cons	Ventilated	2	0.1	0.85	No	No	New	n/a
Attic First Floor (Existing)	Attic RoofFirst Floor (Existing)	Ventilated	2	0.1	0.85	No	No	Existing	No
Attic Second Floor	Attic RoofSecond Floor	Ventilated	2	0.1	0.85	Yes	No	New	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window	Window	Southwest Wall	Right	225			1	14	0.32	NFRC	0.25	NFRC	Bug Screen	New	NA
Window 2	Window	Southeast Wall	Back	135			1	85.5	0.32	NFRC	0.25	NFRC	Bug Screen	New	NA
Window (New)	Window	Southwest Wall (Altered)	Right	225			1	40	0.32	NFRC	0.25	NFRC	Bug Screen	Altered	No
Window (New) 2	Window	Northwest Wall (Altered)	Front	315			1	73.3	0.32	NFRC	0.25	NFRC	Bug Screen	Altered	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 3	Window	Southwest Wall 2	Right	225			1	24	0.32	NFRC	0.25	NFRC	Bug Screen	New	NA
Window 4	Window	Northwest Wall	Front	315			1	82.5	0.32	NFRC	0.25	NFRC	Bug Screen	New	NA
Window 5	Window	Northeast Wall	Left	45			1	16	0.32	NFRC	0.25	NFRC	Bug Screen	New	NA
Window 6	Window	Southeast Wall 2	Back	135			1	56.7	0.32	NFRC	0.25	NFRC	Bug Screen	New	NA
Skylight	Skylight	Roof	Front	315			1	4	0.49	NFRC	0.29	NFRC		New	NA

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
Door (New)	Northwest Wall (Altered)	40	0.5	Altered	No
Door	Interior Surface Wall	20	0.5	New	n/a
Door (New) 2	Interior Surface Wall 2	20	0.5	Altered	No

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab	__Garage__	399	87	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.357	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: All Other Siding
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: All Other Siding
R-30 Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.04	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-30 / 2x4 Inside Finish: Gypsum Board
Int R-19 Wall	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Other Side Finish: Gypsum Board
Default Wall Prior to 197	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofFirst Floor (Existing)	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofSecond Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
Default Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.216	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL Issue Notes		

Date 12/5/25
Revision
Project ID
Drawing Code Code
C:\2021 Projects\748_PLANS_BUILDING.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title T-24
Scale 1/4" = 1'-0"
Sheet No. G5.0

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-30	None / None	0.033	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	80	Rheem	PROPH80 T2 RH3751S (80 gal, iA13)	Tank Zone	__Garage__	__Garage__

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Status	Verified Existing Condition	Existing HVAC System
HVAC System1	Heat pump heating cooling	Heat Pump System 1	2	Heat Pump System 1	2	n/a	n/a	New	No	

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating			Cooling						
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/H5 PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Multi-split HP-ductless	2	HSPF2	7.2	30000	22500	EER2SEER2	13.3	10.6	Zonally Controlled	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	100	0.35	Exhaust	No	n/a / n/a	No	Yes	

HERS RATER VERIFICATION OF EXISTING CONDITIONS

OVERHANGS AND FINS - VERIFIED AND ALTERED

This section does not apply to this project.

INDOOR AIR QUALITY (IAQ) FANS - VERIFIED AND ALTERED

01	02	03	04	05	06	07
Name	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE|IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE|IAQ Recovery Effectiveness - ASRE

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Olivia Parker-Swenson	Documentation Author Signature: Olivia Parker-Swenson
Company: NRG Compliance	Signature Date: 11/04/2025
Address: 4480 Main St Suite B	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Riverside, CA 92501	Phone: 707-237-6957

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Dylan Chappell	Responsible Designer Signature: Dylan Chappell
Company: Dylan Chappell Architects	Date Signed: 11/04/2025
Address: 175 S. Ventura Ave Suite 104A	License: C32913
City/State/Zip: ventura, CA 93001	Phone: (805) 852-1677

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS; with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

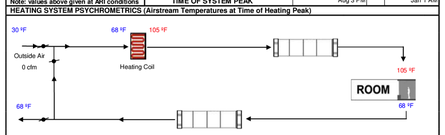
5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

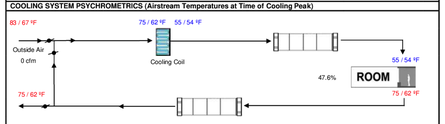
Project Name: Burgess, Gordon Addition	Date: 11/4/2025
System Name: HVAC System	Floor Area: 2,433

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	2						
Heating System							
Output per System	30,000	Total Room Loads	988	21,034	1,461	617	24,299
Total Output (Btuh)	60,000	Return Vented Lighting		0			0
Output (Btuh/sqft)	24.7	Return Air Ducts		0			0
Cooling System		Return Fan		0			0
Output per System	30,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	60,000	Supply Fan		0			0
Total Output (Tons)	5.0	Supply Air Ducts		0			0
Total Output (Btuh/sqft)	24.7						
Total Output (sqft/Ton)	486.6	TOTAL SYSTEM LOAD		21,034	1,461		24,299
Air System							
CFM per System	0	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	0	Ductless Mini Split Heat Pump		58,734	0		41,637
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		58,734	0		41,637
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



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No.	Date	By
A	12/5/25	

BUILDING SUBMITTAL
Issue Notes

Revision Notes

Zone

Date 12/5/25
Revision
Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title T-24

Scale 1/4" = 1'-0"

Sheet No. G5.1

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Burgess, Gordon Addition	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		*11/4/2025*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
748 Maple Avenue Carpinteria	*CA Climate Zone 06*	*2,433*	*1,436*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Floor	*Wood Framed w/Crawl Space*	*R 19*	*258*		*New*
Wall	*Wood Framed*	*R 19*	*1,243*		*New*
Demising	*Wood Framed*	*R 19*	*84*		*New*
Floor	*Wood Framed w/Crawl Space*	*- no insulation*	*997*		*Existing*
Wall	*Wood Framed*	*R 19*	*139*		*Altered*
Wall	*Wood Framed*	*R 19*	*185*		*Altered*
Door	*Opaque Door*	*- no insulation*	*40*		*Altered*
Wall	*Wood Framed*	*R 19*	*37*		*Altered*

FENESTRATION — Total Area: *396* | Glazing Percentage: *16.3%* | New/Altered Average U-Factor: *0.32*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Right (SW)	*38.0*	*0.320*	*0.25*	*none*	*none*	*N/A*	*New*
Rear (SE)	*142.2*	*0.320*	*0.25*	*none*	*none*	*N/A*	*New*
Right (SW)	*40.0*	*0.320*	*0.25*	*none*	*none*	*N/A*	*Altered*
Front (NW)	*73.3*	*0.320*	*0.25*	*none*	*none*	*N/A*	*Altered*
Front (NW)	*82.5*	*0.320*	*0.25*	*none*	*none*	*N/A*	*New*
Left (NE)	*16.0*	*0.320*	*0.25*	*none*	*none*	*N/A*	*New*
Skylight	*4.0*	*0.490*	*0.29*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	*Electric Heat Pump*	*7.20 HSPF2*	*Split Heat Pump*	*13.3 SEER2*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ductless / with Fan*	*Ductless*	*n/a*	*n/a*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	*Heat Pump*	*80*	*3.20*	*Standard*	*New*

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Burgess, Gordon Addition	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		*11/4/2025*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
748 Maple Avenue Carpinteria	*CA Climate Zone 06*	*2,433*	*1,436*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	*Wood Framed*	*R 19*	*29*		*Altered*
Roof	*Wood Framed Attic*	*R 11*	*287*		*Existing*
Demising	*Wood Framed*	*- no insulation*	*169*		*Existing*
Demising	*Wood Framed*	*- no insulation*	*6*		*Existing*
Roof	*Wood Framed Attic*	*R 30*	*1,174*		*New*
Demising	*Wood Framed w/o Crawl Space*	*- no insulation*	*968*		*New*
Demising	*Wood Framed w/o Crawl Space*	*R 30*	*210*		*New*

FENESTRATION — Total Area: *396* | Glazing Percentage: *16.3%* | New/Altered Average U-Factor: *0.32*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Gii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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

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LICENSED ARCHITECT — DYLAN CHAPPELL — C - 32913 — REN. 5.31.2027 — STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL		

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Print Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title T-24
Scale 1/4" = 1'-0"
Sheet No. **G5.2**

NOTES:

1. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey was prepared without the benefit of a preliminary title report unless specified, and if any easements exist, they are not shown unless specified on the survey. No abstract of title, nor title commitment, or results of a title search were furnished to the Surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel of land. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

2. The boundary shown hereon is based upon a field survey and the recorded deed or preliminary title reports and Santa Barbara County recorded maps. This survey does not constitute a boundary establishment survey. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments. Due to the lack of found record monumentation per the record map, alternate solutions may exist for the boundary shown hereon. The boundary survey shown hereon is a preliminary survey for examination purposes only, as noted in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.

3. No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.

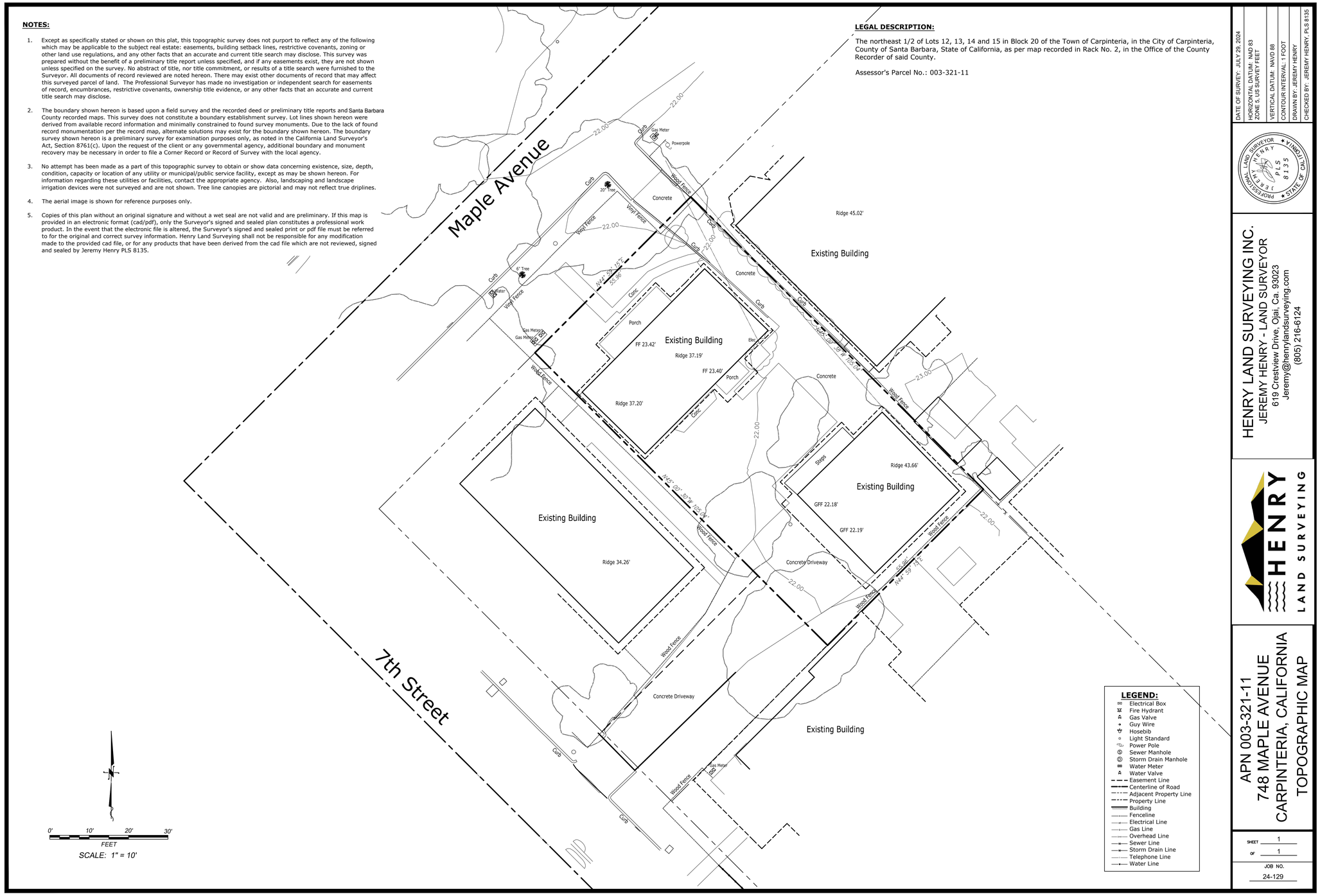
4. The aerial image is shown for reference purposes only.

5. Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modification made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8135.

LEGAL DESCRIPTION:

The northeast 1/2 of Lots 12, 13, 14 and 15 in Block 20 of the Town of Carpinteria, in the City of Carpinteria, County of Santa Barbara, State of California, as per map recorded in Rack No. 2, in the Office of the County Recorder of said County.

Assessor's Parcel No.: 003-321-11



LEGEND:

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

DATE OF SURVEY: JULY 29, 2024
HORIZONTAL DATUM: NAD 83 ZONE 5, US SURVEY FEET
VERTICAL DATUM: NAVD 88
CONTOUR INTERVAL: 1 FOOT
DRAWN BY: JEREMY HENRY
CHECKED BY: JEREMY HENRY, PLS 8135

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

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

HENRY LAND SURVEYING

APN 003-321-11
748 MAPLE AVENUE
CARPINTERIA, CALIFORNIA
TOPOGRAPHIC MAP

SHEET 1
OF 1
JOB NO. 24-129

REVISED: 6-9-2024

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

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Issue Notes
		BUILDING SUBMITTAL
		Revision Notes
		Zone
		By

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
SURVEY

Scale
1/4" = 1'-0"

Sheet No.
C0.0

EROSION CONTROL AND BMP NOTES

Owner:

GORDON BURGESS

1009 LOCKLAYER ST.
SAN DIMAS, CA 91773
626-780-0845

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

Detailed Erosion Control Plan preparer:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

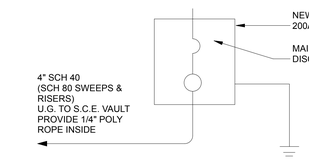
Protection Measure Removal:
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected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

KEY NOTES

1. **(P) DRIVEWAY:** 250 SQ. FT. PROPOSED CONCRETE DRIVEWAY
2. **(P) FIRE SPRINKLER RISER**
3. ***(E) WATER METER:*** *(E) 3/4" WATER METER, 1 1/2" MAIN. WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT.*
4. **(E) GAS METER.**
5. ***(P) 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).*
6. ***(P) A/C COMPRESSOR:*** *WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7.*
7. ***(P) PERMEABLE PAVER:*** *PROPOSED PERMEABLE PAVERS*
8. ***(P) CONCRETE HARDSCAPE:*** *PROPOSED DRIVEWAY*
9. ***(P) GARAGE DOOR LANDING:*** *3' x 3' LANDING*
10. **(P) HARDSCAPE:** PROPOSED CONCRETE HARDSCAPE
11. **(E) HARDSCAPE:** EXISTING CONCRETE HARDSCAPE TO REMAIN
12. **(P) CRAWLSPACE ACCESS:** CRAWLSPACE ACCESS WELL
13. ***EXISTING TO REMAIN:*** *CURBS AND GUTTER TO REMAIN. AS A REQUIRMENT OF THE PLANNING COMMISION. ENCROACHMENT PERMIT REQUIRED UNDER SEPARATE SUBMITTAL.*
14. ***(P) CONCRETE APPROACH :*** *REMOVE EXISTING ASPHALT APPROACH AND REPLACE WITHCONCRETE PER PUBLIC WORKS STANDARD IN RIGHT OF WAY.*
15. ***(P) SEWER LATTERAL :*** *ALL SEWER IMPROVMENTS SHALL CONFORM TO APPROVED DISTRICT CONSTRUCTION STANDARDS FOR MATERIALS AND METHODS. A SEWER CONSTUCTION PERMIT IS REQUIRED FOR THE NEW SEWER LATTERAL FOR THIS PROJECT. ALL INSTALLED SEWER PIPES SHALL BE INPECTED BY THE DISTRICT PRIOR TO PLACING TRENCH BACKFILL.*

NEW 200 AMP PANEL

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



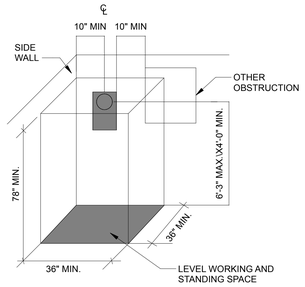
GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

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

METER ASSEMBLY SEPARATION 6
0 N.T.S.

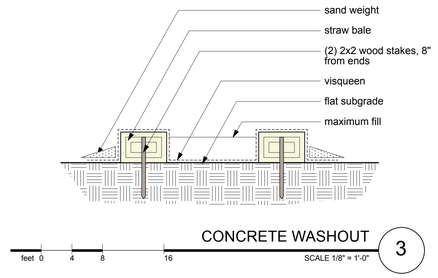
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 3-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT.
4. PLUMBING FIXTURES THAT EXTEND MORE THAN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

ELECTRICAL SERVICE PANEL 5
0 N.T.S.



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

ELECTRICAL METER INSTALL 4
0 N.T.S.

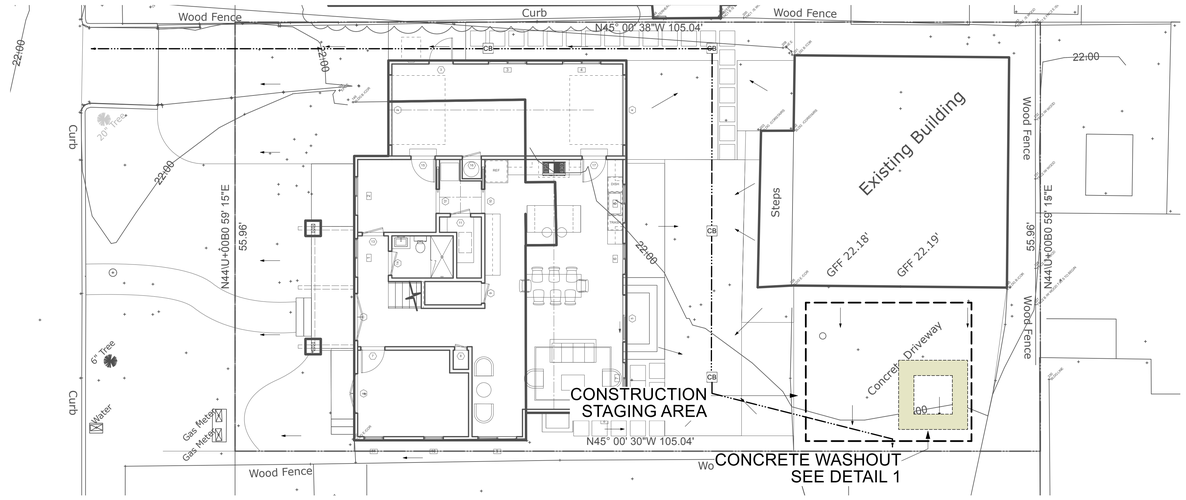


CONCRETE WASHOUT 3
feet 0 4 8 16 SCALE 1/8" = 1'-0"

LEGEND

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

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



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

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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD.
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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL		

Date 12/5/25
Revision
Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Plot Date 12/9/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
SITE PLAN

Scale
1/4" = 1'-0"

Sheet No.
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 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.

CRAWLSPACE VENTILATION

1202.4.1.1 VENTILATION AREA FOR CRAWL SPACES WITH OPEN EARTH

THE NET AREA OF VENTILATION OPENINGS FOR CRAWL SPACES WITH UNCOVERED EARTH FLOORS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL SPACE AREA.

1203 SQ. FT. OF CRAWLSPACE / 150 SQ. FT. = 8 SQ. FT. OF VENTS REQUIRED.

CRAWLSPACE ACCESS AREA = 1.5'X3'=4.5'

JOIST BAY VENTS SPACED THROUGHOUT. EACH VENT IS .5 SQ. FT. X 8 VENTS = 4 SQ. FT.

TOTAL VENT SPACE REQUIRED: 8 SQ. FT.

TOT VENT SPACE PROVIDED: 8.5 SQ. FT.

FLOOR PLAN KEYNOTES

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. WATER HEATER: ELECTRIC HEAT PUMP
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.

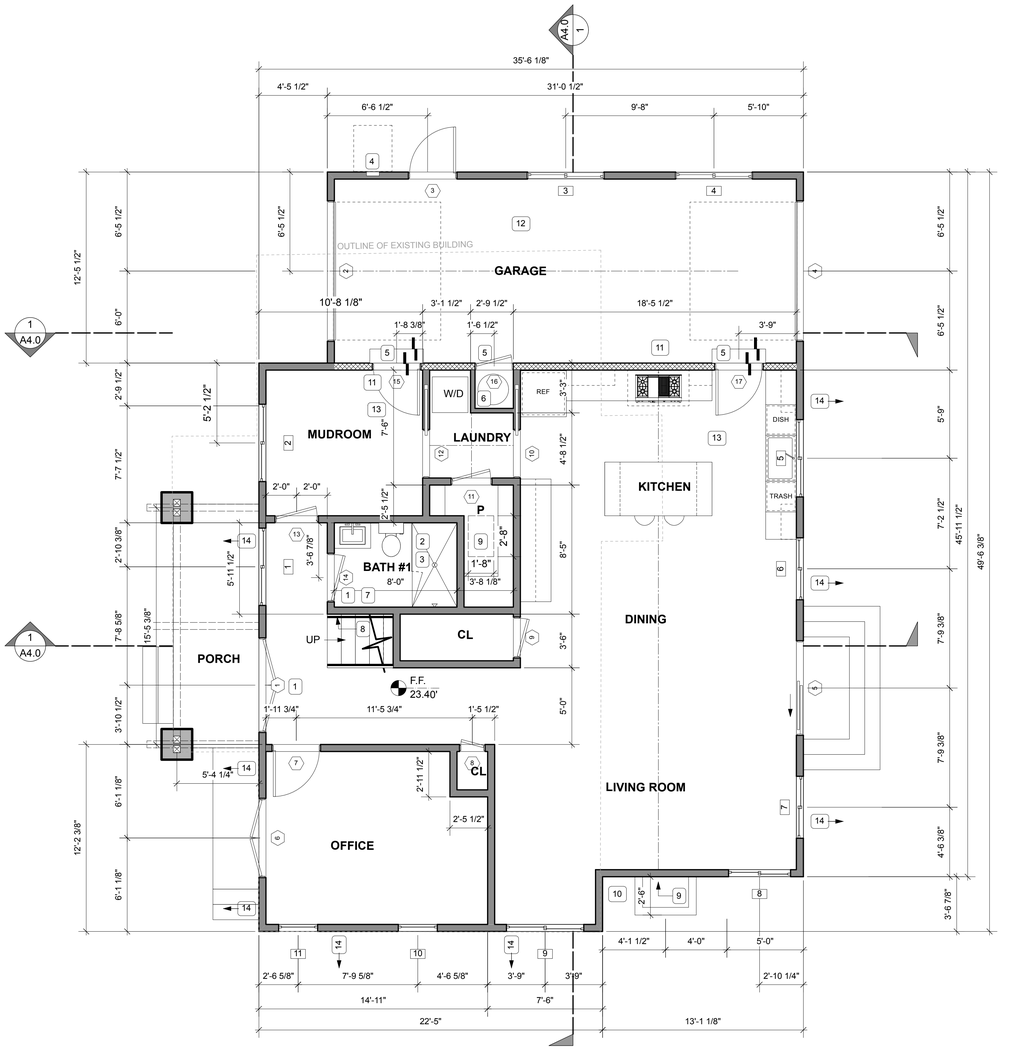
SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.

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. R408.4 Access
Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). Where any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See California Mechanical Code for access requirements where mechanical equipment is located under floors.
10. WATER SOFTENER: PROVIDE WATER SOFTENER LOOP
11. 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
12. SLAB ON GRADE
13. RAISED FLOOR FRAMING:
14. CRAWLSPACE VENTILATION: SEE A/4.0 FOR CALCULATIONS



1ST FLOOR PLAN 1 — SCALE 1/4" = 1'-0"

feet 0 2 4 8

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4353 BARTON RD.
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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL Issue Notes		

Date 12/5/25
Revision
Project ID
Drawing Code
2023 Fire Issues
Print Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
1ST FLOOR PLAN

Scale 1/4" = 1'-0"

Sheet No.
A2.0

GENERAL NOTES

1. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURES AND APPLICABLE NOTES.
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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:
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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.
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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 16/A6.0

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 PLAN KEYNOTE

1. 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.

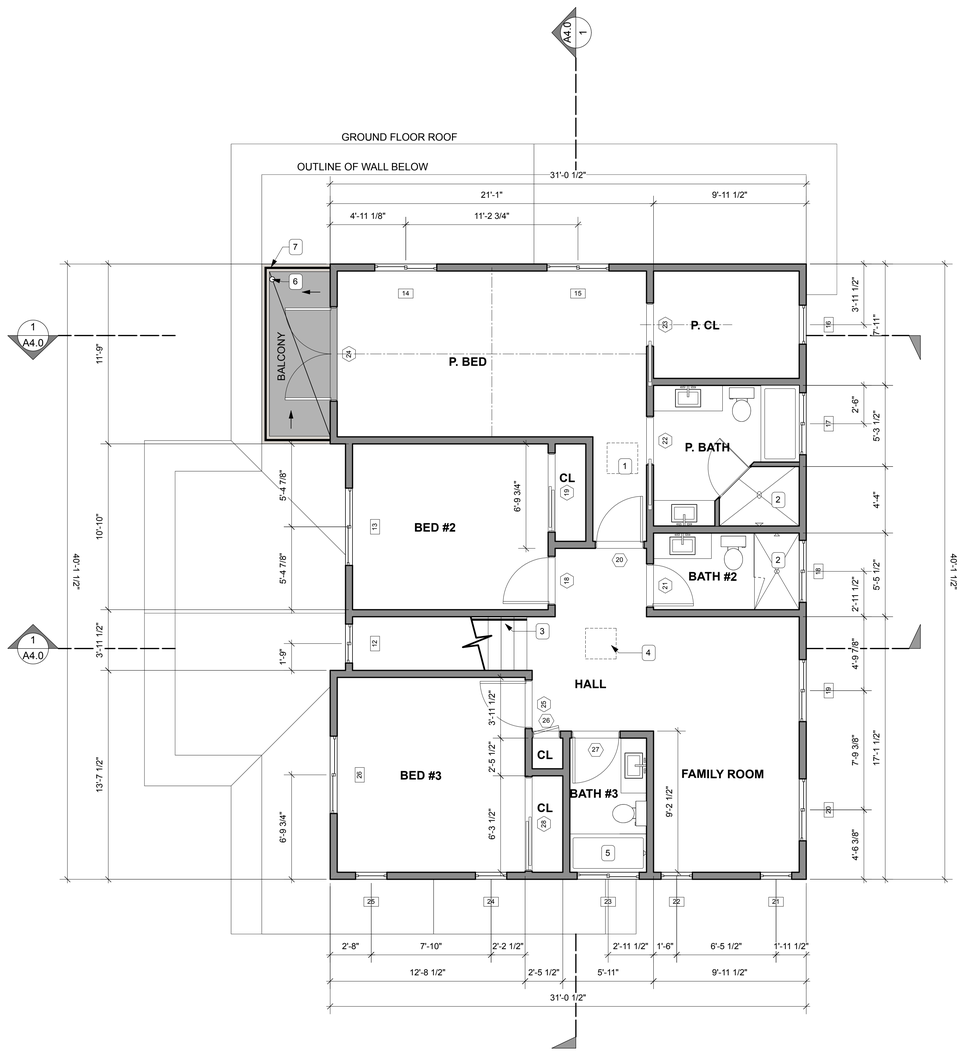
AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM).

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)

2. ROLL IN ACCESSIBLE SHOWER, SUB FLOOR TO BE DROPPED 4" TO ACCOMMODATE
3. 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).

4. SKYLIGHT
5. BATHTUB: BY OWNER
6. BALCONY DRAIN TO BELOW
7. 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.



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

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REN. 5.31.2027
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748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
2ND FLOOR PLAN

Scale 1/4" = 1'-0"

Sheet No.
A2.1

SPRAY FOAM INSULATION

ES ICC EVALUATION SERVICE®

ICC-ES Evaluation Report

ESR-1926

Reissued February 2024

Subject to renewal February 2025

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION Sections: 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 and to seal areas such 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.

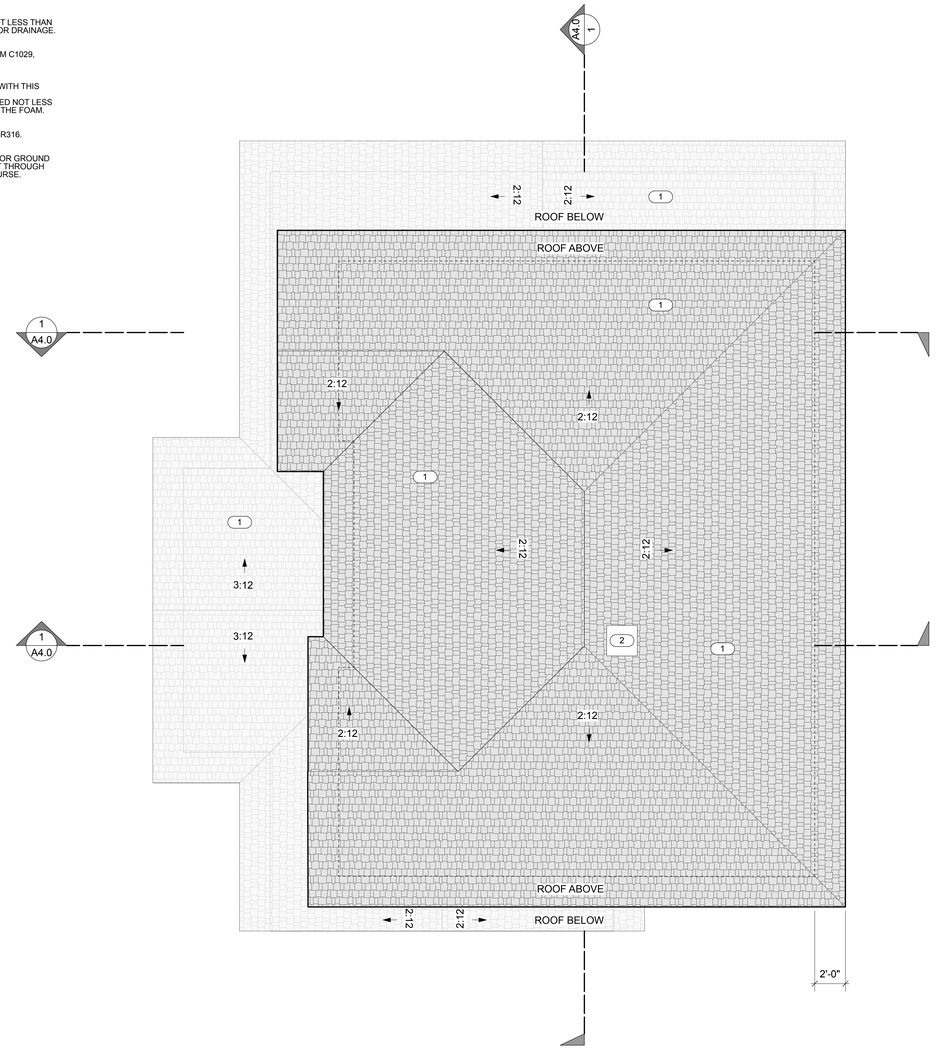
UNVENTED ATTICS

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 KEY NOTES

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



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

feet 0 2 4 8

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Sheet Title
ROOF PLAN

Scale 1/4" = 1'-0"

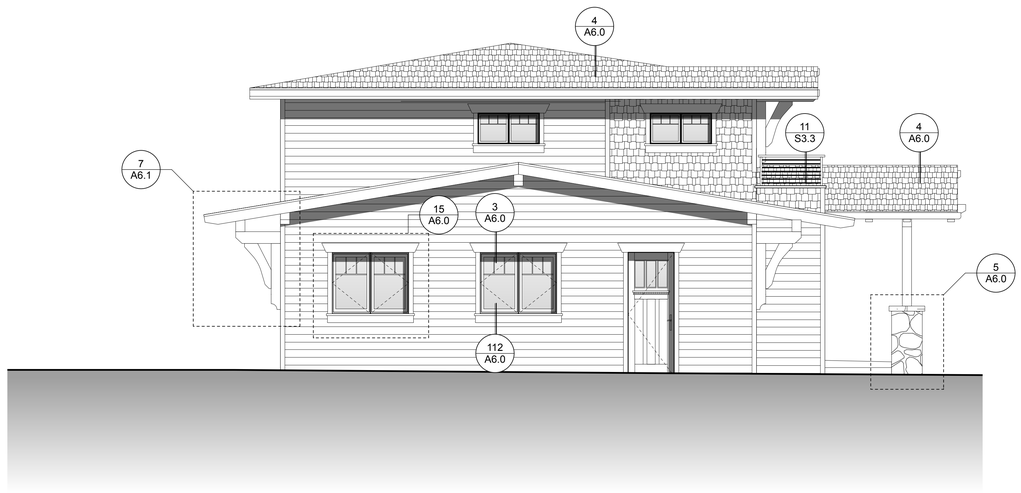
Sheet No.
A2.2

KEY NOTES

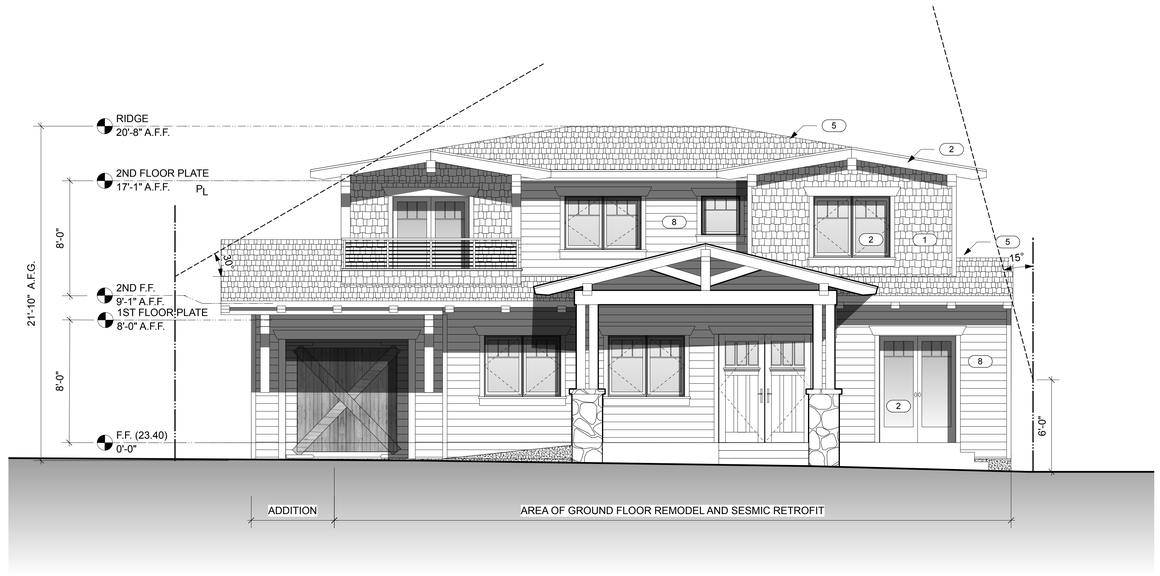
1. **EXT. FINISH**: HARDIE SHINGLE SIDING: COLOR SAGE SLENDOR, GLIDDEN
2. **WINDOWS AND DOORS**: ANDERSON A-SERIES: COLOR, WHITE
3. **EXT. LIGHTING**: DARKSKY COMPLIANT, SEE SPEC G6.0
4. **EXT. WOOD AND TRIM FINISH**: DUNN-EDWARDS: CLASSIC WHITE DEHW08
5. **ROOF**: CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE: COLOR, COUNTRY GRAY
6. NOT USED:
7. **DOWNSPOUT**: CLASSIC WHITE FINISH
8. **EXT. FINISH**: HARDIE SHIPLAP CEDARMILL SIDING: COLOR PINE TRAIL, GLIDDEN

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

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



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



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

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Sheet Title
ELEVATIONS
Scale 1/4" = 1'-0"
Sheet No.
A3.0

GARAGE SEPARATION (RC)

The private garage shall be separated from the dwelling unit and its attic area, by means of gypsum board, not less than 1/2" in thickness, applied to the garage side.

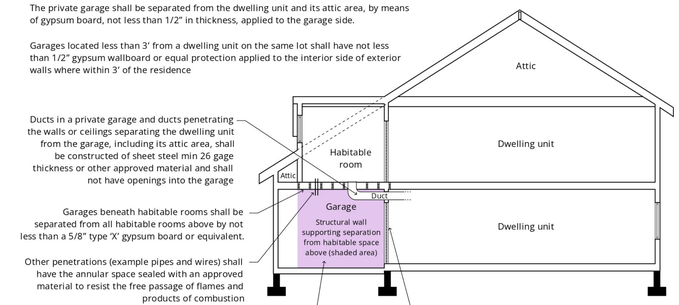
Garages located less than 3' from a dwelling unit on the same lot shall have not less than 1/2" gypsum wallboard or equal protection applied to the interior side of exterior walls where within 3' of the residence

Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage, including its attic area, shall be constructed of sheet steel min 26 gage thickness or other approved material and shall not have openings into the garage

Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8" type 'X' gypsum board or equivalent.

Other penetrations (example pipes and wires) shall have the annular space sealed with an approved material to resist the free passage of flames and products of combustion

1/2" gypsum wallboard shall be applied to structures supporting the separation from habitable rooms above



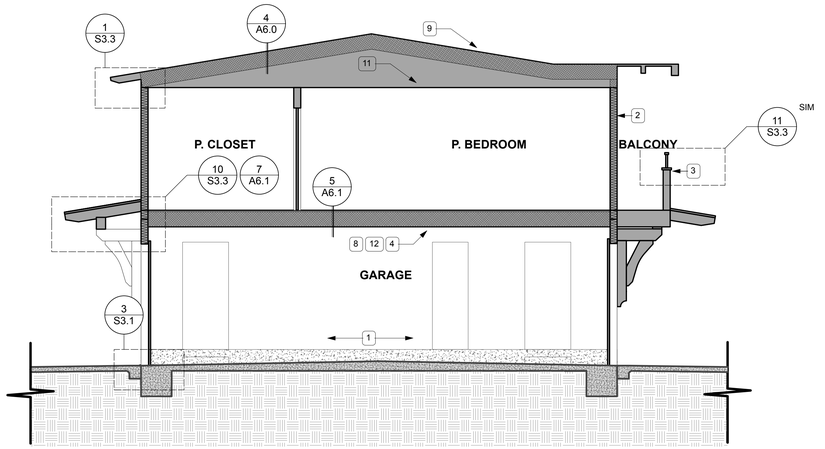
Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or honeycomb core steel doors not less than 1-3/8" thickness, or 20 minute fire-rated doors. Doors shall be equipped with a self-closing or automatic-closing device. Openings (doors) from a garage into a room used for sleeping are not permitted.

PRODUCED BY UpCodes

SECTION NOTES

1. R VALUE
   - CEILINGS — R-30 SPRAY FOAM HOUSE - R-21 BATT
   - WALLS — R-21 BATT
   - FLOORS — R-30 BATT OR SLAB

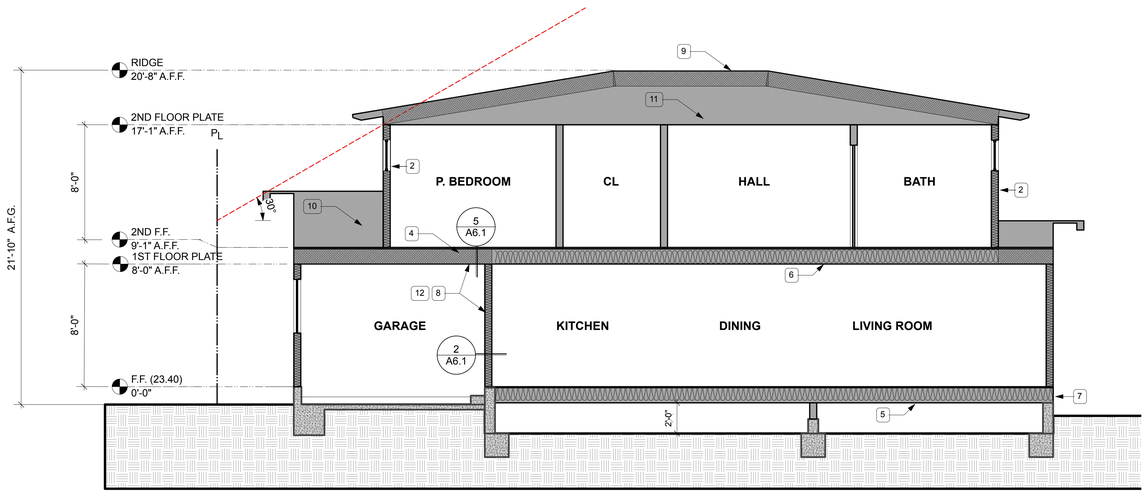
2. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH



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

KEYNOTES SECTIONS

1. GARAGE FLOOR: SLOPE TO DOOR 1/8" : 1'
2. WALL INSULATION: R-21 BATT INSULATION
3. 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.
4. FLOOR INSULATION: R-19 SPRAYFOAM BETWEEN GARAGE AND CONDITIONED SPACE ABOVE
5. FLOOR INSULATION: R-19 BATT INSULATION @ 1ST FLOOR CRAWLSPACES
6. FLOOR INSULATION: ACOUSTICAL INSULATION BY OWNER
7. 1202.4.1.1 Ventilation Area for Crawl Spaces With Open Earth Floors
   The net area of ventilation openings for crawl spaces with uncovered earth floors shall be not less than 1 square foot for each 150 square feet (0.67 m2 for each 100 m2) of crawl space area.
8. 1 HOUR RATED SEPERATION:
9. ROOF INSULATION: R-30 SPRAY FOAM
10. STICK BUILT ROOF: ON SITE
11. TRUSS PER MANUFACTURER:
12. GARAGE SEPARATION: SEE GARAGE SEPARATION NOTES ABOVE.



GREAT ROOM SECTION 3
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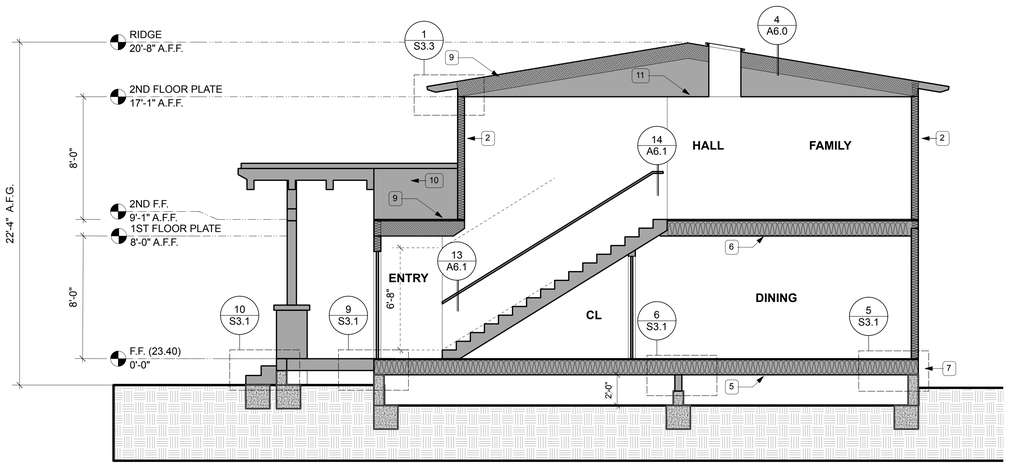

STAIR SECTION 1
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SECTIONS
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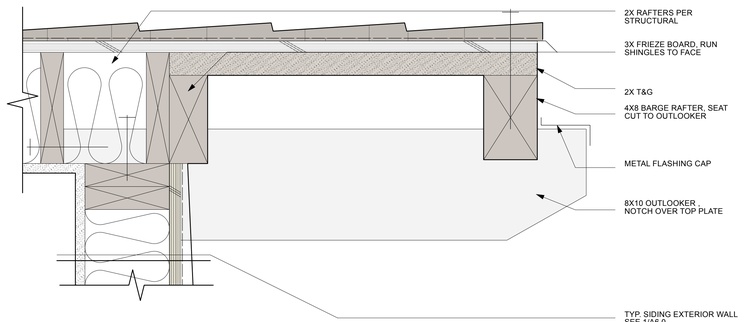
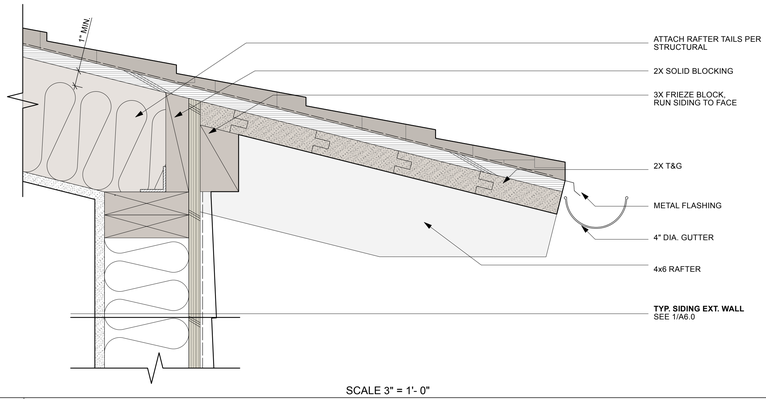
A4.0



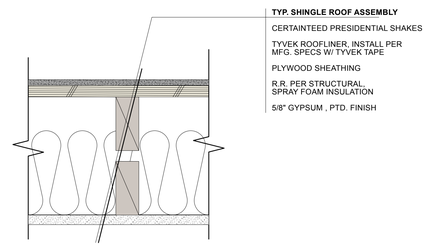
SCALE 3" = 1'- 0"

20 SIDING @ RAKE TYP.



SCALE 3" = 1'- 0"

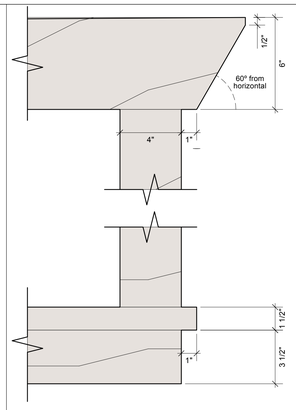
12 SIDING @ EAVE TYP.



SCALE 3" = 1'- 0"

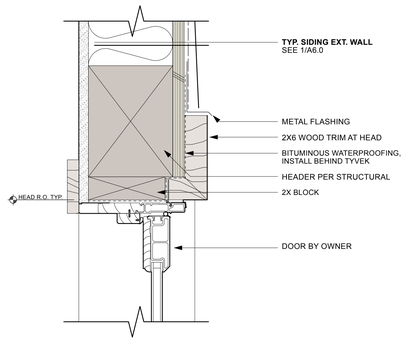
4 ROOF ASSEMBLY TYP.

19 EXTERIOR WALL SCONCE: ALMANTAS WALL LIGHT



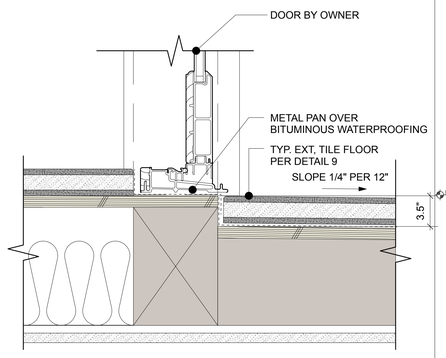
SCALE 3" = 1'- 0"

15 TYP. EXTERIOR TRIM DETAIL



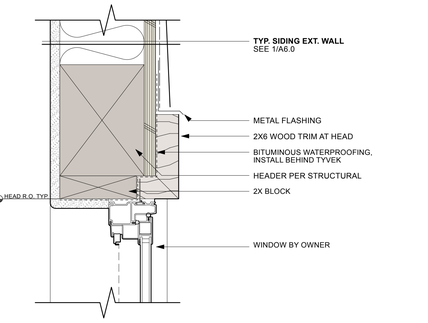
SCALE 3" = 1'- 0"

11 SIDING @ DOOR HEAD



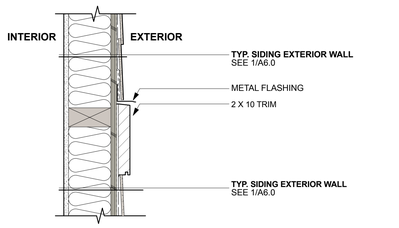
SCALE 3" = 1'- 0"

7 MASTER BALCONY THRESHOLD



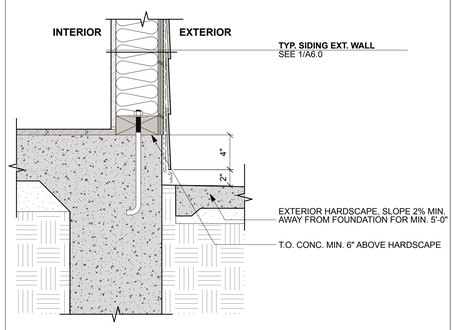
SCALE 3" = 1'- 0"

3 SIDING @ WINDOW HEAD



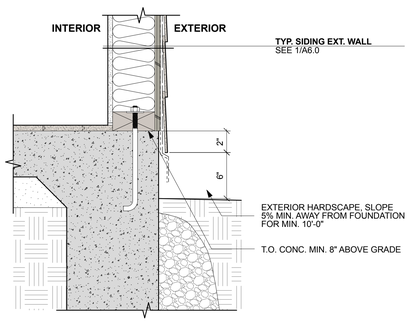
SCALE 1 1/2" = 1'- 0"

18 TRIM DETAIL @ HOR. SIDING AND SHINGLES



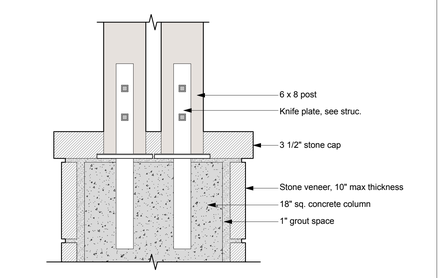
SCALE 1 1/2" = 1'- 0"

13 TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



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

9 TYP. WOOD SIDING EXTERIOR WALL @ GRADE

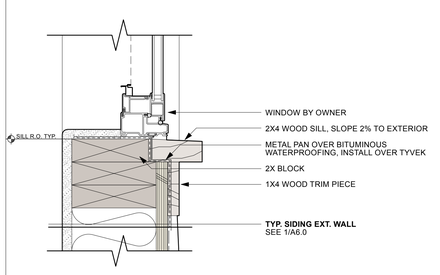


SCALE 3" = 1'- 0"

6 EXTERIOR TILE FLOOR ASSEMBLY AT BALCONY

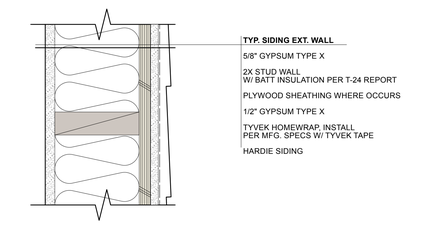
SCALE 1 1/2" = 1'- 0"

5 DOUBLE 6X8 POST BASE @ ENTRY



SCALE 3" = 1'- 0"

2 SIDING @ WINDOW SILL



SCALE 3" = 1'- 0"

1 TYP. HARDIE SIDING EXTERIOR WALL

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
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LOOMIS, CA 95650
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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL Issue Notes		

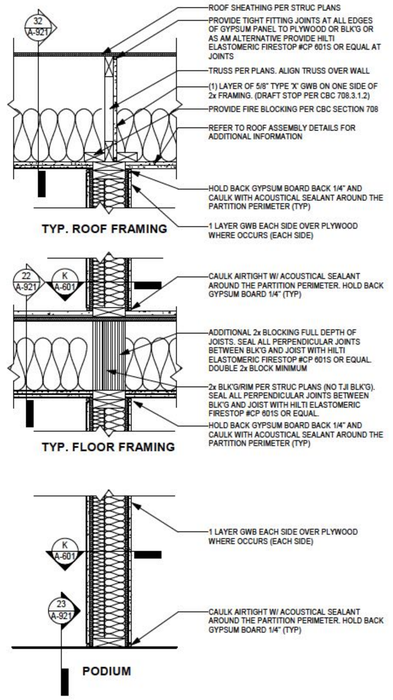
Date 12/5/25
Revision
Project ID
Drawing Code
CAD File Name 748_DETAILS_v2025.vwx
Plot Date 12/5/25

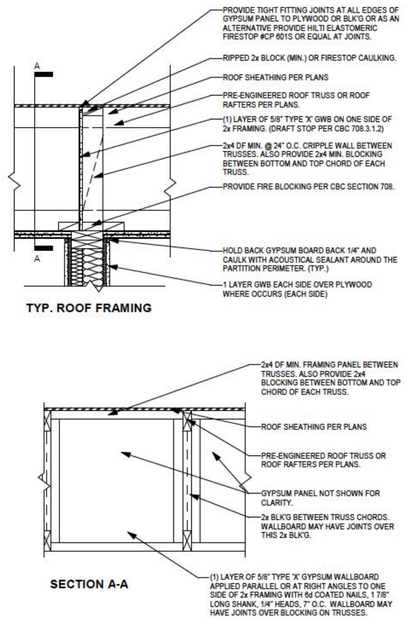
Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

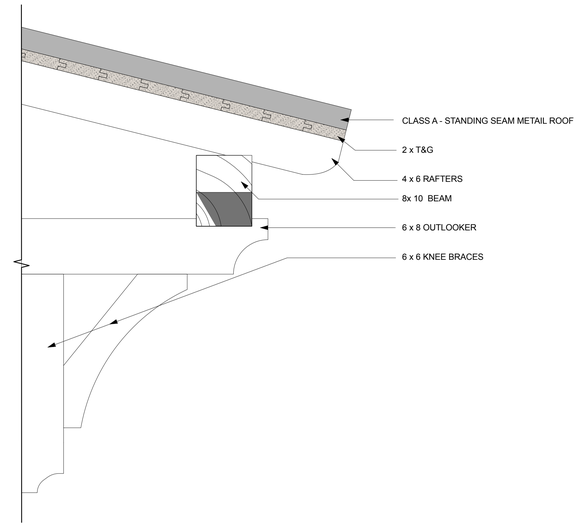
Sheet Title
DETAILS
Scale 1/4" = 1'-0"
Sheet No.
A6.0

STAIRWAY NOTES

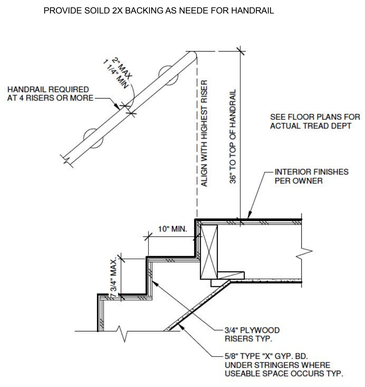
STAIRWAYS PER R311.7
1. R311.7.1 Width
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 41/2 inches (114 mm) on either side of the stairway and the clear width 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.



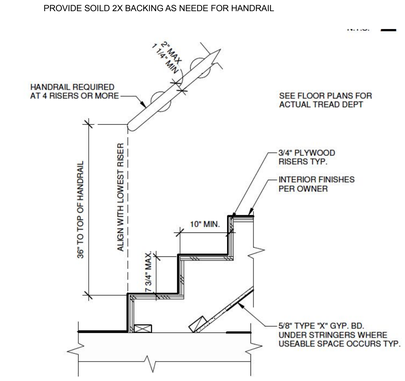




15 1 HOUR WALL TYPICAL

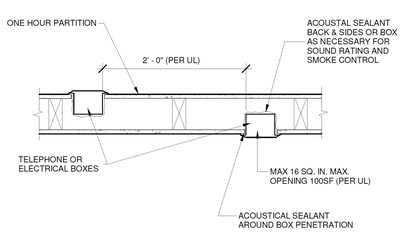


14 TYP. STAIR LANDING @ TOP



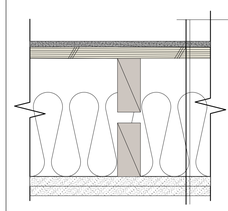
13 TYP. STAIR LANDING @ BOTTOM

7 EYEBROW ROOF, TYP.



6 RATED PARTITION - ADJACENT ELECTRICAL BOXES

STC RATING	TESTED ASSEMBLY NO.
N/A	N/A
IIC RATING	
N/A	N/A
FIRE RATING	
1HR	GA DESIGN RC 2602

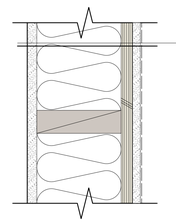


ROOF - WOOD TRUSS ASSEMBLY
ROOF SHINGLES
ROOF UNDERLAYMENT
SHEATHING PER STRUC.
FLOOR JOIST PER STRUC.
INSULATION PER T-24
(2) LAYER 5/8" TYPE X GYPSUM BOARD

SCALE 3" = 1'- 0"

5 GARAGE CEILING ASSEMBLY

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



TYP. INTERIOR DEMISING WALL
(1) LAYER OF 5/8" 'QUIETROCK' 530 RF TYPE X GYPSUM WALLBOARD.
2X STUD WALL PER STRUC
3" 'ROCKWOOL SAFE'N'SOUND' BATT INSULATION MIN.
PLYWOOD SHEATHING WHERE OCCURS
(1) LAYER OF 5/8" 'QUIETROCK' 530 RF TYPE X GYPSUM WALLBOARD.

SCALE 3" = 1'- 0"

2 INTERIOR DEMISING WALL ASSEMBLY

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL Issue Notes		

Date 12/5/25
Revision
Project ID
Drawing Code
CAD File Name 748_DETAILS_v2025.vwx
Plot Date 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
DETAILS
Scale 1/4" = 1'-0"
Sheet No.
A6.1

WINDOW SCHEDULE

		Nominal Size		Window Style		T-24 INFO		Window Data		
Mark		O.A. Width	O.A. Height	Configuration		U VALUE	SHGC	Mfr	EGRESS	Comments
1		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
2		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
3		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
4		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
5		5'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD		
6		4'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD		
7		4'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD		
8		4'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD		
9		5'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
10		2'6"	4'0"	Single Hung	N/A	.34	.34	TBD		
11		2'6"	4'0"	Single Hung	N/A	.34	.34	TBD		
12		2'6"	3'0"	Horizontal Slider	XX	.34	.34	TBD		
13		5'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD		
14		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD		
15		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD		
16		2'6"	3'6"	Single Hung	N/A	.34	.34	TBD		
17		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD		
18		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD		
19		4'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
20		4'0"	4'0"	Horizontal Slider	XX	.34	.34	TBD		
21		2'0"	2'0"	Awning	N/A	.34	.34	TBD		
22		2'0"	2'0"	Awning	N/A	.34	.34	TBD		
23		4'0"	2'0"	Horizontal Slider	XX	.34	.34	TBD		
24		2'0"	2'0"	Awning	N/A	.34	.34	TBD		
25		2'0"	2'0"	Awning	N/A	.34	.34	TBD		
26		5'0"	3'6"	Horizontal Slider	XX	.34	.34	TBD		

DOOR SCHEDULE

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

WINDOW AND DOOR GENERAL NOTES

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

2. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS OF WINDOW AND DOOR UNITS IN THE FIELD BEFORE ORDERING. SPECIALLY ANY SPECIALTY WINDOWS INCLUDING 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.

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.

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.

CHAPPELL
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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32913
REN. 5.31.2027
STATE OF CALIFORNIA

No.	Date	Revision Notes	Zone	By
A	12/5/25	BUILDING SUBMITTAL Issue Notes		

Date 12/5/25
Revision
Project ID Project ID
Drawing Code Code
CAD File Name 748_PLANS_BUILDING.vwx
Archive 12/5/25

Project Title
MAPLE RESIDENCE
748 MAPLE AVE.
CARPINTERIA, CA 93013

Sheet Title
SCHEDULES

Scale
1/4" = 1'-0"

Sheet No.
A7.0

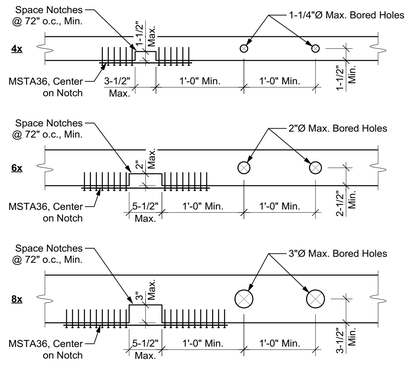
Burgess Residence

748 Maple Street
Carpinteria, CA 93013

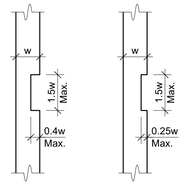
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

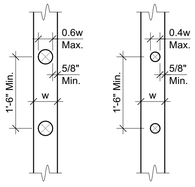
PENETRATIONS IN TOP PLATES & SILL PLATES



NOTCHING LIMITS FOR WOOD STUDS

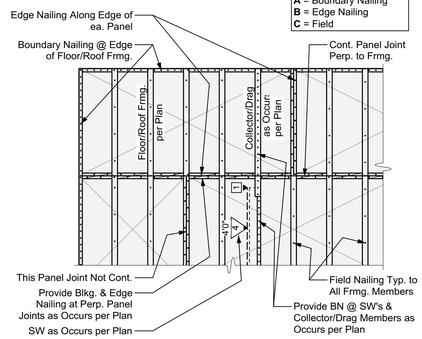


BORING LIMITS FOR WOOD STUDS

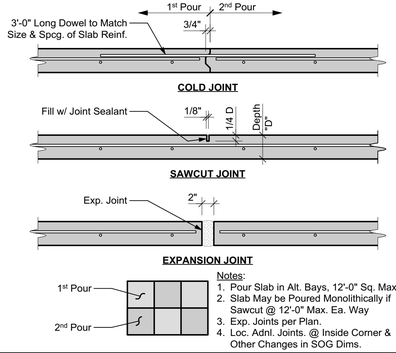


6 TYPICAL FLOOR / ROOF NAILING

Nailing per Plan w/ Spcg.
Denoted as **@ A", B", C"**
A = Boundary Nailing
B = Edge Nailing
C = Field

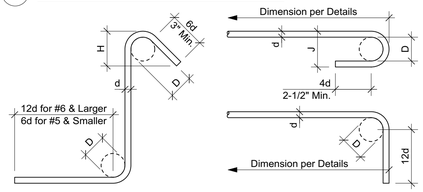


4 TYPICAL CONCRETE SLAB JOINTS



Notes:
1. Pour Slab in Alt. Bays, 12'-0" Sq. Max.
2. Slab May be Poured Monolithically if Sawcut @ 12'-0" Max. Ea. Way
3. Exp. Joints per Plan.
4. Loc. Adnl. Joints. @ Inside Corner & Other Changes in SOG Dims.

1 TYPICAL REINFORCING BAR BENDS



STANDARD TIES & STIRRUPS

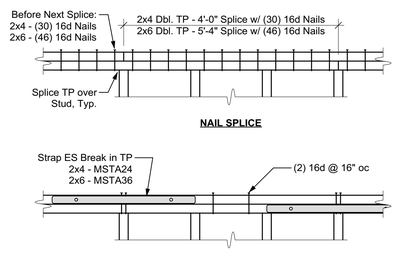
Bar Size	D	H (Approx.)
#3	1-1/2"	3"
#4	2"	3"
#5	2-1/2"	3-3/4"
#6	4-1/2"	4-1/2"
#7	5-1/4"	5-1/4"
#8	6"	6"

STANDARD END HOOKS

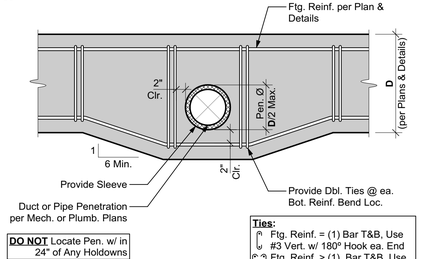
Bar Size	D	J
#3	2-1/4"	3"
#4	3"	4"
#5	3-3/4"	5"
#6	4-1/2"	6"
#7	5-1/4"	7"
#8	6"	8"

Note:
All Bar Bend Diameters & End Lengths Must Conform to the CRSI Manual of Standard Practice

7 TYPICAL 2x TOP PLATE SPLICE



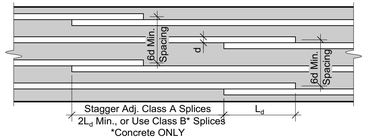
5 TYP. PENETRATION THROUGH FOUNDATION



DO NOT Locate Pen. w/ in 24" of Any Holdowns

Ties:
- Ftg. Reinf. = (1) Bar T&B, Use #3 Vert. w/ 180° Hook ea. End
- Ftg. Reinf. > (1) Bar T&B, Use #3 Stirrup w/ 135° Hooks @ Top

2 STD. DEVELOPMENT LENGTHS & LAP SPLICES



CONCRETE
f'c = 2500 psi

Bar Size	Length of Lap Ld & Class A	Length of Lap Class B	Hook Embed Ldh
#3	15"	19"	7"
#4	19"	25"	10"
#5	24"	31"	14"
#6	29"	37"	18"
#7	41"	54"	22"
#8	47"	61"	27"

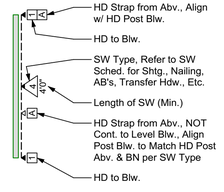
MASONRY
f'm = 2000 psi

Bar Size	Length of Lap, Ld	Hook Embed Ldh
#3	13"	5"
#4	22"	7"
#5	35"	9"
#6	64"	10"
#7	87"	12"
#8	131"	13"

TYPICAL SHEAR WALL FRAMING NOTES:

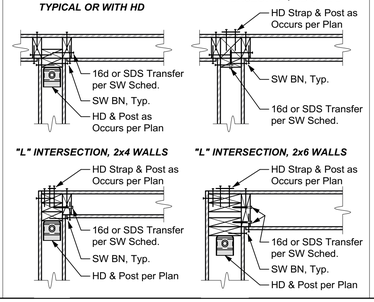
1. Single sided shear walls may be placed on EITHER side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW Sched.
3. Wall studs and blkg. are required at all adjoining panel edges. Thickness of wall studs and blkg. at panel edges per SW Sched.
4. Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.
5. Plywood panels shall butt along centerlines of framing members. Minimum plywood dimension for shearwall shall be 12".
6. Nails shall be located at least 3/8" from all panel edges.
7. The use of pneumatic nail guns for shear wall nailing is subject to continued satisfactory jobsite performance and subject to the review and approval by the Engineer of Record and/or Building Inspector. If the nail heads penetrate the outer ply more than would be normal for a hand held hammer, or if the minimum edge distances are not maintained, the performance will be deemed as unsatisfactory and the continued use of pneumatic nail for shear wall nailing will not be permitted.
8. At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided between joists and rafters with LTP4 or A35 to top plates @ 32" oc at floors and 48" oc at roofs, unless noted otherwise per plan.
9. Refer to material specifications for additional framing requirements.

SHEAR WALL LEGEND

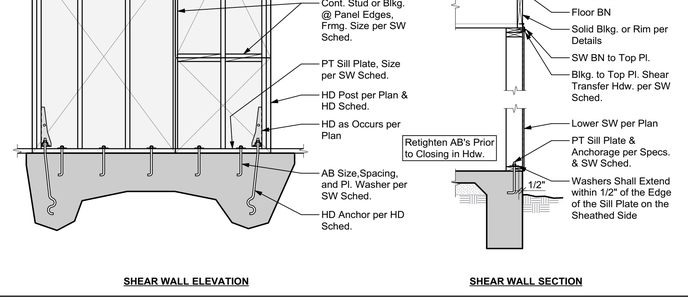


Refer to Plans for Specific Transfer & Connection Detail at each Shear Wall Location

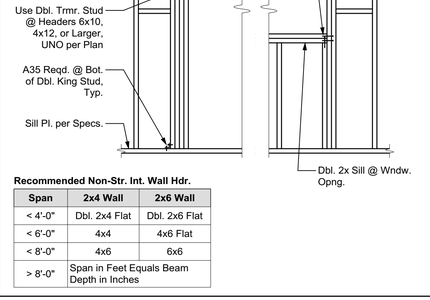
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING



3 TYPICAL WOOD FRAMED OPENING



Recommended Non-Str. Int. Wall Hdr.

Span	2x4 Wall	2x6 Wall
< 4'-0"	Dbl. 2x4 Flat	Dbl. 2x6 Flat
< 6'-0"	4x4	4x6 Flat
< 8'-0"	4x6	6x6
> 8'-0"	Span in Feet Equals Beam Depth in Inches	

ABBREVIATIONS

AB	Anchor Bolt	Max.	Maximum
A&B	Above and Below	MB	Machine Bolt
Abv.	Above	MF	Moment Frame
Add'l.	Additional	Mfr.	Manufacture(r)
Adj.	Adjacent	Min.	Minimum
Alt.	Alternate (ive)	Mod.	Modular, Module
Appd.	Approved	(N)	New
Arch.	Architect(ural)	N/A	Not Applicable
Avg.	Average	NTS	Not to Scale
AYC	Alaskan Yellow Cedar	o/	Over
		oc	On Center
Bldg.	Building	OD	Outside Diameter
Blkg.	Blocking	Opng.	Opening
Blw.	Below	Opp.	Opposite
Bm.	Beam	Opt.	Option, (al)
BN	Boundary Nailing	Para.	Parallel
Bot.	Bottom	Pen.	Penetrate, (tion)
Brg.	Bearing	Perf.	Perforated
Btwn.	Between	Perim.	Perimeter
Cant.	Cantilever(ed)	Perp.	Perpendicular
CIP	Cast in Place	Pl	Plywood Index
CJ	Ceiling Joist	PJP	Partial Joint Pen.
CJP	Complete Joint Penetration	PL	Plate
		Ply.	Plywood
CL	Center Line	Prep.	Prepare, (ation)
Clg.	Ceiling	Press.	Pressure
Clr.	Clear	Proj.	Project
CMU	Conc. Masonry Unit	Prop.	Property
Col.	Column	PT	Pressure-Treated
Conc.	Concrete	PV	Photovoltaic (Solar Panels)
Conn.	Connection		
Const.	Construction	R	Radius
Cont.	Continue (ous)	Rec(s).	Recommendation(s)
Ctr.	Center	Ref.	Reference
d	Penny	Reinf.	Reinforce(d), (ment),(ing)
Dbl.	Double		
Defl.	Deflection	Req'd.	Require(d)
Demo.	Demolish(tion)	Reqs.	Requirements
Dep.	Depress(ed)	Ret.	Retain(ing)
DF	Douglas Fir	RJ	Roof Joist
Dia.	Diameter	RR	Roof Rafter
Diaph.	Diaphragm	RW	Redwood
Dim.	Dimension	Sched.	Schedule
Dist.	Distance	Shtg.	Sheathing
DJ	Deck Joist	Sim.	Similar
Dwg.	Drawing	SIP	Struc. Insulated Panel
(E)	Existing		
Ea.	Each	SMS	Sheet Metal Screw
EF	Each Face	SOG	Slab on Grade
Elev.	Elevation	Spec.	Specif(ied),(cations)
Embed.	Embed(ed), (ment)	Sq.	Square
Engr.	Engineer	SS	Select Structural
EOR	Engineer of Record	Std.	Standard
Eq.	Equal, Equivalent	Stl.	Steel
ES	Each Side	Struc.	Structure, (al)
EW	Each Way	SW	Shear Wall
Exp.	Expansion	T&B	Top and Bottom
Ext.	Exterior	T&G	Tongue and Groove
Fdn.	Foundation	Temp.	Temporary
FF	Finished Floor	Thk.	Thick(ness)
FJ	Floor Joist	TN	Toe-Nail
Flr.	Floor	TP	Top Plate
Frmg.	Framing	TOB	Top of Beam
Ft.	Feet	TOC	Top of Concrete
Ftg.	Footing	TOG	Top of Grade
Ga.	Gauge	TOS	Top of Steel
Galv.	Galvanized	TOW	Top of Wall
GB	Grade Beam	Trmr.	Trimmer Stud
GC	General Contractor	Typ.	Typical
GLB	Glulam Beam	UNO	Unless Noted Otherwise
Gyp.	Gypsum		
HD	Holdown	Vert.	Vertical
Hdr.	Header	VIF	Verify in Field
Hdw.	Hardware	w/	With
Hgr.	Hanger	w/n	Within
Horiz.	Horizontal	w/o	Without
Ht.	Height	Wt.	Weight
ID	Inside Diameter	WWF	Welded Wire Fabric
In.	Inch(es)	WWM	Welded Wire Mesh
Insp.	Inspect(ion)		
Int.	Interior	@	At
Inv.	Invert, Inverted	&	And
KS	King Stud	°	Degrees
KP	King Post	Ø	Diameter
Loc.	Location	>	Greater Than
LW	Light Weight	<	Less Than
		#	Number, Pound(s)
		%	Percent(age)
		±	Plus or Minus

PROJECT INFORMATION

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(805) 852-1677

SOILS/GEO. ENGINEER:
Heathcote Geotechnical
1884 Eastman Ave #105
Ventura, CA, 93003
(805) 644-9978

DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2022 CBC*
Roof Loads	
Dead Loads** (DL)	15 psf
**Includes 3 psf PV Loads	
Live Loads (LL)	20 psf
Floor Loads - Typ.	
Dead Loads (DL)	16 psf
Live Loads (LL)	40 psf
Floor Loads - Deck	
Dead Loads (DL)	37 psf
Live Loads (LL)	60 psf

SOILS VALUES (per Soils Report)

Bearing Pressure	1500 psf

WIND DESIGN BASIS

Ultimate Wind Speed, V_{ULT}	95 mph
Nominal Wind Speed, V_{ASD}	74 mph
Risk Category	II
Exposure	B

SEISMIC DESIGN BASIS

Seismic Design Category	E
Site Class	D
Seismic Factors	
S_S / S_1	2.289 / 0.835
S_{DS} / S_{D1}	1.831 / 0.946
Risk Category	II
Importance Factor, I_e	1.00
Resisting System:	Wood Shear Walls
Response Mod. Coefficient, R	6.5
Design Base Shear	V = 0.282W
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-16, T. 12.6-1)

* The 2022 California Building Code (CBC), based on the 2021 International Building Code (IBC), is the governing code in the State of California.

SHEET INDEX

S-1.1	Structural Title Sheet
S-1.2	Structural Specifications
S-1.3	Special Inspections
S-2.1	Foundation Plan
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S-2.3	Roof Framing Plan
S-3.1	Structural Details
S-3.2	Structural Details
S-3.3	Structural Details

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CIVIL • STRUCTURAL

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(805) 962-9966 x187
alvin@ashleyvance.com

DATE: 31 Oct. 2025 | SCALE: NTS
AV JOB: 250180 | SHEET SIZE: 24"x36"

STRUCTURAL TITLE SHEET

S-1.1

Oct 31, 2025
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DO NOT SCALE THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

GENERAL NOTES

1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
2. All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
3. All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
4. Refer to the Architectural plans for the following:
   (a) Dimensions
   (b) Size and location of all interior and exterior wall locations.
   (c) Size and location of all floor, roof and wall openings
   (d) Size and location of all drains, slopes, depressions, steps, etc.
   (e) Specification of all finishes & waterproofing
   (f) All other non-structural elements
5. Refer to the mechanical, electrical and plumbing plans for the following:
   (a) Size and location of all equipment
   (b) Pipe runs, sleeves, hangers and trenches
   (c) All other mechanical, electrical or plumbing related elements
6. **DO NOT** scale structural plans. Contractor shall use all written dimensions on Architectural plans.
7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate shoring and/or bracing as required.
8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
12. It is the Contractor's responsibility to ensure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
13. These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

TRUSSES

1. Refer to the structural and architectural plans for additional design loads and conditions. Bottom chords shall be designed to resist a minimum ceiling live load of 10 psf.
2. Truss calculations and details shall be submitted to the Architect/Engineer and the building department for review and approval prior to fabrication.
3. All trusses shall be fabricated in the shop of a licensed fabricator approved by the governing building department.
4. Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord:
   (a) Identity of the company manufacturing the truss
   (b) the design load, and
   (c) the spacing of the trusses.
5. Walls:
   (a) Trusses shall bear on exterior walls only unless specifically noted otherwise.
   (b) All interior walls shall be non-bearing unless specifically noted otherwise.
   (c) All approved interior bearing locations shall be specifically noted on the structural plans.
6. Bearing:
   (a) Securing of bearing walls, unless noted otherwise, trusses shall be secured at all bearing points with Simpson seismic anchors (e.g. H1)
   (b) Interior non-bearing walls shall be isolated from the trusses with Simpson truss clips (e.g. STC, DTC, HTC4) or approved equal.
   (c) Trusses to be manufactured with necessary camber to account for dead load deflections and eliminate accidental bearing on interior non-bearing walls.
7. Blocking and bracing shall be installed per manufacturer's recommendations. As a minimum, the trusses shall be blocked at the following locations:
   (a) All bearing points
   (b) Along ridge
8. Erect trusses according to the approved shop drawings. Lift members only at designated lift points. Provide erection bracing to keep the members straight and plumb as required to assure adequate lateral support for individual members and the entire system until the sheathing is applied.

ROD AND REBAR EPOXY INSTALLATION

1. Special inspection is required, unless specifically noted otherwise. Special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
2. Epoxy for anchoring bolts, rods, and reinforcing bars shall be as follows:
   (a) Concrete: Hilti HIT RE 500 v3 (ICC ESR-3814), Hilti HY 200v3 (ICC ESR-4868), or Simpson SET-3G (ICC ESR-4057).
   (b) Full Grouted Masonry: Hilti HY 200v3 (ICC ESR-4878), or Hilti HY 270 (ICC 4143), or Simpson SET-3G (ICC ESR-4844).
   (c) Hollow Cell Masonry Units and Unreinforced Masonry: Hilti HY 270 (ICC 4144), or Simpson ET-3G (IAPMO ER-870).
3. Anchors shall be installed in accordance with the manufacturer's printed installation instructions by qualified personnel trained to install epoxy anchors.
4. Holes for post-installed anchors shall be drilled with a carbide tipped concrete/masonry drill bit using an electro-pneumatic hammer drill bit set in "rotation and hammer" mode. Hole diameter shall be 1/8" larger than the anchor diameter specified, unless noted otherwise. For installation in brick or hollow cell masonry units with a screen tube, the hole diameter shall be 1/4" larger than the anchor diameter, unless noted otherwise.
5. DO NOT drill through existing reinforcing. A small diameter test hole shall be drilled at the installation location. If existing reinforcing is encountered, the installation location shall be relocated to avoid conflict and the abandoned hole shall be filled with non-shrink grout or drypack. For holes drilled into columns and beams, remove the rebar cover in order to positively identify the rebar location such that the holes avoid the rebar. Other non-destructive means may be used to identify the positions and depth of reinforcing.
6. Holes shall be cleaned of dust and debris by blowing with 90 psi oil-free compressed air, brushing with a wire brush two times, and blowing with compressed air again to achieve a relatively dust-free wall surface.
7. The base material shall be a minimum of 28 days old, within a temperature range of 50ºF - 100ºF, and dry at the time of epoxy installation. The base material shall have a minimum strength as follows:
   (a) Concrete: 2,500 psi
   (b) Full Grouted Masonry: 2,000 psi
8. Fill each hole 1/2 - 2/3 full with epoxy, starting from the bottom of the hole to prevent air pockets. Withdraw the nozzle as the hole fills up with epoxy. Insert clean, oil-free anchor, turning slowly until the anchor contacts the bottom of the hole. DO NOT disturb anchor until fully cured. Cure time shall be per the manufacturer's installation instructions.

FOUNDATIONS

1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per geologic/geotechnical report (or "soils report") by Heathcote Geotechnical, Inc., Project No. 24266, dated January 8, 2025. This report and all recommendations contained therein are to be considered a part of these plans.
3. It is the Contractor's responsibility to obtain a copy of the soils report from the Owner. A copy of the soils report shall be on the job site during the course of construction.
4. Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the EOR and/or soils engineer immediately.
5. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed per the recommendations of the project soils engineer.
6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
7. Foundations forms and excavations shall be clean and free of debris, achieving all minimum dimesions noted. Enchroachment of soil at corners and reduced reinforcement clearances are not permitted.
8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
9. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
10. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
11. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
12. The sides and bottoms of dry excavations must be moistened to optimum moisture content or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
13. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

CONCRETE

1. All portions of work pertaining to concrete construction shall conform to the Governing Building Code, Chapter 19, ACI Standard 318, and other referenced documents.
2. All concrete shall have:
   (a) an ultimate compressive strength (f'c) of 3,000 psi at 28 days, UNO.
   (b) a maximum slump of 5" at point of placement.
   (c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations, UNO.
   (d) a normal dry-weight density, UNO.
   (e) In regions with freeze/thaw cycles, 5% air entrainment shall be included in concrete exposed to weather.
3. Special inspection is NOT required as the foundations have been *designed* with f'c = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. At a minimum, special inspection is always required on:
   (a) structural slabs, flat plates
   (b) walls, columns, beams
   (c) piles, caissons
   (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application

   When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
4. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency; such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1705.3. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
5. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
6. All concrete shall be in accordance with ASTM C94. Placement of concrete shall be in accordance with ASTM C94 and ACI Standard 304.
7. All cement shall be Portland cement Type I or II and shall conform to ASTM C150. Where concrete is placed against soil that contains high levels of sulfides, use Type V cement.
8. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
   (a) Footings: 1-1/2"
   (b) All other work: 3/4"
9. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
   (a) Permanently exposed to earth or weather
      i. Cast against earth: 3"
      ii. Cast against forms: 2"
   (b) Not exposed to earth or weather
      i. Slabs, walls, joists: 3/4"
      ii. Beams, girders, columns: 1-1/2"
10. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
11. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
12. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and roughened to 1/4" amplitude, UNO. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement.
13. Control joints shall be provided in all concrete slabs-on-grade per typical detail on sheet S-1.1, UNO.
14. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
15. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
16. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
17. Remove formwork in accordance with the following schedule:
   (a) Forms at slab edge: 1 day
   (b) Side forms at footings: 2 days
   (c) All other vertical surfaces: 7 days
   (d) Beams, columns, girders: 15 days
   (e) Elevated slabs: 28 days

   Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
18. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing.
19. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed to properly consolidate the concrete.
20. Concrete shall be maintained in a moist condition and above 40 degrees fahrenheit for a min. of seven (7) days after placement unless otherwise accepted by EOR.
21. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
22. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
23. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.
24. Provide continuous horizontal reinforcing through all wall intersections and corner. See details for additional information.
25. Drypack or non-shrink grout shall have a minimum 28 day compressive strength of 7000 psi unless noted otherwise. Provide under base plates, etc., as required for full bearing. Grout shall be in conformance with ASTM C1107.
26. Calcium chloride and concrete admixtures containing chloride salts shall not be used with steel pan decking.

REINFORCEMENT

1. All portions of work pertaining to concrete reinforcing construction shall conform to the Governing Building Code, Chapter 19, ACI Standard 318, and other referenced documents.
2. Fabrication, placement and installation of reinforcing steel shall conform to the Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice and the Governing Building Code.
3. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
4. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All welded wire fabric (WWF) shall conform to ASTM A185 (flat sheets only).
5. Reinforcement that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection. Welding of reinforcement shall be with low hydrogen electrodes and shall conform to structural welding code - reinforcing steel, AWS D1.4, by the American Welding Society and ACI 318 Sec. 3.5.2. Welding rods used for the welding of reinforcing shall be E80XX. All welding shall be performed by certified welders.
6. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
7. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
8. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice. Reinforcing bars shall not be pre-bent without approval of EOR.
9. Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement a minimum of two (2) modules or 12", whichever is greater. All splices are to be staggered.
10. (Special lateral systems) The following reinforcement shall comply with ASTM A706, Grade 60, UNO:
    a. Vertical reinforcement at intersections and ends of concrete walls enclosed in ties or stirrups.
    b. Longitudinal moment frame reinforcement.
    c. Ties and stirrups providing lateral support of longitudinal bars or concrete confinement in columns and walls shall be ASTM A706, Grade 80.

ROUGH CARPENTRY

1. Refer to latest edition of the Governing Building Code, Table 2304.10.2. for all minimum nailing requirements.
2. Refer to individual sections for applicable material specifications.
3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
4. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be manufactured by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
5. All walls are to have continuous double 2x top plates spliced per Detail 7/S-1.1 unless specifically noted otherwise on the plans and details.
6. Wall Studs:
   (a) Unless specifically noted on the plan and details, use the following guidelines for wall framing:
      i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
      ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
      iii. Request specifically engineered wall details for walls greater than 16'-0" tall.
7. Blocking:
   (a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked into studs at mid-height of partitions or walls over 8' high.
   (b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
   (c) Rim blocking/rim board to be 1-1/4" minimum width x full depth at bearing walls, UNO per plans and details. Refer to shearwall section for additional rim/blocking requirements.
8. Notching:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
   (c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
   (d) Successive notches in the same member shall be spaced a min of 18" apart.
9. Boring:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
   (c) Non-bearing partition walls, may be drilled not greater than 60% of stud depth.
   (d) Successive holes in the same member shall be spaced a minimum of 18" apart.
10. Bearing:
    (a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 & smaller.
    (b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & larger, UNO on plans.
    (c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
11. Posts:
    (a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
    (b) Provide posts under all beams, girders or double joists equal to the width of the supported member.
    (c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
    (d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".
    (e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans.
    (f) Isolated posts shall be seated in Simpson post or column bases, unless noted otherwise on the plans
12. Roof Framing:
    (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
    (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
    (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max.
    (d) Provide all cricket framing required to achieve positive drainage per Arch.
    (e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.
    (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
    (g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
13. Floor Framing:
    (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
    (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
    (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max. For floors framed with I joists, refer to the mfg's spec's for blkg requirements.
    (d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with I joists)
    (e) Install plywood sheathing with the face grain across supports, and supports staggered, and the edges of sheets centered over supports. If T&G plywood is used, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
    (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
14. Shear Walls:
    (a) Refer to plans for all shearwall locations, length type and nailing.
    (b) Refer to Shearwall Schedule on title sheet for additional information.
    (c) Shear wall lengths specified on plans are minimum required.
    (d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
    (e) Where 3x framing is required per the shear wall schedule, stagger edge nailing.
    (f) Oriented Strand Board (OSB) may be used in lieu of plywood.
    (g) Typical Rim Board/Blocking at Shearwalls shall be 1-3/4" Min. LSL (refer to Engineered Lumber Section for Material Specifications). Refer to Shearwall Schedule per Plan for Min. Rim/Blkg Width Requirements per Transfer Fasteners.

TIMBER / LUMBER

1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details) :
   (a) 2x studs, blocking, plates:Stud
   (b) 2x joists #2 or better
   (c) 4x4, 4x6, or 6x6 beams or posts #2 or better
   (d) 4x8, 6x8, or larger beams or posts #1 or better

   It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.
4. Maximum moisture content for all structural members shall not exceed 19%.
5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

ENGINEERED LUMBER

1. Glu-laminated Beams (GLB):
   (a) shall have the following properties:

Use	EWS Combination Symbol	Species / Grade	Flexural Stress, Fb (psi)	Modulus of Elasticity, E (ksi)	Horiz. Shear Stress, Fv (psi)	Compression Fc para. (psi)	Compression Fc perp. (psi)
Simple Span Bm.	24F-V4	DF	+2,400/-1,850	1,800	265	1,650	650
Continuous or Cantilever Bm.	24F-V8	DF	+/- 2,400	1,800	265	1,650	650
Columns	2	DF / L2	+/- 1,800	1,300	265	1,600	560

   (b) shall not be notched, cut or drilled without prior approval from the Engineer
   (c) shall have exterior glue and weather-treatment prior to installation
   (d) shall be fabricated by an approved manufacturer & in accordance with ANSI A 190.1
   (e) shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan
2. Laminated Veneer Lumber (LVL) :
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 2000 ksi
      ii. Fb = 2600 psi
      iii. Fv = 285 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 750 psi
      vi. Ft (parallel) = 1500 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
3. Laminated Strand Lumber (LSL) :
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 1550 ksi
      ii. Fb = 2325 psi
      iii. Fv = 310 psi
      iv. Fc (parallel) = 2170 psi
      v. Fc (perp.) = 900 psi
      vi. Ft (parallel) = 1070 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
4. Parallel Strand Lumber (PSL) :
   (a) shall be 2-1/2" minimum thickness with the following minimum properties:
      i. E = 2200 ksi
      ii. Fb = 2900 psi
      iii. Fv = 290 psi
      iv. Fc (parallel) = 2900 psi
      v. Fc (perp.) = 625 psi
      vi. Ft (parallel) = 2300 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than:
      i. Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" oc
      iii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.
5. Plywood I Joists:
   (a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
   (b) shall be installed in accordance with applicable code approvals and mfg's spec's.
   (c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
   (d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.

WOOD FASTENERS

1. All Fasteners:
   (a) shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood.
      i. When used in exterior applications, fasteners shall have coating types and weights in accordance with the treated wood or bolt manufacturer's requirements. A min.of ASTM A153, type G185 zinc-coated galvanized steel (or equiv.) shall be used.
      ii. When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted.
2. Nails:
   (a) shall be with "common" nails unless noted otherwise.
   (b) shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to the edge or end of a member, except for sheathing.
   (c) shall be installed in pre-drilled lead holes if necessary to avoid splitting.
   (d) All nailing shall conform to the Governing Building Code, Table 2304.10.2.
3. Lag screws:
   (a) shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to facilitate installation and prevent damage to the screws.
4. Bolts to Wood Framing:
   (a) shall conform to ASTM A307, UNO specifically on plans and details.
   (b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia.
   (c) when installed against wood surfaces, shall have standard washers (ASTM F436) under the heads and nuts.
5. Anchor Bolts:
   (a) shall be installed at all exterior walls and all interior shear and/or bearing walls.
   (b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls.
   (c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls.
   (d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses).
   (e) shall conform to ASTM F1554, Grade 36, UNO.
   (f) shall not be spaced greater than 72" oc Refer to shearwall schedule for specific anchor bolt spacing requirements.
   (g) shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.) , and a min. of two bolts per piece of sill plate is required.
   (h) shall be secured in place prior to foundation inspection.
   (i) shall have a minimum edge distance of 1-3/4".
6. Anchor Rods:
   (a) shall be fully threaded, UNO.
   (b) shall have 12" minimum embedment, UNO. (Contractor to coordinate length of bolts with min. projection above connected parts).
   (c) shall be heavy hex headed or terminate w/ double nut and washer per details, UNO.
   (d) shall conform to ASTM F1554, Grade 36, UNO.
   (e) shall be secured in place prior to foundation inspection.
   (f) shall have a minimum edge distance of 1-3/4", UNO per plans and details.
7. Powder Actuated Shot Pins:
   (a) shall be installed at all interior non-bearing, non-shearwalls.
   (b) shall conform to ICC ESR-2138, or equivalent.
   (c) shall be 0.157x3" with 1.5" diameter steel washers, UNO.
   (d) shall mechanically galvanized when installed in preservative-treated or fire-retardant-treated wood.
   (e) shall not be spaced greater than 32" o.c.

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Burgess Residence
748 Maple Street
Carpinteria, CA 93013

REVISION:

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PROJECT ENGINEER:
Alvin Lee
(805) 962-9966 x187
alvin@ashleyvance.com

DATE: 31 Oct. 2025	SCALE: NTS
AV JOB: 250180	SHEET SIZE: 24"x36"

STRUCTURAL SPECIFICATIONS

S-1.2

DO NOT SCALE THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.

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STATEMENT OF SPECIAL INSPECTIONS

1. This Statement of Special Inspection is submitted in fulfillment of the requirements of the Governing Building Code, section 1704 and 1705.
2. Special Inspections and Testings will be preformed in accordance with the approved plans and specifications, this statement and the Governing Building Code, Section 1704 , 1705 , 1707 , and 1708.
3. The schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.
4. Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with the Governing Building Code Section 1704.2.4.
5. A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:
   (a) Required special inspections.
   (b) Correction of discrepancies noted in inspections.
6. The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner will retain and directly pay for the Special Inspections as required in the Governing Building Code, Section 1704.2.
7. 1704.4 Contractor responsibility. Each contractor responsible for the construction of a main wind- or seismic force-resisting system, designated seismic system or a wind- or seismic force-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner or the owner's authorized agent prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

SCHEDULE OF TESTING AGENCIES & SPECIAL INSPECTORS

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspection on this project.

Responsibility	Firm	Address, Telephone, Email
1. Special Inspection (Except for Geotechnical)		
2. Materials Testing		
3. Geotechnical Inspection		
*		

* Additional inspections may be required at the discretion of the Building Official.

SEISMIC REQUIREMENTS (Section 1705.13)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.13:

Light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheets (ASCE 7, Table 12.2-1, Line A.15)

The extent of the main seismic-force-resisting system is defined in more detail in the construction documents.

WIND REQUIREMENTS (Section 1705.12)

Description of main wind-force-resisting system and designated seismic systems subject to special inspections per Section 1705.12:

Not Applicable

The extent of the main wind-force-resisting system is defined in more detail in the construction documents.

SCHEDULE OF SPECIAL INSPECTIONS

Column Header Notation Used in Table:
- C Indicates continuous inspection is required.
- P Indicates periodic inspections are required. The notes and/or contract documents should clarify.

Box Entry Notation Used in Table:
- X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections.
- -- Denotes a one-time activitiy or one whose frequency is defined in some other manner.

Additional details regarding inspections are provided in the project specifications or notes on the drawings.

Verification & Inspection	C	P	Notes
1705.6 - Soils			
1. Verify materials below shallow footings are adequate to achieve the desired bearing capacity		X	
2. Verify excavations are extended to proper depth and have reached proper material		X	
3. Perform classification and testing of compacted fill materials		X	
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X		
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly		X	
1705.13.2 - Seismic Resistance - Structural Wood			
2. Inspect nailing, bolting, anchoring, and other fastening of elements of the main seismic force-resisting system, including wood shear walls, wood diaphragms, collectors (drag struts), braces, shear panels, and hold-downs		X	Inspection of shear walls and diaphragms with fasteners spaced greater than 4" oc is not required
1705.3 - Concrete			
4. Inspect anchors post-installed in hardened concrete			
a. Adhesive anchors[1] installed in horizontally or upwardly inclinded orientations to resist sustained tension	X		
b. Mechanical anchors[2] and adhesive anchors[1] not defined in 4.a		X	

FOOTNOTES:
1. Prior to epoxy placement, it must be verified that the hole is clean, dry, and free of loose debris
2. Periodic inspection shall take place such that the installation of a minimum of two (2) anchors per each shear wall are observed

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PROJECT ENGINEER:
Alvin Lee
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DATE: 31 Oct. 2025	SCALE: NTS
AV JOB: 250180	SHEET SIZE: 24"x36"

SPECIAL INSPECTIONS

S-1.3

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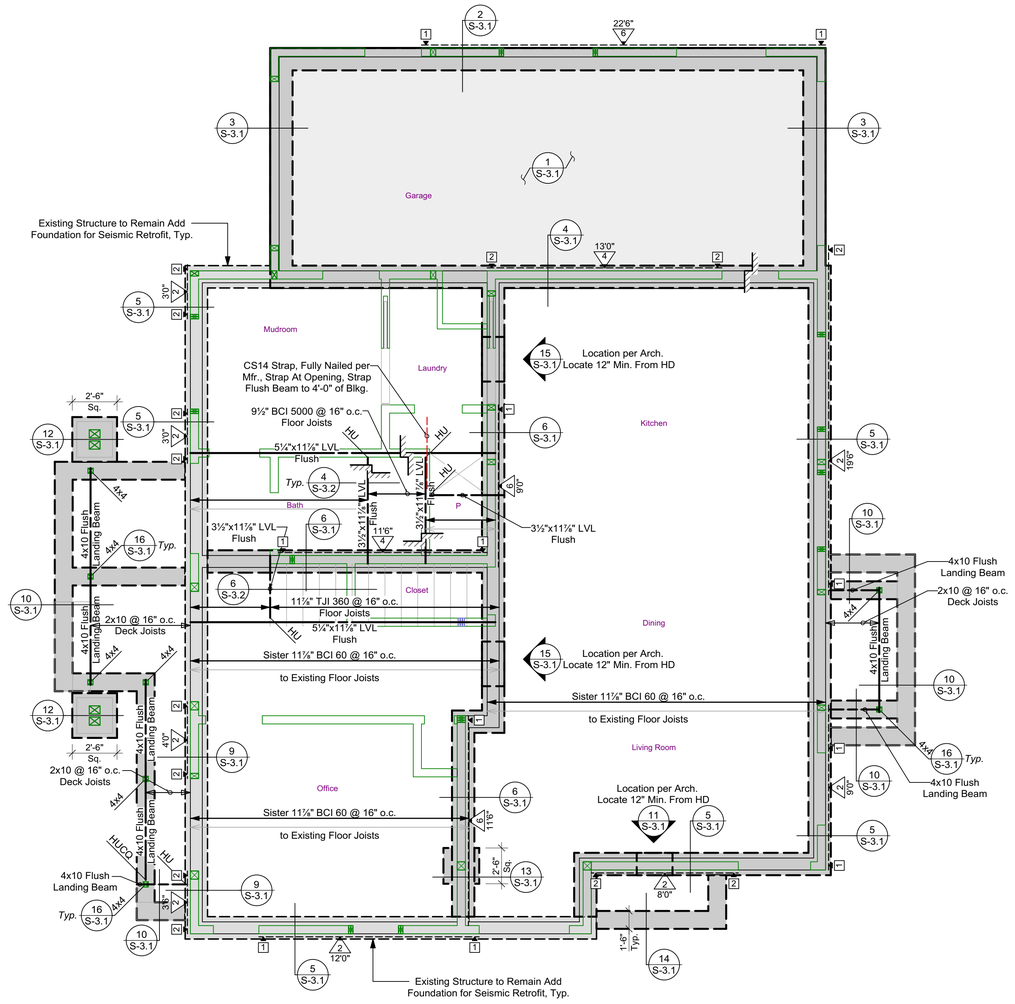

GENERAL FRAMING NOTES

(N) Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Floor sheathing to be 1-1/8" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

(N) Deck Joists -- 2x10 D.F. #2 @ 16"oc in Simpson LUS Hangers, Typ. (UNO)

(N) Floor Joists -- 11⅞" TJI 360 @ 16"oc in Simpson ITS Hangers, Typ. (UNO)

(E) Framing (to Remain)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report
b) Utility trenches have been properly backfilled and compacted, and
c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Contractor shall verify all existing conditions prior to construction & contact Engineer and Architect regarding any discrepancies.

(N) Foundation per Details

8" Stem w/ 18" Wide Ftg. x 21" Embedment per Soils Report w/ (2) #4 T&B (UNO)

(N) 4" Slab-on-Grade w/ #4 @ 18"oc EW, per Details

Pad Foundation, Size per Plan w/ #5 @ 12"oc EW, (3) Min.

Denotes Step in Slab-on-Grade or Fdn. Step Ht. & Extent per Arch.

Wood Framed Wall Above (See S-2.2)

STRAP SCHEDULE

TYPE	HOLDOWN[1,2]	MEMBER MIN. POST	END LENGTH	10d NAILS	DETAILS
A	CS14	2x	16 in.	13	**Flr. to Flr.** 11/S-3.2 **Strap to Bm.** 9/S-3.2
B	CMSTC16	(2) 2x	20 in.	25	
C	CMST14	4x	30 in.	33	
D	CMST12	4x	40 in.	43	
E	MSTC66B3	4x	N/A	ALL	

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Fdn.** 7&8/S-3.1
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"Ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7] or LTP5	RBC	16d[8]
6	15/32" Struc. 1 Ply.	N	2x	2x	10d	6"	37"	8"	10"	12"	10"	4"
4	15/32" Struc. 1 Ply.	N	2x	3x	10d	4"	24"	5"[9]	6"[9]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[9]	5"[9]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[9]	3"[9]	4"[11]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[9,10]	3"[9]	4"[11]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	11"	2"[9,10]	2"[9,10]	3"[11]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[11]	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6"oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS (Exterior Grade) 0.22"x5" Screws through 2x sill, or SDWS (Exterior Grade) 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
8. 16d common nails through the sill plate to rim member or blocking. **DO NOT** use w/ LVL or LSL Rims.
9. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
10. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.
11. Provide both A35 and LTP4 clips on opposite sides of shearwall in order to achieve net spacing requirement.

