

TO:

Agenda Item D.1 CONCEPTUAL REVIEW Meeting Date: September 9, 2025

SUBMITTED BY: Christina McGuire, Associate Planner

Goleta Design Review Board

SUBJECT: 178 N La Patera (APN 077-192-019) Residential addition and

second-story deck and Setback Modifications Case No. 25-0024-

DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

PROJECT DESCRIPTION:

This is a request for *Conceptual Review* for a 608 square foot residential addition and a new second-story deck on an existing 1,369 square foot single-story residence with an attached 272 square foot one-car garage on a 8,494 square foot lot. The applicant is proposing to change the orientation of the garage access from a side access to a direct access orientation. The proposed project would result in a 2,273 square foot single story residence with an attached two-car garage with a new 447 square foot second-story roof deck on top of the new garage. The proposal includes a new curb cut to accommodate new direct access to the garage and the applicant is requesting a reduction in the rear and interior yard setbacks. Considering all applicable Floor Area the proposal will be less than the Maximum Floor Area allowed for this parcel. The subject property has a Zoning and General Plan Land Use designation of Residential (RS) and is located in the Inland Zone.

The project was filed by Jonathan Villegas, of Dark Moon Building Desing and Engineering architect, on behalf of Bryan and Hillary Conant, Property Owners.

DISCUSSION

The focus of the Design Review Board is to evaluate the proposed alterations as shown in the plans. A comprehensive zoning analysis has not been completed at this time as the applicant has only submitted for Conceptual Review for the DRB to provide design related comments on the proposed project. The DRB should also provide comments if the proposed rear and interior yard setback modifications are appropriate.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. The entire project will be subject to environmental analysis at the time the Project is deemed complete in the future.

Meeting Date: September 9, 2025

NEXT STEPS

If the applicant chooses to pursue the development, the next steps would include: (1) Application Completeness Review following submittal of a Land Use Permit and Modification (2) Project Review and CEQA Analysis (3) Preliminary DRB recommendation; (4) Review by Zoning Administrator (5) a 10-day Zoning Administrator appeal period (6) Final DRB review (7) Condition Clearance (8) Issuance of Zoning Clearance; and (9) Building Permits and construction.

ATTACHMENTS:

Attachment A – Conceptual Plans Attachment B – Project Photos

ATTACHMENT A

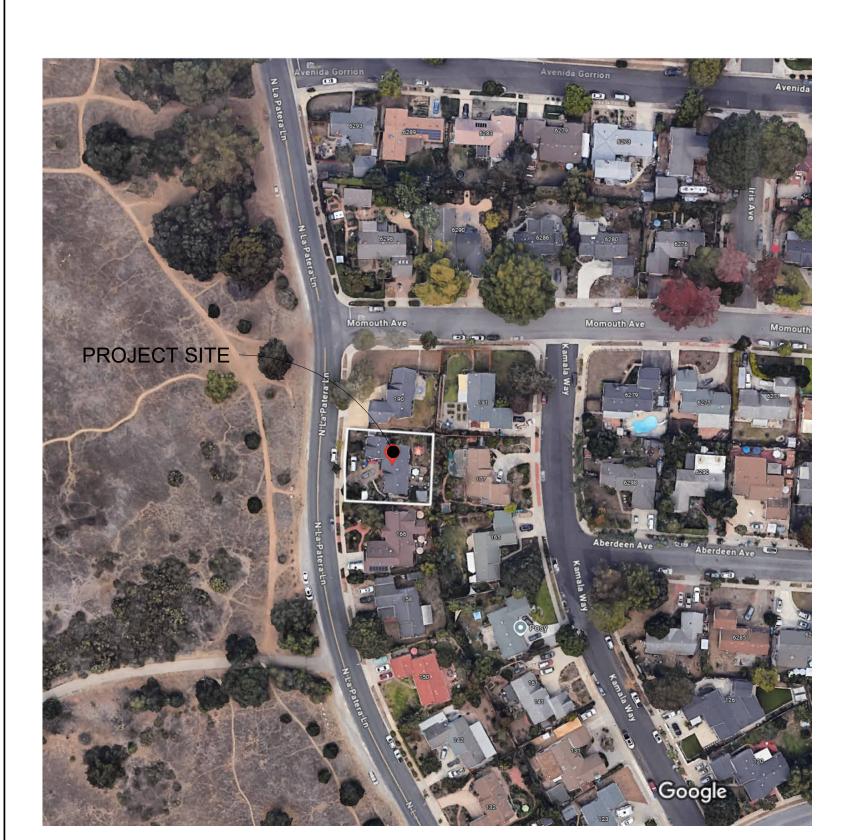
PROJECT PLANS

CONANT ADDITION & REMODEL SANTA BARBARA, CA



3D VIEW 14 2025-04-28-18-26-47 (ENSCAPE)

AO.1 3" = 1'-0"



VICINITY MAP

SYMBOL LEGEND:

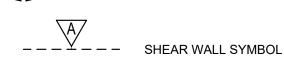
CENTERLINE

KEYNOTE CALLOUT - SQUARE



KEYNOTE CALLOUT - HEXAGON





SHEAR WALL HOLDOWN

WELD SYMBOL

CALLOUT

CALLOUT

SECTION

INDEX OF DRAWINGS

SHEET INDEX SHEET NAME PROJECT INFORMATION SHEET TITLE 24 SHEETS CAL GREEN SHEET 1 CAL GREEN SHEET 2 EXISTING AND PROPOSED SITE PLAN STORM WATER DRAINAGE AND RETENTION SPECIFICATIONS AND DETAILS A1.1D DEMO FLOOR PLAN EXISTING FIRST FLOOR PLAN PROPOSED FIRST FLOOR PLAN PROPOSED GARAGE DECK AND LOWER **ROOF PLAN** EXISTING AND PROPOSED ELEVATIONS EXISTING AND PROPOSED ELEVATIONS

ARCHITECTURAL DETAILS

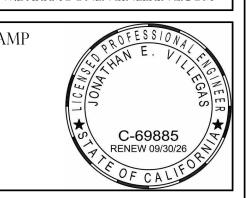
ARCHITECTURAL DETAILS

GENERAL NOTES

A6.1 3D VIEWS

WINDOW AND DOOR SCHEDULES AND

SANTA YNEZ, CA 93460 805.680.6874 (OFFICE) DARKMOONENG@GMAIL.COM WWW.DARKMOONENGINEERING.COM



The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication hereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Darkmoon Building Design and Engineering with prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

DO NOT SCALE THESE DRAWINGS. See Architectural plans for written dimensions. The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report

any discrepancies to the Engineer and the Architect for resolution prior to commencing with the work in question.

SHEE

SCOPE OF WORK

DEMOLISH EXISTING EXTERIOR WALLS FOR ADDITIONS AND GARAGE

ROOF AND ROOF FRAMING. NEW ADDITION (608 SF) TO EXISTING RESIDENCE NEW ADDITION (24 SF) OF STORAGE UNDER EXTERIOR NEW STAIR REVERT THE 1 CAR GARAGE TO A 2-CAR GARAGE AND RELOCATE ACCESS AND DRIVEWAY

NEW ROOF DECK OVER EXISTING GARAGE (447 SF) NEW HEAT PUMP

RELOCATE EXISTING GAS METER TO NEW EXTERIOR WALL NEW EXTERIOR BOARD AND BATTEN FINISH NEW WINDOWS AND DOORS THROUGHOUT

INTERIOR: REMODEL OF KITCHENS AND BATHS

SEEKING MODIFICATIONS FOR THE SIDE AND REAR SETBACK ENCROACHMENTS - SEE SITE PLANS ON A0.5

PROJECT DESCRIPTION

OWNER: BRYAN AND HILLARY CONANT PROJECT LOCATION: 178 LA PATERA LANE

GOLETA, CA 93117

ACCESSORS PARCEL NUMBER: 077-192-019 CONSTRUCTION TYPE: TYPE V - NON RATED ZONING DESIGNATION: RS-8 OCCUPANCY GROUP: NUMBER OF STORIES:

YEAR BUILT: 1960 PARCEL SIZE: 8,494 SF (0.20 ACRES) HIGH FIRE:

BUILDING AREAS: (E) RESIDENCE: 1,369 SF (E) GARAGE / LAUNDRY: TOTAL (E) AREA: (N) ADDITION (N) STAIR STORAGE: TOTAL: TOTAL AREA: 2,273 SF

(N) ROOF DECK ABOVE (E) GARAGE: PROPOSED GRADING

0 CY 0 CY NET (CUT):

EXISTING 1 COVERED PROPOSED 2 COVERED THIS BUILDING DOES NOT HAVE A FIRE SPRINKLER SYSTEM

CODE COMPLIANCE

THIS PROJECTS INTENT IS TO COMPLY WITH THE FOLLOWING CODES AND ORDINANCES:

CALIFORNIA BUILDING CODE [CBC] 2022
CALIFORNIA MECHANICAL CODE [CMC] 2022
CALIFORNIA ELECTRICAL CODE [CEC] 2022
CALIFORNIA PLUMBING CODE [CPC] 2022
CALIFORNIA RESIDENTIAL CODE [CRC] 2022
CALIFORNIA GREEN STANDARDS BUILDING CODE [CGSBC] 2022 CALIFORNIA ENERGY CODE

SPECIAL INSPECTIONS AND OBSERVATIONS

SEE SHEET S0.1 FOR SPECIAL INSPECTIONS REQUIRED

DESCRIP. DATE

PROJECT NUMBER: 2022.016.00 08/25/2025 DRAWN BY:

SHEET NO.

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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 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. 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:** Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development Additions and Alterations 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 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. I.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: 2. Water collection and disposal systems 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater **Exception**: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate

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

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.

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

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

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

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

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

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use

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

1.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or quest rooms.

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

Exception: Areas of parking facilities served by parking lifts.

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

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

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

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

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

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

Exception: Electric vehicle charging stations designed and constructed in compliance with the California

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

Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section

I.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

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

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

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

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

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for

future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage.

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

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing

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

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

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

4.106.4.2.4 Identification.

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,

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

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

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

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

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

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019					
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 Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the

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.

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A

		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each	11037.	CONVENIENCE FOR THE USER.		4.501.1 Scope		
		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	4.106.4.2.3 EV space requirements. 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch	TABLE - MAXIMUM FIXTURE WATER	RUSE	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.		
		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	circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close	FIXTURE TYPE	FLOW RATE	SECTION 4.502 DEFINITIONS		
		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	proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)		
		overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is	have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	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.		
		installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .	Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood,		
		4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent		KITCHEN FAUCETS	1.8 GPM @ 60 PSI	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		
		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".	2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide	METERING FAUCETS	0.2 GAL/CYCLE	93120.1.		
			information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required	WATER CLOSET	1.28 GAL/FLUSH	DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for		
			raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.	URINALS	0.125 GAL/FLUSH	combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.		
D	DISCLAIMER:THIS	S DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GF	EEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE U	SED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY	THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END US	ER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.		

1.304 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.

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**

1.406 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

I.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING .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.

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

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.

.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

4. Identify construction methods employed to reduce the amount of construction and demolition waste

by weight or volume, but not by both. .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.

5. Specify that the amount of construction and demolition waste materials diverted shall be calculated

.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

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

.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...

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:

 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.

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 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5

5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent

feet away from the foundation 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

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

1.410.2 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, orrugated 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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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esolution prior to commencing with the work in question.

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No. Descript. Date

PROJECT NUMBER: 2022.016.00 08/25/2025 DRAWN BY: SHEET NO.



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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 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).

4.503.1 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

- 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 tricloroethylene), 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

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

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:

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

(Less Water and Less Exempt Compounds in Grams p	er Liter)
ARCHITECTURAL APPLICATIONS	VOC LIMIT
NDOOR 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.

(Less Water and Less Exempt Compounds in Gr	ams ner Liter)
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
	760
MARINE DECK	
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

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

ARCHITECTURAL COATINGS2,3

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 COATINGS1	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	200
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 COATINGS WOOD PRESERVATIVES	350
MACOD I UFOFUALIAFO	330

- 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 L	IMITS₁
MAXIMUM FORMALDEHYDE EMISSIONS IN PAR	RTS 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 FIBERBOARD2	0.13
VALUES IN THIS TABLE ARE DERIVED FROM BY THE CALIF. AIR RESOURCES BOARD, AIR TO MEASURE FOR COMPOSITE WOOD AS TESTED MEASURE FOR COMPOSITE W	OXICS CONTROL

WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH

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 esting 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.

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

I.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:

- Product certifications and specifications.
- 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.

California Residential Code, Chapter 5, shall also comply with this section.

