Agenda Item D.1
FINAL REVIEW
Meeting Date: August 12, 2025

TO: Goleta Design Review Board

SUBMMITED BY: Christina McGuire, Associate Planner

SUBJECT: 6491 Calle Real (APN: 077-160-066) Calle Real Mixed-Use Project 22-0005-DP, 23-0028-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Grant Final Design Review approval for the 6491 Calle Real project consistent with the project's Preliminary approval and Development Plan granted by the Planning Commission on September 11, 2023.

PROJECT DESCRIPTION:

This is a request for ***Final*** review for a new three-story mixed-use building on a vacant 0.53-acre lot proposed as a Housing Accountability Act housing development project. The Planning Commission approved the project on September 11, 2023 and with that action set the parameters of development. The approved project of approximately 14,401 square-feet comprises 1) One commercial office space of 585 square feet; 2) 14 one-bedroom residential units totaling 11,895 square feet; and 3) 1,921 square feet of common areas dedicated to residential use. The project was approved using State density bonus law (SDBL) standards that increased the density, reduced parking requirements, and received a concession from the City's parking lot heat island requirements, and a height waiver to increase the building height by 2.5 feet. The project is using SB330 and is limited to five hearings. This Final review hearing is one of the five hearing the City is limited to.

The changes to the project since the DRB has seen the project include:

- Revising the roofs on the third story portion of building from pitched to parapets.
- Adding a projection at the southwest corner of the building.
- Revising the stair layout at north portion of the building.
- Color and material changes.
- Updates to trash enclosure.
- Updates to site amenities and long-term bike parking to better comply with Goleta Municipal Code. No change in number of long-term bicycle parking spaces provided.
- Adding a fire turnaround within the proposed parking area, per coordination with County Fire.

- Vehicular parking was adjusted to comply with building and Reach codes. No change in the number of parking spaces provided.

The project was filed by agent Tony Tomasello, Principal Planner, RRM Design Group on behalf of 6491 Calle Real Partners, LLC., property owner.

DISCUSSION

On July 25, 2023, the DRB conducted Conceptual and Preliminary Design review and recommended approval to the Planning Commission. As indicated above the Planning Commission approved the project including granting Preliminary Design on September 11, 2023.

Final Review is the last step in the design review process and the DRB is tasked with determining if the plans conform to the design elements approved at the Preliminary Approval stage and addresses any issues previously identified by the DRB or outlined in the Conditions of Approval adopted by the Planning Commission which are provided as Attachment A. The applicant studied the comments that the DRB provided and has provided responses to the DRBs comments which can be found as Attachment B to this staff report.

California Environmental Quality Act action and design review findings were adopted on September 11, 2023 by the Planning Commission. DRB's action on Final Design Review is not appealable and no additional findings are needed. The DRB should focus on whether the project satisfies Conditions # 56 (B) (i) and (ii) and 56 (F) as adopted as Exhibit D to Planning Commission Resolution 23-06 (see Attachment A) and its conditions from the July 25, 2023 meeting. The minutes from that meeting can be found as Attachment C.

The DRB's design comments were captured and included in the Conditions of Approval 56 B (i) and (ii) and F are listed here with the applicant's response and or plan sheet reference to each item listed under each item.

Condition of Approval 56 B (i); Revise the architectural, site, and/ or landscaping plans to address:

a. Relocating or screening infrastructure items at the northwest corner of the site. *Transformer to remain in same location for access, shrubs provided to help screen infrastructure.*

b. Reconsider color palette of the project.

   Color palette was revised to provide a more colorful and earthy palette that applicant thinks compliments the surrounding buildings and area.

c. Restudy pitched roofs.

Rear roof portion of the building revised to parapets only; the pitched roofs design to remain at front for variety and to speak to the residential character of the building.

d. Study South elevation.

"Bump out" added at southwest corner of the building to add articulation and interest to south elevation.

e. Integrate the downspouts into building and painted to match wall color.

Downspouts and leader boxes to be painted to match surrounding building color.

f. Better integrate the stairs on north elevation with the building.

Stair relocated to open up northeast corner and commercial portion of the building.

g. Revisit stormwater connection.

Stormwater connection and post-construction requirements will be met through required building and public works plan check review.

h. Consider removing bocce ball court and moving bike parking to south of building, and options for an access gate near southwest corner.

Part of long-term bike storage moved to south of the building, access gate to Los Carneros added on west side of the property.

i. Reconsider specific plant selections.

Plant palette revised.

j. Better integrate bike storage.

Bike parking was relocated slightly to better comply with Goleta Municipal Code requirements. Bike parking as discussed on July 25, 2023 was infeasible as a covered overhang is not allowed to project into the rear setback.

Condition of Approval 56 B (ii): The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the Project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc.
Revised and Updated 2012 edition or a more current edition.

The irrigation plan must demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.

Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

Applicant provided a landscape plan which can be found on sheets L001 -LP501.

Condition of Approval 56. F: Provide trash/recycling enclosures that are compatible with the architectural design of the Project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by tenants and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on Building Project plans. The enclosures are required to be approved by the City Design Review Board (ORB).

Applicant provided trash enclosure details on plan sheet AS-201.

As a point of information, the proposed Final Design review plans also include 144 square feet of additional overall Floor Area in the residential portion of the project; this is an increased in area from the last time the DRB or the Planning Commission reviewed the project. The applicant has also added a fire turnaround within the proposed parking area in coordination with Santa Barbara County Fire input. The changes to site and building plans will be considered via a Substantial Conformity Determination that the applicant will be submitting for shortly.

Section 17.58.100 (A) of the Goleta Municipal Code requires that Final Design approval be obtained within one year of Preliminary Design Approval being granted. A one-year time extension was granted per GMC Section 17.58.100(A)(1) by the Planning and Environmental Review Director on August 20, 2024. The Preliminary Review approval now expires on September 11, 2025.

Additionally, the Project was approved with a Conditional Use Permit which had an 18-month approval period with an expiration date of March 11, 2025, per GMC17.57.060. The City has since adopted Ordinance 24-01, and a Conditional Use Permit is no longer required for the mixed-use development project. The Development Plan continues to have an expiration date of September 11, 2028. The time extension and further information on the Conditional Use Permit can be found in a Director Decision letter dated January 23, 2025 in Attachment D.

If the DRB finds that the project warrants additional design changes to meet the adopted conditions of approval or the previously provided DRB comments and DRB is unable to grant Final Design approval on August 12, 2025, then the applicant will need to return to the DRB prior to September 11, 2025 when the Preliminary Design review will expire. There are no additional time extensions available on the project. Once Final Design approval is granted then the Design Approval is valid for three years unless the zoning permit (Zoning Clearance) is issued.

NEXT STEPS AND ASSOCIATED LAND USE ACTION

If the DRB grants the applicant's request, the next steps include: (1) a ministerial issuance of a Zoning Clearance for development once the conditions of approval have been satisfied; (2) submittal of building permit application to Building and Safety ("Building Permits"); and (3) building permit issuance to allow project construction, including Building and Safety site inspections.

ATTACHMENTS:

Attachment A – Planning Commission Resolution No. 23-06
Attachment B – Applicant's response to the DRBs July 25, 2023 comments
Attachment C – DRB Minutes July 25, 2023
Attachment D – Director Decision letter dated January 23, 2025
Attachment E – Project Plans

ATTACHMENT A

RESOLUTION NO. 23-06 APPROVINGTHE CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN FOR 6491 CALLE REAL

RESOLUTION NO. 23-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, APPROVING THE CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN FOR A MIXED-USE PROJECT TO ALLOW 14 RESIDENTIAL UNITS AND COMMERCIAL SPACE FOR A TOTAL OF 14,257 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS TO BE LOCATED AT 6491 CALLE REAL AND FINDING THE PROJECT TO BE CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER STATE CEQA GUIDELINES SECTION 15332; APN 077-160-066; CASE NOS. 22-0005-DP, 22-0001-CUP, 23-0028-DRB

WHEREAS the property is located at 6491 Calle Real in the Inland area of the City of Goleta and has an Office Institutional (OI) General Plan/Coastal Land Use Plan Land Use and Zoning designation; and

WHEREAS, on May 5, 2022, RRM Design Group submitted a request for a Preliminary Housing Development Application (SB 330) and on May 18, 2022, the Preliminary Housing Development Application was deemed complete; and

WHEREAS, on June 21, 2022, RRM Design Group submitted an application for a Conditional Use Permit (22-0001-CUP) and Development Plan (22-0005-DP) to allow the development of a 14-dwelling-unit and commercial space mixed-use project and associated site improvements ("Project") which was eventually deemed complete after a couple of rounds of completeness review on January 13, 2023; and

WHEREAS it has been determined that the proposed environmental impacts of the Project meet the criteria for use of a Categorical Exemption, specifically Section 15332 of CEQA Guidelines, and a Notice of Exemption is recommended for adoption. The NOE has been available for public review since July 20, 2023, when the Design Review Board Agenda was posted; and

WHEREAS, on July 25, 2023, the Design Review Board held a duly noticed public hearing to review the design elements of the Project, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on July 25, 2023, the Design Review Board recommended Preliminary Approval of the Project with conditions to the Planning Commission; and

WHEREAS, on September 11, 2023, the Planning Commission held a duly noticed public hearing at which time all interested persons were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA, THE PLANNING COMMISSION HEREBY TAKES THE FOLLOWING ACTIONS:

SECTION 1. *Environmental Assessment for the Project.* The Planning Commission makes the following environmental findings:

A. The City has determined that the Project is exempt from further environmental review in accordance with California Environmental Quality Act Guidelines pursuant to Title 14 California Code of Regulations. Specifically, the Project is exempt based on *§15332 (Infill Development Projects)*. The Project is exempt due to its consistency with the existing General Plan Land Use designation and Zoning designation applicable to the property, its location is surrounded by substantially developed sites to the north, south, west, and east. The existing parcel will be served by all required utilities and public services and roadways. The new development conforms to the policies of the City of Goleta General Plan and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The Project site has no potential value as a habitat area for endangered, rare, or threatened species, given that the site has been previously graded and is situated adjacent to similar developments within the urban context. Further, none of the exceptions to the exemptions are applicable to the Project or site. The specific analysis relating to why the Project is categorically exempt from CEQA is outlined in the Notice of Exemption provided as Exhibit A to this Resolution.

B. The Planning Commission reviewed the record of the proceedings and considered all information presented at or before all public hearings.

C. The Categorical Exemption reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Categorical Exemption prepared for the Project. The Categorical Exemption was prepared under the direction of the City of Goleta Planning and Environmental Review Department and reflects its independent judgment and analysis.

SECTION 2. The Planning Commission makes the following findings pursuant to Section 17.52.070 (Common Findings), Section 17.57.050 (Conditional Use Permit Findings), 17.59.030 (Development Plan Findings), and 17.58.080 (Design Review) relating to the Project:

Common Findings

A. There are adequate infrastructure and public services available to serve the proposed development, including water and sewer service, existing or

planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.

There are adequate public services to serve the property as Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department have all reviewed the Project and provided preliminary service letters verifying that services are available. Further, the parcel has an existing curb cut onto Calle Real which will be used for ingress/egress for the site, and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this Project as documented in the Traffic, Circulation and VMT Study prepared by Associated Transportation Engineers dated September 6, 2022. This Project is small, so the increase in usage of schools and parks due to the Project will be minimal.

B. The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved as permitted by law.

As demonstrated in the Zoning Consistency Analysis which is attached to this Resolution as Exhibit C, the Project conforms to the applicable regulations of the Goleta Municipal Code. Further, there are no active code compliance cases on the Project site.

C. The proposed development is located on a legally created lot.

The proposed development is located on a legally created lot. It is identified in the City of Goleta, County of Santa Barbara, State of California, according to the map thereof recorded in Book 77, at Page 16, inclusive, of maps in the office of the County recorder of Santa Barbara County, APN 077-160-066.

D. The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

City staff prepared a Notice of Exemption: Infill Development Projects §15332 consistent with CEQA requirements as provided in Exhibit A to this Resolution. A §15332 Categorical Exemption consists of Projects characterized as in-fill development where the Project: (a) is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses; (c) has no value, as habitat for endangered, rare or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services. Please refer to Section 1 above for additional information and the Notice of Exemption provided as Exhibit A to this Resolution.

SECTION 3. The Planning Commission makes the following findings pursuant to Section 17.57.050 (Conditional Use Permit Findings) relating to the Project:

A. The use as proposed is consistent with the General Plan.

As outlined in Exhibit B to this Resolution, the proposed Conditional Use is consistent with the guiding principles and goals of each of the chapters of the General Plan/Coastal Land Use Plan. The proposal is in compliance with the Land Use Plan Map (LU Element, Figure 2-1) and is consistent with the development standards specified for this designation. The proposed site improvements do not conflict with the land use designation or the zoning ordinance designation of Office Institutional Commercial (OI). Further, the Project design, including landscaping, is appropriate and compatible with the neighborhood. Adequate infrastructure and services are available to serve the Project in keeping with the provisions of the Land Use and the Public Facility Elements.

Further, the Project is consistent with the policies of the Conservation Element (CE 15.3 – Water Conservation and CE 10.1 – 10.3, 10.6 and 10.8-10.9 Watershed Management and Water Quality) as the Project proposes complies with all Stormwater requirements. The proposed landscaping is drought tolerant and the irrigation design complies with local and state conservation requirements.

In addition, the Project is consistent with Transportation Element policies (TE 13.3 Maintenance of LOS Standards, TE 10.4 Pedestrian Facilities in New Development) as the Traffic Study prepared for the Project demonstrated that the Project will not significantly impact LOS levels for roadways or intersections.

The Project location is identified as site V16 in Table 10A-28 of the Housing Element Technical appendix in the City's adopted 2023-2031 and consistent with Housing Element policy HE2.1d encourages well-designed Mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Office and Institutional on the Land Use Plan map. The City will continue to encourage Mixed-use development in commercial areas. This Project complies with Housing Element policy HE2.3 (a-h) Housing Design Principles for Multiple-'Unit and Affordable Housing. Inclusionary Housing HE 2.5 is met on the Project by providing 20% affordable units plus an in-lieu fee for fractional unit.

planned transportation facilities, fire and police protection, schools, parks, and legal access to the lot.

There are adequate public services to serve the property as Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department have all reviewed the Project and provided preliminary service letters verifying that services are available. Further, the parcel has an existing curb cut onto Calle Real which will be used for ingress/egress for the site, and the adjacent roadways have sufficient capacity to accommodate the anticipated amount of traffic to be generated by this Project as documented in the Traffic, Circulation and VMT Study prepared by Associated Transportation Engineers dated September 6, 2022. This Project is small, so the increase in usage of schools and parks due to the Project will be minimal.

B. The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved as permitted by law.

As demonstrated in the Zoning Consistency Analysis which is attached to this Resolution as Exhibit C, the Project conforms to the applicable regulations of the Goleta Municipal Code. Further, there are no active code compliance cases on the Project site.

C. The proposed development is located on a legally created lot.

The proposed development is located on a legally created lot. It is identified in the City of Goleta, County of Santa Barbara, State of California, according to the map thereof recorded in Book 77, at Page 16, inclusive, of maps in the office of the County recorder of Santa Barbara County, APN 077-160-066.

D. The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

City staff prepared a Notice of Exemption: Infill Development Projects §15332 consistent with CEQA requirements as provided in Exhibit A to this Resolution. A §15332 Categorical Exemption consists of Projects characterized as in-fill development where the Project: (a) is consistent with the applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses; (c) has no value, as habitat for endangered, rare or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services. Please refer to Section 1 above for additional information and the Notice of Exemption provided as Exhibit 1 to this Resolution.

SECTION 3. The Planning Commission makes the following findings pursuant to Section 17.57.050 (Conditional Use Permit Findings) relating to the Project:

A. The use as proposed is consistent with the General Plan.

As outlined in Exhibit B to this Resolution, the proposed Conditional Use is consistent with the guiding principles and goals of each of the chapters of the General Plan/Coastal Land Use Plan. The proposal is in compliance with the Land Use Plan Map (LU Element, Figure 2-1) and is consistent with the development standards specified for this designation. The proposed site improvements do not conflict with the land use designation or the zoning ordinance designation of Office Institutional Commercial (OI). Further, the Project design, including landscaping, is appropriate and compatible with the neighborhood. Adequate infrastructure and services are available to serve the Project in keeping with the provisions of the Land Use and the Public Facility Elements.

Further, the Project is consistent with the policies of the Conservation Element (CE 15.3 – Water Conservation and CE 10.1 – 10.3, 10.6 and 10.8-10.9 Watershed Management and Water Quality) as the Project proposes complies with all Stormwater requirements. The proposed landscaping is drought tolerant and the irrigation design complies with local and state conservation requirements.

In addition, the Project is consistent with Transportation Element policies (TE 13.3 Maintenance of LOS Standards, TE 10.4 Pedestrian Facilities in New Development) as the Traffic Study prepared for the Project demonstrated that the Project will not significantly impact LOS levels for roadways or intersections.

The Project location is identified as site V16 in Table 10A-28 of the Housing Element Technical appendix in the City's adopted 2023-2031 and consistent with Housing Element policy HE2.1d encourages well-designed Mixed-use residential/nonresidential developments are encouraged by the City at locations where appropriate, including but not limited to areas designated as Office and Institutional on the Land Use Plan map. The City will continue to encourage Mixed-use development in commercial areas. This Project complies with Housing Element policy HE2.3 (a-h) Housing Design Principles for Multiple-'Unit and Affordable Housing. Inclusionary Housing HE 2.5 is met on the Project by providing 20% affordable units plus an in-lieu fee for fractional unit.

B. The use will not be more injurious to the health, safety, and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district.

The multi-unit residential use and relatively small commercial office space is a less intensive use category as compared to other uses allowed under Office Institutional (OI). Any noise or vibration generated by the proposed use would be similar to or less than uses typically allowed in the OI zone district such as private schools, government buildings, and animal keeping.

Further, standard best management practices for dust control and limitations on idling vehicles and the use of generators will be included as conditions of approval to ensure that the health, safety, and general welfare of the surrounding neighborhood is protected.

SECTION 4. The Planning Commission makes the following findings pursuant to Section 17.59.030 (Development Plan Findings) relating to the Project:

A. The project as proposed is consistent with the General Plan.

The proposed Project is consistent with the purpose and intent of the Office Institutional designation in the General Plan. Mixed-Use Projects are an allowed use in the OI Zone with approval of a Conditional Use Permit. As noted in Exhibit B to this Resolution (General Plan Consistency analysis) and Finding B in Section 3 above, the Project is consistent with all the applicable General Plan policies pertaining to construction and use of the development.

B. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.

The Project site is 23,019 square feet (0.53) acres in size, relatively flat, currently vacant, and it has frontage on both Calle Real and Los Carneros Road. The site is located southwest of Lake Los Carneros Natural and Historical Preserve (Lake Los Carneros) with commercial uses immediately to the south and east, a Community Assembly to the north across Calle Real, and agricultural use to the west across Los Carneros Road. While residential uses are not located directly adjacent to the site, there are/will be residential complexes (Village at Los Carneros and approved Heritage Ridge) located approximately 0.25 miles to the south across the U.S. 101 freeway and about 0.33 miles to the north on Covington Way. Thus, the Project site is surrounded on multiple sides by

existing development and as such, is considered an in-fill parcel. The proposed building footprint is 5,048 square feet, which results in a lot coverage of 21%. This proposed lot coverage is well below the Office Institutional (OI) lot building coverage maximum of 40%. The layout of the Project fits well within the shape of the site: the building, parking, amenities, etc. fit well at their locations, and their usage with the expected pedestrian and automobile traffic appears to be very reasonable. In summary, the site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of the proposed development.

C. Any significant environmental impacts are mitigated to the maximum extent feasible.

As indicated in Section 1 above, the Project qualifies for a Class 32 In-fill Exemption under Section 15332 of State CEQA Guidelines. No mitigation measures are needed given the nature of the Project.

D. The project will not conflict with any easements required for public access through, or public use of a portion of the property.

The development of the Project will not conflict with the existing easements that are present on the site. Further, there are no easements that encumber the area to be developed. The easements that exist on site include the City of Goleta and public utilities.

SECTION 5. The Planning Commission makes the following findings pursuant to Section 17.58.080 (Design Review) relating to the Project:

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

The proposed Project is in a varied-use neighborhood with a 35-foot-high Community Assembly use across Calle Real to the north of the Project, approximately 20-foot-high commercial buildings to the east and south of the Project, and agricultural use across Los Carneros Road to the west of the Project. The proposed mixed-use Project's commercial use is clearly compatible with the existing neighborhood commercial use, and the proposed Project's residential use is acceptable considering that the neighborhood's existing uses are already so varied. Regarding size, bulk, and scale, the proposed Project's height is compatible with the heights of the nearby buildings, and the proposed Project's footprint is also similar to the footprints of the nearby buildings. The proposed Project is located along a Local Scenic Corridor on Figure 6-1 of the General Plan, and the proposed photo simulations demonstrate that the view to the mountains will alter minimally. In summary, the development will be compatible with

the neighborhood, and its size, bulk, and scale will be appropriate to the site and the neighborhood.

B. 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 development's parking and building placements are designed to be consistent with the adjacent traffic circle at the intersection of Calle Real and Los Carneros Road. The property's existing curb cut is used and was constructed by the City when the Calle Real/Los Carneros roundabout was constructed. Further, the applicant has provided a Traffic Study dated June 20, 2022, by Associated Transportation Engineers and a Sight Distance Analysis dated September 6, 2022, by Associated Transportation Engineers which demonstrate that the Project's placement will not affect intersection visibility or the functionality of the roundabout. Additionally, the parking and the building are harmonious with each other, being designed to minimize as much as possible the distances that occupants (or visitors) have to walk from parking places to the building. Thus, these elements of the proposed development are appropriate and harmonious.

Signage will be proposed and reviewed at a later time.

C. 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 proposed development is compatible with the existing developments surrounding the site, respecting the existing adjoining developments' architectural styles. Since the proposed development is not identical to the buildings in the existing commercial center nor the Community Assembly to the north, the architectural style of the proposed development avoids monotonous repetition.

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

The materials and colors for this Project are proposed to match and complement each other as the whole of the Project was considered in the exterior design including roof, windows, doors, exterior finishes, and site improvements. All sides of the structure have been considered and addressed in the design of the proposed development.

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

The outdoor mechanical and electrical equipment is screened from public view. The proposed trash enclosure is architecturally consistent with the design of the building. The transformer is integrated into the landscape design. It is quite explicitly well-integrated into the total design.

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

The finished topography will be the same as it is currently, and the grading will be the minimum required to construct the Project. Approximately 140 cubic yards of grading is proposed with 130 cubic yards of fill, 800 cubic yards of overexcavation, and 1,500 cubic yards of recompaction.

G. 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.

The proposed development contains an appropriate amount of landscaping around most of the edges of the proposed development as well as in the parking lot's finger planters between parking spaces. There is no significant existing native vegetation, in particular no trees, so preservation of such is unnecessary.

H. 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.

The plant palette comprises plant material and trees known to thrive in the local climate and soil conditions. Twenty percent (20%) or less of the plant material will require moderate water, and the remainder will require low to very low water once established. The plant palette coupled with the proposed irrigation system have been designed to meet or exceed the state and local standards for water conservation through water-efficient landscape irrigation design. Low-water shrubs and ground covers comprise a majority of the total landscaped area. Further, the project has been designed to meet the Water Efficient Landscape Ordinance (WELO). The irrigation design will comply with local and state requirements.

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

Exterior lighting is designed for the safety of the occupants and visitors. The lights are LEDs and meet the City's dark sky lighting standards. The exterior building lighting meets code requirements at building entrances and exits, and it will be dark sky compliant and angled downward. The photometric grid showing foot-candle readings every 10 feet indicates that the lighting is compliant with the Light Trespass requirement in that lighting does not exceed 0.1 foot-candles. The Project complies with the City's Lighting Ordinance.

No signage is proposed with this Project and will be considered at a later date.

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

The proposed Project is in a varied-use neighborhood with a Community Assembly across Calle Real to the north of the Project, agricultural use across Los Carneros Road to the west of the Project, and commercial buildings to the east and south of the Project. Other than a caretaker unit at the Community Assembly, there are no other residential uses in this area, and privacy of the neighbors has been considered with the bulk of the Project's windows, balconies, and outdoor living areas facing the Project's own parking lot, the public street, or the commercial driveway to the south of the Project. The proposed development's building is approximately 130 feet south of the Community Assembly, 100 feet west of the commercial building on the east, and 40 feet from the commercial building on the south. As such, the proposed development is considerate of privacy and private views and protective of solar access off-site, and it will not affect solar access.

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

There are no adopted mixed-use design standards adopted that apply to this Project.

SECTION 6. Based on the findings outlined in Sections 1-5 above, the Planning Commission hereby takes the following actions:

A. Find that the Project is Exempt under the California Environmental Quality Act as described in the Notice of Exemption provided as Exhibit A to this Resolution.
B. Approve the Conditional Use Permit and Development Plan based on the General Plan and Zoning Consistency analysis provided as Exhibits B and C respectively to this Resolution subject to the conditions of approval provided as Exhibit D, and grant Preliminary Design Approval.
C. Direct staff to have the Notice of Exemption filed within five (5) business days.

SECTION 7. Reliance on Record

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8. Limitations

The Planning Commission analysis and evaluation of the Project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable in evaluating a Project that, absolute and perfect knowledge of all possible aspects of the Project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this situation are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. Summaries of Information

All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10. Duration of the Resolution
This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 11. Copies of the Resolution
The City Clerk is directed to mail a copy of this Resolution to 6491 Calle Real Partner, LLC, 1933 Cliff Drive Suite 2, Santa Barbara, CA 93109-1585; Tony Tomasello, Principal Planner, RRM Design Group, 10 East Figueroa Street, Suite 200, Santa Barbara, CA 93101; and to any other person requesting a copy.

SECTION 12. Effective date of the Resolution
This Resolution will become effective immediately after adoption.

SECTION 13. Certification of the Resolution
The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 11th day of September, 2023.

JENNIFER SMITH
CHAIR

ATTEST:

DEBORAH LOPEZ
CITY CLERK

APPROVED AS TO FORM:

WINNIE CAI
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 23-06 was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the 11th day of September, 2023 by the following roll call vote of the Planning Commission:

AYES: CHAIR SMITH, VICE CHAIR MAYNARD, COMMISSIONERS CHAPMAN, FULLERTON AND MILLER

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

NOTICE OF EXEMPTION (NOE)

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

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

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

Subject: Filing of Notice of Exemption

Project Title:

Calle Real Mixed-Use Project; Case Nos. 22-0005-DP; 22-0001-CUP; 23-0028-DRB.

Project Applicant:

RRM Design Group, for 6491 Calle Real Partners, LLC.

Project Location (Addresses and APN):

6491 Calle Real, Goleta CA, 93117, County of Santa Barbara, APN: 077-160-066.

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed Housing Accountability Act housing development project for a new three-story, mixed-use building on a vacant 0.53-acre lot. The building would total 14,257 square-feet, comprising 1) One commercial office space of 585 square feet plus; 2) 14 one-bedroom residential units totaling 11,520 square feet; and 3) 2,152 square feet of common areas dedicated to residential use. This project is using State density bonus law (SDBL) to increase the density, use SDBL parking requirements, receive a concession from the City's parking lot heat island requirements, and a height waiver to increase the building height by 2.5 feet.

The 14 residential units would range in size from 694 to 979 square feet. Each residential unit will have a private patio or balcony associated with the unit. An approximately 585 square-foot patio would be shared between the commercial and residential tenants and 3,454 square feet of outdoor area would be shared by residents only. Parking includes 20 uncovered automobile parking spaces plus 10 short-term and 16 long-term bicycle parking spaces. The project includes a trash enclosure and other site amenities. The proposed project will be all electric and no gas connection is proposed. The lot is located on the southeast

corner of the Calle Real/Los Carneros roundabout and is zoned Office Institutional (OI).

The entitlements required for this project are Design Review, and a Conditional Use Permit and Development Plan with the Planning Commission serving as the Review Authority.

The Beneficiary of the Project is 6491 Calle Real Partners, LLC., property owner.

Name of Public Agency Approving the Project (Lead Agency):

City of Goleta

Name of Person or Agency Carrying Out the Project:

RRM Design Group

Exempt Status:

X Categorical Exemption: *In-Fill Development Project, State CEQA Guidelines, §15332*

Reason(s) why the project is exempt:

Categorical Exemption: *In-Fill Development Projects §15332*

Class 32 consists of projects characterized as in-fill development where the project is: (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations; (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) has no value as habitat for endangered, rare, or threatened species; (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) is adequately served by all required utilities and public services.

Consistent with the requirements of the Class 32 requirements above, and pursuant to CEQA Guidelines *§15300.2, Exceptions to the Exemption,* the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines section 15332.

General Plan and Zoning Consistency

The project would conform to the policies within the City of Goleta General Plan, and the regulations of Title 17, the City of Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The property is in an urbanized area with Office Institutional (OI) General Plan and zoning designations, and the uses of multi-unit residential in a mixed-use development is allowed with a Major Conditional Use

Permit by Title 17. The project has been designed to meet the applicable zoning standards. Additionally, the only variances or exceptions are: [i] increase in the building height that is allowed with a Waiver through SDBL; [ii] concession from complying with the City's parking lot Heat Island standards; and [iii] using the parking standards of the SDBL. All services and access to the parcel are sufficient and would comply with local standards.

Further, the Project location is identified as site V16 in Table 10A-28 in the City's adopted 2023-2031 Housing Element. In addition, the site is identified in the Housing Element at a density of 20 dwelling units per acre which would allow a maximum of 11 units. This Project is utilizing SDBL and proposed to construct 14 dwelling units at a density of 26.4 units per acre. Based on the City's inclusionary requirements, the project is required to provide 2.8 units as affordable units. To satisfy this requirement, of the 14 units, 2 of the units will be deed-restricted low-income units and the Applicant will make an in-lieu payment for the remaining fractional requirement.

Infill development on vacant and underutilized land constitutes the most sustainable means to accommodate growth and to redesign cities to be more sustainable. Streamlining this development in the City of Goleta is key, and doing so presents an opportunity for the City to align its housing policies with its sustainability goals while providing more critical housing for its residents.

Project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The Project site is located on a vacant 0.53-acre lot within the City of Goleta limits, and it is substantially surrounded by urban uses. The Project site is located south of Lake Los Carneros Natural and Historical Preserve (Lake Los Carneros) with commercial uses immediately to the southeast, an Islamic Center to the north across Calle Real, and agricultural use to the west across Los Carneros Road.

Biological Resources

Per Figure 4-1, *Special-Status Species and Environmental Sensitive Habitat Areas (ESHA)* of the City of Goleta General Plan, the site does not contain special-status species. Additionally, the project site has no potential value as a habitat area for endangered, rare, or threatened species. The closest Riparian ESHA to the project site is Lake Los Carneros which is approximately 125 feet northeast of the project site, across Calle Real. A Biological study has been prepared for the Project based on its proximity to ESHA. The report prepared by Padre Associates, Inc. dated May 2022 and revised August 2022 concludes that the project will not have an impact on habitat in the area or on wildlife based on the sufficient distance of the Project Site at no less than 100 feet from ESHA, separated by roadways, and at least 125 feet from any Streamside Protection

Areas, no direct impacts to ESHA would result from the Project. All work activities including staging of equipment and materials are proposed within the previously disturbed footprint of the Project Site, which is bordered on all sides by existing roadways or other urban development. No Restoration or Monitoring Plan for ESHA should be required for the Project. The report is incorporated by reference into this NOE and is on file with the PER Department

Visual Resources

The General Plan/Coastal Land Use Plan Visual and Historic Element Policy VH 1.1 designates the nearby Lake Los Carneros, the more distant foothills, and the Santa Ynez Mountains as Scenic Resources. Views of these resources are currently available from the site and public rights-of-way from both Los Carneros Road and Calle Real adjacent to the project site. From the public roadway and sidewalks adjacent to the site, a portion of the views to the Santa Ynez Mountains are obscured by existing tree canopies. No other public views of natural landforms or open space are seen from the vicinity of the project site.

The City's Visual and Historic Resources Element, Policy VH 2.1 identifies Los Carneros Road from Highway 101 to Cathedral Oaks as a Local Scenic Corridor. The proposed building would be located on the east side of the Los Carneros Road Local Scenic Corridor when traveling north as a pedestrian, by bicycle, or by car. Impacts to views northward along this Scenic Corridor would be considered less than significant due to the proposed building's location to the east of the view corridor.

The Applicant has provided a view study of the area and has installed story poles. These tools document that the project will not impact the nearby Scenic Resources and the project can be found consistent with the applicable policies as the development to the north is approximately the same height and the views to the mountains are maintained.

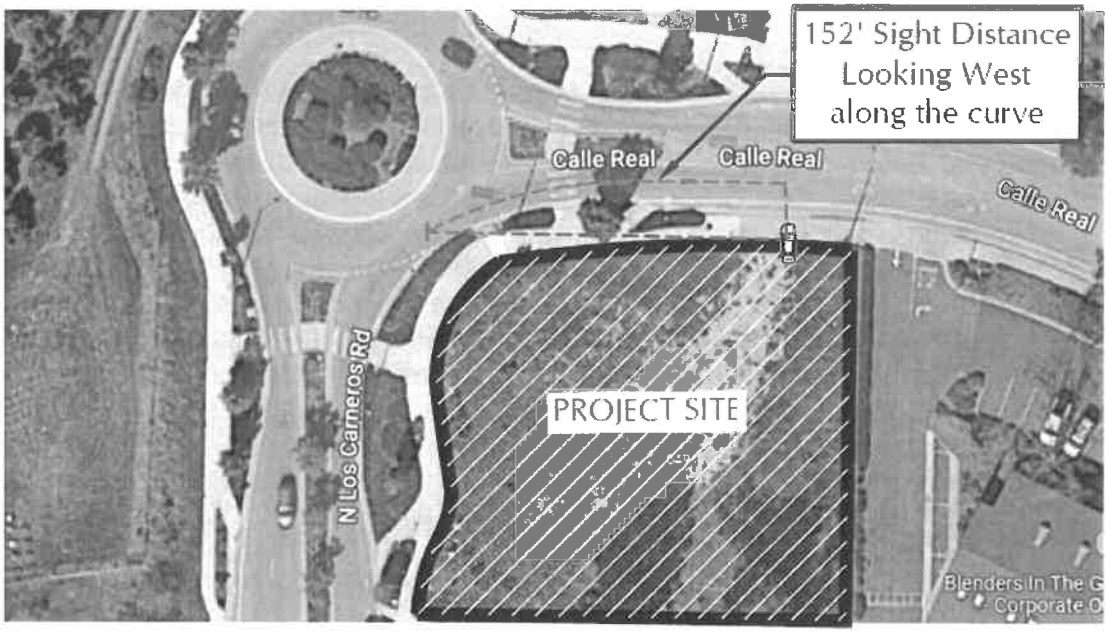
Cultural Resources

A Phase 1 Archaeological Study has been prepared for the Project by Padre Associates, Inc. dated June 2022 and revised May 2023. The report concludes that the proposed Project will not affect cultural resources and recommends cultural monitoring of Project related ground disturbance in response to concerns relayed by the Native Americans which will be incorporated as conditions of approval. In addition, the City had the Padre report peer reviewed by Chantal Cagle, MA, RPA with Applied EarthWorks Inc. Ms. Cagle peer reviewed the report and provided comments February 2023 and again in May 2023 in response to the revised report. Ms. Cagle, Principal Archaeologist, concurred with the findings and conclusion in the Padre report. The report is incorporated by reference into this NOE and is on file with the PER Department

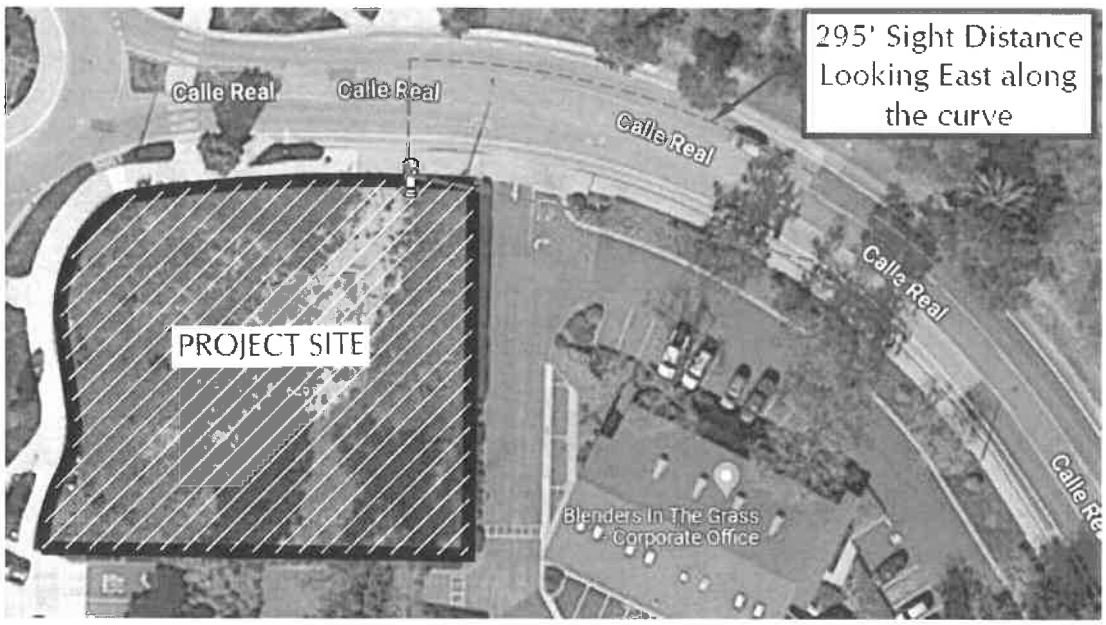
Transportation

The Project would not result in impacts related to traffic based on the Traffic and Vehicle Miles Traveled Analysis Study prepared by Associated Transportation Engineers, dated June 20, 2022, and accepted by the City of Goleta Public Works Department. The City of Goleta has adopted a new set of transportation assessment guidelines, in compliance with Senate Bill 743, which are based on a Vehicle Miles Traveled (VMT) metric rather than the traditional Level of Service (LOS) metric. Per the State's Natural Resource Agency Updated Guidelines for the Implementation of the CEQA adopted in 2018, VMT has been designated as the most appropriate measure of transportation impacts. "Vehicle Miles Traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. The City of Goleta has developed the VMT Calculator ("sketch tool") to assess a Project's potential VMT based on the project's description, location, and attributes. For most residential and commercial development projects, the sketch tool is the approved method to calculate Project VMT. The City provides the sketch tool for use by transportation consultants, developers, and others in assessing VMT for development projects and evaluating TDM plans. The City sketch planning tool indicates that no VMT analysis is required for the Project. The Project trips related to the "Work Commute Component" are below the minimum threshold. The Project trips related to the "Residential Component" are below the minimum threshold. Additionally, a sight distance analysis for the Project was prepared by Associated Transportation Engineers, dated September 6, 2022, stating that the Project meets the sight distance requirements, and it was accepted by the City of Goleta Public Works Department. See the following images:

Site Distance Analysis Looking West:

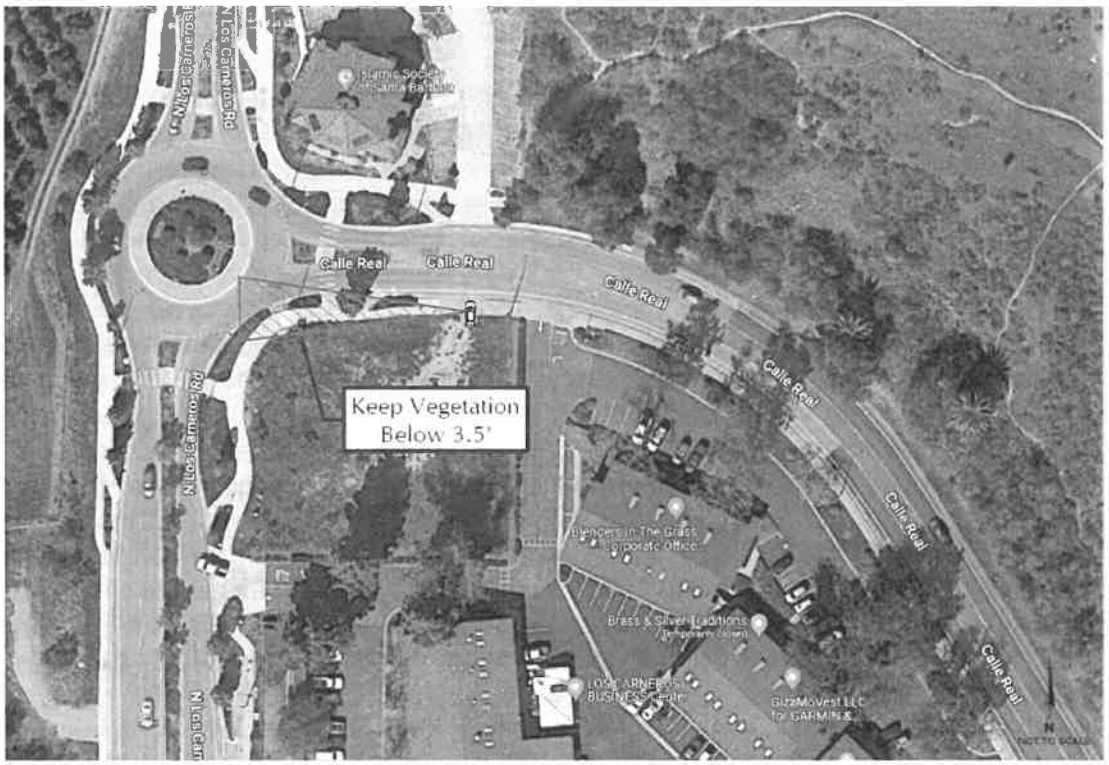


Site Distance Analysis Looking East:



Further Site Distance Analysis Looking East

NOTICE OF EXEMPTION (NOE)



Noise

The project would not result in impacts related to noise. The project site is split across the 60 dBA and 65 dBA noise levels from the US 101, as illustrated in the City's General Plan Figure 9-3: Future Noise Contours-Roadways (2030). As indicated in Figure 9-4: Future Noise Contours – Airport (2025) and Railroad (2030), the project site is not within one of the identified future noise levels associated with these two facilities. The City's Noise Element in Table 9-2: Noise and Land Use Compatibility Criteria demonstrates that a multifamily residential use is conditionally acceptable within the 60-65 dBA noise level range. Consistent with Policy NE 1.5, the new construction proposed at this site shall include appropriate sound attenuation measures, such as insulation, dual paned windows, glazing, etc., to reduce interior noise levels as a condition of construction. Additionally, a fence along N. Los Carneros Road and landscaping shall provide a buffer to roadway traffic, per Policy NE 7.2. The roundabout at the N. Los Carneros Road and Calle Real intersection provides an existing traffic calming measure to help reduce speeds and noise levels adjacent to the project site, pursuant to Policy NE 2.7. The project will be subject to Policies NE 6.4 and NE 6.5 which restrict construction hours and construction equipment operation/specifications.

The proposed project does not exceed standards established in the City's General Plan or noise regulations. The proposed project complies with the criteria and/or requirements outlined in Goleta Municipal Code 17.39.070 Noise.

With respect to noise increase from project related traffic, impacts would be significant if the additional traffic resulted in exposure of sensitive noise receptors to "unacceptable" noise. The Goleta General Plan identifies sensitive noise receptors as residential neighborhoods, schools, libraries, hospitals and rest homes, auditoriums, certain open space areas, and public assembly places. The sensitive noise receptor on site will be the proposed residences themselves, and the closest off-site sensitive noise receptor is the Islamic Society of Santa Barbara which is located directly across Calle Real. The proposed project will not impact the operation of this use as noise levels associated with the proposed project will remain below the 65 dBA level.

According to the 2023 Adopted Airport Land Use Compatibility Plan (ALUCP), the project site lies outside of the Santa Barbara Airport's noise exposure range, as indicated in Figure 4-1 of the ALUCP and is located in Safety Zone 6 as indicated in Figure 4-2 of the ALUCP which means there is no density limitation regarding the number of people on site.

The project will comply with standard City of Goleta construction hours, which are from 8AM to 5PM, Monday through Friday, with no construction allowed on State holidays. Therefore, the project will not expose people to excessive noise levels.

Air Quality

The City references the County of Santa Barbara Environmental Thresholds and Guidelines Manual (2002) which outlines 'Quantitative Emission Thresholds' in Section C of Air Quality Thresholds. Section C stipulates that "if a (proposed) project is smaller in size than the project sizes listed, project-specific emission calculations are not required." This section refers the reader to Table 2: Screening Table to Determine Potentially Significant Long-Term Air Quality Impacts for ozone precursors (nitrogen oxides or reactive organic compounds). The proposed project does not exceed the thresholds identified for a primarily residential land use project of 14 units under the Table 2 screening criteria. As the project does not exceed 800 peak hour trips, as indicated in the traffic analysis prepared by ATE and dated June 20, 2022, carbon monoxide modeling is not required. Therefore, the proposed project would be considered having a less than significant impact regarding long-term air quality impacts.

Short-term air quality impacts, typically related to project construction activities, shall be addressed through standard construction requirements and best practices. The proposed project received a condition letter from the Santa Barbara County Air Pollution Control District (APCD) as part of the development review process, encompassing conditions which the Project shall comply with.

Other Criteria Pollutants

Construction and operation of the Project would not result in emissions that exceed the Santa Barbara County APCD's emission thresholds for any criteria air pollutant, and therefore would not expose sensitive receptors to substantial pollutant concentrations.

As residential and commercial use, the Project will not generate any objectionable odors during operation. The potential for odors is associated with vehicle and equipment exhaust during construction. Given the relatively short duration of construction and the fact that the Project site is not surrounded by a substantial number of people during construction hours, the Project will not create odor impacts considered significant.

The proposed project is consistent with the less than significant threshold criteria, as the project integrates best management practices and will comply with regulatory requirements for short- and long-term impact considerations. The proposed Project does not exceed and/or violate a standard, requirement, and/or plan, and no unique or special circumstances exist that would suggest the project may have a significant impact on air quality. Therefore, as indicated above by the air quality thresholds, the proposed Project can be considered to have a less than significant impact.

Water Quality

The Project will not result in significant water quality impacts as the Project would comply with the City of Goleta Municipal Code Section 15.09.290 during construction. The City's existing NPDES program requires preparation of an Erosion and Sediment Control Plan to outline project-specific Best Management Practices (BMPs) to control erosion, sediment release, and otherwise reduce the potential for discharge of pollutants in stormwater. The Project would not create substantial new impervious surfaces, and new sidewalks and gutters would comply with City of Goleta standards.

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in the proposed plan are in accordance with the current edition of the Santa Barbara County Project Clean Water's Stormwater Technical Guide. Four bioretention areas have been designed and incorporated into the project to decrease the post-project peak flow of runoff to that of the pre-project value for the 2-year through 100-year storm events. The program HydroCAD was used to determine the peak flow of runoff from the project site for various storm events for both pre- and post-project conditions.

The Project's proposed Stormwater Control Plan (SWCP) was accepted and deemed complete for entitlement application processing per the City's Public Works letter dated January 11, 2023.

The proposed project does not alter the course of a stream or river and/or substantially alter the existing drainage pattern of the site/areas. The proposed Project, through the incorporation of bioretention areas on-site, decreases the post-project peak flow of runoff to that of the pre-project value.

In the Environmental Thresholds Manual, Subsection 16.G.2 Less than Significant Impact indicates that "new development and redevelopment projects that incorporate into the project design construction best management practices (BMP) for erosion, sediment, and construction waste control and incorporate post-construction BMP to protect sensitive riparian or wetland resources, reduce the quantity of runoff, and treat runoff generated by the project to pre-project levels" as a less than significant type of project. The proposed project is consistent with this less than significant threshold criterion, as the project integrates bioretention and BMP to address construction and post-construction measures. With this guidance and threshold, the proposed project is considered to have a less than significant impact.

Utilities and Services

The existing parcel will be served by all required utilities and public services. The Goleta Water District has issued a Preliminary Water Service Determination letter dated March 2, 2022 confirming that the District currently has sufficient water

supply available to serve the proposed Project. The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

Exceptions to the Exemption

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of Mixed use as urban infill on commercially zoned land next to existing development does not constitute an unusual circumstance. 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. Additionally, the Project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

For all of the foregoing reasons, the entirety of the Project is exempt under the Class 32 exemption.

Conclusion:

Based on this analysis, the entirety of the Calle Real Mixed Use Project meets all criteria for the Class 32 Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. Furthermore, exceptions to the applicability of a Categorical Exemption, as specified in Section 15300.2(a) through (f) of the CEQA Guidelines, do not apply to the project. Therefore, the project is exempt from CEQA.

City of Goleta Contact Person and Telephone Number:

Christina McGuire, Associate Planner, (805) 961-7566

NOTICE OF EXEMPTION (NOE)

Lisa Prasse, AICP Current Planning Manager Date

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

EXHIBIT B

GENERAL PLAN/COASTAL LAND USE PLAN CONSISTENCY ANALYSIS FOR CALLE REAL MIXED-USE PROJECT CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN AT 6491 CALLE REAL

The Project (6491 Calle Real Conditional Use Permit and Development Plan, hereinafter "Calle Real Mixed-use Project") is consistent with the Goleta General Plan/Land Use Plan (GP/LUP) as follows:

Land Use Element (LU)

The entirety of the proposed Project and its uses are consistent with the guiding principles and goals of Chapter 2.0, Land Use Element, of the City's General Plan. The proposal is in compliance with the Land Use Plan Map (LU 1.1, Figure 2-1), with designation of Office Institutional (OI), which includes Mixed-use Residential with approval of a Conditional Use Permit. The Project's commercial office component is also one of the allowed uses in the OI zone.

Land Use (LU) Element Policy 4.3 *Office and Institutional* and Table 2-3 specify development standards including a Maximum Residential Density of 20 units/acre, Maximum Structure Height of 35 feet, and Maximum Lot Coverage Ratio of 40%. The physical development associated with the Project meets or exceeds these requirements. The Project's residential density is 26.4 units/acre, which is allowed per the State Density Bonus Law (SDBL) due to the 2 deed-restricted low-income units. Most portions of the Project's roof elements comply with the OI height standard of 35'; however, in a few areas, the roof elements exceed the height limit by 2' 2" (37'2") to accommodate roof features. The applicant has applied for a SDBL concession to accommodate this minor height increase. To deny the concession, the City would have to provide in writing a public health or safety problem or an environmental problem. However, the City has not identified a public health or safety concern, or an environmental problem resulting from the minor height increase and therefore the concession is acceptable. The Project's lot coverage is 21%, which is well under the maximum.

Further, the Office and Institutional category as stated in LU 4.3 is to "provide areas for existing and future office-based uses. [...] Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses." The office space is proposed to be either co-working space for tenants or used as an office which is consistent with this policy.

This Project is consistent with LU 1.10 *Multifamily Residential Development* for which the stated purpose is to "provide appropriate locations for Multifamily dwellings as well as allow development standards that allow creativity and diversity in design while

protecting health and safety." This project is in an appropriate location due to the zoning district and the varied existing uses on nearby properties. This site is located approximately 0.25 miles from nearby multi-family uses so the additional multiple family complex will not be out of character. The further criteria of LU 1.10(a – f) have been considered as the Project moved through completeness review and those criteria have been satisfied.

Consistent with LU 1.11, various alternative modes of travel, such as public transit, biking, and walking, have been integrated into the Project with the long-term and short-term bike parking and proximity to an MTD bus stop approximately half a mile away. Additionally, walking to Fairview Shopping center requires approximately half an hour, the Project is at the intersection of two Class II Bikeways, and several business parks with major area employers a one-mile walk away.

With respect to LU 1.8 *New Development and Neighborhood Compatibility* and LU 1.9 *Quality Design*, the Design Review Board (DRB) has found the project acceptable with conditions for the Project. The DRB found the Project design including landscaping to be appropriate and compatible with the neighborhood and held that it would contribute in a positive manner to the community's overall design and sense of place and scale. Further, the Calle Real Mixed-use Project circulation, site planning, and design are compatible with the adjacent developments.

Pursuant to LU 1.13, adequate infrastructure and services are available to serve the Project.

Open Space Element (OS)

The proposed project and uses are consistent with the guiding principles and goals of Chapter 3, the Open Space Element of the City's General Plan. In addition, the project is consistent with Open Space Policies OS 8.1, OS 8.3, OS 8.4, OS 8.6, OS 8.7, which are discussed below.

Given the location, scope, and nature of the proposed project, the Project would not create a demand for, nor increase the use of, existing park/recreational facilities or open spaces within the community or affect beach access. As such, the Project would not result in any significant effects on recreational facilities nor create any substantial new demand for public amenities. The project site is not located in the 100-year flood zone.

Open Space Policy OS 8 requires the protection of Native American/Paleontological Resources. As part of the Calle Real Mixed-use Project, a Phase I Archaeological Study was prepared in June 2022 and revised May 2023. Based on the recommendation of the report and meeting with tribal representatives Archaeological Monitoring during over excavation and the storm water basin will be required during ground disturbance activities out of respect and caution, the requirement for archaeological monitoring has been carried forward as a condition approval for the physical construction at the subject site.

To further ensure consistency with these General Plan policies, conditions of approval are proposed that address the unanticipated discovery of cultural or tribal cultural and paleontological resources during construction. The conditions require ground-disturbing work activities to be stopped if resources are encountered during soil disturbance until the find(s) can be evaluated. As conditioned, the Project is consistent with the Open Space Element policies for cultural and paleontological resources.

Conservation Element (CE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 4, Conservation Element of the City's General Plan. The project is also consistent with the following Conservation Element policies CE 10.1, 10.2, 10.3, 10.6, 10.7 and 10.8 and CE 15.3, which are discussed below.

Per Figure 4-1, Special-Status Species and Environmentally Sensitive Habitat Areas (ESHA) of the City of Goleta General Plan, the site does not contain special-status species. Additionally, the project site has no potential value as a habitat area for endangered, rare, or threatened species and is situated adjacent to similar developments within the urban context. The riparian corridor or creek that is closest to the project site is approximately 125 feet to the north, which is separated from the proposed Project by the existing Calle Real roadway. The proposed Project minimizes potential impacts to the maximum extent feasible with implementation of mitigation measures prior to and during construction.

The Project proposes Best Management Practices (BMP) for Stormwater Management consistent with CE 10.1, 10.2, 10.3, 10.6, 10.7 and 10.8 by incorporating bioretention basins, use of permeable materials, revegetation of disturbed areas, planting trees in the proposed parking lot areas, and providing required erosion control plans. The Project has adequate sanitary and waste disposal services, and the stormwater BMP measures will be maintained as required.

The Project is consistent with Policy CE 15.3 *Water Conservation* as the Project will use low-water plumbing fixtures, water-conserving landscaping, and low-flow irrigation.

Safety Element (SE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 5, Safety Element of the City's General Plan. The applicable Safety Element policies are SE1.3, SE 7.2, SE 9.8 which are discussed below.

Pursuant to General Plan Safety Element Policy SE 1.3, an Initial Site Assessment screening was conducted to determine the potential presence of hazards, including earthquake hazard zones; areas subject to tsunami run up, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; slopes averaging greater than 25 percent; unstable slopes; and flood hazard areas. No issues were identified that would make the Project a safety concern.

The Project is adequately served by fire protection services, and the Santa Barbara County Fire Department has reviewed and approved the access and circulation plan and has provided Conditions of Approval, pursuant to SE 7.2. The Project would comply with Fire Department standard conditions regarding circulation and access.

The Calle Real Mixed-use Project will not involve the routine transport, use, or disposal of hazardous substances, so the Project is consistent with the policies of SE 9.8.

The Project's site lies outside of the Santa Barbara Airport's noise exposure range as indicated in Figure 4-1 of the 2023 Adopted Airport Land Use Compatibility Plan (ALUCP), and it is located in Safety Zone 6 as indicated in Figure 4-2 of the ALUCP. Therefore, the ALUCP does not prescribe any density limitation regarding the number of people on this project site.

Visual and Historic Resources Element (VH)

The project is consistent with the objectives of section *VH 4.4 Multifamily Residential Areas and 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses*. The proposed project is located on a Designated Scenic Corridor and is consistent with the Visual and Historic Resources Element, namely Visual and Historic Resources Element Policies VH 1.1, VH 1.4, VH 1.5, VH 2.1, VH 2.3, VH 3.1, VH 3.3, and VH 3.4.

The General Plan/Coastal Land Use Plan Visual and Historic Element Policy VH 1.1 designates the nearby Lake Los Carneros, the more distant foothills, and the Santa Ynez Mountains as Scenic Resources. Views of these resources are currently available from the site and public rights-of-way from both Los Carneros Road and Calle Real adjacent to the project site. From the public roadway and sidewalks adjacent to the site, a portion of the views to the Santa Ynez Mountains are obscured by existing tree canopies. No other public views of natural landforms or open space are seen from the vicinity of the project site.

The City's Visual and Historic Resources Element Policy VH 2.1 identifies Los Carneros Road from Highway 101 to Cathedral Oaks as a Local Scenic Corridor. The proposed building would be located on the east side of the Los Carneros Road Local Scenic Corridor when traveling north as a pedestrian, by bicycle, or by car. Impacts to views northward along this Scenic Corridor would be considered are minimized due to the proposed building's location to the east of the view corridor.

The Applicant has provided a view study of the area and has installed story poles. These tools document that the project will not impact the nearby Scenic Resources and the project can be found consistent with the applicable policies as the development to the north is approximately the same height and the views to the mountains are maintained.

The project is consistent with the objectives of section VH 4.9 *Landscape Design* as the landscape plan was designed and considered as part of the development and conforms to the natural topography and there are no existing specimen trees. No trees are proposed for removal. The landscaping palette avoids invasive plants and utilizes native and drought tolerant vegetation with a range and density of plantings including groundcovers, shrubs, and trees in varying heights and species.

The project is consistent with Policy VH 4.11 *Parking Lots*, as adequate parking is provided in the quantity specified for the use and at dimensions and widths consistent with City standards, as prescribed by SDBL. Pedestrian circulation is integrated, adequate, and delineated to provide safe and convenient pedestrian links.

The project is consistent with Policy VH 4.12 *Lighting* as the proposed outdoor light fixtures are dark-sky compliant, downward facing, and shielded. The outdoor lighting proposed is minimal in terms of the number of fixtures and level of intensity, preventing light pollution. Further, the fixtures are of appropriate style and compatible with surrounding areas and architectural fabric of the area, which the DRB has reviewed and recommended approval.

Transportation Element (TE)

The proposed Project and uses are consistent with the guiding principles and goals of Chapter 7, Transportation Element, of the City's General Plan. The project is consistent with the following Transportation Element policies TE 3.3, TE 3.5, TE 4.1, TE 9.1, TE 9.2, TE 9.4, TE 9.5, TE 10.4, TE 11.4 and TE 12.1.a which are described below.

General Plan Policies TE 3.3 and TE 3.5 address major Principal Arterials (including Los Carneros Road) and Minor Arterial streets (including Calle Real) which serve the Project's site. Policy TE 4.1 sets Level of Service (LOS) Standard C for roadways and intersections, including the aforementioned Principal and Minor Arterials in the project vicinity. According to the Traffic and Vehicle Miles Traveled Analysis Study prepared for the Project by Associated Transportation Engineers (June 20, 2022), the Project will not degrade Principal or Minor Arterials, or intersection level LOS in the project vicinity and therefore the Project is consistent with the aforementioned Policies.

The Project is consistent with General Plan Policies TE 9.1, 9.2 and 9.4, in that sufficient and adequate off-street parking is provided for the Project in a combination of new on-site parking spaces. The Project is utilizing SDBL for the parking requirement.

Further, General Plan Policies TE 9.5, TE 10.4, TE 11.4 and TE 12.1.a relate to parking lot design, pedestrian facilities in new development, provision of bicycle parking, and the design of driveways and parking lots to minimize pedestrian conflicts with vehicles. The project is using an existing driveway curb cut installed by the City when the roundabout was constructed, and the driveway, parking lot, and buildings' entrances are designed to minimize pedestrian use of the parking lot, thereby reducing potential pedestrian conflicts. The Project provides long-term and short-term bicycle parking. For all these

reasons, the siting and design of the Project are consistent with the above referenced Transportation Policies.

Additionally, the proposed project is not in conflict with TE Figure 7-3 (Transportation Improvement Map), Figure 7-4 (Public Transportation System), Figure 7-5 (Pedestrian System Plan), or Figure 7-6 (Bikeways Plan Map).

Public Facilities Element (PF)

The Project is consistent with the Public Facilities Element and Public Facilities Policies PF 3.1 *Fire Protection*, PF 4.1 *Water Facilities and Service*, PF 4.2 *Sewer Facilities and Services*, PF 5.1 *Collaboration with School Districts*, PF 6.1 *Utilities*, and PF 9.7 *Essential Services for New Development.* These policies relate to the timing of new development to sync with the provision of essential public services such as water, sewer, fire, and school capacity. Given that this site is located in an urbanized area of the community, all of the necessary infrastructure exists adjacent to the site. Goleta Water District and Goleta West Sanitation District have indicated that there is sufficient capacity to serve this site. Further, Santa Barbara County Fire Department has indicated that they have capacity to serve the site, and Station 14 is located 0.2 miles to the north of the site so response time to any fire emergency would require only 1 minute of driving. The Project will not impact local schools as 14 new residential units would not significantly increase enrollment.

The proposed project will not result in any significant new demands on public facilities or services. Coordination with agencies providing public services has been performed throughout the review of this project. The project is designed to comply with fire safety design standards identified in the California Fire Code, as referenced by the Goleta Municipal Code, and Fire Department development standards. The Project would not result in any significant new demands on police or fire protection services.

Noise Element (NE)

The proposed project and uses are consistent with the guiding principles and goals of Chapter 9, Noise Element, of the City's General Plan. The project is consistent with Noise Element policies NE 1.5, NE 7.2, NE 2.7, NE 6.4, NE 6.5 which are shared below.

The Project is not expected to generate excessive operational noise based on the proposed use of the property for Multifamily Residential and Commercial Office. The construction of the development may increase ambient noise in the area during the short-term construction period.

The project would not result in impacts related to noise however the tenants may be exposed to noise from U.S. 101 given its proximity. The project site is split across the 60 dBA and 65 dBA noise levels generated by the U.S. 101, as illustrated in the City's General Plan Figure 9-3: Future Noise Contours-Roadways (2030). As indicated in Figure 9-4: Future Noise Contours – Airport (2025) and Railroad (2030), the project site is not within one of the identified future noise levels associated with these two facilities. The City's Noise Element in Table 9-2: Noise and Land Use Compatibility Criteria

demonstrates that a multifamily residential use is conditionally acceptable within the 60-65 dBA noise level range.

Consistent with Policy NE 1.5, the new construction proposed at this site shall include appropriate sound attenuation measures, such as insulation, dual paned windows, glazing, etc., to reduce interior noise levels as a condition of construction. Additionally, a fence along N. Los Carneros Road and landscaping shall provide a buffer to roadway traffic, per Policy NE 7.2. The roundabout at the N. Los Carneros Road and Calle Real intersection provides an existing traffic calming measure to help reduce speeds and noise levels adjacent to the project site, pursuant to Policy NE 2.7. The project will be subject to Policies NE 6.4 and NE 6.5 which restrict construction hours and construction equipment operation/specifications.

As discussed above, the proposed project does not exceed standards established in the City's General Plan or noise regulations.

Housing Element (HE)

The Project is consistent with the City's adopted 2023-2031 Housing Element. The Project location is identified as site V16 in Table 10A-28 of the Housing Element Technical appendix in the City's adopted 2023-2031 Housing Element. In addition, the site is categorized in the Housing Element at a density of 20 dwelling units per acre, which would yield a maximum of 11 units for the site. This Project is utilizing SDBL and proposes to construct 14 dwelling units, which would be a density of 26.4 units per acre. Based on the City's inclusionary requirements, the project is required to provide 2.8 units as affordable units. To satisfy this requirement, 2 of the 14 units will be deed-restricted low-income units and the Applicant will make an in-lieu payment for the remaining fractional requirement.

The objective of policy HE 2 *Facilitate New Housing Development to Meet Growth Needs for Persons of All Income Levels* is "to facilitate a variety of residential development types commensurate with the City's Regional Housing Needs Allocation (RHNA) and needs of the local workforce, designed to be compatible with and enhance Goleta's neighborhoods and the community as a whole." The proposed Project will support this objective due to the addition of housing and the provision for two (2) low-income dwellings.

ZONING CONSISTENCY ANALYSIS

ORDINANCE REQUIREMENTS	PROPOSED PROJECT	CONSISTENCY WITH STANDARDS
17.09.030 Front Yard Setback applicable to Calle Real: Fifteen (15) feet from the property line	26'11"	Yes
17.09.030 Interior Side Setback (East): Fifteen (15) feet from the property line **Trash enclosure may be located within interior side setback (17.24.140 (B) (2) (b)**	74'10" for building 6' for trash enclosure.	Yes
17.09.030 Street Side Setback applicable to Los Carneros: Fifteen (15) feet from the property line	21'6"	Yes
17.090.030 Rear Yard Structure Setback (South): Fifteen (15) feet from the property line	15'	Yes
17.09.030 Maximum Lot Coverage: 40%	21%	Yes
17.09.030 Maximum Dwelling Unit Density (units/acre): 20 Dwelling units per acre	26 dwelling units/ acre	Yes* 30% density bonus per State Density Bonus Law G.C. 65915 providing two (2) low income units
17.09.030 Maximum Building Height: Maximum height of 35'	37'2"	Yes * Utilizing State Density Bonus Law Concession to increase maximum height

17.09.030 Minimum Landscaping: 10% required	22%	Yes
17.07.050(B)(1) Common Open Space: 100 square feet per unit 14 units = 1,400 square feet	1,400 square feet total	Yes
17.07.050(B)(2)(a)and(b) Restricted Open Space: 200 s.f. for units on ground; **and** **60 s.f. for units without floor area on the ground story**	4 ground floor units: 200 s.f. 10 second story units : s.f.	Yes
17.38 Parking: Total Auto Spaces: State Density Bonus Law Gov Code §65915(p) mandates no more than one parking space for one-bedroom units. One space per 300 SF for commercial use.	Total Provided: 20 spaces (18 for residential and 2 for commercial)	Yes*
EV Charging Spaces: 2	Provided: 2 spaces	Yes
ADA Spaces: 2	Provided: 2 spaces	Yes
Van Spaces: 1	Provided: 1 space	Yes
Long-term Bicycle Spaces: 14	Provided: 16	Yes
Short-Term Bicycle Spaces: 6	Provided: 10	Yes

17.090.030 **Limitations on Curb Cuts:** One per parcel unless a need is demonstrated	Using the 1 existing curb cut	Yes
17.24.210 **Vision Clearance:** No structure or vegetation in excess of 3 feet within the "triangle" as defined in Section 17.24.210	No wall, fence or landscaping will exceed a height of 3 feet with the defined triangle.	Yes
17.24.170 **Screening of Mechanical Equipment:** All mechanical equipment must be screened from public view.	Mechanical equipment is located on the roof of the buildings and is surrounded by a screen wall on all sides that is integrated into the building.	Yes
17.24.140 **Trash Enclosures:** Must be located outside of front & street setbacks and required parking & landscape areas.	The trash enclosure is located in the northeastern corner of the property where trash collection is easily accessible. They will be within a solid enclosure structure. Per 17.24.140(B)(2)(b) since not abutting an "R" Zone District parcel trash enclosure may be located within interior side setback.	Yes
17.35 **Parking Lot Lighting:** Must not exceed 20 feet in height. The light level at property lines must not exceed 0.1 foot candles.	Proposed parking lot lights are on 12 Foot poles. The foot candle at the property lines does not exceed 0.1 foot candles.	Yes
17.30.070 **ESHA:** The Streamside Protection Buffer is 100 feet	The closest structure to Riparian Habitat is 125 feet.	Yes

17.38.110 Parking Area Design and Development Standards **J. Heat Island Reduction.** In order to reduce ambient surface temperatures in parking areas, at least 50 percent of the areas not landscaped must be shaded, of light-colored materials with a Solar Reflectance Index of at least 29, or a combination of shading and light-colored materials.	Concession requested.	Yes, based on using a State Density Bonus Concession

Conditions of Approval
6491 Calle Real Mixed-Use Project
Conditional Use Permit 22-0001-CUP
Development Plan Case No. 22-0005-DP
Design Review Board Case No. 23-0028-DRB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), 6491 Calle Real Partners, LLC, ("Property Owner" and RRM Design Group, applicant (collectively hereinafter referred to as "Permittee") agrees to the following conditions for the City's approval of Case Nos. 22-0001-CUP, 22-0005-DP, and 23-0028-DRB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director.

A. AUTHORIZATION

1. This Conditional Use Permit, Case No. 22-0001-CUP, this Development Plan, Case No. 22-0005-DP, this Design Review Board, Case No. 23-0028-DRB, authorizes implementation of plans stamped "APPROVED", dated _____, and attached/subject to these Conditions of Approval set forth below, including specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

   The Project description is as follows:

   Proposal to construct a new three-story mixed-use building on a vacant 0.53-acre lot proposed as a Housing Accountability Act housing development project. The building would total 14,257 square-feet, comprising 1) one commercial office space of 585 square feet; plus 2) 14 one-bedroom residential units totaling 11,520 square feet; and 3) 2,152 square feet of common areas dedicated to residential use. This project is using State density bonus law (SDBL) to increase the density, to reduce parking requirements (adhering to parking numbers per SDBL), to receive a concession from the City's parking lot heat island requirements, and seek a height waiver to increase the building height by 2.5 feet.

   The 14 residential units would range in size from 694 to 979 square feet. Each residential unit will have a private patio or balcony associated with the unit. An approximately 585-square-foot patio would be shared between the commercial and residential tenants and 3,454 square feet of outdoor area would be shared by

residents only. Parking includes 20 uncovered automobile parking spaces plus 10 short-term and 16 long-term bicycle parking spaces. The project includes a trash enclosure and other site amenities. The project will be all-electric, and no gas connection is proposed.

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project. Any deviations from the Project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project. Any deviation determined to not be in substantial conformance with the Project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project made without the above-described review and approval of the City is a violation of this permit.

3. Approval of the Development Plan will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the Project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the Project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified Project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

4. Should the Project construction be phased, all unbuilt portions of the approved Development Plan shall expire at the same time as the Development Plan or two years from the date of issuance of the Building Permits, whichever occurs later, unless prior to the expiration date, substantial physical construction has been completed on the unbuilt portion of the development.

5. This Development Plan shall become effective upon the date of Planning Commission action on the Development Plan.

6. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with Development Plan, are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

7. On the date that a subsequent Development Plan and/or Conditional Use Permit is approved for this site, any previously approved but unbuilt plans become null and void.

8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved Development Plan. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and

landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.

9. Any proposed deviations from the Project Plans, Project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the Project approval will constitute a violation of the permit approval. The plans labeled Project Plans with date July 5, 2023 are herein incorporated by reference.

10. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.

11. The Project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), Project description and the conditions of approval including all related covenants and agreements.

12. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

13. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the Project description of this Development Plan.

14. Permittees agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the City's approval of the Development Plan ("DP") and Conditional Use Permit ("CUP") and project design attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceeding regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs"), and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.

15. In the event than any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court

of competent jurisdiction or threatened to be filed, this approval must 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 Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

B. AGENCY REQUIREMENTS

16. **Santa Barbara County Fire Department (SBCFD)**: Comply with all conditions and requirements outlined in the letter dated August 22, 2022, Santa Barbara County Fire Department letter to the satisfaction of the SBCFD prior to issuance of a building permit.

17. **Goleta Water District (GWD).** Comply with all conditions and requirements outlined in the letter dated March 2, 2022, of GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.

18. **Goleta West Sanitary District (GWSD).** Comply with all of the conditions and requirements outlined in the letter dated September 22, 2022, of Goleta West Sanitary District to the satisfaction of the GWSD, including securing sewer service connections prior to issuance of grading permits.

19. **Air Pollution Control District (APCD).** Comply with all suggested Conditions and requirements in the letter dated July 27, 2022, including District Authority to Construct permits.

C. CITY DEPARTMENT- PUBLIC WORKS

Prior to the Issuance of the Zoning Clearance the following requirements must be met unless otherwise specified the Applicant/Permittee must:

DRAINAGE

20. Comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011, available on the City's web site.

21. Obtain approval of a Hydrology and Hydraulics Study from the Public Works Director or designee. The study must

Use the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.

A. Indicate drainage flows to be anticipated from the entire watershed within which the development location.
B. Show drainage across property lines shall not exceed that which existed prior to grading unless the Property Owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
C. Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
D. Be prepared, signed, and stamped by the Registered Engineer in California.

Prior to Zoning Clearance, the Applicant/Permittee must:

22. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee. The Owner/Applicant shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing" Stormwater Control Measures (SCMs):

    A. Surfaced based SCMs including but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
    B. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA) Class V Injection Well.
    C. Clearly identify and design a non-erosive emergency overland escape route from any proposed SCMs as needed.

23. Secure approval of a **Stormwater Facilities Operation and Maintenance (O&M) Plan** for all parcels from the Public Works Director or designee. The Owner/Applicant/Owner shall submit a O&M Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no

amendments are needed prior to Owner/Applicant request for Final Occupancy Clearance(s).

24. Submit the **Stormwater Data Sheet Application** (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan.

25. Submit and secure approval of an **Erosion and Sediment Control (E&SC) Plan** from the Public Works Director or designee for all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.

26. Secure approval of a **Drainage and Stormwater Facilities Agreement (Maintenance Agreement)** for all parcels concurrently from the Public Works Director or designee and execute the Maintenance Agreement, in a form approved by the City Attorney. The Maintenance Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater facilities in perpetuity. The Maintenance Agreement shall include all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Maintenance Agreement will be based on procedures and information outlined in the O&M Plan. The Maintenance Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Maintenance Agreement shall be signed by the Property Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the PCRs Resolution. The Maintenance Agreement shall be recorded with the County of Santa Barbara. The Property Owner shall provide a signed, and notarized Maintenance Agreement to the City for final review and acceptance by the City prior to recordation. The Property Owner is responsible for all of the costs associated with the preparation and recordation of said Maintenance Agreement. Supporting documentation for the Maintenance Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be

submitted to the City for review prior for acceptance prior to inclusion in said Maintenance Agreement.

Prior to obtaining Grading/Building Permit, the Owner/Applicant must:

27. Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee. Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

28. The following shall be identified on the Building or Grading Plans:

A. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office. Survey monuments that control the location of subdivisions, tract boundaries, roads, streets, or highways or provide horizontal or vertical survey control shall be surveyed and documented in accordance with Section 8771 of the Land Surveyor's At. Preliminary copies of pre- and post- construction Corner Records shall be provided to the City as evidence of compliance with the Land Surveyor's Act.
B. Indicate all Rights-of-Way Easements and Monuments
C. Provide official documentation approving use of an easement from all utilities that have easement rights for the use of the applicable easements.
D. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.
E. To ensure compliance with City Engineering Design Standards and the current version of ADA standard/ regulations, the construction of the new

curb opening/driveway approach, curb outlet storm drain, and sidewalk improvement on Calle Real must adhere to these requirements.

F. The landscape along the Calle real frontage of the Project site should be maintained at a height of 3.5 feet in order to meet the sight distance looking west along the curve.

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:

29. Comply with City Resolution No. 15-46, Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations.

30. If necessary, submit for and secure approval of a Haul Permit (50 Cubic Yards or more) from the Public Works Director or designee. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:

A. The proposed haul routes
B. The proposed location for placement of export material.
C. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
D. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
E. Measures to ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
F. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

Pre-Construction, the Applicant/Permittee must:

31. Hold a Pre-Construction Meeting with Public Works staff to discuss stormwater BMPs and to coordinate inspection of all Stormwater Control Measures (SCMs) including Underground Injection Control (UICs) installed during construction.

32. Provide the Public Works with a schedule 2 weeks in advance of the SCMs including

Surface Basin, Subsurface Well, Fluid Distribution System/Galleries including UICs and/or Infiltration Trench installations, so Public Works can inspect and verify subgrade and subsequent construction details for all SCMs.

During Construction, the Project Applicant/Permittee must:

33. Ensure ongoing compliance with the E&SC Plan and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to the Public Works Department.

34. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.

35. Ensure the use of the SCMs during active construction should be documented within the E&SC Plan as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

A. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog;
B. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog;
C. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
D. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the

contractor will restore the native soil infiltration rates through ripping or disking.

Prior to Issuance of the Final Certificate of Occupancy , the Applicant/Permittee must:

36. Pay all required City Development Impact Fees as specified in Conditions.

37. Schedule a Final Construction Inspection and PCR Field Verification Inspection:

A. Final Construction Inspection – Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.

B. Final PCR Field Verification Inspection – The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection.

38. Complete the SWCP Certification of Approval and submit the following support documentation:

A. Record Drawings/As-Built Site Plans – The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
B. Quality Assurance/Quality Control Summary Checklist
   i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
   ii. SCM Basin Dimensions and Depths;
   iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials)
   iv. Material Submittals for Liner and Geotextile Materials which may be invoices;

v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans

C. Stormwater Control Plan (Resubmittal, if As-Builts)
D. Operation & Maintenance Plan (Resubmittal, if As-Builts)
E. If the requirements of this condition are not completed at time of Certificate of Occupancy, then Applicant/Owner shall furnish to the City a $5,000 cash deposit, to the Public Works Director, guaranteeing the completion of this condition. The cash deposit will be returned once this condition has been met or the cash deposit will be used to complete this condition.

39. Submit a Waste Reduction and Recycling Summary (WRRS) to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved

40. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built Plans and Quality Assurance testing information and results.

41. Complete all encroachment permits for public improvement and associated As-Built Plans shall be submitted electronically to the Public Works Director or designee. The As-Built Plans shall incorporate all changes and/ or revisions.

D. CITY DEPARTMENT CONDITIONS – PLANNING AND ENVIRONMENTAL REVIEW DEPARTMENT

AFFORDABLE HOUSING CONDITIONS

42. Of the fourteen (14) housing units in the project, two (2) one-bedroom units must be designated and operated as Below-Market Rate (BMR) Units for a period of fifty-five (55) years, in compliance with the City's most current Affordable Housing Policies and Procedures Manual and with the following:

a. The BMR Units must be reserved for occupancy by Low Income households with gross household incomes which do not exceed the Low Income limit, adjusted by household size, updated and published annually by the California Department of Housing and Community Development (HCD).

b. The BMR Units must be leased and occupied by qualified tenant households no later than six (6) months after the issuance of the Certificate of Occupancy for the last non-BMR Unit.

c. For the initial leasing only, a public housing lottery will be used to select the occupant households of the BMR Units.

d. The maximum monthly rent amounts will be set initially in compliance with the most current Affordable Housing Policies and Procedures Manual and the Maximum Rent Amounts published on the City's website. Annually thereafter, the maximum monthly rent amounts will be adjusted with the annual publication of Area Median Income (AMI) by HCD.

43. Prior to building-permit issuance for construction of the proposed buildings, the Applicant/Permittee shall prepare an Inclusionary Housing Plan, which shall include a description and site plan of the project, identification of the BMR Units, and floor plans and specific information for the BMR Units (i.e., income category, square footage, bedroom count, amenities). The plan shall be submitted to Housing Program staff for review and must be approved before the building permit(s) for the non-BMR Units can be finalized.

Prior to building-permit issuance for construction of the proposed buildings and at least six (6) months prior to the commencement of any advertisement or marketing of the BMR Units, the Applicant/Permittee shall prepare a Marketing Plan and Tenant Selection Plan, in compliance with the City's Affordable Housing Policies and Procedures Manual, and submit both documents to Housing Program staff for review. Housing Program staff shall review the Marketing Plan and Tenant Selection Plan, and the plans must be revised as necessary, resubmitted, and approved by Housing Program staff before advertisement of the BMR Units may begin.Prior to issuance of the first Zoning Clearance (either grading or construction of the proposed buildings), the Applicant/Permittee must execute and record on property title a "Regulatory Agreement and Declaration of Restrictive Covenants" in a form prepared by the City to formalize and govern the operation and maintenance of the BMR Units throughout the 55-year term of affordability, which shall not commence until both BMR Units are occupied. The costs associated with the review of the regulatory agreement will be at the Applicant/Permittee's sole expense, and the agreement must be approved by the City Manager and City Attorney.

GENERAL CONDITIONS

44. The Applicant/Permittee is responsible for ascertaining and paying all City Development fees, including without limitation, fire facility fees, library fees, park fees, police services fees, public administration fees, and transportation fees as required by the GMC, in effect at time of payment. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs") and the Applicant/Permittee has 90 days after the imposition of the fees to protest fees.

The Applicant/Permittee must pay all applicable development impact fees and other contributions for the Project in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Applicant/Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. At the Permittee's discretion, the Applicant/permittee may choose to pay the below listed fees at any time, but no later than the time frame specified.

FEE 14 Dwelling Units	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility	$951/DU	$13,314	CO/FI	City
Library	$788/DU	$11,032	CO/FI	City
Park fee	$8,979/DU	$125,706	CO/FI	
Public Administration	$2,531/DU	$35,434	CO/FI	City
Transportation (7 PM Peak Hour Trips, residential only)	$14,068	$98,476	CO/FI	City
Storm Drain	$2,949/DU	$41,286	CO/FI	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
Bicycle and Pedestrian	$2,536/DU	$35,504	CO/FI	City
TOTAL	—	$360,812	—	—

*14 Dwelling units proposed
DU = Dwelling Unit BP = Building Permit KSF = 1,000 Square Feet CO = Certificate of Occupancy FI = Final Inspection

FEE 585 SF of Office	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility	$1,199/ KSF	$701.42	CO/FI	City

Library	$231/KSF	$135.14	CO/FI	City
Park fee	$2,857/KSF	$1,671.35	CO/FI	
Public Administration	$742/KSF	$434.07	CO/FI	City
Transportation (4 PM Peak Hour Trips, Office only)	$14,068	$56,272	CO/FI	City
Storm Drain	$3,019/KSF	$1,766.12	CO/FI	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
Affordable Housing Development Fee Program (Office)	$8,283/KSF	$4,845.56	CO/FI	City
Bicycle and Pedestrian	$743/KSF	$434.66	CO/FI	City
TOTAL	—	$66,260.32	—	—

*585 Square feet of Office,
DU = Dwelling Unit BP = Building Permit KSF = 1,000 Square Feet CO = Certificate of Occupancy FI = Final Inspection

45. Residential Affordable Housing In-Lieu Fees need to be paid by CO; however, they may not be paid any earlier than Building Permit Issuance.

    The applicant will satisfy the City's Inclusionary Housing requirement for the project by providing two (2) Low-Income units onsite with a deed restriction of 55 years and paying the fractional remainder (0.2) as an In-Lieu Fee equal to its percentage of the project's total Inclusionary requirement (2.2) times $11.60 per square foot of living space. The Residential Affordable Housing In-Lieu Fee is $11,329.

46. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director's approval.

47. The Applicant/Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the Project.

48. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Applicant/Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director. Both the grading and the building plans must denote that any portion of the site with archaeological sensitivity cannot be used as parking/storage of construction workers vehicles, construction equipment, stockpiling, or construction materials storage, etc., to the satisfaction of the Planning and Environmental Review Director.

49. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of Project approval. As the Project meets the threshold outlined in Chapter 17.34 of the GMC regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

50. Before the start of any work on-site, the Applicant/Permittee must conduct a pre-construction meeting that includes the Applicant/Permittee, Project superintendent, architect, contractors, subcontractor, as well as City representatives from the Planning and Environmental Review and Public Works Departments and including all elements included in the Mitigation Monitoring and Reporting Program.

51. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.

52. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this Project must comply with the requirements of Section 35-281 Article III of the City's Inland Zoning Ordinance.

53. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

54. The Applicant/Permittee, including all contractors and subcontractors, shall limit construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the

City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

55. The 585 square foot office component of the Mixed-Use Development is required to be provided and maintained on the site and is not allowed to be converted to a residential use unless the standards of the OI land use designation are changed. The residential component is only allowed through the approval of the Conditional Use Permit because of the office component.

56. Prior to the issuance of a Zoning Clearance, the Applicant/Permittee must:

A. Provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Applicant/Permittee and Property Owner agrees to comply with the Project description, approved exhibits and all conditions of approval. All costs associated with the preparation, review and recordation of the Agreement to Comply with Conditions are the sole responsibility of the Applicant/Permittee.

B. Secure Final Design Approval from the Design Review Board (DRB) regarding building design, landscaping and irrigation, lighting, site improvements including utilities, and address the conditions for approval from the DRB meeting of July 25, 2023 as feasible. The items for DRB review include:

i. Revise the architectural, site, and/ or landscaping plans to address the July 25, 2023 DRB conditions regarding:

a. Study relocating or screening infrastructure items at northwest corner of the site.
b. Reconsider color palette of the project.
c. Restudy pitched roofs.
d. Study South elevation.
e. Integrate the downspouts into building and painted to match wall color.
f. Better integrate the stair on north elevation with the building.
g. Revisit stormwater connection.
h. Consider removing bocce ball court and moving bike parking to south of building, and options for an access gate near southwest corner.
i. Reconsider specific plant selections.
j. Better integrate bike storage.

ii. The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the Project design

and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition.

The irrigation plan must demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.

Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

C. Applicant/Permittee must enter into a Landscape Maintenance Agreement with performance securities, in a form approved by the City Attorney, to maintain required landscaping and water-conserving irrigation systems for at least a 3-year period. All expenses associated with the development, review and recordation of the Landscape Maintenance Agreement are the sole responsibility of the Applicant/Permittee.

D. Enter into an agreement with the City regarding compliance monitoring and submit the fees cover full costs of compliance monitoring. All costs associated with the development, review, and execution of the compliance monitoring contract is the sole responsibility of the Applicant/Permittee.

E. Submit a composite utility plan to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.

F. Provide trash/recycling enclosures that are compatible with the architectural design of the Project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by tenants and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on Building Project plans. The enclosures are required to be approved by the City Design Review Board (DRB).

G. Construction Monitoring Plan: The Applicant/Permittee, at its sole expense, must retain a City-qualified archaeologist and local Chumash Native American observer to monitor during over-excavation and excavation of the storm water basin. Filed notes generated by the local Chumash Native American observer shall be made available upon request to the extent that the information is not considered confidential under applicable law. A construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring treatment plan shall describe the following:

   a. Specifications that during over-excavation and excavation of the storm water basin shall be monitored by a City-qualified archaeologist and a Chumash Native American observer;

   b. Qualifications and organization of monitoring personnel;

   c. Procedures for notifying the City and other involved or interested parties in case of a new discovery;

   d. Procedures that would be used to record, evaluate, and mitigate new discoveries with minimum of delay;

   e. Procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial -associated artifacts. The City-qualified archaeologist and Chumash Native American observer shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery. In the highly unlikely event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code section 5097.97 and 5097.98, would apply; and

   f. Results of the monitoring program shall be documented in a report after completion of all ground disturbing activities.

A contract for the Construction Monitoring Plan, including identification of the City-qualified archaeologist and Chumash Native American observer, shall be approved by the City prior to the issuance of any Zoning Clearance issued for the project.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance.

H. Discovery of Cultural Resources: If archaeological resources are encountered during grading, work must be stopped immediately or redirected until the City -

approved archaeologist and local Chumash Native American observer can evaluate the significance of the find pursuant to the investigation standards set forth in the City Archaeological Guidelines. The appropriate actions and Reports would be required and funded funded by the Applicant/Permittee.

The identification of the City-qualified archaeologist and Chumash Native American monitor shall be approved by the City prior to the issuance of the Zoning Clearance. The monitors must be onsite during all project excavation, grading or other soil disturbance.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance.

I. Design the buildings to comply with all GMC standards and conditions for the attenuation of interior noise to the satisfaction of the Planning and Environmental Review Director.

57. Prior to construction and ongoing during grading and construction activities, the Applicant/Permittee must:

A. Promptly remove any graffiti at the Project site.

B. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Applicant/Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or Project approval. Such clearance must indicate that the Applicant/Permittee has satisfied all pre-construction conditions.

C. Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust leaving the site.

D. Contact PER compliance monitoring staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by PER compliance monitoring staff and attended by all parties deemed necessary by the City, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

E. Meet the following standards:

i. Prevent construction and/or employee trash from blowing offsite by:

ii. Provide covered receptacles on-site before commencement of any grading or construction activities;

iii. Coordinate trash pick up waste weekly or more frequently as directed by the City;

iv. Designate and provide to the Planning and Environmental Review Director the name and contact information of the Project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determined necessary by Planning and Environmental Review Director.

v. Ensure that public sidewalks remain open at all times.

vi. Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.

vii. Reduce NOx emissions during construction by limiting the operation of heavy duty construction equipment to no more than 5 pieces of equipment at any one time if possible.

viii. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.

ix. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators if possible.

x. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.

xi. Configure construction parking to minimize traffic interference to the satisfaction of Public Works Director.

xii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g. flag persons) to the satisfaction of the Public Works Director.

xiii. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.

xiv. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.

xv. Install catalytic converters on equipment if feasible.

xvi. Equip equipment with two to four -degree engine time retard or pre-combustion chamber engines if feasible.

xvii. Use methanol or natural gas powered mobile equipment and pile drivers instead of diesel equipment if feasible.