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER R. PAUL BELMONT C 76732 CIVIL STATE OF CALIFORNIA

PLAN REVIEW SET NOT FOR CONSTRUCTION

Burgess Residence

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REVISION:

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DATE: 31 Oct. 2025 | SCALE: 1/4"=1'-0"
AV JOB: 250180 | SHEET SIZE: 24"x36"

FOUNDATION PLAN

S-2.1

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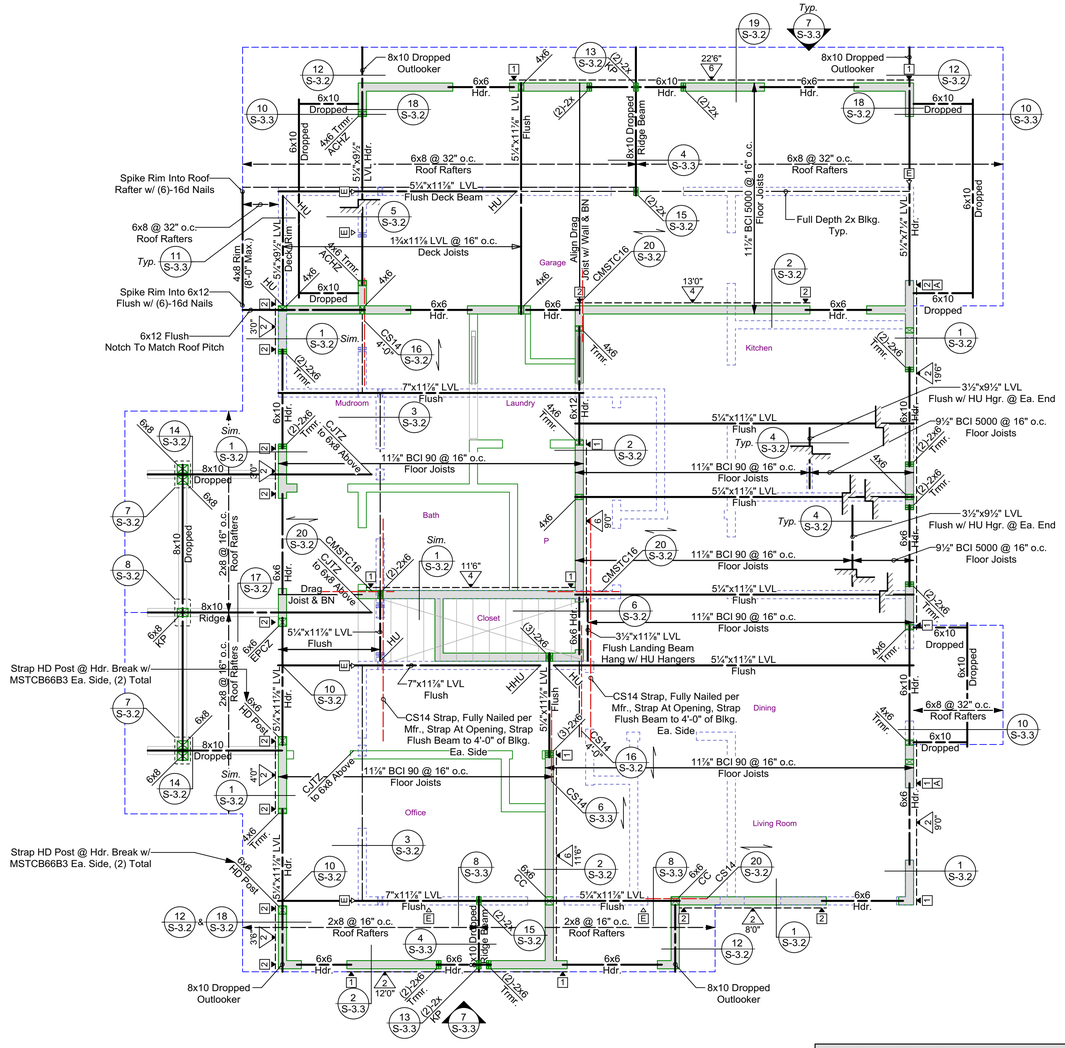

GENERAL FRAMING NOTES

(N) Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 5/8" plywood or OSB, PI 40/20, nailed w/ 10d commons at 6", 6", 12"

Floor sheathing to be 1-1/8" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

(N) Floor Joists -- 11⅞" BCI 90 @ 16"oc in Simpson ITS Hangers, Typ. (UNO)

(N) Deck Joists -- 1¾"x11¼ LVL @ 16"oc Ripped to Slope per Arch (9-1/2" Min. Depth) in Simpson LUS Hangers. (UNO)

Denotes Step in Framing. Step Ht. & Extent per Arch.

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Contractor shall verify all existing conditions prior to construction & contact Engineer and Architect regarding any discrepancies.

WALL SCHEDULE

Stud wall locations per Architecturals.

(N) Non-Struc. Wood-Framed Wall

Wall Thickness per Arch.
Min. 2x4 DF Stud @ 16"oc

(N) Struc. Wood-Framed Wall

Wall Thickness per Arch.
Min. 2x6 DF Stud @ 16"oc

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

Walls above

(shown for clarity)

STRAP SCHEDULE

TYPE	HOLDOWN [1,2]	MEMBER MIN. POST	END LENGTH	10d NAILS	DETAILS
A	CS14	2x	16 in.	13	**Flr. to Flr.** 11/S-3.2 **Strap to Bm.** 9/S-3.2
B	CMSTC16	(2) 2x	20 in.	25	
C	CMST14	4x	30 in.	33	
D	CMST12	4x	40 in.	43	
E	MSTC66B3	4x	N/A	ALL	

HOLDOWN SCHEDULE

TYPE	HOLDOWN [1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Fdn.** 7&8/S-3.1
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections,* (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)

SHEARWALL SCHEDULE

DESCRIPTION					NAILING[1]		TRANSFERS[2]					
NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4,[6,7] or LTP5	RBC	16d[8]
6	15/32" Struc. 1 Ply.	N	2x	2x	10d	6"	37"	8"	10"	12"	10"	4"
4	15/32" Struc. 1 Ply.	N	2x	3x	10d	4"	24"	5"[9]	6"[9]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[9]	5"[9]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[9]	3"[9]	4"[11]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[9,10]	3"[9]	4"[11]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	11"	2"[9,10]	2"[9,10]	3"[11]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[11]	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6"oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS (Exterior Grade) 0.22"x5" Screws through 2x sill, or SDWS (Exterior Grade) 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
8. 16d common nails through the sill plate to rim member or blocking. **DO NOT** use w/ LVL or LSL Rims.
9. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
10. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.
11. Provide both A35 and LTP4 clips on opposite sides of shearwall in order to achieve net spacing requirement.

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2ND FLOOR FRAMING PLAN

S-2.2

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Oct 31, 2025
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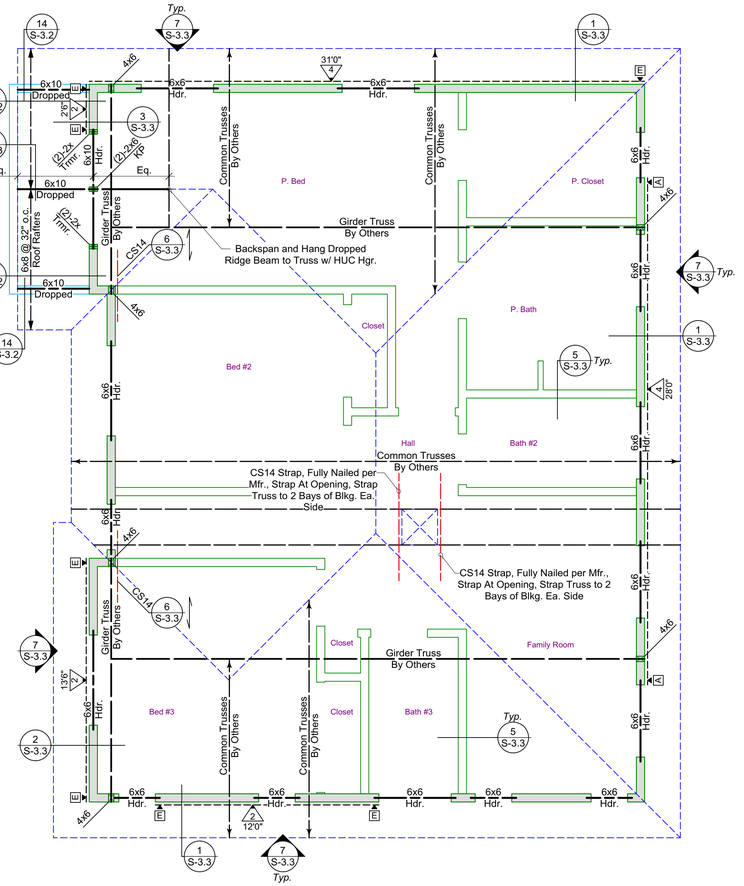

GENERAL FRAMING NOTES

(N) Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 5/8" plywood or OSB, PI 40/20, nailed w/ 10d commons at 6", 6", 12"

Pre-Fabricated Roof Trusses (by Others) @ 24"oc
All Truss to Truss Hangers per Mfr., Typ. (UNO)

(N) Roof Rafters -- 2x8 DF #2 @ 24"oc
in Simpson LUS Hangers, Typ. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Contractor shall verify all existing conditions prior to construction & contact Engineer and Architect regarding any discrepancies.

WALL SCHEDULE

Stud wall locations per Architecturals.

(N) Non-Struc. Wood-Framed Wall

Wall Thickness per Arch.
Min. 2x4 DF Stud @ 16"oc

(N) Struc. Wood-Framed Wall

Wall Thickness per Arch.
Min. 2x6 DF Stud @ 16"oc

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

STRAP SCHEDULE

TYPE	HOLDOWN[1,2]	MEMBER MIN. POST	END LENGTH	10d NAILS	DETAILS
A	CS14	2x	16 in.	13	**Flr. to Flr.** 11/S-3.2 **Strap to Bm.** 9/S-3.2
B	CMSTC16	(2) 2x	20 in.	25	
C	CMST14	4x	30 in.	33	
D	CMST12	4x	40 in.	43	
E	MSTC66B3	4x	N/A	ALL	

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Fdn.** 7&8/S-3.1
2	HDU8	4x	SSTB28L / 25" Min.	
3	HDU11	6x6 or 4x8	SB1x30 / 24" Min.	
4	HDU14	6x6 or 4x8	SB1x30 / 24" Min.	
5	HD19	6x6 or 4x8	PAB10 x 36" / 30" Min.	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**, *Typical Shearwall Intersections*, (UNO)
2. All holdowns shown shall be continued down to the foundation with the same size holdowns and post, (UNO)

SHEARWALL SCHEDULE

NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	NAILING[1] SIZE	NAILING[1] SPC'G	TRANSFERS[2] 5/8"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7] or LTP5	RBC	16d[8]
6	15/32" Struc. 1 Ply.	N	2x	2x	10d	6"	37"	8"	10"	12"	10"	4"
4	15/32" Struc. 1 Ply.	N	2x	3x	10d	4"	24"	5"[9]	6"[9]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[9]	5"[9]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[9]	3"[9]	4"[11]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[9,10]	3"[9]	4"[11]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	11"	2"[9,10]	2"[9,10]	3"[11]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[11]	-	-

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6"oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS (Exterior Grade) 0.22"x5" Screws through 2x sill, or SDWS (Exterior Grade) 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
8. 16d common nails through the sill plate to rim member or blocking. **DO NOT** use w/ LVL or LSL Rims.
9. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
10. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.
11. Provide both A35 and LTP4 clips on opposite sides of shearwall in order to achieve net spacing requirement.

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
R. PAUL BELMONT
C 76732
CIVIL
STATE OF CALIFORNIA

PLAN REVIEW SET
NOT FOR CONSTRUCTION

Burgess Residence
748 Maple Street
Carpinteria, CA 93013

REVISION:

PROJECT ENGINEER:
Alvin Lee
(805) 962-9966 x187
alvin@ashleyvance.com

DATE: 31 Oct. 2025 | SCALE: 1/4"=1'-0"
AV JOB: 250180 | SHEET SIZE: 24"x36"

ROOF FRAMING PLAN

S-2.3

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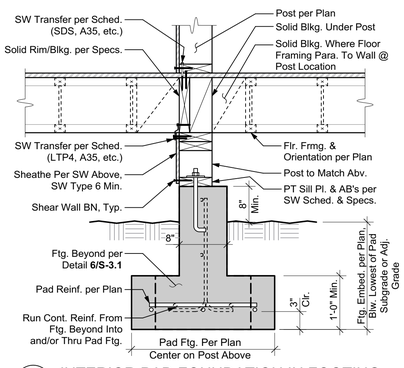
17 NOT USED

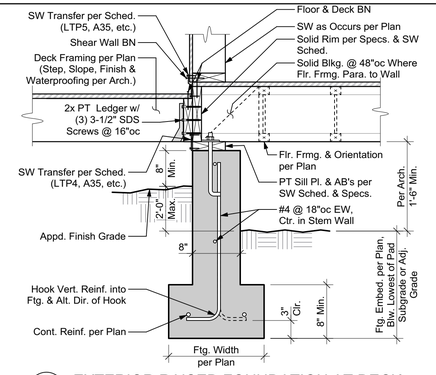
18 NOT USED

19 NOT USED

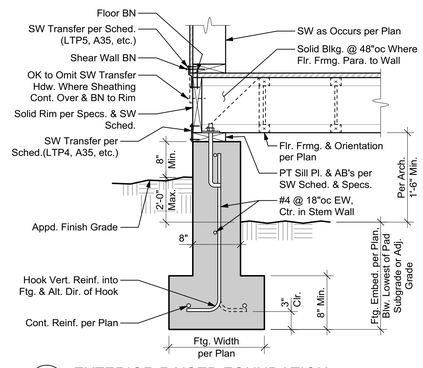
20 NOT USED



13 INTERIOR PAD FOUNDATION IN FOOTING



9 EXTERIOR RAISED FOUNDATION AT DECK



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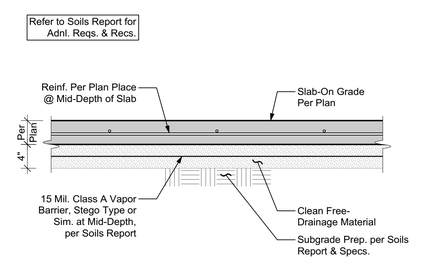
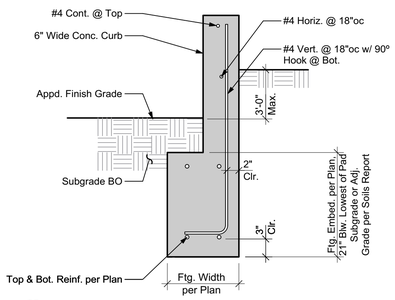
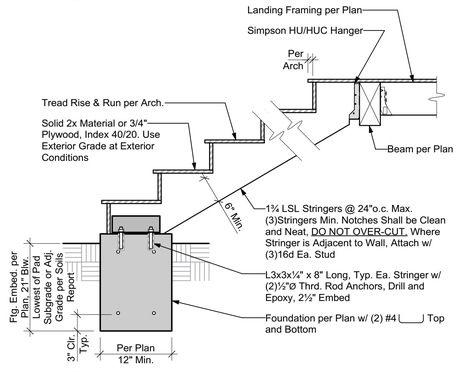


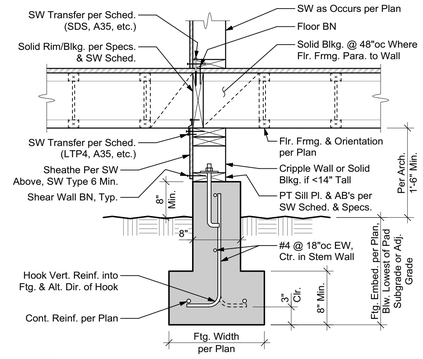
1 TYPICAL SLAB ON GRADE



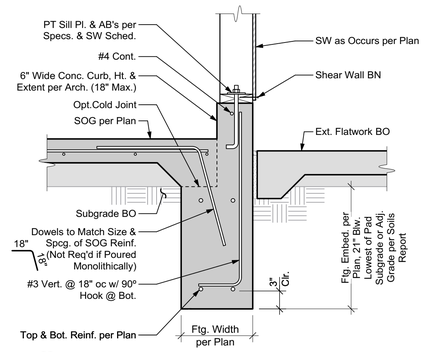
14 WELL WALL



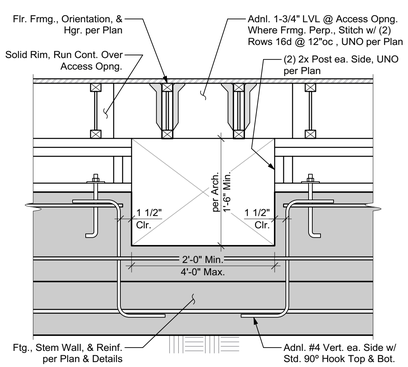
10 TYPICAL WOOD STAIR CONSTRUCTION



6 TYPICAL INTERIOR RAISED FOUNDATION



2 CURB AT EXTERIOR FOUNDATION



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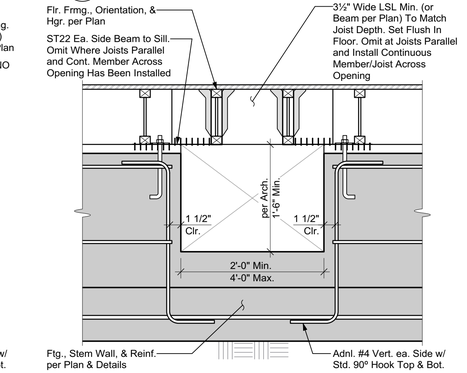

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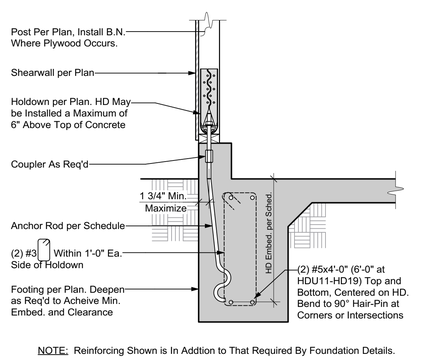
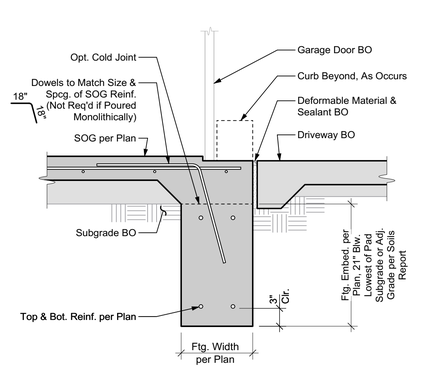
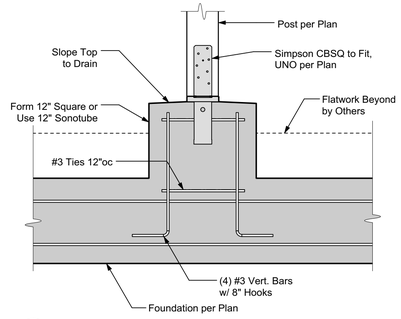


NOTE: Reinforcing Shown is In Addtion to That Required By Foundation Details.

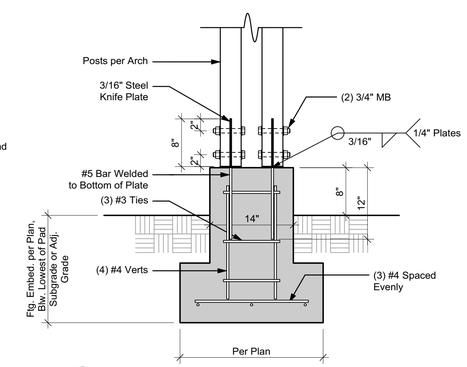
7 HOLDOWN AT EXTERIOR FOOTING



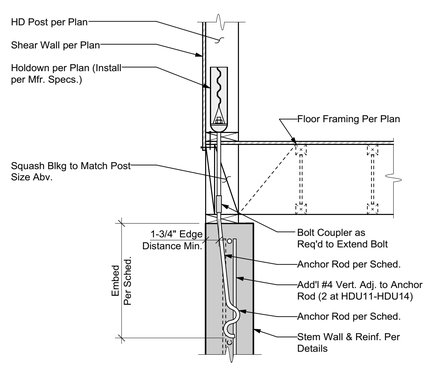
3 FOUNDATION AT GARAGE DOOR



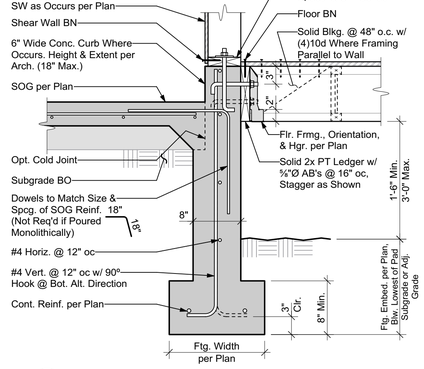
16 POST TO CONT. FOUNDATION



12 POSTS TO FOUNDATION



8 HOLDOWN TO STEM WALL



4 RAISED FOUNDATION AT SLAB-ON-GRADE

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PROJECT ENGINEER:
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alvin@ashleyvance.com

DATE: 31 Oct. 2025	SCALE: NTS
AV JOB: 250180	SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.1

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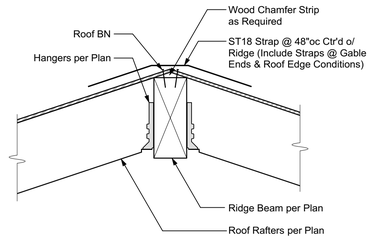
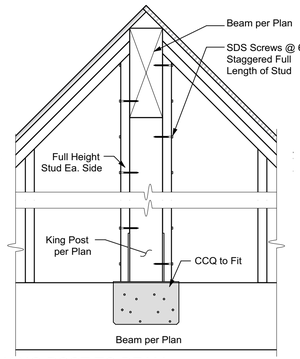
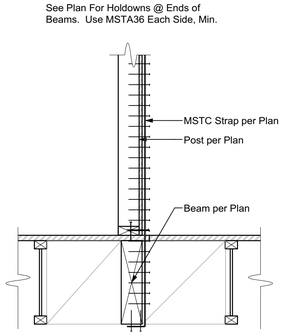


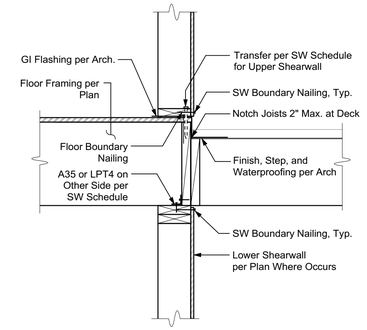
17 RAFTER TO RIDGE BEAM



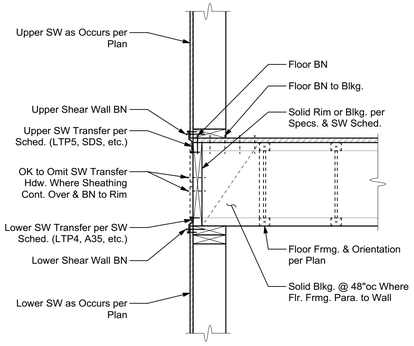
13 KING POST TO BEAM



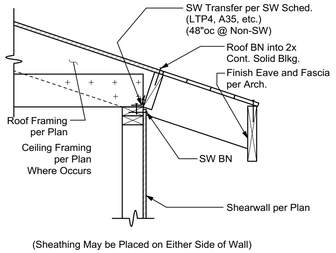
9 STRAP HOLDOWN TO BELOW



5 NOTCHED JOISTS AT CANT. DECK

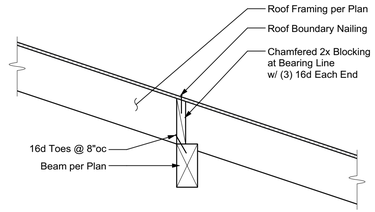


1 SHEAR TRANSFER: FLOOR AT EXT. WALL

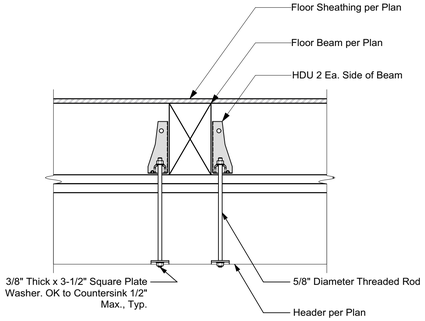


(Sheathing May be Placed on Either Side of Wall)

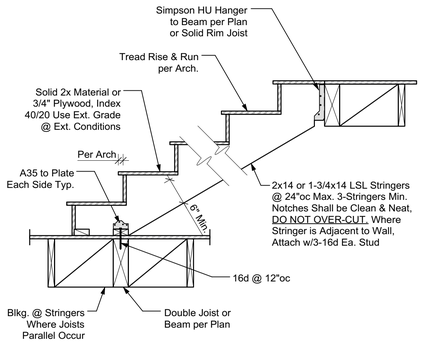
18 SHEAR TRANSFER TO RAFTERS



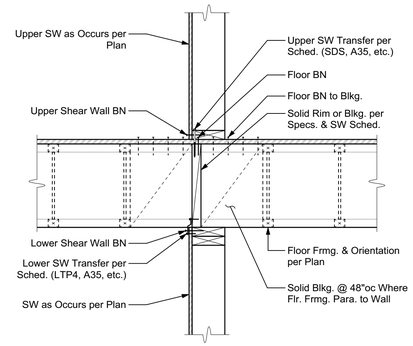
14 RAFTERS TO ROOF BEAM



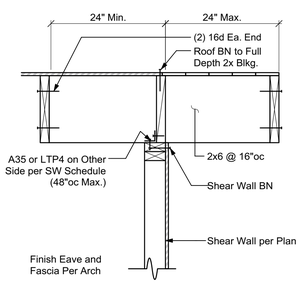
10 BEAM TO HEADER HOLDOWN



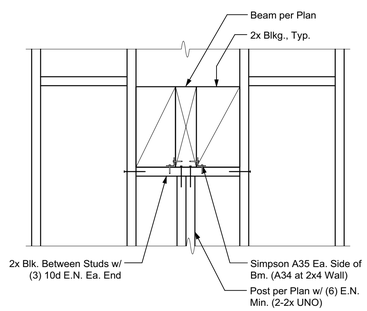
6 TYP. WOOD STAIR



2 SHEAR TRANSFER: FLOOR AT INT. WALL



19 SHEAR TRANSFER AT GABLE END



15 BEAM POCKET IN WALL

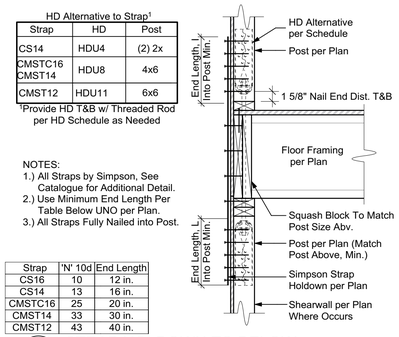
HD Alternative to Strap[1]

Strap	HD	Post
CS14	HDU4	(2) 2x
CMSTC16 CMST14	HDU8	4x6
CMST12	HDU11	6x6

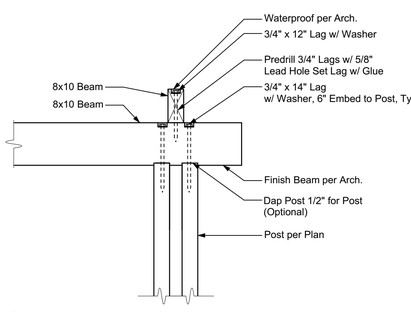
[1]Provide HD T&B w/ Threaded Rod per HD Schedule as Needed

NOTES:
1.) All Straps by Simpson, See Catalogue for Additional Detail.
2.) Use Minimum End Length Per Table Below UNO per Plan.
3.) All Straps Fully Nailed into Post.

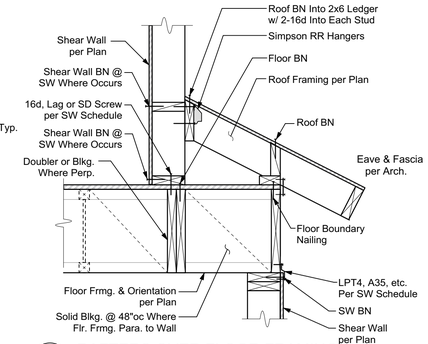
Strap	'N' 10d	End Length
CS16	10	12 in.
CS14	13	16 in.
CMSTC16	25	20 in.
CMST14	33	30 in.
CMST12	43	40 in.



11 STRAP HOLDOWN TO BELOW

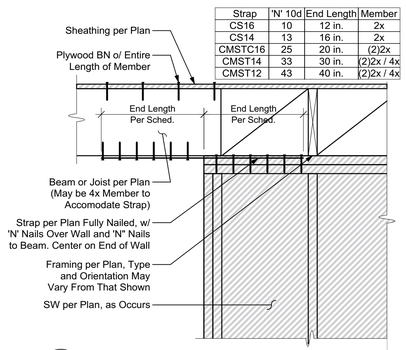


7 TRELLIS BEAM CONNECTION



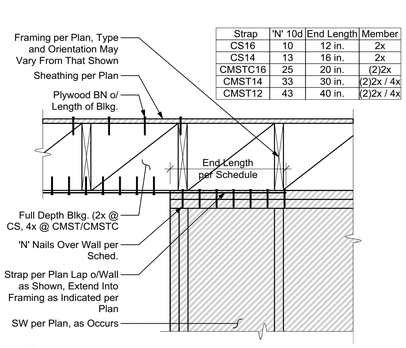
3 RAFTERS OVER FLOOR FRAMING

Strap	'N' 10d	End Length	Member
CS16	10	12 in.	2x
CS14	13	16 in.	2x
CMSTC16	25	20 in.	(2)2x
CMST14	33	30 in.	(2)2x / 4x
CMST12	43	40 in.	(2)2x / 4x

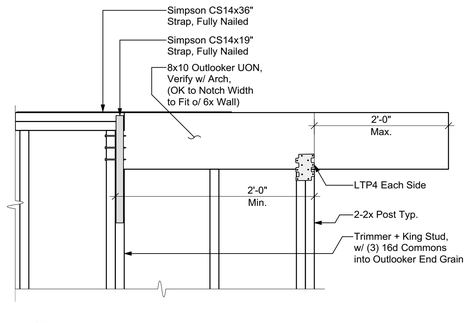


20 DRAG STRAP TO WALL

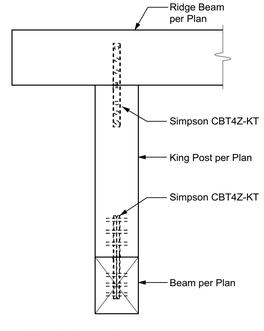
Strap	'N' 10d	End Length	Member
CS16	10	12 in.	2x
CS14	13	16 in.	2x
CMSTC16	25	20 in.	(2)2x
CMST14	33	30 in.	(2)2x / 4x
CMST12	43	40 in.	(2)2x / 4x



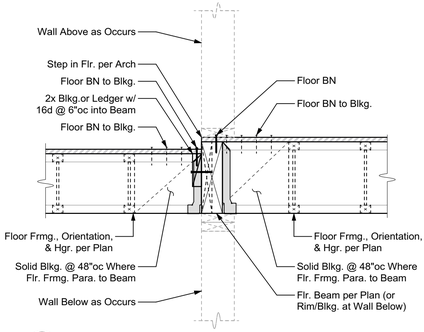
16 DRAG STRAP TO WALL



12 STRAP AT OUTLOOKER



8 KING POST TO BEAM



4 RECESSED FRAMING

ASHLEY & VANCE ENGINEERING

210 E. Cota St
Santa Barbara, CA, 93101
(805) 962-9966

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER R. PAUL BELMONT C 76732 CIVIL STATE OF CALIFORNIA

PLAN REVIEW SET NOT FOR CONSTRUCTION

Burgess Residence

748 Maple Street
Carpinteria, CA 93013

REVISION:

PROJECT ENGINEER:
Alvin Lee
(805) 962-9966 x187
alvin@ashleyvance.com

DATE: 31 Oct. 2025	SCALE: NTS
AV JOB: 250180	SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.2

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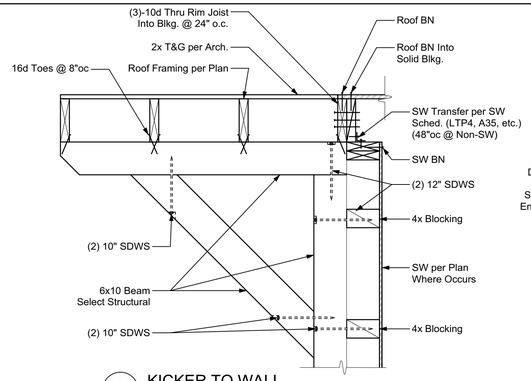
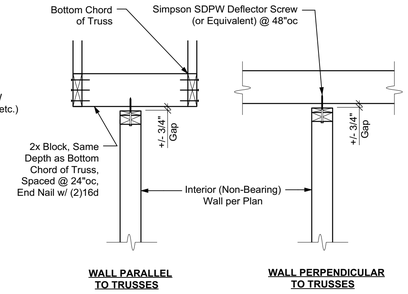
17 NOT USED

13 NOT USED

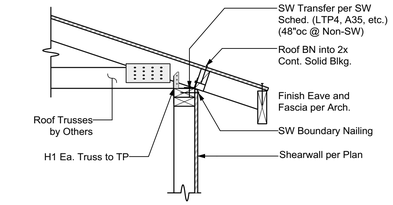


9 KICKER TO WALL



Note: Screws Not Req'd if Wall is Intersected by Perp. Wall @ 8'-0"oc or Less

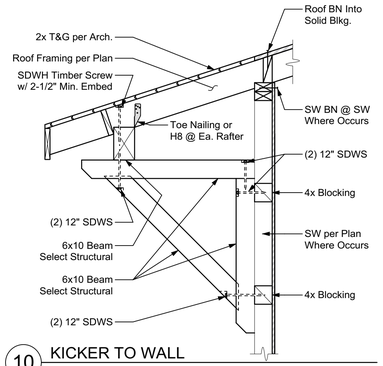
5 TYP. INTERIOR WALL TO TRUSSES



(Sheathing May be Placed on Either Side of Wall)

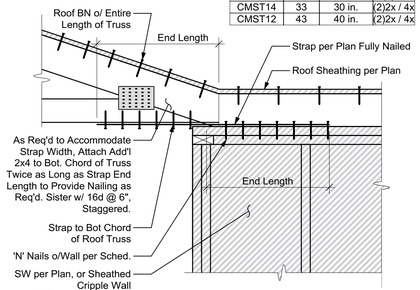
1 SHEAR TRANSFER TO TRUSSES

14 NOT USED

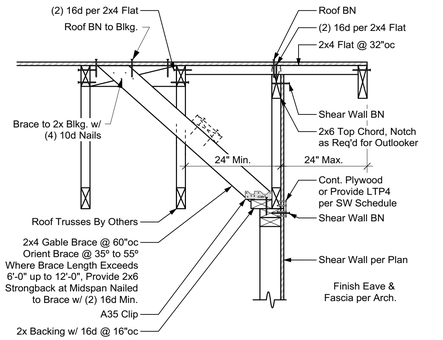


10 KICKER TO WALL

Strap	'N' 10d	End Length	Member
CS16	10	12 in.	2x
CS14	13	16 in.	2x
CMSTC16	25	20 in.	(2)2x
CMST14	33	30 in.	(2)2x / 4x
CMST12	43	40 in.	(2)2x / 4x



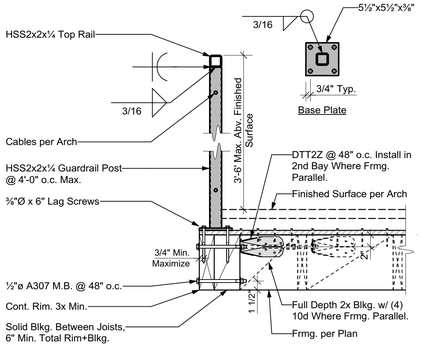
6 DRAG TO ROOF TRUSS



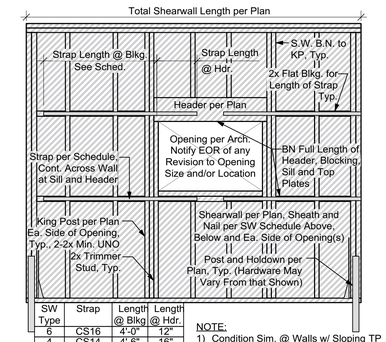
2 SHEARWALL AT GABLE END

18 NOT USED

15 NOT USED



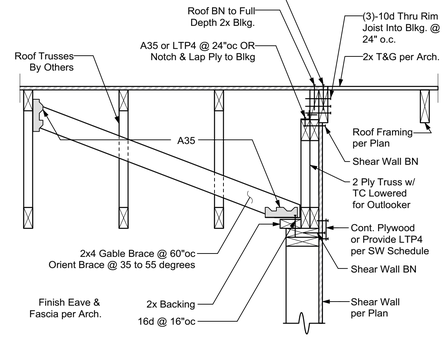
11 STEEL GUARDRAIL CONNECTION



SW Type	Strap	Length @ Blkg	Length @ Hdr.
6	CS16	4'-0"	12"
4	CS14	4'-6"	16"
3	CS14	4'-6"	16"
2	CMSTC16	5'-0"	20"

NOTE:
1) Condition Sim. @ Walls w/ Sloping TP
2) Window & Shear Wall Pier Quantity & Configuration May Vary from that Shown

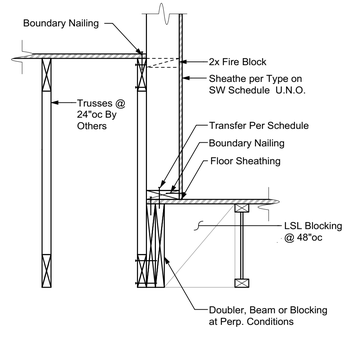
7 FORCE TRANSFER AROUND OPENINGS



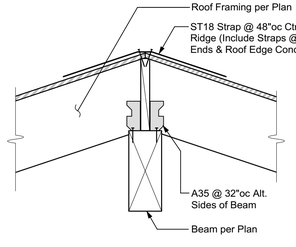
3 SHEARWALL AT GABLE END

19 NOT USED

16 NOT USED



8 ROOF TRANSFER TO FLOOR



4 RAFTERS OVER RIDGE BEAM

20 NOT USED

16 NOT USED

12 NOT USED

Oct 31, 2025
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ASHLEY & VANCE ENGINEERING

210 E. Cota St
Santa Barbara, CA, 93101
(805) 962-9966

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ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER R. PAUL BELMONT C 76732 CIVIL STATE OF CALIFORNIA

PLAN REVIEW SET NOT FOR CONSTRUCTION

Burgess Residence
748 Maple Street
Carpinteria, CA 93013

REVISION:

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PROJECT ENGINEER:
Alvin Lee
(805) 962-9966 x187
alvin@ashleyvance.com

DATE: 31 Oct. 2025	SCALE: NTS
AV JOB: 250180	SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.3

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GENERAL ELECTRICAL NOTES

1. ELECTRICAL INSTALLATION IS DESIGN-BUILD. INSTALL PER CURRENT APPLICABLE CODES.
2. MAKE HOME RUNS ON ALL CABLE TELEVISION, TELEPHONE, AND DATA RECEPTACLES TO A CENTRAL UTILITY PANEL. SEE ELECTRICAL PLAN FOR LOCATIONS. PROVIDE REQUIRED UTILITY TO ALL APPLIANCES AND EQUIPMENT.
3. LANDSCAPE LIGHTING TO BE SITED BY OWNER OR LANDSCAPE ARCHITECT WITH SWITCH LOCATIONS PER ELECTRICAL PLAN.
4. SWITCHES SHALL BE PLACED CENTERED AT 44" AFF AND 4" FROM A DOOR JAMB OR CORNER, U.N.O.
5. CONVENIENCE RECEPTACLES SHALL BE PLACED CENTERED AT 14" AFF, 6" ABOVE COUNTERS, U.N.O.
6. RECEPTACLES ARE REQUIRED AT WALL SPACES 2 FEET OR WIDER, NOT MORE THAN 6 FEET FROM OPENINGS, NOT MORE THAN 12 FEET ON CENTER. THESE RECEPTACLES ARE IN ADDITION TO ANY RECEPTACLE THAT IS PART OF A LUMINAIRE, APPLIANCE, CONTROLLED BY A SWITCH, OR LOCATED WITHIN CABINETS OR CUPBOARDS. (CEC 210.52.(A)(1.2)) SEE ELECTRICAL PLAN FOR LOCATIONS.
7. CONVENIENCE RECEPTACLES IN KITCHENS SHALL BE SPACED SUCH THAT NO POINT ALONG THE COUNTER IS MORE THAN 2'-0" FROM A RECEPTACLE. (CEC 210.52.(C)(1)) SEE ELECTRICAL PLAN FOR LOCATIONS.
8. GFCI TYPE RECEPTACLES ARE REQUIRED IN BATHROOMS, KITCHEN COUNTERTOPS, GARAGES, AND EXTERIOR LOCATIONS. SEE ELECTRICAL PLANS FOR LOCATIONS. (CEC 210.8)
9. EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.(CEC150(K)).
10. PROVIDE BRANCH CIRCUITS SERVING ALL ROOM RECEPTACLES WITH ARC-FAULT CIRCUIT INTERRUPTER (AFCI) BREAKERS AND TAMPER RESISTANT FOR NEWRESIDENCE AREAS. SEE ELECTRICAL PLANS FOR LOCATIONS. (CEC 210.12)
11. ELECTRIC SERVICE REQUIRES MINIMUM 100 AMP PANEL WITH CIRCUITS AND DISCONNECTS PERMANENTLY LABELED. SEE ELECTRICAL PLAN FOR METER SIZE. (CEC 230.42 & 230.79)
12. 120 VOLT HARD WIRED, INTERCONNECTED SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, IN EACH CORRIDOR OUTSIDE OF SLEEPING ROOMS, ON EACH FLOOR, AND IN THE BASEMENT. WHERE CEILING HEIGHT OF AN ADJACENT ROOM OPENS TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE DETECTOR SHALL BE PLACED IN THE ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF CEILING. (CRC R314.3)
13. LIGHTING FIXTURES IN BATHTUB OR SHOWER ENCLOSURES SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." (CEC 410.10)
14. THE MAIN LIGHTING IN A ROOM IS REQUIRED TO BE HIGH-EFFICACY, ON A DIMMER, OR ON A MANUAL-ON OCCUPANCY SENSOR. (CALIFORNIA ENERGY CODE SECTION 150(K))
15. ALL EXTERIOR LIGHTING IS REQUIRED TO BE HIGH-EFFICACY, AND EQUIPPED WITH A MOTION SENSOR AND PHOTOCELL. (CALIFORNIA ENERGY CODE SECTION 150(K)13)
16. ALL LIGHTING IN BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS, UTILITY ROOMS, GARAGE HIGH EFFICACY, AND ON A MANUAL-ON OCCUPANCY SENSOR.(CALIFORNIA ENERGY CODE SECTION 150(K)10)
17. 120 VOLT HARD-WIRED, INTERCONNECTED CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). AND ON EVERY LEVEL INCLUDING THE BASEMENT. CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE ALARM. INSTALL PER MANUFACTURERS SPECIFICATIONS. (CRC R315)

19. WHEN PROVIDED SEE RCP FOR ALL CEILING FIXTURE LOCATIONS. SEE INTERIOR ELEVATIONS FOR ALL WALL-MOUNTED FIXTURE LOCATIONS. SEE ELEVATIONS FOR ALL EXTERIOR LIGHTING LOCATIONS. SEE LANDSCAPE PLAN FOR ALL LANDSCAPE LIGHTING.
20. ALL LUMINAIRE'S AND LAMP HOLDERS SHALL BE LISTED. [CEC 410.6].2
21. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE A LISTED WEATHER-RESISTANT TYPE. (CEC406.8)
22. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
23. ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.11)
24. LIGHTING FIXTURES IN A SHOWER AND WITHIN THE BATHTUB AREA & LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
25. LIGHTING FIXTURES IN HYDRO-MASSAGE TUBSPA SHALL BE RECESSED, NONMETALLIC AND GFCI PROTECTED IF WITHIN 7'6" OF THE MAXIMUM WATER LEVEL. INDICATED DISCONNECT SWITCH AND REQUIRED GFCI OUTLET.
26. LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER A SURFACED-MOUNTED OR RECESSED FIXTURE WITH A COMPLETELY ENCLOSED LED LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS. (CEC 410.16)
27. PERMANENTLY INSTALLED LUMINAIRE'S IN BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS ARE TO BE OF HIGH EFFICACY OR MUST BE CONTROLLED BY AN VACANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS-ON OPTION.
28. HIGH EFFICACY LUMINAIRE'S OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET. ALSO NOTE THAT BALLAST FOR LAMPS 13 WATTS OR GREATER ARE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
29. OUTDOOR HID HIGH EFFICACY LUMINAIRES CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND HAVE A FACTORY INSTALLED HID BALLAST.
30. LUMINAIRE'S THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED, IC LUMINAIRE'S AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
31. ROOMS CONTAINING A BATHTUB, SHOWER, SPA, OR SIMILAR SOURCE OF MOISTURE ARE TO BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50CFM.THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE 62.2 TABLE 7.1 [CGBSC 4.506, CEC SECTION 150(O)].
32. NOT USED.
33. KITCHEN RECEPTACLES: PROVIDE RECEPTACLE OUTLETS AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER . PROVIDE COUNTER SPACE RECEPTACLES AT 4 FEET O.C. MAX, AND WITHIN 24" OF EVERY POINT ALONG THE WALL. CEC 210.52(C)(1)
34. NEW BUILDINGS SHALL HAVE A WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDING TO ASHORE 62.2. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE62.2. EXHAUST FANS SHALL HAVE A SOUND RATING OF ONE SONE OR LESS AT REQUIRED AIRFLOW RATES. ASHRAE 62.2
35. KITCHEN HOOD SHALL DELIVER VENTILATION AIRFLOW OF AT LEAST 100 CFM AND WILL BE EXHAUSTED TO EXTERIOR. THE DUCTING SHALL BE SIZED ACCORDING ASHRAE 62.2
36. ALL LOCAL EXHAUST FANS SHALL HAVE A SOUND RATING OF THREE SONES OR LESS AT REQUIRED VENTILATION AIRFLOW RATE. ASHRAE 62.2
37. PANELS ARE NOT ALLOWED IN CLOSETS, BATHROOMS, AND/OR
38. GARAGE FIREWALLS. PANELBOARDS SHALL BE GROUNDED. CEC 240.24 (D)(E)
39. WHEN ALTERATIONS, REPAIRS AND ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW BUILDINGS. CRC R314.3.1
40. NOT USED.
41. SMOKE ALARMS (DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS (DETECTORS) MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS. CRC R314.4
42. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED IN RESIDENCES AND DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY THAT HAVE A FOSSIL-BURNING APPLIANCES, FIREPLACE OR ATTACHED GARAGE REGARDLESS OF WHETHER ANY WORK REQUIRING PERMITS IS BEING DONE OR NOT. CRC R315.2.3
43. NOT USED.
44. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED ON THE EXTERIOR AT THE FRONT AND BACK DWELLING, NOT MORE THAN 78" ABOVE GRADE. CEC 240.24 (D) (E).
45. ALL READILY ACCESSIBLE EXTERIOR RECEPTACLES SHALL HAVE GFCI PROTECTION. CEC 210.8 (A)(3). ENCLOSURE IN DAMP LOCATIONS SHALL BE WEATHERPROOF. CEC 240.32 & 312.2
46. PANELBOARDS SHALL BE GROUNDED. CEC240.24 (D) (E)
47. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN DINING ROOM, PANTRY, OR OTHERS SIMILAR AREAS. (210.11(C)(1) CEC)
48. AT LEAST ONE 20 AMP SMALL BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.(210.11(C)(2) CEC)
49. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (210.11(C)(3)CEC).
50. ALL BATHROOM EXHAUST FAN SHALL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE (4.506)
51. BRANCH SUPPLYING GARAGE RECEPTACLE(S) SHALL NOT SUPPLY OUTLET OUTSIDE OF THE GARAGE. [CEC 210.52 (G)(1)]
52. NOT USED.
53. EXCEPT FOR CLOSETS LARGER THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRE'S THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR, PLEASE NOTE OR SHOW THIS ON PLANS.
54. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
55. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE SECTION 110.10 AND TEMINATE AT A MINIMUM 4" SQUARE APPROVED ELECTRICAL JUNCTION BOX LOCATED WITHIN 72" HORIZONTALLY AND 12" VERTICALLY OF A MAIN ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND THE SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC" (SBCE/ECAP) ORDINANCE 150R0-09.
56. ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A. CALIFORNIA ENERGY CODE TABLE 150.0
57.
58.
59.
60. RECESSED LUMINAIRE'S IN INSULATED CEILINGS: LUMINAIRE'S RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 0.1 PSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. CALIFORNIA ENERGY CODE 150(K).
61. SCREW BASED SOCKETS: LUMINAIRE'S WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
I) THE LUMINAIRE'S SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING; AND
II) AND THE LUMINAIRE'S SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
III) THE INSTALLED LAMPS SHALL BE MARKED WITH "JA8-2016" OR JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
62. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRE'S REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
63. OUTDOOR LIGHTING: PERMANENTLY INSTALLED OUTDOOR LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND THEY SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH THE CALIFORNIA ENERGY CODE. CALIFORNIA ENERGY CODE 150(K) 9 A.

64. WHERE A GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER IS CONNECTED TO A REBAR EXTENDED FROM A REBAR-TYPE CONCRETEENCASED ELECTRODE, INSTALLED IN ACCORDANCE WITH CEC 250.68(A)(3), THE POINT OF CONNECTION TO THE REBAR EXTENSION SHALL BE IN AN ACCESSIBLE LOCATION, NOT SUBJECT TO CORROSION OF THE REBAR. CEC 250.68(C)(3)

FOR EACH DWELLING UNIT, SPECIFY A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. CGBSC SECTION 4.106.4.1

B. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". CGBSC SECTION 4.106.4.1.1.

KEY NOTES

1. **NOT USED:**
2. NOT USED:
3. **MAIN PANEL**: ELECTIRCAL 200AMP MAIN PANEL
4. **WORKING CLEARANCE**: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A) (1) (2) & TABLE 110.26 (A)(1). PROVIDE 6'-6" HEADROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).
5. **LAUNDRY BRANCH CIRCUITS**: PROVIDE A MINIMUM OF ONE 20AMP BRANCH CIRCUIT FOR LAUNDRY RECEPTICLES. CEC 210.52(F)
6. **BATHROOM RECEPTACLES**: OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC 210.11(C)(3)
7. **KITCHEN HOOD**: A MECHANICAL EXHAUST DIRECTLY TO THE OUTDOORS SHALL BE PROVIDED IN THE KITCHEN. THE EXHAUST RATE SHALL BE NOT LESS THAN 110 CFM OR 50% CE FOR ELECTRIC RANGES AND 180 CFM OR 70% CE FOR GAS RANGES PER CENC TABLE 150.0-G FOR SPACES MORE THAN 1,500 SF.
8. **CONDENSOR**: (N) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7 PROVIDE WITH ANCHORED SEISMIC STRAPPING ON MIN 4" CONCRETE SLAB 3" SEPARATION CODE INDICATE (1) GFCI/WP OUTLET WITHIN 20 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT. [CEC210.63] LOCATED ON ROOF A. INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR SUNLIGHT, MOISTURE, WIND AND EQUIPMENT MAINTENANCE BY A METAL SHROUD, PAINTED CANVAS OR PLASTIC COVER. ENERGY 150.0(M)9 B. THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 1105.11 C. THE CONDENSER UNIT SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL. CMC 1105.2
9. **EV BOX**: FOR EACH DWELLING UNIT, SPECIFY A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. CGBSC SECTION 4.106.4.1

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". CGBSC SECTION 4.106.4.1.1.

10. 701.1.1 OTHER TYPES OF APPLIANCES. APPLIANCES OF OTHER NATURAL DRAFT DESIGN AND CATEGORY I VENTED APPLIANCES SHALL BE PROVIDED WITH COMBUSTION, VENTILATION AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTION. [NFPA 54-9.3.1.2]

504.4.1 PROVISIONS FOR MAKEUP AIR. MAKEUP AIR SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
(1) MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. [NFPA 54:10.4.3.1], WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.065 M2) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.

504.4.2 DOMESTIC CLOTHES DRYERS. WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, THERE SHALL BE AT A MINIMUM 4" SQUARE APPROVED ELECTRICAL JUNCTION BOX LOCATED WITHIN 72" HORIZONTALLY AND 12" VERTICALLY OF A MAIN ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND THE SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC" (SBCE/ECAP) ORDINANCE 150R0-09.
56. ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A. CALIFORNIA ENERGY CODE TABLE 150.0
57.
58.
59.
60. RECESSED LUMINAIRE'S IN INSULATED CEILINGS: LUMINAIRE'S RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 0.1 PSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. CALIFORNIA ENERGY CODE 150(K).
61. SCREW BASED SOCKETS: LUMINAIRE'S WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
I) THE LUMINAIRE'S SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING; AND
II) AND THE LUMINAIRE'S SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
III) THE INSTALLED LAMPS SHALL BE MARKED WITH "JA8-2016" OR JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
62. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRE'S REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
63. OUTDOOR LIGHTING: PERMANENTLY INSTALLED OUTDOOR LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND THEY SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH THE CALIFORNIA ENERGY CODE. CALIFORNIA ENERGY CODE 150(K) 9 A.

64. WHERE A GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER IS CONNECTED TO A REBAR EXTENDED FROM A REBAR-TYPE CONCRETEENCASED ELECTRODE, INSTALLED IN ACCORDANCE WITH CEC 250.68(A)(3), THE POINT OF CONNECTION TO THE REBAR EXTENSION SHALL BE IN AN ACCESSIBLE LOCATION, NOT SUBJECT TO CORROSION OF THE REBAR. CEC 250.68(C)(3)

FOR EACH DWELLING UNIT, SPECIFY A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. CGBSC SECTION 4.106.4.1

B. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". CGBSC SECTION 4.106.4.1.1.

12. **ATTIC ACCESS**:
CMC 304.4 APPLIANCES IN ATTICS AND UNDER-FLOOR SPACES AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM).

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

13. **WATER HEATER:** (N) ELECTRIC HEAT PUMP STYLE WATER HEATER
14. **HEAT PUMP WAER HEATER READY REQUIREMENT**:

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

A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS FOR NATURAL DRAINING WITHOUT PUMP ASSISTANCE. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. CALIFORNIA ENERGY CODE SECTION 150.0(N)

15. **DRYER DUCT TERMINATION**:
16. **BATTERY AND INVERTER LOCATION - ENERGY STORAGE SYSTEM (ESS) READY:**

AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:

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

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

A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.

SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

17. **CRITICAL LOADS PANEL:** BY OWNER AS NEEDED
18. **NOT USED:**
19. **NOT USED:**
20. **R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS**

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

21. **R327.1.4 DOORBELL BUTTONS**

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

22. NOT USED:
23. **HOSE BIBS:** TO BE PROTECTED WITH A NONREMOVABLE HOSE-BIB-TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE-BIB-TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. CPC 603.5.7
24. **ELECTRIC READY APPLICANCE:** per CEnC Section 150.0(t).

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GENERAL ELECTRICAL NOTES

1. ELECTRICAL INSTALLATION IS DESIGN-BUILD. INSTALL PER CURRENT APPLICABLE CODES.
2. MAKE HOME RUNS ON ALL CABLE TELEVISION, TELEPHONE, AND DATA RECEPTACLES TO A CENTRAL UTILITY PANEL. SEE ELECTRICAL PLAN FOR LOCATIONS. PROVIDE REQUIRED UTILITY TO ALL APPLIANCES AND EQUIPMENT.
3. LANDSCAPE LIGHTING TO BE SITED BY OWNER OR LANDSCAPE ARCHITECT WITH SWITCH LOCATIONS PER ELECTRICAL PLAN.
4. SWITCHES SHALL BE PLACED CENTERED AT 44" AFF AND 4" FROM A DOOR JAMB OR CORNER, U.N.O.
5. CONVENIENCE RECEPTACLES SHALL BE PLACED CENTERED AT 14" AFF, 6" ABOVE COUNTERS, U.N.O.
6. RECEPTACLES ARE REQUIRED AT WALL SPACES 2 FEET OR WIDER, NOT MORE THAN 6 FEET FROM OPENINGS, NOT MORE THAN 12 FEET ON CENTER. THESE RECEPTACLES ARE IN ADDITION TO ANY RECEPTACLE THAT IS PART OF A LUMINAIRE, APPLIANCE, CONTROLLED BY A SWITCH, OR LOCATED WITHIN CABINETS OR CUPBOARDS. (CEC 210.52.(A)(1,2)) SEE ELECTRICAL PLAN FOR LOCATIONS.
7. CONVENIENCE RECEPTACLES IN KITCHENS SHALL BE SPACED SUCH THAT NO POINT ALONG THE COUNTER IS MORE THAN 2'-0" FROM A RECEPTACLE. (CEC 210.52.(C)(1)) SEE ELECTRICAL PLAN FOR LOCATIONS.
8. GFCI TYPE RECEPTACLES ARE REQUIRED IN BATHROOMS, KITCHEN COUNTERTOPS, GARAGES, AND EXTERIOR LOCATIONS. SEE ELECTRICAL PLANS FOR LOCATIONS. (CEC 210.8)
9. EXHAUST FANS ARE TO BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.[CEC150(K)].
10. PROVIDE BRANCH CIRCUITS SERVING ALL ROOM RECEPTACLES WITH ARC-FAULT CIRCUIT INTERRUPTER (AFCI) BREAKERS AND TAMPER RESISTANT FOR NEW/REMODELED AREAS. SEE ELECTRICAL PLANS FOR LOCATIONS. (CEC 210.12)
11. ELECTRIC SERVICE REQUIRES MINIMUM 100 AMP PANEL WITH CIRCUITS AND DISCONNECTS PERMANENTLY LABELED. SEE ELECTRICAL PLAN FOR METER SIZE. (CEC 230.42 & 230.79)
12. 120 VOLT HARD WIRED, INTERCONNECTED SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, IN EACH CORRIDOR OUTSIDE OF SLEEPING ROOMS, ON EACH FLOOR, AND IN THE BASEMENT. WHERE CEILING HEIGHT OF AN ADJACENT ROOM OPENS TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE DETECTOR SHALL BE PLACED IN THE ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF CEILING. (CRC R314.3)
13. LIGHTING FIXTURES IN BATHTUB OR SHOWER ENCLOSURES SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." (CEC 410.10)
14. THE MAIN LIGHTING IN A ROOM IS REQUIRED TO BE HIGH-EFFICACY, ON A DIMMER, OR ON A MANUAL-ON OCCUPANCY SENSOR. (CALIFORNIA ENERGY CODE SECTION 150(K))
15. ALL EXTERIOR LIGHTING IS REQUIRED TO BE HIGH-EFFICACY, AND EQUIPPED WITH A MOTION SENSOR AND PHOTOCELL. (CALIFORNIA ENERGY CODE SECTION 150(K)13)
16. ALL LIGHTING IN BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS, UTILITY ROOMS, GARAGE HIGH EFFICACY, AND ON A MANUAL-ON OCCUPANCY SENSOR.(CALIFORNIA ENERGY CODE SECTION 150(K)10)
17. 120 VOLT HARD-WIRED, INTERCONNECTED CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN DWELLING UNITS IMMEDIATELY WITHIN WHICH FUEL-BURNING APPLIANCES ARE LOCATED. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), AND ON EVERY LEVEL OF A DWELLING BASEMENT. CARBON MONOXIDE ALARM MAY BE COMBINED WITH SMOKE ALARM. INSTALL PER MANUFACTURERS SPECIFICATIONS. (CRC R315)

19. WHEN PROVIDED SEE RCP FOR ALL CEILING FIXTURE LOCATIONS. SEE INTERIOR ELEVATIONS FOR ALL WALL-MOUNTED FIXTURE LOCATIONS. SEE ELEVATIONS FOR ALL EXTERIOR LIGHTING LOCATIONS. SEE LANDSCAPE PLANS FOR ALL LANDSCAPE LIGHTING.
20. ALL LUMINAIRE'S AND LAMP HOLDERS SHALL BE LISTED. [CEC 410.6].2
21. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE A LISTED WEATHER-RESISTANT TYPE. (CEC406.8)
22. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12)
23. ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.11)
24. LIGHTING FIXTURES IN A SHOWER AND WITHIN THE BATHTUB AREA & LESS THAN 8 FEET ABOVE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
25. LIGHTING FIXTURES IN HYDRO-MASSAGE TUBSPA SHALL BE RECESSED, NONMETALLIC AND GFCI PROTECTED IF WITHIN 7'6" OF THE MAXIMUM WATER LEVEL. INDICATED DISCONNECT SWITCH AND REQUIRED GFCI OUTLET.
26. LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER A SURFACED-MOUNTED OR RECESSED FIXTURE WITH A COMPLETELY ENCLOSED LED LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS. (CEC 410.16).
27. PERMANENTLY INSTALLED LUMINAIRE'S IN BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS ARE TO BE OF HIGH EFFICACY OR MUST BE CONTROLLED BY AN VACANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS-ON OPTION.
29. HIGH EFFICACY LUMINAIRE'S OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET. ALSO NOTE THAT BALLAST FOR LAMPS 13 WATTS OR GREATER ARE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
29. OUTDOOR HID HIGH EFFICACY LUMINAIRES CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND HAS A FACTORY INSTALLED HID BALLAST.
30. LUMINAIRE'S THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED, IC LUMINAIRE'S AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
31. ROOMS CONTAINING A BATHTUB, SHOWER, SPA, OR SIMILAR SOURCE OF MOISTURE ARE TO BE PROVIDED WITH AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50CFM.THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE 62.2 TABLE 7.1 [CGBSC 4.506; CEC SECTION 150(O)].
32. NOT USED.
33. KITCHEN RECEPTACLES: PROVIDE RECEPTACLE OUTLETS AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. PROVIDE COUNTER SPACE RECEPTACLES AT 4 FEET O.C. MAX, AND WITHIN 24" OF EVERY POINT ALONG THE WALL. CEC 210.52(C)(1)
34. NEW BUILDINGS SHALL HAVE A WHOLE HOUSE CONTINUOUSLY OPERATING EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE CALCULATED ACCORDING TO ASHORE 62.2. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE62.2. EXHAUST FANS SHALL HAVE A SOUND RATING OF ONE SONE OR LESS AT REQUIRED AIRFLOW RATES. ASHRAE 62.2
35. KITCHEN HOOD SHALL DELIVER VENTILATION AIRFLOW OF AT LEAST 100 CFM AND WILL BE EXHAUSTED TO EXTERIOR. THE DUCTING SHALL BE SIZED ACCORDING ASHRAE 62.2
36. ALL LOCAL EXHAUST FANS SHALL HAVE A SOUND RATING OF THREE SONES OR LESS AT REQUIRED VENTILATION AIRFLOW RATE. ASHRAE 62.2
37. PANELS ARE NOT ALLOWED IN CLOSETS, BATHROOMS, AND/OR
38. GARAGE FIREWALLS. PANELBOARDS SHALL BE GROUNDED. CEC 240.24 (D)(E)
39. WHEN ALTERATIONS, REPAIRS AND ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW BUILDINGS. CRC R314-3.1
40. NOT USED
41. SMOKE ALARMS (DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS (DETECTORS) MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS. CRC R314-4
42. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INSTALLED IN RESIDENCES AND DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY THAT HAVE A FOSSIL-BURNING APPLIANCES, FIREPLACE OR ATTACHED GARAGE REGARDLESS OF WHETHER ANY WORK REQUIRING PERMITS IS BEING DONE OR NOT. CRC R315.2.3
43. NOT USED.
44. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED ON THE EXTERIOR AT THE FRONT AND BACK DWELLING. NOT MORE THAN 78" ABOVE GRADE. CEC 240.24 (D) (E)
45. ALL READILY ACCESSIBLE EXTERIOR RECEPTACLES SHALL HAVE GFCI PROTECTION. CEC 210.8 (A)(3). ENCLOSURE IN DAMP LOCATIONS SHALL BE WEATHERPROOF. CEC 240.32 & 312.2
46. PANELBOARDS SHALL BE GROUNDED. CEC240.24. (D) (E)
47. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN DINING ROOM, PANTRY, OR OTHERS SIMILAR AREAS. (210.11(C)(1) CEC)
48. AT LEAST ONE 20 AMP SMALL BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.(210.11(C)(2) CEC)
49. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (210.11(C)(3)CEC).
50. ALL BATHROOM EXHAUST FAN SHALL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE (4.506)
51. BRANCH SUPPLYING GARAGE RECEPTACLE(S) SHALL NOT SUPPLY OUTLET OUTSIDE OF THE GARAGE. [CEC 210.52 (G)(1)]
52. NOT USED
53. EXCEPT FOR CLOSETS LARGER THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRE'S THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR. PLEASE NOTE OR SHOW THIS ON PLANS.
54. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
55. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE SECTION 110.10 AND TEMINATE AT A MINIMUM 4" SQUARE APPROVED ELECTRICAL JUNCTION BOX LOCATED WITHIN 72" HORIZONTALLY AND 12" VERTICALLY OF A MAIN ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND THE SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
[SBCE(ECAP) ORDINANCE 150R0-00
56. ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A. CALIFORNIA ENERGY CODE TABLE 150.0
57.
58.
59.
60. RECESSED LUMINAIRE'S IN INSULATED CEILINGS: LUMINAIRE'S RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 0.11 PSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. CALIFORNIA ENERGY CODE 150(K).
61. SCREW BASED SOCKETS: LUMINAIRE'S WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
I) THE LUMINAIRE'S SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING; AND
II) THE LUMINAIRE'S SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
III) THE INSTALLED LAMPS SHALL BE MARKED WITH "JA8-2016" OR JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.
62. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRE'S REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
63. OUTDOOR LIGHTING: PERMANENTLY INSTALLED OUTDOOR LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND THEY SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH THE CALIFORNIA ENERGY CODE. CALIFORNIA ENERGY CODE 150(K) 9 A.

64. WHERE A GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER IS CONNECTED TO A REBAR EXTENDED FROM A REBAR-TYPE CONCRETEENCASED ELECTRODE, INSTALLED IN ACCORDANCE WITH CEC 250.68(A)(3). THE POINT OF CONNECTION TO THE REBAR EXTENSION SHALL BE IN AN ACCESSIBLE LOCATION, NOT SUBJECT TO CORROSION OF THE REBAR; CEC 250.68(C)(3)

FOR EACH DWELLING UNIT, SPECIFY A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. CGBSC SECTION 4.106.4.1

B. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". CGBSC SECTION 4.106.4.1.1.

KEY NOTES

1 **NOT USED:**

2 **LAUNDRY DRAIN:** DRAIN LAUNDRY DIRECTLY TO LANDSCAPE PLANTER - COORDINATE WITH OWNER.

3 **MAIN PANEL**: ELECTIRCAL 200AMP MAIN PANEL

4 **WORKING CLEARANCE**: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. CEC SEC. 110.26 (A) (1) (2) & TABLE 110.26 (A)(1). PROVIDE 6'-6" HEADROOM AT SERVICE PANEL. CEC 110.26 (2) & (3).

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

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

7 **KITCHEN HOOD**: A MECHANICAL EXHAUST DIRECTLY TO THE OUTDOORS SHALL BE PROVIDED IN THE KITCHEN. THE EXHAUST RATE SHALL BE NOT LESS THAN 110 CFM OR 50% CE FOR ELECTRIC RANGES AND 180 CFM OR 70% CE FOR GAS RANGES PER CENC TABLE 150.0-G FOR SPACES MORE THAN 1,500 SF.

8 **CONDENSOR**: (N) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7 PROVIDE WITH ANCHORED SEISMIC STRAPPING ON MIN 4" CONCRETE SLAB 3" AROUND PERIMETER. INDICATE (1) GFCI/WP OUTLET WITHIN 20 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT. [CEC210.63] LOCATED ON ROOF
A. INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR SUNLIGHT, MOISTURE, WIND AND EQUIPMENT MAINTENANCE BY A METAL SHROUD, PAINTED CANVAS OR PLASTIC COVER. ENERGY 150.0(M)9
B. THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. CMC 1105.11
C. THE CONDENSER UNIT SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL. CMC 1105.2

9 **EV BOX**: FOR EACH DWELLING UNIT, SPECIFY A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. CGBSC SECTION 4.106.4.1

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". CGBSC SECTION 4.106.4.1.1.

10 701.1.1 OTHER TYPES OF APPLIANCES. APPLIANCES OF OTHER NATURAL DRAFT DESIGN AND CATEGORY I VENTED APPLIANCES SHALL BE PROVIDED WITH COMBUSTION, VENTILATION AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTION. [NFPA 54-9.3.1.2]

504.4.1 PROVISIONS FOR MAKEUP AIR. MAKEUP AIR SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
(1) MAKEUP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. [NFPA 54:10.4.3.1]. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.065 M2) FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.

504.4.2 DOMESTIC CLOTHES DRYERS. WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN A 4 INCH DIAMETER (102 MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.0. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM) AND THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM).

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

11 MINI SPLIT DUCTLESS: HEAT PUMP FLUSH CEILING MOUNT MITSUBISHI MLZ-KP

12 **ATTIC ACCESS:**
CMC 304.4 APPLIANCES IN ATTICS AND UNDER-FLOOR SPACES AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM).

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

13 **WATER HEATER:** (N) ELECTRIC HEAT PUMP STYLE WATER HEATER

14 **HEAT PUMP WAER HEATER READY REQUIREMENT**:

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

A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS FOR NATURAL DRAINING WITHOUT PUMP ASSISTANCE. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. CALIFORNIA ENERGY CODE SECTION 150.0(N)

15 **DRYER DUCT TERMINATION**:

16 **BATTERY AND INVERTER LOCATION - ENERGY STORAGE SYSTEM (ESS) READY:**

AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:

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

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

A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE EGRESS DOOR AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.

SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

17 **CRITICAL LOADS PANEL:** BY OWNER AS NEEDED

18 **NOT USED:**

19 **NOT USED:**

20 **R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS**

ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

21 **R327.1.4 DOORBELL BUTTONS**

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

22 **FIREPLACE:** MEZZO 72, SEE SPEC ON G6.0: THE PRE-MANUFACTURED FIREPLACE WILL BE A "LISTED" APPROVED UNIT, AND THE LISTING AND INSTALLATION MANUAL SHALL BE AVAILABLE FOR REVIEW BY THE CITY FIELD INSPECTOR UPON REQUEST. CRC R1005.1, CMC 302.1

VENTING AND TERMINATION:

VENT UP THROUGH ROOF, SEE VENTING INSTRUCTIONS PER THE MANUFACTURER ON G6.0

23 **HOSE BIBS:** TO BE PROTECTED WITH A NONREMOVABLE HOSE-BIB-TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE-BIB-TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. CPC 603.5.7

24 **ELECTRIC READY APPLICANCE:** per CEnC Section 150.0(t).

A dedicated 240-volt branch circuit wiring shall be installed within 3 feet from the appliance or stove and accessible to the appliance with no obstructions. The blank cover shall be identified as "240-volt ready". All electrical components shall be installed in accordance with the California Electrical Code.

The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater/range/dryer installation. The reserved space shall be permanently marked as "For Future 240V use."

25 BATTERY BACKUP: THE AUTOMATIC GARAGE DOOR WILL REQUIRE A BATTERY BACKUP FOR EMERGENCY OPERATION. (406.2.1) CBC, HEALTH AND SAFETY CODE SECTIONS (19890) (19891)

T-24 ENERGY NOTES

EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND SHALL MEET THE FOLLOWING
REQUIREMENTS, AS APPLICABLE PER CENERGYC 150.0(K)Y(3):
A. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE
AUTOMATIC ACTIONS OF ITEMS B) OR C) BELOW; AND
B. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT
BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN
6 HOURS; OR
C. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
1. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
2. ASTRONOMICAL TIME CLOCK.
3. ENERGY MANAGEMENT CONTROL SYSTEM.

LIGHTING SPEC

- 40 LUMENS PER WATT MINIMUM
- DS-WS05 WAC LIGHTING EXTERIOR WALL SCONCE DARK SKY COMPLIANT LED
  40 LUMENS PER WATT MINIMUM
- LED WALL SCONSE (BY OWNER)
  40 LUMENS PER WATT MINIMUM
- LED UNDER CABINET (BY OWNER)
  40 LUMENS PER WATT MINIMUM
- LED PENDANT (BY OWNER)
  40 LUMENS PER WATT MINIMUM

COMBUSTION AIR

701.4 INDOOR COMBUSTION AIR

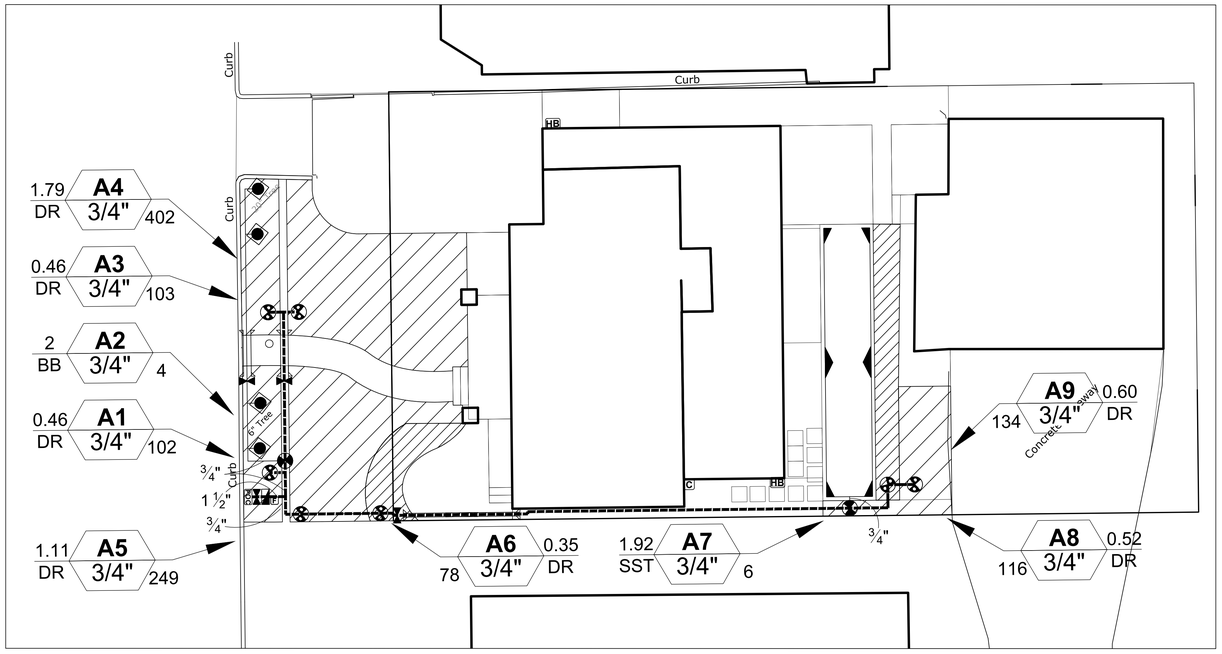
THE REQUIRED VOLUME OF INDOOR AIR SHALL BE DETERMINED IN ACCORDANCE WITH THE METHOD IN SECTION 701.4.1 OR SECTION 701.4.2

701.4.1 STANDARD METHOD

THE MINIMUM REQUIRED VOLUME SHALL BE 50 CUBIC FEET PER 1000 BRITISH THERMAL UNITS PER HOUR (BTU/H) (4.83 M3/KW). [NFPA 54:9.3.2.1]

GAS RANGE 81,000 BTU: REQUIRES 4,050 CUBI

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



Irrigation Schedule

SYM	DESCRIPTION	MANUFACTURER	MODEL	GPM	DETAIL/SHT #
	CORNER STRIP SPRAY HEAD	RAINBIRD OR APPROVED EQUAL	1800 SERIES BODY R-VAN RCS/LCS NOZZLES	0.24	A / LI-2.1
	CENTER STRIP SPRAY HEAD	RAINBIRD OR APPROVED EQUAL	1800 SERIES BODY R-VAN SST NOZZLES	0.48	A / LI-2.1
	TREE BUBBLER	RAINBIRD OR APPROVED EQUAL	5HB STREAM BUBBLER	0.48	B / LI-2.1
	REMOTE CONTROL VALVE	RAINBIRD OR APPROVED EQUAL	PEB - SIZE PER PLAN		C / LI-2.1
	LOW FLOW RCV W/DRIP FILTER	RAINBIRD OR APPROVED EQUAL	XCZ-075-PRF KIT		D / LI-2.1
	ANTI-SIPHON VALVE	RAINBIRD OR APPROVED EQUAL	100-ASVF		E / LI-2.1
	GATE VALVE	RAINBIRD OR APPROVED EQUAL	T-113 GATE VALVE		F / LI-2.1
F	FLOW SENSOR	RAINBIRD OR APPROVED EQUAL	FS150P - 1 ½ in. PVC Tee Flow Sensor		G / LI-2.1
HB	HOSE BIB	APPROVED	PER ARCH		PER ARCH
C	IRRIGATION CONTROLLER	RAINBIRD OR APPROVED EQUAL	ESP-TM2 - 12 Station Indoor/Outdoor 120V Controller		
	MAIN LINE	WESTERN LASCO OR APPROVED EQUAL	SCHEDULE 40 PVC - 1" - 1 ½"		H / LI-2.1
	LATERAL LINE	WESTERN LASCO OR APPROVED EQUAL	SCHEDULE 40 PVC - SIZE PER PLAN		H / LI-2.1
	IRRIGATION SLEEVE	WESTERN LASCO OR APPROVED EQUAL	SCHEDULE 40 PVC - 2X DIA. OF IRR. LINE		H / LI-2.1
	DRIP TUBING	RAINBIRD OR APPROVED EQUAL	UXP DRIP PE TUBING		J/K/L / LI-2.1

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

Hydrozone	PF	IE	ETAF	Area	ETWU
A	0.25	.9	.278	990	7,952
B	0.4	.85	.471	388	5,280
C	0.75	.6	1.25	252	9,101
TOTAL					**22,333**
MAWA					**24,853**
				ETWU complies with MAWA	

Eto - 46.6 - CIMIS ETo Zone 4- South Coast Inland Plains

0.62 is the conversion factor to gallons per square foot

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

Area is the Landscaped Area for each Hydrozone

Irrigation Method (b)	IE = Irrigation Efficiency
Pools / Spas	1.0
Drip / Subsurface	0.9
Bubblers	0.85
Rotors	0.75
Rotators	0.7
Overhead Spray	0.6

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

	Eto	ETAF	LA	Conversion	MAWA (Gallons per Year)
MAWA	46.6	.55	1,564sf	0.62	24,853

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

SLA is the total Special Landscape Area in square feet

ETAF is 0.55 for residential areas

ETAF is 0.45 for non-residential areas

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

MWELO DOCUMENTATION

PROJECT ADDRESS: 748 MAPLE AVE, CARPINTERIA, CA 93013
TOTAL LANDSCAPE AREA: 1,564 SF
WATER SUPPLY TYPE: POTABLE WATER,
CARPINTERIA VALLEY WATER DISTRICT-
1301 SANTA YNEZ AVE, CARPINTERIA, CA 93013

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

Anthony R. Perkins
CA Landscape Architect #6462

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

IRRIGATION NOTES

1) ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING REGULATIONS
2) INSTALLATION OF ALL IRRIGATION EQUIPMENT SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
3) RECOMMENDED OPERATING PRESSURE: 45 PSI.
4) IRRIGATION DRAWINGS ARE DIAGRAMMATIC.
5) DRIP IRRIGATION CALCULATIONS ARE BASED ON 0.6 GPH FLOW RATE WITH 18" SPACING BETWEEN EMITTERS AND LATERAL LINES, FOR AVERAGE LOAM SOIL.
6) CONTRACTOR SHALL EVALUATE SOIL TYPE AND INCREASE FLOW RATES IF SOIL IS SANDY, OR DECREASE FLOW RATES IF SOIL IS CLAY.
7) RAINBIRD R-VAN STRIP NOZZLES NOT COMPATIBLE WITH RAINBIRD 1802 & 1803 SPRAY BODIES.
8) ALL VALVE BOXES TO BE PLACED IN MULCHED LANDSCAPE AREAS ON INCONSPICUOUS DG LANDSCAPE AREAS.
9) PVC SHALL BE LAID WITH CONNECTION HORIZONTAL, NOT VERTICAL.
10) SCHEDULE 40 PVC OR ABOVE ONLY.
11) PIPE SIZES TO BE DETERMINED BY FLOW RATE, AS LISTED ABOVE. STANDARD PIPE SIZE IS 3/4" UNLESS OTHERWISE LABELED. CHANGES IN PIPE SIZING LOCATED AT FARTHEST UPSTREAM PIPE SEGMENT PER SIZE.
12) FLUSH VALVES SHALL BE INSTALLED AT ENDS AND LOW POINTS OF LATERALS AND DRIPLINES.
13) OPERATION INDICATORS SHALL BE INSTALLED IN ALL DRIP AREAS.
14) NO IRRIGATION LINES SHALL BE PLACED UNDER ROOTBALLS OF PLANTS.
15) THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL BY THE BEGINNING OF THE PLANT ESTABLISHMENT PERIOD.
16) CONTRACTOR SHALL DEVELOP IRRIGATION SCHEDULE MEETING MWELO REQUIREMENTS.
17) CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL AGENCIES AND UTILITY PROVIDERS 14 DAYS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION, AND CALL 811 72 HOURS BEFORE EXCAVATION.
18) ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN ARE PRODUCTS OF SERVICE AND MAY NOT BE REPRODUCED, REDISTRIBUTED, OR USED FOR ANY PURPOSES. UNAUTHORIZED USE OF THIS WORK IS PUNISHABLE BY LAW.

DIGALERT — CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

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

CHAPPELL ARCHITECTURE
DYLAN CHAPPELL
(805)852-1677

PLANS PREPARED BY:
Sustainable Recreation Design
142 Mountain Rd, Big Pine, CA 93513
(714)469-4202
tony@srd-la.com
www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 12/05/2025 DATE

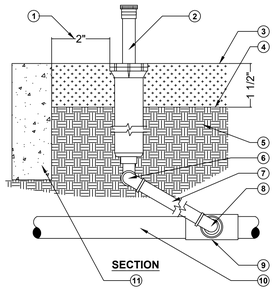
LICENSED LANDSCAPE ARCHITECT ANTHONY R PERKINS #6462 Registered 12/26/23 - 01/31/26 Renewal Date - Expiration 12/05/2025 Date STATE OF CALIFORNIA

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

BURGESS RESIDENCE
748 MAPLE AVE
IRRIGATION PLAN

SCALE: 1" = 8'
DATE: 12/05/2025
JOB NO.
DRAWN BY: TP
SHEET: LI - 1.1
01 OF 04

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



SECTION

LEGEND:

1. 2" FROM CURB
2. POP UP SPRINKLER HEAD PER LEGEND
3. TOP OF MULCH OR TURF
4. FINISH GRADE
5. NATIVE SUBGRADE
6. TWO (2) MARLEX TxT STREET ELLS
7. SCH 80 PVC NIPPLE
8. MARLEX TxT STREET ELL
9. SCH 80 PVC TEE
10. PVC LATERAL LINE PIPE
11. ADJACENT PAVING

NOTES

1. SET TOP OF VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTING w/TEFLON TAPE
3. CONTRACTOR TO COORDINATE FINAL SPRINKLER LOCATIONS WITH PROJECT MANAGER PRIOR TO INSTALLATION

A POP UP SPRINKLER

N.T.S.

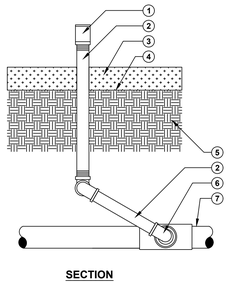
LEGEND:

1. MULCH PER SPECIFICATIONS
2. FINISH GRADE
3. GATE VALVE PER LEGEND
4. PVC SCH 80 MALE ADAPTER, TWO (2) REQ.
5. ROUND PLASTIC 10" VALVE BOX w/LOCKING COVER. HEAT BRAND 2" LETTERS "GV"
6. PVC MAINLINE
7. PROVIDE BRICK FOR BASE SUPPORT
8. 6" MIN. PEA GRAVEL

SECTION

NOTES

1. SET TOP OF VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTING w/TEFLON TAPE



SECTION

LEGEND:

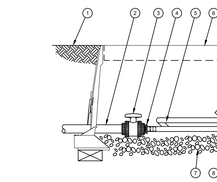
1. BUBBLER NOZZLE PER PLAN
2. SCH 80 PVC NIPPLE
3. MULCH PER SPECIFICATIONS
4. FINISH GRADE
5. NATIVE SUBGRADE
6. SCH 40 PVC TxT 90 ELL
7. LATERAL LINE PIPE AND FITTING

NOTES

1. SET TOP OF VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTING w/TEFLON TAPE
3. CONTRACTOR TO COORDINATE FINAL BUBBLER LOCATIONS WITH TRIBAL REPRESENTATIVE PRIOR TO INSTALLATION

B STREAM BUBBLER

N.T.S.



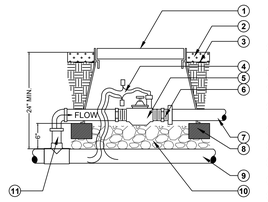
LEGEND:

1. MULCH PER SPECIFICATIONS
2. FINISH GRADE
3. PLASTIC VALVE BOX w/LOCKING COVER. HEAT BRAND 2" LETTERS "FS"
4. PVC MAINLINE
5. FLOW SENSOR PER LEGEND
6. PROVIDE BRICK FOR BASE SUPPORT
7. WIRES FROM FLOW SENSOR TO CONTROLLER PER MANUFACTURER SPECIFICATIONS
8. 6" MIN. PEA GRAVEL

SECTION

NOTES

1. SET TOP OF VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTING w/TEFLON TAPE



SECTION

NOTES

1. SET TOP OF VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTING w/TEFLON TAPE

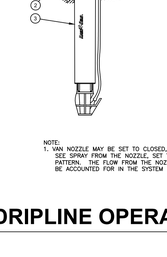
LEGEND:

1. PLASTIC VALVE BOX w/LOCKING COVER. HEAT BRAND 2" LETTERS "RCV"
2. MULCH PER SPECIFICATIONS
3. FINISH GRADE
4. COMMON & CONTROL WIRES TO HAVE 24" COIL AND WATERPROOF WIRE CONNECTORS
5. REMOTE CONTROL VALVE PER LEGEND
6. SCH 80 PVC UNION
7. PVC LATERAL LINE
8. PROVIDE BRICK FOR BASE SUPPORT
9. PVC MAINLINE
10. 6" MIN. PEA GRAVEL
11. SCH 80 PVC NIPPLE

C PEB REMOTE CONTROL VALVE

N.T.S.

SECTION IN PLANTER



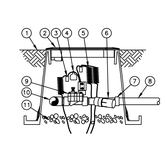
SECTION UNDER PAVING

LEGEND:

1. SURFACE PAVING
2. BASE MATERIAL
3. MULCH PER SPECIFICATIONS
4. COMPACTED NATIVE BACKFILL
5. SAND BACKFILL - MIN. 2" BENEATH LOWEST PIPE, AND 6" FILL ABOVE HIGHEST PIPE
6. LOW VOLTAGE WIRING
7. IRRIGATION MAINLINE
8. IRRIGATION LATERAL LINE
9. CLASS 315 PVC SLEEVING FOR IRRIGATION PIPE (TWICE THE LINE SIZE)
10. ELECTRICAL CONDUIT FOR WIRES (ALLOW EXTRA ROOM FOR WIRE MOVEMENT)
11. NATIVE SUBGRADE

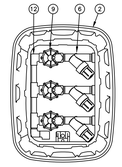
NOTES

1. EXTEND ALL SLEEVING UNDERNEATH PAVING 12" MIN. INTO PLANTERS

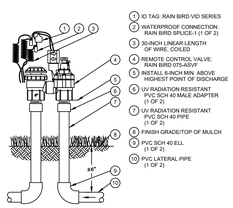


SIDE VIEW

1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS



TOP VIEW



1. ID TAG: RAIN BIRD VID SERIES
2. WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. REMOTE CONTROL VALVE: RAIN BIRD 075-ASVF
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

D LOW FLOW ZONE KIT W/FILTER

N.T.S.

LEGEND:

1. KINK RESISTANT FLEXIBLE PIPE
2. MULCH PER SPECIFICATIONS
3. FINISH GRADE
4. ROUND BLACK PLASTIC 6" VALVE BOX w/LOCKING COVER. HEAT BRAND 2" LETTERS "FV"
5. COMPACTED NATIVE SUBGRADE
6. PVC LATERAL LINE
7. PROVIDE BRICK FOR BASE SUPPORT
8. PVC MANUAL BALL VALVE
9. THREAD BY BARB ELBOW FITTING
10. 6" MIN. PEA GRAVEL

SECTION

NOTES

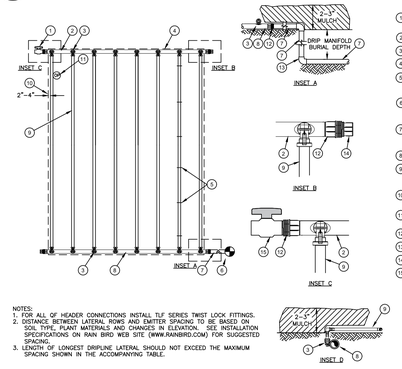
1. SET TOP OF VALVE BOX 1" ABOVE TOP OF MULCH
2. WRAP ALL THREADED FITTING w/TEFLON TAPE
3. EXTEND LATERAL TO ELEVATION BELOW MAINLINE WHEN FLUSH VALVE IS SHOWN ON MAINLINE

E ANTI-SIPHON VALVE

N.T.S.

F T-113 GATE VALVE

N.T.S.

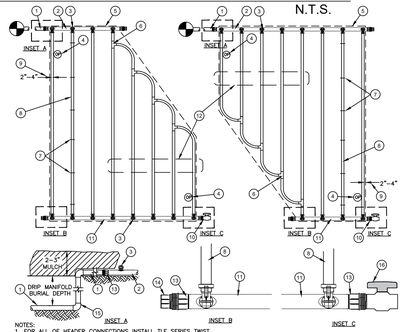


1. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
2. QF EXHAUST HEADER
3. PRE-INSTALLED BARB FITTING
4. PERIMETER OF AREA
5. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
6. IRRIGATION CONTROL VALVE; RAIN BIRD XCZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
7. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. QF SUPPLY HEADER
9. SUB-SURFACE/ON-SURFACE DRIPLINE; RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
10. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
11. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
12. TWIST LOCK FITTING: TLF-MPT
13. PVC SCH 40 ELL (TYPICAL)
14. TWIST LOCK CAP: TLF-CAP
15. PVC SCH 40 BALL VALVE

NOTES:
1. FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

G FS150P FLOW SENSOR

N.T.S.

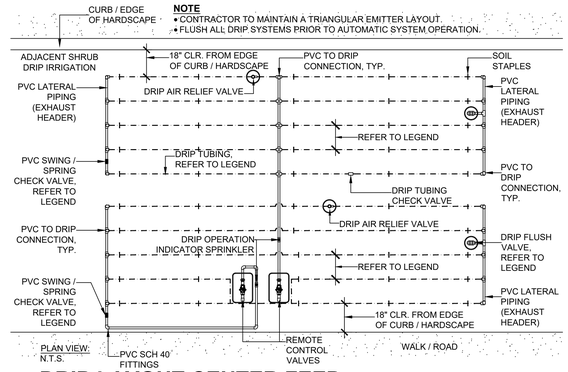


1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. QF SUPPLY HEADER
3. PRE-INSTALLED BARB FITTING
4. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE; RAIN BIRD XFT-TEE (TYPICAL)
7. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
8. SUB-SURFACE/ON-SURFACE DRIPLINE; RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
9. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
10. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
11. QF EXHAUST HEADER
12. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
13. TWIST LOCK FITTING: TLF-MPT
14. TWIST LOCK CAP: TLF-CAP
15. PVC SCH 40 ELL (TYPICAL)
16. PVC SCH 40 BALL VALVE

NOTES:
1. FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

H PIPE LAYOUT / TRENCHING

N.T.S.



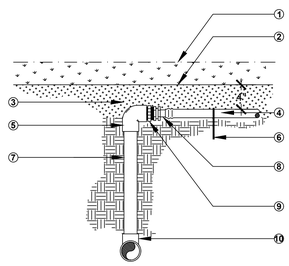
NOTE
- CONTRACTOR TO MAINTAIN A TRIANGULAR EMITTER LAYOUT.
- FLUSH ALL DRIP SYSTEMS PRIOR TO AUTOMATIC SYSTEM OPERATION.

I FLUSH VALVE

N.T.S.

J END FEED DRIP LAYOUT

N.T.S.



LEGEND:

1. TOP OF MULCH OR DG
2. FINISH GRADE
3. PLANTING SOIL MEDIA
4. QF DRIP TUBING
5. PVC SCH 40 ELL OR TEE (SxT)
6. SOIL STAPLES
7. PVC LATERAL, LENGTH AS REQUIRED
8. DRIP TUBING INSERT / BARBED MALE ADAPTER FITTING, INLET SIZE
9. PVC SCH 40 REDUCER BUSHING (TxT). INLET SIZE
10. PVC SCH 40 TEE OR ELL

NOTE:
- PROVIDE TEFLON TAPE FOR ALL THREADED CONNECTIONS.

SECTION VIEW:
N.T.S.

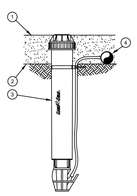
K IRREGULAR DRIP LAYOUT

N.T.S.

1. FINISH GRADE
2. PVC DRIP MANIFOLD PIPE
3. PVC 1" X 3/4" TRUE UNION BALL VALVE
4. EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFT-MA-075
5. SUB-SURFACE DRIPLINE; RAIN BIRD XF SERIES BLANK TUBING
6. 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
7. 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
8. BRICK (1 OF 2)

L DRIP LAYOUT CENTER FEED

N.T.S.



1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
4. SUB-SURFACE/ON-SURFACE DRIPLINE; XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP SERIES

NOTE:
1. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

M LATERAL TO DRIP TRANSITION

N.T.S.

N DRIP FLUSH POINT W/BALL VALVE

N.T.S.

O DRIPLINE OPERATION INDICATOR

N.T.S.

DIGALERT

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

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

CHAPPELL ARCHITECTURE
DYLAN CHAPPELL
(805)852-1677

PLANS PREPARED BY:
Sustainable Recreation Design
142 Mountain Rd, Big Pine, CA. 93513
(714)469-4202
tony@srd-la.com
www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 12/05/2025 DATE

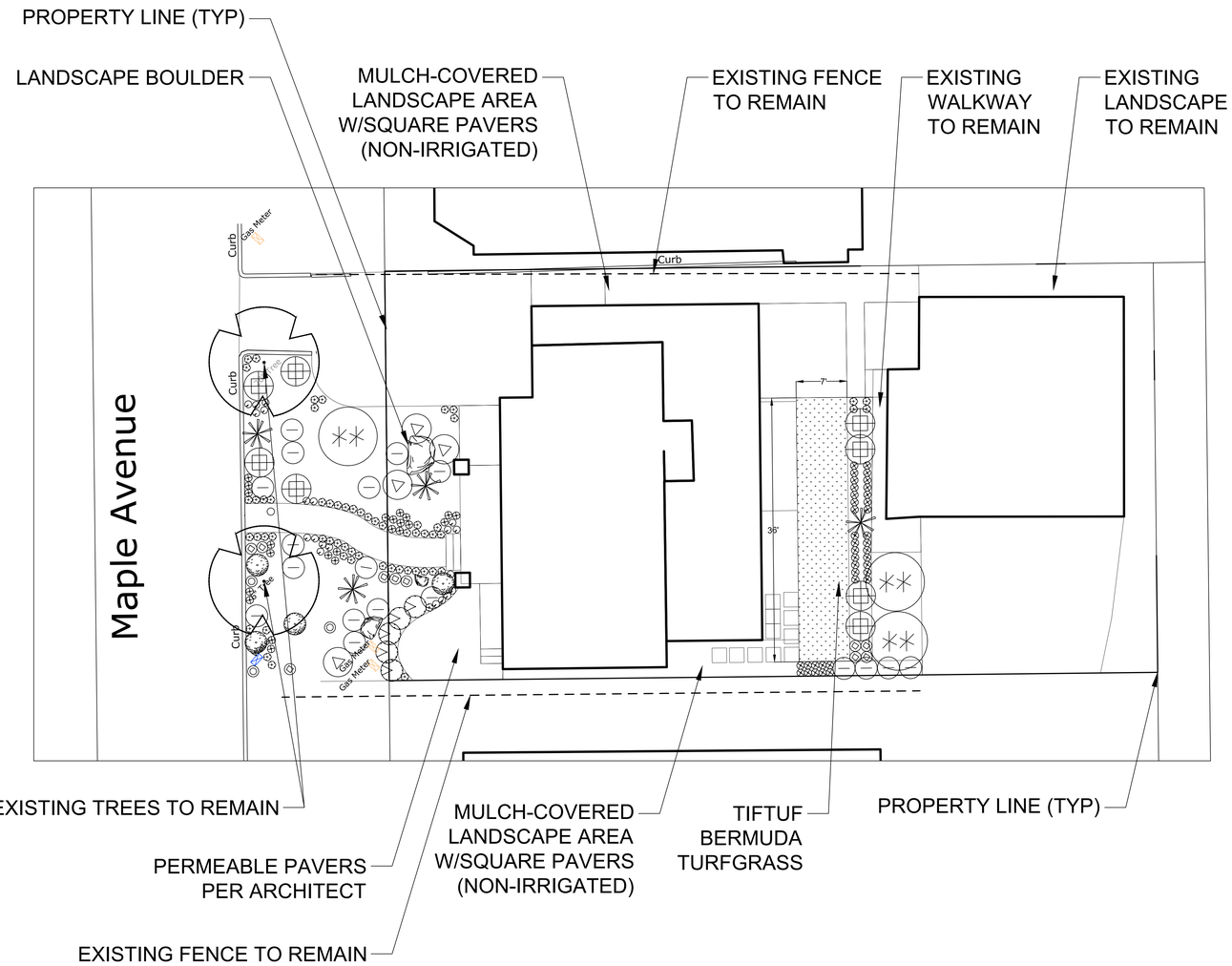
LICENSED LANDSCAPE ARCHITECT — ANTHONY R PERKINS — #6462 — Signature — 12/26/23 - 01/31/26 Renewal Date ~ Expiration — 12/05/2025 Date — STATE OF CALIFORNIA

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

BURGESS RESIDENCE
748 MAPLE AVE
IRRIGATION DETAILS

SCALE: NTS
DATE: 12/05/2025
JOB NO.
DRAWN BY: TP
SHEET: LI - 2.1
02 OF 04

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



	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
◇	*Achillea millefolium*	Common Yarrow	12	2'-3'/1'-2'	1 gal	Low
◎	Achillea millefolium 'New Vintage Violet'	New Vintage Violet Yarrow	3	12"-18"	1 gal	Low
▽	*Anigozanthos flavidus*	Kangaroo Paw	4	2'-3'/2'-6'	1 gal	Low-Med
◌	*Armeria maritima*	Sea Thrift	20	6"-12"	plugs/QT	Low-Med
⊞	*Eschscholzia californica*	California Poppy	8	3-4'	QT	Very Low
⊙	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	60	1'	plugs/QT	Low
—	*Lavendula 'Munstead'*	Munstead Lavender	18	1'-3'	1 gal	Low
✳	*Lomandra longifolia 'Breeze'*	Dwarf Mat Rush	4	2'-3'/3'-4'	1 gal	Low-Med
⊕	*Lomandra longifolia 'Little Con'*	Dwarf Mat Rush	60	1'	plugs/QT	Low-Med
◔	*Pittosporum tenuifolium 'Tom Thumb'*	Tom Thumb Kohuhu	5	2'-3'	5 gal	Med
✳✳	*Rosmarinus officinalis 'Huntington Carpet'*	Huntington Carpet Rosemary	3	1'-2'/4'-8'	1 gal	Low
◌	*Salvia leucantha 'Santa Barbara'*	Mexican Bush Sage	4	2'-3'	5 gal	Low
⋰		'TifTuf' Bermuda Grass	252 sf		seed	High

North

0' 4' 8' 16' 24'

1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

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PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 12/05/2025 DATE

LICENSED LANDSCAPE ARCHITECT
ANTHONY R PERKINS
#6462
Signature
12/26/23 - 01/31/26
Renewal Date - Expiration
12/05/2025
Date
STATE OF CALIFORNIA

NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE
1				

BURGESS RESIDENCE
748 MAPLE AVE
PLANTING PLAN

SCALE: 1" = 8'
DATE: 12/05/2025
JOB NO.
DRAWN BY: TP
SHEET: LP - 1.1
03 OF 04

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

GENERAL PLANTING NOTES

1) ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING REGULATIONS

2) CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL AGENCIES AND UTILITY PROVIDERS 14 DAYS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION, AND CALL 811 72 HOURS BEFORE EXCAVATION.

3) ALL DRAWINGS AND SPECIFICATIONS CONTAINED HEREIN ARE PRODUCTS OF SERVICE AND MAY NOT BE REPRODUCED, REDISTRIBUTED, OR USED FOR ANY PURPOSES. UNAUTHORIZED USE OF THIS WORK IS PUNISHABLE BY LAW.

4) THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

5) ALL EMPTY BAGGED AMENDMENTS, FERTILIZERS, SEEDS, ETC. USED ON PROJECT SHALL STAY ON SITE IN A NEAT, CLEAN AND ORDERLY MANNER UNTIL FINAL APPROVAL BY CONSTRUCTION MANAGER AND/OR OWNER.