4.505 INTERIOR MOISTURE CONTROL

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

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

- 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,
- 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
- 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. nsulation 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

4.506 INDOOR AIR QUALITY AND EXHAUST **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the

- 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
- 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
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

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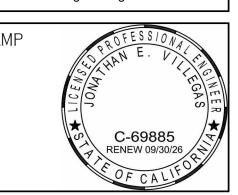
- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.
- 4.507 ENVIRONMENTAL COMFORT

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

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any discrepancies to the Engineer and the Architect for

Special inspectors shall be independent entities with no financial interest in the materials or the

INSTALLER & SPECIAL INSPECTOR 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

Examples of acceptable HVAC training and certification programs include but are not limited to the following:

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the

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.

3. Successful completion of a third party apprentice training program in the appropriate trade.

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

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building

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.

Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

project they are inspecting for compliance with this code. . 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 ecognized 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

702 QUALIFICATIONS

State certified apprenticeship programs.

4. Programs sponsored by manufacturing organizations.

performance contractors, and home energy auditors.

Other programs acceptable to the enforcing agency.

Other programs acceptable to the enforcing agency.

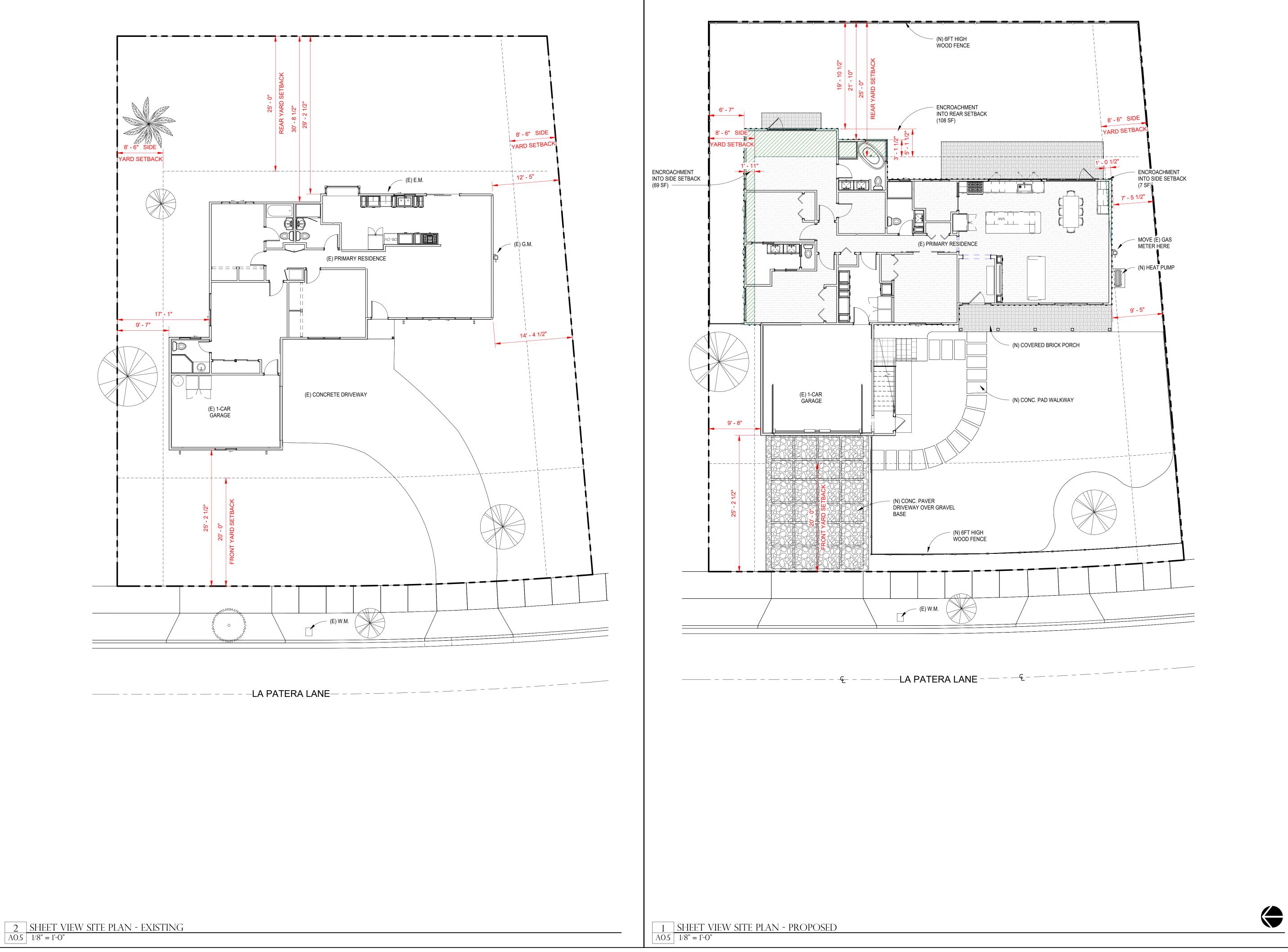
Public utility training programs.

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.

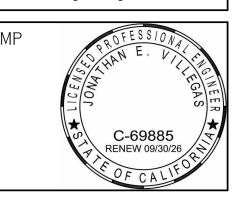
esolution prior to commencing with the work in question.

No. Descript. Date

PROJECT NUMBER	₹:
	2022.016.00
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	08/25/202
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SHEET NO.	







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DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.
The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Engineer and the Architect for resolution prior to commencing with the work in question.

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178 N. LA PATERA
GOLETA CA 931
EXISTING AND PROPOSE

No. Descript. Date

PROJECT NUMBER: 2022.016.00 08/25/2025 DRAWN BY:

SHEET NO.

AO.5

A FIBER ROLLS

Limitations Runoff and erosion may occur if fiber roll is not adequately trenched in.

- Fiber rolls at the toe of slopes greater than 1:5 may require the use of 500 mm (20" diameter) or installations achieving the same protection (i.e., stacked smaller diameter fiber rolls, etc.).
- Fiber rolls may be used for drainage inlet protection if they can be properly anchored.
- Difficult to move once saturated.
- Fiber rolls could be transported by high flows if not properly staked and
- Fiber rolls have limited sediment capture zone.
- Do not use fiber rolls on slopes subject to creep, slumping, or landslide.

Standards and Fiber Roll Materials

Specifications Fiber rolls shall be either:

(1) Prefabricated rolls.

(2) Rolled tubes of erosion control blanket. Assembly of Field Rolled Fiber Roll

Roll length of erosion control blanket into a tube of minimum 200 mm (8 in)

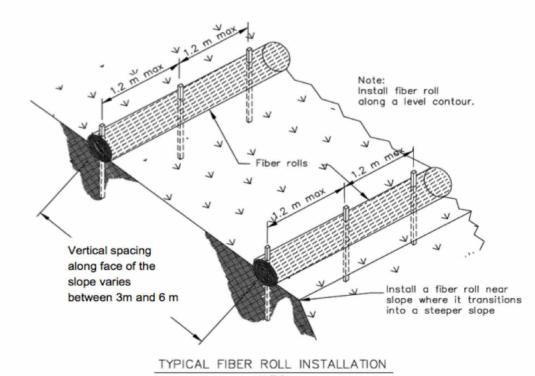
■ Bind roll at each end and every 1.2 m (4 ft) along length of roll with jute-type

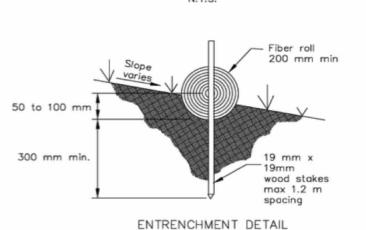
- Slope inclination of 1:4 or flatter: fiber rolls shall be placed on slopes 6.0 m
- Slope inclination of 1:4 to 1:2: fiber rolls shall be placed on slopes 4.5 m
- Slope inclination 1:2 or greater: fiber rolls shall be placed on slopes 3.0 m
- Stake fiber rolls into a 50 to 100 mm (2 to 4 in) trench.
- Drive stakes at the end of each fiber roll and spaced 600 mm (2 ft) apart if Type 2 installation is used (refer to Page 4). Otherwise, space stakes 1.2 m (4 ft) maximum on center if installed as shown on Pages 5 and 6.
- Use wood stakes with a nominal classification of 19 by 19 mm (3/4 by 3/4 in), and minimum length of 600 mm (24 in).
- If more than one fiber roll is placed in a row, the rolls shall be overlapped; not

- Fiber rolls are typically left in place.
- If fiber rolls are removed, collect and dispose of sediment accumulation, and fill and compact holes, trenches, depressions or any other ground disturbance to blend with adjacent ground.

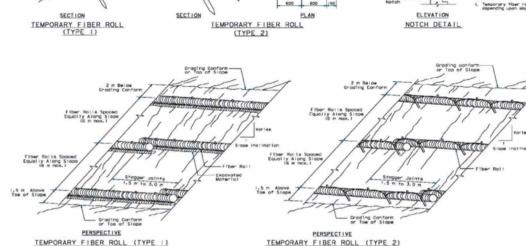
Inspection

- Maintenance and Repair or replace split, torn, unraveling, or slumping fiber rolls.
 - Inspect fiber rolls when rain is forecast. Perform maintenance as needed or as required by the RE.
 - Inspect fiber rolls following rainfall events and a least daily during prolonged rainfall. Perform maintenance as needed or as required by the RE.
 - Maintain fiber rolls to provide an adequate sediment holding capacity. Sediment shall be removed when the sediment accumulation reaches three quarters (3/4) of the barrier height. Removed sediment shall be incorporated in the project at locations designated by the RE or disposed of outside the highway right-of-way in conformance with the Standard Specifications.

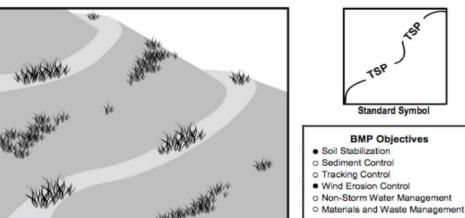




Temporary fiber not spacing world depending upon stope Inclination. NOTCH DETAIL



B HYDROSEEDING



Definition and Hydroseeding typically consists of applying a mixture of wood fiber, seed, Purpose fertilizer, and stabilizing emulsion with hydro-mulch equipment, which emporarily protects exposed soils from erosion by water and wind. This is one of five temporary soil stabilization alternatives to consider.

Appropriate

Hydroseeding is applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas

that must be re-disturbed following an extended period of inactivity. Limitations - Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. Otherwise, hydroseeding must be used in conjunction with a soil binder or

- Steep slopes are difficult to protect with temporary seeding.
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation

mulching (i.e., straw mulch), refer to BMP SS-5, Table 1 for options.

Temporary vegetation is not appropriate for short-term inactivity.

Standards and To select appropriate hydroseeding mixtures, an evaluation of site conditions shall

Soil conditions Site topography Season and climate Vegetation types

Specifications be performed with respect to:

- Maintenance requirements Sensitive adjacent areas Water availability Plans for permanent vegetation
- Selection of hydroseeding mixtures shall be approved by the District Landscape Architect and the Construction Storm Water Coordinator.

The following steps shall be followed for implementation:

- Seed mix shall comply with the Standard Specifications Section 20-2.10, and the project's special provisions.
- Hydroseeding can be accomplished using a multiple-step or one-step process; refer to the special provisions for specified process. The multiple-step process ensures maximum direct contact of the seeds to soil. When the onestep process is used to apply the mixture of fiber, seed, etc., the seed rate shall

be increased to compensate for all seeds not having direct contact with the

- Prior to application, roughen the slope, fill area, or area to be seeded with the furrows trending along the contours. Rolling with a crimping or punching type roller or track walking is required on all slopes prior to hydroseeding Track walking shall only be used where other methods are impractical.
- Apply a straw mulch to keep seeds in place and to moderate soil moisture and temperature until the seeds germinate and grow, refer to Standard Specifications Sections 20-2.06 and 20-3.03.
- All seeds shall be in conformance with the California State Seed Law of the Department of Agriculture. Each seed bag shall be delivered to the site sealed and clearly marked as to species, purity, percent germination, dealer's guarantee, and dates of test; provide the Resident Engineer (RE) with such documentation. The container shall be labeled to clearly reflect the amount of Pure Live Seed (PLS) contained. All legume seed shall be pellet-inoculated Inoculant sources shall be species-specific and shall be applied at a rate of 2 kg of inoculant per 100 kg of seed (2-lb inoculant per 100-lb seed), refer to Standard Specifications Section 20-2.10.
- Commercial fertilizer shall conform to the requirements of the California Food and Agricultural Code. Fertilizer shall be pelleted or granular form.
- Follow-up applications shall be made as needed to cover weak spots, and to maintain adequate soil protection.
- Avoid over-spray onto the traveled way, sidewalks, lined drainage channels,

- Maintenance and

 All seeded areas shall be inspected for failures and re-seeded, fertilized, and Inspection mulched within the planting season, using not less than half the original application rates. Any temporary revegetation efforts that do not provide adequate cover must be reapplied at a scheduled recommended by the Caltrans Landscape Architect or RE.
 - After any rainfall event, the Contractor is responsible for maintaining all slopes to prevent erosion.