58. Prior issuance of a Certificate of Occupancy/Final Building Inspection clearance:

A. Install all required Trash enclosures, landscaping and irrigation, lightings, and building elements in accordance with approved plans.

B. Screen all mechanical equipment in accordance with approved plans

C. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the Project (red is prohibited) in accordance with approved plans.

D. Pay all adopted impacts fees for the Project including but not limited to Fire, Parks and Recreation, Transportation, Library, Public Administration, Storm Drain, Bicycle and Pedestrian and Affordable Housing Development Fee Program in effect at the time unless previously pad.

E. Remove temporary construction driveway if one is installed.

F. Pay all required development compliance monitoring fees and complete construction in accordance with approved plans including design, colors and materials.

By signing this document, the undersigned certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

DocuSigned by:
Ben Williams
11871331BCA544E...

9/25/2023

Benjamin Williams, Partner of 6491 Calle Real Partners, LLC Date

-End of Development Plan and Conditional Use Permit Conditions -

ATTACHMENT B

APPLICANT'S RESPONSE TO DRB CONDITIONS

Memorandum

Date: July 22nd, 2025	
To: Christina McGuire	Organization: City of Goleta
From: Brian Launder	Title: Project Architect
Project Name: Calle Real Mixed Use 22-0005-DP AND 22-0001-CUP	Project Number: 1956-04
Topic: Narrative of Changes & DRB Meeting Minute Responses	

Since the project was last seen at Design Review Board the following changes have been made in response to DRB Comments and the implementation of the Goleta Reach code.

- Pitched roofs at third story portion of building switched to parapets
- Bump out created at southwest corner of the building
- Change of stair layout at north portion of building
- Color and material changes
- Updates to parking lot/trash enclosure to accommodate Goleta Reach Code EV requirements (no changes in parking count)
- Updates to site amenities and long term bike parking to better comply with Goleta Municipal Code (no changes to bike parking count)

Responses to Final Meeting Minutes for DRB Preliminary hearing on July 25th, 2023, below.

a) Transformer to remain in same location for access, shrubs provided to help screen infrastructure
b) Color palette revised to provide a more colorful and earthy palette that we think compliments the surrounding buildings and area
c) Rear building revised to parapets only, pitched roofs to remain at front for variety and to speak to the residential character of the building
d) Bump out added at southwest corner to add articulation and interest to south elevation
e) Downspouts and leader boxes to be painted to match surrounding building color
f) Stair relocated to open up northeast corner and commercial portion of the building
g) Stormwater connection and post-construction requirements will be met through required building and public works plan check review.
h) Part of long-term bike storage moved to south of the building, access gate to Los Carneros added on west side of the property
i) Plant palette revised

j) Bike parking was relocated slightly to better comply with Goleta Municipal Code requirements. Bike parking as discussed on July 25, 2023 was infeasible as a covered overhang is not allowed to project into the rear setback.

ATTACHMENT C

DRB MINUTES JULY 25, 2023

MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING

Tuesday, July 25, 2023

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Dennis Whelan (Architect)
Karis Clinton (Landscape Professional)
Martha Degasis (Landscape Professional)
Cecilia Brown (At Large Member)
Jonathan Eymann (At Large Member)
James King (At Large Member)
Elizabeth White (Alternate)

Mary Chang, Secretary
Deborah S. Lopez, City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Branch called the meeting to order at 3:02 P.M., followed by roll call of the Design Review Board, and the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present:	Chair Branch, Board Member Whelan, Board Member Clinton, Board Member Brown, Board Member Eymann, Board Member King
Board Members absent:	Board Member White, Board Member Degasis

Staff present: Christina Mcguire, Associate Planner, Lisa Prasse, Current Planning Manager and Liana Campos, Deputy City Clerk

PUBLIC FORUM

None.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

Ms. McGuire announced no changes to the agenda.

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 559 Windsor Avenue (APN 077-321-004)
Residential Addition and exterior renovations and California Environmental Quality Act Notice of Exemption utilizing Section 15301
Case Nos. 22-0046-LUP, 22-0024-DRB

DRB ACTIONS FOR CONSIDERATION:
1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301(e) addition to the residence and exterior renovations as Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

Staff Report 22-0046-LUP

Att A - Findings

Att B - Notice of Exemption

Att C - Project Plans

Att D - Project Photos

Att E - Biological Site-Specific Study Report

No site visit and no ex parte discussion reported by Member King. Site visit and no ex parte discussion reported by Chair Branch, and members Whelan, Brown, Eymann, and White.

Staff Speaker: Christina McGuire, Associate Planner

Plans were presented by Gregory C. Jenkins, Architect for Jerry and Weiling Baltes, property owners.

Public Speakers: None
Member Clinton entered the meeting at 3:08 p.m.

MOTION: Board Member Whelan moved, Seconded by Board Member King, Member Whelan moved, seconded by Member King to:
1. Recommend approval DRB and CEAQ Findings as provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301(e) addition to the residence and exterior alterations balcony as Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve the project as presented.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Board Member Whelan, Board Member Clinton, Board Member Brown, Board Member Eymann, Board Member King. Noes: None. Absent: Board Member White, Board Member Degasis

C. CONCEPTUAL/PRELIMINARY REVIEW

C.1 6491 Calle Real (APN 077-160-066)Calle Real Mixed-Use ProjectCase Nos. 22-0005-DP, 22-0001-CUP

DRB ACTIONS FOR CONSIDERATION: 1. Conduct Conceptual Design Review and if appropriate recommend Preliminary Design approval to the Planning Commission based on the Findings provided in Attachment A.

Staff Report 22-0005-DP

Att A - Findings

Att B - Draft Notice of Exemption

Att C - Project Plans

Public Comment No.1

Public Comment No.2

Public Comment No.3

Public Comment No.4

Public Comment No.5

Public Comment No.6

Public Comment No.7

Public Comment No.8

Public Comment No.9

Public Comment No.10

Site visit and no ex parte discussion reported by Chair Branch and members Whelan, King, Brown, Eymann, Clinton and White. Site visit and ex parte discussion reported by Member Clinton.

Staff Speaker: Christina McGuire, Associate Planner and Lisa Prasse, Current Planning Manager.

The plans and a presentation entitled "6491 Calle Real Mixed-Use Conceptual and Preliminary Design Review Design Review," dated July 25, 2023, were presented by Elijah Pierce, Tony Tomasello, Brian Launder, Lance Wierschem, of RRM Design Group.

Public Speakers:
Matt Brady, SAMsARA Wine Company, raised concerns about the lack of parking and the changes to the view corridor.

Preston Angel, Founder of Captain Fattys Brewery, spoke in support of the project however raised concerns about the lack of parking.

Evan Strenk, Captain Fattys Brewery, raised concerns about the housing density related to available parking spaces and spoke to the need for a guest policy and parking permits. Mr. Strenk also noted pedestrian safety issues for the additional proposed driveway exit location.

All public comment received posted online: Michael Kelly, Nancy Szulczewski, Glenn Bjorkman, Jay F Collins, Susan Braden, Sarah McLean, Sarah McLean, Lee Ann Palmer, Cathleen Stanger, Bill Woodbridge and Don and Judy Johnson.

MOTION: Member Whelan moved, seconded by Member Clinton to:

1. Recommend Preliminary Approval to the Planning Commission and
2. Recommend Adopt DRB and CEQA Findings as provided as Attachment A and Attachment B;

With the following conditions: Revise the architectural, site, and/ or landscaping plans to address the J

a. Relocating or screening infrastructure items at northwest corner of the site.
b. Reconsider color palette of the project.
c. Restudy pitched roofs.
d. Study South elevation.
e. Integrate the downspouts into building and painted to match wall color.
f. Better integrate the stair on north elevation with the building.
g. Revisit stormwater connection.
h. Consider removing bocce ball court and moving bike parking to south of building, and options for an access gate near southwest corner.
i. Reconsider specific plant selections.
j. Better integrate bike storage.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Members Whelan, Clinton, Brown, Eymann, King, and White. Noes: None. Absent: Member Degasis

D. ANNOUNCEMENTS BY MEMBERS AND STAFF

Lisa Prasse, Current Planning Manager, announced a Joint City Council/Planning Commission meeting would take place on Tuesday, July 25, 2023 at 5:30 p.m. on the Housing Element.

E. ADJOURNMENT

MEETING ADJOURNED AT 4:53 P.M.

ATTACHMENT D

DIRECTOR DECISION LETTER DATED JANUARY 23, 2025

CITY COUNCIL

Paula Perotte
Mayor

Stuart Kasdin
Mayor Pro Tempore
District 4

Luz Reyes-Martín
Councilmember
District 1

James Kyriaco
Councilmember
District 2

Jennifer Smith
Councilmember
District 3

CITY MANAGER
Robert Nisbet

January 23, 2025

Ben Williams
6491 Calle Real Partners, LLC
1933 Cliff Drive, Suite 2
Santa Barbara, CA 93109

RE: Conditional Use Permit appertaining to the Mixed-Use Project located at 6491 Calle Real; APN 077-160-066 Case Nos. 22-0005-DP, 22-0001-CUP, 23-0028-DRB, 22-0009-PCO (SB330), 24-0003-TEX;

Dear Ben Williams:

The project located at 6491 Calle Real and referenced above was approved by the Planning Commission on September 11, 2023, via Resolution 23-06. The entitlements approved were DRB Preliminary Review, a Major Conditional Use Permit (CUP) and a Development Plan for the Project. A CUP was originally needed because, at the time of approval, mixed-use projects required approval of a CUP in the OI Zone District. However, the City since amended Title 17 on April 2, 2024, via City Council Ordinance 24-01, to remove the Conditional Use Permit requirement for mixed-use developments in Commercial zones. This amendment implemented Housing Element 2023-2031 Subprograms HE 2.1(g), 2.1(h), and 2.1(i).

The original approval initial expiration dates by case:

1. Case No. 23-0028-DRB. Preliminary Review approval had an one-year approval period with an expiration date of September 11, 2024, per Goleta Municipal Code (GMC) 17.58.100(A).
2. Case No. 22-0001-CUP. Conditional Use Permit had an 18-month approval period with an expiration date of March 11, 2025, per GMC 17.57.060.
3. Case No. 22-0005-DP. Development Plan has a five-year expiration date of September 11, 2028, per GMC 17.59.050.

Current Project expiration dates as of date of this letter:

1. Case No. 23-0028-DRB was granted a one-year time extension of the Preliminary Review approval per GMC Section 17.58.100(A)(1) by the Planning and Environmental Review Director on August 20, 2024. The Preliminary Review approval now expires on **September 11, 2025**. Final Review will need to be secured before this date as there are no other time extensions applicable to this approval.
2. Per Ordinance 24-01, a Conditional Use Permit is no longer required for the mixed-use development project. All CUP conditions are already incorporated into the associated Development Plan conditions of approval.
3. Case No. 22-0005-DP continues to have an expiration date of **September 11, 2028**.

The Project description is as follows:
Proposal to construct a new three-story mixed-use building on a vacant 0.53-acre lot proposed as a Housing Accountability Act housing development project. The building was approved with a total 14,257 square feet, comprising 1) one commercial office space of 585 square feet; plus 2) 14 one-bedroom residential units totaling 11,520 square feet; and 3) 2,152 square feet of common areas dedicated to residential use. This project is using State density bonus law (SDBL), which allowed the approval of density, reduction in parking requirements (adhering to parking numbers per SDBL), received a concession from the City's parking lot heat island requirements, and received a height waiver to increase the building height by 2.5 feet.

The 14 residential units are approved with a size range from 694 to 979 square feet. Each residential unit will have a private patio or balcony associated with the unit. An approximately 585-square-foot patio will be shared between the commercial and residential tenants and 3,454 square feet of outdoor area will be shared by residents only. Parking includes 20 uncovered automobile parking spaces plus 10 short-term and 16 long-term bicycle parking spaces. The project includes a trash enclosure and other site amenities. The project will be all-electric with no gas connection.

The Project's Development Plan is the overarching entitlement/permit and a CUP is no longer required for this Project with the adoption of Ordinance No. 24-01. Therefore, the Development Plan expiration date of September 11, 2028 applies, as described above, and an extension of the CUP expiration date is not needed. All terms and conditions of the original permits continue to apply.

Please contact Christina McGuire, Associate Planner, at (805) 961-7566 or cmcguire@cityofgoleta.org with any questions.

130 Cremona Drive, Suite B, Goleta, CA 93117 P 805.961.7500 F 805.685.2635 www.cityofgoleta.org

Sincerely,

Peter Imhof
Director, Planning and Environmental Review Department

cc: Lisa Prasse, Current Planning Manager
Mary Chang, Supervising Planner
Winnie Cai, Deputy City Attorney
Rachel Hollander, RRM Design Group
Case Files 22-0001-CUP, 22-0005-DP, 23-0028-DRB,24-0003-TEX

130 Cremona Drive, Suite B, Goleta, CA 93117 P 805.961.7500 F 805.685.2635 www.cityofgoleta.org

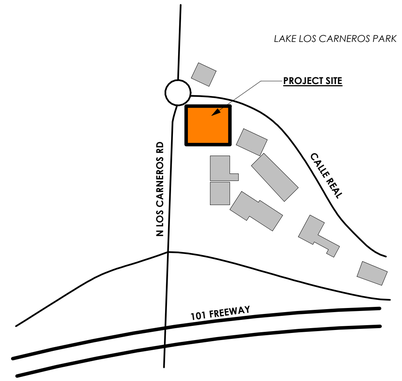
ATTACHMENT E

PROJECT PLANS

CALLE REAL MIXED USE

6491 CALLE REAL, GOLETA, CA 93117

VICINITY MAP



PROJECT GENERAL NOTES

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF RRM AND MAY NOT BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT.

THESE NOTES APPLY TO ALL PORTIONS, PHASES AND SUBCONTRACTORS OF THIS PROJECT.
APPLICABLE CODES AND STANDARDS:

- *2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.*
- *2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICIES AND STANDARDS.*
- *CURRENT CITY OF GOLETA MUNICIPAL CODE.*

1. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
2. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH, EXTERIOR DIMENSIONS ARE TO STRUCTURAL FACE OF CONCRETE SLAB AND/OR SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
3. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
7. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
8. CONTRACTOR SHALL PROVIDE FOR PROTECTION AND SAFETY: RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE-EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.).
9. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
10. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
11. A SEPERATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPRICAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO ENSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
12. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
13. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
14. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
15. PROVIDE FIRE ALARM SYSTEM. FIRE ALARM SYSTEM SHALL ACTIVATE UPON FIRE SPRINKLER SYSTEM OPERATION.

PROJECT DIRECTORY

APPLICANT
6491 CALLE REAL PARTNERS, LLC
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UTILITIES

WATER AND SEWER SERVICE	GOLETA WATER DISTRICT
ELECTRICAL SERVICE	SOUTHERN CALIFORNIA EDISON
TELEPHONE SERVICE	FRONTIER
GARBAGE SERVICE	MARBORG
CABLE SERVICE	COX

PROJECT INFORMATION

PROJECT SCOPE:

1. ABOVE AND BELOW GRADE EXCAVATION AND CONSTRUCTION OF A 2 STORY MIXED USED BUILDING WITH 14 UNITS AND 585 SF COMMERCIAL SPACE
2. ALL SITE WORK WITHIN THE PROPERTY LINE.
3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

DESCRIPTION:

THE PROPOSED PROJECT IS A MIXED USE DEVELOPMENT INCLUDING 14 ONE-BEDROOM RENTAL APARTMENTS AND ONE COMMERCIAL TENANT SPACE. THE RESIDENTIAL UNITS VARY IN SIZE, RANGING FROM 694 SF TO 979 SF. THE RESIDENTIAL SF TOTALS APPROXIMATELY 13,816 SF AND THE COMMERCIAL SF TOTALS 585 SF. EACH RESIDENTIAL UNIT WILL HAVE A PATIO OR BALCONY ASSOCIATED WITH THE UNIT. AN APPROXIMATE 585 SF PATIO IS LOCATED ADJACENT TO THE COMMERCIAL TENANT SPACE. 20 PARKING SPACES ARE PROVIDED ON-SITE. A TRASH ENCLOSURE WILL BE PROVIDED ON-SITE WITHIN THE PARKING AREA. THE PROPOSED PROJECT INCLUDES TWO (2) DEED RESTRICTED AFFORDABLE UNITS AND A DENSITY BONUS AND CONCESSIONS PURSUANT TO CAL GOV CODE 65915. THE PROJECT CASE FILES ASSOCIATED WITH THE DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT ARE 22-0005-DP AND 22-0001-CUP.

CONCESSIONS (PER GOVERNMENT CODE 65915)**:**

1) ELIMINATION OF HEAT ISLAND EFFECT REDUCTION/SHADING REQUIREMENTS, PER GMC 17.38.110.J

WAIVERS (PER GOVERNMENT CODE 65915(e))

1) INCREASE OF THE MAXIMUM HEIGHT TO 37'-2"

SITE INFORMATION:

STREET ADDRESS:	6491 CALLE REAL, GOLETA, CA 93117
APN:	077-160-066
ZONING:	OI (OFFICE/INSTITUTIONAL)
LOT SIZE:	23,092 SF (0.53 ACRES)
LAND USE:	OI (OFFICE/INSTITUTIONAL)
EXISTING USE:	VACANT
PROPOSED USE:	MIXED USE

FLOOR AREA RATIO
MAXIMUM FAR:
PROPOSED FAR: F.A.R = 15,977 SF / 23,019 SF = .7

REQUIRED SITE AREAS QUANTITY(SF) % OF NET

MAX LOT BUILDING COVERAGE: 40%

LANDSCAPING REQUIRED: 10%

REQUIRED PRIVATE OPEN SPACE:
GROUND FLOOR UNITS: MIN. 200 SF/UNIT
UPPER FLOOR UNITS: MIN. 60 SF/UNIT

REQUIRED COMMON OPEN SPACE: 1,400 SF (100 SF PER UNIT x 14 UNITS)

LOT COVERAGE

BUILDING:	6,130 SF / 26 %
HARDSCAPE/PAVING:	11,367 SF / 49 %
LANDSCAPE:	5,595 SF / 25 %

PROVIDED PRIVATE OPEN SPACE: 1,466 SF
GROUND FLOOR UNITS: 200 SF/UNIT
UPPER FLOOR UNITS: 81 SF/UNIT
*REFERENCE SHEETS A-401, 402 & 403 FOR UNIT PLANS

PROVIDED COMMON OPEN SPACE: 2,802 SF
*REFERENCE SHEET AS-101 FOR SITE PLAN

SETBACKS

	REQUIRED	*PROPOSED*
FRONT (CALLE REAL):	15'-0"	25' - 11"
INTERIOR SIDE (EAST):	15'-0"	74' - 10"
STREET SIDE (LOS CARNEROS):	15'-0"	21'-6"
REAR (SOUTH):	15'-0"	15'-0"

BUILDING INFORMATION:

NUMBER OF STORIES:	3
OCCUPANCY GROUP:	R-2,B,M
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	NFPA 13
MAX. HEIGHT ALLOWED: (PER 2022 CBC TABLE 504.3)	60'-0"
MAX. HEIGHT ALLOWED: (PER CITY OF GOLETA)	35'-0"
MAX. HEIGHT PROPOSED:	37'-2"
ROOF RATING:	
HIGH FIRE ZONE:	No

FLOOR AREA CALC

FLOOR AREA BREAKDOWN:

RESIDENTIAL UNITS:	11,895	SF
RESIDENTIAL COMMON SPACE:	1,921	SF
COMMERCIAL OFFICE:	585	SF
TOTAL FLOOR AREA SF:	**14,401**	**SF**
FIRE RISER CLOSET & ELEC. RM:	229	SF*
FLOOR	**SQ FT**	
GROUND FLOOR	5,114	SF
SECOND FLOOR	5,486	SF
THIRD FLOOR	3,801	SF
TOTAL SF:	**14,401**	**SF**

FLOOR AREA CALCS BASED ON RULES OF MEASUREMENT PER GOLETA ZONING CODE 17.03.070.

*NOTE: THIS SQUARE FOOTAGE IS EXCLUDED FROM THE FLOOR AREA PER GOLETA ZONING CODE 17.03.070B

UNIT BREAKDOWN

(6) - 1 BEDROOM UNITS 679 AVG. SF (UNIT TYPE A)
(2) - 1 BEDROOM UNITS 698 SF EACH (UNIT TYPE B)
(6) - 1 BEDROOM UNITS 946 SF EACH (UNIT TYPE C)

14 RESIDENTIAL UNITS TOTAL
2 DEED RESTRICTED AFFORDABLE UNITS (INCLUSIVE)
4 ADAPTABLE GROUND FLOOR UNITS (INCLUSIVE)

FLOOR AREA CALCS BASED ON RULES OF MEASUREMENT PER GOLETA ZONING CODE 17.03.070.

NOTE: THIS SQUARE FOOTAGE INCLUDES UNDER ROOF BALCONY SPACE AND EXCLUDES WATER HEATER/LAUNDRY CLOSET

PARKING CALCULATIONS

TOTAL PARKING REQUIRED: 16 UNCOVERED
(2) COMMERCIAL
(14) RESIDENTIAL

TOTAL PARKING PROVIDED: 20 UNCOVERED
(1) COMMERCIAL OFFICE ADA SPACE
(1) RESIDENTIAL ADA SPACE
(5) EV CHARGING SPACES
(1) RESIDENTIAL EV ADA SPACE (INCLUSIVE)
(14) EV RECEPTACLE SPACES

TOTAL BIKE PARKING REQUIRED: 6 SHORT TERM/14 LONG TERM

TOTAL BIKE PARKING PROVIDED: 10 SHORT TERM/16 LONG TERM

REFERENCE SHEET AS-101 SITE PLAN FOR FURTHER DETAILS

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS
2. FIRE ALARM
3. SOLAR PV

NOTE:
ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL COMFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFFERED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

rrm design group
rrmdesign.com | (805) 543-1794

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NOT FOR CONSTRUCTION

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

TITLE SHEET

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET G-001

DRB FINAL REVIEW SUBMITTAL

7/22/2025 3:48:06 PM
Autodesk Docs://1956_Calle Real Mixed Use/1956_Calle Real Mixed Use_2025_Central.rvt

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LI101 IRRIGATION PLAN
LI501 IRRIGATION DETAILS
LI502 IRRIGATION DETAILS
LP001 PLANTING NOTES & SCHEDULE
LP101 PLANTING PLAN
LP501 PLANTING DETAILS

Grand total: 89

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CONSULTANT

AGENCY

DRB FINAL REVIEW SUBMITTAL

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

SHEET INDEX

NO.	REVISION	DATE
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PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
G-002

7/22/2025 4:57:30 PM
Autodesk Docs://1956_Calle Real Mixed Use/1956_Calle Real Mixed Use_2025_Central.rvt

GENERAL NOTES

1. ALL HORIZONTAL CEILING DRYWALL APPLIED TO TRUSSES SHALL BE 5/8" GYPSUM BOARD.
2. ALL EXTERIOR WINDOWS PER OWNER SPECS. REFER TO PLANS FOR SIZE AND EXTERIOR ELEVATIONS FOR ALL GRIDS & COLORS.
3. WATER HEATER: (REFER TO BUILDING ANALYSIS REPORT)
   a. HOT WATER INLET AND OUTLET PIPES INSULATED: EXTERNALLY WRAPPED WITH R-4 OR GREATER (FIRST 5 FEET IN UNCONDITIONED SPACES).
   b. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
   c. COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
   d. CLEARANCES PER MANUFACTURE REQUIREMENTS.
   e. THE BURNERS AND BURNER IGNITION DEVICES SHALL BE LOCATED 18" ABOVE THE GARAGE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT *(NFPA54:9.1.10.2)* ***(2022 CPC SEC. 507.13)***
   f. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION; STRAPPING SHALL BE WITHIN UPPER 1/3 & LOWER 1/3 OF TANK. LOWER STRAP 4" ABOVE CONTROLS. ***(2022 CPC SEC. 507.2)***
   g. WHEN INSTALLED IN A GARAGE THE WATER HEATER SHALL BE GUARDED AGAINST DAMAGE. ***(2022 CPC SEC. 507.13.1)***
4. PROVIDE WATER RESISTIVE BARRIER. WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING, BARRIER SHALL COMPLY WITH ***2022 CBC SECTIONS 2510.6.1*** OR ***2510.6.2.***
5. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT ***(2022 CMC SEC. 504.4)***
6. ALL MANUFACTURED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS.
7. SHOWERS AND TUB-SHOWER COMBINATIONS: CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES ***(2022 CPC SEC. 408.3)***
8. PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. ***(2022 CBC 2406.4.5)***
9. HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL CONFORM TO ***CALGREEN SEC. 4.507.2.***
10. PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE SIDE OF WALLS AND CEILINGS COMMON TO DWELLING AND COVER ALL BEAMS & POSTS. AS WELL AS SOFFITS & FURRED SPACES. ALSO AT UNDERSIDE OF ACCESSIBLE UNDER STAIR AREAS. ONE HOUR CONSTRUCTION FOR ALL WALLS & SOFFITS.

SITE ACCESSIBILITY

ACCESSIBLE PATH OF TRAVEL

1. THE ACCESSIBLE ROUTES OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES, SURFACE IS STABLE AND SLIP RESISTANT. THIS PATH SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN AND PROTRUDING OBJECTS GREATER THAN A 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80", PER ***2022 CBC 11B-402***
2. ACCESSIBLE ROUTES SHALL BE PROVIDED WHERE REQUIRED BY ***2022 CBC SECTION 11B-206.2***. EXISTING BUILDINGS AND FACILITIES SALLY COMPLY WITH ***2022 CBC 11B-202***.
3. SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (***2022 CBC 11B-206.2.1)***
4. WITHIN A SITE. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE EXCEPT AS NOTED PER ***2022 CBC 11B-206.2.2***
5. FLOOR AND GROUND SURFACES: FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT PER ***2022 CBC 11B-302.1.*** OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL, PER ***CBC 2022 11B-302.3***
6. CHANGES IN LEVELS: VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. ***2022 CBC 11B-303, 11B-303.2 & 11B-303.3***
7. PROTRUDING OBJECTS: PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH CBC 11B-307. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" AFF OR GROUND SHALL PROTRUDE 4" MAXIMUM INTO THE CIRCULATION PATH. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAXIMUM. ***2022 CBC 11B-307.2***
8. FREE STANDING OBJECTS MOUNTED ON POSTS SHALL OVERHANG CIRCULATION PATHS 12" MAX WHEN LOCATED 27" MIN AND 80" MAX AFF. WHERE A SIGN OR OBSTRUCTION IS MOUNTED BTWN POSTS AND THE CLEAR DISTANCE BTWN POSTS IS GREATER THAN 12", THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27" MAX OR 80" MIN AFF. ***2022 CBC 11B-307.3***

PARKING SIGNAGE

1. ALL SIGNAGE SHALL NOT ENCROACH IN THE ACCESSIBLE PATH OF TRAVEL. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION ***CBC 2022 11B-703.7.2.1.*** SEE ALSO ***CBC 2022 11B-502.6***
2. PARKING IDENTIFICATION SIGNS AT ACCESSIBLE STALLS AND VAN ACCESSIBLE STALLS SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. ***2022 CBC 11B-502.6.3***
3. AN ADDITIONAL SIGN SHALL BE POSTED IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. ***2022 CBC 11B-502.8***
   1. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. ***2022 CBC 11B-502.8.1***
   2. ***2022 CBC 11B-502.8.2:*** THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____." BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. (TOWING COMPANY'S NAME AND TELEPHONE NUMBERS MUST BE PROVIDED ON SIGN).

PARKING GROUND SURFACE IDENTIFICATION:

1. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES: ***CBC 2022 11B-502.6.4***
   a. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION ***CBC 2022 11B-703.7.2.1*** IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. ***CBC 2022 11B-502.6.4.1***
   b. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION ***CBC 2022 11B-703.7.2.1*** A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. ***CBC 2022 11B-502.6.4.2***

SOLAR READY REQUIREMENTS

PER: 2022 CeNC SEC. 110.10(B) THROUGH SEC. 110.10(D)

(B) SOLAR ZONE.

1. **MINIMUM SOLAR ZONE AREA**. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL 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 SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE 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.

   B. MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING OR ON THE ROOF OR OVERHANG OF ANOTHER STRUCTURE LOCATED WITHIN 250 FEET OF THE BUILDING OR ON COVERED PARKING INSTALLED WITH THE BUILDING PROJECT, AND SHALL HAVE A TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA OF THE BUILDING EXCLUDING ANY SKYLIGHT AREA. THE SOLAR ZONE REQUIREMENT IS APPLICABLE TO THE ENTIRE BUILDING, INCLUDING MIXED OCCUPANCY.

   EXCEPTION 1 TO SECTION 110.10(B)1B: HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES, AND NONRESIDENTIAL BUILDINGS WITH A PERMANENTLY INSTALLED SOLAR ELECTRIC SYSTEM HAVING A NAMEPLATE DC POWER RATING, MEASURED UNDER STANDARD TEST CONDITIONS, OF NO LESS THAN ONE WATT PER SQUARE FOOT OF ROOF AREA.

   EXCEPTION 2 TO SECTION 110.10(B)1B: HIGH-RISE MULTIFAMILY BUILDINGS, HOTEL/MOTEL OCCUPANCIES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM COMPLYING WITH SECTION 150.1(C)8BIII.

   EXCEPTION 3 TO SECTION 110.10(B)1B: BUILDINGS WITH A DESIGNATED SOLAR ZONE AREA THAT IS NO LESS THAN 50 PERCENT OF THE POTENTIAL SOLAR ZONE AREA. THE POTENTIAL SOLAR ZONE AREA IS THE TOTAL AREA OF ANY LOW-SLOPED ROOFS WHERE THE ANNUAL SOLAR ACCESS IS 70 PERCENT OR GREATER AND ANY STEEP-SLOPED ROOFS ORIENTED BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH WHERE THE ANNUAL SOLAR ACCESS IS 70 PERCENT OR GREATER. SOLAR ACCESS IS THE RATIO OF SOLAR INSOLATION INCLUDING SHADE TO THE SOLAR INSOLATION WITHOUT SHADE. SHADING FROM OBSTRUCTIONS LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING SHALL NOT BE INCLUDED IN THE DETERMINATION OF ANNUAL SOLAR ACCESS.

   EXCEPTION 4 TO SECTION 110.10(B)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS WITH ALL THERMOSTATS IN EACH DWELLING UNIT ARE DEMAND RESPONSE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY. IN ADDITION, EITHER A OR B BELOW:

   A. IN EACH DWELLING UNIT, COMPLY WITH ONE OF THE FOLLOWING MEASURES:
      I. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS OR A WHOLE-HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR; OR

      II. INSTALL A HOME AUTOMATION SYSTEM THAT COMPLIES WITH SECTION 110.12(A) AND IS CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS; OR

      III. INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES; OR

      IV. INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

   B. MEET THE TITLE 24, PART 11, SECTION A4.106.8.2 REQUIREMENTS FOR ELECTRIC VEHICLE CHARGING SPACES.

   EXCEPTION 5 TO SECTION 110.10(B)1B: BUILDINGS WHERE THE ROOF IS DESIGNED AND APPROVED TO BE USED FOR VEHICULAR TRAFFIC OR PARKING OR FOR A HELIPORT.

2. **AZIMUTH RANGE**. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL HAVE AN AZIMUTH RANGE BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH.

3. **SHADING.**

   A. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.

   B. ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, 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.

   EXCEPTION TO SECTION 110.10(B)3: ANY ROOF OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING, THAT IS ORIENTED NORTH OF ALL POINTS ON THE SOLAR ZONE.

4. **STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS**. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.

   NOTE: SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

(C) INTERCONNECTION PATHWAYS.

1. THE CONSTRUCTION DOCUMENTS SHALL 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.

2. FOR SINGLE-FAMILY RESIDENCES AND CENTRAL WATER-HEATING SYSTEMS, THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.

(D) DOCUMENTATION. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

ENERGY CODE MANDATORY FEATURES

1. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WETHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION ***(2022 CEnC SEC. 110.7)***
2. ATTTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE ***(2022 CEnC SEC. 150.0(a)3)***
3. PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER PER LUMINAIRE OR EXHAUST FAN. NIGHT LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS ***(Exception 2 to 2022 CEnC SEC. 150.0(k)1A)***
4. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A. ***(2022 CEnC 150(k)1A)***
5. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. ***(2022 CEnC 150(k)1E)***

STAIRS AND HANDRAILS NOTES

1. VERIFY ALL DIMENSIONS AND FIELD VERIFY EXTERIOR FINISH GRADE ELEVATIONS AT EACH BUILDING FOR EACH STAIR
2. HANDRAIL: HEIGHT SHALL BE MIN. 34", MAX. 38" ABOVE STAIR NOSING. ***(2022 CBC SEC.1014.2)***
3. THE HAND GRIP PORTION OF THE HANDRAIL SHALL BE: TYPE 1: A MINIMUM DIAMETER OF 1-1/4" AND A MAXIMUM DIAMETER OF 2" IN CROSS SECTION DIMENSION ***(2022 CBC SEC. 1014.3.1)*** OR TYPE 2: A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE ***(2022 CBC SEC. 1014.3.2)***. THE GRIP SHALL BE 1-1/2" CLEAR FROM WALL. ***(2022 CBC SEC. 1014.7)***
4. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS WHERE REQUIRED BY ***2022 CBC 11B 505.2.*** HANDRAILS AT ONE SIDE SHALL BE PERMITTED AS ALLOWED BY ***2022 CBC 1011.11 EXCEPTION 1***
5. HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING. ***(2022 CBC SEC. 1014.4, EXC. 1)***
6. EXCEPT AS NOTED PER ***2022 CBC 1014.6***, WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12" MIN BEYOND THE TOP AND BOTTOM OF RAMP RUNS.
7. HEADROOM: PROVIDE A MINIMUM OF 80" (6'-8") CLEAR ABOVE ALL PORTIONS OF THE STAIRS AND LANDINGS. THIS DIMENSION SHALL BE MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. ***(2022 CBC SEC. 1011.3)***
8. GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY. ***(2022 CBC SEC. 1015.3)***
9. FOR REQUIRED GUARDS, INTERMEDIATE MEMBERS SHALL BE SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. ***(2022 CBC SEC. 1015.4)***
10. FOR OCCUPANCIES IN GROUP R-3, AND WITHIN INDIVIDUAL DWELLING UNITS IN OCCUPANCIES IN GROUP R-2, GUARDS ON THE OPEN SIDES OF STAIRS ALSO SERVING AS A HANDRAIL SHALL BE NOT LESS THAN 34" OR MORE THAN 38". ***(2022 CBC SEC. 1015.3, EXC. 2)***
11. USABLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1/2" TYPE X GYPSUM BOARD OR ANOTHER ACCEPTABLE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ***(2022 CBC SEC. 1011.7.3, EXC)***
12. MINIMUM TREAD DEPTH SHALL BE 10" (INTERIOR OF UNITS) AND 11" (EXTERIOR OF UNITS) ***(2022 CBC SEC. 1011.5.2, EXC. 3),*** MAXIMUM VARIATION OF 3/8" ***(2022 CBC SEC. 1011.5.4)***
13. MAXIMUM RISE SHALL BE 7.75" (INTERIOR OF UNITS) AND 7" (EXTERIOR OF UNITS).***(2022 CBC SEC. 1011.5.2, EXC. 3).*** MAXIMUM VARIATION OF 3/8" ***(2022 CBC SEC. 1011.5.4)***
14. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A MINIMUM CLEAR WIDTH OF 36". ***(2022 CBC SEC. 1011.2, EXC. 1)***
15. RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE LESS THAN 1/16" AND NOT GREATER THAN 9/16". ***(2022 CBC SEC. 1011.5.5)***
16. NOSING PROJECTIONS: THE LEADING EDGES OF TREADS SHALL NOT BE MORE THAN 1 1/4" BEYOND THE TREAD BELOW. ***(2022 CBC SEC. 1011.5.5.1)***
17. EXTERIOR LANDING OF EXTERIOR STAIR SHALL NOT HAVE A SLOPE OF MORE THAN 1/4" PER FOOT FOR DRAINAGE. COORDINATE WITH CIVIL DWGS.
18. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MIN OF 2" WIDE TO A MAX OF 4" WIDE PLACED PARALLEL TO , AND NOT MORE THAN 1" FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. ***(2022 CBC 11B-504.4.1)***

ROOF VENTILATION NOTES

*PER **2022 CBC SECTION 1202.2.1 & 1202.2.2***

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW.
2. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1-INCH SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.
3. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
4. THE NET-FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
5. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
7. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH SHALL BE PERMITTED.
8. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4-INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16-INCH AND NOT MORE THAN 1/4-INCH.

FIREBLOCKING/DRAFTSTOPPING NOTES

1. FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH ***2022 CBC SECTION 718***.
2. FIREBLOCKING SHALL COMPLY WITH ***SECTION 718.2.***
   A. ***SECTION 718.2.1*** - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
      1. TWO-INCH NOMINAL LUMBER
      2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
      3. ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
      4. ONE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
      5. ONE-HALF-INCH GYPSUM BOARD
      6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
      7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
      8. CELLULOSE INSULATION TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
      9. MASS TIMBER COMPLYING WITH SECTION 2304.11.
   B. ***SECTION 718.2.2*** - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      1. VERTICALLY AT CEILING AND FLOOR LEVELS
      2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
   C. ***SECTION 718.2.3*** - FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND SIMILAR.
   D. ***SECTION 718.2.4*** - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH ***2022 CBC SECTION 1011.7.3***
   E. ***SECTION 718.2.5*** - FIREBLOCKING OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
   F. ***SECTION 717.2.5.1*** - FACTORY-BUILT CHIMNEY AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
3. DRAFTSTOPPING IN FLOOR/CEILING SPACES SHALL COMPLY WITH ***SECTION 718.3.***
   A. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES WHERE REQUIRED BY ***SECTION 708.4.2***. IN OTHER THAN GROUP R OCCUPANCIES, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE FLOOR/CEILING ASSEMBLIES SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1,000 SQUARE FEET.

      EXCEPTION: BUILDINGS EQ

DOORS

1. EGRESS DOORS ***(2022 CBC 1010.1)***
   a. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF ***2022 CBC 1010.1***
   b. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREAS CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY ***(2022 CBC 1010.1.2.1)***
   c. ALL EXTERIOR DOOR LANDINGS ARE TO BE NOT MORE THAN 2% IN RUNNING AND CROSS SLOPE ***(2022 CBC1010.1.4)***
   d. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. DOOR LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" EXCEPT AS NOTED PER ***2022 CBC 1010.1.5.***
   e. EGRESS DOORS SHALL BE READILY OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT EXCEPT AS SPECIFICALLY PERMITTED PER ***2022 CBC 1010.2.***
   f. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION EXCEPT AS NOTED PER ***2022 CBC 1010.2.1.***
   g. SWINGING DOORS SERVING A GROUP H OCCUPANCY AND SWINGING DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E *OCCUPANCY ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY* E, I-2 OR I-2.1 *OCCUPANCIES* SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE EXCEPT AS NOTED PER ***2022 CBC 1010.2.9***.
   h. EXIT OR EXIT ACCESS DOORS SERVING TRANSFORMER VAULTS, ROOMS DESIGNATED FOR BATTERIES OR ENERGY STORAGE SYSTEMS, OR MODULAR DATA CENTERS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE.
      ROOMS CONTAINING ELECTRICAL EQUIPMENT RATED 800 AMPERES OR MORE, THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES AND WHERE THE EXIT OR EXIT ACCESS DOOR IS LESS THAN 25 FEET (7620 MM) FROM THE EQUIPMENT WORKING SPACE AS REQUIRED BY NFPA 70, SUCH DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. ***(2022 CBC 1010.2.9.2)***
   i. REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES AT EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS SHALL COMPLY WITH ***2022 CALIFORNIA REFERENCED STANDARDS CODE SFM STANDARD 12-10-202***
      - HARDWARE SHALL HAVE A SMOOTH FINISH WITH NO SHARP OR BURRED EDGES
      - LEVER-ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR FACE
2. ACCESSIBILITY REQUIREMENTS AT DOORS, DOORWAYS, AND GATES ***(2022 CBC 11B-404)***
   a. MINIMUM CLEAR WIDTH AT ACCESSIBLE DOORS IS 32" MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES ***(2022 CBC 11B-404.2.3)***
   b. MANEUVERING CLEARANCES SHALL COMPLY WITH ***(2022 CBC 11B-404.2.4)***. REFER TO PLANS FOR MINIMUM CLEARANCES
   c. THRESHOLDS SHALL BE 1/2" HIGH MAX ***(2022 CBC 11B-404.2.5)***; REFER TO DOOR DETAILS
   d. MAXIMUM DOOR OPENING FORCE OF 5 LBS. AT EXTERIOR AND INTERIOR DOORS, AND AS ALLOWABLE BY THE ADMINISTRATIVE AUTHORITY AT FIRE DOORS (NOT TO EXCEED 15 LBS). ***(2022 CBC 11B-404.2.9)***
   e. HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE ***(2022 CBC 11B-404.2.7 AND 2022 CBC 11B-309.4)***
   f. OPERABLE PARTS SHALL BE BETWEEN 34 INCHES AND 44 INCHES ABOVE THE FLOOR ***(2022 CBC 11B-404.2.7)***
   g. CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM ***(2022 CBC 11B-404.2.8.1)***
   h. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FF OR GROUND SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE EXCEPT AS NOTED ***PER 2022 CBC 11B-404.2.10***
3. OPENING PROTECTIVES AND FIRE DOOR ASSEMBLIES ***(2022 CBC 716 AND NFPA 80)***
   a. FIRE DOORS SHALL COMPLY WITH THE PROVISIONS OF ***2022 CBC 716 AND NFPA 80***
   b. FIRE DOORS SHALL BE LATCHING AND SELF- OR AUTOMATIC-CLOSING PER ***2022 CBC 716.2.6.1***
   c. SIDE-HINGED DOORS SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C ***(2022 CBC 716.2.1.1)***
   d. UNLESS OTHERWISE SPECIFICALLY PERMITTED, SINGLE SIDE-HINGED SWINGING FIRE DOORS AND BOTH LEAVES OF PAIRS OF SIDE-HINGES SWINGING FIRE DOORS SHALL BE PROVIDED WITH AN ACTIVE LATCH BOLT THAT WILL SECURE THE DOOR WHEN IT IS CLOSED ***2022 CBC 716.2.6.2***
   e. FIRE DOOR ASSEMBLIES REQUIRED TO HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES WHERE LOCATED IN CORRIDOR WALLS OR SMOKE BARRIER WALLS HAVING A FIRE-RESISTANCE RATING IN ACCORDANCE WITH TABLE 716.1(2) SHALL BE TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C WITHOUT THE HOSE STREAM TEST EXCEPT AS NOTED PER ***2022 CBC 716.2.2.1***
   f. FIRE DOOR ASSEMBLIES THAT SERVE AS SMOKE AND DRAFT CONTROL ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH UL 1784 ***(2022 CBC 716.2.1.4)***
   g. FIRE DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR OR FRAME ***2022 CBC 716.2.9***
   h. SMOKE AND DRAFT CONTROL DOORS COMPLYING WITH UL 1784 SHALL BE LABELED IN ACCORDANCE WITH SECTION ***2022 CBC 716.2.9.1*** AND SHALL SHOW THE LETTER "S" ON THE FIRE RATING LABEL OF THE DOOR PER ***2022 CBC 716.2.9.3***
   i. PER ***2022 CBC 716.2.9.1,*** FIRE DOORS SHALL BE LABELED SHOWING THE NAMES OF THE MANUFACTURER OR OTHER IDENTIFICATION READILY TRACEABLE BACK TO THE MANUFACTURER, THE NAME OR TRADEMARK OF THE THIRD-PARTY INSPECTION AGENCY, THE FIRE PROTECTION RATING AND, WHERE REQUIRED FOR FIRE DOORS IN INTERIOR EXIST STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS BY ***2022 CBC SECTION 716.2.2.3***, THE MAXIMUM TRANSMITTED TEMPERATURE END POINT.
4. GLAZING
   a. GLAZING IN ALL DOOR ASSEMBLIES AND FIRE WINDOW ASSEMBLIES SHALL COMPLY WITH ***2022 CBC CHAPTER 24 - SAFETY GLAZING.*** LOCATIONS TO BE NOTED WITH "T".
   b. GLAZING USED IN FIRE DOOR ASSEMBLIES AND FIRE WINDOW ASSEMBLIES SHALL COMPLY WITH ***2022 CBC 716.1.2*** IN ADDITION TO THE REQUIREMENTS OF SECTIONS ***2022 CBC 716.2*** AND ***2022 CBC 716.3*** RESPECTIVELY, AND NFPA 80
   c. IN 20-MIN FIRE DOOR ASSEMBLIES, GLAZING SHALL HAVE A MIN. FIRE-PROTECTION-RATED GLAZING OF 20 MINUTES AND SHALL BE EXEMPT FROM THE HOSE STREAM TEST ***(2022 CBC 716.2.5.3)*** (TRANSOM AND SIDE-LITES SEE ***2022 CBC 716.2.5.4)***
   d. FIRE PROTECTION RATED GLAZING SHALL BE PROHIBITED IN FIRE WALLS AND FIRE BARRIERS RATED GREATER THAN 1 HOUR EXCEPT AS PROVIDED IN ***2022 CBC 716.2.5.1.2.1 AND 716.2.5.1.2.2***

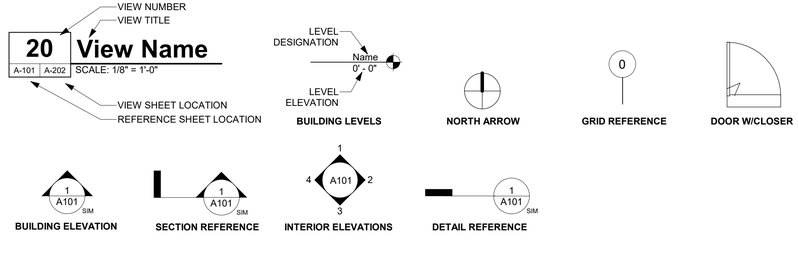
WINDOWS

1. WINDOWS IN HAZARDOUS LOCATIONS REQUIRE SAFETY GLAZING MATERIALS. ***(2022 CBC SEC. 2406.4)***
   a. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION ***(2022 CBC 2406.4.2)***
   b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION ***(2022 CBC 2406.4.3)***
      - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
      - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
      - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
      - ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING
   c. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION EXCEPT AS NOTED PER ***2022 CBC 2406.4.6***
   d. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION EXCEPT AS NOTED PER ***2022 CBC 2406.4.7***
2. AT HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING, PROVIDE IDENTIFICATION FOR EACH PANE PER ***2022 CBC 2406.3***
3. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX SILL HEIGHT OF 44" AFF, MIN NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 SF. EXCEPTION: MIN 5 SF AT GROUND FLOOR, MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". EGRESS WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. ***(2022 CBC SECTION 1031)***
4. WINDOWS IN GROUP R-1, R-2, AND R-3 BUILDINGS INCLUDING DWELLING UNITS WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING PER ***2022 CBC 1015.8:***
   - OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION
   - OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090
   - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ***2022 CBC SECTION 1015.8.1***

ABBREVIATIONS

A/C	AIR CONDITIONING
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
BD	BOARD
BDRM	BEDROOM
BET	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDNG
BLKG	BLOCKING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BUR	BUILT UP ROOF
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CEM	CEMENT
CFM	CUBIC FEET PER MINUTE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER, DIAPHRAGM
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
ELEC	ELECTRIC
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR
FACP	FIRE ALARM CONTROL PANEL
FAU	FORCED AIR UNIT
FAWP	FLUID APPLIED WATERPROOFING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLUOR	FLOURESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PANELS
FT	FOOT OR FEET
FTG	FOOTING
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GWB	GYPSUM BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATION, A/C
ID	INSIDE DIAMETER
IIC	IMPACT INSULATION CLASS
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION, INSULATED
INT	INTERIOR
JC	JANITORS CLOSET
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FEET
LIN	LINEN CLOSET
LINO	LINOLEUM
LT(G)	LIGHT(ING)
LVL	LAMINATED VENEER LUMBER
LVT	LUXURY VINYL TILE
LW	LIGHTWEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.F.	OVERFLOW PIPE
OC	ON CENTER
OD	OVERFLOW DRAIN
OFF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
(P)	PROPOSED
PERM	PERIMETER
PERP	PERPENDICULAR
PG	PAINT GRADE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRTN	PARTITION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTD	PAINTED
PV	PHOTO VOLTAIC
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RADIUS, RISER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT (MECH)
S	SOUTH
SAFB	SOUND ATTENUATION FIBER BATT
SAWP	SELF ADHEREING WATERPROOFING
SC	SCUPPER/SOLID CORE
SCHED	SCHEDULE
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SHTHG	SHEATHING
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQURE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUPSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERRAZZO
THK	THICK
THR	THRESHOLD
TJI	TRUSS JOIST I-JOIST
TO	TOP OF
TOS	TOP OF SLAB
TOW	TOP OF WALL
TRANS	TRANSFORMER
TV	TELEVISION
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
UG	UNDERGROUND
UNFIN	UNFINISHED
UNO	ULNESS NOTED OTHERWISE
UV	UTRAVIOLET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT TERMINATION PIPE
VWC	VINYL WALL COVERING
W	WEST
W/	WITH
W/D	WASHER DRYER
W/O	WITHOUT
WC	WATERCLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
WIN	WINDOW
WP	WATERPROOF(ING)
WR	WEATHER RESISTIVE
WRB	WATER RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

SYMBOLS



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GENERAL NOTES

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
G-102

DRB FINAL REVIEW SUBMITTAL

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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 Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a-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 Section 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 an 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.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers 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 EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

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 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS 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 EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS 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.
   b. The EVCS 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.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where 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 Reserved.

4.106.4.2.4 Reserved.

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 multi-family buildings.
Where 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 EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE H-2

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

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.

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CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CAL GREEN RESIDENTIAL REQUIREMENTS

NO.	REVISION	DATE
1		
2		
3		
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6		

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
G-201

DRB FINAL REVIEW SUBMITTAL

7/22/2025 3:48:14 PM
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

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 O3/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.

https://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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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CAL GREEN RESIDENTIAL REQUIREMENTS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET G-202

DRB FINAL REVIEW SUBMITTAL

7/22/2025 3:48:22 PM
Autodesk Docs://1956_Calle Real Mixed Use/1956_Calle Real Mixed Use_2025_Central.rvt

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

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.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

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.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

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 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

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

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats and the like, are not included.

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG, DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of EV charging equipment and charging of electric vehicles.

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle charging spaces served by EVSE or receptacle(s).

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a receptacle or a charger.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: 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 an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)[1,2]**
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces[3]	25 percent of EV capable spaces[3]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations 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).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**MINIMUM TOTAL kVA @ 6.6 kVA**	**TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC**
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSC-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. 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 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

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

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

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CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
CAL GREEN REQUIREMENTS

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET G-203

DRB FINAL REVIEW SUBMITTAL

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

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

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 3 (G)					
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 3 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a 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.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 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.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 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.

5.303.3.3.2 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 allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 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.

5.303.3.3.2 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 allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.
5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 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.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

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

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 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* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential 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 of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

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

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
CAL GREEN REQUIREMENTS

NO.	REVISION	DATE
1		
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4		
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PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET G-204

DRB FINAL REVIEW SUBMITTAL

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

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

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	MT CO_2e/MT [4]
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.
4. The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO2e/MT), reported GWP values will align with industry data as published in the CLF North American Material Baselines (2023).

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_x < GWP_{allowed}$
where
$GWP_x = \Sigma\ (GWP_n)(v_n)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_n)$
and
$_n$ = each concrete mix installed in the project
GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_n$ per Table 5.409.3
v_n = the volume of concrete mix $_n$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building 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 lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.

Informational Notes:

1. . Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity 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 5.502 DEFINITIONS

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

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

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, timber, prefabricated wood I-joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (dB). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

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).

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).

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound 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).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves 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.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
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 Tables 5.504.4.1 and 5.504.4.2. 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 one 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.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT 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 ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY 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, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

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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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
CAL GREEN REQUIREMENTS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
G-205

DRB FINAL REVIEW SUBMITTAL

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

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

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, 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 5.504.4.3 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 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) 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.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

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

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT 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.

5.504.4.3.2 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

5.504.4.4 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 Specifications 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#material

5.504.4.4.1 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 Specifications 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#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 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 (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 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 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - 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 CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent 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 Specifications 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#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with 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 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#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with 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.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL
5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY
5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code,* or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code,* shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT
5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

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-CG] 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.

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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CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
CAL GREEN REQUIREMENTS

NO.	REVISION	DATE
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PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET G-206

DRB FINAL REVIEW SUBMITTAL

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Conditions of Approval
6491 Calle Real Mixed-Use Project
Conditional Use Permit 22-0001-CUP
Development Plan Case No. 22-0005-DP
Design Review Board Case No. 23-0028-DRB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), 6491 Calle Real Partners, LLC, ("Property Owner" and RRM Design Group, applicant (collectively hereinafter referred to as "Permittee") agrees to the following conditions for the City's approval of Case Nos. 22-0001-CUP, 22-0005-DP, and 23-0028-DRB ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term "Director" refers to the Planning and Environmental Review Director.

A. **AUTHORIZATION**

1. This Conditional Use Permit, Case No. 22-0001-CUP, this Development Plan, Case No. 22-0005-DP, this Design Review Board, Case No. 23-0028-DRB, authorizes implementation of plans stamped "APPROVED", dated _____, and attached/subject to these Conditions of Approval set forth below, including specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

   The Project description is as follows:

   Proposal to construct a new three-story mixed-use building on a vacant 0.53-acre lot proposed as a Housing Accountability Act housing development project. The building would total 14,257 square-feet, comprising 1) one commercial office space of 585 square feet; plus 2) 14 one-bedroom residential units totaling 11,520 square feet; and 3) 2,152 square feet of common areas dedicated to residential use. This project is using State density bonus law (SDBL) to increase the density, to reduce parking requirements (adhering to parking numbers per SDBL), to receive a concession from the City's parking lot heat island requirements, and seek a height waiver to increase the building height by 2.5 feet.

   The 14 residential units would range in size from 694 to 979 square feet. Each residential unit will have a private patio or balcony associated with the unit. An approximately 585-square-foot patio would be shared between the commercial and residential tenants and 3,454 square feet of outdoor area would be shared by

residents only. Parking includes 20 uncovered automobile parking spaces plus 10 short-term and 16 long-term bicycle parking spaces. The project includes a trash enclosure and other site amenities. The project will be all-electric, and no gas connection is proposed.

2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the Project. Any deviations from the Project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the Project. Any deviation determined to not be in substantial conformance with the Project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the Project made without the above-described review and approval of the City is a violation of this permit.

3. Approval of the Development Plan will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the Project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the Project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified Project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

4. Should the Project construction be phased, all unbuilt portions of the approved Development Plan shall expire at the same time as the Development Plan or two years from the date of issuance of the Building Permits, whichever occurs later, unless prior to the expiration date, substantial physical construction has been completed on the unbuilt portion of the development.

5. This Development Plan shall become effective upon the date of Planning Commission action on the Development Plan.

6. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with Development Plan, are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.

7. On the date that a subsequent Development Plan and/or Conditional Use Permit is approved for this site, any previously approved but unbuilt plans become null and void.

8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved Development Plan. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and

landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.

9. Any proposed deviations from the Project Plans, Project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the Project approval will constitute a violation of the permit approval. The plans labeled Project Plans with date July 5, 2023 are herein incorporated by reference.

10. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.

11. The Project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), Project description and the conditions of approval including all related covenants and agreements.

12. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

13. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the Project description of this Development Plan.

14. Permittees agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the City's approval of the Development Plan ("DP") and Conditional Use Permit ("CUP") and project design attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceeding regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs"), and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.

15. In the event than any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court

of competent jurisdiction or threatened to be filed, this approval must 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 Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

B. AGENCY REQUIREMENTS

16. **Santa Barbara County Fire Department (SBCFD)**: Comply with all conditions and requirements outlined in the letter dated August 22, 2022, Santa Barbara County Fire Department letter to the satisfaction of the SBCFD prior to issuance of a building permit.

17. **Goleta Water District (GWD).** Comply with all conditions and requirements outlined in the letter dated March 2, 2022, of GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.

18. **Goleta West Sanitary District (GWSD).** Comply with all of the conditions and requirements outlined in the letter dated September 22, 2022, of Goleta West Sanitary District to the satisfaction of the GWSD, including securing sewer service connections prior to issuance of grading permits.

19. **Air Pollution Control District (APCD).** Comply with all suggested Conditions and requirements in the letter dated July 27, 2022, including District Authority to Construct permits.

C. CITY DEPARTMENT- PUBLIC WORKS

Prior to the Issuance of the Zoning Clearance the following requirements must be met unless otherwise specified the Applicant/Permittee must:

DRAINAGE

20. Comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011, available on the City's web site.

21. Obtain approval of a Hydrology and Hydraulics Study from the Public Works Director or designee. The study must

    Use the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.

   A. Indicate drainage flows to be anticipated from the entire watershed within which the development location.
   B. Show drainage across property lines shall not exceed that which existed prior to grading unless the Property Owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
   C. Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
   D. Be prepared, signed, and stamped by the Registered Engineer in California.

Prior to Zoning Clearance, the Applicant/Permittee must:

22. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee**.** The Owner/Applicant shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing" Stormwater Control Measures (SCMs):

    A. Surfaced based SCMs including but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
    B. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA) Class V Injection Well.
    C. Clearly identify and design a non-erosive emergency overland escape route from any proposed SCMs as needed.

23. Secure approval of a **Stormwater Facilities Operation and Maintenance (O&M) Plan** for all parcels from the Public Works Director or designee. The Owner/Applicant/Owner shall submit a O&M Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no

amendments are needed prior to Owner/Applicant request for Final Occupancy Clearance(s).

24. Submit the **Stormwater Data Sheet Application** (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan.

25. Submit and secure approval of an **Erosion and Sediment Control (E&SC) Plan** from the Public Works Director or designee for all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.

26. Secure approval of a **Drainage and Stormwater Facilities Agreement (Maintenance Agreement)** for all parcels concurrently from the Public Works Director or designee and execute the Maintenance Agreement, in a form approved by the City Attorney. The Maintenance Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater facilities in perpetuity. The Maintenance Agreement shall include all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Maintenance Agreement will be based on procedures and information outlined in the O&M Plan. The Maintenance Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Maintenance Agreement shall be signed by the Property Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the PCRs Resolution. The Maintenance Agreement shall be recorded with the County of Santa Barbara. The Property Owner shall provide a signed, and notarized Maintenance Agreement to the City for final review and acceptance by the City prior to recordation. The Property Owner is responsible for all of the costs associated with the preparation and recordation of said Maintenance Agreement. Supporting documentation for the Maintenance Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be

submitted to the City for review prior for acceptance prior to inclusion in said Maintenance Agreement.

Prior to obtaining Grading/Building Permit, the Owner/Applicant must:

27. Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee**.** Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

28. The following shall be identified on the Building or Grading Plans:

    A. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office. Survey monuments that control the location of subdivisions, tract boundaries, roads, streets, or highways or provide horizontal or vertical survey control shall be surveyed and documented in accordance with Section 8771 of the Land Surveyor's At. Preliminary copies of pre- and post- construction Corner Records shall be provided to the City as evidence of compliance with the Land Surveyor's Act.
    B. Indicate all Rights-of-Way Easements and Monuments
    C. Provide official documentation approving use of an easement from all utilities that have easement rights for the use of the applicable easements.
    D. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.
    E. To ensure compliance with City Engineering Design Standards and the current version of ADA standard/ regulations, the construction of the new

curb opening/driveway approach, curb outlet storm drain, and sidewalk improvement on Calle Real must adhere to these requirements.

   F. The landscape along the Calle real frontage of the Project site should be maintained at a height of 3.5 feet in order to meet the sight distance looking west along the curve.

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:

29. Comply with City Resolution No. 15-46, Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations.

30. If necessary, submit for and secure approval of a Haul Permit (50 Cubic Yards or more) from the Public Works Director or designee. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:

    A. The proposed haul routes
    B. The proposed location for placement of export material.
    C. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
    D. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
    E. Measures to ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
    F. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

Pre-Construction, the Applicant/Permittee must:

31. Hold a Pre-Construction Meeting with Public Works staff to discuss stormwater BMPs and to coordinate inspection of all Stormwater Control Measures (SCMs) including Underground Injection Control (UICs) installed during construction.

32. Provide the Public Works with a schedule 2 weeks in advance of the SCMs including

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DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
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48. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Applicant/Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director. Both the grading and the building plans must denote that any portion of the site with archaeological sensitivity cannot be used as parking/storage of construction workers vehicles, construction equipment, stockpiling, or construction materials storage, etc., to the satisfaction of the Planning and Environmental Review Director.

49. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of Project approval. As the Project meets the threshold outlined in Chapter 17.34 of the GMC regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

50. Before the start of any work on-site, the Applicant/Permittee must conduct a pre-construction meeting that includes the Applicant/Permittee, Project superintendent, architect, contractors, subcontractor, as well as City representatives from the Planning and Environmental Review and Public Works Departments and including all elements included in the Mitigation Monitoring and Reporting Program.

51. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.

52. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this Project must comply with the requirements of Section 35-281 Article III of the City's Inland Zoning Ordinance.

53. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

54. The Applicant/Permittee, including all contractors and subcontractors, shall limit construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the

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The Applicant/Permittee must pay all applicable development impact fees and other contributions for the Project in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Applicant/Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. At the Permittee's discretion, the Applicant/permittee may choose to pay the below listed fees at any time, but no later than the time frame specified.

FEE 14 Dwelling Units	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility	$951/DU	$13,314	CO/FI	City
Library	$788/DU	$11,032	CO/FI	City
Park fee	$8,979/DU	$125,706	CO/FI	
Public Administration	$2,531/DU	$35,434	CO/FI	City
Transportation (7 PM Peak Hour Trips, residential only)	$14,068	$98,476	CO/FI	City
Storm Drain	$2,949/DU	$41,286	CO/FI	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
Bicycle and Pedestrian	$2,536/DU	$35,504	CO/FI	City
TOTAL	—	$360,812	—	—

*14 Dwelling units proposed
DU = Dwelling Unit BP = Building Permit KSF = 1,000 Square Feet CO = Certificate of Occupancy FI = Final Inspection

FEE 585 SF of Office	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility	$1,199/ KSF	$701.42	CO/FI	City

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v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans

C. Stormwater Control Plan (Resubmittal, if As-Builts)
D. Operation & Maintenance Plan (Resubmittal, if As-Builts)
E. If the requirements of this condition are not completed at time of Certificate of Occupancy, then Applicant/Owner shall furnish to the City a $5,000 cash deposit, to the Public Works Director, guaranteeing the completion of this condition. The cash deposit will be returned once this condition has been met or the cash deposit will be used to complete this condition.

39. Submit a Waste Reduction and Recycling Summary (WRRS) to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved

40. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built Plans and Quality Assurance testing information and results.

41. Complete all encroachment permits for public improvement and associated As-Built Plans shall be submitted electronically to the Public Works Director or designee. The As-Built Plans shall incorporate all changes and/ or revisions.

D. CITY DEPARTMENT CONDITIONS – PLANNING AND ENVIRONMENTAL REVIEW DEPARTMENT

AFFORDABLE HOUSING CONDITIONS

42. Of the fourteen (14) housing units in the project, two (2) one-bedroom units must be designated and operated as Below-Market Rate (BMR) Units for a period of fifty-five (55) years, in compliance with the City's most current Affordable Housing Policies and Procedures Manual and with the following:

a. The BMR Units must be reserved for occupancy by Low Income households with gross household incomes which do not exceed the Low Income limit, adjusted by household size, updated and published annually by the California Department of Housing and Community Development (HCD).

b. The BMR Units must be leased and occupied by qualified tenant households no later than six (6) months after the issuance of the Certificate of Occupancy for the last non-BMR Unit.

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Surface Basin, Subsurface Well, Fluid Distribution System/Galleries including UICs and/or Infiltration Trench installations, so Public Works can inspect and verify subgrade and subsequent construction details for all SCMs.

<u>During Construction, the Project Applicant/Permittee must</u>:

33. Ensure ongoing compliance with the E&SC Plan and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to the Public Works Department.

34. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.

35. Ensure the use of the SCMs during active construction should be documented within the E&SC Plan as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

A. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog;
B. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog;
C. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
D. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the

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City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

55. The 585 square foot office component of the Mixed-Use Development is required to be provided and maintained on the site and is not allowed to be converted to a residential use unless the standards of the OI land use designation are changed. The residential component is only allowed through the approval of the Conditional Use Permit because of the office component.

56. Prior to the issuance of a Zoning Clearance, the Applicant/Permittee must:

A. Provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Applicant/Permittee and Property Owner agrees to comply with the Project description, approved exhibits and all conditions of approval. All costs associated with the preparation, review and recordation of the Agreement to Comply with Conditions are the sole responsibility of the Applicant/Permittee.

B. Secure Final Design Approval from the Design Review Board (DRB) regarding building design, landscaping and irrigation, lighting, site improvements including utilities, and address the conditions for approval from the DRB meeting of July 25, 2023 as feasible. The items for DRB review include:

i. Revise the architectural, site, and/ or landscaping plans to address the July 25, 2023 DRB conditions regarding:

a. Study relocating or screening infrastructure items at northwest corner of the site.
b. Reconsider color palette of the project.
c. Restudy pitched roofs.
d. Study South elevation.
e. Integrate the downspouts into building and painted to match wall color.
f. Better integrate the stair on north elevation with the building.
g. Revisit stormwater connection.
h. Consider removing bocce ball court and moving bike parking to south of building, and options for an access gate near southwest corner.
i. Reconsider specific plant selections.
j. Better integrate bike storage.

ii. The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the Project design

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Library	$231/KSF	$135.14	CO/FI	City
Park fee	$2,857/KSF	$1,671.35	CO/FI	
Public Administration	$742/KSF	$434.07	CO/FI	City
Transportation (4 PM Peak Hour Trips, Office only)	$14,068	$56,272	CO/FI	City
Storm Drain	$3,019/KSF	$1,766.12	CO/FI	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
Affordable Housing Development Fee Program (Office)	$8,283/KSF	$4,845.56	CO/FI	City
Bicycle and Pedestrian	$743/KSF	$434.66	CO/FI	City
TOTAL	—	$66,260.32	—	—

*585 Square feet of Office,
DU = Dwelling Unit BP = Building Permit KSF = 1,000 Square Feet CO = Certificate of Occupancy FI = Final Inspection

45. Residential Affordable Housing In-Lieu Fees need to be paid by CO; however, they may not be paid any earlier than Building Permit Issuance.

The applicant will satisfy the City's Inclusionary Housing requirement for the project by providing two (2) Low-Income units onsite with a deed restriction of 55 years and paying the fractional remainder (0.2) as an In-Lieu Fee equal to its percentage of the project's total Inclusionary requirement (2.2) times $11.60 per square foot of living space. The Residential Affordable Housing In-Lieu Fee is $11,329.

46. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director's approval.

47. The Applicant/Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the Project.

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c. For the initial leasing only, a public housing lottery will be used to select the occupant households of the BMR Units.

d. The maximum monthly rent amounts will be set initially in compliance with the most current Affordable Housing Policies and Procedures Manual and the Maximum Rent Amounts published on the City's website. Annually thereafter, the maximum monthly rent amounts will be adjusted with the annual publication of Area Median Income (AMI) by HCD.

43. Prior to building-permit issuance for construction of the proposed buildings, the Applicant/Permittee shall prepare an Inclusionary Housing Plan, which shall include a description and site plan of the project, identification of the BMR Units, and floor plans and specific information for the BMR Units (i.e., income category, square footage, bedroom count, amenities). The plan shall be submitted to Housing Program staff for review and must be approved before the building permit(s) for the non-BMR Units can be finalized.

Prior to building-permit issuance for construction of the proposed buildings and at least six (6) months prior to the commencement of any advertisement or marketing of the BMR Units, the Applicant/Permittee shall prepare a Marketing Plan and Tenant Selection Plan, in compliance with the City's Affordable Housing Policies and Procedures Manual, and submit both documents to Housing Program staff for review. Housing Program staff shall review the Marketing Plan and Tenant Selection Plan, and the plans must be revised as necessary, resubmitted, and approved by Housing Program staff before advertisement of the BMR Units may begin.Prior to issuance of the first Zoning Clearance (either grading or construction of the proposed buildings), the Applicant/Permittee must execute and record on property title a "Regulatory Agreement and Declaration of Restrictive Covenants" in a form prepared by the City to formalize and govern the operation and maintenance of the BMR Units throughout the 55-year term of affordability, which shall not commence until both BMR Units are occupied. The costs associated with the review of the regulatory agreement will be at the Applicant/Permittee's sole expense, and the agreement must be approved by the City Manager and City Attorney.

GENERAL CONDITIONS

44. The Applicant/Permittee is responsible for ascertaining and paying all City Development fees, including without limitation, fire facility fees, library fees, park fees, police services fees, public administration fees, and transportation fees as required by the GMC, in effect at time of payment. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs") and the Applicant/Permittee has 90 days after the imposition of the fees to protest fees.

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contractor will restore the native soil infiltration rates through ripping or disking.

<u>Prior to Issuance of the Final Certificate of Occupancy , the Applicant/Permittee must</u>:

36. Pay all required City Development Impact Fees as specified in Conditions.

37. Schedule a Final Construction Inspection and PCR Field Verification Inspection:

A. Final Construction Inspection – Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.

B. Final PCR Field Verification Inspection – The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection.

38. Complete the SWCP Certification of Approval and submit the following support documentation:

A. Record Drawings/As-Built Site Plans – The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
B. Quality Assurance/Quality Control Summary Checklist
i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
ii. SCM Basin Dimensions and Depths;
iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials)
iv. Material Submittals for Liner and Geotextile Materials which may be invoices;

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xvii. Use methanol or natural gas powered mobile equipment and pile drivers instead of diesel equipment if feasible.

58. Prior issuance of a Certificate of Occupancy/Final Building Inspection clearance:

A. Install all required Trash enclosures, landscaping and irrigation, lightings, and building elements in accordance with approved plans.

B. Screen all mechanical equipment in accordance with approved plans.

C. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the Project (red is prohibited) in accordance with approved plans.

D. Pay all adopted impacts fees for the Project including but not limited to Fire, Parks and Recreation, Transportation, Library, Public Administration, Storm Drain, Bicycle and Pedestrian and Affordable Housing Development Fee Program in effect at the time unless previously pad.

E. Remove temporary construction driveway if one is installed.

F. Pay all required development compliance monitoring fees and complete construction in accordance with approved plans including design, colors and materials.

By signing this document, the undersigned certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

9/25/2023

Benjamin Williams, Partner of 6491 Calle Real Partners, LLC Date

-End of Development Plan and Conditional Use Permit Conditions -

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approved archaeologist and local Chumash Native American observer can evaluate the significance of the find pursuant to the investigation standards set forth in the City Archaeological Guidelines. The appropriate actions and Reports would be required and funded funded by the Applicant/Permittee.

The identification of the City-qualified archaeologist and Chumash Native American monitor shall be approved by the City prior to the issuance of the Zoning Clearance. The monitors must be onsite during all project excavation, grading or other soil disturbance.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance.

I. Design the buildings to comply with all GMC standards and conditions for the attenuation of interior noise to the satisfaction of the Planning and Environmental Review Director.

57. Prior to construction and ongoing during grading and construction activities, the Applicant/Permittee must:

A. Promptly remove any graffiti at the Project site.

B. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Applicant/Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or Project approval. Such clearance must indicate that the Applicant/Permittee has satisfied all pre-construction conditions.

C. Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust leaving the site.

D. Contact PER compliance monitoring staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by PER compliance monitoring staff and attended by all parties deemed necessary by the City, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

E. Meet the following standards:

i. Prevent construction and/or employee trash from blowing offsite by:

ii. Provide covered receptacles on-site before commencement of any grading or construction activities;

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and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition.

The irrigation plan must demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.

Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

C. Applicant/Permittee must enter into a Landscape Maintenance Agreement with performance securities, in a form approved by the City Attorney, to maintain required landscaping and water-conserving irrigation systems for at least a 3-year period. All expenses associated with the development, review and recordation of the Landscape Maintenance Agreement are the sole responsibility of the Applicant/Permittee.

D. Enter into an agreement with the City regarding compliance monitoring and submit the fees cover full costs of compliance monitoring. All costs associated with the development, review, and execution of the compliance monitoring contract is the sole responsibility of the Applicant/Permittee.

E. Submit a composite utility plan to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.

F. Provide trash/recycling enclosures that are compatible with the architectural design of the Project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by tenants and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on Building Project plans. The enclosures are required to be approved by the City Design Review Board (DRB).

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iii. Coordinate trash pick up waste weekly or more frequently as directed by the City;

iv. Designate and provide to the Planning and Environmental Review Director the name and contact information of the Project foreman who will monitor construction trash/waste. Additional covered receptacles must be provided as determined necessary by Planning and Environmental Review Director.

v. Ensure that public sidewalks remain open at all times.

vi. Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.

vii. Reduce NOx emissions during construction by limiting the operation of heavy duty construction equipment to no more than 5 pieces of equipment at any one time if possible.

viii. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.

ix. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators if possible.

x. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.

xi. Configure construction parking to minimize traffic interference to the satisfaction of Public Works Director.

xii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g. flag persons) to the satisfaction of the Public Works Director.

xiii. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.

xiv. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.

xv. Install catalytic converters on equipment if feasible.

xvi. Equip equipment with two to four -degree engine time retard or pre-combustion chamber engines if feasible.

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G. Construction Monitoring Plan: The Applicant/Permittee, at its sole expense, must retain a City-qualified archaeologist and local Chumash Native American observer to monitor during over-excavation and excavation of the storm water basin. Filed notes generated by the local Chumash Native American observer shall be made available upon request to the extent that the information is not considered confidential under applicable law. A construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring treatment plan shall describe the following:

a. Specifications that during over-excavation and excavation of the storm water basin shall be monitored by a City-qualified archaeologist and a Chumash Native American observer;

b. Qualifications and organization of monitoring personnel;

c. Procedures for notifying the City and other involved or interested parties in case of a new discovery;

d. Procedures that would be used to record, evaluate, and mitigate new discoveries with minimum of delay;

e. Procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial -associated artifacts. The City-qualified archaeologist and Chumash Native American observer shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate Phase 3 data recovery recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery. In the highly unlikely event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code section 5097.97 and 5097.98, would apply; and

f. Results of the monitoring program shall be documented in a report after completion of all ground disturbing activities.

A contract for the Construction Monitoring Plan, including identification of the City-qualified archaeologist and Chumash Native American observer, shall be approved by the City prior to the issuance of any Zoning Clearance issued for the project.

The Planning and Environmental Review Director, or designee, must verify compliance before issuance of the Zoning Clearance.

H. Discovery of Cultural Resources: If archaeological resources are encountered during grading, work must be stopped immediately or redirected until the City -

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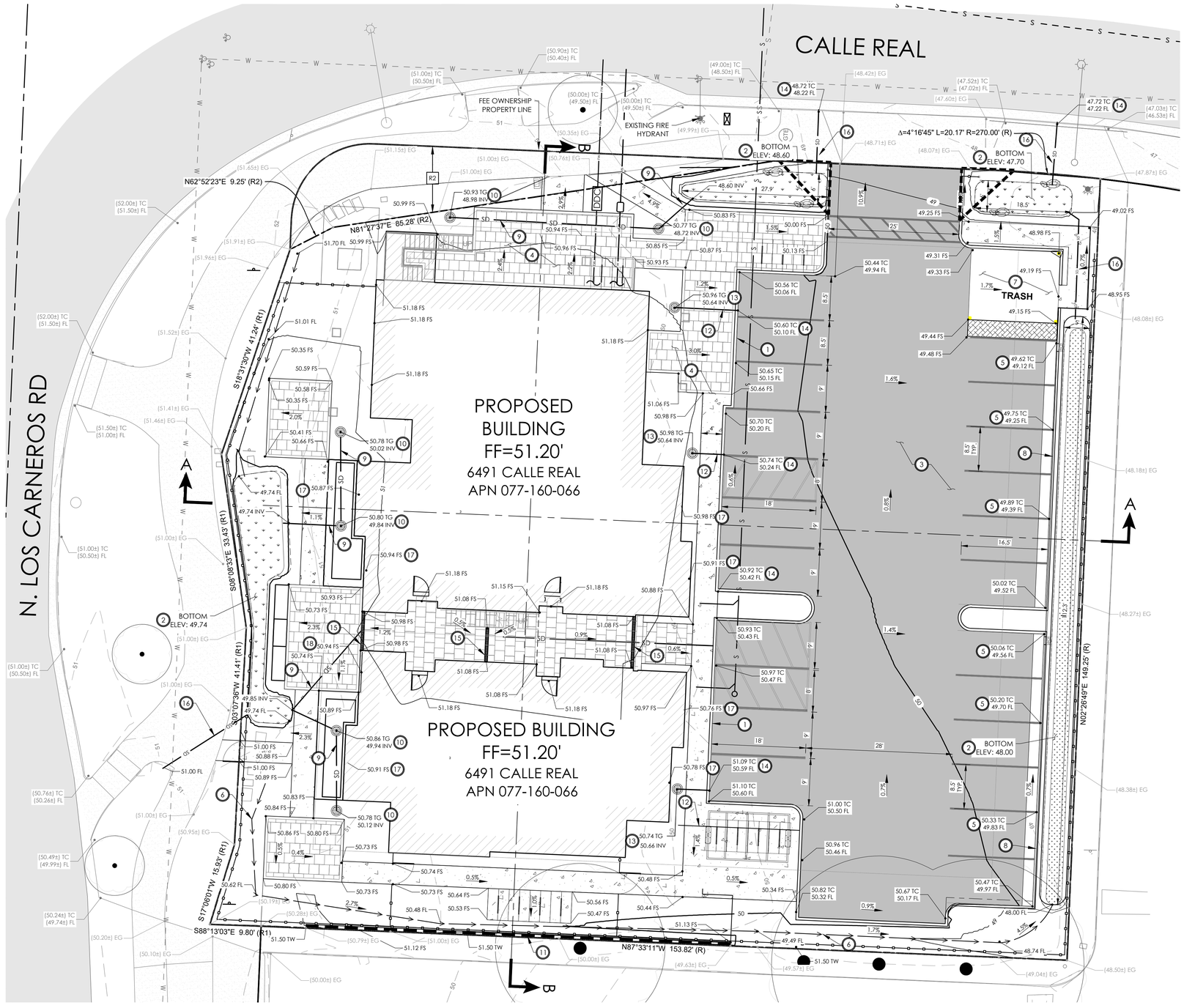

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) MAJOR CONTOUR
- (P) MINOR CONTOUR
- (P) FENCE
- (P) FLOWLINE
- SD — (P) STORM DRAIN
- W — (P) WATER LINE
- S — (P) SEWER LINE

CONSTRUCTION NOTES:

1. CONSTRUCT 6" CONCRETE CURB ONLY PER COUNTY OF SANTA BARBARA STANDARD DETAIL H-02.0.
2. CONSTRUCT BIORETENTION FACILITY PER DETAIL C, SHEET C2.
3. CONSTRUCT 4" ASPHALT CONCRETE PAVEMENT WITH 8" AGGREGATE BASE.
4. CONSTRUCT 4" CONCRETE PAVEMENT.
5. CONSTRUCT CURB CUT PER DETAIL E, SHEET C2.
6. CONSTRUCT EARTHEN SWALE PER DETAIL D, SHEET C2.
7. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURE. CONCRETE SECTION PER DETAIL G, SHEET C3
8. CONSTRUCT 6" CONCRETE CURB AND 24" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL H-02.0. SEE DETAIL H, SHEET C3 FOR MODIFIED DETAIL TO PROVIDE DEEPENED RETAINING CURB.
9. INSTALL 6" SDR35 PVC DRAIN PIPE.
10. INSTALL 6" DOME GRATE PER DETAIL F, SHEET C3.
11. CONSTRUCT RETAINING CURB/GARDEN WALL.
12. INSTALL 4" SDR35 PVC DRAIN PIPE.
13. INSTALL 4" DOME GRATE PER DETAIL F, SHEET C3.
14. CONSTRUCT OUTLET THROUGH FACE OF CURB PER DETAIL I, SHEET C3.
15. INSTALL ACO MINIKLASSIK K50 TRENCH DRAIN OR APPROVED EQUAL. SPECIFICATIONS PER LANDSCAPE.
16. INSTALL 3" SDR35 PVC DRAIN PIPE.
17. CONSTRUCT WEEPHOLE FOR PATIO AREA ENCLOSURE. SEE ARCHITECTURE PLANS.

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C1 GRADING AND DRAINAGE PLAN
C2 UNDERGROUND UTILITY PLAN
C3 GRADING SECTIONS AND DETAILS
C4 EROSION AND SEDIMENT CONTROL PLAN
C5 EROSION AND SEDIMENT CONTROL DETAILS

0 10' 20' 30'
1"=10'

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REGISTERED PROFESSIONAL ENGINEER
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PRELIMINARY

CONSULTANT

AGENCY

6491 CALLE REAL
6491 CALLE REAL
GOLETA, CA 93117
APN: 077-160-040
GRADING AND DRAINAGE PLAN

NO.	REVISION	DATE
1	PLAN CHECK 1	01/24/25
2	PLAN CHECK 2	03/07/25
3	PLAN CHECK 3	06/13/25
4	PLAN CHECK 4	07/16/25

PROJECT MANAGER
MICHAEL C HAMILTON

DRAWN BY	CHECKED BY
KFZ	MCH

DATE
JULY 2025

PROJECT NUMBER
1956-04-HS25

SHEET
C1

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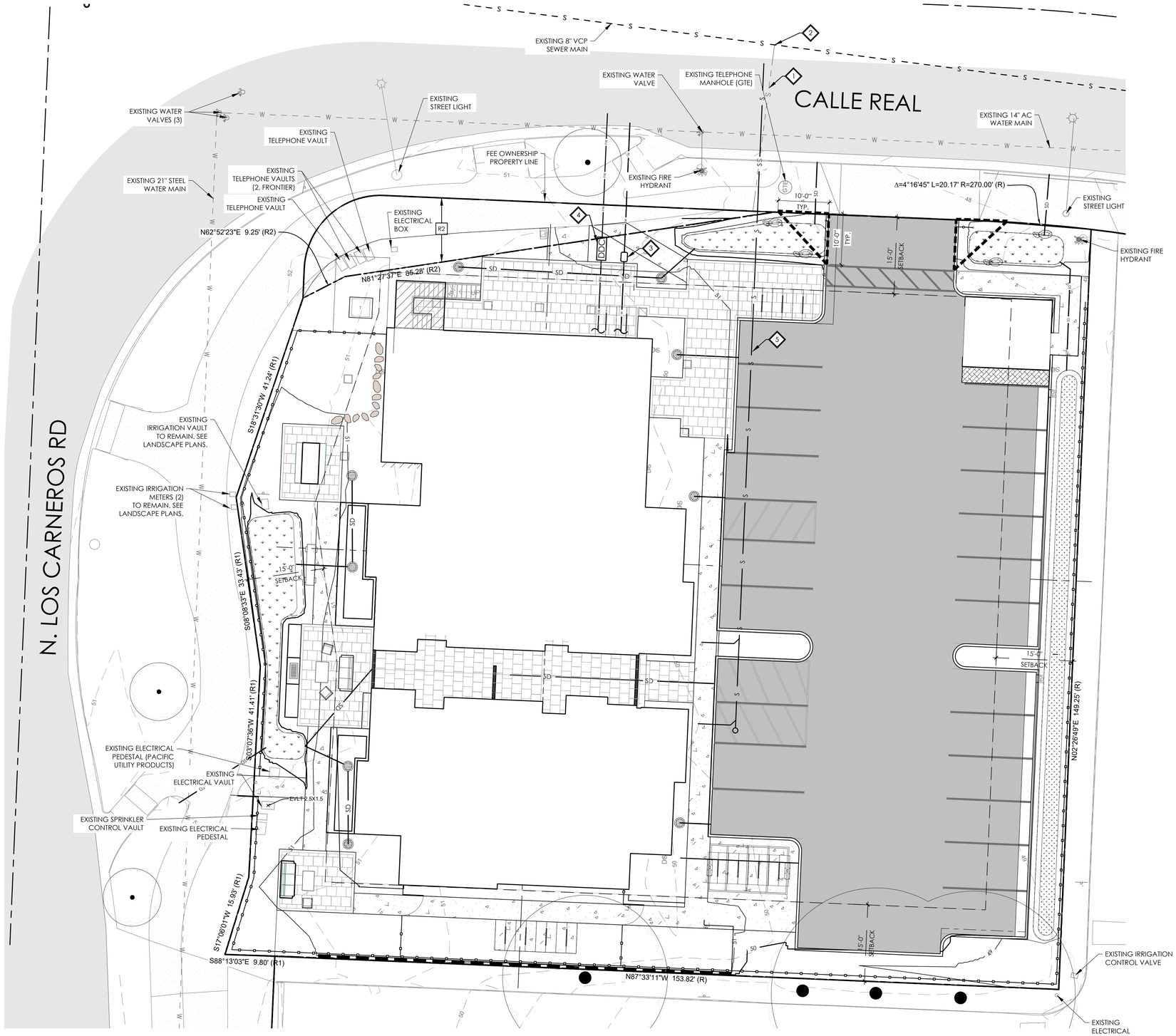

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) MAJOR CONTOUR
- (P) MINOR CONTOUR
- (P) FENCE
- (P) FLOWLINE
- (P) STORM DRAIN
- (P) WATER LINE
- (P) SEWER LINE

UTILITY CONSTRUCTION NOTES:

1. EXISTING 4" SEWER LATERAL TO BE REPLACED WITH 6" LATERAL FOR PROPOSED CONSTRUCTION. MIN 1.0% SLOPE.
2. EXISTING 8" X 4" SEWER WYE TO BE REPLACED WITH 8" X 6" WYE FOR PROPOSED CONSTRUCTION.
3. INSTALL 2-INCH, TYPE K, COPPER WATER LATERAL CONNECTION PER GOLETA WATER DISTRICT STANDARD DETAIL 3-03 WITH MASTER METER PER GOLETA WATER DISTRICT STANDARD DETAIL 3-05. SEE PLUMBING PLANS FOR CONTINUATION.
4. INSTALL 6-INCH, TYPE K, COPPER FIRE WATER LINE WITH 6-INCH DCDA PER GOLETA WATER DISTRICT STANDARD DETAIL 3-12.
5. INSTALL 6-INCH SDR SEWER LINE AT 1.0% MINIMUM SLOPE

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1"=10'

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APN: 077-160-040
UNDERGROUND UTILITY PLAN

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1	PLAN CHECK 1	01/24/25
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PROJECT MANAGER
MICHAEL C HAMILTON

DRAWN BY KFZ
CHECKED BY JMR

DATE
JULY 2025

PROJECT NUMBER
1956-04-HS25

SHEET
C2

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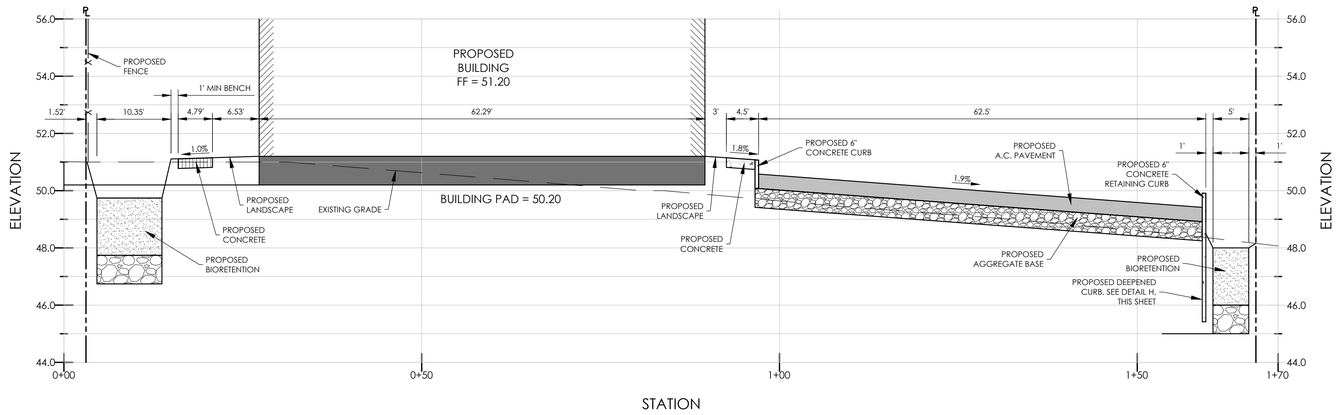
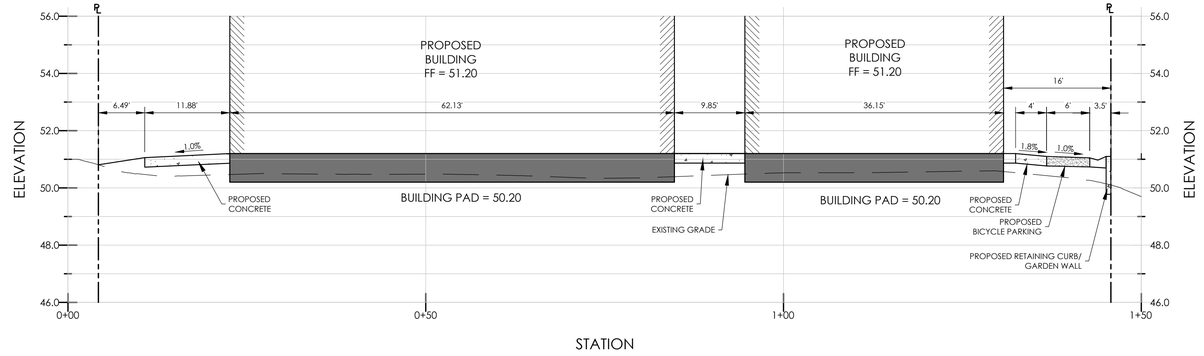
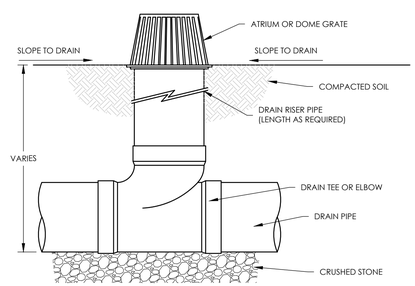


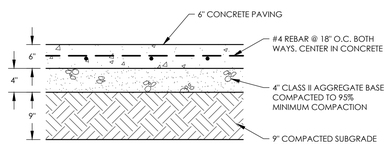
A SITE SECTION
H: 1" - 2.5' V: 1" - 10'



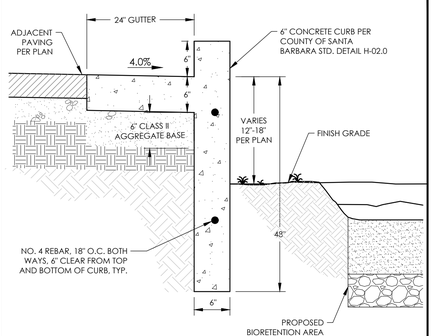
B SITE SECTION
SCALE: H: 1" - 2.5' V: 1" - 10'



F 4" OR 6" DOMED GRATE DETAIL
SCALE: N.T.S.