6) ALL MATERIALS OTHER THAN SOIL/ORGANIC AMENDMENTS SHALL BE DELIVERED IN UNOPENED BAGS.

7) PACKING LISTS SHALL BE PROVIDED TO VERIFY FURNISHED QUANTITIES.

8) ANY EXCESS MATERIALS REMOVED FROM THE JOB SITE SHALL BE IDENTIFIED PRIOR TO THEIR REMOVAL.

9) THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. (NO ADDITIONAL COMPENSATION SHALL BE PROVIDED.)

10) THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, AND PERENNIALS, ETC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.

11) PRE-INSTALLATION WEED ABATEMENT: UNLESS OTHERWISE DIRECTED BY OWNER, PRE-INSTALLATION CHEMICAL WEED ABATEMENT WILL BE CIRCUMVENTED IN AN EFFORT TO MAXIMIZE SUSTAINABILITY.

12) PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE CONSTRUCTION MANAGER AND/OR OWNER PRIOR TO INSTALLATION.

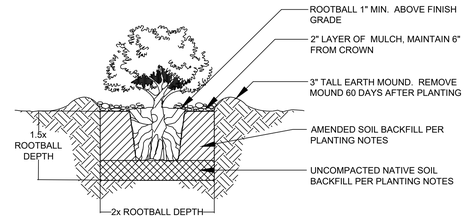
13) SOIL AMENDMENTS, FERTILIZERS & SOIL CONDITIONERS: THE CONTRACTOR SHALL PROVIDE SOILS AGRONOMY TESTING TO MEET MWELO REQUIREMENTS AT NO ADDITIONAL COST. OBTAIN AN "AO5-2 / WELO" FROM WAYPOINT ANALYTICAL, OR APPROVED SOILS LABORATORY. FOR OPTIMAL RESULTS, ALSO OBTAIN AN "A-17 SOIL TEST W/RECOMMENDATIONS" IF APPROVED BY OWNER. COLLECT SAMPLES FROM 6”-8" BENEATH SURFACE, THROUGHOUT THE SITE (8-12 PLANTING LOCATIONS), TO FILL QUART-SIZED ZIPLOC BACK. SECURE SOIL IN BOX WITH NEWSPAPERS, ETC. TO PREVENT MOVEMENT DURING SHIPPING. INCLUDE A LIST OF ALL PLANT SPECIES, AND MAIL TO 4741 EAST HUNTER AVE. SUITE A ANAHEIM, CA 92807. CONTACT WAYPOINT ANALYTICAL FOR ADDITIONAL DETAILS: WWW.WAYPOINTANALYTICAL.COM PHONE- 714-282-8777 / FAX- 714-282-8575. PREPARE SOIL AS DIRECTED BY SOILS REPORTS. ANY MODIFICATION TO THE SPECIFICATIONS MUST BE APPROVED IN WRITING BY OWNER.

14) TREE/SHRUB PLANTING METHOD: EXCAVATE PLANTING PIT TO TWO (2) TIMES THE DIAMETER OF ROOTBALL AND 1-1/2 TIMES ITS DEPTH. FILL BOTTOM OF PLANTING PIT WITH UNCOMPACTED NATIVE SOIL TO BRING LEVEL TO PROPER PLANTING DEPTH. BACKFILL AROUND ROOTBALL WITH AMENDED SOIL. FORM BASIN ON DOWN-SLOPE SIDE OF PLANTING PIT TO HOLD MOISTURE WITHIN THE ROOT ZONE. REMOVE BASINS 60 DAYS AFTER PLANTING.

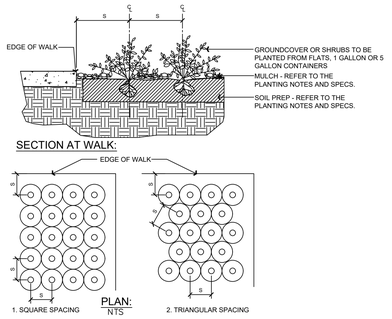
15) FIRST WATERING OF NEWLY PLANTED MATERIAL: WET THE ROOT ZONE BY HAND WATERING THE PITS TO THE LOWEST EDGE BASIN. AFTER AMENDED SOIL HAS BEEN WETTED, THE SPRINKLERS SHOULD CONTROL THE MOISTURE FROM THAT POINT ON. IN THE EVENT IRRIGATION SYSTEM IS NOT INSTALLED AT THE TIME OF PLANTING, HAND-WATERING SHALL CONTINUE THROUGHOUT THE DURATION OF ESTABLISHMENT/MAINTENANCE PERIOD, OR UNTIL IRRIGATION SYSTEM IS INSTALLED, WHICHEVER IS SOONER.

16) TREE ROOT BARRIERS: PRUNE EXISTING TREE ROOTS AS DIRECTED BY QUALIFIED ARBORIST AND INSTALL "DEEP ROOT" (OR APPROVED EQUAL) TREE ROOT BARRIERS AGAINST PAVEMENT WITHIN 10'-0" OF TREES, PER DETAIL C, SHT LP-2.1. CHECK MANUFACTURERS CALCULATOR CHART FOR NUMBER OF PANELS REQUIRED FOR EACH SIZE TREE. AVAILABLE FROM: DEEP ROOT PARTNERS, L.P. 81 LANGTON ST #4 SAN FRANCISCO, CA 94103 (800)458-7668, FAX-(800)277-7668

17) MULCH: CONTRACTOR SHALL PROVIDE 3" LAYER OF MULCH. USE LOCALLY-SOURCED PINE BARK MULCH, OR APPROVED ALTERNATIVE, IN BACKYARD SHRUB PLANTING AREAS. USE NATURAL LOOSE DG IN FRONT YARD PLANTING AREAS. DG SHALL BE COMPACTED USING A VIRBRAPLATE. MULCH SHALL BE FREE OF PESTS OR FOUL ODORS. DO NOT MULCH SURFACE OF ROOTBALLS, OR WITHIN 6" OF PLANT STEMS, PERENNIALS, OR GROUNDCOVERS.



A SHRUB PLANTING
1" = 1' 0"



B SHRUB/GROUNDCOVER SPACING
NTS

LINEAR STYLE PLANTING WITH DEEPROOT BARRIERS

DETERMINE THE CORRECT NUMBER OF PANELS TO BE USED. DEPENDING UPON THE ACTUAL PLANTING PLAN AND THE NUMBER OF TREES INVOLVED, THE LENGTH OF LINEAR BARRIER WILL VARY, BUT AS A GENERAL RULE OF THUMB TAKE THE ANTICIPATED MATURE CANOPY DIAMETER OF THE TREE AND ADD 2 FEET (61CM). THIS WILL BE THE NUMBER OF FEET NECESSARY FOR A LINEAR STYLE PLANTING APPLICATION.

A. FOR CURB AND GUTTER PROTECTION OR MORE AGGRESSIVE ROOTS USE THE 24" (61CM) UB 24-2).

B. DIG THE TRENCH TO THE DEPTH BASED UPON THE PARTICULAR BARRIER CHOSEN.

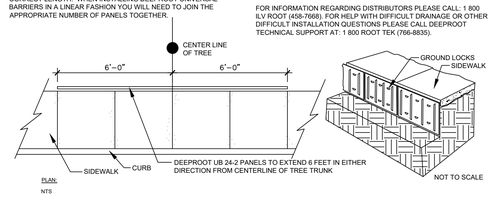
C. INSTALL THE BARRIER. WHEN USING DEEPROOT LINEAR BARRIERS SIMPLY PULL THE APPROPRIATE NUMBER OF PANELS OUT OF THE BOX (THEY COME PREASSEMBLED) AND SEPARATE THE JOINER AT THE CORRECT LENGTH. WHEN INSTALLING DEEPROOT UNIVERSAL BARRIERS IN A LINEAR FASHION YOU WILL NEED TO JOIN THE APPROPRIATE NUMBER OF PANELS TOGETHER.

D. NEXT PLACE THE BARRIER IN THE TRENCH WITH THE VERTICAL RIBS FACING TOWARD THE TREE AND ALIGN IN A STRAIGHT FASHION. IT IS HELPFUL TO PLACE THE BARRIER AGAINST THE HARDSCAPE. USE THE HARDSCAPE AS A GUIDE AND BACKFILL AGAINST THE BARRIERS TO PROMOTE A CLEAN SMOOTH FIT TO THE HARDSCAPE. BE SURE TO KEEP THE BARRIER'S DOUBLE TOP EDGE AT LEAST 1/2" (13MM) ABOVE GRADE TO ENSURE ROOTS DO NOT GROW OVER THE TOP.

E. PLANT THE TREE(S). THE LINEAR STYLE OFFERS A MORE EXPANSIVE ROOTING GROWTH AREA, HOWEVER ADVERSE SOIL AND DRAINAGE CONDITIONS MAY EXIST IN THE ACTUAL PLANTING AREA. TAKE STEPS TO ENSURE HEALTHY GROWTH OF THE TREE AT PLANTING. CONSULT WITH A LOCAL ARBORIST FOR PLANTING TIPS AND RECOMMENDATIONS.

FOR ADDITIONAL INFORMATION PLEASE CONSULT THE 16 PAGE DEEPROOT PRODUCT SELECTION AND INSTALLATION GUIDELINES.

FOR INFORMATION REGARDING DISTRIBUTORS PLEASE CALL: 1 800 ILV ROOT (458-7668). FOR HELP WITH DIFFICULT DRAINAGE OR OTHER DIFFICULT INSTALLATION QUESTIONS PLEASE CALL DEEPROOT TECHNICAL SUPPORT AT: 1 800 ROOT TEK (766-8835).



C ROOT BARRIER DETAIL
NTS

DIGALERT

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

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

CHAPPELL ARCHITECTURE
DYLAN CHAPPELL
(805)852-1677

PLANS PREPARED BY:
Sustainable Recreation Design
142 Mountain Rd, Big Pine, CA 93513
(714)469-4202
tony@srd-la.com
www.srd-la.com

PLANS PREPARED UNDER THE DIRECTION OF:
ANTHONY R. PERKINS LA #6462 12/05/2025 DATE

LICENSED LANDSCAPE ARCHITECT ANTHONY R PERKINS #6462 12/26/23 - 01/31/26 Renewal Date ~ Expiration 12/05/2025 Date STATE OF CALIFORNIA

NO.	REVISION	REVISED BY (SIGNATURE/PRINT NAME & NUMBER)	APPROVALS	APPROVAL DATE
1				

BURGESS RESIDENCE
748 MAPLE AVE
PLANTING DETAILS

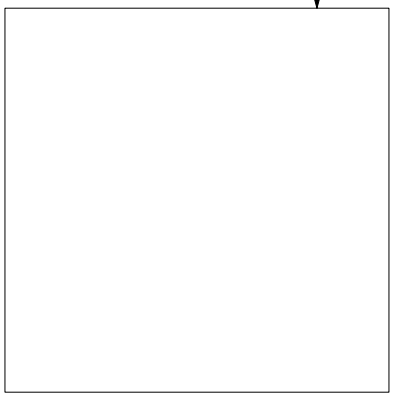
SCALE: AS NOTED
DATE: 12/05/2025
JOB NO.
DRAWN BY: TP
SHEET: LP - 2.1
04 OF 04

Attachment B

Final Colors and Materials Board & Specification Sheets

Burgess-Birk Residence Remodel & Addition
Project #25-2328-CUP/CDP/ARB
Final ARB Review
January 29, 2026

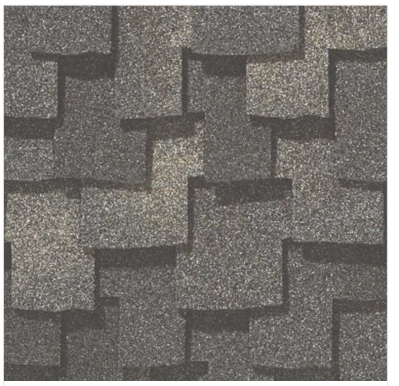
EXT. TRIM



MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHWO8

ROOF SHINGLES



MANUFACTURER:
CERTAINTEED

PRESIDENTIAL
SHAKE

COLOR:
COUNTRY GRAY

**DARKSKY
LIGHT FIXTURE**

MANUFACTURER:
LATITUDE RUN

MODEL:
ALMANTAS

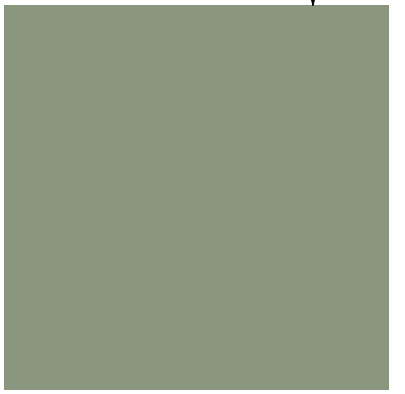
LED:
9 WATT INTEGRATED

**EXT. WOOD
STAIN**

MANUFACTURER:
CABOT

COLOR:
CHESTNUT
BROWN

HARDIE LAP SIDING



MANUFACTURER:
JAMES HARDIE

COLOR:
PINE TRAIL GLIDDEN

**SANTA BARBAR
SANDSTONE**

MANUFACTURER:
NATURAL STONE

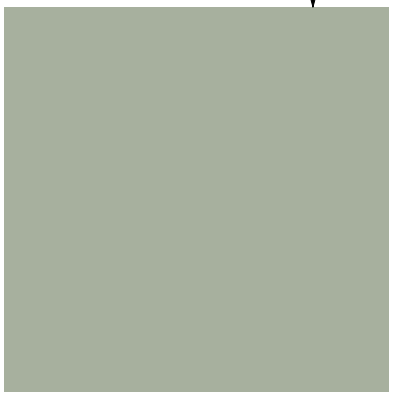
5 POINT DESIGN

**WINDOWS &
DOORS**

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
WHITE

HARDIE SHIGLES



MANUFACTURER:
JAMES HARDIE

COLOR:
SAGE SLENDOR GLIDDEN

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

PROJECT: **748 MAPLE AVE**

LOCATION: 748 MAPLE AVE CARPINTERIA, CA 93013

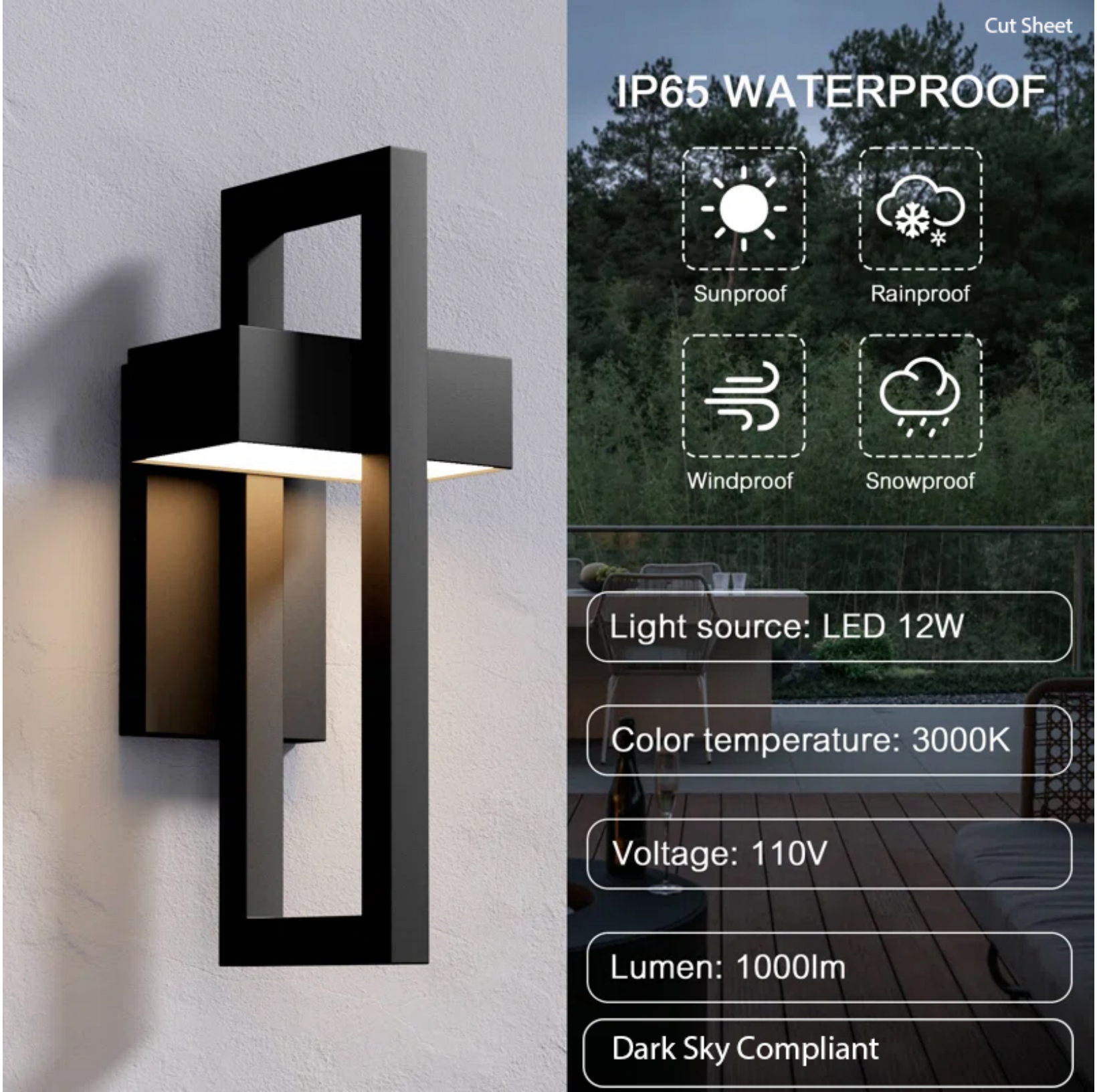
OWNER: GORDON BURGESS

MATERIAL BOARD

12/07/2025

Cut Sheet

IP65 WATERPROOF



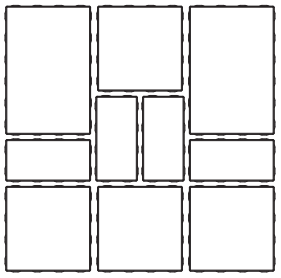
- Light source: LED 12W
- Color temperature: 3000K
- Voltage: 110V
- Lumen: 1000lm
- Dark Sky Compliant

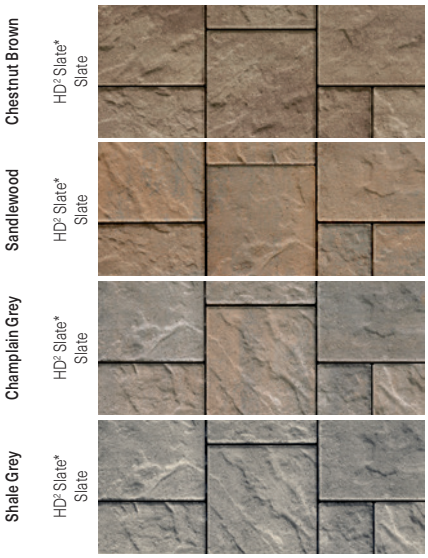
BLU 80 mm

DESCRIPTION: Paver **TEXTURE:** Slate and HD² Slate

Specifications per pallet		Imperial	Metric
A 32 units / pallet	Product dimension (L × W × H) A	6 ½ × 13 × 3 ⅛	165 × 330 × 80
	Product dimension (L × W × H) B	13 × 13 × 3 ⅛	330 × 330 × 80
	Product dimension (L × W × H) C	19 ½ × 13 × 3 ⅛	495 × 330 × 80
B 32 units / pallet	Cubing	84.96 ft²	7.90 m²
	Approx. Weight	3 246 lbs	1 472 kg
	Number of rows	8	
C 16 units / pallet	Coverage per row	10.62 ft²	0.99 m²
	Lin. coverage per row	9.75 lin. ft	2.97 lin. m

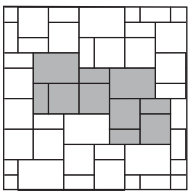
Pallet Overview



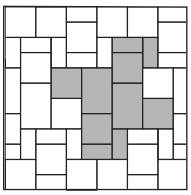


Laying Patterns Options

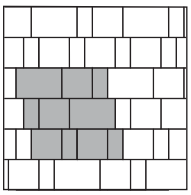
01 | Modular



02 | Modular



03 | Linear



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

NOTES

See page 6 for icons description.

See page 19 for more information about applications.

See page 56 to 58 for more technical information. When used in a permeable pavement application, see page 93 to 97 for more technical information.

*HD² Slate is only available in USA.

JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 4.5%**
INFILTRATION RATE: 570 in./hr (14 475 mm/hr)

**For permeable application, the installation should be combined with Blu 6 × 13 in a modular pattern. A min. of 4.5% opening surface requires 75% of Blu 6 × 13 and 25% of Blu.

Attachment C

ARB Meeting Minutes from July 31, 2025

Burgess-Birk Residence Remodel & Addition

Project #25-2328-CUP/CDP/ARB

Final ARB Review

January 29, 2026

they feel "heavy" and "cumbersome." Maybe two cupolas could be a different style to add "whimsy" to a building for children. He suggested the following improvements:

- Extend the exterior crown molding down further on the wall.
- Recessing the windows more and adding trim or tile all the way around.
- Extend roof cap tile over the gutters.
- Place a tile pattern on blank façade spaces, such as a boat or other decorative design.
- Additional landscaping to screen the building and break up massing.
- Reduce overall scale/mass to make it less "institutional" feeling.

Boardmember Woolf said the project is a great improvement for CUSD and that asking for too many changes would throw it over-budget.

Boardmember Little agreed with Boardmember Johnson's comments that the building felt heavy and massive. He likes the cupolas. He asked for softening elements, but overall likes the style. He asked for landscaping that requires little maintenance and will not die after a short time.

Vice Chair O'Connor agreed with the prior comments and felt that the project needed to return to the ARB for another review.

Chair Blakemore gave comments on the proposed landscaping:

- If *Tipuana Tipus* are used, they should not be near concrete/paving.
- Chinese evergreen elms drop considerable litter, so place away from areas that must be kept clean.
- *Heuchera* (coral bells) will be trampled easily, recommend removing.
- Recommend finding an alternative to *salvia*, which look "leggy" after blooming; find a more self-cleaning plant.

She noted that the landscaping plan was not ready for final approval.

Architecturally, Chair Blakemore agreed with Boardmember Johnson's comments about the scale of the cupolas seeming off— they are "romantic" but seem "plopped on." Agrees that windows could be given more depth.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Johnson, to recommend preliminary approval of the project with the Board's comments addressed.

VOTE: 5-0

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

Request Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for preliminary review of a proposal to construct additions totaling 1,916 square-feet to an existing 997 square-foot single-family residence. The resultant

residence would be 2,913 square-feet in size with a maximum height of 21.83 feet above finished grade. The site is 5,878 square feet in size and is zoned Planned Residential Development (PRD-20) shown as APN 003-321-011, addressed as 748 Maple Avenue.

Ex Parte Communications Disclosure: O'Connor met with property owners to the south of the project twice and the resident neighbor renting the property. He reviewed the Community Development Department file for 748 Maple Avenue.

Staff Comments:
Syndi Souter provided a presentation and described the project in the context of the neighborhood using aerials and site photos showing the project story poles. She discussed the regulations related to the existing non-conforming structures at the project site. She identified the following issues for the Board to consider:

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

Applicant Comments:

Vice Chair O'Connor asked about the prior zoning, permitting of the second building, and lot coverage calculations. Syndi explained the code requirements and methodology for determining coverage.

Dylan Chappell, architect, introduced the owners, Gordon Burgess and Selena Burgess-Birk, who intend to take up residence onsite. He briefly discussed prior ownership of the site. He discussed the desire to provide onsite parking on the existing driveway on the north side of the residence and removing the jacaranda tree to improve circulation. They would like to include tandem parking inside the garage. He described the proposed architectural features.

Boardmember Woolf mentioned comment letters in favor and opposed to the project. She expressed a desire that the location be maintained and the owner explained past circumstances. She expressed concerns about future maintenance of the property.

Vice Chair O'Connor discussed prior permits and existing conditions on the rest of the parcel. He expressed a concern about using the same building footprint to keep allowing a non-conforming use of the site.

Chair Blakemore asked for clarification and Syndi explained that the current rules do not require that another building be repaired to approve the proposed improvements.

Boardmember Johnson asked about any existing violations and directed that the discussion focus on architectural review.

Public Comments: Bill Moody, the neighbor at 5141 Seventh Street, spoke about the history of the site and expressed that the proposed project fits perfectly in the neighborhood and that it would be a

beautiful house. His observations are that they have worked hard to address city requirements. He said he has spoken with two neighbors who also like the proposed project.

Andrea Becker, via Zoom, resident of 5110 Seventh Street, asked about the construction and demolition timeline. She expressed that she did not know about the project, but did receive the City's mailed notice about the ARB meeting. She thought the parcel had been abandoned and did not know about the construction that would be going on when she rented her unit.

Boardmember Discussion:

Boardmember Little expressed that the height is good and in line with the other building onsite. He expressed concern about the size of the building and how the existing non-conforming condition would potentially allow for tandem parking on the driveway. He likes the style and mentioned the lights. He would like to keep the jacaranda and would remove the other existing tree that is out of shape. He inquired as to whether the owners would consider repairing the back house. Overall, he likes the design.

Vice Chair O'Connor expressed that he is happy that the building is getting updated. He does not like the existing easement and wants the driveway to provide access to the back residence. He would like the back house repairs to be addressed as part of the project.

Boardmember Johnson expressed that he is glad that the house is being improved. He expressed a concern about using the same building footprint to keep allowing a non-conforming use in the setbacks and noted that it is a use issue and the purview of the Planning Commission. He likes having the garage door at the far end of the building. He liked the proposed detailing, the shingle siding, found the front porch to be cute and likes the project overall, He asked for the following changes to the design as follows:

- Reduce the proposed 36-foot long garage to a 24-foot deep, one car garage.
- The garage is located too close to the street, does not conform to the setback, and must be moved back from the street.
- Revise the elevation presenting to the north as it is out of scale to that end of the building.

Boardmember Woolf expressed that she liked the design but expressed concerns about the project's feasibility. She would also like the other building to be improved.

Chair Blakemore concurred with Boardmember Johnson regarding his recommendation that the garage be moved out of the setback and resized. In addition, she asked that the following revisions be made to the project:

- The 16-foot driveway is too large for a one-car garage and should be reduced in size.
- She asked that further study be conducted to explore keeping the existing jacaranda tree.
- She directed revisions to the planting plans as follows,
    - The *Lupinus bicolor* is an annual and not a good option for the project and needs to be replaced.
    - The *Muhlenbergia rigens* and *Stipa tenuissima* are both invasive grasses. She recommended a *Lomandra* grass that would require less maintenance and is less invasive.
    - *Strobilanthes dyeriana* is difficult to grow and she recommended using another plant.

- Since the turf area is only 7-feet wide and for WELOS you need at least 8-feet for irrigation. She recommended considering a *Kurapia* ground cover (one that requires less maintenance).

Vice Chair O'Connor expressed he would like the project to come back for a second preliminary review that includes the remainder of the site.

ACTION: Motion by Boardmember Johnson, seconded by Chair Blakemore, to recommend preliminary approval to the Planning Commission with the Board's comments addressed.

VOTE: 3-2

MATTERS BY STAFF: Syndi Souter and the applicant presented revisions to the front elevation of the previously reviewed Mayer Residence located at 5557 Calle Arena as part of the pending building permit. The Boardmembers provided comments on the revisions.

OTHER BUSINESS: None

CONSENT CALENDAR:

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

ACTION: Motion by Chair Blakemore, seconded by Boardmember Johnson, to approve the minutes as drafted.

VOTE: 4-0 (Woolf abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Items from Chair Blakemore: She followed up with Syndi on communication with a property owner about a street tree that needs maintenance. She provided an example of a dead potted plant located on the street at the former Rabobank building on Linden Avenue and Carpinteria Avenue as an example of why not to approve potted plants for landscaping. She also inquired about the landscaping to screen the project at 1493 Trenora Street, and Syndi clarified that the scope of the project has been expanded to include a pool with fencing.

ADJOURNMENT

Chair Blakemore adjourned the meeting at 8:25 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, August 28, 2025. All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

Attachment D

Excerpted Sheets from the Preliminary Plans
(superseded)

Burgess-Birk Residence Remodel & Addition
Project #25-2328-CUP/CDP/ARB
Final ARB Review
January 29, 2026

748 MAPLE AVE.

SWMP

PRE-CONSTRUCTION EXHIBIT 2

SCALE 1/16" = 1'-0"

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

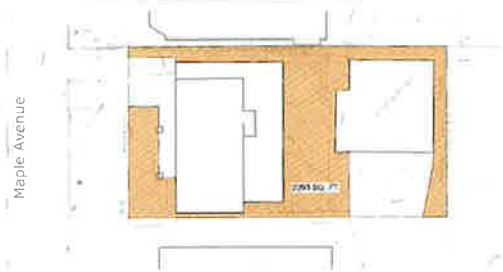
TIER 1: STORMWATER CONTROL EXHIBIT 1

SCALE 1/16" = 1'-0"

NORTH

DARK SKY COMPLIANT LIGHT FIXTURE

OPEN SPACE DIAGRAM



VICINITY MAP

CODE COMPLIANCE

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

CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

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

1 KITCHEN RANGE HOOD
2 VERIFIED REFRIGERANT CHARGE
3 AIRFLOW IN HABITABLE ROOMS
4 VARIABLE HEAT PUMP HEATING HIGH CAPACITY
5 WALL MOUNTED THERMOSTAT IN ZONE 5 GREATER THAN 100 SQ. FT
6 DUCTLESS INDOOR UNITS LOCATED ENTIRELY IN CONDITIONED SPACE

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

PROJECT TEAM

OWNER	GORDON BURGESS 1009 LOCKLAYER ST SAN DIEGO, CA 91773 619-780-0845
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS 4485 CALLE TE. 1027 REDONDA, CA 95677 DYLAN@DYLANCHAPPELL.COM 805.852.1877

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 ENTRANCE, NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

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

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

LAND DEVELOPMENT NOTES

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

2 STORM WATER RUNOFF SHALL NOT ENDANGER PERSONS DURING CONSTRUCTION AND TO THE CITY STORM DRAIN SYSTEM. ON MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT THE PERMIT 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 HVAC SPECIALISTS
2 ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	748 MAPLE AVE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-121-011
LOT AREA	5,878 SQ. FT
ZONE	PRD-20
OCCUPANCY	R-3, U
BUILDING TYPE	STR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	27'-6"
SETBACKS	FRONT 20' FROM CL OF STREET OR 20' FROM PL SIDE 5' REAR 15' Street Side 10' INTERIOR (FRONT HOUSE) 20'-0" + (DEPTH OVER 45' = 10'-0") / 2 = 21'-10"
PARKING REQUIRED	2 COVERED 2 UNCOVERED
(E) PARKING	4 COVERED SPACES PROVIDED
(P) PARKING	4 COVERED SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
748 MAPLE AVE				
1st FLOOR [LC]		987		1138
2nd FLOOR				1190
HOUSE TOTAL				2,328
1st FLOOR GARAGE [LC]				585
BUILDING TOTAL				2,913
FRONT PORCH		118		105
5138 7TH STREET				
1st FLOOR GARAGE [LC]	930		930	
2nd FLOOR UNIT	840		840	
BUILDING TOTAL				1,770

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,878	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,653	45%
MAX LOT COVERAGE ALLOWED	2,939	50%
HARDSCAPE (IMPERVIOUS)	1388	24%
PERMEABLE PAVERS	36	1%
LANDSCAPE	1,781	30%
OPEN SPACE	2,283	39%
OPEN SPACE (MINIMUM REQUIRED)	1,175	20%

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

SCOPE OF WORK

A GROUND FLOOR REMODEL AND A 726 SQ. FT. ADDITION, CONSISTING OF A 585 SQ. FT GARAGE AND 141 SQ. FT OF ADDITIONAL LIVING SPACE, TO AN EXISTING 987 SQ. FT. SINGLE STORY HOUSE, AND A SECOND STORY ADDITION OF 1190 SQ. FT. AND CONVERT THE DETACHED GARAGE TO STORAGE. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING WORK AND SITE WORK

SHEET INDEX

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

SUPERSEDED

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
445 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.852.1877

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013

ARB PRELIMINARY SUBMITTAL 03-19-2025

△ REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EROSION CONTROL AND BMP NOTES

Owner:

GORDON BURGESS

1009 LOCKLAYER ST.
SAN DIMAS CA 91773
626-740-8941

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 Claggett
Dylan Claggett Architects
4485 GRANITE DR, STE. 1027
ROCKLIN, CA 95677
916.259.4789

• 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 maps and a redline map of removal 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 come 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 swim 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 line sewer following grading and 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 shall remain 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 site 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 construction work 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 returns 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 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 contours disturbed, the site shall be revegetated, and the revegetation 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 placed 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 enough the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb/ac, or mixed 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 erosion, 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 site 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 contained area.

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

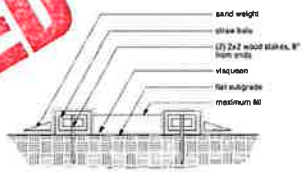
Shoring, Construction Fencing, and other Site Safety:
The responsibility for design or meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of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

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

KEY NOTES

1. (P) DRIVEWAY: 250 SQ. FT. PROPOSED CONCRETE DRIVEWAY
2. (P) FIRE SPRINKLER RISER
3. (E) WATER METER: (E) 3/4" WATER METER. 1 1/2" MAIN WATER METER SIZE IN TO BE APPROVED BY THE CITY FIRE DEPARTMENT
4. (E) GAS METER.
5. (P) NEW AMP PANEL: WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE AT PANELS. CEC NEC 110.26. (A)(1). PROVIDE 6'-6" HEAD ROOM AT SERVICE PANEL. CEC 110.26 (E)(3) (C)
6. (P) AC COMPRESSOR: WITH DISCONNECT SWITCH THAT IS WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CEC 440.14
7. (P) PERMEABLE PAVER: PROVIDED PERMEABLE PAVERS
8. (P) CONCRETE HARDSCAPE: PROPOSED DRIVEWAY APPROACH, AND SIDEWALK PER PUBLIC WORKS ENCROACHMENT PERMIT REQUIRED UNDER SEPARATE SUBMITTAL
9. (P) GARAGE DOOR LANDING: 3' x 3' LANDING
10. (P) HARDSCAPE: PROPOSED CONCRETE HARDSCAPE
11. (E) HARDSCAPE: EXISTING CONCRETE HARDSCAPE TO REMAIN
12. (P) CRAWLSPACE ACCESS: CRAWLSPACE ACCESS WELL

SUPERSEDED

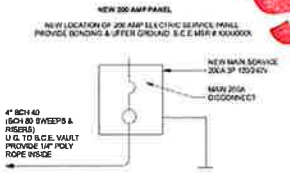


CONCRETE WASHOUT 3
SCALE 1/4" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4768

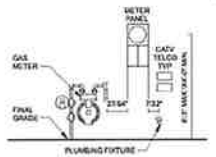
(P) PAVING (E) PAVING (P) PERMEABLE PAVING



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

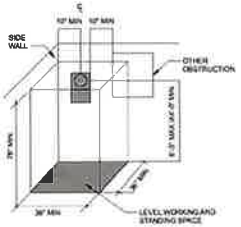
1. OF THE CONCRETE ENCASED TYPE.
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH.
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6
N.T.S.



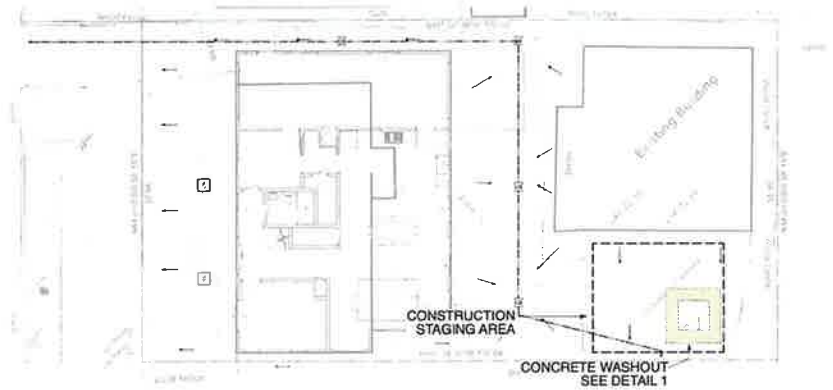
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS.
3. MAINTAIN A 5-FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN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

ELECTRICAL SERVICE PANEL 5
N.T.S.

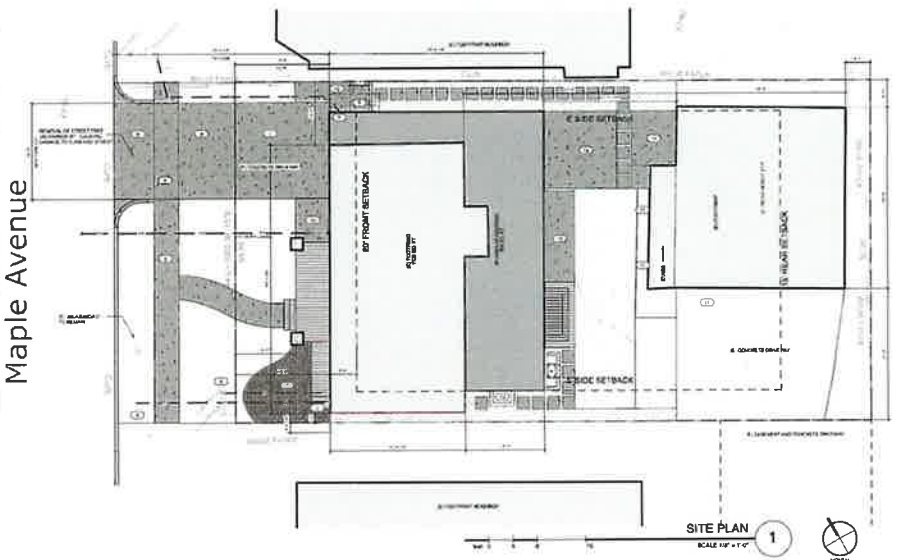


1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM. A GAS METER OR PLUMBING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

ELECTRICAL METER INSTALL 4
N.T.S.



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



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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4485 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.852.1577

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.
ARB PRELIMINARY SUBMITTAL 03-19-2025

REVISION NO	DESCRIPTION	DATE

SITE PLAN

A1.0

HEATHCOTE GEOTECHNICAL
SOIL TESTING - FOUNDATIONS - INSPECTION
5868 EASTMAN AVE #102, VENTURA, CA 93003

Owner Property: Job Office:
748 Maple Street Date: January 9, 2025
Carpinteria, CA 93013

Ladies/Gentlemen:

We are pleased to present this soil engineering report for the design of the proposed project.

The report is for a soil engineering investigation for the proposed new [illegible] for the [illegible] project.

There is anticipated to build a two story addition to the residence. The structure will be wood frame construction, slab on grade and raised wood floor. The building will be placed near existing grade. Some minor grading will be done. Light load site construction. No basement is intended. Retaining walls are not anticipated.

The project was visited and observed by the undersigned. The site conditions as noted in the report were as being at the time of the visit.

Submittal of this report to appropriate governmental agencies is the responsibility of the owner or his representatives.

The report will follow and includes: a comprehensive soil test, observation and findings, recommendations, limit of repair, results of testing, plot plan, and sketches.

It has been our pleasure to serve you and if you have any questions or need additional help, please contact us.

Page 1 of 10

And passive pressure may be used to resist lateral forces without restriction.

SLABS ON GRADE

Slabs may be placed on the undisturbed, approved firm to dense natural soil. The slabs should be designed for soils of medium expansion. Each slab should have a minimum of 10 mil polyethylene vapor barrier placed directly under the slab. Reinforcement to the slab area is optional.

If a slab is planned to be used that will be affected by moisture, then we recommend that you have a 2 inch layer of gravel beneath the slab as a capillary break. The gravel should be of 3/4 inch variety with less than 1/4 sand with very little amount of fines.

A thickened edge should be used to serve as a water vapor barrier. To achieve a good moisture barrier the 6 inch curb edging should be placed on top of the polyethylene.

DRAINS AND GRADES

All grades shall drain away from the foundation. Impervious shall be drafted away from the foundation at all the [illegible] notes shall be observed. Drainage away from foundation.

CONSTRUCTION PROCEDURES

Earthwork

To support footings and slabs the building must be excavated to at least 12 feet beyond the foundation and slab areas where possible.

a. Finish areas of the proposed grading all organic material should be removed and taken off site.

b. All soils to a depth of 3 feet. Bottom may need to be a gravel pit due to high groundwater. The grades shall be free of sand and fines. A geotextile will need to be placed over the grade.

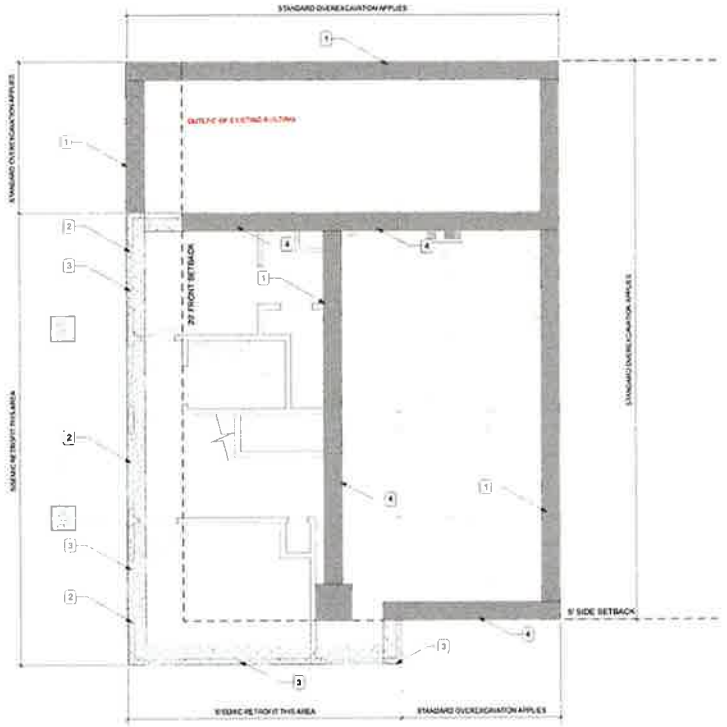
c. In areas beside the footprint of the existing building, excavate 2 feet below the proposed foundation.

Page 10 of 10

[illegible]

Page 11 of 11

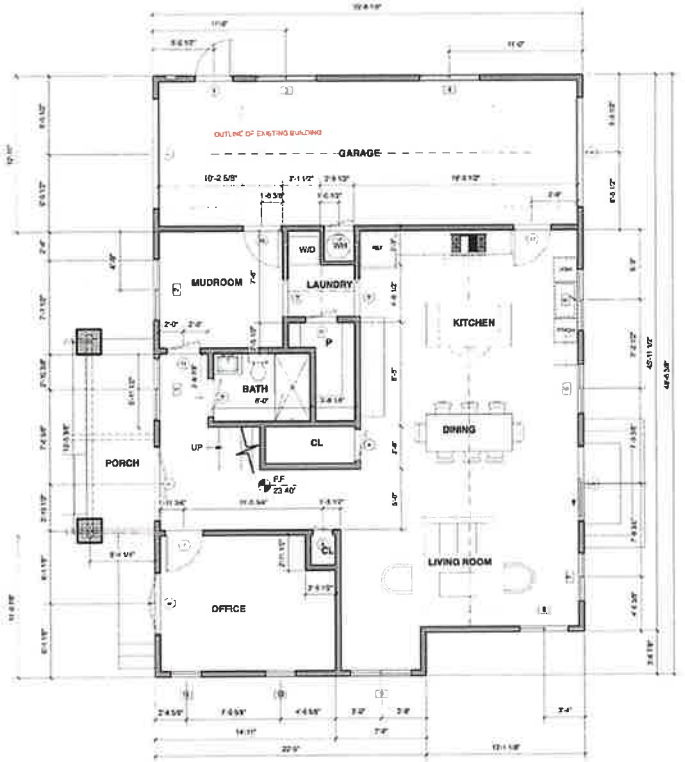
SUPERSEDED



SESIMIC UPGRADE NOTES

1. PROPOSED EXCAVATION WITH OVER EXCAVATION PER SOILS REPORT
2. EXISTING STRUCTURE TO REMAIN ADD FOUNDATION PER SEISMIC RETROFIT AND SOILS REPORT RECOMMENDATION FOR AREAS INSIDE THE FOOTPRINT
3. COMPLETE DEMOLITION NOT ALLOWED IN EXISTING SETBACK ENCROACHMENT AREA
4. DEMOLITION ALLOWED OUTSIDE EXISTING SETBACK ENCROACHMENT AREA

FOUNDATION SEISMIC RETROFIT DIAGRAM 2
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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.252.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

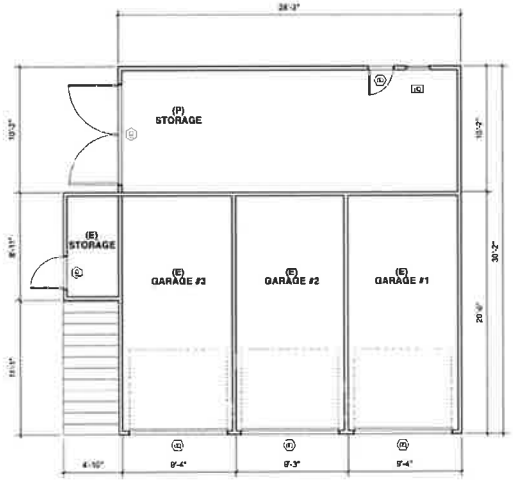
748 MAPLE AVE.
CARPINTERIA, CA 93013
.
ARB PRELIMENARY SUBMITTAL 03-19-2025

REVISION	
NO	DESCRIPTION / DATE

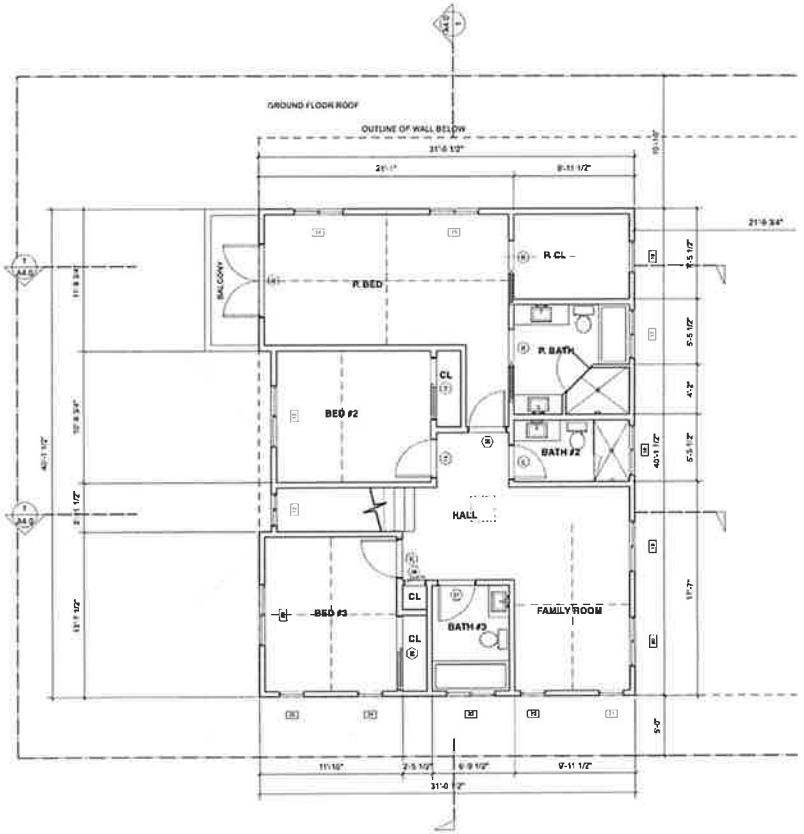
1ST FLOOR PLAN
FOUNDATION PLAN

A2.0

SUPERSEDED



GARAGE / STORAGE PLAN 2



2ND FLOOR PLAN 1

CHAPPELL
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COORDINATION SET
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CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
-

ARB PRELIMENARY SUBMITTAL 03-19-2025

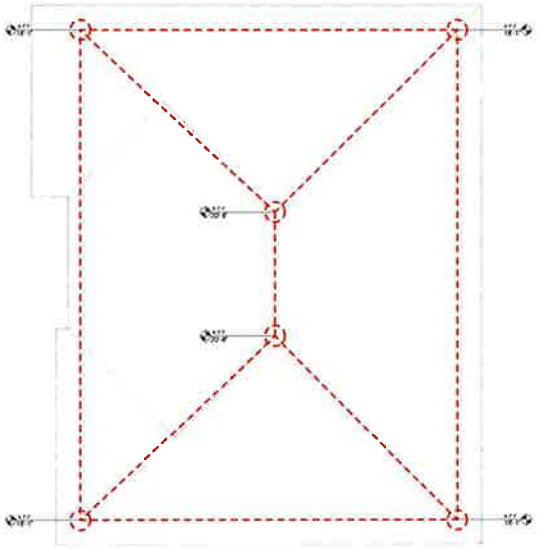
REVISION

NO	DESCRIPTION	DATE

2ND FLOOR PLAN

A2.1

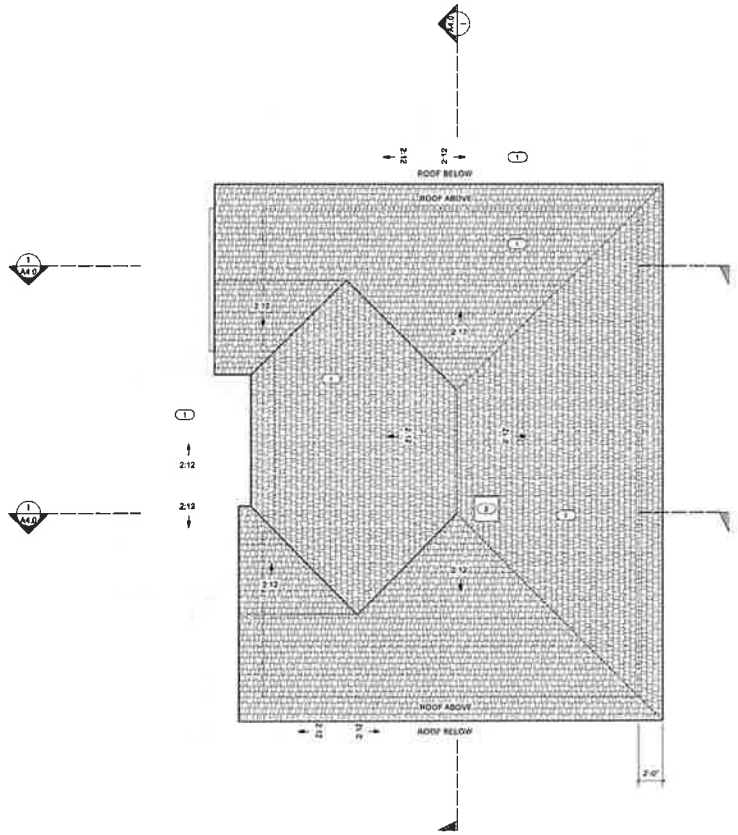
SUPERSEDED



STORY POLE PLAN 1

ROOF AND RCP KEY NOTES

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



ROOF PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.832.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
-

ARB PRELIMENARY SUBMITTAL 03-19-2025

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLES

A2.2

SUPERSEDED

KEY NOTES

- (3) EXT. FINISH: HARDIE SHINGLE SIDING, COLOR: EUCALYPTUS
- (5) WINDOWS AND DOORS: ANDERSON A-SERIES, COLOR: WHITE
- (7) EXT. LIGHTING: DARKSKY COMPLIANT, SEE SPEC CUT
- (9) EXT. WOOD AND TRIM FINISH: DUNN EDWARDS, CLASSIC WHITE DEW604
- (11) ROOF: CLASS A, CERTAINTEED, PRESIDENTIAL SHAKE, COLOR: COUNTRY GRAY
- (12) NOT USED
- (17) DOWNSPOUT: CLASSIC WHITE FINISH
- (18) EXT. FINISH: HARDIE SHIPLAP CEDARMILL SIDING, COLOR: WILLOW GREEN

EAST ELEVATION 4

SOUTH ELEVATION 2

NORTH ELEVATION 3

WEST ELEVATION (STREET) 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
-

ARB PRELIMENARY SUBMITTAL 03-19-2025

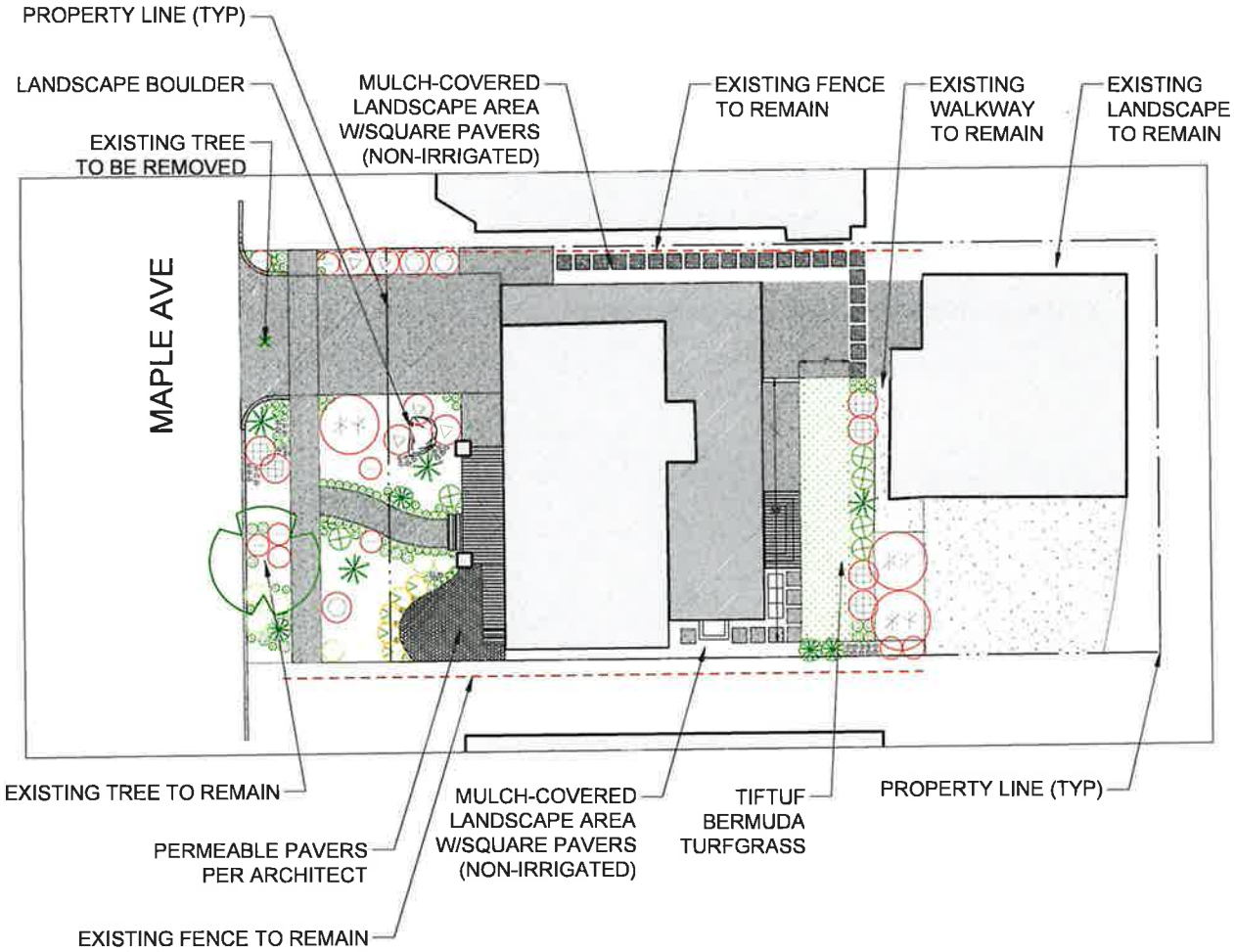
△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

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



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

SUPERSEDED

North

1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

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

PLANS PREPARED BY
Sustainable Recreation Design
Bishop, CA
www.srdinc.com
PLANS PREPARED UNDER THE DIRECTION OF
ANTHONY R. PERKINS LA #6482 03/19/2025 DATE

BURGESS RESIDENCE
748 MAPLE AVE
PLANTING PLAN
1" = 8'
03/19/2025
SHEET
LP - 1.0
04 OF 06

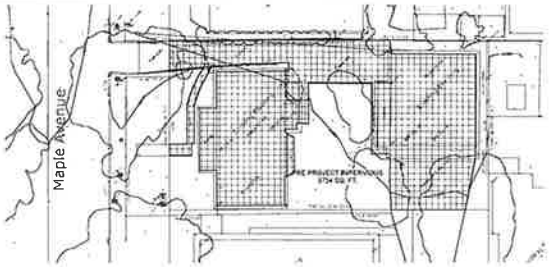
Attachment E

Excerpted Sheets from the Planning Commission Review Plans
(superseded)

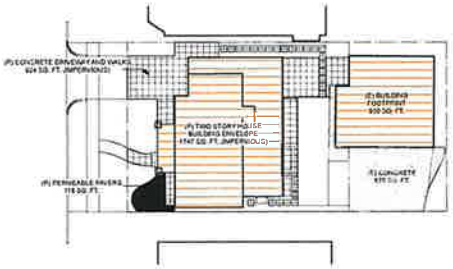
Burgess-Birk Residence Remodel & Addition
Project #25-2328-CUP/CDP/ARB
Final ARB Review
January 29, 2026

748 MAPLE AVE.

SWMP



PRE-CONSTRUCTION EXHIBIT 2



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

TIER 1: STORMWATER CONTROL EXHIBIT 1

Project Name / Case File Number	748 MAPLE AVE
Project Location (Street Address of project, or nearest cross street and no. APN)	748 MAPLE AVE Carpinteria, CA 93013
Name of Owner or Developer	GORDON BURGESS
Project Type and Description (Example: Single Family Residence / 7 Bedrooms / 4 Baths / Total Sq Ft of Unit, etc.)	SFR
Total New Impervious Surface Area to be created by project (Include all impervious surfaces that will be created with new construction.)	560
Total Replaced Impervious Surface Area (Note: If a project is proposing to create new impervious surfaces that will be removed and then replaced, include in the total new impervious surface area.)	2,145
Total Pre-Project Impervious Surface Area	5174
Total Post-Project Impervious Surface Area	4,355
Runoff Reduction Measure (if needed) (Check one box only)	☐ A. Dispersion to Pervious Area ☐ B. Permeable Pavement ☐ C. Green or Brown Roof ☐ D. Rainwater Harvesting System

Measure B Permeable Pavement

Permeable pavements are surface pavements that allow rainwater and runoff to infiltrate into the underlying soil. Permeable pavements include asphalt, concrete unit pavers with gravel filled joints, and pervious concrete and porous asphalt. Permeable pavements may also include an underground stone reservoir layer to temporarily store surface runoff before infiltrating into the subsoil.

- ☐ Permeable pavement is not feasible due to poor soil conditions
- ☐ Permeable pavement is infeasible
- ☐ Permeable pavement is used for the entire project area
- ☐ Permeable pavement is used for a portion of the project area
- ☐ Impervious area is directed to permeable pavement
- ☐ Impervious area is directed to other stormwater treatment measures
- ☐ Solid waste, green waste, and recycling containers will be placed on an impervious surface that will not receive stormwater runoff.
- ☐ Parking lot will be swept regularly to prevent debris from entering the storm drain system.
- ☐ Permeable pavement is not feasible. Funds are installed for voluntary installation of measures along the project's boundaries.
- ☐ Measures are limited to permanent irrigation systems with Weather Sensing Technology (smart controllers) and rain sensors.
- ☐ Additional measures:

Check with your Public Works Department for applicable ordinances and permit requirements.

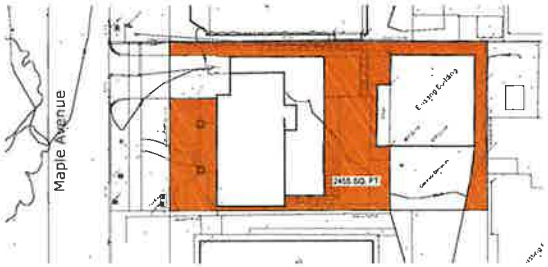
SUPERSEDED

DARK SKY COMPLIANT LIGHT FIXTURE (ALMANTAS ALUMINUM LED OUTDOOR WALL LIGHT)

Certifications

Dark Sky Compliant — Yes

OPEN SPACE DIAGRAM



AVERAGE SETBACK DIAGRAM

VICINITY MAP

CODE COMPLIANCE

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2023 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 ENERGY RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS

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

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

PROJECT TEAM

OWNER	GORDON BURGESS 1008 LOCKLAYER ST. SAN DIMAS, CA 91773 626-790-0645
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS 4455 GRANITE RD. STE. 102F ROCKLIN, CA 95677 DYLAN@DYLANCHAPPELL.COM 805.453.1877

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 OF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

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

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

LAND DEVELOPMENT NOTES

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

2. STORM WATER RUN-OFF 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 IN VIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	748 MAPLE AVE. CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	003-331-011
LOT AREA	5,870 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 MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	22'-6"
SETBACKS	FRONT: 20' FROM CL OF STREET OR 20' FROM PL SIDE 5' REAR: 15', Shed Side 10' INTERIOR (FRONT HOUSE) 23'-6" + (REAR HOUSE) 21'-6" + 45'-6" / 3 = 21'-10"
PARKING REQUIRED	3 COVERED 3 UNCOVERED
(E) PARKING	4 COVERED SPACES PROVIDED
(P) PARKING	4 COVERED SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF)		PROPOSED (SF)	
	NET	GROSS	NET	GROSS
748 MAPLE AVE				
1st FLOOR (LC)		897		1255
2nd FLOOR				1178
HOUSE TOTAL				2,433
1st FLOOR GARAGE (LC)				400
BUILDING TOTAL				2,833
FRONT PORCH		116		89
5138 7TH STREET				
1st FLOOR GARAGE (LC)	930		930	
2nd FLOOR UNIT	840		840	
BUILDING TOTAL				1,770

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,870	100%
BUILDING FOOTPRINT (LOT COVERAGE)	2,565	43.9%
MAX LOT COVERAGE ALLOWED	2,838	50%
HARDSCAPE (IMPERVIOUS)	1594	27%
PERMEABLE PAVERS	118	2%
LANDSCAPE	1,791	30%
OPEN SPACE	2,455	42%
OPEN SPACE (MINIMUM REQUIRED)	1,176	20%

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

SCOPE OF WORK

A GROUND FLOOR REMODEL AND A 554 SQ. FT. ADDITION, CONSISTING OF A 400 SQ. FT. GARAGE AND 358 SQ. FT. OF ADDITIONAL LIVING SPACE, TO AN EXISTING 897 SQ. FT. SINGLE STORY HOUSE, AND A SECOND STORY ADDITION OF 1178 SQ. FT. AND CONVERT THE DETACHED GARAGE TO STORAGE. THERE WILL BE ELECTRICAL MECHANICAL , PLUMBING WORK AND SITE WORK.

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS

CIVIL
C1.0 SURVEY

ARCHITECTURAL
A1.0 SITE PLAN / GRADING DRAINAGE
A2.0 1ST FLOOR PLAN / FOUNDATION PLAN
A2.1 2ND FLOOR PLAN / GARAGE PLAN
A2.2 ROOF PLAN / STORYPOLE PLAN
A3.0 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS
A6.1 DETAILS
A7.0 SCHEDULES

LANDSCAPE
LS-1.1 HYDROZONE PLAN
LP-1.2 PLANTING PLAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4455 GRANITE RD.
SUITE 102F
ROCKLIN, CA 95677
805.453.1877

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EROSION CONTROL AND BMP NOTES

Owner
GORDON BURGESS
1008 LOCKLAYER ST.
SAN DIMAS, CA 91773
626-780-0845

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
4453 GRANITE DR. STE. 1027
ROCKLIN, CA 95677
805.305.4760

- 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 onsite inspections, problems encountered, corrective actions, and notes and a routine 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 onsite 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 accumulation 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 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. This sediment fiber structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment fiber structures are to be inspected regularly by County inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. Sediment fibers shall be inspected and repaired prior to, and after every storm event. Sediment fibers shall be installed level along contours, and shall have returns 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 area 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 placed 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 waste containment area.

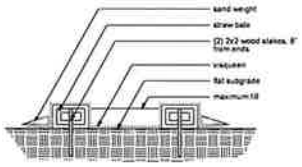
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

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

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

KEY NOTES

SUPERSEDED



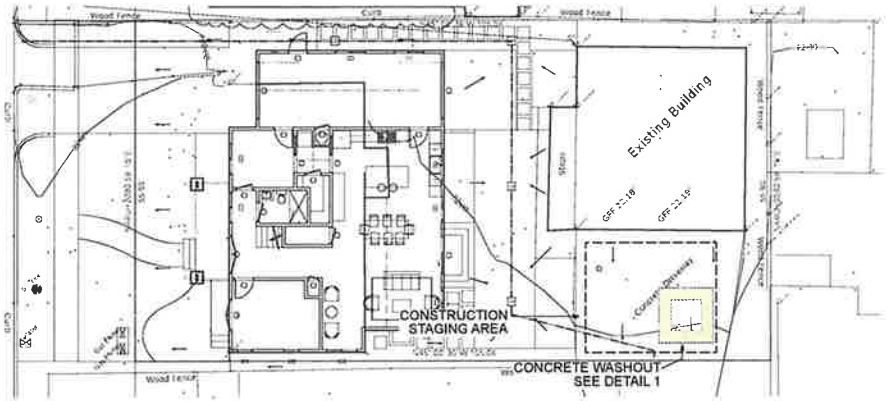
CONCRETE WASHOUT 3

LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- STORM DRAIN CATCH BASIN
- G GAS LINE
- E ELEC. LINE
- S SEWER LINE
- W WATER LINE
- BF BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4766

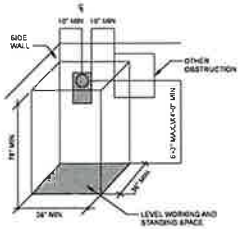
(P) PAVING (E) PAVING (P) PERMEABLE PAVING



GRADING AND DRAINAGE PLAN 2

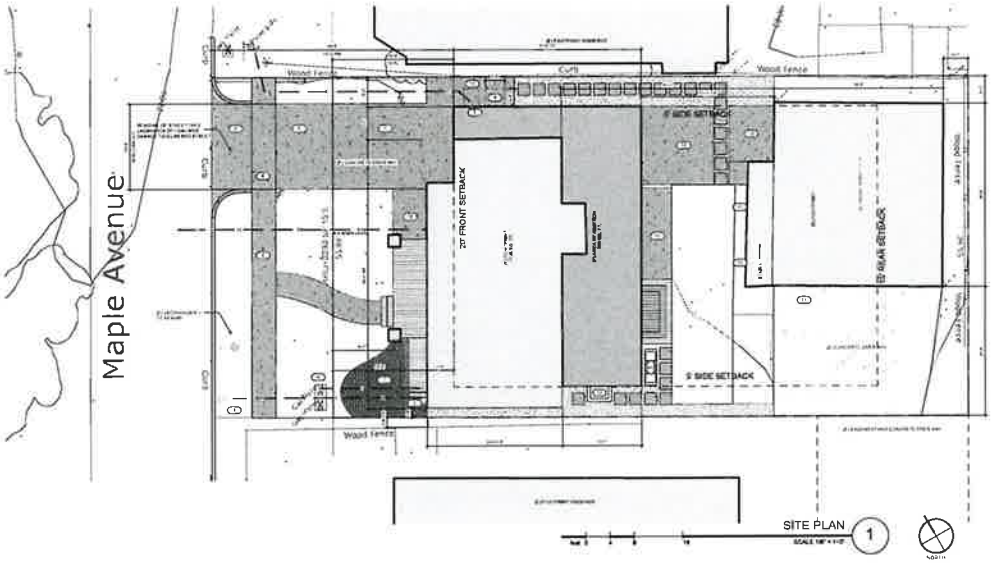
METER ASSEMBLY SEPARATION 6

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

ELECTRICAL METER INSTALL 4



SITE PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4453 BARTON RD.
LOOMIS, CA 95650
805.852.1977

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
-

PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE

SITE PLAN

A1.0

HEATHCOTE GEOTECHNICAL
SOIL TESTING · FOUNDATIONS · INSPECTION
1864 EASTMAN AVE #101, VENTURA, CA 93003

Jordan Burger Job #: 26266
748 Maple Street Date: January 8, 2025
Carpinteria, CA 93013

Ladies/Gentlemen:

We are pleased to present this soil engineering report to aid in the design of the proposed project.

This report is for a soil engineering investigation for the proposed project. The project is located at 748 Maple Street, Carpinteria, California.

There is anticipation to build a two story addition to the residence. The structures will of wood frame construction, slab on grade and raised wood floors will be used. The building will be placed near existing grade. Some minor grading will be done. Light loads are anticipated. No basement is intended. Retaining walls are not anticipated.

This project will be safe for intended use as long as the recommendations are followed.

Submittal of this report to appropriate governmental agencies is the responsibility of the owner or his representatives.

The report will follow and include: a comprehensive text, site observations and findings, recommendations, basis of report, results of testing, plot plan, and footings.

It can be sent our pleasure to serve you and if you have any questions or need additional service, please contact us.

Brad Mastronardo
Civil Engineer
No. C19210

Page 1 of 4

and passive pressure may be used to resist lateral forces without reduction.

SLABS ON GRADE

Slabs may be placed on the resulting compacted fill from proper grading. The slabs should be designed for loads of medium expansion. Reinforcing should have a minimum of #4 bars at 18 inches on centers each way. Reinforcement of the slab area is required.

To a floor covering is used that will be affected by moisture, then we recommend that you use a 4 inch layer of gravel beneath the slab as a capillary break. The gravel should be 3/4 inch material with less than 5% sand with very little amount of fines.

A vapor covering shall be used to serve as a water vapor barrier. To reduce moisture associated with the concrete curing process a 2 inch layer of sand shall be placed on top of the vapor.

DRAINS AND GRADES

All grades shall drain away from the foundations. Downspouts should be run to areas away from the foundations. All the CMC codes shall be adhered for drainage away from foundations.

CONSTRUCTION PROCEDURES

Footings
To support foundations and slabs the following must be excavated to at least 3 feet beyond the foundations and slab areas where possible.

1) In the area of the proposed grading all organic material should be removed and taken off site.

2) All soils to a depth of 3 feet. Bottom may need to use a gravel back due to high groundwater. The gravel shall be free of sand and fines. A geotextile will need to be placed over the gravel.

3) In areas inside the footprint of the existing building, excavate 3 feet below the proposed foundations.

Page 2 of 4

Other excavation the following must be accomplished:

1) All bottoms of the excavation should be scarified and compacted to 90% compaction.

2) All piles and backfills should be placed in horizontal layers less than 8 inches in loose thickness.

3) The fill shall be compacted to a minimum of 90% of the maximum density produced by the latest ASTM method.

4) The moisture content should not vary more than 2% below the optimum moisture content, although the material should not be more easily accomplished with the drier being 2 to 3% above the optimum moisture content. Some drying of the existing earth may be needed.

5) Any utility trenches will need to be properly backfilled as detailed in 1,3 and 4 above.

6) All on site soils may be used. Any import soils should be approved by our firm.

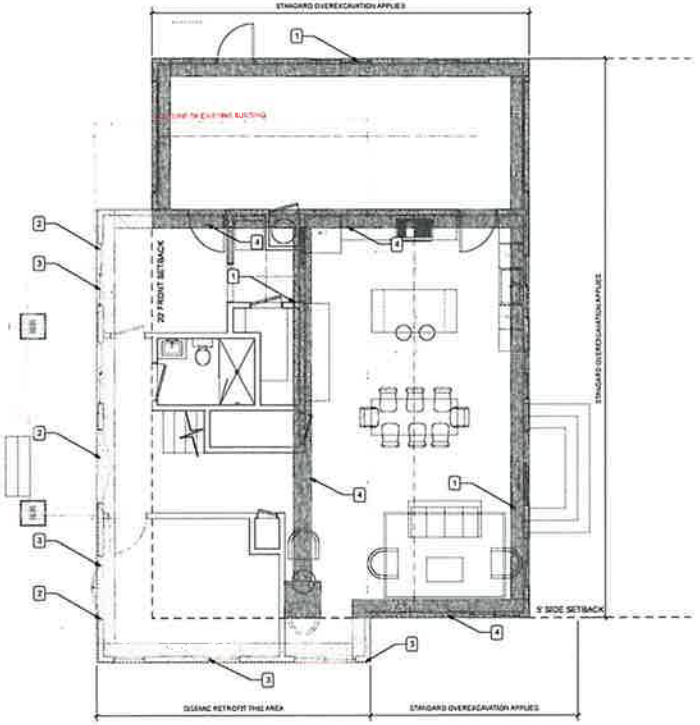
Inspection
This is an important step to obtain quality construction and to obtain correct design. The following will need inspection by our firm:

* Foundations
* All excavations

Depending on soil type, it needed to assure that the soil conditions are consistent with this report and design assumptions. Inspection by local government agencies may also be needed.

Page 3 of 4

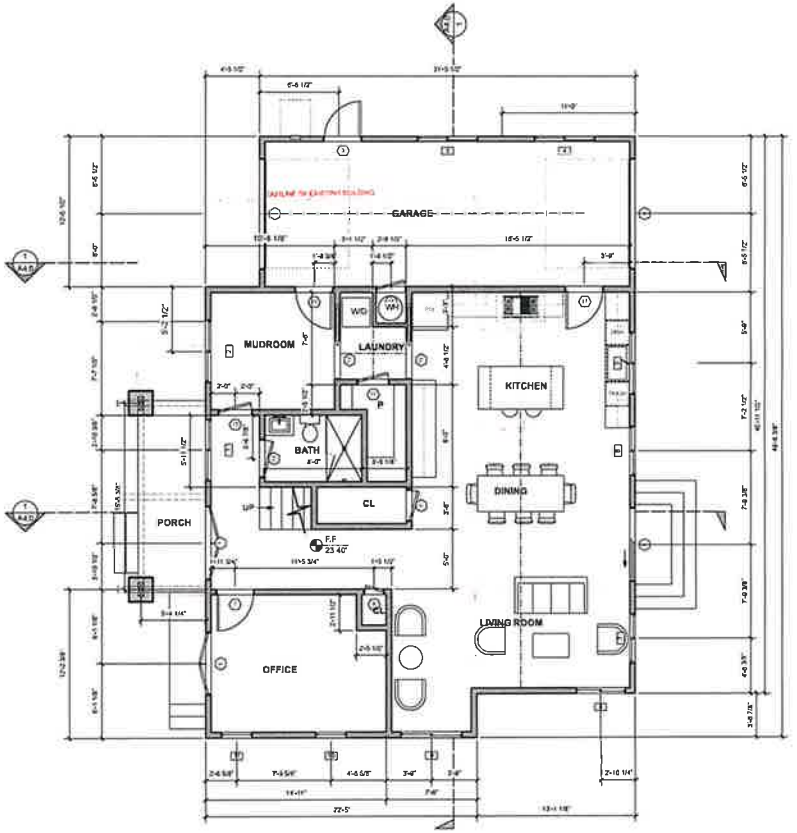
SUPERSEDED



SESIMIC UPGRADE NOTES

1. PROPOSED FOUNDATION WITH OVER EXCAVATION PER SOILS REPORT
2. EXISTING STRUCTURE TO REMAIN ADD FOUNDATION PER SESAMIC RETROFIT AND SOILS REPORT RECOMMENDATION FOR AREAS INSIDE THE FOOTPRINT
3. COMPLETE DEMOLITION NOT ALLOWED IN EXISTING SETBACK ENCROACHMENT AREA
4. DEMOLITION ALLOWED OUTSIDE EXISTING SETBACK ENCROACHMENT AREA

FOUNDATION SEISMIC RETROFIT DIAGRAM 2
SCALE 1/4" = 1'-0"



1ST FLOOR PLAN 1
SCALE 1/4" = 1'-0"

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
4965 BARTON RD.
CODIRO, CA 93013
805.453.1477

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

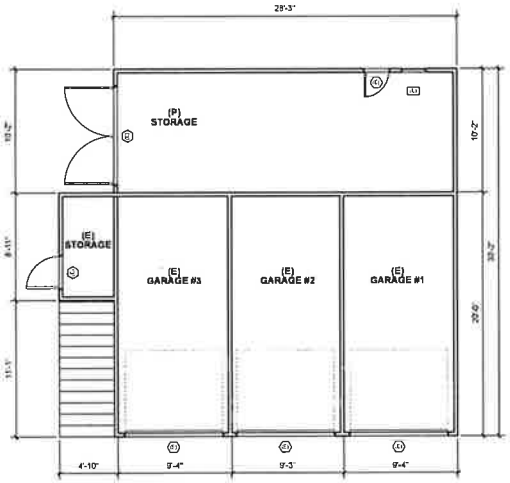
PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE

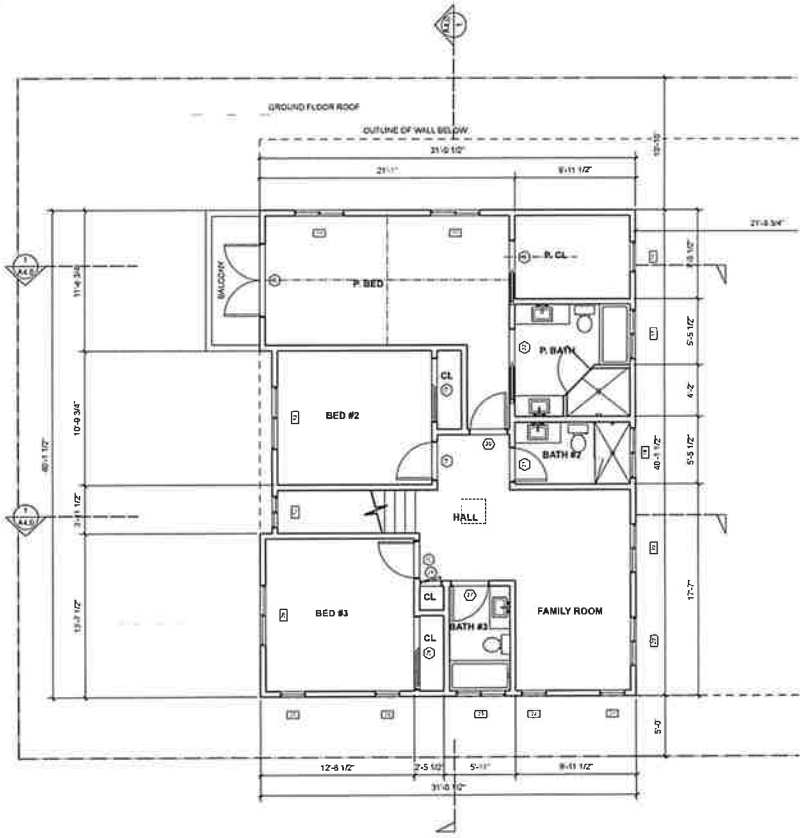
1ST FLOOR PLAN
FOUNDATION PLAN

A2.0

SUPERSEDED



GARAGE / STORAGE PLAN 2



2ND FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
[redacted]

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

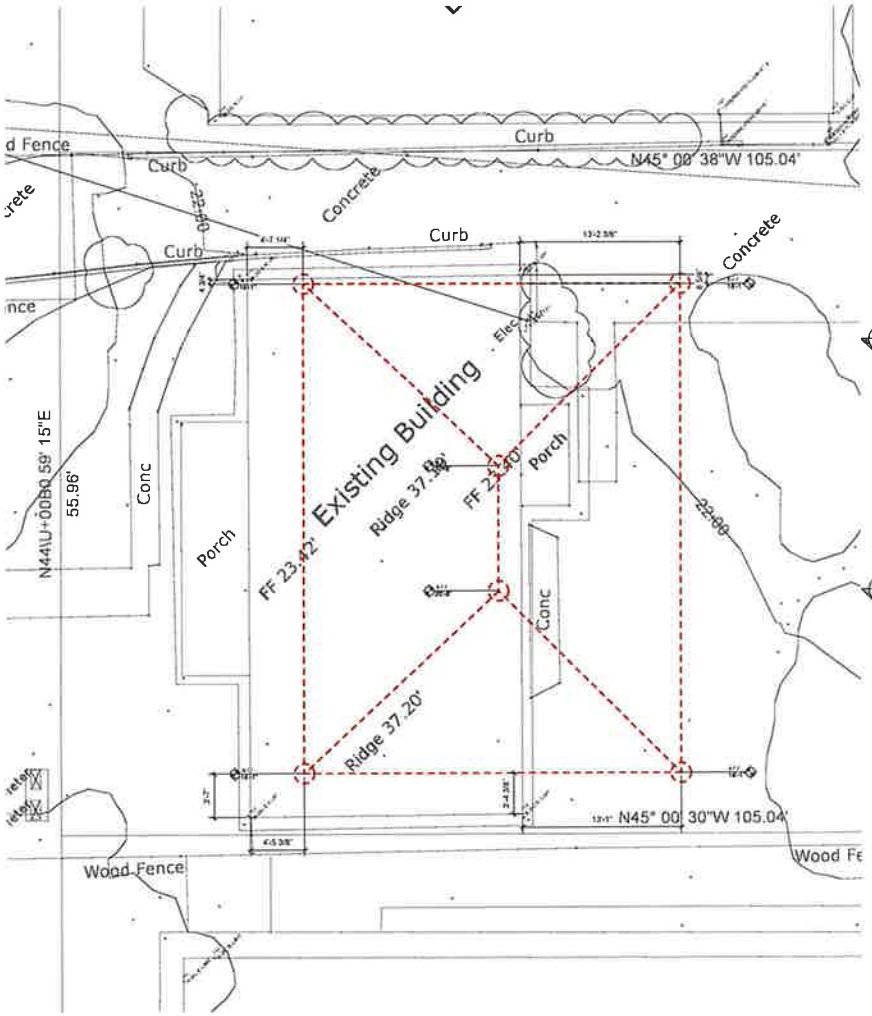
PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE

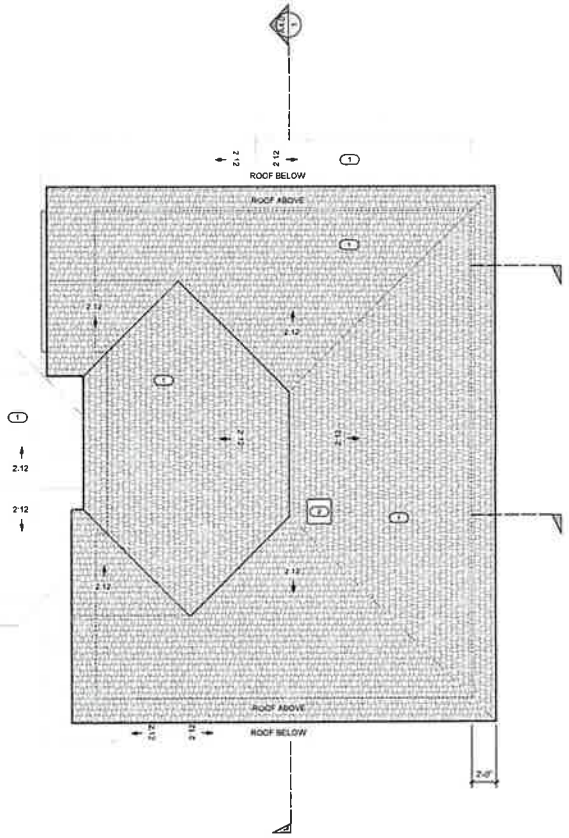
2ND FLOOR PLAN

A2.1

SUPERSEDED



STORY POLE PLAN 1



ROOF PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
433 BARTON RD.
LOOMIS, CA 95650
805.813.1477

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN
STORY POLES

A2.2

SUPERSEDED

EAST ELEVATION 4

SOUTH ELEVATION 2

NORTH ELEVATION 3

WEST ELEVATION (STREET) 1

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
[redacted]

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

748 MAPLE RESIDENCE

748 MAPLE AVE.
CARPINTERIA, CA 93013
.

PLANNING COMMISSION SUBMITTAL 10-01-2025

REVISION		
NO	DESCRIPTION	DATE

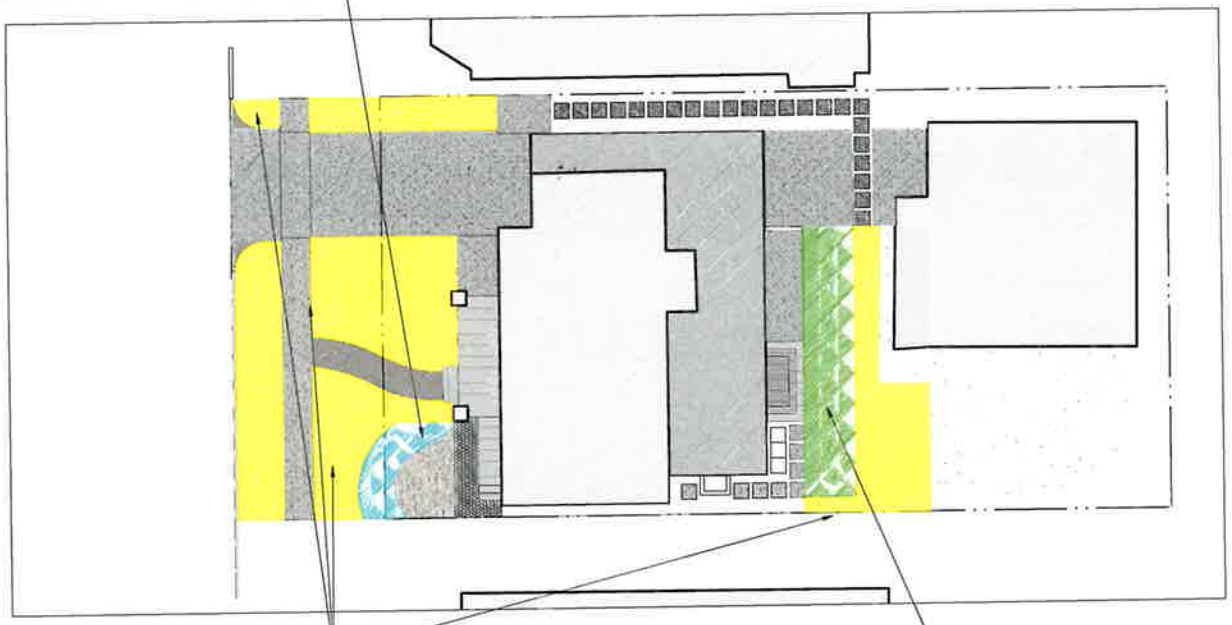
ELEVATIONS

A3.0

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

SUPERSEDED

HYDROZONE B
78 SF
PLANT FACTOR: 0.4
IRRIGATION TYPE: BUBBLER
IRRIGATION EFFICIENCY: 0.81



HYDROZONE A
1085 SF
PLANT FACTOR: 0.1
IRRIGATION TYPE: BUBBLER
IRRIGATION EFFICIENCY: 0.81

HYDROZONE C
250 SF
PLANT FACTOR: 0.8
IRRIGATION TYPE: OVERHEAD
IRRIGATION EFFICIENCY: 0.75

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

Hydrozone	PF	IE	ETAF	Area	ETWU
A	0.2	.81	.247	1085	7,743
B	0.4	.81	.494	78	1,113
C	0.8	.75	1.07	250	7,729
TOTAL					**16,585**
MAWA					**22,453**
					ETWU complies with MAWA

Eto - 46.6 - CIMIS ETo Zone 4- South Coast Inland Plains

0.62 is the conversion factor to gallons per square foot

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

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

Area is the Landscaped Area for each Hydrozone

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

	Eto	ETAF	LA	Conversion	MAWA (Gallons per Year)
MAWA	46.6	.55	1,413 sf	0.62	22,453

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

SLA is the total Special Landscape Area in square feet

ETAF is 0.55 for residential areas

ETAF is 0.45 for non-residential areas

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

MWELO DOCUMENTATION

PROJECT ADDRESS: 748 MAPLE AVE, CARPINTERIA, CA 93013
TOTAL LANDSCAPE AREA: 1,413 SF
WATER SUPPLY TYPE: POTABLE WATER,
CARPINTERIA VALLEY WATER DISTRICT-
1301 SANTA YNEZ AVE, CARPINTERIA, CA 93013

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

Anthony R. Perkins
CA Landscape Architect #6462

North

0 4 8 16 24
1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

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

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

PLANS PREPARED UNDER THE DIRECTION OF
ANTHONY R. PERKINS LA #6462 09/20/2025 DATE

12/31/25 - 11/30/26

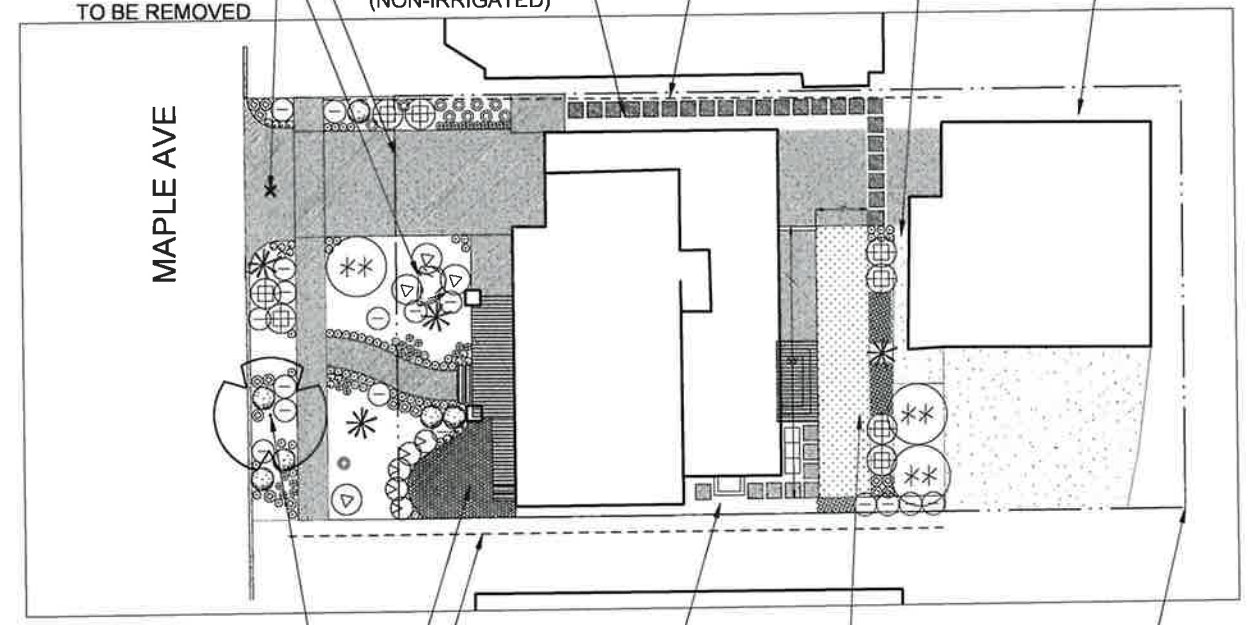
NO.	REVISION	BY	APPROVED	DATE
1				

BURGESS RESIDENCE
748 MAPLE AVE

HYDROZONE MAP

SCALE 1" = 8'
DATE 09/20/2025
JOB NO. 25
DRAWN BY TP
SHEET LI - 0.2
02 OF 08

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



	Botanical	Common	Qty	Height/Spread	Container	WUCOLS
◎	*Achillea millefolium*	Common Yarrow	15	2'-3'/1'-2'	1 gal	Low
◎	Achillea millefolium 'New Vintage Violet'	New Vintage Violet Yarrow	11	12"-18"	1 gal	Low
▽	*Anigozanthos flavidus*	Kangaroo Paw	4	2'-3'/2'-6'	1 gal	Low-Med
○	*Armeria maritima*	Sea Thrift	20	6"-12"	plugs/QT	Low-Med
⊕	*Eschscholzia californica*	California Poppy	8	3-4'	QT	Very Low
⊙	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	60	1'	plugs/QT	Low
⊖	*Lavendula 'Munstead'*	Munstead Lavender	17	1'-3'	1 gal	Low
✳	*Lomandra longifolia 'Breeze'*	Dwarf Mat Rush	4	2'-3'/3'-4'	1 gal	Low-Med
⊕	*Lomandra longifolia 'Little Con'*	Dwarf Mat Rush	80	1'	plugs/QT	Low-Med
▷	*Pittosporum tenuifolium 'Tom Thumb'*	Tom Thumb Kohuhu	5	2'-3'	5 gal	Med
**	*Rosmarinus officinalis 'Huntington Carpet'*	Huntington Carpet Rosemary	3	1'-2'/4'-8'	1 gal	Low
◔	*Salvia leucantha 'Santa Barbara'*	Mexican Bush Sage	6	2'-3'	5 gal	Low
⋰		'TifTuf' Bermuda Grass	252 sf		seed	High

SUPERSEDED

North

1" = 8'

DIGALERT

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

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

PLANS PREPARED BY
Sustainable Recreation Design
Bishop, CA
www.srdbs.com

PLANS PREPARED UNDER THE DIRECTION OF
ANTHONY R. PERKINS LA #6467 DATE 08/20/2025

LICENSED LANDSCAPE ARCHITECT ANTHONY R. PERKINS STATE OF CALIFORNIA

NO	REVISION	BY	APPROVED	DATE
1				

BURGESS RESIDENCE
748 MAPLE AVE
PLANTING PLAN

SCALE 1" = 8'-0"
DATE 08/20/2025
JOB NO
DRAWN BY TP
SHEET LP - 1.0
04 OF 08

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of January 29, 2026

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

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

Project Review: ☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is a final review of a request for interior and exterior renovations to an existing 10,485 square-foot seven-unit two-story apartment building. 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. The existing carport and uncovered parking area would remain and continue to provide 13 on-site parking spaces. Vehicular access to the site would remain at the rear off of Sixth Place.

Final architectural plans are included in Attachment A.

PROJECT HISTORY

Architectural Review Board (ARB)

The project received preliminary review by the ARB on October 16, 2025. The preliminary plans included the use of State Density Bonus Law (SDBL) to create two additional units by converting two of the existing three-bedroom units into four one-bedroom units, for a total of nine units. Two of the units, a one-bedroom and a three-bedroom, would have been deed restricted for Low-Income households per the SDBL requirements. A portion of the required parking area was also proposed to be converted into storage rooms, utilizing the reduced parking ratios allowed under SDBL. At that meeting, the Board was generally supportive of the project and voted 5-0 to recommend preliminary approval to the Planning Commission with the following comments:

1. Support for the new front stucco wall and landscaping, noting that a lighting plan should be included in the final landscaping plans; and

2. Support for the reconfiguration of the existing structure to create the additional affordable housing units and storage rooms rather than expand the footprint, and
3. A suggestion to use "Distant Gray" for the exterior stucco color instead of "Classic Gray;" and
4. A suggestion to change the exterior light fixture to a less contemporary style.

A copy of the Meeting Minutes from the October 16, 2025 ARB Meeting can be found in Attachment B and excerpted sheets from the Preliminary Plans, now superseded, are included in Attachment C.

PROJECT ANALYSIS

Following the ARB's preliminary review of the project, the applicant team decided not to pursue the original scope of work utilizing the SDBL, which resulted in the elimination of the two additional affordable units and the reduced parking configuration. The scope of the proposal has been reduced to exterior and interior updates to the existing structure, with no changes to the number or bedroom counts of the units or changes to the parking arrangement. As such, the revisions eliminated the need for the Planning Commission to review the project, leaving the Community Development Director as the decision maker for the project. The structure will remain as a seven-unit apartment building with 13 parking spaces (three covered and 10 uncovered).

The final plans include the following revision in response to the ARB's preliminary comments as described above:

- The color for the exterior stucco was changed to "Distant Gray" per the ARB's suggestion.

