



Agenda Item D.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: January 13, 2026

TO: Goleta Design Review Board

SUBMITTED BY: Luisa Negrete, Assistant Planner

SUBJECT: 7035 Armstrong Road (APN 073-184-026) Huong Residential Addition and Setback Modification Case No. 25-0049-DRB/25-0001-MOD

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption to the Zoning Administrator of the Design Review and CEQA Findings provided as Attachment A if the DRB finds the proposal consistent with City standards;
2. Recommend adoption to the Zoning Administrator of the CEQA Categorical Exemption Section §15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (new construction or conversion of small structures) (Attachment B) if the DRB finds the proposal consistent with City standards; and
3. Conduct Conceptual and Preliminary review and provide a recommendation to the Zoning Administrator.

PROJECT DESCRIPTION:

This is a request for a recommendation regarding the ***Conceptual and Preliminary level Design Review*** to the Review Authority (Zoning Administrator) for a Modification to reduce the interior side setback from 10' to 6' to construct a new residential addition of 300 square feet. The applicant is proposing an addition to the rear of the residence that encroaches into the side setback along the western side of the property. The area of the addition within the required 10' interior side setback is approximately 60 square feet. The addition will align with the building footprint of the existing dwelling. The proposed project would result in a 2,525 square foot single story residence. The subject property has a Zoning and General Plan Land Use designation of Residential Planned (RP) and is located in the Inland Zone. The RP zoning district development standards include 25' front, 10' rear, and 10' interior side setbacks.

The project was filed by Erick Rojas, of EGR Designs, on behalf of Son Thanh and Tran Huong, Property Owners.

DISCUSSION

The Design Review Board's primary focus is to assess the appropriateness of the proposed addition depicted in the plans in relationship to the design review findings. Additionally, the DRB should provide feedback on whether the proposed interior setback modification is appropriate. Given the Residential Planned zoning, the proposed addition is subject to a prescribed interior setback development regulation of 10 feet. Although the addition encroaches into the interior side setback by 4 feet, the proposed addition aligns with the existing dwelling footprint and the RP district's intent for flexible and innovative design.

Furthermore, the addition has been meticulously designed to comply with all applicable Residential District development standards, including height and rear setbacks, except for one of the existing standards (interior side setback) within the RP zoning district. The proposed addition would preserve the backyard space and ensure sufficient space from neighboring properties. The proposed 278-square foot addition along the rear portion of the existing residence provides elevational variety to the neighborhood while maintaining similarity of style with the existing structure and the roof plans within the neighborhood. The addition of a 300 square foot addition would result in minimal, if any, changes to the appearance of the existing structure from the public right-of-way, as well as providing harmonious continuity with development within the vicinity. The rear addition would not change the site's layout or orientation. The location of the addition would not affect privacy of neighbors as it is the same distance from the southern property line as the existing structure. The placement of the addition would not affect private views or solar access. Additionally, the addition and the resulting floor plan is likely very similar to other additions that have occurred within the vicinity of the property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Zoning Administrator will make the CEQA determination as the proposed project includes a request for a Modification. As such, the following discussion is provided in the Draft NOE attached for informational purposes.

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project.

The project has been found to be exempt from CEQA pursuant to CEQA Guidelines §15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (New construction or conversion of small structures).

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where

the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The addition will be added on the existing residence and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts, and the proposal is limited to the residential addition. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the proposed addition is to an existing residence is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the construction of an addition on an existing residence.

NEXT STEPS

After the DRB provides a recommendation to the Zoning Administrator, the next steps include: (1) A hearing before the Zoning Administrator who will act upon the requested setback Modification, the Land Use Permit and the Preliminary Design approval, followed by a 10-day appeal period of the decision; (2) Final Review by the DRB after the appeal period on the Zoning Administrator's action; (3) Building Plan Check, Permit Issuance, and Construction.

If the Zoning Administrator's action is appealed and the appeal is upheld, DRB's Preliminary Review action will be rescinded and the DRB process will start over.

APPEALS:

The DRB's recommendation to the Zoning Administrator regarding Preliminary Design Review Approval cannot be appealed. The Zoning Administrator's decision regarding Preliminary Design Review, Modification, and Land Use Permit may be appealed by an applicant or an aggrieved party pursuant to Goleta Municipal Code Section 17.52.120 as part of an appeal of the Review Authority's action on the entire project. Appeals must be filed, and associated fees must be paid, within 10 calendar days of the appealable decision.

ATTACHMENTS:

Attachment A – Findings
Attachment B – CEQA Notice of Exemption
Attachment C – Project Plans

ATTACHMENT A

FINDINGS

Attachment A
Design Review Findings for Modification
California Environmental Quality Finding
Huong Residential Addition and Setback Modification
7035 Armstrong Road
Case Nos. 25-0049-DRB/25-0001-MOD

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The development is compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood. The addition is located in the rear yard and will not be visible to the street. While the addition is proposed to encroach into the western interior side setback, it aligns with the placement of the existing house and therefore will not be at odds with site layout. Further, the designed residential planned (RP) zoning is intended to provide flexibility and encourage innovation and diversity in design of residential developments by allowing a wide range of housing types

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The proposed 300 square foot addition along the rear portion of the existing residence maintains the similarity of style with the existing structure and the roof plans found on the dwelling and within the neighborhood. As indicated in Finding 1 above, the proposed placement of the addition aligns with the side setback that is already observed with the existing house along the western elevation.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The addition of a 300 square feet addition would result in minimal, if any, changes to the appearance of the existing structure from the public right-of-way, as well as providing harmonious continuity with development within the vicinity.

4. There is harmony of material, color, and composition on all sides of structures.

The proposed project changes are harmonious and offer architectural style, colors and materials that will match the existing residence.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

No outdoor mechanical equipment is proposed.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

No grading is proposed as part of the modification request.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

No new landscaping is proposed as part of the proposed addition and no specimen trees, protected trees, and existing native vegetation will be removed as part of the project.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

No new landscaping is proposed as part of the proposed modification.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

No exterior lighting is proposed as part of the proposed modification.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The property has an existing fence for added privacy. The proposed addition won't affect the privacy of neighbors or impact existing views because it's a single-story structure. Additionally, it won't obstruct solar access to other adjacent properties.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

There are no additional design standards expressly adopted by the City Council that are applicable to this project. The project is consistent with design standards, including building height, floor area, and parking. Regarding setbacks, the applicant is proposing a 6' encroachment into the interior side setback.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (new construction or conversion of small structures). The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The addition will be added on the existing residence and therefore no new construction will occur that would impact an environmental resource. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts, and the proposal is limited to a residential addition. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; as the proposed addition is to an existing residence is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves the construction of the addition on an existing residence.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Huong Residential Addition and Interior Setback Modification
Case No. 25-0049-DRB, 25-0001-MOD

Project Applicant:

Erick Rojas, of EGR Designs, on behalf of
Son Thanh and Tran Huong, Property Owners.

Project Location (Address and APN):

7035 Armstrong Road
Goleta, CA 93117
County of Santa Barbara
APN: 073-184-026

Description of Nature, Purpose and Beneficiaries of Project:

This is a request for a setback Modification, Land Use Permit, and Preliminary Design approval. The setback back modification request would reduce the interior side setback from 10' to 6' to construct a new residential addition of 300 square feet. The purpose of the addition is to provide additional living spaces for the Property Owner. The beneficiaries of the Project is the Property Owner. .

Name of Public Agency Approving the Project:

Zoning Administrator of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Erick Rojas, of EGR Designs, on behalf of Son Thanh and Tran Huong, Property Owners.

Exempt Status:

☒ Categorical Exemption: § 15305(a) and §15303(b)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15305(a) (Minor lot line adjustments, side yard, and setback variances not resulting in the creation of a new parcel) and §15303(b) (New construction or conversion of small structures). The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

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City of Goleta Contact Person, Telephone Number, and Email:

Signature	Title	Date

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐Yes ☐No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
 Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS

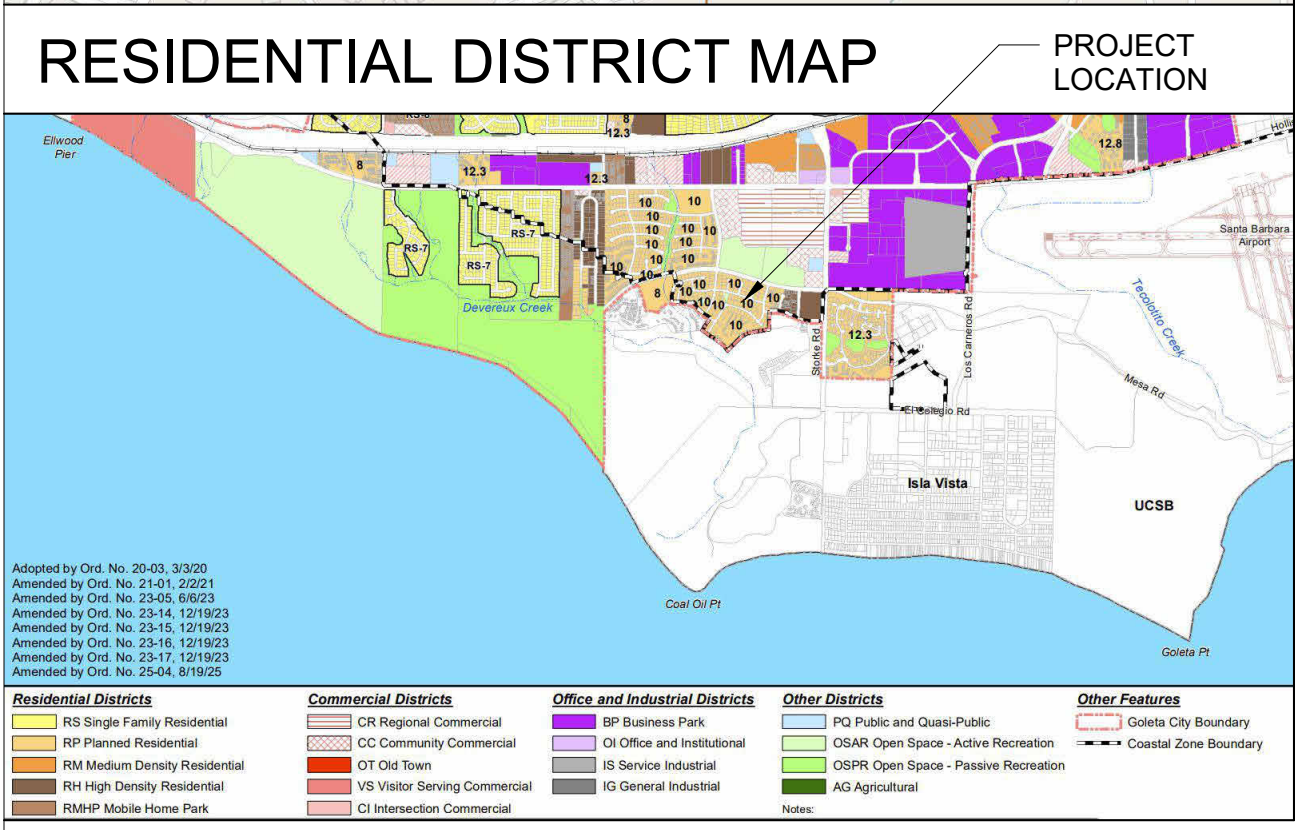
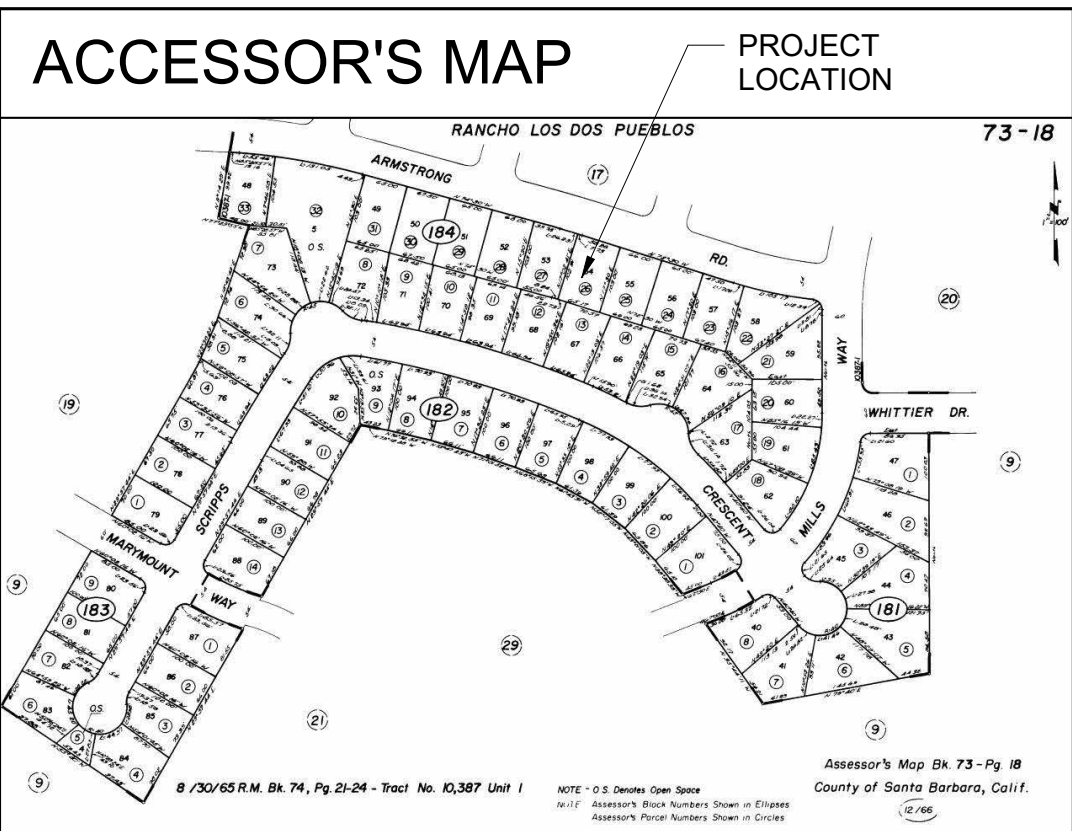
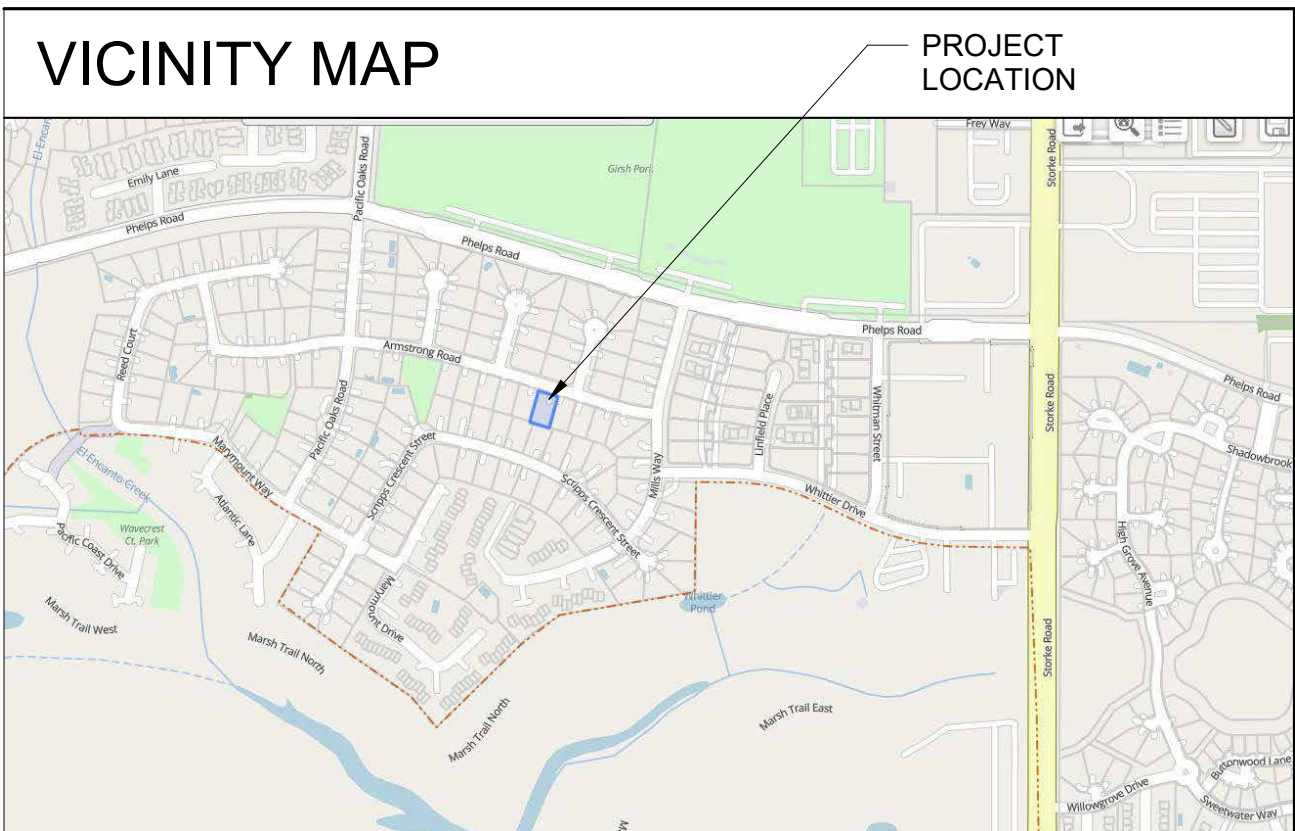
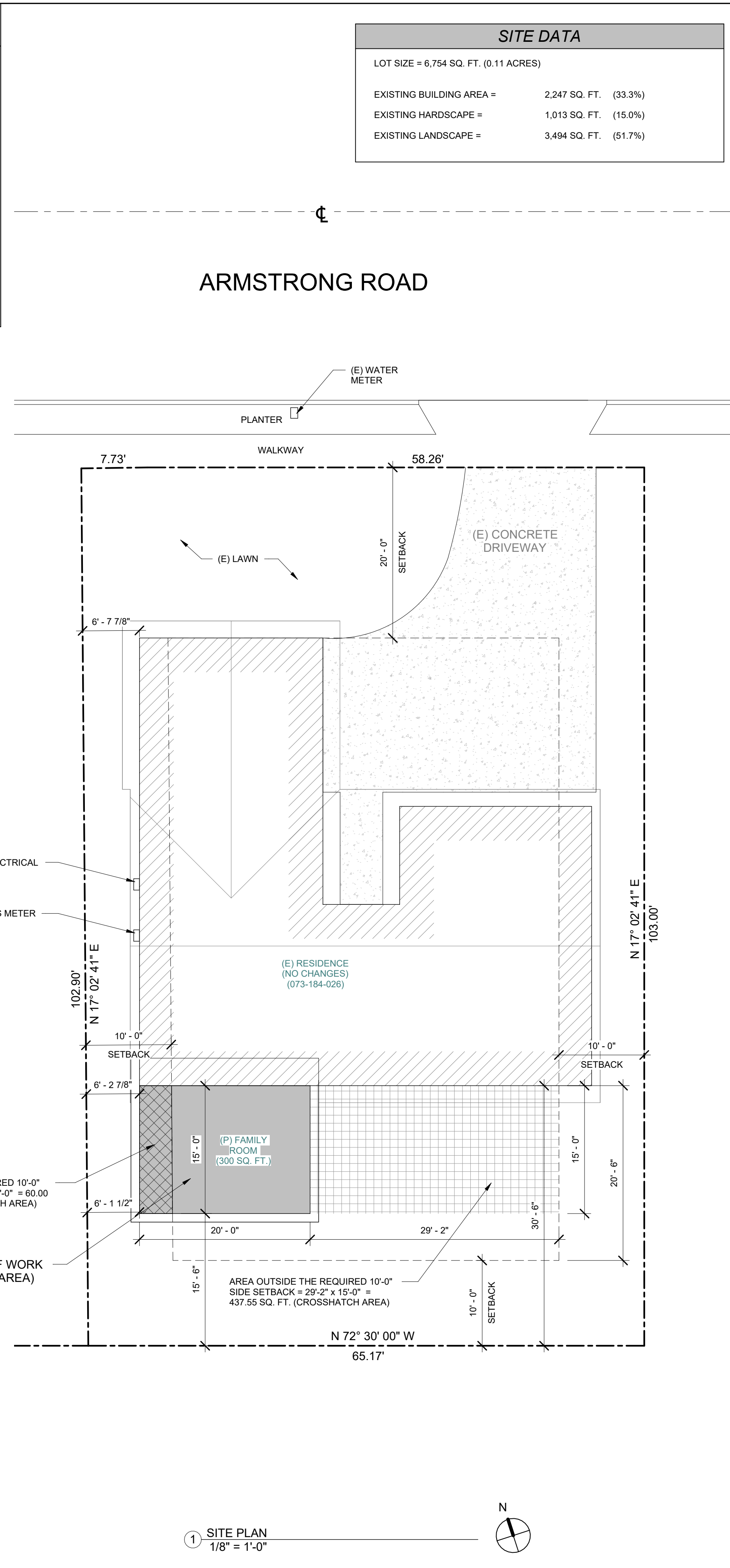