G TRASH ENCLOSURE CONCRETE PAVEMENT
SCALE: N.T.S.



H 6" DEEPENED CURB WITH 24" GUTTER DETAIL
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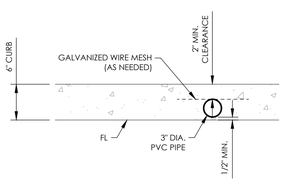
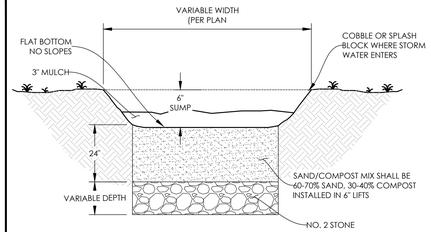


I CURB OUTLET DRAIN
SCALE: N.T.S.

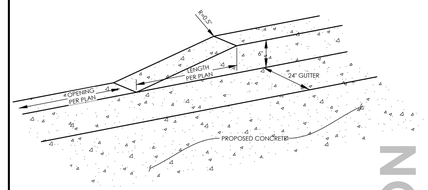


NOTES:
1. BIORETENTION SOIL MIX SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO 12% AND PH RANGE SHALL BE 5.5 TO 7.5.
2. STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
3. NATIVE SOIL BENEATH INFILTRATION BED SHALL BE OVER-EXCAVATED A MINIMUM OF 1.0' AND REPLACED UNIFORMLY WITHOUT COMPACTION.

C BIORETENTION CROSS-SECTION
SCALE: N.T.S.

NOTES:
1. SOIL AMENDMENTS SHALL BE AMENDED WITH 2 INCHES OF WELL-ROTTED COMPOST, UNLESS THE ORGANIC CONTENT IS ALREADY GREATER THAN 10%. THE COMPOST SHALL BE MIXED INTO THE NATIVE SOILS TO A DEPTH OF 6 INCHES TO PREVENT SOIL LAYERING AND WASHOUT OF COMPOST. THE COMPOST WILL CONTAIN NO SAWDUST, GREEN OR UNDER-COMPOSTED MATERIAL, OR ANY OTHER TOXIC OR HARMFUL SUBSTANCE. IT SHALL CONTAIN NO UN-STERILIZED MANURE, WHICH CAN LEAD TO HIGH LEVELS OF PATHOGEN INDICTORS (COLIFORM BACTERIA) IN THE RUNOFF.

D EARTHEN SWALE CROSS-SECTION
SCALE: N.T.S.



E TRANSITION TO 0" CURB OPENING
SCALE: N.T.S.

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GRADING SECTIONS AND DETAILS

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PROJECT MANAGER
MICHAEL C HAMILTON

DRAWN BY	CHECKED BY
KFZ	JMR

DATE
JULY 2025

PROJECT NUMBER
1956-04-HS25

SHEET
C3

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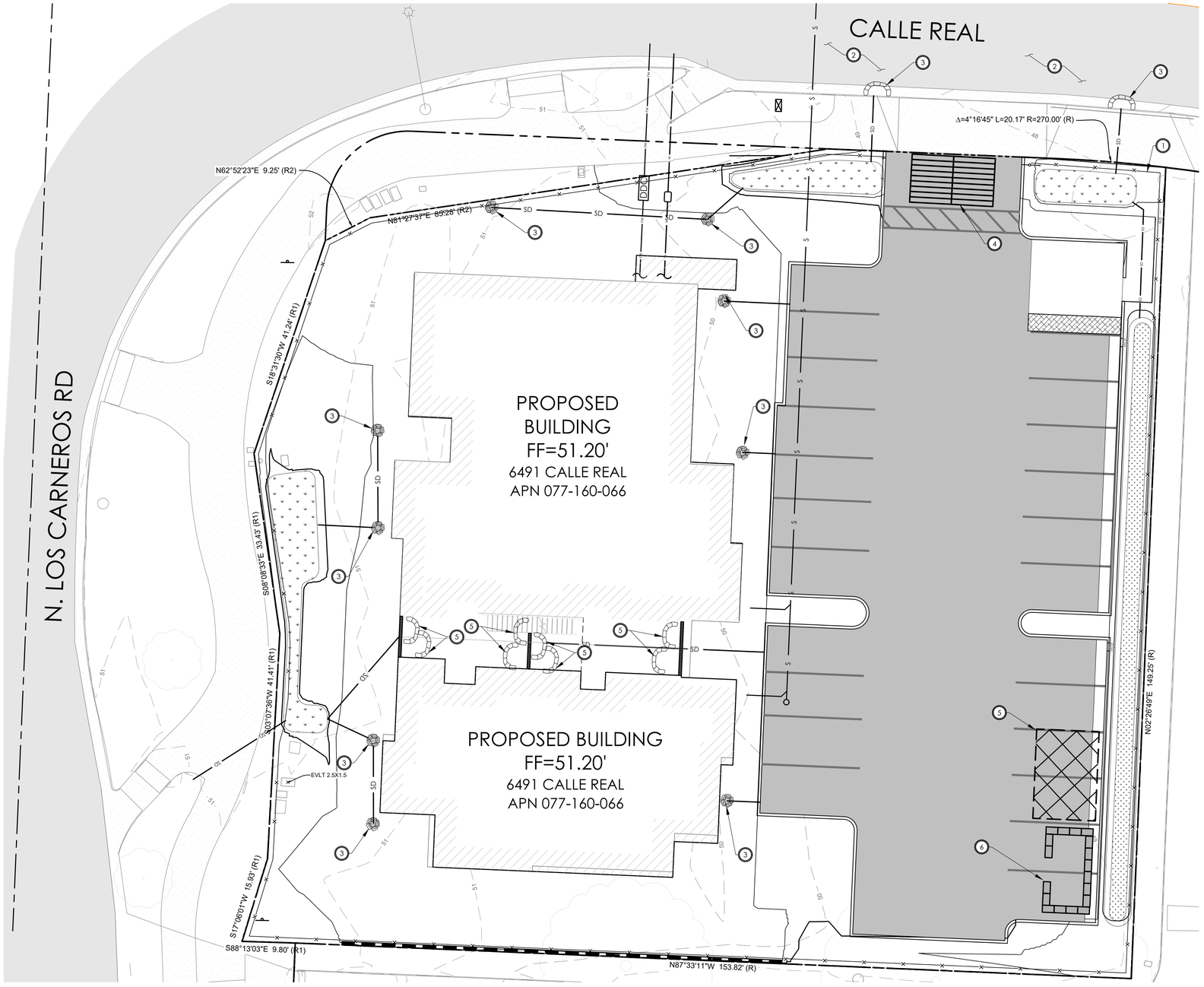

LEGEND

- PROPERTY LINE/R.O.W.
- 250 PROPOSED CONT. MAJOR
- 251 PROPOSED CONT. MINOR
- 250 EXISTING CONT. MAJOR
- 251 EXISTING CONT. MINOR
- SD EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN
- PROPOSED INLET
- FLOWLINE
- EXISTING A.C. PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED A.C. PAVEMENT
- PROPOSED BIORETENTION
- S PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- FW PROPOSED FIRE WATER LINE
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- ROW EASEMENT LINE

STORM WATER POLLUTION PREVENTION BMP'S

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

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

SITE SPECIFIC EROSION CONTROL NOTES:

1. PERIMETER CONTROL BMP'S AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR TO ANY GROUND DISTURBANCE.
2. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE BMP'S SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
3. THE CONTRACTOR SHALL USE CLASS II BASE FOR THE STABILIZED CONSTRUCTION ROADWAY OR ALTERNATE METHODS THAT ACHIEVE THE DESIRED RESULTS. THIS BMP SHALL BE IMPLEMENTED TO ALL BUILDING PADS PRIOR TO VERTICAL CONSTRUCTION, OR AS SOON AS PRACTICAL.
4. THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.
5. ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF MOBILE STREET SWEEPERS.
6. ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.
7. THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION.

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EROSION AND SEDIMENT CONTROL PLAN

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CONTRACTOR'S NOTES:

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

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

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

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

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

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

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

A EROSION AND SEDIMENT CONTROL: CONTRACTOR'S NOTES
SCALE: N.T.S.

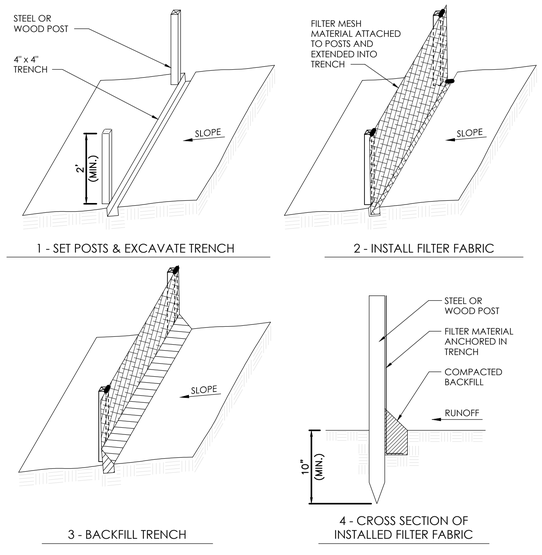
SILT FENCE

CONSTRUCTION SPECIFICATIONS:

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

INSPECTION AND MAINTENANCE:

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



B SILT FENCE INSTALLATION NOTES AND DETAIL
SCALE: N.T.S.

NOTES:

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

TYPICAL CONCRETE WASH-OFF AREA SECTION

SCALE: N.T.S.

C TYPICAL CONCRETE WASH-OFF SECTION DETAIL
SCALE: N.T.S.

FILL GRAVEL BAGS ONE HALF FULL WITH GRAVEL.

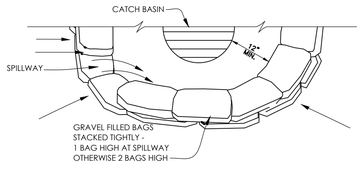
GATHER TOP OF GRAVEL BAG AND TIE SECURELY WITH HEAVY STRING.

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

GRAVEL BAG INSTALLATION

SCALE: N.T.S.

D GRAVEL BAG INSTALLATION DETAIL
SCALE: N.T.S.



CATCH BASIN INLET SEDIMENT BARRIER

SCALE: N.T.S.

E CATCH BASIN INLET SEDIMENT BARRIER DETAIL
SCALE: N.T.S.

NOT FOR CONSTRUCTION

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

PRELIMINARY

CONSULTANT

AGENCY

6491 CALLE REAL
6491 CALLE REAL
GOLETA, CA 93117
APN: 077-160-040
EROSION AND SEDIMENT CONTROL DETAILS

NO.	REVISION	DATE
1	PLAN CHECK 1	01/24/25
2	PLAN CHECK 2	03/07/25
3	PLAN CHECK 3	06/13/25
4	PLAN CHECK 4	07/16/25

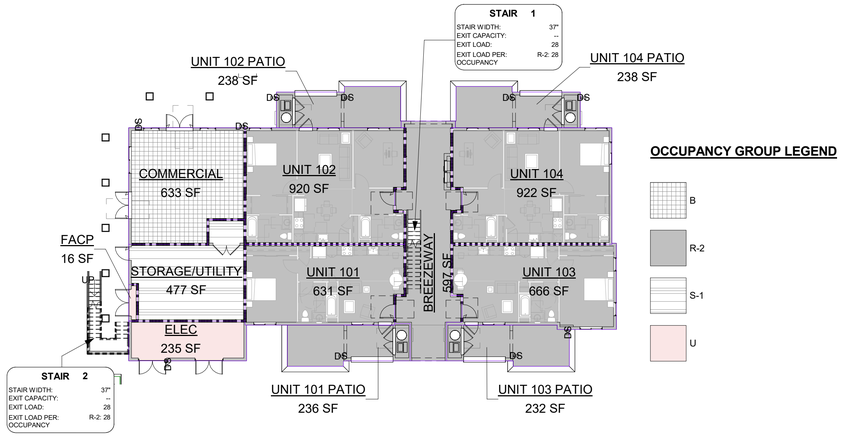
PROJECT MANAGER
MICHAEL C HAMILTON

DRAWN BY KFZ
CHECKED BY JMR

DATE
JULY 2025

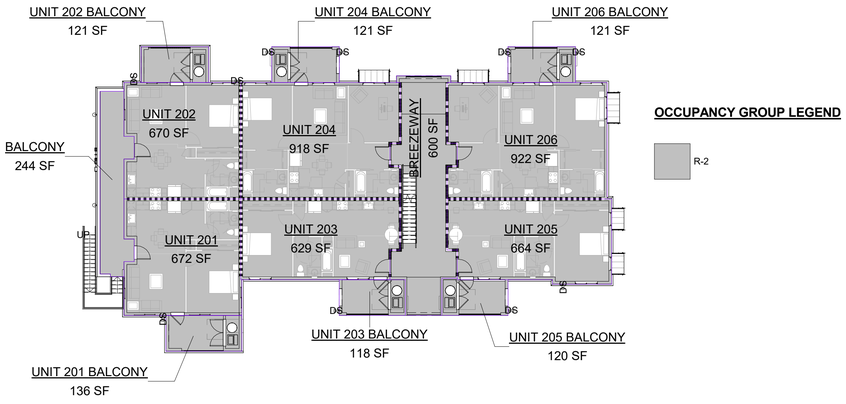
PROJECT NUMBER
1956-04-HS25

SHEET
C5



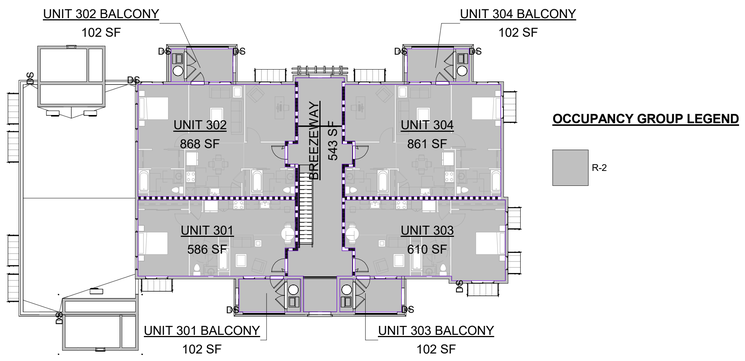
1 01-GROUND FLOOR CODE ANALYSIS

A-201 | G-401 SCALE: 1/16" = 1'-0"



2 02-SECOND FLOOR (RES.) CODE ANALYSIS

A-201 | G-401 SCALE: 1/16" = 1'-0"



3 03-THIRD FLOOR (RES.) CODE ANALYSIS

A-201 | G-401 SCALE: 1/16" = 1'-0"

PROJECT & TRUE NORTH

CODE ANALYSIS (CBC 2022)

1. FIRE-RESISTANCE RATED CONSTRUCTION		
BUILDING ELEMENTS	--	T-601
EXTERIOR WALLS	NON-RATED	T-602
OPENINGS AT EXTERIOR WALLS	See Allowable Openings Below	T-705.8
FIRE WALLS	N/A	706
FIRE BARRIERS	1-HR FIRE RESISTANCE RATED WALLS OCCUR AT STAIR ENCLOSURES & OCCUPANCY SEPERATION PER TABLE	707.3
FIRE PARTITIONS	1-HR FIRE RESISTANCE RATED WALLS OCCUR AT DWELLING UNIT SEPERATION AT DWELLING UNIT SEPARATIONS	708
CONCEALED SPACES	--	718
HORIZONTAL ASSEMBLIES	--	711
PENETRATIONS	--	714
WILDFIRE EXPOSURE	--	7A
2. MEANS OF EGRESS		
STAIRS	--	1011.2
RAMPS	--	1012
COMMON PATH OF EGRESS TRAVEL	--	1006.2
R-2 SPACES W ONE EXIT	--	1006.1 OR Table 1006.2.1
NUMBER OF EXITS PER STORY	--	1006.3
EXIT ACCESS TRAVEL DISTANCE	--	T-1017.2
INTERIOR EXIT STAIRWAYS	--	1023
3. ACCESSIBILITY		
COVERED MULTIFAMILY DWELLING UNITS	--	CTCAC Regulations
PARKING SPACES	--	11B-208
ACCESSIBLE ROUTES OF TRAVEL	--	11B-206.2
4. INTERIOR ENVIRONMENT		
ROOF VENTILATION	--	1202.2
SOUND TRANSMISSION	--	1206
5. ROOF ASSEMBLIES		
FIRE CLASSIFICATION	--	1505
6. FIRE EXTINGUISHERS		
7. FIRE EXTINGUISHERS	--	906.3

GROUND FLOOR OCCUPANCY CALCULATIONS

AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2022 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD	MAX. OCC. LOAD FOR ONE EXIT (2022 CBC TABLE 1006.2.1)	EXITS REQUIRED
BREEZEWAY	597 SF	GROSS	R-2	(none)	0		20	
COMMERCIAL	633 SF	GROSS	B	BUSINESS AREAS	150	5	49	1
ELEC	235 SF	GROSS	U	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	49	1
FACP	16 SF	GROSS	U	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	49	1
STORAGE/UTILITY	477 SF	GROSS	S-1	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	29	1
UNIT 101	631 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 101 PATIO	236 SF	GROSS	R-2	RESIDENTIAL	200	2	20	1
UNIT 102	920 SF	GROSS	R-2	RESIDENTIAL	200	5	20	1
UNIT 102 PATIO	238 SF	GROSS	R-2	RESIDENTIAL	200	2	20	1
UNIT 103	666 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 103 PATIO	232 SF	GROSS	R-2	RESIDENTIAL	200	2	20	1
UNIT 104	922 SF	GROSS	R-2	RESIDENTIAL	200	5	20	1
UNIT 104 PATIO	238 SF	GROSS	R-2	RESIDENTIAL	200	2	20	1
						35		

SECOND FLOOR OCCUPANCY CALCULATIONS

AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2022 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD	MAX. OCC. LOAD FOR ONE EXIT (2022 CBC TABLE 1006.2.1)	EXITS REQUIRED
BALCONY	244 SF	GROSS	R-2	(none)	0		20	
BREEZEWAY	600 SF	GROSS	R-2	(none)	0		20	
UNIT 201	672 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 201 BALCONY	136 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 202	670 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 202 BALCONY	121 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 203	629 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 203 BALCONY	118 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 204	918 SF	GROSS	R-2	RESIDENTIAL	200	5	20	1
UNIT 204 BALCONY	121 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 205	664 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 205 BALCONY	120 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 206	922 SF	GROSS	R-2	RESIDENTIAL	200	5	20	1
UNIT 206 BALCONY	121 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
						32		

THIRD FLOOR OCCUPANCY CALCULATIONS

AREA NAME	AREA	NET / GROSS	OCCUPANCY TYPE	FUNCTION OF SPACE (2022 CBC TABLE 1004.5)	LOAD FACTOR	OCCUPANT LOAD	MAX. OCC. LOAD FOR ONE EXIT (2022 CBC TABLE 1006.2.1)	EXITS REQUIRED
BREEZEWAY	543 SF	GROSS	R-2	(none)	0			
UNIT 301	586 SF	GROSS	R-2	RESIDENTIAL	200	3	20	1
UNIT 301 BALCONY	102 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 302	868 SF	GROSS	R-2	RESIDENTIAL	200	5	20	1
UNIT 302 BALCONY	102 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 303	610 SF	GROSS	R-2	RESIDENTIAL	200	4	20	1
UNIT 303 BALCONY	102 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
UNIT 304	861 SF	GROSS	R-2	RESIDENTIAL	200	5	20	1
UNIT 304 BALCONY	102 SF	GROSS	R-2	RESIDENTIAL	200	1	20	1
						21		

BUILDING INFORMATION

GENERAL BUILDING INFORMATION - ALLOWED
(BASED ON THE 2023 CBC)

OCCUPANCY CLASIFICATION *(SEC. 302.1)*	R-2, B, M
CONSTRUCTION TYPE *(TABLE 601)*	VB
ALLOWABLE BUILDING HEIGHT *(TABLE 504.3)*	60'-0"
ALLOWABLE NUMBER OF STORIES *(TABLE 504.4)*	3
ALLOWABLE BUILDING AREA PER STORY *(TABLE 506.2)*	21,000 SF
TOTAL ALLOWABLE BUILDING AREA *(TABLE 506.2)*	63,000 SF

GENERAL BUILDING INFORMATION - PROPOSED

PROPOSED BUILDING HEIGHT	36'-6"
PROPOSED NUMBER OF STORIES	3
PROPOSED BUILDING AREA	SEE SCHEDULE BELOW
AUTOMATIC FIRE SPRINKLERS	NFPA 13

PROPOSED BUILDING AREA	
	34589 SF
TOTAL PROPOSED BUILDING AREA	34589 SF

EGRESS REQUIREMENTS

	0' - 0"

ALLOWED OPENINGS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION
(CBC 2019 TABLE 705.8)

DEGREE OF OPENING PROTECTION: UNPROTECTED, NONSPRINKLERED (UP,NS)
(PER CBC 2019 SECTION 705.8.1)

0' ≤ x < 3'	NOT PERMITTED
3' ≤ x < 5'	NOT PERMITTED
5' ≤ x < 10'	10%
10' ≤ x < 15'	15%
15' ≤ x < 20'	25%
20' ≤ x < 25'	45%
25' ≤ x < 30'	70%
30' ≤ x	NO LIMIT

NOTE:
THIS BUILDING INCLUDES AN NFPA 13R FIRE SPRINKLER SYSTEM.

PROPOSED OPENINGS

NORTH ELEVATION
ALLOWABLE OPENINGS:
PROPOSED OPENINGS:

SOUTH ELEVATION
ALLOWABLE OPENINGS:
PROPOSED OPENINGS:

EAST ELEVATION
ALLOWABLE OPENINGS:
PROPOSED OPENINGS:

WEST ELEVATION
ALLOWABLE OPENINGS:
PROPOSED OPENINGS:

LEGEND

SEPARATION & SYMBOLS:
1-HOUR RATED FIRE PARTITION W/ MIN. STC 50
(PROTECTION CONTINUOUS TO RATED CEILING ABOVE)
1-HOUR RATED FIRE BARRIER
(CONTINUOUS PROTECTION FROM FOUNDATION TO ROOF SHEATHING)

OCCUPANT EGRESS:
ACCESSIBLE PATH OF TRAVEL
(SHALL BE 48" MIN. CBC 11B-403.5)
COMMON PATH OF EGRESS TRAVEL (CPET)
(X'-X") WITH MAXIMUM TRAVEL DISTANCE FROM REMOTE POINT 125' MAX. DISTANCE PER *2022 CBC TABLE 1006.3.3(1)* [R-2 AND R-3 OCCUPANCIES]
(X) ► NUMBER OF OCCUPANTS EXITING SPACE
[X] ► COMBINED OCCUPANT COUNT ALONG P.O.T.

STAIR # STAIR TAG
STAIR WIDTH: -- CLEAR WIDTH OF STAIR
EXIT CAPACITY: -- OCCUPANT LOAD CAPACITY
EXIT LOAD: -- NO. OF OCCUPANTS SERVED BASED ON LEVEL W/HIGHEST OCCUPANT LOAD
EXIT LOAD PER OCCUPANCY: -- NO. OF OCCUPANTS SERVED PER OCCUPANCY TYPE

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
CODE ANALYSIS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE 07/16/2025

PROJECT NUMBER 1956-04-HS25

SHEET G-401

DRB FINAL REVIEW SUBMITTAL

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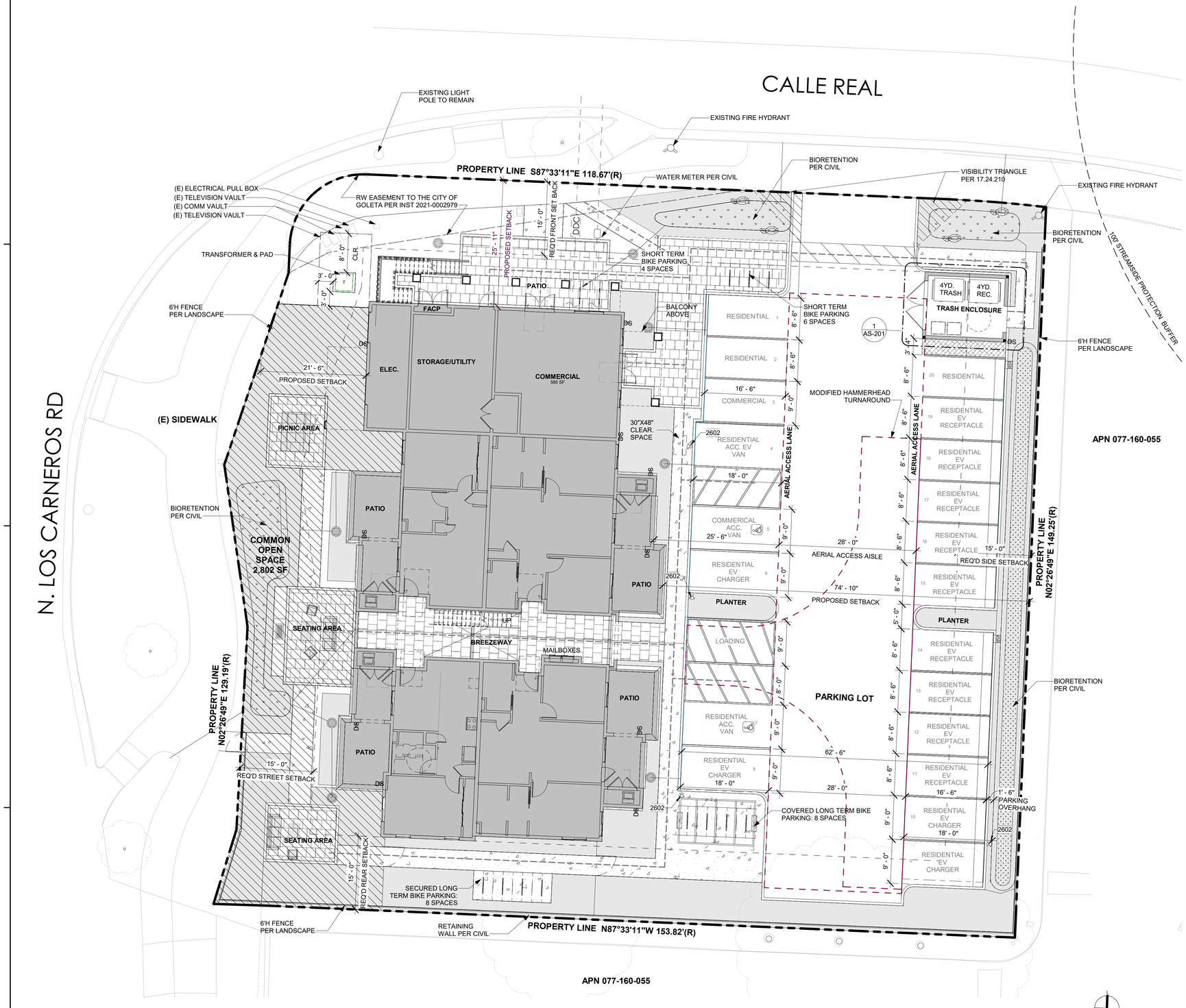

1 **01-SITE PLAN**
A-201 | AS-101 SCALE: 1" = 10'-0"

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
3. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
4. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
5. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
6. REFER TO ELECTRICAL PLANS FOR FURTHER IINFORMATION.
7. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
8. ALL SIDEWALKS, CROSSWALKS, COMMON AREAS AND BUILDING ENTRANCES SHALL BE ACCESSIBLE AND IN COMPLIANCE WITH ***2022 CBC 11B***.
   A. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
   B. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE <1/2".
   C. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
   D. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN.
9. ALL CURBING NOT WITHIN A PARKING SPACE SHALL BE PAINTED RED TO DESIGNATE THE FIRE LANES
10. CONTRACTOR TO REVIEW LANDSCAPE PLANS TO AVOID CONFLICTS BETWEEN PLANTINGS AND UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.

KEYNOTES

2602

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- ACCESSIBLE ROUTE (SHALL BE 48" MIN. CBC 11B-403.5)
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL
- EV — FUTURE ELECTRIC VEHICLE CHARGING STALL
- COMMON OPEN SPACE AREA

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET AS-101

DRB FINAL REVIEW SUBMITTAL

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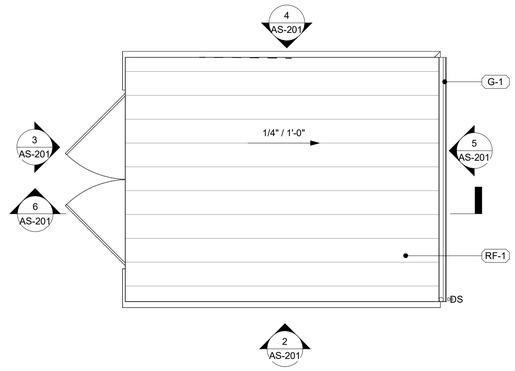
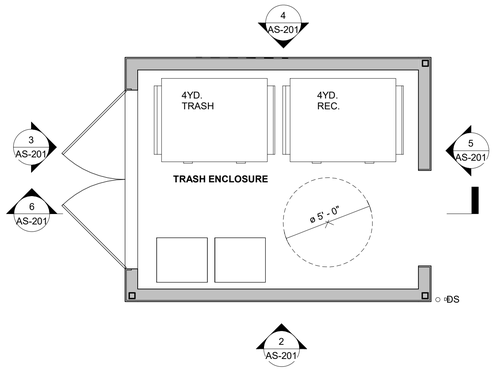


7 TRASH ENCLOSURE ROOF PLAN

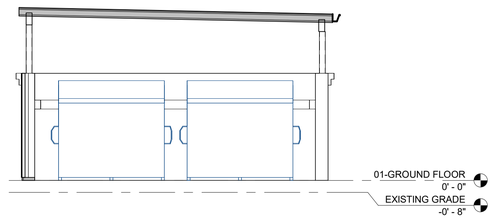
A-201 | AS-201 SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN

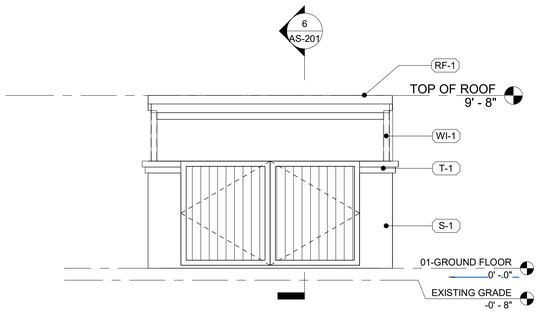
A-201 | AS-201 SCALE: 1/4" = 1'-0"

PROJECT & TRUE NORTH



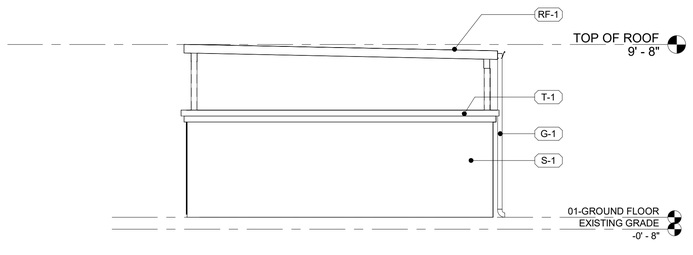
6 TRASH ENCLOSURE SECTION

AS-201 | AS-201 SCALE: 1/4" = 1'-0"



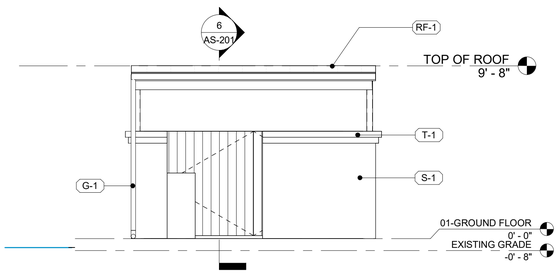
3 TRASH ENCLOSURE ELEVATION - WEST

AS-201 | AS-201 SCALE: 1/4" = 1'-0"



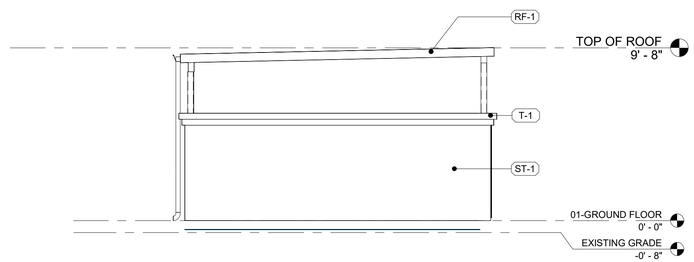
2 TRASH ENCLOSURE ELEVATION - SOUTH

AS-201 | AS-201 SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE ELEVATION - EAST

AS-201 | AS-201 SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE ELEVATION - NORTH

AS-201 | AS-201 SCALE: 1/4" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO CIVIL PLANS FOR FURTHER INFORMATION.
3. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
4. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
5. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
6. REFER TO ELECTRICAL PLANS FOR FURTHER IINFORMATION.
7. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
8. ALL SIDEWALKS, CROSSWALKS, COMMON AREAS AND BUILDING ENTRANCES SHALL BE ACCESSIBLE AND IN COMPLIANCE WITH ***2022 CBC 11B***.
   A. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
   B. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE <1/2".
   C. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
   D. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN.
9. ALL CURBING NOT WITHIN A PARKING SPACE SHALL BE PAINTED RED TO DESIGNATE THE FIRE LANES
10. CONTRACTOR TO REVIEW LANDSCAPE PLANS TO AVOID CONFLICTS BETWEEN PLANTINGS AND UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTING AT DRIVEWAY), ETC.

KEYNOTES

MATERIAL SCHEDULE

MARK	LOCATION	MANUFACTURER	SPECIFICATION
G-1	GUTTERS, DOWNSPOUTS & LEADERHEADS		PAINT TO MATCH SURROUNDING COLOR
RF-1	STANDING SEAM ROOF	AEP SPAN	DESIGN SPAN, DARK BRONZE
S-1	STUCCO	OMEGA	STEEL TROWEL FINISH, COLOR MATCH DUNN EDWARDS, DE6230
T-1	BELLY BAND TRIM		PAINT, DUNN EDWARDS,DE6230
WI-1	WROUGHT IRON RAILINGS		PAINT, DUNN EDWARDS,DEW344

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
TRASH ENCLOSURE PLANS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
AS-201

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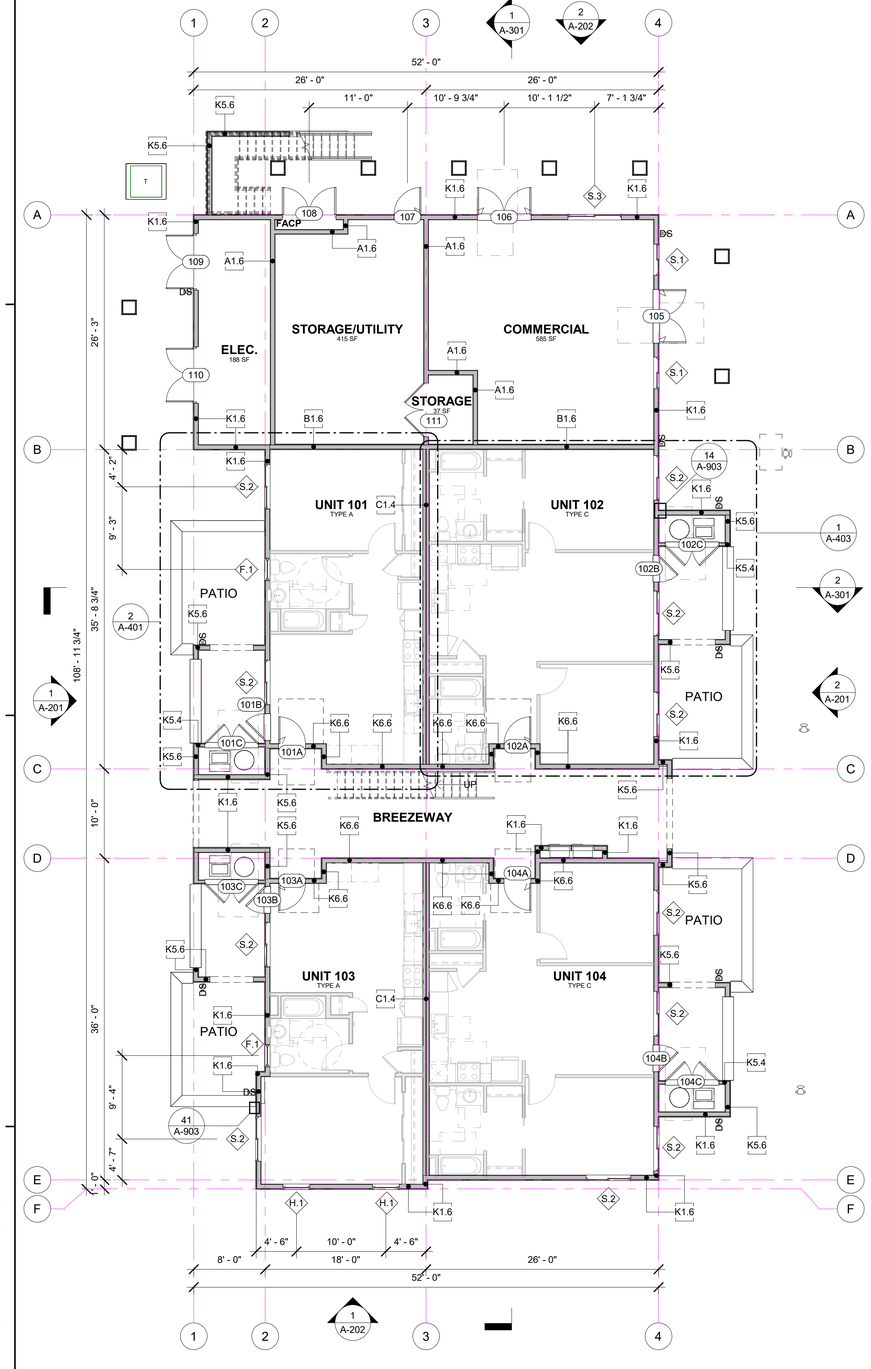
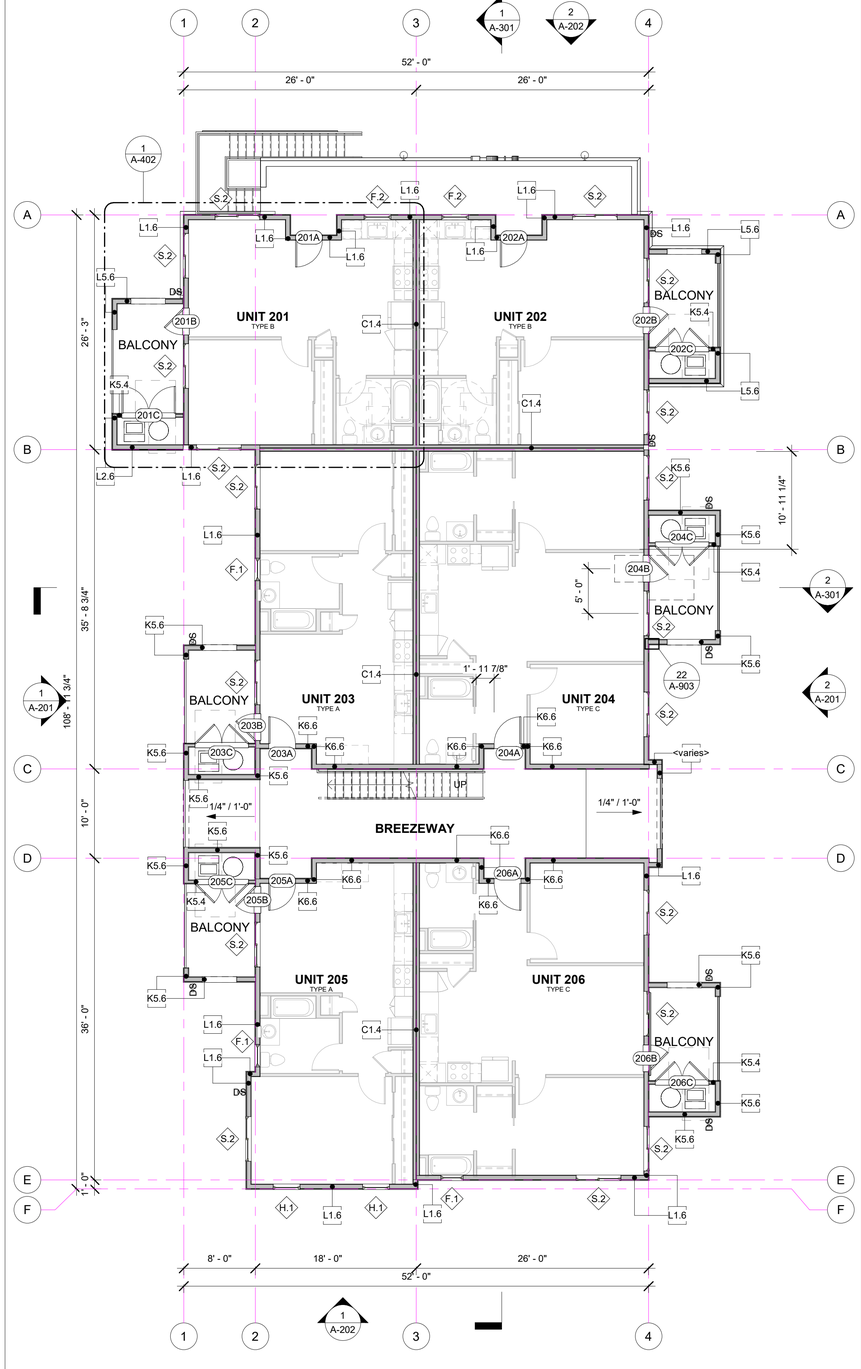


1 GROUND FLOOR PLAN

A-201 | A-101 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN

A-201 | A-101 SCALE: 1/8" = 1'-0"

PROJECT & TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SHEET A-921 FOR WALL TYPES
3. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
4. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
5. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
6. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. EXTERIOR DIMENSIONS ARE TO STRUCTURAL FACE OF CONCRETE SLAB AND/OR SHEATHING. INTERIOR DIMENSIONS ARE ROUGH AND TO FACE OF FRAMING. UNLESS NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
10. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS
11. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
12. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
13. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
14. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
15. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

WALL TYPE LEGEND

WALL TYPE — FRAMING SIZE
WALL TAG — A#.# — REFER TO SHEET A-921 FOR DETAILED ASSEMBLY INFORMATION AND REQUIREMENTS. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

- A1.# **INTERIOR** - WOOD STUD LAYER W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- B1.6 **INTERIOR**- PARTY WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE.
- C1.4 **INTERIOR**- PARTY WALL DOUBLE WOOD STUD.
- D2.3 **INTERIOR**- METAL STUD FURRED WALL W/ ONE LAYER GYPSUM WALL BOARD INTERIOR.
- K1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- K5.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM BOTH SIDES.
- K6.# **EXTERIOR**- CORRIDOR WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE. PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM EXTERIOR.
- L1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- L4.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN ONE SIDE. BOARD AND BATTEN OPPOSITE SIDE.

NOTES:

1.IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL SYSTEMS, THE CONTRACTOR SHALL ADHERE TO THE MOST SEVERE AND/OR COMBINATION OF SYSTEMS TO ENSURE THE HIGHEST LEVEL OF SAFETY AND COMPLIANCE. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY SUCH CONFLICTS AND SEEK CLARIFICATION.

2.WHERE PLYWOOD SHEATHING IS PROVIDED ON INTERIOR WALLS, PER STRUCTURAL, CONTRACTOR TO PROVIDE SHEATHING FULL LENGTH OF WALL TO NEXT INSIDE CORNER FOR FLUSH & SMOOTH CONDITION OF INTERIOR FINISHES.

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
GROUND FLOOR & SECOND FLOOR PLANS

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET A-101

DRB FINAL REVIEW SUBMITTAL

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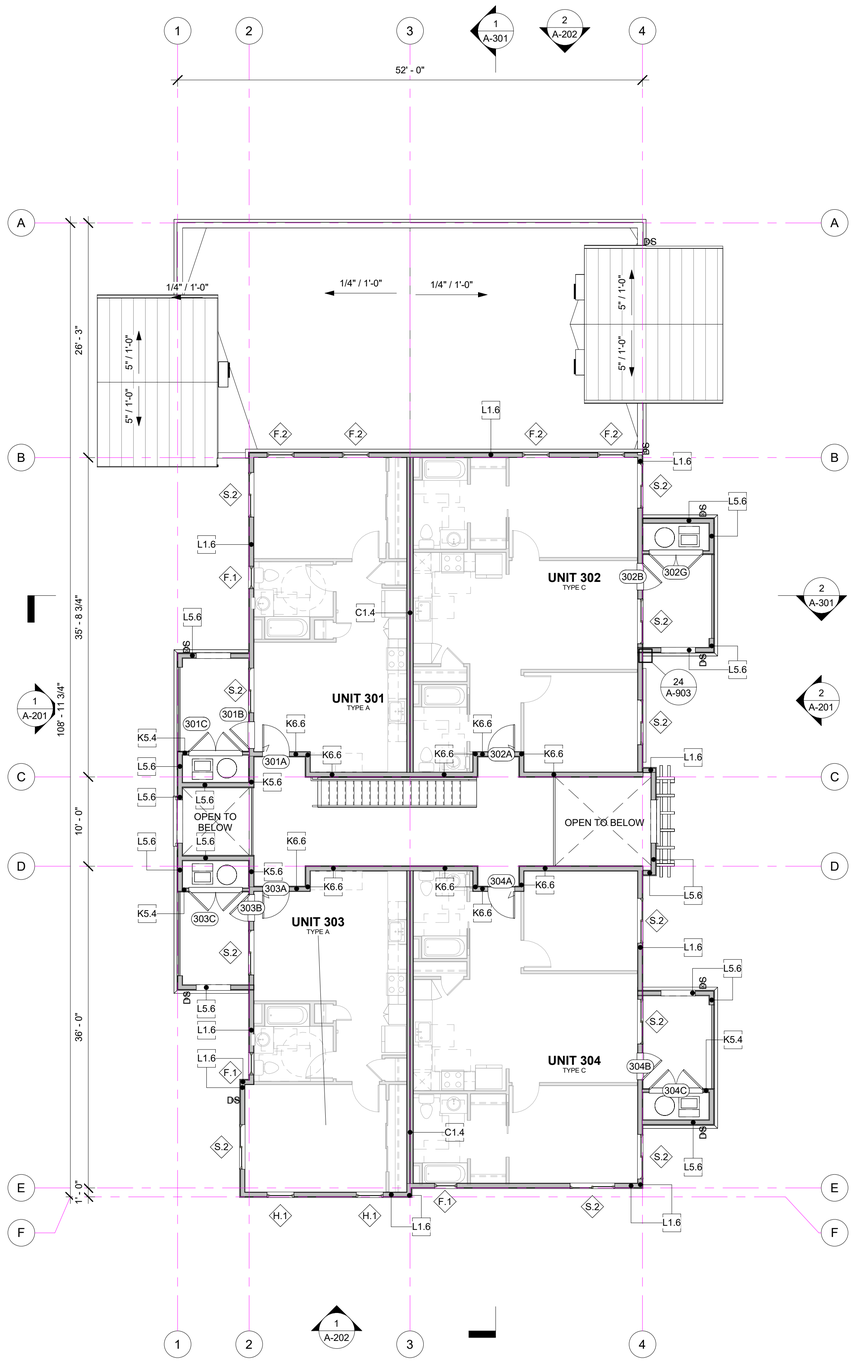

2 THIRD FLOOR PLAN

A-201 | A-102 SCALE: 1/8" = 1'-0"

PROJECT & TRUE NORTH

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SHEET A-921 FOR WALL TYPES
3. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
4. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
5. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
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9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
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15. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

WALL TYPE LEGEND

WALL TYPE
WALL TAG A#.# — FRAMING SIZE

REFER TO SHEET A-921 FOR DETAILED ASSEMBLY INFORMATION AND REQUIREMENTS. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

A1.# **INTERIOR** - WOOD STUD LAYER W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

B1.6 **INTERIOR**- PARTY WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE.

C1.4 **INTERIOR**- PARTY WALL DOUBLE WOOD STUD.

D2.3 **INTERIOR**- METAL STUD FURRED WALL W/ ONE LAYER GYPSUM WALL BOARD INTERIOR.

K1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM, ONE LAYER GYPSUM WALL BOARD INTERIOR.

K5.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM BOTH SIDES.

K6.# **EXTERIOR**- CORRIDOR WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE. PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM EXTERIOR.

L1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN, ONE LAYER GYPSUM WALL BOARD INTERIOR.

L4.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN ONE SIDE. BOARD AND BATTEN OPPOSITE SIDE.

NOTES:

1.IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL SYSTEMS, THE CONTRACTOR SHALL ADHERE TO THE MOST SEVERE AND/OR COMBINATION OF SYSTEMS TO ENSURE THE HIGHEST LEVEL OF SAFETY AND COMPLIANCE. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY SUCH CONFLICTS AND SEEK CLARIFICATION.

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

THIRD FLOOR PLAN

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
A-102

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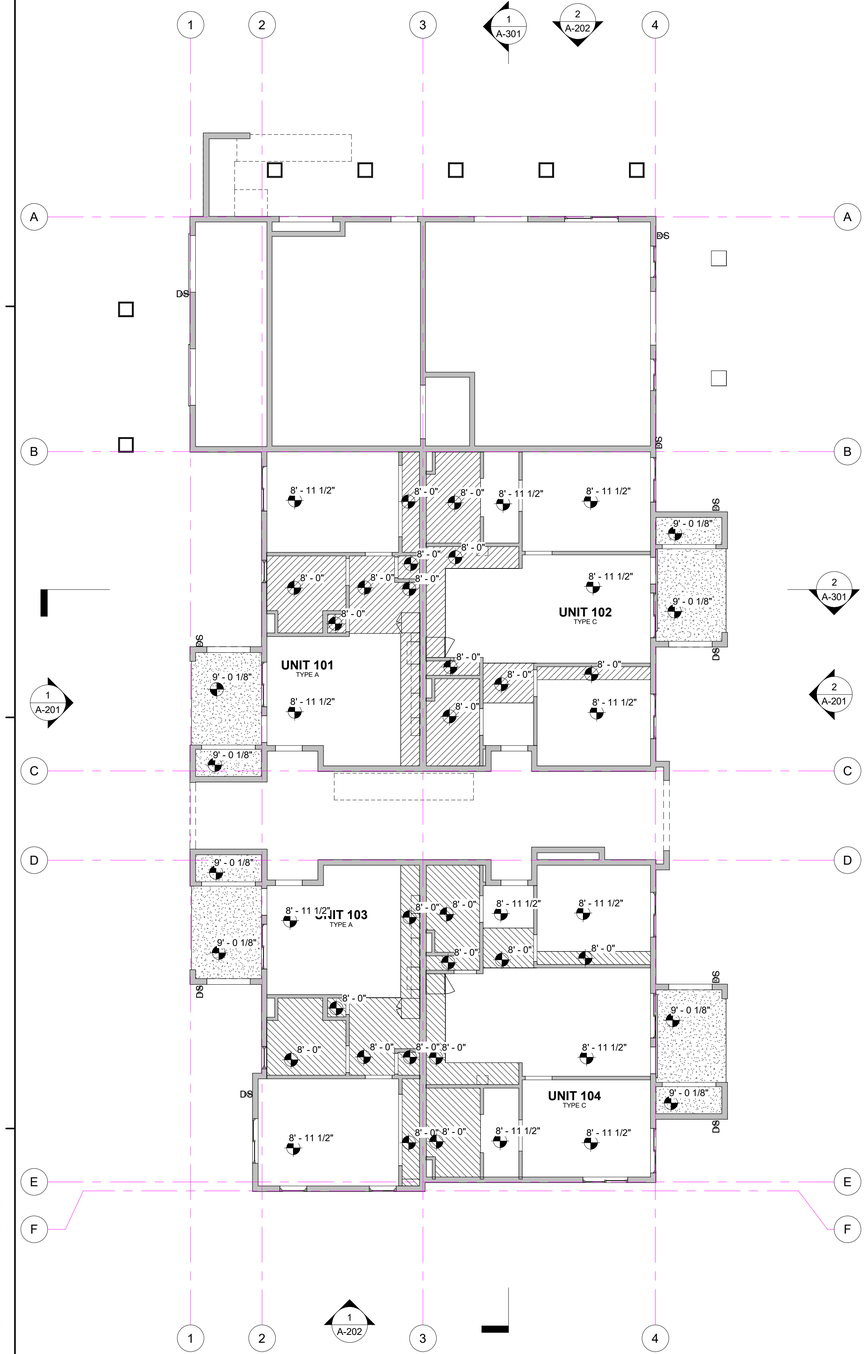
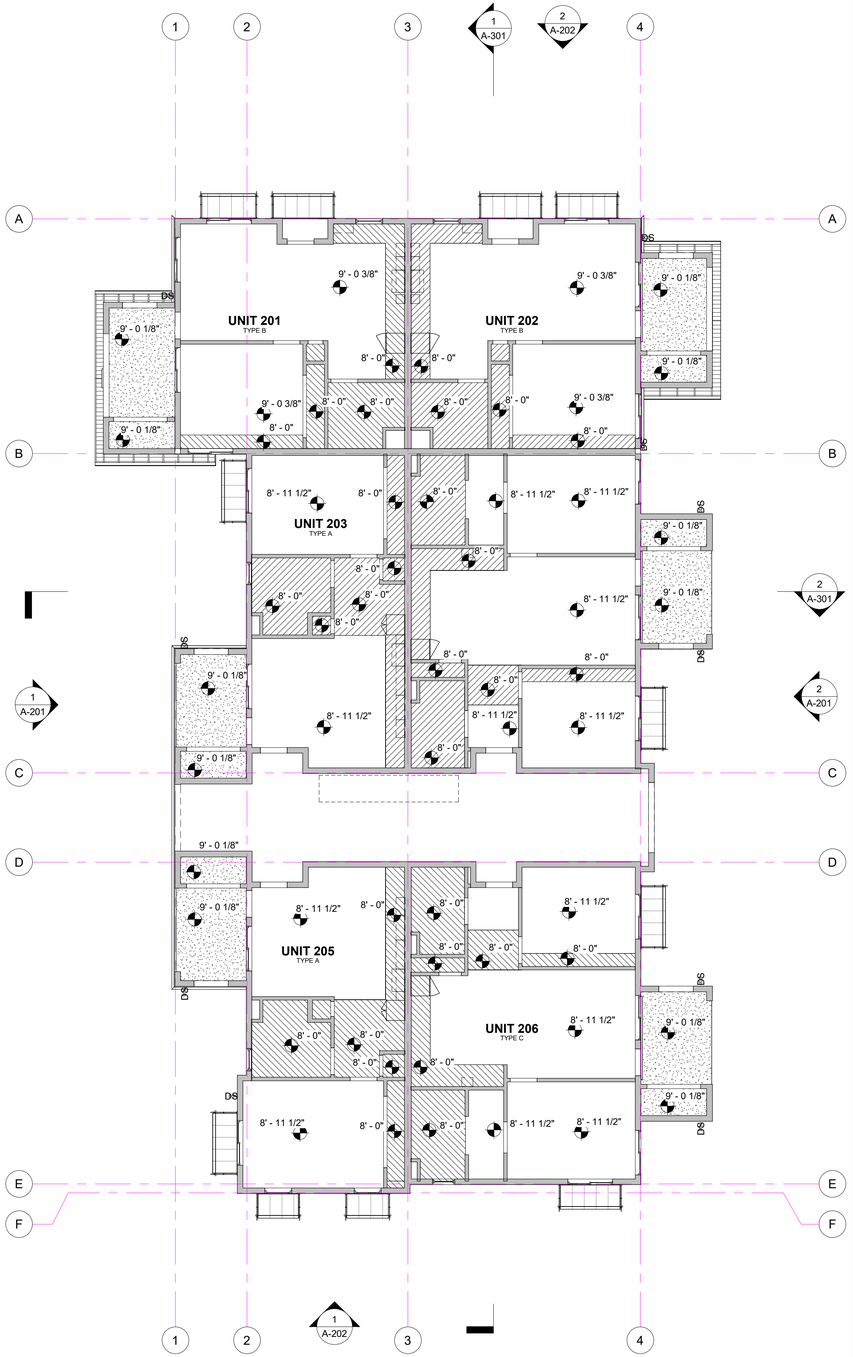


1 GROUND FLOOR RCP

A-201 | A-111 SCALE: 1/8" = 1'-0"



3 02-SECOND FLOOR RCP

A-201 | A-111 SCALE: 1/8" = 1'-0"

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. BORDERS AT LAY-IN ACOUSTICAL CEILING PANELS SHALL BE CUT TO MATCH FACTORY EDGE PROFILE. NO EXPOSED FASTENERS SHALL BE PERMITTED INCLUDING POP RIVETS AND TAPPETS.
7. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
8. SEE MECHANICAL DRAWINGS FOR MECH. ACCESS PANELS. PAINT TO MATCH CEILING
9. AT DROPPED GWB SOFFITS/GWB BEAMS, PROVIDE C-STUDS AS VERTICAL SUPPORTS AT EACH SIDE OF THE SOFFIT/BEAM AND DIAGONAL BRACING FOR WRACKING. IF CEILING JOIST SPACING DIFFERS FROM FLOOR THEN BLOCKING BETWEEN THE FLOOR FRAMING MAY BE UTILIZED TO ATTACH THE VERTICAL STRUTS
10. LIGHT FIXTURES SHALL BE CENTERED WITHIN SPACES AND/OR WINDOW OPENING AND EVENLY ARRAYED. IF CONFLICTS OCCUR AT MECHANICAL REGISTERS OR ACCESS HATCHES, LIGHTING LOCATIONS SHALL TAKE PRECEDENCE. CONSULT ARCHITECT AS NEEDED TO RESOLVE.
11. SEE ELECTRICAL PLANS FOR LIGHTING LOCATIONS AND SPECIFICATIONS, AND EXIT SIGN LOCATIONS.

KEYNOTES

UNDER BALCONY VENT CALCS

NOTE:
PER ***2022 CBC 2304.12.2.6***, ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.

NFA OF AIR MOVEMENT = 9 SQ. IN. PER LINEAR FT.
VENT LENGTH REQ. = (BALCONY AREA / 150) / (9 SQ. IN. / 144 SQ. IN.)

VENT MANUFACTURER: AIR VENT
PRODUCT: CONTINUOUS SOFFIT VENT (SV SERIES) OR APPROVED EQUAL
WWW.AIRVENT.COM

LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGHT PROPOSED

LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- INTERIOR - GYPSUM BOARD CEILING
- INTERIOR - GYPSUM BOARD SOFFIT
- EXTERIOR - CEMENT PLASTER SOFFIT

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

GROUND & SECOND FLOOR REFLECTED CEILING PLANS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
A-111

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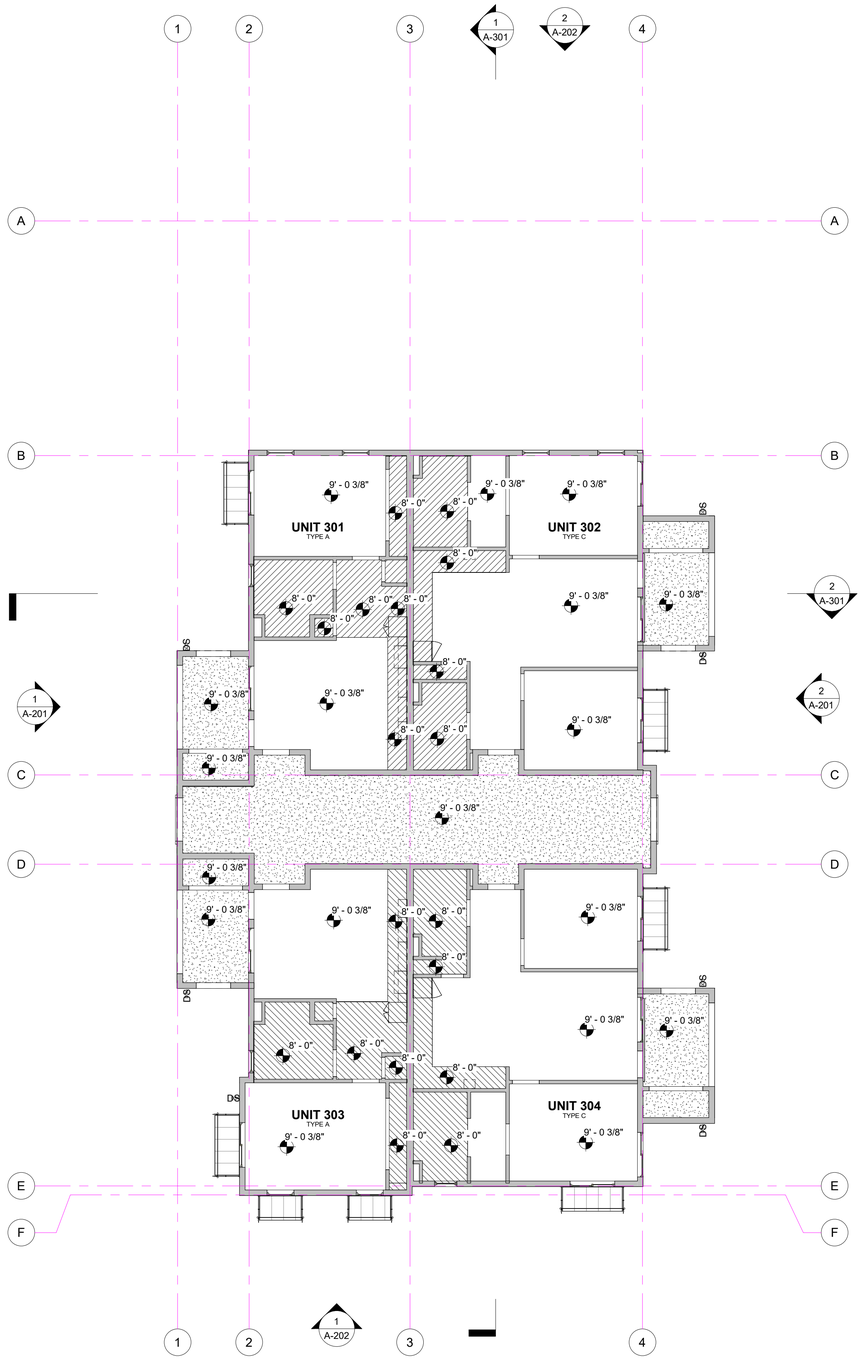

1 03-THIRD FLOOR RCP

A-201 | A-112 SCALE: 1/8" = 1'-0"

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. BORDERS AT LAY-IN ACOUSTICAL CEILING PANELS SHALL BE CUT TO MATCH FACTORY EDGE PROFILE. NO EXPOSED FASTENERS SHALL BE PERMITTED INCLUDING POP RIVETS AND TAPPETS.
7. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
8. SEE MECHANICAL DRAWINGS FOR MECH. ACCESS PANELS. PAINT TO MATCH CEILING
9. AT DROPPED GWB SOFFITS/GWB BEAMS, PROVIDE C-STUDS AS VERTICAL SUPPORTS AT EACH SIDE OF THE SOFFIT/BEAM AND DIAGONAL BRACING FOR WRACKING. IF CEILING JOIST SPACING DIFFERS FROM FLOOR THEN BLOCKING BETWEEN THE FLOOR FRAMING MAY BE UTILIZED TO ATTACH THE VERTICAL STRUTS
10. LIGHT FIXTURES SHALL BE CENTERED WITHIN SPACES AND/OR WINDOW OPENING AND EVENLY ARRAYED. IF CONFLICTS OCCUR AT MECHANICAL REGISTERS OR ACCESS HATCHES, LIGHTING LOCATIONS SHALL TAKE PRECEDENCE. CONSULT ARCHITECT AS NEEDED TO RESOLVE.
11. SEE ELECTRICAL PLANS FOR LIGHTING LOCATIONS AND SPECIFICATIONS, AND EXIT SIGN LOCATIONS.

KEYNOTES

UNDER BALCONY VENT CALCS

NOTE:
PER ***2022 CBC 2304.12.2.6***, ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.

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PRODUCT: CONTINUOUS SOFFIT VENT (SV SERIES) OR APPROVED EQUAL
WWW.AIRVENT.COM

LOCATION	BALCONY AREA (SF)	REQUIRED BALCONY VENTING @ 1/150	VENT LENGTH REQUIRED (FT)	VENT LENGHT PROPOSED

LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- INTERIOR - GYPSUM BOARD CEILING
- INTERIOR - GYPSUM BOARD SOFFIT
- EXTERIOR - CEMENT PLASTER SOFFIT

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
THIRD FLOOR REFLECTED CEILING PLAN

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
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SHEET
A-112

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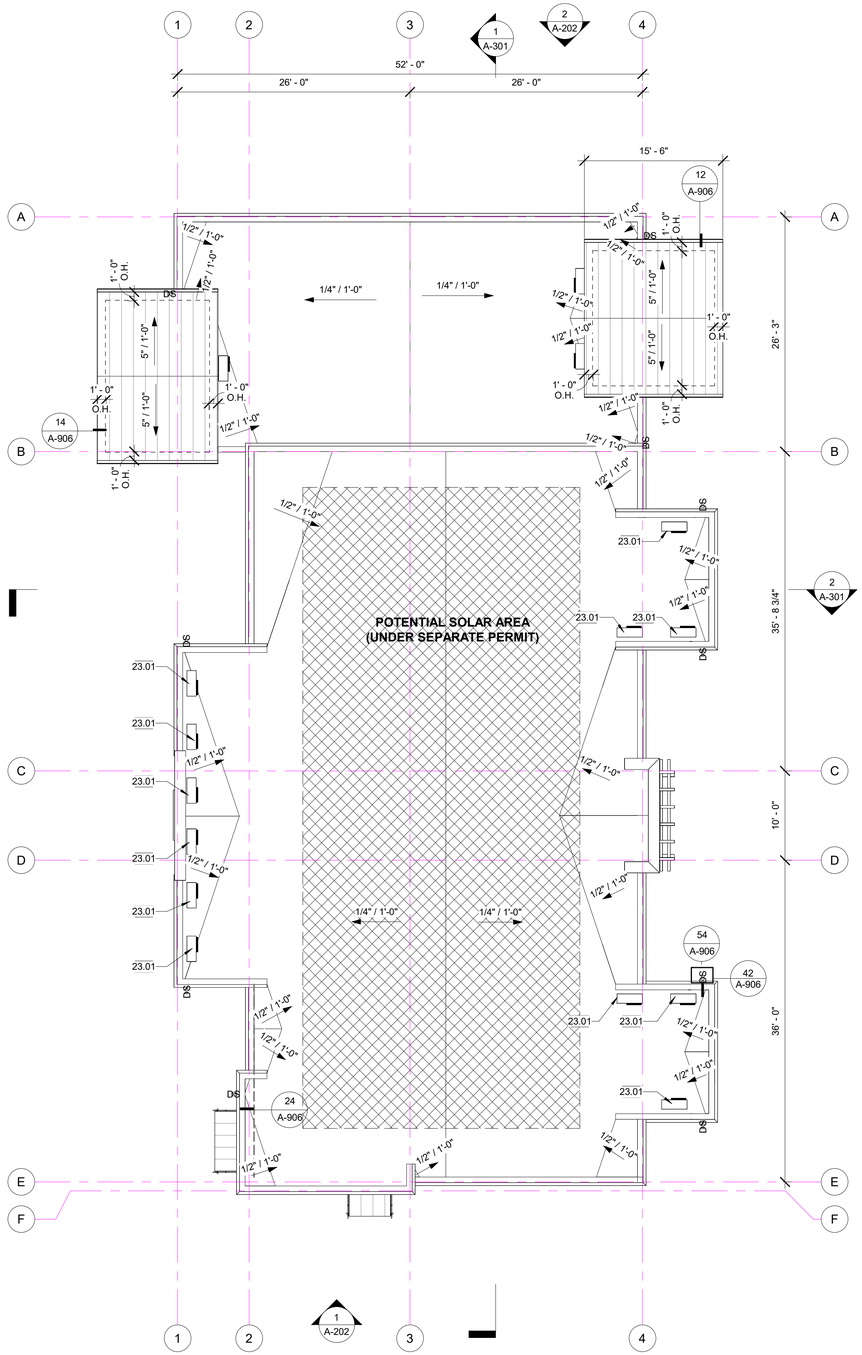

1 ROOF PLAN

A-201 | A-121 SCALE: 1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
3. REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
4. REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
5. REFER TO PLUMBING PLANS ROOF VENT PENETRATIONS.
6. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
7. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
8. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
9. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL SHEATHING TO ROOF EDGE
11. ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH ***(2022 CBC 1507.1)***, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
12. WHERE PROVIDED, VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH (***2022 CBC SECTION 1202***). EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" PER ***(2022 CBC 1202.2.2.)***
13. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
14. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURERS SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.

KEYNOTES

23.01	CONDENSER, REFER TO MECHANICAL.

ROOF VENTING CALCULATIONS

UPPER VENTS: *O'HAGIN TAPERED LOW PROFILE STANDARD LINE*
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF

LOWER VENTS: *EAVE VENTS 24" WITH (3) 3" HOLES = 0.05 SF*

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.05 SF)

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
24"x36"	2			0.00 SF
Generic (Without Brackets)	15			0.00 SF
				0.00 SF

LEGEND

- 10'-0" — HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
- 2" / 12" — ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT
  DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- FUTURE SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101.
- MECHANICAL EQUIPMENT, REFER TO MECHANICAL PLANS

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CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

ROOF PLAN

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
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SHEET
A-121

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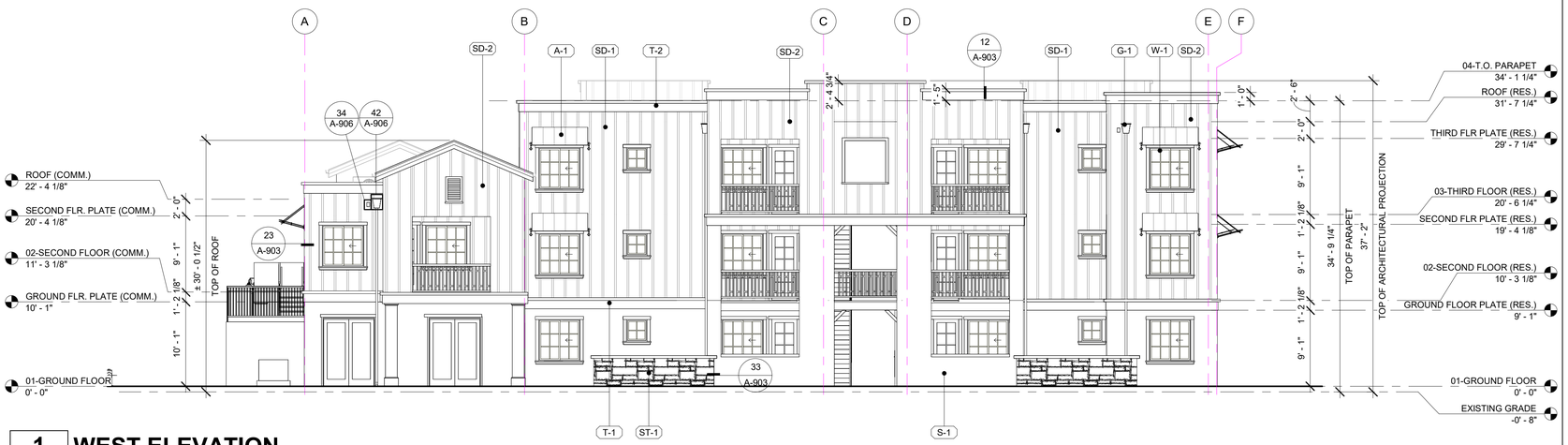
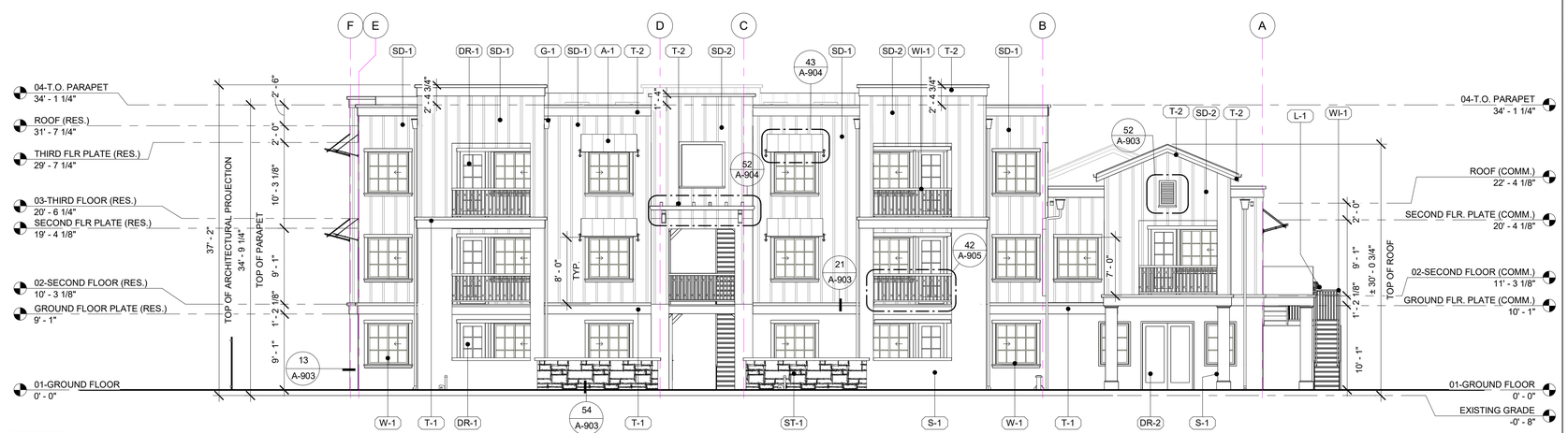


1 WEST ELEVATION

A-101 | A-201 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

A-101 | A-201 SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

MATERIAL SCHEDULE

MARK	LOCATION	MANUFACTURER	SPECIFICATION
A-1	WINDOW AWNINGS	AEP SPAN	DESIOGN SPAN, TERRA-COTTA
DR-1	EXTERIOR DOORS		FIBERGLASS, PAINT TO MATCH WINDOWS
DR-2	COMMERCIAL DOORS		FIBERGLASS, PAINT TO MATCH AWNINGS TERRA-COTTA
G-1	GUTTERS, DOWNSPOUTS & LEADERHEADS		PAINT TO MATCH SURROUNDING COLOR
L-1	EXTERIOR SCONE	HINKLEY LIGHTING	FOUNDRY CLASSIC 10443MR
RF-1	STANDING SEAM ROOF	AEP SPAN	DESIGN SPAN, DARK BRONZE
S-1	STUCCO	OMEGA	STEEL TROWEL FINISH, COLOR MATCH DUNN EDWARDS, DE6230
SD-1	BOARD & BATTEN SIDING	JAMES HARDIE	MATCH DUNN EDWARDS, WISHING WELL DE6255
SD-2	BOARD & BATTEN SIDING	JAMES HARDIE	MATCH DUNN EDWARDS, COTTON FIELDS DE6253
ST-1	STONE VENEER	ELDORADO	MOUNTAIN LEDGE PANELS, PIONEER
T-1	BELLY BAND		PAINT, DUNN EDWARDS,DE6230
T-2	PARAPET, WINDOW, DOOR TRIM, TRELLIS, RAFTER TAILS		MATCH DUN EDWARDS, WHISPER DEW340
W-1	WINDOWS	MILGARD	VINYL, BRONZE
WI-1	WROUGHT IRON RAILINGS		PAINT, DUNN EDWARDS,DEW344

LEGEND

? MATERIAL TAG. REFER TO MATERIAL SCHEDULE FOR PRODUCT INFORMATION.

WALL FINISH - BOARD AND BATT

WALL FINISH - STUCCO
REFER TO 31 / A-903 FOR CONTROL JOINT DETAIL

STANDING SEAM METAL ROOF

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EXTERIOR ELEVATIONS

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PROJECT NUMBER
1956-04-HS25

SHEET
A-201

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A

STANDING SEAM ROOFING
APA SPAN - DESIGN SPAN
DARK BRONZE

B

STUCCO
STEEL TROWEL FINISH
MATCH DUNN EDWARDS
CENTER RIDGE DE6230

C

BOARD AND BATTEN (1)
JAMES HARDIE SIDING
MATCH DUNN EDWARDS
WISHING WELL DE6255

D

BOARD AND BATTEN (2)
JAMES HARDIE SIDING
MATCH DUNN EDWARDS
COTTON FIELD DE6253

E

TRIM
DUNN EDWARDS
WHISPER DEW340

F

STONE CLADDING
ELDORADO STONE
MOUNTAIN LEDGE PANELS
PIONEER

G

STANDING SEAM AWNINGS
AEP SPAN - DESIGN SPAN
TERRA-COTTA

H

WINDOWS & RESIDENTIAL/COMMON DOORS
MILGUARD - VINYL BRONZE
DOORS TO MATCH

I

COMMERCIAL DOORS
PAINT TO MATCH AWNING

J

LIGHTING FIXTURE
HINKLEY LIGHTING
FONDRY# 10443TK

K

WROUGHT IRON
PAINTED DUNN EDWARDS
WEATHERED BROWN DEW344

NOTE: LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT AND WILL COMPLY WITH GMC CHAPTER 17.35.

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COLOR & MATERIALS BOARD

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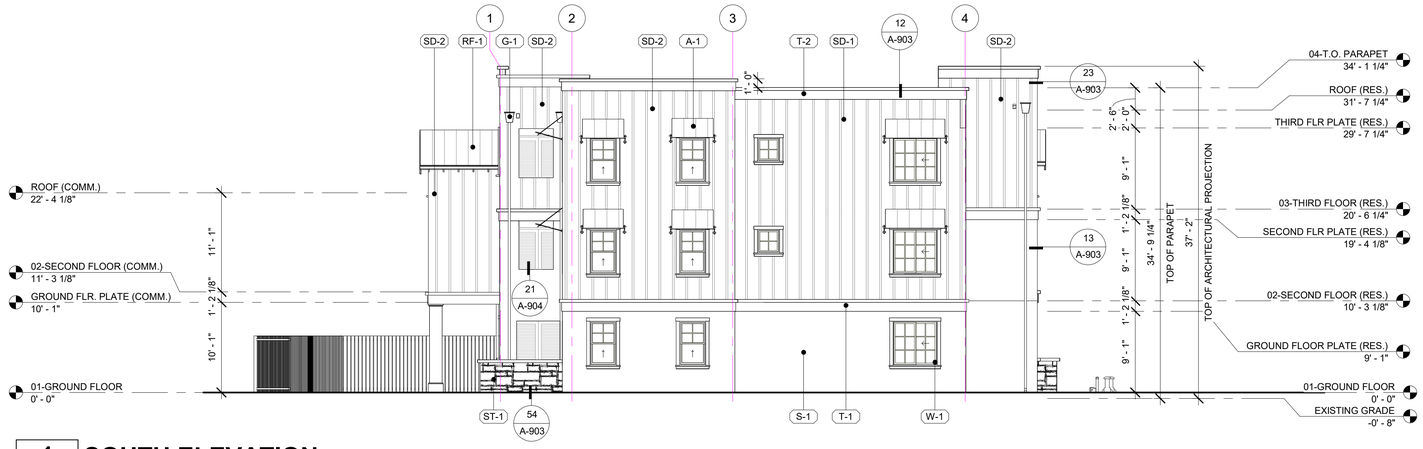
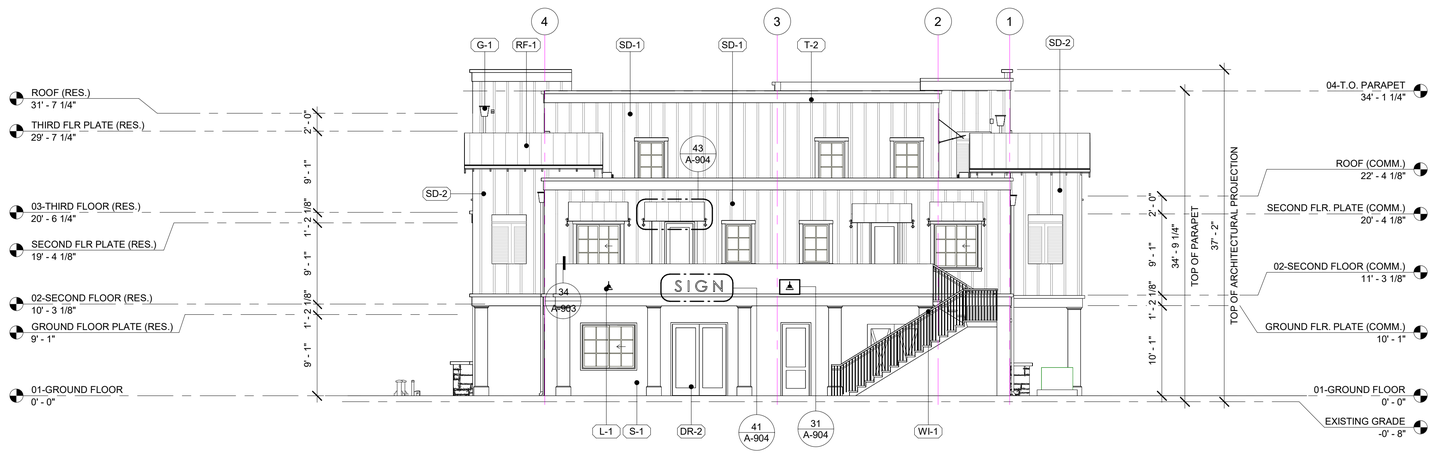


1 SOUTH ELEVATION

A-101 | A-202 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

A-101 | A-202 SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

KEYNOTES

MATERIAL SCHEDULE

MARK	LOCATION	MANUFACTURER	SPECIFICATION
A-1	WINDOW AWNINGS	AEP SPAN	DESIOGN SPAN, TERRA-COTTA
DR-1	EXTERIOR DOORS		FIBERGLASS, PAINT TO MATCH WINDOWS
DR-2	COMMERCIAL DOORS		FIBERGLASS, PAINT TO MATCH AWNINGS TERRA-COTTA
G-1	GUTTERS, DOWNSPOUTS & LEADERHEADS		PAINT TO MATCH SURROUNDING COLOR
L-1	EXTERIOR SCONE	HINKLEY LIGHTING	FOUNDRY CLASSIC 10443MR
RF-1	STANDING SEAM ROOF	AEP SPAN	DESIGN SPAN, DARK BRONZE
S-1	STUCCO	OMEGA	STEEL TROWEL FINISH, COLOR MATCH DUNN EDWARDS, DE6230
SD-1	BOARD & BATTEN SIDING	JAMES HARDIE	MATCH DUNN EDWARDS, WISHING WELL DE6255
SD-2	BOARD & BATTEN SIDING	JAMES HARDIE	MATCH DUNN EDWARDS, COTTON FIELDS DE6253
ST-1	STONE VENEER	ELDORADO	MOUNTAIN LEDGE PANELS, PIONEER
T-1	BELLY BAND		PAINT, DUNN EDWARDS,DE6230
T-2	PARAPET, WINDOW, DOOR TRIM, TRELLIS, RAFTER TAILS		MATCH DUN EDWARDS, WHISPER DEW340
W-1	WINDOWS	MILGARD	VINYL, BRONZE
WI-1	WROUGHT IRON RAILINGS		PAINT, DUNN EDWARDS,DEW344

LEGEND

? MATERIAL TAG. REFER TO MATERIAL SCHEDULE FOR PRODUCT INFORMATION.

WALL FINISH - BOARD AND BATT

WALL FINISH - STUCCO
REFER TO 31 / A-903 FOR CONTROL JOINT DETAIL

STANDING SEAM METAL ROOF

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EXTERIOR ELEVATIONS

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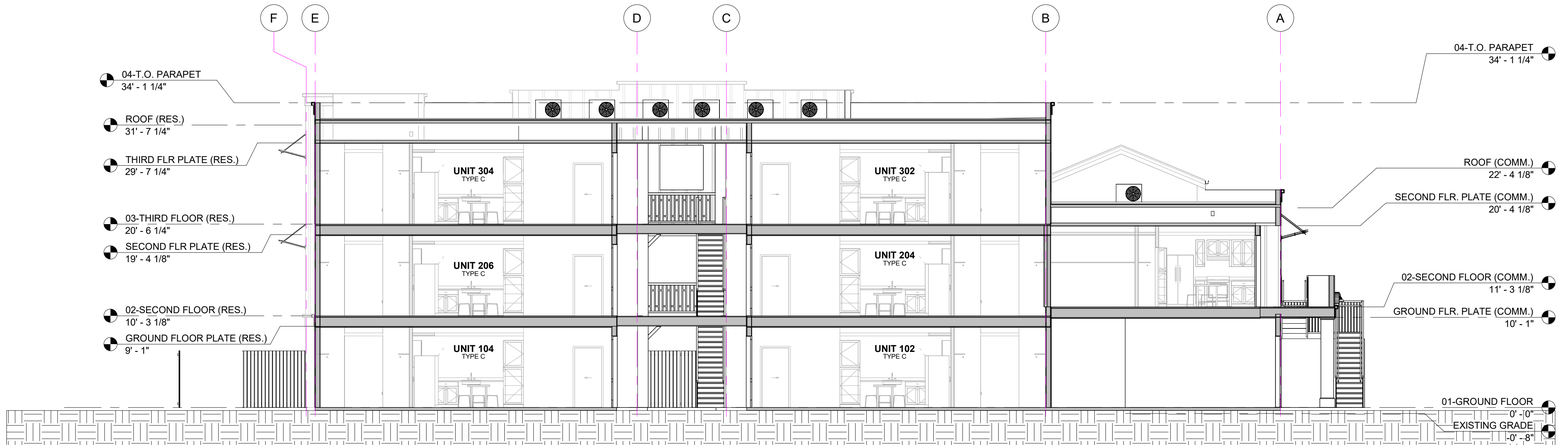

1 SECTION 01
A0 | A-301 SCALE: 1/8" = 1'-0"

2 SECTION 02
A0 | A-301 SCALE: 1/8" = 1'-0"

SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALSS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS.
2. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
3. REFER TO FIREBLOCKING/DRAFTSTOPING NOTES ON SHEET G-101.
4. WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS REQUIRED PER ***2019 CBC SECTION 2304.12***
5. FOUNDATION SILLS TO BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. ***2019 CBC SECTION 2304.112.2***
6. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEIIIINGS SHALL BE PROTECTED AS REQUIRED PER ***2019 CBC SECTIONS 714.3 & 714.4***.
7. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
8. DOORS, WINDOWS AND STOREFRONT SYSTEMS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.