C HYDRAULIC MULCH

Definition and Hydraulic mulch consists of applying a mixture of shredded wood fiber or a Purpose hydraulic matrix and a stabilizing emulsion or tackifier with hydroseeding equipment, which temporarily protects exposed soil from erosion by raindrop impact or wind. This is one of five temporary soil stabilization alternatives to

Appropriate Hydraulic mulch is applied to disturbed areas requiring temporary protection until permanent vegetation is established or disturbed areas that must redisturbed following an extended period of inactivity.

- Limitations Wood fiber hydraulic mulches are generally short-lived (only last a part of a
- growing season) and need 24 hours to dry before rainfall occurs to be
 - Paper mulches are not permitted.

and existing vegetation.

- Avoid use in areas where the mulch would be incompatible with immediate future earthwork activities and would have to be removed.
- Standards and Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking. Track walking shall Specifications only be used where other methods are impractical.

effective unless approved by the Resident Engineer.

- Hydraulic matrices require 24 hours to dry before rainfall occurs to be
- · Avoid mulch over-spray onto the traveled way, sidewalks, lined drainage channels, and existing vegetation
- Selection of hydraulic mulches by the Contractor must be approved by the Resident Engineer (RE) or Construction Storm Water Coordinator.

C HYDRAULIC MULCH

- Materials for wood fiber based hydraulic mulches and hydraulic matrices shall conform to Standard Specifications Section 20-2.07.
- Hydraulic Mulch
- Wood fiber mulch is a component of hydraulic applications. It is typically applied at the rate of 2,250 to 4,500 kilograms per hectare (kg/ha) (2,000 to 4,000 lb/ac) with 0-5% by weight of a stabilizing emulsion or tackifier (e.g., guar, psyllium, acrylic copolymer) and applied as a slurry. This type of mulch is manufactured from wood or wood waste from lumber mills or from urban sources. Specifications for wood fiber mulch can be found in Standard Specifications Sections 20-2.07 and 20-2.08.
- Hydraulic matrix is a combination of wood fiber mulch and a tackifier applied as a slurry. It is typically applied at the rate of 2,250 to 4,500 kilograms per hectare (kg/Ha) with 5-10% by weight of a stabilizing emulsion or tackifier (e.g., guar, psyllium, acrylic copolymer).
- Hydraulic Matrix
- Hydraulic matrix is a combination of wood fiber mulch and tackifier applied as a slurry. It is typically applied at the rate of 2,250 to 4,500 kg/ha with 5-10% by weight of a stabilizing emulsion or tackifier (e.g., guar, psyllium,
- Bonded Fiber Matrix
- Bonded fiber matrix (BFM) is a hydraulically-applied system of fibers and adhesives that upon drying forms an erosion-resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,400 kg/ha to 4,500 kg/ha based on the manufacturer's recommendation. The biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs require 12 to 24 hours to dry to become effective.
- Maintenance and Maintain an unbroken, temporary mulched ground cover throughout the period of construction when the soils are not being reworked. Inspect before Inspections expected rain storms and repair any damaged ground cover and re-mulch exposed areas of bare soil.
 - After any rainfall event, the Contractor is responsible for maintaining all slopes to prevent erosion.

D CONCRETE WASTE MANAGEMENT

Temporary Concrete Washout Facility (Type Below Grade)

- Temporary concrete washout facility Type "Below Grade" shall be constructed as shown on page 6, with a recommended minimum length and minimum width of 3m (10 ft). The quantity and volume shall be sufficient to contain all liquid and concrete waste generated by washout operations. The length and width of a facility may be increased, at the Contractor's expense, upon approval of the RE. Lath and flagging shall be commercial type.
- Plastic lining material shall be a minimum of 10-mil polyethylene sheeting and shall be free of holes, tears or other defects that compromise the impermeability of the material.
- The soil base shall be prepared free of rocks or other debris that may cause tears or holes in the plastic lining material.

Removal of Temporary Concrete Washout Facilities

- When temporary concrete washout facilities are no longer required for the work, as determined by the RE, the hardened concrete shall be removed and disposed of in conformance with the provisions in Standard Specifications Section 15-3.02. Disposal of PCC slurries or liquid waste shall be disposed of outside the highway right-of-way in conformance with provisions of Standard Specifications Section 7-1-13. Materials used to construct temporary concrete washout facilities shall become the property of the Contractor, shall be removed from the site of the work, and shall be disposed of outside the highway right-of-way in conformance with the provisions of the Standard Specifications, Section 7-1.13.
- Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled and repaired in conformance with the provisions in Standard Specifications Section 15-1.02, "Preservation of Property."

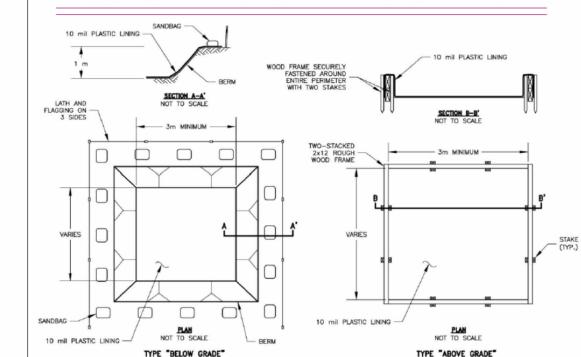
Maintenance and The Contractor's Water Pollution Control Manager (WPCM) shall monitor on Inspection site concrete waste storage and disposal procedures at least weekly or as

- directed by the RE.
- The WPCM shall monitor concrete working tasks, such as saw cutting, coring, grinding and grooving daily to ensure proper methods are employed or as directed by the RE.
- Temporary concrete washout facilities shall be constructed above grade or below grade at the option of the Contractor. Temporary concrete washout facilities shall be constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations.
- Temporary washout facilities shall have a temporary pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
- Perform washout of concrete mixer trucks in designated areas only.
- Wash concrete only from mixer truck chutes into approved concrete washout facility. Washout may be collected in an impermeable bag for disposal.
- Pump excess concrete in concrete pump bin back into concrete mixer truck.
- Concrete washout from concrete pumper bins can be washed into concrete pumper trucks and discharged into designated washout area or properly disposed offsite.
- Once concrete wastes are washed into the designated area and allowed to harden, the concrete shall be broken up, removed, and disposed of per BMP WM-5, "Solid Waste Management", and in conformance with the provisions in Standard Specifications Section 15-3.02, "Removal Methods."

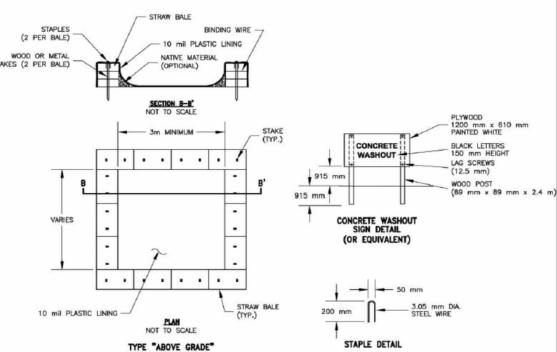
Temporary Concrete Washout Facility Type "Above Grade"

- Temporary concrete washout facility Type "Above Grade" shall be constructed as shown on Page 5 or 6, with a recommended minimum length and minimum width of 3 m (10 ft), but with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. The length and width of a facility may be increased, at the Contractor's expense, upon approval from the RE.
- Straw bales, wood stakes, and sandbag materials shall conform to the provisions in BMP SC-9, "Straw Bale Barrier."
- Plastic lining material shall be a minimum of 10-mil polyethylene sheeting and shall be free of holes, tears or other defects that compromise the impermeability of the material.
- Portable delineators shall conform to the provisions in Standard Specifications Section 12-3.04, "Portable Delineators.". The delineator bases shall be cemented to the pavement in the same manner as provided for cementing pavement markers to pavement in Standard Specifications Section 85-1.06 "Placement." Portable delineators shall be applied only to a clean, dry surface.
- Temporary concrete washout facilities shall be maintained to provide adequate holding capacity with a minimum freeboard of 100 mm (4 inches) for above grade facilities and 300 mm (12 inches) for below grade facilities. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and returning the facilities to a functional condition. Hardened concrete materials shall be removed and disposed of in conformance with the provisions in Standard Specifications Section 15-3.02, "Removal Methods."
- Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is 75% full.
- Temporary concrete washout facilities shall be inspected for damage (i.e. tears in PVC liner, missing sand bags, etc.). Damaged facilities shall be

D CONCRETE WASTE MANAGEMENT

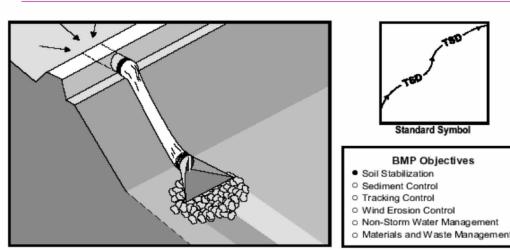






ACTUAL LAYOUT DETERMINED IN THE FIELD. CALTRANS/FIG4-14.DWG SAC 8-14-02

E SLOPE DRAINS



Definition and A slope drain is a pipe used to intercept and direct surface runoff or groundwater Purpose into a stabilized watercourse, trapping device or stabilized area. Slope drains are used with lined ditches to intercept and direct surface flow away from slope areas to protect cut or fill slopes.

Appropriate

Slope drains may be used on construction sites where slopes may be eroded Applications by surface runoff.

- This BMP may be implemented on a project-by-project basis with other BMPs when determined necessary and feasible by the Resident Engineer
- Limitations

 Severe erosion may result when slope drains fail by overtopping, piping, or
- pipe separation. Standards and • When using slope drains, limit drainage area to 4 ha (10 ac) per pipe. For
 - larger areas, use a rock-lined channel or a series of pipes. Maximum slope generally limited to 1:2 (V:H), as energy dissipation below steeper slopes is difficult.
 - Direct surface runoff to slope drains with interceptor dikes. See BMP SS-8, "Earth Dikes/Drainage Swales, and Lined Ditches."
 - Slope drains can be placed on or buried underneath the slope surface.
 - Recommended materials are PVC, ABS, or comparable pipe.
 - When installing slope drains:
 - Install slope drains perpendicular to slope contours. Compact soil around and under entrance, outlet, and along length of
 - Securely anchor and stabilize pipe and appurtenances into soil.
 - Check to ensure that pipe connections are water tight. Protect area around inlet with filter cloth. Protect outlet with riprap or other energy dissipation device. For high energy discharges, reinforce

riprap with concrete or use reinforced concrete device.

Protect inlet and outlet of slope drains; use standard flared end section a entrance and exit for pipe slope drains 300 mm (12in) and larger.

Inspection

Maintenance and Inspect before and after each rain storm, and twice monthly until the tributary drainage area has been stabilized. Follow routine inspection procedures for inlets thereafter. Inspect outlet for erosion and downstream scour. If eroded, repair damage

and install additional energy dissipation measures. If downstream scour is

occurring, it may be necessary to reduce flows being discharged into the

- channel unless other preventative measures are implemented. Inspect slope drainage for accumulations of debris and sediment.
- Remove built-up sediment from entrances, outlets, and within drains as
- Make sure water is not ponding onto inappropriate areas (e.g., active traffic lanes, material storage areas, etc.).

F JUTE NEEDING **Typical Installation Detail**

-150 mm x 150 mm

imp dirt over mat/blanket

downslope.