The architectural details for the project can be found on Sheets A-5.0 and A-5.1, and the door and window schedules can be found on Sheet A-5.1 of the proposed final plans in Attachment A. The proposed exterior light fixture and specifications are shown on Sheets A-0.3 and A-4.0 in Attachment A. 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 exterior colors and materials;
- Proposed final landscaping and hardscape plan; and
- Proposed exterior light fixture for night-sky friendly 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- ARB Meeting Minutes from October 16, 2025
Attachment C- Excerpted Sheets from the Preliminary Plans (superseded)

Attachment A
Final Architectural Plans

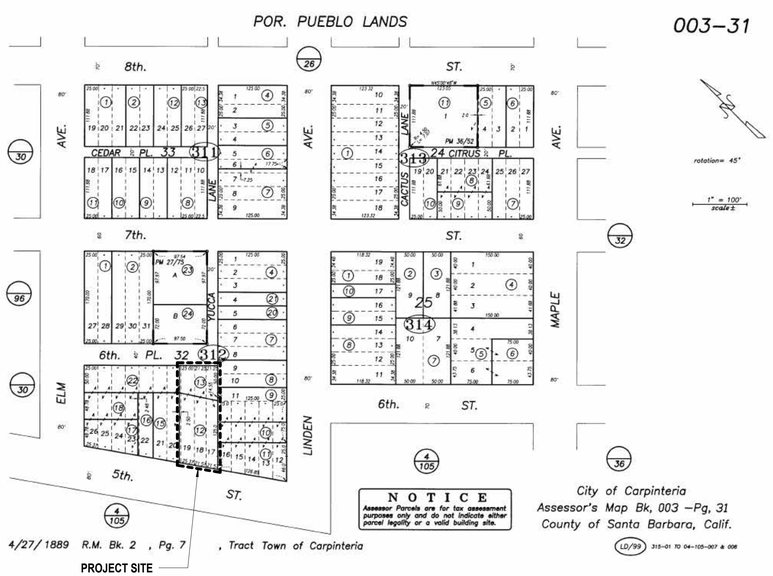
Cypress Apartments Renovations
Project #25-2335-ARB
Final ARB Review
January 29, 2026

4956 5th STREET

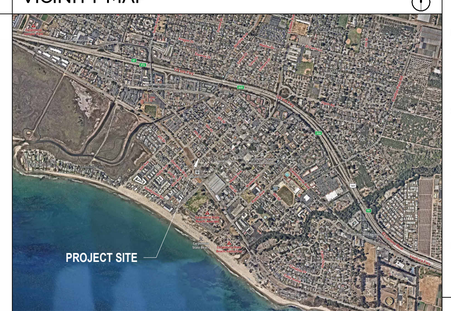
CARPINTERIA, CA 93013
APN: 003-312-012 & 013

DESIGN REVIEW SET

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



VICINITY MAP



GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFESSIONALS

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

PLUMBING FIXTURE NOTES

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

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing
fixtures and meet the following criteria per the CGBSC §4.303:
1. The effective flush of water closets shall not exceed 1.28 gallons per flush;
2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi;
3. Lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.
4. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

M.E.P. GENERAL NOTE

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

PROJECT STATISTICS

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

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

(P) STRUCTURES AREA:	**Net s.f.**	**Gross s.f.**
(P) UNIT 101	1,154 n.s.f.	1,200 g.s.f
(P) UNIT 102	902 n.s.f.	950 g.s.f
(P) UNIT 103	1,184 n.s.f.	1,250 g.s.f
(P) UNIT 201	1,154 n.s.f.	1,200 g.s.f
(P) UNIT 202	902 n.s.f.	950 g.s.f
(P) UNIT 203	1,184 n.s.f.	1,250 g.s.f
(P) UNIT 204	1,181 n.s.f.	1,200 g.s.f
(E) LAUNDRY/TRASH	73 n.s.f.	80 g.s.f
(E) PARKING	+ 2,405 n.s.f.	+ 2,405 g.s.f
(E) Structures Sub-total:	10,139 n.s.f.	10,485 g.s.f
(E) Habitable Grand Total:	10,139 n.s.f.	10,485 g.s.f
(E) Non-habitable Grand Total:	2,405 n.s.f.	2,405 g.s.f
(E) Structures Sub-total:	12,544 n.s.f.	12,890 g.s.f
DEMO:	0 n.s.f.	0 g.s.f
ADDITION:	0 n.s.f.	0 g.s.f
AREA OF WORK:	4,245 n.s.f.	4,480 g.s.f

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

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

SCOPE OF WORK

1. RENOVATE 7 APARTMENT UNITS ~~INTO 6 UNITS~~
THIS APPLICANT IS INVOKING STATE DENSITY BONUS LAW (SDBL) TO CREATE NINE UNITS, OF WHICH TWO OF THE UNITS WILL BE RESTRICTED FOR RESIDENTS IN THE LOW-INCOME CATEGORY. UNIT 101 AND 103 WILL BE RESTRICTED AS LOW-INCOME RENTAL UNITS.
2. REPLACE ALL EXTERIOR WINDOWS & DOORS
3. NEW MECHANICAL HVAC FOR ALL UNITS
4. NEW EXTERIOR PLASTER
5. UPDATING PARKING AND TRASH AREAS
6. UPDATING LAUNDRY ROOM TO JANITOR CLOSET
7. NEW LANDSCAPING AND IRRIGATION 4,784 sf

UNDER SEPARATE PERMIT:
PROVIDE SPRINKLER SYSTEM, NFPA 13R

DRAWING INDEX

No.	Sheet Name	No.	Sheet Name
A-0.0	PROJECT DATA & SHEET INDEX	T24-1	ENERGY CALCS
A-0.1	SITE PHOTOS	T24-2	ENERGY CALCS
A-0.2	CONTEXT PHOTOS	T24-3	ENERGY CALCS
A-0.3	MATERIALS BOARD	L1.00	GENERAL NOTES
A-0.4	SPECIFICATIONS	L1.01	LANDSCAPE SITE PLAN
A-0.5	GREEN BUILDING STANDARDS	L1.02	LANDSCAPE MATERIAL BOARD
A-0.6	GREEN BUILDING STANDARDS	L1.03	LANDSCAPE DETAILS
A-0.8	CONDITIONS OF APPROVAL & ADVISORY LETTERS	L2.01	IRRIGATION PLAN
		L2.02	IRRIGATION LEGEND & NOTES
A-0.9	CONDITIONS OF APPROVAL & ADVISORY LETTERS	L2.03	IRRIGATION DETAILS
		L2.04	IRRIGATION DETAILS
A-0.10	SITE AREA ANALYSIS, EROSION CONTROL PLANS	L2.05	IRRIGATION DETAILS
A-1.0	AERIAL IMAGE SITE PLAN		
A-1.1	EXISTING SITE PLAN		
A-1.2	PROPOSED SITE PLAN		
A-1.3	1ST FLOOR NET AREA PLANS		
A-1.4	2ND FLOOR NET AREA PLANS		
A-2.01	1ST FLOOR DEMOLITION PLAN		
A-2.02	2ND FLOOR DEMOLITION PLAN		
A-2.11	PROPOSED 1ST FLOOR PLAN		
A-2.12	PROPOSED 2ND FLOOR PLAN		
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A-2.40	PROPOSED ROOF PLAN		
A-3.11	EXTERIOR ELEVATIONS		
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A-5.1	DOOR AND WINDOW SCHEDULE		

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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
PROJECT DATA & SHEET INDEX

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SUBMITTALS PLN

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

ISSUE DATE: 10/25/25

REVISIONS

NO	DATE	TYPE

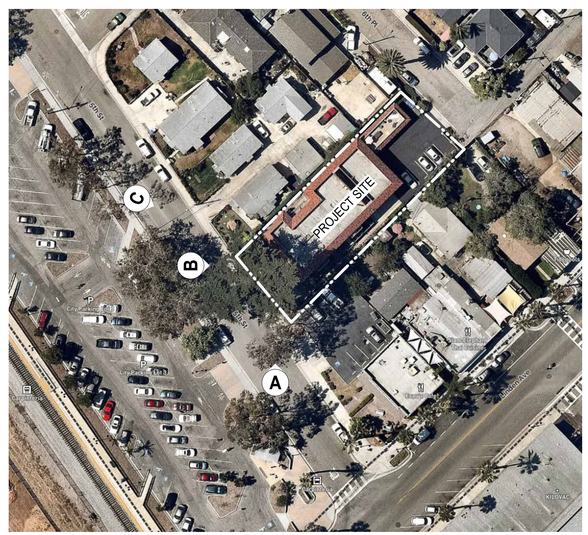
A-0.0

SHEET OF

B. VIEW OF PROJECT LOOKING EAST

A. VIEW OF PROJECT LOOKING NORTH

C. AERIAL ALVIEW OF PROJECT LOOKING SOUTHEAST



NORTH

SITE PHOTO INDEX

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CONTENTS:
SITE PHOTOS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 10/20/25

REVISIONS

NO	DATE	TYPE

A-0.1

SHEET OF

C. VIEW OF 6TH PLACE LOOKING NORTHWEST

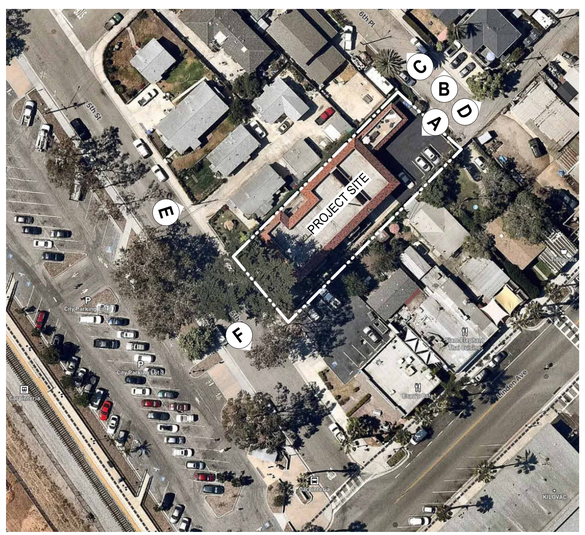
B. VIEW FROM PROJECT LOOKING NORTH

A. VIEW OF PROJECT SOUTHWEST

E. 5TH STREET LOOKING EAST

D. VIEW FROM PROJECT LOOKING NORTHEAST

F. 5TH STREET LOOKING SOUTHEAST



CONTEXT PHOTO INDEX

NORTH

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CONTENTS:
CONTEXT PHOTOS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 05/13/25

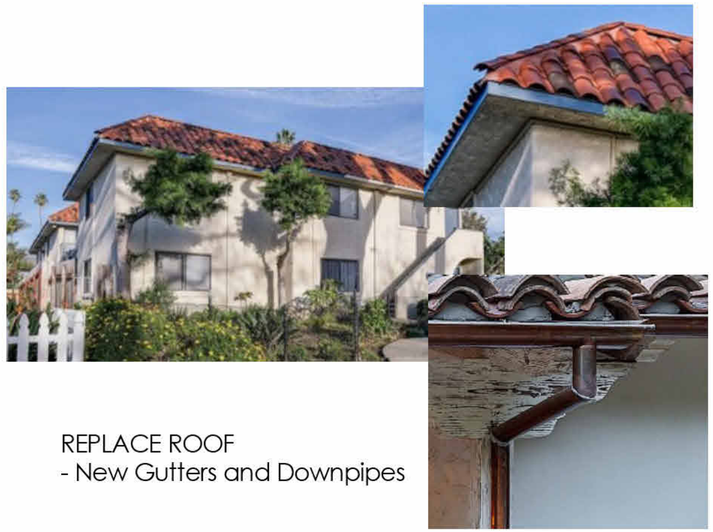
REVISIONS

NO	DATE	TYPE

A-0.2

SHEET OF

4956 5th STREET APARTMENTS – EXTERIOR MATERIAL BOARD



REPLACE ROOF
- New Gutters and Downpipes

PAINT COLOR – PLASTER
- Benjamin Moore
- Distant Gray OC-68
- LRV 88.14

EXTERIOR PLASTER
- Integral / Textural
- Smooth Modeled

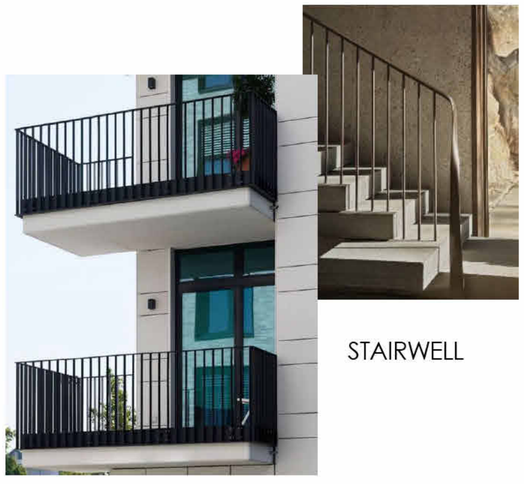
WINDOWS
- Milgard Trinsic V300 Horizontal Slider
- Black Finish Int + Ext

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

APARTMENT ENTRY DOOR STYLES

FLAT WORK
- Poured Concrete

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



BALCONIES

STAIRWELL

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

INSPIRATIONAL IMAGERY

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CONTENTS:
MATERIALS BOARD

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS
DATE TYPE

ISSUE DATE: 05/13/25

REVISIONS
NO DATE TYPE

A-0.3

SHEET OF

SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

DIVISION 2 - SITEWORK:

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

2.2 Demolition:
2.2.1 Remove all portions of building, equipment, paving, foundations, etc. as shown or as required to complete the work.
2.2.2 Disconnect all utility lines from all equipment, fixtures, and appliances to be removed.
2.2.3 Remove all abandoned above or below ground utility lines, pipe, cable, wire, conduit, ducts, etc. to as close to the source as possible. All abandoned electrical cable and wires shall be removed from conduits if conduits must remain in place.
2.2.4 Remove all electrical outlets and switches as required to complete the work.
2.2.5 Remove all debris from the site and legally dispose, unless otherwise noted.
2.2.6 Protect adjacent property and structures from damage during the progress of the work.
2.2.7 Provide control of dust as required.
2.2.8 Provide protection for the portion of the structure exposed during construction from damage from the elements.
2.2.9 Coordinate with owner any items they may wish to retain.
2.3 Direct surface drainage away from the structure (1% minimum).
2.4 In the event that unsuitable soil is encountered at the required depth, the architect and geologist shall be notified so that they may determine how to provide proper bearing for the structure.
2.5 All stumps and roots are to be removed from the soil to a depth of at least 12" below the surface of the ground in the area to be occupied by the building or proposed structure.
2.6 Refer to soils report for all bearing capacities and specific requirements. In the absence of a soils report verify with the architect & engineer and/or local building authority/inspectors regarding specific earthwork, constraints and requirements.
2.7 Excavations for footings shall be made to the width, length, and depth required. Finish with level bottoms. All foundations to extend to undisturbed soil. Excavations shall be kept free of standing water. All crawl spaces to be minimum 18" clear.
2.8 In the building area, soft spongy or porous materials shall be removed to a depth of three feet below the bottom of the footing and recompacted. Unless otherwise noted, footings shall be carried to a depth of at least 18" below the top of the lowest existing adjacent grade (24" in areas with expansive soil).
2.9 Protect all trees and landscaping not to be removed.
2.10 Fill materials shall be free from debris, vegetable matter, and other foreign substances.
2.11 Backfilling for trenches shall be compacted to 90 percent density. Backfill for pipe trenches shall be compacted on both sides of pipe in six inch (6") layers.

DIVISION 3 - CONCRETE:

3.1 For structural concrete design and construction requirements see structural plans.
3.2 Concrete flatwork shall be true to within 1/8 inch in ten feet in all directions, or sloped to drain as indicated on the drawings allowing no puddling to occur in the direction of flow.
3.3 Location of construction joints shall be reviewed by the architect and structural engineer prior to pouring if not specifically shown on the drawings.
3.4 Interior and garage slabs: Provide steel trowel finish; slope to drain where indicated on drawings.

DIVISION 4 - MASONRY:

4.1 For structural design and construction requirements for concrete masonry units see structural plans.
4.2 When incorporated into the design of the project, furnish and install all masonry work complete, including masonry veneer, masonry reinforcing and waterproofing.
4.3 Masonry veneer shall comply with CRC §R703. Fireplaces & chimneys shall conform to CRC Ch.10.
4.4 Fill all concrete masonry units with solid grout.
4.5 Work shall be plumb, level, and true to line.

DIVISION 5 - METALS:

5.1 For structural design, fabrication, and construction requirements for structural steel see structural plans.
5.2 All structural steel delivered on site shall be primed with two coats of the appropriate primer. If exposed, paint as directed.
5.3 All welds shall comply with the specifications of the "American Welding Society". All welds shall be ground smooth and all welding splatter shall be removed. All exposed welds are to be continous welds.
5.4 Furnish all metal supports, angles, plates, attachments, bolts, gates, railings, welding, shop-priming and include installation as required to complete the work.

DIVISION 6 - WOOD AND PLASTIC:

6.1 Framing shall be done in a workmanlike manner by skilled mechanics in accordance with applicable building codes.
6.2 Dimensions are to face of stud, unless otherwise noted.
6.3 Verify all built-in equipment dimensions prior to fabrication.
6.4 All lumber in contact with concrete or masonry and within 18" of grade to be pressure-treated West Coast Douglas fir or foundation grade redwood.
6.5 Provide double trimmers each side of openings 6'-0" wide or greater at bearing walls.
6.6 Provide fire-stopping in stud spaces at all floor and ceiling levels and stud spaces over ten feet.
6.7 All beam, joists, and rafters shall be installed with the crown side up.
6.8 Contractor shall provide safe and adequate temporary erection bracing on all beams, walls, etc. to provide full structural stability. Bracing shall not be removed until the element supported is capable of supporting its design loading.
6.9 Block all edges of plywood floor sheathing.
6.10 Rough Carpentry:
6.10.1 For structural design requirements of rough carpentry see structural plans.
6.10.2 All framing lumber shall be grade marked and confirm with the standard grading and dressing rules (No. 16) of the West Coast Lumber Inspection Bureau, Douglas Fir/Larch.
Grade framing member as follows, unless otherwise noted:
a. Vertical members: No. 2
b. Posts: No. 1
c. Horizontal framing 2x Joists: No. 2
d. 4x beams or larger: No. 1
6.10.3 Plywood shall be Structural II as covered in USDC PS-1; CDX; Exterior glue, or equal, unless otherwise noted face grain to run perpendicular to supports with edges staggered. Provide one-ply clip between each set of rafters at unblocked edges unless tongue and groove is used.
6.10.4 Framing contractor to provide backing for wall and ceiling-mounted items including, but not limited to poles and shelves, toilet-paper holders, towel bars, medicine cabinet, and drapery rods.
6.10.5 Provide wood blocking at all hot-mopped curbs, cant strips, fixtures, lights, built-in cabinets, shelves, etc.
6.10.6 Where wood is exposed vertical grain appearance grade or better is to be used.
6.10.7 Where a partition containing heating or other systems runs parallel to floor joists provide double joists spaced and bridged to permit passage of such systems.
6.10.8 Fire-block all spaces greater than ten feet and at drywall joints. Draftstop all floor construction where heat or exhaust ducts pass through as per CRC §R302.11.
6.10.9 All bolts and lag screws shall have washers under heads and nuts. All nuts and screws shall be tightened when installed and re-tightened before covering.
6.10.10No structural member shall be cut or drilled through without prior review by the structural engineer.
6.11 Finish Carpentry:
6.11.1 Adjust framing furr-outs and shear walls as required to maintain a flat and flush surface for interior or exterior finishes.
6.11.2 Furnish & install all finish carpentry complete including trim, door frames, paneling, weatherstripping.
6.11.3 All joints shall be tight, true and securely fastened. Corners shall be neatly metered, buffed, or coped with nails set and surfaces free of tool marks.
6.11.4 All work shall be machined- or hand-sanded, with sharp edges and splinters removed. Full-length boards shall be used whenever applicable or noted.
6.11.5 Align all pieces and grain when installing finish lumber, unless otherwise shown.
6.12 Cabinetry:
6.12.1 All cabinets shall meet the requirements of the Architectural Woodworking Institute (AWI).
6.12.2 All joints to be tight and true and securely fastened. Corners shall be butted, coped, or metered, nails and screws set and surfaces free of tool marks.
6.12.3 Use concealed fasteners, unless otherwise shown.
6.12.4 Shelves to be 1x, unless otherwise noted. Shelves wider than 12" shall be 3/4" plywood with matching veneer and edge-band let into case ends.
6.12.5 Provide vents and holes for wiring connections for all shoe, entertainment centers, freezer, refrigerator, and other equipment in built-in cabinets. Coordinate size, location, and operation of all appliances in advance of fabrication. Provide access for appliance service and replacement without damaging cabinets.
6.12.6 All cabinet doors up to five feet in height to be 3/4" hardwood, 1-1/8" thick if taller. Maximum hinging distance to be 36". Adjust door faces to be flush. Doors are to close straight and flush. Provide stiffeners as required for over-sized doors.
6.12.7 Drawers are to be 18" deep unless otherwise noted. Fronts to be 3/4" hardwood. Use full extension drawer rollers. Drawer handles as selected by architect.
6.12.8 Furnish and install magnetic catches.
6.12.9 Notify architect of any changes required due to operation of built-in appliance, dimension discrepancy, owner alteration, etc.
6.12.10 Submit shop-drawings for all cabinet work to be done to architect for approval prior to fabrication.
6.13 For ceramic tile installations on countertops, install all ceramic tile on insulation membrane on solid particle board or pine-faced plywood with exterior waterproof glue. Provide waterproof membrane between particle board and mortar bed.
6.14 Provide draft-stop within attics, mansard, overhangs and similar concealed spaces in excess of 1,000 sf or 60'-0" in length formed of combustible material per CRC §R302.12.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION:

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

7.2 Insulation:
7.2.1 Insulation shall comply with the requirements for energy insulation standards of applicable codes.
7.2.2 A certificate of compliance for insulation requirements, when required by code, shall be signed by insulation contractor and general contractor and prominently posted at site as required.
7.2.3 All cavities, attic and spaces made accessible during remodel work shall be insulated to meet code energy requirements.
7.2.4 Contractor to use "Icynene" spray foam insulation for all exterior walls, interior walls, roof rafter framing bays and framed floors, per Title 24 Energy requirements, U.N.O.
7.3 Provide double-bead caulking at sole-plates, joints around window and door frames, and plumbing and electrical penetrations in exterior walls.
7.4 Apply roofing in strict accordance with manufacturer's specifications and applicable codes. Do not nail through waterproof membrane for furring strips. Do not puncture waterproof membrane in any way.

DIVISION 8 - DOORS AND WINDOWS:

8.1 Glazing shall conform to standards of glazing manual of Flat Glass Jobbers Association, and as recommended by manufacturer.
8.2 Provide safety-glazing as required. Safety Glass must be labeled. Do not cut safety glass.
8.3 Weatherstrip all windows and exterior doors. Flash and caulk perimeter of all exterior openings.
8.4 Exterior Doors: Per Schedule on sheet G2.02. Provide three hinges for all solid-core doors and doors carrying mirrors.
8.5 Interior Doors: Per Schedule on sheet G2.02. Provide two hinge slab doors. Painted doors to have hard-board faces.
8.6 Provide 1/2" clear to floor for return air unless a return air duct or bypass duct is provided in a room or if doors are acoustic doors.
8.7 Provide door vent sized as required for FAU and water-heater closets. Locate vents 12" from floor and 12" from head.
8.8 All doors to have waterproof glue.
8.9 Verify all door selections, hardware, colors and finishes with the architect prior to purchasing or hanging. Verify hardware compatibility with doors selected prior to purchase.
8.10 Contractor is to prime all exterior doors within 24 hours of installation even if contractor is not handling the contractor for painting.
8.11 Security:
8.11.1 Door stops of all in-swing doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb.
8.11.2 All pin-type hinges which are accessible from outside the secured area when the door is closed shall have non-removable hinge pins.
8.11.3 The strike-plate for latches and the holding device for projecting dead-bolts in wood construction shall be secured to the jamb and the wall framing with screws not less than 2-1/2" in length.
8.11.4 Straight dead-bolts shall have a minimum throw of 1" and an embedment of not less than 5/8".
8.11.5 Window and door lights within 18" of the ground are to be fully tempered or laminated per CBC.
8.12 Aluminum thresholds at exterior conditions to have integral weather-stripping.
8.13 Provide aluminum threshold and self-closing device at all doors leading from garage to living space.

DIVISION 9 - FINISHES:

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

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

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

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

DIVISION 9 - FINISHES:

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

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

DIVISION 10 - SPECIALTIES:

10.1 See drawings for special requirements.

DIVISION 11 - EQUIPMENT:

11.1 See drawings for special requirements.

DIVISION 12 - FURNISHINGS:

12.1 See drawings for special requirements.

DIVISION 13 - SPECIAL CONSTRUCTION:

13.1 See drawings for special requirements.

DIVISION 14 - CONVEYING SYSTEMS:

14.1 See drawings for special requirements.

DIVISION 15 - MECHANICAL:

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

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

DIVISION 15 - MECHANICAL:

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

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

DIVISION 16 - ELECTRICAL:

16.1 For electrical design & construction reqs., see electrical plans. The following electrical requirements are intended to serve as basis for electrical system design in conjunction w/electrical plans. Alert architect of any conflict in specifications with plans.
16.2 Furnish/install electrical work complete/operable . Connect & coordinate functioning with electrical systems in renovation work.
16.3 All work to be performed in conformance w/current edition of National Electrical Code and any governing codes.
16.4 All materials and equipment to be U.L. approved.
16.5 Provide separate circuits for all equipment, garage door openers, pumps, dishwasher, garbage disposal, etc.
16.6 Electrician to connect all hard-wired equipment and fixtures.
16.7 Lamp all fixtures.
16.8 Switch-plates are to be located 48" above floor.
16.9 Power, TV & phone outlets are to be 12" above floor, typically. All counter jacks, outlets & switches are to be a minimum of 8" above counter, UNO. Verify all heights of counters, cabinets, etc. for clearance prior to installation.
16.10 All switches in bathrooms, kitchens, saunas, hot tubs & laundry to have ground-fault circuit interruptors. Locate GFCI reset button in accessible location.
16.11 Provide electrical ignition for all gas powered equipment.
16.12 Provide bath, shower & laundry exhaust fans sized to provide 5 air changes/hr. Switch fans separately.
16.13 120 volt hard-wired, interconnected smoke detectors w/battery back-up to be mounted on ceiling or wall of each room used for sleeping at point centrally located on wall or ceiling of halls, stairs, areas giving access to rooms.
16.14 Bathroom receptacle outlets shall be supplied by a minimum of one 20-ampere branch circuit. Such circuits shall have no other outlets. This circuit may serve more than one bathroom.
16.15 All elec./communication equip. & outlets installed outdoors or damp locations to be ground-fault interrupter type.
16.16 Phone wiring by phone co. w/contractor's coord. Phone wiring concealed. Provide phone panel in protected accessible location.
16.17 Prior to installation, contractor & subcontractors are to coordinate w/ea. other & utility companies to provide conduit, junction boxes, outlet boxes, communication & cable jacks where outlets occur in masonry walls.
16.18 All electrical receptacles within 6 feet of water use areas shall be GFCI protected.
16.19 Receptacles at kitchen counters to be installed so that no point along wall line is more than 24" (48" o.c.) measured horizontally from a receptacle within that space.
16.20 Receptacles in garage to be GFCI protected, if undedicated circuits.
16.21 General lighting source in kitchens, bathrooms, and water closets shall be 40 lumens/watt or greater.
16.22 Lighting fixtures in shower & w/in 3'-0"of bathtub & less than 8'-0"above rim of tub to be recessed, waterproof, GFCI protected, and have non-metallic trim.
16.23 Recessed ceiling fixtures shall be IC (insulation cover) approved, if applicable.
16.24 Verify electrical locations, dimmer switches, audio-speaker locations, outlet & switch types in field with owner during framing.
16.25 Low voltage wiring exposed to weather to be installed in a manner to prevent physical damage.
16.26 Provide permanent receptacle & light fixture at furnaces. Provide light switch located near attic access panel.
16.27 All bathroom receptacles must be on a 20-AMP dedicated circuit.
16.28 All kitchen receptacles to be GFCI protected.
16.29 General bathroom lighting to be fluorescent or approved equal. Exterior lighting to be photocell, Title 24.
16.30 All branch circuits that supply 120-volt, single phase, 15 & 20 ampere outlets installed in dwelling unit family rms, dining rms, living rms, parlors, libraries, dens, bedrms, sunrms, recreation rms, closets, halls or similar areas to be protected by arc-fault circuit interrupter(s), combination type, installed to provide protection of the branch circuit.
16.31 Provide a UFER ground within the foundation.
16.32 Provide GFI/WP outlet within 20' feet of AC unit with disconnect switch at unit.
16.33 Lighting fixtures in clothes closets to be either surface-mounted or recessed fixture with completely enclosed incandescent or fluorescent lamp. 12" min.clr. req. horizontally & vertically from combustible materials for incand. fixture & 6" min.req. for fluor.
16.34 All branch circuits that supply outlets (incl. luminaries) installed in bedrooms to be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.
16.35 A min. of (2)20 AMP sm.appliance branch circuits to be provided for receptacle outlets in kitchen, dining, pantry, or similar areas.
16.36 At least one 20 AMP circuit shall be provided to supply laundry receptical outlets. Such circuits shall have no other outlets.

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A-0.4

SHEET OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y | N/A | RESPON. PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y | N/A | RESPON. PARTY

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

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2; 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

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

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ **5.0 ozf**)	1.00
Product Class 2 (> 5.0 ozf and ≤ **8.0 ozf**)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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SHEET OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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www.beckerstudiosinc.com

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

JOB NUMBER: 23035

CONTENTS:
GREEN BUILDING STANDARDS

DRAWN BY: Author
CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 05/13/25

REVISIONS

NO	DATE	TYPE

A-0.6

SHEET OF

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Syndi Souter, Senior Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

Via: John L. Ilasin, Public Works Director/City Engineer /s/

Date: March 27, 2025

Subject: 4956 Fifth Street & 4963 Sixth Street, Project No. 25-2335-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated March 13, 2025, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.
2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.
3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.
4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.
5. All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.
6. Improvements shall include the removal and replacement of any lifted or damaged sidewalks, curbs, and gutters along the property frontage on Fifth Street.
7. All new utility services shall be installed underground from the closest point of connection or utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

8. Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development.
9. A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.
10. Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).
11. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
12. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.
13. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.
14. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013
Phone (805) 684-7214 · Fax (805) 684-7213

April 11, 2025

Paige Mascari
Becker Studios
PO Box 41459
Santa Barbara, California 93140

Subject: Cyprus Apartment Building Remodel
4956 Fifth Street (APN 003-312-012, &013)
Intent to Provide Public Sewer Service - Can and Will Serve

It is the intent of the Carpinteria Sanitary District (District) to provide public sanitary sewer service for a remodel proposed for 4956 Fifth Street. The District currently provides sanitary sewer service to the subject parcel. Adequate capacity exists, and will exist, in the District's sewer collection and treatment facilities to serve the proposed remodel.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1. All exterior sewer improvements shall conform to approved District construction standards for materials and methods.
2. A sewer construction permit is required for any and all work on the building sewer and lateral sewer that serves the apartment building. The permit shall be procured and applicable fees paid prior to the issuing of Building Permits. The applicant shall submit an engineered drawing to the District showing any proposed sewer connections, alterations or additions. During the construction phase, it is the applicants and contractor's responsibility to notify the District of any sewer improvements or modifications not noted on the approved plans.
3. The sewer lateral serving the existing building shall be evaluated, and if necessary, brought into compliance with approved District construction standards for material and methods.
4. A Development Impact Fee (DIF) shall be paid to the District for each newly constructed "equivalent dwelling unit" (EDU). Currently, the DIF is $6,746.00 per EDU; subsequent increases in DIF's are subject to District Board approvals. For the proposed project, a DIF of $ 13,492.00 shall be paid to the District prior to issuance of required permits.
5. District sewer service charges (SSC's) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay the District applicable SSC's due for the period between building occupancy and the following June 30th. The current annual SSC is $800.70 per year.

If you need any other information regarding this project or have questions or comments on the information provided, please contact the District at (805) 684-7214 x113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

4956 5th St Carpinteria Ca 93013, Planning, Interior and Exterior Renovation of existing 7-unit apartment to proposed 9-unit apartment

Location	34.396748, -119.522023
Status	Planning Complete
Submittal Date:	March 13, 2025
Project Address/Location:	4956 5th St Carpinteria Ca 93013
APN:	003-312-012 & 003-312-013
Project Description:	Interior and Exterior Renovation of existing 7-unit apartment to proposed 9-unit apartment
Applicant:	Becker Studios- Paige Mascari
Applicant Address:	PO box 41459 Santa Barbara Ca 93140
Applicant Phone Number:	(805)965-9555
Applicant Email:	paige@beckercon.com
Submittal Type:	Planning

Planning/Conceptual Design

Date Review Completed:	April 10, 2025
Permit Number:	25-2335-DP-CDP-ARB
Planner:	Syndi Souter
Plan Checker:	Van Joy
Actions Taken:	Letter sent

PROJECT CONDITIONS:

Access Requirements:

A Knoxbox model 3200 shall be installed adjacent to the primary entry point. Location to be approved by CSFPD prior to installation. Keys or electronic access FOB to be provided by owners prior to final inspection.

Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures. 8" high 2" stroke minimum on commercial structures.

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Application for address changes or additional addresses shall be submitted to CSFPD Fire Prevention Bureau.

Water Requirements:

A current fire flow form shall be submitted to Carpinteria-Summerland Fire Protection District. Contact the Carpinteria Valley Water District to schedule having the test performed.

Fire Protection Systems Requirements:

FDCs shall be located within 150' of a fire hydrant capable of providing the required fire flow.

Any existing townhouse or one-and two-family dwellings for which an application for building permits is filed or required to be filed with the City for any alteration, modification, remodel and/or addition that exceeds 50% of the existing square footage of the building floor area shall be required to install automatic fire sprinklers throughout the entire building.

This project as reviewed is over the threshold to require fire sprinklers. Fire sprinklers shall be throughout the structure.

Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval.

A fire alarm or sprinkler monitoring system shall be installed or modified. Prior to installation plans for the system shall be designed by a qualified person and submitted to this office for approval.

Multi-station fire alarm devices shall be provided such that all occupants will be notified in the event of a fire. State Fire Marshal approved interconnected smoke detectors must be installed in accordance with the California Fire Code and Santa Barbara County Code.

Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code Per the provisions of the California Building and Fire Codes.

Prior to occupancy all alarm systems that are monitored shall be tested.

Prior to occupancy portable fire extinguishers shall be mounted such that the maximum travel distance from any area will meet the standard or be less than 75 feet.

Additional Requirements:

Roof access shall be provided in accordance with the provisions of the Carpinteria City Municipal Code Section 8.24.070.

"Community First"
1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591

CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Any future changes including further division, intensification of use, or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

Fees:

Pursuant to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 8.26 Section 8.26.030 - Imposition of fire protection mitigation fees: The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows:

D. 2024 Multiple Family Residential Development. A fee of $2323.00 per Dwelling Unit will be assessed on all Multiple Family Residential development.

Comments: 2 additional units to be charged the MIT fee above

PURSUANT to CSFPD Ordinance 2019-01 imposition of fire protection fees for service: The applicant may be required to pay fees for additional plans reviews and/ or additional field inspections. The amount of the fee is as follows: A. Two Hundred Twenty-Four ($224.00) Dollars for Additional Plan Review Fees will be assessed as additional plan reviews are completed. B. Two Hundred Ten ($210.00) Dollars per hour for Field Inspections will be assessed for additional inspections.

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Cash payment will not be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.com

Inspector's Signature

Signed 4/10/2025, 11:49:49 AM PDT

The above conditions apply to this project as submitted. Future changes including, but not limited, to further division, intensification of use, or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591

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www.beckerstudiosinc.com

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

JOB NUMBER:	23035
CONTENTS:	CONDITIONS OF APPROVAL & ADVISORY LETTERS
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS PLN

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

ISSUE DATE: 08/01/25

REVISIONS

NO	DATE	TYPE

A-0.8

SHEET OF

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

June 20, 2025

Paige Mascari
PO Box 41459
Santa Barbara, CA 93140

SUBJECT: Request for Intent to Serve Letter regarding proposed project 4956 5th St (the "Project")

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project proposes to renovate an existing seven-unit apartment building by splitting two of the existing units into four units, for a total of nine units. No additional water meters or change of use are proposed. A backflow device will be required for the project.

Permit #: 25-2335-DP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 0 Drought Emergency (see Ordinance 24-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of the District's intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

cc: TCM to account
Brian King, District Engineer

S:\Development\4956 Fifth St\20250620_INTENT_CONDITIONS_25-2335-DP.docx

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

June 20, 2025

Paige Mascari
PO Box 41459
Santa Barbara, CA 93140

SUBJECT: 4956 5th ST; APN 003-312-012 & 003-312-013; ACCOUNT NUMBER 09-092302-05; PROJECT NUMBER 25-2335-DP; INTERIOR/EXTERIOR REMODEL; INTENT TO SERVE WITH CONDITIONS

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 0 Drought Emergency; for more information on Ordinance 24-1, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject property is currently served by a 1.5" residential master meter (Account #09-092302-05). Based on the plans dated October 11, 2024, the District has the following conditions:

- Include the District on the City's building permit issuance and final occupancy sign off.
- The owner is responsible for paying the Capital Cost Recovery Fees for the additional two dwelling units prior to final occupancy sign off. At the time of writing this letter, the cost per-dwelling unit is $11,466 for the 2024/2025 fiscal year ending June 30, 2025. Note that the cost per-dwelling unit charge increases each fiscal year. The owner shall be responsible for the full amount of the dwelling unit charge at the time of final occupancy sign off.
- The owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District

Spencer Seale
Associate Engineer

Acknowledged and Agreed:

Property Owner or Representative	Paige Mascari - Becker Studios Print Name	6/23/2025 Date
District Representative	Spencer Seale Print Name	6/24/25 Date

cc: TCM to account
Brian King, District Engineer

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4956 5th STREET
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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
CONDITIONS OF APPROVAL & ADVISORY LETTERS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS PLN

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

ISSUE DATE: 08/01/25

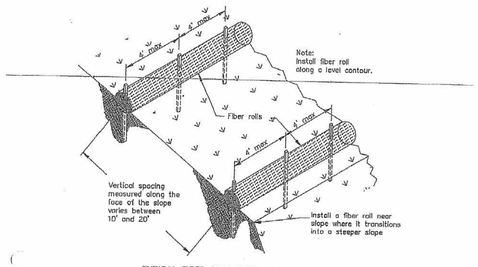
REVISIONS

NO	DATE	TYPE

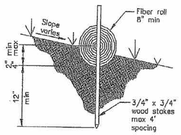
A-0.9

SHEET OF

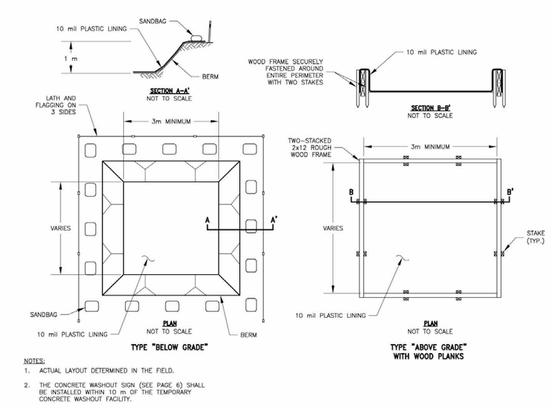
SE-5 Fiber Rolls



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



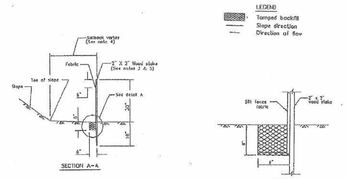
ENTRENCHMENT DETAIL
N.T.S.



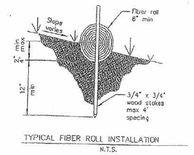
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Concrete Washout Area

Silt Fence



Fiber Rolls

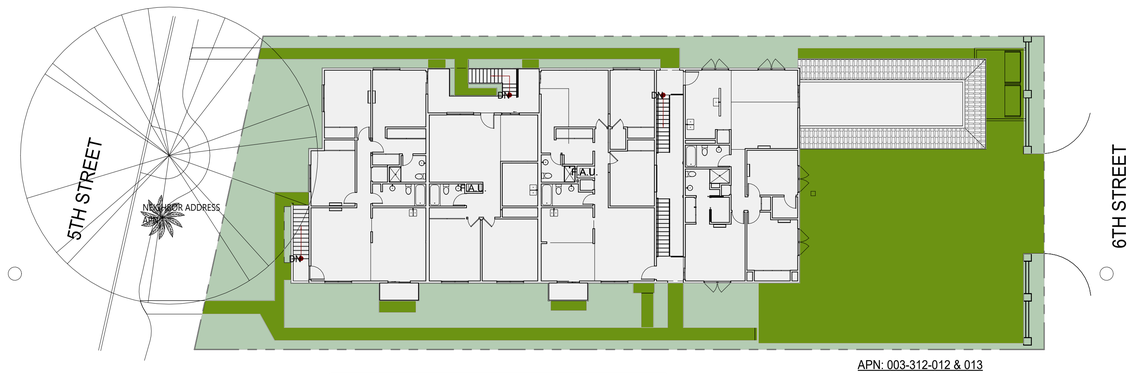


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	4956 5TH STREET
Project Location [Street Address if available, or intersection and/or APN]	APN: 003-312-012
Name of Owner or Developer	4956 5TH, LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Renovation of Existing 2 Story Building
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	0 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	0 SF
Total Pre-Project Impervious Surface Area	9,699 SF
Total Post-Project Impervious Surface Area	6,143 SF
Runoff Reduction Measure(s) Selected (Check one or more)	❑ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ❑ 3. Cisterns or Rain Barrels ❑ 4. Bioretention Facility or Planter Box



APN: 003-312-012 & 013
0.29 acres (12750 SF)

SITE COVERAGE

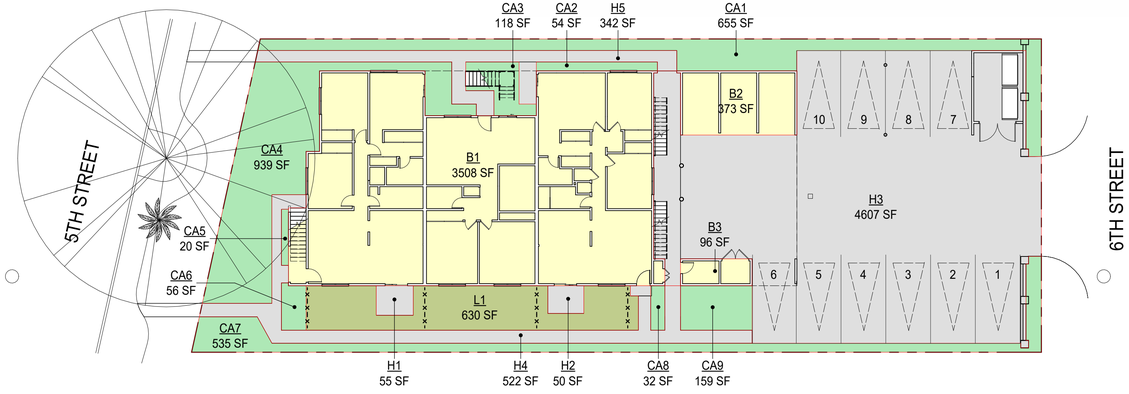
- (E) PERMEABLE
- (N) PERMEABLE
- BUILDING AREA

Site Coverage

AREA TYPE	Name	Area	% Coverage
(E) PERMEABLE	LANDSCAPE	3051 SF	24%
(N) PERMEABLE	WALKS PATIO PAVERS	3556 SF	28%
BUILDING AREA	BUILDING	6143 SF	48%
		12750 SF	100%

1 SITE COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"



PRD ZONE LOT COVERAGE LEGEND

- BUILDING COVERAGE AREAS
- COMMON OPEN SPACE
- HARDSCAPE AREAS
- LANDSCAPE / OTHER AREAS

PRD ZONE LOT COVERAGE TABLE

AREA TYPE	Area (SF)	PERCENT
BUILDING COVERAGE AREAS		
B1	3508 SF	27.5%
B2	373 SF	2.9%
B3	96 SF	0.8%
	3977 SF	31.2%
COMMON OPEN SPACE		
CA1	655 SF	5.1%
CA2	54 SF	0.4%
CA3	118 SF	0.9%
CA4	939 SF	7.4%
CA5	20 SF	0.2%
CA6	56 SF	0.4%
CA7	535 SF	4.2%
CA8	32 SF	0.2%
CA9	159 SF	1.2%
	2568 SF	20.1%

PRD ZONE LOT COVERAGE TABLE

AREA TYPE	Area (SF)	PERCENT
HARDSCAPE AREAS		
H1	55 SF	0.4%
H2	50 SF	0.4%
H3	4607 SF	36.1%
H4	522 SF	4.1%
H5	342 SF	2.7%
	5576 SF	43.7%
LANDSCAPE / OTHER AREAS		
L1	630 SF	4.9%
	630 SF	4.9%
	12750 SF	100.0%

2 PRD ZONE LOT COVERAGE DIAGRAM

SCALE: 1/16" = 1'-0"

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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:

SITE AREA ANALYSIS, EROSION CONTROL PLANS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS PLN

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

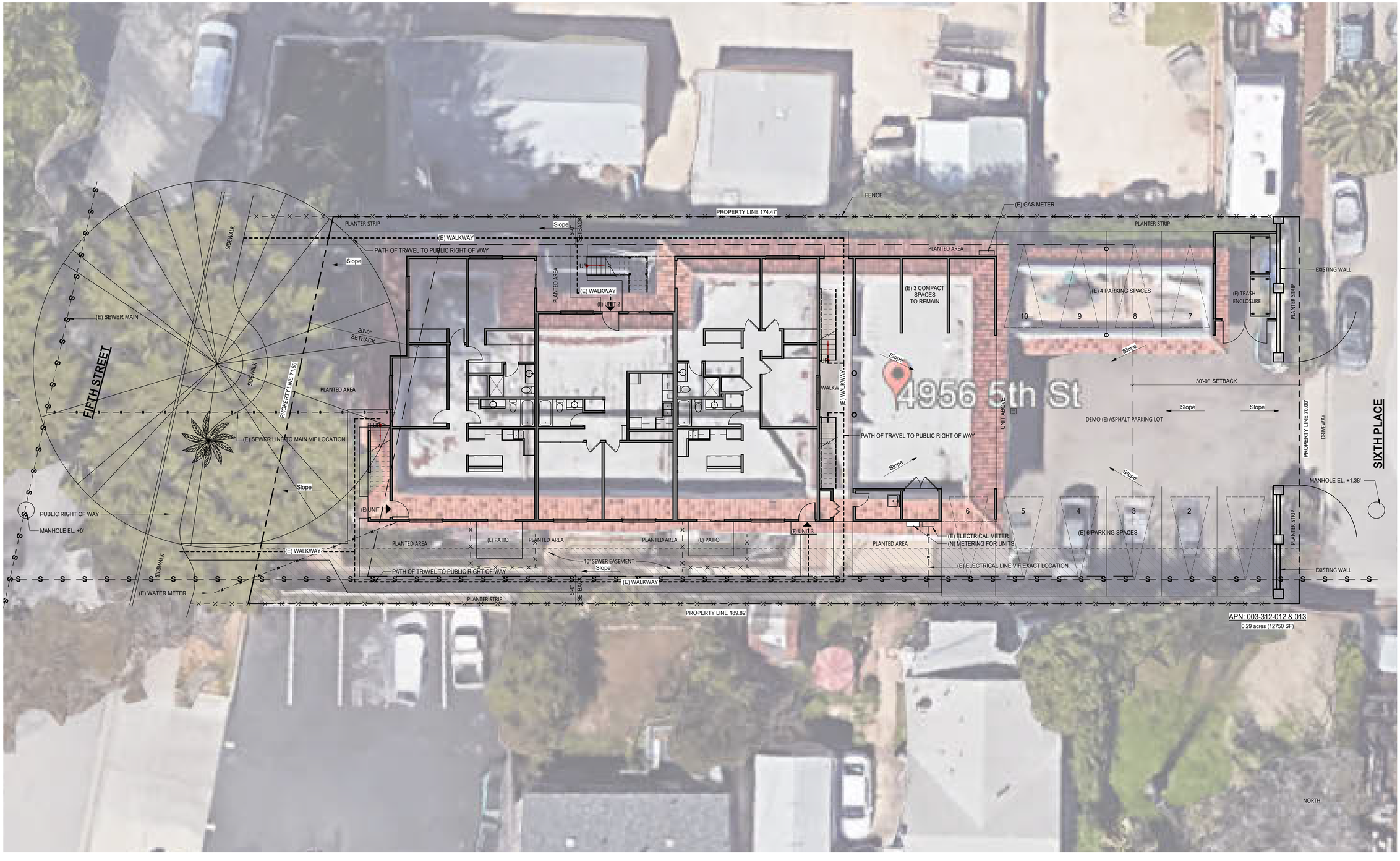
ISSUE DATE: 08/01/25

REVISIONS

NO	DATE	TYPE

A-0.10

SHEET OF



1 AERIAL IMAGE EXISTING SITE PLAN

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

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CONTENTS:

AERIAL IMAGE SITE PLAN

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

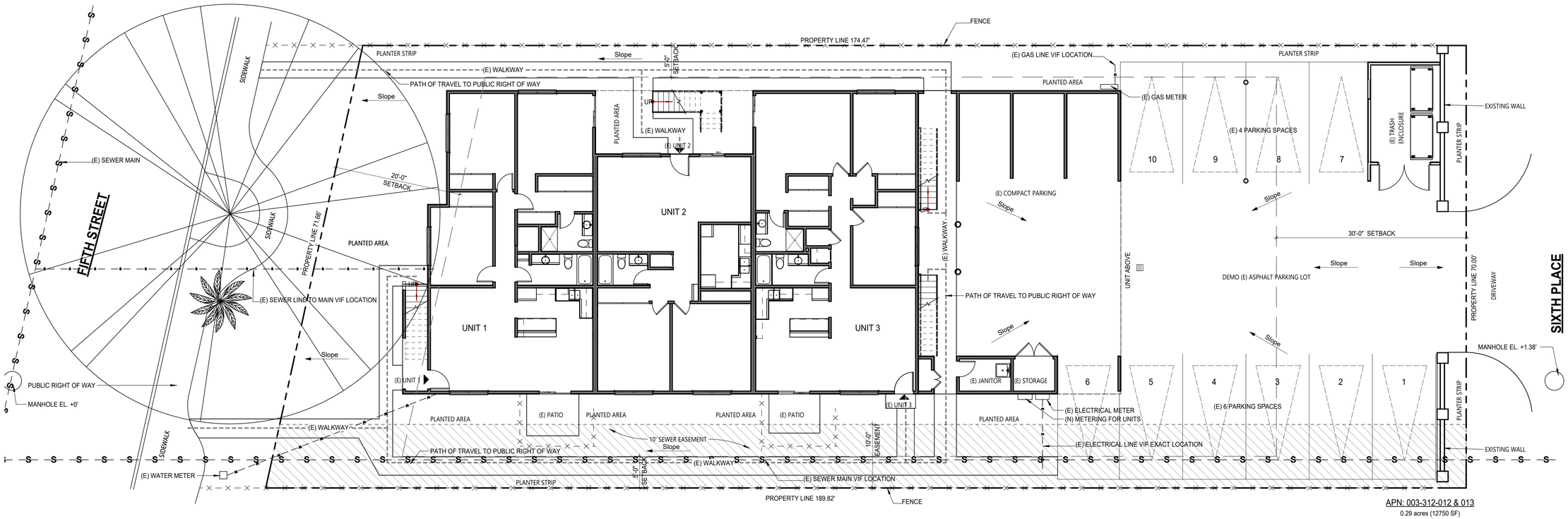
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-1.0

SHEET OF



1 EXISTING SITE PLAN

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

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CONTENTS:

EXISTING SITE PLAN

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

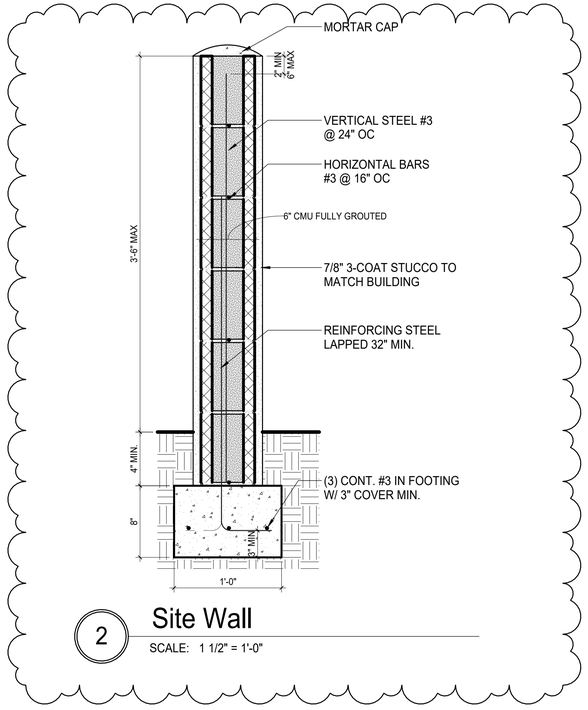
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

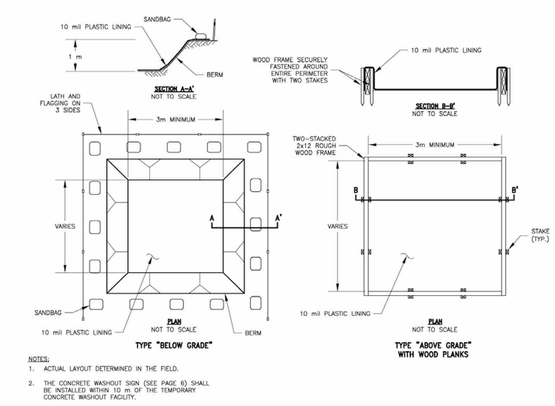
A-1.1

SHEET OF



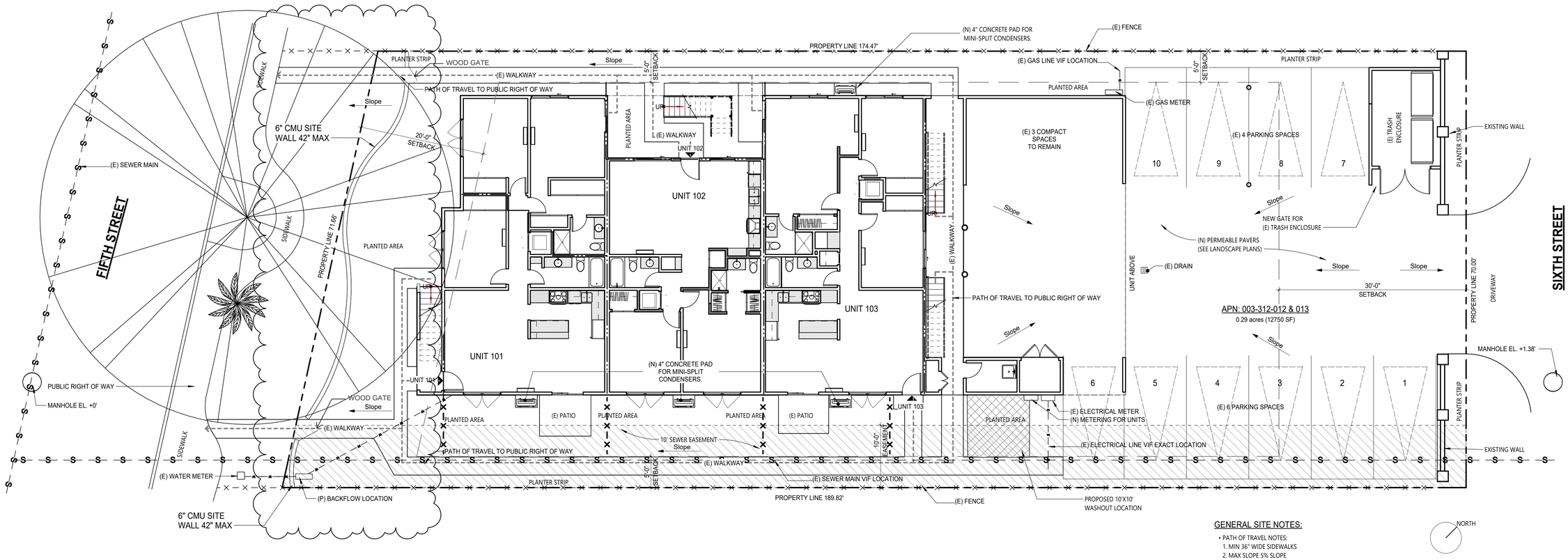
2 **Site Wall**

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



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Concrete Washout Area



1 **PROPOSED SITE PLAN**

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

GENERAL SITE NOTES:

- PATH OF TRAVEL NOTES:
  1. MIN 36" WIDE SIDEWALKS
  2. MAX SLOPE 5% SLOPE
  3. 2% CROSS SLOPE MAX
  4. MAX 1/4" VERTICAL VARIATION
- SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS

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APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	PROPOSED SITE PLAN
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS

DATE	TYPE

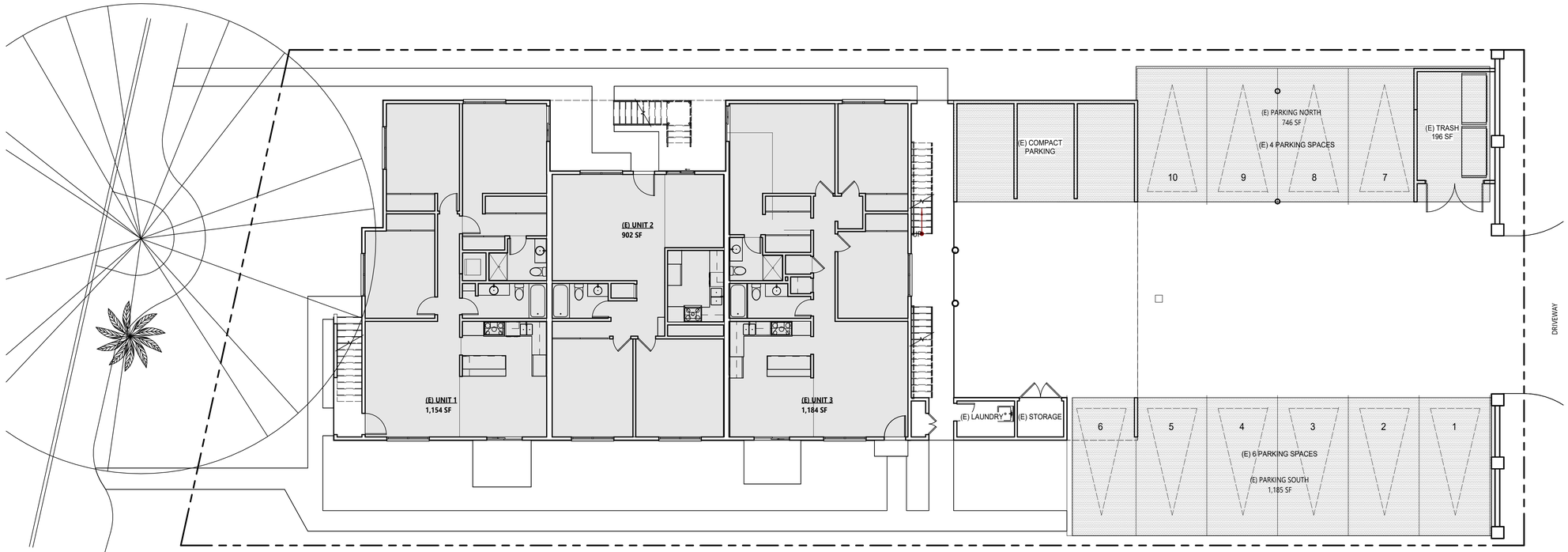
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

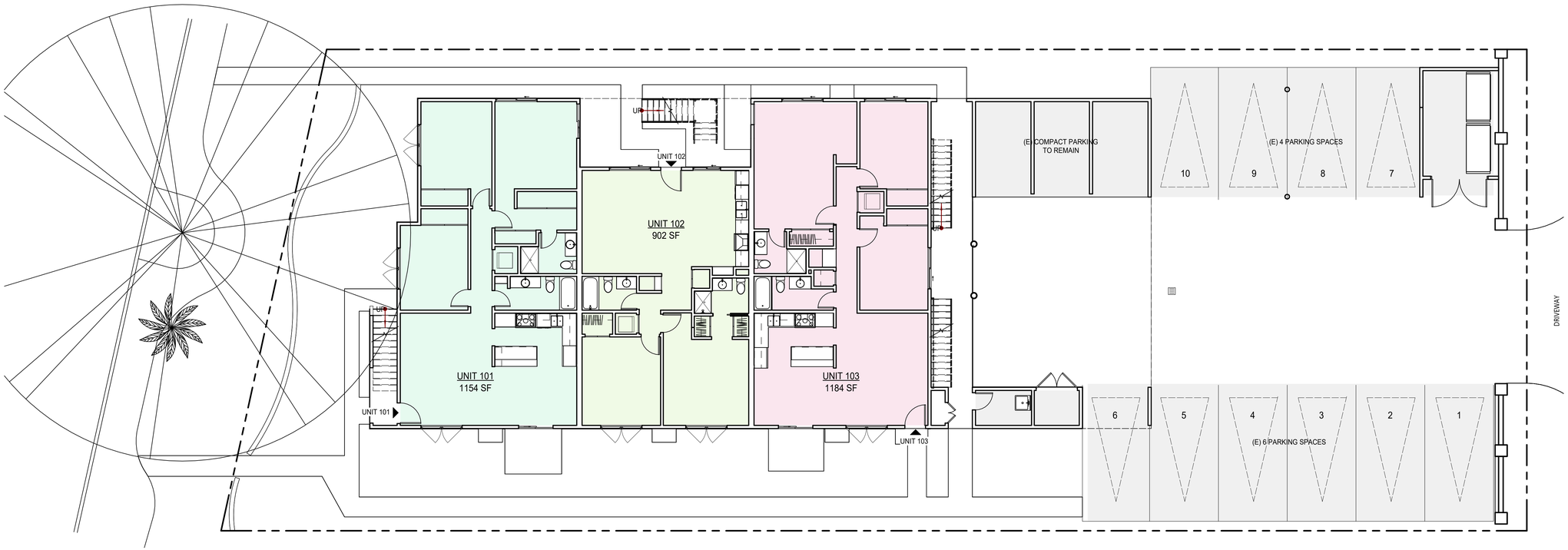
A-1.2

SHEET OF



1 EXISTING 1ST FLOOR (3 UNITS)

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



2 PROPOSED 1ST FLOOR (4 UNITS)

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

NET BUILDING AREA LEGEND

- (E) COMPACT PARKING
- (E) JANITOR CL
- (E) PARKING NORTH
- (E) PARKING SOUTH
- (E) STORAGE
- (E) TRASH
- UNIT 101
- UNIT 102
- UNIT 103

Area Schedule (Net Building)

Name	Area
(E) COMPACT PARKING	348 SF
(E) JANITOR CL	41 SF
(E) PARKING NORTH	746 SF
(E) PARKING SOUTH	1185 SF
(E) STORAGE	33 SF
(E) TRASH	196 SF
UNIT 101	1154 SF
UNIT 102	902 SF
UNIT 103	1184 SF
UNIT 201	1154 SF
UNIT 202	902 SF
UNIT 203	1184 SF
UNIT 204	1181 SF

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JOB NUMBER: 23035

CONTENTS:
1ST FLOOR NET AREA PLANS

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

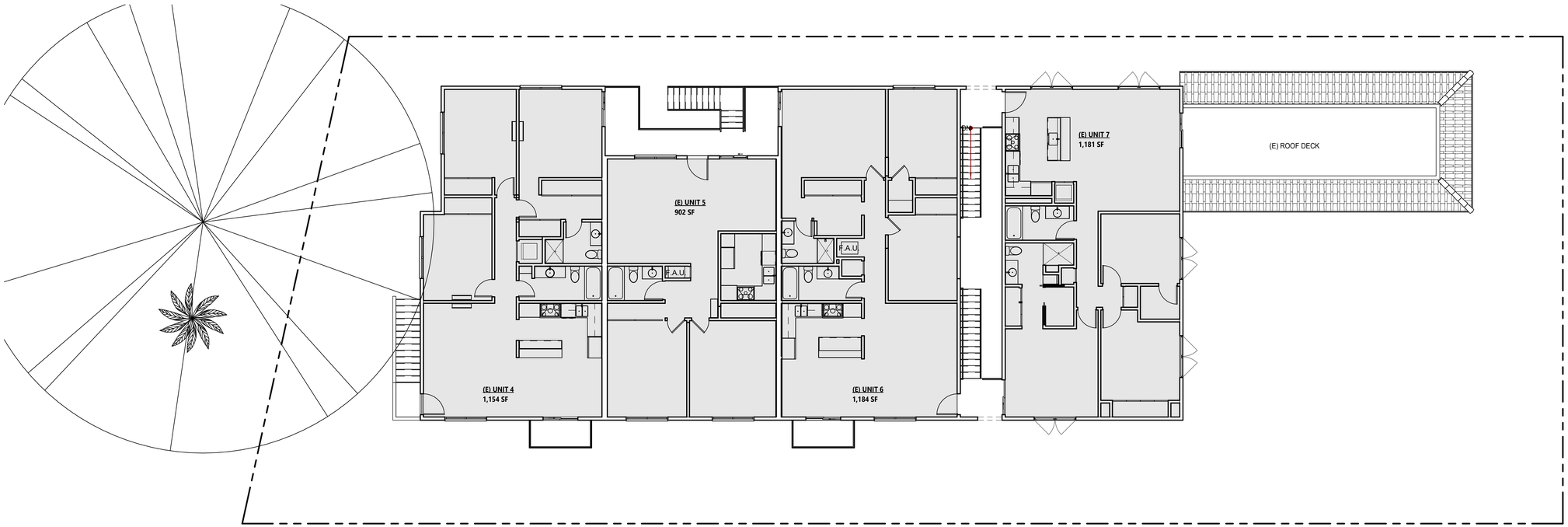
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

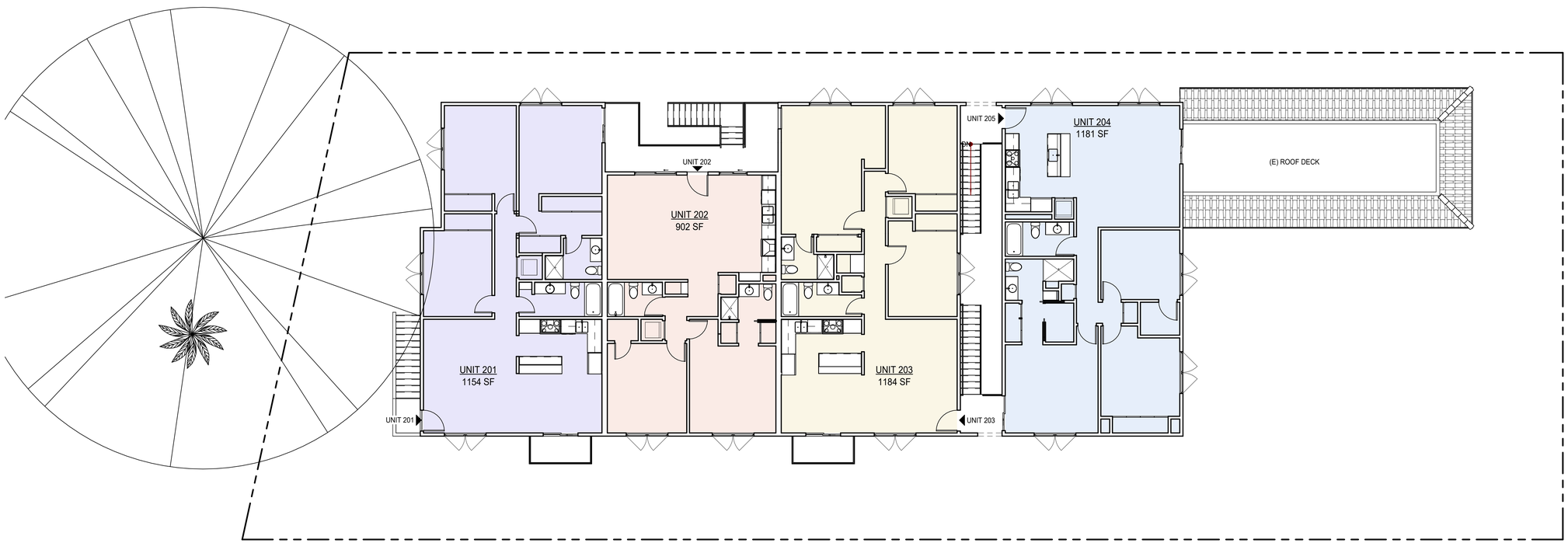
A-1.3

SHEET OF



1 EXISTING 2ND FLOOR (4 UNITS)

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



2 PROPOSED 2ND FLOOR (5 UNITS)

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

NET BUILDING AREA LEGEND

- UNIT 201
- UNIT 202
- UNIT 203
- UNIT 204

Area Schedule (Net Building)

Name	Area
(E) COMPACT PARKING	348 SF
(E) JANITOR CL	41 SF
(E) PARKING NORTH	746 SF
(E) PARKING SOUTH	1185 SF
(E) STORAGE	33 SF
(E) TRASH	196 SF
UNIT 101	1154 SF
UNIT 102	902 SF
UNIT 103	1184 SF
UNIT 201	1154 SF
UNIT 202	902 SF
UNIT 203	1184 SF
UNIT 204	1181 SF

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CONTENTS:
2ND FLOOR NET AREA PLANS

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SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

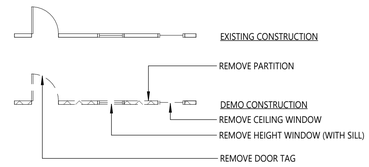
A-1.4

SHEET OF

DEMO KEYNOTES

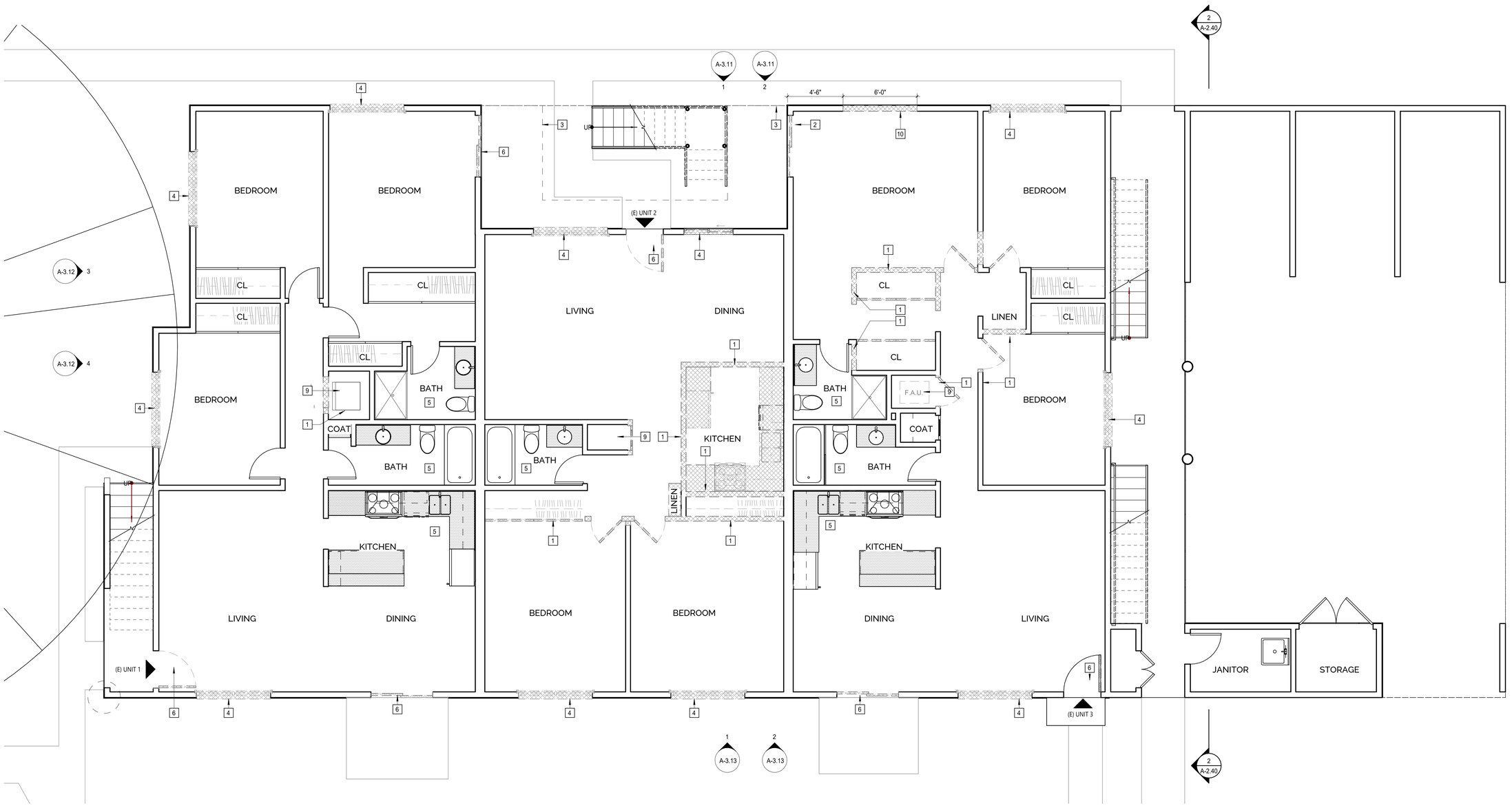
#	Description
1	WALL TO BE REMOVED, PROTECT EXISTING TO REMAIN
2	REMOVE DOOR AND FRAME
3	PROTECT (E) WALKWAY ABOVE AND REMAIN IN PLACE
4	WINDOWS TO BE REPLACED LIKE-FOR-LIKE, TYP.
5	REPLACE EXISTING PLUMBING FIXTURES IF FLOW RATES DON'T COMPLY WITH 4.303.3 ON SHEET A0.5
6	DOOR TO BE REPLACED LIKE-FOR-LIKE, TYP.
9	(E) GAS WATER HEATER TO BE REPLACED
10	DEMO OPENING FOR NEW DOOR OR WINDOW

DEMO PLAN LEGEND



SHEET NOTES:

1. PROTECT LANDSCAPE AS REQUIRED PER PROPERTY OWNER.



1ST FLOOR - EXISTING & DEMOLITION PLAN

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

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CONTENTS:

1ST FLOOR DEMOLITION PLAN

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

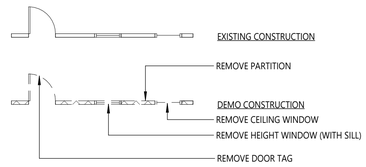
A-2.01

SHEET OF

DEMO KEYNOTES

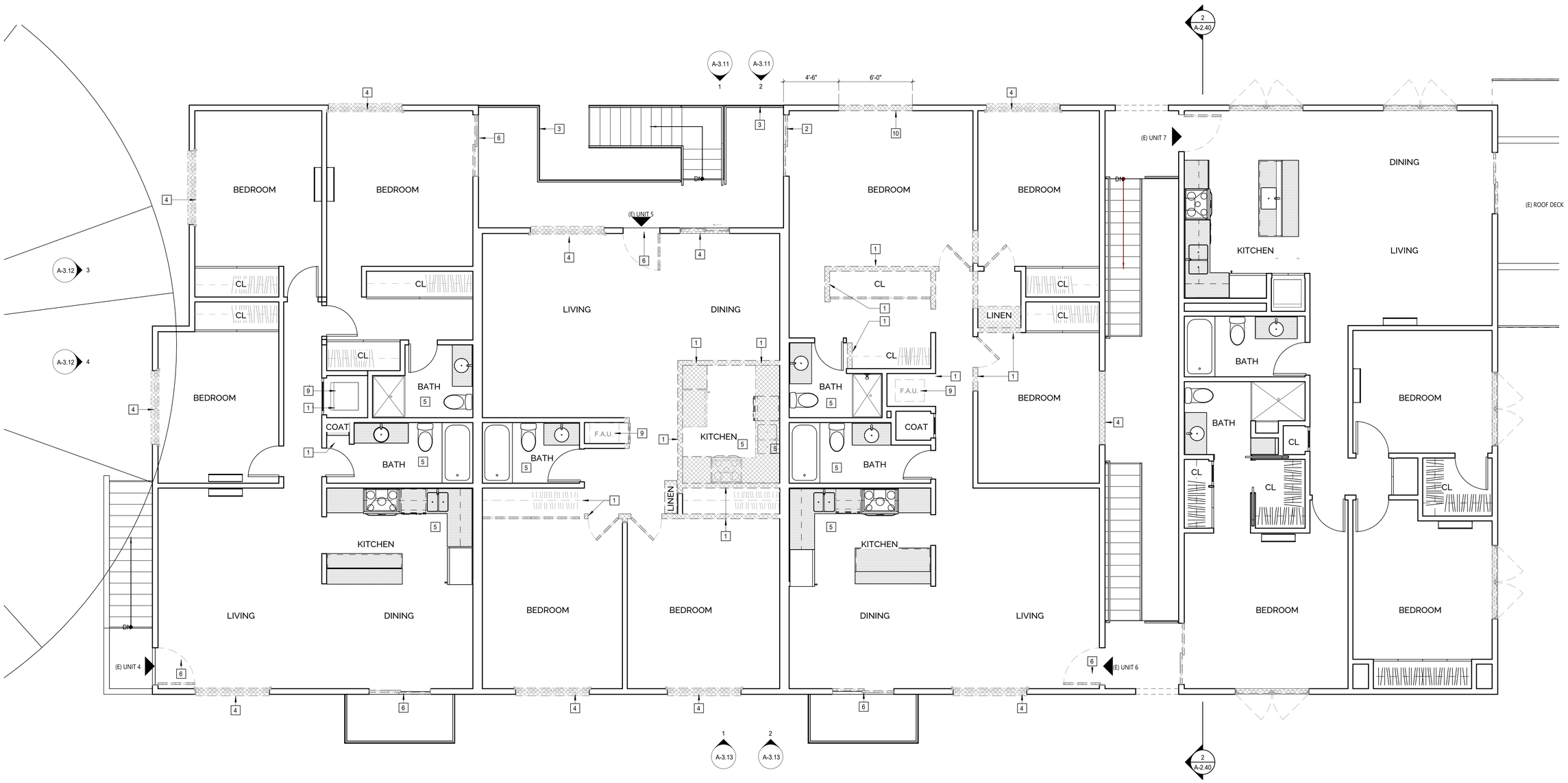
#	Description
1	WALL TO BE REMOVED, PROTECT EXISTING TO REMAIN
2	REMOVE DOOR AND FRAME
3	PROTECT (E) WALKWAY ABOVE AND REMAIN IN PLACE
4	WINDOWS TO BE REPLACED LIKE-FOR-LIKE, TYP.
5	REPLACE EXISTING PLUMBING FIXTURES IF FLOW RATES DON'T COMPLY WITH 4.303.3 ON SHEET A0.5
6	DOOR TO BE REPLACED LIKE-FOR-LIKE, TYP.
9	(E) GAS WATER HEATER TO BE REPLACED
10	DEMO OPENING FOR NEW DOOR OR WINDOW

DEMO PLAN LEGEND



SHEET NOTES:

1. PROTECT LANDSCAPE AS REQUIRED PER PROPERTY OWNER.



2ND FLOOR - EXISTING & DEMOLITION PLAN

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

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CONTENTS:

2ND FLOOR DEMOLITION PLAN

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SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-2.02

SHEET OF

PLUMBING FIXTURE SCHEDULE		
Type Mark	Description	Flow Rate
LV-1	Sink	1.2 GPM @ 80PSI
PF-04	Sink	
SH-1	Shower	
SH-2	Shower Head	1.8 GPM
SK-2	Sink	1.8 GPM
TB-1	Bathtub	
WC-1	Toilet	1.28 GPF

KEYNOTE LEGEND	
#	Keynote Text
12	(N) UPPER CABINETS. PROVIDE SHOP DRAWINGS
13	(N) STORAGE CABINET TO MATCH KITCHEN.

KEYNOTE LEGEND	
#	Keynote Text
1	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
2	
3	4" CONC. PAD FOR MECHANICAL EQUIP, 3" ABOVE GRADE. ANCHORE EQUIP TO PAD WITH NEOPRENE ISSOLATION WASHERS BETWEEN.
4	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
5	REFRIGERATOR
6	DBL SINK WITH GARBAGE DISPOSAL W/ AIR GAP FOR DW, MAX FLOW 1.8 GPM
7	(N) CASEWORK.
8	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
9	KITCHEN APPLIANCE. PROVIDED WASHER, GAS, OR ELECTRICAL HOOKUPS AS REQUIRED. COORDINATED WITH DESIGNER.
10	DISHWASHER - VERIFY DIMENSIONS, INSTALL PER MFR
11	(N) CASEWORK & COUNTERTOP.

BATHROOM NOTES:

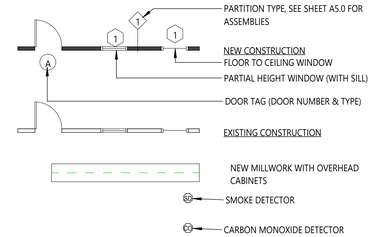
- EXHAUST FAN W/ BACK DRAFT DAMPER CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR (MIN. 50 CFM) VENT DIRECTLY TO THE EXTERIOR AND BE CONTROLLED HUMIDISTAT
- ALL TILE INSTALLATION SHALL FOLLOW TILE COUNCIL OF NORTH AMERICA, INC SETTING METHODS AND STANDARDS. THE FOLLOWING LIST OF SETTING METHODS MAY BE SUBSTITUTED FOR EQUAL SETTING METHODS AND STANDARDS PER TCNA
  1. 412-16 - BATH TUB INSTALLATION.
  2. B415-16 - SHOWER FLOOR AND WALL INSTALLATION
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE
- NO WATER CLOSET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR LAVATORY SHALL NOT BE LESS THAN 24 INCHES. CPC 402.5.2.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. CPC 408.6
- DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC

PLUMBING FIXTURE CERTIFICATION REQUIRED:

A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the development services department.

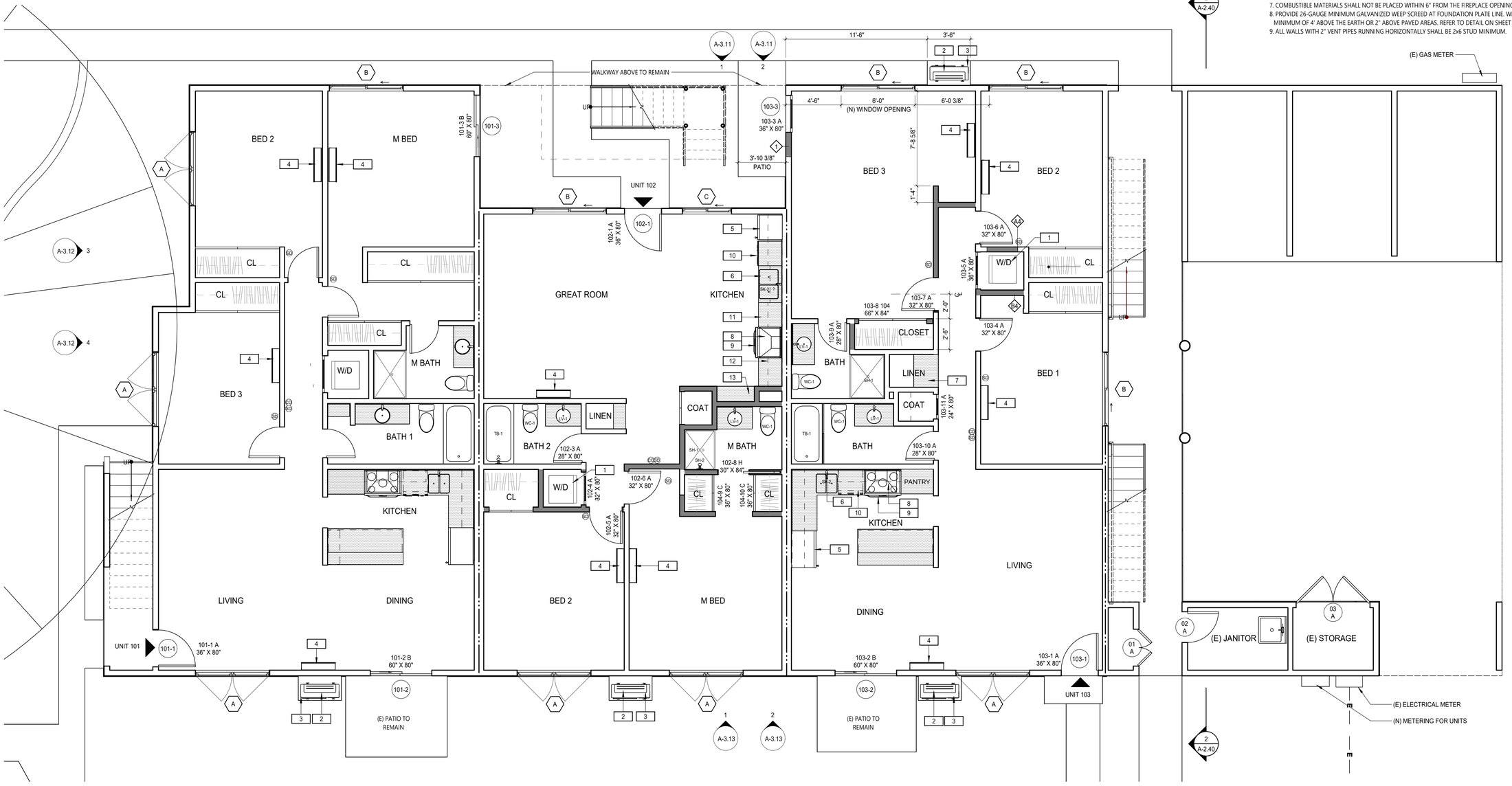
FIXTURE TYPE	MAXIMUM FLOW RATE
Water closets	1.28 gallons/flush
Showers	1.8 gpm @ 80 psi
Lavatory	1.2 gpm @60 psi
Kitchen faucets	1.8 gpm @ 60 psi

FLOOR PLAN LEGEND



SHEET NOTES:

1. ALL DIMENSION ON THIS SHEET ARE TO FACE OF SHEATING OR STUD.
2. PROVIDE ACCESS PANEL (12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
3. TOILETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
4. SHOWER HEAD AND FAUCET FLOW SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.
5. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
6. PROVIDE WATER-RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
7. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" FROM THE FIREPLACE OPENING.
8. PROVIDE 26-GAUGE MINIMUM GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. REFER TO DETAIL ON SHEET A-6.0
9. ALL WALLS WITH 2" VENT PIPES RUNNING HORIZONTALLY SHALL BE 2x6 STUD MINIMUM.



1 PROPOSED 1ST FLOOR PLAN

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

NORTH

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CARPINTERIA, CA 93013

APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	PROPOSED 1ST FLOOR PLAN
DRAWN BY:	Author
CHECKED BY:	Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-2.11

SHEET OF

PLUMBING FIXTURE SCHEDULE		
Type Mark	Description	Flow Rate
LV-1	Sink	1.2 GPM @ 80PSI
PF-04	Sink	
SH-1	Shower	
SH-2	Shower Head	1.8 GPM
SK-2	Sink	1.8 GPM
TB-1	Bathtub	
WC-1	Toilet	1.28 GPF

KEYNOTE LEGEND	
#	Keynote Text
1	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
2	(N) CASEWORK.
3	KITCHEN APPLIANCE. PROVIDED WASHER, GAS, OR ELECTRICAL HOOKUPS AS REQUIRED. COORDINATED WITH DESIGNER.
4	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
5	DISHWASHER - VERIFY DIMENSIONS, INSTALL PER MFR
6	DBL SINK WITH GARBAGE DISPOSAL W/ AIR GAP FOR DW, MAX FLOW 1.8 GPM
7	(N) UPPER CABINETS. PROVIDE SHOP DRAWINGS
8	REFRIGERATOR
9	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
10	(N) CASEWORK & COUNTERTOP.

BATHROOM NOTES:

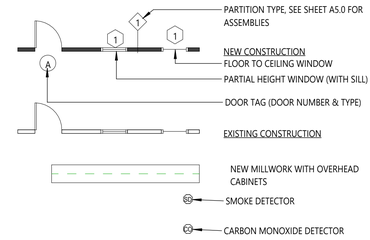
- EXHAUST FAN W/ BACK DRAFT DAMPER CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR (MIN. 50 CFM) VENT DIRECTLY TO THE EXTERIOR AND BE CONTROLLED HUMIDISTAT
- ALL TILE INSTALLATION SHALL FOLLOW TILE COUNCIL OF NORTH AMERICA, INC SETTING METHODS AND STANDARDS. THE FOLLOWING LIST OF SETTING METHODS MAY BE SUBSTITUTED FOR EQUAL SETTING METHODS AND STANDARDS PER TCNA
  1. 412-16 - BATH TUB INSTALLATION.
  2. B415-16 - SHOWER FLOOR AND WALL INSTALLATION
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE
- NO WATER CLOSET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET OR LAVATORY SHALL NOT BE LESS THAN 24 INCHES. CPC 402.5.2.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. CPC 408.6
- DOMESTIC HOT WATER PIPING SHALL BE INSULATED PER SECTION 609.11 CPC

PLUMBING FIXTURE CERTIFICATION REQUIRED:

A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the development services department.

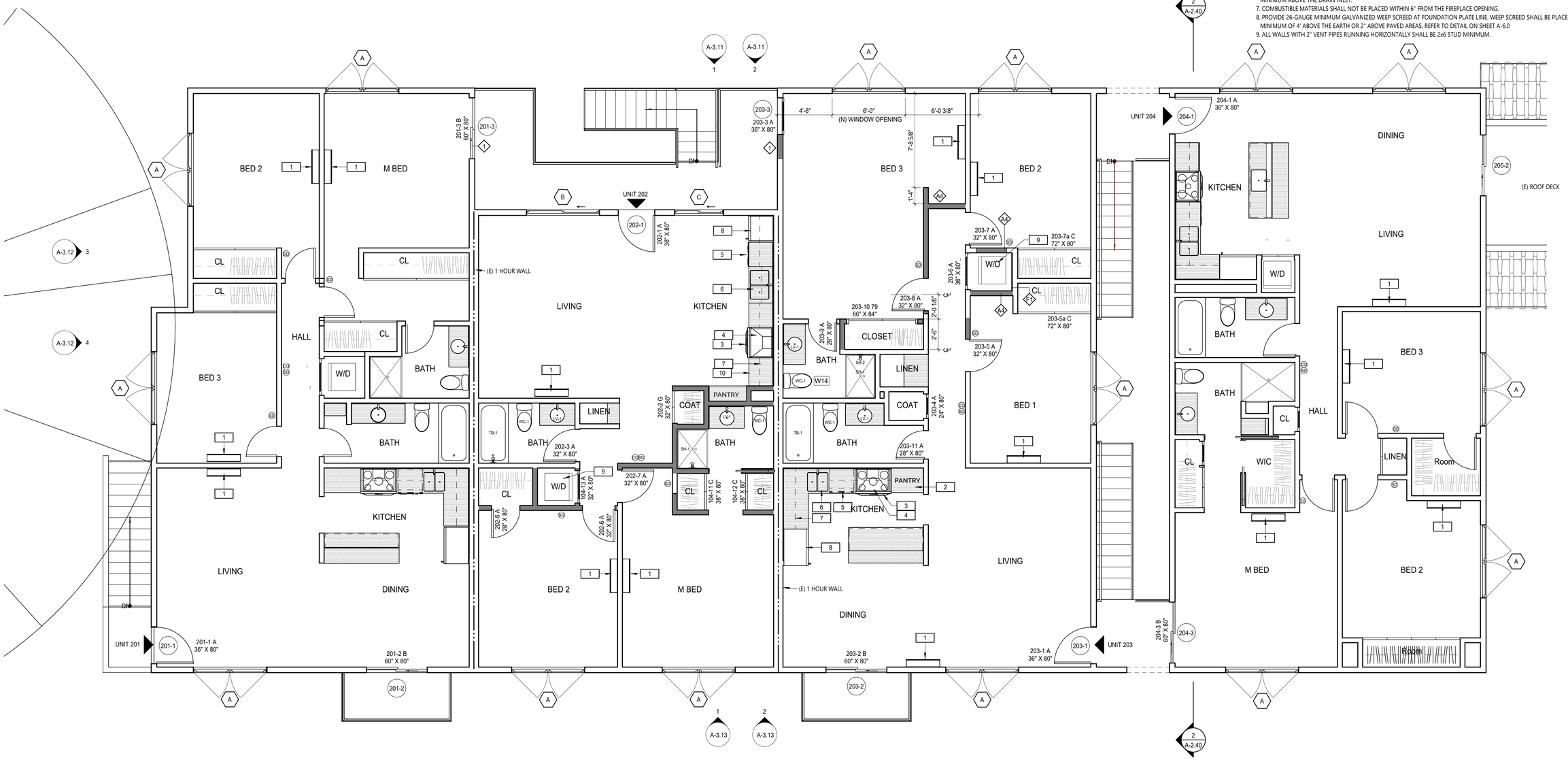
FIXTURE TYPE	MAXIMUM FLOW RATE
Water closets	1.28 gallons/flush
Showers	1.8 gpm @ 80 psi
Lavatory	1.2 gpm @60 psi
Kitchen faucets	1.8 gpm @ 60 psi

FLOOR PLAN LEGEND



SHEET NOTES:

1. ALL DIMENSION ON THIS SHEET ARE TO FACE OF SHEATING OR STUD.
2. PROVIDE ACCESS PANEL (12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.
3. TOILETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH.
4. SHOWER HEAD AND FAUCET FLOW SHALL NOT EXCEED 2.0 GALLONS PER MINUTE.
5. CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
6. PROVIDE WATER-RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
7. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" FROM THE FIREPLACE OPENING.
8. PROVIDE 26-GAUGE MINIMUM GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE. WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. REFER TO DETAIL ON SHEET A-6.0
9. ALL WALLS WITH 2" VENT PIPES RUNNING HORIZONTALLY SHALL BE 2x6 STUD MINIMUM.



1 PROPOSED 2ND FLOOR PLAN

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

NORTH

BECKER studios
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APN: 003-312-012 & 013

JOB NUMBER:	23035
CONTENTS:	**PROPOSED 2ND FLOOR PLAN**
DRAWN BY:	Author
CHECKED BY:	Checker

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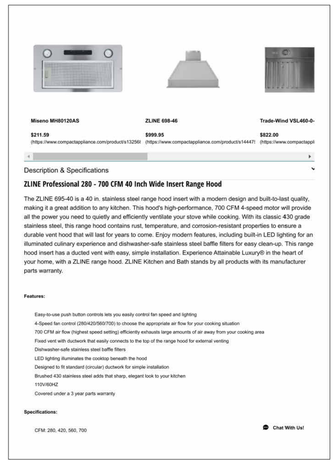
SHEET OF



KEYNOTE LEGEND	
#	Keynote Text
	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
1	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
2	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC
3	BATHROOM EXHAUST FAN 50 CFM, INSTALL PER MANUFATURE'S RECOMMENDATIONS. PROVIDE SWITCH WAS SIGN "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." PER CeNC 150.0(o)(I)
4	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS

LIGHTING LEGEND

- LIGHT FIXTURE
- CAN FIXTURE
- WP LENSED CAN FIXTURE
- DECROTIVE FIXTURE
- REPLACEMENT SCONCE FIXTURE
- EXTERIOR LINEAR LIGHT
- EXHAUST FAN, 50 CFM MIN. PROVIDE DAMPER AND VENT TO THE OUTSIDE. PER ASHRAE 62.2. PROVIDE SWITCH WAS SIGN "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." PER CENC 150.0(O)(I)
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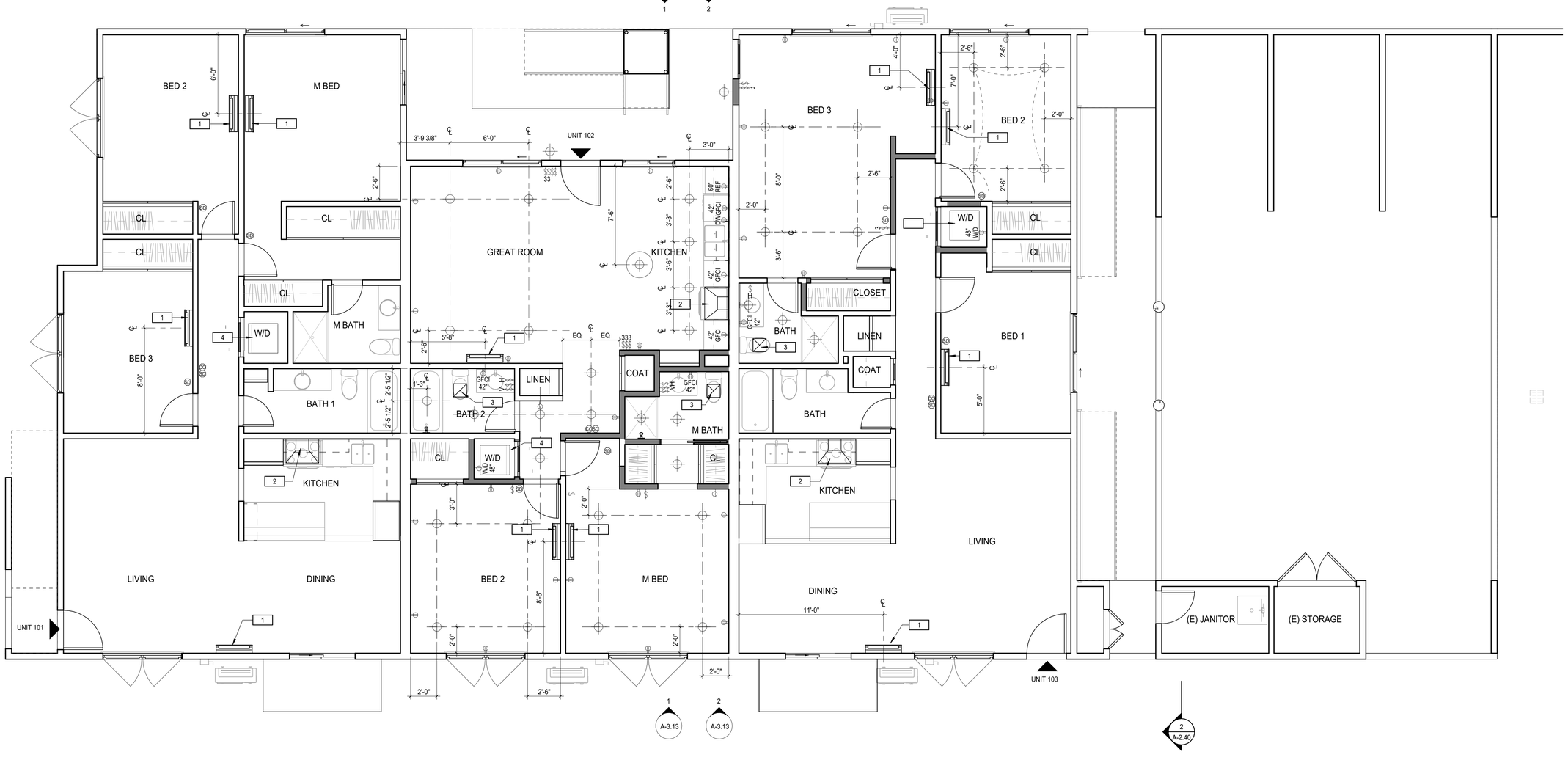
NOTE:
EXISTING LIGHTING TO REMAIN IN SPACES NOT DOCUMENTED



1ST FLOOR - REFLECTED CEILING PLAN

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

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SHEET OF

KEYNOTE LEGEND	
#	Keynote Text
1	PROVIDE WATER PROOF GFCI OUTLET FOR A/C WITH DISCONNECT SWITCH.
2	
3	4" CONC. PAD FOR MECHANICAL EQUIP, 3" ABOVE GRADE. ANCHORE EQUIP TO PAD WITH NEOPRENE ISSOLATION WASHERS BETWEEN.
4	MECHANICAL EQUIPMENT, WALL MOUNTED MULTI-ZONE MINI SPLIT UNIT. SEE MECHANICAL DRAWINGS.
5	BATHROOM EXHAUST FAN 50 CFM, INSTALL PER MANUFATURE'S RECOMMENDATIONS. PROVIDE SWITCH WAS SIGN "This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor." PER CeNC 150.0(o)(I)
6	WASHER & VENTLESS DRYER - PROVIDE RECESSED DRAIN & WATER SUPPLY CONNECTIONS
7	KITCHEN EXHAUST HOOD DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. 150.0(O) CENC

ELECTRICAL NOTES

- OUTLETS IN EACH BATHROOM SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS PER CEC210.11(C)(3)
- ALL LIGHTING TO BE HIGH EFFICACY JA8 LED FIXTURES
- VENT MUST BE SWITCHED SEPARATELY FORM LIGHTING.
- PROVIDE (2) 20-AMP BRANCH CIRCUITS FOR APPLIANCES, ONE FOR NORTH COUNTER APPLIANCES AND ONE FOR SOUTH COUNTER APPLIANCES
- ALL OUTLETS TO BE "TAMPER-RESISTANT RECEPTACLES"
- MIN. OF ONE LUMINAIRE IN BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM TO BE ON VACANCY SENSOR
- ALL RECESSED LIGHTING SHALL HAVE IC RATED INSULATION SHIELD AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE 2019 CEC.
- ARC-FAULT CIRCUIT INTERRUPTER: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 21 0.12(B).
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AS LISTED BELOW. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS.
- GROUNDING ADU SUB-PANEL PER 1/A5.02

ELECTRICAL LEGEND

- GFCI PROTECTED OUTLET
- CONVENIENCE DUPLEX OUTLET
- REF 120V APPLIANCE DUPLEX OUTLET, LOCATE PER APPLIANCE RECOMMENDATIONS
- S 16" 240V APPLIANCE OUTLET, VERIFY REQUIREMENTS WITH MANUFACTURER
- COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. BATTERY POWERED.
- SMOKE DETECTOR. BATTERY POWERED.
- SWITCH
- D SWITCH WITH DIMMER
- V SWITCH VACANCY SENSOR
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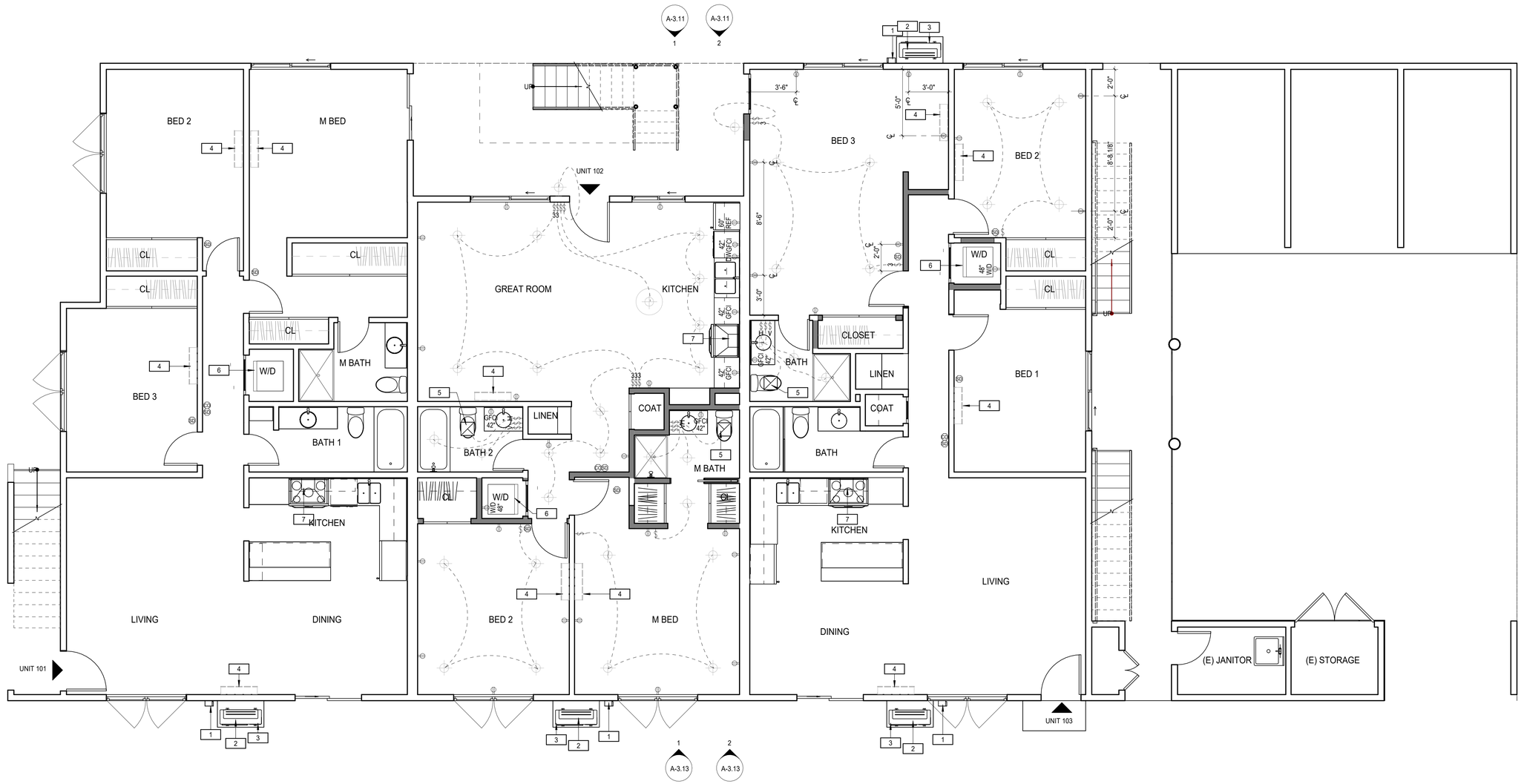
- EXHAUST FAN, 50 CFM MIN. PROVIDE DAMPER AND VENT TO THE OUTSIDE. PER ASHRAE 62.2. PROVIDE SWITCH WAS SIGN "THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME. LEAVE IT ON UNLESS THE OUTDOOR AIR QUALITY IS VERY POOR." PER CENC 150.0(O)(I)



1 1ST FLOOR - ELECTRICAL PLAN

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

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SHEET OF

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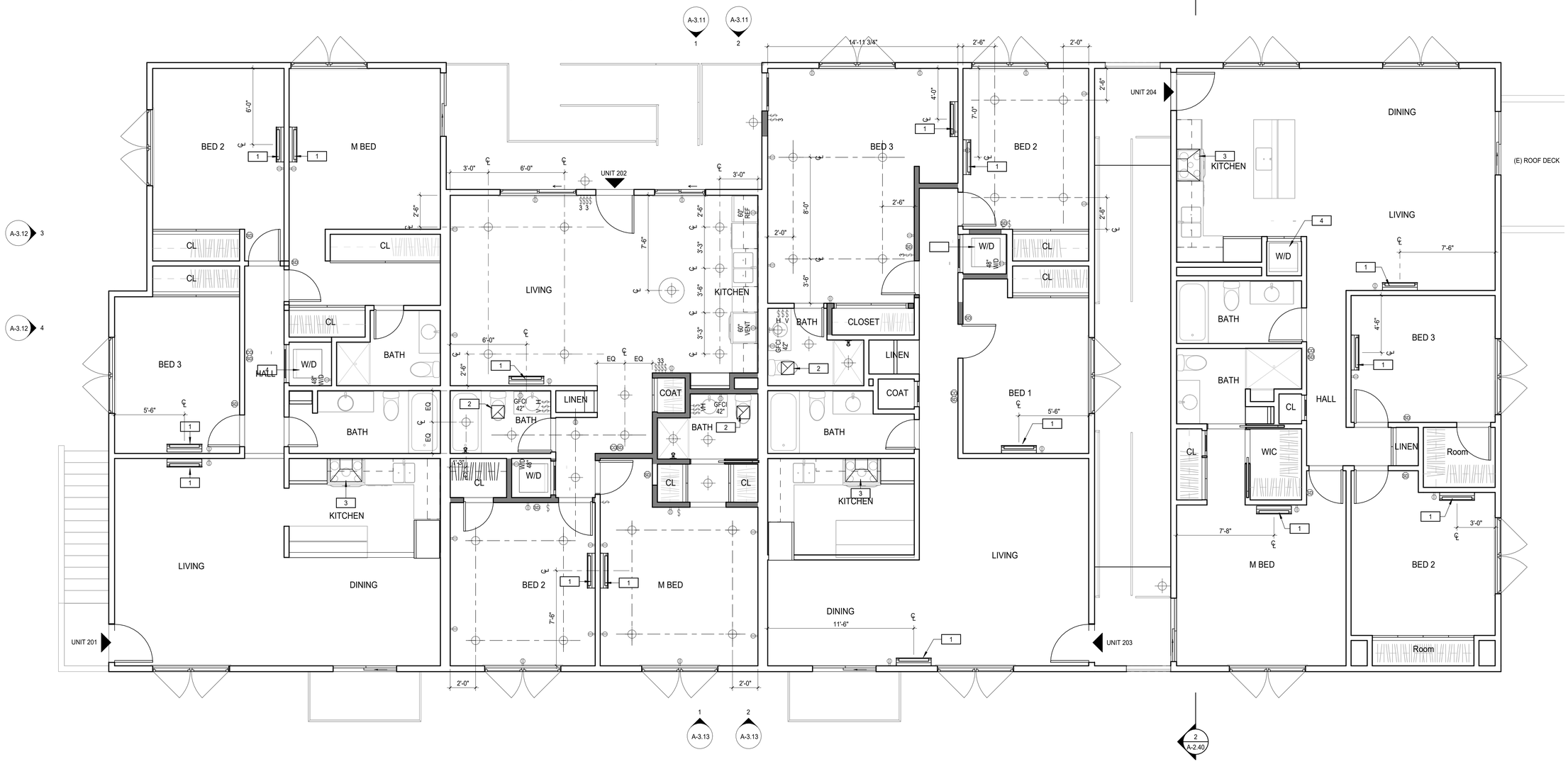

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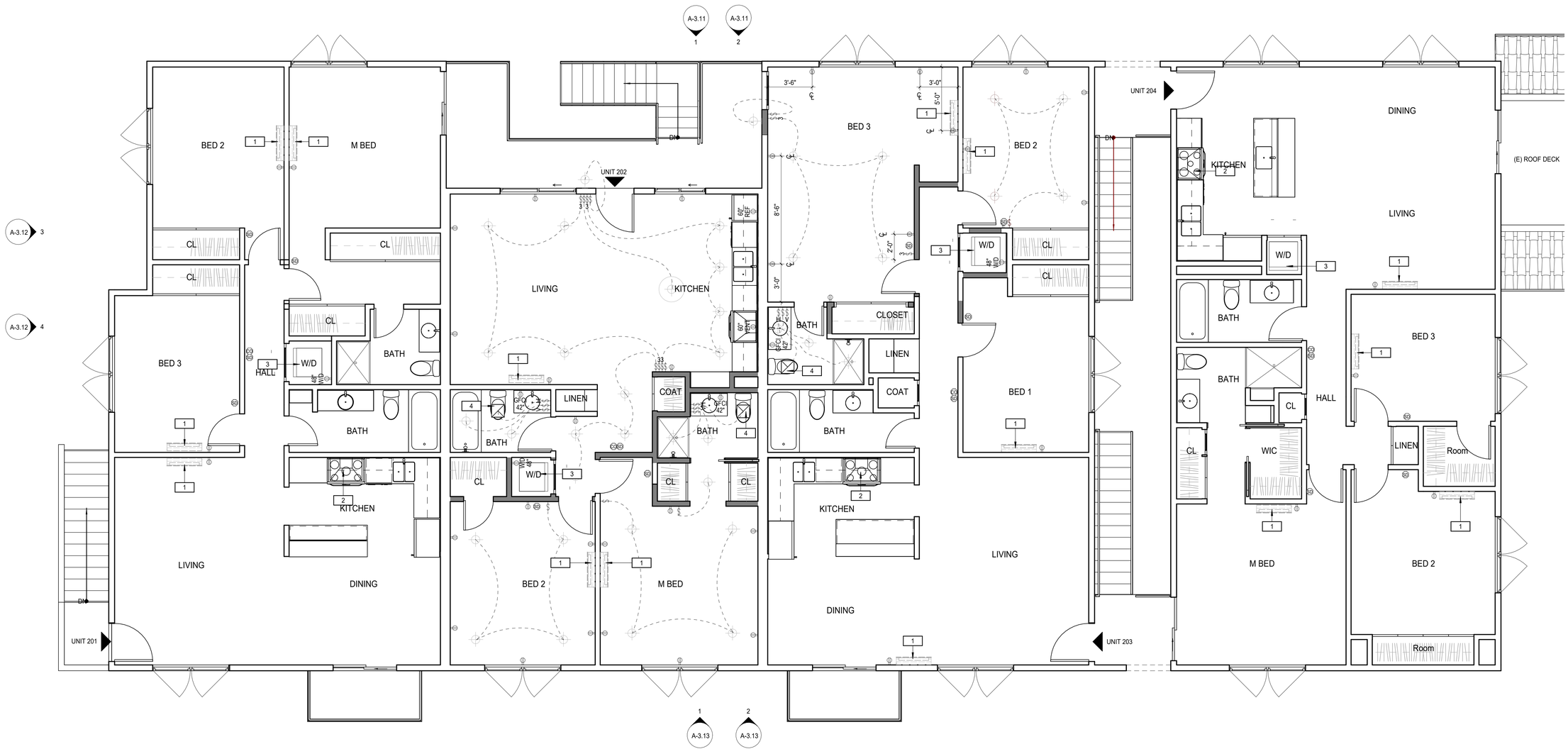

1 2ND FLOOR - ELECTRICAL PLAN

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

NORTH

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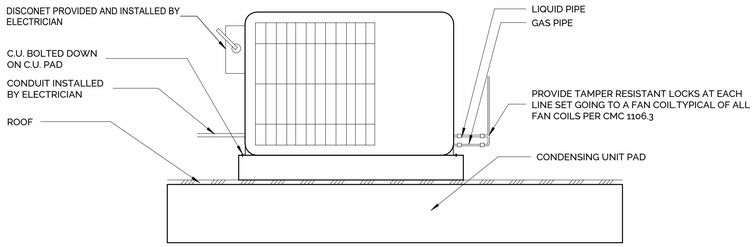
SHEET OF

ROOF NOTES

ROOF TO BE INSPECTED, IF REPLACEMENT OR PATCHED IS REQUIRED TO COMPLY WITH THE FOLLOWING REQUIREMENTS
1. ROOF SLOPE: 1/4" PER FOOT UNLESS OTHERWISE NOTED.
2. MANUFACTURER: IB SYSTEMS, IB PVC SINGLE-PLY 50
3. ICC ESR REPORT 2852, ASTM D 4434-04
4. PVC ROOF, CLASS A-FIRE RATING/ NON-COMBUSTIBLE ROOF MATERIAL
5. 50 MIL PVC ROOFING
6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

BALCONY NOTES
FLOORING FOR BALCONY Dex-O-Tex, PATCH AND REPAIR AS REQUIRED.