KEYNOTES

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BUILDING SECTIONS

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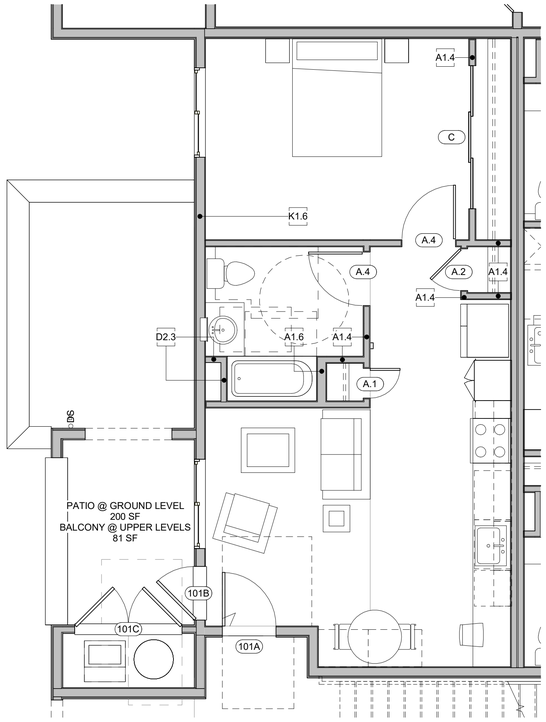

2 UNIT TYPE A

A-101 | A-401 SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SHEET A-921 FOR WALL TYPES
3. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
4. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
5. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
6. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. EXTERIOR DIMENSIONS ARE TO STRUCTURAL FACE OF CONCRETE SLAB AND/OR SHEATHING. INTERIOR DIMENSIONS ARE ROUGH AND TO FACE OF FRAMING. UNLESS NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
10. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS
11. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
12. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
13. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
14. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
15. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

WALL TYPE LEGEND

WALL TYPE — WALL TAG A#.# — FRAMING SIZE

REFER TO SHEET A-921 FOR DETAILED ASSEMBLY INFORMATION AND REQUIREMENTS. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

A1.# **INTERIOR** - WOOD STUD LAYER W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

B1.6 **INTERIOR**- PARTY WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE.

C1.4 **INTERIOR**- PARTY WALL DOUBLE WOOD STUD.

D2.3 **INTERIOR**- METAL STUD FURRED WALL W/ ONE LAYER GYPSUM WALL BOARD INTERIOR.

K1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM, ONE LAYER GYPSUM WALL BOARD INTERIOR.

K5.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM BOTH SIDES.

K6.# **EXTERIOR**- CORRIDOR WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE. PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM EXTERIOR.

L1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN, ONE LAYER GYPSUM WALL BOARD INTERIOR.

L4.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN ONE SIDE. BOARD AND BATTEN OPPOSITE SIDE.

NOTES:

1.IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL SYSTEMS, THE CONTRACTOR SHALL ADHERE TO THE MOST SEVERE AND/OR COMBINATION OF SYSTEMS TO ENSURE THE HIGHEST LEVEL OF SAFETY AND COMPLIANCE. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY SUCH CONFLICTS AND SEEK CLARIFICATION.

2.WHERE PLYWOOD SHEATHING IS PROVIDED ON INTERIOR WALLS, PER STRUCTURAL, CONTRACTOR TO PROVIDE SHEATHING FULL LENGTH OF WALL TO NEXT INSIDE CORNER FOR FLUSH & SMOOTH CONDITION OF INTERIOR FINISHES.

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UNIT TYPE A ENLARGED PLANS & INTERIOR ELEVATIONS

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SHEET
A-401

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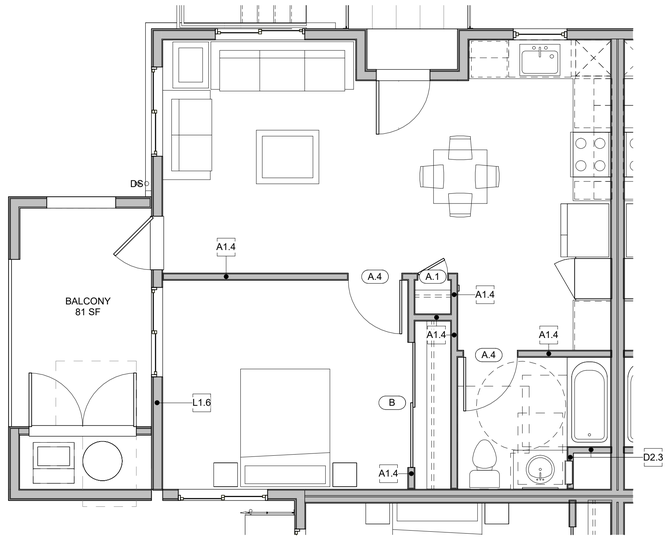

1 UNIT TYPE B

A-101 | A-402 SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SHEET A-921 FOR WALL TYPES
3. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
4. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
5. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
6. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
7. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
8. EXTERIOR DIMENSIONS ARE TO STRUCTURAL FACE OF CONCRETE SLAB AND/OR SHEATHING. INTERIOR DIMENSIONS ARE ROUGH AND TO FACE OF FRAMING. UNLESS NOTED OTHERWISE.
9. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
10. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS
11. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
12. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
13. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
14. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
15. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

WALL TYPE LEGEND

WALL TYPE — FRAMING SIZE
WALL TAG — A#.# — REFER TO SHEET A-921 FOR DETAILED ASSEMBLY INFORMATION AND REQUIREMENTS. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

A1.# **INTERIOR** - WOOD STUD LAYER W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

B1.6 **INTERIOR**- PARTY WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE.

C1.4 **INTERIOR**- PARTY WALL DOUBLE WOOD STUD.

D2.3 **INTERIOR**- METAL STUD FURRED WALL W/ ONE LAYER GYPSUM WALL BOARD INTERIOR.

K1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM, ONE LAYER GYPSUM WALL BOARD INTERIOR.

K5.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM BOTH SIDES.

K6.# **EXTERIOR**- CORRIDOR WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE. PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM EXTERIOR.

L1.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN, ONE LAYER GYPSUM WALL BOARD INTERIOR.

L4.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING, TYPE X EXT. GYPSUM SHEATHING AND BOARD AND BATTEN ONE SIDE. BOARD AND BATTEN OPPOSITE SIDE.

NOTES:

1.IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL SYSTEMS, THE CONTRACTOR SHALL ADHERE TO THE MOST SEVERE AND/OR COMBINATION OF SYSTEMS TO ENSURE THE HIGHEST LEVEL OF SAFETY AND COMPLIANCE. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY SUCH CONFLICTS AND SEEK CLARIFICATION.

2.WHERE PLYWOOD SHEATHING IS PROVIDED ON INTERIOR WALLS, PER STRUCTURAL, CONTRACTOR TO PROVIDE SHEATHING FULL LENGTH OF WALL TO NEXT INSIDE CORNER FOR FLUSH & SMOOTH CONDITION OF INTERIOR FINISHES.

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CONSULTANT

AGENCY

DRB FINAL REVIEW SUBMITTAL

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

UNIT TYPE B ENLARGED PLANS & INTERIOR ELEVATIONS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
A-402

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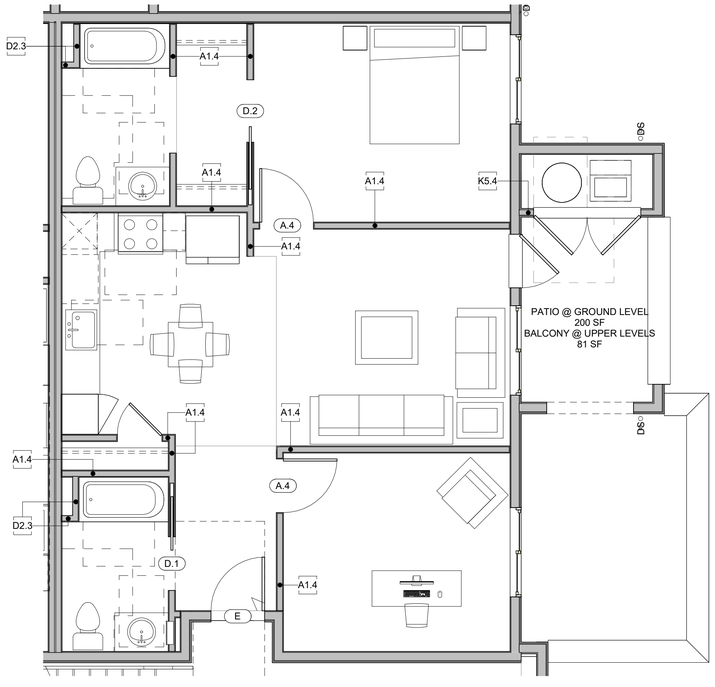

1 UNIT TYPE C

A-101 | A-403 SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO SHEET A-921 FOR WALL TYPES
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10. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS
11. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
12. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
13. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
14. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
15. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

WALL TYPE LEGEND

WALL TYPE — A#.# — FRAMING SIZE

WALL TAG

REFER TO SHEET A-921 FOR DETAILED ASSEMBLY INFORMATION AND REQUIREMENTS. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

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B1.6 **INTERIOR**- PARTY WALL 2X4 STAGGERED WOOD STUD, 2X6 PLATE.

C1.4 **INTERIOR**- PARTY WALL DOUBLE WOOD STUD.

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K5.# **EXTERIOR**- WOOD STUD W/ PLYWOOD SHEATHING AND 7/8" CEMENT PLASTER SYSTEM BOTH SIDES.

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NOTES:

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
UNIT TYPE C ENLARGED PLANS & INTERIOR ELEVATIONS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE 07/16/2025

PROJECT NUMBER 1956-04-HS25

SHEET A-403

DRB FINAL REVIEW SUBMITTAL

7/22/2025 3:49:17 PM
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WINDOW TYPES LEGEND

F.1, F.2
FIXED

S.1, S.2, S.3
SLIDER

H.1
DOUBLE HUNG

*WINDOW SURROUNDS ARE PER 33 / A-901 AND 54 / A-902

WINDOW SCHEDULE

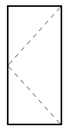
TYPE	Description	SIZE WIDTH	SIZE HEIGHT	REMARKS
F.1	Fixed	2' - 6"	2' - 8"	
F.2	Fixed	3' - 0"	4' - 6"	
H.1	Vinyl Double Hung	3' - 0"	5' - 0"	
S.1	Vinyl Slider	3' - 6"	5' - 0"	
S.2	Vinyl Slider	5' - 0"	5' - 0"	EGRESS WINDOW, MUST MEET CBC REQUIREMENTS
S.3	Vinyl Slider	6' - 0"	5' - 0"	

HEAD, JAMB, AND SILL WINDOW DETAILS:
FOR SIDING CONDITION REFER TO 44 / A-902
FOR STUCCO CONDITION REFER TO 24 / A-902
FOR WINDOW FLASHING REFER TO - / ---

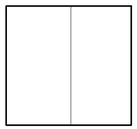
DOOR GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO FLOOR PLANS FOR DOOR LOCATIONS.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
5. REFER TO DOOR TYPES LEGEND FOR GLAZING.
6. REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS
7. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS

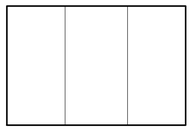
UNIT DOOR TYPES LEGEND



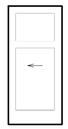
A.1 A.2 A.3 A.4
SINGLE SWING



B
DOUBLE - BI-PASS



C
TRIPLE - BI-PASS



D.1 D.2
POCKET FLUSH

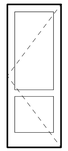
UNIT DOOR SCHEDULE

TYPE	DESCRIPTION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	FINISH	FRAME TYPE	REMARKS
A.1	SINGLE SWING -FLUSH	1' - 8"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
A.2	SINGLE SWING - FLUSH	2' - 4"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
A.3	SINGLE SWING - FLUSH	2' - 6"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
A.4	SINGLE SWING - FLUSH	3' - 0"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
B	DOUBLE BI-PASS - FLUSH	7' - 0"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
C	TRIPLE BI-PASS FLUSH	8' - 0"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
D.1	POCKET DOOR - FLUSH	3' - 0"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		
D.2	POCKET DOOR - FLUSH	3' - 6"	6' - 8"	0' - 1 3/8"	HOLLOW CORE WOOD	PAINT		

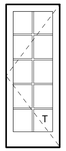
DOOR REMARKS

1. EGRESS DOOR.
2. EQUIPPED W/PANIC HARDWARE. .
3. INCLUDES SAFETY GLAZING.
4. FIRE-RATED DOOR ASSEMBLY. VISION PANELS OR LITES TO RECEIVE WIRE GLASS.
5. LOUVERED DOOR.
6. KICK-PLATE PROVIDED.

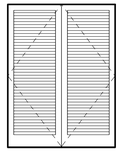
COMMON DOOR TYPES LEGEND



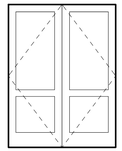
E
SINGLE SWING
2 - PANEL



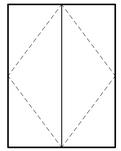
F
SINGLE SWING
8-LITE



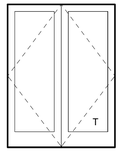
G
DOUBLE SWING
LOUVER



H
DOUBLE SWING



I
DOUBLE SWING
HOLLOW METAL



J
DOUBLE SWING
1-LITE

DOOR SCHEDULE

NO.	TYPE	DESCRIPTION	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FINISH	FIRE RATING	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
101A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
101B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
101C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
102A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
102B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
102C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
103A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
103B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
103C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
104A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
104B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
104C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
105	J	DOUBLE SWING 1 LITE	6' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
106	J	DOUBLE SWING 1 LITE	6' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
107	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		42/A-901	42/A-901	34/A-901	
108	I	DOUBLE SWING HOLLOW METAL	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
109	I	DOUBLE SWING HOLLOW METAL	6' - 0"	8' - 0"	0' - 1 3/8"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
110	I	DOUBLE SWING HOLLOW METAL	6' - 0"	8' - 0"	0' - 1 3/8"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
111	H	DOUBLE SWING	6' - 0"	8' - 0"	0' - 1 3/8"	HOLLOW CORE WOOD	PRIME/PAINT					
201A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		24/A-901	24/A-901	34/A-901	
201B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
201C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
202A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		24/A-901	24/A-901	34/A-901	
202B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
202C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
203A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
203B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
203C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
204A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
204B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
204C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
205A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
205B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
205C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
206A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID CORE WOOD	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
206B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
206C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
301A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
301B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
301C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
302A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
302B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
302G	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
303A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
303B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
303C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	
304A	E	SINGLE SWING 2 PANEL	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		53/A-901	53/A-901	34/A-901	
304B	F	SINGLE SWING 8 LITE	3' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS	PRIME/PAINT		22/A-901	22/A-901	34/A-901	
304C	G	DOUBLE SWING LOUVERED	6' - 0"	8' - 0"	0' - 1 3/4"	HOLLOW METAL	PRIME/PAINT		12/A-901	12/A-901	54/A-901	

WINDOW GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH WINDOW MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. CONTRACTOR TO VERIFY ACTUAL WINDOW SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF WINDOW AND FINISH OPENING.
5. HEAD HEIGHT MEASURED FROM FF UNLESS NOTED OTHERWISE.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
8. PROVIDE SHOP DRAWINGS FOR ALL WINDOW UNITS
9. REFER TO WINDOW TYPES LEGEND FOR GLAZING.
10. REFER TO WINDOW SCHEDULE AND WINDOW TYPES LEGEND FOR FURTHER INFORMATION.
11. STOREFRONT SECTIONS ARE 2" AND CURTAINWALL SECTIONS ARE 2-1/2", UNO. REFER TO STOREFRONT TYPES LEGEND FOR FURTHER INFORMATION.
12. WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
13. SAFETY GLAZING NOTATED WITH "T"

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

DOOR AND WINDOW SCHEDULES

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET A-601

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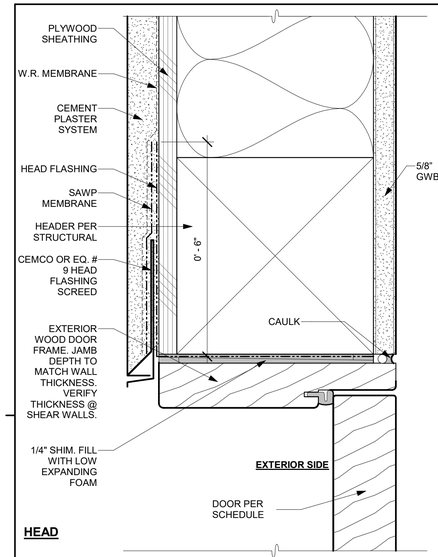
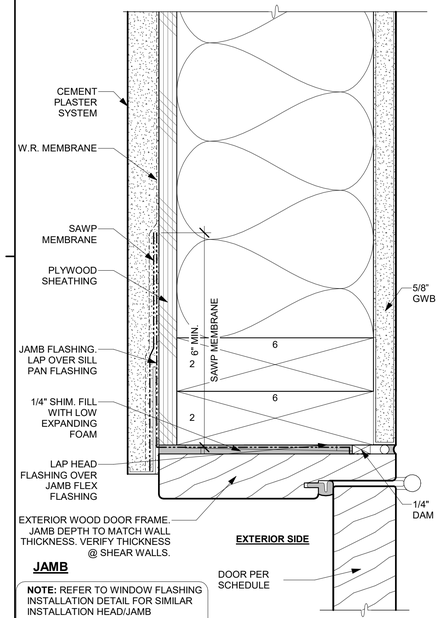


HEAD

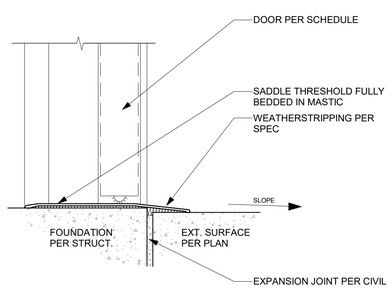


JAMB

NOTE: REFER TO WINDOW FLASHING INSTALLATION DETAIL FOR SIMILAR INSTALLATION HEAD/JAMB SEQUENCING

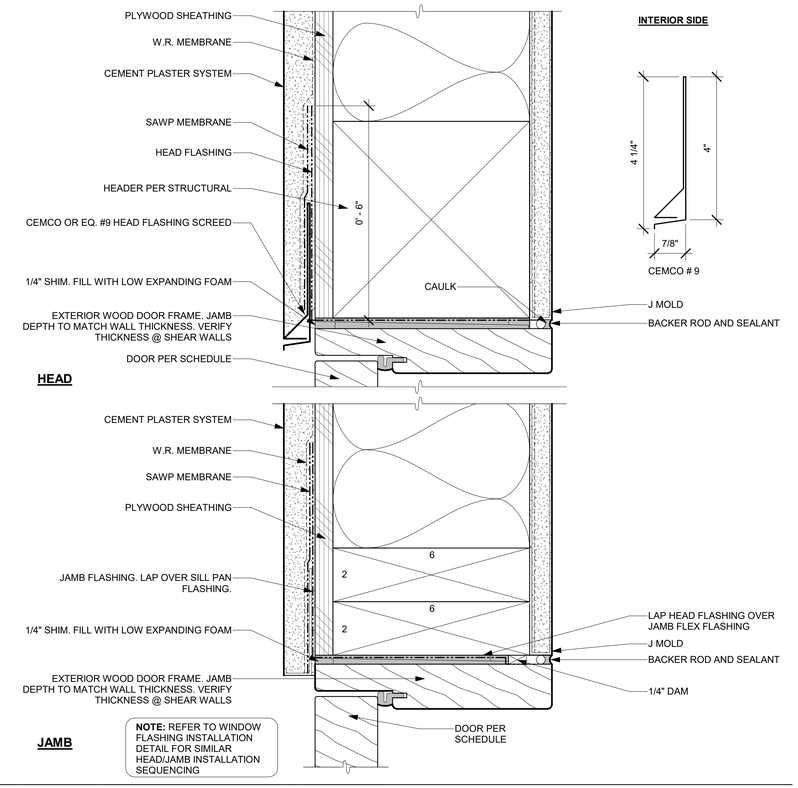
53 WOOD FRM IN-SWING DOOR @ STUCCO

A901 SCALE: 6" = 1'-0"



54 EXTERIOR HM DOOR - THRESHOLD

A901 SCALE: 3" = 1'-0"



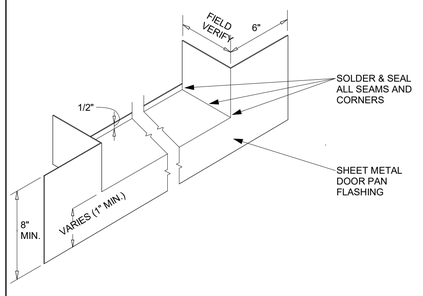
HEAD

JAMB

NOTE: REFER TO WINDOW FLASHING INSTALLATION DETAIL FOR SIMILAR HEAD/JAMB INSTALLATION SEQUENCING

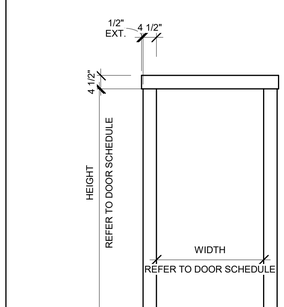
42 WOOD FRM. OUT-SWING DOOR @ STUCCO

A901 SCALE: 6" = 1'-0"



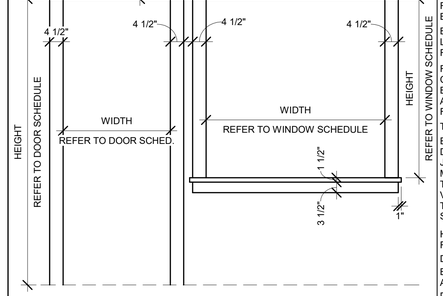
43 DOOR SILL PAN FLASHING.

A901 SCALE: 1 1/2" = 1'-0"



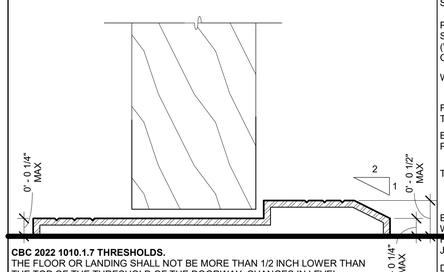
44 DOOR SURROUND - TYP.

A901 SCALE: 1/2" = 1'-0"



33 BALCONY WDW/DOOR SURROUND

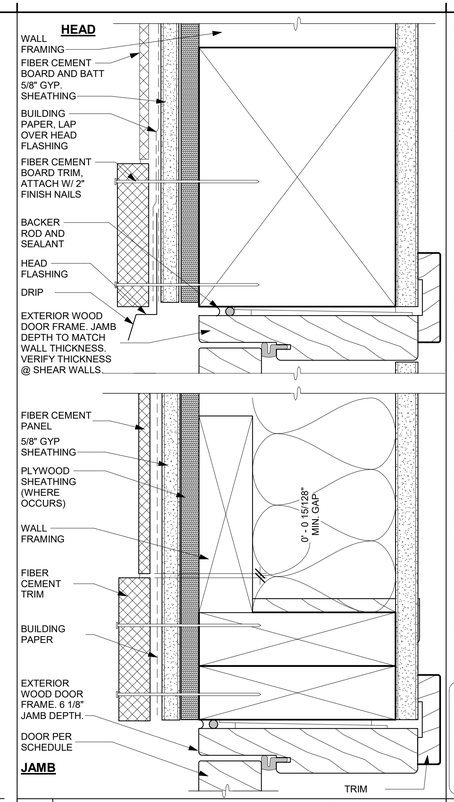
A901 SCALE: 1/2" = 1'-0"



CBC 2022 1010.1.7 THRESHOLDS.
THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). CHANGES IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.

34 ADA THRESHOLD

A901 SCALE: 12" = 1'-0"

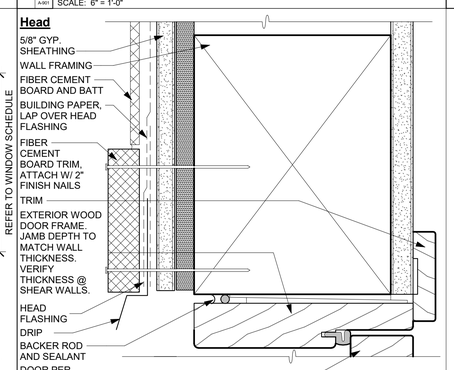


HEAD

JAMB

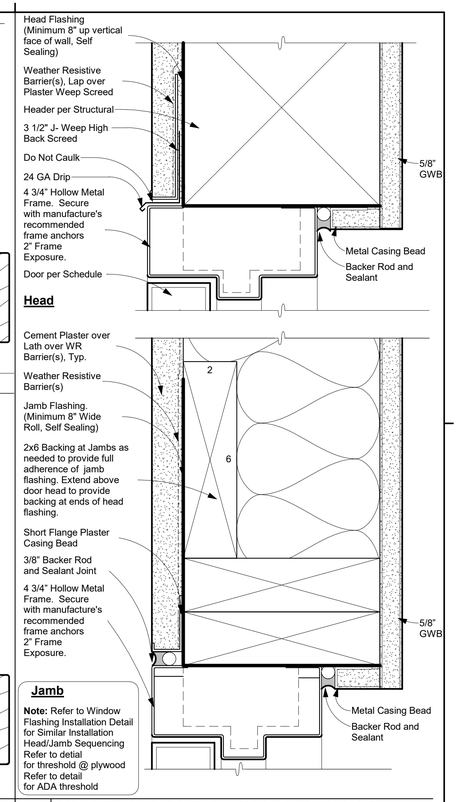
22 WOOD FRM OUT-SWING AT SIDING

A901 SCALE: 6" = 1'-0"



24 WOOD FRM IN-SWING AT SIDING

A901 SCALE: 6" = 1'-0"



Head

Jamb

Note: Refer to Window Flashing Installation Detail for Similar Installation Head/Jamb Sequencing
Refer to detial for threshold @ plywood
Refer to detail for ADA threshold

12 HM FRAME OUT-SWING @ STUCCO

A901 SCALE: 6" = 1'-0"

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

DOOR DETAILS

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET A-901

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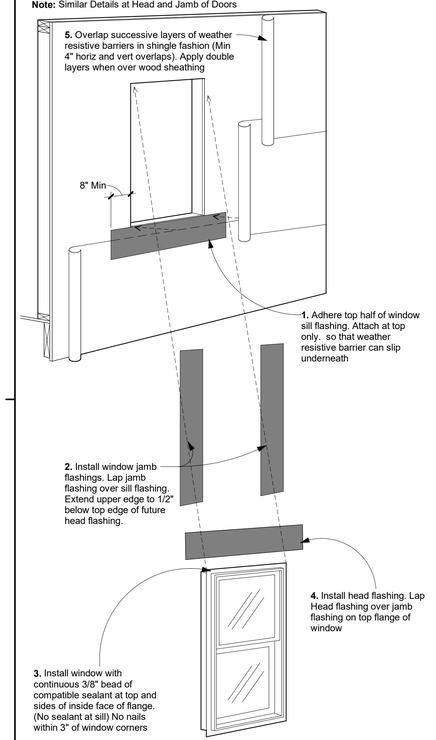
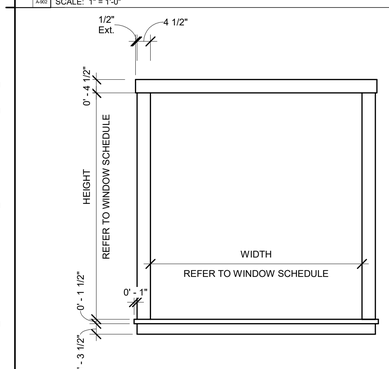
Note: Similar Details at Head and Jamb of Doors



Note: Window & Flashing Installation to comply with AAMA 2400-10 Method "B"

53 WINDOW FLASHING INSTALLATION

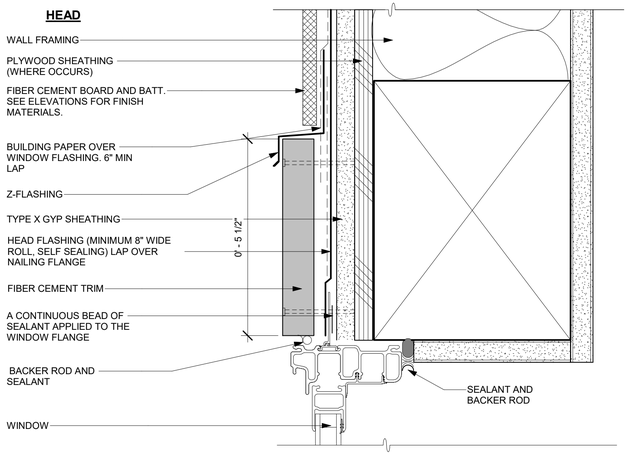
A-902 SCALE: 1" = 1'-0"



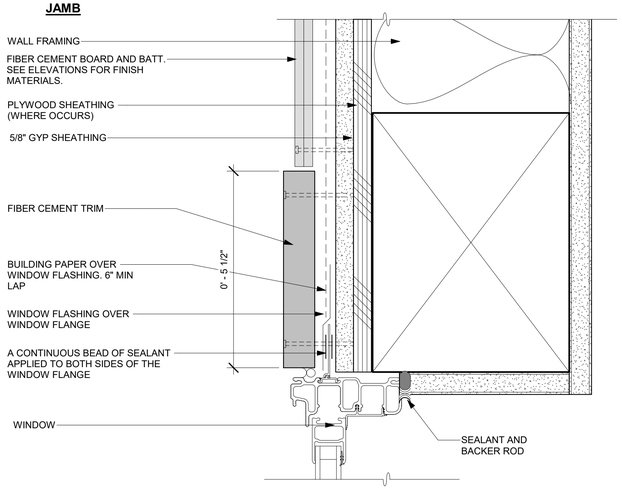
54 WINDOW SURROUND

A-902 SCALE: 1/2" = 1'-0"

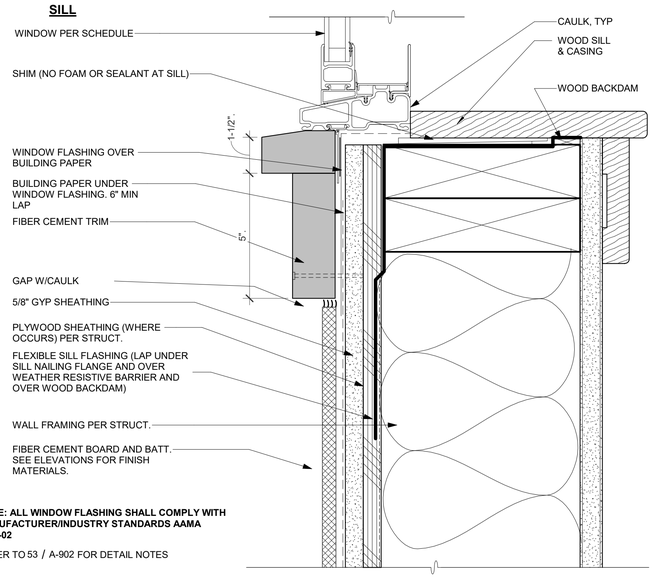
HEAD



JAMB



SILL



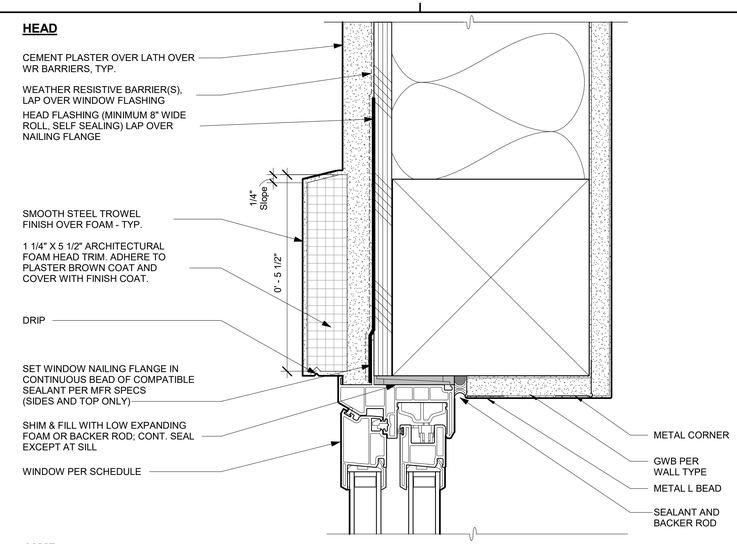
NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

REFER TO 53 / A-902 FOR DETAIL NOTES

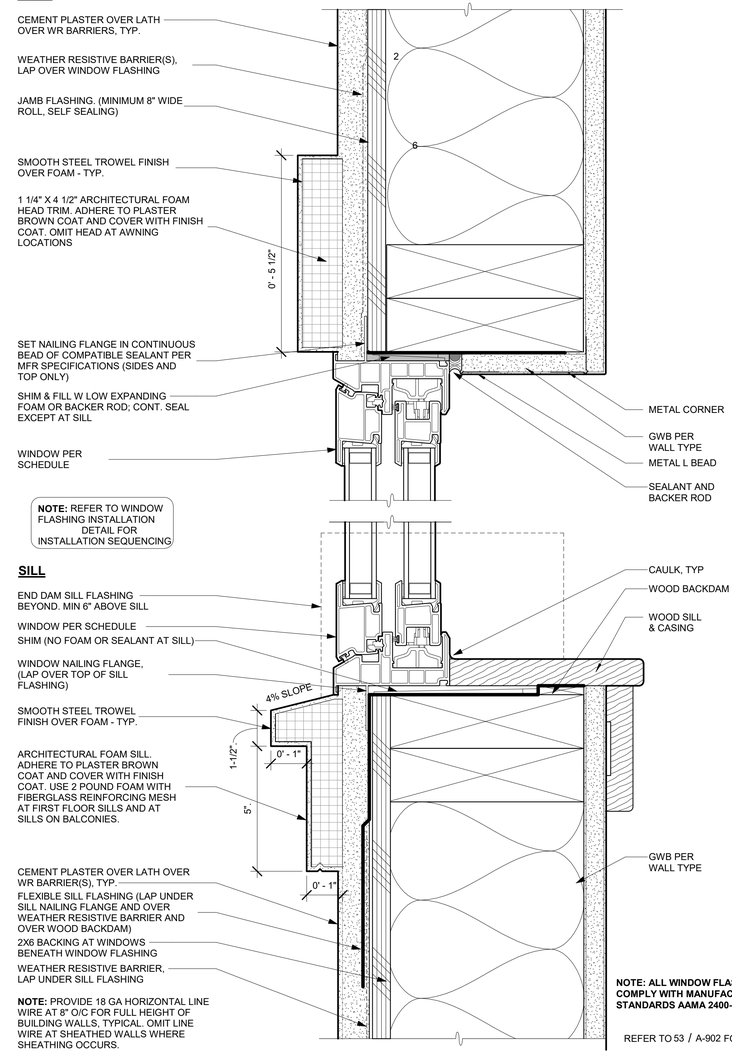
44 WINDOW - TYP. @ SIDING

A-902 SCALE: 6" = 1'-0"

HEAD



JAMB



NOTE: REFER TO WINDOW FLASHING INSTALLATION DETAIL FOR INSTALLATION SEQUENCING

SILL

NOTE: PROVIDE 18 GA HORIZONTAL LINE WIRE AT 8" O/C FOR FULL HEIGHT OF BUILDING WALLS, TYPICAL. OMIT LINE WIRE AT SHEATHED WALLS WHERE SHEATHING OCCURS.

NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-02

REFER TO 53 / A-902 FOR DETAIL NOTES

24 WINDOW - TYP @ STUCCO

A-902 SCALE: 6" = 1'-0"

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CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

WINDOW DETAILS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
A-902

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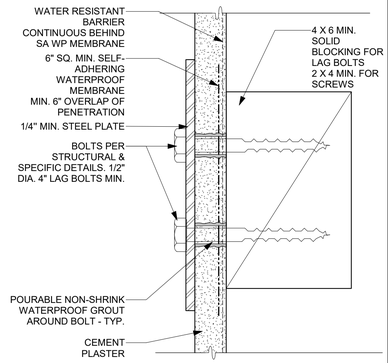
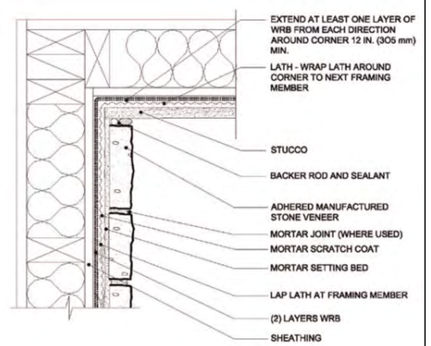


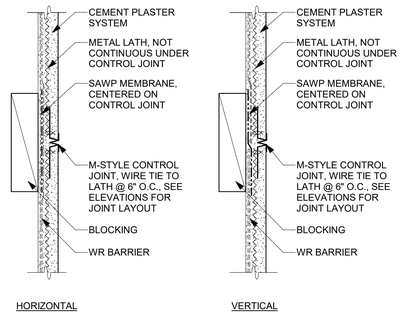
51 WATERPROOF RAIL CONNECTION DETAIL

A-904 A-903 SCALE: 6" = 1'-0"



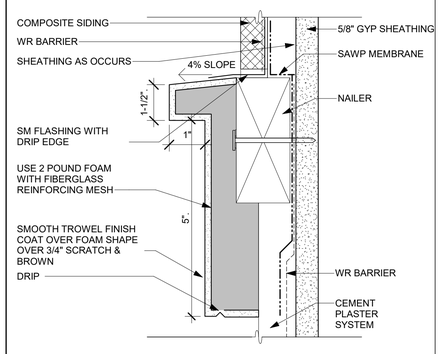
41 INSIDE CORNER STUCCO-STONE VENEER

A-101 A-903 SCALE: 3" = 1'-0"



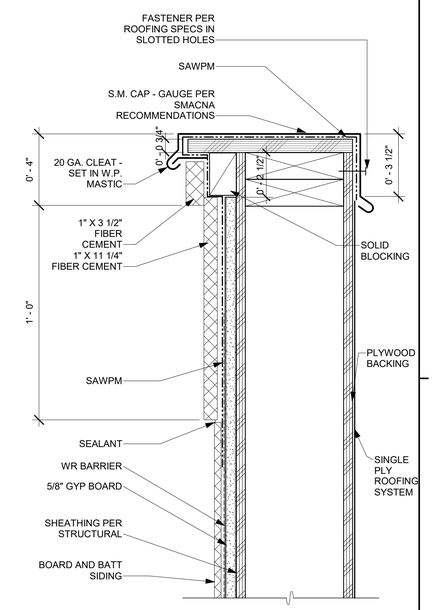
31 STUCCO CONTROL JOINT

A-903 SCALE: 3" = 1'-0"



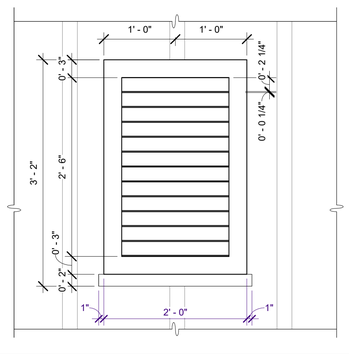
21 BELLY BAND DETAIL @ STUCCO - SIDING

A-201 A-903 SCALE: 6" = 1'-0"



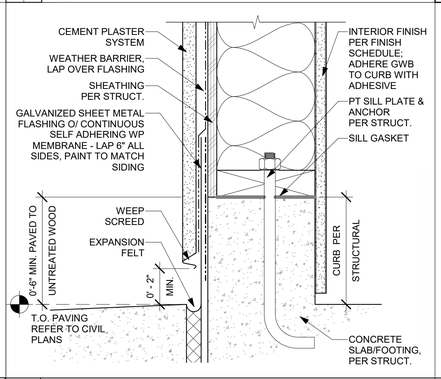
12 CROWN MOLDING @SIDING

A-201 A-903 SCALE: 3" = 1'-0"



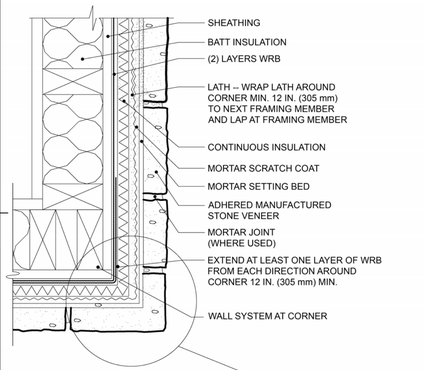
52 DECORATIVE VENT

A-201 A-903 SCALE: 1" = 1'-0"



42 STUCCO @ PAVING

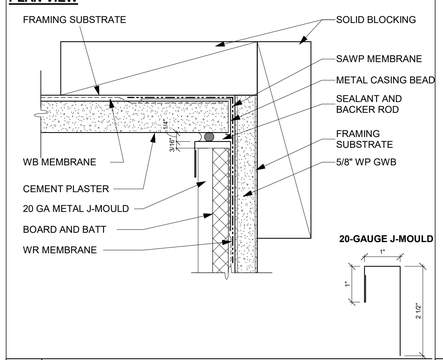
A-903 SCALE: 3" = 1'-0"



33 OUTSIDE CORNER @ STONE VENEER

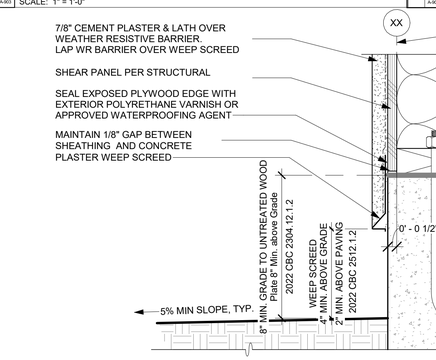
A-201 A-903 SCALE: 3" = 1'-0"

PLAN VIEW



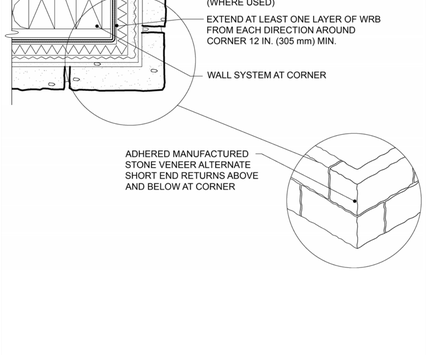
22 INSIDE CORNER TRANSITION

A-101 A-903 SCALE: 6" = 1'-0"



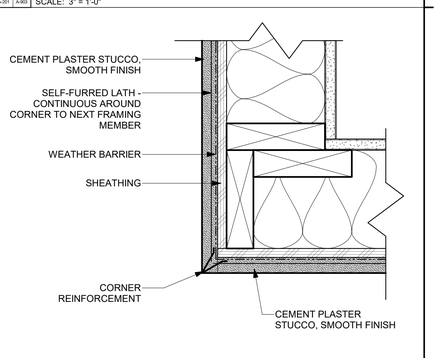
53 STUCCO WALL AT CURB

A-903 SCALE: 3" = 1'-0"



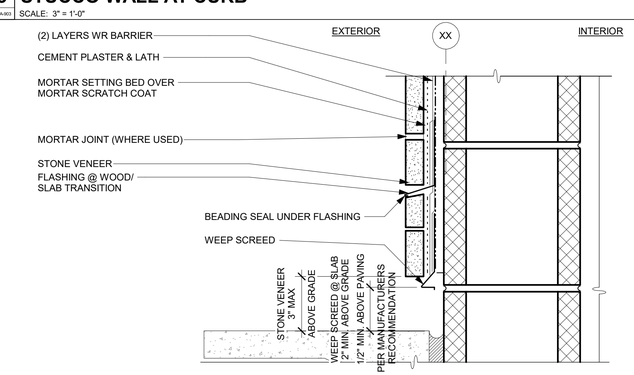
23 OUTSIDE CORNER @ BOARD AND BATT

A-201 A-903 SCALE: 3" = 1'-0"



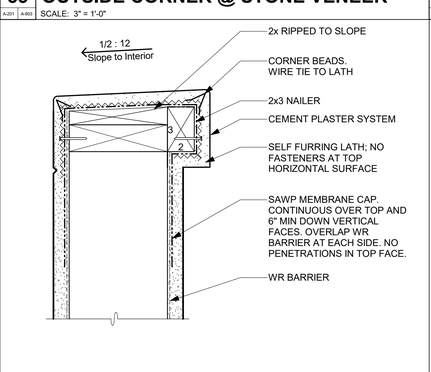
13 STUCCO-OUTSIDE CORNER

A-201 A-903 SCALE: 3" = 1'-0"



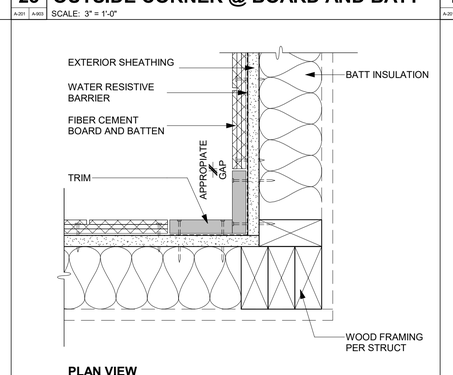
54 EXT. WALL AT SLAB EDGE - STONE VENEER

A-201 A-903 SCALE: 3" = 1'-0"



34 STUCCO SILL DETAIL

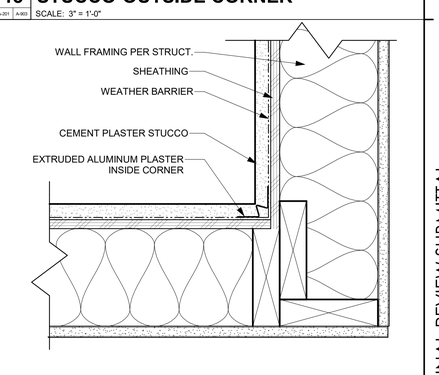
A-202 A-905 SCALE: 3" = 1'-0"



PLAN VIEW

24 INSIDE CORNER @ BOARD AND BATT

A-102 A-903 SCALE: 3" = 1'-0"



14 STUCCO-INSIDE CORNER

A-101 A-903 SCALE: 3" = 1'-0"

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AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

EXTERIOR DETAILS

NO.	REVISION	DATE

PROJECT MANAGER

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DATE
07/16/2025

PROJECT NUMBER
1956-04-HS25

SHEET
A-903

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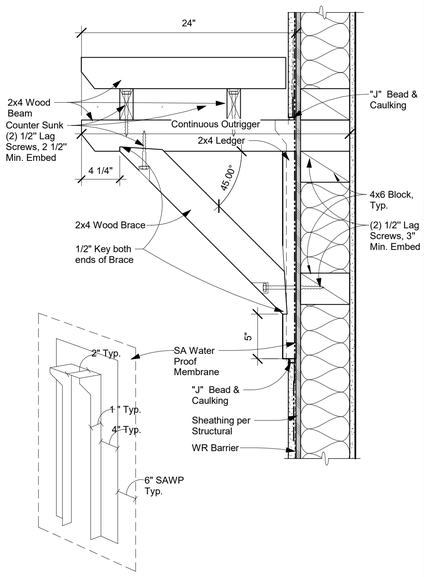
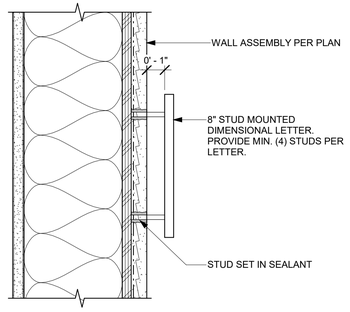


Sheet Metal Flashing Diagram

52 TRELLIS @ SIDING

A-201 | A-904 SCALE: 1 1/2" = 1'-0"



41 METAL BUILDING LETTER

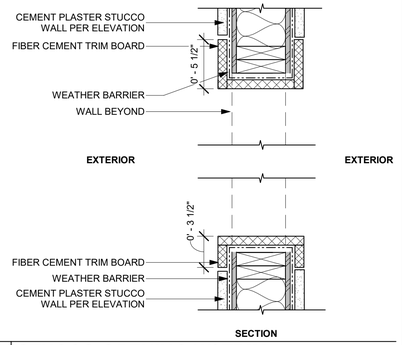
A-202 | A-904 SCALE: 3" = 1'-0"

*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT

HINKLEY LIGHTING - FOUNDRY CLASSIC 10443MR
OR EQUAL DARK SKY COMPLIANT FIXTURE

31 TYP. LIGHT FIXTURE

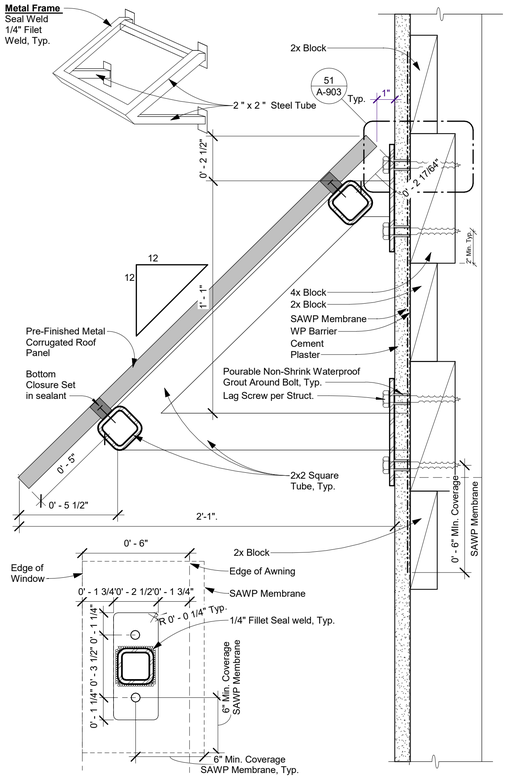
A-202 | A-904 SCALE: 1 1/2" = 1'-0"



SECTION

21 STUCCO OPENING W/ TRIM

A-202 | A-904 SCALE: 1 1/2" = 1'-0"



43 METAL AWNING DETAIL

A-201 | A-904 SCALE: 3" = 1'-0"

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EXTERIOR DETAILS

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1		
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A-904

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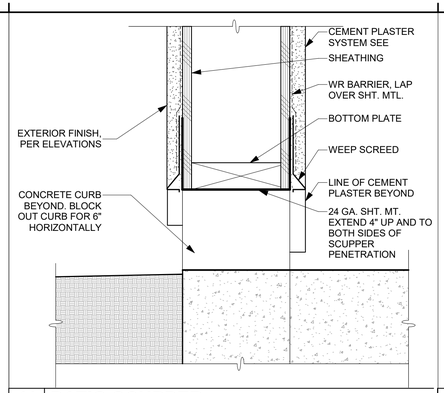
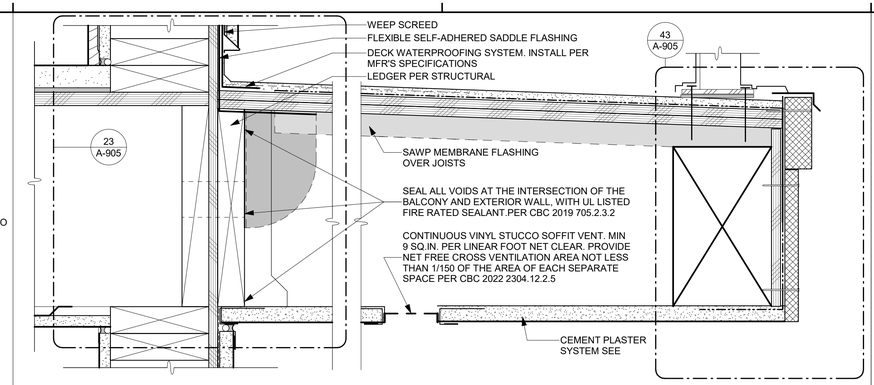
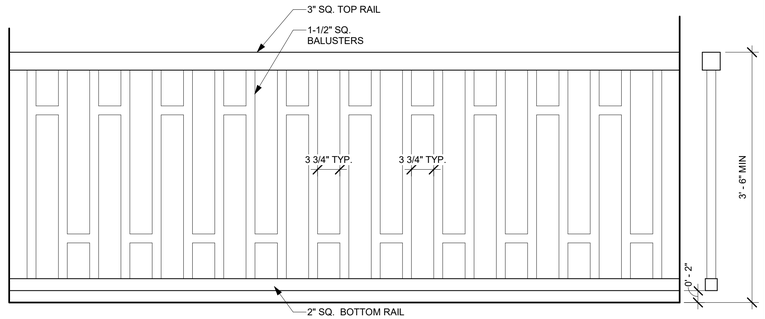


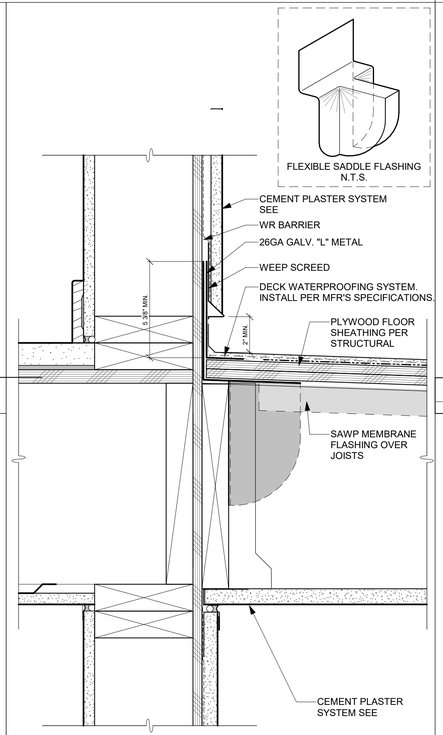
41 PATIO SCUPPER
A-905 SCALE: 3" = 1'-0"



31 BALCONY VENT AND WP DETAIL
A-905 SCALE: 3" = 1'-0"

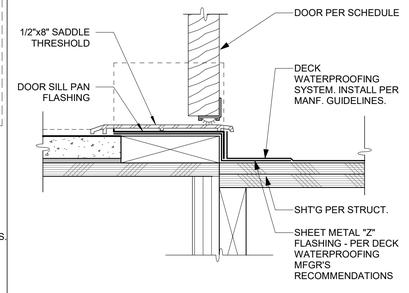


42 GUARDRAIL ELEVATION
A-201 A-905 SCALE: 1" = 1'-0"

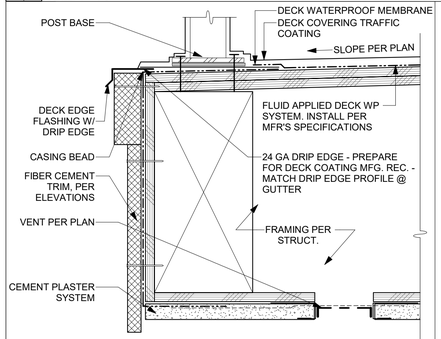


NOTE: ALL BALCONIES TO BE VENTED. SEE DETAIL 31 / A-905

23 BALCONY WATERPROOFING
A-905 A-905 SCALE: 3" = 1'-0"



12 THRESHOLD @ BALCONY
A-905 SCALE: 3" = 1'-0"



GUARDRAIL NOTES:

1. REQUIRED GUARDS SHALL NOT BE LESS THAN 42" HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES
2. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT

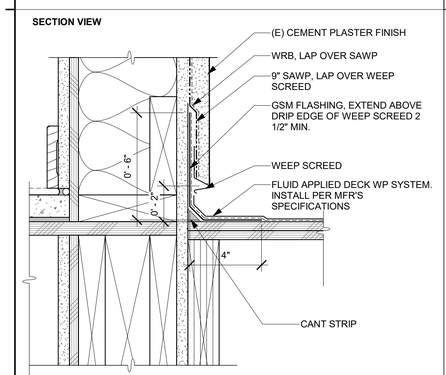
LOAD REQUIREMENTS:

2022 CBC 1607.8.1: HANDRAILS & GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE.

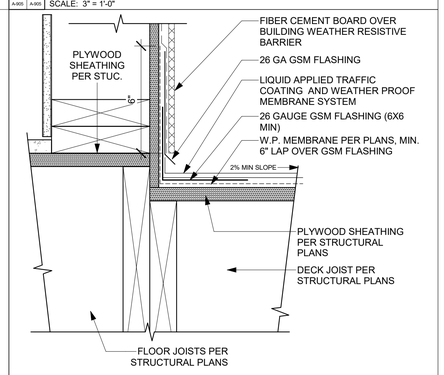
2022 CBC 1607.8.1.1: HANDRAILS & GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN ***SECTION 1607.8.1.***

2022 CBC 1607.8.1.2: INTERMEDIATE RAILS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN EQUAL TO 1 SF, INCLUDING OPENINGS AND SPACE BETWEEN RAILS. REACTIONS DUE TO THIS LOADING ARE NOT REQUIRED TO BE SUPER-IMPOSED WITH THOSE OF ***SECTION 1607.8.1*** OR ***1607.8.1.1.***

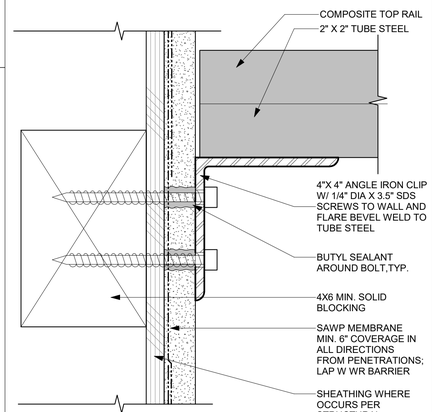
43 BALCONY EDGE TYP.
A-905 A-905 SCALE: 3" = 1'-0"



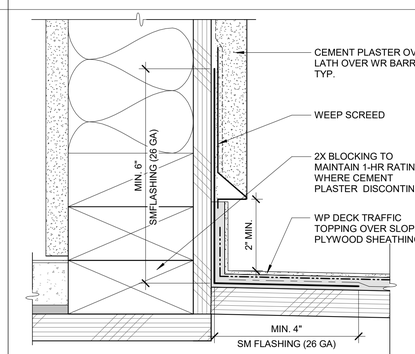
54 W.P. DECK FLASHING @ STUCCO
A-905 SCALE: 3" = 1'-0"



44 W.P. DECK FLASHING @ FIBER CEMENT
A-905 SCALE: 3" = 1'-0"



34 GUARDRAIL CONNECTION TO WALL
A-905 SCALE: 6" = 1'-0"



14 DECK TO WALL
A-905 SCALE: 6" = 1'-0"

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BALCONY & PATIO DETAILS

NO.	REVISION	DATE
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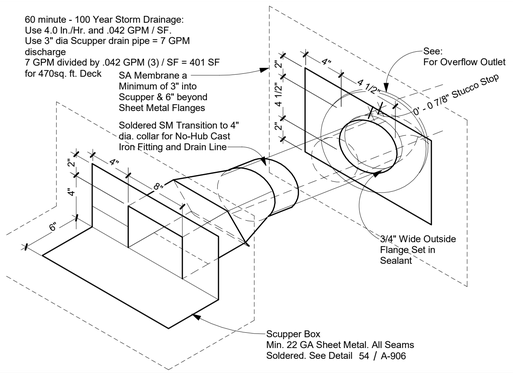
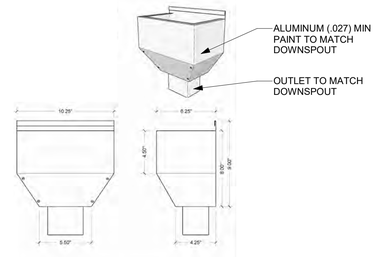
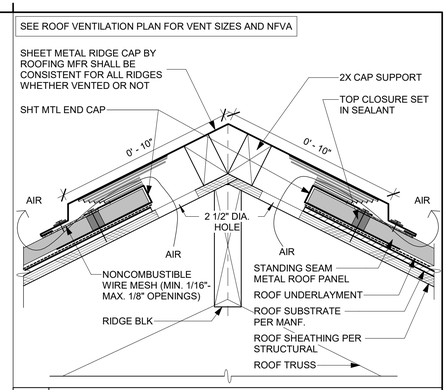


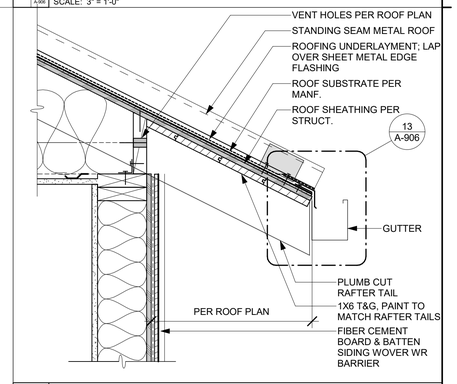
51 SCUPPER BOX
A-906 SCALE: 1 : 6



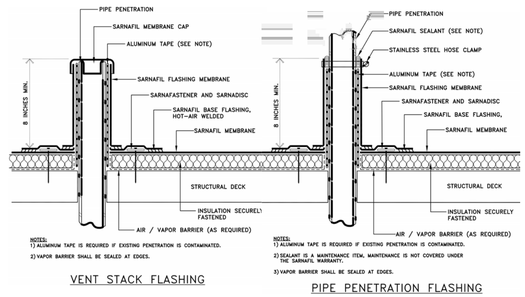
42 CONDUCTOR HEAD
A-121 A-906 NTS



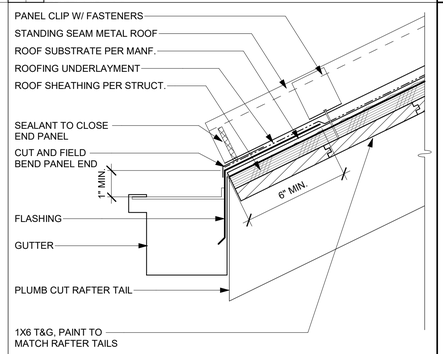
11 ROOF RIDGE - STANDING SEAM
A-906 SCALE: 3" = 1'-0"



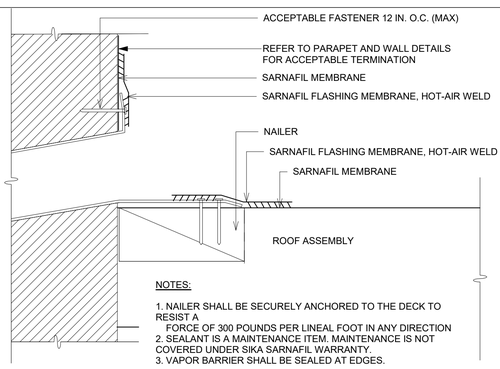
12 ROOF EAVE W/ GUTTER-STANDING SEAM
A-121 A-906 SCALE: 1 1/2" = 1'-0"



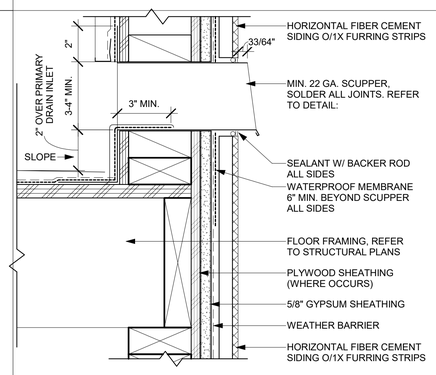
53 ROOF PIPE PENETRATION
A-906 SCALE: 1 1/2" = 1'-0"



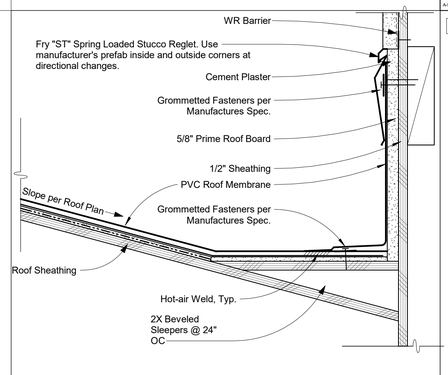
13 ENLARGED EAVE - STANDING SEAM
A-906 A-906 SCALE: 3" = 1'-0"



54 PVC ROOF @ THROUGH WALL SCUPPER
A-121 A-906 SCALE: 6" = 1'-0"

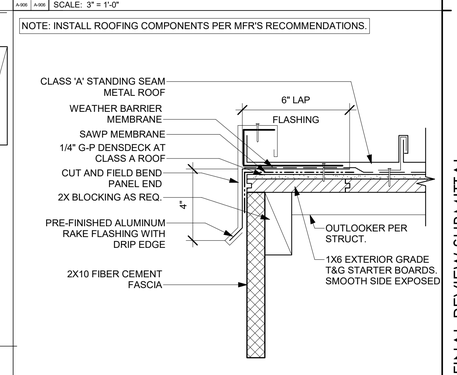


34 SCUPPER AT FIBER CEMENT FINISH
A-121 A-906 SCALE: 3" = 1'-0"



24 CRICKET@ SINGLE PLY ROOF
A-121 A-906 SCALE: 3" = 1'-0"

NOTE: INSTALL ROOFING COMPONENTS PER MFR'S RECOMMENDATIONS.



14 STANDING SEAM - RAKE FASCIA
A-121 A-906 SCALE: 3" = 1'-0"

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ROOF DETAILS

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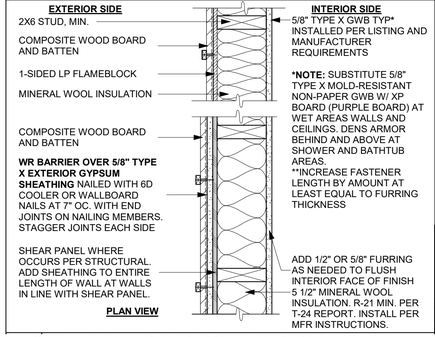
CBC TABLE 721.1(2) ITEM 14-1.3 (GYPSUM) | **1 HOUR / STC 41**

INTERTEK LISTING LPB/WPPS-60-01 (FLAMEBLOCK)
41 STC PER CA OFFICE OF NOISE CONTROL ASSEMBLY NO 1.2.1.1.3.2.

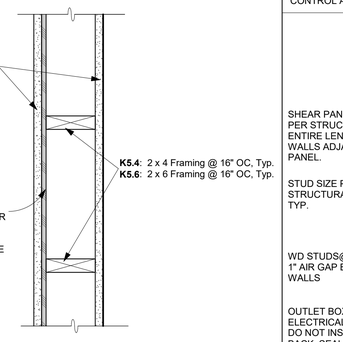


PLAN VIEW

L4.6 EX. WALL B & B BOTH SIDES

A501 SCALE: 1 1/2" = 1'-0"

CBC TABLE 720.1(2) Item #15-1.2 | **1 Hour**



K5.4

PLAN VIEW

K5.6 EXTERIOR WALL, STUCCO BOTH SIDES

A501 SCALE: 1 1/2" = 1'-0"

GA FILE NO. WP 5513 (1 HOUR), STC 52 PER ASSEMBLY USWS302 | **1 HOUR / 52 STC**

PLAN VIEW

GA FILE NO. WP3380
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. STAGGERED 8" O.C. ON 2 X 6 WOOD PLATES WITH 6D COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. MINIMUM 3-1/2" WOOL BATTS, 0.80 PCF, WOVEN IN CAVITY. JOINTS STAGGERED 24" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)

NOTES:

1. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL FIRE-RESISTANT & ACOUSTIC REQUIREMENTS AT PENETRATIONS

2. KEYHOLES FOR CONDUIT SHALL BE CUT IN WOOD STUDS IN SIDE SERVED.

3. INSTALL RECESSED FIXTURES SUCH THAT FIRE RESISTANCE RATING IS NOT REDUCED.

K6.6 PARTY WALL STAGGERED STUD - EXT.

A501 SCALE: 1 1/2" = 1'-0"

CBC TABLE 721.1(2) ITEM 14-1.3 (GYPSUM) | **1 HOUR / STC 41**

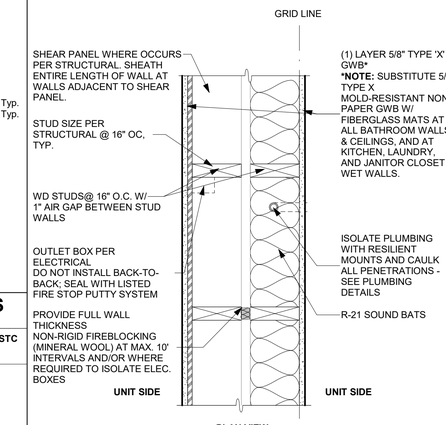
INTERTEK LISTING LPB/WPPS-60-01 (FLAMEBLOCK)
41 STC PER CA OFFICE OF NOISE CONTROL ASSEMBLY NO 1.2.1.1.3.2.

PLAN VIEW

L1.6 EXTERIOR WALL BOARD AND BATTEN

A501 SCALE: 1 1/2" = 1'-0"

GA FILE NO WP 3370 (1 HOUR), STC 56 PER CA OFFICE OF NOISE CONTROL ASSEMBLY NO. 1.2.4.1.5.3 | **1 HOUR / 56 STC**



PLAN VIEW

GA FILE NO WP 3370:
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF WOOD STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6D COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT.

NOTES:

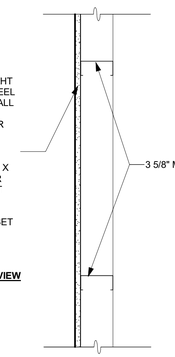
1. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL FIRE-RESISTANT & ACOUSTIC REQUIREMENTS AT PENETRATIONS

2. KEYHOLES FOR CONDUIT SHALL BE CUT IN WOOD STUDS IN SIDE SERVED.

3. INSTALL RECESSED FIXTURES SUCH THAT FIRE RESISTANCE RATING IS NOT REDUCED.

C1.4 DOUBLE STUD WALL

A501 SCALE: 1 1/2" = 1'-0"



PLAN VIEW

D2.3 METAL STUD FURRING WALL

A501 SCALE: 1 1/2" = 1'-0"

CBC TABLE 721.1(2) ITEM 15-1.3 (CEMENT PLASTER). ITEM 14-1.3 (INTERIOR) 41 STC PER CA OFFICE OF NOISE CONTROL ASSEMBLY NO 1.2.1.1.3.2. | **1 HOUR / STC 41**

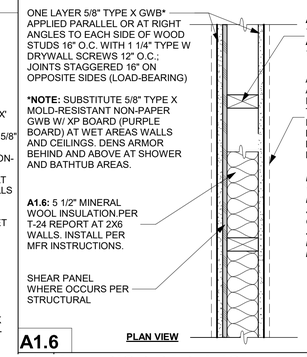
K1.4

PLAN VIEW

K1.6 EXTERIOR WALL STUCCO

A501 SCALE: 1 1/2" = 1'-0"

GA FILE NO. WP 3614 (1 HOUR) | 1 HOUR



A1.6

PLAN VIEW

A1.4 INTERIOR PARTITION - 1HR

A501 SCALE: 1 1/2" = 1'-0"

GA FILE NO. WP 5513 (1 HOUR), STC 52 PER ASSEMBLY USWS302 WALL & FLOOR ASSEMBLY GUIDE - THE QUIETZONE | **1 HOUR / 52 STC**

PLAN VIEW

NOTES:

1. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL FIRE-RESISTANT & ACOUSTIC REQUIREMENTS AT PENETRATIONS

2. KEYHOLES FOR CONDUIT SHALL BE CUT IN WOOD STUDS IN SIDE SERVED.

3. INSTALL RECESSED FIXTURES SUCH THAT FIRE RESISTANCE RATING IS NOT REDUCED.

GA FILE NO. WP5513
FIRE DESIGN:
ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 × 4 WOOD STUDS 16" O.C. STAGGERED 8" O.C. ON 2 × 6 WOOD PLATES WITH 2" TYPE W SCREWS 7" O.C. MINIMUM 3-1/2" WOOL BATTS, WOVEN IN CAVITY. JOINTS STAGGERED 24" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)

STC DESIGN:
ON SIDE WHERE (2) LAYERS OF DRYWALL OCCUR PER STC RATING, INSTALL PER GA FILE NO WP 5530:
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2 × 4 WOOD STUDS 16" O.C. STAGGERED 8" O.C. ON 2 × 6 WOOD PLATES WITH 2" TYPE W SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.113" SHANK, 9/32" HEADS, 8" O.C. JOINTS STAGGERED 16" EACH LAYER AND SIDE. 2-1/2" TYPE W SCREWS. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)

B1.6 1HR - PARTY WALL STAGGERED STUD

A501 SCALE: 1 1/2" = 1'-0"

24 CEMENT PLASTER SYSTEM, TYP.

A501 SCALE: 12" = 1'-0"

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CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

WALL TYPE DETAILS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

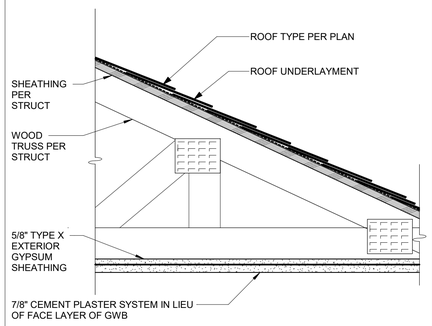
PROJECT NUMBER
1956-04-HS25

SHEET
A-921

DRB FINAL REVIEW SUBMITTAL

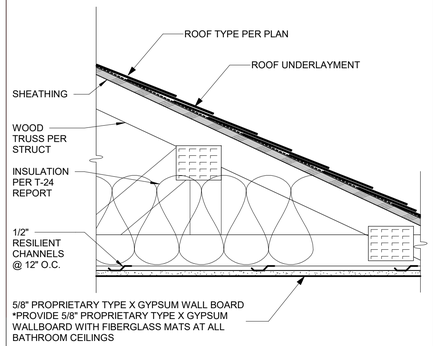
7/22/2025 3:49:22 PM
Autodesk Docs://1956_Calle Real Mixed Use/1956_Calle Real Mixed Use_2025_Central.rvt

GA File No. RC 2602 1-Hour Fire Rated



GA FILE NO RC 2602:
ONE LAYER **5/8"** TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO TRUSSES WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE TRUSSES AND 1-1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD TRUSSES SUPPORTING 1/2" WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLES TO TRUSSES WITH 8d NAILS. APPROPRIATE ROOF COVERING. CEILING PROVIDES ONE-HOUR FIRE-RESISTANCE PROTECTION FOR TRUSSES.

GA File No. RC 2604 1-Hour Fire Rated



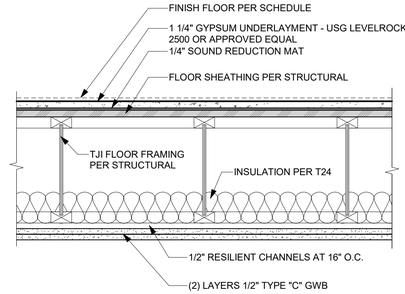
GA FILE NO. RC 2604:
ONE LAYER **5/8"** PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 16" O.C. (12" O.C. WHEN INSULATION IS DRAPED OVER CHANNELS) WITH 1" TYPE S DRYWALL SCREWS 12" O.C. GYPSUM BOARD END JOINT ATTACHED WITH SCREWS 8" O.C. TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO BOTTOM CHORD OR PITCHED WOOD TRUSSES 24" O.C. WITH 1-**1/4"** TYPE S OR W SCREWS. WOOL INSULATION SECURED TO WOOD STRUCTURAL PANELS OR DRAPED OVER CHANNELS. TRUSSES SUPPORTING **15/32"** WOOD STRUCTURAL PANELS APPLIED AT RIGHT ANGLES TO TRUSSES WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. OPTIONAL CEILING DAMPER (REFER TO MANUFACTURER FOR INFORMATION ON THE TYPE OF DAMPER).

PROPRIETARY GYPSUM BOARD
UNITED STATES GYPSUM COMPANY - **5/8"** SHEETROCK® BRAND FIRECODE® CCORE GYPSUM PANELS

GA FILE NO: FC 5011 (FIRE) **GA FILE NO:** FC 5000 (SOUND)

STC: 65 **IIC:** 51

See Plumbing & Mechanical Details for Requirements at Penetrations of Fire-Resistance Rated Assemblies



GA FILE NO. FC 5011
BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE S DRYWALL SCREWS 16" O.C. GYPSUM BOARD END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD I JOISTS SPACED A MAXIMUM OF 19" O.C. WITH 11/4" TYPE S DRYWALL SCREWS.

FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 15/8" TYPE S DRYWALL SCREWS 8" O.C. AND 11/2" TYPE G SCREWS 8" O.C. AT THE BUTT JOINTS LOCTAED MID SPAN BETWEEN THE RESILIENT CHANNELS.

WOOL INSULATION SECURED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM BOARD.

WOOD I JOISTS SUPPORTING 19/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C.

PROPRIETARY GYPSUM (LEVELROCK BRAND FLOOR UNDERLAYMENT) FLOOR TOPPING APPLIED OVER SUBFLOOR. MINIMUM 3/4" THICKNESS OVER 1/4" PROPRIETARY SOUND REDCUTION MAT (LEVEROCK BRAND SAM-N25 OR EQUAL).

UNITED STATES GYPSUM COMPANY - 1/2" SHEETROCK® BRAND FIRECODE® C CORE GYPSUM PANELS

32 A-922 **ROOF ASSEMBLY (1-HOUR) @ EXTERIOR**
SCALE: 1 1/2" = 1'-0"

22 A-922 **ROOF ASSEMBLY (1-HOUR)**
SCALE: 1 1/2" = 1'-0"

12 A-922 **FLOOR/CEILING ASSEMBLY, TYP.**
SCALE: 1 1/2" = 1'-0"

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CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117
ASSEMBLIES DETAILS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE 07/16/2025
PROJECT NUMBER 1956-04-HS25
SHEET A-922

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Autodesk Docs://1956_Calle Real Mixed Use/1956_Calle Real Mixed Use_2025_Central.rvt

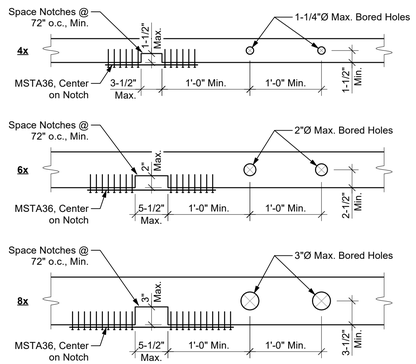
Calle Real Mixed Use

6491 Calle Real
Goleta, CA 93117

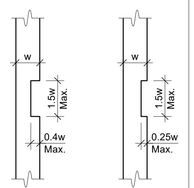
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

PENETRATIONS IN TOP PLATES & SILL PLATES

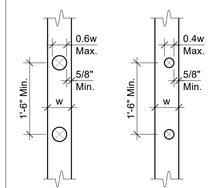


NOTCHING LIMITS FOR WOOD STUDS



Non-Bearing Interior Wall | Bearing &/or Exterior Wall

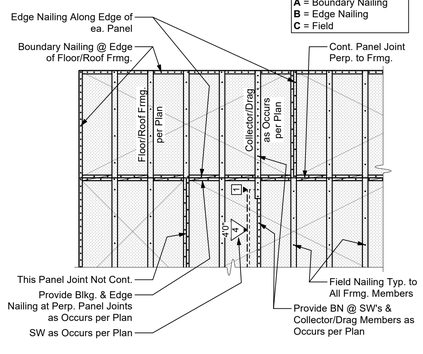
BORING LIMITS FOR WOOD STUDS



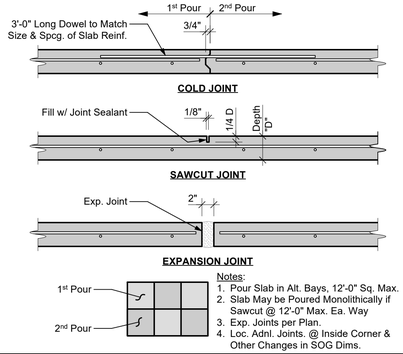
Non-Bearing Interior Wall | Bearing &/or Exterior Wall

6 TYPICAL FLOOR / ROOF NAILING

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

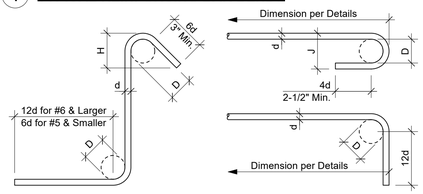


4 TYPICAL CONCRETE SLAB JOINTS



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

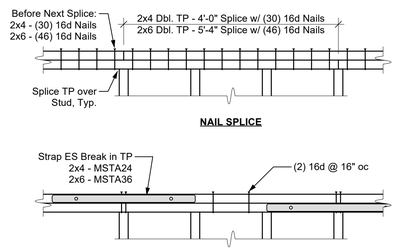
Bar Size	D	H (Approx.)
#3	1-1/2"	3"
#4	2"	3"
#5	2-1/2"	3-3/4"
#6	4-1/2"	4-1/2"
#7	5-1/4"	5-1/4"
#8	6"	6"

STANDARD END HOOKS

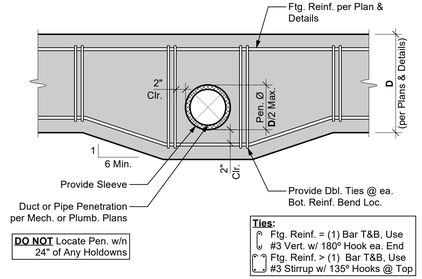
Bar Size	D	J
#3	2-1/4"	3"
#4	3"	4"
#5	3-3/4"	5"
#6	4-1/2"	6"
#7	5-1/4"	7"
#8	6"	8"

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

7 TYPICAL 2x TOP PLATE SPLICE



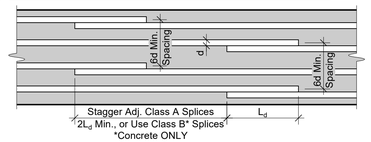
5 TYP. PENETRATION THROUGH FOUNDATION



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

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

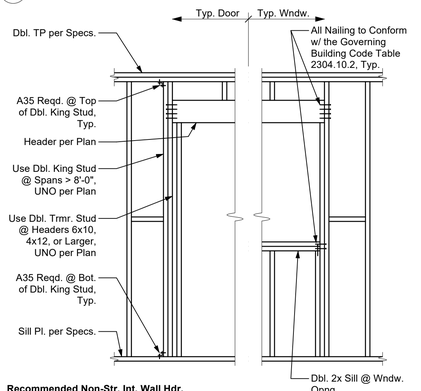
2 STD. DEVELOPMENT LENGTHS & LAP SPLICES



CONCRETE f'c = 2500 psi			
Bar Size	Length of Lap Ld & Class A	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 "

3 TYPICAL WOOD FRAMED OPENING



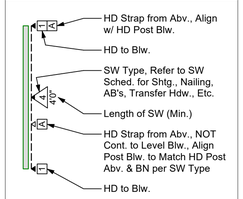
Recommended Non-Str. Int. Wall Hdr.

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	

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.

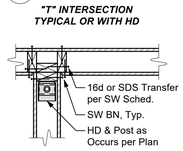
SHEAR WALL LEGEND



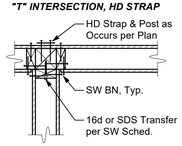
Refer to Plans for Specific Transfer & Connection Detail at each Shear Wall Location

10 TYPICAL SHEAR WALL INTERSECTIONS

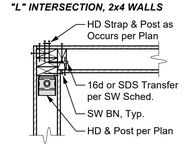
"T" INTERSECTION TYPICAL OR WITH HD



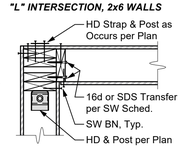
"T" INTERSECTION, HD STRAP



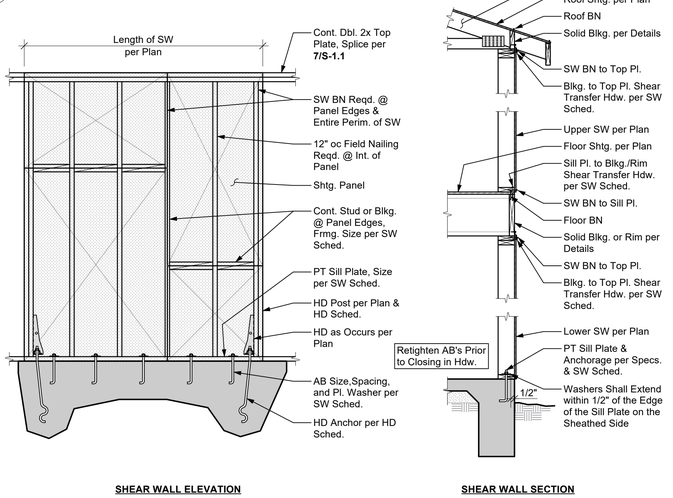
"L" INTERSECTION, 2x4 WALLS



"L" INTERSECTION, 2x6 WALLS



8 TYPICAL SHEAR WALL FRAMING



SHEAR WALL ELEVATION | **SHEAR WALL SECTION**

ABBREVIATIONS

AB	Anchor Bolt	Mas.	Masonry
A&B	Above and Below	Max.	Maximum
Abv.	Above	MB	Machine Bolt
Adn.	Addition (al)	MF	Moment Frame
Adj.	Adjacent,Adjustable	Mfr.	Manufacture(r)
Alt.	Alternate (ive)	Min.	Minimum, Minute
Appd.	Approved	Mod.	Modif(y), (cation)
Arch.	Architect(ural)	Mtl.	Metal
Avg.	Average	(N)	New
Bdry.	Boundary	N/A	Not Applicable
Bldg.	Building	Nat.	Natural
Blk(g).	Block (ing)	NTS	Not to Scale
Bm.	Beam	o/	Over
BN	Boundary Nailing	oc	On Center
B-O	Bottom of	OD	Outside Diameter
BO	By Others	Opng.	Opening
Bot.	Bottom	Opp.	Opposite
Brg.	Bearing	Opt.	Optional
Btwn.	Between	Para.	Parallel
BW	Both Ways	PCF	Lbs per Cubic Ft.
Cant.	Cantilever(ed)	Pen.	Penetrate, (tion)
CIP	Cast in Place	Perf.	Perforated
CJ	Ceiling Joist	Perim.	Perimeter
CJP	Complete Joint Penetration	Perp.	Perpendicular
		Pl	Panel Index
CL	Center Line	PJP	Partial Joint Pen.
Clg.	Ceiling	PL	Plate
Clr.	Clear	PLF	Lbs per Linear Ft.
CMU	Conc. Masonry Unit	Ply.	Plywood
Col.	Column	Prep.	Prepare, (ation)
Com.	Common	Press.	Pressure
Comp.	Component	Proj.	Project
Conc.	Concrete	Prop.	Property
Conn.	Connection	PSF	Lbs per Square Ft.
Const.	Construction	PSI	Lbs per Square In.
Cont.	Continue (ous)	PT	Pressure-Treated
Ctr.	Center	PV	Photovoltaic (Solar Panels)
d	Penny		
Dbl.	Double	R	Radius
Defl.	Deflection	Rec(s).	Recommendation(s)
Deg.	Degree	Rect.	Rectangular
Demo.	Demolish(tion)	Ref.	Reference
Dep.	Depress(ed)	Reinf.	Reinforce(d), (ment),(ing)
DF	Douglas Fir		
Dia.	Diameter	Req(d).	Require(d)
Diaph.	Diaphragm	Reqs.	Requirements
Dif.	Different	Ret.	Retain(ing)
Dim.	Dimension	RJ	Roof Joist
Dist.	Distance	RR	Roof Rafter
DJ	Deck Joist	RW	Redwood
DL	Dead Load	SAD	See Arch Dwg's
Dwg.	Drawing	Sched.	Schedule
(E)	Existing	Sgl.	Single
Ea.	Each	Shtg.	Sheathing
EF	Each Face	Sim.	Similar
EFP	Equivalent Fluid Pressure	SIP	Str. Insulated Panel
		SM	Sheet Metal
Elev.	Elevator, Elevation	SMS	Sheet Metal Screw
Embed.	Embed(ed), (ment)	SOG	Slab on Grade
Engr.	Engineer	Spec.	Specified),(cations)
EOR	Engineer of Record	Sq.	Square
Eq.	Equal, Equivalent	SS	Structural Steel
ES	Each Side	Std.	Standard
EW	Each Way	Stgr.	Stagger(ed)
Exp.	Expand, Expansion	Stl.	Steel
Ext.	Exterior	Struc.	Structure, (al)
Fdn.	Foundation	SW	Shear Wall
FF	Finished Floor	Sym.	Symmet(ry), (rical)
FJ	Floor Joist	T&B	Top and Bottom
Flr(g).	Floor (ing)	T&G	Tongue and Groove
FOC	Face of Concrete	Temp.	Temporary
FOM	Face of Masonry	Thk.	Thick(ness)
FOS	Face of Studs	Thru	Through
FOW	Face of Wall	TN	Toe-Nail
Frmg.	Framing	TP	Top Plate
Ft.	Foot, Feet	T-O	Top of
Ftg.	Footing	TOB	Top of Beam
Ga.	Gage, Gauge	TOC	Top of Concrete
Galv.	Galvanized	TOG	Top of Grade
GB	Grade Beam	TOM	Top of Masonry
GC	General Contractor	TOS	Top of Steel
GLB	Glulam Beam	TOW	Top of Wall
Gyp.	Gypsum	TRU	To Remain Unchanged
HD	Holdown		
Hdr.	Header	Trmr.	Trimmer Stud
Hdw.	Hardware	Typ.	Typical
Hgr.	Hanger	UNO	Unless Noted Otherwise
Hor(iz).	Horizontal		
Ht.	Height	Vert.	Vertical
ID	Inside Diameter	VIF	Verify in Field
In.	Inch(es)	VWA	Verify with Arch
Insp.	Inspect(ion)	w/	With
Int.	Interior	w/n	Within
Inv.	Invert, Inverted	w/o	Without
Jst.	Joist	WS	Wood Screw
K	Kips (1,000 pounds)	Wndw.	Window
KLF	Kips per Linear Ft.	Wt.	Weight
King	King Stud	WWF	Welded Wire Fabric
KP	King Post	Yd.	Yard
KSF	Kips per Square Ft.		
KSI	Kips per Square In.	@	At
Lb(s).	Pound(s)	°	Degrees
LL	Live Load	Ø	Diameter
Loc.	Location	>	Greater Than
LW	Light Weight	<	Less Than
		#	Number, Pound(s)
		/	Per
		%	Percent(age)
		±	Plus or Minus

PROJECT INFORMATION

CLIENT:
6491 Calle Real Partners, LLC
1933 Cliff Drive, Suite 2
Santa Barbara, CA 93109

ARCHITECT / DESIGNER:
RRM Design Group
3765 S. Higuera St., Suite 102
San Luis Obispo, CA 93401
(805) 543-1794

SOILS/GEO. ENGINEER:
Workman Geotechnical
1145 East Main Street
Ventura, CA 93001
8058502025

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)	38 psf
Live Loads (LL)	40 psf
Floor Loads - Corridor	
Dead Loads (DL)	50 psf
Live Loads (LL)	100 psf
Floor Loads - Deck	
Dead Loads (DL)	40 psf
Live Loads (LL)	60 psf

SOILS VALUES per Soils Report

Bearing Pressure	2000 psf
Lateral Passive EFP	350 pcf
Friction Coefficient	0.3
Expansion Index (EI)	Medium

WIND DESIGN BASIS

Ultimate Wind Speed, V_{ULT}	95 mph
Nominal Wind Speed, V_{ASD}	74 mph
Risk Category	II
Exposure	B
Int. Press. Coefficient, GC_{pi}	±0.18

SEISMIC DESIGN BASIS

Seismic Design Category	E
Site Class	D
Seismic Factors	
S_S / S_1	2.281 / 0.806
S_{DS} / S_{D1}	1.521 / 0.913
Risk Category	II
Importance Factor, I_e	1.00
Resisting System:	Wood Shear Walls
Response Mod. Coefficient, R	6.5
Design Base Shear	V = 0.234W
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
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S-1.3	Special Inspections
S-2.1	Foundation Plan
S-2.2	2nd Floor Framing Plan
S-2.3	3rd Floor Framing Plan
S-2.4	Roof Framing Plan
S-3.1	Structural Details
S-3.2	Structural Details
S-3.3	Structural Details

ASHLEY & VANCE ENGINEERING
210 E. Cota St
Santa Barbara, CA, 93101
(805) 962-9966
WWW.ASHLEYVANCE.COM
CIVIL • STRUCTURAL

ENGINEER OF RECORD:

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use
6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal

PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025	SCALE: NTS
AV JOB: 241203	SHEET SIZE: 24"x36"

STRUCTURAL TITLE SHEET

S-1.1

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

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ASHLEY & VANCE ENGINEERING INC. AND ARE RESTRICTED FOR USE ON THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY FORM, WHOLE OR IN PART, IS PROHIBITED. VISUAL CONTACT WITH THESE DOCUMENTS CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

Jul 16, 2025
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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.