* * **

anchor trench

** *

P.O. BOX 931 SANTA YNEZ, CA 93460 805.680.6874 (OFFICE) DARKMOONENG@GMAIL.COM Mats/blankets sho www.darkmoonengineering.com be installed vertical RENEW 09/30/26 hereof is expressly limited to such use. Reproduction or

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Darkmoon Building Design and Engineering with prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of O NOT SCALE THESE DRAWINGS. ee Architectural plans for written dimensions. he General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Engineer and the Architect for esolution prior to commencing with the work in question

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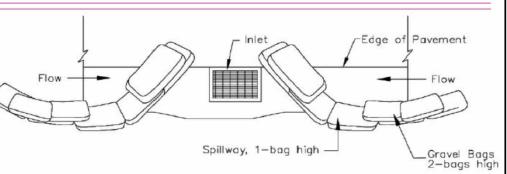
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Non-woven geotextile filter fabric under typical treatment

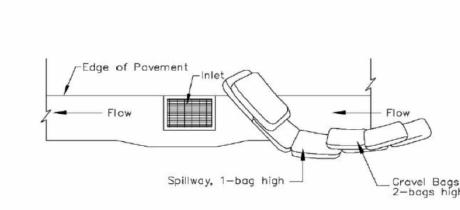
- 1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
- Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
- 3. Install per manufacturer's recommendations G DRAIN INLET PROTECTION

75 mm/ overlap-

ISOMETRIC VIEW S



TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW DIRECTIONS



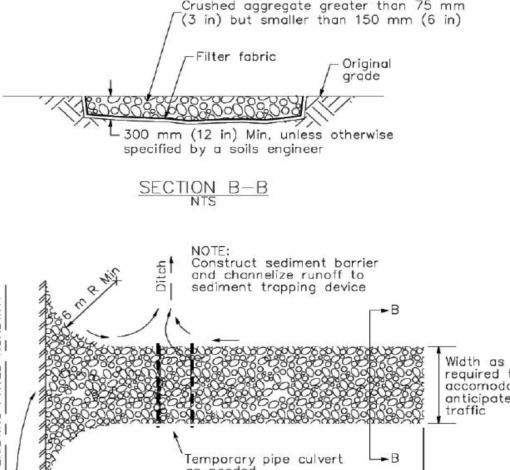
TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION

1. Intended for short-term use. Use to inhibit non-storm water flow.

4. Bags must be removed after adjacent operation is completed

3. Allow for proper maintenance and cleanup.

5. Not applicable in areas with high silts and clays without filter fabric. H DRIVEWAY ENTRY



15 m Min

Stabilized Contraction Entrance/Exit (Type 1)

Match

Existing Grade

or four times the circumference of the largest construction vehicle tire,

whichever is greater

No. Descript. Date PROJECT NUMBER: 2022.016.00

08/25/2025 DRAWN BY: SHEET NO.

57 13

DEMOLITION NOTES

DEFINITIONS:

- A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND
- SALVAGED OR REMOVED AND REINSTALLED. B. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER.
- REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED. . EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED,
- EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY. DEMOLISHED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.

REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

SUBMITTALS:

- A. PROPOSED CONTROL MEASURES: SUBMIT STATEMENT OR DRAWING THAT INDICATES THE MEASURES. INCLUDE MEASURES FOR THE FOLLOWING: a. DUST CONTROL.
- B. SCHEDULE OF SELECTIVE DEMOLITION ACTIVITIES: INDICATE DETAILED SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY, INTERRUPTION OF UTILITY SERVICES, USE OF ELEVATOR AND STAIRS, AND LOCATIONS OF TEMPORARY PARTITIONS AND MEANS OF EGRESS.
- PRE-DEMOLITION PHOTOGRAPHS OR VIDEOTAPE: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS. SUBMIT BEFORE WORK BEGINS.

b. NOISE CONTROL.

- A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT IS SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
- B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.
- D. PRE-DEMOLITION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE. OWNER OR OWNERS REPRESENTATIVE MUST BE PRESENT AT THIS CONFERENCE.
- a. PRIOR TO CONFERENCE ON SITE, CONTRACTOR TO CLEARLY MARK ITEMS, FIXTURES, WALLS, WINDOWS, DOORS, APPLIANCES, ETC. WITH A SEMI-PERMANENT MARKING (LIKE COLORED TAPE) TO AID IN PRESENTING DEMOLITION ACTIVITIES TO BE PERFORMED.

REPAIR MATERIALS

- A. USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS. a. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
- b. USE A MATERIAL WHOSE INSTALLED PERFORMANCE EQUALS OR SURPASSES THAT OF EXISTING MATERIALS.

EXAMINATION:

- A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED. B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
- D. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVES.
- ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.

UTILITY SERVICES

- A. EXISTING UTILITIES: MAINTAIN SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- B. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.
- a. PROVIDE AT LEAST 72 HOURS' NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
- C. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING AREAS TO BE SELECTIVELY DEMOLISHED. a. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES. b. IF UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR
- ABANDONED, PROVIDE TEMPORARY UTILITIES BEFORE PROCEEDING WITH SELECTIVE DEMOLITION THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF
- CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
- UTILITY REQUIREMENTS: DO NOT START SELECTIVE DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.

PREPARATION:

- A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER, BUILDING MANAGER, AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC
- WAYS IF REQUIRED BY GOVERNING REGULATIONS. b. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- c. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND
- LANDSCAPING TO REMAIN. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- TEMPORARY ENCLOSURES: PROVIDE TEMPORARY ENCLOSURES FOR PROTECTION OF EXISTING BUILDING AND CONSTRUCTION, IN PROGRESS AND COMPLETED, FROM EXPOSURE, FOUL WEATHER, OTHER CONSTRUCTION OPERATIONS, AND SIMILAR ACTIVITIES. PROVIDE TEMPORARY WEATHERTIGHT ENCLOSURE FOR BUILDING EXTERIOR.
- D. TEMPORARY PARTITIONS: ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE.
- TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

DEMOLITION NOTES CONT.

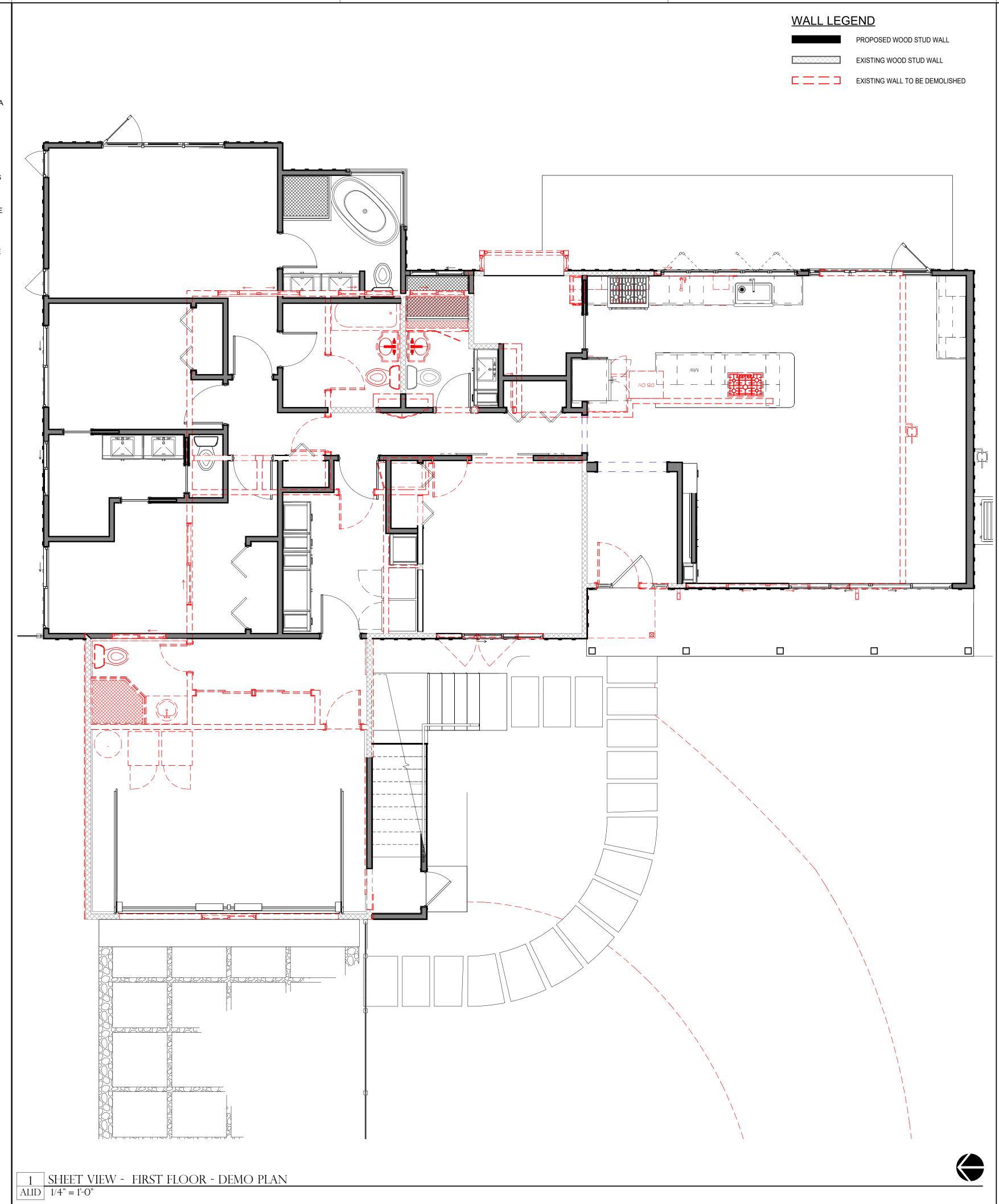
POLLUTION CONTROLS

- A. DUST CONTROL: USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS.
- a. WET MOP FLOORS TO ELIMINATE TRACKABLE DIRT AND WIPE DOWN WALLS AND DOORS OF DEMOLITION ENCLOSURE. VACUUM CARPETED AREAS. DISPOSAL: REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL
- PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS. a. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A
- C. CLEANING: CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

0. SELECTIVE DEMOLITION

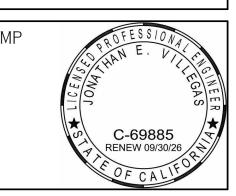
CONTROLLED DESCENT.

- A. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE
- EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
- a. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE
- CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
- DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
- d. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- EXISTING FACILITIES: COMPLY WITH OWNER OR BUILDING MANAGER'S REQUIREMENTS FOR USING AND PROTECTING ELEVATORS, STAIRS, WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING SELECTIVE DEMOLITION OPERATIONS.





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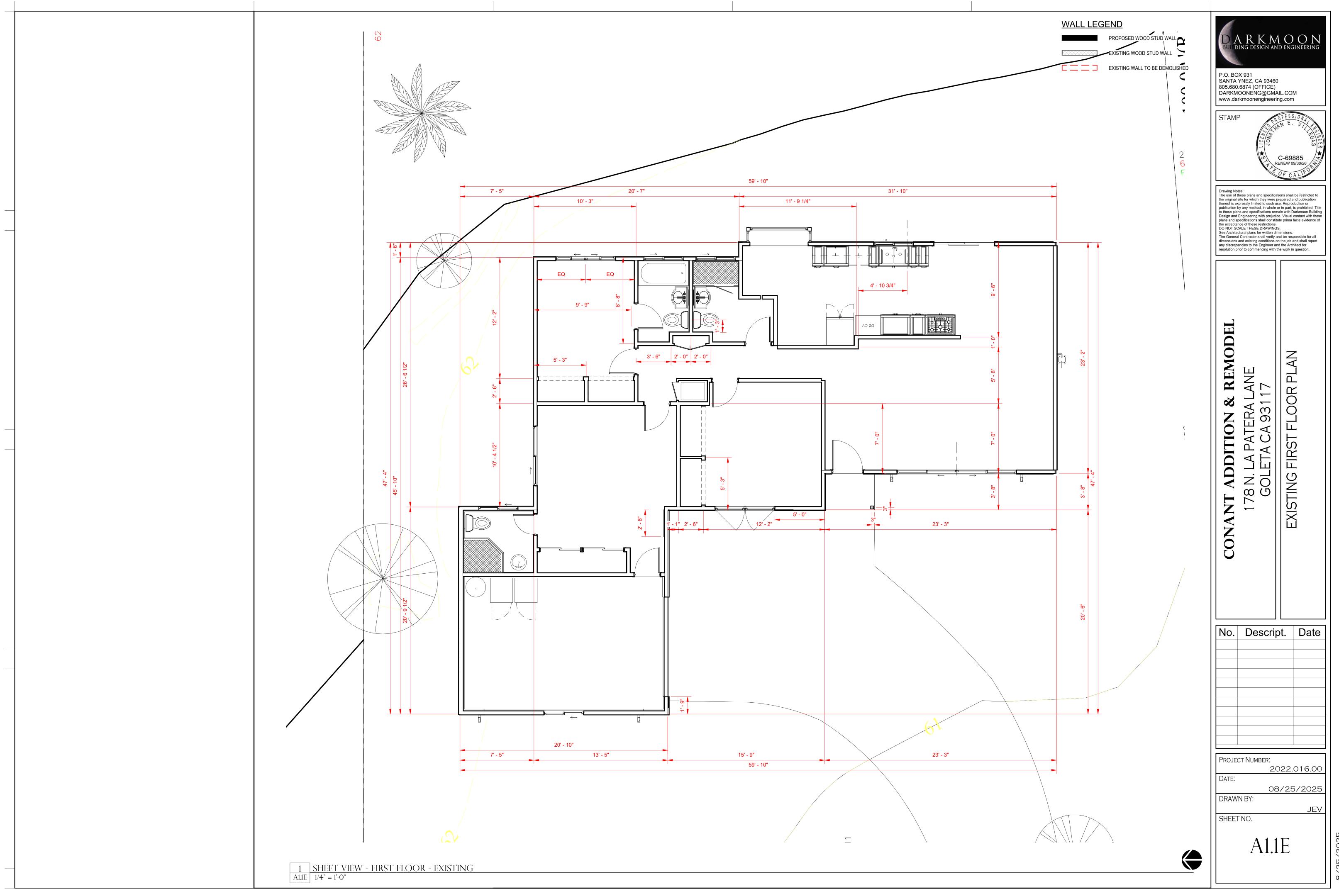