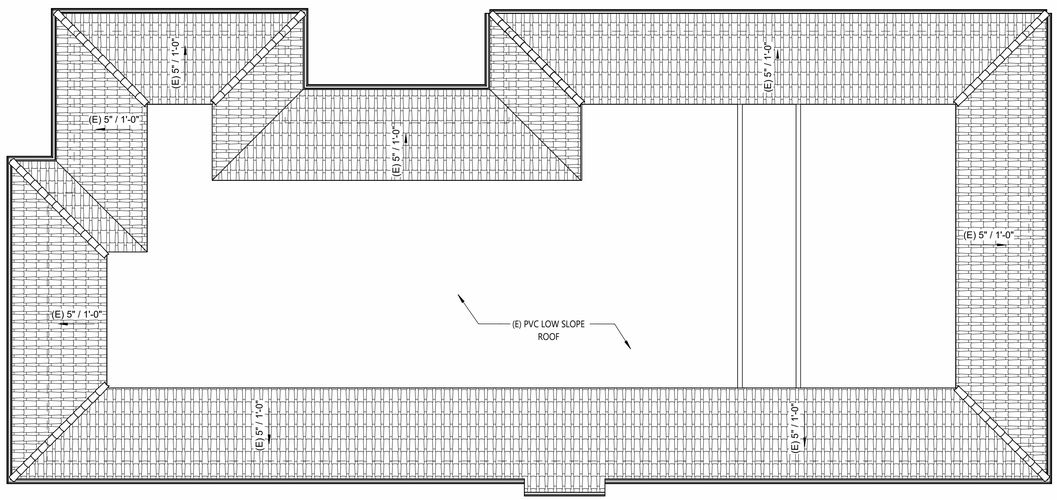


NOTES:

1)UNIT TO BE MOUNTED LEVEL
2)CONTRACTOR MUST ADHERE TO ALL MANUFACTURER'S CLEARANCES
3)CAULK ALL SHETT METAL PENETRATIONS
4)ALL PAD MOUNTED EQUIPMENT SHALL BE LABELED TO INDICATE THE SPACE IT SERVES. FEILD LABEL ALL UNITS AS PER THIS PLAN
5) PROVIDE WATERPROOF, GFCI OUTLET WITHIN 25' OF UNIT.

3 SPLIT OUTDOOR UNIT DETAIL
SCALE: 1" = 1'-0"

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



1 PROPOSED ROOF ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

JM PVC WALKPAD

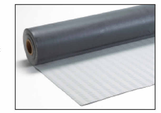
Features and Components

Use: Provides a safe, stable and maintenance-free walkway for quick and easy access to rooftop equipment in high traffic areas.

Material: 72 mil (1.83 mm) thick, textured, reinforced, UV-resistant PVC (polyvinyl chloride) with Elvaloy® KEE (Ketone Ethylene Ester).

Color: Grey

* Elvaloy is a registered trademark of Dow.



Component: A Accessory
Type: PT Protection

System Compatibility *This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.*

Single-Ply	PVC
Do not use in multi-ply systems	Compatible with the selected single-ply systems above

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened IW = Induction Weld RA = Ballasted AD = Adhered

Peak Advantage® Guarantee Information

Systems
Approved for use in any JM Peak Advantage Guarantee System

Installation/Application

Hot Air Weld

When installing JM PVC Walkpads be sure to:
- Achieve full weld around perimeter of the material
- Install textured side up
- Minimize installing over seams and membrane splices whenever possible
- On mechanically fastened systems, avoid installing over the disc
- Refer to JM PVC applicator guides or detail drawings for instructions.

Packaging and Dimensions

Roll Size (width x length)	36" x 80' (91.44 cm x 18.26 m)
Nominal Thickness	0.072" (1.83 mm)
Coverage per Roll (gross)	180 SF (16.72 m²)
Weight per Roll	78 lb (35.4 kg)

Storage

Storage Conditions	Store indoors, out of direct sunlight, and keep clean and dry prior to application.

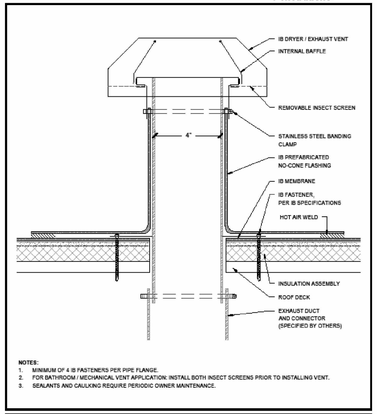
RS-MPK 7-22 (Replaces 3-22)

Technical specifications as shown in this literature are intended to be used as general guidelines only. Please refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-0461 or by visiting our website at www.jm.com/roofing. Physical properties of the product listed herein represent typical, average values obtained in accordance with accepted test methods and are subject to normal manufacturing variations. They are supplied as a technical service and are subject to change without notice. Check with the regional sales representative nearest you for current information.

All Johns Manville products are sold subject to Johns Manville's standard Terms and Conditions, which includes a Limited Warranty and Limitation of Remedy. For a copy of the Johns Manville standard Terms and Conditions or for information on other Johns Manville roofing products and systems, visit www.jm.com/terms-conditions.

IB Roof Systems

Factored Adhered Penetrations DD Detail Drawing



NOTES:
1. MINIMUM OF 4 IB FASTENERS PER PIPE FLANGE.
2. FOR BATHROOM / MECHANICAL VENT APPLICATION: INSTALL BOTH INSECT SCREENS PRIOR TO INSTALLING VENT.
3. SEALANTS AND CAULKING REQUIRE PERIODIC OWNER MAINTENANCE.

Scale: NTS	Detail Name: IB Dryer - Exhaust Vent	Detail Number: PS - 07
Submitted By: Address: Telephone:	Project: Address:	

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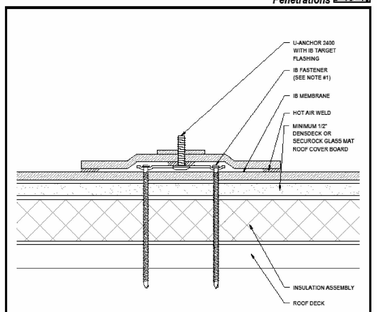
IB Roof Systems

Induction Welded Factored Adhered Penetrations DD Detail Drawing



NOTES:
1. APPROVED IB FASTENER APPROPRIATE FOR PROJECT DECK TYPE.
2. FASTENER PULL TESTS RECOMMENDED TO CONFIRM ACCEPTABLE WITHDRAWAL RESISTANCE FASTENERS MUST ENGAGE THE STRUCTURAL DECK OR FRAMING SUPPORTS.
3. INSTALL U-ANCHOR 2400 WITH A MINIMUM OF FOUR (4) IB APPROVED FASTENERS PER PLATE. FASTENERS MUST ENGAGE THE STRUCTURAL DECK OR FRAMING SUPPORTS.
4. U-ANCHOR PLATES INSTALLED ON IB ROOF SYSTEMS WARRANTY PROJECTS ARE CONSIDERED PART OF THE PV SOLAR ASSEMBLY AND ARE NOT A COVERED COMPONENT OF THE IB WARRANTY. RESPONSIBILITY FOR U-ANCHOR AND PV SOLAR ASSEMBLY DESIGN, LOAD CALCULATION, WIND RESISTANCE, ATTACHMENT AND PERFORMANCE REMAINS WITH OTHERS.

Scale: NTS	Detail Name: U-Anchor 2400	Detail Number: PS - 18
Submitted By: Address: Telephone:	Project: Address:	

© IB Roof Systems 800-426-1626 www.ibroof.com Revision: 11.2022

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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
PROPOSED ROOF PLAN

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

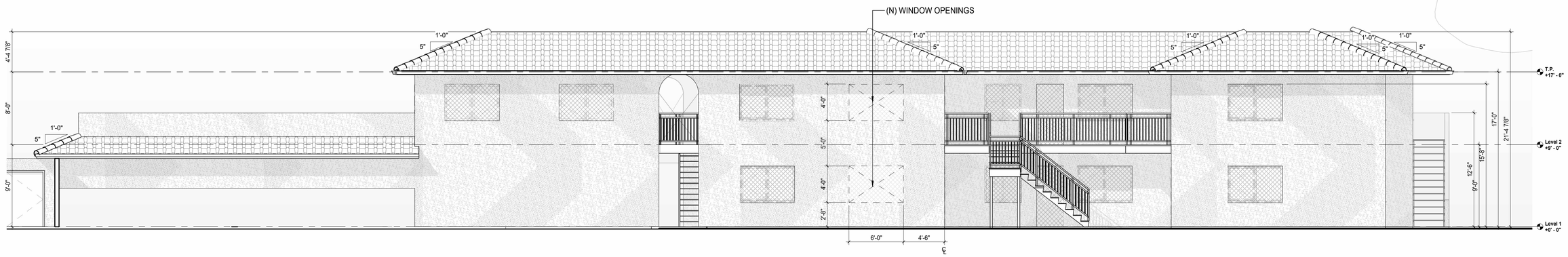
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

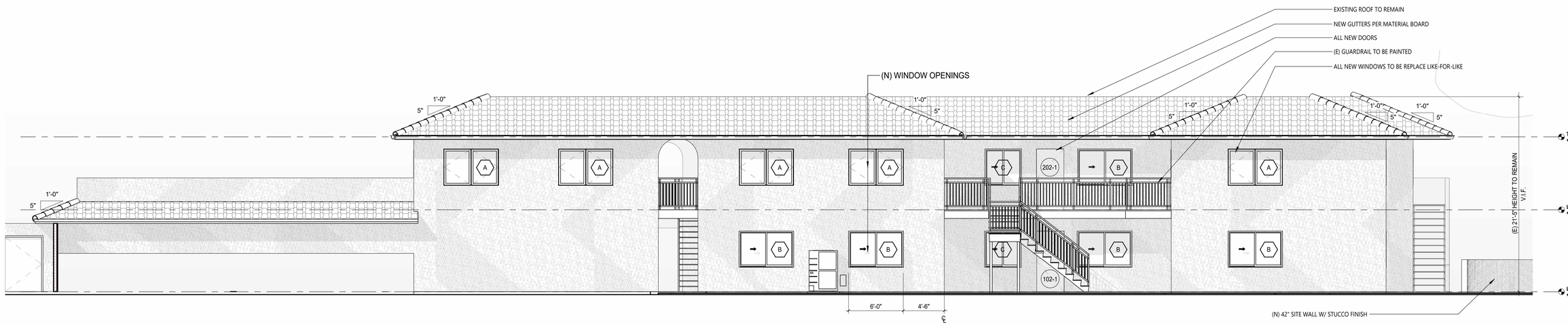
A-2.40

SHEET OF



1 EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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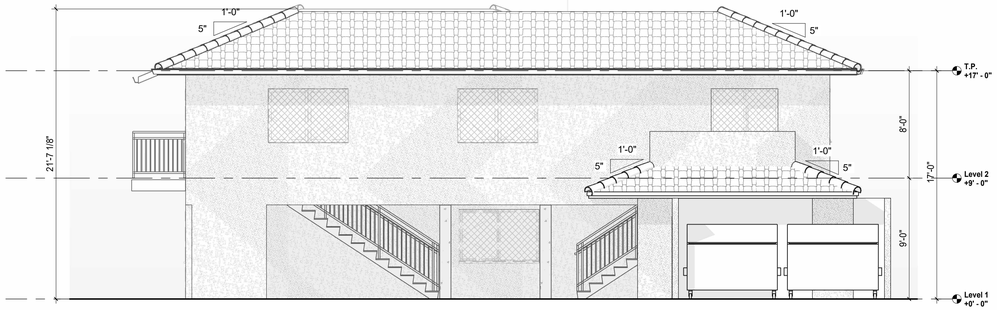
A-3.11

SHEET OF



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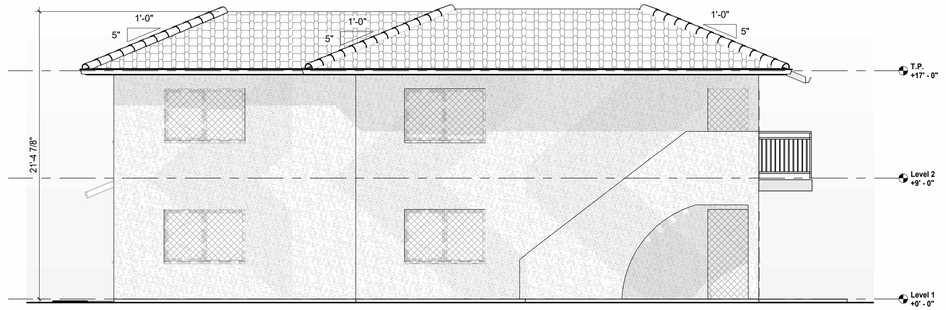

3 EXISTING WEST ELEVATION

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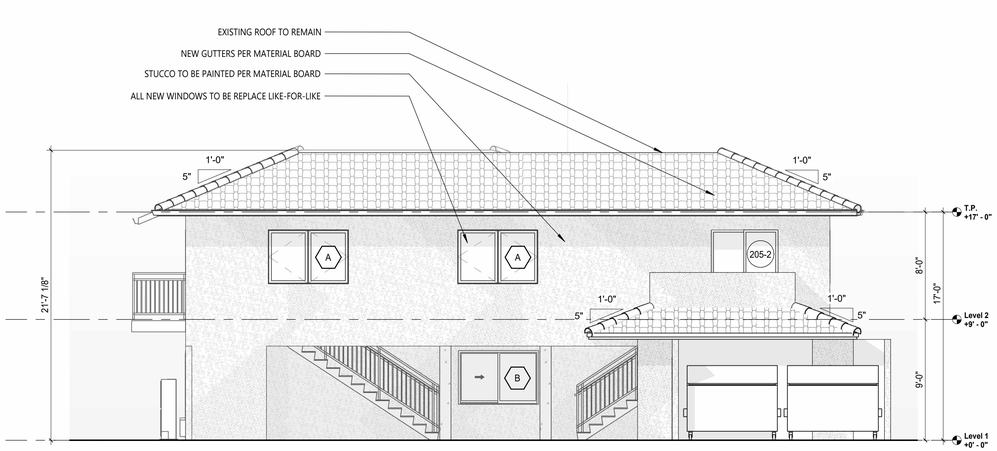
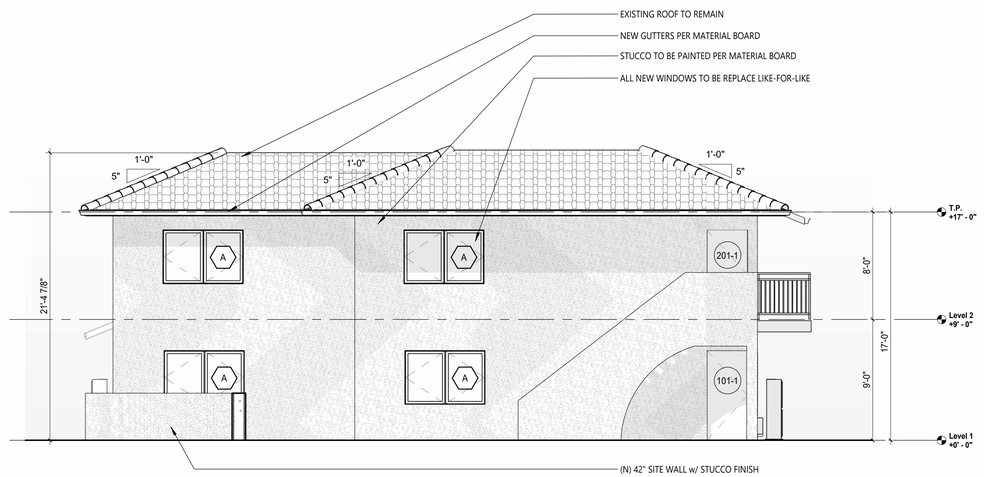


2 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



4 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"

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SUBMITTALS

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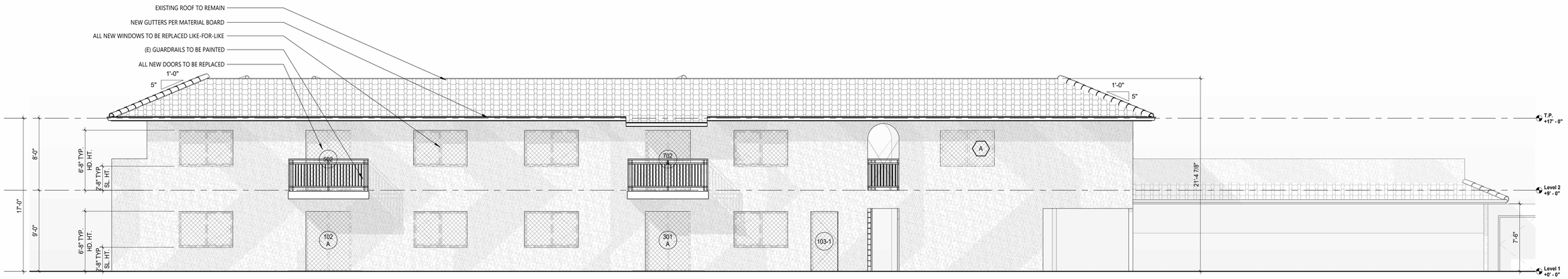
ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-3.12

SHEET OF



2 EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

1 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-3.13

SHEET OF

Panasonic

WhisperFit® DC Ventilation Fans and Fan/Lights

WhisperFit DC VENTILATION FAN

5-1/2" Depth

HEALTHY AIR, HEALTHY HOME
True Flow ratings at **0.375"** static pressure provide powerful airflow to assure code compliant, healthy homes.

Fan Only Model: FV-0511VF1
Fan / Condensation Model: FV-0511VFC1
Fan / Dimmable LED & Nightlight: FV-0511VFL1
Fan / Dimmable LED With Adjustable Color Temperatures: FV-0511VFL1K

- Revolutionary ECM motor with SmartFlow™ Technology ensures optimal CFM output
- Built-in Pick-A-Flow™ airflow selector allows you to select your required airflow of 50, 80, or 110 CFM with a simple flip of a switch
- Condensation Sensor model (FV-0511VFC1) provides hands-free operation and automatic moisture control
- Lighted model incorporates one 10W dimmable LED chip panel with <1W LED night light for warm, long-life energy efficient illumination (night light must be wired separately)
- Adjustable Color Temperature model (FV-0511VFL1K) features three color temperatures of 3000K, 4000K, and 5000K which allows homeowners to match the light setting in the room
- Single-hinged Flex-Z Fast® bracket provides flexible, fast and easy installation
- Can be used to comply with ASHRAE 62.2, LEED, IAP and California Title 24

ADDITIONAL BENEFITS

- Plastic standard 4" adapter with backdraft damper/shutter allows for better air tightness.
- Slide and snap-in junction box and duct collar provide even greater installation flexibility
- Pre-installed alignment guides help guide adaptor assembly into place during installation for a tight precision fit
- Temporary clip molded into casing holds fan in place while installer fastens fan to can safely
- Built-in metal flange provides blocking for penetrations through drywall as an Air Barrier, and assists with the decrease in leakage in the Building Envelope during blower door testing
- UL listed for tub/shower enclosure when GFCI protected and UL listed for use with the Panasonic Ceiling Radiation Damper (model # PC-RD05CS)
- 6-year warranty ECM motor, 3-year warranty on parts, 5 year on LED chip panel

ENERGY STAR

Miseno MH80120AS	ZLINE 698-46	Trade-Wind VSL460-0-
$211.59 (https://www.compactappliance.com/product/s13256	$999.95 (https://www.compactappliance.com/product/s14447	$822.00 (https://www.compactappli

Description & Specifications

ZLINE Professional 280 - 700 CFM 40 Inch Wide Insert Range Hood

The ZLINE 695-40 is a 40 in. stainless steel range hood insert with a modern design and built-to-last quality, making it a great addition to any kitchen. This hood's high-performance, 700 CFM 4-speed motor will provide all the power you need to quietly and efficiently ventilate your stove while cooking. With its classic 430 grade stainless steel, this range hood contains rust, temperature, and corrosion-resistant properties to ensure a durable vent hood that will last for years to come. Enjoy modern features, including built-in LED lighting for an illuminated culinary experience and dishwasher-safe stainless steel baffle filters for easy clean-up. This range hood insert has a ducted vent with easy, simple installation. Experience Attainable Luxury® in the heart of your home, with a ZLINE range hood. ZLINE Kitchen and Bath stands by all products with its manufacturer parts warranty.

Features:

Easy-to-use push button controls lets you easily control fan speed and lighting
4-Speed fan control (280/420/560/700) to choose the appropriate air flow for your cooking situation
700 CFM air flow (highest speed setting) efficiently exhausts large amounts of air away from your cooking area
Fixed vent with ductwork that easily connects to the top of the range hood for external venting
Dishwasher-safe stainless steel baffle filters
LED lighting illuminates the cooktop beneath the hood
Designed to fit standard (circular) ductwork for simple installation
Brushed 430 stainless steel adds that sharp, elegant look to your kitchen
110V/60HZ
Covered under a 3 year parts warranty

Specifications:

CFM: 280, 420, 560, 700

Chat With Us!

Sones: 1.1, 2.5, 4.3, 5.3
Nominal Width: 40"
Width: 40"
Height: 14-3/16"
Depth: 15"
Duct Size: 8" Round
Amperage: 5A
Voltage: 120V
Wattage: 550W

Specifications

CFM	?	280, 420, 560, 700	**CFM (High)**	?	700
Depth	?	15 in.	**Duct Size**	?	8" Round
Height	?	14.2 in.	**Height Above Cooktop**	?	30" to 36"
Nominal Width	?	40 in.	**Product Weight**	?	50 lbs.
Width	?	40 in.	**Available Without Blower**	?	No
Convertible to Ductless / Recirculating	?	No	**Ductless**	?	No
Includes Remote	?	No	**Light Included**	?	Yes
Blower Type	?	Internal	**Bulb Type**	?	LED
Control Type	?	Push Button	**Duct Discharge**	?	Vertical
Filter Type	?	Baffle Filters	**Installation Type**	?	Full Installation
LED	?	Yes	**Material**	?	Stainless Steel
Number of Bulbs	?	4	**Panel Ready**	?	No
Stainless Steel Grade	?	430	**Amperage**	?	5
Fan Speeds	?	4	**Frequency**	?	60 Hertz
Fuel Type	?	Electric	**Maximum Sones**	?	5.3
Minimum Sones	?	1.1	**Sones**	?	1.1, 2.5, 4.3, 5.3
Speeds	?	4	**Voltage**	?	120
Wattage	?	550	**ADA**	?	No
Certifications	?	ETL	**Collection**	?	Professional
Country Of Origin	?	China	**Energy Star**	?	No
Manufacturer Warranty	?	3 Year Parts	**Outdoor Approved**	?	No
Title 24	?	No			

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BATH VENTILATION FAN SPECIFICATIONS

TEMPE
B1212-SBK

FINISHES
SOFT BLACK
Coastal Suitable Finish (EPM): **No**

DIMENSIONS
Height: **12"**
Width/Diameter: **6.75"**
Product Weight: **2.57lb**
Extension: **3.5"**
Top to Center: **2.75"**
Canopy/Backplate Shape: **Rectangular**
Sloped Ceiling Compatible: **No**
Living Finish: **No**
Uplight Only: **Yes**

Shade

ELECTRICAL
Bulb 1
Bulb Included: **No**
Socket: **GU10**
Max Wattage: **8**
Bulb Quantity: **1**
Bulb Included: **No**
Wire Length: **7'**
Gem Box Required (2"x3"): **No**
Dark Sky: **Yes**

SHIPPING
Carton 1: **14" x 9" x 6"**
Carton 1 Weight: **3lb**
Shipping Method: **Ground**
Country of Origin: **TH**

HUDSON VALLEY LIGHTING GROUP | hvlgroup.com | 1.800.814.3993

REVISED 3.11.2022

EXTERIOR SCONCES (DARK SKY COMPLIANT)

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CONTENTS:
CUT SHEET SPECIFICATIONS

DRAWN BY: Author

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REVISIONS

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A-4.0

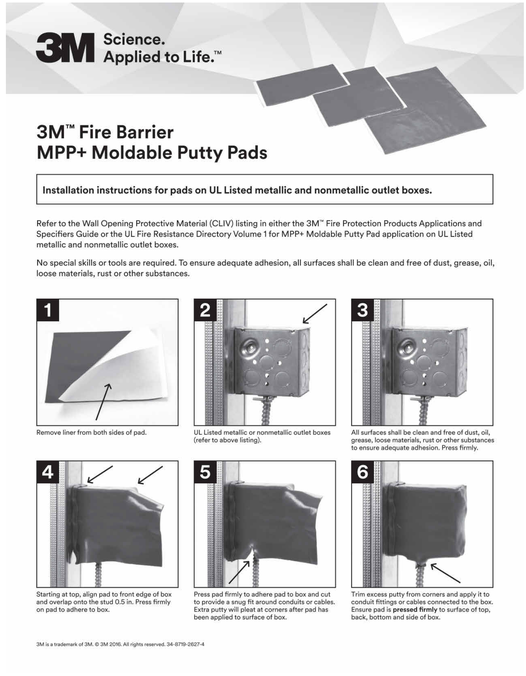
SHEET OF

LIGHT FIXTURES AND RECESSED PENETRATION PROTECTION

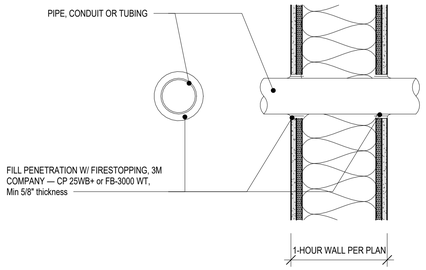
UL 263, 1-HOUR RATED

OUTLET BOX PENETRATION PROTECTION

UL 263, 1-HOUR RATED



1-HOUR WALL PENETRATION:
UL Listing # XHEZ.W-L-1001 - Through-penetration Firestop Systems
UL 1479 OR ASATEM 814

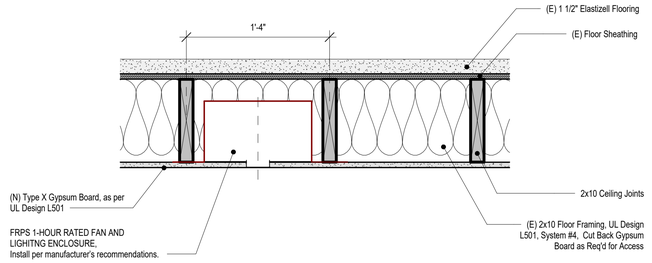


PIPE, CONDUIT OR TUBING NOTES
One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in / (0 mm). (point contact) to max 2 in. (51 mm) Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe — Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 24 in. (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
C. Conduit — Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in (102 mm) diam (or smaller) steel electrical metallic tubing
D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing
E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
F. Through Penetrating Product* — Flexible Metal Piping The following types of steel flexible

3 THRU WALL PENETRATION

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

1-HOUR CEILING PENETRATION
UL 263

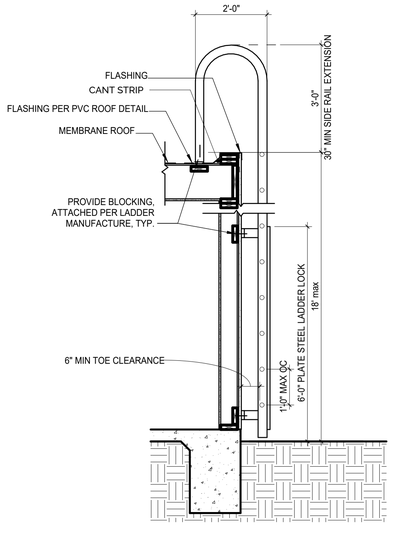


FRPS 1-HOUR RATED ENCLOSURE NOTES

- ATTACHEMENT: Secure the flanges of the box to the underside of the framing with No. 6, 1-1/4 in. long bugle head screws spaced at pre-drilled locations on the flanges.
- RECESSED LIGHT FIXTURE: Standard canister-style recessed light assembly installed in accordance with manufacturer's instructions. Standard 3C-12AWG "Romex" wire is fixed to the assembly and exits the recessed light cover through a maximum of two openings.
- FIRESTOP SEAL: Apply a bead of firestop fill void around the power supply wire where it exits the recessed light cover.

2 CEILING PENETRATION

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

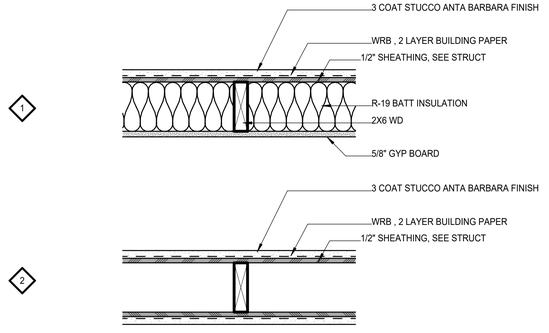


NOTE:
- SIDE RAILS <14" OC
- EACH RUNG TO SUPPORT 300 POUND
- COLOR POWDER COATED TO MATCH STUCCO FINISH
- MANUFATURER TO PROVIDE ATTACHEMENT DETAILS
- PER CBC 304.3.1, REQUEST APPROVAL AS ALTERNATE FORM OF ACCESS

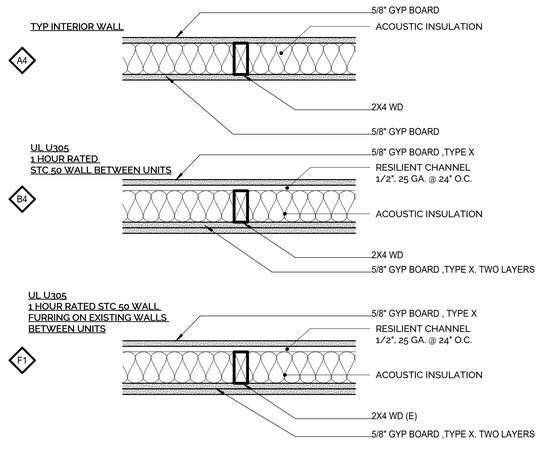
1 LADDER ACCESS

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

EXTERIOR WALLS



INTERIOR WALLS



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SUBMITTALS

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REVISIONS

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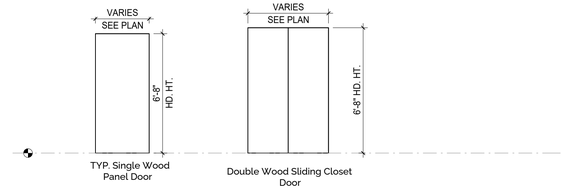
A-5.0

SHEET OF

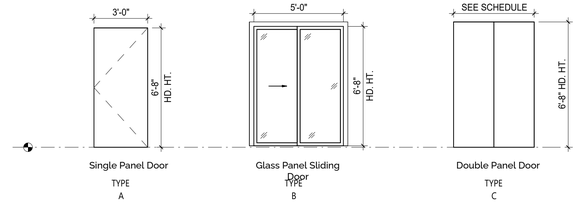
EXTEROR DOOR SCHEDULE														
				DOOR			DOOR			FRAME				
TAG	TYPE	ROOM NAME	ROOM NO.	WIDTH	HEAD HEIGHT	LOCKSET	CORE	MATERIAL	FINISH	MATERIAL	FINISH	TEMPERED GLAZING	DOOR REMARKS
Level 1													
01 A	C	F.G	01	3'-0"	6'-8"	Storage	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
02 A	A	(E) JANITOR	02	2'-6"	6'-8"	Storage	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
03 A	C	(E) STORAGE	03	6'-0"	6'-8"	Storage	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
101 B	A	LIVING	101	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
102 A	B	DINING	102	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
103-1	A	LIVING	301	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		Unit Entry Door
201 A	A	BED 2	208	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
301 A	B	DINING	302	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
301 B	A	LIVING	301	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
Level 2													
501	A	LIVING	501	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
502	B	DINING	502	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
601 A	A	LIVING	601	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
701 B	A	LIVING	821	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		
702 A	B	DINING	702	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
804	B	M BED	812	5'-0"	6'-8"	Security		Fiberglass	Black Bean	Fiberglass	Black Bean	Yes	Milgard, Ultra Line
901	A	KITCHEN	801	3'-0"	6'-8"	Security	HM	Paint Metal	Black Bean	Paint Metal	Black Bean		Unit Entry Door

DOOR LEGEND

INTERIOR DOORS



EXTERIOR DOORS

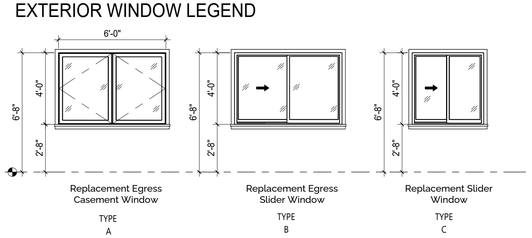


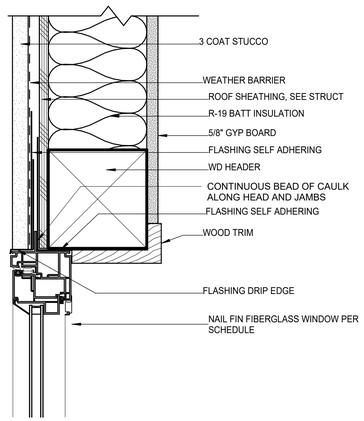
EXTERIOR WINDOW SCHEDULE							
TAG/TYPE	Height	Width	Finish/ Material	Comments	U-Value	SHGC	TEMPERED GLAZING
A	4'-0"	6'-0"	<varies>	<varies>	<varies>	<varies>	<varies>
C	4'-0"	4'-0"			0.42		

DOOR AND WINDOW NOTE:
1. THE NFRC THERMAL PERFORMANCE LABLES SHALL REMAIN ON NEW OR REPLACEMENT WINDOWS UNTIL FINAL INSPECTION.
2. FEILD VERIFY AND DESIGNER APPROVE SHOPDRAWINGS BEFORE PURCHASE

NOTE VERIFY HEAD HEIGHT OF DOOR, MATCH EXISTING HEAD HEIGHT OF EXISITNG INTERIOR DOORS.

EXTERIOR WINDOW LEGEND





3 WINDOW HEAD DETAIL

SCALE: 3" = 1'-0"

FLASHING SEQUENCE

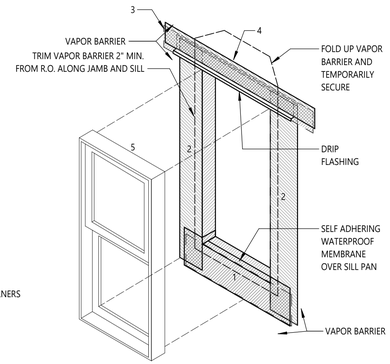
1. INSTALL PAN FLASHING AND WATERPROOF MEMBRANE AT SILL.

2. INSTALL WATERPROOF MEMBRANEOVER VAPOR BARRIER AT JAMBS; WRAP INTO JAMB.

3. INSTALL WATERPROOF MEMBRANE UNDER VAPOR BARRIER AT HEAD; WRAP INTO HEAD.

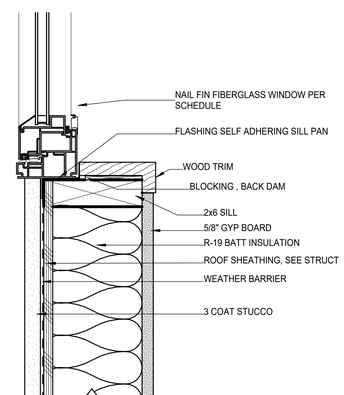
4. INSTALL DRIP FLASHING WITH WATER--PROOF MEMBRANE OVER THE TOP AND FOLD DOWN VAPOR BARRIER OVER; TAPE DOWN CORNERS OF VAPOR BARRIER.

5. INSTALL WINDOW WITH SEALANT.



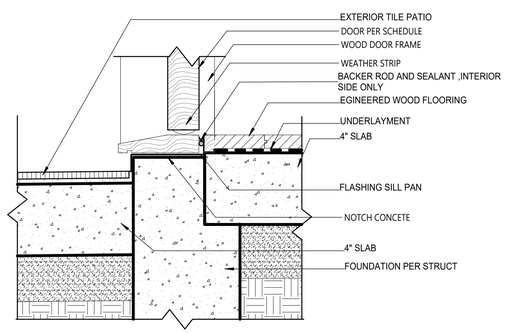
2 WINDOW FLASHING DETAIL

SCALE: 3/4" = 1'-0"



4 WINDOW SILL DETAIL

SCALE: 3" = 1'-0"



1 (N) DOOR SILL DETAIL

SCALE: 3" = 1'-0"

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

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

JOB NUMBER: 23035

CONTENTS:
DOOR AND WINDOW SCHEDULE

DRAWN BY: Author

CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 04/23/25

REVISIONS

NO	DATE	TYPE

A-5.1

SHEET OF

Project Name: 4956 5th Street | **Date Prepared:** 2025-10-13

A. General Information

1	Project Name	4956 5th Street			
2	Run Title	Title 24 Analysis			
3	Project Location	4956 5th Street			
4	City	Carpinteria	5	Standards Version	Compliance 2022
6	Zip code	93013	7	Compliance Software (version)	EnergyPro 9.4
8	Climate Zone	6	9	Building Orientation (deg)	45
10	Building Type(s)	• Multifamily 3 stories or less	11	Weather File	SANTA-BARBARA_STYP20.epw
12	Project Scope	• Existing addition and alteration	13	Number of Dwelling Units	9
14	Total Conditioned Floor Area in Scope (ft²)	8124	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	0	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	8124			

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B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Not Included	Solar Thermal Water Heating (See Table I3)	☐ Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the LMCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the LMCC-PRF-E).	
	MultiFam	Performance		☒ Not Included		
Mechanical (See Table H)	Nonres	Not Included	Covered Process: Commercial Kitchens (see Table J)	☐ Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	LMCC-LTI-01E is required
	MultiFam	Performance		☒ Not Included	Outdoor Lighting 140.7 & 170.2(e)	LMCC-LTO-01E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐ Performance	Sign Lighting 140.8 & 170.2(e)	LMCC-LTS-01E is required
	MultiFam	Performance		☒ Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Not Included	Photovoltaics (see Table F)	☐ Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the LMCC form listed if applicable (i.e. compliance will not be shown on the LMCC-PRF-E.)	
	MultiFam	Performance		☒ Not Included	Electrical Power Distribution 110.11	LMCC-ELC-01E is required
			Battery (see Table F)	☐ Performance	Commissioning 120.8	LMCC-CXR-01E is required
				☒ Not Included	Solar and Battery 110.10	LMCC-SAB-01E is required

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C1. COMPLIANCE SUMMARY

COMPLIES[3]

	Time Dependent Valuation (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	**Total[2] (kBtu/ft² - yr)**	**Total[2] (kBtu/ft² - yr)**
Standard Design	78.69	n/a	n/a
Proposed Design	75.67	n/a	n/a
Compliance Margins	**3.02**	**n/a**	**n/a**
	Pass	**n/a**	**n/a**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

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C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	12.3	10.42	1.88
Space Cooling	1.84	1.53	0.31
Indoor Fans	7.43	6.61	0.82
Heat Rejection	0	0	0
Pumps & Misc.	0.38	0.37	0.01
Domestic Hot Water	56.74	56.74	0
Indoor Lighting	0	0	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**78.69**	**75.67**	**3.02 (3.8%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**N/A**	**N/A**	**n/a (n/a)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

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C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	51.41	51.41	---
Process	49.52	49.51	0.01
Other Ltg	8.98	8.98	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**188.6**	**185.57**	**3.03 (1.6%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

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C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	3.3	2.8	0.5	---	---	---
Space Cooling	0.2	0.2	0	---	---	---
Indoor Fans	2.1	1.9	0.2	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	0.1	0.1	0	---	---	---
Domestic Hot Water	---	---	---	130.7	130.7	0
Indoor Lighting	---	---	---	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**5.7**	**5**	**0.7**	**130.7**	**130.7**	**0**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**5.7**	**5**	**0.7**	**130.7**	**130.7**	**0**
Receptacle	14.8	14.8	0	---	---	---
Process	15.1	15.1	0	---	---	---
Other Ltg	2.3	2.3	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**37.9**	**37.2**	**0.7**	**130.7**	**130.7**	**0**

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C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	32.01	31.71	0.3	0.94
NET EUI[1]	32.01	31.71	0.3	0.94

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The building does not include service water heating. Verify that service water heating is not required and is not included in the design.

D2. MULTIFAMILY REQUIRED SPECIAL FEATURES

• Indoor air quality, balanced fan
• IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
• IAQ Ventilation System: fault indicator display
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

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E1. HERS VERIFICATION SUMMARY

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 this computer analysis. Additional detail is provided in the building tables below. Registered LMCIs and LMCVs are required to be completed in the HERS Registry.

Building-level Verifications:
• Kitchen range hood
Cooling System Verifications:
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
Heating System Verifications:
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)
HVAC Distribution System Verifications:
• -- None --
Domestic Hot Water System Verifications:
• -- None --

F3. DWELLING UNIT INFORMATION

01	02	03	04
Dwelling Unit Name	**Dwelling Unit Type**	**Zone**	**Zone Group Multiplier**
DDU-1 Unit 101-(1/1)	DU-1 Unit 101	S-1-Unit 101	1
DDU-2 Unit 102-(1/1)	DU-2 Unit 102	S-2-Unit 102	1
DDU-3 Unit 103-(1/1)	DU-3 Unit 103	S-3-Unit 103	1
DDU-4 Unit 104-(1/1)	DU-4 Unit 104	S-4-Unit 104	1
DDU-8 Unit 204-(1/1)	DU-8 Unit 204	S-8-Unit 204	1
DDU-5 Unit 201-(1/1)	DU-5 Unit 201	S-5-Unit 201	1
DDU-6 Unit 202-(1/1)	DU-6 Unit 202	S-6-Unit 202	1
DDU-7 Unit 203-(1/1)	DU-7 Unit 203	S-7-Unit 203	1
DDU-9 Unit 205-(1/1)	DU-9 Unit 205	S-9-Unit 205	1

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F4. DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	**CFA (ft²)**	**Number of Bedrooms**	**Number in Building**	**Space Conditioning Systems Assigned**	**DHW System Name**	**IAQ Vent Fan Name**
DU-1 Unit 101	1226	3	1	DU-1 Unit 101 |:Heat Pump System 1:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-2 Unit 102	953	2	1	DU-2 Unit 102 |:Heat Pump System 2:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-3 Unit 103	528	1	1	DU-3 Unit 103 |:Heat Pump System 3:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-4 Unit 104	731	1	1	DU-4 Unit 104 |:Heat Pump System 4:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-5 Unit 201	1226	3	1	DU-5 Unit 201 |:Heat Pump System 5:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-6 Unit 202	953	2	1	DU-6 Unit 202 |:Heat Pump System 6:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-7 Unit 203	528	1	1	DU-7 Unit 203 |:Heat Pump System 7:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-8 Unit 204	731	1	1	DU-8 Unit 204 |:Heat Pump System 8:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan
DU-9 Unit 205	1248	3	1	DU-9 Unit 205 |:Heat Pump System 9:::2:3	MF0-Standard Gas 50 gal or Le1	Default Minimum Balanced IAQ Fan

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APN: 003-312-012 & 013

JOB NUMBER: 23035

CONTENTS:
ENERGY CALCS

DRAWN BY: Author
CHECKED BY: Checker

SUBMITTALS

DATE	TYPE

ISSUE DATE: 10/20/25

REVISIONS

NO	DATE	TYPE

T24-1

SHEET OF

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft^2)	Total Fenestration Area (ft^2)	Window to Wall Ratio (%)
North-Facing[1]	1528	232	15.18
East-Facing[2]	1373	183	13.33
South-Facing[3]	1531	361	23.58
West-Facing[4]	1373	133	9.69
Total	**5805**	**909**	**15.66**
Roof	4664	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 4500'00" south of east (SE), but excluding 4500'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),

G2B. ROOFING PRODUCT SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06
Name	Roof Pitch	Roof Rise (x in 12)	Aged Solar Reflectance	Thermal Emittance	SRI
Roof	Low slope	0	0.1	0.85	N/A
Roof 2	Low slope	0	0.1	0.85	N/A
Roof 3	Low slope	0	0.1	0.85	N/A
Roof 4	Low slope	0	0.1	0.85	N/A
Roof 5	Low slope	0	0.1	0.85	N/A

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G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
R-11 Wall	Exterior Walls	5,805	Wood Framed Wall	11	0	0	U-factor	0.1096	Inside Finish: Gypsum Board Cavity / Frame: R-11 / 2x4 Exterior Finish: 3 Coat Stucco	E
Ceiling	Interior Ceiling	3,235	Wood Framed Ceiling	0	0	0	U-factor	0.2016	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Ceiling Below Finish: Gypsum Board	E
R-0 Wall	Interior Walls	3,012	Wood Framed Wall	0	0	0	U-factor	0.2773	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board	
R-21 Wall	Interior Walls	1,296	Wood Framed Wall	21	0	0	U-factor	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board	
R-0 Floor No Crawlspace	Interior Floors	3,438	Wood Framed Floor	0	0	0	U-factor	0.1957	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board	E
R-19 Roof No Attic	Cathedral Ceilings	4,664	Wood Framed Ceiling	19	0	0	U-factor	0.0537	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Inside Finish: Gypsum Board	E

[1] Status: N - New, A - Altered, E - Existing

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G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft^2)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
R-19 Floor No Crawlspace	Exterior Floors	1,248	Wood Framed Floor	19	0	0	U-factor	0.0469	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10	E

[1] Status: N - New, A - Altered, E - Existing

G6B. OPAQUE DOOR SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04
Name	Area (ft^2)	Overall U-factor	Status[1]
Door	21	0.5	N
Door 2	21	0.5	N
Door 3	21	0.5	N
Door 4	21	0.5	N
Door 5	21	0.5	N
Door 6	21	0.5	N
Door 7	21	0.5	N
Door 8	21	0.5	N
Door 9	21	0.5	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall	45	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 2	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall	135	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 3	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall	225	1	59	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 4	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall	315	1	50	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 5	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 2	45	1	41	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 6	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 2	225	1	50	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 7	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 3	45	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window 8	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 3	135	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 9	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 3	225	1	59	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 10	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 4	135	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 11	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 4	225	1	59	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 12	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 4	45	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 13	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 5	135	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 14	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 5	225	1	59	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window 15	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 3	315	1	50	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 16	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 5	45	1	41	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 17	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 6	225	1	50	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 18	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 6	45	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 19	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	N Wall 7	45	1	50	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 20	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	E Wall 7	135	1	83	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N
Window 21	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	S Wall 7	225	1	25	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N

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G7B. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)

01	02	03	04	05	06	07	08	09	10	11	12	13
Fenestration Name	Fenestration Type/ Product Type / Frame Type	Parent Surface	Azimuth	Multiplier	Area (ft^2)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status[1]
Window 22	Vertical fenestration Architectural Window - Operable (Multifamily only) N/A	W Wall 5	315	1	33	0.3	NFRC	0.22	NFRC	N/A	Standard bug screens	N

[1] Status: N - New, A - Altered, E - Existing

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H2. DWELLING UNIT HVAC HEATING AND COOLING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13
Dwelling Unit Type	Equipment Name	Equipment Type	Quantity	Air Distribution System Name	Fan System name	Heating				Cooling		
						Heat Output at 47	Heat Output at 17	Efficiency Unit	Efficiency	Total Cooling Output	Efficiency Unit	Efficiency
DU-1 Unit 101	Heat Pump System 1	VCHP-ductless N/A	1	N/A	Heat Pump System 1	36,000	23,000	HSPF2	9.3	N/A	EER2 SEER2	12 19.2
DU-2 Unit 102	Heat Pump System 2	VCHP-ductless N/A	1	N/A	Heat Pump System 2	25,000	15,500	HSPF2	10	N/A	EER2 SEER2	13.7 20
DU-3 Unit 103	Heat Pump System 3	VCHP-ductless N/A	1	N/A	Heat Pump System 3	22,000	16,500	HSPF2	10	N/A	EER2 SEER2	13 20
DU-4 Unit 104	Heat Pump System 4	VCHP-ductless N/A	1	N/A	Heat Pump System 4	22,000	16,500	HSPF2	10	N/A	EER2 SEER2	13 20
DU-5 Unit 201	Heat Pump System 5	VCHP-ductless N/A	1	N/A	Heat Pump System 5	36,000	23,000	HSPF2	9.3	N/A	EER2 SEER2	12 19.2
DU-6 Unit 202	Heat Pump System 6	VCHP-ductless N/A	1	N/A	Heat Pump System 6	25,000	15,500	HSPF2	10	N/A	EER2 SEER2	13.7 20
DU-7 Unit 203	Heat Pump System 7	VCHP-ductless N/A	1	N/A	Heat Pump System 7	22,000	16,500	HSPF2	10	N/A	EER2 SEER2	13 20
DU-8 Unit 204	Heat Pump System 8	VCHP-ductless N/A	1	N/A	Heat Pump System 8	22,000	16,500	HSPF2	10	N/A	EER2 SEER2	13 20
DU-9 Unit 205	Heat Pump System 9	VCHP-ductless N/A	1	N/A	Heat Pump System 9	45,000	29,000	HSPF2	9.1	N/A	EER2 SEER2	9.3 19.3

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H3a. MULTIFAMILY / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05
Name	Type	Power	Power Units	Status
Heat Pump System 1	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 2	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 3	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 4	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 5	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 6	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 7	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 8	HVAC Fan	0.35	W/cfm	N/A
Heat Pump System 9	HVAC Fan	0.35	W/cfm	N/A

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CHECKED BY: Checker

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H10. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION

01	02	03	04	05	06	07	08	09	10	11	12	13
Dwelling Unit Type	IAQ Option	Central Fan (if applicable)					Individual Fan (if applicable)					
		IAQ Fan Type Type	Supply Airflow CFM	Supply Fan Efficacy W/CFM	Exhaust CFM	Exhaust Fan Efficacy W/CFM	IAQ Fan Type	Count	Airflow CFM	Fan Efficacy W/CFM	Recovery Efficiency SRE	Recovery Efficiency ASRE
DU-1 Unit 101	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	66.78	N/A	N/A	N/A
DU-2 Unit 102	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	51.09	N/A	N/A	N/A
DU-3 Unit 103	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.84	N/A	N/A	N/A
DU-4 Unit 104	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36.93	N/A	N/A	N/A
DU-5 Unit 201	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	66.78	N/A	N/A	N/A
DU-6 Unit 202	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	51.09	N/A	N/A	N/A
DU-7 Unit 203	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	30.84	N/A	N/A	N/A
DU-8 Unit 204	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36.93	N/A	N/A	N/A
DU-9 Unit 205	Default Minimum Balanced IAQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	67.44	N/A	N/A	N/A

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Responsible Designer Name: Adam Grosshans	Responsible Designer Signature: Adam Grosshans
Company: Metrics Mechanical Engineering	Date Signed: 10/13/2025
Address: 7 W Figueroa St, Suite 200	License #: c38342
City/State/Zip: Santa Barbara, CA 93101	Title:
Phone: 3109770539	Scope:

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
Standard Gas 50 gal or Le10	Natural Gas	Storage	9	50	N/A	N/A	0.6	EF	N/A	N/A	N/A	N/A	N/A

I2. MULTI-FAMILY WATER HEATING SYSTEM DETAIL

01	02	03	04	05	06	07	08
System Name	Configuration	Type	Qty in System	Dwelling Unit Distribution Type	Water Heater Name	Solar Heating System	Is Compact Distribution
MF0-Standard Gas 50 gal or Le1	Domestic Hot Water (DHW)	Unitary	1	Standard Distribution System	Standard Gas 50 gal or Le10	N/A	No

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

See LMCC-LTI01-E for mandatory controls

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CALIFORNIA ENERGY COMMISSION

code requirements including field verification and diagnostic testing. Upon completion of the fillable PDF compliance forms, the responsible person should submit the compliance forms directly to the AHJ and retain the completed PDF compliance forms for later registration with the data registry. To comply with the 2022 Energy Code section 10-103(a), the responsible person shall register all compliance documentation with a data registry once an approved residential data registry capable of processing these forms becomes available.

Local AHJs should consider suspending enforcement of the impacted code sections (see below) that require registration of LRMF compliance documentation until an approved residential data registry capable of processing these forms becomes available. At that point, responsible persons shall register the documents with the approved data registry, as discussed above, and additional guidance will be provided by the CEC.

AHJs should consider holding digital or paper copies of the documents submitted to them as demonstration of compliance for retention and eventual registration.

Impacted Code Sections

The following sections of the 2022 Energy Code are affected by the lack of a CEC approved residential data registry capable of processing LRMF compliance documentation:

- 10-103(a)1B Certificate of compliance
- 10-103(a)2A [paragraph 3] Application for a building permit
- 10-103(a)3C Certificate of installation
- 10-103(a)3F Certificate of installation: Availability
- 10-103(a)5B Certificate of verification
- 10-103(a)5C Certificate of verification: Availability
- 10-103(b)1A Compliance information to be provided by Builder
- 10-103(d)1 Enforcement agency requirements: Permits
- 10-103(d)2 Enforcement agency requirements: Inspection

Further Information

For additional information or questions, please contact the Energy Standards (Title 24) Hotline at 1-800-772-3300, toll-free in California or via email at Title24@energy.ca.gov.

Documentation Author's Declaration Statement

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

Documentation Author Name: Tyler Reynolds	Documentation Author Signature:
Company: Metrics Mechanical Engineering	Signature Date:
Address: 7 W. Figueroa Street	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Santa Barbara, CA 93101	Phone: (805) 770-7820

Responsible Person's Declaration statement

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

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

Responsible Designer Name:	Responsible Designer Signature:
Company:	Date Signed:
Address:	License #:
City/State/Zip:	Title:
Phone:	Scope:

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CALIFORNIA ENERGY COMMISSION

Regulatory Advisory

November 18, 2022

LOW-RISE MULTIFAMILY COMPLIANCE FORMS FOR THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS

Background

The 2022 Building Energy Efficiency Standards (Energy Code), which goes into effect January 1, 2023, introduced new requirements for low-rise multifamily (LRMF) buildings and includes the registration of new LRMF compliance documentation. CalCERTS, Inc. (CalCERTS) and ConSol Home Energy Efficiency Rating Services, Inc. (CHEERS) have each applied to the California Energy Commission (CEC) to be certified as residential data registries for the 2022 Energy Code. Both CalCERTS and CHEERS are creating new systems to process and register the new LRMF compliance documents required by the 2022 Energy Code.

While development is ongoing, both CalCERTS and CHEERS have informed the CEC that they will not be able to complete required programming and testing of the new LRMF component of their residential data registries until after March 1, 2023. As a result, for LRMF buildings only,[1] there will be no approved data registry capable of registering compliance documentation for this building type until at least the end of March 2023. Document registration with an approved residential data registry is required by the 2022 Energy Code for both newly constructed buildings and additions or alterations to existing buildings (specific code references are listed below).

Official Guidance

CEC staff recommends local authorities having jurisdiction (AHJs) take the following steps to ensure that permitting for LRMF buildings under the 2022 Energy Code is not delayed.

CEC staff intends to create and issue fillable PDF compliance forms that can be used to demonstrate compliance in LRMF buildings until those forms can be registered with an approved residential data registry. Responsible persons, as defined by section 10-103(a), should utilize those fillable PDF compliance forms to document compliance with

[1] Registration of single-family compliance documentation for the 2022 Energy Code is not affected by this issue. Staff reviewed the data registries' applications for the single-family residential and nonresidential components of both the CalCERTS and CHEERS data registries and the CEC will consider approval of these registries on December 14, 2022, for processing of these 2022 compliance documents beginning January 1, 2023.

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GENERAL NOTES:

1. THE CONTRACTOR SHALL FOLLOW THE PLANS AND WILL NOTE SUBSTITUTE SPECIFIED PRODUCTS, BUILDING MATERIALS OR PLANTS UNLESS APPROVED BY LANDSCAPE ARCHITECT. ALL PROPOSED SUBSTITUTIONS SHALL BE DESCRIBED AND DOCUMENTED IN SUBMITTALS BY THE CONTRACTOR, AND SUBMITTED TO THE LANDSCAPE ARCHITECT 2 WEEKS PRIOR TO INSTALLATION.

2. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. DELIVER ALL PERMITS AND CERTIFICATES OF INSPECTION TO THE OWNER'S REPRESENTATIVE.

3. STRUCTURES, STREETS, SIDEWALKS, TREES, HARDSCAPE, UTILITIES TO REMAIN AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.

4. THE PROJECT SHALL BE ACCEPTED AS COMPLETE WHEN THE FOLLOWING CONDITIONS HAVE BEEN MET:
   - 4.1. ALL WORK REQUIRED BY CONTRACT ADMINISTRATION THROUGH ITS FINAL INSPECTION HAS SATISFACTORILY BEEN ACCOMPLISHED.
   - 4.2. THE DEPARTMENT OF BUILDING AND SAFETY HAS SIGNED OFF THE FINAL INSPECTION APPROVAL AT THE BOTTOM OF THE JOB INSPECTION CARD (IF REQUIRED).
   - 4.3. THE CONTRACTOR HAS MADE ALL PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS AND NO LIENS EXIST.

5. ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. FAILURE TO DO SO WILL PLACE RESPONSIBILITY ON THE CONTRACTOR FOR CORRECTION.

6. THE CONTRACTOR SHALL VERIFY ON SITE ALL DIMENSIONS AND LOCATIONS OF ANY UNDERGROUND UTILITY.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING DUMPSTER(S) TO REMOVE LANDSCAPE DEBRIS AND TO DUMP LOCATION. CONTRACTOR IS RESPONSIBLE FOR LOADING DEBRIS TO BE HAULED AWAY

2. CONTRACTOR TO DIG UP AND REMOVE GRASS AND/ OR IVY AND ROOT SYSTEMS TO DEPTH OF 3" OR BELOW THE THATCH LAYER OF THE SOIL.

3. CONTRACTOR IS RESPONSIBLE FOR WATERING EXISTING PLANT MATERIAL TO REMAIN DURING CONSTRUCTION.

PLANTING NOTES:

1. PLANT QUANTITIES SHOWN IN PLANT LIST ARE FOR REFERENCE ONLY; PLANS SUPERCEDE THE LEGEND. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT QUANTITY SHOWN ON PLANS.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE AFFECTED WORK CAN CONTINUE.

3. IRRIGATION SYSTEM TO BE INSTALLED AND OPERABLE PRIOR TO INSTALLATION OF PLANT MATERIALS. SCHEDULE HAND WATERING OF ALL PLANT MATERIALS INSTALLED PRIOR TO IRRIGATION SYSTEM.

4. IF CONFLICTS ARISE BETWEEN THE SIZE OF AREAS AND THE PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS. THE CONTRACTOR SHALL VERIFY EXACT QUANTITIES OF PLANT MATERIAL NECESSARY, BASED ON EXISTING CONDITIONS AND EXISTING PLANT MATERIAL COVERAGE.

5. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED IN THE BID AS A CONDITION OF THE BID. FAILURE TO QUALIFY AVAILABILITY OF SPECIFIED MATERIAL SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR SUPPLYING ALL MATERIALS. THE MAINTENANCE PERIOD MAY NOT BEGIN UNTIL ALL SPECIFIED MATERIALS ARE INSTALLED.

6. LANDSCAPE ARCHITECT TO APPROVE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.

7. PLANTS SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF PROJECT, FOR AT LEAST TWO YEARS UNLESS OTHERWISE SPECIFICALLY AUTHORIZED.

8. PLANT MATERIAL SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM FOR THEIR SPECIES, WITH REGARD TO NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

9. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS WHICH WOULD PREVENT THRIVING GROWTH.

10. SUBMIT PHOTOGRAPHS WITH A PERSON ADJACENT TO EACH PLANT TYPE FOR PRELIMINARY REVIEW. TREES AND LARGE SHRUB MATERIAL IS TO BE REVIEWED BY LANDSCAPE ARCHITECT AT THE GROWING NURSERY. SUCH REVIEW SHALL NOT IMPAIR THE RIGHT OF REVIEW AND REJECTION DURING PROGRESS OF THE WORK.

11. FOR VINE INSTALLATION, PROVIDE AND INSTALL STAINLESS STEEL EYE HOOKS AS ACCEPTED BY LANDSCAPE ARCHITECT. SECURE TO FENCE/WALL WITH GREEN POLYETHYLENE TAPE AT TEN (10) IN. INTERVALS. REMOVE ALL NURSERY GROWING STAKES. DO NOT ATTACH ANCHORS OR TIES TO WALL OR OTHER STRUCTURES PRIOR TO ACCEPTANCE OF THAT WORK BY LANDSCAPE ARCHITECT.

12. LAY OUT LOCATIONS OF HEADERS FOR REVIEW PRIOR TO FINAL INSTALLATION. INSTALL PER DETAILS, TRUE TO LINE AND GRADE.

13. BARK MULCH: IN ALL PLANTING AREAS, INSTALL A 3" THICK LAYER OF MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION. BARK MULCH IS TO BE FREE OF STICKS, DIRT, DUST AND OTHER DEBRIS, AS ACCEPTED BY LANDSCAPE ARCHITECT. DO NOT MULCH GROUNDCOVER AREAS OR ORNAMENTAL GRASS AREAS AND AREAS WITH GRAVEL MULCH. GROUNDCOVER IS DEFINED HERE AS PLANT MATERIAL WHICH WILL TAKE ROOT WHERE THE STEMS TOUCH SOIL.

14. IF NEEDED, INSTALL GOPHER BASKETS PER MANUFACTURER INSTRUCTIONS AT ALL NEW SHRUB AND GROUNDCOVER PLANTING.

TREE PROTECTION AND MITIGATION MEASURES:

1. PROTECTIVE FENCING WILL BE NEEDED AND MUST BE INSTALLED FOR THE PROTECTION OF ALL TREES AS NEEDED. INSTALL A FENCE A MINIMUM OF FOUR (4) FEET IN HEIGHT AND A DISTANCE OF FIVE (5) FEET BEYOND THE END OF BRANCHES (DRIP LINE). STAKES SHALL BE STRONG ENOUGH TO SECURE THE FENCE FOR THE DURATION OF THE PROJECT. THE FENCE IS TO REMAIN IN PLACE AT ALL TIMES. A GATE IS NECESSARY FOR TREE MAINTENANCE PERSONNEL. NO BUILDING MATERIALS OR EQUIPMENT ARE TO BE STORED IN THE FENCED AREA. NO TEMPORARY BUILDINGS WILL BE PERMITTED WITHIN THE TREE'S PROTECTION ZONE.

2. IF FENCE CANNOT BE LOCATED 5'-0" OUTSIDE OF DRIPLINE DUE TO PROXIMITY TO NEW CONSTRUCTION, LOCATE FENCE 5'-0" FROM FACE OF NEW CONSTRUCTION. INSTALL 4" LAYER OF MULCH BENEATH TREE IN EXPOSED ROOT ZONE BETWEEN FENCE AND NEW CONSTRUCTION. COVER MULCH WITH 3/4" PLYWOOD TO REDUCE SOIL COMPACTION.

3. IF THE GOVERNING AGENCY ALLOWS TRENCHING WITHIN THE TREE'S PROTECTION ZONE, THE PROJECT ARBORIST MUST BE PRESENT AND PROPERLY DIRECTING TRENCHING WORK TO REDUCE THE IMPACT ON THE TREES. TRENCHING MUST BE PERFORMED BY THE USE OF HAND TOOLS OR THE AIR SPACE. ROOT PRUNING, IF NECESSARY, SHALL BE PERFORMED UNDER THE DIRECTION OF THE PROJECT'S CONSULTING ARBORIST.

4. DISPOSING OF WASTE SUCH AS CEMENT, CONCRETE, PETROLEUM PRODUCTS, PAINT OR ANY OTHER MATERIAL THAT MAY BE TOXIC TO PLANTS SHALL NOT BE PERMITTED ON SITE.

5. IF QUESTIONS ARISE REGARDING ANY ACTION THAT MAY HAVE A NEGATIVE IMPACT ON THE TREES, ONE SHALL CONTACT THE PROJECT'S CONSULTING ARBORIST BEFORE THE TREES ARE DAMAGED AS LITTLE CAN BE DONE AFTER THE DAMAGE OCCURS.

6. WHEN INSTALLING THE UTILITIES (GAS/WATER) LINES ETC., IF TRENCHING IS TO OCCUR WITHIN THE PROTECTED ZONE OF ANY TREE, THE PROJECT'S CONSULTING ARBORIST MUST BE PRESENT TO HELP PROTECT THE INTEREST OF THE TREES. THE PROJECT'S CONSULTING ARBORIST SHALL BE PRESENT DURING ALL GRADING OPERATIONS THAT IS WITHIN THE TREE'S PROTECTED ZONE, WHICH IS THE END OF THE BRANCHES (DRIP LINE) PLUS 5 FEET. SOIL PREPARATION/CONDITIONING:1. A MINIMUM OF (2) SOIL SAMPLES SHALL BE TAKEN BY THE CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS. APPROVED LABORATORIES ARE SOIL AND PLANT LABS (714) 282-8777 OR WALLACE LABS (310) 615-0116. PROVIDE ALL SOIL AND SOIL AMENDMENTS PRODUCTS, INCLUDING ALL IMPORTED TOPSOIL AS REQUIRED TO MAKE UP DEFICIENCIES IN QUANTITY OF ACCEPTABLE SOIL AVAILABLE ON SITE. EXECUTE ALL LABOR TO ACHIEVE SOIL PREPARATION, COMPLETE, AS SHOWN AND AS SPECIFIED.

SOIL PREPARATION AND CONDITIONING:

1. A MINIMUM OF (2) SOIL SAMPLES SHALL BE TAKEN BY THE CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS. APPROVED LABORATORIES ARE SOIL AND PLANT LABS (714) 282-8777 OR WALLACE LABS

2. SOIL TEST TO BE PERFORMED BY APPROVED SOIL TESTING LABORATORY, PRIOR TO ANY SOIL PREPARATION WORK. ALL AMENDMENT TYPES AND QUANTITIES TO BE ADDED PER SOIL TEST REPORT RECOMMENDATIONS.

3. BACKFILL MIX IS ALSO TO BE DETERMINED BY SOILS TESTING LABORATORY. BACKFILL MIXES ARE TO BE MIXED IN SEPARATE STOCKPILES NOT IN THE PLANTING PIT.

4. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER, IF NECESSARY, TO BRING SOIL TO AN OPTIMUM MOISTURE CONTENT FOR TILLING AND PLANTING.

5. CLEAR ALL PLANTING AREAS OF STONES 2" DIAMETER AND LARGER, WEEDS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS PRIOR TO SOIL PREPARATION WORK.

MAINTENANCE PERIOD, WARRANTY, AND FINAL ACCEPTANCE:

PRELIMINARY REVIEW: WHEN PLANTING IS SUBSTANTIALLY COMPLETED PER DOCUMENTS, HOLD A PRELIMINARY SITE REVIEW TO DETERMINE THE CONDITION OF THE WORK. ALL CORRECTIONS NOTED DURING THIS REVIEW MUST BE COMPLETED BEFORE PRELIMINARY ACCEPTANCE CAN BE ESTABLISHED. NOTIFY LANDSCAPE ARCHITECT AT TWO WEEKS PRIOR TO ANTICIPATED DATE OF REVIEW.

1. THE MAINTENANCE PERIOD WILL BEGIN AT THE DATE ON WHICH THE LANDSCAPE ARCHITECT ISSUES A LETTER OF PRELIMINARY ACCEPTANCE TO THE CONTRACTOR.

2. CONTRACTOR TO MAINTAIN PLANTINGS FOR A PERIOD OF SIX MONTHS AFTER DATE OF PRELIMINARY ACCEPTANCE. PRELIMINARY ACCEPTANCE TO BE ESTABLISHED BY LANDSCAPE ARCHITECT UPON SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. AT THE CLOSE OF MAINTENANCE PERIOD, FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION WILL BE ESTABLISHED BY LANDSCAPE ARCHITECT. AT THAT TIME THE OWNER WILL ASSUME RESPONSIBILITY FOR THE LANDSCAPE.

3. FINAL ACCEPTANCE: WARRANT THAT ALL PLANT MATERIAL, EXCLUSIVE OF GROUND COVERS, INSTALLED UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH 1 YEAR FROM DATE OF PRELIMINARY ACCEPTANCE. SIMILARLY WARRANT GROUNDCOVER FOR A PERIOD OF 6 MONTHS FROM DATE OF PRELIMINARY ACCEPTANCE.

4. REPLACE, AT NO COST TO OWNER, PLANTS REVEALED AS BEING UNTRUE TO NAME AND SPECIES.

5. PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, WITH FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR.

6. REPLACEMENTS: AS SOON AS WEATHER CONDITIONS PERMIT, REPLACE, WITHOUT COST TO OWNER, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY LANDSCAPE ARCHITECT DURING AND AT THE END OF WARRANTY PERIOD. REPLACEMENTS MUST BE OF A SIZE AND QUALITY THAT MATCHES PLANTS OF THE SAME SPECIES WHICH ARE ADJACENT TO THE REPLACEMENT AND OF A SIZE AND QUALITY MATCHING THE EXPECTED NORMAL GROWTH OF SIMILAR MATERIAL OF THE SAME TYPE AT A SIMILAR AGE.

7. FINAL ACCEPTANCE DATE: THE DATE ON WHICH THE LANDSCAPE ARCHITECT ISSUES A LETTER OF FINAL ACCEPTANCE. UPON FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE WORK.

8. CLEANUP: AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS, AND ANY OTHER WASTE ARE TO BE REMOVED FROM THE SITE.

MWELO NOTES:

1. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED INTO A FRIABLE CONDITIONS

2. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

3. A MINIMUM OF 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.

4. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER ORGANIC PRODUCTS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES

COMPOST:

1. COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS.

2. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.
   - 2.1. ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT
   - 2.2. FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
   - 2.3. C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

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LANDSCAPE DESIGN
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⚠ Planning 06.11.25

Revisions

Planning 04.21.25

Issuance

Drawing Title: General Notes

Date: 12.15.25

Drawn by: er | studio pappaterra

Scale

Sheet Number: L1.00

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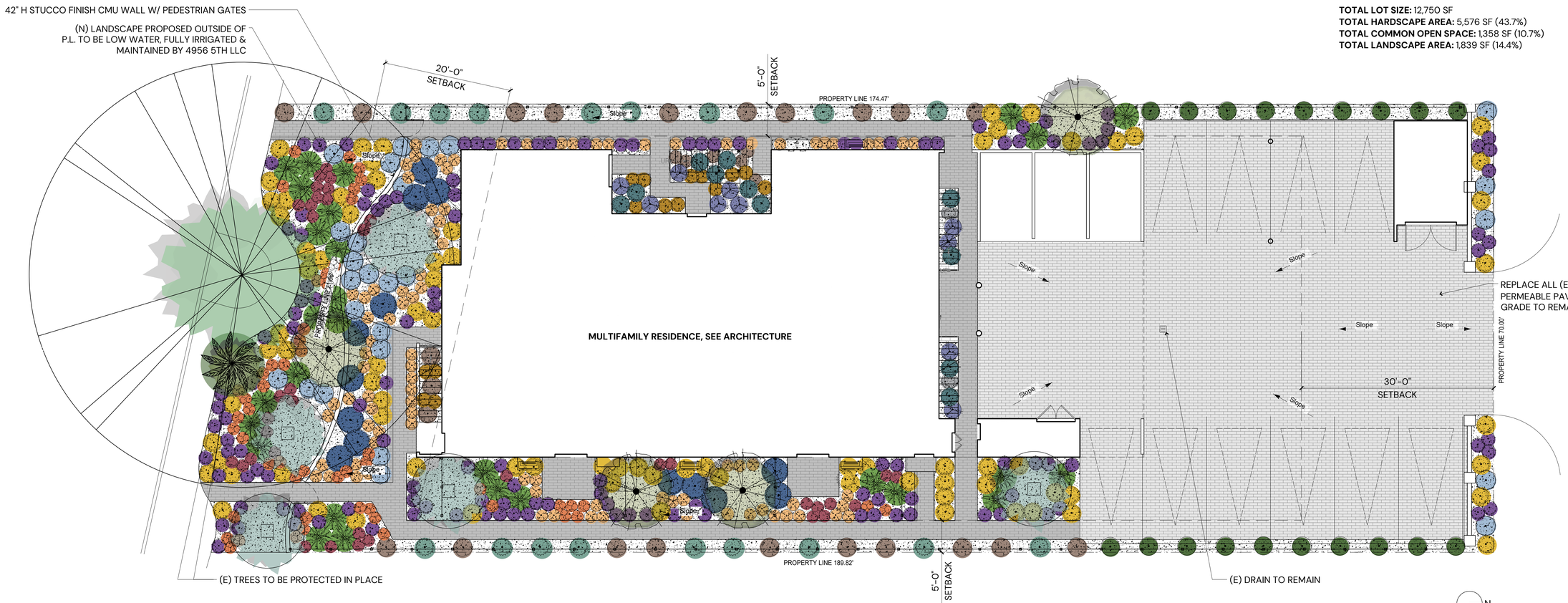
PLANT SCHEDULE	
Scientific Name	**Common Name**
TREES (Existing)	
Cupressus macrocarpa	Monterrey Cypress
Phoenix canariensis	Canary Island Palm
SPECIMEN	
Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon
Garrya elliptica 'Evie'	Evie's Silk Tassel Bush
VINES	
Clytostoma callistegioides	Lavender Trumpet Vine
Calystegia macrostegia	Coast morning glory
Trachelospermum jasminoides	Star Jasmine
PERENNIALS	
Salvia 'Amistad'	Amistad sage
Gaura lindheimeri 'White'	White Gaura
Iris germanica 'Golden Panther'	Golden Panther tall bearded iris
Agave bracteosa	Squid Agave

SHADE PLANTS	
Rumohra adiantiformis	Leatherleaf fern
Polystichum munitum	Western sword fern
Ribes viburnifolium	Catalina currant
GRASSES	
Muhlenbergia rigens	Deer grass
Aristida purpurea	Purple three awn
GROUNDCOVER	
Dipterostemon capitatus and Erigeron glaucus 'White Lights'	Blue dicks and White seaside daisy
Salvia leucophylla 'Gracias'	Gracias sage

TOTAL LOT SIZE: 12,750 SF
TOTAL HARDSCAPE AREA: 5,576 SF (43.7%)
TOTAL COMMON OPEN SPACE: 1,358 SF (10.7%)
TOTAL LANDSCAPE AREA: 1,839 SF (14.4%)



Landscape Planting Plan - Ground Floor 1
SCALE 1/8"=1'-0"

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Drawing Title: Landscape Site Plan

Plot Date: 12.16.25

Drawn by: er | studio pappaterra

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Plant Reference Images

TREES (Existing)

Cupressus macrocarpa

Phoenix canariensis

SPECIMENS

Heteromeles arbutifolia ‘Davis Gold’

Garrya elliptica ‘Evie’

VINES

Clytostoma callistegioides

Calystegia macrostegia

Trachelospermum jasminoides

PERENNIALS

Salvia ‘Amistad’

Gaura lindheimeri ‘White’

Iris germanica ‘Golden Panther’

Agave bracteosa

SHADE PLANTS

Rumohra adiantiformis

Polystichum munitum

Ribes viburnifolium

GROUNDCOVER

Dipterostemon capitatus

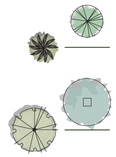
Erigeron glaucus ‘White Lights’

Salvia leucophylla ‘Gracias’

GRASSES

Muhlenbergia rigens

Aristida purpurea



PLANT SCHEDULE

Scientific Name	Common Name	Size	Quantity	Water Use	Notes
TREES (Existing)					
Cupressus macrocarpa	Monterrey Cypress	-	1	-	protect in place
Phoenix canariensis	Canary Island Palm	-	1	-	protect in place
SPECIMEN					
Heteromeles arbutifolia ‘Davis Gold’	Davis Gold Toyon	15 Gal	4	Low	
Garrya elliptica ‘Evie’	Evie’s Silk Tassel Bush	15 Gal	4	Low	
VINES					
Clytostoma callistegioides	Lavender Trumpet Vine	15 Gal	18	Medium	
Calystegia macrostegia	Coast morning glory	5 Gal	19	Low	
Trachelospermum jasminoides	Star Jasmine	15 Gal	29	Low/Medium	
PERENNIALS					
Salvia ‘Amistad’	Amistad sage	1 Gal	14	Low	
Gaura lindheimeri ‘White’	White Gaura	1 Gal	88	Low	
Iris germanica ‘Golden Panther’	Golden Panther tall bearded iris	1 Gal	67	Low/Medium	
Agave bracteosa	Squid Agave	5 Gal	28	Very Low	
SHADE PLANTS					
Rumohra adiantiformis	Leatherleaf fern	1 Gal	10	Medium	
Polystichum munitum	Western sword fern	1 Gal	12	Medium	
Ribes viburnifolium	Catalina currant	1 Gal	15	Medium	
GRASSES					
Muhlenbergia rigens	Deer grass	5 Gal	76	Low	
Aristida purpurea	Purple three awn	1 Gal	134	Low	
GROUNDCOVER					
Dipterostemon capitatus and Erigeron glaucus ‘White Lights’	Blue dicks and White seaside daisy	1 Gal 1 Gal	45 45	Low Low	
Salvia leucophylla ‘Gracias’	Gracias sage	1 Gal	26	Low	

Paving Reference Images

Hanover Permeable 3.25”x18” Pavers
Natural Texture
Colors: Charcoal (L), Limestone Gray (R)

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Planning 04.21.25

Issuance

Drawing Title: Landscape Materials Board

Date: 12.15.25

Drawn by: er | studio pappaterra

Scale:

Sheet Number: L1.02

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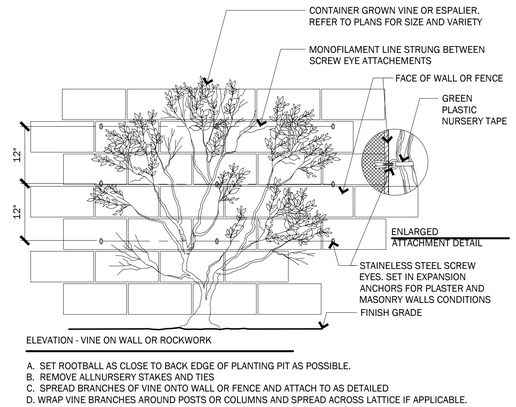
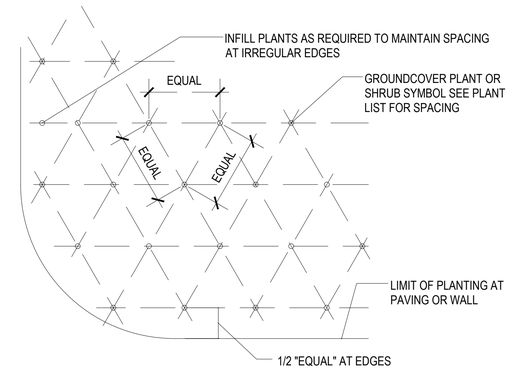
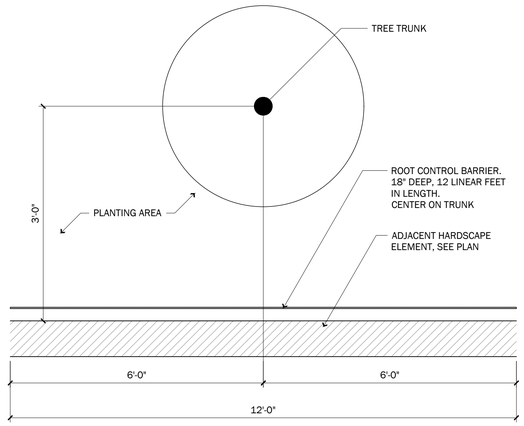


A. SET ROOTBALL AS CLOSE TO BACK EDGE OF PLANTING PIT AS POSSIBLE.
B. REMOVE ALLNURSERY STAKES AND TIES
C. SPREAD BRANCHES OF VINE ONTO WALL OR FENCE AND ATTACH TO AS DETAILED
D. WRAP VINE BRANCHES AROUND POSTS OR COLUMNS AND SPREAD ACROSS LATTICE IF APPLICABLE.

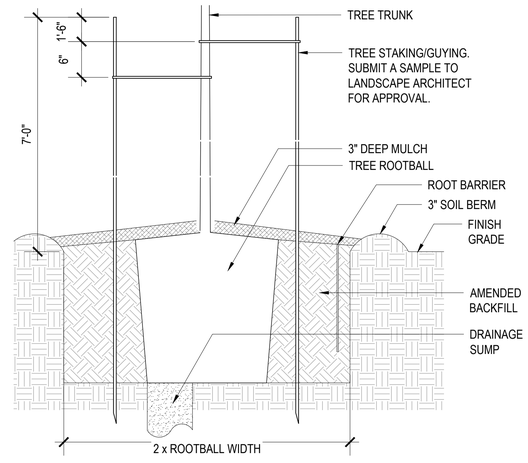
VINE PLANTING — 1"=1'-0" — 6



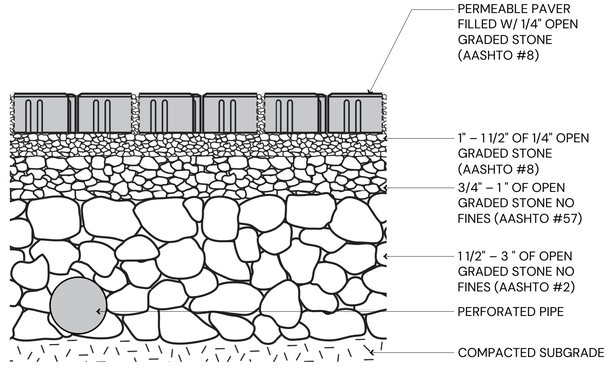
TRIANGULAR SHRUB/ G.C. SPACING — 1"=1'-0" — 3



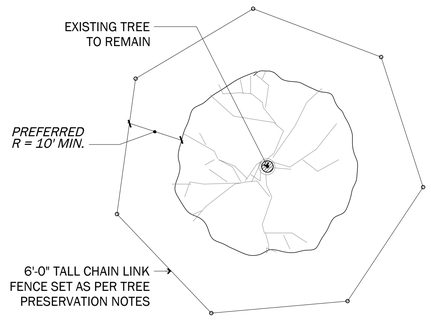
ROOT BARRIER — 1"=1'-0" — 5



TREE PLANTING — 1"=1'-0" — 2



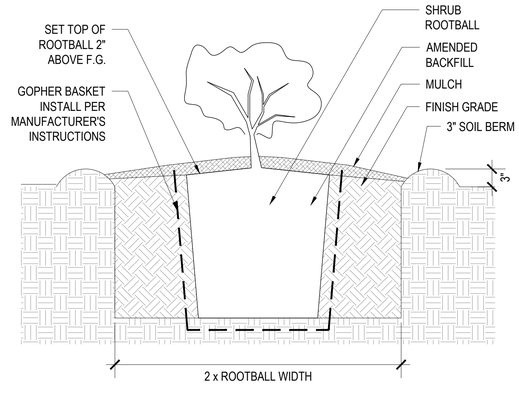
PERMEABLE PAVING — NTS — 7



NOTES:

FENCING IS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AND TO REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED. PROVIDE FENCING PLAN TO CONFIRM EXACT FENCE LOCATION WITH OWNER FOR EACH TREE TO BE PROTECTED IN PLACE. NOTE ANY PROVISIONS NEEDED FOR CONSTRUCTABILITY OR PUBLIC ACCESS THROUGH LIFE OF PROJECT.NO STORAGE OR PLACEMENT OF MATERIALS ARE TO OCCUR WITHIN THIS FENCE. CONTRACTOR TO CONFIRM THAT EXISTING IRRIGATION TO ALL PROTECTED PLANTS REMAINS IN FULL OPERATION DURING CONSTRUCTION. NO TREES SHALL BE INJURED DURING CONSTRUCTION.

TREE PROTECTION — 1/2"=1'-0" — 4



SHRUB PLANTING — 1"=1'-0" — 1

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⚠ Planning 06.11.25

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Drawing Title: Landscape Details

Date: 12.15.25

Drawn by: er | studio pappaterra

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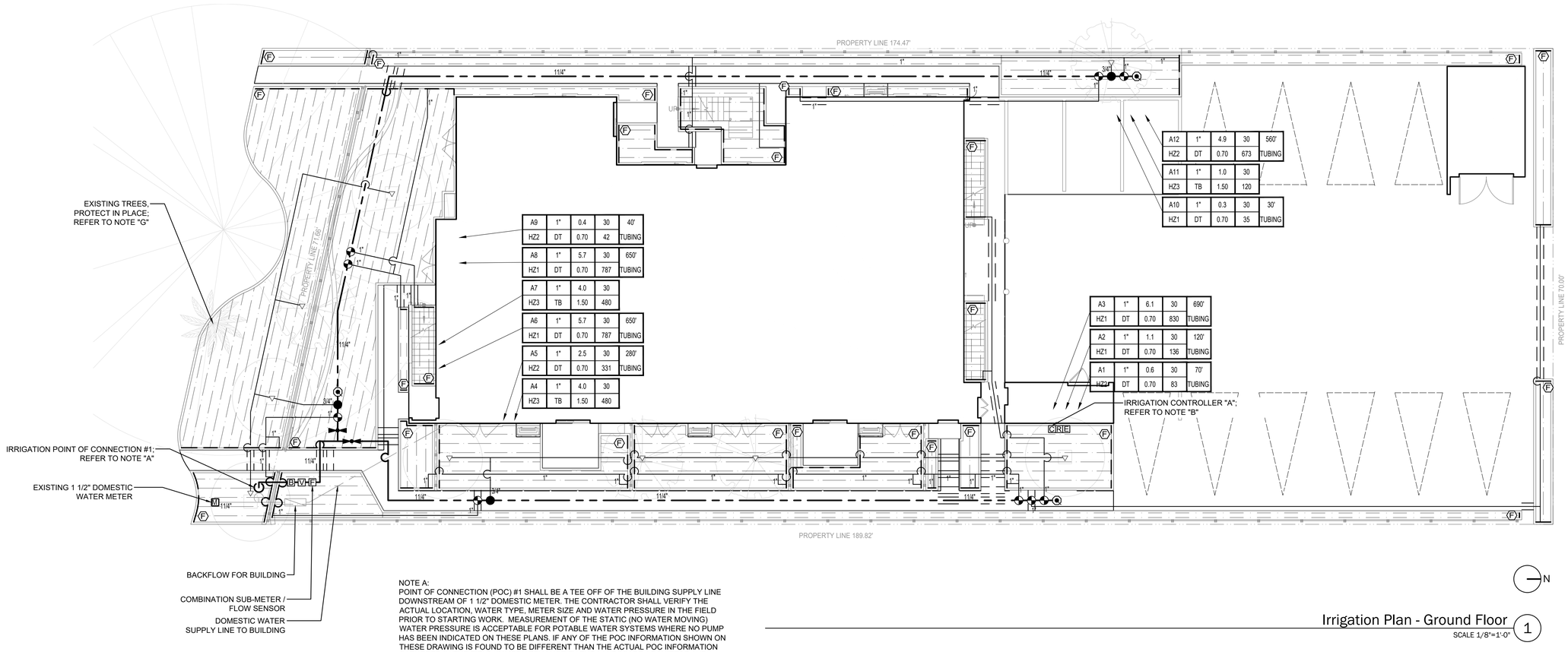

N

Irrigation Plan - Ground Floor

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

NOTE A:
POINT OF CONNECTION (POC) #1 SHALL BE A TEE OFF OF THE BUILDING SUPPLY LINE DOWNSTREAM OF 1 1/2" DOMESTIC METER. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. MEASUREMENT OF THE STATIC (NO WATER MOVING) WATER PRESSURE IS ACCEPTABLE FOR POTABLE WATER SYSTEMS WHERE NO PUMP HAS BEEN INDICATED ON THESE PLANS. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	75	PSI (STATIC / DYNAMIC)
DESIGN WATER PRESSURE:	52	PSI
MAXIMUM SYSTEM DEMAND:	6	GPM
RESIDUAL WATER PRESSURE:	23	PSI

NOTE B:
CONTROLLER "A" SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE E:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY, THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE F:
PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND LANDSCAPE ARCHITECT A SCALED SHOP DRAWING INDICATING THE PROPOSED LOCATIONS FOR THE IRRIGATION EQUIPMENT LISTED BELOW. THE SHOP DRAWING SHALL BE PREPARED TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT. SHOP DRAWINGS MUST INCLUDE THE PROPOSED LOCATIONS FOR THE FOLLOWING ITEMS:

1. POINT OF CONNECTION (INCLUDING WATER POC, BACK FLOW DEVICES, MASTER CONTROL VALVES, FLOW SENSORS, ETC.)
2. ISOLATION VALVES
3. AUTOMATIC CONTROL VALVES (INDICATE STATION NUMBER)
4. QUICK COUPLING VALVES
5. IRRIGATION CONTROLLER(S)
6. RELATED EQUIPMENT (AS MAY BE DIRECTED).

EACH PIECE OF AFOREMENTIONED EQUIPMENT SHALL HAVE IT'S PROPOSED INSTALLED LOCATION SHOWN ON THE SHOP DRAWINGS. THE SYMBOL FOR EACH PRODUCT SHALL BE A SCALED REPRESENTATION OF THE FOOTPRINT OF THE EQUIPMENT OR THE VALVE BOX IN WHICH THE EQUIPMENT IS INSTALLED. CONTRACTOR SHALL INSTALL ALL VALVE BOXES AND RELATED EQUIPMENT PER THE OWNER APPROVED SHOP DRAWINGS. ONCE THE SHOP DRAWING LOCATIONS ARE APPROVED, THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO ADJUSTMENTS TO THE APPROVED VALVE BOX PLACEMENT WITHOUT PRIOR WRITTEN ACCEPTANCE. ANY IRRIGATION EQUIPMENT INSTALLED WITHOUT PRIOR APPROVAL WITH SHOP DRAWINGS WILL BE SUBJECT TO RELOCATION BASED ON DIRECTION BY THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.

NOTE G:
CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. AIR SPADE SHALL BE UTILIZED FOR ALL TRENCHING WITHIN THE DRIPLINE OF TREES. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.