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 Workman Geotechnical, Inc., Project No. WE21-111241, dated February 16, 2022. 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.

STRUCTURAL STEEL

1. All structural steel and connections shall be fabricated and erected in accordance with the Governing Building Code, AISC specifications, Seismic Provisions Supplements No. 1 and 2, and Code of Standard Practice as amended to date.
2. Steel fabrication shop drawings shall be submitted for review by the Architect and Engineer prior to fabrication.
3. Special Inspection: Refer to the schedule of special inspections for required inspections.
4. Materials:
   (a) Wideflange (W) sections shall conform to ASTM A992 (Fy = 50 ksi).
   (b) Hollow Steel Sections (HSS) shall conform to ASTM A500 Gr. B (Fy = 46 ksi).
   (c) Structural Pipe sections shall conform to ASTM A53 Gr. B (Fy = 35 ksi).
      i. STD indicates Standard Wall
      ii. EXT indicates Extra Strong
      iii. DBL indicates Double Extra Strong
   (d) Welded headed studs shall conform to ASTM A29
   (e) All other material (plate, bars, threaded rods, etc.) shall conform to ASTM A36, UNO specifically.
   (f) All plate material specified in steel moment frame connections shall conform to ASTM A572 Gr. 50.
5. Bolts:
   (a) All bolts shall be ASTM F3125 Grade A325-N, UNO specifically on the structural plans.
   (b) High strength bolts complying with ASTM F3125 Grades A325 and A490, when specified, shall require special inspection in accordance with the Governing Building Code, Section 1705.2.6.
   (c) Machine bolts when specified (MB) shall conform with ASTM A307 unless specifically noted otherwise on the structural plans.
   (d) Bolt holes for bolt diameters less than 1" shall be 1/16" larger in diameter than nominal size of bolt used. Bolt holes for bolt diameters equal to or greater than 1" shall be 1/8" larger in size than the nominal size of bolt, unless noted otherwise.
   (e) All high-strength bolts shall be tightened to the AISC snug tight condition unless specified as slip-critical.
   (f) Slip-critical bolts shall have class "A" faying surfaces. Slip-critical joint assemblies shall be fully pre-tensioned by turn-of-nut tightening, tension control calibrated wrench tightening, twist-off bolts conforming to ASTM F3125 grade F1852, or by direct tension indicator tightening conforming to ASTM F959.
   (g) Anchor bolts shall be heavy hex headed, UNO. Bent bar anchors shall not be used.
6. Welding:
   (a) All welding shall be performed using SMAW, GMAW or FCAW processes.
   (b) All welded connections to be in accordance with the latest edition of the AWS D1.1 and seismic supplement, AWS D1.8.
   (c) All welding shall be performed by certified welders. Project welding shall be performed in accordance with welding procedure specifications (WPS) submitted by the contractor and reviewed by the EOR and project welding inspector. The WPS shall be in accordance with the applicable laws.
   (d) All welding shall be performed with E70XX electrodes.
   (e) Weld lengths specified on the plans are the net effective length required. All weld lengths not specified shall be continuous.
   (f) All full penetration welds shall be ultra-sonic tested per AWS D1.1 and D1.8 requirements as applicable.
   (g) The filler metal for all welding shall have a notch toughness of net less than 20 ft-lbs at 0 degrees F, as measured by a standard Charpy V-Notch test, ASTM E-23, in accordance with the applicable filler metal specification referenced in AWS D1.1 and Seismic Supplement AWS D1.8.
7. No holes other than those specifically detailed shall be allowed through structural steel members. Burning or torching of holes is not permitted under any circumstances.
8. Any steel member interfacing with wood framing shall have 5/8" diameter studs welded at 24" oc for attachment of wood nailers, UNO on plan. Thru-bolting of nailers shall not be permitted unless specifically noted on the plans or details.
9. All structural steel surfaces are to be painted or galvanized, UNO. Steel that is not exposed to weather and is to be encased in concrete or masonry may be left uncoated. Steel that is to receive spray-applied fireproofing shall be left uncoated. Areas within 3 inches of field welded joints shall be left uncoated until welding operations are completed. Provide hot dip galvanizing or 3" min. concrete cover around all structural steel below grade.
10. All structural steel and miscellaneous metal exposed to weather shall be painted with Carbozinc 11 Zinc Primer or equivalent, 2-4 mils dry film thickness, unless noted otherwise. Refer to client for top coat requirements.
11. Beams detailed without specified camber shall be fabricated so that after erection any minor camber due to rolling or shop assembly shall be upward. Top of all members shall be clearly identified.

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.

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. Reinforcing steel 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, end 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.

FASTENERS

1. 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) 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, nails 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.
   (e) All nailing shall conform to the Governing Building Code, Table 2304.10.2.
2. 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.
   (b) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
      i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A153, type G185 zinc-coated galvanized steel (or equal) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
3. 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 under the heads and nuts.
   (d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
      i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A153, type G185 zinc-coated galvanized steel (or equal) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
4. 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 be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
      i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A153, type G185 zinc-coated galvanized steel (or equal) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
   (g) shall not be spaced greater than 72" oc Refer to shearwall schedule for specific anchor bolt spacing requirements.
   (h) 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.
   (i) shall be secured in place prior to foundation inspection.
   (j) shall have a minimum edge distance of 1-3/4".
5. Powder Actuated Shot Pins:
   (a) shall be installed at all interior non-bearing, non-shearwalls.
   (b) shall be 0.157x3" with 1.5" diameter steel washers, UNO.
   (c) shall not be spaced greater than 32" o.c.

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ENGINEER OF RECORD:

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use

6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal

PROJECT ENGINEER:
Erik Johnson
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DATE: 7/16/2025 | SCALE: NTS

AV JOB: 241203 | SHEET SIZE: 24"x36"

STRUCTURAL SPECIFICATIONS

S-1.2

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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			
1. Inspect reinforcing steel, including prestressing tendons, verify and placement		X	
2. Inspect reinforcing steel welding in accordance with Table **1705.2 - Steel**, item 5a	--	--	
3. Inspect bolts to be cast in concrete prior to and during placement of concrete	X		
4. Inspect anchors post-installed in hardened concrete			
a. Adhesive anchors[1] installed in horizontally or upwardly inclined orientations to resist sustained tension	X		
b. Mechanical anchors[2] and adhesive anchors[1] not defined in 4.a		X	
5. Verifying use of required design mix		X	
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X		
7. Inspect concrete and shotcrete placement for proper application techniques	X		
8. Verify maintenance of specified curing temperature and techniques		X	
9. Inspect prestressed concrete for:			
a. Application of prestressing forces	X		
b. Grouting of bonded prestressing tendons	X		
10. Inspect erection of precast concrete members		X	
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs		X	
12. Inspect formwork for shape, location, and dimensions of the concrete member being formed		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

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.

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REVISION:

1	07.16.2025	DRB Final Review Submittal
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9		

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(805) 962-9966 x229
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SPECIAL INSPECTIONS

S-1.3

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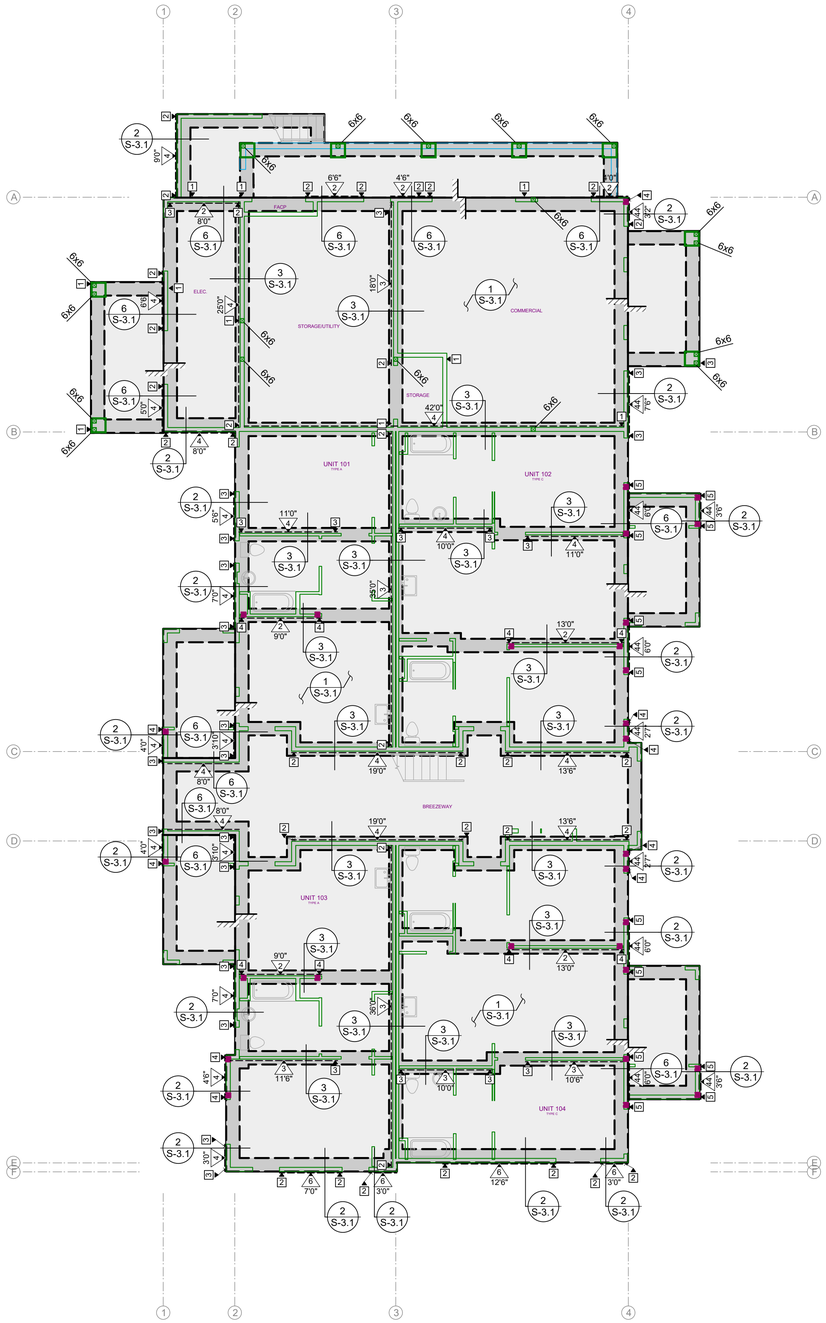

GENERAL FOUNDATION NOTES

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.

Foundation per Details

18" Wide x 24" Embedment w/ (2) #5 Top & Bot. (UNO)

5" 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 Step Ht. & Extent per Arch.

Wood Framed Wall Above (See S-2.2)

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	FDN. ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Ext. Fdn.** 4/S-3.1
2	HDU8	(3) 2x	[illegible] Min.	**HD to Int. Fdn.** 5 or 7/S-3.1
3	HDU11	4x	AB8 X 30" / 24" Min.	**HD (Flr. to Flr.)** 5/S-3.2
4	HDU14	4x6	PAB8 X 30" / 24" Min.	**HD to Stl. Bm.** 7/S-3.2
5	HD19	6x6	PAB10 x 36" / 30" Min.	**HD to Wood Bm.** 9/S-3.2
				HD to Header 8/S-3.2

Needs Updating

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-0.1**, *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.	DESCRIPTION: 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,[6,8] or LTP5	RBC	16d[9]
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"[10]	6"[10]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[10]	5"[10]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[10]	3"[10]	4"[12]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[10,11]	3"[10]	4"[12]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	12"	2"[10,11]	2"[10,11]	3"[12]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[12]	-	-

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 Building 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.

ASHLEY & VANCE ENGINEERING

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

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use

6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal
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PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025 | SCALE: 1/8"=1'-0"
AV JOB: 241203 | SHEET SIZE: 24"x36"

FOUNDATION PLAN

S-2.1

Jul 16, 2025
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DO NOT SCALE THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

MOISTURE CONTENT REQUIREMENTS

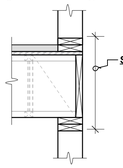
After all rain events, standing water shall be removed (swept, pumped, drained, etc.) from floor sheathing immediately after the conclusion of said event.

Contractor shall protect all lumber from moisture exposure while being stored onsite. At a minimum:

1. Avoid storing material where it is exposed to rain or standing water.
2. Keep unused framing materials covered.
3. Inspect building enclosure water-resistive barriers for proper installation.
4. "Dry-in" the structure as quickly as possible.

For engineered lumber, contractor to review manufacturer's recommendations for additional requirements.

Prior to installation of plumbing stacks and architectural finish materials, periodic, intermittent special inspection for moisture content (MC) is required for all **shrinkage zone** member types in exterior, bearing, and shear walls:



Shrinkage Zone Material:
-Sill Plates
-Floor Joists
-Rims
-Top Plates

Engineered lumber MC shall be **≤ 12%**
Solid sawn lumber MC shall be **≤ 15%**

A minimum of one MC check is to be performed in each **shrinkage zone** member type in every other unit. Frequency may be increased at EOR's discretion. Maximum MC for all other lumber shall not exceed 19%.

GENERAL FLOOR FRAMING NOTES

Beams (per Call-out)

Steel 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 ¾" 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.

Floor Joists -- 11-7/8" BCI 5000 @ 16" oc in Simpson ITS Hangers, Typ. (UNO)

Deck Joists -- 9-1/2" BCI 5000 @ 16" oc in Simpson ITS Hangers. (UNO)

Corridor Joists -- 11-7/8" BCI 60 @ 16" oc in Simpson ITS Hangers. (UNO)

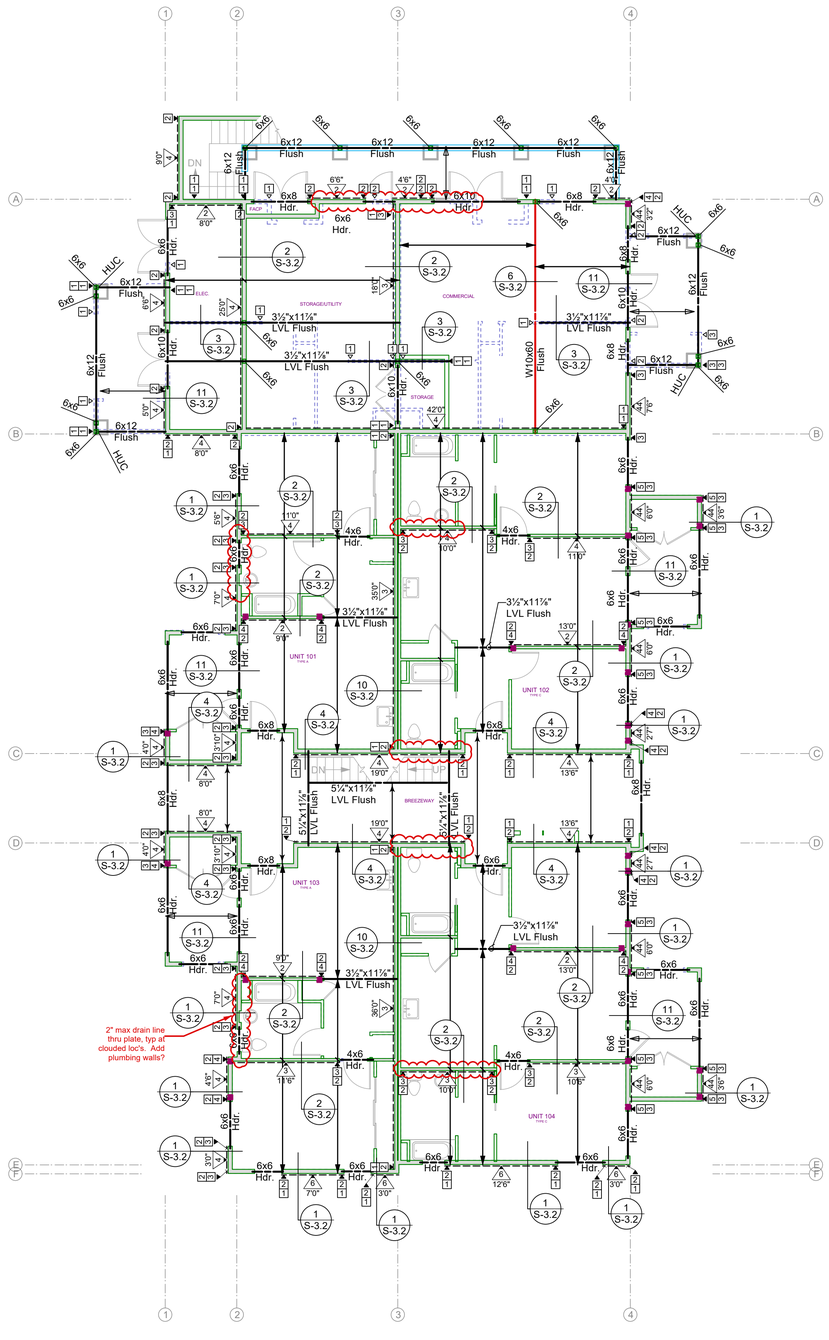
Denotes Step in Framing. Step Ht. & Extent per Arch.

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.



WALL SCHEDULE

Stud wall locations per Architecturals.

Non Bearing Wood-Framed Wall
per Schedule Below

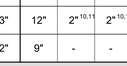
Bearing Wood-Framed Wall
per Schedule Below

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

Walls Above Where Occur
(shown for clarity)

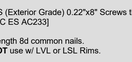
Under all walls above, provide continuous full-depth solid blocking (where floor joists are perpendicular) or double floor joist (where joists parallel) for entire wall length.

2nd Floor & Above — Interior Walls

Exterior Walls	2x6 @ 16" oc, UNO
1hr Parti Wall	2x4 @ 8" oc Staggered on 2x6 Pl. See Arch. for More Info.
PARTI WALL PLAN VIEW	
Bearing Walls	2x4 or 2x6 @ 16" oc
Non-Bearing Walls	2x4 @ 16" oc Min,. Or Per Arch.

All 2x4 & 2x6 Wall Lumber This Level Shall be DF Stud Grade or Better

1st Floor Walls — Interior Walls

Exterior Walls	(2)2x6 @ 16" oc, UNO
1hr Double Parti Wall	2x4 @ 16" oc Ea. Wall
PARTI WALL PLAN VIEW	
Bearing Walls	(2) 2x4 or (2) 2x6 @ 16" oc
DOUBLE STUD PLAN VIEW	
Non-Bearing Walls	2x4 @ 16" oc Min,. DF Stud Grade OK

All 2x4 & 2x6 Wall Lumber This Level Shall be DF #1 Grade or Better

DRAG STRAP SCHEDULE

DRAG CONDITION	DETAILS
	XX/S-3.2 or XX/S-3.3
	XX/S-3.2 or XX/S-3.3
	XX/S-3.2 or XX/S-3.3
	XX/S-3.2 or XX/S-3.3

ID	STRAP		NAILS	BLKG.[3]
A	CS14	14"	(15) 10d	2x
B	CMSTC16	20"	(25) 16d Sinker	(2) 2x
C	CMST14	30"	(33) 10d	4x
D	CMST12	40"	(43) 10d	4x

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	FDN. ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Ext. Fdn.** 4/S-3.1
2	HDU8	(3) 2x	SSTB28L / 25" Min	**HD to Int. Fdn.** 5 or 7/S-3.1
3	HDU11	4x8	PA...	**...D (Flr. to Flr.)** 5/S-3.2
4	HDU14	6x[illegible]	...d8 X 30" / 24" Min.	**HD to Stl. Bm.** 7/S-3.2
5	HD19	[illegible]x6	PAB10 x 36" / 30" Min.	**HD to Wood Bm.** 9/S-3.2
				HD to Header 8/S-3.2

Needs Updating

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-0.1**, *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[6,8] or LTP5	RBC	16d[9]
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"[10]	6"[10]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[10]	5"[10]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[10]	3"[10]	4"[12]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[10,11]	3"[10]	4"[12]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	12"	2"[10,11]	2"[10,11]	3"[12]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[12]	-	-

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.

ASHLEY & VANCE ENGINEERING
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ENGINEER OF RECORD:

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use

6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal
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PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025 | SCALE: 1/8"=1'-0"
AV JOB: 241203 | SHEET SIZE: 24"x36"

2ND FLOOR FRAMING PLAN

S-2.2

DO NOT SCALE THESE DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS.
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Jul 16, 2025
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MOISTURE CONTENT REQUIREMENTS

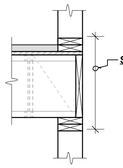
After all rain events, standing water shall be removed (swept, pumped, drained, etc.) from floor sheathing immediately after the conclusion of said event.

Contractor shall protect all lumber from moisture exposure while being stored onsite. At a minimum:

1. Avoid storing material where it is exposed to rain or standing water.
2. Keep unused framing materials covered.
3. Inspect building enclosure water-resistive barriers for proper installation.
4. "Dry-in" the structure as quickly as possible.

For engineered lumber, contractor to review manufacturer's recommendations for additional requirements.

Prior to installation of plumbing stacks and architectural finish materials, periodic, intermittent special inspection for moisture content (MC) is required for all **shrinkage zone** member types in exterior, bearing, and shear walls:



Shrinkage Zone Material:
-Sill Plates
-Floor Joists
-Rims
-Top Plates

Engineered lumber MC shall be **≤ 12%**
Solid sawn lumber MC shall be **≤ 15%**

A minimum of one MC check is to be performed in each **shrinkage zone** member type in every other unit. Frequency may be increased at EOR's discretion. Maximum MC for all other lumber shall not exceed 19%.

Denotes Approximate Areas of Overbuild. Overbuild Framing Consists of 2x8 Ridge, 2x6 Rafters, with 2x4 Vertical Supports @ 48" o.c., Staggered.

TRUSS DRAWINGS
Manufactured truss (i.e. prefabricated truss) drawings are required. Truss drawings must be received by the Architect (or designer) in time to ensure adequate coordination with Structural Engineer. Refer to the Material Specifications for additional requirements. Truss drawings shall include (but are not limited to) the following:

1. All connections related to trusses (i.e. truss to truss, conventional framing to truss, truss to top plate, etc.
2. All related bracing for trusses.
3. Any camber needed to minimize excessive deflection.
4. Adequate design to prevent any lateral movement.
5. Adequate design to sustain any vertical load.
6. The builder agrees to hold the Architect (or Designer) & the Engineer harmless for omissions due to delayed receipt of truss drawings.

All truss engineering, drawings, truss types, and detailed shop drawings shall be approved by the project engineer prior to the installation of the trusses.

GENERAL ROOF FRAMING NOTES

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 1/2" plywood or OSB, PI 24/0, nailed w/ 10d commons at 6", 6", 12"

Manf. Truss @ 24" oc By Others

Girder / Drag Truss By Others,
Location & Min. Drag Load as Indicated on Plan

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.

GENERAL FLOOR FRAMING NOTES

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 ¾" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

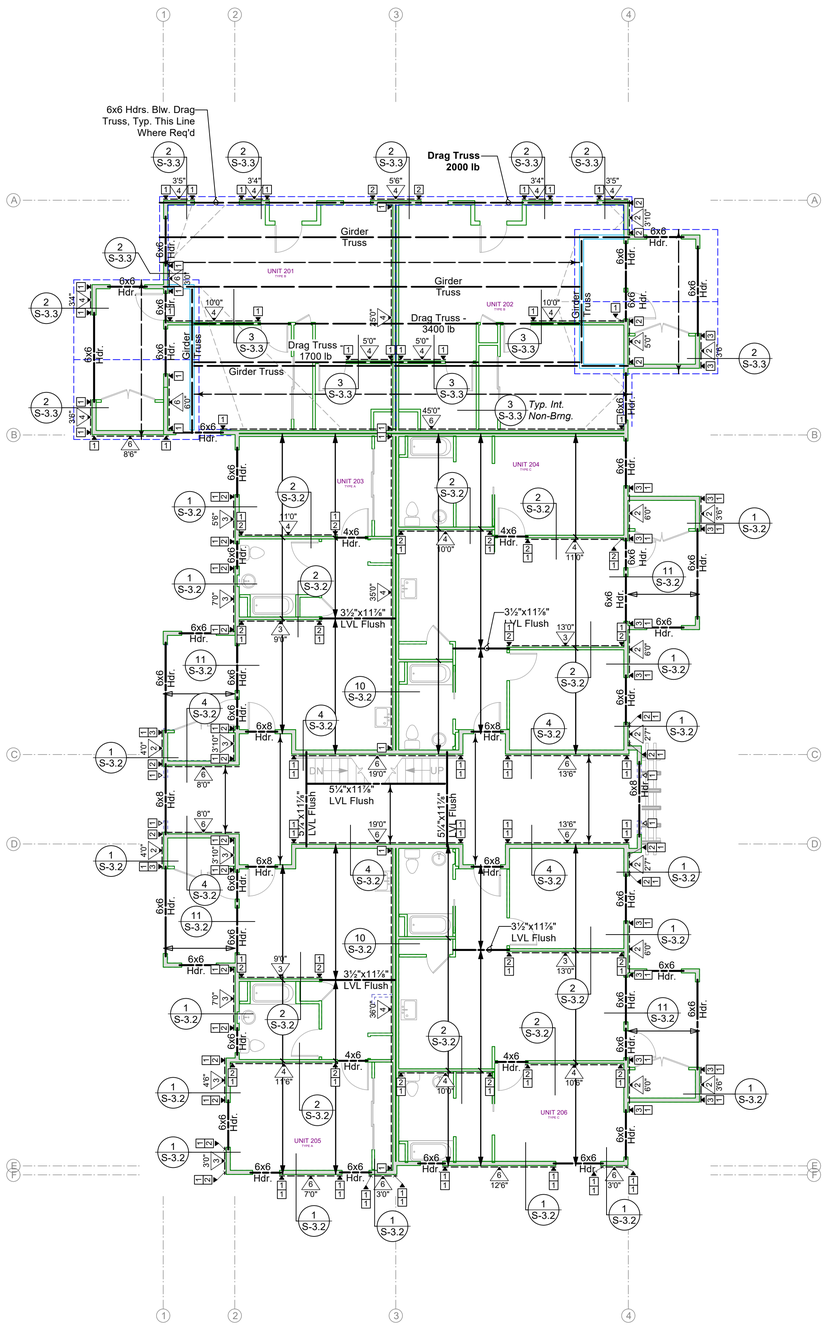
Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

Floor Joists -- 11-7/8" BCI 5000 @ 16" oc
in Simpson ITS Hangers, Typ. (UNO)

Deck Joists -- 9-1/2" BCI 5000 @ 16" oc
in Simpson ITS Hangers. (UNO)

Corridor Joists -- 11-7/8" BCI 60 @ 16" oc
in Simpson ITS Hangers. (UNO)

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



DRAG STRAP SCHEDULE

DRAG CONDITION	DETAILS
Strap ID (A) — SW per Plan[2] — Frmg. per Plan	XX/S-3.2 or XX/S-3.3
10'-0" (A) Strap ID & Total Length — SW per Plan[2] — Provide Blkg. per Sched. Blw. Length of Strap	XX/S-3.2 or XX/S-3.3
Frmg Support per Plan — (A) Strap ID — Frmg. per Plan[1,2] — Frmg. per	XX/S-3.2 or XX/S-3.3
10'-0" (A) Strap ID — Frmg. per Plan[1,2] — Provide Blkg. per Sched. Length of Strap	XX/S-3.2 or XX/S-3.3

ID	STRAP		NAILS	BLKG.[3]
(A)	CS14	.0"	(15) 10d	2x
(B)	CMSTC1[illegible]	20"	(25) 16d Sinker	(2) 2x
(C)	CMST14	30"	(33) 10d	4x
(D)	CMST12	40"	(43) 10d	4x

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

WALL SCHEDULE

Stud wall locations per Architecturals.

Non Bearing Wood-Framed Wall
per Schedule Below

Bearing Wood-Framed Wall
per Schedule Below

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

Walls Above Where Occur
(shown for clarity)

Under all walls above, provide continuous full-depth solid blocking (where floor joists are perpendicular) or double floor joist (where joists parallel) for entire wall length.

2nd Floor & Above	Exterior Walls	2x6 @ 16" oc, UNO	All 2x4 & 2x6 Wall Lumber This Level Shall be DF Stud Grade or Better
	Interior Walls: 1hr Parti Wall	2x4 @ 8" oc Staggered on 2x6 Pl., See Arch. for More Info.	
	PARTI WALL PLAN VIEW	16" 8" 5½"	
	Interior Walls: Bearing Walls	2x4 or 2x6 @ 16" oc	
	Interior Walls: Non-Bearing Walls	2x4 @ 16" oc Min,. Or Per Arch.	
1st Floor Walls	Exterior Walls	(2)2x6 @ 16" oc, UNO	All 2x4 & 2x6 Wall Lumber This Level Shall be DF Stud Grade or Better
	Interior Walls: 1hr Double Parti Wall	2x4 @ 16" oc Ea. Wall	
	PARTI WALL PLAN VIEW	16" 5½"	
	Interior Walls: Bearing Walls	(2) 2x4 or (2) 2x6 @ 16" oc	
	DOUBLE STUD PLAN VIEW	16"	
	Interior Walls: Non-Bearing Walls	2x4 @ 16" oc Min,. DF Stud Grade OK	

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	FDN. ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Ext. Fdn.** 4/S-3.1
2	HDU8	(3) 2x	PAB8 X 30" / 24" Min.	**HD to Int. Fdn.** 5 or 7/S-3.1
3	HDU11	6x6	PAB8 X 30" / 24" Min.	**HD (Flr. to Flr.)** 5/S-3.2
4	HDU14	6x6	PAB8 X 30" / 24" Min.	**HD to Stl. Bm.** 7/S-3.2
5	HD19	6x6	PAB10 x 36" / 30" Min.	**HD to Wood Bm.** 9/S-3.2
				HD to Header 8/S-3.2

Needs Updating

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-0.1**, *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,[6,8] or LTP5	RBC	16d[9]
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"[10]	6"[10]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[10]	5"[10]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[10]	3"[10]	4"[12]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[10,11]	3"[10]	4"[12]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	12"	2"[10,11]	2"[10,11]	3"[12]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[12]	-	-

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 Building 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:

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use
6491 Calle Real
Goleta, CA 93117

REVISION:

-	07.16.2025	DRB Final Review Submittal

PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025	SCALE: 1/8"=1'-0"
AV JOB: 241203	SHEET SIZE: 24"x36"

3RD FLOOR & LOW ROOF FRAMING PLAN

S-2.3

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

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MOISTURE CONTENT REQUIREMENTS

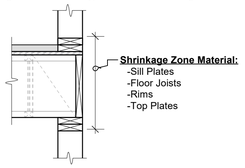
After all rain events, standing water shall be removed (swept, pumped, drained, etc.) from floor sheathing immediately after the conclusion of said event.

Contractor shall protect all lumber from moisture exposure while being stored onsite. At a minimum:

1. Avoid storing material where it is exposed to rain or standing water.
2. Keep unused framing materials covered.
3. Inspect building enclosure water-resistive barriers for proper installation.
4. "Dry-in" the structure as quickly as possible.

For engineered lumber, contractor to review manufacturer's recommendations for additional requirements.

Prior to installation of plumbing stacks and architectural finish materials, periodic, intermittent special inspection for moisture content (MC) is required for all **shrinkage zone** member types in exterior, bearing, and shear walls:



Shrinkage Zone Material:
-Sill Plates
-Floor Joists
-Rims
-Top Plates

Engineered lumber MC shall be **≤ 12%**
Solid sawn lumber MC shall be **≤ 15%**

A minimum of one MC check is to be performed in each **shrinkage zone** member type in every other unit. Frequency may be increased at EOR's discretion. Maximum MC for all other lumber shall not exceed 19%.

Denotes Approximate Areas of Overbuild. Overbuild Framing Consists of 2x8 Ridge, 2x6 Rafters, with 2x4 Vertical Supports @ 48" o.c., Staggered.

TRUSS DRAWINGS
Manufactured truss (i.e. prefabricated truss) drawings are required. Truss drawings must be received by the Architect (or designer) in time to ensure adequate coordination with Structural Engineer. Refer to the Material Specifications for additional requirements. Truss drawings shall include (but are not limited to) the following:

1. All connections related to trusses (i.e. truss to truss, conventional framing to truss, truss to top plate, etc.
2. All related bracing for trusses.
3. Any camber needed to minimize excessive deflection.
4. Adequate design to prevent any lateral movement.
5. Adequate design to sustain any vertical load.
6. The builder agrees to hold the Architect (or Designer) & the Engineer harmless for omissions due to delayed receipt of truss drawings.

All truss engineering, drawings, truss types, and detailed shop drawings shall be approved by the project engineer prior to the installation of the trusses.

GENERAL ROOF FRAMING NOTES

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 1/2" plywood or OSB, PI 24/0, nailed w/ 10d commons at 6", 6", 12"

Manf. Truss @ 24" oc By Others

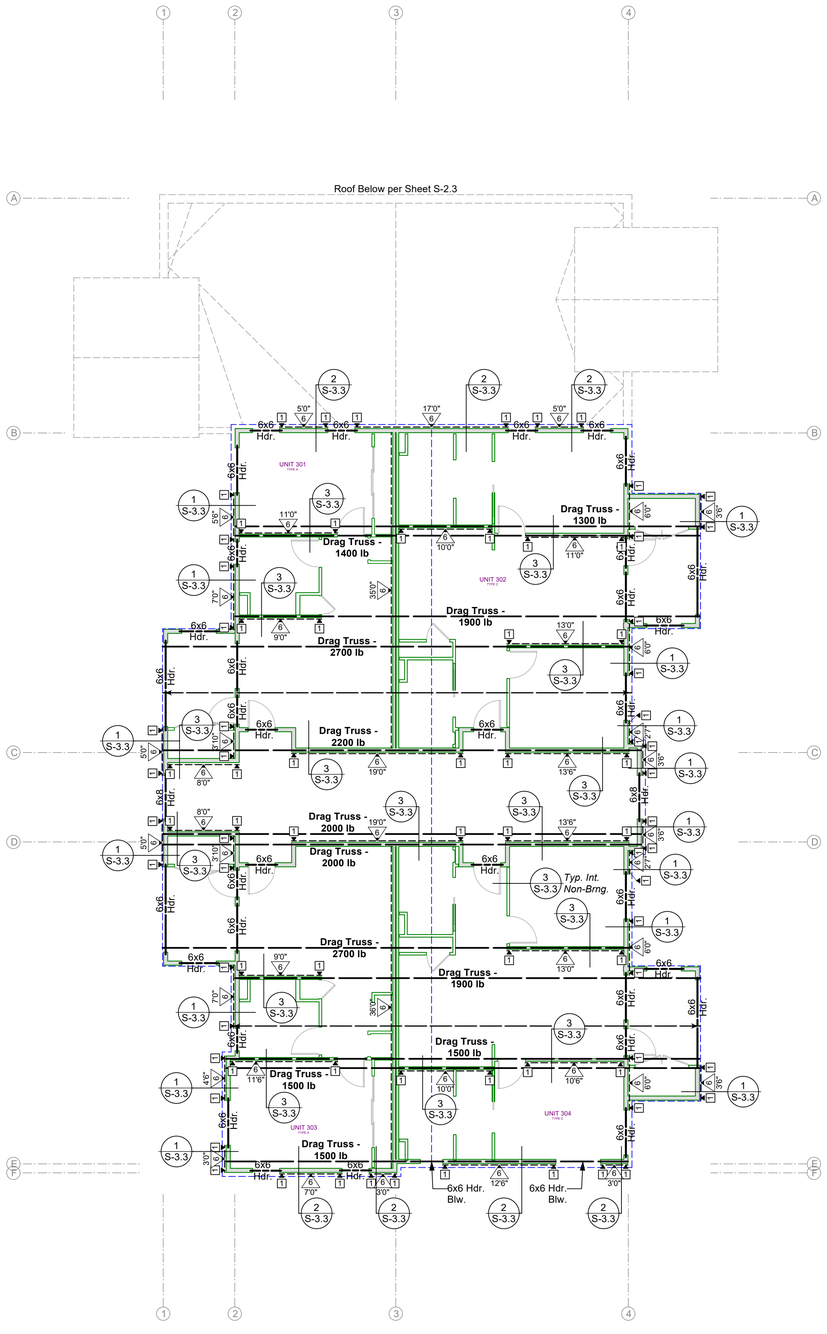
Girder / Drag Truss By Others,
Location & Min. Drag Load as Indicated on Plan

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.



DRAG STRAP SCHEDULE

DRAG CONDITION	DETAILS
(A) Strap ID / SW per Plan² / Frmg. per Plan	XX/S-3.2 or XX/S-3.3
10'-0" (A) Strap ID & Total Length / SW per Plan² / Provide Blkg. per Sched. Blw. Length of Strap	XX/S-3.2 or XX/S-3.3
Frmg Support per Plan / (A) Strap ID / Frmg. per Plan¹·² / Frmg. per	XX/S-3.2 or XX/S-3.3
10'-0" (A) Strap ID / Frmg. per Plan¹·² / Provide Blkg. per Sched. Length of Strap	XX/S-3.2 or XX/S-3.3

Needs Updating

ID	STRAP		NAILS	BLKG.³
(A)	CS14	14"	(15) 10d	2x
(B)	CMSTC16	20"	(25) 16d Sinker	(2) 2x
(C)	CMST14	30"	(33) 10d	4x
(D)	CMST12	40"	(43) 10d	4x

FOOTNOTES:
1. Framing members aligned with straps to be continuously boundary nailed per Framing Notes.
2. Straps shall be lapped & nailed to framing members &/or wall framing per LENGTH & NAILS (respectively) as specified in the schedule.
3. Refer to Structural Specifications for material grades.

WALL SCHEDULE

Stud wall locations per Architecturals.

Non Bearing Wood-Framed Wall
per Schedule Below

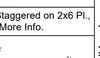
Bearing Wood-Framed Wall
per Schedule Below

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

Walls Above Where Occur
(shown for clarity)

Under all walls above, provide continuous full-depth solid blocking (where floor joists are perpendicular) or double floor joist (where joists parallel) for entire wall length.

2nd Floor & Above

Interior Walls		
	Exterior Walls	2x6 @ 16" oc, UNO
	1hr Parti Wall	2x4 @ 8" oc Staggered on 2x6 Pl., See Arch. for More Info.
	PARTI WALL PLAN VIEW	
	Bearing Walls	2x4 or 2x6 @ 16" oc
	Non-Bearing Walls	2x4 @ 16" oc Min,. Or Per Arch.

All 2x4 & 2x6 Wall Lumber This Level Shall be DF Stud Grade or Better

1st Floor Walls

Interior Walls		
	Exterior Walls	(2)2x6 @ 16" oc, UNO
	1hr Double Parti Wall	2x4 @ 16" oc Ea. Wall
	PARTI WALL PLAN VIEW	
	Bearing Walls	(2) 2x4 or (2) 2x6 @ 16" oc
	DOUBLE STUD PLAN VIEW	
	Non-Bearing Walls	2x4 @ 16" oc Min,. DF Stud Grade OK

All 2x4 & 2x6 Wall Lumber This Level Shall be DF Stud Grade or Better

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1,2]	MIN. POST	FDN. ANCHOR / EMBEDMENT	DETAILS
1	HDU4	(2) 2x	SSTB24 / 21" Min.	**HD to Ext. Fdn.** 4/S-3.1
2	HDU8	(3) 2x	SSTB34 / 21" Min.	**HD to Int. Fdn.** 5 or 7/S-3.1
3	HDU11	6x6	PAB8 X 30" / 24" Min.	**HD (Flr. to Flr.)** 5/S-3.2
4	HDU14	6x6	PAB8 X 30" / 24" Min.	**HD to Stl. Bm.** 7/S-3.2
5	HD19	6x6	PAB10 x 36" / 30" Min.	**HD to Wood Bm.** 9/S-3.2
				HD to Header 8/S-3.2

Needs Updating

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-0.1**, *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[6,8] or LTP5	RBC	16d[9]
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"[10]	6"[10]	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	4"[10]	5"[10]	6"	5"	-
2	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3"[10]	3"[10]	4"[12]	4"	-
44	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2"[10,11]	3"[10]	4"[12]	-	-
33	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	12"	2"[10,11]	2"[10,11]	3"[12]	-	-
22	15/32" Struc. 1 Ply.	Y	3x	3x	10d	2"	9"	-	-	2"[12]	-	-

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.
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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:

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Calle Real Mixed Use
6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal
2		
3		
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5		
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9		
10		

PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025 | SCALE: 1/8"=1'-0"
AV JOB: 241203 | SHEET SIZE: 24"x36"

ROOF FRAMING PLAN

S-2.4

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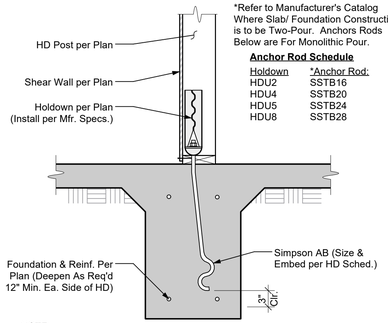
17 NOT USED

13 NOT USED

9 NOT USED



*Refer to Manufacturer's Catalog Where Slab/ Foundation Construction is to be Two-Pour. Anchors Rods Below are For Monolithic Pour.

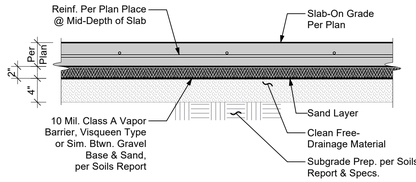
Anchor Rod Schedule

Holdown	*Anchor Rod:
HDU2	SSTB16
HDU4	SSTB20
HDU5	SSTB24
HDU8	SSTB28

NOTE:
1) Reinforcing Shown is In Addtion to That Required By Foundation Details.
2) Holdown May be Installed 6" Max. Above Top of Concrete.

5 HOLD DOWN TO INTERIOR FOUNDATION

Refer to Soils Report for Adnl. Reqs. & Recs.



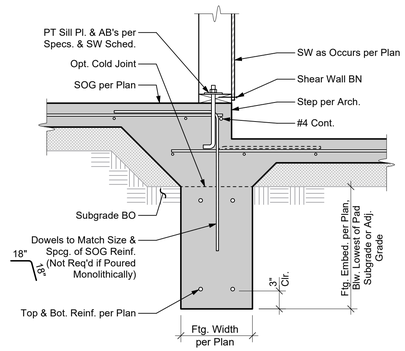
Soil Below Sand & Class "B" or "C" Moisture Barrier Shall be Premoistened to a Min. Depth & % of optimum moisture content as Specd. by the Soil Engr., Who Shall Test & Approve Prior to Slab Const..

1 TYPICAL SLAB ON GRADE

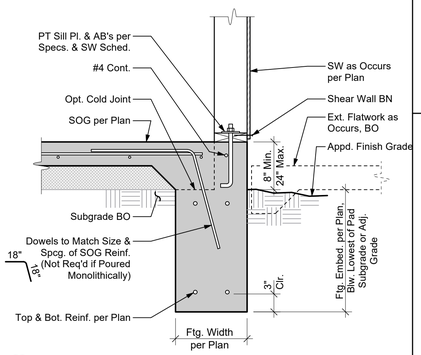
18 NOT USED

14 NOT USED

10 NOT USED



6 STEP AT INTERIOR FOUNDATION



2 TYPICAL EXTERIOR FOUNDATION

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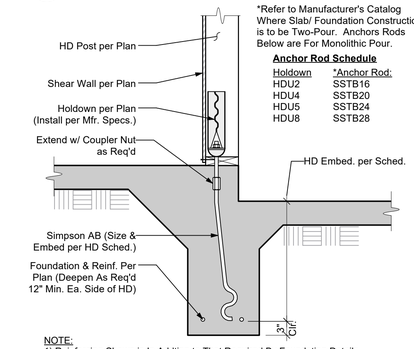
15 NOT USED

11 NOT USED



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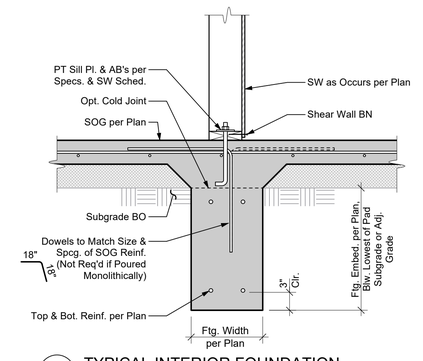
Anchor Rod Schedule

Holdown	*Anchor Rod:
HDU2	SSTB16
HDU4	SSTB20
HDU5	SSTB24
HDU8	SSTB28

NOTE:
1) Reinforcing Shown is In Addtion to That Required By Foundation Details.
2) Holdown May be Installed 6" Max. Above Top of Concrete.

7 HOLD DOWN AT FOUNDATION STEP



3 TYPICAL INTERIOR FOUNDATION

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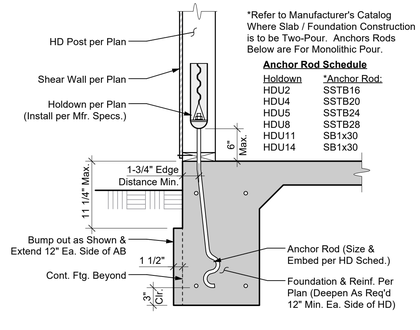
16 NOT USED

12 NOT USED



*Refer to Manufacturer's Catalog Where Slab / Foundation Construction is to be Two-Pour. Anchors Rods Below are For Monolithic Pour.

Anchor Rod Schedule

Holdown	*Anchor Rod:
HDU2	SSTB16
HDU4	SSTB20
HDU5	SSTB24
HDU8	SSTB28
HDU11	SB1x30
HDU14	SB1x30

8 NOT USED

4 HOLD DOWN TO FOUNDATION

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REVISION:

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PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025	SCALE: NTS
AV JOB: 241203	SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.1

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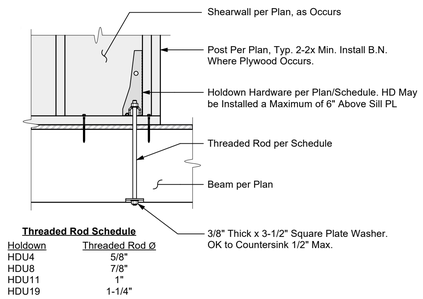
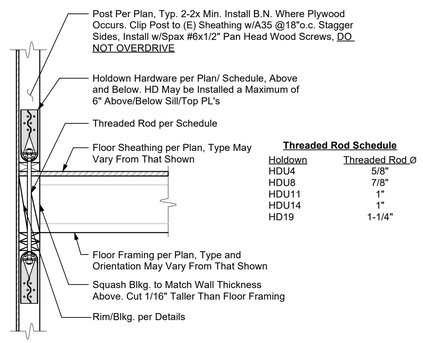


Threaded Rod Schedule

Holdown	Threaded Rod Ø
HDU4	5/8"
HDU8	7/8"
HDU11	1"
HDU19	1-1/4"

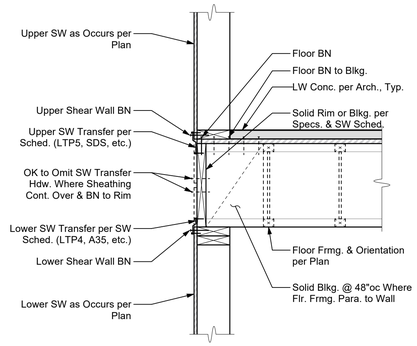
9 HOLDOWN AT WOOD BEAM



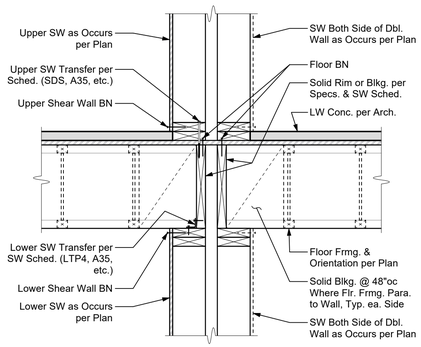
Threaded Rod Schedule

Holdown	Threaded Rod Ø
HDU4	5/8"
HDU8	7/8"
HDU11	1"
HDU14	1"
HD19	1-1/4"

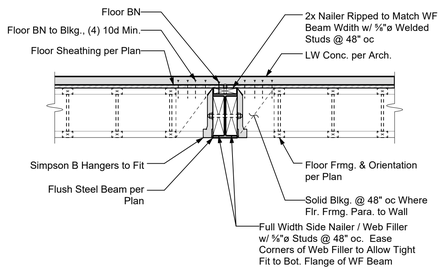
5 FLOOR-TO-FLOOR HOLDOWN



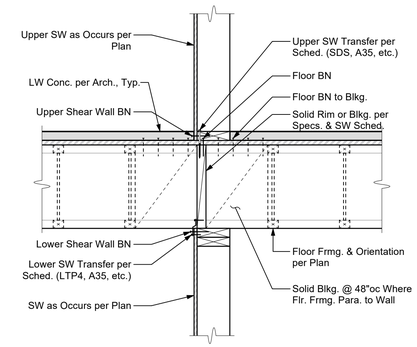
1 SHEAR TRANSFER: FLOOR AT EXT. WALL



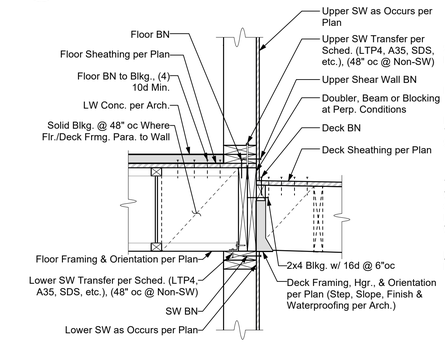
10 SHEAR TRANSFER: FLOOR AT DBL. WALL



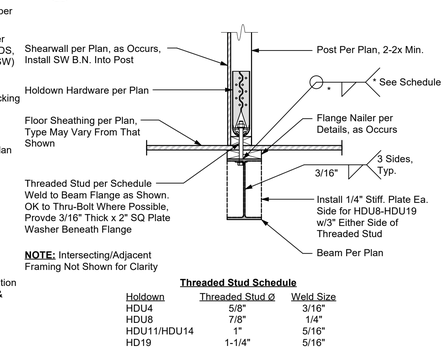
6 FLOOR FRAMING TO STEEL BEAM



2 SHEAR TRANSFER: FLOOR AT INT. WALL



11 SHEAR TRANSFER: FLOOR AT DECK STEP

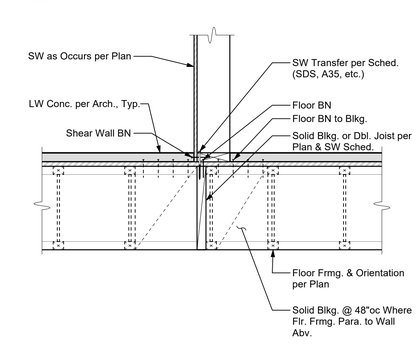


NOTE: Intersecting/Adjacent Framing Not Shown for Clarity

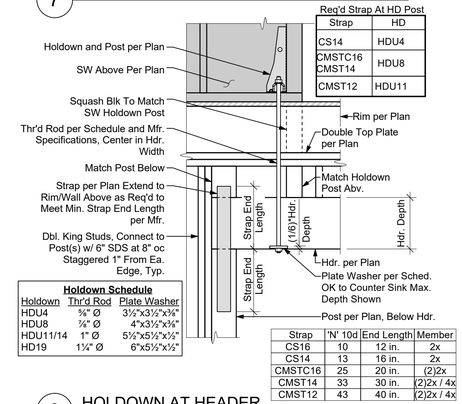
Threaded Stud Schedule

Holdown	Threaded Stud Ø	Weld Size
HDU4	5/8"	3/16"
HDU8	7/8"	1/4"
HDU11/HDU14	1"	5/16"
HD19	1-1/4"	5/16"

7 HOLDOWN AT STEEL BEAM



3 SHEAR TRANSFER: FLOOR AT WALL ABV.



Req'd Strap At HD Post

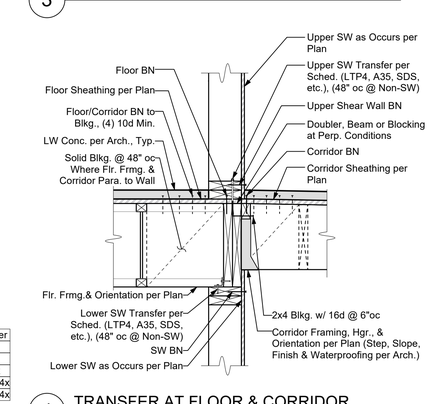
Strap	HD
CS14	HDU4
CMSTC16 CMST14	HDU8
CMST12	HDU11

Holdown Schedule

Holdown	Thr'd Rod	Plate Washer
HDU4	⅝" Ø	3½"x3½"x¾"
HDU8	⅞" Ø	4"x3½"x¾"
HDU11/14	1" Ø	5½"x5½"x⅞"
HD19	1¼" Ø	6"x5½"x1½"

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

8 HOLDOWN AT HEADER



4 TRANSFER AT FLOOR & CORRIDOR

ASHLEY & VANCE ENGINEERING
210 E. Cota St
Santa Barbara, CA, 93101
(805) 962-9966
WWW.ASHLEYVANCE.COM
CIVIL • STRUCTURAL

ENGINEER OF RECORD:

COORD'N/ATION SET NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use
6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal
2		
3		
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10		

PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025	SCALE: NTS
AV JOB: 241203	SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.2

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

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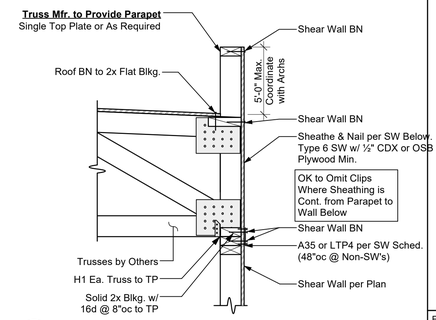
17 NOT USED

13 NOT USED

9 NOT USED

5 NOT USED



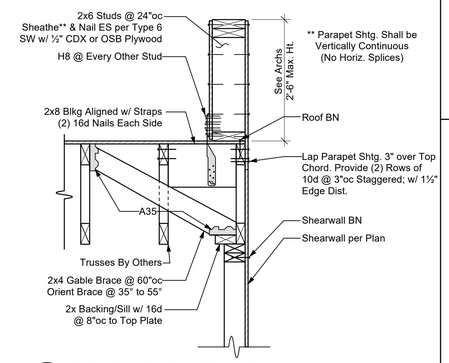
1 ROOF w/ PARAPET (PERP)

18 NOT USED

14 NOT USED

10 NOT USED

6 NOT USED



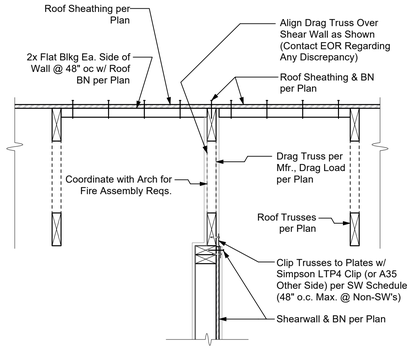
2 ROOF w/ PARAPET (PARA)

19 NOT USED

15 NOT USED

11 NOT USED

7 NOT USED



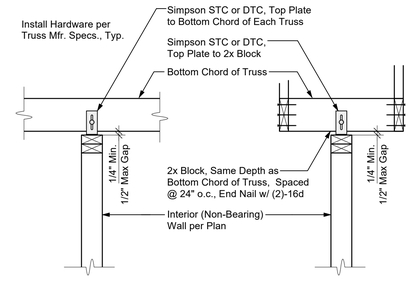
3 SHEAR TRANSFER TO INT. WALL (PARALLEL)

20 NOT USED

16 NOT USED

12 NOT USED

8 NOT USED



4 TYP. INTERIOR WALL TO TRUSSES

ASHLEY & VANCE ENGINEERING

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

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

Calle Real Mixed Use
6491 Calle Real
Goleta, CA 93117

REVISION:

1	07.16.2025	DRB Final Review Submittal
2		
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PROJECT ENGINEER:
Erik Johnson
(805) 962-9966 x229
erik@ashleyvance.com

DATE: 7/16/2025	SCALE: NTS
AV JOB: 241203	SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.3

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Jul 16, 2025
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GENERAL NOTES

MECHANICAL WORK CONSISTS OF ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF THE SYSTEMS AS INDICATED ON THESE DRAWINGS.

SUBMITTAL REQUIREMENTS:

- WITHIN 15 DAYS OF CONTRACT AWARD, THE MECHANICAL CONTRACTOR SHALL SUBMIT COMPLETE APPLICABLE PRODUCT, EQUIPMENT, AND MATERIAL INFORMATION **IN THE FORM OF AN ELECTRONIC SUBMITTAL (PDF)**. NO PRODUCT, EQUIPMENT, OR MATERIAL SHALL BE ORDERED OR INSTALLED UNTIL SUBMITTALS ARE APPROVED BY THE MECHANICAL ENGINEER. ANY ITEM NOT INCLUDED IN THE SUBMITTAL SHALL BE PROVIDED WITHOUT SUBSTITUTION. SUBMITTAL INFORMATION SHALL INCLUDE: MANUFACTURER'S NAME AND CATALOGUE NUMBERS, DIMENSIONS, CAPACITIES, PERFORMANCE CURVES, AND ALL OTHER CHARACTERISTICS AND ACCESSORIES AS LISTED IN THE CONTRACT DOCUMENTS. THE INFORMATION SHALL BE CURRENT MANUFACTURER'S SUBMITTALS AND BROCHURES.

- SUBMITTALS FOR ANY EQUIPMENT SUBSTITUTED AS EQUIVALENT TO THE SCHEDULED EQUIPMENT SHALL INCLUDE TABULATED COMPARISON DATA SO AS TO CLEARLY DEMONSTRATE EQUIVALENCY. THIS DATA SHALL SPECIFICALLY INCLUDE COMPARISONS BETWEEN SCHEDULED AND PROPOSED EQUIPMENT IN THE FOLLOWING AREAS:
  WEIGHT (INCLUDING CURBS AND ACCESSORIES)
  DIMENSIONS
  ELECTRICAL AND GAS REQUIREMENTS (VOLTAGE, PHASE, FULL LOAD AMPS & BTU)
  SOUND LEVELS (WHERE APPLICABLE)
  PERFORMANCE (EFFICIENCIES, HEATING, COOLING, AIR FLOW, STATIC PRESS.)

- ALL WORK INDICATED ON THESE PLANS SHALL BE DONE IN COMPLIANCE WITH CURRENT STATE AND LOCAL CODES, ALL APPLICABLE CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL MANUFACTURER INSTALLATION GUIDELINES. IN THE EVENT OF CONFLICT BETWEEN CODES, THE MORE RESTRICTIVE REQUIREMENTS SHALL BE EXERCISED.

- NOTHING IN THESE DRAWINGS AND/OR SPECIFICATIONS SHALL BE INTERPRETED TO CONFLICT WITH ANY CITY OR STATE LAW, REGULATION, CODE, ORDINANCE, RULING, OR FIRE UNDERWRITER'S REQUIREMENT APPLICABLE TO THIS CLASS OF WORK.

- CONSTRUCTION AND/OR ENGINEERING COSTS RESULTING FROM PRODUCT SUBSTITUTIONS SHALL BE PAID BY THE MECHANICAL CONTRACTOR. APPROVAL OF SUBSTITUTED PRODUCTS DOES NOT NEGATE THIS OBLIGATION.

- THE MECHANICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AIR TERMINALS WITH THE REFLECTED CEILING PLAN, AND VERIFY CORRECT LOCATION OF EQUIPMENT, PIPING, AND PLUMBING SERVICES BEFORE PROCEEDING WITH INSTALLATION.

- ALL LOCATIONS OF DUCTWORK, EQUIPMENT AND PIPING ARE SHOWN DIAGRAMMATICALLY. THE MECHANICAL CONTRACTOR SHALL ADHERE TO LOCATIONS INDICATED ON THE DRAWINGS AS CLOSELY AS POSSIBLE, VARYING PIPE RUNS AS REQUIRED TO MEET STRUCTURAL AND OTHER INTERFERENCES AS REQUIRED BY THE PROJECT.

- THE MECHANICAL CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED FOR ALL MECHANICAL-RELATED EQUIPMENT, ACCESSORIES, AND CONTROLS.

- DUCT DIMENSIONS SHOWN ARE INTERNAL.

- ALL EQUIPMENT SHALL BE FURNISHED AND INSTALLED WITH AT LEAST THE MANUFACTURER'S MINIMUM RECOMMENDED CLEARANCE ALLOWANCE FOR SUFFICIENT ACCESS TO CONTROLS, FILTERS, ELECTRIC MOTORS, ETC. FOR MAINTENANCE AND PROPER OPERATION.

- ALL WORK SHALL COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS. VERIFY COMPLIANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS BEFORE PROCEEDING WITH INSTALLATION. THE MECHANICAL CONTRACTOR SHALL CONTACT METRICS MECHANICAL ENGINEERING BEFORE COMMENCING WITH WORK, IN THE EVENT THAT DESIGN DRAWINGS CONFLICT WITH MANUFACTURER'S INSTALLATION REQUIREMENTS

- ALL MECHANICAL DUCTING, PIPING, AND EQUIPMENT SHALL BE PROVIDED WITH SEISMIC RESTRAINING SERVICES AS REQUIRED BY LOCAL BUILDING CODES.

- THE WORK UNDER THIS SECTION SHALL BE IN COOPERATION WITH THE WORK OF OTHER TRADES TO PREVENT CONFLICT OR INTERFERENCE AND TO AID RAPID COMPLETION OF THE OVERALL PROJECT.

- THE MECHANICAL CONTRACTOR SHALL GUARANTEE THAT THE SYSTEMS INSTALLED ARE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND WILL WARRANT ALL EQUIPMENT, MATERIALS, AND LABOR FURNISHED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE MECHANICAL CONTRACTOR SHALL REPAIR OR REPLACE ANY EQUIPMENT OR MATERIAL, WHICH IS DEFECTIVE OR IMPROPERLY INSTALLED. IN ADDITION, THE MECHANICAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO THE BUILDINGS AND ITS CONTENTS OR OTHER EQUIPMENT, CAUSED BY DEFECTS OR IMPROPER INSTALLATION OF EQUIPMENT OR MATERIALS INSTALLED UNDER THIS SECTION OF THE SPECIFICATIONS. IN THE EVENT OF FAILURE TO COMPLY WITH THE ABOVE-MENTIONED CONDITIONS WITHIN TEN (10) DAYS AFTER BEING NOTIFIED IN WRITING, THE MECHANICAL CONTRACTOR SHALL COLLECTIVELY OR SEPARATELY AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID DEFECTS REPAIRED AND MADE GOOD AT THE CONTRACTORS EXPENSE. THE CONTRACTOR WILL HONOR AND PAY THE SAID COSTS AND CHARGES ON DEMAND.

- BY METRICS MECHANICAL ENGINEERING ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED THESE DOCUMENTS AS ORIGINAL AND UNPUBLISHED WORK PRODUCT OF METRICS MECHANICAL ENGINEERING AND THIS WORK SHALL NOT BE COPIED, DISCLOSED, OR USED IN CONNECTION WITH ANY WORK PROJECT OTHER THAN THE SPECIFIC PRODUCT FOR WHICH IT HAS BEEN PREPARED OR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF METRICS MECHANICAL ENGINEERING VISUAL CONTACT WITH THIS DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS AND CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY, OR OMISSIONS, PLEASE NOTIFY METRICS MECHANICAL ENGINEERING AND PRIOR TO PROCEEDING WITH RELATED WORK OBTAIN WRITTEN RESOLUTION FROM METRICS MECHANICAL ENGINEERING

- THE MECHANICAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY, OR OMISSIONS, NOTIFY METRICS MECHANICAL ENGINEERING AND PRIOR TO PROCEEDING WITH RELATED WORK, OBTAIN WRITTEN RESOLUTION FROM METRICS MECHANICAL ENGINEERING

SPECIFICATIONS

MECHANICAL: THE WORK UNDER THIS SECTION INCLUDES EVERYTHING NECESSARY FOR AND INCIDENTAL TO EXECUTING AND COMPLETING THE MECHANICAL WORK, EXCEPT AS HEREINAFTER SPECIFICALLY EXCLUDED. WORK INCLUDED SHALL BE AS INDICATED ON THE DRAWINGS COMPLETELY INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- MECHANICAL EQUIPMENT
- AIR DISTRIBUTION
- CONTROLS
- START UP AND BALANCE

RELATED WORK: THE FOLLOWING WORK SHALL NOT BE FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS BUT WILL BE INCLUDED IN OTHER SPECIFICATIONS SECTIONS:

- CUTTING, PATCHING, AND FURRING
- CONDUIT AND LINE VOLTAGE ELECTRICAL
- FINAL PAINTING
- ROOFING
- CONCRETE PLACEMENT

RIGID ROUND DUCTWORK AND FITTINGS:

- ALL RIGID ROUND DUCTWORK SHALL BE UNITED SHEET METAL SPIRAL LOCKSEAM DUCT, OR APPROVED EQUAL, MANUFACTURED FROM GALVANIZED STEEL MEETING THE ASTM A-527-71. ALL DUCT GAUGES SHALL CONFORM WITH CMC 2022 CHAPTER 6 & APPENDIX A

- ALL FITTINGS SHALL BE MANUFACTURED AS SEPARATE FITTINGS. NO BRANCH TAPS WILL BE ALLOWED.

FLEXIBLE DUCT:

- FLEXIBLE AIR DUCTS SHALL BE THERMAFLEX M-KF(R=8.0), OR APPROVED EQUAL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS. CONNECTIONS AND SUPPORTS SHALL BE IN ACCORDANCE WITH THE 2022 CMC.

RECTANGULAR DUCTWORK:

- ALL RECTANGULAR DUCTWORK, FITTINGS, AND ACCESSORIES SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE TO THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" HANDBOOK, AND SHALL BE PRIME GRADE GALVANIZED STEEL SHEETS OF LOCK FORM QUALITY.

CLOTHES DRYER DUCTWORK:

- ALL CLOTHES DRYERS DUCTWORK, FITTINGS, AND ACCESSORIES SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE TO THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS" HANDBOOK, AND SHALL BE PRIME GRADE GALVANIZED STEEL SHEETS OF LOCK FORM QUALITY. 26 GAUGE MINIMUM

DUCTWORK SEALING:
FIELD-FABRICATED DUCT SYSTEMS:
A. FACTORY-MADE RIGID FIBERGLASS AND FLEXIBLE DUCTS FOR FIELD-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL 181. ALL PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS OR OTHER CLOSURE SYSTEMS USED FOR INSTALLING FIELD-FABRICATED DUCT SYSTEMS SHALL MEET THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A AND UL 181B.
B. MASTIC SEALANTS AND MESH:
I. SEALANTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF UL 181, UL I81A AND UL 181B, AND BE NONTOXIC AND WATER RESISTANT.
II. SEALANTS FOR INTERIOR APPLICATIONS SHALL PASS ASTM TESTS C 731 (EXTRUDABILITY AFTER AGING) AND D 2202 (SLUMP TEST ON VERTICAL SURFACES), INCORPORATED HEREIN BY REFERENCE.
III. SEALANTS FOR EXTERIOR APPLICATIONS SHALL PASS ASTM TESTS C 731, C 732 (ARTIFICIAL WEATHERING TEST), AND D 2202, INCORPORATED HEREIN BY REFERENCE.
III. SEALANTS AND MESHES SHALL BE RATED FOR EXTERIOR USE.
C. PRESSURE-SENSITIVE PRESSURE-SENSITIVE TAPES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF UL 181, UL I81A AND UL 181B.
D. JOINTS AND SEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS SHALL NOT BE SEALED WITH CLOTH-BACK RUBBER ADHESIVE DUCT TAPES UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAW BANDS.
E. DRAWBANDS USED WITH FLEXIBLE DUCT:
I. DRAWBANDS SHALL BE EITHER STAINLESS-STEEL WORM-DRIVE HOSE CLAMPS OR UV-RESISTANT NYLON DUCT TIES.
II. DRAWBANDS SHALL HAVE A MINIMUM TENSILE STRENGTH RATING OF 150 POUNDS.
III. DRAWBANDS SHALL BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AN ADJUSTABLE TENSIONING TOOL.
F. AEROSOL-SEALANT CLOSURES:
I. AEROSOL SEALANTS SHALL MEET THE REQUIREMENTS OF UL 723 AND BE APPLIED ACCORDING TO MANUFACTURER SPECIFICATIONS.
II. TAPES OR MASTICS USED IN COMBINATION WITH AEROSOL SEALING SHALL MEET THE REQUIREMENTS OF THIS SECTION.

DUCT INSULATION:

- EXTERNAL DUCT INSULATION SHALL BE APPLIED TO ALL HEATING AND/OR COOLING DUCTS NOT INTERNALLY INSULATED AND NOT WITHIN CONDITIONED SPACES. MANVILLE MICROLITE FSK 1-1/2", R-SERIES, ALUMINUM FOIL REINFORCED WITH FIBERGLASS, SCRIM LAMINATED TO U.L. RATED KRAFT, WITH R=8.0, SHALL BE USED OR APPROVED EQUAL. CIRCUMFERENTIAL AND LONGITUDINAL SEAMS SHALL BE LAPPED MINIMUM OF 2" AND SECURED WITH 3" WIDE PRESSURE SENSITIVE FOIL VAPOR BARRIER TAPE. FURTHER ATTACH INSULATION TO THE DUCTWORK BY SPIRALING WIRE AT 12" CENTERS ITS ENTIRE LENGTH. THE FINISHED PRODUCT SHALL BE VAPOR-PROOF AND FREE OF SAGS.

- INTERNAL DUCT INSULATION SHALL BE APPLIED TO ALL HEATING AND/OR COOLING DUCTS AS SHOWN ON THE DRAWING. PROCEDURE MUST COMPLY WITH THE RECOMMENDATIONS OF THE "SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION'S DUCT LINER APPLICATIONS STANDARD, SECOND EDITION. INSULATION SHALL BE FIBERGLASS 1" THICK INTERRUPTIONS AND ADHERED WITH 100% COVERAGE OF ADHESIVE. ALL EXPOSED EDGES SHALL BE COVERED WITH ADHESIVE. METAL FASTENERS SHALL BE USED IN ADDITION TO ADHESIVE.

- INTERNAL DUCT INSULATION SHALL BE LIMITED TO MAXIMUM 20' DIRECTLY UPSTREAM/DOWNSTREAM OF AIR HANDLING UNITS FOR NOISE ATTENUATION. PROCEDURE MUST COMPLY WITH THE RECOMMENDATIONS OF THE "SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION'S DUCT LINER APPLICATIONS STANDARD, SECOND EDITION. INSULATION SHALL BE R-8 CLOSED-CELL ELASTOMERIC AND ADHERED WITH 100% COVERAGE OF ADHESIVE. ALL EXPOSED EDGES SHALL BE COVERED WITH ADHESIVE. METAL FASTENERS SHALL BE USED IN ADDITION TO ADHESIVE.

CONTROLS:

- THERMOSTATS SHALL BE AS INDICATED ON PLANS AND MOUNTED AT NOT MORE THAN 48" ABOVE FINISHED FLOOR (MEASURED FROM THE TOP OF THE OUTLET BOX) AND NO LESS THAN 15" ABOVE FINISHED FLOOR (MEASURED FROM THE BOTTOM OF THE OUTLET BOX). ALL LOW VOLTAGE WIRE, WIRING, AND CONNECTIONS ARE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR. ALL THERMOSTATS SHALL BE 2022 T24 COMPLIANT. NON-RESIDENTIAL EVAPORATOR FANS TO RUN CONTINUOUSLY DURING OCCUPIED HOURS.

REFRIGERANT PIPING:

- ASTMB-280, H58 HARD DRAWN (ACR), FITTINGS: ASME B1622 LONG RADIUS WROUGHT COPPER

- JOINTS: BRAZED, AWS A5.8BCUP

- TEST WITH NEW DRY NITROGEN TO NO LEAKAGE WITH HALIDE TORCH AT 200 PSIG AND 21 INCHES VACUUM

- PROVIDE 3/4" THICK CLOSED CELL POLYETHYLENE ASTM D1056 PIPE INSULATION

- PROVIDED UV RESISTANT JACKETING AT ALL OUTDOOR REFRIGERANT PIPE INSULATION

REFRIGERANT PORT PROTECTION:

- AIR CONDITIONING REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH LOCKING-TYPE TAMPER RESISTANT CAPS OR IN A MANNER APPROVED BY THE AUTHORITY HAVING JURISDICTION

EXECUTION (MECHANICAL):

- BENDING OR FORCING OF DUCTWORK IS NOT ALLOWED. USE FITTINGS FOR ALL OFFSETS OR CHANGES IN ALIGNMENT OF DUCTING.

- DUCTING AND REFRIGERANT PIPING SHALL BE FIRMLY HELD IN PLACE BY ADJUSTABLE HANGERS, SUPPORTS, AND PIPE RESTS. ALL HANGERS AND SUPPORTS SHALL BE OF DESIGN WHICH WILL SUPPORT WEIGHT OF DUCT/PIPE, FLUID, INSULATION, AND PREVENT SAGGING. MAKESHIFT DEVICES ARE NOT ACCEPTABLE. PLUMBER'S TAPE IS NOT APPROVED.

- REFRIGERANT PIPING SHALL BE ISOLATED FROM ALL DIRECT CONTACT WITH THE STRUCTURE BY THE USE OF MANUFACTURED HANGER ISOLATORS AND STUD ISOLATION DEVICES.

- PROVIDE FIRE STOPPING AND SLEEVES FOR PIPING PENETRATIONS OF FIRE-RATED WALLS, FLOORS, AND CEILINGS. METHOD OF SLEEVING AND FIRE STOPPING SHALL BE APPROVED BY FIRE MARSHALL.

- WHERE APPLICATIONS ARE NOT SPECIFICALLY COVERED IN THIS SECTION, FOLLOW MANUFACTURER'S INSTRUCTIONS. ALL DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR APPROVAL BEFORE STARTING WORK.

- ALL EXPOSED DUCTWORK, TAPS AND REGISTERS SHALL BE LEVEL, STRAIGHT AND FREE OF DEFECTS. ALL DAMPERS AND REGISTERS MUST BE INSTALLED AS TO NOT WHISTLE OR RATTLE.

- ALL FLEXIBLE DUCTWORK MUST BE RUN AS STRAIGHT AS POSSIBLE WITHOUT TIGHT BENDS. USE AN ELBOW ANYWHERE A 2' RADIUS CANNOT BE ACHIEVED.

- AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING 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 DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

- AN AIR BALANCE REPORT PROVIDED BY A QUALIFIED NEEBB OR AABC CONTRACTOR IS REQUIRED TO BE PROVIDED TO THE MECHANICAL ENGINEER FOR HVAC SYSTEMS PERFORMANCE WITH COMPLETED TITLE 24 INSTALLATION AND TESTING DOCUMENTATION FORMS. AIR BALANCE REPORT TO INCLUDE THE FOLLOWING INFORMATION:
  VOLTAGE (RATED AND ACTUAL)
  FAN SPEEDS (RATED AND ACTUAL)
  MOTOR CURRENT (RATED AND ACTUAL)
  AIR QUANTITIES AT OUTLETS AND INLETS (RATED)
  AIR QUANTITIES AT OUTLETS AND INLETS ADJUSTED TO WITHIN 10% OF DESIGN
  SUPPLY AIR EXTERNAL STATIC PRESSURE ("W.G.)
  RETURN AIR EXTERNAL STATIC PRESSURE ("W.G.)
  TOTAL SUPPLY AIR CFM
  TOTAL RETURN AIR CFM
  TOTAL OUTSIDE AIR CFM
  EQUIPMENT NAMEPLATE DATA
  HVAC CONTROLS
  WATER HEATER OUTLET TEMPERATURE

- PROVIDE BUILDING OWNER WITH DETAILED OPERATION AND MAINTENANCE INSTRUCTIONS UPON JOB COMPLETION. O&M MANUAL TO INCLUDE FINAL APPROVED COPIES OF ALL INSPECTION AND TAB REPORTS REQUIRED BY ENFORCING AGENCY AS WELL AS ALL GUARANTIES/WARRANTEES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION

- AN AIR BALANCE REPORT PROVIDED BY A QUALIFIED NEEBB OR AABC CONTRACTOR IS REQUIRED TO BE PROVIDED TO THE BUILDING DIVISION FOR HVAC SYSTEMS PERFORMANCE WITH COMPLETED TITLE 24 INSTALLATION AND TESTING DOCUMENTATION FORMS ATTACHED FOR REVIEW AND ACCEPTANCE PRIOR TO FINAL INSPECTION OR OCCUPANCY

EQUIPMENT IDENTIFICATION:

- WHERE MORE THAN ONE HEATING OR COOLING OR REFRIGERATION SYSTEM IS INSTALLED ON THE ROOF OF THE BUILDING, OR WITHIN A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT

HVAC LEGEND

SYMBOL	DESCRIPTION	ABBREV.	SYMBOL	DESCRIPTION	ABBREV.	SYMBOL	DESCRIPTION	ABBREV.
	SUPPLY AIR DIFFUSER	SA		RECTANGULAR DUCT	–		VOLUME DAMPER	VD
	RETURN AIR GRILLE	RA		LINED RECTANGULAR DUCT	–		REMOTE CABLE VOLUME DAMPER	VD
	EXHAUST AIR GRILLE	EA	FLEXIBLE DUCT IF NOTED	RIGID ROUND DUCT	–		FIRE DAMPER	FD
	CEILING EXHAUST FAN	CEF		FLEXIBLE ROUND DUCT	–	SD	SMOKE DECTECTOR	SD
	SIDEWALL GRILLE, REGISTER, OR LOUVER	–		POINT OF CONNECTION OR DISCONNECTION	POC/POD	T / S	THERMOSTAT SENSOR	–
MARK-DTM	GRILLE, DIFFUSER, REGISTER, OR LOUVER TAG	–	Ø	DIAMETER	DIA		EQUIPMENT OR DUCTWORK TO BE REMOVED	–

HVAC ABBREVIATIONS

ABV	ABOVE	**EDB**	ENTERING DRY BULB	**MER**	MECHANICAL EQUIPMENT ROOM	**SA**	SUPPLY AIR
A/C	AIR CONDITIONING, CONDITIONER	**EER**	ENERGY EFFICIENCY RATIO	**MFR**	MANUFACTURER	**SP**	STATIC PRESSURE
AD	ACCESS DOOR	**ELEC**	ELECTRICAL	**(N)**	NEW	**SEER**	SEASONAL ENERGY EFFICIENCY RATIO
AFF	ABOVE FINISH FLOOR	**ESP**	EXTERNAL STATIC PRESSURE	**N/A**	NOT APPLICABLE	**SHT**	SHEET
ALUM	ALUMINUM	**EWB**	ENTERING WET BULB	**NFA**	NET FREE AREA	**SQ**	SQUARE
APD	AIR PRESSURE DROP	**FA**	FACE AREA	**NIC**	NOT IN CONTRACT	**SSE**	STEADY STATE EFFICIENCY
ARCH	ARCHITECTURAL, ARCHITECT	**FAU**	FORCED AIR UNIT	**NO**	NUMBER	**TA**	TRANSFER AIR
BLDG	BUILDING	**FC**	FLEXIBLE CONNECTION	**NOM**	NOMINAL	**TBR**	TO BE REMOVED
BTU	BRITISH THERMAL UNIT	**FCU**	FAN COIL UNIT	**NTS**	NOT TO SCALE	**TEMP**	TEMPERATURE
BTUH	BTU PER HOUR	**FD**	FIRE DAMPER	**OA**	OUTSIDE AIR	**TYP**	TYPICAL
CAP	CAPACITY	**FLA**	FULL LOAD AMPS	**OAI**	OUTSIDE AIR INTAKE	**UL**	UNDERWRITER'S LABORATORIES
CFD	CEILING FIRE DAMPER	**FPM**	FEET PER MINUTE	**OBD**	OPPOSED BLADE DAMPER	**UON**	UNLESS OTHERWISE NOTED
CFM	CUBIC FEET PER MINUTE	**FSD**	COMBINATION FIRE/SMOKE DAMPER	**OD**	OUTSIDE DIAMETER	**UTR**	UP THROUGH ROOF
CONN	CONNECTION	**GA**	U.S. GAUGE (OR GAGE)	**OPER**	OPERATING	**VD**	VOLUME DAMPER
CSE	CALIFORNIA SEASONAL EFFICIENCY	**GALV**	GALVANIZED	**OSA**	OFFICE OF STATE ARCHITECT	**W/**	WITH
CTE	CAP TO EXISTING	**GC**	GENERAL CONTRACTOR	**PC**	PLUMBING CONTRACTOR	**W/O**	WITHOUT
CU	CONDENSING UNIT	**GPM**	GALLONS PER MINUTE	**PLMG**	PLUMBING	**WB**	WET BULB
DET	DETAIL	**GSM**	GALVANIZED SHEET METAL	**POC**	POINT OF CONNECTION	**WG**	WATER GAUGE
DIA	DIAMETER	**HP**	HORSEPOWER	**POD**	POINT OF DISCONNECTION	**WMS**	WIRE MESH SCREEN
DIV	DIVISION	**HR**	HOUR, HOURS	**PRESS**	PRESSURE	**WT**	WEIGHT
DN	DOWN	**HVAC**	HEATING, VENTILATING, AIR CONDITIONING	**PSI**	POUNDS PER SQUARE INCH	**WTB**	WALL FIRE DAMPER
DWG	DRAWING	**ID**	INSIDE DIAMETER	**RA**	RETURN AIR	**(X2)**	TYPICAL OF 2
(E)	EXISTING	**LBS**	POUNDS	**REV**	REVISION		
EA	EXHAUST AIR	**KBH**	BTU PER HOUR (THOUSANDS)	**RND**	ROUND		
EC	ELECTRICAL CONTRACTOR	**MC**	MECHANICAL CONTRACTOR	**RPM**	REVOLUTIONS PER MINUTE		

SPLIT DX SCHEDULE

INDOOR FAN COIL

SYMBOL	MFG	MODEL	MATCHING INDOOR UNIT	CFM	ESP	MOTOR OUTPUT	POWER	FLA	MCA	MOCP (AMPS)	AUX HEATING	WEIGHT (LBS.)	NOTES
FC-1A	MITSUBISHI	MSZ-FX12NL	HP-1	447	N/A	40W	208/230-1-60	–	1.0	–	–	35	1,2,7,8
FC-1B	MITSUBISHI	MSZ-FX06NL	HP-1	477	N/A	40W	208/230-1-60	–	1.0	–	–	35	1,2,7,8
FC-2A	MITSUBISHI	MSZ-FX12NL	HP-1	447	N/A	40W	208/230-1-60	–	1.0	–	–	35	1,2,7
FC-2B	MITSUBISHI	MSZ-FX06NL	HP-1	477	N/A	40W	208/230-1-60	–	1.0	–	–	35	1,2,7
FC-2C	MITSUBISHI	MSZ-FX06NL	HP-1	477	N/A	40W	208/230-1-60	–	1.0	–	–	35	1,2,7
FC-A	MITSUBISHI	PEAD-AA18NL	HP-A	600	0.6"	121W	208/230-1-60	–	2.25	15	–	70	1,2,7

OUTDOOR HEAT PUMP

SYMBOL	MFG	MODEL	TOT. COOLING			COP	NET HEATING @ 47F		POWER	FLA	MCA	MOCP (AMPS)	WEIGHT (LBS)	NOTES
			MBTU	SEER2	EER2		MBTU	HSPF2						
HP-1	MITSUBISHI	MXZ-2D20NL	18.0	20.0	13.0	3.92	24.0	10.0	208/230-1-60	–	21.7	20	125	3,4,5,6,7
HP-2	MITSUBISHI	MXZ-3D24NL	22.0	20.0	13.7	4.3	25.0	10.0	208/230-1-60	–	28.7	25	150	3,4,5,6,7
HP-3	MITSUBISHI	PUZ-AK18NL	18.0	20.1	11.7	3.4	22.0	8.8	208/230-1-60	–	16	20	150	3,4,5,6,7

NOTES:
1. PROVIDE 'MITSUBISHI' #PAR-CT01MAU-SB TOUCH MA 7-DAY AUTO CHANGEOVER PROGRAMMABLE THERMOSTAT. MOUNT AT 48" AFF
2. PROVIDE MANUFACTURER'S CONDENSATE OVERFLOW SWITCH
3. PROVIDE MANUFACTURER'S WALL MOUNTING BRACKET
4. PROVIDE MANUFACTURER'S 454B RATED VALVES, HEADERS, PORT ADAPTORS, PLUGS, AND PIPING ACCESSORIES NECESSARY FOR COMPLETE INSTALLATION
5. ROUTE REFRIGERANT PIPING FROM CONDENSING UNIT TO INDOOR FAN COIL. INSTALL & SIZE PIPING PER MANUFACTURER'S GUIDELINES FOR TOTAL LENGTH OF RISE & RUN. LINE SETS NOT SHOWN FOR CLARITY. MAXIMUM ALLOWABLE PIPING LENGTH IS 100' PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
6. INSTALLER TO REGISTER THE PROJECT THROUGH MITSUBISHI CERTIFICATION PROCESS IN ORDER TO ENSURE 10 YEAR MANUFACTURER WARRANTY
7. INDOOR UNIT POWERED BY OUTDOOR UNIT. POWER AND CONTROL WIRING BY MECHANICAL CONTRACTOR
8. SET FAN COIL STATIC PRESSURE TO 0.8" MODE AND SET FAN SPEED TO HIGH

EXHAUST FAN SCHEDULE

SYMBOL	MFG	MODEL	LOCATION	STYLE	POWER	MIN CFM	MAX CFM	E.S.P. "W.C.	WATTS (BHP)	HP	SONES (dBA)	RPM	WEIGHT (LBS)	NOTES
CEF-1	PANASONIC	FV-05/11VK1	DWELLING RR	CABINET	115/120-1-60	–	80	0.25	10.2	–	0.3	–	12	1,2,3,4,5,9
CEF-2	PANASONIC	FV-05/11VK1	ELECTRICAL ROOM	CABINET	115/120-1-60	–	80	0.25	10.2	–	0.3	–	12	5,9,10

NOTES:
1. PROVIDE MANUFACTURER'S MULTI-SPEED TIME DELAY MODULE #FV-VS15K1 WITH CONTINUOUS MINIMUM VENTILATION CONTROLS FOR WHOLE-HOUSE VENTILATION PER ASHRAE 62.2. SET MINIMUM VENTILATION FLOW TO MAINTAIN LISTED AIRFLOW. SET MAXIMUM AIRFLOW TIME DELAY TO 30 MINUTES.
2. PROVIDE MANUFACTURER'S HUMIDITY SENSOR MODULE #FV-CSVK1
3. PROVIDE WALL SWITCH ADJACENT TO ROOM LIGHT SWITCH. PROVIDE MANUFACTURER'S BACKDRAFT DAMPER
4. PROVIDE WALL SWITCH ADJACENT TO ROOM LIGHT SWITCH FOR INTERMITTENT OPERATION.
5. PROVIDE MANUFACTURER'S SPEED CONTROLLER
6. PROVIDE MANUFACTURER'S VFD RATED DIRECT DRIVE MOTOR. PROVIDE 'TRANE' VFD 208/230-3-60 WITH FUSED DISCONNECT, SIZE PER FAN HORSEPOWER. WIRE TO ASSOCIATED GDC. SET HIGH SPEED TO 100% CFM, MEDIUM SPEED TO 66% CFM, AND LOW SPEED TO 33% CFM. VFD TO LIMIT FAN MOTOR DEMAND TO NO MORE THAN 30% OF DESIGN WATTAGE AT 50% AIRFLOW.
7. PROVIDE WALL SWITCH ADJACENT TO ROOM LIGHT SWITCH AT 1ST FLOOR TRASH ROOM. PROVIDE CLEAR LOCKABLE COVER
8. INTERLOCK WITH GDC-1
9. FAN TO BE ENERGY STAR RATED
10. INTERLOCK TO THERMOSTAT SET TO 85f

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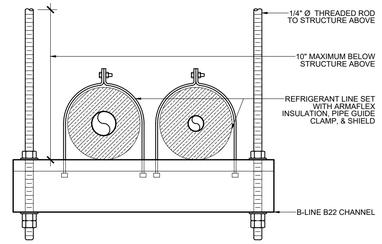
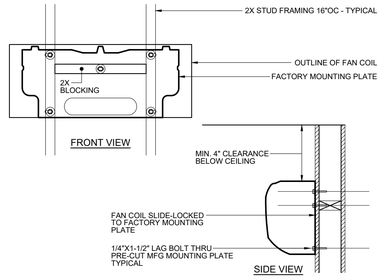


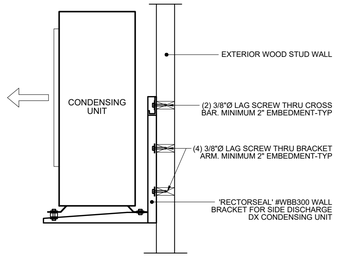
51 REFRIGERANT PIPE SUPPORT

NO SCALE



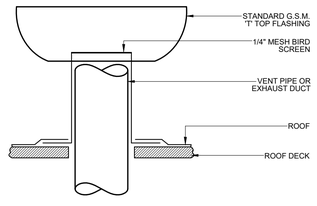
52 WALL MOUNTED FAN COIL

NO SCALE



53 WALL MOUNTED CONDENSING UNIT

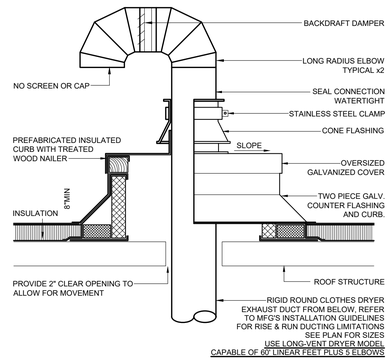
NO SCALE



54 ROOF JACK

NO SCALE

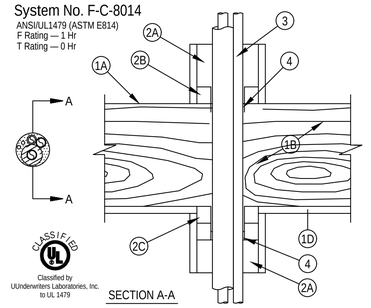
NOTE:
MAX. DRYER VENT LENGTH PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
EXHAUST DUCT FOR TYPE I DRYERS SHALL COMPLY WITH SECTION 504.4.2 CMC.