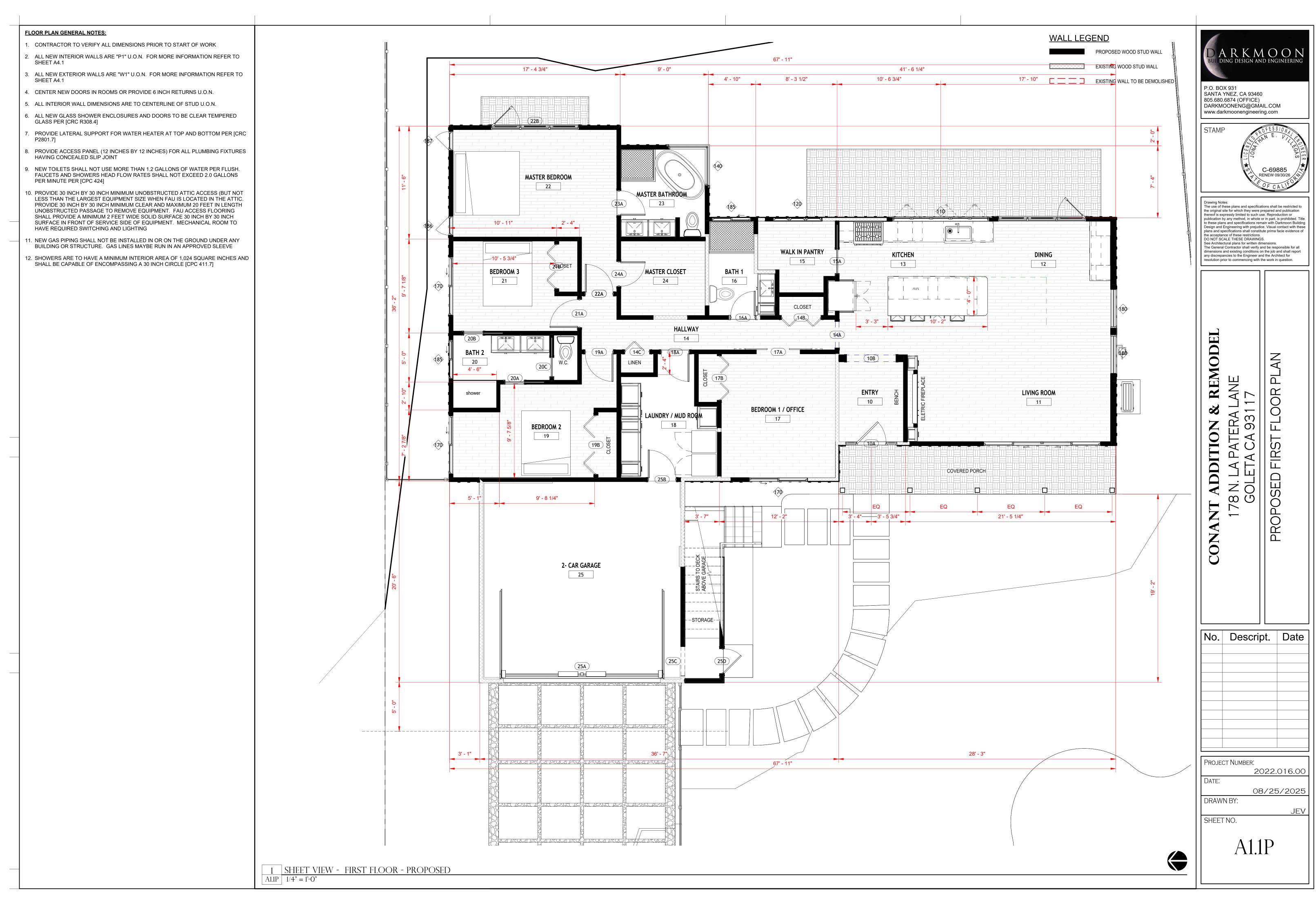
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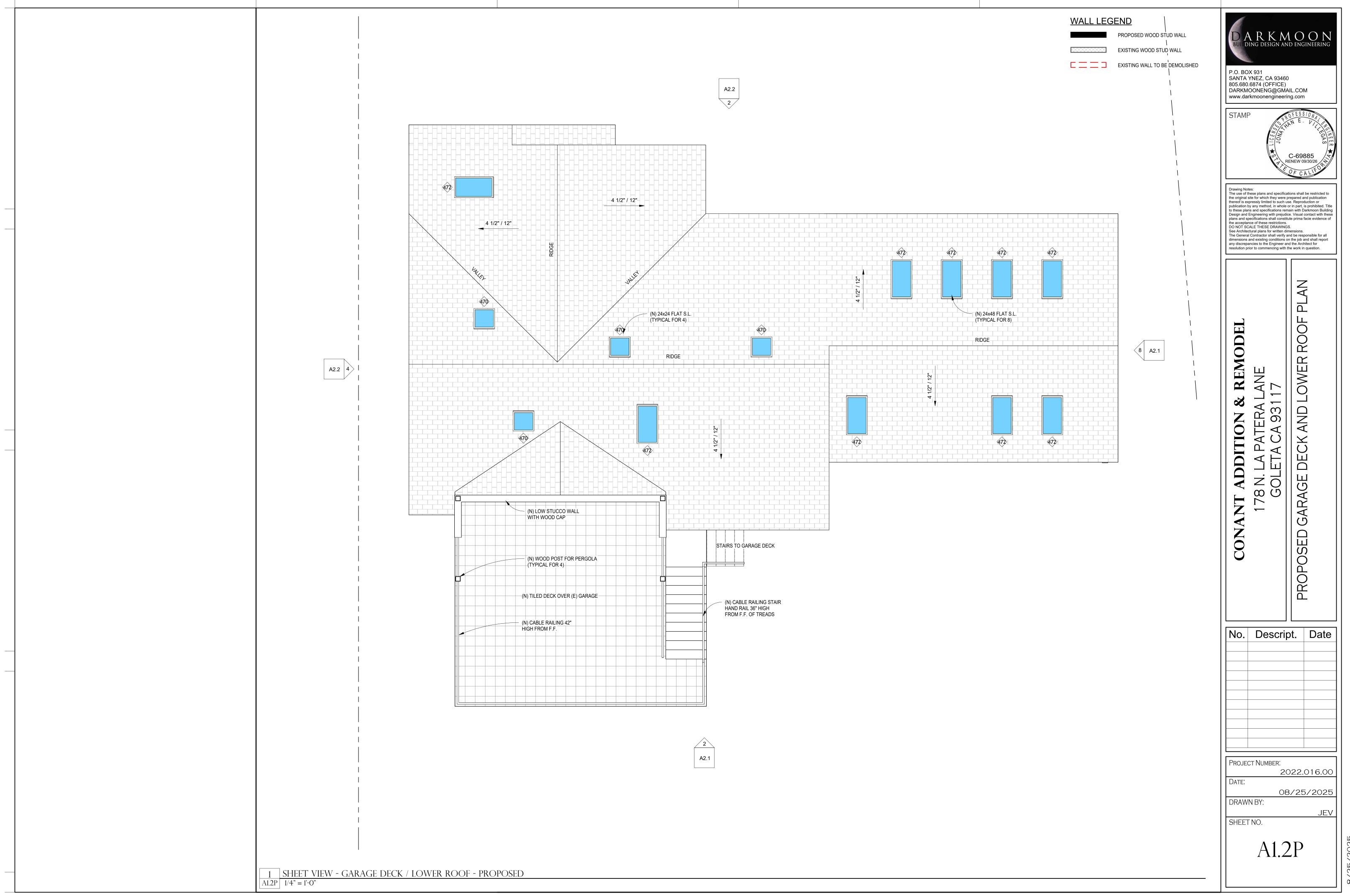
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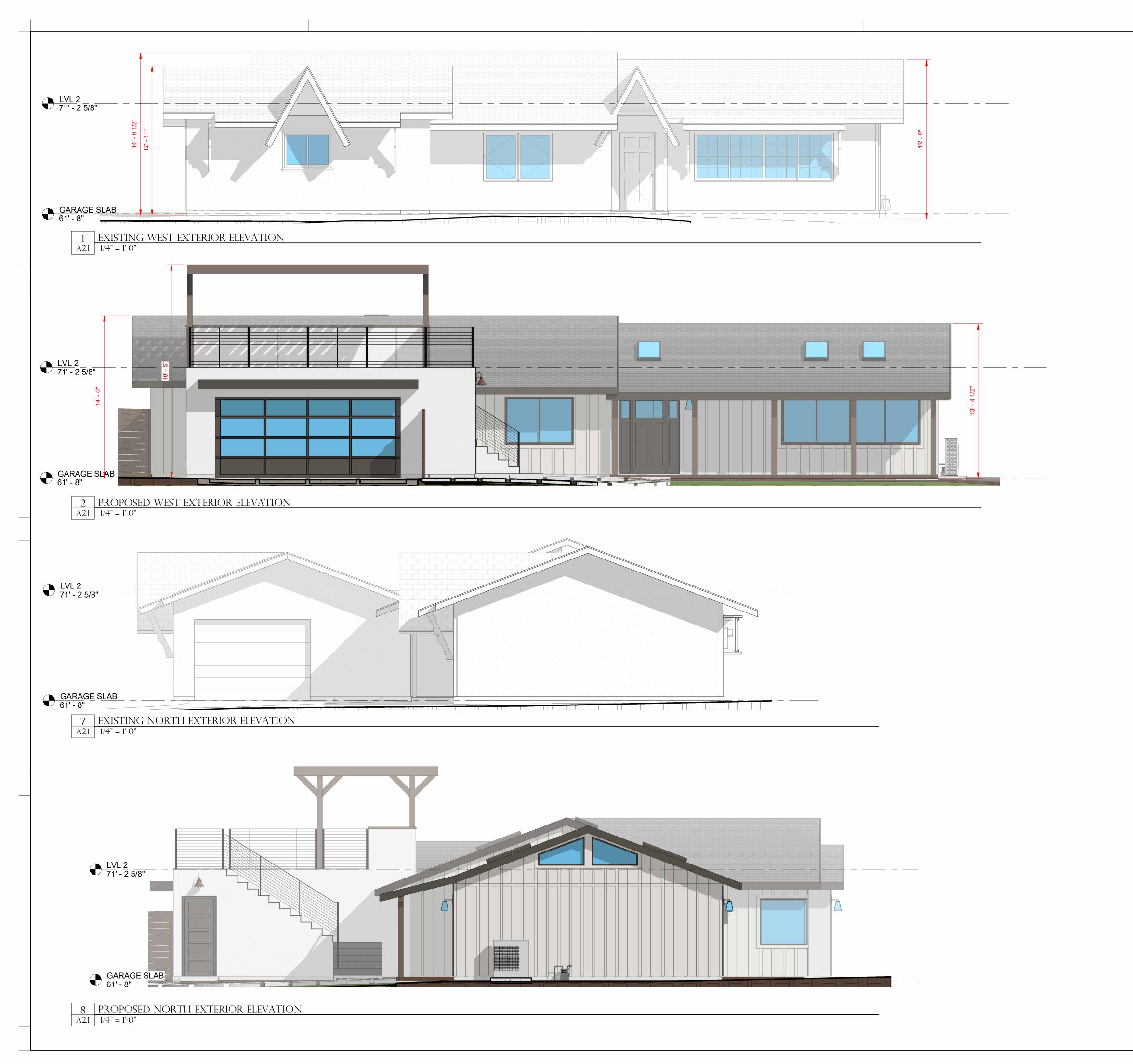
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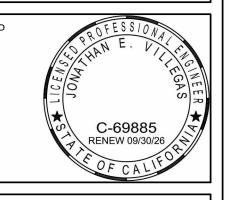