WATER PRESSURE LOSS CALCULATIONS

WATER METER NUMBER	1	WATER METER SIZE (Inches)	1.50
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	75.0
REMOTE CONTROL VALVE #	A5	REMOTE CONTROL VALVE SIZE (In.)	1.00
R.C.V. DEMAND (GPM)	6	TOTAL DEMAND (GPM)	6
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	75.0

s+a sweeney + associates IRRIGATION DESIGN AND CONSULTING

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SIZE (Inches)	DESCRIPTION	FLOW	#	LOSS	
1.50	SERVICE LINE (50 FT OF TYPE K COPPER)	6	1	0.10	PSI
1.50	WATER METER (XXXX TYPE)	6	2	0.40	PSI
1.00	BACKFLOW PREVENTER (R/P TYPE)	6	3	11.50	PSI
1.00	FILTRATION (WYE FILTER)	6	4	0.30	PSI
1.00	BFD ASSEMBLY PIPING (BRASS W/ 4 ELLS)	6	6	0.82	PSI
1.00	MASTER CONTROL VALVE	6	7	0.32	PSI
1.00	FLOW SENSOR	6	8	1.00	PSI
1.25	ISOLATION VALVES (BALL TYPE)	6	9	1.00	PSI
1.25	160 FEET OF MAINLINE: SCH. 40 PVC	6	10	0.42	PSI
1.25	10 - 90 DEGREE ELBOWS	6	13	0.44	PSI
1.00	REMOTE CONTROL VALVE ASSEMBLY	6	14	2.60	PSI
10%	LATERAL LINE LOSSES	6	15	3.00	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	16	0.08	PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	17	0.00	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)			18	22.0	PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)			19	30.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)			20	52.0	PSI
STATIC WATER PRESSURE (FROM ABOVE)			21	75.0	PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)			22	23.0	PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)			23	62.0	PSI
PRESSURE BOOST, IF REQUIRED (SET TO ACHIEVE 20 PSI RESIDUAL)			24	N/A	PSI

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

SIGNATURE: 04-21-25 DATE:

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

811

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⚠ Planning 06.11.25

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Date: 12.15.25

Drawn by:

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

Sheet Number: L2.01

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WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: 4956 Fifth Street

Project Address: 4956 Fifth Ave.
Carpinteria, CA 93013

sweeney + associates
IRRIGATION DESIGN AND CONSULTING

Reference Evapotranspiration (ETo)	44.9	In./Yr.	Residential Project?	Yes

Hydrozone # / Planting Description*	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.30	Drip	0.81	0.38	2,575	979	27,239
2. Moderate Water Use Plantings	0.40	Drip	0.81	0.50	1,129	565	15,715
3. Low Water Use Trees	0.30	Bubblers	0.81	0.38	1,080	410	11,425
			Totals:		**4,784**	**1,953**	
		Estimated Total Water Use (ETWU) Total:					**54,379**
		Maximum Applied Water Allowance (MAWA)[e]:					**73,247**

[a] Hydrozone # / Planting Description — E.g. 1.) Front Lawn; 2.) Low Water Use Plantings; 3.) Medium Water Use Plantings

[b] Irrigation Method — E.g. Overhead Spray of; Drip

[c] Irrigation Efficiency — E.g. 0.75 for Spray; 0.81 for Drip

[d] *ETWU (Annual Gallons Required)* = *ETo x 0.62 x ETAF x Area*

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] *MAWA (Annual Gallons Allowed)* = *ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*

Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than 0.55

Regular Landscape Areas (Excludes Special Landscape Areas)	
Total ETAF x Area	1,953
Total Area	4,784
Average ETAF	**0.41**

All Landscape Areas (Includes Special Landscape Areas)	
Total ETAF x Area	1,953
Total Area	4,784
Average ETAF	**0.41**

IRRIGATION CONTROLLER RUN TIMES

POC or Controller		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total / Avg.
A	ETo / Month (Inches):	2.00	2.40	3.20	3.90	4.80	5.20	5.50	5.70	4.50	3.40	2.40	2.00	**44.90**
	ETo / Day (Inches):	0.06	0.09	0.10	0.13	0.15	0.17	0.18	0.18	0.15	0.11	0.08	0.06	**0.12**
	Irrigation Days / Week:	3	4	4	5	5	6	6	6	5	4	4	3	

Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Low Water Use Plantings	0.30	0.70	0.81	4.8	4.8	5.7	5.8	6.9	6.4	6.6	6.8	6.7	6.1	4.4	4.8	Min./Day/Zone
Drip Tubing	Number of Zones:		5	**23.9**	**23.8**	**28.7**	**28.9**	**34.4**	**32.1**	**32.9**	**34.1**	**33.3**	**30.5**	**22.2**	**23.9**	**Total Min./Day**
Moderate Water Use Plantings	0.40	0.70	0.81	6.4	6.3	7.6	7.7	9.2	8.6	8.8	9.1	8.9	8.1	5.9	6.4	Min./Day/Zone
Drip Tubing	Number of Zones:		4	**25.5**	**25.4**	**30.6**	**30.8**	**36.7**	**34.2**	**35.0**	**36.3**	**35.6**	**32.5**	**23.7**	**25.5**	**Total Min./Day**
Low Water Use Trees	0.30	1.50	0.81	2.2	2.2	2.7	2.7	3.2	3.0	3.1	3.2	3.1	2.8	2.1	2.2	Min./Day/Zone
Bubblers	Number of Zones:		3	**6.7**	**6.7**	**8.0**	**8.1**	**9.6**	**9.0**	**9.2**	**9.5**	**9.3**	**8.5**	**6.2**	**6.7**	**Total Min./Day**
	Total Number of Zones:		12	56	56	67	68	81	75	77	80	78	71	52	56	Total Min./Day
	Total Controller Run Time in Hours:			**0.93**	**0.93**	**1.12**	**1.13**	**1.35**	**1.26**	**1.29**	**1.33**	**1.30**	**1.19**	**0.87**	**0.93**	**Total Hrs./Day**
				JAN	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	

Note: **These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.**

IRRIGATION NOTES

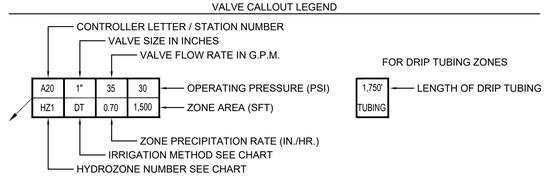
1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
14. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
15. THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
▽	RAIN BIRD	RD-06-S-P30-F 6" POP-UP BUBBLER HEAD WITH A HUNTER MSBN-50Q STREAM BUBBLER NOZZLE EACH SYMBOL REPRESENTS TWO (2) BUBBLER TO PROVIDE A TOTAL OF TWO (2) BUBBLERS PER TREE. PLACE THE BUBBLER HEADS SIX (6) INCHES FROM THE ROOT BALL OF THE TREE AND ON OPPOSITE SIDES OF TREE. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE.	.50 (1.00 TOTAL)	30	1.5 FT	1.50 IN./HR.	A,B
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR5-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 4" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS. SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D,E
NO SYMBOL	NETAFIM	CONNECTION BETWEEN HCVXR DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING TL DRIP LINE BARBED FITTINGS, SCH. 40 PVC THREADED FITTINGS, SCH. 80 NIPPLES AND FLEXIBLE NIPPLES. WHEN THE CONNECTION IS AT THE END RUN OF THE TUBING USE A 1/2" SCH. 40 PVC THREADED 90° ELBOW, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND A TL050MA 17mm BARB X 1/2" MIPT ADAPTER FITTING. WHEN THE CONNECTION IS IN THE MIDDLE OF THE TUBING RUN USE A 1/2" SCH. 40 PVC THREADED TEE FITTING, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND TWO (2) TL050MA 17mm BARB X 1/2" MIPT ADAPTERS. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. FLEXIBLE NIPPLES SHALL BE MODEL #GFN050600 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684.					C,D,E
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D,E
— — — —	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D,E
F	GPH IRRIGATION/ HUNTER	GDFN DRIP FLUSH / INDICATOR NOZZLE, ORANGE IN COLOR, INSTALLED ONTO A HUNTER ECO-ID-12 12" POP-UP INDICATOR HEAD. THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					E,F
M	P.O.C.	1 1/2" POTABLE (DOMESTIC) WATER METER WITH 1 1/2" SERVICE LINE. VERIFY SIZE, LOCATION AND PRESSURE IN FIELD.					N/A
B	WILKINS	975XLS, 1" R/P BACK FLOW PREVENTION DEVICE WITH WYE STRAINER, INSTALL WITH BRASS NIPPLES, UNIONS AND FITTINGS, SIZED PER DEVICE					G
V	SUPERIOR	3200-100 1" NORMALLY CLOSED, BRASS MASTER CONTROL VALVE. WIRE MCV TO THE CONTROLLER USING A SEPARATE PILOT AND GROUND WIRE, ROUTE INSIDE A 1" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					H
F	HUNTER	HC-100-FLOW, 1" BRASS COMBINATION FLOW SENSOR AND METER, WIRE TO CONTROLLER USING TWO (2) #14UF AWG WIRES INSIDE A 1" SCH. 40 PVC (GRAY) ELECTRICAL CONDUIT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSIDE A STANDARD RECTANGULAR VALVE BOX.					I
	LASCO	V141101N-SC 1 1/4" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					J
	RAIN BIRD	33DLRC 3/4" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13T-212 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX.					K
	HUNTER	ICV-101G-FS-AS-ADJ PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), SIZE AS SHOWN (1" SIZE), SET AS-ADJ PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD TO THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE. INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					L,N
	HUNTER / RAIN BIRD	PLASTIC DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN (1" SIZE). COMPLETE WITH PLASTIC CONTROL VALVE, DRIP FILTER AND PRESSURE REGULATION, AS SHOWN BELOW BY SIZE: 1" DRIP ZONES: ICV-101G-FS VALVE; A RAIN BIRD PRB-QKCHK-100 PRESSURE REGULATING, 200 MESH BASKET FILTER IN A JUMBO RECT. BOX.					M,N
NO SYMBOL	LASCO	ULTRA-ZONE SCH. 80 PVC MANIFOLD ASSEMBLIES SHALL BE USED TO INSTALL MULTIPLE 1" SIZED REMOTE CONTROL VALVES AND DRIP REMOTE CONTROL VALVES INSIDE A SINGLE JUMBO RECTANGULAR VALVE BOX. USE ALL COMPONENTS DESCRIBED IN THE DETAIL TO INSTALL THE VALVE ASSEMBLY.					N
C	HUNTER	I2C-800-PL 8 STATION ICC2 CONTROLLER WITH TWO (2) ICM-800 8-STATION EXPANSION MODULES TO CREATE AN 24 STATION CONTROLLER. INSTALL CONTROLLER INSIDE A STAINLESS STEEL ENCLOSURE, SEE BELOW FOR TYPE.					O
R	HUNTER	RAIN-CLIK WIRED RAIN SENSOR, MOUNT ON EXTERIOR WALL IN AN EXPOSED AREA, WIRE TO THE CONTROLLER.					P
E	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
———	AS APPROVED	PVC PIPE 3/4" - 1" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					Q
— — —	AS APPROVED	PVC PIPE 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					Q
— — — — — —	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES.					R
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	WELD-ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P-68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 705 LOW VOC, GRAY COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	AS APPROVED	1" SCH. 40 PVC, GRAY ELECTRICAL CONDUIT FOR FLOW SENSOR / MASTER VALVE WIRES, PROVIDE PULL BOX AT A MAXIMUM OF 200 FEET ON CENTER FOR A 3 FOOT WIRE LOOP OR ANY SPLICES. INSTALL INSIDE A STANDARD RECTANGULAR VALVE BOX.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP.					Q,S,T
NO SYMBOL	GPH IRRIGATION	GDBRY6 DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					S
NO SYMBOL	NDS (K.B.I.)	KSC-XXX-S SWING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS LOWER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	NDS (K.B.I.)	KC-XXX-S SPRING CHECK VALVE, LATERAL LINE SIZE, INSTALL ONE (1) ON THE DOWNSTREAM SIDE OF EACH RCV WHEN THE RCV IS HIGHER THAN THE SPRINKLERS, BUBBLERS OR DRIP EMITTERS. INSTALL WITHIN SPRINKLER / BUBBLER / DRIP ZONES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.					N/A
NO SYMBOL	RAIN BIRD	ALL VALVE BOXES SHALL BE VB SERIES, PLASTIC TYPE WITH OVERLAPPING LIDS. VALVE BOX BODIES AND LIDS SHALL BE BLACK IN COLOR. ALL BOXES SHALL BE SECURED WITH A RAIN BIRD VB-LOCK-H HEXAGON HEAD BOLT, WASHER AND CLIP. BOXES SHALL BE AS SHOWN BELOW:					T

DESCRIPTION	SHRUB AREAS (BLACK BOXES AND LIDS)
10" ROUND BOXES	VB-10RNDB (BOX) AND VB-10RNDBKL (LID)
STANDARD RECTANGULAR BOXES	VB-STDB (BOX) AND VB-STDBKL (LID)
JUMBO RECTANGULAR BOXES	VB-JMBB (BOX) AND VB-JMBBKL (LID)

VALVE CALLOUT LEGEND



HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.30
HZ 2	MODERATE WATER USE PLANTINGS	M	0.40
HZ 3	LOW WATER USE TREES	L	0.30

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
DT	DRIP TUBING	DRIP	0.81
TB	TREE BUBBLERS	DRIP	0.81

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

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Project Team:

⚠ Planning 06.11.25

Revisions:

Planning 04.21.25

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Date: 12.15.25

Drawn by:

Scale: N.T.S.

Sheet Number: L2.02

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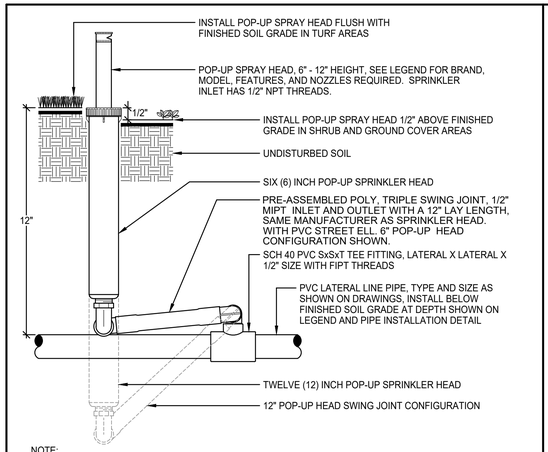

NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE STREAM TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

SECTION VIEW - N.T.S.

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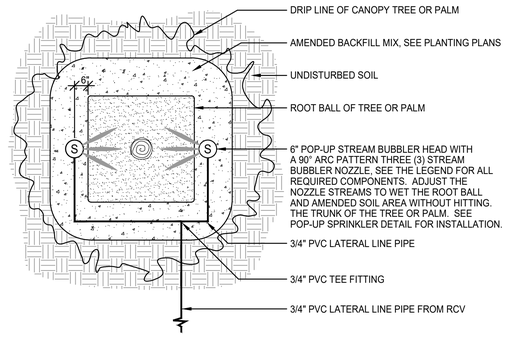
A POP-UP SPRINKLER HEAD



NOTE:
POSITION MSBN-50Q STREAM BUBBLER HEADS 6" FROM THE ROOT BALL.
POSITION MSBN-25Q STREAM BUBBLER HEADS 1" FROM THE ROOT BALL.

PLAN VIEW - N.T.S.

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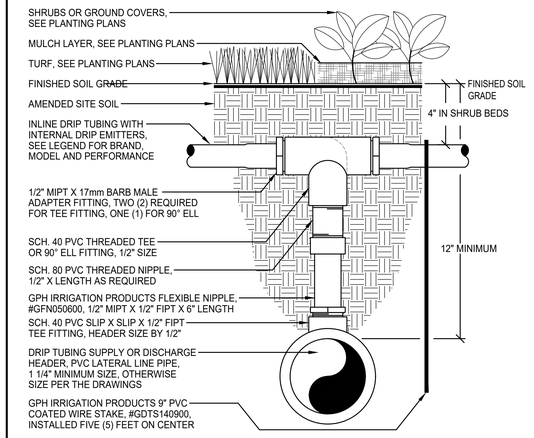
B TREE BUBBLER LAYOUT



NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.
FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.
FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND TWO ADAPTER FITTINGS FOR THE CONNECTION.

SECTION VIEW - N.T.S.

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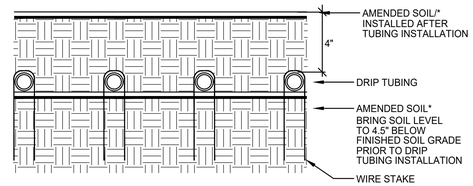
C DRIP CONNECTION



* AS PER LANDSCAPE DRAWINGS

RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 4.5" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

BACKFILL FINAL 4.5" OF SOIL OVER THE TUBING AFTER INSTALLATION OF THE TUBING AND OBSERVATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

SECTION VIEW - N.T.S.

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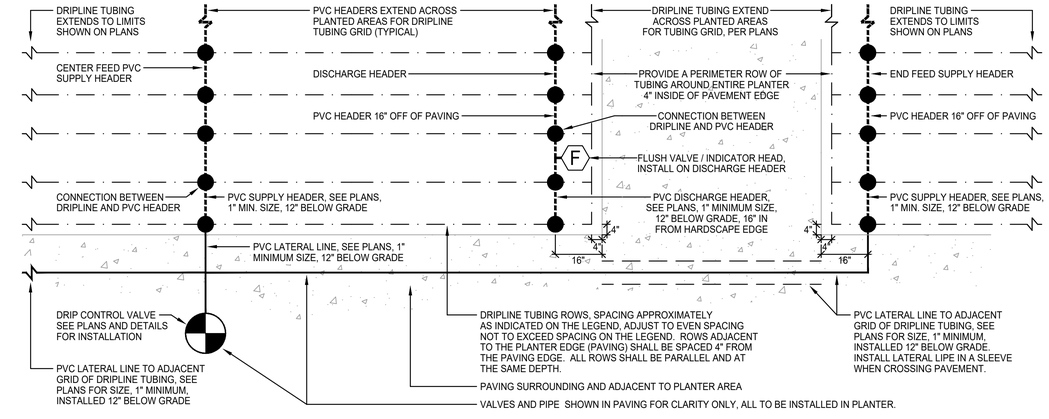
D DRIP TUBING LAYOUT (SECTION)



NOTE:
PVC SUPPLY AND DISCHARGE HEADERS SHALL BE INSTALLED AT END RUNS OF TUBING, NO MORE THAN 16" FROM THE EDGE OF THE HARDSCAPE. WHERE A TUBING END RUN HAS ONLY TWO (2) OR THREE (3) ROWS, A PVC DISCHARGE HEADER IS NOT NEEDED AND THE PERIMETER ROW OF TUBING SHALL BE USED FOR THE DISCHARGE. WHERE FOUR (4) OR MORE TUBING ROWS END RUN, A PVC DISCHARGE HEADER IS REQUIRED.

PVC PIPE FOR LATERALS, SUPPLY HEADERS AND DISCHARGE HEADERS SHALL BE MINIMUM 1" SIZE, OR SIZED AS SHOWN ON THE PLANS.

ENTIRE PERIMETER OF PLANTING AREA SHALL HAVE A ROW OF DRIP TUBING INSTALLED 4" OFF OF THE EDGE OF THE HARDSCAPE AS SHOWN ABOVE.

PLAN VIEW - N.T.S.

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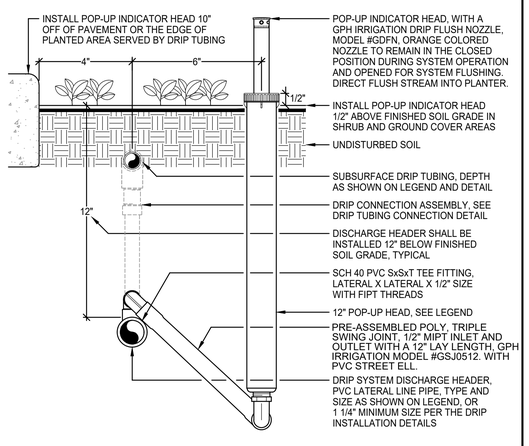
E DRIP TUBING LAYOUT



NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.

INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.

SECTION VIEW - N.T.S.

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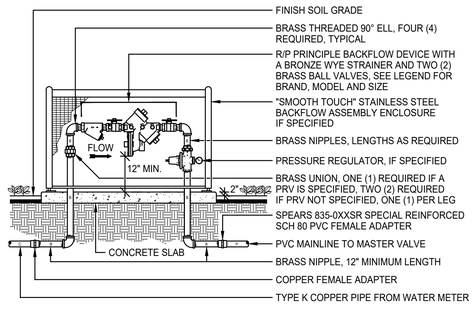
F FLUSH VALVE/INDICATOR HEAD



NOTE:
INSTALL THE PRESSURE REGULATOR ONLY IF IT IS SPECIFIED IN THE LEGEND.

BACKFLOW DEVICE OUTLET SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED GRADE.

ASSEMBLY PIPING AND FITTINGS SHALL BE SIZED EQUAL TO THE SIZE OF THE BACKFLOW PREVENTION DEVICE

USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

CONCRETE SLAB SHALL BE A MINIMUM OF 4" THICK, 18" WIDE AND EXTEND AT LEAST 8" PAST THE BACKFLOW ASSEMBLY PIPING, OR BE THE SIZE REQUIRED BY THE ENCLOSURE MANUFACTURER.

NO THREADED CONNECTIONS SHALL BE MADE UNDER THE CONCRETE SLAB.

SECTION VIEW - N.T.S.

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G BACKFLOW DEVICE

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Client: 4956 Fifth LLC

Project Address: 4956 Fifth Ave
Carpinteria CA 93013

Project Team

⚠ Planning	06.11.25

Revisions

Planning	04.21.25

Issuance

Drawing Title: IRRIGATION DETAILS

Date: 12.15.25

Drawn by:

Scale: N.T.S.

Sheet Number: L2.03

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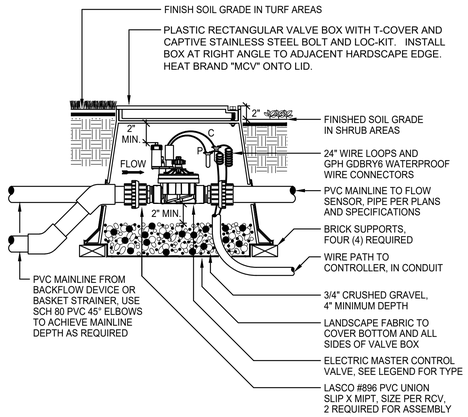

NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

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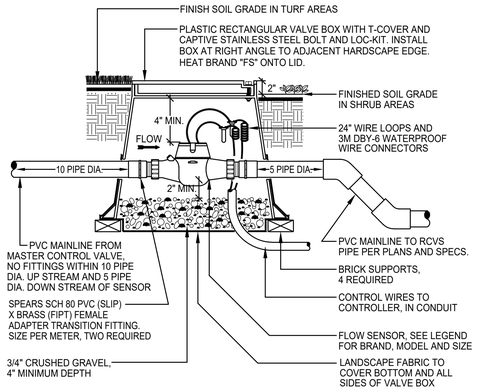
H MASTER CONTROL VALVE



NOTE:
USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.
USE SCH 80 PVC 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH AS REQUIRED.

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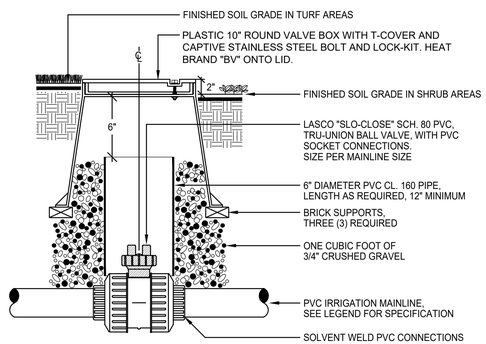
I HYDROWISE FLOW SENSOR



NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

SECTION VIEW - N.T.S.

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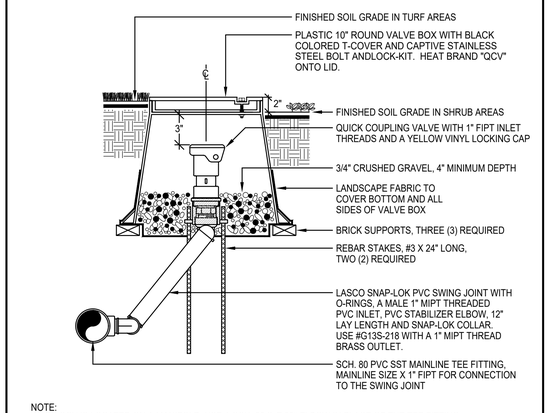
J BALL VALVE



NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING. SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.

WHEN USING A 3/4" QUICK COUPLER VALVE, USE A LASCO G13T-212 SWING JOINT WITH A 3/4" BRASS OUTLET FOR CONNECTION TO THE QCV INLET. ALL OTHER PARTS OF SWING JOINT SHALL REMAIN 1" SIZE.

USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

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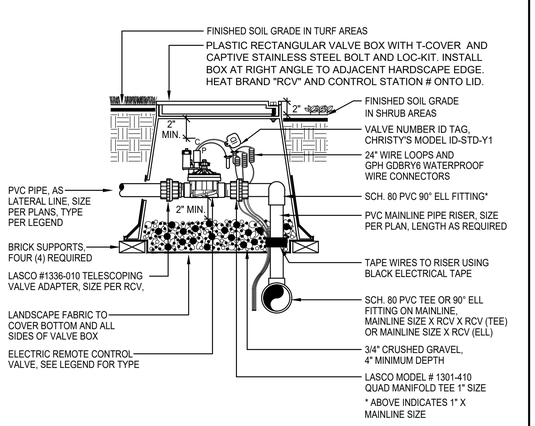
K QUICK COUPLER VALVE



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

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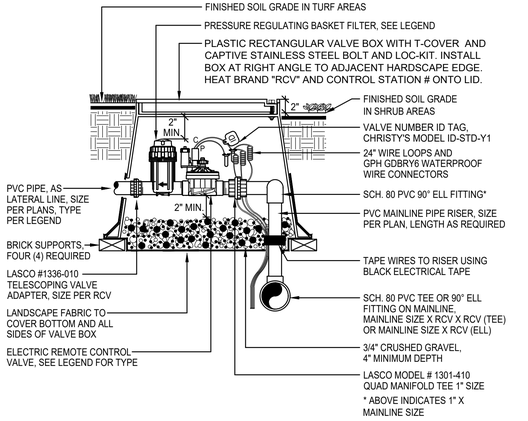
L REMOTE CONTROL VALVE



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

SECTION VIEW - N.T.S.

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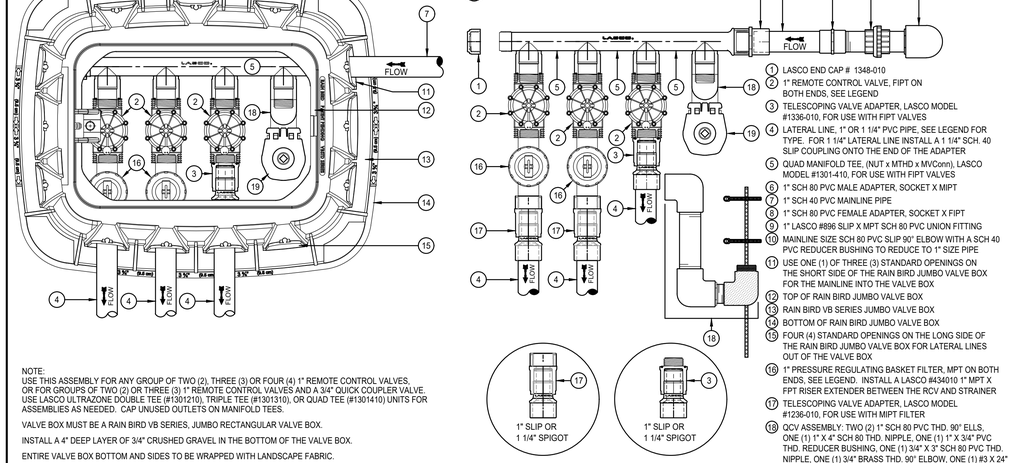
M DRIP REMOTE CONTROL VALVE



NOTE:
USE THIS ASSEMBLY FOR ANY GROUP OF TWO (2), THREE (3) OR FOUR (4) 1" REMOTE CONTROL VALVES, OR FOR GROUPS OF TWO (2) OR THREE (3) 1" REMOTE CONTROL VALVES AND A 3/4" QUICK COUPLER VALVE. USE LASCO ULTRAZONE DOUBLE TEE (#1301210), TRIPLE TEE (#1301310), OR QUAD TEE (#1301410) UNITS FOR ASSEMBLIES AS NEEDED. CAP UNUSED OUTLETS ON MANIFOLD TEES.

VALVE BOX MUST BE A RAIN BIRD VB SERIES, JUMBO RECTANGULAR VALVE BOX.

INSTALL A 4" DEEP LAYER OF 3/4" CRUSHED GRAVEL IN THE BOTTOM OF THE VALVE BOX.

ENTIRE VALVE BOX BOTTOM AND SIDES TO BE WRAPPED WITH LANDSCAPE FABRIC.

DO NOT USE TEFLON PASTE ON THE VALVE CONNECTIONS TO THE LASCO ULTRA ZONE MANIFOLD CONNECTIONS.

USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX, DO NOT CUT THE BOX.

1. LASCO END CAP # 1348-010
2. 1" REMOTE CONTROL VALVE, FIPT ON BOTH ENDS, SEE LEGEND
3. TELESCOPING VALVE ADAPTER, LASCO MODEL #1336-010, FOR USE WITH FIPT VALVES
4. LATERAL LINE, 1" OR 1 1/4" PVC PIPE, SEE LEGEND FOR TYPE. FOR 1 1/4" LATERAL LINE INSTALL A 1 1/4" SCH. 40 SLIP COUPLING ONTO THE END OF THE ADAPTER
5. QUAD MANIFOLD TEE, (NUT x MTHD x MVConn), LASCO MODEL #1301-410, FOR USE WITH FIPT VALVES
6. 1" SCH 80 PVC MALE ADAPTER, SOCKET X MIPT
7. 1" SCH 40 PVC MAINLINE PIPE
8. 1" SCH 80 PVC FEMALE ADAPTER, SOCKET X FIPT
9. 1" LASCO #896 SLIP X MPT SCH 80 PVC UNION FITTING
10. MAINLINE SIZE SCH 80 PVC SLIP 90° ELBOW WITH A SCH 40 PVC REDUCER BUSHING TO REDUCE TO 1" SIZE PIPE
11. USE ONE (1) OF THREE (3) STANDARD OPENINGS ON THE SHORT SIDE OF THE RAIN BIRD JUMBO VALVE BOX FOR THE MAINLINE INTO THE VALVE BOX
12. TOP OF RAIN BIRD JUMBO VALVE BOX
13. RAIN BIRD VB SERIES JUMBO VALVE BOX
14. BOTTOM OF RAIN BIRD JUMBO VALVE BOX
15. FOUR (4) STANDARD OPENINGS ON THE LONG SIDE OF THE RAIN BIRD JUMBO VALVE BOX FOR LATERAL LINES OUT OF THE VALVE BOX
16. 1" PRESSURE REGULATING BASKET FILTER, MPT ON BOTH ENDS, SEE LEGEND. INSTALL A LASCO #434010 1" MPT X FPT RISER EXTENDER BETWEEN THE RCV AND STRAINER
17. TELESCOPING VALVE ADAPTER, LASCO MODEL #1236-010, FOR USE WITH MIPT FILTER
18. QCV ASSEMBLY: TWO (2) 1" SCH 80 PVC THD. 90° ELLS, ONE (1) 1" X 4" SCH 80 THD. NIPPLE, ONE (1) 1" X 3/4" PVC THD. REDUCER BUSHING, ONE (1) 3/4" X 3" SCH 80 PVC THD. NIPPLE, ONE (1) 3/4" BRASS THD. 90° ELBOW, ONE (1) #3 X 24" REBAR STAKE, AND TWO (2) S.S. HOSE CLAMPS
19. 3/4" QUICK COUPLER VALVE, TOP OF QCV TO BE 1" BELOW BOTTOM OF THE VALVE BOX LID

N COMBINED REMOTE CONTROL VALVE ASSEMBLY W / QCV

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Project Team

⚠ Planning	06.11.25

Revisions

Planning	04.21.25

Issuance

Drawing Title: IRRIGATION DETAILS

Date: 12.15.25

Drawn By:

Scale: N.T.S.

Sheet Number: L2.04

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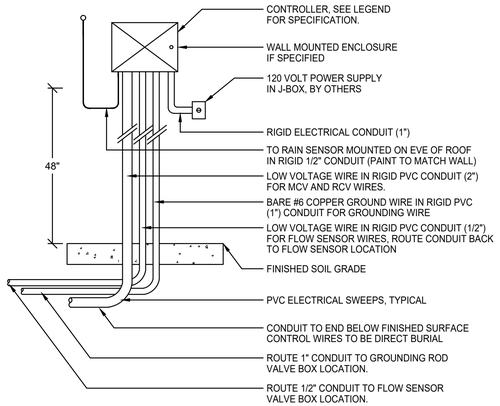

NOTE:
INSTALL ENCLOSURE AS INDICATED BY MANUFACTURER'S RECOMMENDATION.

SECTION VIEW - N.T.S.

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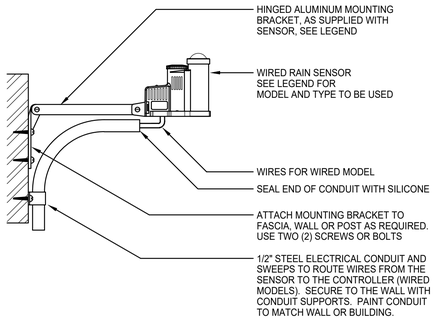
O WALL MOUNTED CONT. ASSEMBLY



NOTE:
LOCATE THE SENSOR PER THE DRAWINGS AND IN AN AREA THAT WILL RECEIVE DIRECT RAINFALL. VERIFY THE SENSOR LOCATION WITH THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION. VERIFY THE ROUTING OF THE WIRES AND CONDUIT ON WIRED SENSORS PRIOR TO INSTALLATION. ADJUST SENSOR LOCATION AS NECESSARY.

SECTION VIEW - N.T.S.

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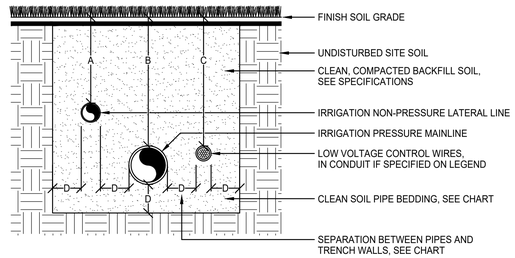
P RAIN SENSOR



PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER		30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SECTION VIEW - N.T.S.

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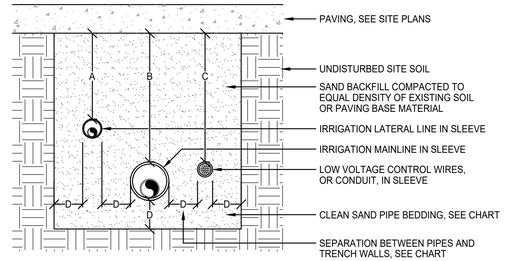
Q PIPE INSTALLATION



PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

SECTION VIEW - N.T.S.

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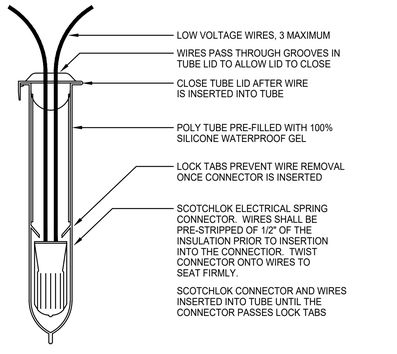
R SLEEVE INSTALLATION



NOTE:
WIRE CONNECTOR SHALL BE A GPH IRRIGATION GDBRY6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A 100% SILICONE WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

SECTION VIEW - N.T.S.

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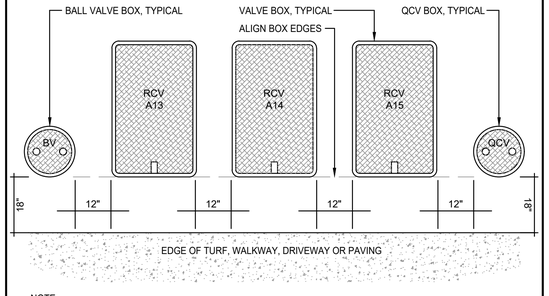
S WIRE CONNECTION

NOTE:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR DRIP ASSEMBLY TO FACILITATE SERVICING OF THE VALVE OR EQUIPMENT.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER OR SHRUB AREAS WHERE EVER POSSIBLE, VALVES IN TURF AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT PAVING EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT THE COLLAPSE AND / OR DEFORMATION OF VALVE BOXES.
5. BOX LOCATIONS SHALL BE STAKED IN THE FIELD PRIOR TO MAINLINE INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



NOTE:
VALVE BOXES SHALL BE INSTALLED IN SHRUB AND GROUND COVER AREAS. NO VALVES SHALL BE INSTALLED IN TURF AREAS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PLAN VIEW - N.T.S.

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T VALVE BOX LAYOUT

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⚠ Planning 06.11.25

Revisions

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Drawing Title: IRRIGATION DETAILS

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Drawn by

Scale: N.T.S.

Sheet Number: L2.05

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Attachment B

ARB Meeting Minutes from October 16, 2025

Cypress Apartments Renovations

Project #25-2335-ARB

Final ARB Review

January 29, 2026

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.

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

Attachment C

Excerpted Sheets from the Preliminary Plans
(superseded)

Cypress Apartments Renovations
Project #25-2335-ARB
Final ARB Review
January 29, 2026

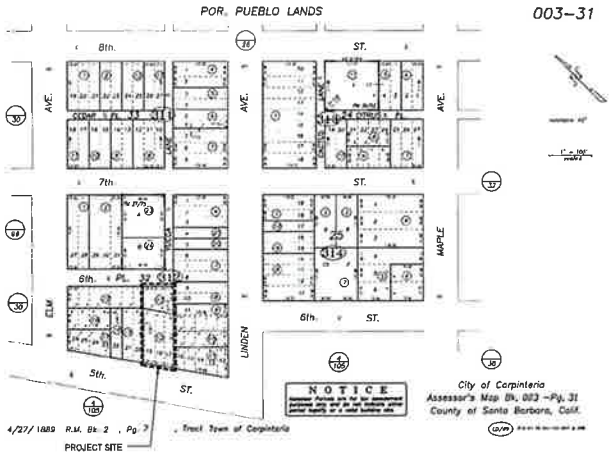
SUPERSEDED

4956 5th STREET

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

DESIGN REVIEW SET

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



VICINITY MAP

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFESSIONALS

DESIGNER	Becker Studios P.O.Box 41458 Santa Barbara, CA 93140 Tel (805) 965-9555 Contact Darrell & Kirsten Becker Architect Adam Grosshans (805) 699-5212
CONTRACTOR	Becker Studios Construction P.O.Box 41458 Santa Barbara, CA 93140 Tel (805) 965-9555 Contact Darrell Becker (#713248)
STRUCTURAL ENGINEER	Ashley & Vance Engineering 210 E. Cota Street Santa Barbara, CA 93101 Tel (805) 962-8663 x158 Contact Paul Belmont
LANDSCAPE ARCHITECT	Studio Pappalardo 8450 Cadillac Ave Los Angeles, CA 90034 Tel. (323) 290-0450 Contact Elias Rizk
SURVEYOR	Joel Aviatan Land Surveyor 610 Anacapa St Santa Barbara, Ca 93101 Tel. (805) 965-3432 Contact Joel Aviatan
T-24 ENGINEER	Hensel Consulting Engineers, Inc. 5857 Owens Ave Ste 300 Carlsbad, CA 92008 Tel (619) 665-3259 Contact David Hensel
MECH ENGINEER	Mathis Mechanical Engineering 7 W Figueroa St Ste 200 Santa Barbara, CA Tel (805) 543-3100 Contact Tyler Reynolds

PLUMBING FIXTURE NOTES

Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.28 gallons of water per flush, (2) any urinal manufactured to use more than 0.125 gallon of water per flush, (3) showerheads manufactured to have a flow capacity of more than 1.6 gallons of water per minute at 60 psi, and (4) any interior faucet that emits more than 1.2 gallons of water per minute at 60 psi. [CGBSC 301, Cal. Civil Code Section 1101.1]

Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria per the CGBSC §4.303:
1. The effective flush of water closets shall not exceed 1.28 gallons per flush.
2. Showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi.
3. Lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi.
4. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

M.E.P. GENERAL NOTE

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

PROJECT STATISTICS

OWNER	4956 5th, LLC c/o Becker Studios P.O. Box 41458 Santa Barbara, CA 93140 Phone 805-965-9555
PROJECT ADDRESS	4956 FIFTH ST. CARPINTERIA, CA 93103 APARTMENTS
APN	003-312-012 & 003-312-013
ZONING	PRD-20
OCCUPANCY	R-2
TYPE of CONST.:	V-B
SPRINKLERED?	YES
HIGH FIRE?	NO
FLOOD AREA*	NO
LOT AREA	0.29 AC

(E) STRUCTURES AREA:	Net s.f.	Gross s.f.
(E) UNIT 1	1,154 n.s.f.	1,300 g.s.f.
(E) UNIT 2	902 n.s.f.	950 g.s.f.
(E) UNIT 3	1,184 n.s.f.	1,250 g.s.f.
(E) UNIT 4	1,154 n.s.f.	1,200 g.s.f.
(E) UNIT 5	902 n.s.f.	950 g.s.f.
(E) UNIT 6	1,184 n.s.f.	1,250 g.s.f.
(E) UNIT 7	1,181 n.s.f.	1,200 g.s.f.
(E) LAUNDRY/TRASH	73 n.s.f.	80 g.s.f.
(E) PARKING	+ 2,405 n.s.f.	+ 2,405 g.s.f.
(E) Structures Sub-total	10,139 n.s.f.	10,485 g.s.f.
(E) Habitable Grand Total	10,139 n.s.f.	10,485 g.s.f.
(E) Non-habitable Grand Total	2,405 n.s.f.	2,405 g.s.f.
(E) Structures Sub-total	12,544 n.s.f.	12,890 g.s.f.

(P) STRUCTURES AREA:	Net s.f.	Gross s.f.
(P) UNIT 101 (Low Income)	1,154 n.s.f.	1,300 g.s.f.
(P) UNIT 102	902 n.s.f.	950 g.s.f.
(P) UNIT 103 (Low Income)	484 n.s.f.	524 g.s.f.
(P) UNIT 104	700 n.s.f.	726 g.s.f.
(P) UNIT 201	1,154 n.s.f.	1,700 g.s.f.
(P) UNIT 202	902 n.s.f.	950 g.s.f.
(P) UNIT 203	700 n.s.f.	726 g.s.f.
(P) UNIT 204	484 n.s.f.	524 g.s.f.
(P) UNIT 205	1,181 n.s.f.	1,200 g.s.f.
(E) LAUNDRY/TRASH	73 n.s.f.	80 g.s.f.
(E) PARKING	+ 2,405 n.s.f.	+ 2,405 g.s.f.
(E) Structures Sub-total	10,139 n.s.f.	10,485 g.s.f.
(E) Habitable Grand Total	10,139 n.s.f.	10,485 g.s.f.
(E) Non-habitable Grand Total	2,405 n.s.f.	2,405 g.s.f.
(E) Structures Sub-total	12,544 n.s.f.	12,890 g.s.f.
DEMO:	0 n.s.f.	0 g.s.f.
ADDITION:	0 n.s.f.	0 g.s.f.
AREA OF WORK:	4,245 n.s.f.	4,480 g.s.f.

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

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

SCOPE OF WORK

1. RENOVATE 4 APARTMENT UNITS INTO 6 UNITS
THIS APPLICANT IS INVOKING STATE DENSITY BONUS LAW (SDBL) TO CREATE NINE UNITS, OF WHICH TWO OF THE UNITS WILL BE RESTRICTED FOR RESIDENTS IN THE LOW-INCOME CATEGORY; UNIT 101 AND 103 WILL BE RESTRICTED AS LOW-INCOME RENTAL UNITS.
2. REPLACE ALL EXTERIOR WINDOWS & DOORS
3. NEW MECHANICAL HVAC FOR ALL UNITS
4. NEW EXTERIOR PLASTER
5. UPDATING PARKING AND TRASH AREAS
6. UPDATING LAUNDRY ROOM TO JANITOR CLOSET
7. NEW LANDSCAPING AND IRRIGATION 4,784 sf

UNDER SEPARATE PERMIT
PROVIDE SPRINKLER SYSTEM, NFPA 13R

DRAWING INDEX

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

BECKER studios
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www.beckerstudiosinc.com

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

JOB NUMBER 23035
CONTENTS
PROJECT DATA & SHEET INDEX
DRAWN BY Author
CHECKED BY Checker

SUBMITTALS	
DATE	TYPE
25-APR-16	DR-COMPR
25-APR-23	DR-COMPR
25-MAY-15	DR-COMPR
25-AUG-01	DR-COMPR
ISSUE DATE	08/01/25

REVISIONS		
NO	DATE	TYPE

A-0.0
SHEET OF

4956 5th STREET APARTMENTS – EXTERIOR MATERIAL BOARD

SUPERSEDED

EXISTING ROOF
- Replace Gutters and Downpipes

PAINT COLOR – PLASTER
- Benjamin Moore
- Classic Gray 1548

EXTERIOR PLASTER
- Integral / Textural
- Smooth Modeled

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

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

APARTMENT ENTRY DOOR STYLES

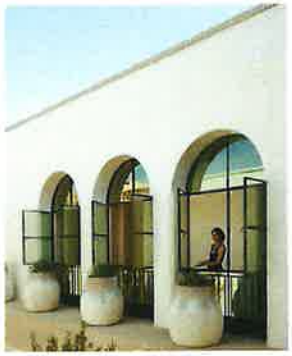
FLAT WORK
- Poured Concrete

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

STAIRWELL

BALCONIES

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



INSPIRATIONAL IMAGERY

3/3/2025

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CONTENTS
MATERIALS BOARD
DRAWN BY Author
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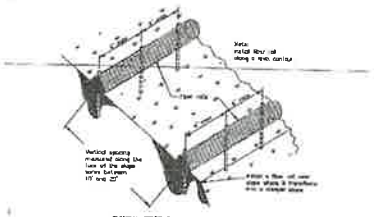
SUBMITTALS
ISSUE DATE 03/13/25
REVISIONS

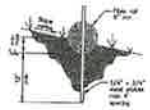
A-0.3

SHEET OF

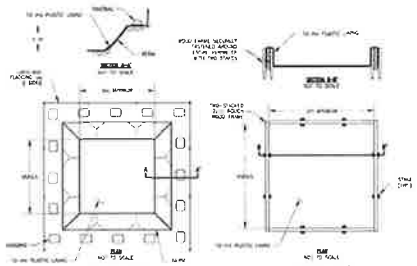
SE-5 Fiber Rolls



TYPICAL FIBER ROLL INSTALLATION



ENDROLLMENT DETAIL

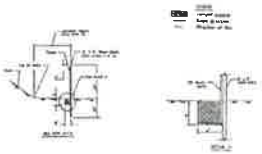


TYPE "BELOW GRADE"

TYPE "ABOVE GRADE" WITH WOOD PLANKS

Concrete Washout Area

Silt Fence



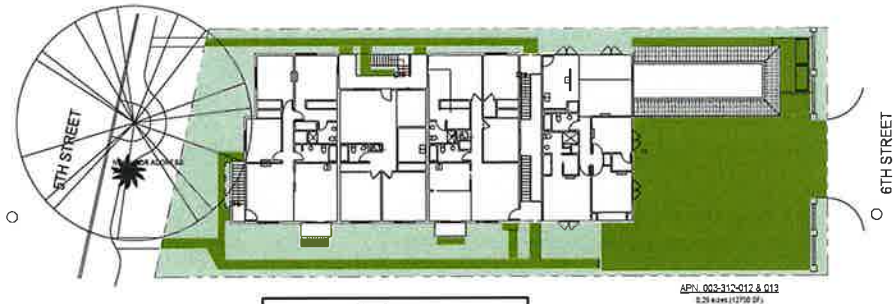
Fiber Rolls

TYPICAL FIBER ROLL INSTALLATION

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	4956 5TH STREET
Project Location [Street Address (available, or intersection and) or APN]	APN: 003-312-012
Name of Owner or Developer	4956 5TH, LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Renovation of Existing 2 Story Building
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surface]	0 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surface.]	0 SF
Total Pre-Project Impervious Surface Area	9,699 SF
Total Post-Project Impervious Surface Area	6,143 SF
Runoff Reduction Measure(s) Selected (Check one or more.)	☐ 1. Disperse runoff from roofs or pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box

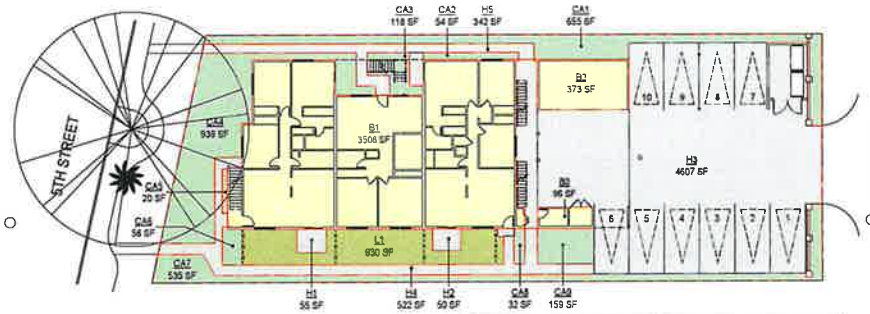


SITE COVERAGE

- (E) PERMEABLE
- (N) PERMEABLE
- BUILDING AREA

Site Coverage

AREA TYPE	Name	Area	% Coverage
(E) PERMEABLE	LANDSCAPE	3551 SF	24%
(N) PERMEABLE	PAVERS PATIO PAVERS	3555 SF	23%
BUILDING AREA	BUILDING	6143 SF	40%
		13750 SF	100%



PRD ZONE LOT COVERAGE LEGEND

- BUILDING COVERAGE AREAS
- COMMON OPEN SPACE
- HARDSCAPE AREAS
- LANDSCAPE / OTHER AREAS

PRD ZONE LOT COVERAGE TABLE

AREA TYPE	Area (SF)	PERCENT
BUILDING COVERAGE AREAS		
B1	3508 SF	37.5%
B2	373 SF	3.9%
B3	96 SF	1.0%
	3977 SF	41.5%
COMMON OPEN SPACE		
CA1	655 SF	6.1%
CA2	54 SF	0.4%
CA3	118 SF	1.0%
CA4	939 SF	7.4%
CA5	20 SF	0.2%
CA6	56 SF	0.4%
CA7	535 SF	4.2%
CA8	32 SF	0.2%
CA9	159 SF	1.2%
	2568 SF	20.1%

PRD ZONE LOT COVERAGE TABLE

AREA TYPE	Area (SF)	PERCENT
HARDSCAPE AREAS		
H1	55 SF	0.4%
H2	50 SF	0.4%
H3	4607 SF	36.1%
H4	522 SF	4.1%
H5	342 SF	2.7%
	5576 SF	43.7%
LANDSCAPE / OTHER AREAS		
L1	930 SF	4.9%
	930 SF	4.9%
	13750 SF	100.0%

SUPERSEDED

1 SITE COVERAGE DIAGRAM
SCALE 1/16" = 1'-0"

2 PRD ZONE LOT COVERAGE DIAGRAM
SCALE 1/16" = 1'-0"

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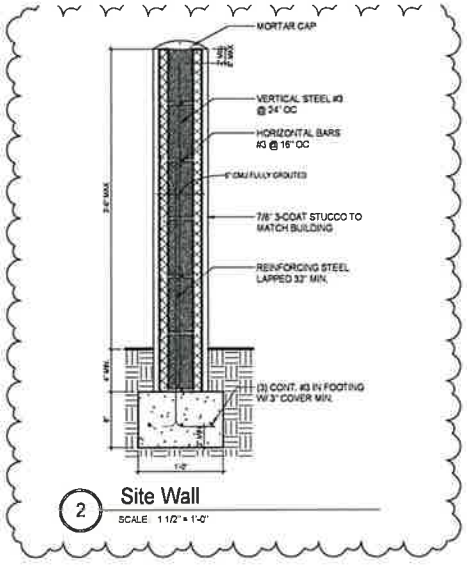
JOB NUMBER 23035
CONTENTS
SITE AREA ANALYSIS, EROSION CONTROL PLANS
DRAWN BY Author
CHECKED BY Checker
SUBMITTALS
DATE TYPE
ISSUE DATE 05/01/25
REVISIONS

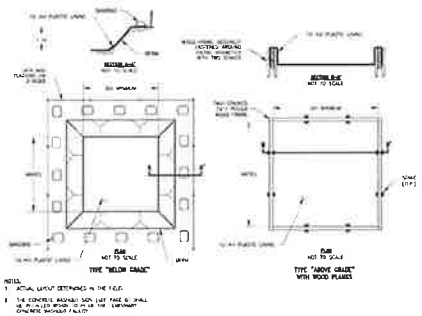
A-0.10

SHEET OF



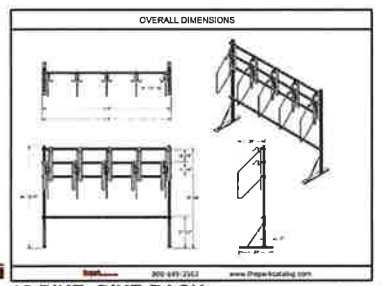
2 Site Wall

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



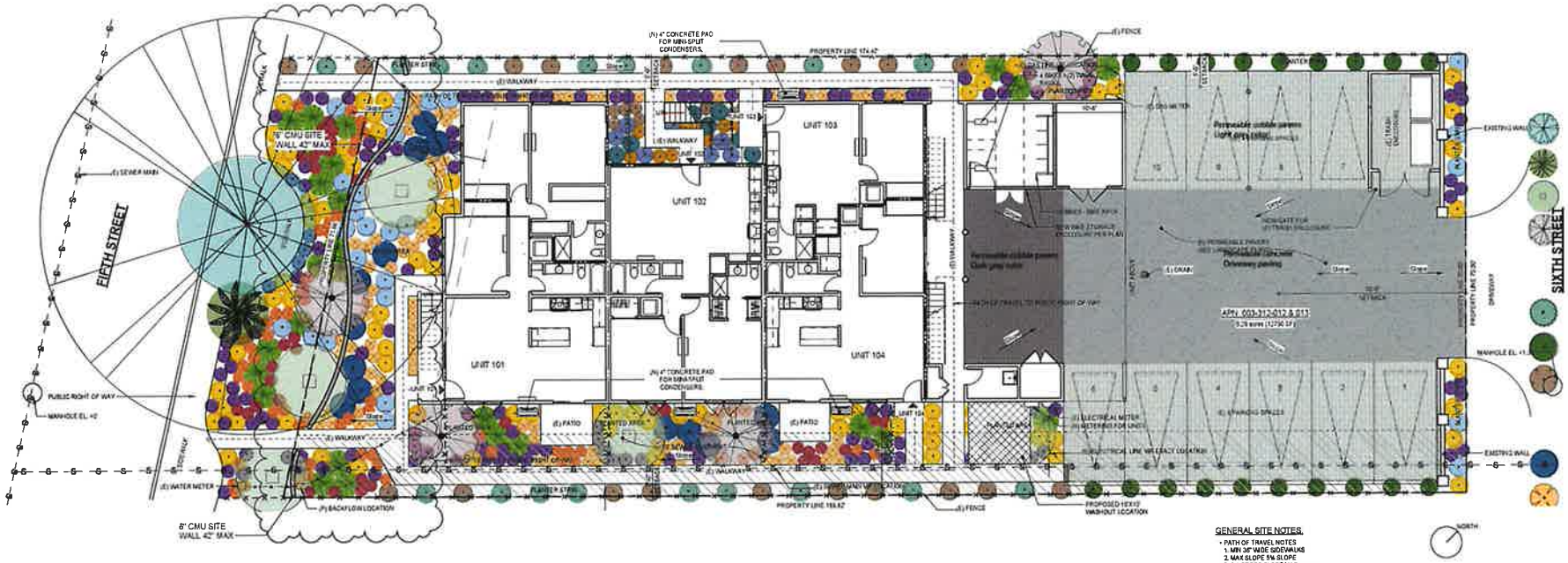
Concrete Washout Area

WAVE BIKE RACK



10 BIKE- BIKE RACK

SUPERSEDED



GENERAL SITE NOTES:

- PATH OF TRAVEL NOTES
  1. MIN 36" WIDE SIDEWALKS
  2. MAX SLOPE 5% SLOPE
  3. 2% CROSS SLOPE MAX
  4. MAX 1/4" VERTICAL VARIATION
- SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS

1 PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

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CONTENTS
PROPOSED SITE PLAN

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CHECKED BY Checker

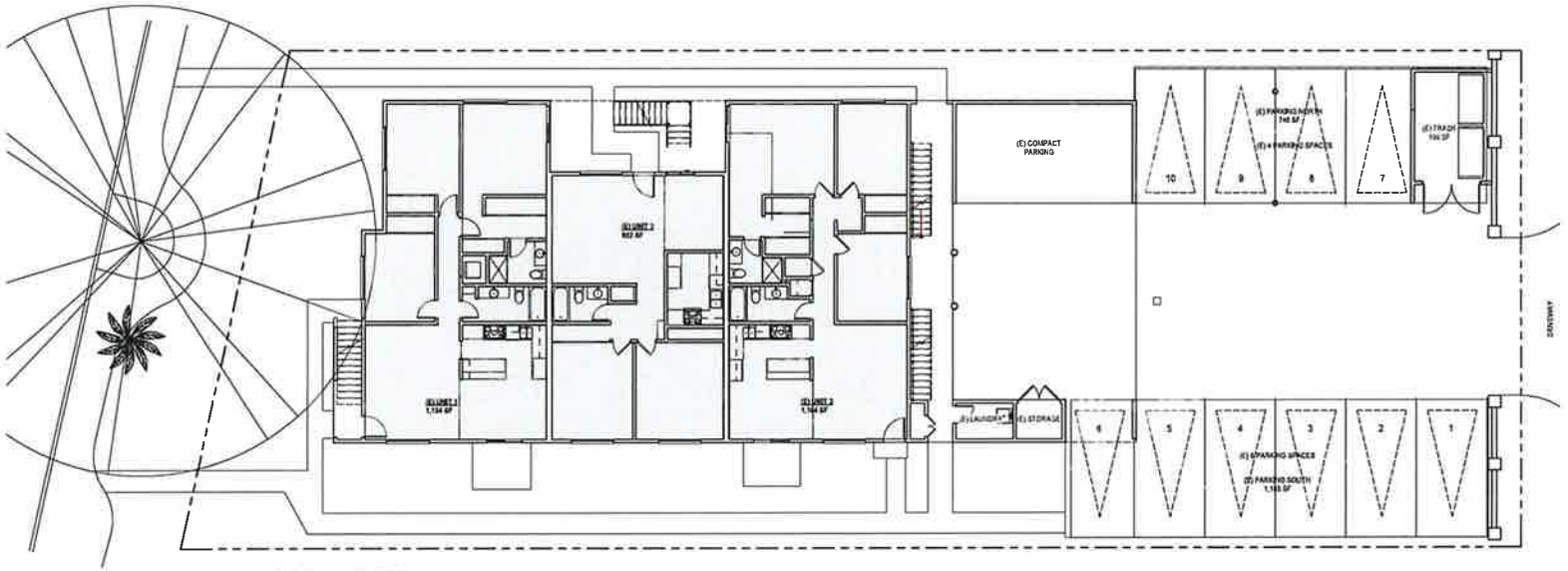
SUBMITTALS
DATE TYPE

ISSUE DATE 04/23/25

REVISIONS
NO DATE NOTE

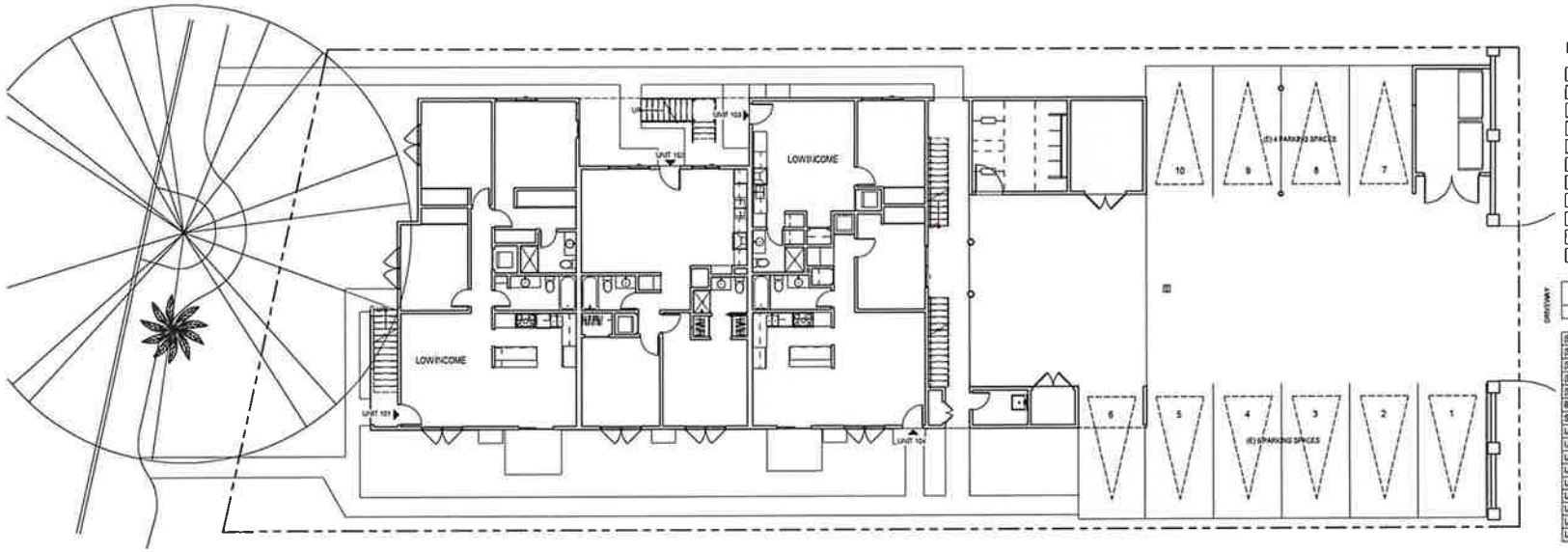
A-1.2

SHEET OF



1 EXISTING 1ST FLOOR (3 UNITS)

SCALE 1/8" = 1'-0"



2 PROPOSED 1ST FLOOR (4 UNITS)

SCALE 1/8" = 1'-0"

NET BUILDING AREA LEGEND

- (E) JANITOR CL
- (E) PARKING NORTH
- (E) PARKING SOUTH
- (E) STORAGE
- (E) TRASH
- BICYCLE
- STORAGE
- UNIT 101 (LOW INCOME)
- UNIT 102
- UNIT 103 (LOW INCOME)
- UNIT 104

Area Schedule (Net Building)

Name	Area
(E) JANITOR CL	41 SF
(E) PARKING NORTH	748 SF
(E) PARKING SOUTH	1185 SF
(E) STORAGE	33 SF
(E) TRASH	196 SF
BICYCLE	168 SF
STORAGE	148 SF
UNIT 101 (LOW INCOME)	1154 SF
UNIT 102	902 SF
UNIT 103 (LOW INCOME)	484 SF
UNIT 104	700 SF
UNIT 201	1154 SF
UNIT 202	902 SF
UNIT 203	484 SF
UNIT 204	700 SF
UNIT 205	1181 SF

SUPERSEDED

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

JOB NUMBER 23035

CONTENTS

1ST FLOOR NET AREA PLANS

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SUBMITTALS

DATE	TYPE

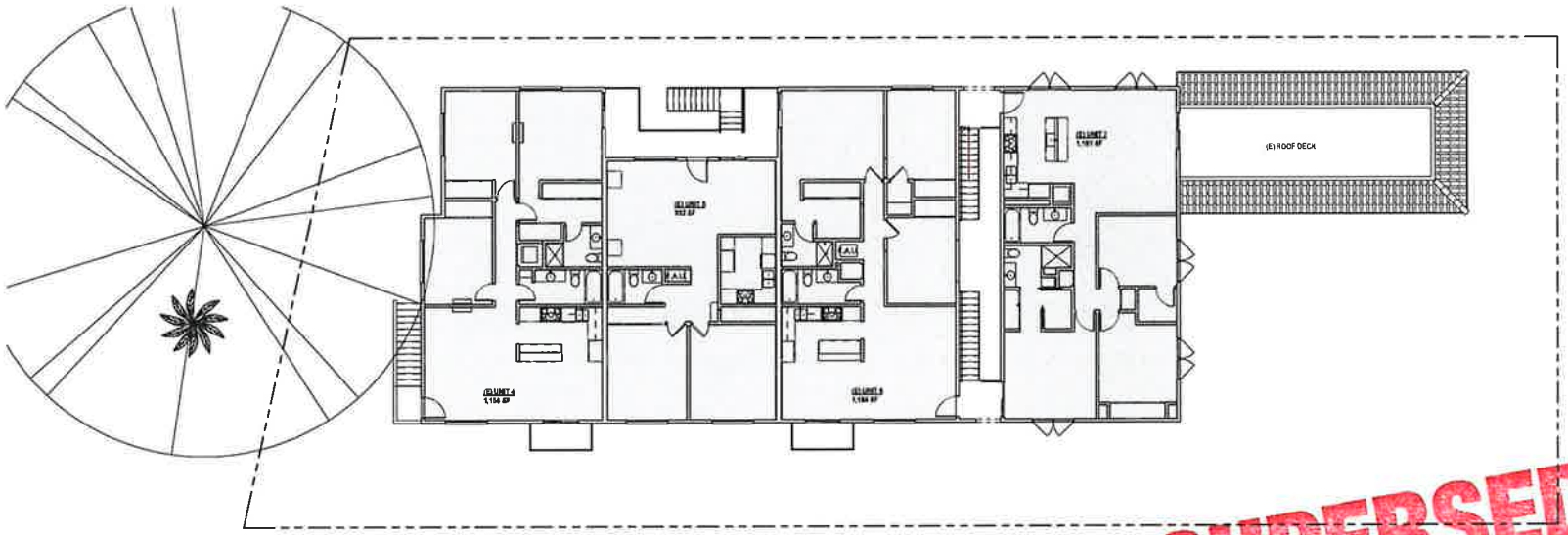
ISSUE DATE 04/03/25

REVISIONS

NO	DATE	TYPE

A-1.3

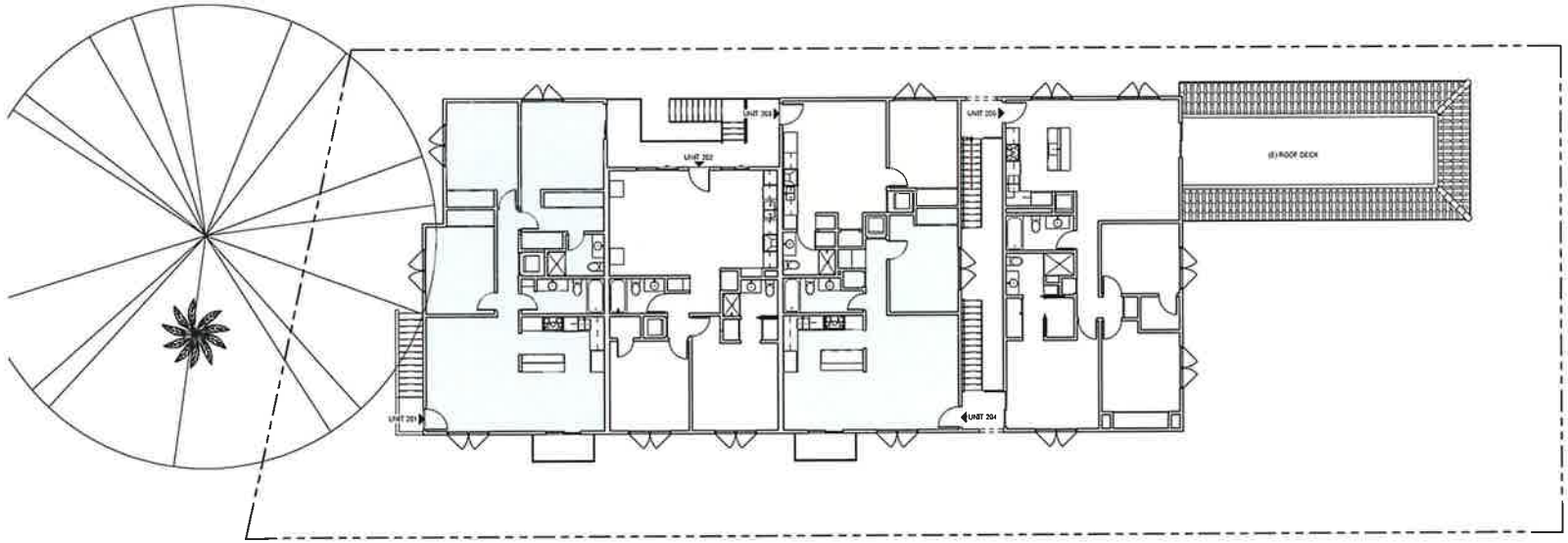
SHEET OF



SUPERSEDED

1 EXISTING 2ND FLOOR (4 UNITS)

SCALE 1/8" = 1'-0"



2 PROPOSED 2ND FLOOR (5 UNITS)

SCALE 1/8" = 1'-0"

NET BUILDING AREA LEGEND

- UNIT 201
- UNIT 202
- UNIT 203
- UNIT 204
- UNIT 205

Area Schedule (Net Building)

Name	Area
(E) JANITOR CL	41 SF
(E) PARKING NORTH	746 SF
(E) PARKING SOUTH	1185 SF
(E) STORAGE	33 SF
(E) TRASH	186 SF
BICYCLE	188 SF
STORAGE	148 SF
UNIT 101 (LOW INCOME)	1154 SF
UNIT 102	902 SF
UNIT 103 (LOW INCOME)	484 SF
UNIT 104	700 SF
UNIT 201	1154 SF
UNIT 202	902 SF
UNIT 203	484 SF
UNIT 204	700 SF
UNIT 205	1181 SF

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CONTENTS
2ND FLOOR NET AREA PLANS

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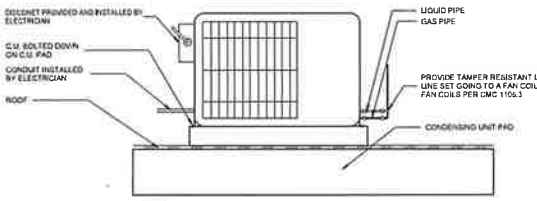
ROOF NOTES

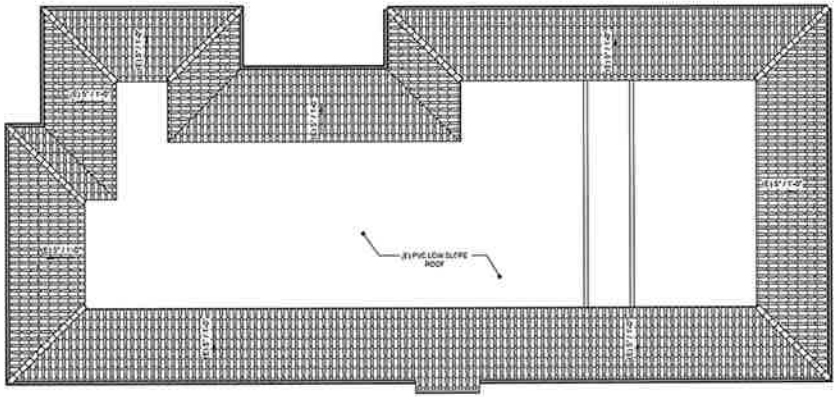
ROOF TO BE INSPECTED. IF REPLACEMENT OR PATCHED IS REQUIRED TO COMPLY WITH THE FOLLOWING REQUIREMENTS
1. ROOF SLOPE 1/4" PER FOOT UNLESS OTHERWISE NOTED.
2. MANUFACTURER: GAF SYSTEMS: 60 PVC SINGLE-PLY SS
3. ICC ESR REPORT 2522 ASTM D 4434/04
4. PVC ROOF, CLASS A FIRE RATING NON-COMBUSTIBLE ROOF MATERIAL
5. 50 MIL PVC ROOFING
6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

BALCONY NOTES
FLOORING FOR BALCONY Dex-O-Tex PATCH AND REPAIR AS REQUIRED.



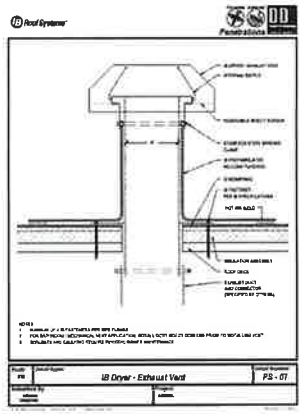
3 SPLIT OUTDOOR UNIT DETAIL
SCALE 1" = 1'-0"

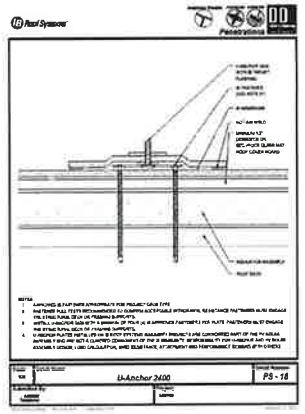
2 BUILDING SECTION
SCALE 1/8" = 1'-0"



1 PROPOSED ROOF ROOF PLAN
SCALE 1/8" = 1'-0"

NORTH





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CONTENTS:
PROPOSED ROOF PLAN
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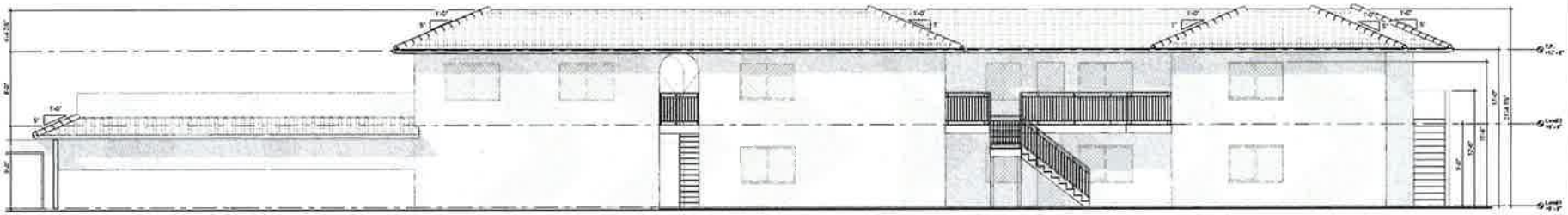
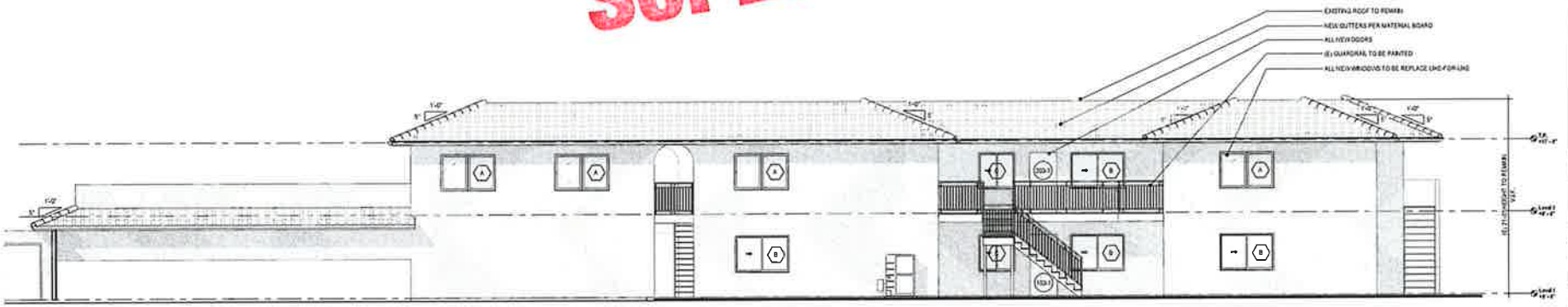


1 EXISTING NORTH ELEVATION

SCALE 3/16" = 1'-0"

SUPERSEDED



2 PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"

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CONTENTS
EXTERIOR ELEVATIONS

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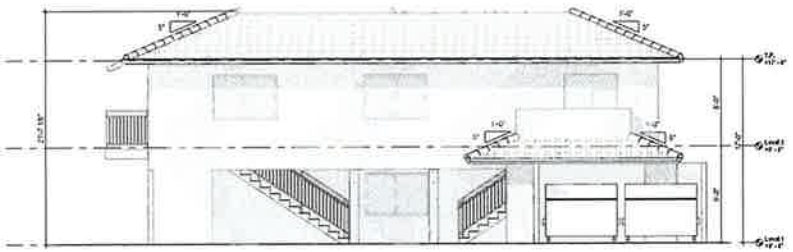
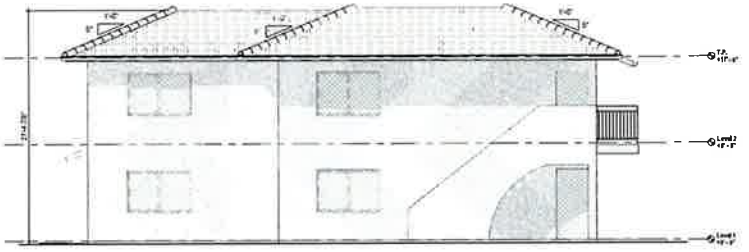
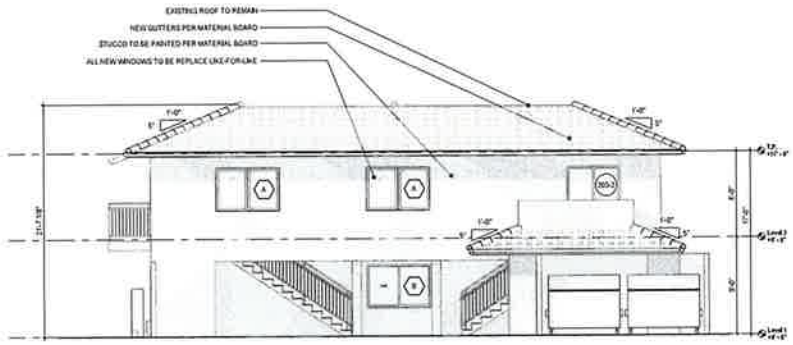


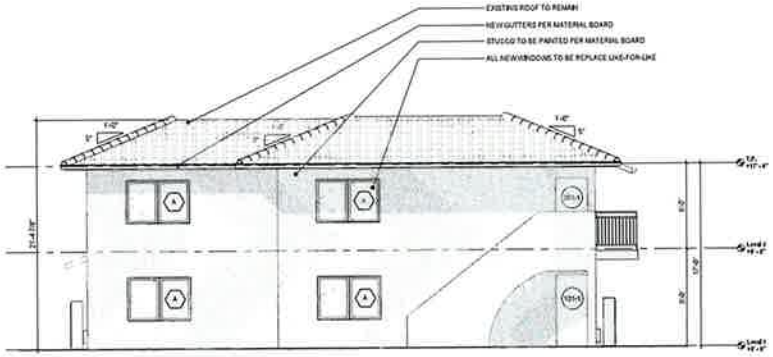
1 EXISTING EAST ELEVATION
SCALE 3/16" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE 3/16" = 1'-0"



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



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

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EXTERIOR ELEVATIONS
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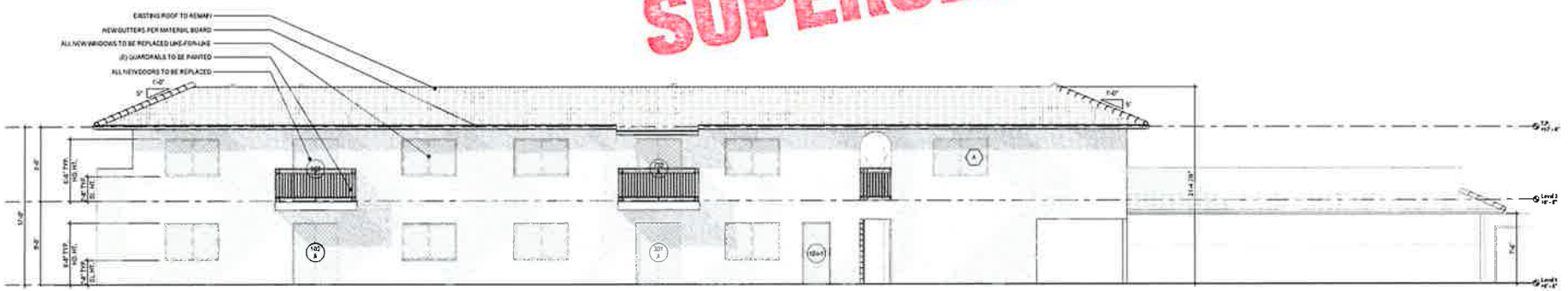

2 EXISTING SOUTH ELEVATION

SCALE 3/16" = 1'-0"

1 PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"

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JOB NUMBER 23025

CONTENTS
EXTERIOR ELEVATIONS

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SUBMITTALS

NO.	DATE	TYPE

ISSUE DATE 04/23/25

REVISIONS

NO.	DATE	TYPE

A-3.13

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PLANT SCHEDULE	
Scientific Name	**Common Name**
TREES (Existing)	
Cupressus macrocarpa	Monterrey Cypress
Phoenix canariensis	Canary Island Palm
SPECIMEN	
Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon
Garrya elliptica 'Evie'	Evie's Silk Tassel Bush
VINES	
Clytostoma callistegioides	Lavender Trumpet Vine
Calystegia macrostegia	Coast morning glory
Trachelospermum jasminoides	Star Jasmine
PERENNIALS	
Salvia 'Amistad'	Amistad sage
Gaura lindheimeri 'White'	White Gaura
Iris germanica 'Golden Panther'	Golden Panther tall bearded iris
Agave bracteosa	Squid Agave

SHADE PLANTS	
Rumohra adiantiformis	Leatherleaf fern
Polystichum munitum	Western sword fern
Ribes viburnifolium	Catalina currant
GRASSES	
Muhlenbergia rigens	Deer grass
Anatida purpurea	Purple three awn
GROUNDCOVER	
Dipterostemon capitatus and Erigeron glaucus 'White Lights'	Blue dicks and White seaside daisy
Salvia leucophylla 'Gracias'	Gracias sage

TOTAL LOT SIZE: 12,750 SF
TOTAL HARDSCAPE AREA: 5,576 SF (43.7%)
TOTAL COMMON OPEN SPACE: 1,358 SF (10.7%)
TOTAL LANDSCAPE AREA: 1,839 SF (14.4%)

42" H FENCE & PEDESTRIAN GATE ALONG P.L.

(N) LANDSCAPE PROPOSED OUTSIDE OF P.L. TO BE LOW WATER, FULLY IRRIGATED & MAINTAINED BY 4956 5TH LLC

20'-0" SETBACK

5'-0" SETBACK

PROPERTY LINE 174.47'

REPLACE ALL (E) PAVING W/ PERMEABLE PAVERS, (E) GRADE TO REMAIN

30'-0" SETBACK

PROPERTY LINE 75.00'

PROPERTY LINE 150.02'

5'-0" SETBACK

(E) TREES TO BE PROTECTED IN PLACE

(E) DRAIN TO REMAIN

N

Landscape Planting Plan - Ground Floor (1)
SCALE: 1/8"=1'-0"

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

www.studiopappaterra.com
e: elise@studiopappaterra.com
p: 626 616 0603

4956 Fifth LLC

4956 Fifth Ave
Carpinteria CA 93013

△ Planning 06.11.25

Planning 04.21.25

Landscape Site Plan

06.11.25

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L1.01

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Plant Reference Images

TREES (Existing)

Cupressus macrocarpa

Phoenix canariensis

SPECIMENS

Heteromeles arbutifolia 'Davis Gold'

Garrya elliptica 'Evie'

VINES

Clytostoma callistegioides

Calystegia macrostegia

Trachelospermum jasminoides

PERENNIALS

Salvia 'Amistad'

Gaura lindheimeri 'White'

Iris germanica 'Golden Panther'

Agave bracteosa

SHADE PLANTS

Rumohra adiantiformis

Polystichum munitum

Ribes viburnifolium

GROUNDCOVER

Dipterostemon capitatus

Erigeron glaucus 'White Lights'

Salvia leucophylla 'Gracias'

GRASSES

Muhlenbergia rigens

Aristida purpurea

PLANT SCHEDULE

Scientific Name	Common Name	Size	Quantity	Water Use	Notes
TREES (Existing)					
Cupressus macrocarpa	Monterey Cypress	-	1	-	protect in place
Phoenix canariensis	Canary Island Palm	-	1	-	protect in place
SPECIMEN					
Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	15 Gal	4	Low	
Garrya elliptica 'Evie'	Evie's Silk Tassel Bush	15 Gal	4	Low	
VINES					
Clytostoma callistegioides	Lavender Trumpet Vine	15 Gal	18	Medium	
Calystegia macrostegia	Coast morning glory	5 Gal	19	Low	
Trachelospermum jasminoides	Star Jasmine	15 Gal	29	Low/Medium	
PERENNIALS					
Salvia 'Amistad'	Amistad sage	1 Gal	14	Low	
Gaura lindheimeri 'White'	White Gaura	1 Gal	88	Low	
Iris germanica 'Golden Panther'	Golden Panther tall bearded iris	1 Gal	67	Low/Medium	
Agave bracteosa	Squid Agave	5 Gal	28	Very Low	
SHADE PLANTS					
Rumohra adiantiformis	Leatherleaf fern	1 Gal	10	Medium	
Polystichum munitum	Western sword fern	1 Gal	12	Medium	
Ribes viburnifolium	Catalina currant	1 Gal	15	Medium	
GRASSES					
Muhlenbergia rigens	Deer grass	5 Gal	76	Low	
Aristida purpurea	Purple three awn	1 Gal	134	Low	
GROUNDCOVER					
Dipterostemon capitatus and Erigeron glaucus 'White Lights'	Blue dicks and White seaside daisy	1 Gal 1 Gal	45 45	Low Low	
Salvia leucophylla 'Gracias'	Gracias sage	1 Gal	26	Low	

Paving Reference Images

Hanover Permeable 3.25"x18" Pavers
Natural Texture
Colors: Charcoal (L), Limestone Gray (R)

SUPERSEDED

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LANDSCAPE DESIGN
HORTICULTURE
FIRE ECOLOGY

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p: 626 616 0803

Client
4956 Fifth LLC

Project Address
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Carpinteria CA 93013

△ Planning 06.11.25

Planning 04.21.25

Drawing Title
Landscape Materials Board

Date
06.1.25

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Sheet Number
L1.02

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CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of January 29, 2026

Agenda Item #3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 25-2331-DP/CDP/ARB **Planner:** Megan Musolf
Address: 4716 Seventh Street
APNs: 003-301-020
Zoning: Planned Residential Development (PRD-15)
Applicant: Eva Turenchalk, Turenchalk Planning Services, Inc, agent, for Surf Cottages, LLC, Applicant

Project Review: ☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a request for a Development Plan and Coastal Development Permit to remodel and add a garage and second story addition to an existing single-family dwelling, and to construct a new two-story, two-unit condominium building with attached garages, for a total of three condominium units on the property.

The existing single-family dwelling is single-story, 1,270 square feet, and has four bedrooms. The second story addition would be 871 square feet, for a total floor area of 2,141 square feet and maximum building height of 23 feet 9 inches. The interior remodel and addition would keep the number of bedrooms at four, and increase the number of bathrooms from two to four. The front door would be moved from the north façade to the street-facing (west) façade. The new attached garage for this unit would be 420 square feet and hold two cars. The garage door would face inward to the driveway and new motorcourt.

The new condominium building would consist of two units, each with an attached garage to park two cars. Each unit would have its own laundry facilities. The maximum building height would be 26 feet 9 inches. Unit A, which is located closer to the street, would be 1,968 square feet, 3 bedrooms and 3 bathrooms, with a 412-square foot garage. It would feature a small street-facing entryway porch and a 62-square foot second floor balcony overlooking Seventh Street. Unit B, located toward the rear of the lot, would be 1,966 square feet, 3 bedrooms and 2.5 bathrooms, with a 488-square foot garage. Part of Unit B's garage would function as storage space. Unit B's entryway and small front porch is oriented inwards to the driveway/motorcourt.

New landscaping and permeable paving is proposed in all shared common areas. One paved guest parking space would be provided on-site. The telephone pole located at the front center of the property would be removed and utilities placed underground.

Preliminary architectural plans are included in Attachment A. Story poles were erected for the proposed structures on January 16, 2026. Photographs of the story poles are included as Attachment B.

PROJECT SETTING

The subject property is located on the north side of Seventh Street, at the intersection of Ash Avenue and Seventh Street. The 10,998-square foot lot (0.25 acre) is presently improved with a 1,270-square foot single-family dwelling and concrete driveway, built in 1961, prior to City incorporation.

The project site is located in the Downtown/Old Town Design Subarea (Community Design Subarea 2), which is the historic and current center of the City. The area around the project site is comprised of single-family and multifamily residences. Seventh Street is an important collector route as it crosses over Franklin Creek, connecting western Carpinteria and Aliso Elementary School to commercial areas in the Linden Avenue downtown core. The project site is immediately bordered by multi-unit residential developments on all sides, and a small chapel across Seventh Street to the west.

The site is zoned Planned Residential Development (PRD-15) and has a Medium Density Residential (MDR) land use designation. The site is currently in the Flood Hazard Overlay District; however, new Flood Insurance Rate Maps (FIRMs) will come into effect on June 10, 2026, and at that time the site will no longer be located within a special flood hazard area. Architectural considerations related to flood hazards are discussed more below.

Project History

A three-unit condominium project has been proposed for this site several times since 2008, each involving a remodel/expansion of the existing single-family dwelling and a new two-unit two-story building. Former iterations of the project were reviewed by the ARB on multiple occasions between 2008 and 2013, at either a conceptual or preliminary level. Initial concerns with the project (Project 08-1217- DP/CDP/TPM/ARB) included its compliance with the City's flood zone requirements, overall size, bulk and scale of the new construction, street frontage appeal, and how best to integrate the new and existing structures into one cohesive development. Over several rounds of review and redesigns, the project addressed many, but not all, of these issues. However, after review by the ARB in November 2013, the project application was closed out as an inactive case.

A second version of the project (Project 17-1883-DP/CDP/TPM) with a new designer and agent was submitted in June 2017. This application built on the progress previously made under the original application and successfully addressed the remaining outstanding issues related to flood zone compliance. The updated version of the project was reviewed by the ARB in March of 2018. The Board was generally in support of the revised project, recommending preliminary approval to the Planning Commission with comments, including:

- Further animate the existing residence's frontage (e.g., larger entry/porch, stone work, etc.)
- Consider ways to break up the side and rear elevations of the new two-story structure using varied materials and/or breaks in the wall planes
- Consider options for reducing the height of Unit "B,"
- Further define and develop some of the decorative architectural details
- Provide a two-car garage for the existing unit rather than a carport

The project was subsequently approved by the Planning Commission on June 4, 2018.

In 2020, the property and entitlements were purchased by Michael Haber, Surf Cottages, LLC, and a new project number was assigned (20-2076-DP/CDP/TPM) for tracking and billing purposes. Prompted by the COVID-19 pandemic, Assembly Bill (AB) 1561 automatically extended the permit approval expiration date to December 14, 2022. In November 2022, the applicant requested a 24-month time extension for the project due to delays in completing the permit process and commencing construction as a result of the pandemic. The request for the time extension was considered and approved by the Planning Commission on December 5, 2022, and extended the project approvals to December 14, 2024. The parcel map for the site was approved by the City Council on November 23, 2023 and filed with the County Assessor on December 19, 2023.

In late November 2024, a building permit application for the project was submitted, but was unable to be processed, as the entitlements expired before completion of plan check. The current project application was submitted to the City on February 13, 2025, with significant architectural changes from the previously entitled project, prompting new review by the ARB.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

The project site is located in the Planned Residential Development (PRD-15) zone district (CMC §14.14). Permissible uses in the PRD zone district include condominiums, subject to approval of a Development Plan and Coastal Development Permit. The following table identifies the project's conformance with applicable PRD district Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks Front- 7th St.	50 feet from centerline of street or 20 feet from property line, whichever is greater.	20 feet from property line.*
Side	5 feet minimum, 10 feet maximum	5 feet
Rear	15 feet minimum	15 feet
Height	30 feet max.	26 feet 9 in
Building Coverage	50% max. for dwellings (5,499 square feet)	41.6% (4,579 square feet)
Density	15 units/acre (3 units)	3 units
Common Open Space	20% of net lot area (2,197 square feet)	35% of the net lot area (3,857 square feet)
Parking	▪ Units with 2+ bedrooms: 1 covered space, plus 1 space in paved area (3 covered, 3 paved spaces) ▪ 1 guest space per 3 units (1 space)	6 garage spaces 1 uncovered guest space

**See note on front setback below.*

Front Setback

The existing single-family dwelling is set back 20 feet from the property line, the required minimum setback. The proposed entryway improvements to the existing single-family dwelling include two new columns to support a gable above the front door, which would be located within the setback. While architectural projections such as eaves may encroach into a setback up to three feet (CMC 14.50.070), structural elements such as columns or posts may not. Staff notes that the columns and gable help to animate the entrance; however, the ARB may wish to suggest ways to achieve the same without encroaching into the front setback.

Special Flood Hazard Area and Flood Protection

Per the Flood Hazard Determination letter issued by the Public Works Department on 8/17/2025, the project site is presently in a special flood hazard area, and therefore in the Flood Hazard Overlay District (CMC 14.40). The current plans reflect appropriate floodproofing for the proposed two-unit building— the flood elevation for the site is 15.06 feet above mean sea level (MSL), and the finished floor is elevated to 15.85 feet above MSL with flood vents. The two new attached garages for this building are not habitable space and therefore do not have to be elevated to the same level; the garage finished floor elevation is proposed at 14.29 feet above MSL, and includes flood vents in compliance with CMC 15.50.160(C)(5). However, the plans do not currently provide appropriate floodproofing for the existing single-family unit to be remodeled.

As noted above, the project site will be moving out of the special flood hazard area with the new FIRMs effective June 10, 2026. At that time, the project will no longer have to comply with the floodproofing and elevation requirements of CMC 15.50. Therefore, the existing single-family unit would not need to be elevated, and the proposed two-unit building would not be required to provide additional elevation beyond what's needed for grading and construction. Staff notes that the ARB may make a recommendation to lower the building height(s) accordingly once the new FIRMs are in effect.

Design Review

The proposed remodel and addition to the single-family dwelling would significantly alter its appearance and interior floorplan to increase living space while maintaining four bedrooms in the unit. The existing house has a hip roof; the remodel would use hip roofs on the first and second story while adding a small gable for the front entrance. The ground floor would keep the existing eight-foot plate height, and the second story would have ten-foot plates. The second story addition would be set back from the street-facing façade, including the 59-square foot balcony. The proposed attached garage would provide covered parking for the unit, remedying an existing nonconformance on the property.

The proposed two-unit condo building comprises the majority of new building coverage on the site. Both units in the structure would have kitchen and living areas on the first floor and bedrooms on the second floor, as well as their own two-car garage. The portion of the structure closest to Seventh Street would be single-story— the second-story portion would be stepped back about 15 ½ feet from the front. The entrance to Unit A would face Seventh Street and have a small covered porch. The entrance to Unit B would be somewhat recessed into the south façade, also with a small porch, semi-sheltered by the second story above. Both entry patios would have wrought iron railings.

Both buildings would use elements of the "modern coastal farmhouse" style, including white board-and-batten vertical siding and a charcoal grey standing seam metal roof. Both buildings would use hip roofs with small gables over the entryways. A one-foot-tall white trim board would separate the first and second stories, providing a horizontal break in the vertical siding. Windows would feature sleek black aluminum frames and simple white trim. All garage doors would consist of opaque glass panes with black frames and white trim. Each unit's front door, as well as the pedestrian garage door on the west elevation for Unit B, would be wooden and painted black. Front doors would also have an upper window pane. Glass, black-framed double doors would be used on the balconies of Unit A and the single-family home, as well as for the back doors at the rear of Unit B. Exterior doors and garage doors would be flanked by light fixtures with deep brown ("matte mulberry," see sheet E1.00) sconces, shielded downward. There are no exterior lights proposed on the northernmost or southernmost facades, which would be immediately adjacent to neighboring residences. A new fence is proposed on the southern side property line, which would consist of a 2-foot concrete block wall with a 4-foot white vinyl fence on top, mirroring the form of the existing fence on the northern side property line.

Proposed elevations are provided on sheets A3.00 and A3.01, and colors and materials are shown on Sheet CB1, of Attachment A. The fence detail is shown on Sheet A1.00.

New landscaping and hardscape improvements are also proposed. All landscaped areas would be considered part of the common area. All existing vegetation on site has been sparsely maintained and is proposed to be removed. White Mexican bush sage and Texanum waxleaf privet bushes are proposed along the front property line, and basket grass is proposed along the side property lines. A "little gem" magnolia tree is proposed at each front corner of the site. Two rain gardens are proposed in front of Unit A and the single-family dwelling, which would aid on-site stormwater detention and have plantings around them (Basket grass and flax lily). Small lawns are proposed adjacent to each unit, but would not be considered "private yards." The common area at the rear of the property would feature a jacaranda tree with additional bush sage and waxleaf privet. The common driveway through the center of the project, including the guest parking space, would be constructed from permeable pavers. The proposed landscaping improvements can be found on Sheets L-1 through L-4 in Attachment A.

Previously Approved Design

The prior version of this project that received preliminary approval from the ARB (March 2018) and was approved by the Planning Commission (June 2018) utilized more of an Arts and Crafts style with an earthy color and material palette (see Figure 1 below). It also involved an exterior remodel to the single-family unit, but did not include a second story addition to the structure. Exterior materials for both the new building and single-family remodel included stone veneer along the base of the buildings, smooth beige stucco, and "sandstone beige" hardi-plank lap siding on the second story of the two-unit building. The roofs were asphalt shingle, and eaves on the new building featured exposed rafter tails. The windows on the new building included more decorative elements than the currently proposed project, such as transom windows and more detailed trims. Overall, the proposed project has shifted from a semi-craftsman-style with beige and brown tones to a more modern style with minimalist, sleek windows and doors and a single exterior material in white.

Figure 1. Eastern (front) elevation of previous project reviewed by the ARB, March 2018

The Board's comments on the proposed colors and materials, bulk and placement of new structures, and landscaping plan for the proposed project would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

Land Use Element

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

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

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

This is an infill project proposed on a larger residential lot located in the downtown area of Carpinteria. The project meets the density requirements of the zone and is similar in density to surrounding lots; it would be located between a property with three condominiums and a property with two detached rental units. The project would update the existing single-family dwelling, which shows significant signs of wear and age, and utilize the rest of the lot for additional housing units. It would also remove the existing sparsely maintained vegetation on site and install new landscaping and hardscaping with improved curb appeal. As such, staff feels that the proposal is consistent with the above objective and policies.

Citywide Community Design Element Objectives & Policies

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

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

The proposed project involves remodeling and adding a second story to an existing single-story residence, and constructing two new two-story attached residences on the same property, thereby creating a three-unit condominium development. The general courtyard layout around a central driveway (providing access to parking) is similar to other multifamily housing developments within the City, including the three-unit development immediately adjacent to the project site on the west. The sizes of the new three-bedroom units appear reasonably in line with other newer three-bedroom units in the City.

The proposed height of the new building, at approximately 26 feet 9 inches would not be significantly taller than nearby two-story residences. Some of the height can be attributed to the raised floor foundations necessary to meet the floodproofing requirements for the site. However, as noted above, the site will be moving out of a special flood hazard area in June 2026, creating the opportunity to further reduce height. Otherwise, plate heights and roof pitches are within acceptable ranges and complement the roof pitch found on surrounding residences. The three rooflines and slight wall pane variation with the garage help break up the new building's north elevation, the project's "bulkiest" facade. The portions of each building closest to the front property line would be single-story, with second-story masses set back from the street; however, the project does not similarly set back second-story portions from the side property lines.

The proposed project reflects multiple previous design iterations that the ARB provided feedback on with regards to the height and bulk of the new structure; however, previous iterations did not propose a second-story addition to the existing dwelling, and utilized a significantly different color and material palette. The previous project version used multiple different exterior materials to help visually break up the north elevation on the proposed two-unit building, which was otherwise relatively flat and mostly two-story. The current proposal would use the same exterior material across both the new building and the remodeled single-family dwelling, which may exaggerate building mass. Additionally, the proposed second story addition to the single-family dwelling further increases the total building mass on the site. Staff would appreciate the Board's input on the currently proposed materials, bulk, and massing of the project.

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

The existing residence is a relatively plain example of a 1950s single-family home. The new project proposes to renovate the single-family home and construct the new condo building in a modern style, drawing some elements from a "coastal farmhouse" style. The proposed project mirrors some elements from small coastal cottages seen elsewhere in the downtown, particularly the vertical siding and gabled entrances, albeit placing them on a larger structure and applying clean, contrasting colors (white

exterior, black details). Overall, the style is more contemporary than other residences in the surrounding area. The Board's comments on neighborhood compatibility would be appreciated.

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

Public views of the sea from this location are minimal given the relatively flat elevation between Seventh Street and the ocean. To the extent any public ocean views are present down Ash Avenue, they would not be impacted by this project given its location on the north side of Seventh Street at the terminus of Ash Avenue.

Mountain views in the Downtown and Beach Neighborhoods are best characterized as glimpses between structures, except for along the north-south running streets where vistas towards the mountains are generally unobstructed. The existing neighboring buildings and landscaping to the west and north largely obscure any current mountain views over the subject property. The proposed development would slightly further reduce these views. Any revisions to the project which reduce the overall building height and/or size/scale of the second floors may help maintain any existing public mountain views over the subject property.

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

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

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

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

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

This project proposes to move the front entrance of the existing single-family dwelling and to place the entrance to new "Unit A" such that both face the street. Each front entrance would feature a small gable with a small patio or stoop. While the project features three garages, only one garage door would face the street, and it would be on the back portion of the property. The project proposes to remove the existing chain link fence along the street frontage, move the driveway and replace the segment of sidewalk, remove the telephone pole and underground the utilities, and install all new landscaping, all of which would improve the street frontage of this site in comparison to the existing condition.

The proposed project would somewhat contrast with surrounding residences due to its proposed color and materials; the bright white vertical siding and standing seam metal roof are not reflected in existing

nearby structures. However, the roof form and building articulation facing the street would be similar to other buildings on the street. The front setback would be in line with neighboring residences. Staff would appreciate the ARB's comments on neighborhood compatibility and proposed colors and materials for the project.

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

The proposed exterior light fixture appears to be night-sky friendly. The ARB's comments on the proposed exterior light would be appreciated. The cut sheet for the proposed exterior light fixture is included on Sheet E1.00 of Attachment A.