TABLE 17.07.03: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS

District	RS	RP	RM	RH	RMHP	Additional Regulations	#
Minimum Lot Area (sq. ft.)	RS-43.6: 43,560 RS-20: 20,000 RS-12: 12,000 RS-10: 10,000 RS-8: 8,000 RS-7: 7,000	N/A	N/A	N/A	6,000	See subsection 17.07.04(B) for exceptions in RS.	
Minimum Lot Width (ft.)	RS-43.6: 120 RS-20: 100 RS-12: 90 RS-10: 80 RS-8: 75 RS-7: 65	N/A	N/A	N/A	50	See subsection 17.07.04(B) for exceptions in RS.	1
Maximum Lot Coverage	N/A	30%	30%	60%	75%	See subsection 17.07.04(A) for Maximum Floor Area standards in RS.	
Dwelling Unit Density (units/acre) - See § 17.41.030: Accessory Dwelling Units (ADUs)							
Maximum	5	13	20	30(A)	15		
Minimum	N/A	N/A	10	15(F)	N/A		
Maximum Building Height (ft.)	25	35	35	35	25		2
Minimum Setbacks (ft.)						For RMHP, the setback standards apply to the perimeter of the Mobile Home Park. Setbacks from individual mobile homes are provided in § 17.07.06(C).	
Front	20	20	20	20	20	(B)	4
Interior Side	10% of lot width, min 5, max 10	10	10	10	10	(C)	5
Street Side	10	10	10	10	10	(B)	5
Rear	20(D)	10	10	10	15	(E)	6
Parking							

- BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES
- ERODED SEDIMENTS 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.
 - 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 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.
 - TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACED FROM 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 DEPOSITIONS MUST BE SWEEPED 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 INHIBIT EROSION BY WIND AND WATER.
 - OTHER



PROJECT INFORMATION

PROJECT ADDRESS: 7035 ARMSTRONG ROAD
GOLETA, CA 93117
073-184-026
A.P.N.: RP
CONSTRUCTION TYPE: V-B
SETBACKS: FRONT 20', SIDE = 10', REAR 10'
FIRE SPRINKLERS: NO
FIRE ZONE: NO
FLOOD ZONE: NO
LOT SIZE: 6,754 (0.16 ACRES)
YEAR BUILT: 1966

PROJECT SQUARE FOOTAGE

EXISTING	NET	GROSS
RESIDENCE:	1,768 SQ. FT.	1,947 SQ. FT.
FAMILY ROOM ADDITION:	278 SQ. FT.	300 SQ. FT.
TOTAL CONDITIONED AREA:	2,046 SQ. FT.	2,247 SQ. FT.

PARKING DATA

EXISTING PARKING - PRIMARY RESIDENCE: 0 COVERED / 2 UNCOVERED

SCOPE OF WORK

- NEW ADDITION FOR FAMILY ROOM (15'-0" x 20'-0") 300 SQ. FT. GROSS

GENERAL NOTES

All Work Must Comply with 2022 California Residential Code (CRC) and 2022 CBC

- 2022 California Electrical Code (CEC)
- 2022 California Mechanical Code (CMC)
- 2022 California Plumbing Code (CPC)
- 2022 California Energy Code
- 2022 California Green Building Code
- 2022 California Fire Code Code
- And all 2022 City of Goleta Amendments.

All written dimensions shall have precedence over scaled dimensions.

OCCUPANCY NOTE:

1. Provide an escape or rescue window in each bedroom that incorporates the following: C.R.C. Sect. 310
A minimum net clear opening area of 5.7 Square Feet.
A minimum net clear width of 20 inches. (a min. net)
Clear Height of 24 inches. A maximum Finish Sill Height of 44 inches above floor
2. Install within sleeping rooms and adj. Hallways - Smoke Detector (Batt. Backup)
3. Install within sleeping rooms and adj. Hallways throughout the addition/conversion Detectors must be permanently wired interconnected & equip. with a Batt. Backup.
4. Weather Proof Louvered doors (Enclosure) for appliances. Provide Combustion Air.
5. Washer: Hot, Cold and Waste - Connect to (E) Sewer or Bath. Provide 4 inch Dia. Vent to exterior - Comply with CMC & Mfg.
6. Smoke Detectors Note: Install within sleeping rooms and adj. Hallways through out Verify detectors to be equip. with batt. back-up
7. Electrical note: Electrical "GFCI" typical all Exterior, Bathrooms and Laundry.
8. Carbon Monoxide Alarms: A CO alarm (detector) outside bedrooms, basement.

SHEET INDEX

Sheet Number	Sheet Name
A101	COVER SHEET & SITE PLAN
A102	CAL-GREEN BUILDING STANDARDS
A103	CAL-GREEN BUILDING STANDARDS
A201	EXISTING & PROPOSED FLOOR PLAN
A202	ROOF PLAN
A203	ELECTRICAL PLAN
A301	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A302	BUILDING SECTIONS
A401	DETAILS
A501	RESIDENCE & ADJACENT PROPERTIES PHOTOS

COVER SHEET & SITE PLAN

Date: 09/01/2025
Drawn by: ER
Scale: As indicated

A101

FAMILY ROOM ADDITION FOR:

HOANG RESIDENCE

7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026

12/19/2025 3:34:11 PM



California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	NA	RESPON PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	NA	RESPON PARTY	4.106.4.2.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.	Y	NA	RESPON PARTY	4.106.4.2.3 Electric vehicle ready space signage.	Y	NA	RESPON PARTY	4.304 OUTDOOR WATER USE
			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.				4.106.4.2.2.1 Multifamily 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.				4.106.4.2.3 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).				4.304 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.
			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.				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 transformers, have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.				4.106.4.2.3 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. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/
			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.				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.				2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.				DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
			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.				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.				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.				4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 REDBENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in soleboard 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.
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				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.				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.				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.
			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 <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				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.				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.				4.408.3 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.
			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 OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New				4.106.4.2.2.1 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.				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.				4.408.4 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.
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				4.106.4.2.2.1 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.				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.				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.
			SECTION 4.102 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.				4.106.4.2.2.1 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.				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 80 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. 4.303.1.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i> , 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 <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).				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 waste, and metals, or meet a locally 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) at set are not required to comply with the organic waste portion of this section.
			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.				4.106.4.2.2.1 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.				4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> . 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.				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.
			4.106.4.2.2.1 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.				4.106.4.2.2.1 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.				4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> . 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> . NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.				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, paper 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 hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood 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.
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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FAMILY ROOM ADDITION FOR:
HOANG RESIDENCE
7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026

CAL-GREEN BUILDING STANDARDS

Date	09/01/2025
Drawn by	ER
Scale	

A103

GENERATION LIGHTING

8837401EN3-15: Extra Large One Light Outdoor Wall Lantern



Dimensions:

Diameter:	15"	Extends:	24"
Width:	16"	Extends Max:	30"
Height:	15"	Wire:	6 1/2" (color/Black/White)
Weight:	4.07 lbs.	Mounting Proc.:	Cap Nuts
		Connection:	Mounted To Box
		Lumens:	800

Bulbs:

1 - LED Medium A19 9.3w Max. 120v - included

Features:

- ENERGY STAR® Qualified
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- LED Bulbs are an efficient, versatile and durable light source that deliver exceptional performance.
- Meets Title 24 energy efficiency standards
- Title 24 compliant when used with included Joint Appendix (JA8) approved lamp.

Material List:

1 Body - Aluminum - White

Safety Listing:

Safety Listed for Wet Locations

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652093487

Finish: White (15)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	5 7/8	9 1/8

Replacement Bulb Data:

Product #		Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97502S	Frosted	A19	Medium	9.3	9.3	120v	15000	800 230°	3000	90

LIGHTING NOTES:

- LIGHTING IN ALL ROOMS TO BE HIGH - EFFICIENCY AND TO BE USED WITH DIMMERS.
- KITCHEN LIGHTING SHALL BE A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING FIXTURES MUST BE HIGH - EFFICIENCY LIGHTING. FROM THE FLUORESCENT FIXTURE.
- ALL BATHROOM MUST HAVE A MINIMUM OF (1) HIGH EFFICIENCY LUMINARY ALL OTHER LIGHTING MUST BE HIGH - EFFICIENCY OR CONTROLLED BY VACANCY SENSOR
- ALL HIGH EFFICIENCY LUMINARIES MUST BE IN A SEPARATE SWITCH FROM LOW EFFICIENCY LUMINARIES
- LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER SURFACE MOUNTED RECESSED FIXTURES W/ A COMPLETELY ENCLOSED INCANDESCENT LAMP OR FLUORESCENT LAMP 12" MIN. CLEARANCE REQUIRED, HORZ-AND-VERT. FROM COMBUSTIBLE MATERIALS FROM THE INCANDESCENT FIXTURE & 6" MIN. REQ. FROM THE FLUORESCENT FIXTURE.