41 DRYER EXHAUST TERMINATION

NO SCALE

System No. F-C-8014
ANSI/UL1479 (ASTM E814)
F Rating — 1 Hr
T Rating — 0 Hr



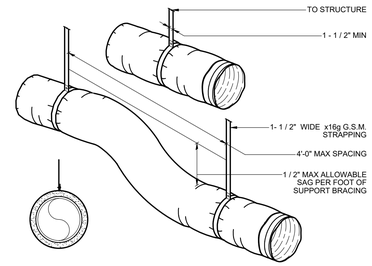
Classified by Underwriters Laboratories, Inc. to UL 1479

SYSTEM TESTED WITH A PRESSURE DIFFERENTIAL OF 2.5 PA BETWEEN THE EXPOSED AND THE UNEXPOSED SURFACES WITH THE HIGHER PRESSURE ON THE EXPOSED SIDE.
1. FLOOR — CEILING ASSEMBLY — THE 1 HR FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
   A. FLOOR SYSTEM — LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF FLOOR OPENING IS 3 IN. (76 MM).
   B. JOISTS — NOM 10 IN. (254 MM) DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH END FIRESTOPPED.
   C. GYPSUM BOARD* — NOM 5/8 IN. (16 MM) THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENINGS IS 3 IN. (76 MM).
2. CHASE WALL — (OPTIONAL) - THE THROUGH PENETRANT (ITEM 3) MAY BE ROUTED THROUGH A 1 HR FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYPSUM WALLBOARD CHASE WALL SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — NOM 2 BY 6 IN. (51 BY 152 MM) OR DOUBLE NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER STUDS.
   B. SOLE PLATE — NOM 2 BY 6 IN. (51 BY 152 MM) OR PARALLEL 2 BY 4 IN. (51 BY 102 MM) LUMBER PLATES, TIGHTLY BUTTED.
   C. TOP PLATE — THE DOUBLE TOP PLATE SHALL CONSIST OF TWO NOM 2 BY 6 IN. (51 BY 152 MM) OR TWO SETS OF PARALLEL 2 BY 4 IN. (51 BY 102 MM) LUMBER PLATES, TIGHTLY BUTTED. MAX DIAM OF OPENINGS IS 3 IN. (76 MM).
   D. GYPSUM BOARD* — THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN.
3. THROUGH-PENETRANTS — PIPES, CONDUITS, TUBING AND CABLES TO BE BUNDLED AND CENTERED IN THE OPENING. THE SPACE BETWEEN PENETRANTS AND THE PERIPHERY OF THE OPENING SHALL BE MIN 1/4 IN. TO MAX 3/4 IN. (6 TO 19 MM). PENETRANTS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY.
   A. METALLIC PIPES — A MAX OF TWO METALLIC PIPES, CONDUITS OR TUBING, (ONE 3/4 IN. DIAM AND ONE 1/2 IN. DIAM) TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A1. STEEL PIPE — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
   A2. CONDUIT — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
   A3. COPPER TUBING — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   A4. COPPER PIPE — NOM 3/4 IN.(19 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
   B. NONMETALLIC PIPES — A MAX OF ONE NONMETALLIC PIPE TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES MAY BE USED:
   B1. POLYVINYL CHLORIDE (PVC) PIPE — NOM 1/2 IN. (13 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   B2. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 1/2 IN. (13 MM) DIAM (OR SMALLER) SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   C. CABLES — A MAX OF TWO 4/C NO. 18 AWG (OR SMALLER) THERMOSTAT CABLES WITH PVC INSULATION AND PVC/NYLON JACKETING MATERIAL.
   D. TUBE INSULATION — PLASTIC* — NOM 1/2 IN. (13 MM) THICK ACRYLONITRILE BUTADIENE/POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING. TUBE INSULATION TO BE INSTALLED ON A MAX OF ONE METALLIC PIPE OR TUBING. SEE PLASTICS+ (QMFZ2) CATEGORY IN THE PLASTICS RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL 94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.
4. FILL, VOID OR CAVITY MATERIAL* — SEALANT — MIN 3/4 IN. (19 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR SOLE PLATE. MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH THE BOTTOM SURFACE OF THE CEILING OR LOWER TOP PLATE.

44 REFRIGERANT PIPING THRU RATED FLOOR

NO SCALE

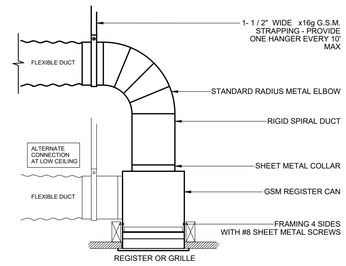
FLEXIBLE DUCTING SHALL BE NO MORE THAN 5' IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OF FITTINGS



31 FLEXIBLE DUCT SUPPORT

NO SCALE

FLEXIBLE DUCTING SHALL BE NO MORE THAN 5' IN LENGTH AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS OF FITTINGS



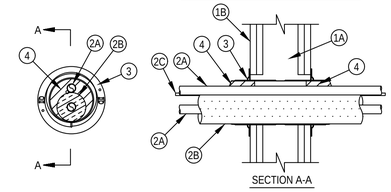
32 DIFFUSER/GRILLE CONNECTION

NO SCALE

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. W-L-8110

ANSI/UL1479 (ASTM E814)
F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr



1. WALL ASSEMBLY — THE 1 OR 2 HR FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED WITHIN THE INDIVIDUAL U300, U400, V400 OR W400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCORPORATE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — WALL FRAMING SHALL CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED MAX 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 3-1/2 IN. (89 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC.
   B. GYPSUM BOARD* — NOM 5/8 IN. (16 MM) THICK GYPSUM BOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING 5 IN. (127 MM).
   THE HOURLY F, FH RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY RATING OF THE WALL IN WHICH IT IS INSTALLED.
2. AIR CONDITIONING (AC) LINE SETS — AC LINE SET CONSISTS OF MAX TWO PIPES OR TUBES (ITEM 2A), TUBING INSULATION (ITEM 2B) AND A THERMOSTAT CABLE (ITEM 2C). THE AC LINE SETS SHALL BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY.
   A. METALLIC PENETRANTS — A MAX OF TWO PIPES OR TUBES TO BE INSTALLED IN EACH AC LINE SET. THE FOLLOWING TYPES AND SIZES OF THROUGH PENETRANTS MAY BE USED:
      1. STEEL PIPE — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
      2. IRON PIPE — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
      3. COPPER PIPE — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
      4. COPPER TUBE — NOM 3/4 IN. (19 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBE.
   B. TUBE INSULATION - PLASTICS# — NOM 1 IN. (25 MM) THICK ACRYLONITRILE BUTADIENE/POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING. THE TUBE INSULATION MAY BE INSTALLED ON ONE MAX 3/4 IN. (19 MM) DIAM PIPE OR TUBE IN EACH AC LINE SET. THE SPACE BETWEEN THE INSULATED AND UNINSULATED PIPES OR TUBES WITHIN EACH AC LINE SET SHALL BE 0 IN. (POINT CONTACT).
      SEE PLASTICS# (QMFZ2) CATEGORY IN THE PLASTICS RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL 94 FLAMMABILITY CLASSIFICATION OF 945VA MAY BE USED.
   C. CABLE — ONE 4 PAIR NO. 18 AWG (OR SMALLER) THERMOSTAT CABLE WITH POLYVINYL CHLORIDE (PVC) INSULATION AND JACKET MATERIALS MAY BE INSTALLED WITH EACH AC LINE SET.
3. FIRESTOP DEVICE* — FIRESTOP DEVICE CONSISTS OF A CORRUGATED STEEL TUBE WITH FLANGES AND GASKETING MATERIAL. DEVICE SLID INTO WALL SUCH THAT ENDS PROJECT AN EQUAL DISTANCE FROM THE APPROXIMATE CENTERLINE OF THE WALL ASSEMBLY. DEVICE FLANGES ARE SPUN CLOCKWISE ONTO DEVICE THREADS, OVER GASKETING MATERIAL BUTTING TIGHTLY TO BOTH SIDES OF WALL. THE ANNULAR SPACE BETWEEN THE DEVICE AND THE PERIPHERY OF THE OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 1 IN. (25 MM).
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-SL SK 4" FIRESTOP SLEEVE
4. FILL, VOID OR CAVITY MATERIAL* - PLUG — NOM 4 IN. (102 MM) PLUG SIZED FOR THE FIRESTOP DEVICE (ITEM 3) FRICTION FIT WITHIN THE SLEEVE FLUSH WITH THE END OF THE SLEEVE ON BOTH SIDES OF THE WALL ASSEMBLY. PLUG CUT TO FIT AROUND THE LINE SET AND INSTALLED TIGHTLY WITHIN THE SLEEVE.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-PL FIRESTOP PLUG

34 REFRIGERANT PIPING THRU RATED WALL

NO SCALE

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AGENCY

DRB FINAL REVIEW SUBMITTAL

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

MECHANICAL DETAILS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

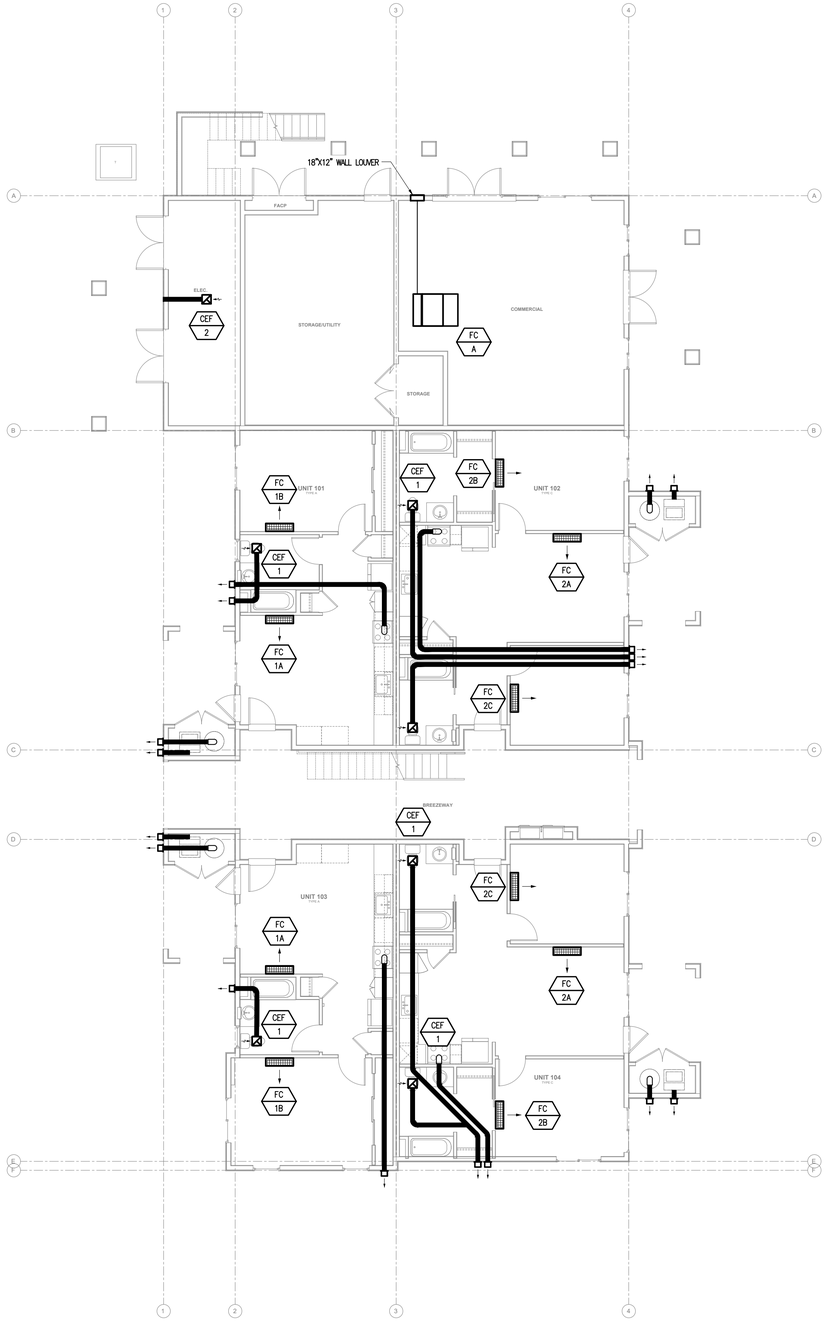
PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

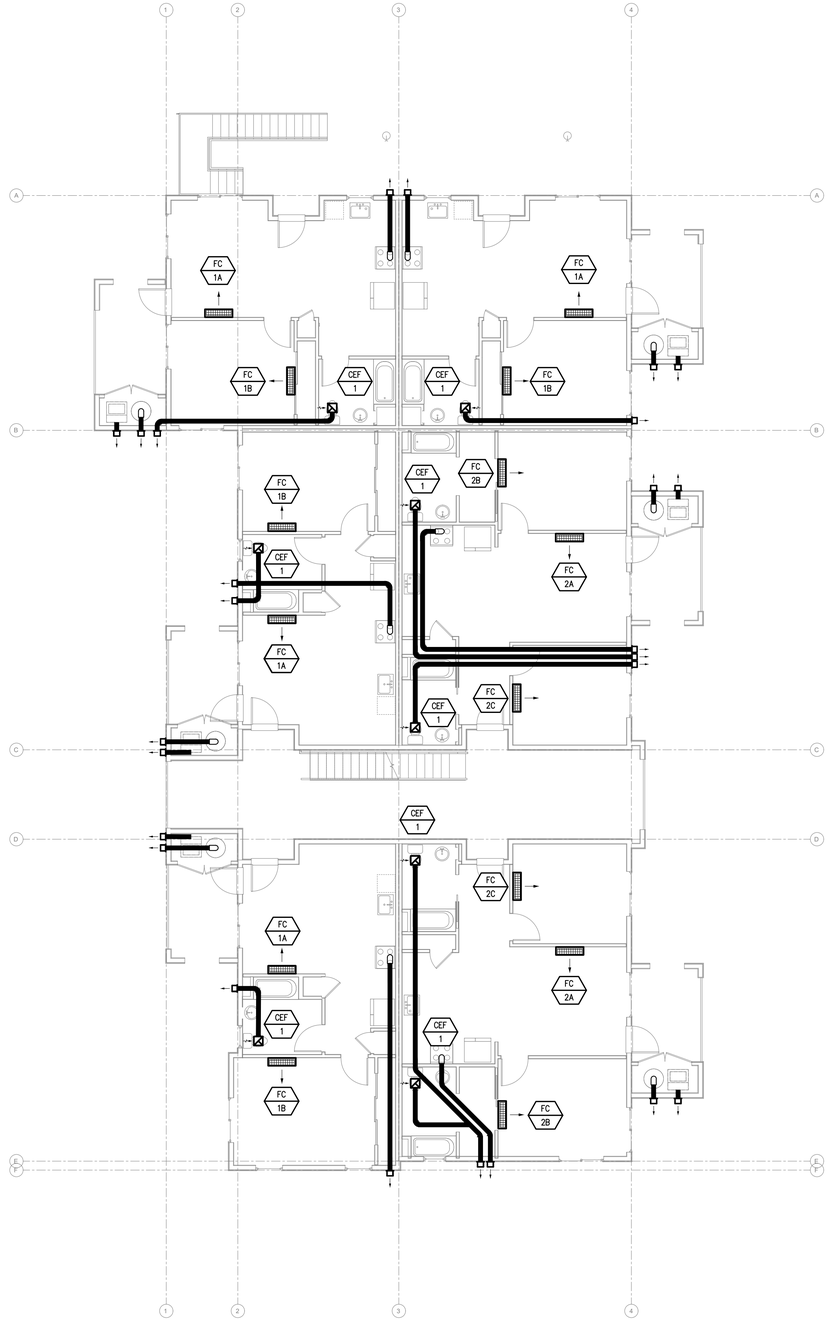
PROJECT NUMBER

SHEET
M-001



MECHANICAL - FIRST FLOOR PLAN

1 / 8 " = 1 ' - 0 "



MECHANICAL - SECOND FLOOR PLAN

1 / 8 " = 1 ' - 0 "

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CALLE REAL MIXED USE

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GROUND & SECOND FLOOR MECHANICAL PLAN

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DRAWN BY | CHECKED BY

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XX/XX/2025x

PROJECT NUMBER
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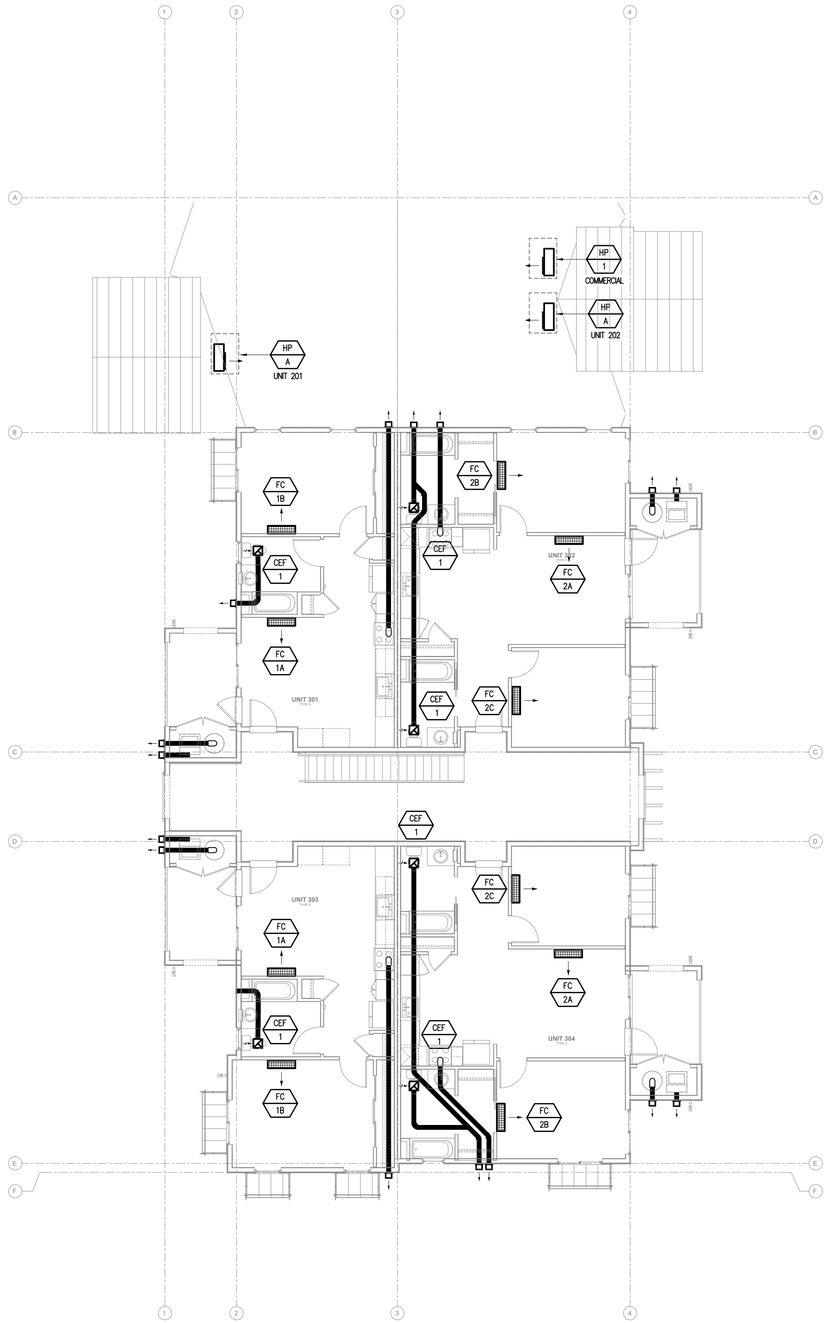

MECHANICAL - THIRD FLOOR PLAN

1 / 8" = 1 ' - 0 "

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THIRD FLOOR MECHANICAL PLAN

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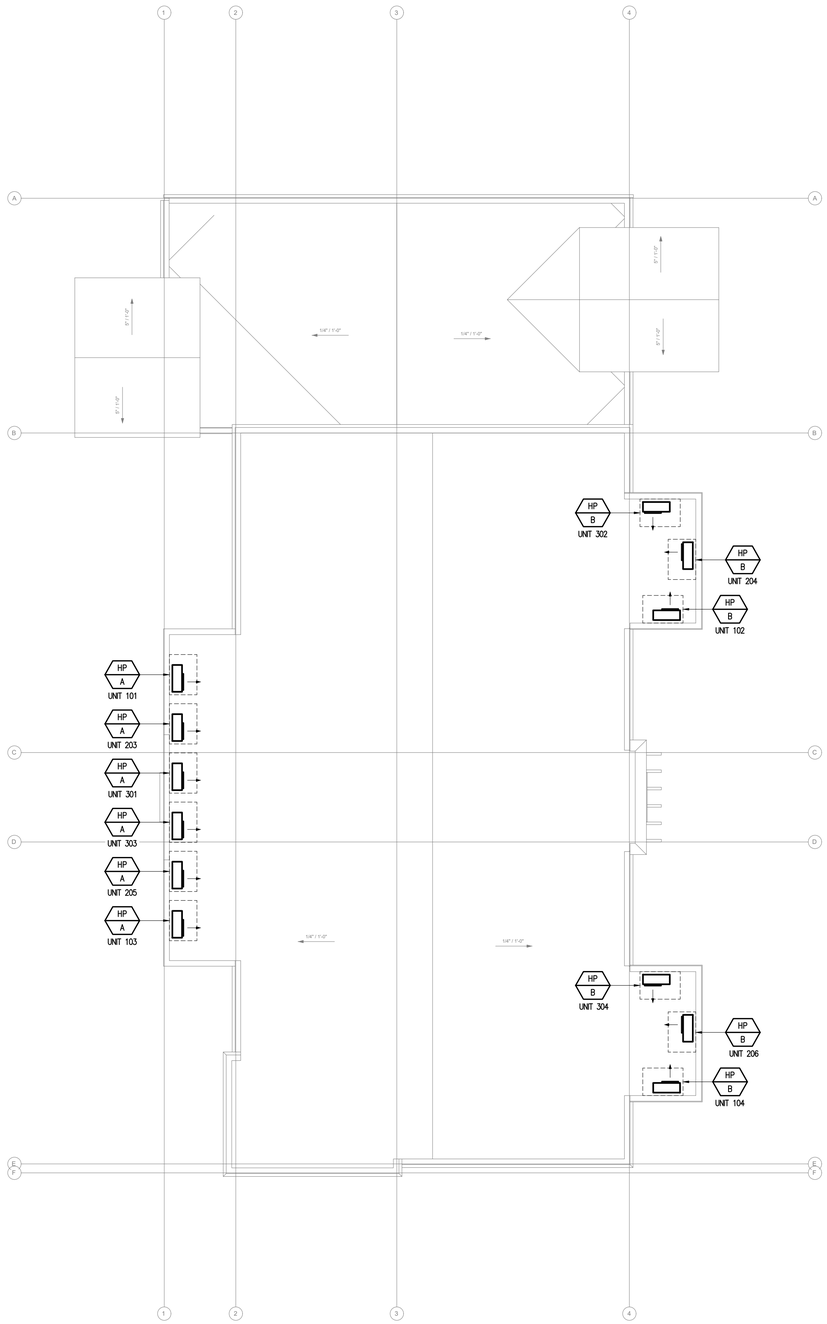

MECHANICAL - ROOF PLAN

1 / 4 " = 1 ' - 0 "

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ROOF LEVEL MECHANICAL PLAN

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BRANCH LINE SIZING

IF NOT INDICATED ON PLAN BRANCH LINE PIPE SIZES TO FIXTURES SHALL BE AS FOLLOWS:

FIXTR.	CW	HW	W	V
WC–1	1"	–	3"	2"
WC–2	1"	–	3"	2"
LAV–1	½"	½"	2"	1½"
LAV–2	½"	½"	2"	1½"
KS–1	½"	½"	2"	1½"
BT–1	½"	½"	2"	1½"
BT–2	½"	½"	2"	1½"
FD–1	1"	–	2"	1½"
FS–1	1"	–	2"	1½"
HB–1	½"	–	–	–
CD–1	1"	½"	2"	1½"

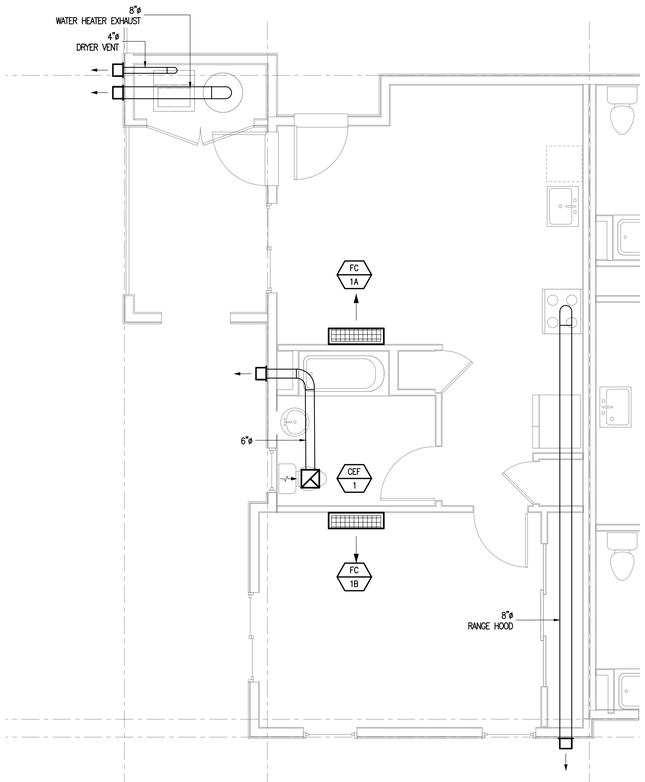
FIRE RATED PENETRATIONS

SEE DETAILS 35/P102 42/P102 44/P102 52/P102 55/P102 63/P102

FOR PIPING PENETRATION FIRE STOPPING OF FIRE–RATED WALLS, FLOORS, & CEILINGS

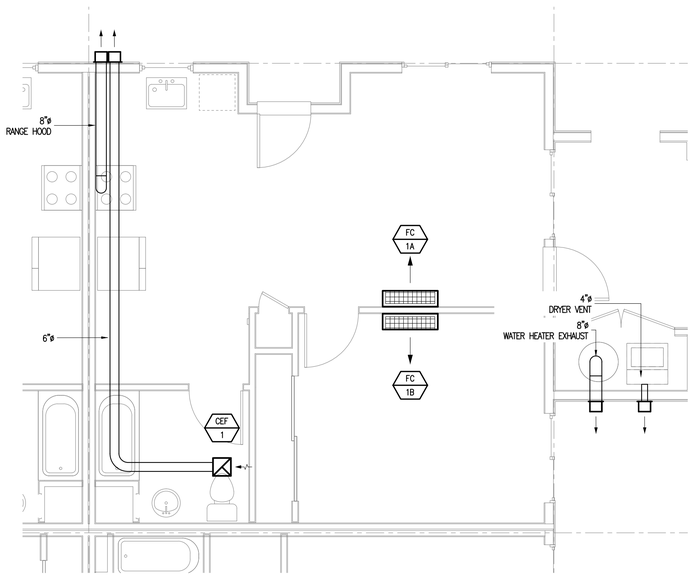
REFERENCE NOTES

1 PROVIDE CLOTHES WASHER OUTLET BOX WITH WATER HAMMER ARRESTERS AND QUARTER TURN SHUT–OFF VALVES.



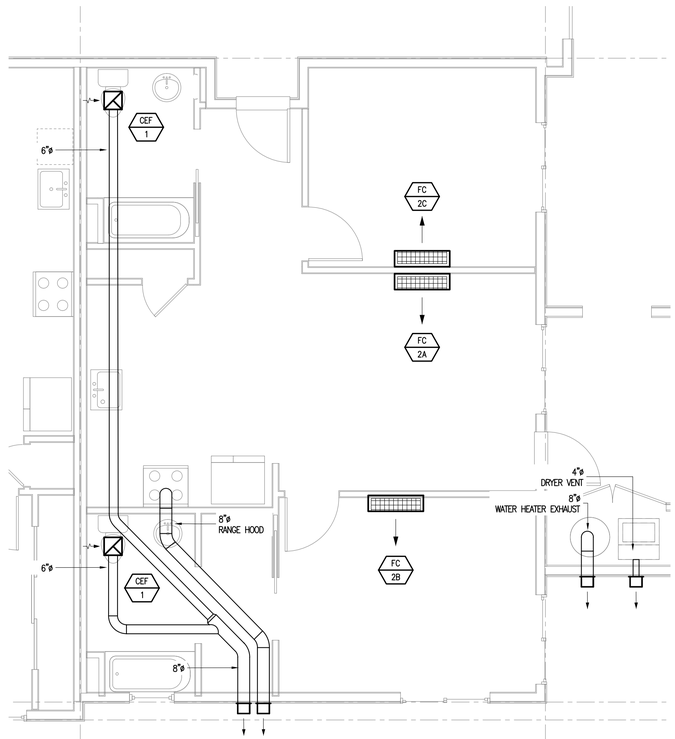
UNIT TYPE A - MECHANICAL PLAN

1/4" = 1'-0"



UNIT TYPE B - MECHANICAL PLAN

1/4" = 1'-0"



UNIT TYPE C - MECHANICAL PLAN

1/4" = 1'-0"

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MECHANICAL UNIT PLANS

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GENERAL NOTES

PLUMBING WORK CONSISTS OF ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF THE SYSTEMS AS INDICATED ON THESE DRAWINGS.

SUBMITTAL REQUIREMENTS:

- WITHIN 15 DAYS OF CONTRACT AWARD, THE PLUMBING CONTRACTOR SHALL SUBMIT COMPLETE APPLICABLE PRODUCT, EQUIPMENT, AND MATERIAL INFORMATION **IN THE FORM OF AN ELECTRONIC SUBMITTAL (PDF)**. NO PRODUCT, EQUIPMENT, OR MATERIAL SHALL BE ORDERED OR INSTALLED UNTIL SUBMITTALS ARE APPROVED BY THE MECHANICAL ENGINEER. ANY ITEM NOT INCLUDED IN THE SUBMITTAL SHALL BE PROVIDED WITHOUT SUBSTITUTION. SUBMITTAL INFORMATION SHALL INCLUDE: MANUFACTURER'S NAME AND CATALOGUE NUMBERS, DIMENSIONS, CAPACITIES, PERFORMANCE CURVES, AND ALL OTHER CHARACTERISTICS AND ACCESSORIES AS LISTED IN THE CONTRACT DOCUMENTS. THE INFORMATION SHALL BE CURRENT MANUFACTURER'S SUBMITTALS AND BROCHURES.

- SUBMITTALS FOR ANY EQUIPMENT SUBSTITUTED AS EQUIVALENT TO THE SCHEDULED EQUIPMENT SHALL INCLUDE TABULATED COMPARISON DATA SO AS TO CLEARLY DEMONSTRATE EQUIVALENCY. THIS DATA SHALL SPECIFICALLY INCLUDE COMPARISONS BETWEEN SCHEDULED AND PROPOSED EQUIPMENT IN THE FOLLOWING AREAS:
  WEIGHT (INCLUDING CURBS AND ACCESSORIES)
  DIMENSIONS
  ELECTRICAL AND GAS REQUIREMENTS (VOLTAGE, PHASE, FULL LOAD AMPS & BTU)
  SOUND LEVELS (WHERE APPLICABLE)
  PERFORMANCE (EFFICIENCIES, HEATING, COOLING, AIR FLOW, STATIC PRESS.)

- ALL WORK INDICATED ON THESE PLANS SHALL BE DONE IN COMPLIANCE WITH CURRENT STATE AND LOCAL CODES, ALL APPLICABLE CALIFORNIA TITLE-24 REQUIREMENTS, AND ALL MANUFACTURER INSTALLATION GUIDELINES. IN THE EVENT OF CONFLICT BETWEEN CODES, THE MORE RESTRICTIVE REQUIREMENTS SHALL BE EXERCISED.

- NOTHING IN THESE DRAWINGS AND/OR SPECIFICATIONS SHALL BE INTERPRETED TO CONFLICT WITH ANY CITY OR STATE LAW, REGULATION, CODE, ORDINANCE, RULING, OR FIRE UNDERWRITER'S REQUIREMENT APPLICABLE TO THIS CLASS OF WORK.

- CONSTRUCTION AND/OR ENGINEERING COSTS RESULTING FROM PRODUCT SUBSTITUTIONS SHALL BE PAID BY THE PLUMBING CONTRACTOR. APPROVAL OF SUBSTITUTED PRODUCTS DOES NOT NEGATE THIS OBLIGATION.

- THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION AND VERIFY CORRECT LOCATION OF EQUIPMENT, PIPING, AND PLUMBING SERVICES BEFORE PROCEEDING WITH INSTALLATION.

- ALL LOCATIONS OF EQUIPMENT AND PIPING ARE SHOWN DIAGRAMMATICALLY. THE PLUMBING CONTRACTOR SHALL ADHERE TO LOCATIONS INDICATED ON THE DRAWINGS AS CLOSELY AS POSSIBLE, VARYING PIPE RUNS AS REQUIRED TO MEET STRUCTURAL AND OTHER INTERFERENCES AS REQUIRED BY THE PROJECT.

- THE PLUMBING CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED FOR ALL PLUMBING-RELATED EQUIPMENT, ACCESSORIES, AND CONTROLS.

- ALL EQUIPMENT SHALL BE FURNISHED AND INSTALLED WITH AT LEAST THE MANUFACTURER'S MINIMUM RECOMMENDED CLEARANCE ALLOWANCE FOR SUFFICIENT ACCESS TO CONTROLS, FILTERS, ELECTRIC MOTORS, ETC. FOR MAINTENANCE AND PROPER OPERATION.

- ALL WORK SHALL COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS. VERIFY COMPLIANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS BEFORE PROCEEDING WITH INSTALLATION. THE PLUMBING CONTRACTOR SHALL CONTACT METRICS MECHANICAL ENGINEERING BEFORE COMMENCING WITH WORK, IN THE EVENT THAT DESIGN DRAWINGS CONFLICT WITH MANUFACTURER'S INSTALLATION REQUIREMENTS

- ALL PLUMBING DUCTING, PIPING, AND EQUIPMENT SHALL BE PROVIDED WITH SEISMIC RESTRAINING SERVICES AS REQUIRED BY LOCAL BUILDING CODES.

- THE WORK UNDER THIS SECTION SHALL BE IN COOPERATION WITH THE WORK OF OTHER TRADES TO PREVENT CONFLICT OR INTERFERENCE AND TO AID RAPID COMPLETION OF THE OVERALL PROJECT.

- THE PLUMBING CONTRACTOR SHALL GUARANTEE THAT THE SYSTEMS INSTALLED ARE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND WILL WARRANT ALL EQUIPMENT, MATERIALS AND LABOR FURNISHED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE PLUMBING CONTRACTOR SHALL REPAIR OR REPLACE ANY EQUIPMENT OR MATERIAL, WHICH IS DEFECTIVE OR IMPROPERLY INSTALLED. IN ADDITION, THE PLUMBING CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO THE BUILDINGS AND ITS CONTENTS OR OTHER EQUIPMENT, CAUSED BY DEFECTS OR IMPROPER INSTALLATION OF EQUIPMENT OR MATERIALS INSTALLED UNDER THIS SECTION OF THE SPECIFICATIONS. IN THE EVENT OF FAILURE TO COMPLY WITH THE ABOVE-MENTIONED CONDITIONS WITHIN TEN (10) DAYS AFTER BEING NOTIFIED IN WRITING, THE PLUMBING CONTRACTOR SHALL COLLECTIVELY OR SEPARATELY AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID DEFECTS REPAIRED AND MADE GOOD AT THE CONTRACTORS EXPENSE. THE CONTRACTOR WILL HONOR AND PAY THE SAID COSTS AND CHARGES ON DEMAND.

- BY METRICS MECHANICAL ENGINEERING ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED THESE DOCUMENTS AS ORIGINAL AND UNPUBLISHED WORK PRODUCT OF METRICS MECHANICAL ENGINEERING AND THIS WORK SHALL NOT BE COPIED, DISCLOSED, OR USED IN CONNECTION WITH ANY WORK PROJECT OTHER THAN THE SPECIFIC PRODUCT FOR WHICH IT HAS BEEN PREPARED OR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF METRICS MECHANICAL ENGINEERING VISUAL CONTACT WITH THIS DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS AND CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY, OR OMISSIONS, PLEASE NOTIFY METRICS MECHANICAL ENGINEERING AND PRIOR TO PROCEEDING WITH RELATED WORK OBTAIN WRITTEN RESOLUTION FROM METRICS MECHANICAL ENGINEERING

- THE PLUMBING CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. UPON DISCOVERY OF ANY VARIATION, DISCREPANCY, OR OMISSIONS, NOTIFY METRICS MECHANICAL ENGINEERING AND PRIOR TO PROCEEDING WITH RELATED WORK, OBTAIN WRITTEN RESOLUTION FROM METRICS MECHANICAL ENGINEERING

SPECIFICATIONS

PLUMBING: THE WORK UNDER THIS SECTION INCLUDES EVERYTHING NECESSARY FOR AND INCIDENTAL TO EXECUTING AND COMPLETING THE MECHANICAL/PLUMBING WORK, EXCEPT AS HEREINAFTER SPECIFICALLY EXCLUDED. WORK INCLUDED SHALL BE AS INDICATED ON THE DRAWINGS COMPLETELY INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SANITARY SOIL, WASTE, AND VENT SYSTEMS
- CONDENSATE PIPING
- DOMESTIC WATER SYSTEMS
- PLUMBING FIXTURES AND EQUIPMENT
- REQUIRED SUPPORTS AND BLOCKING

RELATED WORK: THE FOLLOWING WORK SHALL NOT BE FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS BUT WILL BE INCLUDED IN OTHER SPECIFICATIONS SECTIONS:

- CUTTING, PATCHING, AND FURRING
- CONDUIT AND LINE VOLTAGE ELECTRICAL
- FINAL PAINTING
- ROOFING
- CONCRETE PLACEMENT

PLUMBING FITTINGS AND PIPING:

- SOIL, WASTE, AND VENT: PLASTIC PVC PIPE AND FITTINGS WITH SOLVENT JOINTS.

- BUILDING SEWER BELOW GRADE: SCHEDULE 40 PVC DWV PIPE AND FITTINGS

- DOMESTIC WATER PIPING: PLUMBING FIXTURE STUB OUT: TYPE 'L' COPPER TUBING HARD DRAWN WITH WROUGHT COPPER AND INTEGRAL NAILING FLANGE

- DOMESTIC WATER PIPING: ABOVE GRADE: VANGUARD CROSS-LINKED POLYETHYLENE (PEX) BEARING CHLORINE APPROVAL STAMPS NSF-CL-TD AND/OR NSF-CL-R. COPPER CRIMP FITTINGS.

- DOMESTIC WATER PIPING BELOW GRADE: TYPE 'K' COPPER TUBING HARD DRAWN WITH WROUGHT COPPER SOLDER FITTINGS. SOLDER WITH 95 – 5 TIN-ANTIMONY SOLDER.

- CONDENSATE AND DRAIN PIPING: SCHEDULE 40 PVC WITH SOLVENT JOINTS

PLUMBING FIXTURES:

- PLUMBING FIXTURES SHALL BE AS PER PLUMBING FIXTURE SCHEDULES-SEE PLANS

PIPING SPECIALTIES:

- SHUT-OFF VALVES (WATER): APOLLO, OR EQUIVALENT, FULL PORT BALL VALVE.

- SUPPLIES: ANGLE TYPE WITH TEE HANDLE STOP AND RIGID RISERS: "SPEEDWAY," R1700-S SERIES, ROBERT M.-600 SERIES OR EQUAL. P-TRAPS: CHROME PLATED BRASS 17 GAUGE WITH CP TUBING DRAIN TO WALL AND CLEAN-OUT PLUG. TRAP ARMS UNDER LAVATORIES, SINK, AND ESCUTCHEON AT WALL ALSO TO BE CHROME-PLATE

- FLOOR CLEANOUTS (FCO/COTG): J. R. SMITH #4810 COVER WITH U.P.C. BRONZE PLUG.

- WALL CLEANOUTS (WCO): TERRI, PRIME-COATED WITH U.P.C. BRONZE PLUG IN "NO-HUB" TEST-TEE.

- SHUT-OFF VALVES (GAS): CRANE #1128, OR EQUIVALENT (2" AND SMALLER).

ACCESS PANELS:

- CEILING ACCESS PANELS SHALL BE PAINTED GALVANIZED STEEL WITH CONTINUOUS HINGE. SIZE AS REQUIRED FOR EASY ACCESS MINIMUM SIZE 12"X12". WHERE LOCATED IN A FIRE RATED ASSEMBLY, PANEL SHALL BE UL-CERTIFIED FOR USE IN 1-HOUR FIRE PARTITIONS, BARRIERS AND HORIZONTAL ASSEMBLIES. REFER TO ARCHITECTURAL DRAWINGS FOR RATED ASSEMBLY LOCATIONS

PIPING HANGERS, SUPPORTS, AND ACCESS PANELS:

- PROVIDE HANGER SPECIFIED HEREIN. EQUIVALENT MODELS BY ELCEN, FEE & MASON OR KIN-LINE ARE ACCEPTABLE.

- ADJUSTABLE HANGERS WITH MINIMUM 3/8" RODS, UPPER ATTACHMENTS: B-LINE #B3690. PROVIDE SHIELDS AT INSULATED PIPING.

- TRAPEZE HANGERS: B-LINE #B22 WITH PIPE CLAMPS AND GUIDES AS REQUIRED.

- RISER CLAMPS: B-LINE #B3373.

- OFFSET PIPE CLAMPS: B-LINE #B3148.

- WATER PIPE ISOLATION: INCLUDE WITH HANGERS, 1/4" FELT OR APPROVED EQUIVALENT.

- ACCESS PANEL FOR VALVES: MILCOR PAINTED STEEL SIZE AS REQUIRED FOR EASY ACCESS MINIMUM SIZE 12" X 12".

- SUSPENDED PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED THOSE SHOWN IN CPC TABLE 313.3. PIPING SHALL BE SUPPORTED IN SUCH A MANNER AS TO MAINTAIN ITS ALIGNMENT AND PREVENT SAGGING.

PIPING INSULATION:

- DOMESTIC HOT WATER AND HOT WATER RE-CIRCULATING PIPING, 105°F-140°F: ENGINEERED POLYMER FOAM INSULATION (EPF) 'IMCOA' OR EQUIVALENT. 1/2" INSULATION FOR 1/2" PIPE, 1" PIPE INSULATION FOR 1" PIPE. 1-1/2" INSULATION FOR 1" AND 1-1/2" PIPES. 2" INSULATION WALL THICKNESS FOR PIPES 2"Ø THRU 4"Ø

- LAVATORY TRAPS AND H. W. SUPPLIES: PROWRAP, PROTECTIVE KIT BY MCGUIRE OR EQUIVALENT.

- OUTDOOR PIPE INSULATION SHALL BE BE PROVIDED JACKETING TO PREVENT DAMAGE FROM UV LIGHT

- WATER, SOIL, AND WASTE PIPING INSTALLED IN EXTERIOR WALLS, ATTIC, OR OUTSIDE OF THE BUILDING SHALL BE PROTECTED FROM FREEZING. PROVIDE INSULATION AS REQUIRED

EXCAVATION AND BACKFILL:

- EXECUTE ALL EXCAVATION TO GRADES TO ACCOMMODATE ELEVATIONS INDICATED AND WHERE INVERT ELEVATIONS ARE NOT INDICATED, PROVIDE MINIMUM COVERAGE FOR ANY PIPING UNDER BUILDING SLAB (TOP OF PIPE TO UNDERSIDE OF SLAB) OF 18 INCHES.

- EXCAVATION FOR PIPE SHALL BE CUT A MINIMUM OF SIX INCHES BELOW THE REQUIRED GRADE. A SIX-INCH BED OF SAND OR OTHER APPROVED MATERIAL SHALL BE THEN PLACED AND PROPERLY COMPACTED TO PROVIDE AN ACCURATE GRADE AND UNIFORM BEARING THROUGHOUT THE LENGTH OF THE PIPE.

- SAND USED SHALL BE WASHED RIVER SAND NORMALLY USED FOR BACKFILL PURPOSES, FREE OF CLODS OR LUMPS OF CLAY, ROCK, DEBRIS, AND RUBBISH.

- BACKFILLING SHALL NOT BE PLACED UNTIL THE WORK HAS BEEN INSPECTED, TESTED, AND APPROVED.

- BACKFILL TO POINT 12 INCHES ABOVE TOP OF PIPING WITH FINE EARTH (EXCAVATED MATERIAL MAY BE USED) FREE OF EXCESSIVE AMOUNTS OF CLAY, DEBRIS, RUBBISH, ROCKS, OR CLODS, AS APPROVED BY THE ARCHITECT. BACKFILL ABOVE 12 INCHES FROM TOP OF PIPING MAY BE WITH EXCAVATED MATERIAL. APPLY BACKFILL BY HAND IN 6-INCH DEEP LAYERS THE FULL WIDTH OF THE TRENCH. MOISTEN EACH LAYER (DO NOT FLOOD OR PUDDLE), AND HAND TAMP TO MINIMUM 90 PERCENT COMPACTION BEFORE PROCEEDING WITH THE NEXT LAYER OF BACKFILL.

- CLODS OR LUMPS ONE INCH IN SIZE OR LARGER WILL NOT BE PERMITTED IN THE BACKFILL. IF THE EXCAVATED MATERIAL IS NOT SUITABLE, ADEQUATE MATERIAL SHALL BE PROVIDED BY HAULING IN FROM OTHER LOCATIONS.

- SURPLUS EARTH OR MATERIAL REMAINING AFTER BACKFILLING SHALL BE REMOVED FROM THE SITE AS INDICATED IN SECTION ENTITLED "EARTHWORK."

- DO NOT EXCAVATE UNDER OR NEAR FOUNDATIONS OR FOOTINGS EXCEPT IN MANNER PERMITTED AND APPROVED BY THE ARCHITECT. DO NOT BACKFILL UNTIL INSTALLED PIPING HAS BEEN SUCCESSFULLY TESTED AND APPROVED FOR BACKFILL BY THE JURISDICTIONAL INSPECTOR AND THE ARCHITECT.

- PROVIDE SLEEVES AT ALL PIPE PENETRATIONS OF FOOTING AND FOUNDATIONS.

EXECUTION (PLUMBING):

- SOIL, WASTE AND VENT PIPING IS TO BE ASSEMBLED, CONNECTED, AND SUPPORTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ENCASE BELOW GRADE SOIL, WASTE, AND VENT PIPING IN SAND, 6" ALL AROUND PIPE. WRAP PENETRATIONS OF CONCRETE SLAB WITH FOAMED PLASTIC SLEEVING MATERIAL. ALL SOIL, WASTE, AND VENT PIPING SHALL HAVE A SMOOTH AND UNIFORM INVERT, AND BACK-FILLED SO AS NOT TO DISTURB THE PIPE OR JOINTING.

- JOINTS IN COPPER TUBING SHALL BE MADE BY FIRST THOROUGHLY CLEANING THE SURFACE OF THE PIPE AND FITTINGS, APPLYING A COPPERIZED FLUX AND SWEAT WITH 95 – 5 TIN ANTIMONY SOLDER OR EQUIVALENT LEAD-FREE SOLDER.

- FLUSH OUT ALL WATER MAINS, CONDENSATE DRAINS, SANITARY, AND STORM PIPING WITH WATER SO AS TO OBTAIN FREE FLOW.

- PEX PIPING FLUSHING REQUIREMENTS:
  ALL INSTALLATIONS OF PEX PIPE WHERE IT IS THE INITIAL PLUMBING PIPING INSTALLED IN NEW CONSTRUCTION SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FIRST FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR NO LESS THAN 1 WEEK, AFTER WHICH ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME.
  1. AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING:
     (A) "THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON _____ (DATE) BY _____(NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT."
  2. PRIOR TO ISSUING A BUILDING PERMIT TO INSTALL PEX PIPE, THE BUILDING OFFICIAL SHALL REQUIRE AS PART OF THE PERMITTING PROCESS THAT THE CONTRACTOR, OR THE APPROPRIATE PLUMBING SUBCONTRACTORS, PROVIDE WRITTEN CERTIFICATION THAT HE OR SHE WILL COMPLY WITH THE FLUSHING PROCEDURES SET FORTH IN THE CODE.
  3. THE BUILDING OFFICIAL SHALL NOT GIVE FINAL PERMIT APPROVAL OF ANY PEX PLUMBING INSTALLATION UNLESS HE OR SHE FINDS THAT THE MATERIAL HAS BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CODE, INCLUDING THE REQUIREMENT TO FLUSH AND TAG THE SYSTEMS.
  4. 4. 4. ANY CONTRACTOR OR SUBCONTRACTOR FOUND TO HAVE FAILED TO COMPLY WITH THE PEX FLUSHING REQUIREMENTS SHALL BE SUBJECT TO PENALTIES IN HEALTH AND SAFETY CODE, DIVISION 13, PER 1.5, CHAPTER 6 (SECTION 17995, ET SEQ.).

- ALL PIPING, EXCEPT WHERE NOTED OTHERWISE ON PLANS, SHALL BE CONCEALED IN WALLS OR ABOVE CEILINGS. COORDINATE PIPING LOCATION WITH DUCTWORK AND CONDUIT.

- BENDING OR FORCING OF PIPE IS NOT ALLOWED. USE FITTINGS FOR ALL OFFSETS OR CHANGES IN ALIGNMENT OF PIPING.

- CLEANOUTS SHALL BE ACCESSIBLE IN ALL CASES AND SHALL BE BROUGHT TO SURFACE ON "Y" BRANCHES. ALL CLEANOUTS SHALL BE PROVIDED WITH REMOVABLE FLOOR OR WALL PLATES.

- PIPING SHALL BE FIRMLY HELD IN PLACE BY ADJUSTABLE HANGERS, SUPPORTS, AND PIPE RESTS. ALL HANGERS AND SUPPORTS SHALL BE OF DESIGN WHICH WILL SUPPORT WEIGHT OF PIPE, FLUID, INSULATION, AND PREVENT SAGGING. MAKESHIFT DEVICES ARE NOT ACCEPTABLE. PLUMBER'S TAPE IS NOT APPROVED.

- PIPING SHALL BE ISOLATED FROM ALL DIRECT CONTACT WITH THE STRUCTURE BY THE USE OF MANUFACTURED HANGER ISOLATORS AND STUD ISOLATION DEVICES.

- INSTALL ALL FIXTURES AND EQUIPMENT PER MANUFACTURER'S ROUGH-IN AND INSTALLATION INSTRUCTIONS. INSTALL HANDICAPPED FIXTURES PER TITLE 24 AND A.D.A. REQUIREMENTS. PROVIDE 17 GAUGE CHROME PLATED P-TRAPS, ANGLE STOPS AND FLEXIBLE RISERS, SUPPORT PLATES, ETC., AS REQUIRED.

- PROVIDE FIRE STOPPING AND SLEEVES FOR PIPING PENETRATIONS OF FIRE-RATED WALLS, FLOORS, AND CEILINGS. METHOD OF SLEEVING AND FIRE STOPPING SHALL BE APPROVED BY FIRE MARSHALL.

- THIS PROJECT DOES NOT INCLUDE GAS APPLIANCES OR EQUIPMENT AND THEREFORE DOES NOT INCLUDE A GAS SERVICE AND METER.

PLUMBING TEST AND ADJUSTMENTS:

- ALL WORK SHALL BE COMPLETELY INSTALLED, SANITIZED, AND TESTED AS REQUIRED BY LOCAL CODE AND THE STATE ORDINANCES AND STATE SAFETY ORDERS, AND SHALL BE LEAK-TIGHT BEFORE INSPECTION IS REQUESTED. ALL TESTS SHALL BE REPEATED UPON REQUEST TO THE SATISFACTION OF THOSE MAKING THE INSPECTION.

PLUMBING LEGEND

SYMBOL	DESCRIPTION	ABBREVIATION
	SOIL, WASTE, OR SEWER	W
	GREASE WASTE	GW
	STORM/OVERFLOW DRAIN	SD/OD
	VENT	V
	CONDENSATE DRAIN	COND
	COLD WATER	CW
	COLD WATER TRAP PRIMER	–
	HOT WATER SUPPLY	HW
	HOT WATER RECIRCULATION	HWR
	GAS LINE	G
	PIPE UP	–
	PIPE DOWN	–
	PIPE CONNECTION	–
	CAPPED OR PLUGGED PIPE	–
	PIPE OR EQUIP. T.B.R.	–
	HOSE BIB	HB
	RECESSED HOSE BIB	RHB
	FIRE RISER	–
	FIRE DEPARTMENT CONNECTION	FDC
	FLOOR CLEAN OUT	FCO
	CLEAN OUT TO GRADE	COTG
	WALL CLEAN OUT	WCO
	FLOOR SINK	–
	FLOOR DRAIN	–
	POINT OF CONNECTION/DIS.	POC/POD
	FIXTURE GAS SUPPLY	–
	WATER HAMMER ARRESTOR	WHA
	GATE VALVE	–
	BALL VALVE	–
	BALANCING VALVE/CIRCUIT SETTER	–
	GAS COCK	–
	CHECK VALVE	–
	DOUBLE CHECK VALVE	–
	VALVE IN RISER	–
	AUTOMATIC AIR VENT	AAV
	VALVE IN YARD BOX	–

PLUMBING ABBREVIATIONS

AA	AREA ALARM	KW	KILLOWATTS
ABV	ABOVE	LBS	POUNDS
ADA	AMERICAN DISABILITIES ACT	MBTUH	BTU PER HOUR (THOUSANDS)
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURE, MANUFACTURER
ARCH	ARCHITECTURAL, ARCHITECT	MH	MANHOLE
BEH	BEHIND	(N)	NEW
BEL	BELOW	NIC	NOT IN CONTRACT
BLDG	BUILDING	NTS	NOT TO SCALE
BHP	BREAK HORSE POWER	P	PUMP
CD	CONDENSATE DRAIN	PH	PHASE
CFH	CUBIC FEET PER HOUR	PIV	POST INDICATOR VALVE
CI	CAST IRON	PSI	POUNDS PER SQUARE INCH
CLG	CEILING	RD	ROOF DRAIN
CP	CHROME PLATED	RH	RIGHT HAND
DCW	DOMESTIC COLD WATER	R&C	ROUGH IN AND CONNECT
DF	DRINKING FOUNTAIN	RPM	REVOLUTIONS PER MINUTE
DN	DOWN	RM	ROOM
(E)	EXISTING	S	SINK
ED	EMERGENCY DRAIN	SD	STORM DRAIN
ESH	EMERGENCY SHOWER	SH	SHOWER
EWC	ELECTRIC WATER COOLER	SOV	SHUT OFF VALVE
EXP	EXPOSED	TA	TEMPERATURE
FD	FLOOR DRAIN	TV	ALARM TEMPERING VALVE
FF	FINISH FLOOR	TXV	THERMOSTATIC EXPANSION VALVE
FG	FINISH GRADE	TYP	TYPICAL
FS	FLOOR SINK	URN	URINAL
FT	FLUSH TANK OR FEET	UON	UNLESS OTHERWISE NOTED
FU	FIXTURE UNITS	UTR	UP THROUGH ROOF
FV	FLUSH VALVE	VS	VACUUM SWITCH
GA	GAUGE (OR GAGE)	VTR	VENT THROUGH ROOF
GALV	GALVANIZED	W	WASTE
GO	GAS OUTLET	WC	WATER CLOSET
GPM	GALLONS PER MINUTE	WCH	WATER CHILLER
GW	GRAY WATER	WH	WATER HEATER
HB	HOSE BIBB	WT	WEIGHT
HP	HORSEPOWER	W/	WITH
LH	LEFT HAND	W/O	WITHOUT
L	LAVATORY	ZV	ZONE VALVE

INSTALLATION NOTES

ALL PLUMBING PIPING MUST BE TESTED FOR LEAKS. ALL TESTING MUST BE DONE IN THE PRESENCE OF THE PROJECT'S LEED FOR HOMES GREEN RATER, OR THE TEST MUST BE DONE SO AS TO SATISFY THE REQUIREMENTS OF AN 'OBSERVED TEST'.

WATER LEAKS:
STEP 1. CHECK FOR WATER LEAKS WITHIN THE BUILDING.

- ONCE ALL FIXTURES HAVE BEEN INSTALLED, ALL WATER LINES SHALL BE TESTED FOR LEAKS AS REQUIRED BY THE LOCAL JURISDICTIONS OR AS REQUIRED FOR ANY PROJECT SPECIFIC GREEN BUILDING CERTIFICATION

STEP 2. CHECK FOR WATER LEAKS BETWEEN WATER METER AND BUILDING.

- IF POSSIBLE, ALSO CHECK FOR LEAKS BETWEEN THE UTILITY METER AND THE BUILDING BY TURNING OFF ALL WATER FIXTURES AND FITTINGS.
- OBSERVE THE WATER METER OF A PERIOD OF AT LEAST 30 MINUTES. IF THE WATER METER READING IS UNCHANGED, THERE IS NO DETECTABLE WATER LEAK.

PROVIDE AN 18" COPPER PIPE SECTION DOWNSTREAM OF BOILER WITH SECTIONALIZING VALVES FOR FUTURE INSTALLATION OF TEMPERATURE MONITORING PROBE

rrm design group
rrmdesign.com | (805) 543-1794

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CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

GENERAL NOTES, AND LEGEND

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

PROJECT NUMBER

SHEET
P-000

DRB FINAL REVIEW SUBMITTAL

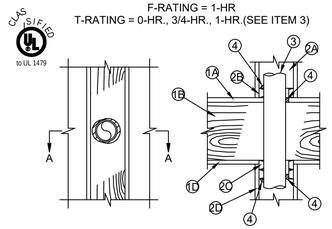
UL SYSTEM NO. F-C-2389

PLASTIC PIPE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR

T-RATING = 0-HR., 3/4-HR., 1-HR.(SEE ITEM 3)

CLASSIFIED to UL 1479



1. FLOOR-CEILING ASSEMBLY — THE FIRE-RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:
   A. FLOORING SYSTEM — LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF FLOOR OPENING IS 4 IN. (102 MM).
   B. WOOD JOISTS — NOM 2 BY 10 IN. (51 BY 254 MM) LUMBER JOISTS SPACED 16 IN. (406 MM) OC WITH NOM 1 BY 3 IN. (25 BY 76 MM) LUMBER BRIDGING AND WITH ENDS FIRESTOPPED. AS AN ALTERNATE TO LUMBER JOISTS, NOM 10 IN. (254 MM) DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED WITH ENDS FIRESTOPPED.
   C. FURRING CHANNELS — (NOT SHOWN) — RESILIENT GALV STEEL FURRING INSTALLED PERPENDICULAR TO WOOD JOISTS (ITEM 1B) BETWEEN WALLBOARD (ITEM 1D) AND WOOD JOISTS AS REQUIRED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
   D. GYPSUM BOARD* — NOM 4 FT (122 CM) WIDE BY 5/8 IN. (16 MM) THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN.
2. CHASE WALL — THE THROUGH PENETRANT (ITEM NO. 3) SHALL BE ROUTED THROUGH A SINGLE, DOUBLE OR STAGGERED WOOD STUDS/GYPSUM BOARD CHASE WALL AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — NOM 2 BY 4 IN. (51 BY 102 MM) OR NOM 2 BY 6 IN. (51 BY 152 MM) LUMBER STUDS.
   B. SOLE PLATE — NOM 2 BY 4 IN. (51 BY 102 MM) OR 2 BY 6 IN. (51 BY 152 MM) LUMBER PLATES. MAX DIAM OF OPENING IS 4 IN. (102 MM) WHEN NOM 3 IN. (76 MM) DIAM PENETRANTS ARE USED. MAX DIAM OF OPENING IS 3 IN. (76 MM) WHEN NOM 2 IN. (51 MM) OR SMALLER DIAM PENETRANTS ARE USED.
   C. TOP PLATE — THE DOUBLE TOP PLATE SHALL CONSIST OF TWO NOM 2 BY 4 IN. (51 BY 102 MM) OR 2 BY 6 IN. (51 BY 152 MM) LUMBER PLATES. MAX DIAM OF OPENING IS 4 IN. (102 MM) WHEN NOM 3 IN. (76 MM) DIAM PENETRANTS ARE USED. MAX DIAM OF OPENING IS 3 IN. (76 MM) WHEN NOM 2 IN. DIAM PENETRANTS ARE USED.
   C. GYPSUM BOARD — MIN 1/2 IN. (13 MM) RATED OR NON-RATED GYPSUM BOARD.
   E. STEEL STRAPS — (NOT SHOWN) — STEEL STRAPS TO BE USED WHEN TOP AND SOLE PLATES ARE DISCONTINUOUS AND SHALL MEET THE STRUCTURAL REQUIREMENTS OF THE WALL. MIN 1-1/2 IN. (38 MM) WIDE BY 20 GAUGE (OR HEAVIER) GALVANIZED STEEL STRAPS USED TO BRIDGE OPENING ON BOTH SIDES OF WALL AT SOLE PLATE WHEN SOLE PLATE IS DISCONTINUOUS AT OPENING IN PLYWOOD FLOOR. STEEL STRAPS TO BE CUT TO OVERLAP A MIN OF 2 IN. (51 MM) ONTO SOLE PLATE ON EACH SIDE OF OPENING AND SECURED TO SOLE PLATE WITH A MIN OF TWO NAILS OR SCREWS ON EACH SIDE OF OPENING ON BOTH SIDES OF WALL. MIN 3 IN. (76 MM) WIDE BY 20 GAUGE (OR HEAVIER) GALVANIZED STEEL STRAPS USED TO BRIDGE OPENING ON BOTH SIDES OF WALL AT DOUBLE TOP PLATE WHEN TOP PLATE IS DISCONTINUOUS AT OPENING. STEEL STRAPS TO BE CUT TO OVERLAP A MIN OF 2 IN. (51 MM) ONTO TOP PLATE ON EACH SIDE OF OPENING AND SECURED TO TOP PLATES WITH A MIN OF TWO NAILS OR SCREWS ON EACH SIDE OF OPENING ON BOTH SIDES OF WALL.
3. THROUGH PENETRANTS — ONE NONMETALLIC PIPE TO BE INSTALLED EITHER ECCENTRICALLY OR CONCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE THROUGH PENETRANT AND THE PERIPHERY OF THE OPENING SHALL BE A MIN 0 IN. (POINT CONTACT) TO A MAX OF 5/8 IN.(16 MM) PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES MAY BE USED.
   A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 3 IN. (76 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID OR CELLULAR CORE PVC FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 3 IN. (76 MM) DIAM (OR SMALLER) SDR13.5 CPVC FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   C. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE — NOM 3 IN. (76 MM) DIAM (OR SMALLER) SCHEDULE 40 SOLID-CORE OR CELLULAR-CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.
   D. ELECTRICAL NONMETALLIC TUBING (ENT+) — NOM 2 IN. (51 MM) DIAM (OR SMALLER) CORRUGATED-WALL ELECTRICAL NONMETALLIC TUBING (ENT) CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA NO. 70).
   SEE ELECTRICAL NONMETALLIC TUBING (FKHU) CATEGORY IN THE ELECTRICAL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS.
   WHEN FS-ONE MAX SEALANT IS USED, THE T RATING IS 0 HR. WHEN FS-ONE SEALANT IS USED, THE T RATINGS ARE 3/4 HOUR FOR PVC AND CPVC PIPE AND 1 HOUR FOR ABS PIPE AND ENT.
4. FILL, VOID OR CAVITY MATERIAL* - SEALANT — MIN 3/4 IN. (19 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR SOLE PLATE. MIN 3/4 IN. (19 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTTOM SURFACE OF LOWER TOP PLATE. AT POINT CONTACT LOCATION, A MIN 1/2 IN. (13 MM) DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT BOTTOM SURFACE OF LOWER TOP PLATE. IN ADDITION, AT TOP OF FLOOR, A MIN 1/2 IN. (13 MM) DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE POINT CONTACT LOCATION AT TOP OF SOLE PLATE OR SUBFLOOR.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANT OR FS-ONE-MAX INTUMESCENT SEALANT

52 NON-METALLIC PIPING THRU RATED FLOOR

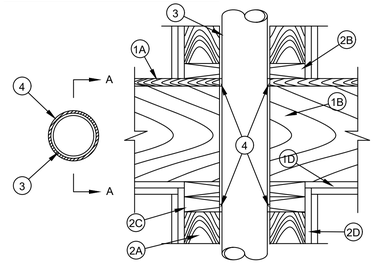
NO SCALE

System No. F-C-1009

ANSI/UL1479 (ASTM E814)
F Rating — 1 and 2 Hr (See Item 1)
T Rating — 1/4 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft
L Rating At 400 F — 4 CFM/sq ft

CLASSIFIED C UL US

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115



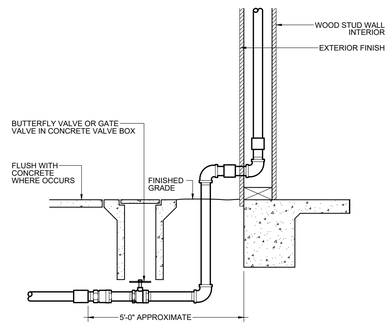
SECTION A-A

1. FLOOR-CEILING ASSEMBLY — THE 1 OR 2 HR FIRE-RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE RATING OF THE FLOOR-CEILING ASSEMBLY. THE GENERAL CONSTRUCTION FEATURES OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:
   A. FLOORING SYSTEM — LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. DIAM OF OPENING TO BE MAX 1 IN. (25 MM) LARGER THAN DIAM OF PIPE. AS AN ALTERNATE, THE OPENING MAY BE SQUARE-CUT WITH A MAX DIMENSION 1 IN. (25 MM) GREATER THAN THE DIAM OF THE PIPE.
   B. WOOD JOISTS* — NOM 10 IN. (254 MM) DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH ENDS FIRESTOPPED.
   C. FURRING CHANNELS — (NOT SHOWN) —(AS REQUIRED) RESILIENT GALVANIZED STEEL FURRING INSTALLED IN ACCORDANCE WITH THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES DESIGNS IN THE FIRE RESISTANCE DIRECTORY.
   D. GYPSUM BOARD* — THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. DIAM OF OPENING TO BE MAX 1 IN. (25 MM) LARGER THAN DIAM OF PIPE.
2. CHASE WALL — (OPTIONAL) - THE THROUGH PENETRANT (ITEM 3) MAY BE ROUTED THROUGH A 1 OR 2 HR FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYPSUM BOARD CHASE WALL HAVING A FIRE RATING CONSISTENT WITH THAT OF THE FLOOR-CEILING ASSEMBLY. DEPTH OF CHASE WALL TO BE MIN 1 IN. GREATER THAN THE DIAMETER OF THE THROUGH PENETRANT. THE CHASE WALL SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — NOM 2 BY 4 IN. (51 BY 102 MM), 2 BY 6 IN. (51 BY 152 MM) OR DOUBLE NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER STUDS. NOM 2 BY 4 IN. (51 BY 102 MM) STUDS ARE ALLOWED FOR THROUGH-PENETRANTS (ITEM 3) NOT EXCEEDING NOM 2 IN. (51 MM) DIAM.
   B. SOLE PLATE — NOM 2 BY 4 IN. (51 BY 102 MM), 2 BY 6 IN. (51 BY 152 MM) OR PARALLEL 2 BY 4 IN. (51 BY 102 MM) LUMBER PLATES, TIGHTLY BUTTED. DIAM OF OPENING IS TO BE MAX 1 IN. (925 MM) LARGER THAN DIAM OF PIPE AS AN ALTERNATE, THE OPENING MAY BE SQUARE-CUT WITH A MAX DIMENSION 1 IN. (25 MM) GREATER THAN THE DIAM OF THE PIPE. PLATES MAY BE DISCONTINUOUS OVER OPENING, TERMINATING AT TWO OPPOSING EDGES OF OPENING. MAX LENGTH OF DISCONTINUITY TO BE 1 IN. (25 MM) GREATER THAN DIAM OF THROUGH PENETRANT.
   C. TOP PLATE — THE DOUBLE TOP PLATE SHALL CONSIST OF TWO NOM 2 BY 4 IN. (51 BY 102 MM), 2 BY 6 IN. (51 BY 152 MM) OR TWO SETS OF PARALLEL 2 BY 4 IN. (51 BY 102 MM) LUMBER PLATES, TIGHTLY BUTTED. DIAM OF OPENING IS TO BE MAX 1 IN. (25 MM) LARGER THAN DIAM OF PIPE. AS AN ALTERNATE, THE OPENING MAY BE SQUARE-CUT WITH A MAX DIMENSION 1 IN. (25 MM) GREATER THAN THE DIAM OF THE PIPE. PLATES MAY BE DISCONTINUOUS OVER OPENING, TERMINATING AT TWO OPPOSING EDGES OF OPENING. MAX LENGTH OF DISCONTINUITY TO BE 1 IN (25 MM) GREATER THAN DIAM OF THROUGH PENETRANT.
   D. STEEL PLATE — WHEN LUMBER PLATES ARE DISCONTINUOUS, NOM 1-1/2 IN. (38 MM) WIDE NO. 20 GAUGE (OR HEAVIER) GALV STEEL PLATES SHALL BE INSTALLED TO CONNECT EACH DISCONTINUOUS LUMBER PLATE AND TO PROVIDE A FORM FOR THE FILL MATERIAL. STEEL PLATES SIZED TO LAP 2 IN. (51 MM) ONTO EACH DISCONTINUOUS LUMBER PLATE AND SECURED TO LUMBER PLATES WITH STEEL SCREWS OR NAILS.
   E. GYPSUM BOARD* — THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN INDIVIDUAL WALL AND PARTITION DESIGN.
3. THROUGH PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR ASSEMBLY. THE ANNULAR SPACE WITHIN THE FIRESTOP SYSTEM SHALL BE MIN 0 IN. (POINT CONTACT) TO MAX 1 IN. (25 MM). THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR CONDUITS MAY BE USED:
   A. STEEL PIPE — NOM 4 IN. (102 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE — NOM 4 IN. (102 MM) DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT — NOM 4 IN. (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
   D. COPPER TUBING — NOM (102 MM) 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE — NOM (102 MM) 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
4. FILL, VOID OR CAVITY MATERIAL* — SEALANT — MIN 3/4 IN. (19 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH THE TOP SURFACE OF THE FLOOR OR THE SOLE PLATE. MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CFS-S SIL GG, CP606, FS-ONE SEALANT OR FS-ONE MAX INTUMESCENT SEALANT (NOTE: L RATINGS APPLY ONLY WHEN FS-ONE SEALANT IS USED.)

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

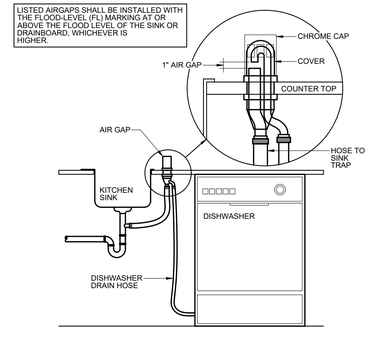
43 METALLIC PIPING THRU RATED FLOOR

NO SCALE



54 DCW RISER

NO SCALE



44 DISHWASHER AIR GAP

NO SCALE

UTILITY LINE SIZING

DOMESTIC WATER SERVICE

TOTAL WSFU	TOTAL GPM	FLUSH TYPE	METER SIZE	SERVICE SIZE	DEVELOPED LENGTH (LX1.25)	FRICTION LOSS PSI/100'
190	75	TANK	1-1/2"	2"	300'	11.6 psi

STREET PRESSURE	METER LOSS	BFP LOSS	GRAVITY LOSS	MISC. LOSS	REQUIRED RESIDUAL PRESSURE	AVAIL FRICTION LOSS
100.0 psi	3.0 psi	14.0 psi	15.2	5	25.0 psi	34.8Psi

MAXIMUM ALLOWABLE WSFU (CPVC SDR11, FLUSH TANK)

PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"
COLD WATER (MAX. 8 FPS)	1	6	13	30	54	175	–	–	–	–
HOT WATER (MAX. 5 FPS)	1	6	13	30	54	175	–	–	–	–
HWR *GPM (MAX. 5 FPS)	1	6	13	30	54	175	–	–	–	–

SIZED PER APPENDIX 'A', 2022 CPC

MAXIMUM ALLOWABLE WSFU (PEX–A, FLUSH TANK)

PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"
COLD WATER (MAX. 8 FPS)	0	3	8	16	28	–	–	–	–	–
HOT WATER (MAX. 5 FPS)	0	3	8	16	28	–	–	–	–	–

SIZED PER APPENDIX 'A', 2022 CPC

SANITARY SEWER

TOTAL DFU	BUILDING SEWER SLOPE	PIPE SIZE	MAXIMUM ALLOWABLE DFU				
			PIPE SIZE	2"	3"	4"	6"	8"
79	1/4" PER 1'–0"	3"&4"	DFU	8	35	–	–	–
	1/8" PER 1'–0"		DFU	–	–	172	576	2112

SIZED PER TABLE 703.2 2022 CPC

STORM DRAIN SIZING

MAXIMUM AREA AT 1/8" PER FOOT SLOPE (HORIZONTAL)	MAXIMUM PIPE SIZE				
	3"Ø	4"Ø	6"Ø	8"Ø	10"Ø
	1,644 FT²	3,760 FT²	10,700 FT²	23,000 FT²	41,100 FT²

PER TABLE 1101.8, 2022 CPC

STORM DRAINAGE 60 MINUTE DURATION,100 YEAR RETURN	CAMARILLO, CA
	2.0 INCHES/HOUR

PER APPENDIX 'D', 2022 CPC

PER APPENDIX 'D', 2022 CPC

System No. W-L-2474

F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft

SECTION A-A

1. WALL ASSEMBLY — THE FIRE-RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400, V400 OR W400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE CONSTRUCTION FEATURES NOTED BELOW:
   A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED MAX 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 3-1/2 IN. (89 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC.
   B. GYPSUM BOARD* — NOM 5/8 IN. (16 MM) THICK GYPSUM BOARD, AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. DIAM OF OPENING SHALL BE 1 IN. (25 MM) LARGER THAN THE NOM PIPE DIAM.
   THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. THROUGH PENETRANTS — ONE NONMETALLIC PIPE TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE AND THE PERIPHERY OF THE OPENING SHALL BE MIN 0 IN. (POINT CONTACT) TO A MAX 1/2 IN. (13 MM). THE FOLLOWING TYPES AND SIZES OF NMETALLIC PIPES MAY BE USED:
   A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 2 IN. (51 MM) DIAM (OR SMALLER) CELLULAR OR SOLID CORE SCHEDULE 40 (OR HEAVIER) PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 2 IN. (51 MM) DIAM (OR SMALLER) SDR 13.5 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   C. CROSSLINKED POLYETHYLENE (PEX) TUBING — NOM 2 IN. (51 MM) DIAM (OR SMALLER) SDR 9 PEX TUBING FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   D. RIGID NONMETALLIC CONDUIT (RNC)+ — NOM 2 IN. DIAM (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NFPA NO. 70).
3. . FILL, VOID OR CAVITY MATERIAL* - SEALANT — MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT POINT CONTACT LOCATION, A MIN 5/8 IN. (16 MM) DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED TO THE WALL/PENETRANT INTERFACE ON BOTH SURFACES OF THE WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANT

*BEARING THE UL CLASSIFICATION MARK
+ BEARING THE UL LISTING MARK

33 NON-METALLIC PIPING THRU RATED WALL

NO SCALE

HEAT PUMP WATER HEATER SCHEDULE

SYMBOL	MFG	MODEL	CAPACITY (GALLONS)	FIRST HOUR RATING (GALLONS)	RECOVERY @ 90°F RISE (GALLONS)	ENERGY FACTOR	POWER	MCA	MOCP	DRY WEIGHT (LBS)	NOTES
WH–A	RHEEM	PROPH50 T2 RH375–SO	50	67.0	27.0	3.88	208/240–1–60	–	30	218	1,2,3
WH–B	RHEEM	PROPH65 T2 RH375–SO	65	75.0	27.0	4.05	208/240–1–60	–	30	262	1,2,3

NOTES:
1. PROVIDE APPROVED P&T VALVE
2. INSTALL 'SMITTY' PAN AND DRAIN
3. PAIR WITH ET–A
4. PAIR WITH ET–B

EXPANSION TANK SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TANK CAPACITY (GALLONS)	DIAMETER	HEIGHT	SHIP WEIGHT (LBS)	NOTES
ET–A	AMTROL	ST–5	2.0 @ 60 Psi	8"	13"	5	–
ET–B	AMTROL	ST–12	4.4 @ 60 Psi	11"	15"	7	–

NOTES:
1. –

DOMESTIC WATER SUBMETER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	MATERIAL	SIZE	MIN FLOW	MAX FLOW	TYPE	WEIGHT	NOTES
SM–1	NORGAS	VERSAMAG	POLYMER	3/4"	0.25 GPM	20 GPM	COLD	0.75 LBS	ALL APPLY

NOTES:
1. PROVIDE REMOTE METER DISPLAY. 'DISPLAY MDT' BY TEHAMA WIRELESS
2. PROVIDE WIRELESS DATA COLLECTION UNIT. 'DCAP' BY TEHAMA WIRELESS
3. PROVIDE TEHAMA WIRELESS DIVERSITY REPEATER AS REQUIRED
4. INSTALL PER MANUFACTURER'S GUIDELINES

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	ROUGH IN SIZES				DESCRIPTION	NOTES
		HW	CW	W	V		
WC–1	RESIDENTIAL WATER CLOSET	–	3/4"	3"	2"	KOHLER HIGHLINE #K–3989, WHITE, TWO–PIECE ELONGATED TOILET, 1.6GPF/1.1GPF DUAL FLUSH. ADA COMPLIANT. BOTTOM OUTLET TOILET WITH CLOSED FRONT SEAT	ALL APPLY
WC–2	NON–RES WATER CLOSET	–	3/4"	3"	2"	KOHLER HIGHLINE #K–3989, WHITE, TWO–PIECE ELONGATED TOILET, 1.6GPF/1.1GPF DUAL FLUSH. ADA COMPLIANT. BOTTOM OUTLET TOILET WITH CLOSED FRONT SEAT, LESS COVER.	ALL APPLY
LAV–1	RESIDENTIAL WALL MOUNT LAVATORY	3/4"	3/4"	2"	1–1/2"	KOHLER 'PENNINGTON' #K–2196–4 (20–1/4"X17–5"), WHITE CHINA, WITH KOHLER 'SCULPTED' TOUCHLESS, SELF–CLOSING #K–13461 FAUCET, 4–INCH CENTERSET 0.5 GPM @ 60 PSI, WATER SENSE LABELED. ADA COMPLIANT	ALL APPLY
LAV–2	NON–RES WALL MOUNT LAVATORY	3/4"	3/4"	2"	1–1/2"	SEASONS OVAL SINK (20"L X 17"W X 10"H), WHITE, PROVIDE SLOAN #SF–2150 ELECTRONIC SENSORED FAUCET, SELF–CLOSING, NEO PEARL AERATOR 0.5 GPM @ 60 PSI, ADA COMPLIANT. 'BDM' MIXING VALVE.	ALL APPLY
KS–1	KITCHEN SINK	3/4"	3/4"	2"	1–1/2"	MOEN #7425 SINGLE HANDLE FAUCET 1.75 GPM, CHROME, MOEN #GS202134Q 20G STAINLESS SINK, SS STRAINER, DRAIN, GARBAGE DISPOSAL 'INSINKERATOR' BADGER 5 1/2 HP, 120V, 1.5 GPM @ 60 PSI	ALL APPLY
SH–1	DWELLING UNIT SHOWER	3/4"	3/4"	2"	1–1/2"	FIBERCARE BATHS #HS62–31BF. ADA EQUIPPED WITH OPTIONAL FOLDING SEAT AND GRAB BARS. PROVIDE 'MOEN' #TL182EP SHOWER TRIM KIT, 1.5 GPM, BRUSHED CHROME, MOEN POSI–TEMP MIXING VALVE. DRAIN	ALL APPLY
BT–1	DWELLING UNIT BATHTUB/SHOWER	3/4"	3/4"	2"	1–1/2"	FIBER CARE BATHS #ET60–32HC, WHITE WITH TUB SPOUT/SHOWER HEAD MOEN #8389EP15 AND MATCHING MOEN ANTI–SCALD MIXING VALVE. WATERSENSE LABELED. 1.5 GPM	ALL APPLY
FS–1	FLOOR SINK	–	1/2"	2"	1–1/2"	PROFLOW SERIES #PF906K CAST IRON FLOOR SINK 'PRECISION PRODUCTS' PRIME–RITE TRAP PRIMER & ACCESS PANEL	ALL APPLY
FD–1	FLOOR DRAIN	–	1/2"	2"	1–1/2"	JAY R SMITH #2005Y02–A05PB–U 5"Ø CAST IRON FLOOR DRAIN WITH BRONZE STRAINER 'PRECISION PRODUCTS' PRIME–RITE TRAP PRIMER AND ACCESS PANEL	ALL APPLY
DD–1	DECK DRAIN	–	–	3"	–	JAY R SMITH #DX2568, 3"Ø, CAST IRON DECK DRAIN	ALL APPLY
HB–1	HOSE BIB	–	3/4"	–	–	WOODFORD #B24 WALL MOUNT BRASS RECESSED HOSE BIB WITH VACUUM BREAKER PROVIDE WITH TEE KEY	ALL APPLY

NOTES:
1. ALL PLUMBING FIXTURE ACCESSORY EQUIPMENT, TRIM, DRAINS, AND FITTINGS NOT SCHEDULED ARE TO BE SUPPLIED BY PLUMBING CONTRACTOR TO ENSURE COMPLETE INSTALLATION AND PROPER FUNCTION OF SCHEDULED PLUMBING FIXTURES
2. ALL PLUMBING FIXTURES, EQUIPMENT, TRIM, AND FITTINGS SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, INCLUDING BUT NOT LIMITED TO WATER AND ENERGY CONSERVATION CODES. THE SCHEDULED AND/OR SPECIFIED PLUMBING FIXTURES AND EQUIPMENT REPRESENT THE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR THE CONTRACTORS BASE BID. IF THE SCHEDULED OR SPECIFIED FIXTURES OR EQUIPMENT DO NOT COMPLY WITH THE GOVERNING CODES OR REGULATIONS IN ALL RESPECTS, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR THE COMPLYING FIXTURES, EQUIPMENT, TRIM, OR FITTINGS. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THAT THE CONTRACTOR'S BID INCLUDES ALL COSTS NECESSARY TO MEET ALL REGULATIONS AND CODES
3. PLUMBING FIXTURES, PIPING, & FITTINGS REQUIRED TO BE LEAD FREE PER CALIFORNIA AB1953 SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61, SECTION 9

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SCHEDULES & DETAILS

NO.	REVISION	DATE
1		
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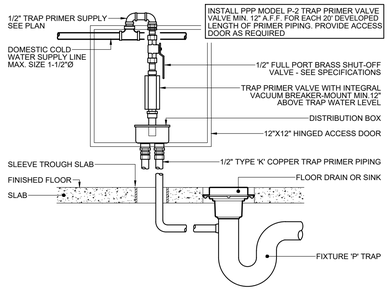
PROJECT MANAGER

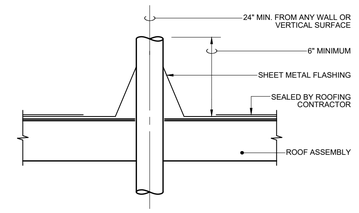
DRAWN BY | CHECKED BY

DATE 07/16/2025

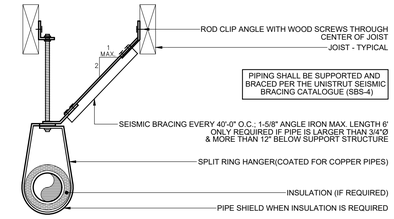
PROJECT NUMB



33 TRAP SEAL PRIMER
NO SCALE

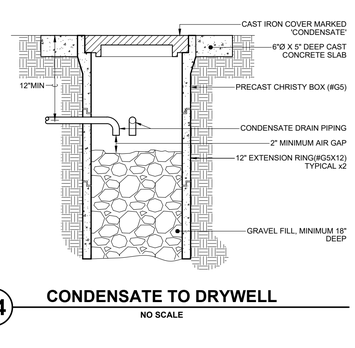


21 VENT THROUGH ROOF
NO SCALE

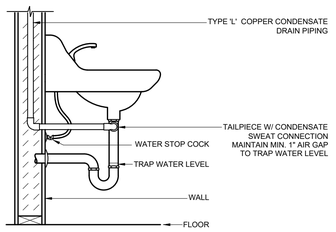


		MAXIMUM HANGER SPACING				
		WATER AND WASTE				NAT. GAS
PIPE SIZE	MIN. HANGER ROD SIZE	COPPER	STEEL SCH. 40	CAST IRON STD.	PLASTIC DWV/SCH. 40	SCH. 40
1/2"	1/4"	6 FT.	6 FT.	-	4 FT.	6 FT.
3/4"	1/4"	6 FT.	8 FT.	-	4 FT.	8 FT.
1"	1/4"	6 FT.	8 FT.	-	4 FT.	8 FT.
1"	3/8"	6 FT.	10 FT.	-	4 FT.	10 FT.
1-1/2"	3/8"	6 FT.	10 FT.	10 FT.	4 FT.	10 FT.
2"	3/8"	10 FT.	10 FT.	10 FT.	4 FT.	10 FT.