Subarea 2 Design Objectives & Policies

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

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

CDS2 Implementation Policy 14: *Residential streets within the subarea should generally have narrow vehicle pavement. The curb-to-curb dimension should be a small as possible within the existing right-of-way to provide ample sidewalks and space for street tree plantings.*

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

The project proposes to intensify the existing residential use on the lot, up to a similar density as surrounding properties. The three-unit project is consistent with the mix of single- and multi-family residences between Franklin Creek and Linden Avenue, and would be similar in height or slightly taller than nearby two-story residences. The proposed project would not impact any clear viewsheds of the ocean or mountains. The driveway on Seventh Street is proposed to be moved toward the center of the property but would not be noticeably widened. While there is no parkway for street trees along Seventh Street, the landscaping plan does propose two trees on the front corners of the property, which would add to the pleasant streetscape for pedestrians. Waxleaf privet bushes and White Mexican bush sage are proposed along the front property line, helping delineate the public and private realm.

SUMMARY OF ISSUES

- Exterior colors and materials;
- Bulk and massing along the side property lines, and across entire property;
- Landscaping and hardscape plan, including the proposed plant list; and
- Proposed exterior light fixture for night-sky friendly compliance.

RECOMMENDATION

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

ATTACHMENTS

Attachment A- Preliminary Architectural Plans
Attachment B- Story Pole Photographs

Attachment A

Preliminary Architectural Plans

GENERAL REQUIREMENTS

DIVISION 1 - GENERAL REQUIREMENTS

A. CONTRACTOR RESPONSIBILITIES

1. WORK FOR THIS CONTRACT INCLUDES FURNISHING OF ALL LABOR, MATERIALS, APPLIANCES, TRANSPORTATION AND SERVICES REQUIRED FOR SATISFACTORY CONSTRUCTION OF THIS PROJECT. THE INTENT OF DRAWINGS AND SPECS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN DESCRIBED OR REASONABLE IMPLIED, BUT NOT LIMITED TO THE EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.

2. GENERAL CONTRACTOR SHALL MAINTAIN ONE SUPERINTENDENT ON SITE AT ALL TIMES. SUPERINTENDENT SHALL WORK EXCLUSIVELY ON OWNER'S PROJECT FROM START OF CONSTRUCTION THROUGH RECEIVING CERTIFICATE OF OCCUPANCY, AND WILL PROVIDE OWNER WITH TELEPHONE ACCESS 24 HRS. A DAY.

3. VERIFY DRAWINGS AND CONDITIONS WITH ACTUAL FIELD CONDITIONS IN EACH SPECIFIC AREA OF WORK. INSPECT RELATED AND ADJACENT SURFACES; REPORT ALL CONDITIONS THAT SHALL PREVENT EXECUTION OF THIS SPECIFIC WORK TO THE DESIGNER.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB SITE BEFORE STARTING ANY CONSTRUCTION. ALL DIMENSIONS ON DRAWINGS AND "IN-FIELD" TAKE PRECEDENCE OVER SCALE.

5. IT IS THE CONTRACTOR RESPONSIBILITY TO INSURE THAT THE INSTALLATION METHODS AND MATERIALS CONFORM TO ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE. ANY DISCREPANCY BETWEEN BUILDING CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK.

6. NOTWITHSTANDING ANY OMISSIONS, IT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL CONSTRUCTION DETAILS AND FABRICATE AND INSTALL SAID DESIGN IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE AND PROCEDURE AND TO LET THE DESIGNER KNOW AT THE TIME OF BIDDING IF SAID DRAWINGS AND DETAILS ARE NOT PRACTICAL OR STRUCTURALLY SOUND IN THEIR INTENT AND PURPOSE.

7. IF THE CONTRACTOR PERFORMS ANY WORK OR PERMITS SUB-CONTRACTORS/ SUPPLIERS TO PERFORM THEIR WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT PRIOR NOTICE TO CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY, THEREFORE, AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

8. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE SHALL BE MADE IN THE FAVOR OF CONTRACTOR BY VIRTUE OF ERRORS, OMISSIONS, AMBIGUITIES, DISCREPANCIES AND/OR CONFLICTS, WHICH SHOULD HAVE BEEN DISCOVERED DURING PREPARATION OF BID ESTIMATE/PROPOSAL AND DIRECTED TO OUR ATTENTION IN A TIMELY MANNER.

B. PERMITS

ALL PERMITS AND INSPECTIONS REQUIRED, UNLESS SPECIFIED OTHERWISE SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

C. TEMPORARY FACILITIES

ELECTRIC, WATER AND TOILET SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR. PROVIDE TEMPORARY TELEPHONE ON JOBSITE. THE GENERAL CONTRACTOR SHALL ALSO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPT. DURING CONSTRUCTION.

D. TEST AND INSPECTIONS

ALL TESTS AND INSPECTIONS OF ANY KIND REQUIRED HEREINAFTER IN THE SPECIFICATIONS, AND WHICH INVOLVE EXPENSE, SHALL BE PAID FOR BY THE CONTRACTOR AND REIMBURSED BY THE OWNER.

E. PROTECTION OF WORKPLACE AND BUILDING MATERIALS

ALL WORK IN PLACE SHALL BE ENCLOSED WITH ADEQUATE PROTECTION. PERMANENT OPENINGS USED AS THOROUGHFARES FOR THE INTRODUCTION OF WORK AND MATERIALS TO THE STRUCTURE SHALL HAVE HEADS, JAMBS, AND SILLS WELL BLOCKED AND BOARDED. REPAIR ALL DAMAGED EXISTING WORK. AII FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY OWNER. MATERIALS ARE 'OWNED' BY THE CONTRACTOR AND ARE THEREFORE THE CONTRACTOR'S RESPONSIBILITY UNTIL RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

F. GUARANTEES

CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK FOR AT LEAST ONE (1) YEAR AFTER OWNER'S ACCEPTANCE OF WORK.

G. CLEANING

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE ALL DIRT AND RUBBISH CAUSED BY THEIR WORK ON A DAILY BAISIS FROM THE BUILDING AND HAULED AWAY PERIODICALLY FROM THE SITE. CONTRACTOR SHALL INSPECT SLAB THROUGHOUT AND BE RESPONSIBLE FOR PREPARATION OF CARPET, VINYL COMPOSITION TILE, OR ANY OTHER FLOORING. ALL FLOORS AND MILLWORK SHALL BE THOROUGHLY CLEANED AND FREE OF ANY CONSTRUCTION DEBRIS/DUST.

H. PROGRESS

THE CONTRACTOR SHALL CAUSE THE WORK TO BE DILIGENTLY PURSUED TO ENTIRE COMPLETION. SHOULD HE FAIL TO SUPPLY WORKMAN OR MATERIALS OR FAIL TO MAKE TIMELY ARRANGEMENTS, WHICH MAY BE REQUIRED FOR PROGRESS, THEN THE CONTRACTOR SHALL PROVIDE EVIDENCE SATISFACTORY TO THE OWNER THAT SAID DEFICIENCIES ARE DUE TO CAUSES BEYOND THE CONTRACTOR'S CONTROL. UNLESS HE PROVIDES SUCH EVIDENCE, THE OWNER SHALL HAVE THE RIGHT, AFTER TWO DAYS WRITTEN NOTICE, TO MAKE SUCH ARRANGEMENTS AND SUPPLY SUCH WORKMAN AND MATERIALS AT THE CONTRACTOR'S EXPENSE. THE SAME RELATIONSHIP SHALL EXIST BETWEEN THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

I. SITE CONDITION / OWNER'S RESPONSIBILITY

THE SITE IS TO BE RECEIVED AS IS FROM THE OWNER. ALL WORK FOR THE COMPLETION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL UTILITY CONNECTIONS AND METERS ARE EXISTING, INCLUDING GAS, WATER AND ELECTRIC METERS. ALL PROJECT WORK WITH PUBLIC AGENCIES AND SERVICE DEPARTMENTS IS TO BE COORDINATED BY THE CONTRACTOR.

J. CHANGE ORDERS

CONTRACTOR TO INDICATE COST OF MARK-UPS FOR BOTH MATERIAL AND LABOR IN WRITTEN FORM FOR CHANGE ORDERS PRIOR TO COMMENCING ANY WORK. SUBMITTALS MUST BE PRESENTED IN A TIMELY MANNER TO ALLOW THE OWNER 2 DAYS TO REVIEW AND APPROVE, AND SO AS TO NOT DELAY ANY CONSTRUCTION.

K. SUBMITTALS

BEFORE INSTALLATION, CONTRACTOR TO PROVIDE DESIGNER WITH SUBMITTALS (SAMPLES AND/OR PRODUCT DATA AS APPLIES) FOR ALL INTERIOR FINISHES EXCEPT GYPSUM WALL BOARD AND ANY OWNER FURNISHED ITEMS, LIGHT FIXTURES, DOOR AND WINDOW HARDWARE AND FRAMES, AND CEILING SYSTEMS U.N.O.

L. COMPLETION AND DELIVERY

ALL FINISH MATERIALS INCLUDING CARPET, TILE, WOODWORK, PAINT WHEN INSTALLED SHALL BE PRESENTED IN A 'BRAND NEW' CONDITION. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION. ANY DEFICIENCY IN THE FINISH MATERIAL AND/OR INSTALLATION, PEELING, FADING, FRAYED EDGES, CRACKING, IMPROPER DYE-LOT MATCHING, ETC. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE IMMEDIATELY.

PROJECT NOTES

SPECIAL HAZARDS

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN MOUNTAIN FIRE DISTRICT.
2. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAING THE FUEL GAS PIPING.
3. WATER HEATER SHALL BE STRAPPED TO THE WALL (UPC SEC. 507.3).
4. GAS WATER HEATER MUST NOT BE PLACED IN A CLOSET USED FOR ANY OTHER PURPOSE, OR IN ANY ROOM USED FOR BATHING OR SLEEPING PURPOSES, OR UNDER A STAIRWAY OR LANDING.
5. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (91.2406.4) AT THE FOLLOWING LOCATIONS:
   - INGRESS/EGRESS DOORS, PANELS IN SLIDING/SWINGING DOORS, DOORS AND ENCLOSURES FOR SHOWERS AND TUBS,
   - GLAZING IN ANY WALL ENCLOSING THESE COMPONENTS WITHIN 5' OF STANDING SURFACE AND WITHIN 2' OF CLOSED DOOR.
6. THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

FIRE PROTECTION DISTRICT NOTES

1. ALL NEW BUILDINGS/STRUCTURES SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PRIOR TO INSTALLATION, PLANS FOR THE PROPOSED FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY A QUALIFIED PERSON AND SUBMITTED TO THE FIRE PREVENTION BUREAU FOR APPROVAL.
2. INSTALL SMOKE DETECTORS PER 2000 UBC AND CURRENT NEC CODES.
3. APPLICATION FOR ADDRESSING OF NEW BUILDINGS SHALL BE SUBMITTED TO SANTA BARBARA COUNTY FIRE DEPARTMENT, FIRE PREVENTION DIVISION.
4. VISIBLE STREET ADDRESS MUST BE POSTED AT THE DRIVEWAY AND ON THE BUILDINGS. NUMBERS SHALL BE A 4" HIGH MINIMUM ON A CONTRASTING BACKGROUND.
5. ROOF ACCESS MUST MEET THE REQUIREMENTS OF THE CARPINTERIA MUNICIPAL CODE.
6. FOR ACCESS WHEN ACCESS WAYS ARE GATED, A FIRE DISTRICT APPROVED KEY BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. PRIOR TO INSTALLATION, THE FIRE DISTRICT SHALL APPROVE LOCATION AND TYPE.
7. PUBLIC FIRE HYDRANTS SUPPLYING THE REQUIRED FIRE FLOW WITHIN THE REQURIED DRIVING DISTANCE FROM THE STRUCTURES SHALL BE PROVIDED. PLAN MUST INDICATE THE LOCATION OF THE HYDRANT NEAREST THE PROJECT ADDRESS.
8. PER CARPINTERIA-SUMMERLAND DIRE DISTRICT ORDINANCE NO. 2003-01 PERTAINING TO FEES AND SERVICE CHARGES, A PERMIT APPLICATION FEE IS ASSESSED ON ALL PLAN REVIEWS.
9. PURSUANT TO CSFPD ORDINANCES NO. 92-02 AND CARPINTERIA CITY ORDINANCE NO. 599 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CSFPD MITIGATION FEE MUST BE PAID.
10. ANY FUTURE CHANGES, INCLUDING FURTHER DIVISION, INSTENSIFICATION OF USE OR INCREASE IN HAZARD CLASSIFICATION, MAY REQUIRE ADDITIONAL CONDITIONS TO COMPLY WITH APPLICABLE FIRE DISTRICT DEVELOPMENT STANDARDS.

GRADING AND FOUNDATION

SEE GRADING PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL NOTES AND REQUIREMENTS.

1. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.
2. IN THE EVENT EXCAVATIONS REVEAL EXPANSIVE SOILS, ALL FOOTINGS SHALL COMPLY WITH THE THE PROVISIONS FOR EXPANSIVE SOIL CONDITIONS AS FOLLOWS:
   - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24" FOR EXTERIOR AND 18" FOR INTERIOR FOOTINGS.
   - EXTERIOR WALL AND INTERIOR BEARING WALLS SHALL BE ON CONT. FOOTINGS
   - CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4-INCH FILL OF COURSE AGGREGATE OR ON A TWO INCH SAND BED COVERED MOISTURE BARRIER. THE SLABS SHALL BE AT LEATS 3-1/2 INCHES THICK AND SHALL BE REINFORCED WITH 1/2 DIAMETER DEFORMED REINFORCING BARS. REBARS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
   - THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

DRAINAGE

1. ALL ROOF AND PAD DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER.
2. UTILIZE DISCONNECTING DOWNSPOUTS THAT EXTEND THE DISCHARGE FROM GUTTERS A MINIMUM OF 48" FROM THE FOOTING.
3. WHENEVER POSSIBLE, CAPTURE THE 'FIRST FLUSH' OF WATER DURING STORM EVENTS IN RAIN BARRELS AND IRRIGATION STORAGE TANKS.

WATER DISTRICT NOTES

1. THERE ARE NO SYSTEM LIMITATIONS TO SERVICE THE PROPOSED CONSTRUCTION.
2. PROPERTY IS CURRENTLY SERVICED BY THREE 3/4" WATER METERS. TWO OF THE METERS ARE SERVED BY ONE SERVICE LINE. INDIVIDUAL SERVICES LINES SHALL BE INSTALLED BY THE DISTRICT AT THE COST OF THE OWNER, PRIOR TO APPROVAL OF BUILDING PERMITS.

RESIDENTIAL REQUIREMENTS

1. SEE SHEET A 2.01 FOR ADDITIONAL PROJECT NOTES AND REQUIREMENTS.
2. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS, AND LAUNDRIES REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 THE FLOOR AREA OF THE ROOM OR 10 SF MINIMUM, WHICHEVER IS GREATER. (CBC 1203.2)
3. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS, AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/20 THE FLOOR AREA OF THE ROOM OR 5 SF MINIMUM. NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION.)
4. BATHROOMS REQUIRE NATURAL VENTILATION @ 1/20 THE FLOOR AREA OR 1,5 SF MIN. AND MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION PROVIDING 5 AIR CHANGES PER HOUR. BATHROOMS SHALL HAVE 3 SF MIN. OF WINDOW AREA.
5. INSULATION SHALL BE PROVIDED AS FOLLOWS:
   WALL - R-15
   FLOOR - R-19
   CEILING - R-30
6. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE 70" HIGH NON-ABSORBANT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
8. ALL WALLS AND PARTITIONS SHALL BE EFFECTIVELY FIRE STOPPED WITH 2" MATERIAL THE FULL WIDTH OF THE STUDS OF THE FLOOR, CEILING, AND BETWEEN FLOOR AND CEILING AT INTERVALS NOT TO EXCEED 10' VERTICALLY.
9. BEDROOMS TO HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. EGRESS WINDOW MUST PROVIDE A MIN. OPENING OF 20" WIDE, 24" HIGH, 5.7 SF AND 44" MAX. FROM FINISHED FLOOR.
10. PROVIDE MIN. 3" OF CONCRETE BETWEEN WOOD AND EARTH FILL AT PORCHES, SLABS, ETC.
11. PROVIDE SCREENED UNDER FLOOR VENT AT 1 SF PER 150 SF OF UNDER FLOOR CRAWL AREA OR PORTION THEREOF.
12. PROVIDE CORROSION RESISTENT WEEP SCREED BELOW STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.
13. MINIMUM UNDER FLOOR ACCESS - 18"H x 24"W
    MINIMUM ATTIC ACCESS - 22" x 30"
14. PROVIDE ATTIC VENTILATION AT MIN. 1/150 SF OF ATTIC AREA. PROVIDE EAVE VENTS ALONG SIDE AND REAR ELEVATIONS.
15. INSULATE LAVATORY HOT WATER AND DRAIN PIPES WITH A BLACK RUBBER SLEEVE.
16. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULAR COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48".
17. RESIDENTIAL STAIR REQUIREMENTS:
    - 8" MAX. RISER, 9" MINIMUM TREAD
    - 36" MINIMUM WIDTH, 80" MINIMUM HEADROOM AT TREAD NOSING
    - HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING
    - HANDRAILS TO BE SMOOTH WITH NO SHARP CORNERS, 1-1/4" TO 2" WIDE
    - LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS
    - ENCLOSED USABLE SPACE UNDR INTERIOR STAIRS REQUIRES ONE-HOUR FORE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.

ENERGY CONSERVATION:

1. ALL EXTERIOR JOINTS, PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED AND SEALED.
2. ALL DOORS AND SWINGING WINDOWS SHALL BE WEATHERSTIPPED. COLOR TO MATCH DOOR/WINDOW FRAME FINISH COLOR.
3. ALL METAL WINDOWS, SLIDING GLASS DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH SECTION 116, TABLE 1-E STANDARDS FOR DOORS AND WINDOWS, OF THE STANDARDS.
4. ALL WINDOW AND SLIDING GLASS DOOR ASSEMBLIES MUST BE DUAL-PANED AND ALUMINUM FRAMED OR HAVE A MAXIMUM U-VALUE OF 0.75.
5. ELECTRIC RESISTANCE HEATING IS PROHIBITED.
6. NEW HEATING OR COOLING EQUIPMENT THERMOSTATICALLY CONTROLLED SHALL BE INSTALLED WITH SETBACK THERMOSTATS.
7. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
8. INSTALLATION OF APPROVED ENERGY EFFICIENT SHOWERHEADS, FAUCETS, AND WATER HEATERS IS REQUIRED.
9. INSULATION BLANKETS WITH A MINIMUM RATING OR R-12 SHALL BE INSTALLED ON NEW WATER HEATERS.
10. INSULATION WITH A MINIMUM RATING OF R-3 SHALL BE INSTALLED ON THE FIRST FIVE FEET OF HOT WATER OUTLET PIPE IN UNCONDITIONED SPACES FOR NEW WATER HEATERS.
11. RE-CIRCULTING HOT WATER PIPING IN ATTICS, GARAGES, CRAWL SPACES OR UNHEATED SPACES SHALL BE INSULATED.
12. POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
13. SHADING CONSISTING OF DRAPES, BLINDS, OR EXTERIOR AWNINGS SHALL BE PROVIDED ON ALL GLAZED OPENINGS ON EAST AND WEST FACING WALLS.

LIGHTING (TITLE 24 REQUIREMENTS):

1. PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF TOTAL RATED WATTAGE MAY BE LUMINAIRES THAT ARE NOT HIGH EFFICACY PROVIDED THAT THEY ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING HIGH EFFICACY LUMINAIRES. WATTAGE SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE LAMPS.
2. PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH TITLE 24, SECTION 119. MOTION SENSORS SHALL NOT HAVE CONTROL THAT ALLOWS THE LUMINAIRE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO ALWAYS BE ON.
3. PERMANENTLY INSTALLED LUMINAIRES IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH TITLE 24, SECTION 119, BY A DIMMER SWITCH, OR LOCATED WITHIN A CLOSET OF LESS THAN 70 SF.
4. RECESSED LUMINAIRES INSTALLED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC MODELS) AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING TO BE DEEMED AIRTIGHT.

SOLAR CALCULATION

2.37 KW dc IS NEEDED PER UNIT

TOTAL SOLAR PANEL REQUIRED: 2.37 KW x 1000 W/KW x 1 MODULE / 300 W = 7.9 MODULES FOR EACH UNIT

8 MODULES x 17.5 SF / 1 MODULE = 136 SF

SHEET INDEX

A 0.01	GENERAL NOTES AND BLDG. DATA
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L3	PLANTING PLAN
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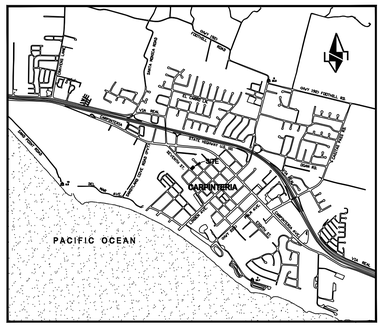
APPLICABLE CODES

BUILDING:	CALIFORNIA BUILDING CODE, 2022 EDITION
ELECTRIC:	CALIFORNIA ELECTRIC CODE, 2022 EDITION
PLUMBING:	CALIFORNIA PLUMBING CODE, 2022 EDITION
MECHANICAL:	CALIFORNIA MECHANICAL CODE, 2022 EDITION
ENERGY	CALIFORNIA ENERGY CODE, 2022 EDITION
GREEN BLDG:	CALIFORNIA GREEN BUILDING CODE, 2022 EDITION
LOCAL:	CITY OF CARPINTERIA MUNICIPAL CODE

PROJECT LOCATION



PARCEL DATA

LEGAL ADDRESS :	4716 SEVENTH STREET CARPINTERIA, CA 93104
OWNER :	MICHAEL HABER
A.P.N. :	003 - 301 - 020
TRACT # :	TOWN OF CARPINTERIA
BLOCK # :	48
LOT # :	7 TOGETHER WITH ABANDONED PORTION OF ASH STREET ADJACENT SAID LOT MAP BOOK # : RACK NO. 2 / MAP BOOK NO. 4 COUNTY OF SANTA BARBARA
ZONING USE :	PRD-15
LOT SIZE :	10,997 SF
EXISTING BLDGS. :	(1) ONE-STORY SINGLE FAMILY DWELLING

EX. NO. OF UNITS : 1

PROJECT DATA

PROJECT SCOPE : (N) 2 - ATTACHED CONDOS
W/ ATTACHED 2-CAR GARAGES PER UNIT
(N) 1 - ATTACHED 2-CAR GARAGE FOR (E) HOUSE
REMODEL (E) HOUSE AND ADD (N) 2ND FLOOR ADDITION

FIRE SPRINKERS ARE REQUIRED FOR THIS PROJECT

GAS LINE SIZING WILL BE PROVIDED TO THE INSPECTOR PRIOR TO PLUMBING INSPECTION

LOT SIZE : 10,998 SF PER SURVEY DATED JUNE, 2017

FLOOR AREA

	(E) UNIT	UNIT 'A'	UNIT 'B'	TOTAL SF
1st. FLOOR (EXISTING):	1,270 sf	0 sf	0 sf	1,270 sf
1st. FLOOR (NEW):	0 sf	908 sf	628 sf	1,536 sf
2nd. FLOOR (NEW):	871 sf	1,060 sf	1,338 sf	3,269 sf
TOTAL FLOOR AREA:	2,141 sf	1,968 sf	1,966 sf	7,345 sf
BALCONY / DECK:	59 sf	62 sf	0 sf	121 sf
PARKING (GARAGED-NEW):	420 sf	412 sf	408 sf	1,240 sf
STORAGE / LAUNDRY (NEW):	0 sf	0 sf	80 sf	80 sf

BUILDING ENVELOPE

	EXISTING	ALLOWED	PROPOSED
FRONT SETBACK:	20'-2"	20'-0"	20'-0"
SIDE YARD SETBACK:	5'-0"	5'-0"	5'-0"
REAR YARD SETBACK:	53'-6"	15'-0"	15'-0"
BUILDING HEIGHT:	± 13'-6"	30'-0"	± 26'-7"

SITE COVERAGE

LOT AREA:	10,998 SF	
EX. LOT COVERAGE:		
EX. HOUSE ROOF	1,609 SF	14.63 %
EX. CONCRETE DRIVEWAY TO REMOVED	542 SF	4.93 %
EX. PERVIOUS LANDSCAPE	8,846 SF	80.44 %
PROPOSED BUILDING COVERAGE:		
EX. HOUSE REMODELED ROOF	1,609 SF	14.63 %
PROPOSED (2) CONDO BLDG. ROOF	3,442 SF	31.30 %
PROPOSED GARAGE FOR EX. HOUSE	420 SF	3.82 %
TOTAL NEW BUILDING COVERAGE	5,471 SF	49.75 %
PAVED AREA:		
NEW CONC. WALK WAY TO EX. HOUSE	82 SF	0.75%
UNIT A CONC WALK AND STEPS	55 SF	0.50%
UNIT B REAR EXTERIOR STEPS	46 SF	0.41%
TOTAL PAVED COVERAGE	183 SF	1.66 %
PERMEABLE PAVER DRIVEWAY	1,864 SF	16.95 %
OPEN SPACE:		
PERVIOUS LANDSCAPE	3,479 SF	31.63%

OFF-STREET PARKING : 7 SPACES - 6 GARAGED / 1 GUEST

Revisions

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Sheet Content

GENERAL NOTE
BLDG. DATA

Date:

Drawn:

Sheet Number

A0.01

of Sheets

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

Exceptions:

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

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

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

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

☐ ☑ **4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.**
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

☐ ☑ **4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

☐ ☑ **4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

☐ ☑ **4.106.4.2.2.1.3 Accessible EV spaces.**
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

☐ ☑ **4.106.4.2.4 Identification.**
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

☐ ☑ **4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.**
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

☑ ☐ INSPECTOR

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

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

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H–2
STANDARDS FOR COMMERCIAL PRE–RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE – MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

☐ ☑ CONTRACTOR **4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☑ ☐ CONTRACTOR **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

☑ ☐ CONTRACTOR **4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN**. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☑ ☐ CONTRACTOR **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

☑ ☐ CONTRACTOR **4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

☑ ☐ CONTRACTOR **4.408.5 DOCUMENTATION**. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Revisions

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Sheet Content
GREEN BUILDING STANDARDS

Date:
Drawn:
Sheet Number
A0.02
of Sheets

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 – ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 – SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 – VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 – FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

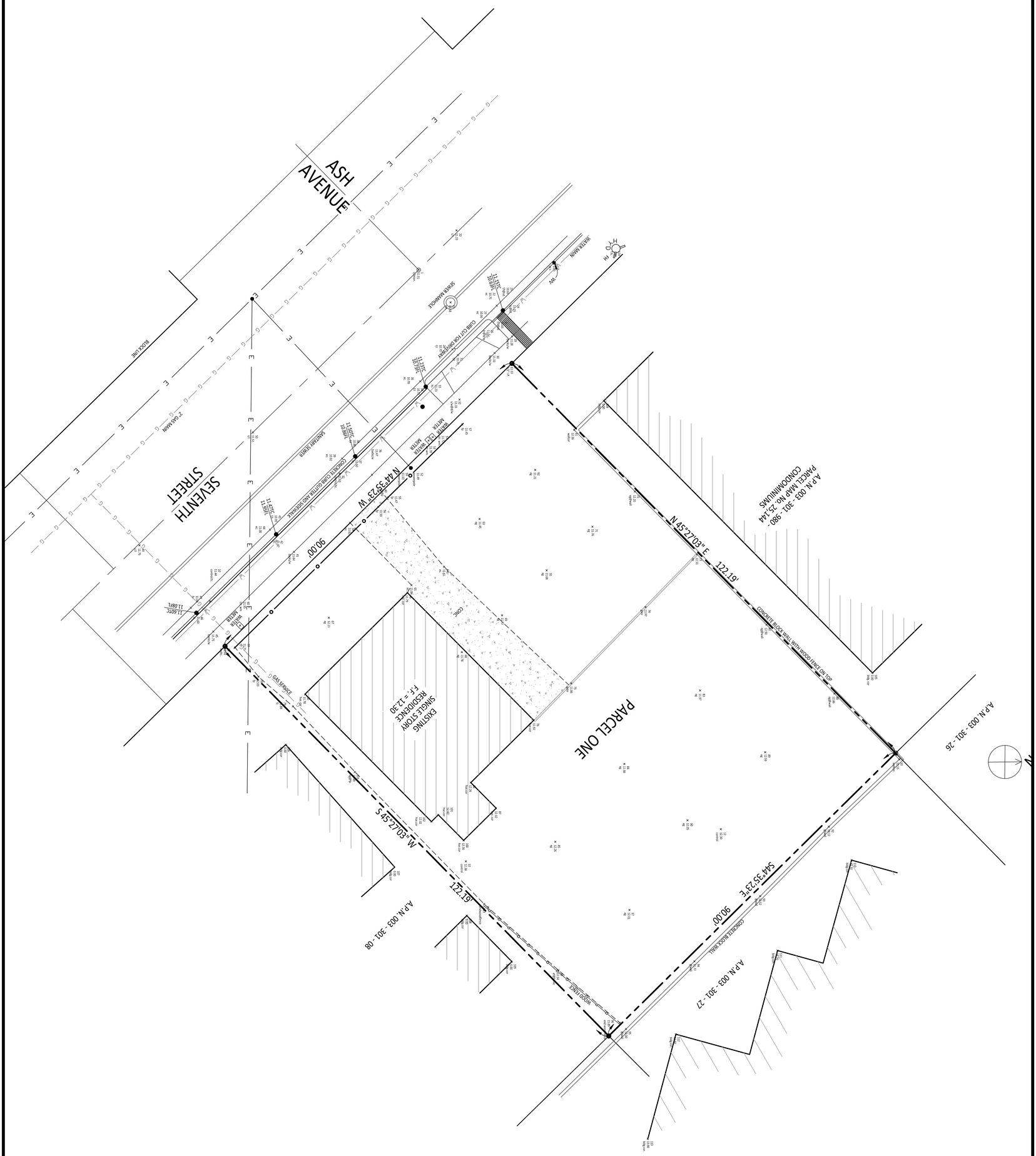
ALBERT RODRIGUEZ
321 COLORADO RIVER PLACE
OXNARD CA. 93036
(805)218-8285
arodrigue805@gmail.com
AR DESIGNS & DRAFTING

Revisions

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content
GREEN BUILDING STANDARDS

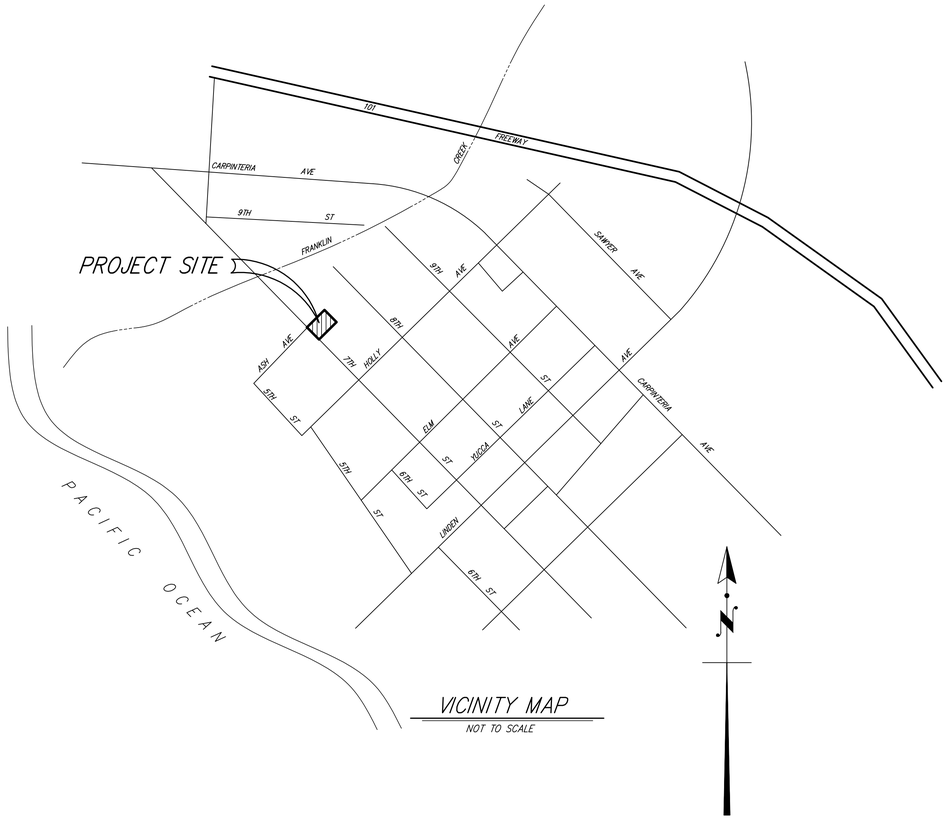
Date:
Drawn:
Sheet Number
A0.03
of Sheets


ASH AVENUE
SEVENTH STREET
BLOCK LINE
PARCEL ONE
EXISTING SINGLE STORY RESIDENCE F.F. = 12.30
N 44°35'23" W
90.00'
N 45°27'03" E
122.19'
S 45°27'03" W
122.19'
S 44°35'23" E
90.00'
A.P.N. 003 - 301 - 980
PARCEL MAP NO. 23,144
CONDOMINIUMS
A.P.N. 003 - 301 - 26
A.P.N. 003 - 301 - 27
A.P.N. 003 - 301 - 08
CONCRETE BLOCK WALL
CONCRETE BLOCK WALL VARIES IN HEIGHT
ASPHALT
CURB
GAS SERVICE
WATER METER
SEWER MANHOLE
CONCRETE CURB GUTTER AND SIDEWALK
CHAIN LINK FENCE
WATER MANHOLE
SEWER LATERAL
SEWER SERVICE
11.60FC
11.68FC
12.45FC
12.55FC
12.55FC
12.55

SURF COTTAGES CONDOMINIUMS
PROJECT NO. 25-2331-DP/CDP/ARB
4716 7TH STREET, CARPINTERIA CA.

GENERAL GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO CITY OF CAPINTERIA CODE AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS STREETS DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON CITY ROADS.GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL, UNLESS OTHERWISE NOTED IN THE SOILS REPORT CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D-1557-91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. 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. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER".
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

OWNER

MICHAEL HABER
4975 SAWYER AVENUE
CARPINTERIA, CA 93013
PHONE (323) 350-4553

APPLICANT

EVA TURENCHALK
TURENCHALK PLANNING SERVICES
231 SANTA BARBARA SHORES DRIVE
GOLETA, CALIFORNIA 93117

PROPERTY INFORMATION

APN = 003-301-020
LOT AREA : 0.25 AC
EX. BUILDING AREA: 1244 SF
YEAR BUILT: 1961

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	GRADING AND DRAINAGE COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	OFFSITE IMPROVEMENTS
C4	EROSION AND SEDIMENT CONTROL PLAN

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

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

DESIGN
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CHECKED
FLD. BK. NO.
PAGE
ATLAS

REGISTERED PROFESSIONAL ENGINEER — JANE L. MONTAGUE — No. 40877 — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1333

RCE 40877 EXP. 3-31-27 — DATE

GRADING AND DRAINAGE COVER SHEET

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER — DATE ——— ,20———

SCALE
VERT.
HORZ.

PROJ. NO.
SHT. C1 OF 4 SHT'S
DWG. NO.

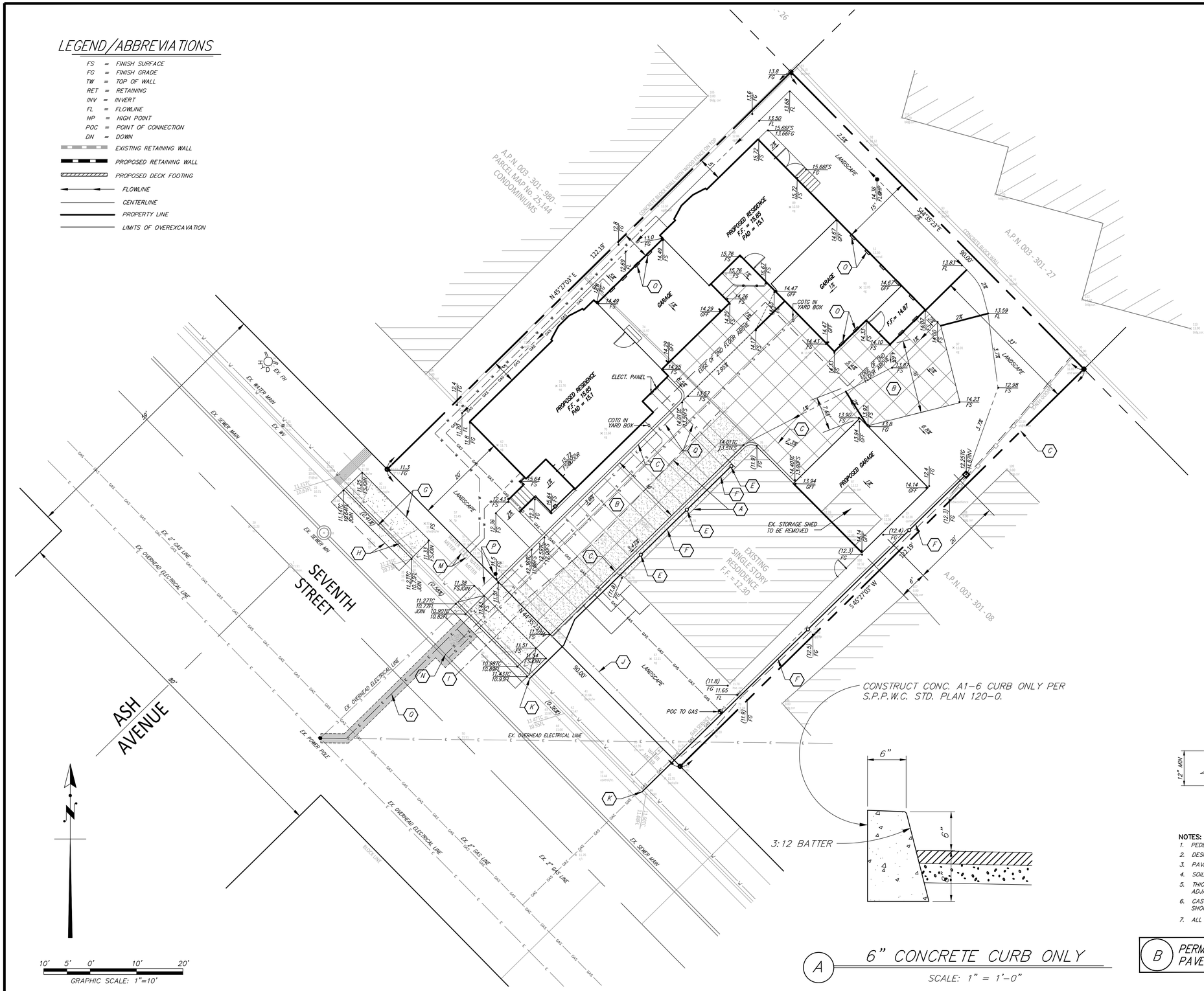
LEGEND/ABBREVIATIONS

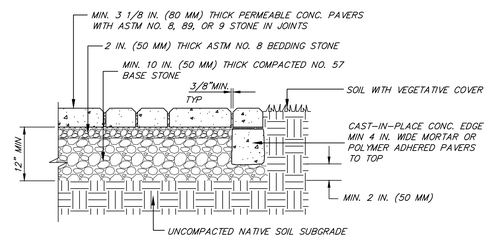
FS = FINISH SURFACE
FG = FINISH GRADE
TW = TOP OF WALL
RET = RETAINING
INV = INVERT
FL = FLOWLINE
HP = HIGH POINT
POC = POINT OF CONNECTION
DN = DOWN

EXISTING RETAINING WALL
PROPOSED RETAINING WALL
PROPOSED DECK FOOTING
FLOWLINE
CENTERLINE
PROPERTY LINE
LIMITS OF OVEREXCAVATION

CONSTRUCTION NOTES:

(A) EXISTING CONCRETE PAVEMENT TO BE REMOVED
(B) CONSTRUCT PERMEABLE CONCRETE PAVERS ON DRIVEWAY SEE DETAIL HEREON.
(C) CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
(D) CONSTRUCT CONC. CURB PER DETAIL HEREON
(E) INSTALL NDS 4" SPEE-D BASIN WITH GRATE
(F) INSTALL 4" SDR 35 PVC DRAIN PIPE S=0.0100 MIN.
(G) REMOVE EXISTING DRIVEWAY CURB CUT AND REPLACE WITH CONCRETE SIDEWALK SPPWC STANDARD PLAN 112-2
(H) NEW CONCRETE CURB AND GUTTER PER SPPWC STANDARD PLAN 120-2 A2-6
(I) REMOVE EXISTING SIDEWALK, CURB AND GUTTER AND REPLACE WITH CONCRETE DRIVEWAY PER SPPWC STANDARD PLAN 110-2 TYPE B W=16'
(J) EX. FENCE TO BE REMOVED
(K) NEW SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-060
(L)
(M) EXISTING WATER METER TO BE VERIFIED FOR CAPACITY.
(N) NEW RESIDENTIAL SEWER CONNECTION PER CARPINTERIA SANITARY DISTRICT STANDARD
(O) FLOOD VENTS < 12" ABOVE FINISH GRADE. 1 SQ. IN. PER 1 SQ. FT. OF FLOOR AREA.
(P) EXISTING TELEPHONE POLE TO BE REMOVED AND ELECTRICAL TO BE UNDERGROUND
(Q) NEW UNDERGROUND ELECTRICAL SERVICE CONDUIT





NOTES:
1. PEDESTRIAN AND RESIDENTIAL USE ONLY.
2. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS.
3. PAVER SURFACES SLOPE: MAX. 1%
4. SOIL SUBGRADE MAX. SLOPE: 1/2%
5. THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS.
6. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP. IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD.
7. ALL BASE MATERIAL SHALL BE WASHED OPEN GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.

(A) 6" CONCRETE CURB ONLY
SCALE: 1" = 1'-0"

(B) PERMEABLE INTERLOCKING CONCRETE PAVEMENT DRIVEWAY WITH CONCRETE CURBS
DRAWING NO. ICPI-77a
SCALE NO SCALE

NO.	DESCRIPTION	DATE	APPROVED
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REGISTERED PROFESSIONAL ENGINEER — TRAVIS L. MONTAGUE — No. 40877 Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

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RCE 40877 EXP. 3-31-27 DATE

GRADING AND DRAINAGE PLAN

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE ,20

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO.
SHT. C2 OF 4 SHT'S
DWG. NO.

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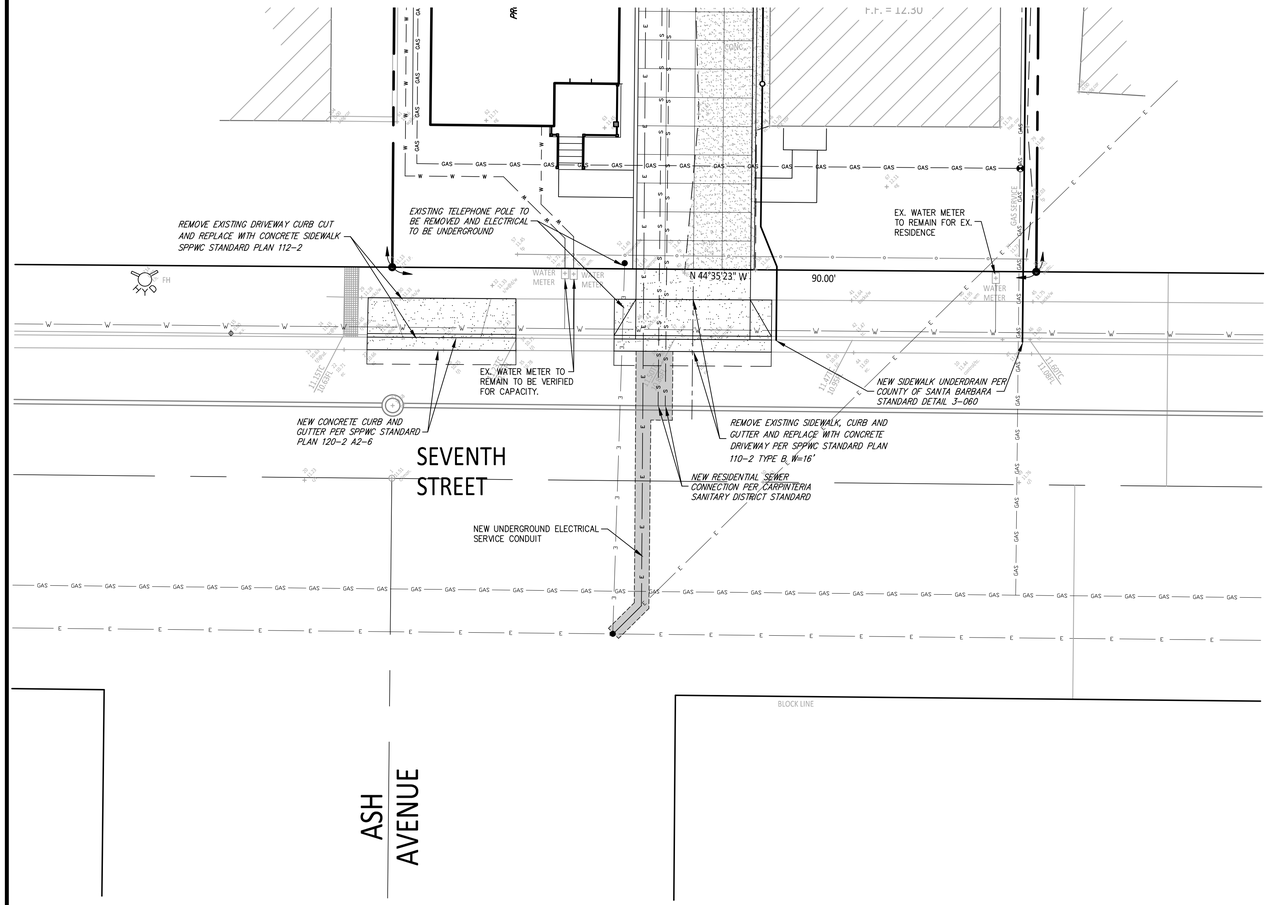

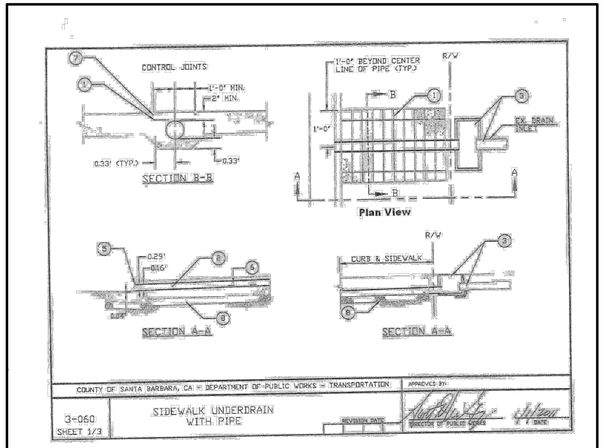

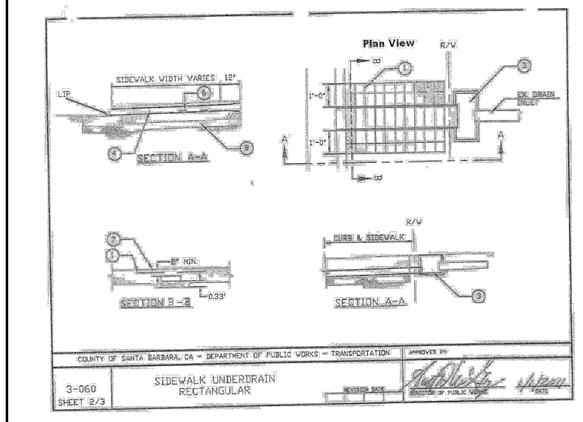

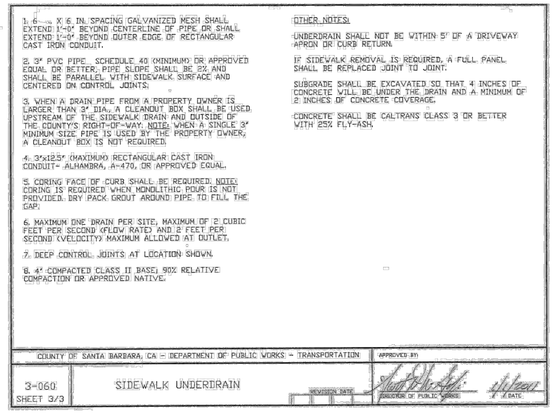

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CARPINTERIA SANITARY DISTRICT STANDARDS, AND CURRENT APPLICABLE CITY OF CARPINTERIA STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, THE 2022 CALIFORNIA BUILDING CODE AND THE CITY OF CARPINTERIA MUNICIPAL CODE.
2. AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL CALL THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA – U.S.A.) AT 811 OR 1-800-422-4133 TO OBTAIN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED OPERATIONS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND ON THE SITE.
3. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER.
4. ALL DAMAGE CAUSED TO PUBLIC STREETS AND PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
5. THE LOCATIONS OF EXISTING SUBSTRUCTURES HAVE BEEN TAKEN FROM RECORDS AVAILABLE AND THEIR APPROXIMATE LOCATIONS ARE SHOWN ON THE PLANS TO THE EXTENT THE INFORMATION IS KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL SUBSTRUCTURES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE FACT THAT ANY UTILITY IS INCORRECTLY SHOWN, OR NOT SHOWN, SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT SUCH A UTILITY FROM DAMAGE. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE POSSIBLE EXISTENCE OF IRRIGATION LINES, ELECTRICAL OR COMMUNICATION CABLE OR CONDUIT, AND SEWER, WATER OR DRAINAGE PIPES IN THE WORK AREA AND WHICH IS NOT SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR SUBSTRUCTURES CONCERNED BEFORE STARTING WORK.
6. A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION.
7. BITUMINOUS PAVEMENT TO BE JOINED SHALL BE SAWCUT AND TRIMMED TO CLEAN STRAIGHT EDGES.
8. ASPHALT CONCRETE SHALL BE C2-AR-4000 OR C2-AR-8000.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL SURVEY MONUMENTATION AND CONTROL POINTS DISTURBED DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE A SMOOTH RIDING SURFACE TRANSITION AT THE ENDS OF AC OVERLAY WITH A LENGTH EQUAL TO TEN FEET FOR EVERY INCH DIFFERENCE BETWEEN SURFACES.
12. STREET NAME SIGNS AND TRAFFIC SIGNS REMOVED DURING CONSTRUCTION SHALL BE RE-INSTALLED AT LOCATIONS SPECIFIED BY ENGINEER.
13. TACK COAT SHALL BE APPLIED TO ALL SAWCUT AC SECTIONS AND COLD-MILLED AC SURFACES PRIOR TO ADJACENT AC APPLICATIONS.
14. BUILDINGS ARE SERVED BY SANITARY SEWER SYSTEM (PRIVATE).
15. A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY (PROW) REQUIRES A PUBLIC WORKS SUBMITTAL.

N

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

PROPERTY LINES ARE APPROXIMATE

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

CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND TO ASSUME ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

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PAGE
ATLAS

REGISTERED PROFESSIONAL ENGINEER — JAMES L. MONTAGUE — No. 40877 — Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
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VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1333
RCE 40877 EXP. 3-31-27 DATE

OFFSITE IMPROVEMENTS

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
APPROVED
COUNTY ENGINEER DATE ,20

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO.
SHT. C3 OF 4 SHT'S
DWG. NO.

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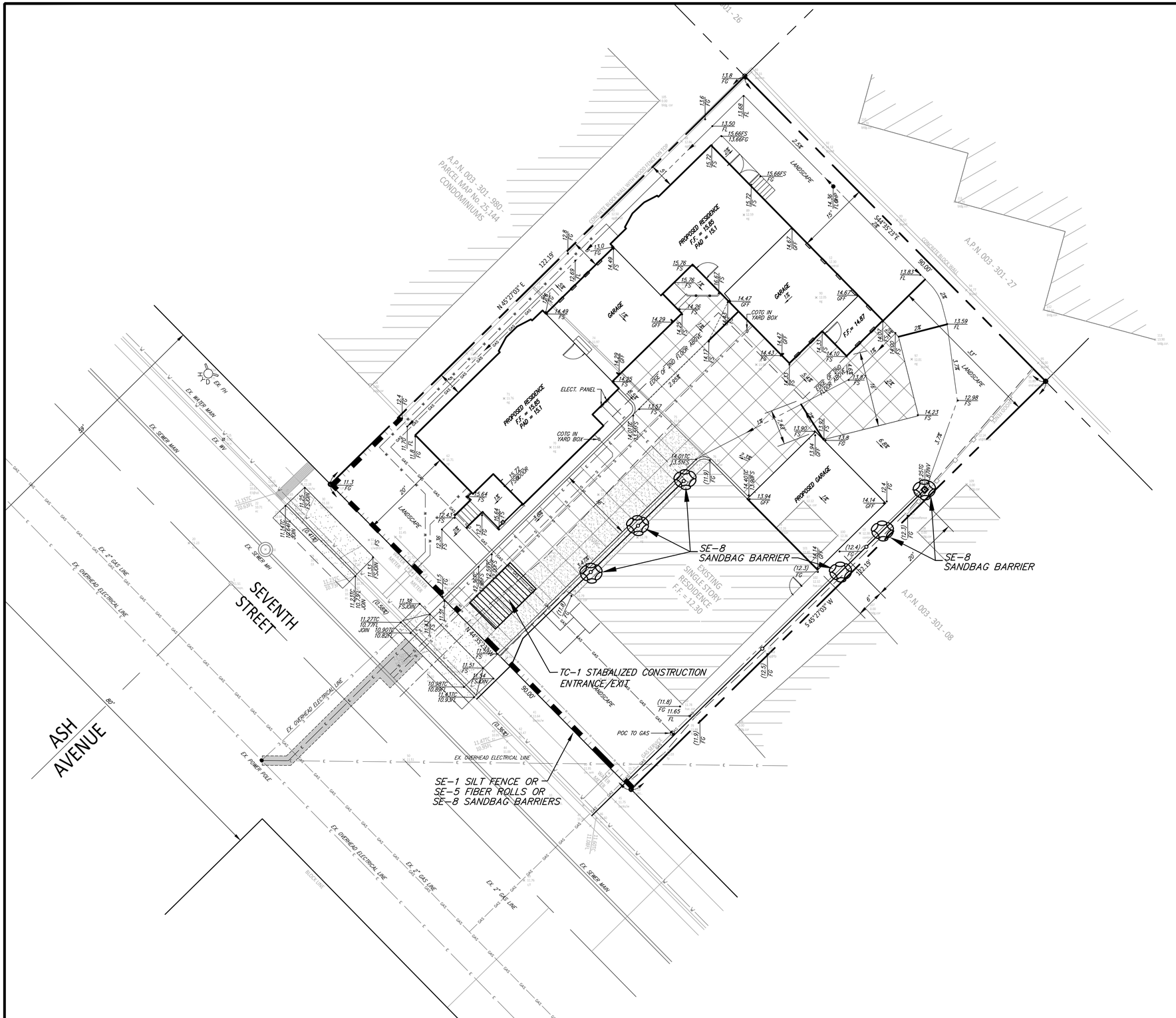


GENERAL CONDITIONS NOTES

1. GRADING AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO MINIMIZE EROSION AND SHALL INCLUDE THE FOLLOWING:
   - A. METHODS SUCH AS GEOTEXTILE FABRICS, EROSION CONTROL BLANKETS, RETENTION BASINS, DRAINAGE DIVERSION STRUCTURES, SILTATION BASINS AND SPOT GRADING SHALL BE USED TO REDUCE EROSION AND SILTATION INTO STORM DRAINS DURING GRADING AND CONSTRUCTION ACTIVITIES.
   - B. ANY SEDIMENT OR OTHER MATERIALS TRACKED OFF SITE SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED USING DRY CLEANING METHODS.
   - C. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT-LADEN WATERS BY THE USE OF INLET PROTECTION DEVICES SUCH AS GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED INLET SEDIMENT TRAPS.
2. BEST AVAILABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION ACTIVITIES. THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO THE USE OF SEDIMENT BASINS, GRAVEL BAGS, SILT FENCES, GEO-BAGS OR GRAVEL AND GEOTEXTILE FABRIC BOOMS, EROSION CONTROL BLANKETS, COIR ROLLS, JUTE-NET, AND STRAW BALES. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT-AND POLLUTANT-LADEN WATERS BY USE OF INLET PROTECTION DEVICES SUCH AS GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED INLET SEDIMENT TRAPS. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED FOR THE DURATION OF THE GRADING PERIOD AND UNTIL GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES OR VEGETATION.
3. DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT, OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS, OR WETLANDS. AREAS DESIGNATED FOR WASHING FUNCTIONS SHALL BE AT LEAST 100 FEET FROM ANY STORM DRAIN, WATERBODY, OR SENSITIVE BIOLOGICAL RESOURCES, INCLUDING OAK TREES AND DRAINAGE CHANNELS. THE LOCATION(S) OF THE WASHOUT AREA(S) SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS. REVIEW PROPOSED WASHOUT LOCATION WITH PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
4. ALL EXPOSED SLOPES SHALL BE MULCHED AND STABILIZED PRIOR TO FINAL OBSERVATION.
5. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS.
6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
8. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO COUNTY OR OTHER JURISDICTIONS AND AS OUTLINED IN THE PROJECT SPECIFICATIONS.
9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

EROSION CONTROL GENERAL NOTES

1. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED MEETING ALL CITY, COUNTY, AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD STORM WATER BEST MANAGEMENT PRACTICES REQUIREMENTS.
3. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITION AND MAINTAIN RECORD IN ACCORDANCE WITH CITY, COUNTY, AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD REQUIREMENTS.
4. ERODED SEDIMENT AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. EROSION CONTROL PLAN SUGGESTS MINIMUM REQUIREMENTS TO PREVENT SEDIMENT FROM LEAVING SITE EITHER BY WIND OR WATER, ETC., BUT NOT ALL POSSIBLE BMPS TO CONTROL SEDIMENT. CONTRACTOR SHALL ADJUST MEASURES AS REQUIRED TO CONTROL EROSION. COORDINATE SITE STABILIZATION PLANS WITH PROJECT REPRESENTATIVE.
7. NO EXCAVATION WORK WITHIN 48 HOUR OF FORECASTED RAIN EVENT GREATER THAN 30% CHANCE OF RAIN

CONSTRUCTION BEST MANAGEMENT PRACTICES

1. 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.
2. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

OTHER BMPS USED AS NEEDED

EC-1	SCHEDULING
SE-1	SILT FENCING
SE-5	FIBER ROLLS
SE-6	GRAVEL BERM BAG
SE-7	STREET SWEEPING AND VACUUMING
SE-8	SAND BAG BARRIER
SE-10	STORM DRAIN INLET PROTECTION
WE-1	WIND EROSION CONTROL
TC-1	STABALIZED CONSTRUCTION ENTRANCE/EXIT
TC-2	STABALIZED CONSTRUCTION ROADWAY
NS-8	VEHICLE AND EQUIPMENT CLEANING
NS-9	VEHICLE AND EQUIPMENT FUELING
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE
WM-3	STOCKPILE MANAGEMENT
WM-4	SPILL PREVENTION CONTROL
WM-5	SOLID WASTE MANAGEMENT
WM-7	CONTAMINATE SOIL MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER — DANIEL L. MONTGOMERY — No. 40877 Exp. 3-31-25 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
LEWIS ENGINEERING
1143 E. MAIN STREET
VENTURA, CALIFORNIA 93001
PHONE: (805)-648-1333

RCE 40877 EXP. 3-31-27 — DATE

EROSION AND SEDIMENT CONTROL PLAN

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

APPROVED

COUNTY ENGINEER — DATE ____ 20____

SCALE
VERT. N/A
HORZ. 1"= 10'

PROJ. NO. ____

SHT. C4 OF 4 SHT'S

DWG. NO.

Haber dp--rev.dwg SAVED 6/6/2025 6:55 PM PLOTTED 6/6/2025 6:59 PM

A.P.N. 003 - 301 - 980 -
PARCEL MAP No. 25,144
CONDOMINIUMS

A.P.N. 003 - 301 - 26

SEVENTH STREET

20'-0" | 87'-2" | 15'-0"

N 45°27'03" E 122.19'

EX. 2' HIGH CONCRETE BLOCK WALL WITH 4' WOOD FENCE ON TOP

WATER MAIN

SEWER MANHOLE

PROPOSED WATER METER

WATER METER

CONSTRUCT CONC. SIDEWALK

PROPOSED 2 STORY CONDO UNIT A
F.F. = 15.85
PAD = 15.1

GARAGE UNIT A

PROPOSED 2 STORY CONDO UNIT B
F.F. = 15.85
PAD = 15.1

EDGE OF 2ND FL. ABOVE

GARAGE UNIT B

CONSTRUCT CONC. CURB PER CIVIL PLANS

CONSTRUCT PERMEABLE CONCRETE PAVERS ON DRIVEWAY SEE CIVIL PLANS

STORM DRAINS INLETS AND PIPES PER CIVIL PLANS

N 44°35'23" W

S44°35'23"E

90.00'

5'-0"

5'-9"

6'-9"

CONSTRUCT CONC. SIDEWALK

12"x12" FRAMED OUT COLUMNS

EX. FENCE TO BE REMOVED

EXISTING 1270 S.F. SINGLE STORY RESIDENCE

EXISTING RESIDENCE 1 STORY TO REMAIN

NEW 871 S.F. 2ND FLOOR ADDITION
F.F. = 12.30

PROPOSED GARAGE
420 S.F.

EX. STORAGE SHED TO BE REMOVED

21'-0"

EX. WATER METER

GAS SERVICE

2" GAS MAIN

SANITARY SEWER

CONCRETE BLOCK WALL

WOOD FENCE

A.P.N. 003 - 301 - 27

S 45°27'03" W 122.19'

NEW 2' HIGH CONC. BLOCK WALL WITH 4' WOOD FENCE ON TOP

20'-3" | 32'-1" | 28'-1" | 20'-0"

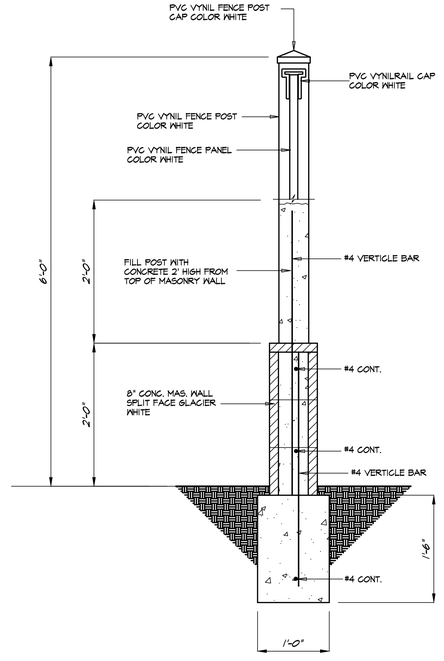
EXISTING RESIDENCE

A. P. N. 003 - 301 - 08

PLAN NORTH

PROPOSED SITE PLAN

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



PROPERTY LINE FENCE DETAIL

SCALE: NTS

Revisions

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SURF COTTAGES CONDOMINIUMS

4716 SEVENTH STREET

CARPINTERIA CA. 93013

Sheet Content

SITE PLAN

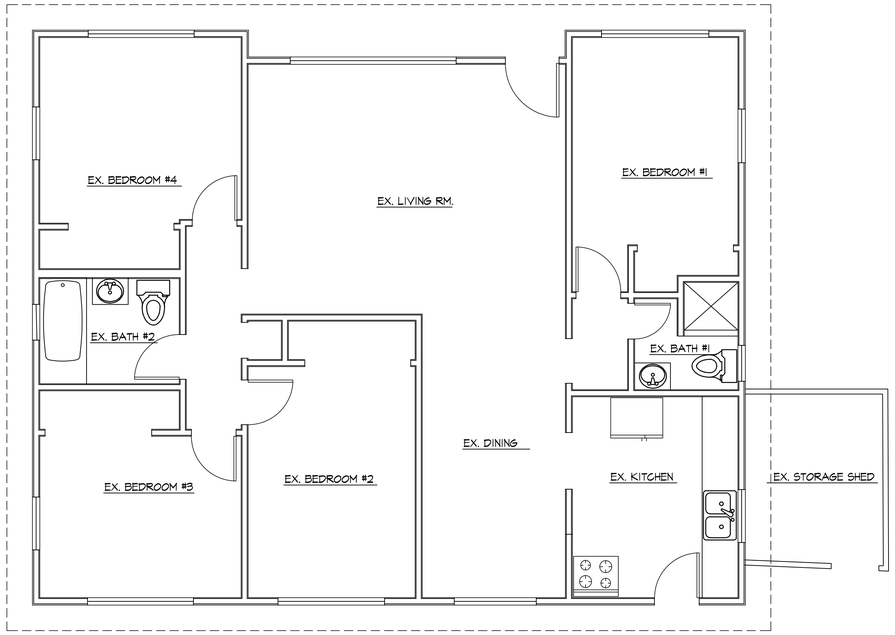
Date:

Drawn:

Sheet Number

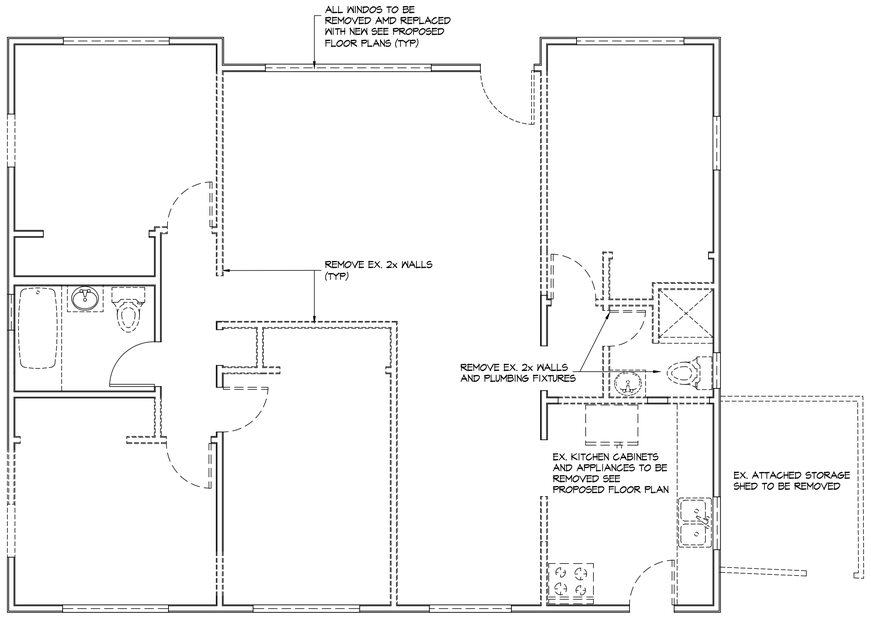
A1.00

of Sheets



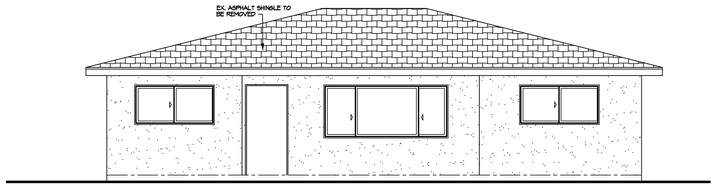
EX. HOUSE FLOOR PLAN

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



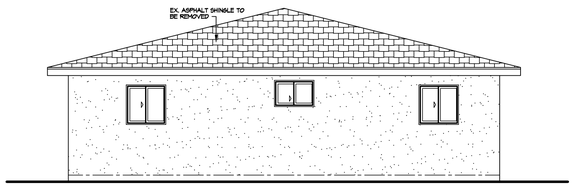
EX. HOUSE DEMO PLAN

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



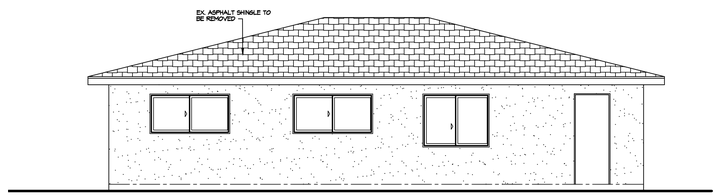
EX. HOUSE NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



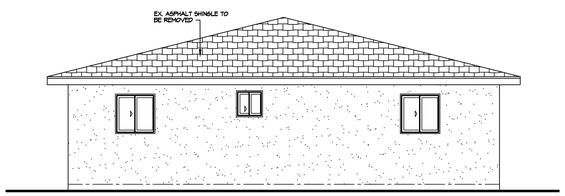
EX. HOUSE EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EX. HOUSE SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EX. HOUSE WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

Revisions

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Sheet Content

EX. HOUSE FLOOR PLAN, EX. HOUSE DEMOLITION FLOOR PLAN AND EX. EXTERIOR ELEVATIONS

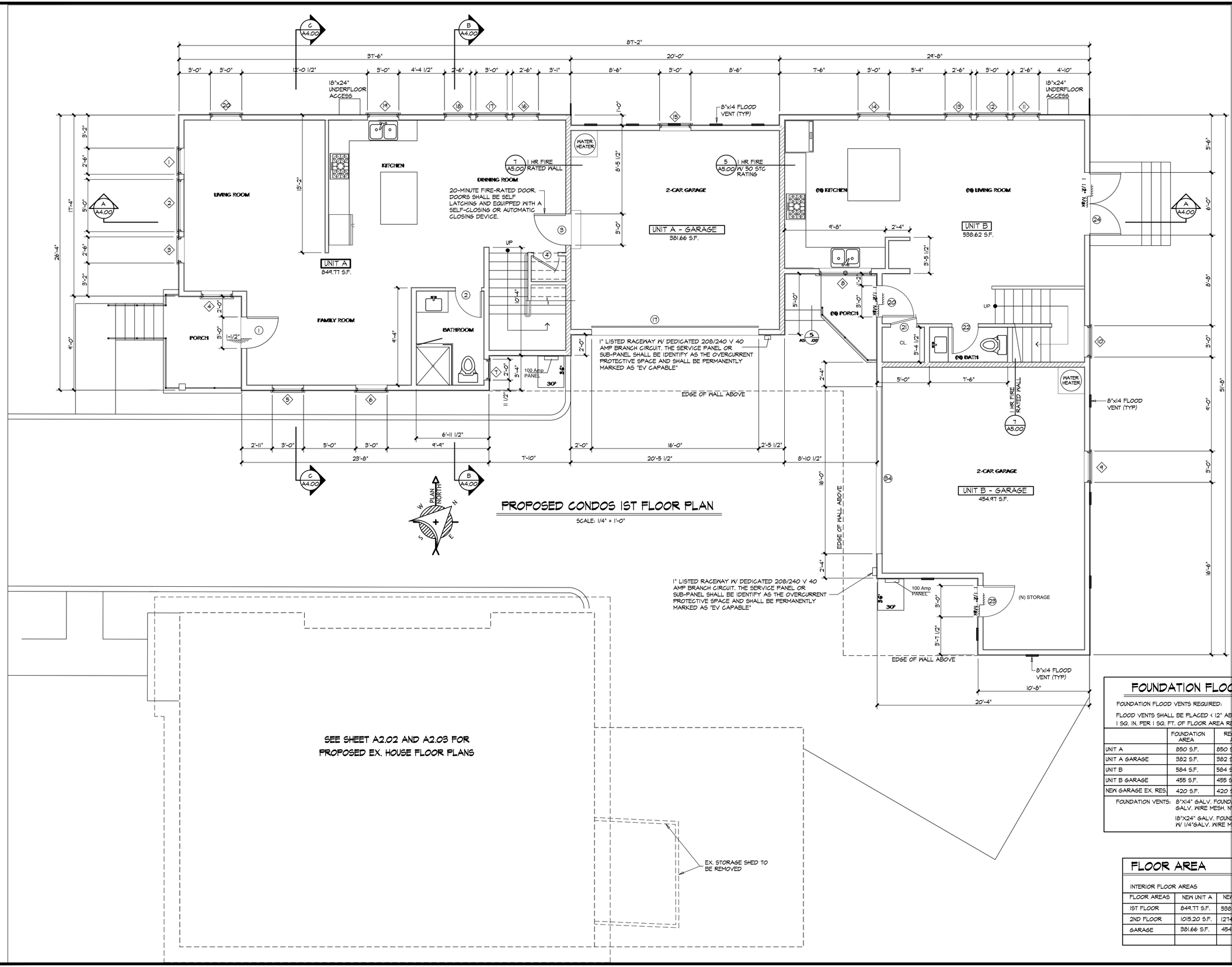
Date:

Drawn:

Sheet Number

A2.00

of Sheets



PROPOSED CONDOS 1ST FLOOR PLAN

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

SEE SHEET A2.02 AND A2.03 FOR PROPOSED EX. HOUSE FLOOR PLANS

EX. STORAGE SHED TO BE REMOVED

FOUNDATION FLOOD VENTS

FOUNDATION FLOOD VENTS REQUIRED:

FLOOD VENTS SHALL BE PLACED ≤ 12" ABOVE FINISH GRADE.
1 SQ. IN. PER 1 SQ. FT. OF FLOOR AREA REQUIRED.

	FOUNDATION AREA	REQ. VENT AREA	PROVIDED VENT AREA
UNIT A	850 S.F.	850 SQ. INCHES	912 SQ. INCHES
UNIT A GARAGE	382 S.F.	382 SQ. INCHES	445 SQ. INCHES
UNIT B	584 S.F.	584 SQ. INCHES	645 SQ. INCHES
UNIT B GARAGE	455 S.F.	455 SQ. INCHES	534 SQ. INCHES
NEW GARAGE EX. RES.	420 S.F.	420 SQ. INCHES	445 SQ. INCHES

FOUNDATION VENTS: 8"X14" GALV. FOUNDATION VENT W/ 1/4" GALV. WIRE MESH. NFVA = 89 SQ. IN.

18"X24" GALV. FOUNDATION VENT. ACCESS DOOR W/ 1/4"GALV. WIRE MESH. NFVA = 200 SQ. IN

FLOOR AREA

INTERIOR FLOOR AREAS

FLOOR AREAS	NEW UNIT A	NEW UNIT B	EX. RESIDENCE
1ST FLOOR	849.77 S.F.	538.62 S.F.	1229.17 S.F.
2ND FLOOR	1015.20 S.F.	1274.22 S.F.	N/A
GARAGE	381.66 S.F.	454.97 S.F.	420 SF

Revisions

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CARPINTERIA CA. 93013

Sheet Content: PROPOSED CONDOS 1ST FLOOR PLAN

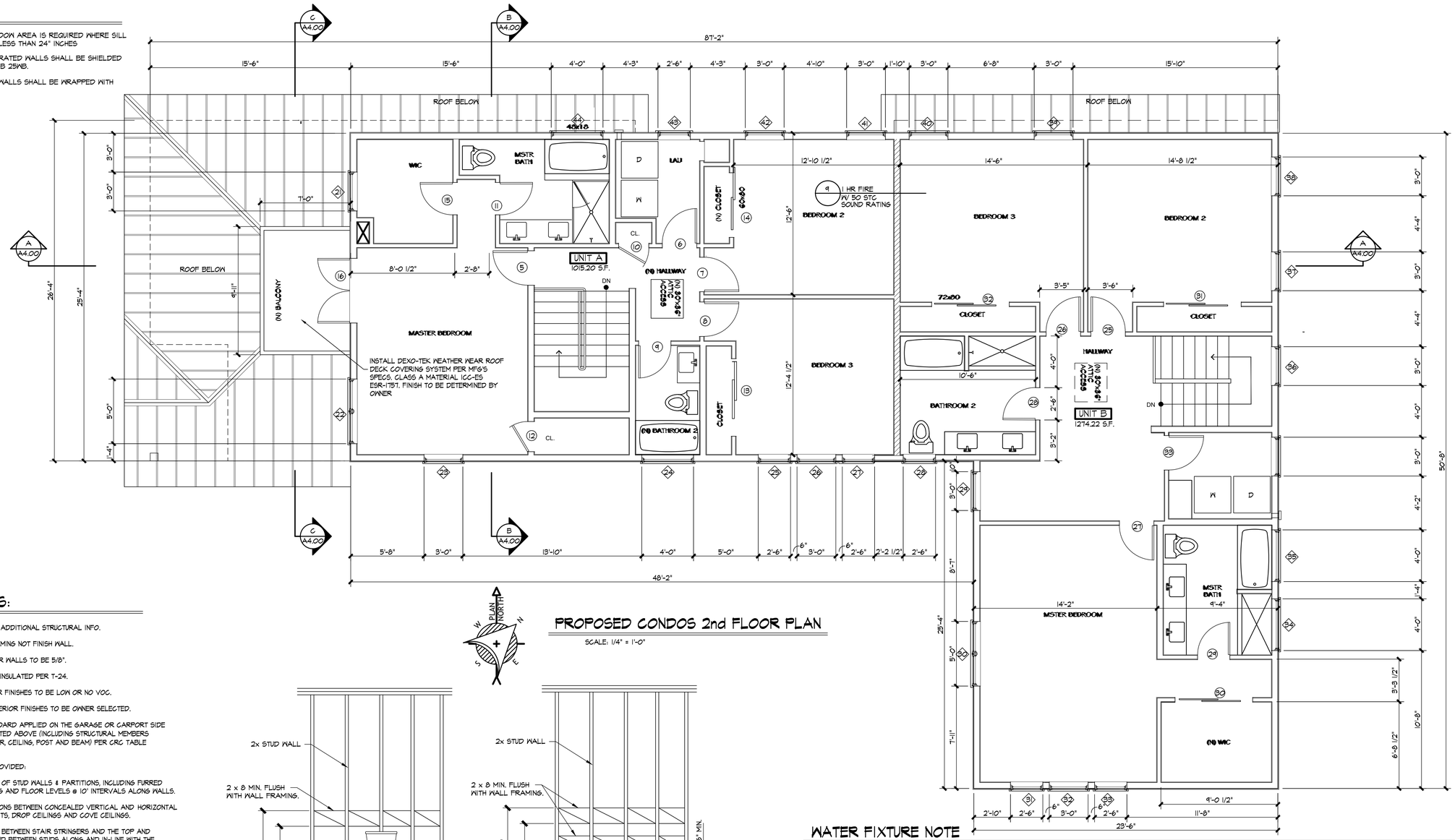
Date:
Drawn:
Sheet Number: A2.01
of Sheets

NOTE:

FALL PROTECTION AT EGRESS WINDOW AREA IS REQUIRED WHERE SILL HEIGHT OF AN OPENABLE WINDOW LESS THAN 24" INCHES

PLUMBING PENETRATIONS AT FIRE RATED WALLS SHALL BE SHIELDED WITH 3M FIRE BARRIER SEALANT CB 25NB.

ELECTRICAL BOX AT FIRE RATED WALLS SHALL BE WRAPPED WITH FLAME TECH PUTTY PAD



PROPOSED CONDOS 2nd FLOOR PLAN

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

GENERAL NOTES:

A. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL INFO.

B. ALL DIMENSIONS ARE TO FRAMING NOT FINISH WALL.

C. ALL GYP. BOARD AT INTERIOR WALLS TO BE 5/8".

D. ALL EXTERIOR WALLS TO BE INSULATED PER T-24.

E. ALL INTERIOR PAINT, PLASTER FINISHES TO BE LOW OR NO VOC.

F. ALL CABINETS, TRIM, AND INTERIOR FINISHES TO BE OWNER SELECTED.

G. MIN. 5/8" TYPE "X" GYPSUM BOARD APPLIED ON THE GARAGE OR CARPORT SIDE WITH HABITABLE ROOM LOCATED ABOVE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM) PER CRC TABLE R302.6

H. FIRE BLOCKING SHALL BE PROVIDED:

1. IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS ALONG WALLS.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN-LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILINGS AND FLOOR LEVELS, WITH INCOMBUSTIBLE MATERIALS.
5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

I. ALL SOLID FUEL BURNING APPLIAGNES MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS REQUIRED BY THE AIR POLLUTION CONTROL BOARD, EXCEPTION B APPROVED GAS APPLIANCES; EXTERIOR FIRE PLACES STANDING ALONE AS GARDEN & BBQ APPLIANCES.

J. CONTRACTOR TO PROVIDE BID THAT INCLUDES ALLOWANCE FOR ALL PLUMBING FIXTURES & RELATED ITEMS.

K. ALL GAS LINES TO BE PROPERLY SIZED AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL AS DEFERRED SUBMITTAL UPON SELECTION OF ALL GAS EQUIPMENT AND PRIOR TO INSTALLATION OF GAS LINES.

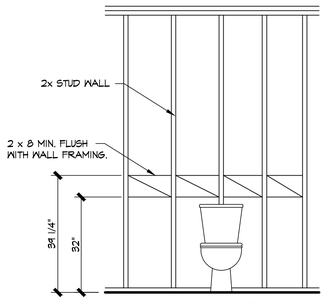
L. MIN. NO.26 GAGE SHEET STEEL (0.018") WITH NO OPENINGS INTO THE GARAGE FOR DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS THAT SEPARATE THE DWELLING FROM THE GARAGE. CRC R302.5.2.

M. REFER TO KEYNOTES AND DETAILS FOR ADDITIONAL INFO.

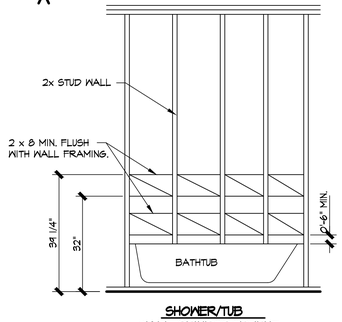
N. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS AS OUTLINED ON SHEET T.006 PER SECTION CGBC4.303.

O. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE MIN. 5 SQ. FT.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIM. 20" CLEAR FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR.

P. SEPARATE PERMITS ARE REQUIRED FOR ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK



WATER CLOSET WALL REINFORCEMENT



SHOWER/TUB WALL REINFORCEMENT

NOTE:

1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
2. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. 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 ABOVE THE BATHTUB RIM.

EXCEPTIONS:

1. 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.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUB AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4

AGING IN PLACE DETAILS

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

WATER FIXTURE NOTE

WATER USAGE

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

WATERS CLOSETS: _____ DUAL FLUSH 1.6/1.1 = 1.28 GPF

URINALS: _____ 0.125 GPF

SINGLE SHOWERHEADS: _____ 1.8 GPM

MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. [CGBSC 4.303]

MULTIPLE SHOWERHEADS:
THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. [CGBSC 4.303]

RESIDENTIAL LAVATORY
FAUCETS: _____ 1.2 GPM
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

KITCHEN FAUCETS: _____ 1.8 GPM
KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. [CGBSC 4.303]

COPPER LINES

COPPER WATER LINES SHALL BE TYPE "L" ASTM B88 - FITTINGS. REAM ALL COPPER LINES TO FULL I.D.

TUB AND SHOWER ENCLOSURE

1. TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED GLASS OR AN APPROVED PLASTIC.
2. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD.
3. NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
4. SHOWER WALLS SHALL BE CEMENT PLASTER, TILE, OR APPROVED MATERIAL TO 72 INCHES ABOVE DRAIN AT SHOWER OR TUBS WITH SHOWER.
5. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.

SHOWERS AND TUB-SHOWER COMBINATIONS

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1

BATHTUB TRAP

PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACCESS OR PROVIDE A NON-SLIP-JOINT TRAP. AS LARGE AS MOTOR AT JACUZZI TUBS.

HOSE BIBBS

HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVEABLE BACKFLOW DEVICE.

DOMESTIC HOT WATER INSULATION

ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 120.3-A

I THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
II ALL PIPING WITH A NOMINAL DIAMETER OF ¾" OR LARGER.
III ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
Iv PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
v PIPING BURIED BELOW GRADE.
vi ALL HOT WATER FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES

IN ADDITION TO INSULATION REQUIREMENTS, ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATER AND NON CRUSHABLE CASING OR SLEEVE

Revisions

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Sheet Content
PROPOSED CONDOS 2ND FLOOR PLAN

Date:
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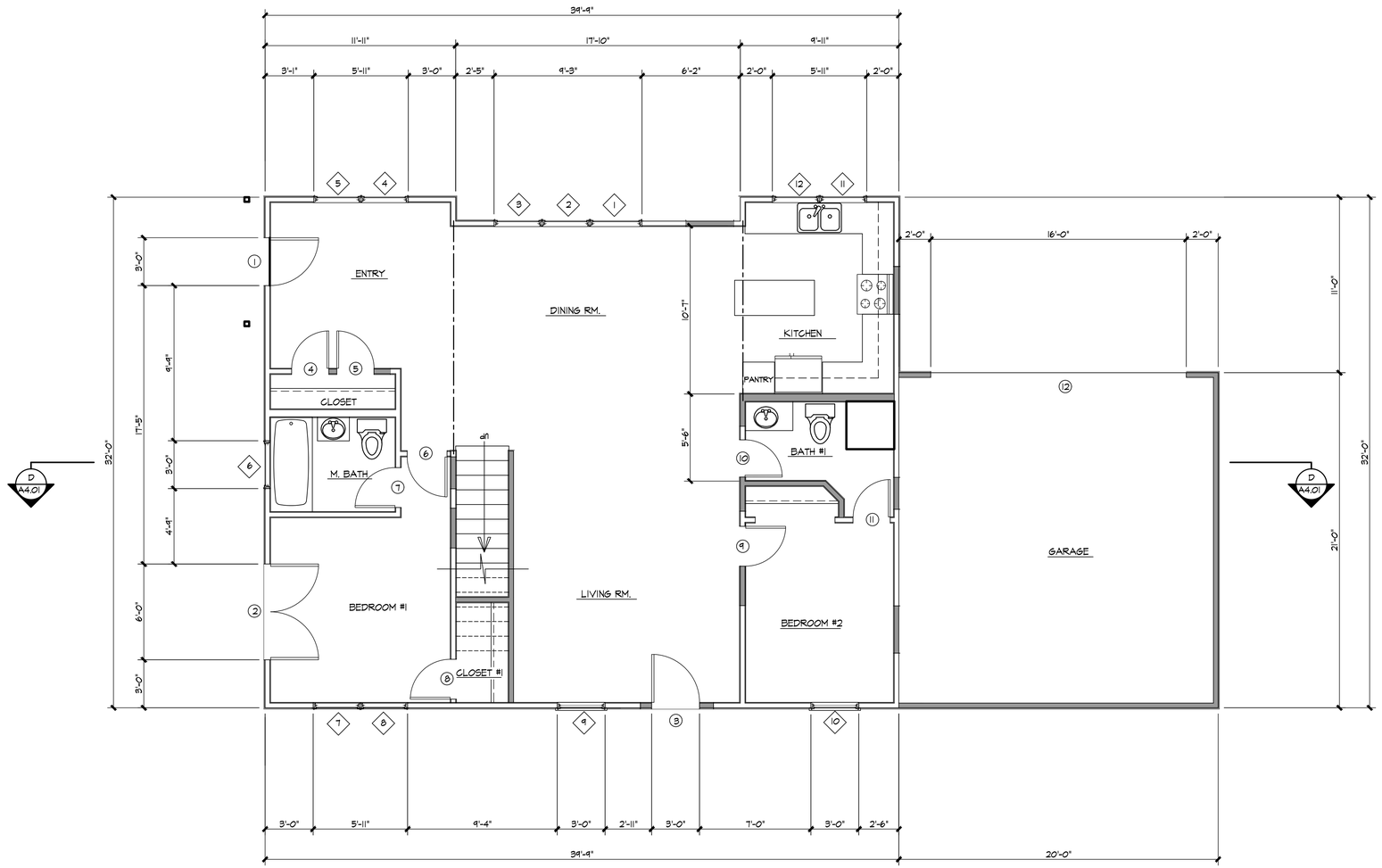

PLAN NORTH

EX. HOUSE PROPOSED 1ST FLOOR PLAN

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

Revisions

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AR DESIGNS & DRAFTING

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4716 SEVENTH STREET

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EX. HOUSE PROPOSED 1ST FLOOR PLAN

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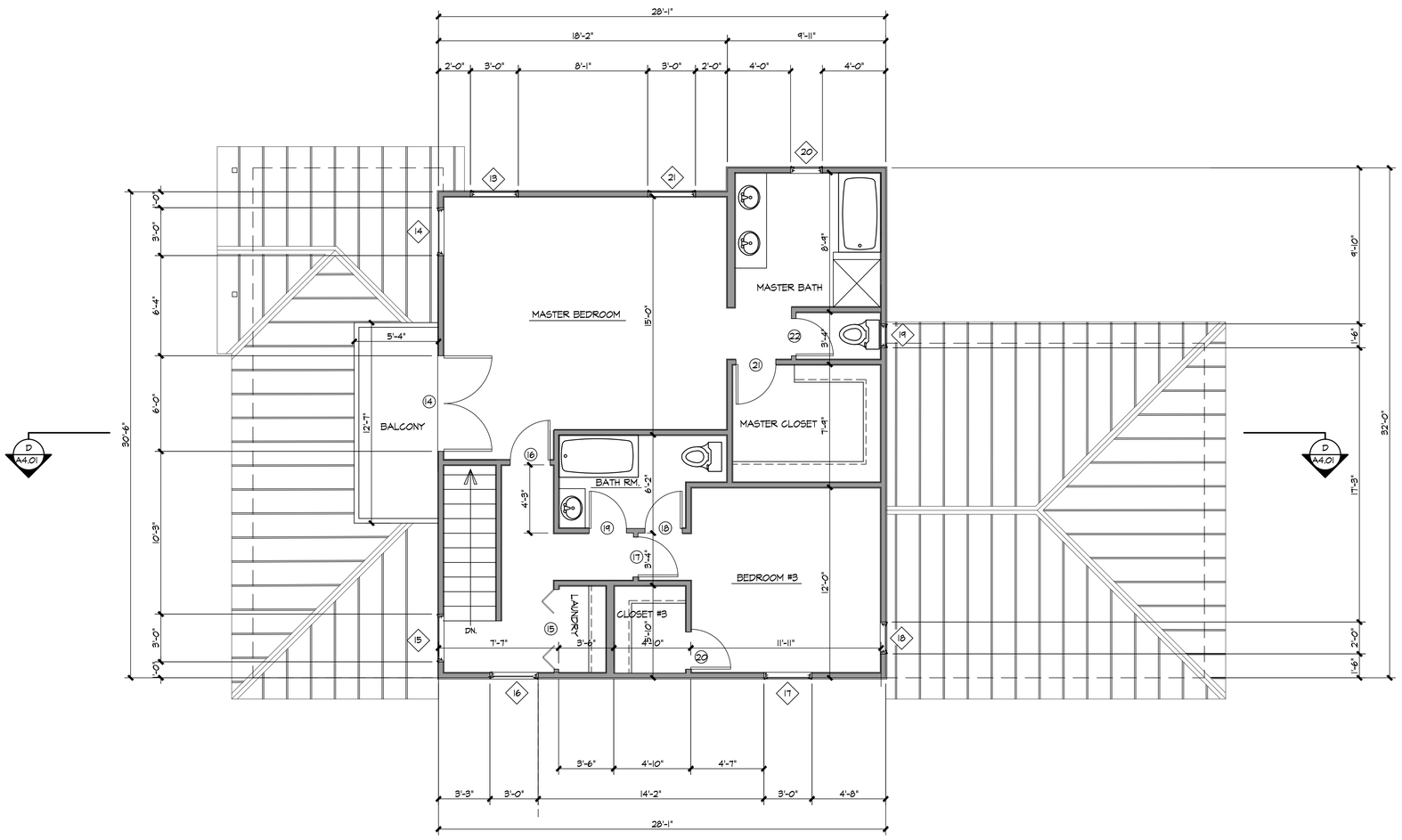

EX. HOUSE PROPOSED 2ND FLOOR PLAN

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

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EX. HOUSE PROPOSED 2ND FLOOR PLAN

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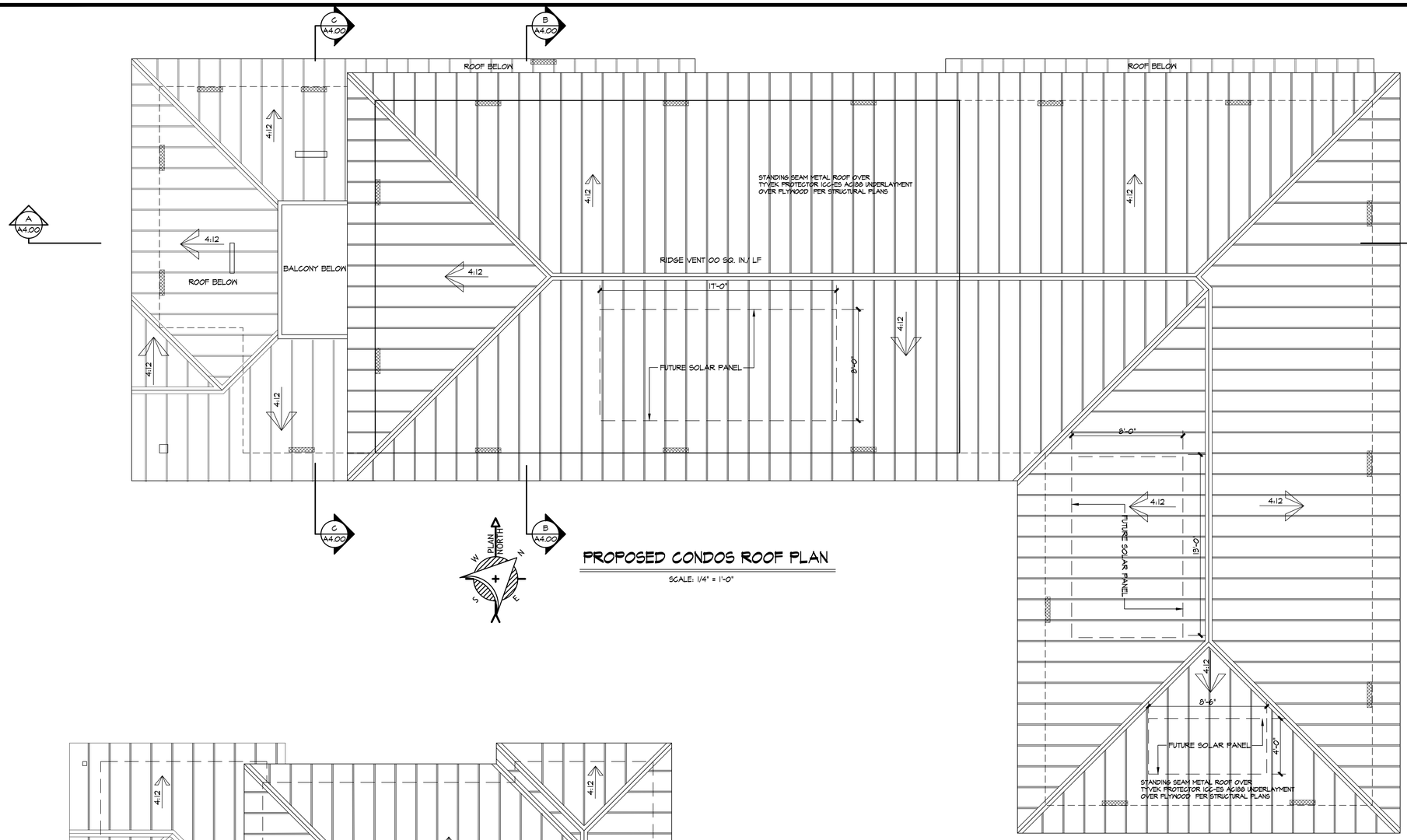
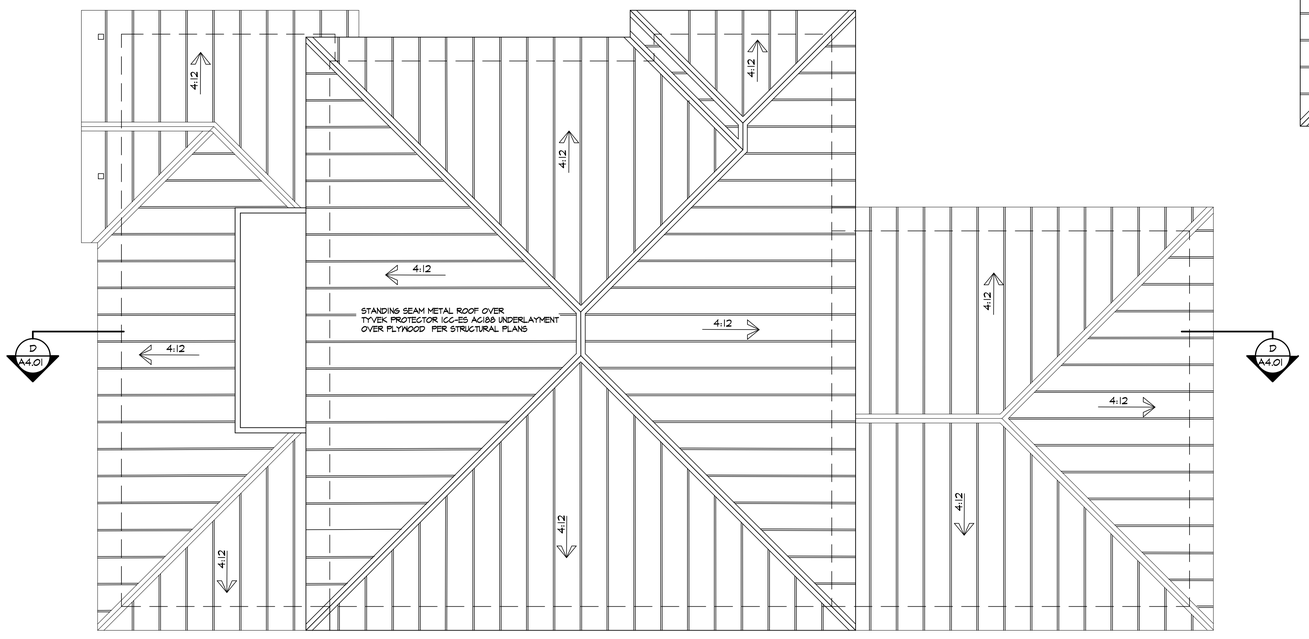


PROPOSED CONDOS ROOF PLAN

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



EX. RESIDENCE ROOF PLAN

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

ATTIC VENTILATION NOTES:

1. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH OPENINGS OF 1/8"-1/4" IN DIMENSION. (CRC SEC. R806.1)
2. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING, TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE, MEMBERS SIZES MAY HAVE TO BE INCREASE FOR RAFTERS-CEILING JOISTS,
3. PROVIDE VENTILATION FOR ATTICS (OR ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS)
4. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
5. THE MINIMUM VENT AREA IS 1/150 OF ATTIC AREA.

   THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ROOF & SHEET METAL NOTES:

1. PROVIDE A 4-1/2" CONTINUOUS METAL STRIP WITH A 1-1/2" DRIP, 28 GAUGE AT OVERHANG EDGE.
2. PROVIDE FLASHING/COUNTER FLASHING OR STEPPED FLASHING AND WATERPROOFING AT ROOF TO WALL CONNECTION.
3. WATER FROM GUTTER / DOWN SPOUT SHALL HAVE A WATER COURSE TO CONDUCT WATER TO STREET. RAIN GUTTERS & DOWN SPOUTS ARE REQUIRED
4. THE CONTRACTOR SHALL FABRICATE AND INSTALL ALL SHEET METAL REQUIRED FOR A WATERTIGHT JOB. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING. "Z" BAR FLASHING, DUCTS FROM FANS AND VENTS. WALL AND PARAPET COPING, VALLEY FLASHING, AND FOUNDATION WEEP SCREEDS.
5. THE SHEET METAL USED FOR WALL AND PARAPET COPING SHALL BE A MINIMUM OF 22 GAUGE PRIME COATED, GALVANIZED METAL. ALL OTHER SHEET METAL SHALL BE A MINIMUM OF 26 GAUGE, PRIME COATED, GALVANIZED METAL.
6. FLASHING AND COUNTERFLASHING WATERPROOFING AT ALL ROOF TO WALL CONDITIONS, AND AROUND ALL VENTS IS REQUIRED.
7. G.I. FLASH AND CAULK WOOD BEAMS AND OUT LOOKERS PROJECTING FROM EXTERIOR WALL OR ROOF SURFACE

ATTIC VENTILATION CALCULATION

UNIT A ROOF:

A. VENTILATED ATTIC AREA 1064 SF/150 = 7.09 SF - REQUIRED VENTILATION
B. 7.09 SF REQUIRED VENTILATION X 144 = 1021.44 SQ. IN.

1021.44 SQ. IN. OF ATTIC VENTILATION REQUIRED

29 LF OF RIDGE VENT - 29 x 18 SQ. IN. = 522 SQ. IN PROVIDED
8 EAVE VENTS : 8 x 71 SQ. IN. = 568 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 1090 SQ. IN

UNIT B ROOF:

A. VENTILATED ATTIC AREA 1274 SF/ 150 = 8.49 SF - REQUIRED VENTILATION
B. 8.49 SF REQUIRED VENTILATION X 144 = 1222.56 SQ. IN.

1222.56 SQ. IN. OF ATTIC VENTILATION REQUIRED

40 LF OF RIDGE VENT - 40 x 18 SQ. IN. = 720 SQ. IN PROVIDED
8 EAVE VENTS : 8 x 71 SQ. IN. = 568 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 1288 SQ. IN

LOWER ROOF UNIT A:

A. VENTILATED ATTIC AREA 341 SF/ 150 = 2.27 SF - REQUIRED VENTILATION
B. 2.27 SF REQUIRED VENTILATION X 144 = 326.88 SQ. IN.