BUILDING INSULATION & VENTILATION

- PROVIDE SPRAY FOAM INSULATION OR SIMILAR AT ALL EXTERIOR WALLS (R-19 EQUIVALENT OR BETTER)
- PROVIDE SPRAY FOAM INSULATION AT ROOF RAFTERS (R-30 EQUIVALENT)

ELECTRICAL KEY NOTES

- SMALL APPLIANCES BRANCH CIRCUITS (20-AMPERE) (ARC-FAULT)
- EXTERIOR LIGHT, SEE SPECIFICATIONS
- (E) ELECTRICAL METER & PANEL TO REMAIN
- (E) GAS METER TO REMAIN

ELECTRICAL SYMBOLS LEGEND

	WALL MOUNTED LIGHT FIXTURE
	RECESSED CAN LIGHT 4"x2" (AJUNO IC1ALEDG4) (1'C RATED & ASTM E283 CERTIFIED PER CURRENT ENERGY CODE*)
	EXHAUST FAN (5 AIR EXCHANGES PER HOUR MIN.) MAXIMUM SONE OF 3 W/ HUMIDISTAT BATHROOM FANS SHALL BE MINIMUM 50 CFM & WITH SEPARATE SWITCH CONTROL
	LIGHT SWITCH
	3 WAY LIGHT SWITCH
	DUPLEX CONVENIENCE OUTLET AFCI
	SPLIT WIRED OUTLET (1/2 HOT SWITCHED) AFCI
	TELEPHONE AND/OR DATA
	TELEVISION
	BATTERY POWER SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)
	CARBON MONOXIDE ALARM (HARD WIRED W/ BATTERY BACK-UP)
	CEILING FAN W/ ENERGY EFFICIENT LIGHTS AND TO BE USED WITH DIMMER
TYPICAL SUFFIX LEGEND	
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WATERPROOF
DIM	DIMMER SWITCH
HE	HIGH EFFICIENCY UNITS (MUST MEET CURRENT ENERGY CODE)
M	MOTION SENSOR
AFCI	ARC FAULT CIRCUIT INTERRUPTER

ELECTRICAL NOTES:

- IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WASTE GRINDERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS, BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF 1/4" H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP. BRANCH CIRCUIT. (422.1 CEC)
- ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHEN (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6" OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION. (210.8(A) CEC)
- ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). (210.12(A) CEC)
- ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTABLES INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLE (12' MAXIMUM SPACING). (210.52(A) (1) & (2) CEC)
- IN BATHROOMS, AT LEAST ONE RECEPTACLE SHALL BE INSTALLED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN. (210.52 (D) CEC)
- IN ALL AREAS SPECIFIED IN 210.52 ALL NON-LOCKING-TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLE SHALL BE LISTED TAMPER-RESISTANCE RECEPTABLES.
- VACANCY SENSORS TO BE INSTALL IN GARAGES, LAUNDRY ROOMS, AND CLOSETS; AND MUST BE HIGH EFFICIENCY LIGHTING.
- EXHAUST FANS SWITCHES MUST BE SEPARATE FROM LIGHTING SWITCHES.
- CONTROLS MAY NOT BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
- ALL LUMINARIES SHALL BE SWITCHED WITH ACCESSIBLE CONTROLS WITH MANUAL ON/OFF SWITCHING.
- SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE.
- PROVIDE SMOKE DETECTORS IN ALL SLEEPING ROOMS AND ADJOINING AREAS. SMOKE DETECTORS MUST BE HARDWIRED.
- CARBON MONOXIDE DETECTOR REQUIRED OUTSIDE OF THE SLEEPING ROOM PER CRC 315
- PROVIDE AFGI BREAKER @ PANEL PER CEC SEC. 210-12.
- BATHROOM RECEPTACLES TO BE WATERPROOF / GFCI.
- ALL OUTDOOR NEW RECEPTACLES TO BE WATERPROOF / GFCI.
- ALL LIGHTS TO BE USED WITH DIMMERS.
- IN CLOSETS, LUMINARIES SHALL BE (A) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED WITH COMPLETELY ENCLOSED LIGHT SOURCES, (B) SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES, (C) SURFACE MOUNTED OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN STORAGE AREAS. MINIMUM CLEARANCES BETWEEN LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE SHALL BE AS FOLLOWS. (410.16 CEC)
 - 12" FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
 - 6" FOR SURFACE MOUNTED FLUORESCENT LUMINARIES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
 - 6" FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR CEILING.
 - 6" FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR CEILING.
- SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES INSTALLED WITHIN STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC SEC. 210.12(B).
- GENERAL LIGHTING IN THE KITCHEN & BATHROOMS SHALL BE 40 LUMENS / WATTS OR GREATER IF MULTIPLE SWITCHED TASK LIGHTING OCCURS. FLUORESCENT & INCANDESCENT CAN NOT BE SWITCHED TOGETHER ON THE SAME CIRCUIT.

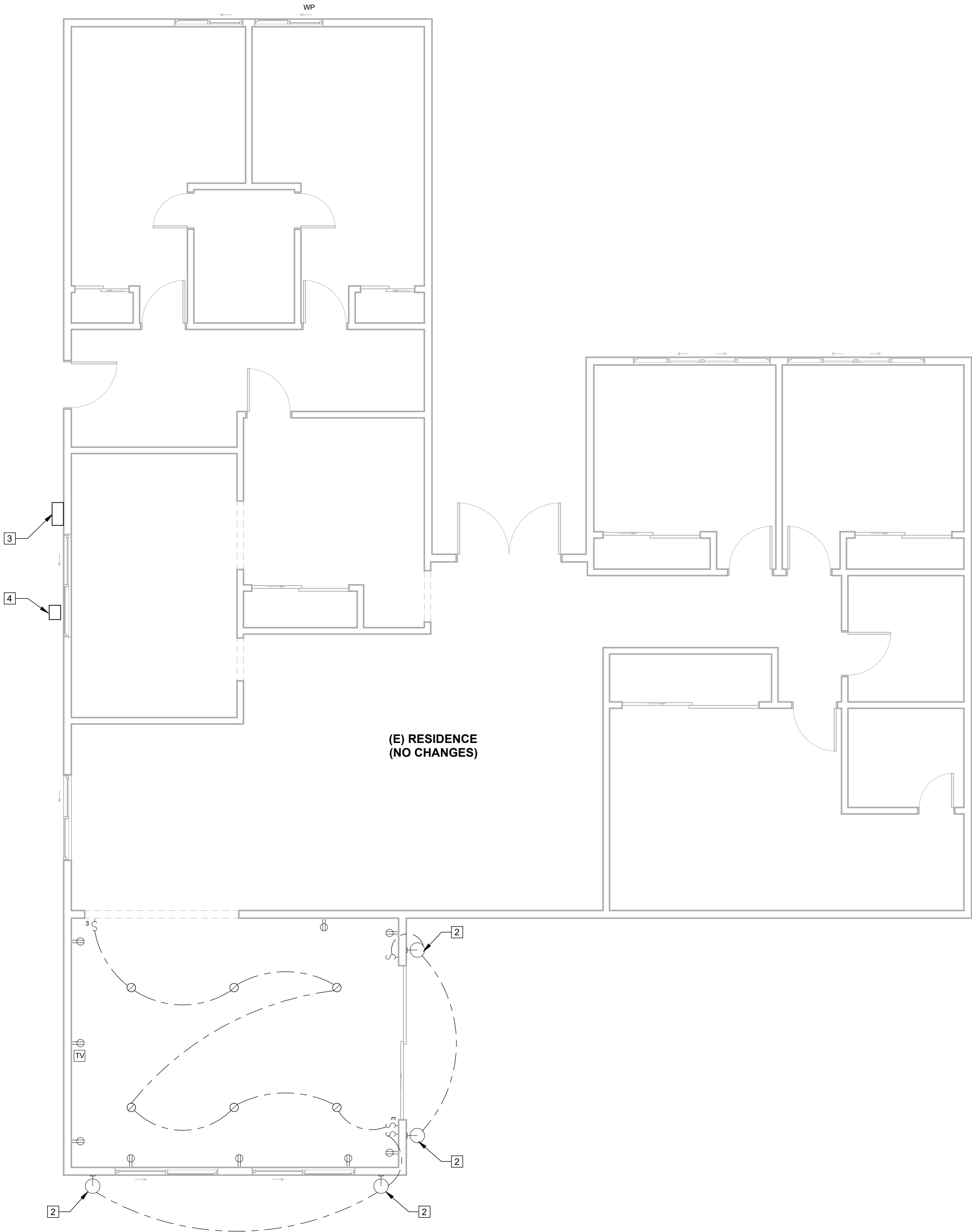
FAMILY ROOM ADDITION FOR:

HOANG RESIDENCE
7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026

ELECTRICAL PLAN

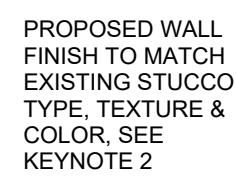
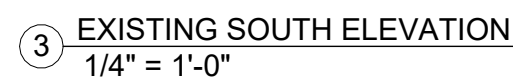
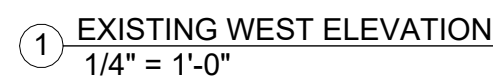
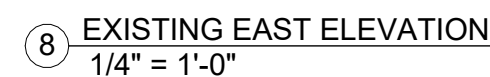
Date 09/01/2025
Drawn by ER
Scale 1/4" = 1'-0"

A203



1 ELECTRICAL PLAN
1/4" = 1'-0"

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ELEVATION KEY PLAN

- | | |
|---|--|
| 1 | EXISTING STUCCO FINISH TO REMAIN |
| 2 | 7/8" STUCCO TO MATCH EXISTING TYPE & COLOR, 0" WIRE MESH (3" LAYERS) TYPE "D" BUILDING PAPER OR PLYWOOD SHEATHING, NEW FINISH TO MATCH EXISTING TYPE & COLOR |
| 3 | (E) ROOF ASPHALT SHINGLES TO REMAIN |
| 4 | NEW BUILT-UP ROOFING (SMOOTH ASPHALT) WITH ASPHALT SHINGLES ON TOP AS DECORATIVE ACCENT. - / --- |
| 5 | T - 1 1/4" EXTERIOR DOOR THRESHOLD. |
| 6 | EXTERIOR WALL MOUNTED LIGHT. SEE SHEET A203 FOR EXTERIOR LIGHT SPECIFICATIONS. |
| 7 | EXISTING GAS METER TO REMAIN |
| 8 | NEW STAINLESS STEEL GUTTER WITH NEW DOWNSPOUT TO PLANTER AREA |

NOTE:
DOORS, WINDOWS, SIDING, EXTERIOR BUILDING MATERIALS &
COLORS WILL BE THE SAME AS THOSE LEGALLY PERMITTED ON
THE EXISTING PRIMARY RESIDENCE

ANDERSON WINDOW NOTES:

- 4000 SERIES VINYL SLIDER LOW-E 72" WIDE x 48" HEIGHT
- DOUBLE PANE
- TEMPERED AND OBSCURE
- WHITE VINYL
- NAIL-ON FRAME
- SCREEN INCLUDED



400 Series

Weather-resistant construction means greater comfort and more energy efficiency. These windows, similar to those in the A-Series, have weather-stripping designed to keep out cold drafts, wind, and water.