EXTERIOR ELEVATIONS GENERAL NOTES:

- EXISTING STUCCO FINISH WILL BE REPLACED WITH HARDIE BOARD AND BATTEN SIDING THROUGHOUT EXCEPT AT GARAGE WALLS
- 2. REMOVE EXISTING DATED WOOD TRIM AND STEEP ROOF ACCENTS
- EXISTING GARAGE DOOR SHALL BE REMOVED AND ORIENTATION OF GARAGE SHALL BE FACING STREET - NEW GARAGE DOOR PROPOSED WITH FROSTED GLASS
- ALL EXISTING WINDOWS AND EXTERIOR DOOR SHALL BE REPLACED WITH BLACK FRAMED WINDOWS AND DOORS
- 5. NEW ASPHALT ROOFING THROUGHOUT DARK GRAY OR BLACK
- 6. NEW FLAT SKYLIGHTS AS SHOWN
- 7. NEW FRONT / ENTRY EXTERIOR PORCH WITH EXPOSED STAINED WOOD BEAMS AND POSTS
- 8. NEW CRAFTSMAN STYLE ENTRY DOOR WITH SIDE LIGHTS BLACK
- 9. NEW DECK ABOVE GARAGE WITH WOOD PERGOLA MATCH STAIN OF ENTRY POST AND BEAMS
- 10. NEW CABLE RAILING AT GARAGE DECK 42" ABOVE FINISH FLOOR
- 11. MOVE EXISTING GAS METER TO NEW EXTERIOR WALL
- 12. NEW SPLIT SYSTEM GROUND UNIT AT SIDE YARD UNIT TO BE UNDER THE DECIBELS REQUIREMENTS AT CLOSEST PROPERTY LINE



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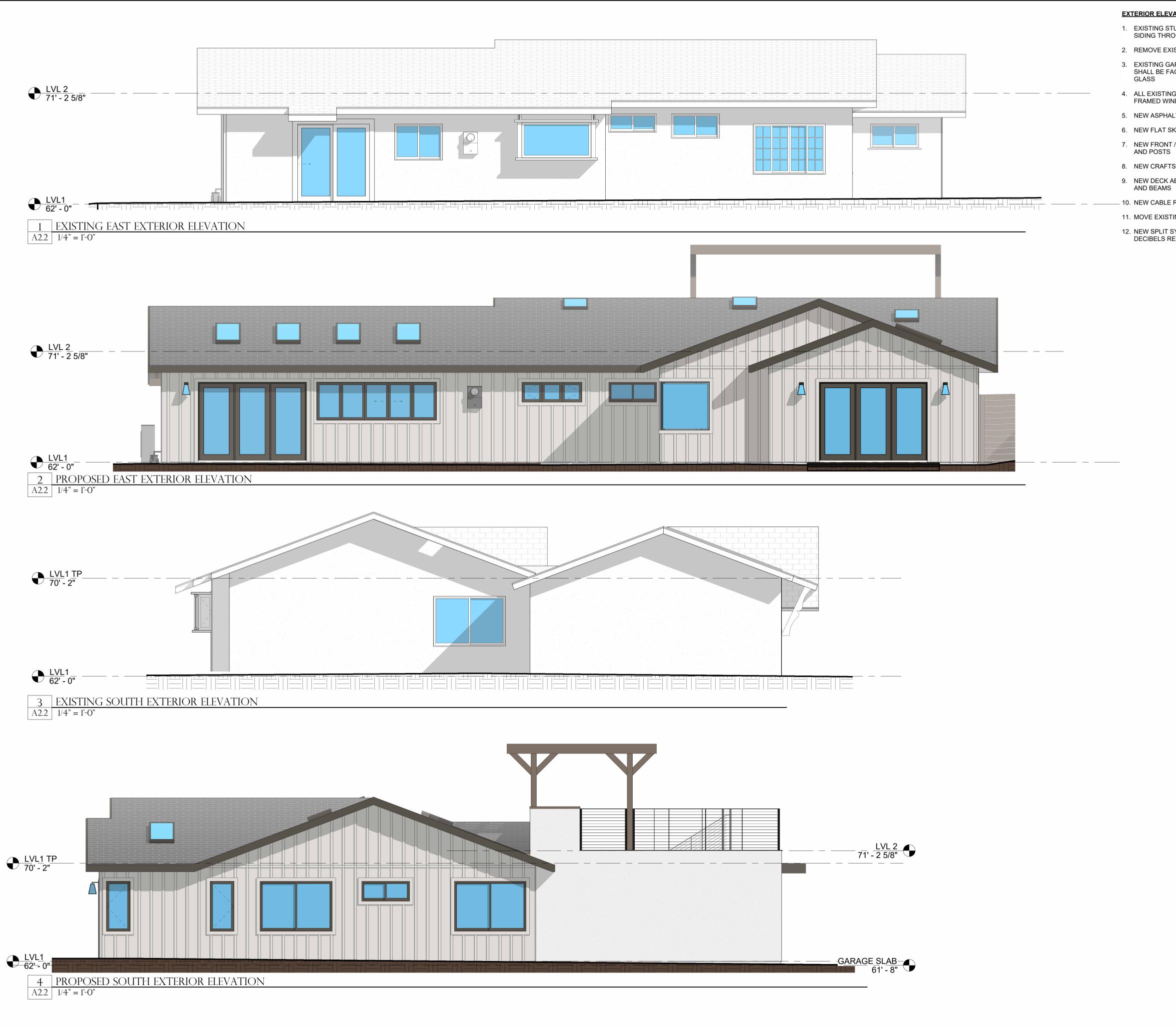
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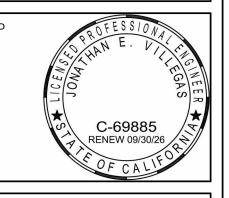


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178 N. LA PATERA LANE GOLETA CA 93117 XISTING AND PROPOSED ELEVATIONS

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PROJECT NUMBER:

2022.016.00

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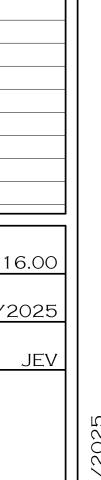
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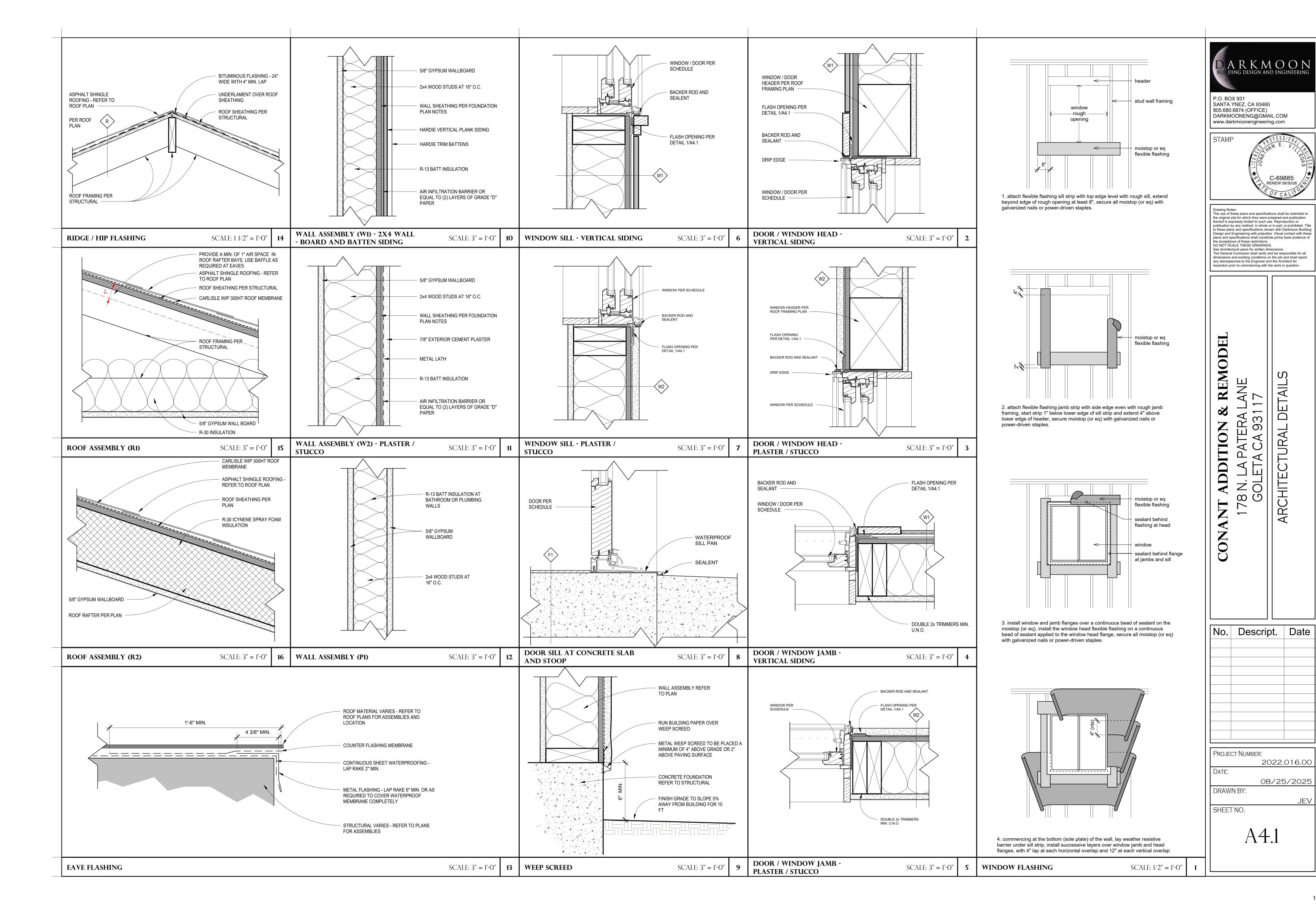
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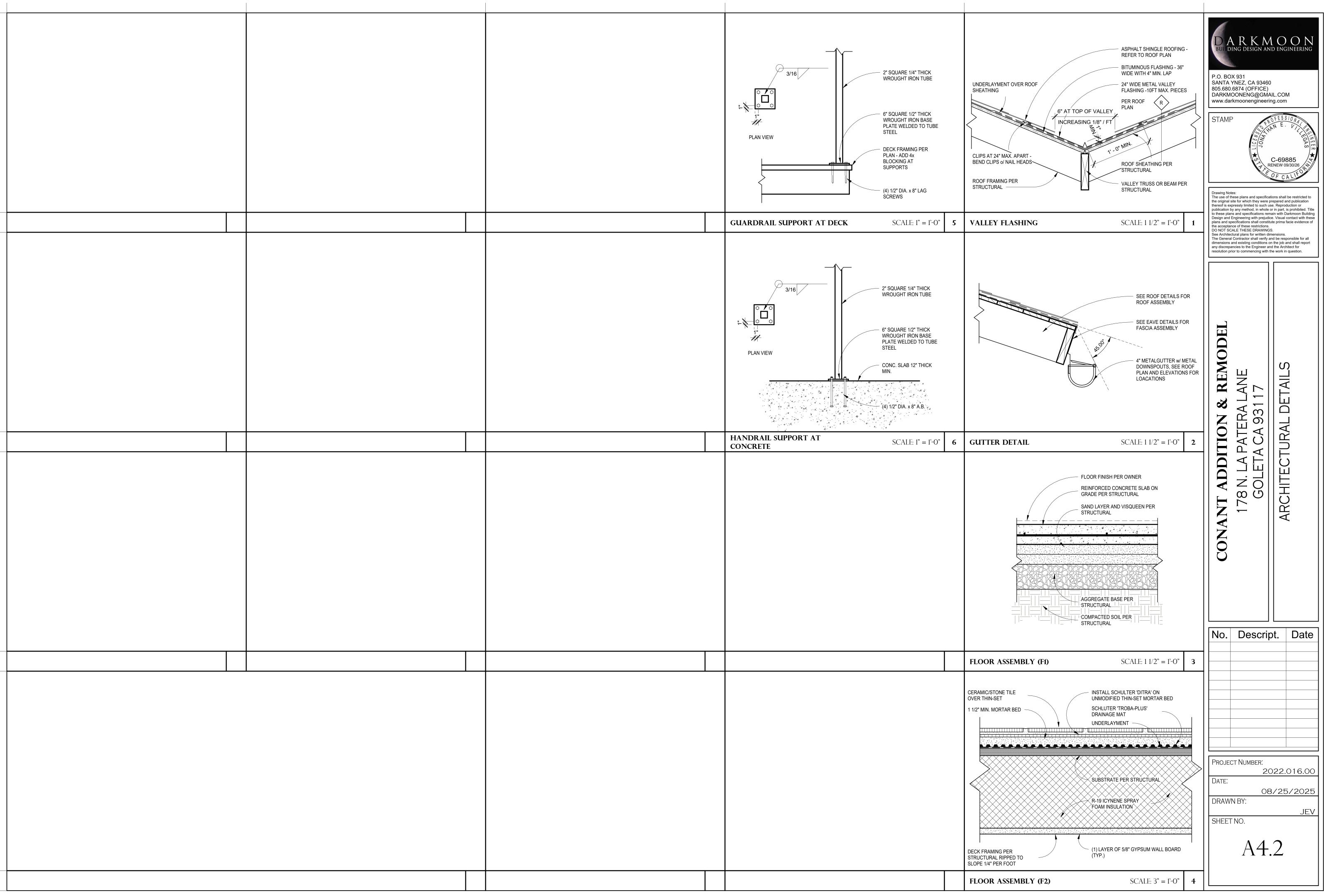
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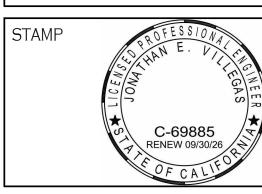