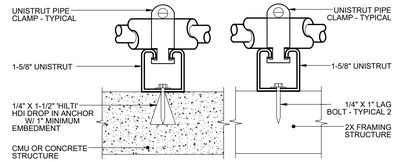
NOTE: LONGITUDINAL BRACINGS AT 80'-0" O.C. MAXIMUM UNLESS OTHERWISE NOTED



34 CONDENSATE TO DRYWELL
NO SCALE

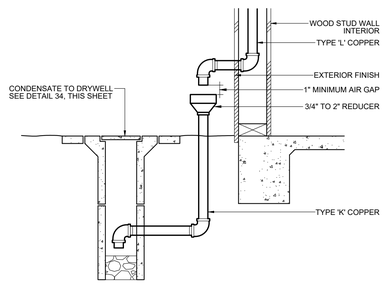


22 CONDENSATE DRAIN CONNECTION
NO SCALE



	MAXIMUM HANGER SPACING		
	WATER, WASTE, AND VENT		NAT. GAS
PIPE SIZE	COPPER	PLASTIC DWV/SCH. 40	SCH. 40 IRON
1/2"	6 FT.	4 FT.	6 FT.
3/4"	6 FT.	4 FT.	8 FT.
1"	6 FT.	4 FT.	8 FT.
1"	6 FT.	4 FT.	10 FT.
1-1/2"	6 FT.	4 FT.	10 FT.
2"	10 FT.	4 FT.	10 FT.

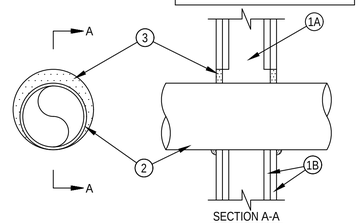
12 TYPICAL PIPING SUPPORT
NO SCALE



42 CONDENSATE TO DRYWELL
NO SCALE

System No. W-L-1054

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings —1 and 2 Hr (See Items 1 and 3)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 1 CFM/sq ft
	L Rating at 400 F — Less Than 1 CFM/sq ft

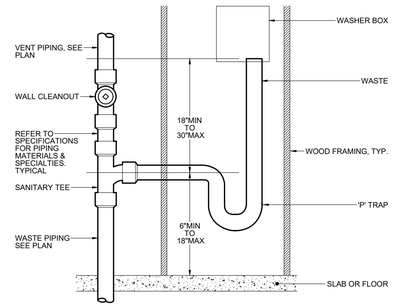


SECTION A-A

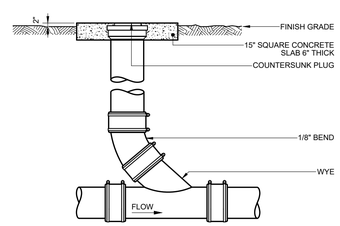
1. WALL ASSEMBLY — THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC. WHEN STEEL STUDS ARE USED AND THE DIAM OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4 TO 6 IN. (102 TO 152 MM) WIDER AND 4 TO 6 IN. (102 TO 152 MM) HIGHER THAN THE DIAM OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS INSTALLED IN THE OPENING, A 2 TO 3 IN. (51 TO 76 MM) CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING ON ALL FOUR SIDES.
   B. GYPSUM BOARD* — 5/8 IN. (16 MM) THICK, 4 FT (122 CM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 32-1/4 IN. (819 MM) FOR STEEL STUD WALLS. MAX DIAM OF OPENING IS 14-1/2 IN. (368 MM) FOR WOOD STUD WALLS.
   THE F AND FH RATINGS OF THE FIRESTOP SYSTEM ARE EQUAL TO THE FIRE RATING OF THE WALL ASSEMBLY.
2. THROUGH-PENETRANTS — ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE SHALL BE MIN 0 IN. TO MAX 2-1/4 IN. (57 MM). PIPE MAY BE INSTALLED WITH CONTINUOUS POINT CONTACT. 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 30 IN. (762 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE — NOM 30 IN. (762 MM) DIAM (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT — NOM 4 IN. (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR 6 IN. (152 MM) . DIAM STEEL CONDUIT.
   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.
3. FILL, VOID OR CAVITY MATERIAL* — SEALANT — MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OR CONTINUOUS CONTACT LOCATIONS BETWEEN PIPE AND WALL, A MIN 1/2 IN. (13 MM) DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE WALL INTERFACE ON BOTH SURFACES OF WALL.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANT OR FS-ONE MAX INTUMESCENT SEALANT

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

24 METALLIC PIPING THRU RATED WALL
NO SCALE



13 TYPICAL LAUNDRY STANDPIPE
NO SCALE



14 CLEAN OUT TO GRADE
NO SCALE

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PLUMBING DETAILS

NO.	REVISION	DATE
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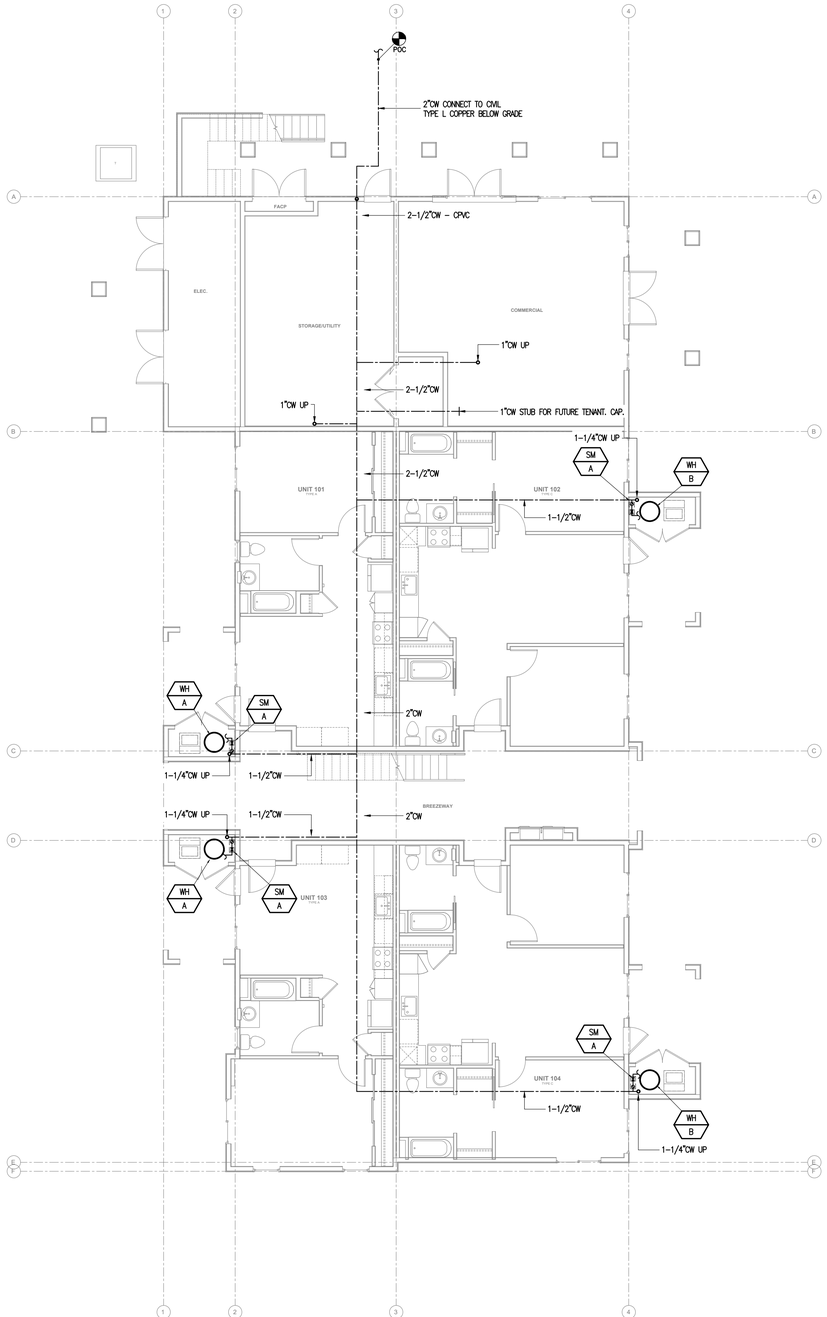
PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
07/16/2025

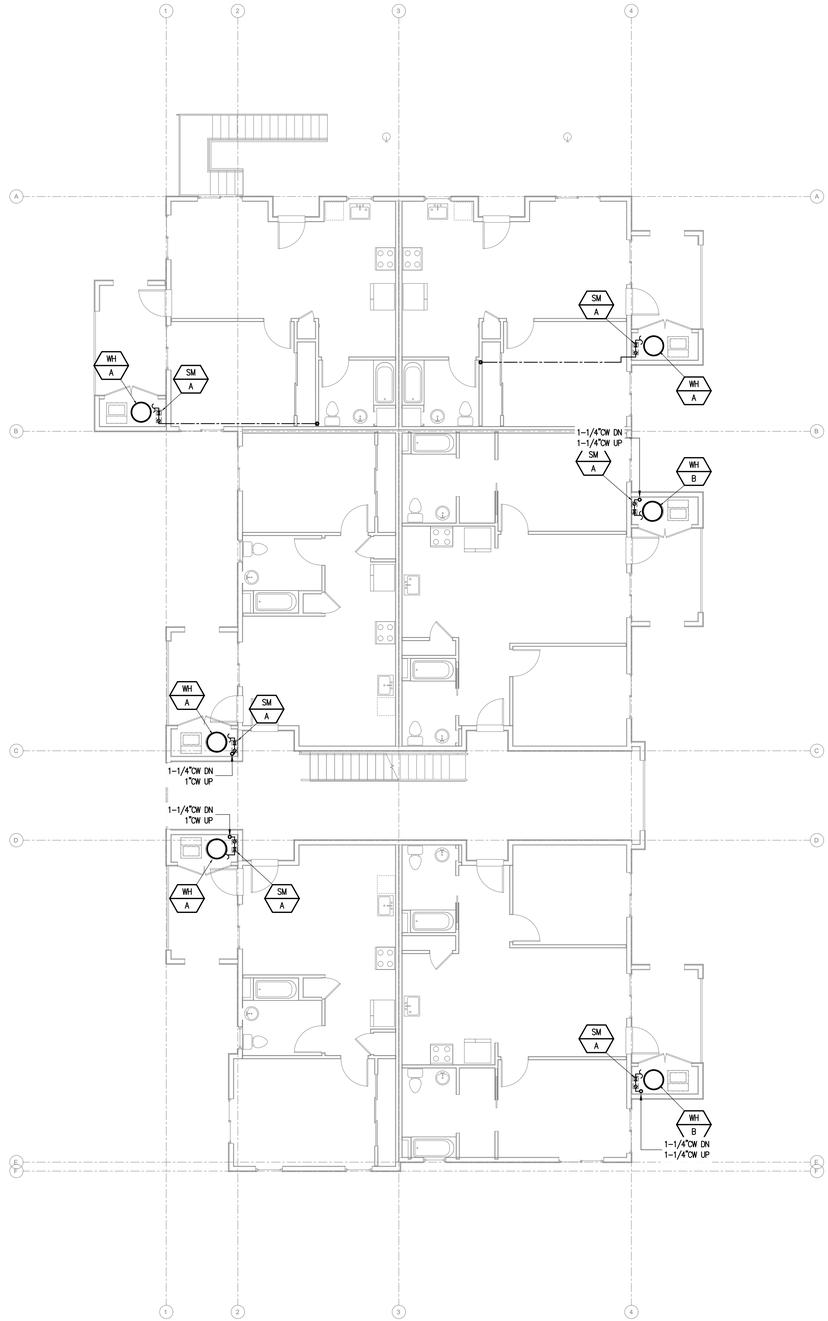
PROJECT NUMBER

SHEET
P-002



GROUND FLOOR WATER PLAN

1/8" = 1'-0"



SECOND FLOOR WATER PLAN

1/8" = 1'-0"

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GROUND & SECOND FLOOR
HOT & COLD WATER PLAN

NO.	REVISION	DATE
1		
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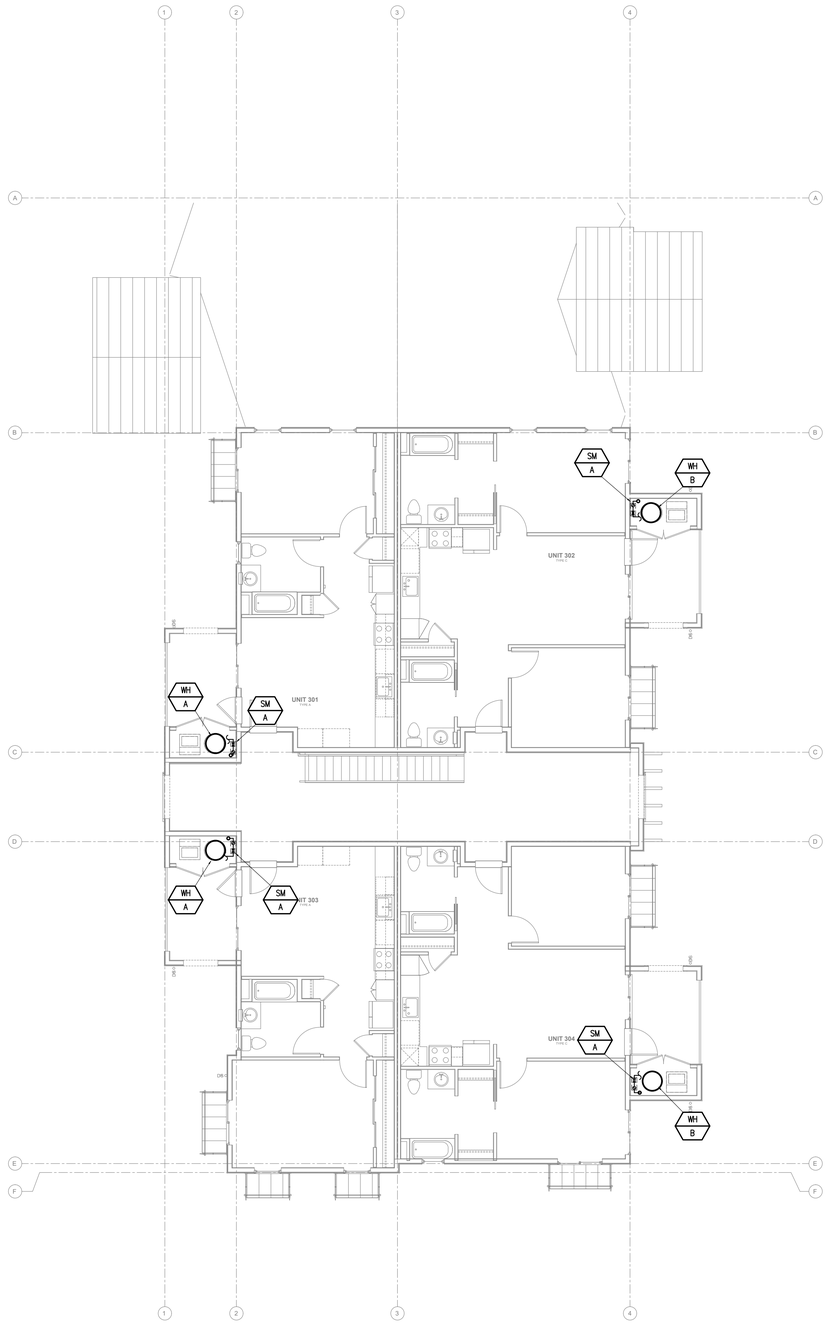

THIRD FLOOR WATER PLAN

1/8" = 1'-0"

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CALLE REAL MIXED USE

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THIRD FLOOR - HOT & COLD WATER PLAN

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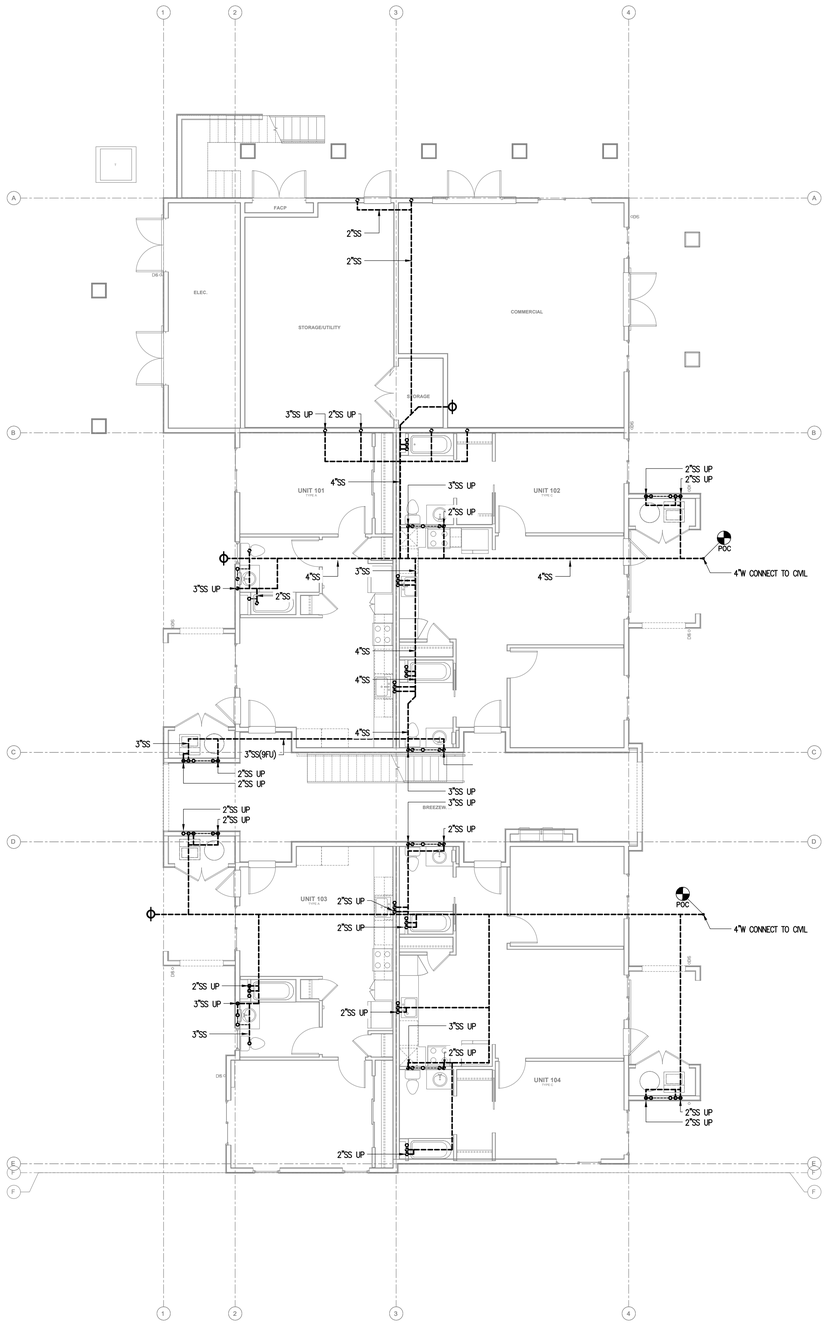
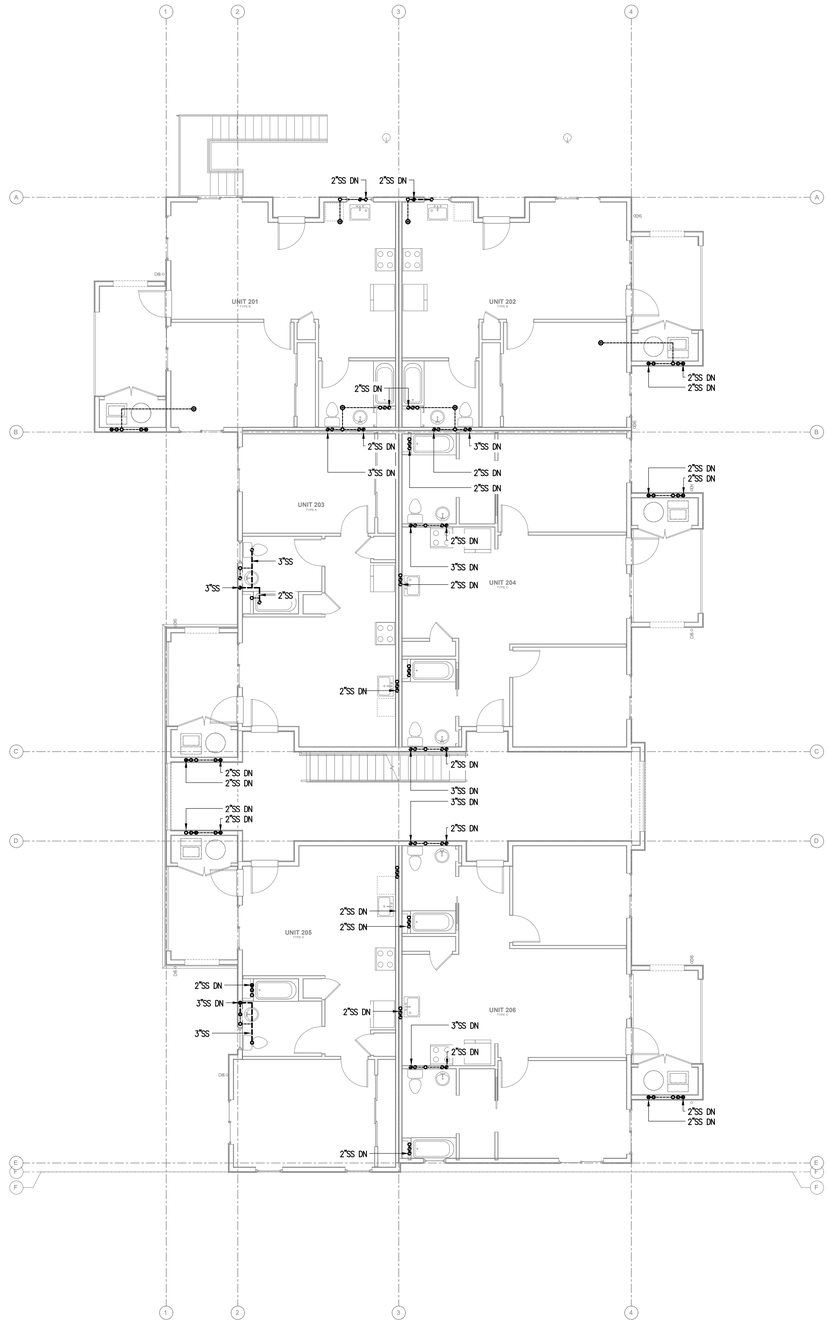


GROUND FLOOR - WASTE & VENT PLAN

1/8" = 1'-0"



SECOND FLOOR - WASTE & VENT PLAN

1/8" = 1'-0"

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GROUND & SECOND FLOOR - WASTE & VENT PLAN

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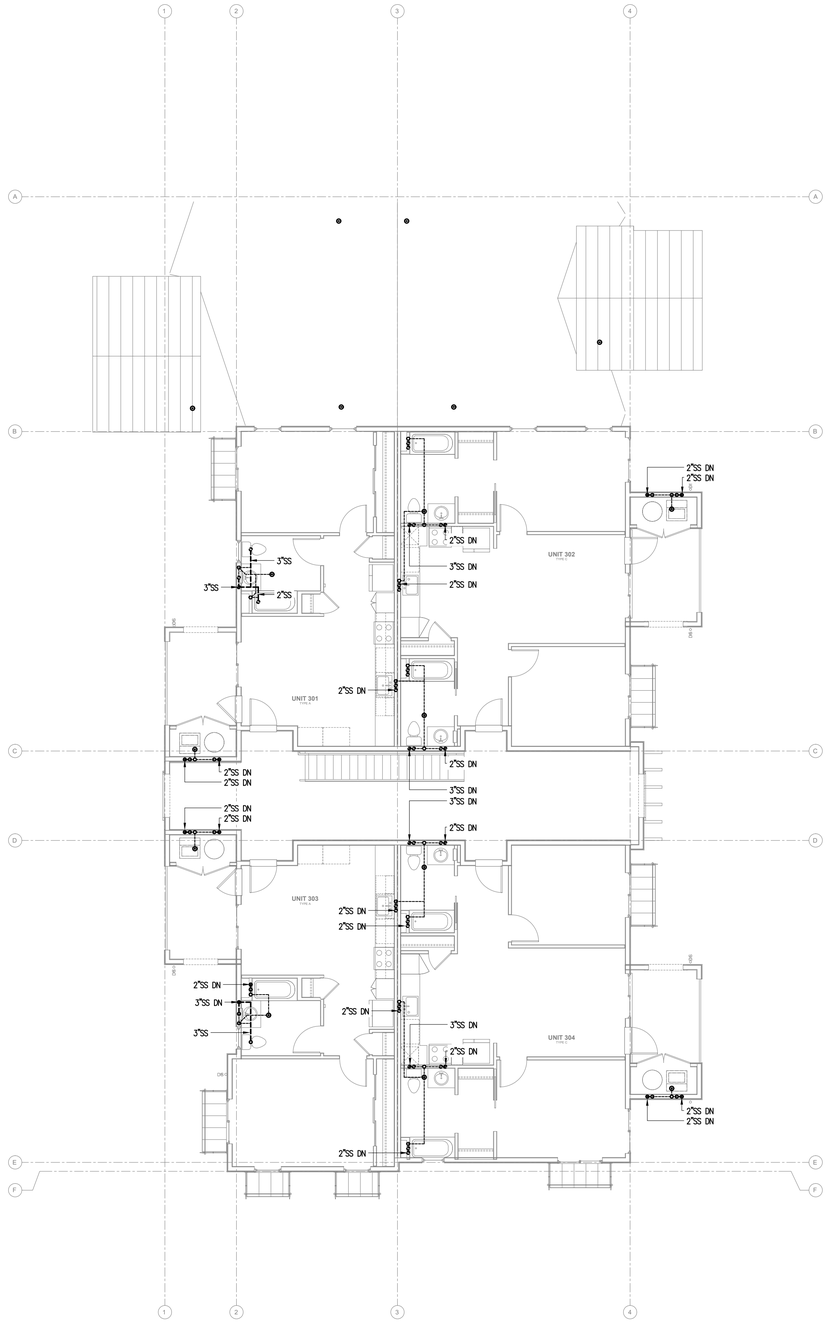

THIRD FLOOR - WASTE & VENT PLAN

1/8" = 1'-0"

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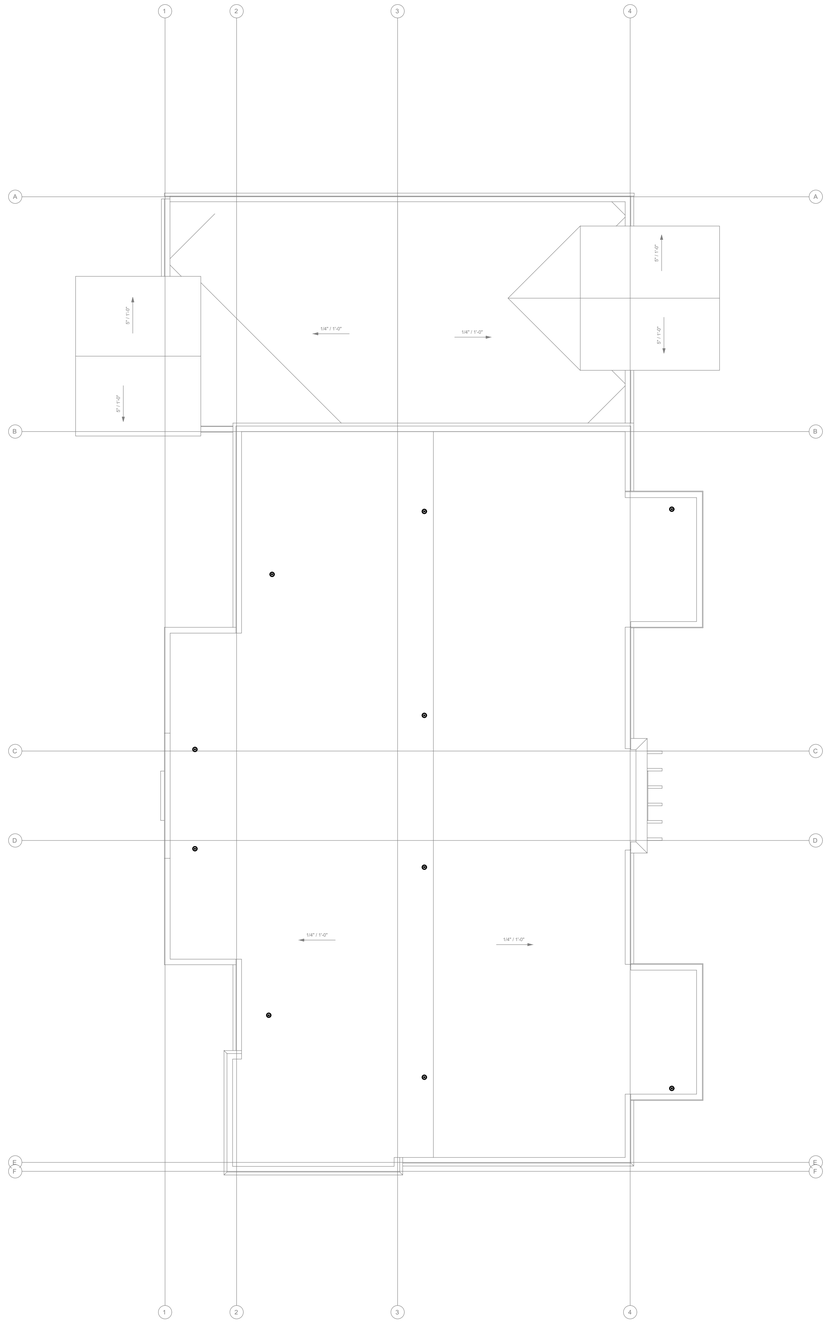

PLUMBING - ROOF PLAN

1/4" = 1'-0"

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ROOF LEVEL - PLUMBING PLAN

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BRANCH LINE SIZING

IF NOT INDICATED ON PLAN BRANCH LINE PIPE SIZES TO FIXTURES SHALL BE AS FOLLOWS:

FIXTR.	CW	HW	W	V
WC–1	1"	–	3"	2"
WC–2	1"	–	3"	2"
LAV–1	¾"	¾"	2"	1½"
LAV–2	¾"	¾"	2"	1½"
KS–1	¾"	¾"	2"	1½"
BT–1	¾"	¾"	2"	1½"
BT–2	¾"	¾"	2"	1½"
FD–1	1"	–	2"	1½"
FS–1	1"	–	2"	1½"
HB–1	¾"	–	–	–
CD–1	1"	½"	2"	1½"

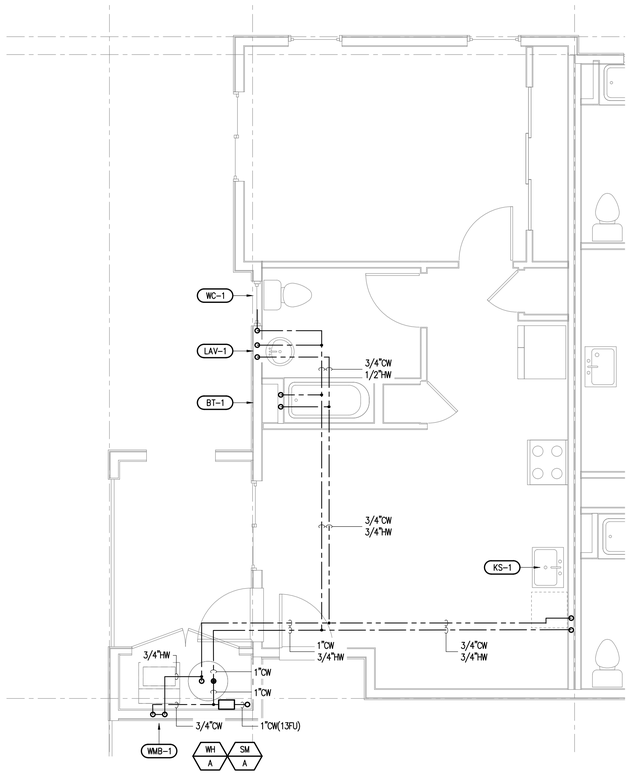
FIRE RATED PENETRATIONS

SEE DETAILS 35/P102 42/P102 44/P102 52/P102 55/P102 63/P102

FOR PIPING PENETRATION FIRE STOPPING OF FIRE–RATED WALLS, FLOORS, & CEILINGS

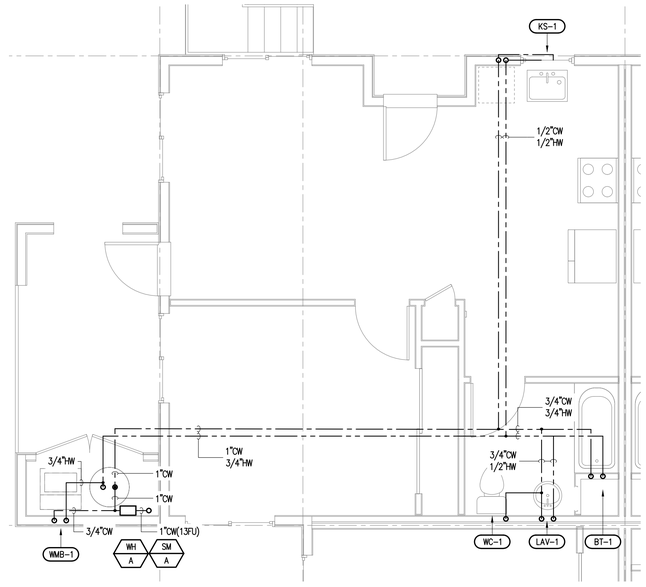
REFERENCE NOTES

1. PROVIDE CLOTHES WASHER OUTLET BOX WITH WATER HAMMER ARRESTERS AND QUARTER TURN SHUT–OFF VALVES.



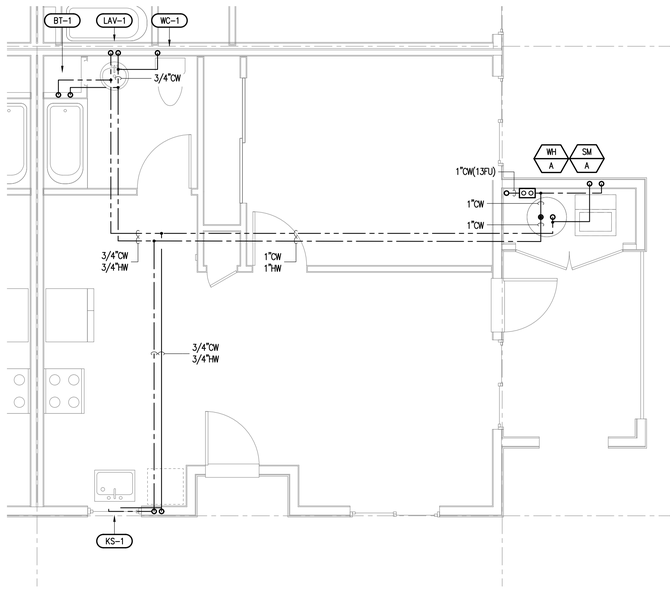
UNIT TYPE A - HOT & COLD WATER PLAN

1 / 4 " = 1 ' - 0 "



UNIT TYPE B - HOT & COLD WATER PLAN

1 / 4 " = 1 ' - 0 "



UNIT TYPE C - HOT & COLD WATER PLAN

1 / 4 " = 1 ' - 0 "

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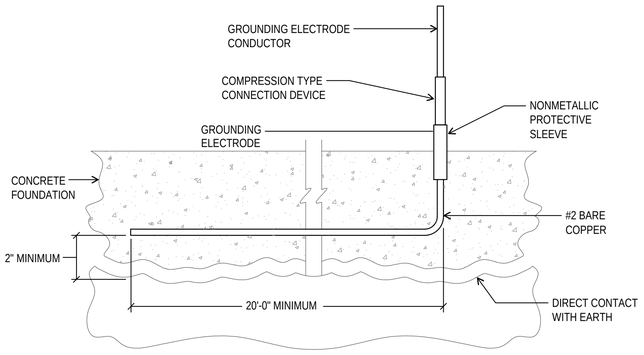
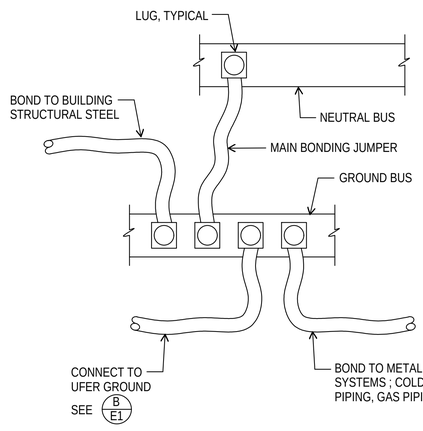


THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

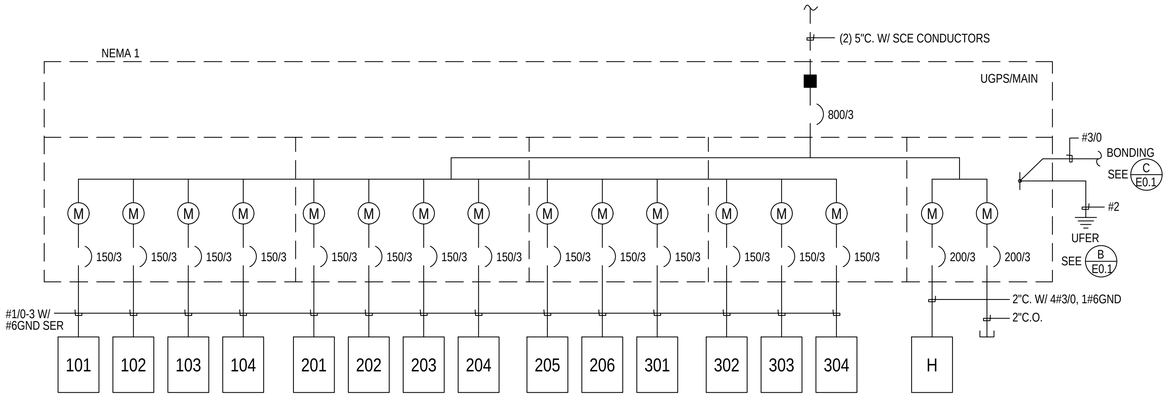
UFER GROUND DETAIL

SCALE : NONE — B / E0.1



BONDING DIAGRAM

SCALE : NONE — C / E0.1



SINGLE LINE DIAGRAM

SCALE : NONE — A / E0.1

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.
18. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
[CEC 210.12(A)(1)THROUGH(6)]
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (EXCEPTIONS: (1)RECEPTACLE 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 400.10(A)(6), (A)(7) OR (A)(8), AND (4)NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2), [CEC 406.12].
20. SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
21. HALLWAY DETECTOR SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTOR.
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED "AS SUITABLE FOR DAMP LOCATIONS" PER CEC 410.10.
23. WP EXTERIOR RECEPTACLES SHALL HAVE HUBBEL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI. [CEC 406.9].
24. MANUFACTURER'S LITERATURE SHOWING PROPOSED LED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA CODE 150(K)2.
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL 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 TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL PANEL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
28. RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
29. LUMINARIES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
30. LUMINARIES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
31. ALL JA8 COMPLIANCE LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
32. 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 210.8].
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

- CONDUIT EXISTING
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
- CONDUIT STUBBED OUT AND CAPPED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
- A-3 — HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
- SAWCUT
- GROUND CONNECTION
- DISTRIBUTION SWITCHBOARD OR PANEL
- PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
- SIGNAL TERMINAL CABINET, SURFACE & FLUSH
- LINEAR SURFACE FIXTURE
- 2 a — OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
- SURFACE FIXTURE ON FLUSH OUTLET.
- RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
- EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
- LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
- A / 100 — LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
- FC / 1 — MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
- SPECIAL RECEPTACLE - SEE PLAN
- (M) — METER
- FLUSH FLOOR RECEPTACLE
- RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
- DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
- DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
- GFI — GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- CEILING RECEPTACLE
- RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
- J — JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
- T — THERMOSTAT F.B.O. +48"
- (2) — MOTOR, NO. INDICATES HORSEPOWER
- CLOCK OUTLET +7'-6" U.N.O.
- DISCONNECT SWITCH, NON-FUSED
- F — DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
- COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
- MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
- D — DIMMER W/INTEGRAL "ON-OFF" SW.
- PUSHBUTTON
- PC — PHOTOCELL
- SD — SMOKE DETECTOR
- TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
- CABLE TV OUTLET +18" U.N.O.
- M — MOTION SENSOR
- EXISTING SWITCH
- S — SINGLE POLE SWITCH
- S^2 — DOUBLE POLE SWITCH
- S^3 — THREE WAY SWITCH
- S^P — SWITCH W/PILOT LT.

  (QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.)
- S^M — MANUAL MOTOR STARTER
- FACP — FIRE ALARM CONTROL PANEL
- GFI — GROUND FAULT CIRCUIT INTERRUPTING
- LST — LABOR SAVING TANDEM
- MLO — MAIN LUGS ONLY
- w/ — WITH
- C.O. — CONDUIT ONLY
- W.P. — WEATHERPROOF
- F.B.O. — FURNISHED BY OTHERS, INSTALL & CONNECT
- U.N.O. — UNLESS NOTED OTHERWISE
- N.E.C. — NATIONAL ELECTRICAL CODE
- N.I.C. — NOT IN CONTRACT
- (E) — EXISTING
- (N) — NEW
- (R) — REMOVE
- (RL) — RELOCATE
- S/M — SURFACE MOUNT
- U/G — UNDERGROUND
- CWP — COLD WATER PIPE
- AFF — ABOVE FINISHED FLOOR
- HACR — HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
- N.L. — NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

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(805) 569-9216
FAX (805) 569-2405
email : maloney@jmpe.net
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25297
REGISTERED PROFESSIONAL ENGINEER — JAMES MALONEY — No. E013083 EXP. 06/30/2026 — ELECTRICAL — STATE OF CALIFORNIA

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

GENERAL NOTES, SYMBOLS, SCHEDULES & DETAILS

NO.	REVISION	DATE

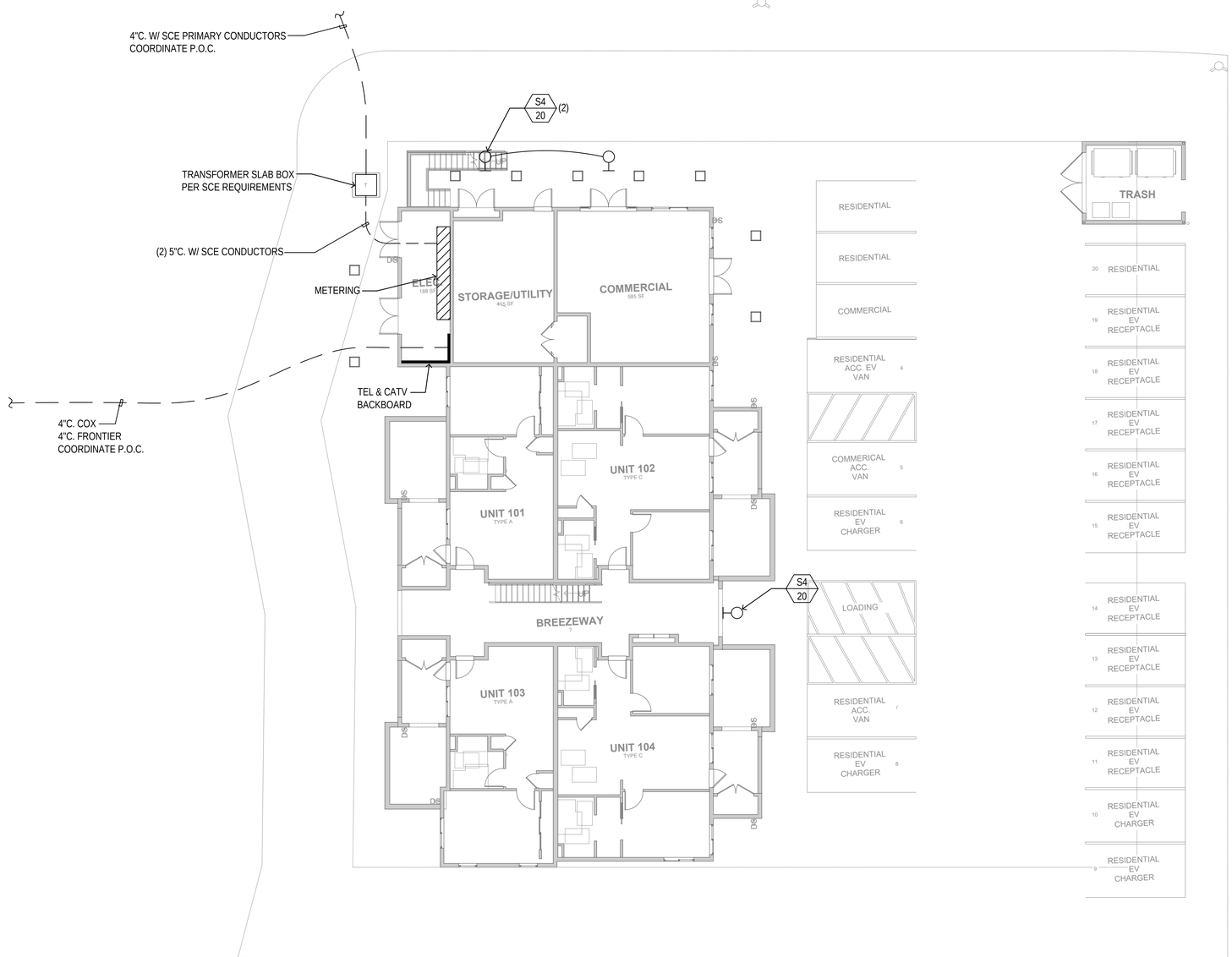
PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
7/18/2025 DRB Final Review

PROJECT NUMBER
1956-04-HS25

SHEET
E0.1



NORTH

ELECTRICAL SITE PLAN

SCALE : 1" = 10'-00"

0 5 10 20

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ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
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FIXTURE SCHEDULE

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Source	Lumens Per LED	LLF	Input Power	Distribution	Notes
	S1		2	SUN VALLEY LIGHTING	DS6D-PLED-IV-FT-20LED-525mA-30K UNV 1 RAL-XXXX/XPKMRTA 1443 - 125 PT23 RAL XXXX	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	215	0.9	35.5		
	S2		2	SUN VALLEY LIGHTING	DS6D-PLED-II-FR-20LED-525mA-30K-UNV 1 RAL-XXXX - HS/XPKMRTA 1443 - 125 PT23 RAL XXXX	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	174	0.9	35.5		
	S3		6	BEGA	77221 K3	CUTOFF BOLLARD	LED 7,8W 3000K	643	0.92	10		
	S4		3	ANP LIGHTING	W516 M016LDD W 30K SRTCW E3 FINISH	W516 16" WAREHOUSE SHADE, 16W CREE LED Module - Dome Lens, 3000K CCT		1852	0.92	17.45		

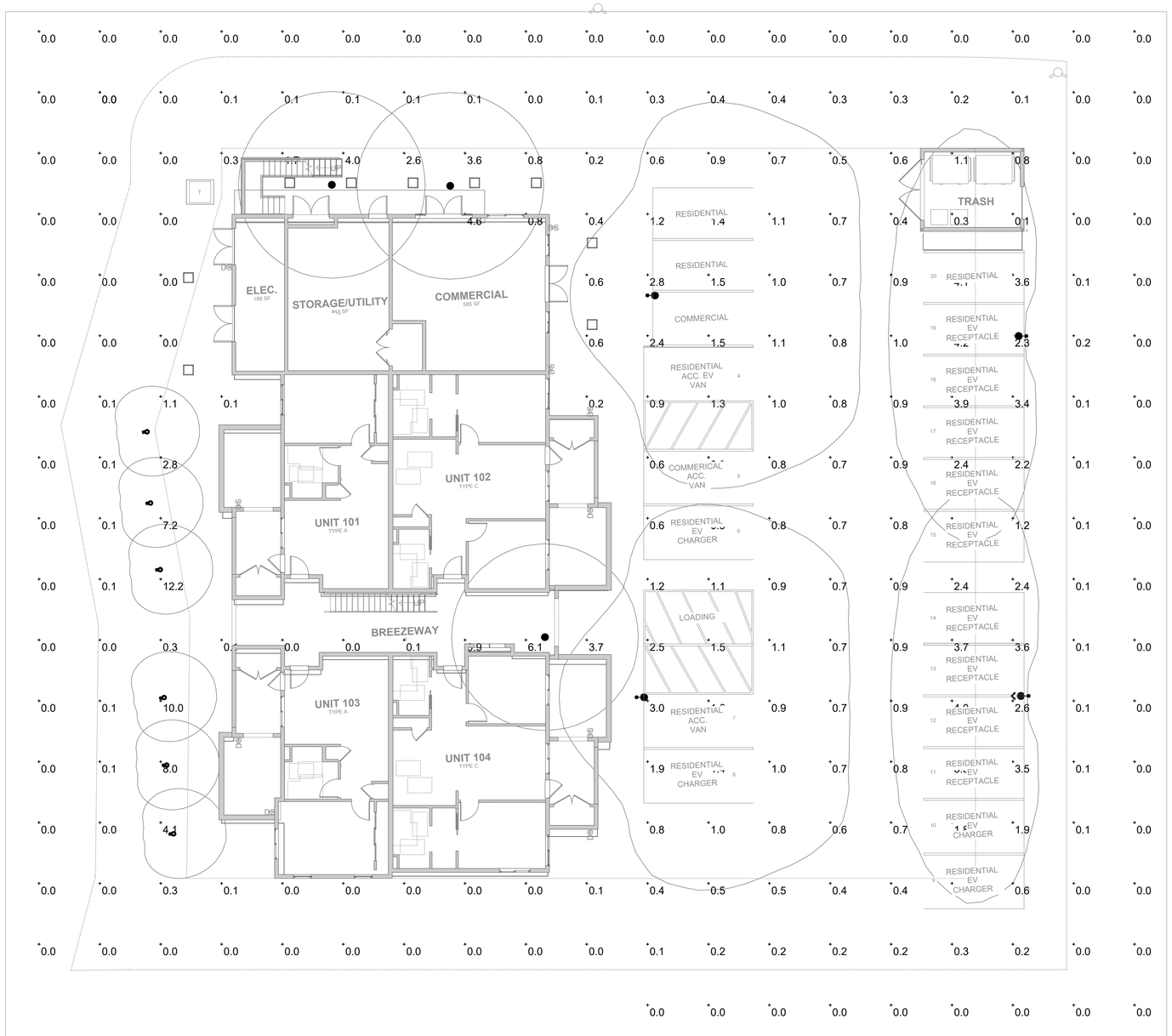
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG
SITE LIGHTING	+	1.0 fc	12.2 fc	0.0 fc	N/A	N/A	-1.0

LUMINAIRE LOCATIONS

		Location				
No.	Label	X	Y	Z	MH	Tilt
3	S1	22.00	-11.10	15.00	15.00	0.00
1	S2	86.04	48.26	15.00	15.00	0.00
2	S2	86.40	-10.88	15.00	15.00	0.00
1	S3	-58.97	32.47	3.50	3.50	0.00
2	S3	-56.80	9.83	3.50	3.50	0.00
3	S3	-56.16	-11.24	3.50	3.50	0.00
4	S3	-54.60	-33.57	3.50	3.50	0.00
5	S3	-58.40	20.78	3.50	3.50	0.00
6	S3	-55.73	-22.27	3.50	3.50	0.00
2	S4	-8.61	72.94	10.00	10.00	0.00
3	S4	-28.07	73.12	10.00	10.00	0.00
4	S4	6.95	-1.22	10.00	10.00	0.00
1	S1	23.79	54.94	15.00	15.00	0.00

THIS SITE PHOTOMETRIC PLAN IS CONSISTENT WITH CHAPTER 17.35 OF THE GOLETA ZONING ORDINANCE.



NORTH

SITE LIGHTING PHOTOMETRICS

SCALE : 1" = 10'-0"

0 5 10 20

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AREA & ROADWAY LIGHTING

PROJECT NAME:

PROJECT TYPE:

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features

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

PLED™ Optics

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

LED Emitters

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

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

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50.60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

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

DS6A
Angled

DS6C
Concave/Flared

DS6D
Deep Bell

DS6S
Slotted

DS6T
Tiered

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

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-2000 www.uspltg.com
An Employee Owned Company

U.L. Listed for Wet Location

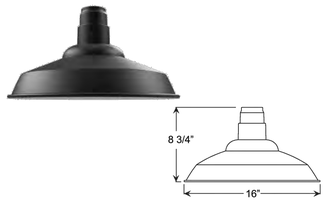
MADE IN THE USA

SUN VALLEY LIGHTING & U.S. ARCHITECTURAL LIGHTING

2023062

ANP Lighting

Specifications W516



Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

Specifications

Material:
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Glass:
Choice of clear, frosted or prismatic glass up to **24w Max.**

Electrical:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules. (12w is 120v and TRIAC dimming only)

See page 2 table for LED module and driver specs, voltage and dimming protocols

Certifications:
Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are **UL Listed for wet locations.**

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

W516
LED
Dark Sky Friendly

Weight: 1.5 lbs.
BUG: B1-U0-G1

Catalog Logic

W516	- M024LDD	W	40K	- RTCW	- E6	- 100GLCL	- PC	- 41	- UNV
RLM Style	Light Source & Wattage	Distribution	CCT	Driver Housing	Mounting	Glass & Guard	Accessories	Finish	Voltage

Catalog Number

1	2	3	4	5	6	7	8	9
W516								UNV

1 LIGHT SOURCE & WATTAGES

M012LDN	(12w, 750 lumen, Cree module) Integral driver, 120V, TRIAC dimming & narrow distribution only.
M009LDD	(9w, 850 lumen, Cree module)
M010LDD	(10w, 1250 lumen, Cree module)
M016LDD	(16w, 2000 lumen, Cree module)
M024LDD	(24w, 3000 lumen, Cree module)

2 DISTRIBUTION

W	(T5 Wide Distribution with Dome LED Lens)
N*	(T5 Narrow Distribution with Flat LED Lens)

***12w is narrow only, select "N".**

3 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K)
35K	(3500K)
40K	(4000K)

4 DRIVER HOUSINGS*

NA	(Housing not required for 12w)
Wall Mount Options Choose Arm in Box 5	
RTCW	(Driver Housing for Wall only (E-arms); 6 1/2" OD x 5 5/8" H)
SRTCW	(Smooth Driver Housing for Wall only (E-arms); 6" OD x 2 7/8" H)
RTCNCW	(Driver Housing/No Spun Cover for Wall only (E-arms); 5 7/8" OD x 2 5/8" H)
Cord Mount Options Choose Cord Style in Box 5	
CRD-RTCC	(Driver Housing for Cord only; 6 1/2" OD x 5 5/8" H)
CRD-SRTCC	(Smooth Driver Housing for Cord only; 6" OD x 2 7/8" H)
CRD-RTCNCC	(Driver Housing/No Spun Cover for Cord only; 5 7/8" OD x 2 5/8" H)
Cable Mount Options Choose Cord Style in Box 5	
SSC-RTCC	(Driver Housing for SS Cable/Cord only; 6 1/2" OD x 5 5/8" H)
SSC-SRTCC	(Smooth Driver Housing for SS Cable/Cord only; 6" OD x 2 7/8" H)
SSC-RTCNCC	(Driver Housing/No Spun Cover for SS Cable/Cord only; 5 7/8" OD x 2 5/8" H)
Stem Mount Options Choose Stem Size in Box 5	
ST-RTCC	(Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC	(Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNCC	(Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)
Emergency Backup Housing Options Choose EMG Driver in Box 7	
CRD-DCCEM	(Emergency Ballast Housing for Cord only; 12" OD x 1 1/2" H) **Choose Cord Style in Box 5.**
ST-DCCEM	(Emergency Ballast Housing for Stem only; 12" OD x 1 1/2" H) **Choose Stem Size in Box 5.**
SSC-DCCEM	(Emergency Ballast Housing for SS Cable/Cord only; 12" OD x 1 1/2" H) **Choose Cord Style in Box 5.**

***Driver Housing finish will match fixture finish.**

5 MOUNTING SOURCES*

Arm Mounts	
E3 E4 E6 E8 E9 E10 E11 E12 E15 E18 E24 E25	
Wall Mounts	
WM40 WM54 WM74 WM317	
Post Mounts	
PM10 PM20 PM30 PM40 PM50 PM319	
Cord Mounts Color & Style (See page 5 for color cord style)	
SJT Cord	
BLC (6' Black SJT Cord)	**WHC** (6' White SJT Cord)
Solid Fabric Colored Cords	
BLSF (6' Black)	**ORSF** (6' Orange)
GYSF (6' Gray)	**LGSF** (6' Lime Green)
CHSF (6' Chocolate Brown)	**KGSF** (6' Kelly Green)
WHSF (6' White)	**CBSF** (6' Cobalt Blue)
CASF (6' Cardinal)	**SBSF** (6' Sky Blue)
Patterned Fabric Colored Cords	
BWHPF (6' Black/White Houndstooth)	**BIHPF** (6' Brown/Ivory Houndstooth)
GYCPF (6' Gray/Citrus Yellow)	**MOSPF** (6' Magenta/Orange Stripe)
NMTPF (6' Navy Mini Tweed)	
Glossy Fabric Colored Cords	
GMGF (6' Gun Metal)	**SSGF** (6' Sterling Silver)
CPGF (6' Copper Penny)	**BRGF** (6' Bronze)
GOGF (6' Gold)	
Stem Mounts	
1/2" (13/16" OD) Rigid Stems	3/4" (1" OD) Rigid Stems
2ST6 2ST12 2ST18	**3ST6 3ST12 3ST18**
2ST24 2ST36 2ST48	**3ST24 3ST36 3ST48**
2ST60 2ST72 2ST96	**3ST60 3ST72 3ST96**

***Arm mounts, Wall mounts or Stem finish will match fixture finish.**

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ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227
ANPlighting.com

080125R9

Bollard - shielded, directed light

BEGA

Application
Bollard with shielded, direct light for illuminating entrances, paths, and many areas of public and private spaces. These luminaires provide glare-free illumination with a high degree of visual comfort for uniform lighting of ground surfaces.

Materials
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Impact resistant polycarbonate diffuser
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 10.1 lbs

Electrical

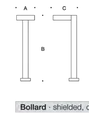
Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	7.8W
System wattage	10.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	643 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



Bollard · shielded, directed light

	LED	A	B	C	Anchorage
77221	7.8W	7⅛	39½	11	**79817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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Updated 12/14/21

LED FIXTURE SCHEDULE

		LED MODULE					
TYPE	MANUFACTURER AND CATALOG NUMBER	TYPE	COLOR TEMP	WATTS	DRIVER	OPTIC/LENS	REMARKS
S1 / 36	SUN VALLEY LIGHTING DS6D-PLED-IV-FT-20LED-525MA-30K-UNV-1RAL8019-T-XPKM-HS-PLED		3000K	36	0-10V	FLAT,CLEAR W/SHIELD	FULL CUT OFF BELL PARKING LOT FIXTURE
	SUN VALLEY LIGHTING RTA1443-125-PT23-RAL8019-T						12 FT POLE
S2 / 36	SUN VALLEY DSD-PLED-II-FR-20LED-525MA-30K-UNV-RAL8019-T-XPKM-HS-PLED		3000K	36	0-10V	FLAT W/SHIELD	FULL CUT OFF BELL PARKING LOT FIXTURE
S3 / 10	BEGA 77221 K3 BKK		3000K	10	0-10V	FLAT CLEAR	FULL CUTOFF BOLLARD
S4 / 18	ANP LIGHTING W516MO16LDDW 30K SRTCW E3-76M		3000K	18	0-10V	DIFFUSE	WALL MOUNTED FULL CUTOFF

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DATA SHEETS & FIXTURE SCHEDULE

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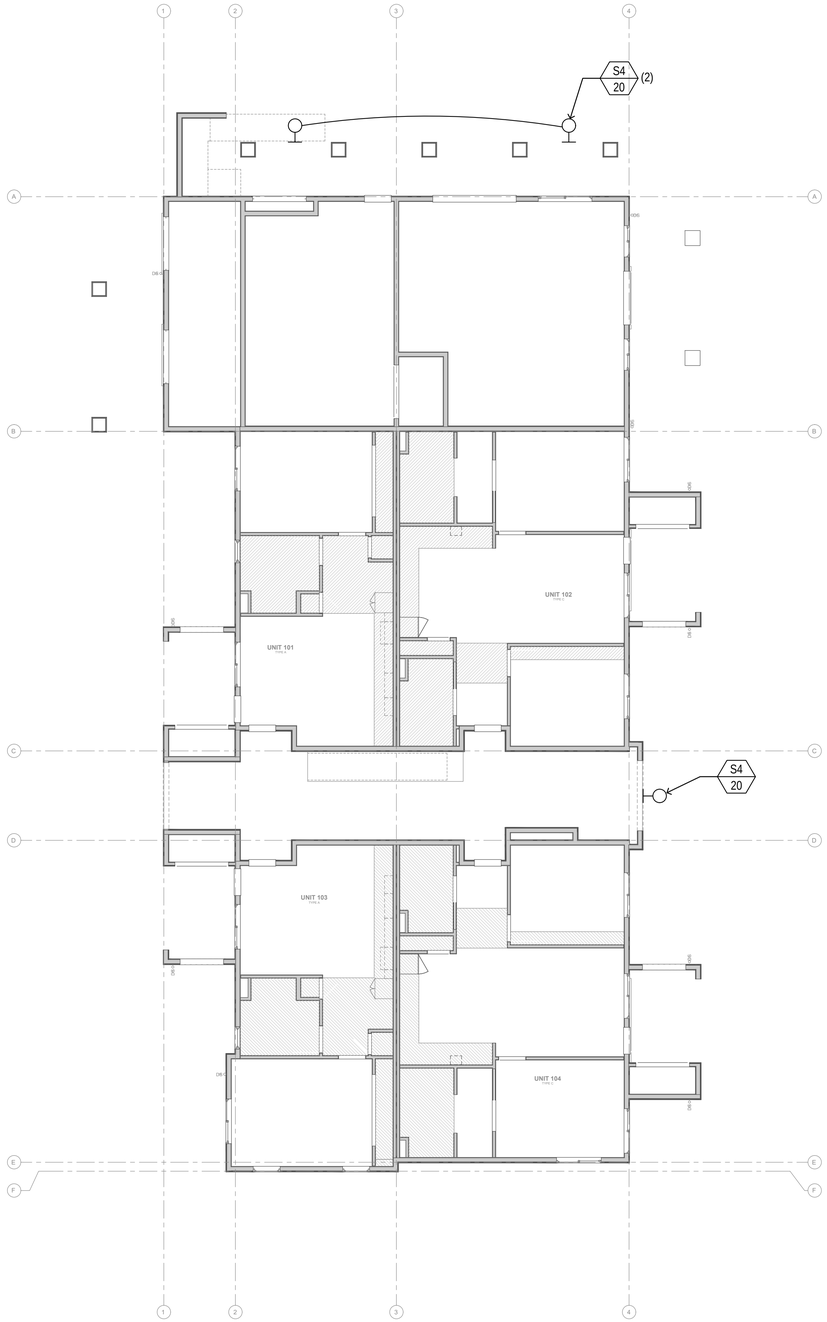
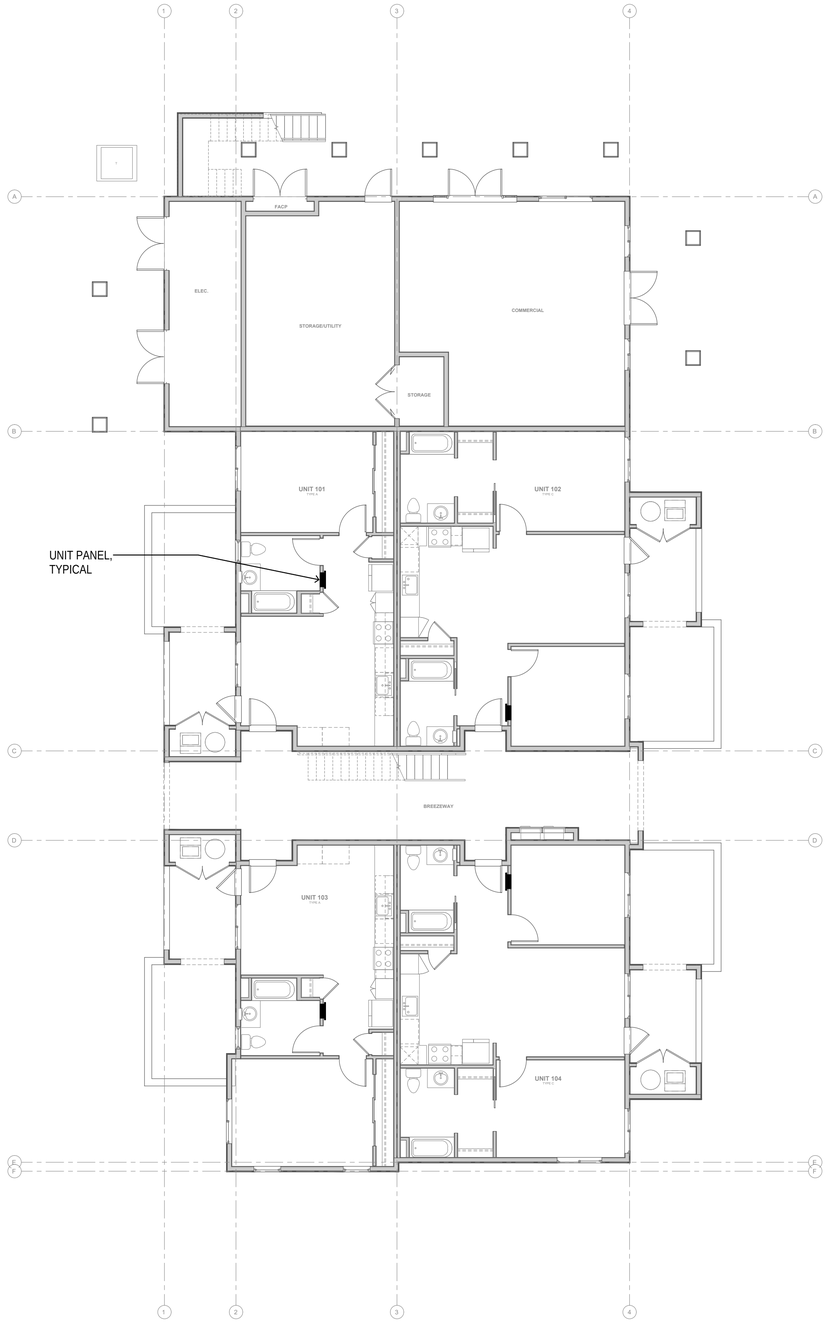


NORTH

FIRST FLOOR LIGHTING PLAN

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

0 1 2 4 8 16



NORTH

FIRST FLOOR POWER PLAN

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

0 1 2 4 8 16

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL

LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2019 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED.
   RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JA8 CERTIFIED, SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES."
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

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No. E013083
EXP. 08/30/2026
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STATE OF CALIFORNIA

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

FIRST FLOOR
POWER & LIGHTING PLAN

NO.	REVISION	DATE

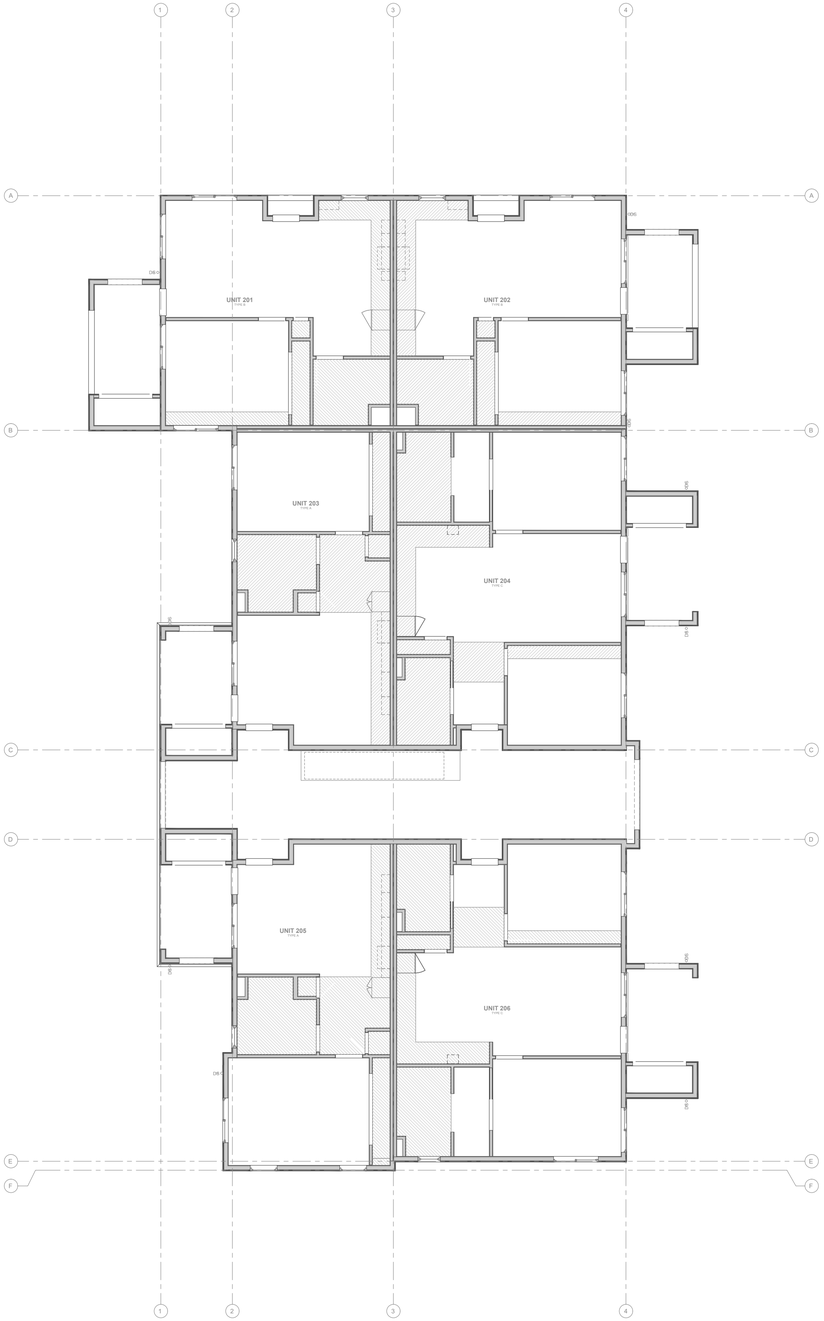
PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
7/18/2025 DRB Final Review

PROJECT NUMBER
1956-04-HS25

SHEET
E2.1

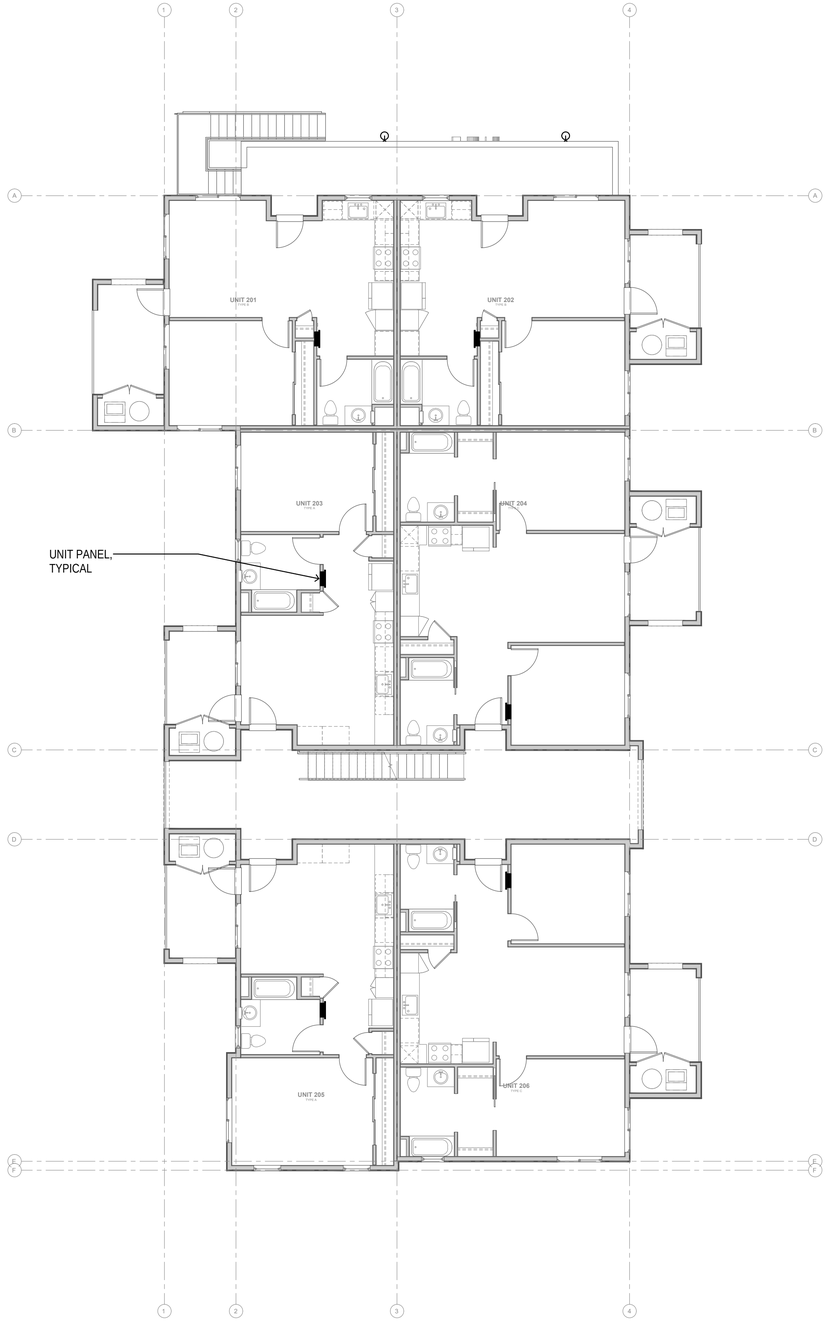


NORTH

SECOND FLOOR LIGHTING PLAN

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

0 1 2 4 8 16



NORTH

SECOND FLOOR POWER PLAN

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

0 1 2 4 8 16

ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP

4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. PART #KIDDE KN-COSM-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
9. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
10. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL

LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2019 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED.
   RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JA8 CERTIFIED, SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES."
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

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SECOND FLOOR
POWER & LIGHTING PLAN

NO.	REVISION	DATE

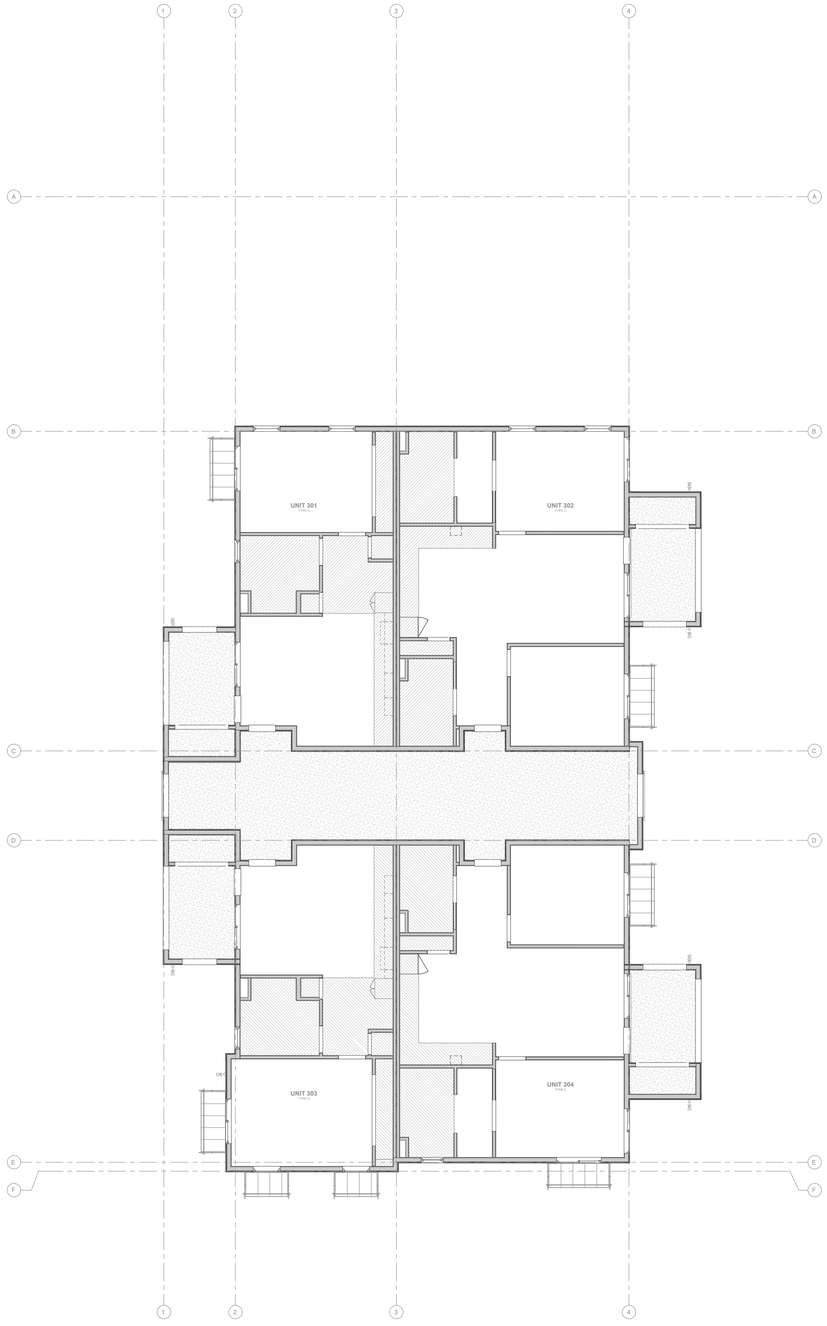
PROJECT MANAGER

DRAWN BY | CHECKED BY

DATE
7/18/2025 DRB Final Review

PROJECT NUMBER
1956-04-HS25

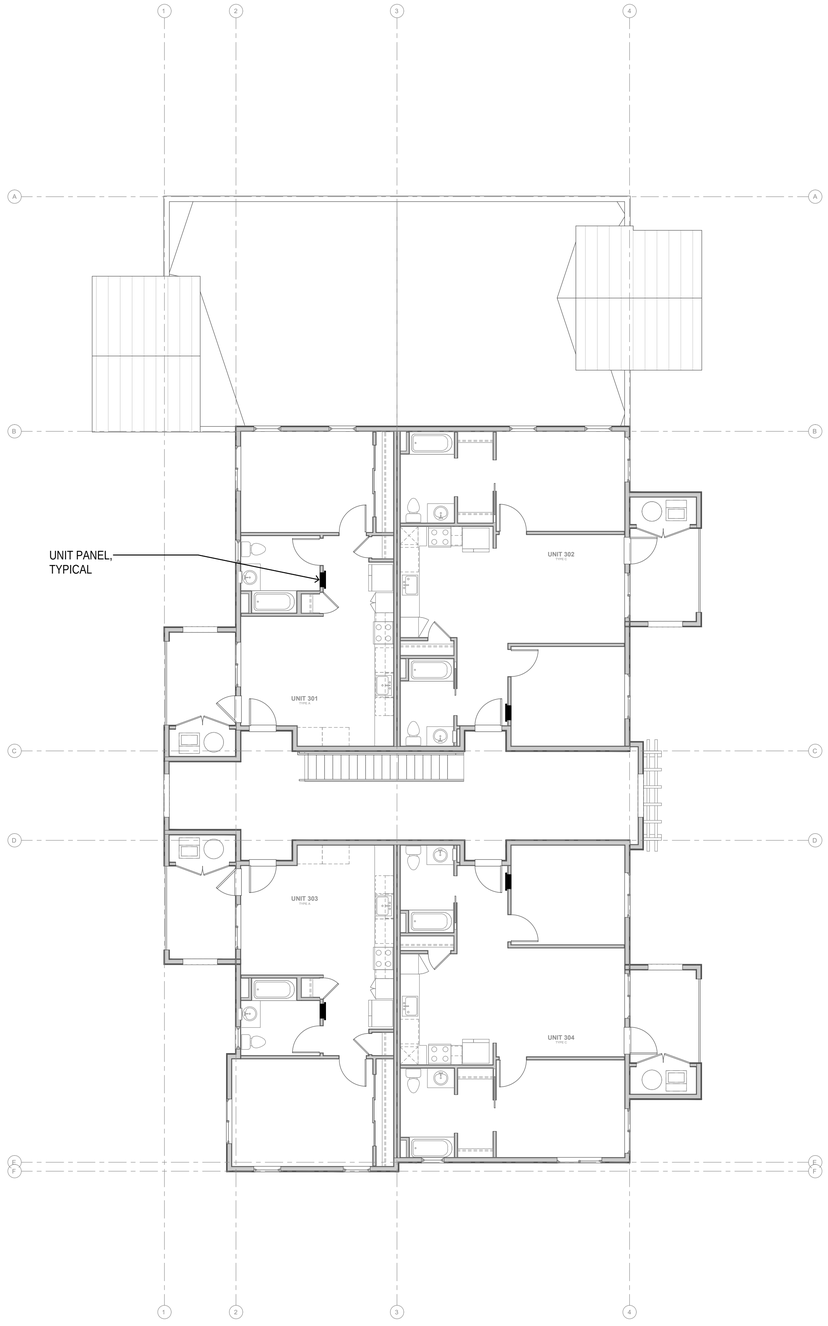
SHEET
E2.2



NORTH

THIRD FLOOR LIGHTING PLAN

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



NORTH

THIRD FLOOR POWER PLAN

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

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EXP. 08/31/2026

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THIRD FLOOR
POWER & LIGHTING PLAN

NO.	REVISION	DATE

PROJECT MANAGER
DRAWN BY | CHECKED BY
DATE
7/18/2025 DRB Final Review
PROJECT NUMBER
1956-04-HS25
SHEET
E2.3

6491 CALLE REAL MIXED-USE

6491 CALLE REAL, GOLETA, CA 93117

DRB FINAL REVIEW SUBMITTAL

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VICINITY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

SHEET INDEX

L001 TITLE SHEET
L002 GENERAL NOTES AND ABBREVIATIONS

LC001 CONSTRUCTION NOTES & SCHEDULE
LC101 CONSTRUCTION PLAN
LC501 CONSTRUCTION DETAILS
LC502 CONSTRUCTION DETAILS
LC601 CONSTRUCTION MATERIALS IMAGERY
LC602 PLANTING IMAGERY

LI001 IRRIGATION NOTES & SCHEDULE
LI101 IRRIGATION PLAN
LI501 IRRIGATION DETAILS
LC502 IRRIGATION DETAILS

LP001 PLANTING NOTES & SCHEDULE
LP101 PLANTING PLAN
LP501 PLANTING DETAILS

PROJECT DESCRIPTION

- THE PROPOSED PROJECT IS A MIXED-USE DEVELOPMENT PROJECT IN THE CITY OF GOLETA INCLUDING RENTAL APARTMENTS AND COMMERCIAL SPACE. THE LANDSCAPE IMPROVEMENTS INCLUDE NEW HARDSCAPE, PLANTING, AND IRRIGATION.

DIG ALERT
DIAL TOLL FREE
811
AT LEAST 2 DAYS BEFORE YOU DIG

rrm design group
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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6425
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

TITLE SHEET

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER: CH
DRAWN BY: BA
CHECKED BY: KK
DATE: JULY 18, 2025
PROJECT NUMBER: 1956-04-HS25
SHEET: L001

50% DESIGN DEVELOPMENT

N:\1800\1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\G-1956-04.dwg, L001, Jul 21, 2025 1:42pm, BAnderson

LANDSCAPE CONDITIONS OF APPROVAL

1. THE LANDSCAPE ALONG THE CALL REAL FRONTAGE OF THE PROJECT SITE SHOULD BE MAINTAINED AT A HEIGHT OF 3.5 FEET IN ORDER TO MEET THE SIGHT DISTANCE LOOKING WEST ALONG THE CURVE.
2. THE LANDSCAPING PLAN MUST CONSIST OF AT LEAST 75% DROUGHT-TOLERANT NATIVE OR MEDITERRANEAN TYPE PLANTS WHICH ADEQUATELY COMPLEMENT THE PROJECT DESIGN AND INTEGRATE THE SITE WITH SURROUNDING LAND USE. THE PLANT MATERIAL USED IN THE LANDSCAPE PALETTE MUST BE COMPATIBLE WITH THE GOLETA CLIMATE PURSUANT TO SUNSET WESTERN GARDEN GARDEN BOOK ZONE 24 PUBLISHED BY SUNSET BOOKS, INC. REVISED AND UPDATED 2012 EDITION OR A MORE CURRENT EDITION.
3. THE IRRIGATION PLAN MUST DEMONSTRATE COMPLIANCE WITH THE CITY'S WATER CONSERVATION REGULATIONS AND GUIDELINES FOR WATER CONSERVATION IN LANDSCAPING. USE RECLAIMED WATER TO IRRIGATE LANDSCAPED AREAS IF THE RECYCLED WATERLINE IS EXTENDED TO SERVE THE SITE. IF THAT OCCURS, THEN DIAL WATER CONNECTIONS MUST BE INSTALLED TO ALLOW FOR LANDSCAPING TO BE IRRIGATED BY RECLAIMED WATER, IF FEASIBLE.
4. UTILIZE EFFICIENT IRRIGATION SYSTEMS WHICH MINIMIZE RUNOFF AND EVAPORATION AND MAXIMIZE THE WATER WHICH WILL REACH PLANT ROOTS (E.G., DRIP IRRIGATION, AUTOMATIC SPRINKLERS EQUIPPED WITH MOISTURE SENSORS, ETC.). UTILIZE AUTOMATIC SPRINKLER SYSTEMS THAT MUST BE SET TO IRRIGATE LANDSCAPING DURING EARLY MORNING HOURS OR DURING THE EVENING TO REDUCE WATER LOSSES FROM EVAPORATION. SPRINKLERS MUST ALSO BE RESET TO WATER LESS OFTEN IN COOLER MONTHS AND DURING THE RAINFALL SEASON SO THAT WATER IS NOT WASTED BY EXCESSIVE LANDSCAPING IRRIGATION.
5. SCREEN ALL MECHANICAL EQUIPMENT IN ACCORDANCE WITH APPROVED PLANS.
6. SCREEN ALL NEW UTILITY SERVICE CONNECTIONS AND ABOVE-GROUND MOUNTED EQUIPMENT SUCH AS BACKFLOW DEVICES, ETC. FROM PUBLIC VIEW AND/OR PAINTED IN A SOFT EARTH TONE COLOR SO AS TO BLEND IN WITH THE PROJECT (RED IS PROHIBITED) IN ACCORDANCE WITH APPROVED PLANS.