Not all glass insulates the same. Andersen offers one of the industries most extensive lines of glass options, so you're certain to find the right choice for your home and your needs.

Keep in mind, glass can affect energy efficiency more than any other part of a window. After reviewing the options of each the A-Series and 400 Series, take a look at the overview of window performance by glass option listed below.

Both the **A-Series** and **400 Series** offer the following glass coating options:

- Low-E4
- Low-E4 with Heatlock Interior Low-E Coating
- PassiveSun
- SmartSun (most popular)
- SmartSun with Heatlock Coating
- Sun

The A-Series also offers Triple-Pane glass.

	U- FACTOR How well a product prevents heat from escaping.	SOLAR HEAT GAIN COEFFICIENT How well a product blocks heat caused by sunlight.	VISIBLE LIGHT TRANSMITTANCE How much visible light comes through a product.	UV PROTECTION How well a product blocks ultraviolet rays.
SmartSun®	★★★★☆	★★★★★	★★★★☆	★★★★★
SmartSun with HeatLock® Coating	★★★★★	★★★★★	★★★☆☆	★★★★★
Low-E4/Low-E	★★★★★	★★★★★	★★★★★	★★★★★
Low-E4 with HeatLock® Coating	★★★★☆	★★★★★	★★★★☆	★★★★★
Sun	★★★★★	★★★★★	★★★☆☆	★★★★★
PassiveSun®	★★★★☆	★★★★★	★★★★☆	★★★★★
Triple-Pane (with Low-E coatings on two surfaces)	★★★★★	★★★★★	★★★★☆	★★★★★
Clear Dual-Pane	★★★★☆	★★★★☆	★★★★☆	★★★★★

[illegible]

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FAMILY ROOM ADDITION FOR:

HOANG RESIDENCE

7035 ARMSTRONG ROAD

GOLETA, CA 93117

A.P.N.: 073-184-026

EXISTING & PROPOSED EXTERIOR ELEVATIONS

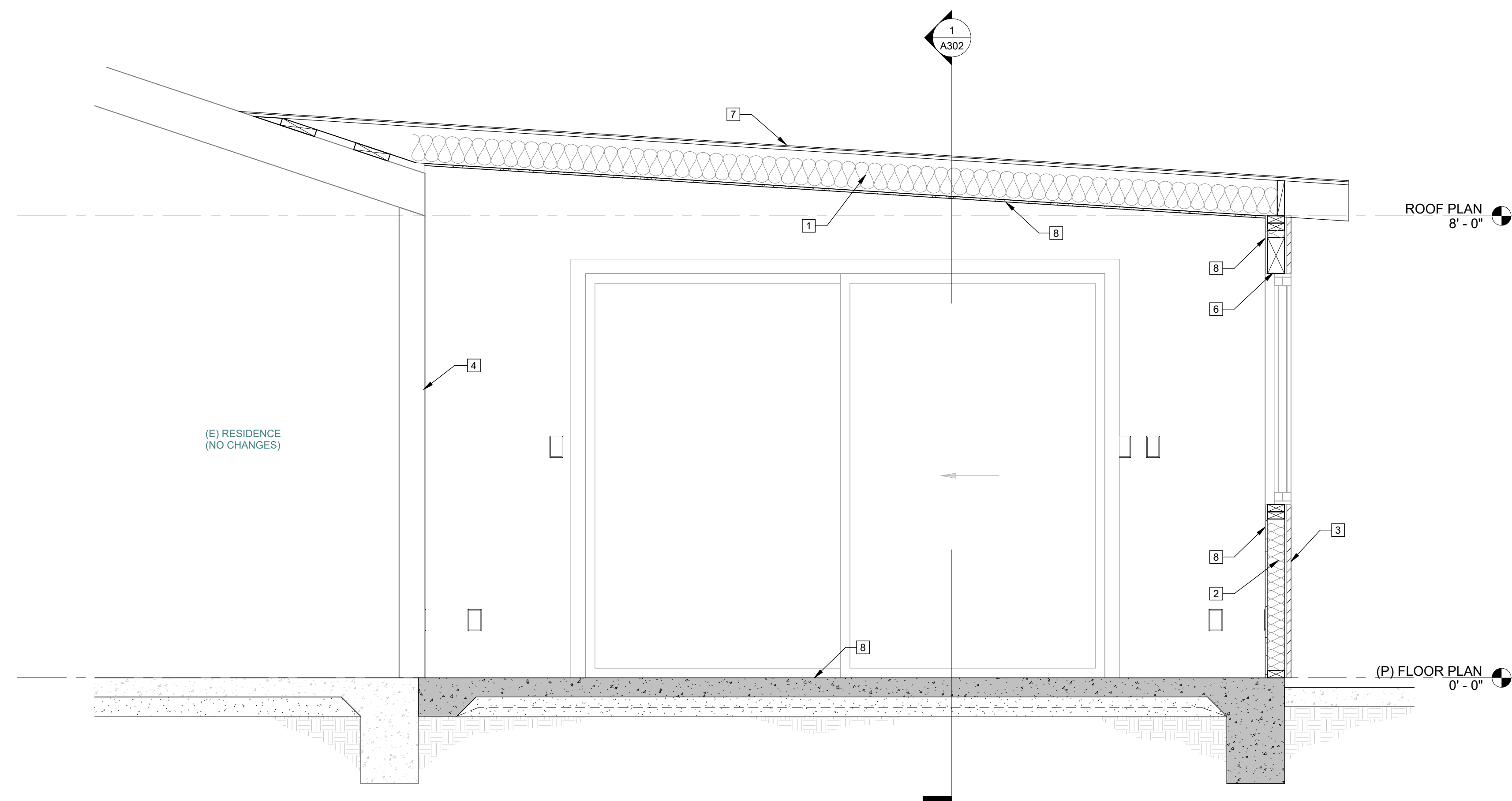
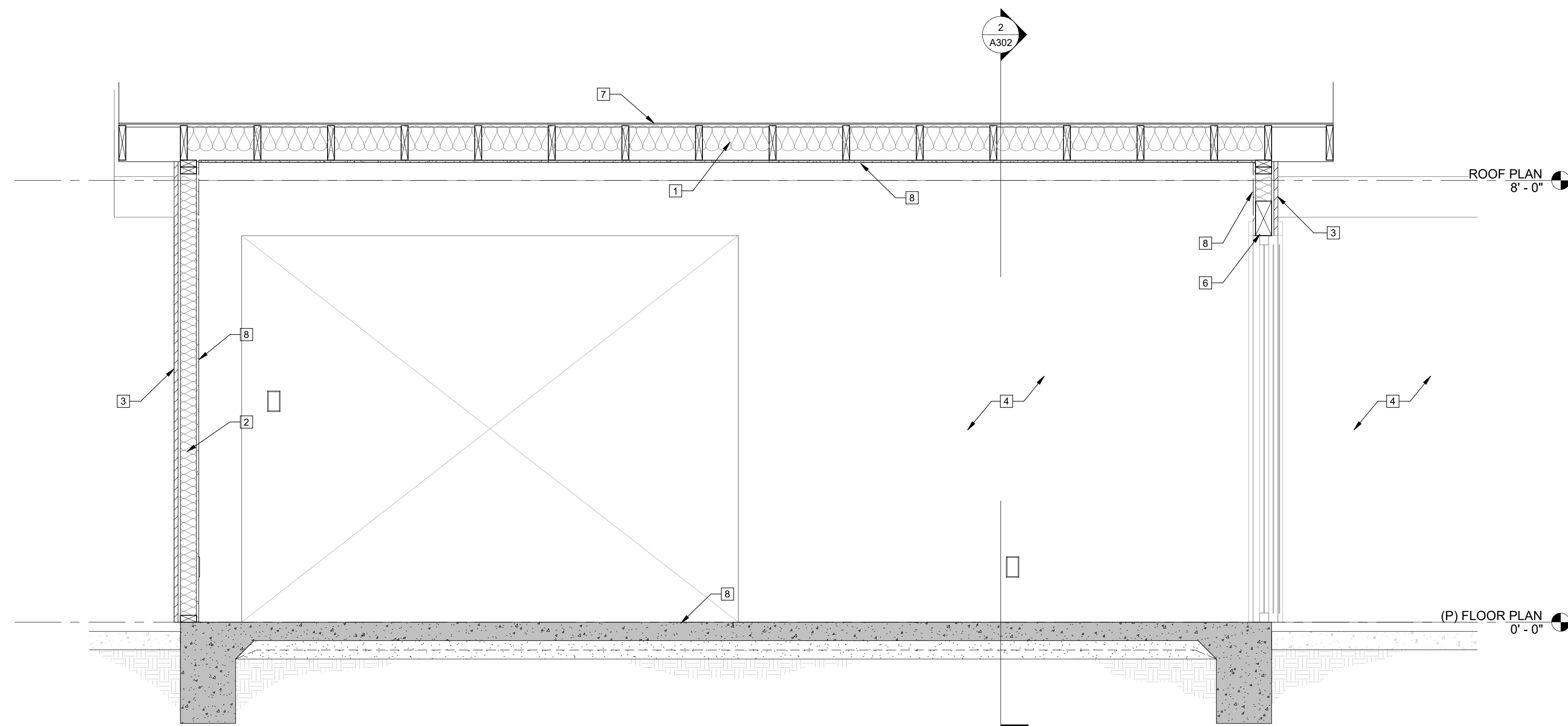
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Scale	As indicated
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A301