326.88 SQ. IN. OF ATTIC VENTILATION REQUIRED

5 EAVE VENTS : 5 x 71 SQ. IN. = 355 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 355 SQ. IN

EAVE VENT: 2-IN X 24.25-IN SILVER GALV. STEEL SOFFIT VENT WITH INSULATION BAFFLE. NFVA = 71 SQ. IN.

RIDGE VENT 18 SQ. IN. PER LINEAL FT.

NOTE:
MINIMUM 1 INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE ATTIC INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED. (R806.3 CRC)

RAIN GUTTERS AT ALL EAVES TO BE ROLLED ALUMINUM COLOR TO MATCH THE FASCIA DOWNSPOUT TO MATCH GUTTER COLOR

Revisions

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Sheet Content
PROPOSED ROOOF PLANS

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NEW DOOR SCHEDULE

MARK	UNIT	WIDTH	HEIGHT	THICK	CORE	REMARKS	MARK		WIDTH	HEIGHT	THICK	CORE	REMARKS
1	A	3' - 0"	6' - 8"	1 - 3/4"	SOLID CORE		20	B	3' - 0"	6' - 8"	1 - 9/16"	SOLID CORE	
2	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		21	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
3	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		22	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
4	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		23	B	3' - 0"	8 - 0"	1 - 3/8"	SOLID CORE	
5	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		24	B	6' - 0"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
6	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		25	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
7	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		26	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
8	A	4' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE		27	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
9	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		28	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
10	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		29	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
11	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		30	B	6' - 0"	6' - 8"			CLOSET SLIDER
12	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		31	B	6' - 0"	6' - 8"			CLOSET SLIDER
13	A	6' - 0"	6' - 8"			CLOSET SLIDER	32	B	6' - 0"	6' - 8"			CLOSET SLIDER
14	A	6' - 0"	6' - 8"			CLOSET SLIDER	33	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
15	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		34	B	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS
16	A	5' - 6"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING							
17	A	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS							

NEW DOOR SCHEDULE AT EX. HOUSE REMODEL

FIRST FLOOR WINDOWS					
MARK	WIDTH	HEIGHT	THICK	CORE	REMARKS
1	3' - 0"	6' - 8"	1 - 3/4"	SOLID CORE	
2	6' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	
3	3' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	
4	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
5	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
6	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
7	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
8	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
9	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
10	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
11	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
12	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS
SECOND FLOOR WINDOWS					
MARK	WIDTH	HEIGHT	THICK	CORE	REMARKS
14	6' - 0"	6' - 8"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
15	5' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	BI-FOLD DOOR
16	2' - 6"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
17	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
18	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
19	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
20	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
21	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
22	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	

WINDOW SCHEDULE

ALL WINDOWS ARE FELLA LIFESTYLE SERIES - ALUMINUM CLAD
BLACK EXTERIOR COLOR SEACOAST FINISH

FIRST FLOOR WINDOWS							SECOND FLOOR WINDOWS						
MARK	UNIT	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC	MARK	UNIT	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
1	A	2'-6"x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	21	A	5'-0" x 5'-0"	CASEMENT	WALK IN CLST.	0.32	0.25
2	A	5'-0" x 5'-0"	FIX	LIVING ROOM	0.32	0.25	22	A	5'-0" x 5'-0"	CASEMENT	MASTER BEDRM.	0.32	0.25
3	A	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	23	A	3'-0" x 5'-0"	CASEMENT	MASTER BEDRM.	0.32	0.25
4	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	24	A	4'-0" x 1'-6"	AWNING	BATH #2	0.32	0.25
5	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	25	A	2'-6" x 5'-0"	CASEMENT	BEDROOM #3	0.32	0.25
6	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	26	A	3'-0" x 5'-0"	FIX	BEDROOM #3		
7	A	2'-0" x 4'-0"	CASEMENT	BATHROOM 1	0.32	0.25	27	A	2'-6" x 5'-0"	CASEMENT	BEDROOM #3		
8	B	5'-0" x 4'-6"	CASEMENT	KITCHEN	0.32	0.25	28	B	2'-6" x 4'-0"	CASEMENT	BATHROOM #3		
9	B	3'-0" x 5'-0"	CASEMENT	GARAGE	0.32	0.25	29	B	3'-0" x 5'-0"	CASEMENT	HALLWAY		
10	B	3'-0" x 5'-0"	CASEMENT	STAIR	0.32	0.25	30	B	5'-0" x 5'-0"	CASEMENT	MASTER BEDRM.		
11	B	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	31	B	2'-6" x 5'-0"	CASEMENT	MASTER BEDRM.		
12	B	3'-0" x 5'-0"	FIX	LIVING ROOM	0.32	0.25	32	B	3'-0" x 5'-0"	FIX	MASTER BEDRM.		
13	B	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	33	B	2'-6" x 5'-0"	CASEMENT	MASTER BEDRM.		
14	B	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25	34	B	4'-0" x 1'-6"	AWNING	MASTER BATHRM		
15	A	3'-0" x 5'-0"	CASEMENT	GARAGE	0.32	0.25	35	B	4'-0" x 1'-6"	AWNNG	MASTER BATHRM		
16	A	2'-6" x 5'-0"	CASEMENT	DINING ROOM	0.32	0.25	36	B	3'-0" x 5'-0"	CASEMENT	STAIR		
17	A	3'-0" x 5'-0"	FIX	DINING ROOM	0.32	0.25	37	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
18	A	2'-6" x 5'-0"	CASEMENT	DINING ROOM	0.32	0.25	38	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
19	A	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25	39	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #3		
20	A	3'-0" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	40	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #3		
							41	A	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
							42	A	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
							43	A	2'-0" x 5'-0"	CASEMENT	LAUNDRY		
							44	A	4'-0" x 1'-6"	AWNING			

GLAZING NOTES:

THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATION FOR THE PURPOSE OF GLAZING. 2022 CRC R308.4.1

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

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 ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

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:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

1. DECORATIVE GLAZING.
2. WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES.
3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET 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.

GLAZING AND WET SURFACES

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

EXCEPTION:

GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

IDENTIFICATION

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

WINDOW SCHEDULE EX. HOUSE REMODEL

FIRST FLOOR WINDOWS					
MARK	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
1	3'-0"x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
2	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
3	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
4	3'-0" x 4'-0"	CASEMENT	ENTRY	0.32	0.25
5	3'-0" x 4'-0"	CASEMENT	ENTRY	0.32	0.25
6	3'-0" x 1'-6"	AWNING	M. BATH	0.32	0.25
7	3'-0" x 4'-0"	CASEMENT	BEDROOM #1	0.32	0.25
8	3'-0" x 4'-6"	CASEMENT	BEDROOM #1	0.32	0.25
9	3'-0" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25
10	3'-0" x 5'-0"	CASEMENT	BEDROOM #2	0.32	0.25
11	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25
12	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25
SECOND FLOOR WINDOWS					
MARK	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
13	3'-0" x 4'-6"	CASEMENT	M. BEDROOM	0.32	0.25
14	3'-0" x 4'-6"	CASEMENT	M. BEDROOM	0.32	0.25
15	3'-0" x 4'-6"	CASEMENT	STAIRS	0.32	0.25
16	3'-0" x 4'-6	CASEMENT	STAIRS	0.32	0.25
17	3'-0" x 5'-0"	CASEMENT	BEDROOM #3	0.32	0.25
18	2'-6" x 1'-0"	CASEMENT	BEDROOM #3	0.32	0.25
19	1'-6" x 2'-0"	CASEMENT	M. BATH	0.32	0.25
20	2'-0" x 5'-0"	AWNING	M. BATH	0.32	0.25
21	3'-0" x 5'-0"	CASEMENT	M. BEDROOM	0.32	0.25

Revisions

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Sheet Content

DOOR AND WINDOW SCHEDULE

Date:

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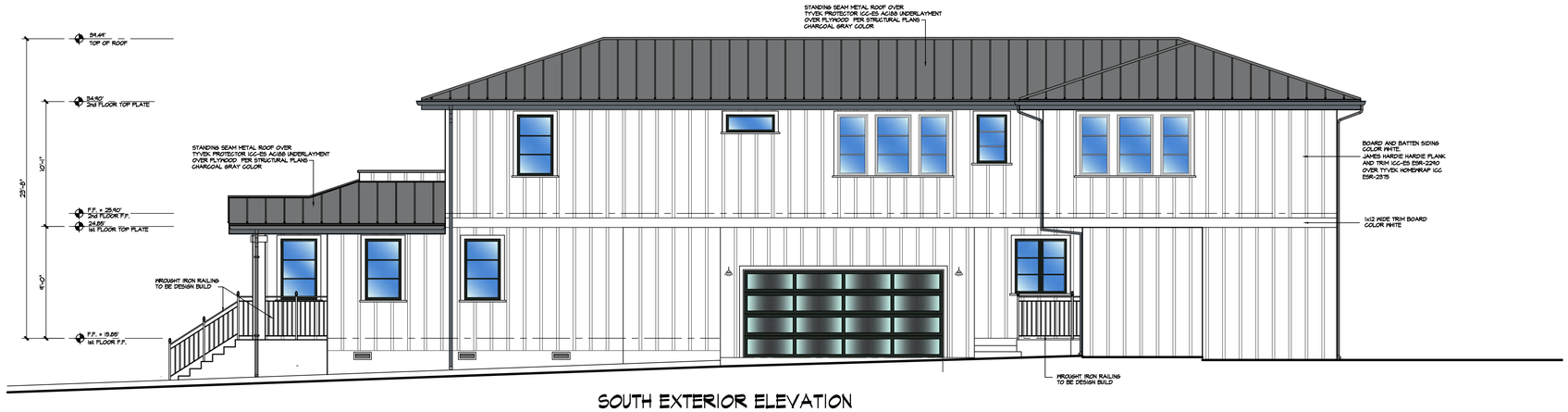


SOUTH EXTERIOR ELEVATION

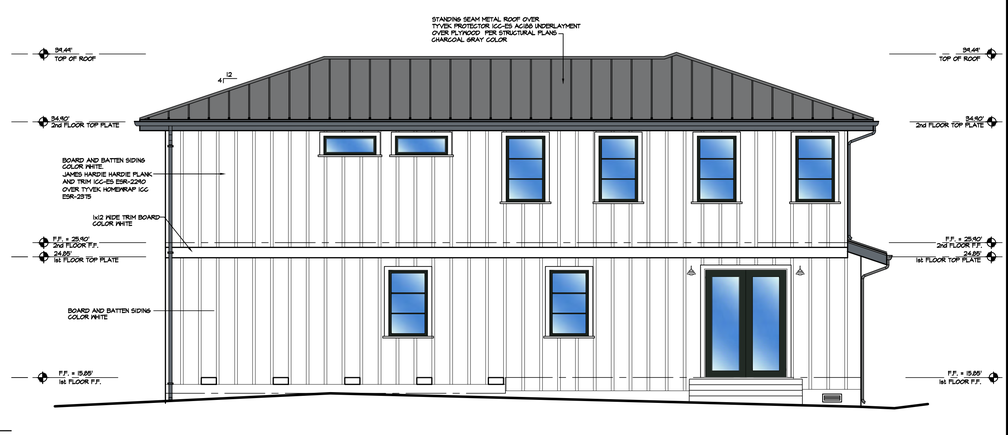
SCALE: 3/16" = 1'-0"

NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

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Sheet Content

PROPOSED CONDOS EXTERIOR ELEVATIONS

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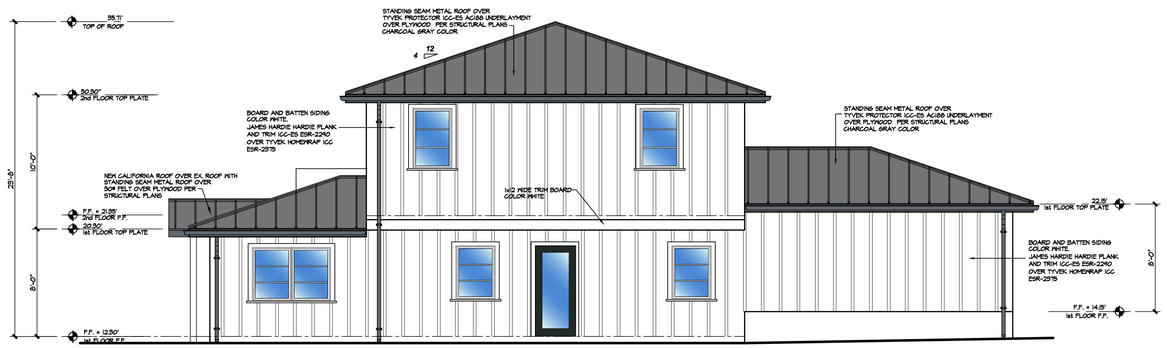
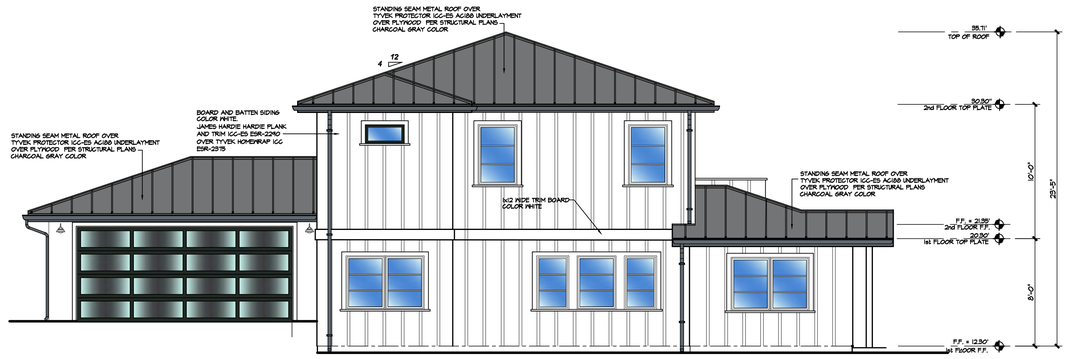


EX. HOUSE PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

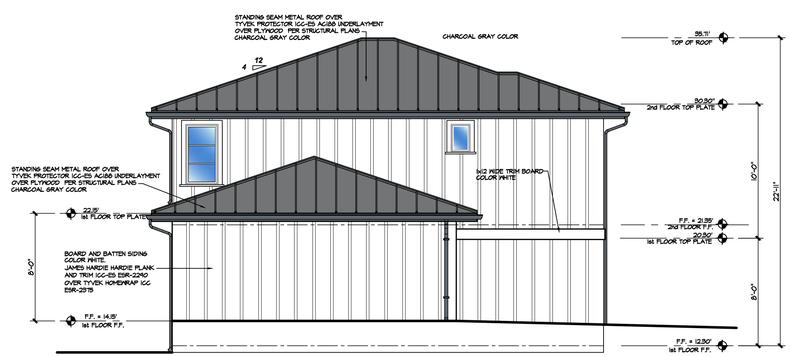


EX. HOUSE PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

EX. HOUSE PROPOSED WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EX. HOUSE PROPOSED EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

Revisions

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Sheet Content

PROPOSED EX. HOUSE EXTERIOR ELEVATIONS

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NOTE

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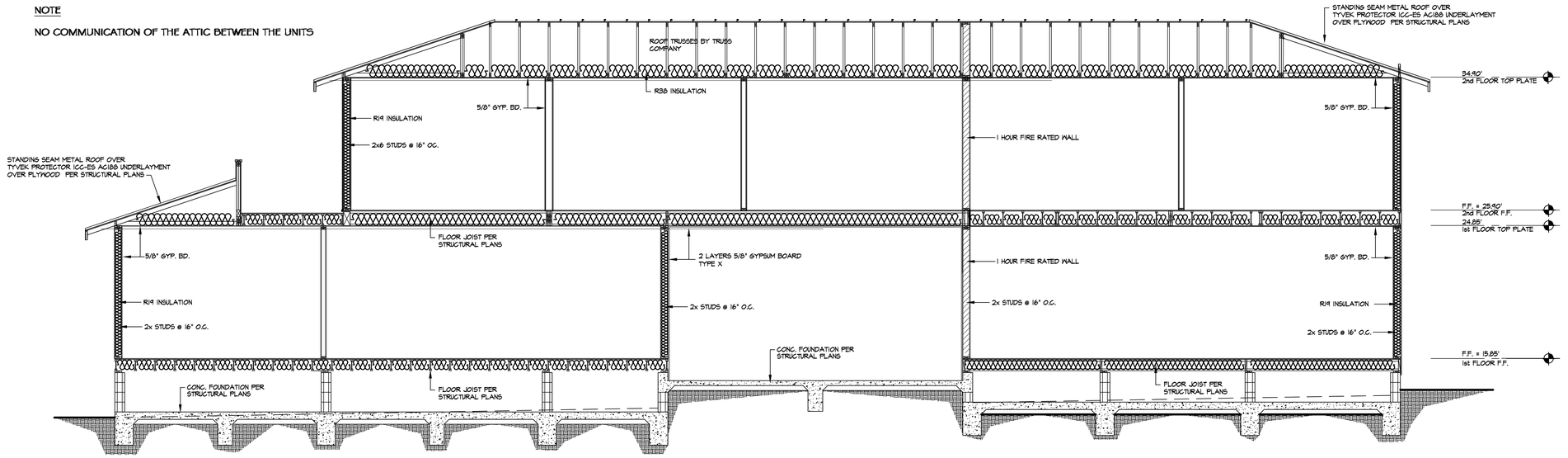
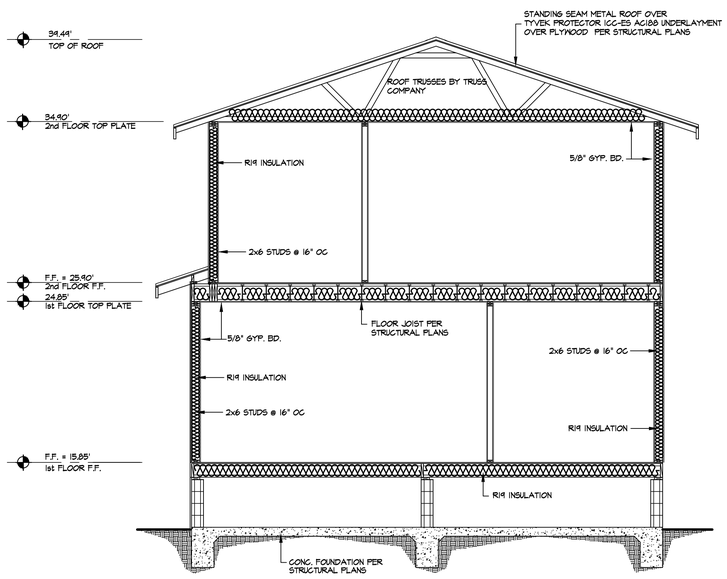


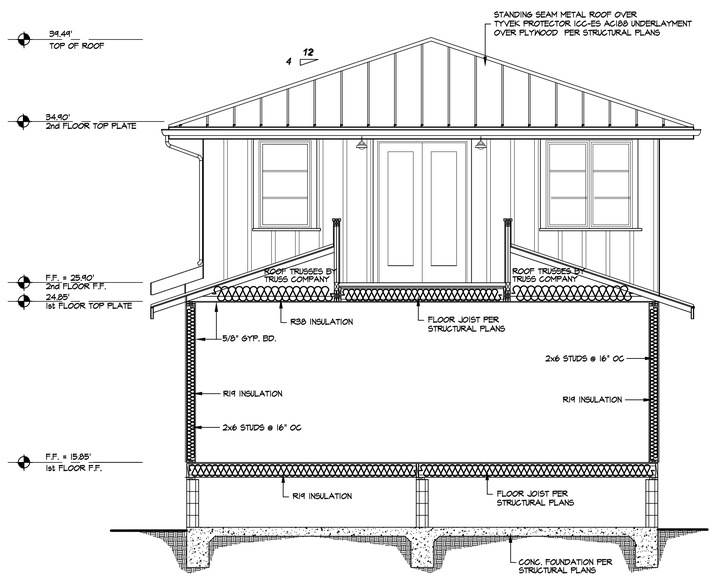
PROPOSED CONDOS BUILDING SECTION A-A

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



PROPOSED CONDOS BUILDING SECTION B-B

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



PROPOSED CONDOS BUILDING SECTION C-C

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

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PROPOSED CONDOS BLDG. SECTIONS

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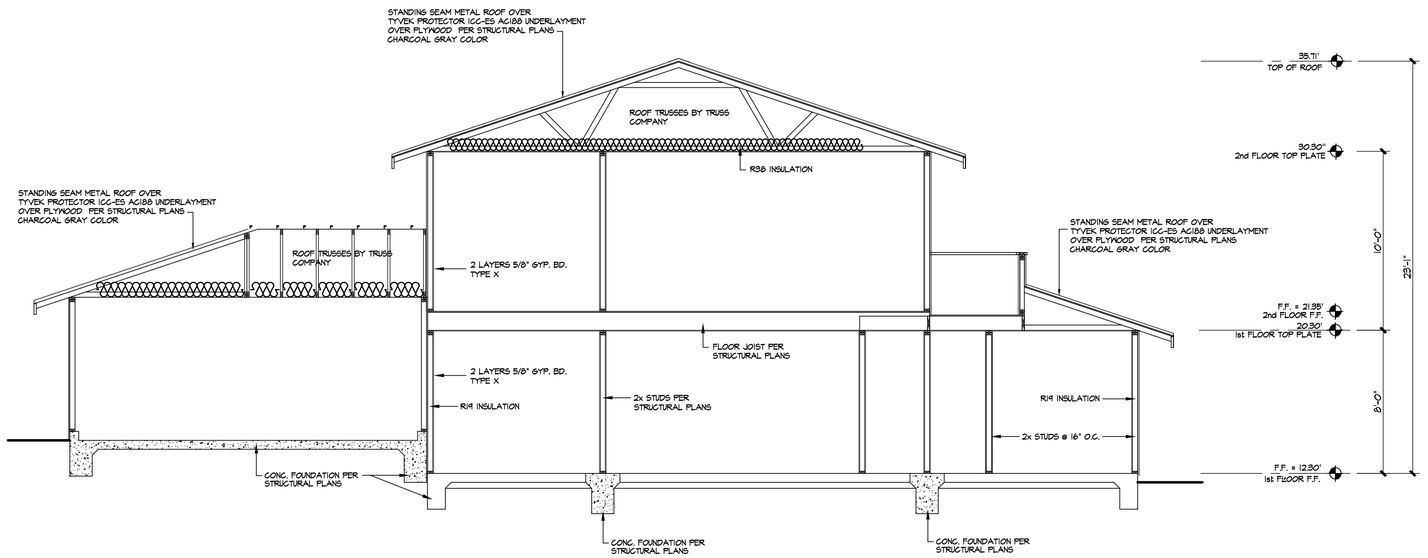

EX. HOUSE BUILDING SECTION D-D

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

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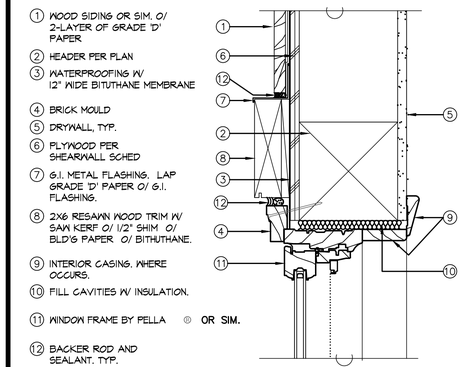
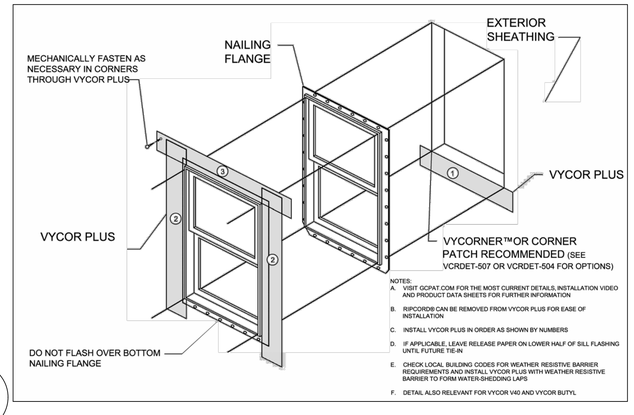


EXT. SIDING W/ 2x6 TRIM @ HEAD

1

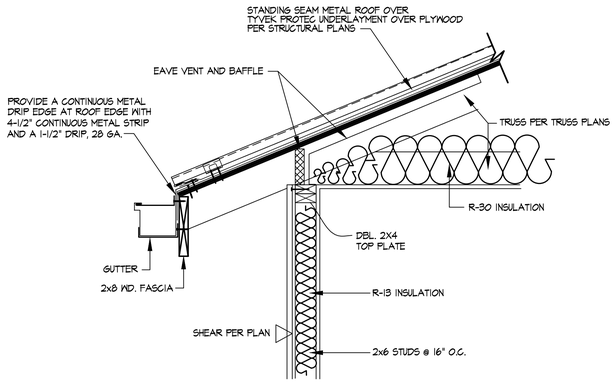
SCALE: NTS



WINDOW FLASHING DETAIL

2

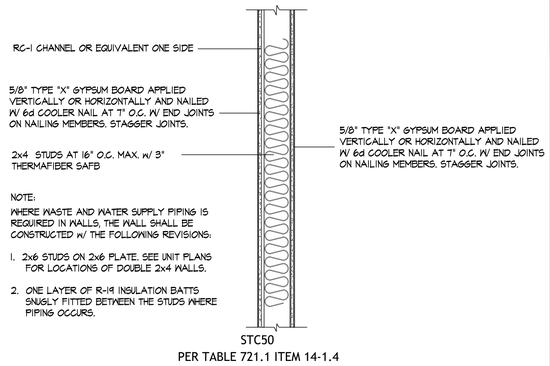
SCALE: 1"=1'-0"



ROOF EAVE DETAIL

3

SCALE: 1"=1'-0"



INTERIOR WALL SYSTEM, 1 HR.

5

SCALE: 1"=1'-0"

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 (965 MM).

R311.7.8.2 HANDRAIL PROJECTION
HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

EXCEPTION: WHERE NOSINGS OF LANDINGS, FLOORS OR PASSING FLIGHTS PROJECT INTO THE STAIRWAY REDUCING THE CLEARANCE AT PASSING HANDRAILS, HANDRAILS SHALL PROJECT NOT MORE THAN 6 1/2 INCHES (165 MM) INTO THE STAIRWAY, PROVIDED THAT THE STAIR WIDTH AND HANDRAIL CLEARANCE ARE NOT REDUCED TO LESS THAN THAT REQUIRED.

R311.7.8.3 HANDRAIL CLEARANCE
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.4 CONTINUITY
HANDRAILS 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 TOWARD A WALL, GUARD WALKING SURFACE CONTINUOUS TO ITSELF, OR TERMINATE TO A POST.

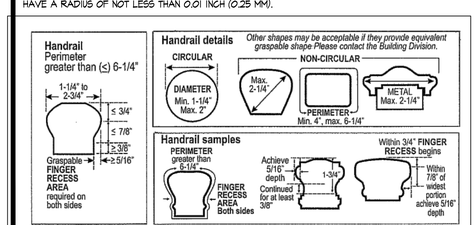
EXCEPTIONS:
HANDRAIL CONTINUITY SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN IN A FLIGHT WITH WINDERS, AT A LANDING, OR OVER THE LOWEST TREAD.

A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED TO TERMINATE OVER THE LOWEST TREAD AND OVER THE TOP LANDING.

R311.7.8.5 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 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

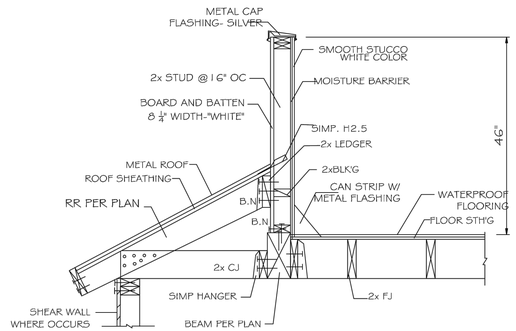
TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (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 1 1/4 INCHES (32 MM) AND NOT MORE THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).



HANDRAIL DETAIL

9

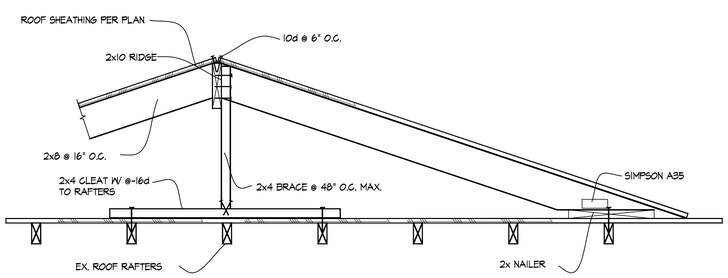
SCALE: 1"=1'-0"



BALCONY DETAIL

8

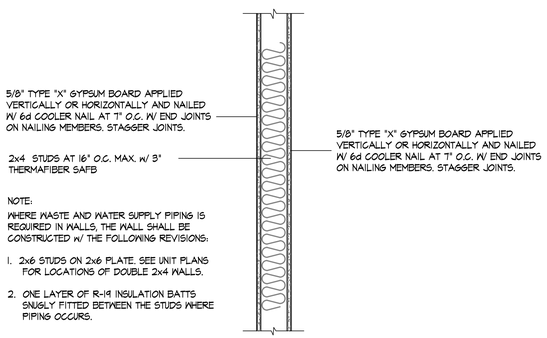
SCALE: 1"=1'-0"



CALIFORNIA FRAMING

4

SCALE: 1"=1'-0"

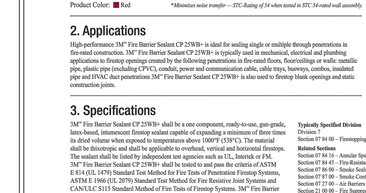


INTERIOR WALL SYSTEM, 1 HR.

7

SCALE: 1"=1'-0"

NOTE:
PROVIDE FIRESTOPS AND DRAFTSTOPS PER C.B.C. SECTION 708. SEAL ALL PENETRATIONS, PER CBC SECTION 710.



SOUND NOTES:
AT CARPETED AREAS:
PER I.C.B.O. REPORT NO. PFC-4354, FIGURE 7 ASSEMBLY B STC AND IIC = 60 (MINIMUM 50). PROVIDE 3/8" THICK, 46 OUNCE PER SQUARE YARD CARPET OR AN APPROVED EQUIVALENT PRODUCT.

AT HARD SURFACE AREAS:
PER I.C.B.O. REPORT NO. PFC-4354, FIGURE 7 ASSEMBLY B STC AND IIC = 51 (MINIMUM 50). PROVIDE TARKETT ACOUSTIFLOR OR APPROVED EQUAL PRODUCT.

ROOF - CEILING SYSTEM 1 HR

6

SCALE: 1"=1'-0"

Revisions

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GENERAL DETAILS

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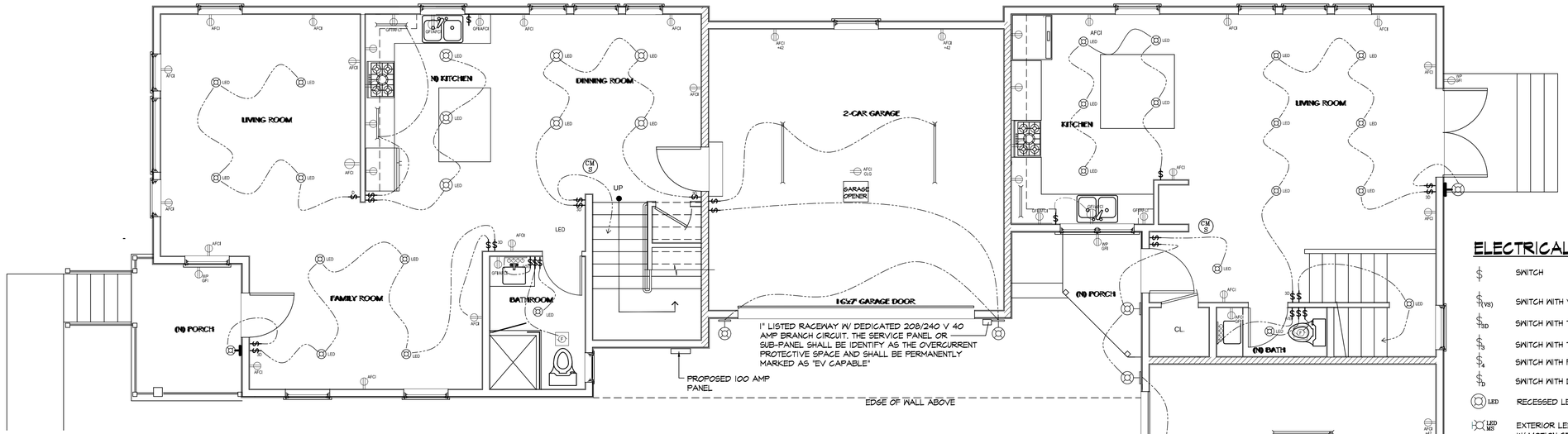


ELECTRICAL KEY LEGEND

- SWITCH
- SWITCH WITH VACANCY SENSOR
- 3D SWITCH WITH THREE-WAY DIMMER
- 3 SWITCH WITH THREE WAY
- 4 SWITCH WITH FOUR WAY
- D SWITCH WITH DIMMER
- LED RECESSED LED FIXTURE
- LED MSS EXTERIOR LED SCONE W/ MOTION SENSOR AND PHOTOCELL
- LED LED VANITY LIGHT FIXTURE CONTROLLED BY VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119 (d).
- LED 1' x 4' RECESSED OR SURFACE-MTD LED LIGHT FIXTURE CONTROLLED BY VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119 (d).
- 50 CFM EXHAUST FAN DUCTED TO THE OUTSIDE WITH LED LIGHT SEE EXHAUST FAN NOTE HEREON.
- GFI GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- WP GFI GROUND FAULT CIRCUIT INTERRUPTER OUTLET WITH WEATHERPROOF COVER
- AFCI ARC FAULT CIRCUIT INTERRUPTER OUTLET
- DFCI DUAL FUNCTION CIRCUIT INTERRUPTER OUTLET
- CM CARBON MONOXIDE ALARM
- S SMOKE ALARM W/ 10 YEAR BATTERY BACKUP
- CM/S COMBINATION CARBON MONOXIDE / SMOKE ALARM

ELECTRICAL NOTES

A. THE LIGHTING REQUIREMENTS APPLY TO ALTERATIONS AND ADDITIONS (INCLUDING REPLACEMENTS) AS WELL AS NEWLY- CONSTRUCTED BUILDINGS. ALL NEW LUMINAIRES THAT ARE PERMANENTLY INSTALLED MUST MEET THE REQUIREMENTS OF SECTIONS 150(k), BUT EXISTING LUMINARIES MAY STAY IN PLACE. APPLICABLE FIXTURES MUST MEET 2022 TITLE 24 HIGH-EFFICACY REQUIREMENTS

B. UFER GROUND REQUIRED IN FOOTING PER CALIFORNIA ELECTRICAL CODE

C. THE FOLLOWING IS THE 2019 TITLE 24 RESIDENTIAL LIGHTING CODE, QUOTED DIRECTLY FROM THE CALIFORNIA ENERGY COMMISSION'S 2022 ENERGY EFFICIENCY STANDARDS, SECTION 6.1.2 (WWW.ENERGY.CA.GOV/TITLE 24)

D. THE RESIDENTIAL LIGHTING STANDARDS HAVE REQUIREMENTS FOR ELECTRONIC BALLASTS (SECTION 6.3.B), PERMANENTLY INSTALLED NIGHT LIGHTS (SECTION 6.3.9), LIGHTING INTEGRAL TO EXHAUST FANS (SECTION 6.3.11), AND LIGHTING SWITCHING REQUIREMENTS

E. LUMINAIRES THAT ARE RECESSED INTO CEILINGS SHALL HAVE AIRTIGHT HOUSINGS TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, OR UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.

F. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC-RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. SEE SECTIONS 6.3.9, 6.3.12, AND 6.3.13 OF THIS CHAPTER FOR ADDITIONAL INFORMATION ABOUT LUMINAIRES RECESSED INTO INSULATED CEILINGS.

G. ALL LIGHTING MUST BE HIGH EFFICACY ANY JAB LIGHTS MUST BE CONTROLED BY A VACANCY SENSOR OR A DIMMER. (EXCEPTIONS CLOSETS LESS THAN 70 S.F. AND HALLWAYS.

KITCHENS

ALL LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY.

BATHROOMS

AT LEAST ONE LUMINAIRE IN EACH BATHROOM MUST BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR ALL OTHER LUMINAIRES IN A BATHROOM MUST BE HIGH EFFICACY. SEE SECTION 6.6.2 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN BATHROOMS.

GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS

ALL LUMINAIRES MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A VACANCY SENSOR. SEE SECTION 6.6.3 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN THESE ROOMS.

OTHER ROOMS

THIS CLASSIFICATION APPLIES ONLY TO ROOMS THAT ARE NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, OR UTILITY ROOMS. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. CLOSETS THAT ARE LESS THAN 70 FT² ARE EXEMPT FROM THIS REQUIREMENT. SEE SECTION 6.6.4 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN THESE ROOMS.

OUTDOOR LIGHTING REQUIREMENTS

OUTDOOR RESIDENTIAL LIGHTING IS SOMETIMES SUBJECT TO THE RESIDENTIAL LIGHTING REQUIREMENTS, AND SOMETIMES SUBJECT TO THE NONRESIDENTIAL LIGHTING REQUIREMENTS. 6.5.1 OUTDOOR LUMINAIRES

ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY. TABLE 150.0-A LISTS ALL QUALIFYING HIGH EFFICACY LIGHT SOURCES. NOTE THAT SOLID STATE LIGHTING (SSL) LUMINAIRES INSTALLED OUTDOORS ARE EXEMPTED FROM THE GENERAL RESIDENTIAL LIGHTING REQUIREMENT THAT ALL SSL LUMINAIRES FOR RESIDENTIAL LIGHTING MUST MEET THE REQUIREMENTS OF JOINT APPENDIX JA8.

RECEPTACLES-ARC-FAULT/TAMPER/GFCI REQUIREMENTS

1. UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2, OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. A GENERAL NOTE ON THE ELECTRICAL PLAN IS ADEQUATE. [CEC 210.12].
2. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT PLEASE NOTE THIS ON PLANS. [CEC 210.12 (B)]
3. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'-6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (A). A GENERAL NOTE ON THE ELECTRICAL PLAN IS ADEQUATE. [CEC 406.12].

ELECTRICAL REQUIREMENTS (NEC)

1. A 30" WIDE X 36" DEEP UNOBSTRUCTED CLEARANCE MUST BE PROVIDED IN FRONT OF ELECTRICAL PANELS AND/OR SUB-PANELS. REVISE PLANS ACCORDINGLY. [CEC 110.26].
2. ELECTRICAL PANELS AND/OR SUB-PANELS ARE NOT PERMITTED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS IN A CLOTHES CLOSET; THEY ARE ALSO NOT PERMITTED IN BATHROOMS OF RESIDENTIAL OCCUPANCIES. REVISE PLANS ACCORDINGLY. [CEC 240.24(D)(E)].
3. ELECTRICAL PANELS AND/OR SUB-PANELS ARE NOT PERMITTED OVER STEPS OF A STAIRWAY. REVISE PLANS ACCORDINGLY. [CEC 240.24(F)].
4. ELECTRICAL RECEPTACLE LOCATION/SPACING IS TO BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. RECEPTACLES ARE REQUIRED AT WALL SPACES 2 FEET OR WIDER, NOT MORE THAN 6 FEET FROM OPENINGS, NOT MORE THAN 12 FEET ON CENTER. THESE RECEPTACLES ARE IN ADDITION TO ANY RECEPTACLE THAT IS PART OF A LUMINAIRE, APPLIANCE, CONTROLLED BY A SWITCH OR LOCATED WITHIN CABINETS OR CUPBOARDS. NOTE THAT FIXED GLAZING PANELS ARE CONSIDERED WALL SPACE FOR PURPOSES OF THIS CODE SECTION. [CEC 210.52(A)(1)(2)].
5. IN KITCHEN, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS, COUNTERTOP RECEPTACLES ARE REQUIRED AT EACH SECTION OF COUNTERTOP 12" OR WIDER. RECEPTACLES ARE TO BE SPACED SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. COUNTERTOP SPACE SHALL BE CONSIDERED CONTINUOUS WHEN THE SPACE IS 12" OR DEEPER BEHIND A SINK, COUNTERTOP COOKING UNIT OR RANGE PLACED PARALLEL TO A WALL OR 18" OR DEEPER BEHIND A SINK, COUNTERTOP COOKING UNIT OR RANGE PLACED IN A CORNER CONFIGURATION (THE 18" IS MEASURED TO THE INSIDE CORNER OF THE WALL ALONG A LINE THAT IS PERPENDICULAR TO THE REAR OF THE SINK, COUNTERTOP COOKING UNIT OR RANGE). [CEC 210.52(C)].
6. PROVIDE A MINIMUM OF(1) WATERPROOF/GFCI OUTDOOR RECEPTACLE AT FRONT AND REAR OF STRUCTURE. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF/GFCI OUTDOOR RECEPTACLES. [CEC 210.52 (E)(L)].
7. AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO THOSE REQUIRED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE AND/OR ACCESSORY BUILDING WITH ELECTRIC POWER. [CEC 210.52 (G)(L)].
8. IN GARAGES AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE.[CEC 210.52 (G)(L)].
9. BRANCH CIRCUITS SUPPLYING GARAGE RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. [CEC 210.52 (G)(L)].
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH HALLWAY 10 FEET OR MORE IN LENGTH (HALLWAY LENGTH SHALL BE CONSIDERED THE LENGTH ALONG THE CENTERLINE OF THE HALLWAY WITHOUT PASSING THROUGH A DOORWAY). [CEC 210.52(H)]
11. RECEPTACLE OUTLETS ARE REQUIRED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN AND SHALL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE BASIN OR IN THE COUNTERTOP. COUNTERTOP RECEPTACLES MUST BE LISTED FOR THAT USE. RECEPTACLES ARE TO BE GFCI PROTECTED. [CEC 210.52]
12. PROVIDE A WATERPROOF/GFCI OUTDOOR RECEPTACLE WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ATTACHED TO A DWELLING UNIT AND ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT WITH A USABLE AREA GREATER THAN 20 SQUARE FEET. [CEC 210.52 (E)(3)].
13. PROVIDE A GFIC 15 OR 20 AMP RECEPTACLE AT UNFINISHED BASEMENT IN ADDITION TO THOSE SPECIFIC FOR EQUIPMENT. [CEC 210.52(6)]
14. PROVIDE AIR CONDITIONING UNIT WITH ANCHORED SEISMIC STRAPPING ON MIN. 4" CONCRETE SLAB 3" ABOVE GRADE. INDICATE (1) GFI/WP OUTLET WITHIN 20 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT. [CEC 210.63]
15. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY SINK, BATHTUB OR SHOWER STALL AND LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8]
16. ALL RECEPTACLES IN BATHROOMS TO BE GFCI PROTECTED. [CEC 210.8].
17. RECEPTACLES ON UNDEDICATED CIRCUITS IN GARAGE AND BASEMENTS TO BE GFCI PROTECTED. [CEC 210.8]
18. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT CEC 406.12, 210.52, & 550.13.

RECEPTACLES WET LOCATIONS

1. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE A LISTED WEATHER-RESISTANT TYPE AND BE GFCI. [CEC 406.9].

PROPOSED CONDOS 1ST FLOOR ELECTRICAL PLAN

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

LIGHTING FIXTURES -GENEREAL REQUIREMENTS I LOCATIONS

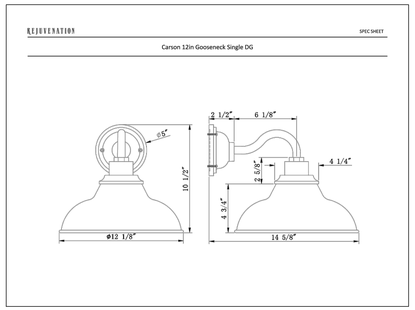
1. PROVIDE A MINIMUM OF ONE WALL SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM: BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRICAL POWER AND EVERY OUTDOOR ENTRANCE OR EXIT AHICH PROVIDES GRADE LEVEL ACCESS. [CEC 210.70].
2. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED AT INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL. ANY LANDING LEVEL THAT INCLUDES AN ENTRY MAY WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS SHALL ALSO BE PROVIDED WITH A SWITCH. [CEC 210.70]

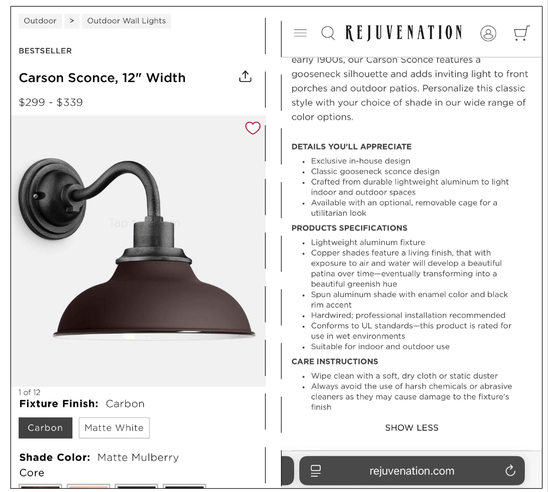
LIGHTING FIXTURES -WET LOCATIONS

1. LIGHTING FIXTURES IN A HYDRO-MASSAGE TUB/SPA SHALL BE RECESSED, NONMETALLIC AND GFCI PROTECTED IF WITHIN 7'6" OF THE MAXIMUM WATER LEVEL.

ELECTRIC VEHICLE CHARGING STATIONS

1. NEW ONE- AND TWO-FAMILY DWELLINGS WITH ATTACHED PRIVATE GARAGES ARE TO COMPLY WITH SECTION A4.106.4.1 AND SECTION A4.106.4.1.1 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. FOR EACH DWELLING UNIT, INSTALL A MINIMUM 1" INSIDE DIAMETER LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT MAIN OR SUB PANEL AND TERMINATE IN A LISTED BOX IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER LOCATION. RACEWAYS MUST BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED SPACES. SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT DEVICE, IDENTIFY THE RESERVED SPACE AND RACEWAY TERMINATION FOR FUTURE EV AS "EV CAPABLE."





OUTDOOR LIGHT FIXTURE

SCALE: NTS

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Revisions

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Sheet Content
PROPOSED CONDOS 1ST FLOOR ELECTRICAL PLAN

Date:
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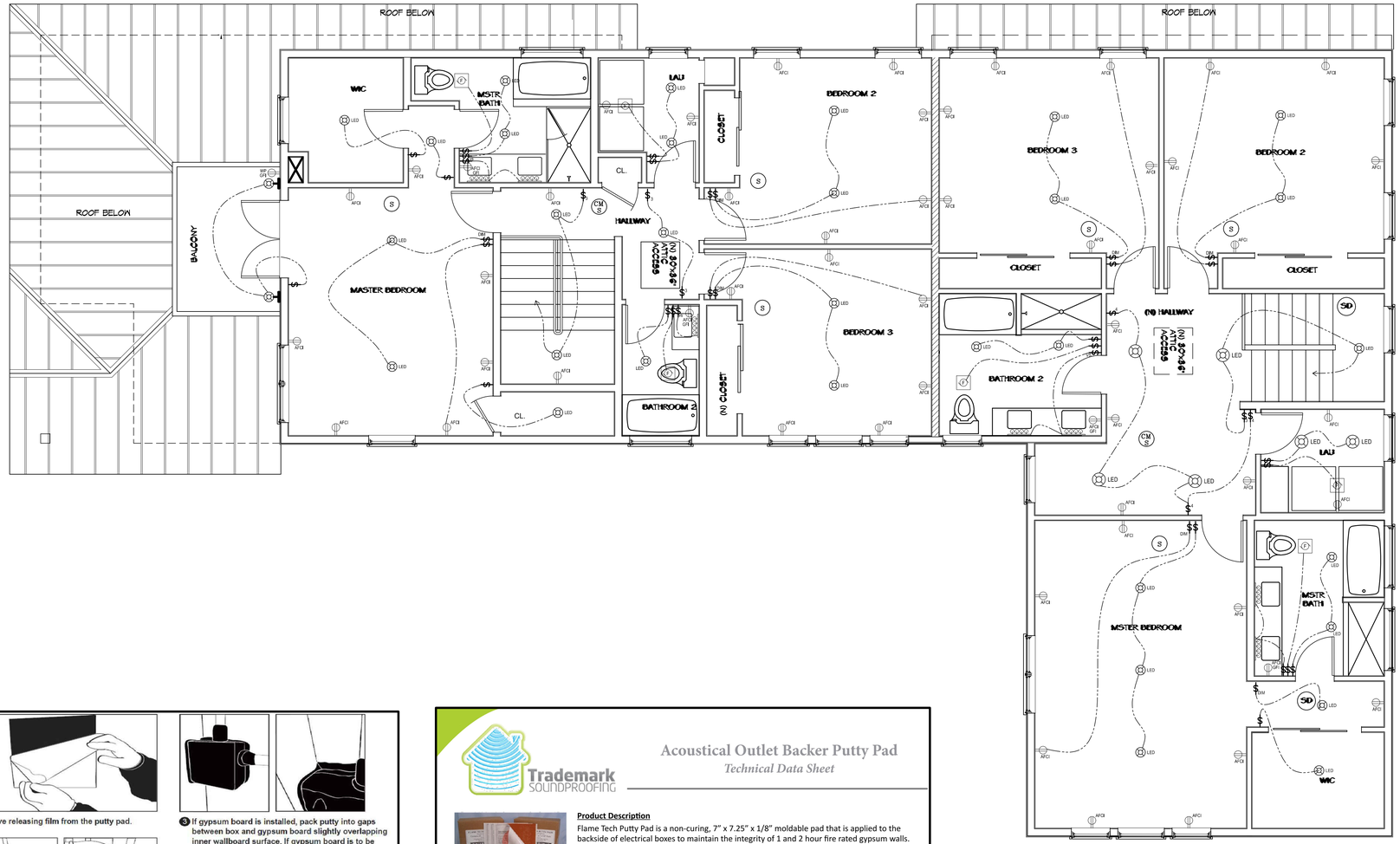


SMOKE DETECTOR / CARBON MONOXIDE ALARMS

1. PROVIDE 120 VOLT HARD-WIRED, INTERCONNECTED SMOKE ALARMS; (WITH BATTERY BACK-UP) AT ALL NEW CONSTRUCTION PER CRC R314.3. THEY ARE TO BE PROVIDED:
   a) IN EACH SLEEPING ROOM(S).
   b) ON THE WALL OR CEILING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   c) MINIMUM OF(1) DETECTOR IN EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS (WITH ALARM AUDIBLE IN SLEEPING ROOMS).
2. SMOKE ALARMS:
   SHALL BE PLACED A MIN. OF 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE UNLESS LISTED FOR THAT USE (EXCEPTIONS: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FOOT DISTANCE WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM. OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE)
   - SHALL, WHERE POSSIBLE, NOT BE PLACED WITHIN 3 FEET HORIZONTALLY OF A DOOR TO A BATHROOM THAT CONTAINS A BATHTUB OR A SHOWER
   - WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OR OBSTRUCTION
   - FOR BASEMENTS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS
   - FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM THE HIGHEST POINT
   - FOR SLOPED CEILINGS WITH BEAMS RNONING UP THE SLOPE, SHALL BE PLACED ON THE CEILING BETWEEN BEAMS
   - FOR SLOPED CEILINGS WITH BEAMS RUNNING PARALLEL TO THE RIDGE OR FOR SLOPED CEILINGS WITH BEAM POCKETS FORMED BY INTERSECTING BEAMS, SHALL BE LOCATED AT THE BOTTOM OF THE BEAM
3. WHEN AN ADDITION OR ALTERATION VALUATION EXCEEDS $1,000.00, SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EXISTING SLEEPING ROOMS AND AREAS PROVIDING ACCESS TO SLEEPING AREAS IN ADDITION TO THOSE REQUIRED FOR NEW CONSTRUCTION (CRC R314.6). UNLESS THE REPAIR OR REMODEL DOES NOT INVOLVE THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO MEANS OF ACCESS BY MEANS OF AN ATTIC, BASEMENT, OR CRAWLSPACE, ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT. SMOKE ALARMS SHALL CONTAIN A 10 YR. BATTERY BACKUP.

   THEY ARE TO BE PROVIDED IN FOLLOWING LOCATIONS:
   - IN EACH SLEEPING ROOM(S).
   - ON THE WALL OR CEILING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
   - MINIMUM OF (1) DETECTOR IN EACH STORY INCLUDING BASEMEOTS AND HABITABLE ATTICS (WITH ALARM AUDIBLE IN SLEEPING ROOMS).
4. PER CRC R315, PROVIDE 120 VOLT HARD-WIRED, INTERCONNECTED CARBON MONOXIDE ALARM (WITH BATTERY BACK-UP) AT ALL NEW DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES. ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDNAL UNIT.

   THEY ARE TO BE PROVIDED:
   OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
5. WHEN AN ADDITION OR ALTERATION VALUATION EXCEEDS $1,000.00, CARBON MONOXIDE ALARM (WITH BATTERY BACK-UP) AT ALL NEW DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES (CRC R315.2). UNLESS THE REPAIR OR REMODEL DOES NOT INVOLVE THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO MEANS OF ACCESS BY MEANS OF AN ATTIC, BASEMENT, OR CRAWLSPACE, ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT.

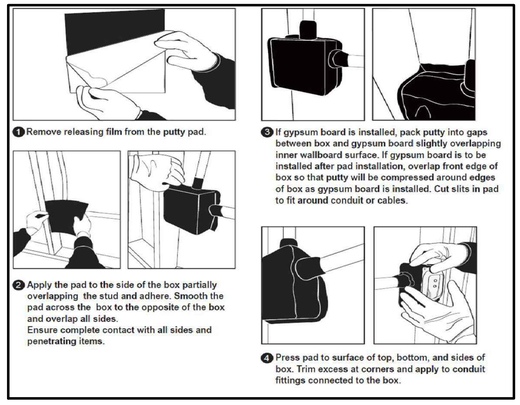
   THEY ARE TO BE PROVIDED:
   OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

EXHAUST FANS

FOR THE PURPOSE OF HUMIDITY CONTROL, BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED AT A RATE OF 20 CFM FOR CONTINUOUS VENTILATION; OTHERWISE A RATE OF 50 CFM SHALL BE USED FOR INTERMITTENT VENTILATION. AN OPERABLE WINDOW IS NOT A PERMISSIBLE METHOD. EXHAUST AIR SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:

1. ENERGY STAR COMPLIANT, AND
2. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (GSBC4.506.1):
   (A) HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,
   (B) A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
3. KITCHENS SHALL BE MECHANICALLY VENTED, WHEN USED FOR INTERMITTENT VENTILATION
   - A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.3]
   - MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE. REDUCTION OF CLEARANCE TO 24" IS PERMITTED BY METHODS LISTED IN THE CALIFORNIA MECHANICAL CODE. [CMC 920.3.2]
   - KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2



NOTE:
ELECTRICAL BOXES IN FIRE RATED WALLS SHALL BE WRAPPED WITH FLAME TECH PUTTY PAD

ELECTRICAL COX IN FIRE RATED WALLS

SCALE: NOT TO SCALE

Trademark SOUNDPROOFING

Acoustical Outlet Backer Putty Pad
Technical Data Sheet

Product Description

Flame Tech Putty Pad is a non-curing, 7" x 7.25" x 1/8" moldable pad that is applied to the backside of electrical boxes to maintain the integrity of 1 and 2 hour fire rated gypsum walls. In fire conditions, Flame Tech Putty Pads expand to form an intumescent char that encloses the electrical box and seals off any openings that may allow the spread of flame, smoke, and toxic gases. Flame Tech Putty Pads have been UL tested and classified as a protective material for wall openings for up to 2 hours.

Product Features:
- Non-Curing
- Applied by hand
- 2 hour fire rating
- 49 STC Rating
- Red Color
- No Asbestos fillers
- Long Shelf Life

Material Properties
- Color: Red
- Physical State: Tacky Putty
- Flame Spread: 5
- Smoke Development: 15
- Intumescent Activation: 220° F
- STC Rating: 49*
- Cure Time: Non-Curing.
- Odor: Odorless
- Shelf Life: 24 months
- Specific Gravity: 1.48 g/cc
- Application Method: By Hand

(*Tested in a UL 411 wall assembly/section to ASTM E90)

Limitations
- Do not expose to water
- Do not use where abrasion or physical tampering may be anticipated

Application Procedures
1. Remove product label from one side of pad. Align the side of the pad with the electrical box partially overlapping the stud and adhere.
2. If the gypsum wallboard is already in place, pack putty into gaps between the electrical box and gypsum wall slightly overlapping the inner wallboard surface. If the wallboard is to be installed after the putty installation, overlap the front edge of the electrical box so that the putty pad will be compressed around the edges of the box as the wallboard is installed. Where cables or conduit are encountered, cut slits in the pad to fit around the obstructions.
3. Press pad firmly to surface of top, bottom, and sides of the electrical box.
4. Trim excess putty and apply to conduit fittings connected to box. Remove the exposed label. Putty may also be packed inside of conduit fittings to restrict the passage of smoke.

Storage and Shelf Life

When stored in a dry, unopened container in temperatures above freezing and below 120°F Flame Tech Putty Pads have a shelf life of 24 months from the date of shipment. Containers should always be kept sealed when not in use. Ensure stock is rotated.

Users Please Read

Manufacturer only warrants that product will meet its specifications. Proper use and application of product is the user's responsibility as it relates to consultation of the building municipality having jurisdiction. Manufacturer offers only a purchase price refund or replacement.

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www.TMSoundproofing.com

PROPOSED CONDOS
2ND FLOOR ELECTRICAL PLAN

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

Revisions

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Sheet Content
PROPOSED CONDOS 2ND FLOOR ELECTRICAL PLAN

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of Sheets

EXTERIOR COLOR BOARD

METAL STANDING
SEAM ROOFING
18" WIDE PANELS
CHARCOAL GRAY COLOR

CHARCOAL GRAY

WINDOWS PELLA LIFESTYLE SERIES - ALUMINUM CLAD
BLACK EXTERIOR COLOR SEACOAST FINISH

SW 6257
Gibraltar

SHERWIN WILLIAMS
SW 6257 GIBRALTAR
ALL METAL TRIM FASCIA, GUTTER,
DOWNSPOUTS AND RAILINGS

WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

SHERWIN WILLIAMS
SW 7005 PURE WHITE
ALL WOOD SIDING

BLACK SOLID CORE WOOD DOOR

BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS GARAGE DOOR

Revisions

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Sheet Content
COLOR BOARD

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Sheet Number
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of Sheets

SPECIFICATIONS

IRRIGATION

PART 1 GENERAL

1.01 SCOPE OF WORK

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

1. Irrigation mains, laterals, and couplings.
2. Connections to Automatic controllers, electric control valves, associated wiring.
3. Quick coupler valves.
4. Drip irrigation & Tree Bubblers.
5. Pressure reducer.
6. All related trenching and backfilling.

1.02 REQUIREMENTS

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

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

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

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

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

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

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

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

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

PART 2 PRODUCTS

2.01 MATERIALS

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

B. Plastic Fittings: shall be schedule 40 PVC.

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

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

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

PART 3 INSTALLATION

3.01 GENERAL

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

3.02 TRENCHING AND PIPING

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

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

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

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

E. Joints:

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

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

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

3.03 WIRING

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

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

C. Connection to valves: Connect control wires to valves using Rainbird Model ST-03 wire connectors and PT-55 sealer or equals. The wire should be installed so that a loop encircles the valve. Provide slack so that it can be cut and reconnected as necessary.

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

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

3.04 TESTING AND INSPECTION

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

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

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

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

3.05 BACKFILLING

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

3.06 DRIP SYSTEM

A. Netafim Techline CV tubing placement: Tubing placement shall be in parallel rows spaced per plan designation for each valve circuit using the table on the plan to install the correct number of parallel rows for the width of planting area. Maximum tube run lengths shall not exceed the manufacturer's specified maximum lengths for tube type, pressure, and flow rate.

B. Fittings: All joints, tees, end caps, and couplings shall be compression type fittings, or as specified by the equipment manufacturer.

C. Pressure setting (outflow): Delivery pressure at the pressure reducing device shall be 30 psi, or to allow the normal operation of each emitter on the circuit, per manufacturer's specifications.

D. Emitters: Shall be installed per manufacturer's directions using proper tools.

3.07 CLEANUP

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

PLANTING

PART 1 GENERAL

1.01 SCOPE OF WORK

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

1. Furnish all plant material.
2. Soil preparation and finish grading.
3. Herbicide application.
4. Planting and fertilizing trees, shrubs and ground covers.
5. Staking trees.
6. Weed control.
7. Existing Lawn Repair
8. Clean up
9. Establishment period.

1.02 REQUIREMENTS

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

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

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

D. Materials receipts: The Contractor shall submit materials receipts to the Landscape Architect to verify quantities of all materials used.

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

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

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

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

PART 2 MATERIALS

2.01 PLANT MATERIAL

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

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

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

D. Plant acclimatization: All plants shall be nursery grown under climatic conditions similar to this project site in San Luis Obispo County.

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

2.02 SOIL AMENDMENTS

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

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

If applicable under local ordinance, the contractor shall perform soil testing in a minimum of three locations on the graded site in locations where planting areas grades are finished.

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

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

C. Fertilizers

1. "Agriform" slow release 20-10-5 tablets in 21 gram size as shown on details.

2. 'GRO-POWER' slow release 12-8-8 fertilizer at 10 lbs./1000 sq. ft. for ground cover areas.

3. Planting Hole Backfill Mix: 'GRO-POWER' 5-3-1 fertilizer at 15 lbs./cu. yd. of mix in all planting hole backfill.

D. Organic Amendments:

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

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

E. Mulches:

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

2.03 LAWN

Sod: Sod shall be Bonsai Hybrid tall fescue.

PART 3 EXECUTION

3.01 COMBINATION OF MATERIALS

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

3.02 SOIL PREPARATION

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

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

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

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

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

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

3.03 FINISH GRADING

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

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

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

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

3.04 TREE AND SHRUB PLANTING

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

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

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

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

E. Placement of plants:

1. Cans shall be removed carefully to avoid damaging the rootball.

2. Set shrubs and trees in holes so that the top of rootball is slightly higher (1/2" maximum) than grade.

3. Form neat and uniform circular basins around plants, conforming to contours of the ground. Basins shall be 2 feet in diameter for 1 gallon stock and 3 feet in diameter for 5 gallon stock and larger.

4. Backfill and stake per drawings and details. Top dress with 'GRO-POWER' 5-3-1 fertilizer.

5. Prune plants as directed by Landscape Architect to correct damage or awkward forms.

6. Water thoroughly after planting.

3.05 CLEAN UP

Removal of debris: Remove all cans, surplus material and other debris from thesite. Flush or sweep all paved areas of soil, leaves or other material. Neatly rake and dressall planting areas.

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

3.06 ESTABLISHMENT PERIOD and WELO DOCUMENTATION

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

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

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

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

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE (WELO)

- **Refer to Irrigation Plan and Specifications 2.02 for soil Management Report**
- **Refer to table below for Water Budget**
- **Refer to Irrigation Plan for Valve Station hydrozone identification**
- **Refer to plant list for WUCOLS plant factors used in Table 2.**
- **Refer to Specifications 1.02 for hydrozone record drawing requirement**

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

	Carpenteria	Name of City
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	44.90	ET_o (inches/year)
	750	Overhead Landscape Area (ft^2)
	3376	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	4,126.00	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	–	Gallons
	–	Cubic Feet
	–	HCF
	–	Acre-feet
	–	Millions of Gallons
MAVA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	44.90	ET_o (inches/year)
Total Landscape Area	4,126.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
	14	Total annual precipitation (inches/year)
Enter Effective Precipitation	3.50	Eppt (in)x[(25% of total annual precipitation)
Results:		
MAVA = [(ET$_o$ - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	58,248.39	Gallons
	7,786.70	Cubic Feet
	77.87	HCF
	0.18	Acre-feet
	0.06	Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET_o x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) + SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	2,705	0.81	668
Zone 2	Overhead Spray	High	0.90	750	0.75	900
Zone 3	Drip	Medium	0.50	671	0.81	414
Zone 4						1,982
			SLA		0	0
				Sum	4,125	

Results

MAWA = 58,248

ETWU=	50,877	Gallons
	6,801	Cubic Feet
	68	HCF
	0	Acre-feet
	0	Millions of Gallons

ETWU complies with MAWA

WATER EFFICIENT LANDSCAPE COMPLIANCE STATEMENT

Water Budget (ETWU) is 87% of the Maximum Allowed Water Allowance. Refer to permit application Water efficient Landscape Performance Based Compliance Package including Landscape Project Information & Calculation Table.

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

Gregory Ross, Contour Landscape Architecture

Contour
Landscape Architecture

Gregory Ross, PLA
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(805) 748-6732

LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT
GREGORY A. ROSS #6541
signature
06/30/23
renewal date
12/10/20
date
STATE OF CALIFORNIA

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VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

LANDSCAPE SPECIFICATIONS / WELO

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 5/13/2025
PROJECT #: 25005-7TH STREET
SHEET #:

L-1

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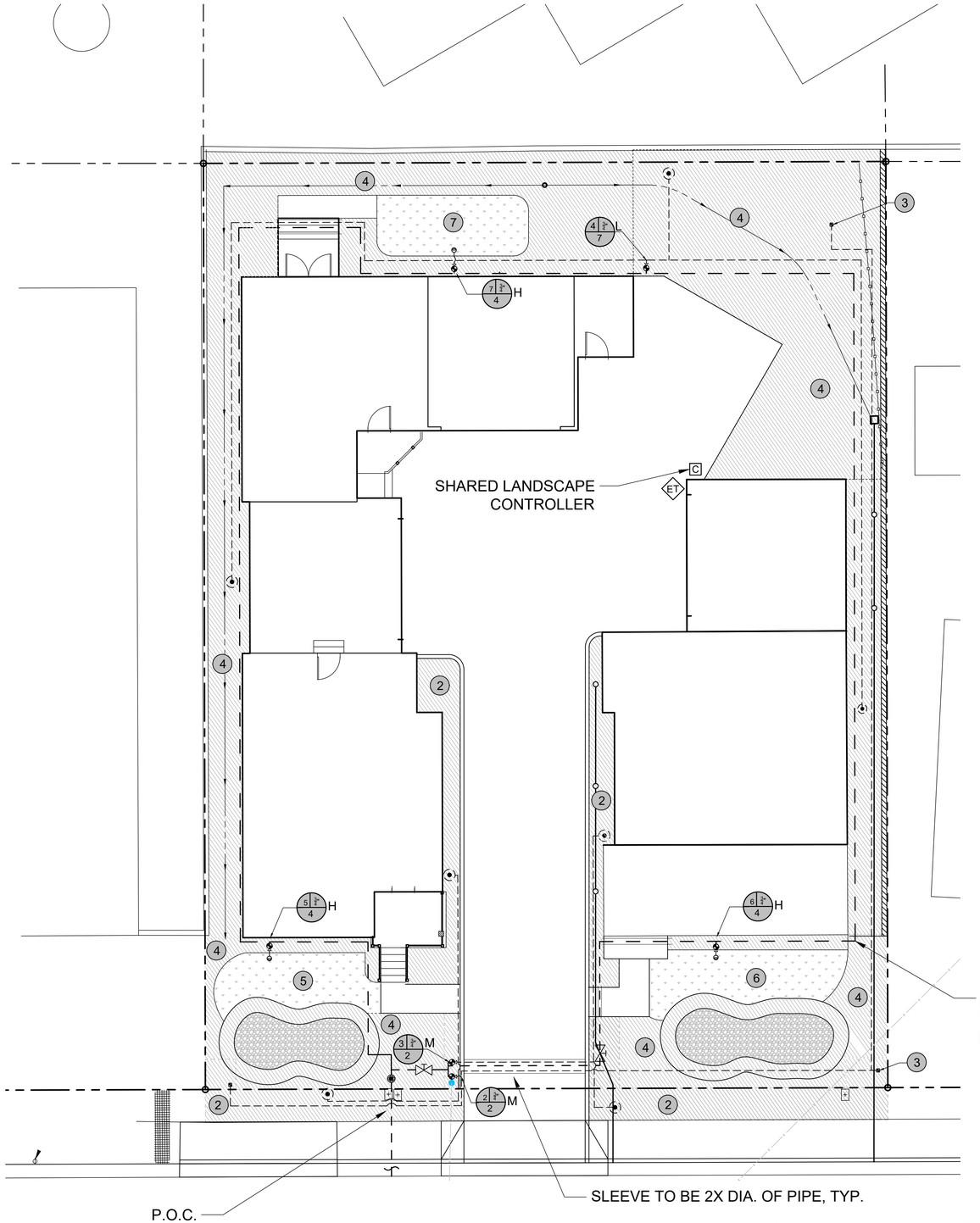
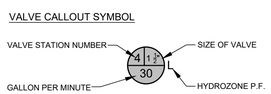


VALVE CALLOUT SYMBOL



PIPE SIZING CHART:	
ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL	NOTES
	RP BACKFLOW	WILKENS REDUCED PRESSURE MODEL 975XL BACK FLOW PREVENTER	Dtl.22 ,L-4.0
C	CONTROLLER	HUTNER PRO-C 12 STATION CONTROLLER, EXTERIOR WALL MOUNT	Dtl. 13 ,L-4.0
ET	WEATHER SENSOR	HUNTER WIRELESS	
	ELECTRIC CONTROL VALVE (DRIP)	IRRITROL 700 SERIES ULTRAFLOW, size per plan	Dtl. 11 ,L-4.0
	PRESSURE REGULATOR	SENNIGER 40PSI REGULATOR	Dtl. 10 ,L-4.0
	FILTER (DRIP)	AG PRODUCTS #4E, Size to match valve	Dtl. 10 ,L-4.0
	ROTOR	HUNTER MP800SR	SEE MANUFACTURER
	TREE BUBBLER	HUNTER RZWS-18	Dtl.21 ,L-4.0
	SHUTOFF VALVE	NIBCO T-560 BALL VALVE	Dtl.23 ,L-4.0
	FLUSH VALVE	AG PRODUCTS 3/4-B BALL VALVE	Dtl.23 ,L-4.0
	EMITTER	TORO TURBO-SC DPJ04-A (1 GPH) or TORO TURBO-SC DPJ08-A (2 GPH)	
3	ON-SURFACE DRIP	COVENTIONAL POLY TUBING	
	QUICK COUPLER VALVE	RAINBIRD 33DRC W/ 33K	Dtl. 32, L-4.0
	PRESSURE LINE	SCHEDULE 40 PVC, 18" Deep	Dtl.12 ,L-4.0
	LATERAL LINE	CLASS 200 PVC, 12" Deep	Dtl.12 ,L-4.0
	PVC SLEEVE	PVC SCH 40, 2x LINE SIZE	

CONVENTIONAL TUBING EMITTER SCHEDULE

Plant Size	Emitter Number	Per Plant
1 G	1 GPH EMITTER	1
5 G	1 GPH EMITTER	2
15G	2 GPH EMITTER	2

**ALL 24" BOX AND ABOVE TO BE WATER WITH TREE BUBBLERS

SLEEVING, PIPE LOCATIONS AND SPRAY HEADS

1. SLEEVE UNDER ALL PAVING PER SPECIFICATIONS.

2. LATERAL & MAINLINE LOCATIONS ARE SCHEMATIC. LOCATE PIPING IN PLANTER ADJACENT TO CURB OR PAVING EDGE.

3. OVERHEAD SPRAY HEADS MUST BE MINIMUM 24" FROM THE EDGE OF IMPERVIOUS SURFACES UNLESS THE SURFACE DRAINS BACK TO THE PLANTED AREA.

4. CONTRACTOR TO ADD UP TO (3) HUNTER 1-20-12 HEADS AT NO EXTRA COST, AND ONLY AT LANDSCAPE ARCHITECTS DIRECTION, TO ACCOMMODATE UNFORESEEN JOB CONDITIONS.

IRRIGATION OPERATING PRESSURE

1. STATIC PRESSURE: 86 PSI
2. SOURCE / DATE: SPENCER (CVWD) / 5/13/25
3. MAXIMUM CIRCUIT FLOW: 4 GPM
4. MINIMUM CALCULATED OPERATING PRESSURE: 30 PSI FOR DRIPLINE

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

DIGALERT
DIAL TOLL FREE
1-800-227-2700
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA

NORTH

SCALE: 1/8"=1'-0"
0 4' 8' 16' 24'

Contour
Landscape Architecture

Gregory Ross, PLA
Landscape Architect
Registration Number:#6541
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San Luis Obispo, CA 93405
(805) 748-6732

LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT
Gregory A. Ross #6541
signature
06/30/23
renewal date
12/10/20
date
STATE OF CALIFORNIA

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VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

IRRIGATION / HYDROZONE PLAN

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 1/13/2026
PROJECT #: 25005-7TH STREET
SHEET #: L-2

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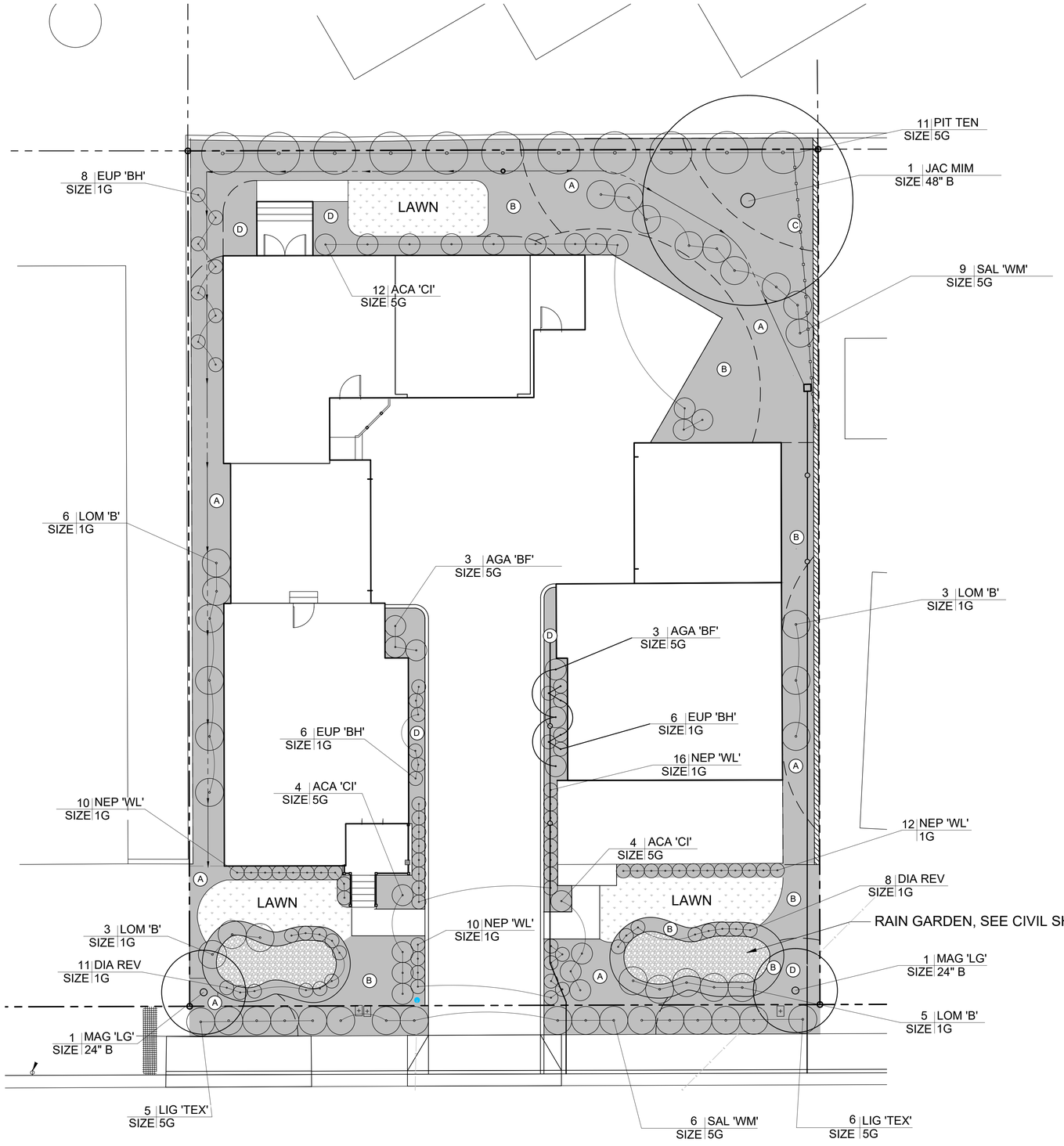

PLANT LEGEND

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	WUCOLS RATING
TREES			
MAG 'LG'	24"B	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA (NOTE: STANDARD/SINGLE TRUNK)	M
JAC MIM	48" B	JACARANDA MIMOSIFOLIA / JACARANADA (NOTE: SINGLE/STANDARD TRUNK)	L
SHRUBS			
ACA 'CI'	1G	ACACIA COGNATA 'COUSIN ITT' / COUSIN ITT WATTLE	L
AGA 'BF'	5G	AGAVE BLUE FLAME / BLUE FLAME AGAVE	L
DIA REV	1G	DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY	L
EUP 'BH'	1G	EUPHORBIA NICAEENSIS X 'BLUE HAZE' / BLUE HAZE SPRUGE	L
LOM 'B'	1G	LOMANDRA LONGIFOLIA 'BREEZE' / BASKET GRASS	L
LIG 'TEX'	5G	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXANUM WAXLEAF PRIVET (BUSH)	M
NEP 'WL'	1G	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	L
PIT TEN	5G	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN KOHUHU	L
SAL 'WM'	5G	SALVIA 'WHITE MISCHIEF' / WHITE MISCHIEF MEXICAN BUSH SAGE	L
GROUND COVER			
A	24" OC	1G DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY	L
B	12" OC	1G CAREX FLACCA 'BLUE ZINGER' / BLUE SEDGE	L
C	36" OC	1G LOMANDRA LONGIFOLIA BREEZE / BASKET GRASS	L
D	24" OC	1G PENSTEMON GLOXINOIDES 'FIREBIRD' / FIREBIRD PENSTEMON	L

LAWN

DWARF TALL FESCUE, 'BONSAI', OR APPROVED EQUAL

MULCH

MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

ROCK

EACH BASIN OF RAIN GARDENS TO BE FILLED WITH 1 - 2 " OF NOYO COBBLE

NORTH

SCALE: 1/8"=1'-0"
0 4' 8' 16' 24'

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Landscape Architecture

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SHEET TITLE / OWNER / PROJECT:

PLANTING PLAN

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 1/13/2026
PROJECT #: 25005-7TH STREET
SHEET #:

L-3

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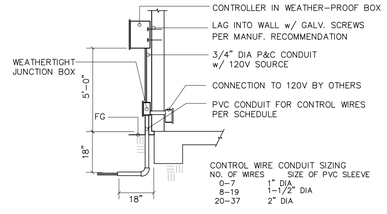
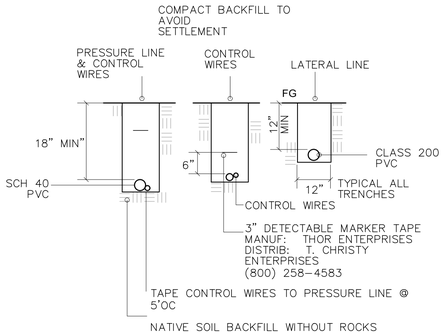
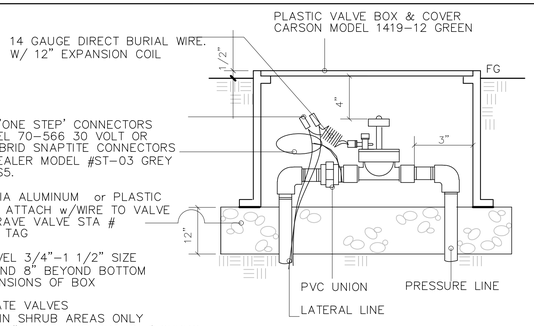


WEATHER SENSOR NOTES:
1. WEATHER SENSING SYSTEM TO BE IRRITROL WIRELESS SENSOR RS1000.
2. PLACE SENSOR WITHIN 1000' LINE OF SIGHT SIGNAL RANGE OF RECEIVER MODULE IN AREA OF MAXIMUM SUN AND DIRECT RAINFULL EXPOSURE, ON BUILDING RAINGUTTER / EVE OR SIMILAR VANDAL-RESISTANT LOCATION.
3. PLACE RECEIVER MODULE ADJACENT TO CONTROLLER AND CONNECT PER MANUFACTURER INSTRUCTIONS.
4. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMENDATIONS

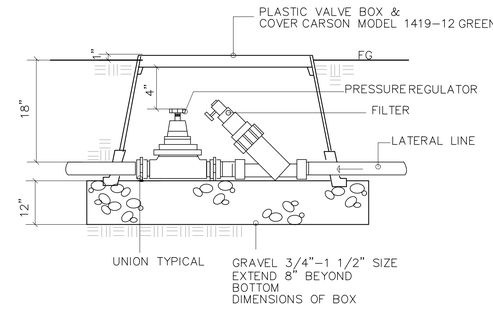
13 EXTERNAL CONTROLLER



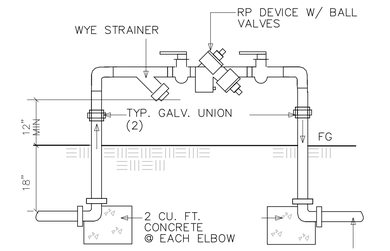
12 TRENCHING



11 ELECTRONIC CONTROL VALVES



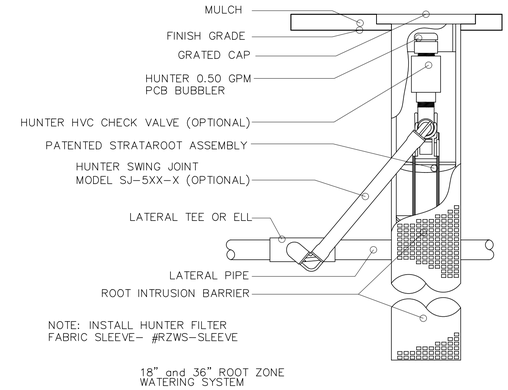
10 FILTER AND REGULATOR



NOTES:
1. ALL PIPE FITTINGS SHALL BE SCHEDULE 40, GALV. FLANGED STEEL UNLESS OTHERWISE SPECIFIED.
2. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC COUPLING.
3. THE BACKFLOW PREVENTER AND INSTALLATIONS SHALL BE APPROVED BY THE LOCAL DEPARTMENT OF HEALTH SERVICES AND WATER AGENCY.

23

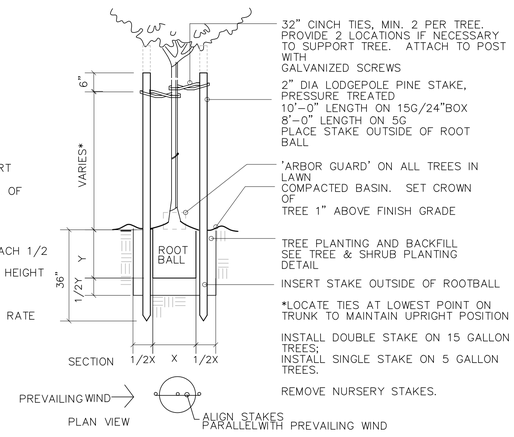
22 RP BACKFLOW PREVENTER

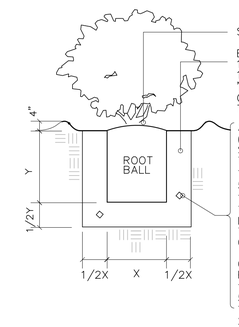


NOTE: INSTALL HUNTER FILTER FABRIC SLEEVE- #RZWS-SLEEVE

18" and 36" ROOT ZONE WATERING SYSTEM

21 DEEP ROOT BUBBLER





BACKFILL :
1 PART NATIVE SOIL
1 PART NITROLIZED COMPOSTED 'FOREST HUMUS'
GRO-POWER 5-3-1 MIX THOROUGHLY

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

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

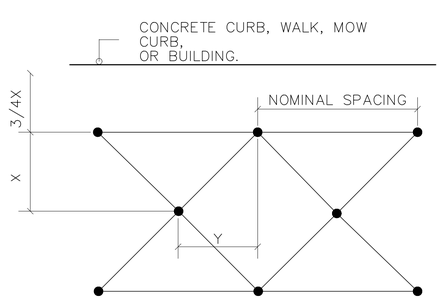
TREES: (1) 21-GRAM TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER OR EACH FOOT OF HEIGHT OR SPREAD.

GRO POWER APPLICATION CHART

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

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

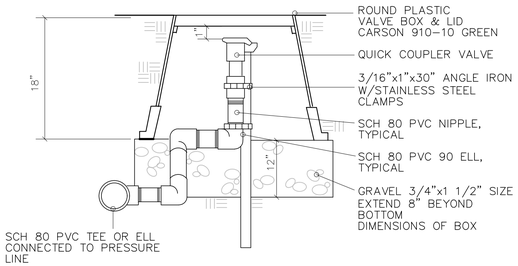
20 PRESSURE VACUUM ASSEMBLY



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

NOMINAL:		
8' O.C.:	Y= 4'-0"	X= 6'-10"
6' O.C.:	Y= 3'-0"	X= 5'-3"
5' O.C.:	Y= 2'-6"	X= 4'-4"
4' O.C.:	Y= 2'-0"	X= 3'-6"
3' O.C.:	Y= 1'-5"	X= 2'-7"
2' O.C.:	Y= 1'-0"	X= 1'-8"
1.5' O.C.:	Y= 9"	X= 1'-4"
1' O.C.:	Y= 6"	X= 10"

33 TRIANGULAR PLANT SPACING



32 QUICK COUPLER VALVE

31 SHRUB PLANTING

30 TREE PLANTING

Contour Landscape Architecture

Gregory Ross, PLA
Landscape Architect
Registration Number:#6541
555 Chorro St, Ste B
San Luis Obispo, CA 93405
(805) 748-6732

LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT
Gregory A. Ross #6541
Signature
06/30/23
renewal date
12/10/20
date
STATE OF CALIFORNIA

THESE PLANS, SPECIFICATIONS, AND DESIGNS ARE PROPERTY OF CONTOUR LANDSCAPE ARCHITECTURE. THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERTO REMAINS WITH CONTOUR LANDSCAPE ARCHITECTURE. USE WITHOUT THE WRITTEN CONSENT OF CONTOUR LANDSCAPE ARCHITECTURE, IS STRICTLY PROHIBITED.

VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE / OWNER / PROJECT:

PLANTING & IRRIGATION DETAILS

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013
Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: NH
CHECKED BY: GR
DATE: 5/13/2025
PROJECT #: 25005-7TH STREET
SHEET #:

L-4

greg 11/6/2023 1:43 PM CONTOUR_PROJECT NAME_PROJECT TYPE_CON DOCS.dwg

Attachment B

Story Pole Photos taken 1/20/2026

View of front of property, 7th St.

4716

View looking northwest at project site

View looking southeast at project site

View looking south from 8th Street

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date December 11, 2025

ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Acting Chair O'Connor. Acting Chair O'Connor reordered the agenda to hear Item #3 first to accommodate the Board's schedule.

ROLL CALL

Boardmembers present: Patrick O'Connor, Vice Chair
Richard Johnson
Richard Little
Lisa Woolf, left the meeting after Item #3.

Boardmembers absent: Amy Blakemore, Chair

OTHERS PRESENT: 2 members of the public were in attendance

PUBLIC COMMENT: None

PROJECT REVIEW

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.

Ex Parte Communications Disclosure: None.

Staff Comments: Syndi Souter presented an overview of the project that was approved by the Planning Commission on August 4, 2025. She reviewed the Board's prior comments on the project during preliminary review on May 1, 2025, that included:

- 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:

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- 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.

Syndi reviewed changes to the floor plans, elevations, roof plan, colors, and new outdoor sconce choices 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, as follows:

- 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.

No changes to the landscaping plan are proposed and Chair Blakemore's comments about the avocado tree in the corner were not addressed in the revised plan.

Syndi provided the following summary of issues for consideration by the Board:

- 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.

Questions for Staff

Boardmember Johnson asked if staff has any problems with the two piece rooftop tiles. Syndi replied staff had no issues with the tiles. Boardmember Johnson expressed that he has the same tile on his project and he does not like it.

Applicant Comments:
George Manuras, the project contractor, expressed that he and Dylan have addressed the issues with the project and that it will be a great project to enhance the downtown neighborhood.

Dylan, via Zoom, explained that the roof tile is a simulated one-piece tile with booster pieces that articulate to simulate a two-piece tile.

Public Comments: None.

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Boardmember Discussion:

Boardmember Johnson expressed that he was a little disappointed about the south elevation for the bathroom windows but he does not know what he would do instead. Maybe, they could be different, glass block, or not have them be the same. He really likes the changes to the entry tower and the modulation of the second story. He told the applicant team they did a good job.

Boardmember Little expressed that he likes the design they came up with. His general comment about all three housing projects is that he was looking forward to the duplexes coming online with 6 new housing units. He expressed disappointment that the additional units won't be available to the community. He expressed that they would likely be vacation rental party houses. He reiterated that he really likes the design despite the parking issues that are not a part of the review.

Acting Chair O'Connor he expressed that he liked how they addressed the changes, including the entry vestibule and color changes. He likes the neutral color. He likes all the lighting and expressed that any variation will be fine for the projects.

ACTION: Motion by Acting Chair O'Connor, seconded by Boardmember Johnson, to recommend final approval with no changes.

VOTE: 3-0

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.

Ex Parte Communications Disclosure: Acting Chair O'Connor attended the Planning Commission hearing on the project.

Staff Comments: Syndi Souter presented an overview of the project that was approved by the Planning Commission on August 4, 2025. She reviewed the Board's prior comments on the project during preliminary review on May 1, 2025, that the applicant:

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

She explained that the Planning Commission added a Condition of Approval to the project that requires the project to comply 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.

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Syndi reviewed the site aerial, proposed final site plans, elevations, landscape plans, architectural features, colors, and light fixtures. She explained that the applicant addressed the DG-4 guideline by modifying the floor plans to reduce 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 allows it to count towards the 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.

Syndi identified the following summary of issues for consideration by the Board:

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

Questions for Staff:

Acting Chair O'Connor asked for confirmation about the calculation of the first floor and second floor. Syndi explained the method for the calculations used to establish that the second story remained less than 40% of the of the first floor area.

Applicant Comments:
Project contractor George Manuras explained how the architectural revisions addressed both the Board and Planning Commission comments. He noted that pushing the front of the residence back from the street would serve to make the building less imposing as viewed from the street. He expressed that he did not think the project was overpowering and would complement the downtown.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson noted the flat pitch on the roof eyebrow depicted on the section is less steep than on the elevation and he insisted that it be steeper and as steep as possible.

Acting Chair, O'Connor summarized the deliberation by the Planning Commission and explained to the Board that the Commissioners expressed in their motion that they wanted the DG-4 calculation to be implemented by having the bulk of the reduction be attained by reducing the second floor area. He also asked if there is a limit on the number of meetings allowed for the project.

Syndi noted that the approach to comply made an adjustment of both the first and second floor areas to comply with DG-4. She expressed that the Planning Commission had left it to the Board to determine if DG-4 had been complied with. She noted the CDD Director had reviewed the approach used by the applicant and found it met the DG-4 guideline. She also clarified that the SB 330 meeting limits do not apply to this project.

Boardmember Little clarified that the concern is that the Planning Commission would not approve of the approach used to comply with DG-4.

Boardmember Johnson expressed he understood the other Boardmembers' comments and that the approach used included adjustments to both floors, and that the second floor is stepped-in all around,

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which provided flexibility to meet DG-4. He expressed that using the walls to create first floor area may not have been the approach the Planning Commission was considering but it is a solution. He expressed that it meets DG-4 but did not the expectations.

ACTION: Motion by Acting Chair O'Connor, seconded by Boardmember Johnson, to recommend approval on the basis that the project complies with DG-4.

VOTE: 3-0

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.

Ex Parte Communications Disclosure: Woolf spoke with a building tenant. O'Connor had conversations with two tenants in the building.

Staff Comments:
Bret McNulty provided a presentation describing the project pointing out the locations of the wireless facility on an aerial. He reviewed the Board comments from the 10/16/2025 meeting which included the following issues:

- 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.

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- 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.

Bret reviewed details of the changes proposed by the applicant for the antenna installations as shown on the roof plan, elevations, and photo simulations, including:

- 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 (-5 -inches lower).
- 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 resulting in a reduction in height of the proposed tower wing installation by 5-inches.
- 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 3 to 2.
- Decorative trim caps on the antenna enclosures were also revised.

Bret noted the previous plans proposed to extend the existing wings and them appear wider and provided an overall flattening of the existing steep angle of the tower. He also described how an increase in the setback of the antenna installation from the southeast corner of the building would reduce its visibility from the adjacent shops and surrounding views. He 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 and the Planning Commission findings that the project is designed to minimize visual impacts as required by the Carpinteria Municipal Code (CMC) Section 14.56.090.

<u>Policy Consistency</u>:

- 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.

<u>Design Review:</u>

Bret summarized staff's review of the revised Plan Set, stating that staff believes the revision to the proposed antennas to be mounted on each side of the clock tower represent an improvement over the previous proposal. At the same time staff believes some additional refinements to the design remain

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warranted. In particular, staff would ask the Board and applicant to consider recommendations in the staff report.

Antennas

- In particular, staff would ask the Board and applicant to consider whether the proposed width and depth of the screening fin wall along the flanks of the clock tower can be further reduced to better relate to the tower feature's proportions.
- 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.
- 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.
- The back sides of the antennas still may be observed from locations along Linden Avenue, Carpinteria Avenue and Cactus Lane and adjacent areas. Staff suggests the antenna enclosures should completely enclose the antennas to ensure they are not visible as viewed from Linden Avenue, Cactus Lane and other viewpoints.
- The south antenna is shown at edge of the building but in this drawing does not reflect the proposed setback from the rear corner of the building and should be corrected.
- Reconsider the type of crown selected to identify potential options with visual continuity with the crown and wing lines along the sides of the clock tower.

Support Equipment

- Staff is asking the Board and applicant to consider reducing the size of the equipment enclosure further to reduce its visual footprint.
- In addition, staff suggests 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 existing fence to reduce public views of these items.
- The ARB and applicant should carefully consider the enclosure's placement, proposed exterior finishes and detailing, and overall dimensions, in an effort to ensure it is the least visually intrusive as possible.

Summary of Issues

Bret reviewed the following design review issues for the Board to consider:

- 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.
- Staff also recommends that the clock on the clock tower be fixed.

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Questions for Staff:
Boardmember Little asked for clarification about the location analysis and Bret reviewed the location analysis slide displayed at the previous meeting and responded that the applicant had just provided a revised analysis that had explored locating the antennas at the Eugenia Place Office complex but had determined that it did not provide the direct line of sight coverage they required.

Boardmember Woolf asked a question about why the building owner did not attend the meetings. Bret explained that Celeste's company was hired and to present the proposed project to the City on behalf of Verizon Wireless and the owner.

Boardmember Johnson asked if the building had been determined to be a historic resource. Bret replied that the Phase II Historical Report identified the building as a locally important historic resource based on review by federal criteria. The report concluded the property appears to meet the criteria for historical significance under Criterion A. The City has not yet designated the tower as a historic structure but the building remains eligible for listing on the National Register of Historic Places.

Boardmember Johnson asked about the physical condition of the clock tower, expressed that the clock should be fixed, and whether staff supported fixing the clock. Bret explained that the City Building Official had visited the building and identified some issues. He stated that issues would need to be addressed during building permit review. In addition, the project is being processed as a Conditional Use Permit and the and the Planning Commission could condition the project to require that the structures be maintained. Bret replied that staff does support fixing the clock and a condition of approval would be appropriate tool to ensure the repair occurs.

Acting Chair O'Connor did not have questions at this time.

Applicant Comments:

Celeste Magennis, Project Applicant from Centerline Communications discussed issues and questions raised at the previous meeting on October 16, 2025.

Location. Verizon identified this site as an important location to enhance and close a gap in its emergency service and service area.

Site Selection. She discussed the alternatives analysis and explained that an updated analysis was submitted. She explained that Eugenia Place location was explored but it is too close to an existing AT&T antenna which is not allowed by code. Celeste further explained that several sites were explored and that several conditions need to line up, including location, willing owners, and the feasibility of an installation.

Stealth enclosures materials. The proposed enclosure materials are made of fiberglass infused colored plastic that is the industry standard that can match the existing color. It allows the FRF signals to pass through while providing concealment.

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Clock Tower. She expressed the investigation found it is not historical. clock tower is not a historic building but is important locally. Verizon is considering fixing the clock, lighting, and paint the tower to match the installation if the project is approved.

Questions for Applicant

Boardmember Johnson asked where on the example projects photos provided to the Board by the applicant the FRP is located and asked the age of the example projects. and Celeste explained the location on the example structures and that she would find out the age of the examples.

Boardmember Little expressed that he would have preferred different examples as a couple of them are quite ugly. They are architecturally large and in your face. He noted the church was a good example of a clean installation.

Boardmember Woolf expressed that she researched Verizon's coverage and found that it is 90% in the area, cited public comments from the previous meeting stating that existing service is good downtown near the clock tower and asked if Verizon really needed this location.

Acting Chair O'Connor asked about the southeast elevation and the installations by the Torri Shops open space and asked if it could be moved further back, and if there are a noise and visual effects from the equipment that would affect people in the patio. Celeste stated she would inquire whether the installations could be moved further back and as for noise there would be a low humming right near the antenna.

Public Comments: None

Boardmember Discussion:

Acting Chair O'Connor clarified that the purview of the Board is to focus their discussion on the design of the project.

Boardmember Johnson expressed the following comments:

- He agreed with staff that the roof plan has to relate to the elevation and need to be drawn correctly.
- He asked that the vertical planes [along the parapet] be redrawn to be setback anywhere from 6 inches to one foot back from edge of the building to provide depth from adjacent tower structure.
- In regard to color and heights, he expressed that passersby would not notice the installation the day after it was installed as opposed to the day as it would blend into the tower.
- He agreed with staff that the antenna would be visible from nearby second story uses and should be completely enclosed.
- He supported moving the south installations further back from the patio area and that the ladder and electrical connection be moved out of sight to reduce visual clutter in the alley.
- He expressed that it should not be up to the applicant to maintain the building and asked that staff investigate how to address that issue with the owner of the building.
- He expressed he does not have a problem with the project.
- In regard to coverage, he expressed that he generally has good signal in town, except when had to stay at the Best Western where the signal was non-existent.

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Boardmember Little thanked the applicant for investigating the Eugenia Place location and expressed disappointment that it did not work. He also expressed gratitude to the applicant for being willing to fix the clock. In regard to architecture,

- He expressed concerns about the shielding and asked how long it will last compared to the stucco that is crumbling.
- He supports completely enclosing the antennas
- He would like the ladder to be moved back behind the fence to remove some of the clutter from Cactus Lane.

He expressed that he hoped that users without service would benefit from the project.

Boardmember Woolf expressed that

- She does not think a fiberglass screen would match the existing masonry of the clock tower and it does not think it is a good architectural substitute. She does not think it is a good material to use for any historical structure.

Acting Chair O'Connor expressed that that the design is getting away from the classical corner design. The City would address the maintenance issues during permit review. He asked staff how many reviews are allowed for the project and expressed concerns about the number of comments staff had made and how to capture the issues during staff review during the short amount of time allowed.

Bret responded that the Federal "shot clock" rules limit the time period allowed for review. In this case the "shot clock" expires on the date of the February 2nd Planning Commission hearing. He stated that the Board's concerns and recommendations would be forwarded to the Planning Commission for consideration and addressed at the CUP level.

Bret observed that the staff report makes a number of recommendations and suggested that if the Board agreed with those recommendations, a motion could be made to recommend to the Planning Commission that they adopt staff's recommendations as detailed in the staff report.

ACTION: Motion by Boardmember Johnson, seconded by Little, to recommend
That the project be approved for preliminary review with the Board and staff recommendations included.

VOTE: 3-1

OTHER BUSINESS: None.

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CONSENT CALENDAR:

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

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as presented.

VOTE: 3-0

5) Action Minutes of the Architectural Review Board Meeting of November 13, 2025

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to approve the minutes as presented.

VOTE: 3-0

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: Syndi Souter presented a proposed minor change to the Bono Duplex project located at 4788 & 4792 Dorrance Way that previously received Final Review by the Board. The applicant proposes to change the approved horizontal siding around the base of the duplex to stucco. The stucco would be painted the same white color as the horizontal siding. The vertical siding would remain unchanged. The applicant presented an example of the wood trim board that would line the top of the stucco siding. The Boardmembers expressed support for the change to stucco, the color, and the trim board and had no questions or further comments.

ADJOURNMENT

Co-Chair O'Connor adjourned the meeting to the next scheduled meeting to be held tentatively on January 29, 2026 at 7:15 pm.

All Boardmembers present expect to attend.

_____
Chair, Architectural Review Board

ATTEST:

_____
Secretary, Architectural Review Board

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