				DOOR SCH	EDULE	IDOOR	& WINDOW ABBREVIATIONS			WINDOW SC	CHEDULE
ARK	WIDTH	HEIGHT	OPERATION	MANUFACTUR	ER PHASE COMMENTS	ALUM =	ALUMINUM	P =	PAINT	ROUGH OPENING MARK WIDTH HEIGHT OPERATION MANUFACTURE MATERIAL	HEAD COUNT HEIGHT PHASE CREA
OA OB	5' - 1 1/2" 5' - 0"		CRAFTSMAN 3FT W/ SIDELIGHTS ARCHED OPENING		NEW CONSTRUCTION NEW CONSTRUCTION	BF = CL =	BI-FOLD CLOSET	PH = PR =	PANIC HARDWARE PAIR		1 6' - 8" NEW CONSTRU
4A	2' - 8"		ARCHED OPENING ARCHED OPENING		NEW CONSTRUCTION NEW CONSTRUCTION	GL = HCW =	GLASS HOLLOW CORE WOOD	PF = RM =	PRE-FINISHED REMOVABLE MULLION	100 12' - 0" 4' - 2" DOUBLE SLIDING JELD-WEN 110 10' - 0" 3' - 2" DOUBLE FOLDING JELD-WEN	1 6 - 8 NEW CONSTRU 1 6 - 8" NEW CONSTRU
4B 4C	4' - 0" 2' - 6"		DOUBLE BIFOLD SINGLE BIFOLD		NEW CONSTRUCTION NEW CONSTRUCTION	HM = CF =	HOLLOW METAL CLEAR FINISH	RO = SCW =	ROUGH OPENING SOLID CORE WOOD	120 5' - 0" 1' - 8" TRIPLE AWNING JELD-WEN 140 4' - 0" CORNER FIXED IELD-WEN	1 6' - 8" NEW CONSTRU 1 6' - 8" NEW CONSTRU
5A	2' - 6"	6' - 8"	POCKET DOOR		NEW CONSTRUCTION	CP =	COPPER CASEMENT	STL =	STEEL TEMPERED	170 6 - 0" 4' - 2" SLIDING JELD-WEN	3 6' - 8" NEW CONSTRU
6A 7A	2' - 6"		SINGLE SWING DOUBLE BARN DOOR		NEW CONSTRUCTION NEW CONSTRUCTION	CSMT = FA =	FACTORY	T = TR =	TERRACE	180 4' - 0" 2' - 6" TRAPEZOIDAL FIXED JELD-WEN 185 4' - 0" 1' - 8" SLIDING JELD-WEN	2 2' - 10" NEW CONSTRU 2 6' - 8" NEW CONSTRU
7B	4' - 6"		DOUBLE BIFOLD		NEW CONSTRUCTION	FX = LG =	FIXED LAMINATED GLASS	VGDF = WD =	VERTICAL GRAIN DOUGLAS FIR WOOD	186 2' - 0" 4' - 2" CASEMENT JELD-WEN	1 6' - 8" NEW CONSTRU
8A 9A	2' - 10" 2' - 10"		SINGLE SWING SINGLE SWING		NEW CONSTRUCTION NEW CONSTRUCTION	MANUF = CLR.ANNOD =	MANUFACTURED CLEAR ANNODIZED	SS = ST=	SMOKE SEAL STAIN	187 2' - 0" 4' - 2" CASEMENT JELD-WEN 470 2' - 0" FLAT SKYLIGHT VELUX	1 6'-8" NEW CONSTRU 4 NEW CONSTRU
9B	6' - 0"		DOUBLE BIFOLD		NEW CONSTRUCTION			§ =	SECURITY PROVISIONS APPLY	472 2' - 0" 4' - 0" FLAT SKYLIGHT VELUX	9 NEW CONSTRU
OA OB	2' - O" 2' - O"		POCKET DOOR POCKET DOOR		NEW CONSTRUCTION NEW CONSTRUCTION					GENERAL NOTES - WINDOWS	
.OC	2' - O"	6' - 8"	POCKET DOOR		NEW CONSTRUCTION					SEITEIT WIITDOWS	
2OE 21A	9' - 0" 2' - 10"		OUTSWING BIFOLD PATIO DOOR SINGLE SWING	JELD-WEN	NEW CONSTRUCTION NEW CONSTRUCTION					ALL NEW EXTERIOR WINDOW ASSEMBLIES SHALL BE VINYL UNLESS NOTED OTHERWISE.	
21B	4' - 6"	7' - O"	DOUBLE BIFOLD		NEW CONSTRUCTION					ALL NEW WINDOWS TO BE VERIFIED PRIOR TO ORDERING	
22A 22B	2' - 10" 9' - 0"		SINGLE SWING OUTSWING BIFOLD PATIO DOOR	JELD-WEN	NEW CONSTRUCTION NEW CONSTRUCTION						
23A	2' - 6"	6' - 8"	SINGLE SWING	JEED THEIT	NEW CONSTRUCTION					3. REFER TO EXTERIOR ELEVATIONS FOR WINDOW AND DOOR STYLE.	
24A 25A	2' - 6" 16' - 0"		SINGLE SWING GARAGE DOOR	UNKNOWN	NEW CONSTRUCTION NEW CONSTRUCTION					4. SIZES ARE NOMINAL. ALL OPENINGS SHALL BE FIELD MEASURE AND VERIFIED WITH SHOP DRAWINGS PRIOR TO FABRICATION.	
25B	2' - 10"		SINGLE SWING		NEW CONSTRUCTION					5. ALL EGRESS WINDOWS SHALL CONFORM TO CBC 310.4 AND SHALL HAVE NET	
25C 25D	3' - O" 2' - 6"	6' - 8" 6' - 8"	CASED OPENING SINGLE SWING		NEW CONSTRUCTION NEW CONSTRUCTION					CLEAR OPERABLE AREA OF 5.7 SQUARE FEET. THE NET MINIMUM CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET MINIMUM CLEAR	
.52	2 0			1		<u>-</u>				OPERABLE WIDTH DIMENSION SHALL BE 20 INCHES. FINISHED SILL HEIGHT	
	RAL NC) E2 -	DOORS		GENERAL NOTES - DOOR HARDWARI	<u>-</u>				SHALL BE NOT MORE THAN 44 INCHES. WINDOW DIMENSIONS SHOWN ON SCHEDULE SHALL BE COORDINATED WITH THE PARTICULAR MANUFACTURER 'S SIZES TO ASSURE CONFORMANCE.	
UNLE	ESS NOTED OT	HERWISE.	MBLIES SHALL BE ALUMINUM CLAD		THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRE ASSEMBLIES AS SHOWN ON ARCHITECTS DRAWINGS, U.N.O.					6. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL IDENTIFYING IT AS SAFETY GLAZING. SAFETY GLAZING	
THIC	K.		S AND STILES SHALL BE NOT LESS T BE VERIFIED PRIOR TO ORDERING.	1HAN 1 3/4" 2.	 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS A SPECIFIED ON ARCHITECTURAL DRAWINGS, U.N.O. ALL LOCKSETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE W 					SHALL BE INSTALLED IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES, IN SHOWER AND TUB ENCLOSURES, IN SHOWER AND TUB WINDOWS WITH SILL HEIGHT OF 60" OR LESS, IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING	
REFE	ER TO EXTERIO	OR ELEVATIO	NS FOR DOOR STYLE.		BUILDING REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVE TENANT PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MAS PASS KEYS SHALL BE COORDINATED WITH BUILDING MANAGEMENT.	RED TO				IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE GLAZING POSITION, OR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE WALKING SURFACE.	
			OOR STYLES AND SPECIES.	4.	CONTRACTOR SHALL SUBMIT A DETAILED HARDWARE LIST WHICH IN THE QUANTITIES, TYPES, MANUFACTURERS, CATALOG NUMBERS AN LOCATIONS OF THE VARIOUS ARTICLES OF HARDWARE REQUIRED.					7. ALL NEW GLAZING SHALL HAVE U-VALUE = 0.30 MAX. AND SHGC = 0.23 MAX. AT OWNER'S OPTION, NORTH AND SOUTH FACING GLAZING SHALL BE "LOW E", WEST AND EAST FACING GLAZING SHALL BE "LOW E2". VERIFY TINT WITH	
(BOT	H PANELS) UN	LESS OTHER			HARDWARE LIST SHALL BE SUBMITTED NO LATER THAN (30) DAYS BE DATE THE SUPPLIER MUST PLACE THE ORDER WITH THE MANUFACTION ORDER TO MEET THE PROJECT SCHEDULE. REVIEW OF THE HARDWARD AND THE PROJECT SCHEDULE.	URERS IN ARE LIST				OWNER. 8. THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON WINDOWS	
PERN SHAL	MANENT LABEL LL BE INSTALLE	_ IDENTIFYING ED IN FIXED A	CATIONS SHALL BE IDENTIFIED BY A B IT AS SAFETY GLAZING. SAFETY O ND SLIDING PANELS OF SLIDING DO UB ENCLOSURES, IN SHOWER AND	GLAZING DOR	BY ARCHITECT SHALL NOT BE CONSTRUED AS CERTIFYING THAT THE COMPLETE AND DOES NOT RELIEVE THE CONTRACTOR FROM PROVI COMPLETE PROJECT.					9. GLAZING IN EXTERIOR WALLS AND WINDOWS IN HIGH FIRE HAZARD AREA SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM ONE	
WIND ADJA IS WI	DOWS WITH SIL ACENT TO A DO ITHIN A 24" ARO	L HEIGHT OF OOR WHERE T C OF EITHER	60" OR LESS, IN FIXED OR OPERAB THE NEAREST EXPOSED EDGE OF T VERTICAL EDGE OF THE DOOR IN A	SLE PANELS 5. THE GLAZING CLOSED	EACH ARTICLE OF HARDWARE SHALL BE INDIVIDUALLY PACKAGED IN MANUFACTURERS CONTAINER; PROPERLY MARKED OR LABELED IN CONFORMITY WITH THE APPROVED HARDWARE LIST.	ITS				TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING CRC R327.8.2.1. THE EXCEPTION TO SECTION 704A.3.2.3 STATES: NONCOMBUSTIBLE OR FIRE -RETARDANT TREATED WOOD VEHICLE ACCESS	
THAN	N 18" ABOVE TH	HE WALKING S	OM EXPOSED EDGE OF THE GLAZING SURFACE. I CLEARANCE ABOVE FLOOR FINISH	6	ALL HARDWARE APPLIED TO METAL DOORS OR JAMBS SHALL BE MAI TEMPLATE AND SHALL BE SECURED BY MACHINE SCREWS.)E TO				DOORS ARE NOT REQ'D TO COMPLY WITH THIS CHAPTER 10. SEE DETAILS FOR INSTALLATION DETAILS.	
PRO\		HEDULE SHO	P DRAWINGS AND HARDWARE SPE	7.	FURNISH TWO BUTT HINGES FOR DOORS UP TO 5 FT. HIGH AND ONE ADDITIONAL BUTT FOR EACH 2 1/2 FT.					11. CONTRACTOR TO VERIFY WALL THICKNESS & COORDINATE JAMB WIDTH ACCORDINGLY.	
_	IE HOUR OCCU AGE, DOORS T	-	RATION OCCURS BETWEEN THE HOR R RATED	OUSE &	. CONTRACTOR SHALL FURNISH STANDARD STRIKE PLATES WITH EXT LIPS WHERE REQUIRED TO PROTECT TRIM FROM BEING MARRED OR DAMAGED BY THE LATCH BOLT.					 12. FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB, SILL & DETAILS. 13. PROVIDE RETAINING SCREEN FOR ALL NEW SKYLIGHTS [§R308.6.3 CRC] 	
MAXI	IMUM AT OWNE	ER'S OPTION,	U-VALUE = 0.30 MAX. AND SHAG OF NORTH AND SOUTH FACING GLAZII	NG SHALL BE	. CONTRACTOR SHALL PROVIDE DUST COVERS AT ALL STRIKE PLATES					13. PROVIDE RETAINING SCREEN FOR ALL NEW SKILIGHTS [\$1.500.0.3 GRO]	
WITH	I OWNER.		G GLAZING SHALL BE "LOW E2". VE		 HARDWARE SUPPLIER SHALL PROVIDE GRANDMASTER KEY MASTER ALIKE AND/OR KEY-DIFFERENT ALL LOCKS IN ACCORDANCE WITH KE SCHEDULE PROVIDED BY THE TENANT. 						
	L INSPECTION		J J J J J J J J J	1	1. ALL FASTENERS SHALL MATCH THE HARDWARE MATERIAL AND FINIS	rl.					
BE COPANE PANE R327 OR F	ONSTRUCTED E MEETING THE '.8.2.1. THE EXC IRE -RETARDA	OF MULTIPAN E REQUIREME CEPTION TO S NT TREATED	ND DOORS IN HIGH FIRE HAZARD AF NE GLAZING WITH A MINIMUM ONE T ENTS OF SECTION 2406 SAFETY GLA SECTION 704A.3.2.3 STATES: NONCO WOOD VEHICLE ACCESS DOORS AF	TEMPERED AZING CRC DMBUSTIBLE	2. THE ATTACHED HARDWARE SCHEDULE IS INTENDED TO COVER ALL I THE PROJECT AND ESTABLISH A TYPE AND STANDARD OF QUALITY. RESPONSIBILITY OF THE CONTRACTOR TO FURNISH A COMPLETE AN OPERATIONAL SYSTEM OF DOOR FINISH HARDWARE ITEMS, ENCOMF ALL OPENINGS WITHIN THE PROJECT AREA.	IT IS THE ID					
SEE I	D TO COMPLY DETAILS FOR I	NSTALLATION	N DETAILS.	1:	3. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED THAN 30" NOR MORE THAN 44" HIGH AND SHALL BE OPERABLE WITH EFFORT NOT REQUIRING GRASPING OF THE OPENING HARDWARE.						
			FOR PLACEMENT, SIZE, DETAILS.	14	4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVED AND WHIC						
ACC	ORDINGLY.		THICKNESS & COORDINATE JAMB V SION ROUGH OPENINGS. VERIFY DIN		THE PATH OF TRAVEL TO THE COMMERCIAL SPACES OF THIS PROJEG BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, E BARS, PUSH-PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNE PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE	BY PANIC ED TO					
WITH AT EX	HEAD, JAMB, XTERIOR DOOF	SILL & DETAIL	.S. 36" DEEP MINIMUM LANDING. SLOP	PE OF 19	HARDWARE. 5. CLOSERS, WHERE REQUIRED, SHALL HAVE AN OPENING FORCE NOT						
CRC]] DINGS AT THE I	REQUIRED EC	T EXCEED 1/4" PER FOOT (2% SLOP) GRESS DOOR SHALL NOT BE MORE	THAN 1-1/2" 10	EXCEEDING 5 LBS FOR EXTERIOR DOORS AND INTERIOR DOORS WIT EXCEPTION OF FIRE-RATED DOORS WHICH MAY NOT EXCEED 15 LBS THRESHOLDS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT W	VITH THE					
NOT	DO NOT SWING ATION OF 7 3/4	G OVER THE I	THRESHOLD. LANDINGS WITH DOOF LANDING MAY HAVE A DIFFERENCE BELOW THE TOP OF THE THRESHOL	IN	LEADING EDGES REVEALED OR SLOPED AT AN ANGLE NOT EXCEEDING DEGREES SO THAT NO SINGLE VERTICAL CHANGE OF ELEVATION EX 1/4".	CEEDS					
LAND	DINGS AT DOO! E THAN 7 3/4" N		IAN THE REQUIRED EGRESS SHALL LOW THE TOP OF THE THRESHOLD		7. THE BOTTOM 10" OF ALL DOORS (EXCEPT AUTOMATIC AND SLIDING) HAVE A SMOOTH UNINTERRUPTED SURFACE. NARROW FRAME DOO! BE EQUIPPED WITH A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE O	RS SHALL					