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SECTION KEY NOTES

1	RIGID INSULATION (R-30 OR BETTER) AT ROOF RAFTERS.
2	R-15 INSULATION OR EQUAL AT EXTERIOR WALLS
3	7/8" STUCCO TO MATCH EXISTING TYPE & COLOR, 0' WIRE MESH @ (2) LAYERS TYPE "D" BUILDING PAPER @ PLYWOOD SHEATHING.
4	EXISTING STUCCO FINISH TO REMAIN
5	4" CONCRETE SLAB @ 4" SAND WITH VAPOR BARRIER BETWEEN SLAB
6	NEW 4x8 HEADER FOR NEW 9'-0" x 7'-0" SLIDING DOOR AND FOR NEW 6'-0" x 4'-0" WINDOW
7	NEW BUILT-UP ROOFING (SMOOTH ASPHALT) WITH ASPHALT SHINGLES ON TOP AS DECORATIVE ACCENT. 0' 5/8" PLYWOOD SHEATHING @ 2x8 ROOF RAFTERS @ 16" O.C.
8	NEW GYPSUM BOARD AT INTERIOR OF NEW WALLS AND CEILING

[illegible]

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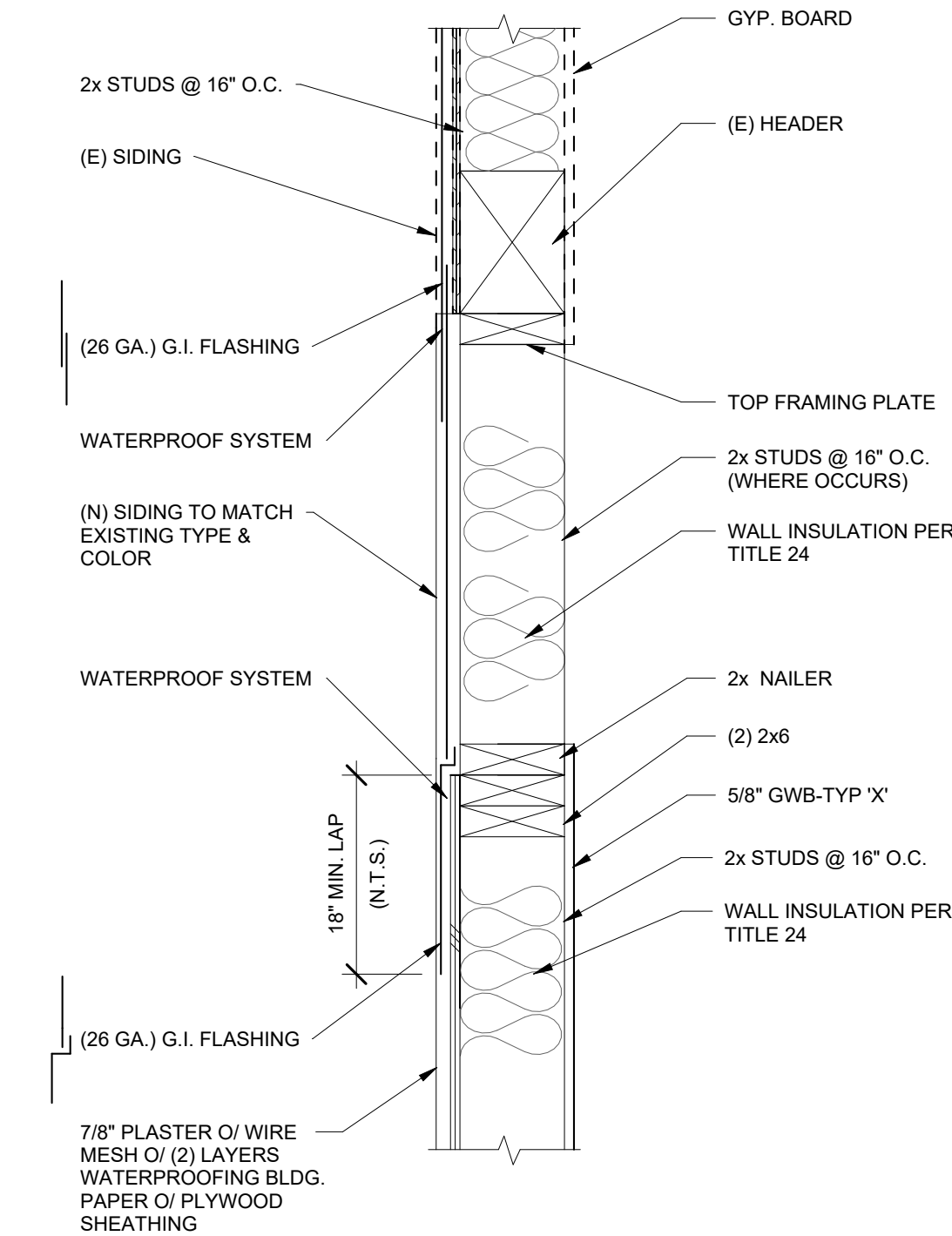
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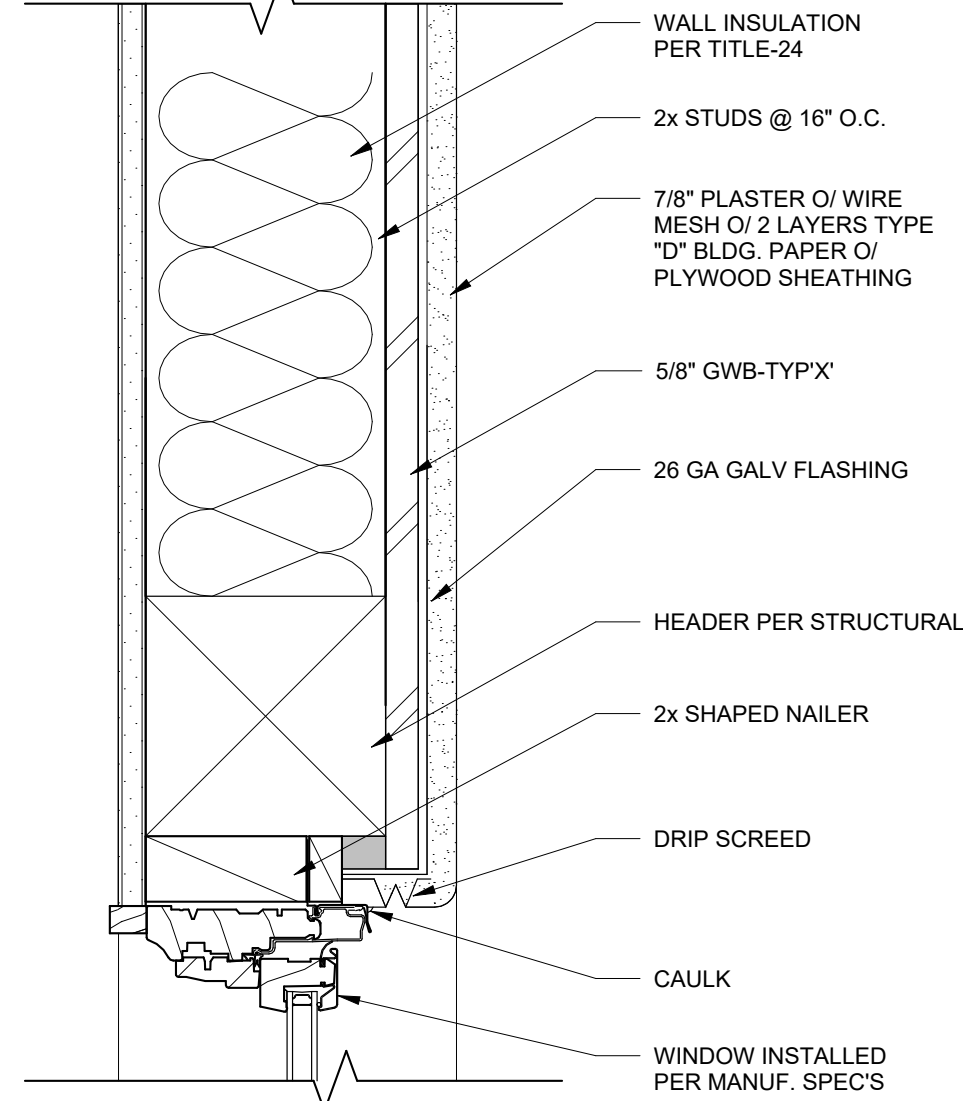
BUILDING SECTIONS

Date	09/01/2025
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Scale	As indicated

