Agenda Item C.1
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: July 22, 2025

TO: Goleta Design Review Board

SUBMMITED BY: Travis Lee, Associate Planner

SUBJECT: 250/270 Storke Rd Site Improvements 250/270 Storke Rd APN 073-100-032 Case Nos. 25-0005-SCD/25-0021-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15301(a) as provided in Attachment B; and
3. Conduct Conceptual and Preliminary review and recommend approval or approval with conditions.

PROJECT DESCRIPTION:

This is a request for ***Conceptual/Preliminary*** **Review**. The applicant requests a Substantial Conformity Determination (SCD) to the previously approved Development Plan 19-024-DP to facilitate the following:

- Remove 3 palm trees.
- Install new 256 square foot patio and 2 new Ginkgo trees.
- New storefront door/window at south side of 270 Storke Rd.
- Remove 4 parking spaces and construct new 365 square foot patio.
- New curb ramp path of travel from 270 to 250 Storke.
- New bicycle parking.

No new square footage is proposed to the existing buildings.

The subject property has a Zoning and General Plan Land Use designation of Community Commercial (CC) and are located in the Inland Zone and is subject to the Goleta Commercial Architecture and Design standards. The project does not include a request for adjustments or modifications, and no development is proposed within 100 feet of an

Environmentally Sensitive Habitat Area (ESHA). The project was filed by Scott Branch, of BBP Architecture, for Storke Road II LP, property owner.

DISCUSSION:
The proposed project is consistent with all setbacks, building height, and parking associated with the development standards for the CC designation.

The Goleta Architecture and Design Standards for Commercial Projects apply to commercial and industrial development and include standards relating to site layout, project design, landscaping, and transportation access.

Several policies in the City's Visual and Historic Resources Element of the General Plan are applicable to the Project and are shared below.

VH 4.5 Retail Commercial Areas. [GP] The following standards shall be applicable to retail commercial development:
a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
b. Where appropriate, buildings should be sited at or near the front setback line to project a desirable architectural image contiguous to the street and to promote pedestrian access.
c. Quality architectural design shall be maintained through the use of detailing and high quality, durable materials. Blank wall planes shall be avoided.
d. Safe, convenient pedestrian and bicycle access shall be provided and encouraged via continuous sidewalks; bike lanes; and sufficient, secure, and protected bicycle parking. Landscaping should be used where possible to buffer pedestrians and cyclists from traffic. Where feasible, other pedestrian amenities such as outdoor seating shall be provided.
e. Commercial displays, outdoor dining, and outdoor shopping cart storage shall not encroach into pedestrian accessways.
f. Shopping cart returns should be conveniently located and screened.
g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.
h. Landscaping, including canopy trees, shall be used extensively to unify the structural development, reinforce the pedestrian scale, minimize heat and glare from pavement, and break up expanses of parking.
i. Shared vehicular access shall be considered to minimize the number of driveways and curb cuts.
j. Where appropriate, parking lots should be located behind, beside, or beneath buildings to minimize visibility. Where buildings do not screen parking, landscaping, berms, or low walls shall be used to screen cars from adjacent roadways and other developments.
k. Parking lots should provide adequate space for maneuverability and safety. Angled parking spaces are encouraged rather than 90- degree parking stalls to increase visibility for drivers and pedestrians.
l. Loading areas and recycling and trash facilities shall be easily accessed and shall be screened from view with landscaping, fencing, or walls. Adjacent uses shall be considered when such areas are sited.

m. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

VH 4.9 Landscape Design. [GP] Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:

a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.
b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.
c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species.
d. The use of invasive plants shall be prohibited.
e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and offstreet parking areas.

The need actions associated with the proposed changes include Design Review (Chapter 17.58) and a Substantial Conformity Determination (Section 17.52.100(B). Should the DRB approve the design elements associated with the project, staff will proceed with processing a Substantial Conformity Determination for the PER Director's approval. The Director must determine that the alterations are in substantial conformity with the previous discretionary approval such that the changes would not be substantially different than the original project and would not alter the scope and intent of the approval the Review Authority originally acted on.

ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15301 and 15311 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15301(a) and Section 15311 because the proposed project includes minor exterior alterations involving negligible or no expansion of the use at an existing commercial shopping center. Further, the addition of the patio areas are minor accessory improvements that will enhance the viability of the center's tenants.

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

the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; exterior improvements to an existing building is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because while the project site does contain hazardous waste none of the improvements are altering the ground. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: (1) a 10-day DRB appeal period; (2) SCD approval and appeal period; (3) Final DRB review; (4) ministerial issuance of a Zoning Clearance; and (5) review and approval by Building & Safety ("Building Permits").