ABBREVIATIONS

AB	AGGREGATE BASE OR ANCHOR BOLT
ABV	ABOVE
AC	ASPHALTIC CONCRETE
ACP	ASPHALTIC CONCRETE PAVING
ADJ	ADJACENT
AGG	AGGREGATE
ALT	ALTERNATE
AP	ANGLE POINT
APPROX	APPROXIMATE
ARCH	ARCHITECT (URAL)
BEL	BELOW
BLDG	BUILDING
BLK	BLOCK
BOT	BOTTOM
BOW	BACK OF WALK
BR	BOTTOM OF RAMP
BRG	BEARING
CB	CATCH BASIN
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IN PLACE
C/L	CENTERLINE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CP	CENTER POINT
CR	CURB RETURN
CTC	CENTER TO CENTER
CTR	CENTER
DAS	DIRECTION AS SHOWN
DET	DETAIL
DF	DRINKING FOUNTAIN
DI	DRAIN INLET
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DS	DOWN SPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELECT	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EQ	EQUAL
EQPT	EQUIPMENT
ESMT	EASEMENT
EWF	ENGINEERED WOOD FIBER
EX	EXISTING
EXIST	EXISTING
(E)	EXISTING
FAB	FABRICATION
FBO	FURNISHED BY OTHERS
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH (ED)
FL	FLOWLINE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STEP
FND	FOUNDATION
FS	FINISHED SURFACE
FST	FINISHED SURFACE TURF
FTG	FOOTING
FUT	FUTURE
GA	GAGE, GAUGE
GB	GRADE BREAK
GKT	GASKET
GLV	GALVANIZED
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRATE
HB	HOSE BIB
HC	HANDICAPPED
HCAP	HANDICAPPED
HDB	HEADBOARD
HEX	HEXAGONAL
HOR	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
JT	JOINT
L	LENGTH
LB	LAG BOLT
LH	LEFT HAND
LOC	LOCATION
LP	LOW POINT
LS	LAG SCREW
LT	LEFT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MED	MEDIUM
MFG	MANUFACTURING
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MAINLINE
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OH	OVERHEAD
OPP	OPPOSITE
OPT	OPTIONAL
PA	PLANTER AREA
PC	POINT OF CURVE
PERF	PERFORATE (D)
PERP	PERPENDICULAR
PFE	PUBLIC FACILITIES EASEMENT
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PT	POINT, POINT OF TANGENCY
PTDF	PRESSURE TREATED DOUGLAS FIR
PTL	PRESSURE TREATED LUMBER
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R, RAD	RADIUS
RDWD	REDWOOD
REBAR	REINFORCING BAR
REF	REFERENCE
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION(S), REVISED
RH	RIGHT HAND
ROW	RIGHT OF WAY
RT	RIGHT
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER
S/S	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE/ STRUCTURAL
SURF	SURFACE
SWCL	SIDEWALK CENTERLINE
SYS	SYSTEM
SYN	SYNTHETIC
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
TP	TANGENT POINT
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
W	WATER
W/	WITH
W/O	WITHOUT
@	AT
℄	CENTERLINE
Ø	DIAMETER
SF	SQUARE FEET

GENERAL CONSTRUCTION NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE, AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED AND RESOLVED.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY AND RECEIVE DIRECTION FROM THE DISTRICT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
3. ONLY "APPROVED" STAMPED AND SIGNED DRAWINGS SHALL BE USED FOR THE CONSTRUCTION OF THIS PROJECT.
4. NO CHANGES OR MODIFICATIONS TO THE PLANS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DISTRICT.
5. CONSULT WITH WITH AN ARBORIST PRIOR TO PRUNING OR WORKING WITHIN THE DRIPLINE OF ANY TREE. ALL PRUNING OF TREES SHALL BE KEPT TO A MINIMUM AND MUST FOLLOW CITY OF GOLETA STANDARDS.
6. NO TREES, OTHER THAN THOSE INDICATED ON THE DRAWINGS, SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY OF GOLETA.
7. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE DRIPLINE OF ANY TREE.
8. ALL NUMERIC AND WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL SCALE DIMENSIONS.
9. DETAILS AND NOTES ON THE DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS AND GENERAL NOTES.
10. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
11. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. IN THE ABSENCE OF A SPECIFIED STANDARD OR SPECIFICATION, WORK SHALL CONFORM TO THE CURRENT CITY OF VENTURA STANDARDS. IF NONE EXISTS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), SHALL APPLY.
12. ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS ENGINEERING REPORT
13. CONTRACTOR SHALL TAKE ALL CARE TO PREVENT DISRUPTION OF PROJECT SITE IN AREAS OUTSIDE CONSTRUCTION ZONE.
14. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS BEFORE COMMENCING WORK.
15. PROPOSED DEVIATIONS FROM THE PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL, INCLUDING FIELD REVISIONS REQUESTED BY THE DISTRICT INSPECTOR.
16. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED OR NATIVE VEGETATION, AND DOMESTIC AND NON-DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS.
17. CONSTRUCTION LINE AND GRADE STAKES SHALL BE SET BY A CIVIL ENGINEER OR SURVEYOR LICENSED IN THE STATE OF CALIFORNIA.
18. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYORS ACT AT THE CONTRACTOR'S EXPENSE.
19. ALL PROTECTIVE DEVICES TO BE INSTALLED BY THE CONTRACTOR, SHALL BE IN PLACE AT THE END OF EACH WORK DAY.A SAFE PEDESTRIAN PATH OF TRAVEL SHALL BE PROVIDED AT ALL TIMES TO AND FROM BUILDING ENTRANCES TO PARKING FACILITIES. COORDINATE PEDESTRIAN WALK CLOSURES WITH OWNER PRIOR TO CONSTRUCTION.
20. CONTRACTOR SHALL REFER TO MATERIALS SPECIFICATIONS THROUGHOUT THE APPROVED PLAN SET AND SPECIFICATIONS. ANY SUBSTITUTIONS OF THE MATERIALS SPECIFIED IN THESE DOCUMENTS SHALL REQUIRE WRITTEN APPROVAL FROM THE DISTRICT.
21. DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE CITY FOR TESTING AND INSPECTION 24 HOURS IN ADVANCE. WORK NOT PROPERLY TESTED AND INSPECTED WILL BE SUBJECT TO REJECTION.
22. WORK IN AND ALONG PUBLIC STREETS AND PARKING LOTS, ONCE BEGUN, SHALL PROCEED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO THE PUBLIC.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND REPAIRED BY THE CONTRACTOR IF DAMAGED.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY COMPANIES 48 HOURS PRIOR TO THE BEGINNING OF WORK. BRING ANY CONFLICTS WITH NEW IMPROVEMENTS IMMEDIATELY TO THE ATTENTION OF THE DISTRICT.
25. NOTIFY UNDERGROUND SERVICE ALERT (USA) TOLL FREE AT 811 A MINIMUM OF FORTY-EIGHT WORKING HOURS PRIOR TO THE START OF CONSTRUCTION.
26. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. ALL UTILITIES THAT ARE NOT A MEMBER OF USA MUST ALSO BE NOTIFIED.
27. ENTRANCE TO THE SITE AND LAY DOWN AREA DURING CONSTRUCTION SHALL BE SPECIFIED BY THE CITY.
28. CONTRACTOR SHALL PROVIDE DE-WATERING IF IT IS REQUIRED, COMPLY WITH ALL REQUIREMENTS OF THE REGIONAL WATER QUALITY CONTROL BOARD AND OTHER APPLICABLE AGENCIES.
29. CONTRACTOR SHALL PROVIDE A LEGIBLE AND COMPLETE SET OF PLANS IDENTIFYING ALL MODIFICATIONS MADE DURING CONSTRUCTION TO THE DISTRICT FOR THE PREPARATION OF RECORD DRAWINGS.
30. ALL CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF CALIFORNIA BUILDING CODE TITLE 24.
31. ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO MONDAY THROUGH FRIDAY OF THE CALENDAR WEEK. NO WEEKEND WORK SHALL BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

KEY TO SHEET NUMBERING

DRAWING SHEET NUMBERING AND ORGANIZATION IS ADAPTED FROM THE UNITED STATES NATIONAL CAD STANDARD.

DISCIPLINE DESIGNATORS - LEVEL 1 (Partial List)

G	General
R	Resource (Existing Conditions)
H	Hazardous Materials
V	Survey/Mapping
B	Geotechnical
C	Civil
L	Landscape
S	Structural
A	Architectural
E	Electrical
Z	Contractor/Shop Drawings

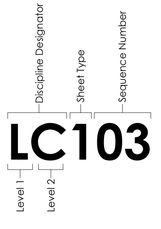
DISCIPLINE DESIGNATORS - LEVEL 2 (Partial List)

D	Demolition
S	Site
G	Grading
E	Erosion Control
U	Utilities
C	Construction
I	Irrigation
P	Planting
L	Lighting
W	Stormwater
H	Horizontal Control

Dash is substituted when Level 2 is not included.

SHEET TYPES

0	General: Symbol legend, abbreviations, general notes.
1	Plans
2	Elevations
3	Sections
4	Large Scale Drawings: plans, elevations, sections (not details)
5	Details
6	Schedules and Diagrams
7	User Defined
8	User Defined
9	3D Drawings: isometric, perspective, photos



Example
Sheet number at left (LC103) is LANDSCAPE CONSTRUCTION PLAN, THIRD SHEET.

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

GENERAL NOTES AND ABBREVIATIONS

NO.	REVISION	DATE
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2		
3		
4		
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PROJECT MANAGER
CH

DRAWN BY BA | **CHECKED BY** CH

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
L002

50% DESIGN DEVELOPMENT

N:\1800\1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\G-1956-04.dwg, L002, Jul 21, 2025, 1:42pm, BAnderson

QUANTITY NOTES

1. QUANTITIES PROVIDED IN CONSTRUCTION SCHEDULE AND IN CONSTRUCTION DETAILS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. SYMBOLS GRAPHICALLY INDICATED ON CONSTRUCTION PLANS SHALL REPRESENT ACTUAL PROPOSED QUANTITIES UNLESS EXPLICITLY INDICATED OTHERWISE.

2. CONTRACTOR SHALL FURNISH AND INSTALL ALL QUANTITIES OF INDIVIDUAL ELEMENTS REPRESENTED GRAPHICALLY ON CONSTRUCTION PLANS.

3. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

CONSTRUCTION NOTES

1. APPROVED PLANS - NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY OWNER. THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR WITHOUT NOTIFICATION TO THE OWNER MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS FOR THIS PROJECT ON THE SITE AT ALL TIMES, AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

2. UNDERGROUND UTILITIES - PRIOR TO BEGINNING ANY EXCAVATION OR BORING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO THE EXCAVATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.

3. EXISTING UNDERGROUND UTILITIES - THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND FACILITIES, WHERE SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS, AND MAY NOT ACCURATELY REFLECT THE ACTUAL LOCATION OR ELEVATION. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR PROTECTING THE SAME DURING THE COURSE OF THE PROJECT. ANY DEVIATIONS FROM THE LOCATIONS SHOWN ON THE PLAN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CITY GENERAL SERVICES AGENCY.

4. SAFETY - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SAFETY OF THE JOB SITE AND THE CONSTRUCTION WORK. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CITY INSPECTOR MAY NOTIFY THE CONTRACTOR OF ANY UNSAFE CONDITIONS WHICH MAY BE OBSERVED, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY TAKING ALL SUCH MEASURES AS WILL CORRECT THE UNSAFE CONDITION.

5. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF HIS WORK, AND SHALL EXERCISE DUE CAUTION TO ITS ORIGINAL CONDITION, ALL IMPROVEMENTS OR PROPERTY WHICH IS DAMAGED OR REMOVED (UNLESS DESIGNATED FOR REMOVAL ON THE PLANS) AS A RESULT OF HIS OPERATIONS.

6. SITE CONDITIONS - THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD. ALL SUCH CHANGES TO THE CONSTRUCTION SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE CONSTRUCTION.

7. CONTRACTOR'S RECORD OF CHANGES - THE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES FROM THE CONSTRUCTION AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ENGINEER OF RECORD WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS.

8. HOURS OF WORK - PROJECT CONSTRUCTION WITHIN 500 FEET OF ANY EXISTING BUSINESSES SHALL BE COORDINATED DIRECTLY WITH THE OWNER. A WORK SCHEDULE SHALL BE PROVIDED AND APPROVED BY THE OWNER INDICATING HOURS OF CONSTRUCTION PRIOR TO WORK COMMENCING.

9. EXISTING SURVEY MONUMENTS - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.

10. OFF-SITE GRADING OR OTHER CONSTRUCTION WORK NOT PERMITTED WITHOUT PRIOR PERMISSION OF THE OFF-SITE PROPERTY OWNER AND THE CITY OF GOLETA BUILDING DEPARTMENT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR CLEANING CITY/STATE STREETS, CURBS, GUTTERS AND SIDEWALKS OF DIRT TRACKED FROM THE SUBJECT SITE. THE FLUSHING OF DIRT AND DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. THE CLEANING SHALL BE DONE AFTER EACH DAY'S WORK OR AS DIRECTED BY THE PROJECT INSPECTOR.

12. ALL LARGE CONSTRUCTION EQUIPMENT IS TO BE EQUIPPED WITH "CRITICAL" GRADE NOISE MUFFLERS. NOISE LEVEL REDUCTIONS ASSOCIATED WITH THE USE OF "CRITICAL" RATHER THAN "STOCK" GRADE MUFFLERS CAN BE AS HIGH AS 5dBA. ENGINES WILL BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS. BACK UP BEEPERS ARE TO BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS AS ALLOWED BY OSHA.

13. IN THE EVENT THAT GRADING OR OTHER OPERATIONS DO UNCOVER BURIED ARTIFACTS, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED TO PREVENT FURTHER DISRUPTION OF THE NEWLY DISCOVERED ARCHAEOLOGICAL SITE. A QUALIFIED ARCHAEOLOGIST SHOULD THEN EVALUATE THE DISCOVERY AND RECOMMEND THE APPROPRIATE DISPOSITION OF THE RESOURCES. THE CITY GENERAL SERVICES AGENCY SHALL BE NOTIFIED. ALL STATE AND FEDERAL LAWS SHALL BE COMPLIED WITH.

14. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CITY BUILDING INSPECTORS, THE OWNER AND THE ENGINEER OF RECORD 24 HOURS PRIOR TO THE MEETING. THIS MEETING SHALL INCLUDE THE SPECIAL INSPECTION REPORTING REQUIREMENTS, DISCUSSION OF THE EROSION CONTROL, DISABLED ACCESS COMPLIANCE & REPORTS REQUIRED. CALL CITY OF GOLETA FOR INSPECTIONS.

15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL RETAIL SHOPS DURING BUSINESS HOURS. COORDINATE DETOUR LOCATIONS WITH OWNERS PRIOR TO NECESSARY CLOSURES.

16. CONCRETE CUTTING REQUIRES COMPLETE RECOVERY OF THE SLURRY VIA VACUUM SYSTEM OR OTHER LIKE SYSTEM.

17. WHEN POURING OR PATCHING CONCRETE, WASHOUT IS REQUIRED TO BE USED ONSITE.

CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
DRAINAGE AND BIO-RETENTION (DR)		
DR-01	STORMWATER BASIN PER CIVIL ENGINEER, S.C.D.	
EXISTING TO REMAIN		
EX-01	EXISTING TREE TO REMAIN, TYP. PROTECT IN PLACE	
FENCES, RAILINGS, AND GATES (FR)		
FR-01	WOOD FENCE MATERIAL: VERTICAL PICKET, CEDAR HEIGHT: 6'-0"	4/LC501
FR-02	WOOD GATE MATERIAL: VERTICAL PICKET, CEDAR HEIGHT: 6'-0"	
MISCELLANEOUS (MI)		
MI-01	LANDSCAPE BOULDER STONE: SANTA BARBARA SANDSTONE APPROX. SIZES: 24" (50% TOTAL), 36" (50% TOTAL) TOTAL QUANTITY: 8 AVAILABLE FROM: SANTA BARBARA SANDSTONE CONTACT: #805.936.5891	5/LC501
PAVING AND SURFACING (PA)		
PA-01	PEDESTRIAN CONCRETE PAVERS STYLE: PALAZZO SIZE: 24 X 24 COLOR: CHAMPAGNE FINISH: CONTEMPO MANUFACTURER: ACKERSTONE AVAILABLE FROM: SITEONE.COM CONTACT: JOHNNY RODRIGUEZ # 805.335.4499	6/LC501
PA-02	PEDESTRIAN CONCRETE PAVERS STYLE: PALAZZO SIZE: 24 X 24 COLOR: NATURAL PEWTER FINISH: MONACO MANUFACTURER: ACKERSTONE AVAILABLE FROM: SITEONE.COM CONTACT: JOHNNY RODRIGUEZ # 805.335.4499	6/LC501
PA-03	PEDESTRIAN CONCRETE COLOR: STANDARD GRAY	1/LC501
PA-04	PEDESTRIAN INTEGRAL COLORED CONC PAVING FINISH: TOPCAST #3 COLOR: DAVIS COLORS PEWTER 680 SAWCUT SCORELINES PER PLAN	1/LC501
PA-05	PEDESTRIAN FLAGSTONE W/ PLANTED JOINTS STONE: FOSSIL CREEK FLAGSTONE SIZE: 18 - 30" THICKNESS: 2" SHAPE: NATURAL/IRREGULAR JOINTS: 4", PLANTED AVAIL. FROM: SB STONE CONTACT: 805.963.5891 WWW.BEDROCKBUILDINGSUPPLY.COM	3/LC501
PLANTING AND IRRIGATION (PL)		
PL-01	PLANTING AREA - SEE PLANTING PLANS	
SITE FURNISHINGS (SF)		
SF-01	BICYCLE RACK, TYP. (SHORT TERM) MODEL: ROUND RACK FINISH: POWDER-COAT BLACK DIMENSIONS: 35"H X 40"L X 1.9" THICK MOUNTING: SURFACE MOUNT MANUFACTURER: DERO CONTACT: # 888.337.6729	2/LC501
SF-02	BICYCLE RACK, TYP. (LONG TERM) MODEL: ROUND RACK FINISH: POWDER-COAT BLACK DIMENSIONS: 35"H X 40"L X 1.9" THICK MOUNTING: SURFACE MOUNT MANUFACTURER: DERO CONTACT: # 888.337.6729	2/LC501
SF-03	BICYLE SHELTER, TYP. (LONG TERM) STYLE: RIDGEFIELD XL - SINGLE SIZE: 16'3"L X 9'3"W X 9'11"H COLOR: JET BLACK, 9005 ROOF: 26 GA. MULTI-RIB (PBR) GALVALUME MANUFACTURER: HANDI-HUT CONTACT: #973.614.1800	1/LC502
SF-04	OUTDOOR CHARCOAL BBQ P.I.P. CONC. COUNTERTOP W/ CHARCOAL GRILL INSERT CONC. COLOR: DAVIS "PEWTER" WALL FINISH: STUCCO, WHITE	
SF-05	PICNIC TABLE (PROVIDED BY OWNER)	
SF-06	BACKLESS BENCH (PROVIDED BY OWNER)	
SF-07	SOFT SEATING (PROVIDED BY OWNER)	
SF-08	COFFEE TABLE (PROVIDED BY OWNER)	
WALLS AND CURBS (WC)		
WC-01	CONC. SEATWALL AT RAISED PLANTER	
WC-02	6"W CONC. RAISED PLATER WALL, TYP.	

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6562
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CONSTRUCTION NOTES & SCHEDULE

NO.	REVISION	DATE
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PROJECT MANAGER
CH

DRAWN BY BA | **CHECKED BY** KK

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LC001

50% DESIGN DEVELOPMENT

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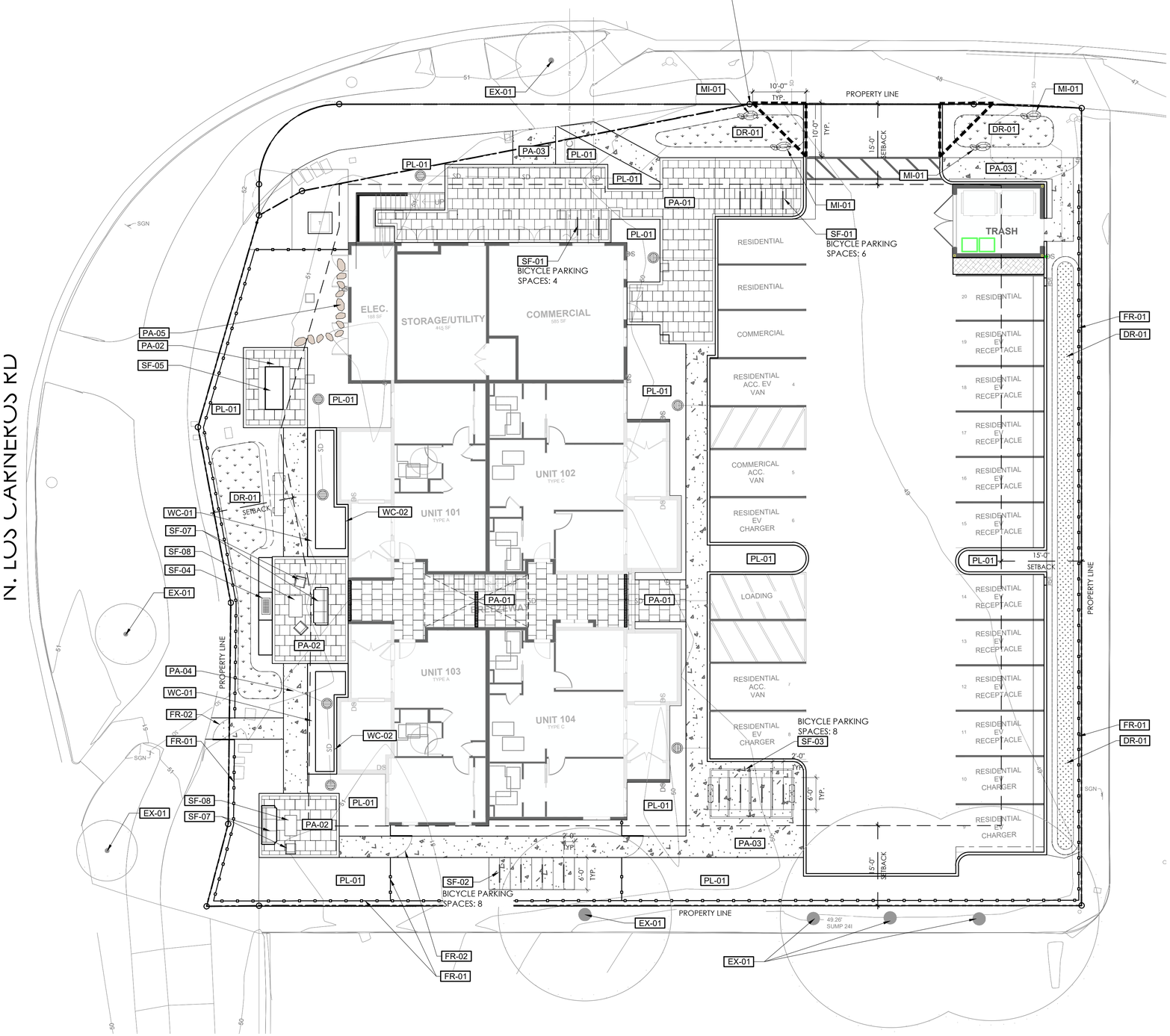
CALLE REAL

N. LOS CARNEROS RD

VISIBILITY TRIANGLE: NO FENCE, SCREEN, WALL HEDGE OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF THREE AND ONE-HALF FEET (3'-6") SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE. REFER TO SBMC 30.140.230 FOR ADDITIONAL INFORMATION AND VISIBILITY TRIANGLE DIAGRAM, TYP.



CONSTRUCTION SCHEDULE

CODE	DESCRIPTION	DETAIL
DRAINAGE AND BIO-RETENTION (DR)		
DR-01	STORMWATER BASIN PER CIVIL ENGINEER, S.C.D.	
EXISTING TO REMAIN		
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FENCES, RAILINGS, AND GATES (FR)		
FR-01	WOOD FENCE MATERIAL: VERTICAL PICKET, CEDAR HEIGHT: 6'-0"	4/LC501
FR-02	WOOD GATE MATERIAL: VERTICAL PICKET, CEDAR HEIGHT: 6'-0"	
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PA-03	PEDESTRIAN CONCRETE COLOR: STANDARD GRAY	1/LC501
PA-04	PEDESTRIAN INTEGRAL COLORED CONC PAVING FINISH: TOPCAST #3 COLOR: DAVIS COLORS PEWTER 680 SAWCUT SCORELINES PER PLAN	1/LC501
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PLANTING AND IRRIGATION (PL)		
PL-01	PLANTING AREA - SEE PLANTING PLANS	
SITE FURNISHINGS (SF)		
SF-01	BICYCLE RACK, TYP. (SHORT TERM) MODEL: ROUND RACK FINISH: POWDER-COAT BLACK DIMENSIONS: 35"H X 40"L X 1.9" THICK MOUNTING: SURFACE MOUNT MANUFACTURER: DERO CONTACT: # 888.337.6729	2/LC501
SF-02	BICYCLE RACK, TYP. (LONG TERM) MODEL: ROUND RACK FINISH: POWDER-COAT BLACK DIMENSIONS: 35"H X 40"L X 1.9" THICK MOUNTING: SURFACE MOUNT MANUFACTURER: DERO CONTACT: # 888.337.6729	2/LC501
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SF-04	OUTDOOR CHARCOAL BBQ P.I.P. CONC. COUNTERTOP W/ CHARCOAL GRILL INSERT CONC. COLOR: DAVIS "PEWTER" WALL FINISH: STUCCO, WHITE	
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WALLS AND CURBS (WC)		
WC-01	CONC. SEATWALL AT RAISED PLANTER	
WC-02	6"W CONC. RAISED PLATER WALL, TYP.	

0 5 10 20 30 feet

1"=10'

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6562
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CONSTRUCTION PLAN

NO.	REVISION	DATE
1		
2		
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PROJECT MANAGER
CH

DRAWN BY BA
CHECKED BY KK

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LC101

50% DESIGN DEVELOPMENT

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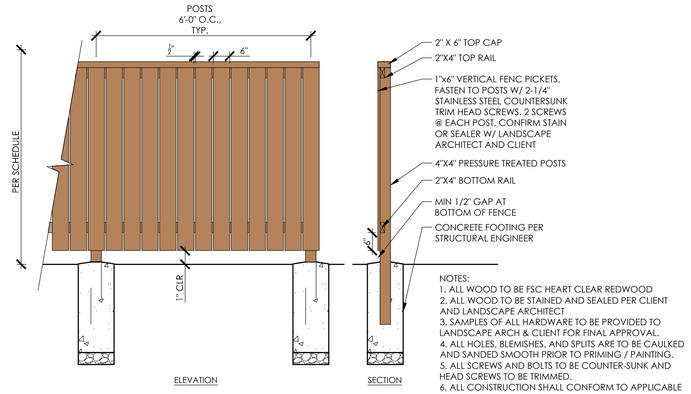
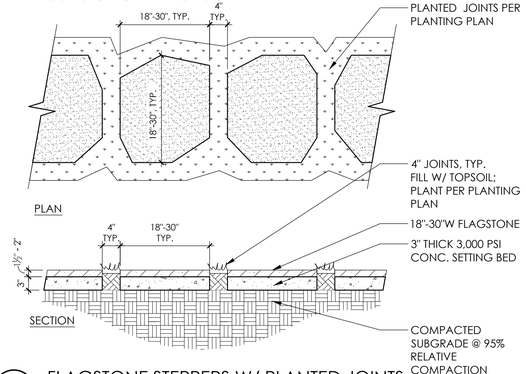


NOTES:
1. ALL WOOD TO BE FSC HEART CLEAR REDWOOD
2. ALL WOOD TO BE STAINED AND SEALED PER CLIENT AND LANDSCAPE ARCHITECT
3. SAMPLES OF ALL HARDWARE TO BE PROVIDED TO LANDSCAPE ARCH & CLIENT FOR FINAL APPROVAL.
4. ALL HOLES, BLEMISHES, AND SPLITS ARE TO BE CAULKED AND SANDED SMOOTH PRIOR TO PRIMING / PAINTING.
5. ALL SCREWS AND BOLTS TO BE COUNTER-SUNK AND HEAD SCREWS TO BE TRIMMED.
6. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CODES AND STANDARDS.
7. FOOTING SIZE AND REINFORCEMENT PER CONTRACTOR OR STRUCTURAL ENGINEER.

4 WOOD FENCE

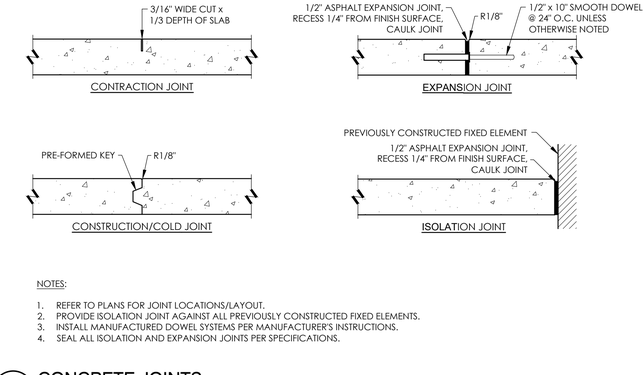
1/2" = 1'-0" RRM-1900-CAL-06

NOTES:
1. SEE CONSTRUCTION SCHEDULE FOR STONE TYPE & THICKNESS
2. SUBMIT SAMPLES TO LA FOR REVIEW PRIOR TO PURCHASE
3. CONTRACTOR TO PREPARE 6'X'6 FIELD MOCKUP REPRESENTATIVE OF FLAGSTONE LAYOUT, PATTERNING, AND JOINTS FOR REVIEW AND APPROVAL BY LA PRIOR TO CONSTRUCTION - CONTRACTOR SHALL INCLUDE COST FOR (2) FIELD MOCKUPS
4. MIN. 5-SIDES TO EACH INDIVIDUAL STONE



3 FLAGSTONE STEPPERS W/ PLANTED JOINTS

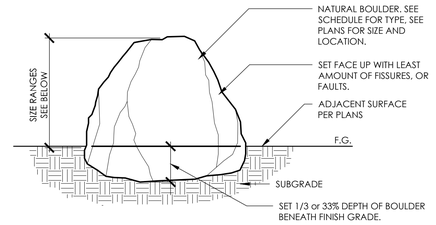
3/4" = 1'-0" RRM-3600-3605.03-99



NOTES:
1. REFER TO PLANS FOR JOINT LOCATIONS/LAYOUT.
2. PROVIDE ISOLATION JOINT AGAINST ALL PREVIOUSLY CONSTRUCTED FIXED ELEMENTS.
3. INSTALL MANUFACTURED DOWEL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
4. SEAL ALL ISOLATION AND EXPANSION JOINTS PER SPECIFICATIONS.

1 CONCRETE JOINTS

1 1/2" = 1'-0" RRM-1900-CAL-40



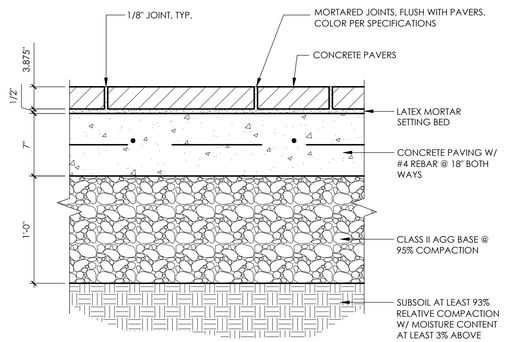
BOULDER SIZING:

SYMBOL	SIZE RANGE (H, L & W)	QTY
A	24" X 36" X 36"	45
B	36" X 48" X 48"	45

NOTES:
1. SUBMIT PHOTOGRAPHS OF BOULDERS FOR APPROVAL FROM OWNER PRIOR TO PURCHASING.
2. OWNER SHALL APPROVE FINAL PLACEMENT IN THE FIELD.
3. CONFIRM QUANTITES OF EACH BOULDER SIZE PER TOTAL QUANTITES SHOWN ON PLANS AND IN DETAIL PER TABLE

5 LANDSCAPE BOULDER

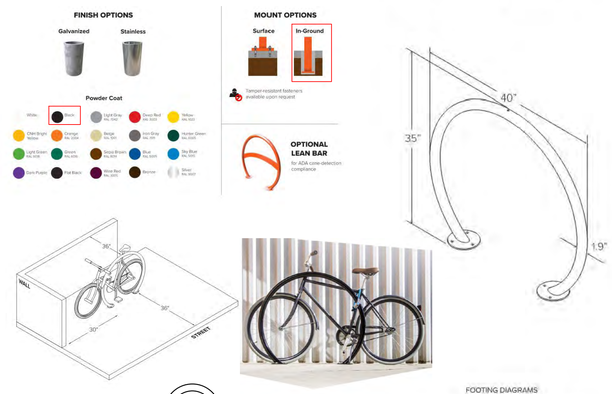
3/4" = 1'-0" RRM-1900-CAL-73



NOTES:
1. SEE REFERENCE NOTE SCHEDULE FOR PAVER TYPE & COLOR.

6 CONCRETE PAVERS

1 1/2" = 1'-0" RRM-1900-CAL-22



2 SHORT-TERM BICYCLE RACK

1/2" = 1'-0" RRM-3300-3310.01-100

DERO | Round Rack

Submittal Sheet

CAPACITY 2 Bikes

MATERIALS 1.5" schedule 40 pipe (1.9" OD)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Chemically cleaned and treated for corrosion reduction
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material in a satin finish, high polished shine, or powder coat over unpolished stainless.
- ☐ Satin Finish (#4) - Brushed (OA standard)
- ☐ Electropolished - High Polished Shine
- ☐ Powder Coat over Unpolished Stainless

MOUNT OPTIONS

☐ **Surface**
Foot Mount has two 6" circular feet with three anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.

☐ **In-Ground**
In-ground mount is embedded into concrete base. Specify in-ground mount for this option

OPTIONAL LEAN BAR

☐ **Add Lean Bar**
Lean bar ensures rack meets ADA requirements for cane-detection

NOTES
1. SUBMIT PRODUCT CUT SHEET TO LA FOR APPROVAL PRIOR TO PURCHASE
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS - BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE LA FOR RESOLUTION PRIOR TO PURCHASE AND PRIOR TO CONSTRUCTION
3. SEE CONSTRUCTION SCHEDLUE FOR COLOR & FINISH

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CONSTRUCTION DETAILS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER CH
DRAWN BY BA | **CHECKED BY** KK
DATE JULY 18, 2025
PROJECT NUMBER 1956-04-HS25
SHEET LC501

50% DESIGN DEVELOPMENT

N:\1800\1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\LC-1956-04.dwg, LC501, Jul 21, 2025 1:39pm, BAnderson

Ridgefield | Bike Shelter

SPECIFICATIONS

Ridgefield is a sturdy bike shelter with a classic gable roof that compliments a variety of surroundings. With accessibility from two sides and 9' wide roof, the Ridgefield also accommodates our 2-sided MaxRack Stands to double bike parking capacity. Available with polycarbonate or multi-rib metal roof.

Class 2 Bike Shelter: Semi-enclosed, canopy style

- *9' wide roof provides excellent coverage*
- *Flat base plate for surface mounting*
- *Polycarbonate or Multi-Rib Metal roof*
- *Easy access from two sides*

Ridgefield - Double

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GENERAL INFORMATION

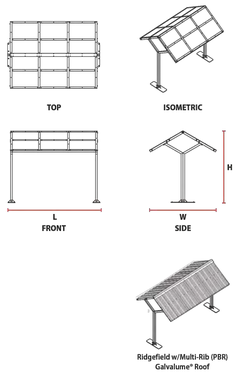
Frame: Steel
Posts: 3" x 3" x ¼" Square Tubing
Finish: Powder Coated TGIC Polyester Paint
RAL and custom colors available
Roof Materials: 6 mm Twinwall Polycarbonate, UV Coated or 26 Ga. Multi-Rib (PBR) Galvalume®
Installation: Anchor securely to level, concrete pad
Bike Racks: Not Included

DIMENSIONS/CAPACITY*

Ridgefield	Length	Width	Roof Height	Bikes (Max.) MAX-RACK STANDS	Bikes (Max.) U-RACKS
Ridgefield - Single	12' 10"	9' 3"	9' 11"	16	8
Ridgefield - Double	24' 7"	9' 3"	9' 11"	32	16
Ridgefield - Triple	36' 4"	9' 3"	9' 11"	48	24
Ridgefield XL					
Ridgefield XL - Single	16' 3"	9' 3"	9' 11"	20	10
Ridgefield XL - Double	31' 6"	9' 3"	9' 11"	40	20
Ridgefield XL - Triple	46' 9"	9' 3"	9' 11"	60	30

**Bike capacity varies with rack style*

VIEWS



Handi-Hut
Shelters and Enclosures

973-614-1800
3 Grunwald Street, Clifton, NJ 07013
staff@handi-hut.com
www.handi-hut.com

Ridgefield | Bike Shelter

SPECIFICATIONS

Ridgefield - Double

Ridgefield - Single

Ridgefield - Single

OPTIONS/ACCESSORIES

- **Custom Branding, Graphics and Signage**
- **Solar Lighting**
- **Public Bike Repair Accessories**

FRAME COLORS

Powder Coating: RAL Colors (custom colors available)

9005	9010	3001	7035	7045	5005	5003	6002	6005
Jet Black	Pure White	Signal Red	Light Grey	Telegrey 1	Signal Blue	Sapphire Blue	Leaf Green	Moss Green

ROOF

6mm Twinwall Polycarbonate, UV Coated

Translucent sheets with ribbed core. Impact resistant and light weight.
Clear (80% Light Transmission)
White (45% Light Transmission)
Bronze Tint (45% Light Transmission)

26 Ga. Multi-Rib (PBR) Galvalume®

Steel coated with 45% zinc and 55% aluminum alloy. Durable, smooth finish, rustproof and fade resistant. PBR (Purlin Bearing Rib) provides superior overlap between panels and seals out the elements. Colors available

1 BICYCLE SHELTER - LONG TERM

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CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CONSTRUCTION DETAILS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
CH
DRAWN BY BA | **CHECKED BY** KK
DATE
JULY 18, 2025
PROJECT NUMBER
1956-04-HS25
SHEET
LC502

50% DESIGN DEVELOPMENT

N:\1800\1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\LC-1956-04.dwg, LC502, Jul 21, 2025 1:40pm, BAnderson

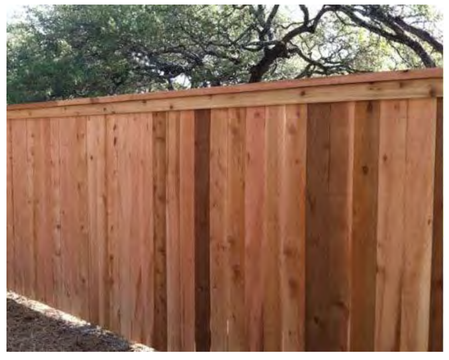
INTEGRAL COLORED CONCRETE
COLOR: DAVIS COLORS PEWTER
FINISH: TOPCAST #3

PALAZZO CONCRETE PAVER
COLOR 1: CHAMPAGNE COLOR 2: NATURAL PEWTER
PATTERN: RUNNING BOND

GRANITECRETE - NATURAL GOLD

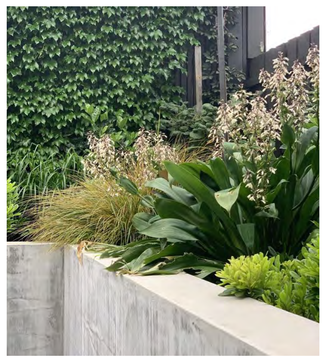
FLAGSTONE WITH PLANTED JOINT COLOR: FOSSIL CREEK

BICYCLE RACK
DERO HOOP RACK



VERTICAL PICKET WOOD FENCE + GATE

CHARCOAL BUILT-IN BBQ



CONCRETE RAISED PLANTER / SEATWALL

LONG TERM BICYCLE PARKING SHELTER

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STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

CONSTRUCTION MATERIALS IMAGERY

NO.	REVISION	DATE
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2		
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6		

PROJECT MANAGER
CH

DRAWN BY GB | **CHECKED BY** KK

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LC601

50% DESIGN DEVELOPMENT

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Arbutus x 'Marina'

Citrus japonica 'Nagami'

Hymenosporum flavum

Quercus tomentella

Achillea millefolium 'Sonoma Coast'

Agave attenuata

Carex divulsa

Chondropetalum tectorum 'El Campo'

Dianella caerulea 'Cassa Blue'

Dietes iridioides

Juncus patens 'Elk Blue'

Ligustrum japonicum 'Texanum'

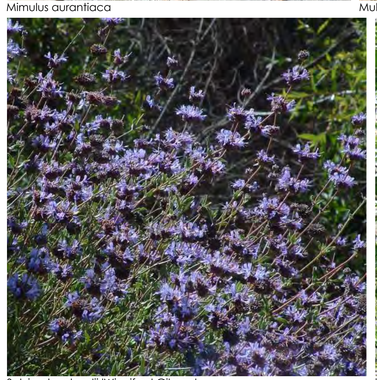
Mimulus aurantiaca

Muhlenbergia rigens

Olea europaea 'Montra'

Frangula californica 'Mound San Bruno'

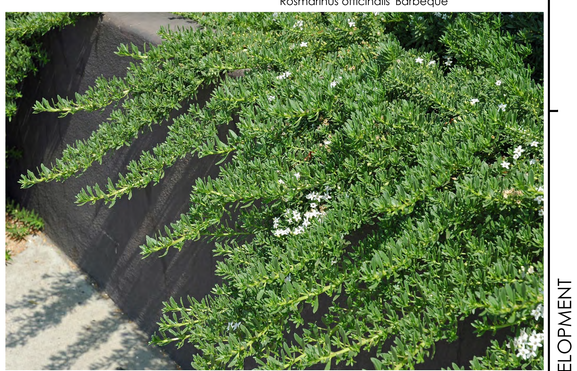
Rosmarinus officinalis 'Barbeque'


Salvia clevelandii 'Winnifred Gilman'

Trachelospermum jasminoides

Baccharis pilularis 'Pigeon Point'

Dymondia margaretae


Myoporum parvifolium 'Putah Creek'

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Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

PLANTING IMAGERY

NO.	REVISION	DATE
1		
2		
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4		
5		
6		

PROJECT MANAGER
CH

DRAWN BY
GB

CHECKED BY
KK

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LC602

50% DESIGN DEVELOPMENT

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IRRIGATION NOTES

1. SYSTEM DESIGN BASED ON THE FOLLOWING:
   A. 70PSI STATIC PRESSURE AT NEAREST FIRE HYDRANT
   B. 2" COPPER SERVICE LINE
   C. 2" WATER METER
   D. AVAILABLE FLOW = 77.18GPM (DESIGN STATION FLOW IS 5 GPM MAX.)
2. CONTRACTOR SHALL SLEEVE ALL LATERALS AND MAINLINES RUNNING UNDER PAVING
3. IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE. ALL Q.C. VALVES ARE TO BE LOCATED 12" FROM SIDEWALKS, CURBS, ASPHALT & CONCRETE SURFACES.
4. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR
5. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
6. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
7. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
8. CONTRACTOR SHALL ADJUST HEADS AS NEEDED TO MINIMIZE OVERSPRAY ONTO HARDSCAPE AREAS.
9. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
11. PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE.
12. ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
13. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM FOLLOWING A PRECIPITATION TEST. ADJUSTMENTS SHALL INCLUDE BUT WILL NOT BE LIMITED TO: HEAD RELOCATION, CHANGING NOZZLES, AND ADJUSTING ARC PATTERNS TO ATTAIN 65% EFFICIENT UNIFORMITY AS REQUIRED.
14. CONTRACTOR SHALL SLEEVE ALL PIPE CROSSINGS UNDER HARDSCAPE. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF HARDSCAPE AT EDGE OF PLANTER TO INDICATE LOCATION OF SLEEVE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF HARDSCAPE, TYP.
15. ALL NEW IRRIGATION BOXES, AND ADDITIONAL BOXES SHALL BE LOCATED IN PLANTING AREAS 18" MIN. AWAY FROM ADJACENT PAVING AND 5' MIN. AWAY FROM IMMEDIATE BUILDING ENTRIES. BOXES SHALL BE COLOR GREEN.
16. FOR ALL DRIP AREAS: CONTRACTOR TO INSTALL AIR RELIEF VALVES, OPERATION INDICATORS AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED:
    1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
    2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES.
    3. ALL ZONES SHALL PASS A COVERAGE TEST.
    4. CONTROLLERS SHALL BE FULLY OPERATIONAL.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC	PRECIP	WUCOLS
1	HUNTER ICV-G	1"	DRIP EMITTER	0.7	15	17.0	29.5	1.53 in/h	L
2	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.86	20	23.0	35.5	0.15 in/h	L
3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.1	20	23.2	35.7	0.35 in/h	L
4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	4.21	20	24.7	39.6	0.47 in/h	L
5	HUNTER ICV-G	1"	DRIP EMITTER	0.8	15	17.0	29.8	1.53 in/h	L
6	HUNTER ICV-G	1"	DRIP EMITTER	0.4	15	17.0	29.5	3.06 in/h	M
7	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.33	20	24.1	41.8	0.32 in/h	L

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → 6491 Calle Real
Site Type → Commercial — Allowed ETAF: 0.55
Annual Eto (inches/yr) → 50.1

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Bubbler	0.81	0.4	28	10	322
2	0.3	Low	Drip	0.81	0.4	629	233	7,236
3	0.3	Low	Drip	0.81	0.4	976	361	11,228
4	0.3	Low	Drip	0.81	0.4	1,656	613	19,051
5	0.3	Low	Bubbler	0.81	0.4	32	12	368
6	0.5	Mod./Ave.	Bubbler	0.81	0.6	8	5	153
7	0.3	Low	Drip	0.81	0.4	2,150	796	24,735
					SUBTOTAL →	**5,479**	**2,031**	**63,094**
Special Landscape Areas								
9					1	0	0	0
					SUBTOTAL →	**0**	**0**	**0**
						Estimated Total Water Use (ETWU) →		**63,094**
						Maximum Allowed Water Allowance (MAWA) →		**93,604**

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 2,031
Total Area 5,479
Average ETAF 0.37

All Landscape Areas
Total ETAF x Area 2,031
Total Area 5,479
Sitewide ETAF 0.37

Notes:

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

CRITICAL ANALYSIS

Generated: 2025-07-14 09:58

P.O.C. NUMBER: 01
Water Source Information: EXISTING IRRIATION METER TO REMAIN - VERIFY STATIC WATER PRESSURE AND SIZE IN-FEILD. IF LESS THAN 70 PSI NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available 120 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 70 PSI
Elevation Change: 5.00 ft
Service Line Size: 3"
Length of Service Line: 20 ft
Pressure Available: 68 PSI

DESIGN ANALYSIS
Maximum Station Flow: 4.21 GPM
Flow Available at POC: 120 GPM
Residual Flow Available: 115.79 GPM

Design Pressure: 20 PSI
Friction Loss: 0.18 PSI
Fittings Loss: 0.02 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.89 PSI
Pressure Req. at Critical Station: 24.1 PSI
Loss for Fittings: 0.48 PSI
Loss for Main Line: 4.81 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.8 PSI
Loss for Master Valve: 0.2 PSI
Loss for Water Meter: 0.4 PSI
Critical Station Pressure at POC: 41.8 PSI
Pressure Available: 68 PSI
Residual Pressure Available: 26.2 PSI

IRRIGATION SLEEVING NOTES:

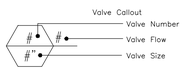
INSTALL IRRIGATION SLEEVES FOR ALL IRRIGATION MAINLINE, LATERALS, AND WIRES THAT CROSS ANY VEHICULAR OR PEDESTRIAN PAVED SURFACES ACCORDING TO THE FOLLOWING SCHEDULE, TYP.:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVES
DRIP TUBING	1-2" SDR 35 PVC
¾" LATERAL	1-2" SDR 35 PVC
1" LATERAL	1-2" SDR 35 PVC
1 ¼" LATERAL	1-2" SDR 35 PVC
1 ½" LATERAL	1-4" SDR 35 PVC
2" LATERAL	1-4" SDR 35 PVC
1" PRESSURE SUPPLY LINE	1-2" SDR 35 PVC
1 ½" PRESSURE SUPPLY LINE	1-4" SDR 35 PVC
2" PRESSURE SUPPLY LINE	1-4" SDR 35 PVC
2½" PRESSURE SUPPLY LINE	1-6" SDR 35 PVC
3" PRESSURE SUPPLY LINE	1-6" SDR 35 PVC
1-20 CONTROL WIRES	1-2" SDR 35 PVC
21-40 CONTROL WIRES	2-2" SDR 35 PVC

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	4	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20	
5.0 7.0 10.0	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	34	15
	AREA TO RECEIVE DRIP EMITTERS TORO T-DPJ-A SINGLE-OUTLET, SELF-FLUSHING, PRESSURE COMPENSATING EMITTER. MALE ADAPTER WITH BUG SHIELD, AND COLOR-CODED 0.5 GPH=BLUE; 1.0 GPH=BLACK; 2.0 GPH=RED. Emitter Notes: DPJ02 emitters (1 assigned to each 1 gal plant) DPJ02 emitters (2 assigned to each 5 gal plant) DPJ02 emitters (2 assigned to each 15 gal plant)	5,410 SF	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3
	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4IN. NPT INLET, 2-PIECE BODY.	13
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
MV	SUPERIOR 3200 1" NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 3/4IN.,1IN.1-1/2IN.,2IN.,2-1/2IN. AND 3IN..	1
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	HUNTER I2C-1600-SS 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. STAINLESS STEEL CABINET.	1
WSS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
M	WATER METER 2" EXISTING IRRIATION METER TO REMAIN - VERIFY STATIC WATER PRESSURE AND SIZE IN-FEILD. IF LESS THAN 70 PSI NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,027 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	615.7 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	206.7 LF



EQUIPMENT QUANTITY NOTE:

IRRIGATION EQUIPMENT QUANTITY COUNTS ARE FOR CONVENIENCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL EQUIPMENT QUANTITIES AND REQUIRED ACCESSORY MATERIALS PRIOR TO FINAL BID AND INSTALLATION.

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

IRRIGATION NOTES & SCHEDULE

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

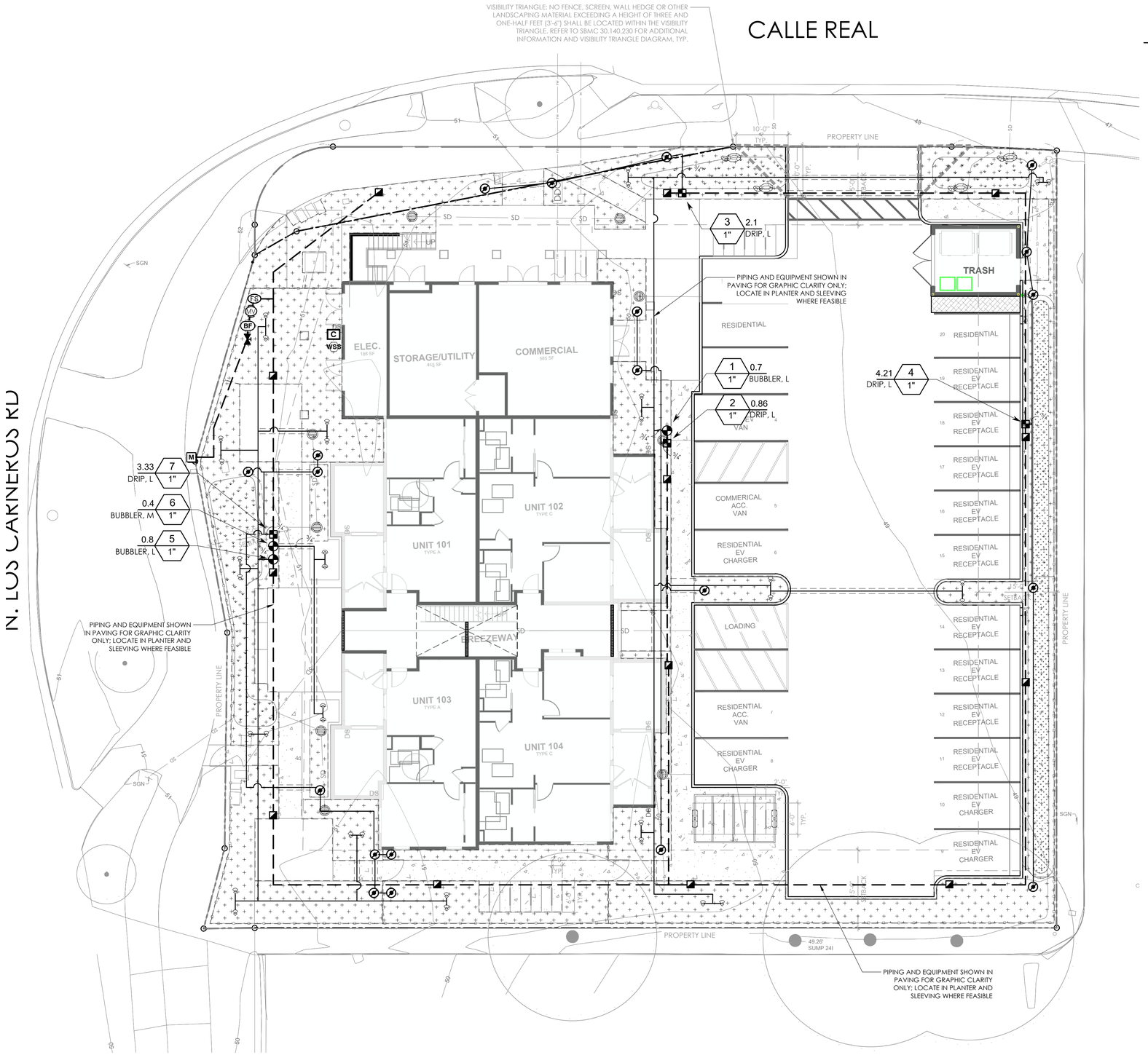
PROJECT MANAGER
CH
DRAWN BY BA
CHECKED BY KK
DATE
JULY 18, 2025
PROJECT NUMBER
1956-04-HS25
SHEET
LI001

50% DESIGN DEVELOPMENT

N:\1800\1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\LI-1956-04.dwg, LI001, Jul 21, 2025 1:40pm, BAnderson

CALLE REAL

VISIBILITY TRIANGLE: NO FENCE, SCREEN, WALL HEDGE OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF THREE AND ONE-HALF FEET (3'-6") SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE. REFER TO SBMC 30.140.230 FOR ADDITIONAL INFORMATION AND VISIBILITY TRIANGLE DIAGRAM, TYP.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	4	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20	
5.0 7.0 10.0	RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	34	15
	AREA TO RECEIVE DRIP EMITTERS TORO T-DPJ-A SINGLE-OUTLET, SELF-FLUSHING, PRESSURE COMPENSATING EMITTER. MALE ADAPTER WITH BUG SHIELD, AND COLOR-CODED 0.5 GPH=BLUE; 1.0 GPH=BLACK; 2.0 GPH=RED. Emitter Notes: DPJ02 emitters (1 assigned to each 1 gal plant) DPJ02 emitters (2 assigned to each 5 gal plant) DPJ02 emitters (2 assigned to each 15 gal plant)	5,410 SF	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3
	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4IN. NPT INLET, 2-PIECE BODY.	13
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
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M	WATER METER 2" EXISTING IRRIATION METER TO REMAIN - VERIFY STATIC WATER PRESSURE AND SIZE IN-FEILD. IF LESS THAN 70 PSI NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,027 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	615.7 LF
	PIPE SLEEVE: PVC CLASS 200 SDR 21	206.7 LF

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

0 5 10 20 30 feet
1"=10'

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

IRRIGATION PLAN

NO.	REVISION	DATE

PROJECT MANAGER
CH

DRAWN BY	CHECKED BY
BA	KK

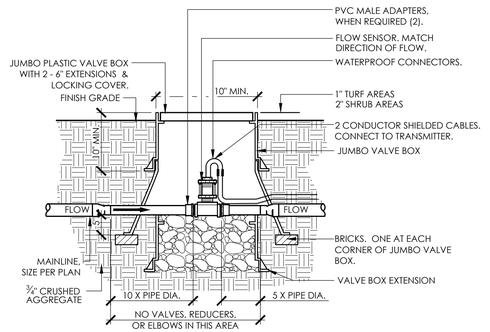
DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LI101

50% DESIGN DEVELOPMENT

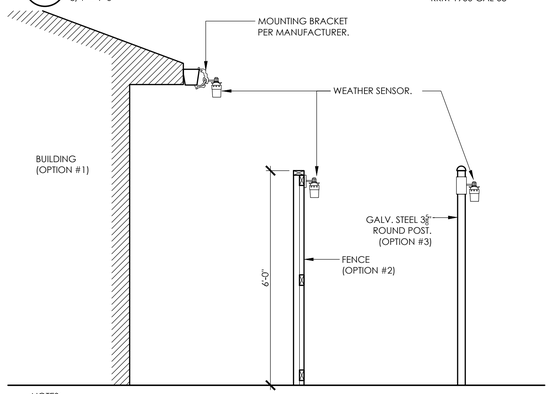
N:\1800\1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\LI-1956-04.dwg, LI101, Jul 22, 2025 11:01am, GBracchi



NOTES:
1. CONTRACTOR SHALL WIRE FLOW SENSOR TO IRRIGATION CONTROLLER IF CONTROLLER ALLOWS.
2. FLOW SENSOR MAKE AND MODEL SHALL BE COMPATIBLE WITH IRRIGATION CONTROLLER.

5 FLOW SENSOR

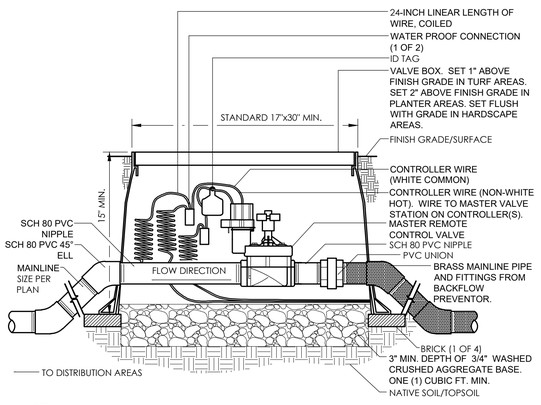
3/4" = 1'-0" RRM-1900-CAL-08



NOTES:
1. INSTALL WEATHER SENSOR CLEAR FROM OVERHEAD PROJECTIONS AT A MINIMUM ELEVATION OF 6' FROM THE GROUND. UTILIZE MANUFACTURER'S ACCESSORY CLIPS AND MOUNTING EQUIPMENT.
2. WEATHER SENSOR SHALL BE INSTALLED ON BUILT STRUCTURES PER OPTION #1 WHERE POSSIBLE. WHERE NO BUILT STRUCTURES ARE AVAILABLE, INSTALLATION SHALL BE PER OPTION #2. OPTION #3 SHALL BE UTILIZED ONLY WHEN THE OTHER TWO OPTIONS ARE NOT VIABLE.
3. INSTALL WEATHER SENSOR WITHIN RANGE OF RECEIVER MODULE.

6 WIRELESS RAIN SENSOR

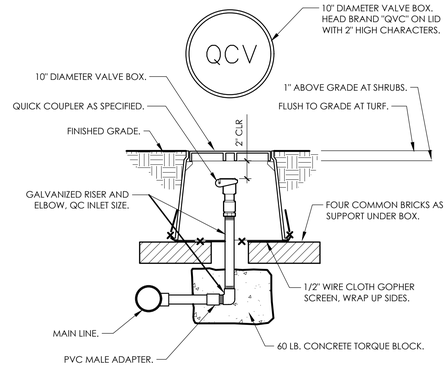
1/2" = 1'-0" RRM-1900-CAL-21



NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

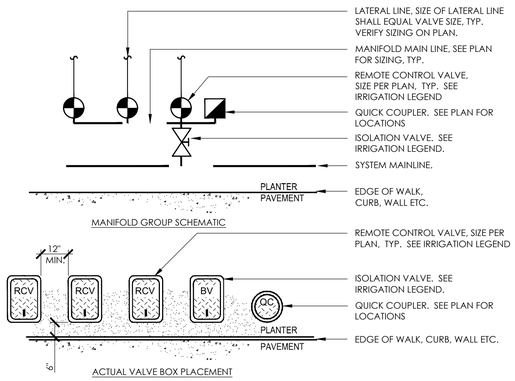
7 MASTER VALVE

3/4" = 1'-0" RRM-1900-CAL-23



2 QUICK COUPLER VALVE IN BOX

1 1/2" = 1'-0" RRM-1900-CAL-04



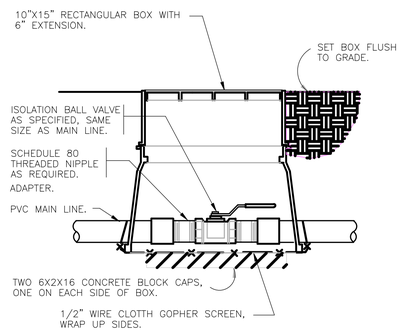
MANIFOLD GROUP SCHEMATIC

ACTUAL VALVE BOX PLACEMENT

NOTES:
1. ALL VALVES SHALL BE RUN OFF A MANIFOLD GROUP SIMILAR TO THAT SHOWN IN ABOVE DIAGRAM.
2. ALL BOXES SHALL BE SQUARE TO ONE ANOTHER, AND TO EDGES OF ADJACENT FIXED OBJECTS.
3. ALL VALVE BOXES SHALL BE SET 2" ABOVE FINISH GRADE.
4. SEE IRRIGATION PLAN FOR MAINLINE PIPE SIZING.

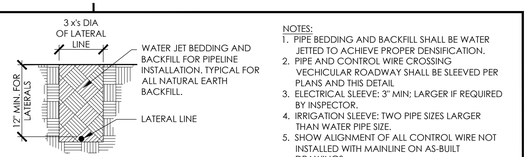
3 VALVE BOX LAYOUT IN PLANTERS

3/8" = 1'-0" RRM-1900-CAL-05



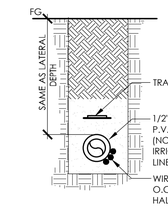
4 SS ISOLATION VALVE

1 1/2" = 1'-0" RRM-1900-CAL-07

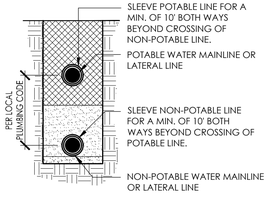


LATERAL LINE

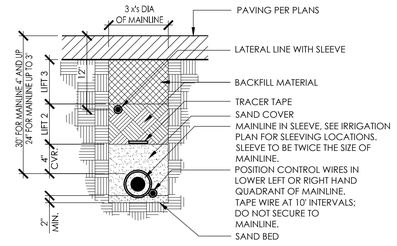
NOTES:
1. PIPE BEDDING AND BACKFILL SHALL BE WATER JETTED TO ACHIEVE PROPER DENSIFICATION.
2. PIPE AND CONTROL WIRE CROSSING VECHICULAR ROADWAY SHALL BE SLEEVED PER PLANS AND THIS DETAIL
3. ELECTRICAL SLEEVE: 3" MIN; LARGER IF REQUIRED BY INSPECTOR.
4. IRRIGATION SLEEVE: TWO PIPE SIZES LARGER THAN WATER PIPE SIZE.
5. SHOW ALIGNMENT OF ALL CONTROL WIRE NOT INSTALLED WITH MAINLINE ON AS-BUILT DRAWINGS.



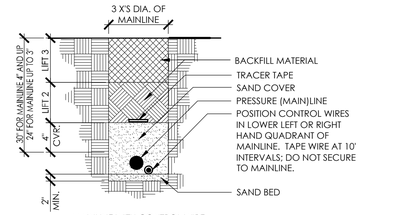
CONTROL WIRE SEPARATE FROM PIPE



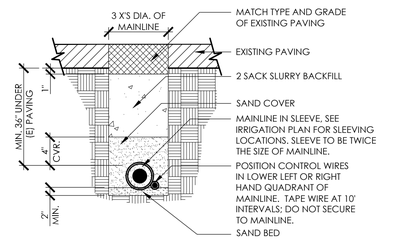
RECLAIMED WATER & POTABLE WATER PIPE



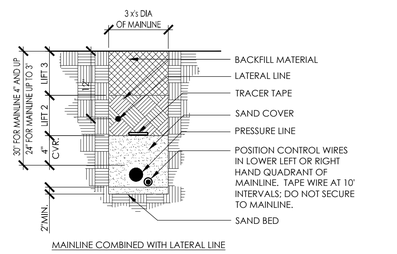
MAINLINE COMBINED WITH LATERAL LINE UNDER PAVEMENT



MAINLINE WITH CONTROL WIRE



MAINLINE WITH CONTROL WIRE BELOW EXISTING PAVING



MAINLINE COMBINED WITH LATERAL LINE

1 TRENCHING

1" = 1'-0" RRM-1900-CAL-20

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CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

IRRIGATION DETAILS

NO.	REVISION	DATE

PROJECT MANAGER
CH

DRAWN BY BA | **CHECKED BY** KK

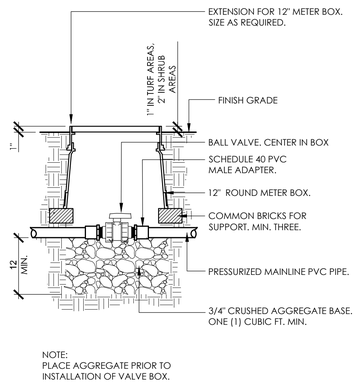
DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LI501

50% DESIGN DEVELOPMENT

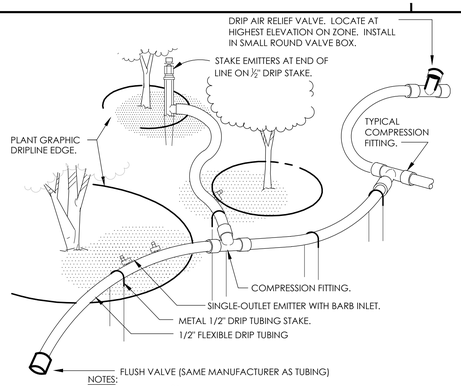
N:\1800_1956-04-HS25-6491-Calle-Real-Mixed-Use-CDs\Landscape-Architecture\2-Con Docs_Sheet Files\LI-1956-04.dwg, LI501, Jul 21, 2025 1:41pm, BAnderson



NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

7 BALL VALVE

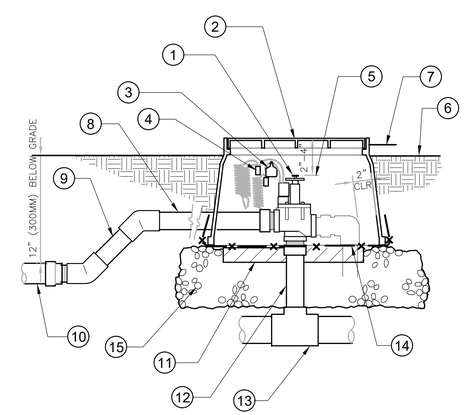
1" = 1'-0" RRM-1900-CAL-17



NOTES:
A. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTER DRIPLINE.
B. EVENLY SPACE EMITTERS AROUND PLANT.
C. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.
D. 1/4" "SPAGHETTI" TUBING IS NOT PERMITTED.
E. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT.

4 TYPICAL DRIP TUBING LAYOUT

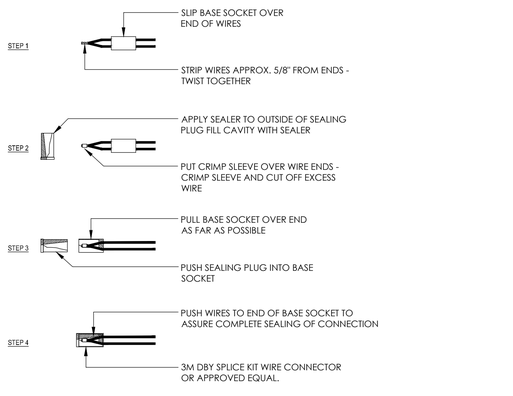
1 1/2" = 1'-0" RRM-1900-CAL-13



1. REMOTE CONTROL VALVE AS SPECIFIED, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

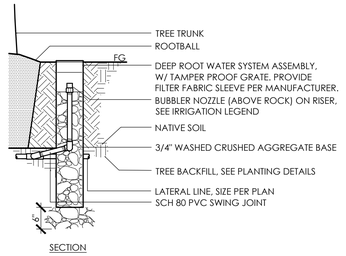
1 REMOTE CONTROL VALVE

1 1/2" = 1'-0" RRM-1900-CAL-09



8 WIRING CONNECTIONS

1 1/2" = 1'-0" RRM-1900-CAL-28

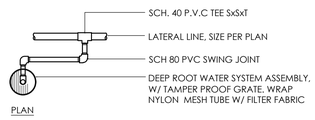


NOTES :

A. USE PIPE TEFLON TAPE ON ALL PIPE THREADS. TIGHTEN THREADS UNTIL MODERATELY SNUG (DO NOT OVERTIGHTEN).

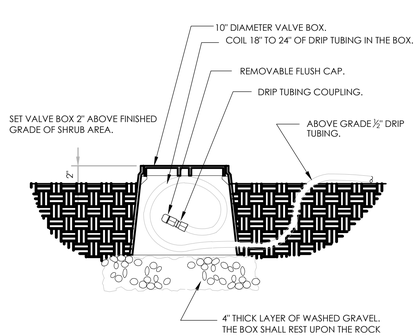
B. LOCATE TREE BUBBLER ON ROOT BALL SIDE OF ROOT CONTROL BARRIERS.

C. WHERE POSSIBLE, LOCATE TREE BUBBLER AWAY FROM ADJACENT HARDSCAPE AREAS TO DISCOURAGE ROOT GROWTH UNDER PAVING.



9 DEEP ROOT TREE BUBBLER

3/4" = 1'-0" RRM-1900-CAL-16



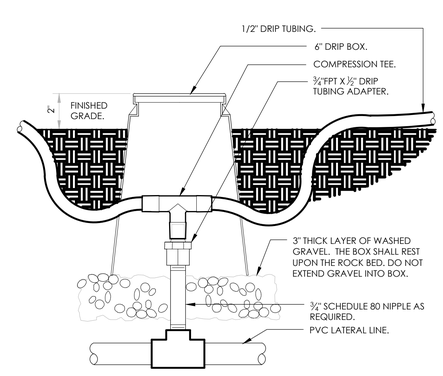
1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

5 DRIP AIR RELIEF VALVE IN BOX

3" = 1'-0" RRM-1900-CAL-14

6 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0" RRM-1900-CAL-15



2 DRIP ZONE VALVE CONTROL KIT

1/2" = 1'-0" RRM-1900-CAL-11

3 RIGID PVC TO DRIPLINE TRANSITION

3" = 1'-0" RRM-1900-CAL-12

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

IRRIGATION DETAILS

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PROJECT MANAGER
CH

DRAWN BY	CHECKED BY
BA	KK

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LI502

50% DESIGN DEVELOPMENT

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CONSTRUCTION NOTES

1. APPROVED PLANS - NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY OWNER. THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR WITHOUT NOTIFICATION TO THE OWNER MAY BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK. THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS FOR THIS PROJECT ON THE SITE AT ALL TIMES, AND SHALL BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

2. UNDERGROUND UTILITIES - PRIOR TO BEGINNING ANY EXCAVATION OR BORING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL FACILITIES PRIOR TO THE EXCAVATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA), TOLL FREE AT 811 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.

3. EXISTING UNDERGROUND UTILITIES - THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND FACILITIES, WHERE SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS, AND MAY NOT ACCURATELY REFLECT THE ACTUAL LOCATION OR ELEVATION. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR PROTECTING THE SAME DURING THE COURSE OF THE PROJECT. ANY DEVIATIONS FROM THE LOCATIONS SHOWN ON THE PLAN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CITY GENERAL SERVICES AGENCY.

4. SAFETY - THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SAFETY OF THE JOB SITE AND THE CONSTRUCTION WORK. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CITY INSPECTOR MAY NOTIFY THE CONTRACTOR OF ANY UNSAFE CONDITIONS WHICH MAY BE OBSERVED, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY TAKING ALL SUCH MEASURES AS WILL CORRECT THE UNSAFE CONDITION.

5. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF HIS WORK, AND SHALL EXERCISE DUE CAUTION TO ITS ORIGINAL CONDITION, ALL IMPROVEMENTS OR PROPERTY WHICH IS DAMAGED OR REMOVED (UNLESS DESIGNATED FOR REMOVAL ON THE PLANS) AS A RESULT OF HIS OPERATIONS.

6. SITE CONDITIONS - THE CONTRACTOR SHALL CONTINUALLY REVIEW JOB SITE CONDITIONS. CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD. ALL SUCH CHANGES TO THE CONSTRUCTION SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE CONSTRUCTION.

7. CONTRACTOR'S RECORD OF CHANGES - THE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES FROM THE CONSTRUCTION AS SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ENGINEER OF RECORD WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS.

8. HOURS OF WORK - PROJECT CONSTRUCTION WITHIN 500 FEET OF ANY EXISTING BUSINESSES SHALL BE COORDINATED DIRECTLY WITH THE OWNER. A WORK SCHEDULE SHALL BE PROVIDED AND APPROVED BY THE OWNER INDICATING HOURS OF CONSTRUCTION PRIOR TO WORK COMMENCING.

9. EXISTING SURVEY MONUMENTS - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S OWN EXPENSE.

10. OFF-SITE GRADING OR OTHER CONSTRUCTION WORK NOT PERMITTED WITHOUT PRIOR PERMISSION OF THE OFF-SITE PROPERTY OWNER AND THE CITY OF GOLETA BUILDING DEPARTMENT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR CLEANING CITY/STATE STREETS, CURBS, GUTTERS AND SIDEWALKS OF DIRT TRACKED FROM THE SUBJECT SITE. THE FLUSHING OF DIRT AND DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. THE CLEANING SHALL BE DONE AFTER EACH DAY'S WORK OR AS DIRECTED BY THE PROJECT INSPECTOR.

12. ALL LARGE CONSTRUCTION EQUIPMENT IS TO BE EQUIPPED WITH "CRITICAL" GRADE NOISE MUFFLERS. NOISE LEVEL REDUCTIONS ASSOCIATED WITH THE USE OF "CRITICAL" RATHER THAN "STOCK" GRADE MUFFLERS CAN BE AS HIGH AS 5dBA. ENGINES WILL BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS. BACK UP BEEPERS ARE TO BE TUNED TO INSURE LOWEST POSSIBLE NOISE LEVELS AS ALLOWED BY OSHA.

13. IN THE EVENT THAT GRADING OR OTHER OPERATIONS DO UNCOVER BURIED ARTIFACTS, ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED TO PREVENT FURTHER DISRUPTION OF THE NEWLY DISCOVERED ARCHAEOLOGICAL SITE. A QUALIFIED ARCHAEOLOGIST SHOULD THEN EVALUATE THE DISCOVERY AND RECOMMEND THE APPROPRIATE DISPOSITION OF THE RESOURCES. THE CITY GENERAL SERVICES AGENCY SHALL BE NOTIFIED. ALL STATE AND FEDERAL LAWS SHALL BE COMPLIED WITH.

14. CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CITY BUILDING INSPECTORS, THE OWNER AND THE ENGINEER OF RECORD 24 HOURS PRIOR TO THE MEETING. THIS MEETING SHALL INCLUDE THE SPECIAL INSPECTION REPORTING REQUIREMENTS, DISCUSSION OF THE EROSION CONTROL, DISABLED ACCESS COMPLIANCE & REPORTS REQUIRED. CALL CITY OF GOLETA FOR INSPECTIONS.

15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL RETAIL SHOPS DURING BUSINESS HOURS. COORDINATE DETOUR LOCATIONS WITH OWNERS PRIOR TO NECESSARY CLOSURES.

16. CONCRETE CUTTING REQUIRES COMPLETE RECOVERY OF THE SLURRY VIA VACUUM SYSTEM OR OTHER LIKE SYSTEM.

17. WHEN POURING OR PATCHING CONCRETE, WASHOUT IS REQUIRED TO BE USED ONSITE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
TREES					
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	5
	CITRUS JAPONICA `NAGAMI`	NAGAMI KUMQUAT	15 GAL	MODERATE	2
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	MODERATE	5
	QUERCUS TOMENTELLA	ISLAND OAK	24" BOX	LOW	5
SHRUBS					
	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA COAST COMMON YARROW	1 GAL	LOW	33
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW	16
	CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL	LOW	127
	CHONDROPETALUM TECTORUM `EL CAMPO`	EL CAMPO CAPE RUSH	5 GAL	LOW	17
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL	LOW	59
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL	LOW	28
	FRANGULA CALIFORNICA 'MOUND SAN BRUNO' CA NATIVE	MOUND SAN BRUNO COFFEEBERRY	5 GAL	VERY LOW	16
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL	LOW	90
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	15 GAL	MODERATE	24
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	VERY LOW	46
	MIMULUS GUTTATUS	SEEP MONKEYFLOWER	5 GAL	LOW	114
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	30
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	18
	ROSMARINUS OFFICINALIS 'BARBEQUE'	BARBEQUE ROSEMARY	5 GAL	LOW	11
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' CA NATIVE	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL	VERY LOW	13
	SALVIA MELLIFERA 'PT. MUGU' CA NATIVE	PT. MUGU BLACK SAGE	5 GAL	LOW	6
VINE					
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	15 GAL	LOW	2

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING	QTY
GROUND COVERS						
	BACCHARIS PILULARIS 'PIGEON POINT' CA NATIVE	PIGEON POINT COYOTE BRUSH	1 GAL	LOW	36" o.c.	45
	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	LOW	36" o.c.	20
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK TRAILING MYOPORUM	1 GAL	LOW	36" o.c.	74

QUANTITY NOTES

1. QUANTITIES PROVIDED IN CONSTRUCTION SCHEDULE AND IN CONSTRUCTION DETAILS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. SYMBOLS GRAPHICALLY INDICATED ON CONSTRUCTION PLANS SHALL REPRESENT ACTUAL PROPOSED QUANTITIES UNLESS EXPLICITLY INDICATED OTHERWISE.

2. CONTRACTOR SHALL FURNISH AND INSTALL ALL QUANTITIES OF INDIVIDUAL ELEMENTS REPRESENTED GRAPHICALLY ON CONSTRUCTION PLANS.

3. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

PLANTING NOTES & SCHEDULE

NO.	REVISION	DATE

PROJECT MANAGER
CH
DRAWN BY BA | **CHECKED BY** KK
DATE
JULY 18, 2025
PROJECT NUMBER
1956-04-HS25
SHEET
LP001

50% DESIGN DEVELOPMENT

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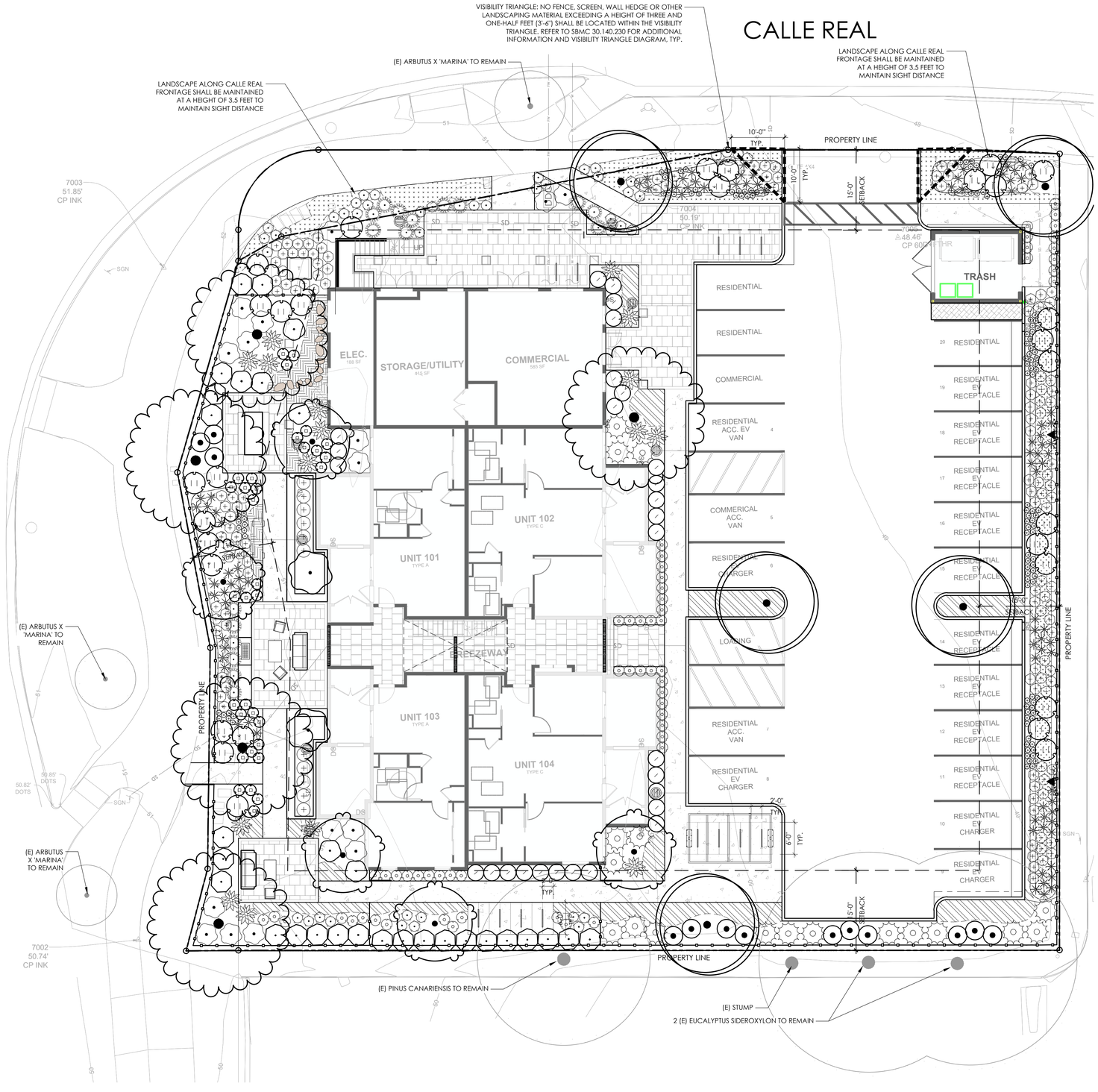
CALLE REAL



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT
TREES			
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX
	CITRUS JAPONICA `NAGAMI`	NAGAMI KUMQUAT	15 GAL
	HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX
	QUERCUS TOMENTELLA	ISLAND OAK	24" BOX
SHRUBS			
	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA COAST COMMON YARROW	1 GAL
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL
	CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL
	CHONDROPETALUM TECTORUM `EL CAMPO`	EL CAMPO CAPE RUSH	5 GAL
	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL
	FRANGULA CALIFORNICA 'MOUND SAN BRUNO' CA NATIVE	MOUND SAN BRUNO COFFEEBERRY	5 GAL
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	15 GAL
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL
	MIMULUS GUTTATUS	SEEP MONKEYFLOWER	5 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL
	ROSMARINUS OFFICINALIS 'BARBEQUE'	BARBEQUE ROSEMARY	5 GAL
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' CA NATIVE	WINNIFRED GILMAN CLEVELAND SAGE	5 GAL
	SALVIA MELLIFERA 'PT. MUGU' CA NATIVE	PT. MUGU BLACK SAGE	5 GAL
VINE			
	TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	15 GAL
SYMBOL	**BOTANICAL NAME**	**COMMON NAME**	**CONT**
GROUND COVERS			
	BACCHARIS PILULARIS 'PIGEON POINT' CA NATIVE	PIGEON POINT COYOTE BRUSH	1 GAL
	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK TRAILING MYOPORUM	1 GAL

0 5 10 20 30 feet
1"=10'

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LICENSED LANDSCAPE ARCHITECT
CAMERON HUNT No. 6565
Signature
04/30/26
Renewal Date
Date
STATE OF CALIFORNIA

CONSULTANT

AGENCY

CALLE REAL MIXED USE
6491 CALLE REAL, GOLETA, CA 93117

PLANTING PLAN

NO.	REVISION	DATE

PROJECT MANAGER
CH

DRAWN BY	CHECKED BY
BA	KK

DATE
JULY 18, 2025

PROJECT NUMBER
1956-04-HS25

SHEET
LP101

50% DESIGN DEVELOPMENT

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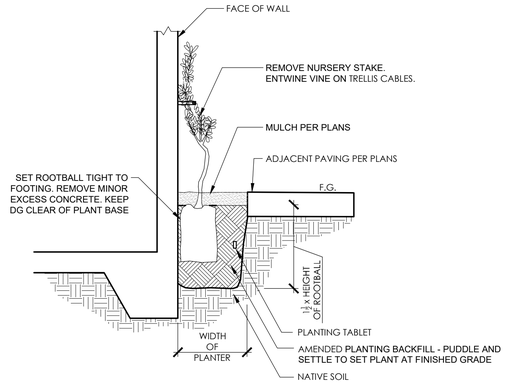
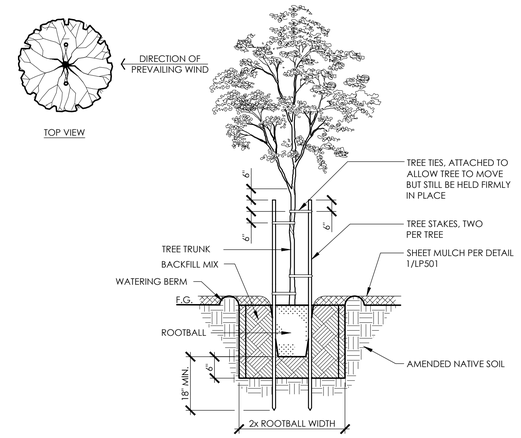


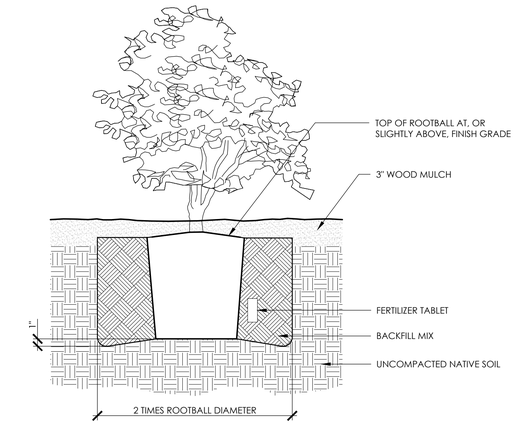
4 VINE PLANTING

1" = 1'-0"



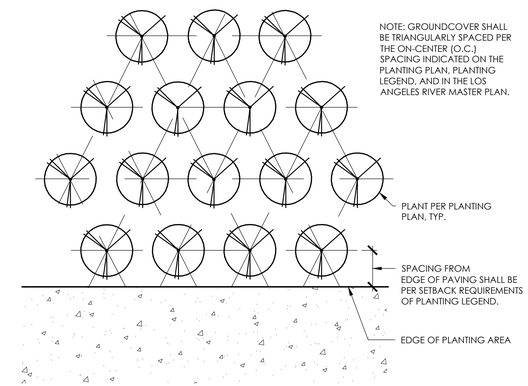
1 TREE PLANTING WITH WOOD STAKING

1/2" = 1'-0" RRM-1900-CAL-01



2 SHRUB PLANTING

1 1/2" = 1'-0" RRM-1900-CAL-02



3 GROUNDCOVER SPACING

1 1/2" = 1'-0" RRM-1900-CAL-03

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6491 CALLE REAL, GOLETA, CA 93117

PLANTING DETAILS

NO.	REVISION	DATE
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PROJECT MANAGER CH
DRAWN BY BA | **CHECKED BY** KK
DATE JULY 18, 2025
PROJECT NUMBER 1956-04-HS25
SHEET LP501

50% DESIGN DEVELOPMENT

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