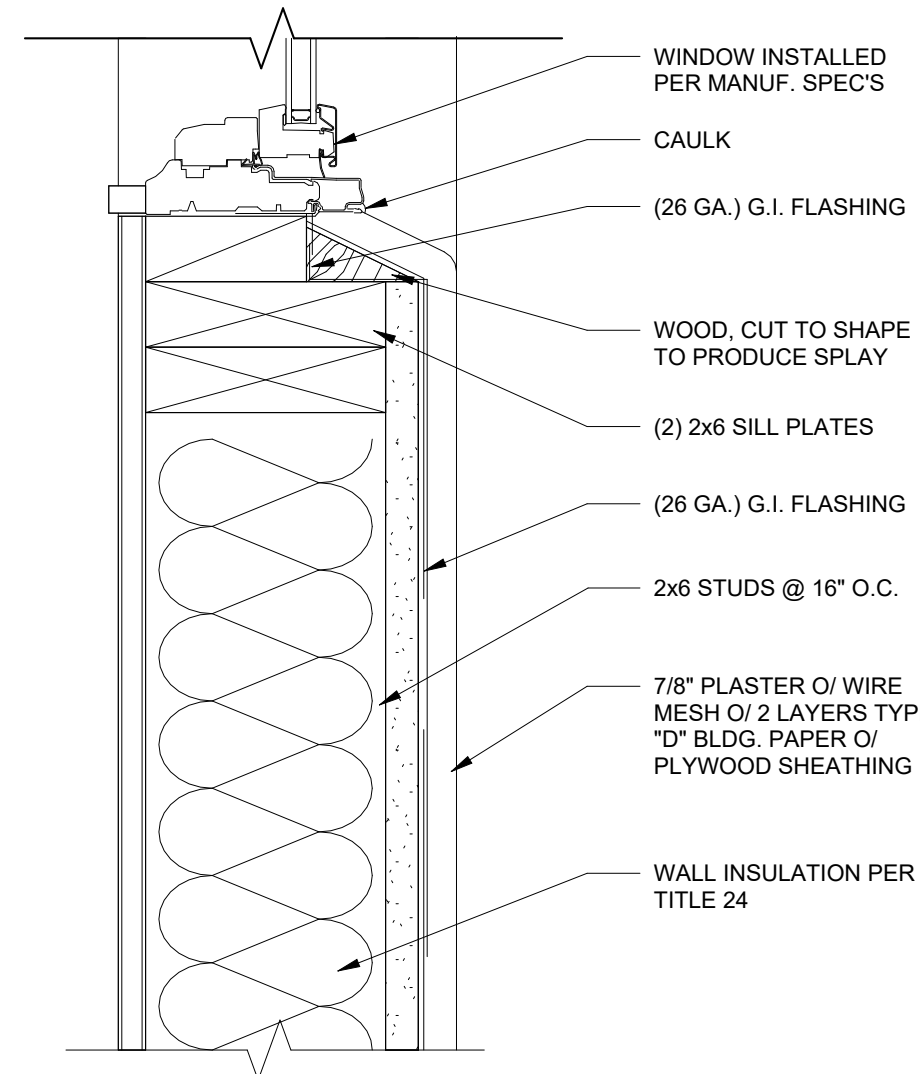
A302



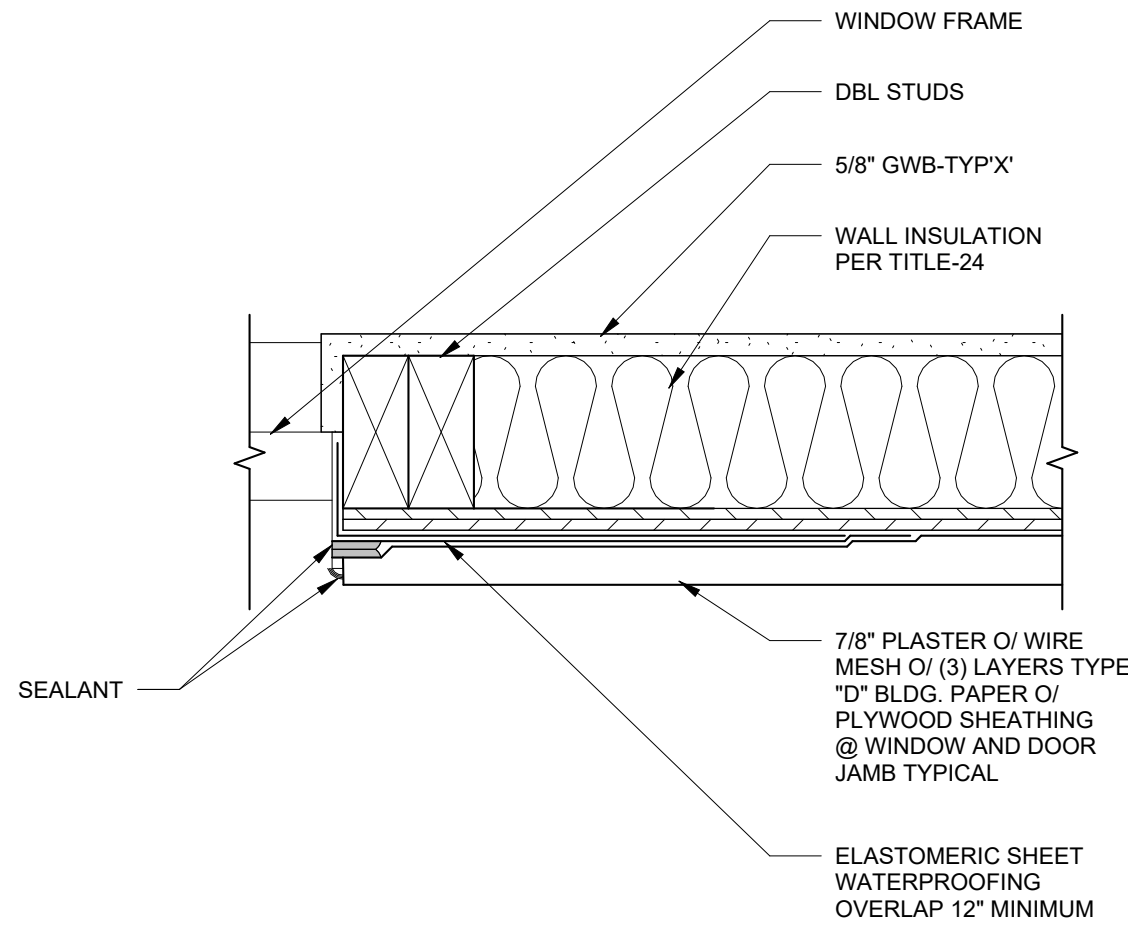
5 INFILL (E) OPEINING
1 1/2" = 1'-0"