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

ATTACHMENTS:

Attachment A - Findings of Approval
Attachment B – Notice of Exemption
Attachment C – Project Plans

ATTACHMENT A

FINDINGS OF APPROVAL

DRB Findings for Development
250/270 Storke Road Site Improvements
Case No. 25-0005-SCD, 25-0021-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

   The proposed project is limited to tree replacement, new patios, new storefront door/window, and new bike parking adjacent to an existing building. No new building floor area is proposed. No additional square footage to the buildings is proposed and the changes will be in scale with the size and bulk of on-site development. The existing building with the proposed exterior changes is compatible with the neighborhood.

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

   There is no change to the layout, orientation, or location of the building as the building already exists. Furthermore, the proposed exterior changes are limited to tree replacement, new patios, new storefront door/window, and new bike parking which will not affect the site layout, orientation, or location of the existing structures. The layout, orientation, and location of the existing building is in an appropriate and harmonious relationship with one another and the property. Signage is not part of this review.

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

   The proposed improvements are harmonious with the existing building's architecture as the exterior modifications are not deviating from the current style and materials.

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

   No changes are proposed to the existing building as the project is limited to site improvements. The existing materials and colors are appropriate for a commercial building and are in harmony with each other.

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

No outdoor mechanical or electrical equipment is proposed.

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

   No grading is proposed other than the minimal amount necessary to create the patio areas from the planter areas.

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

   Three existing palm trees on the south side of 270 Storke are proposed for removal and will be replaced with two new Ginkgo trees. Four new lemon trees are proposed on the south side of 250 Storke with the new patio. No specimen or protected trees are proposed for removal.

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

   The new Ginkgo trees will provide shade in lieu of the replaced palm trees. The existing irrigation system will ensure the new trees are maintained for the future.

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

   No new exterior lighting is proposed.

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

    The proposed project to create two new patio areas to serve the commercial businesses that are within an existing shopping center consisting of mostly large buildings. The proposed improvements will not affect privacy of neighbors, impact existing views, and will not result in obstruction of solar access to other adjacent properties given the nature and place of the improvements.

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

    As well as the City of Goleta Zoning Ordinance, the City of Goleta Architecture and Design Standards for Commercial Projects document, adopted on April 7, 2003, is applicable for this project. The project conforms to the applicable standards related to building colors and materials as identified in the document.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15301 and 15311 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per 15301(a) and Section 15311 because the proposed project includes minor exterior alterations involving negligible or no expansion of the use at an existing commercial shopping center. Further, the addition of the patio areas are minor accessory improvements that will enhance the viability of the center's tenants.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; exterior improvements to an existing building are not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because while the project site does contain hazardous waste none of the improvements are altering the ground. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and no grading is proposed.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

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

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

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

Subject: Filing of Notice of Exemption

Project Title:
250/270 Storke Rd Site Improvements
Case No. 25-0005-SCD, 25-0021-DRB

Project Applicant:
Scott Branch of BBP Architecture
On behalf of Storke Road II LP, property owner

Project Location (Address and APN):
250/270 Storke Road
Goleta, CA 93117
County of Santa Barbara
APN: 073-100-032

Description of Nature, Purpose, and Beneficiaries of Project:
The applicant is proposing to remove 3 palm trees, install new 256 square foot patio and 2 new Ginko trees, new storefront door/window at south side of 270 Storke Rd, remove 4 parking spaces and construct new 365 square foot patio with four new lemon trees, new curb ramp path of travel from 270 to 250 Storke, new bicycle parking. No new square footage is proposed to the existing building. The purpose of the project is to enhance the useability of commercial building with the Property Owner as the beneficiary of the project.

Name of Public Agency Approving the Project:
Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:
Scott Branch of BBP Architecture on behalf of Storke Road II LP, property owner

Exempt Status: *(check one)*
- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☑ Categorical Exemption: § 15301(a) (Exterior Alterations)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA

under Sections 15301 and 15311 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15301(a) and Section 15311 because the proposed project includes minor exterior alterations involving negligible or no expansion of the use at an existing commercial shopping center. Further, the addition of the patio areas are minor accessory improvements that will enhance the viability of the center's tenants.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; exterior improvements to an existing building is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because while the project site does contain hazardous waste none of the improvements are altering the ground. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

City of Goleta Contact Person, Telephone Number, and Email:
Travis Lee, Associate Planner
805-562-5528
tlee@cityofgoleta.org

Signature Title Date

If filed by the applicant:

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

Date received for filing at OPR: _____

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

ATTACHMENT C

PROJECT PLANS

SHEET INDEX

PROJECT DATA

OWNER: STORKE ROAD INVESTORS, LP
Storke Road GP, LLC
Kris Roth & Sep Wolf, Owner's Representatives
112 E. De La Guerra, Studio 8
Santa Barbara, CA 93101
805.681.0788

PROJECT ADDRESS: 250 & 270 STORKE RD
GOLETA, CA 93117

A.P.N.	073-100-032
ZONE:	CC
CONSTRUCTION TYPE:	V-B
HIGH FIRE:	NO
SPRINKLERED:	YES

SITE & BUILDING STATISTICS

LOT SIZE: 98,010 SF (GROSS); (NET SAME)

FLOOR AREA EXISTING:	GROSS	NET
250 STORKE ROAD:		
HABITABLE:		
1st FLOOR:	8,102 SF	7,816 SF
2nd FLOOR:	7,922 SF	7,549 SF
TOTAL:	16,024 SF	15,365 SF
NON-HABITABLE:		
BALCONIES:	2,439 SF	
EXTERIOR STAIRS:	192 SF	
PATIOS:	1,323 SF	
260 STORKE ROAD:		
PUMP HOUSE/EQUIPMENT ENCLOSURE (Non Habitable, Demolished):		
1st FLOOR:	791 SF	738 SF
2nd FLOOR:	588 SF	548 SF
TOTAL:	1,379 SF	1,286 SF
270 STORKE ROAD:		
HABITABLE:		
1st FLOOR:	8,372 SF	8,090 SF
2nd FLOOR:	8,372 SF	8,039 SF
TOTAL:	16,744 SF	16,129 SF
NON-HABITABLE:		
BALCONIES:	2,738 SF	
EXTERIOR STAIRS:	192 SF	
PATIO:	338 SF	

TENANT IMPROVEMENT:

250 STORKE ROAD, NEW SOUTH PATIO:
NEW PATIO:
PATIO AREA: 365 SF

270 STORKE ROAD, NEW SOUTH PATIO:
NEW PATIO:
PATIO AREA: 256 SF

LOT COVERAGE:

EXISTING:		
EXISTING TOTAL BUILDING COVERAGE:	17,993 SF	(18.4%)
EXISTING HARDSCAPE:	73,570 SF	(75.0%)
EXISTING LANDSCAPING:	6,447 SF	(6.6%)
TOTAL:	98,010 SF	(100%)
PROPOSED:		
EXISTING TOTAL BUILDING COVERAGE:	17,993 SF	(18.4%)
HARDSCAPE:	73,205 SF	(74.7%)
LANDSCAPING:	6,191 SF	(6.3%)
PERMEABLE PAVERS (NEW PATIOS ADDED):	621 SF	(6.6%)
TOTAL:	98,010 SF	(100%)

TOTAL AREA OF NEW ADDED LANDSCAPING: 167 SF

BUILDING HEIGHTS:

	EXISTING
270 STORKE ROAD:	32'-2"
250 STORKE ROAD:	31'-5"
260 STORKE RD (EXIST'G ACCESSORY BLDG):	20'-2"

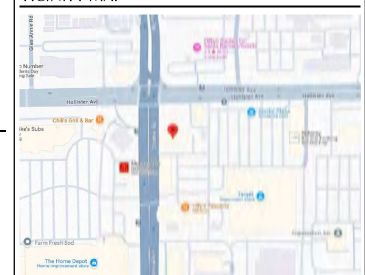
PARKING:

REQUIRED PARKING FOR EXISTING SITE:	97 Spaces
EXISTING PARKING TOTAL:	132 Spaces
PARKING SPACES REMOVED THIS PERMIT:	4 Spaces
PROPOSED PARKING TOTAL:	128 Spaces

SCOPE OF WORK

Remove (3) Palm Trees, Install New 256 SF Patio & (2) New Ginko Trees & New Storefront Door/Window at south side of 270 Storke. Remove (4) Parking Spaces and Construct new 365 SF Patio and New Curb Ramp and Path of Travel from 270 to 250. Install New Bicycle Parking.