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805.680.6874 (OFFICE)
DARKMOONENG@GMAIL.COM
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COMMENTS



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NOTES

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WINDOW AND

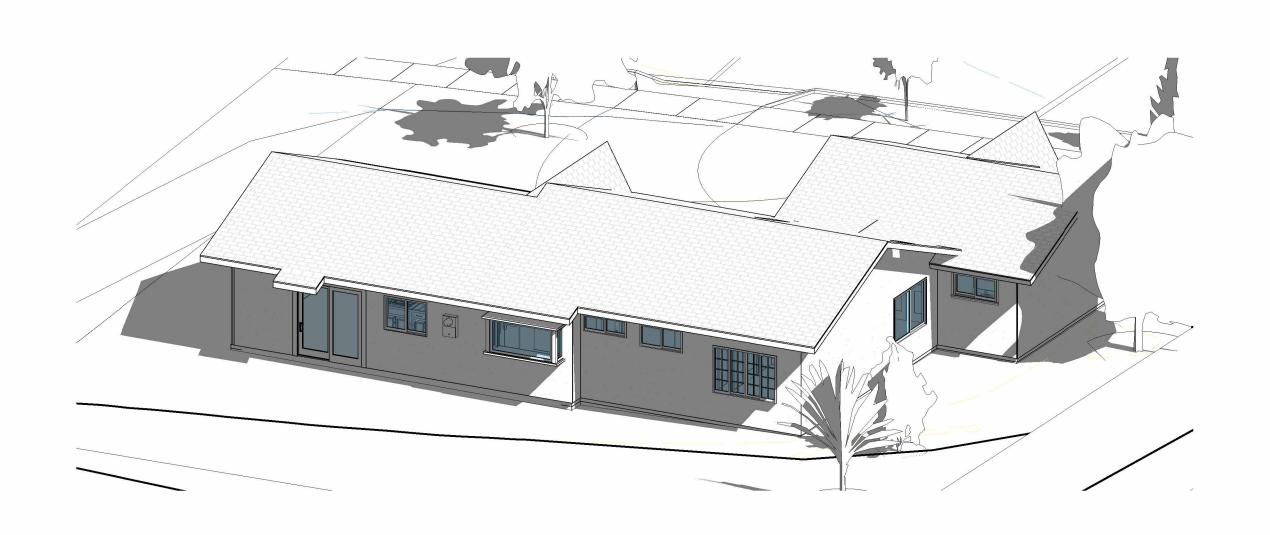
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REMODE CONANT ADDITION & REN 178 N. LA PATERA LANE GOLETA CA 93117 W AND DOOR SCHEDULES AND G

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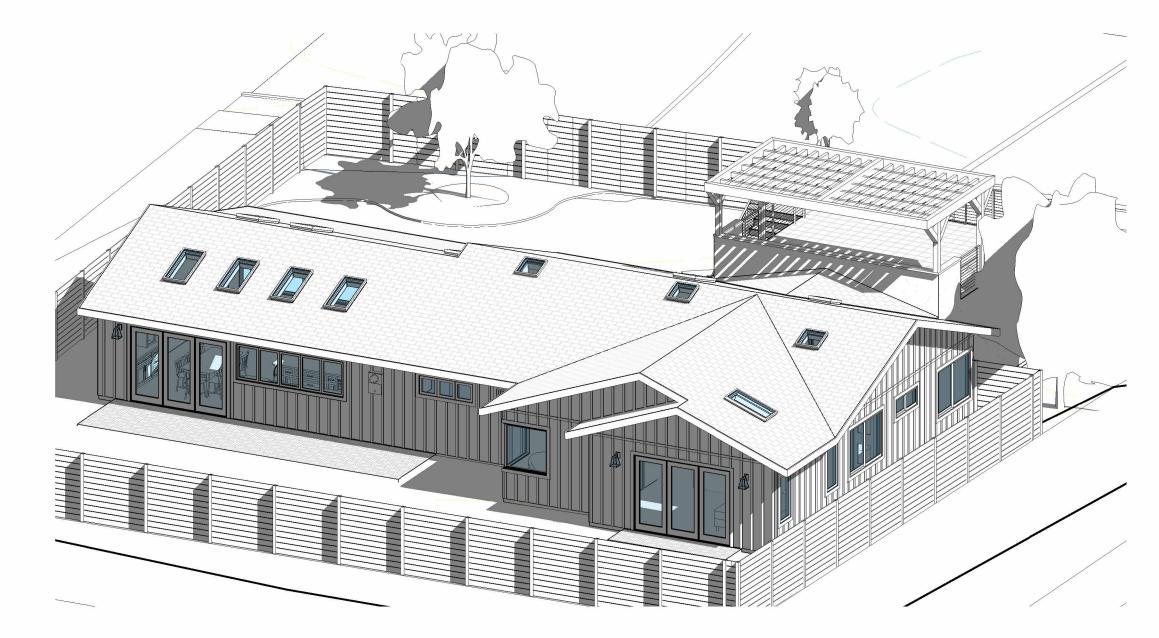
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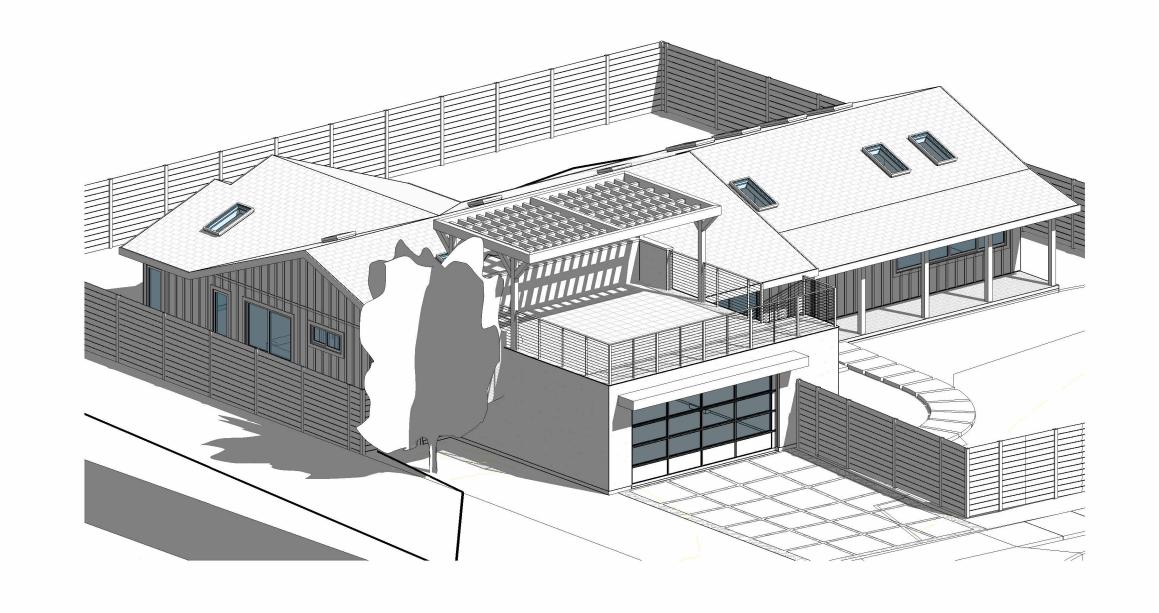




1 EXISTING 3D VIEW 1 A6.1

2 EXISTING 3D VIEW 2





3 PROPOSED 3D VIEW 1
A6.1

4 PROPOSED 3D VIEW 2
A6.1

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3D VIEWS

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ATTACHMENT B

PROJECT PHOTOS



Google Maps 178 N La Patera Ln



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Google Maps 178 N La Patera Ln



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Google Maps 166 N La Patera Ln



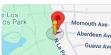


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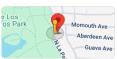


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