1 WINDOW / DOOR HEAD
3" = 1'-0"



2 WINDOW SILL
3" = 1'-0"



3 WINDOW / DOOR JAMB
3" = 1'-0"

No.	Description	Date

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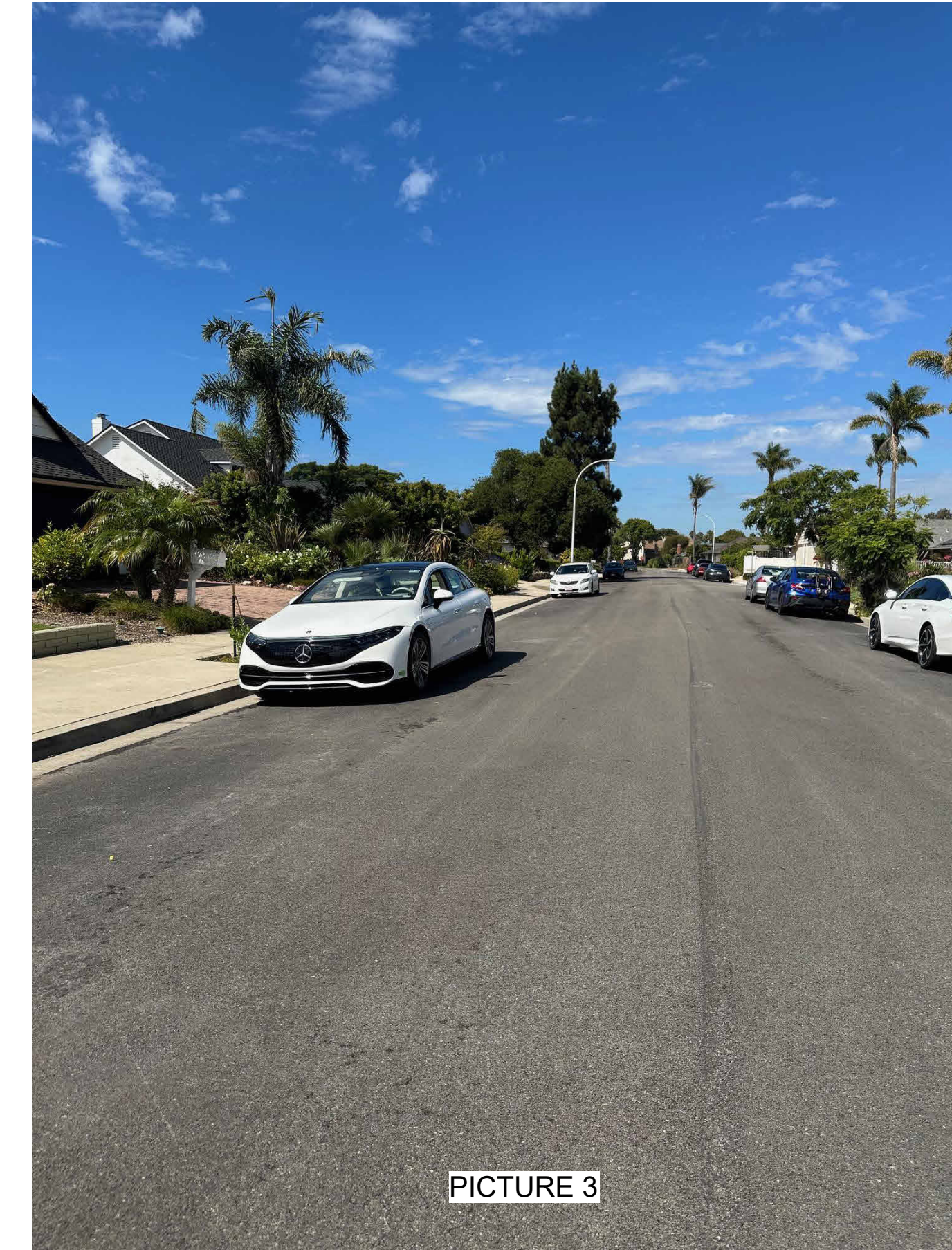
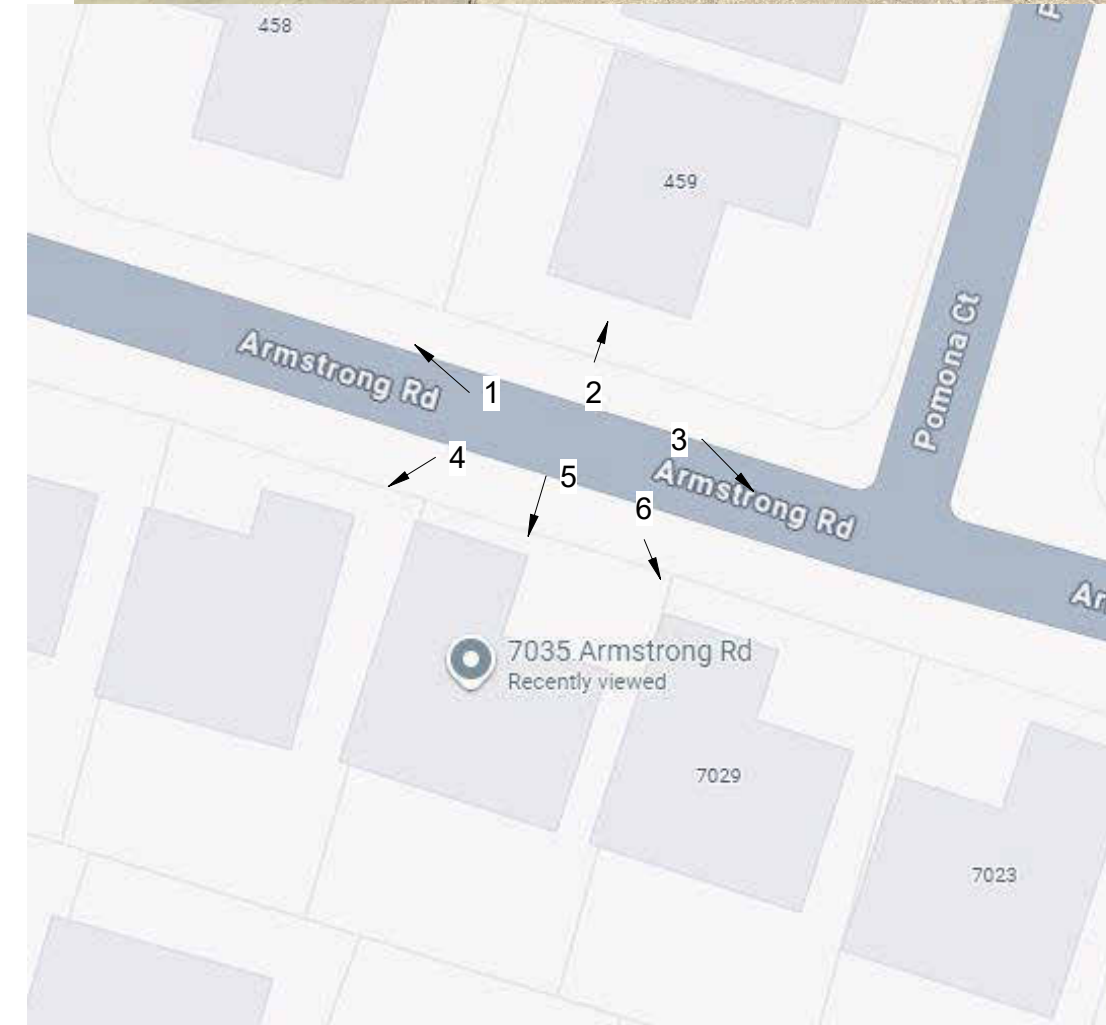
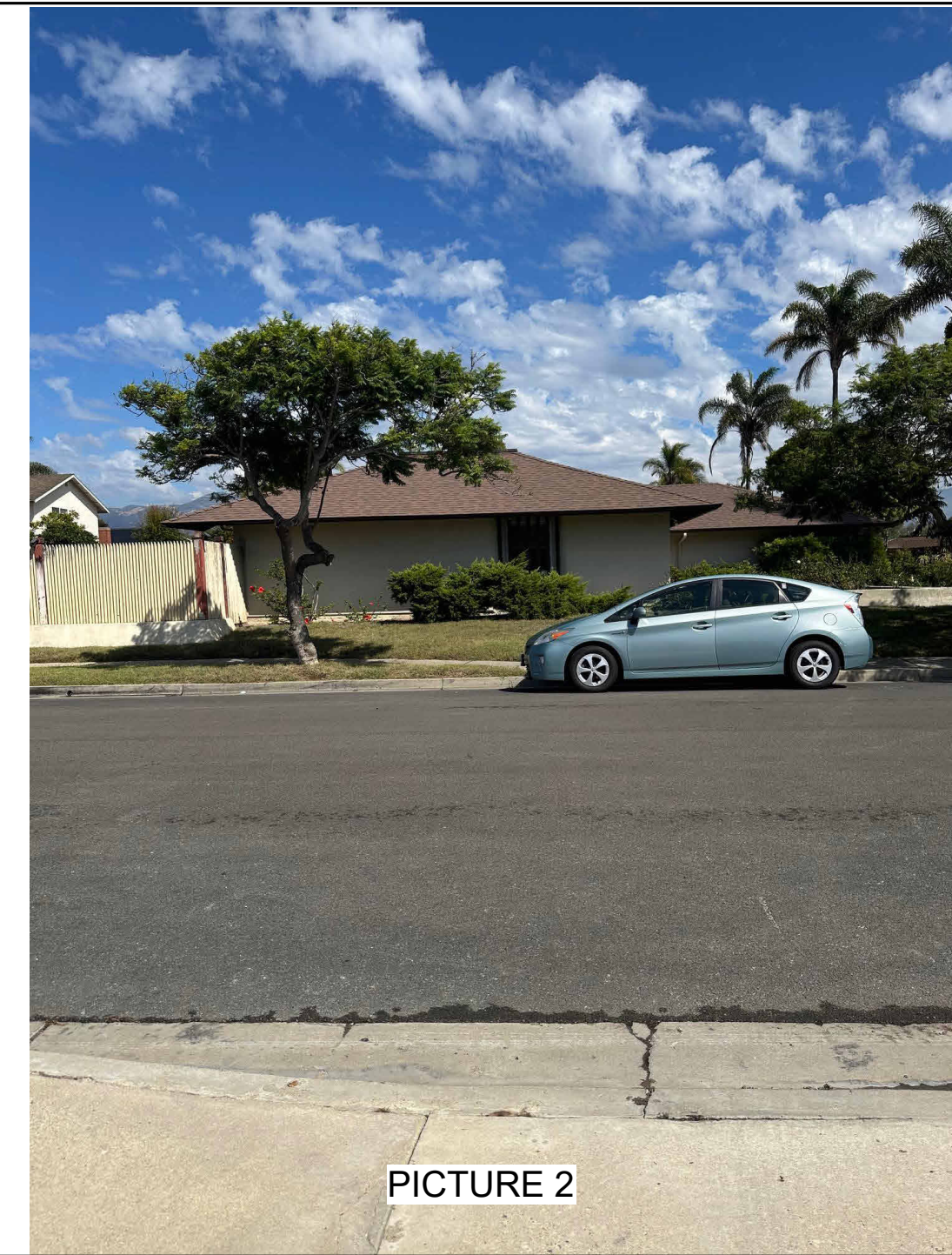
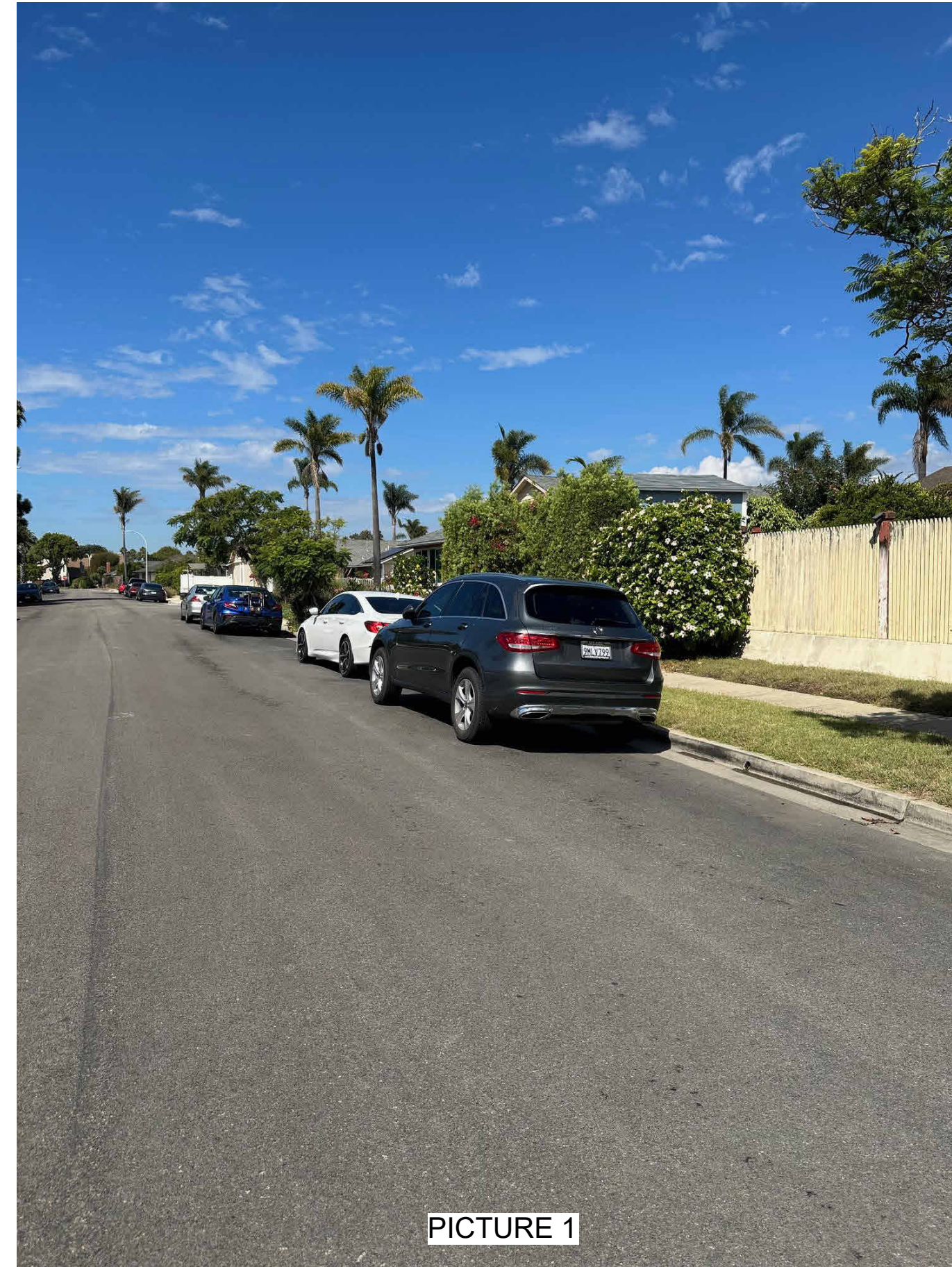
FAMILY ROOM ADDITION FOR:
HOANG RESIDENCE
7035 ARMSTRONG ROAD
GOLETA, CA 93117
A.P.N.: 073-184-026

DETAILS

Date	09/01/2025
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PROPERTIES
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