VICINITY MAP



SITE IMPROVEMENTS

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
0#	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC CONCRETE	FN	FIELD NAILING	PR	PAIR
A/C	AIR CONDITIONING	FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED DOUGLAS FIR
ALUM	ALUMINUM	FOF	FACE OF FINISH	RD	ROOF DRAIN
ANOD	ANODIZED	FOM	FACE OF MASONRY	RH	ROUND HEAD
BD	BOARD	FOP	FACE OF PLYWOOD	RM	ROOM
BLDG	BUILDING	FOS	FACE OF STUD	RO	ROUGH OPENING
BLK'G	BLOCKING	FT	FOOT OR FEET	RWD	REDWOOD
BN	BOUNDARY NAILING	GA	GAUGE	SCHED	SCHEDULE (D)
BOT	BOTTOM	GALV	GALVANIZED	S	SOUTH
CB	CATCH BASIN	GYP	GYPSUM	SF	SQUARE FEET
CI	CAST IRON	HB	HOSE BIBB	SHTG	SHEATHING
CJ	CEILING JOIST	HP	HORSE POWER	SIM	SIMILAR
CLG	CEILING	HR	HOUR	SPEC	SPECIFICATION
CLR	CLEAR	HTR	HEATER	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING/ VENTILATION/AIR CONDITIONING	SSTL	STAINLESS STEEL
CO	CLEAN OUT	HW(R)	HOT WATER (RETURN)	STD	STANDARD
COL	COLUMN	INV	INVERT	STL	STEEL
CONT	CONTINUOUS	LAM	LAMINATE	TC	TOP OF CURB OR TOP OF CONCRETE
CSK	COUNTERSINK	LB	LAG BOLT	TCV	TOP OF CATCH BASIN
DF	DOUGLAS FIR	LT	LIGHT	T&G	TONGUE AND GROOVE
DIA	DIAMETER	MAS	MASONRY	TP	TOP OF PAVING
DN	DOWN	MATL	MATERIAL	TW	TOP OF WALL
DS	DOWNSPOUT	MAX	MAXIMUM	TYP	TYPICAL
DWG	DRAWING	MB	MACHINE BOLT	UNO	UNLESS NOTED OTHERWISE
E	EAST	MECH	MECHANICAL	VCT	VINYL COMPOSITION TILE
(E)	EXISTING	MEMB	MEMBRANE	VERT	VERTICAL
EJ	EXPANSION JOINT	MET	METAL	VGDF	VERTICAL GRAIN DOUGLAS FIR
ELEV	ELEVATION	MFR	MANUFACTURER	VTR	VENT THROUGH ROOF
EN	EDGE NAIL	MIN	MINIMUM	W	WEST
EQ	EQUAL	MISC	MISCELLANEOUS	WC	WATER CLOSET
EQUIP	EQUIPMENT	N	NORTH	WH	WATERHEATER
FAU	FORCED AIR UNIT	(N)	NEW	WP	WATERPROOF
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	NIC	NOT IN CONTRACT	WS	WOOD SCREW
FD	FLOOR DRAIN	NO/#	NUMBER	WWF	WELDED WIRE FABRIC
FE(C)	FIRE EXTINGUISHER (& CABINET)	NTS	NOT TO SCALE	W/	WITH
FF	FINISH FLOOR	OC	ON CENTER	W/O	WITHOUT
FG	FINISHED GRADE	OH	OVAL HEAD OR OVER HEAD		
FH	FLAT HEAD	OPNG	OPENING		
		(P)	PROPOSED		
		PL	PLATE OR PROPERTY LINE		

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
2. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
4. REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
5. ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN CGBSC SECTION 4.410.1. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE THE DELIVERY OF SUCH.

PROJECTS WITH A MODIFICATION OR WITHIN 12" OF SETBACKS AND/OR PROPERTY LINES MAY REQUIRE A SURVEY.

THE APPROVED COUNTY SORTING/RECYCLING FACILITY TO BE: MARBORG INDUSTRIES CONSTRUCTION AND DEMOLITION FACILITY, 119 N. QUARANTINA STREET, SANTA BARBARA, CA 93103

A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED

SPECIAL INSPECTIONS

SEE SHEET S-1.0 FOR LIST OF SPECIAL INSPECTIONS REQUIRED

PROFESSIONALS

ARCHITECT: BBP ARCHITECTURE
924 Anacapa Street, Ste 2-U
Santa Barbara, CA 93101
805-564-6074
scott@bbp-arch.com

STRUCTURAL ENGINEER: ASHLEY & VANCE ENGINEERING
210 East Cota St
Santa Barbara, CA 93101
805-545-0010
paul@ashleyvance.com

ENERGY CONSULTANT:

GOVERNING CODES

CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022 EDITION
CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

LICENSED ARCHITECT
TRACY A. BURNELL
NO. C-20626
REN. 05/27
STATE OF CALIFORNIA

sheet description
COVERSHEET

-

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-0

Preliminary: NOT FOR CONSTRUCTION

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

Y | NA | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

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

SECTION 5.102 DEFINITIONS

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

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

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel-economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

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

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

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

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

Y | NA | RESPON. PARTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.106.4.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

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

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directly identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

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

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

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

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

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

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B. Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging; medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

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

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned off-street loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

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

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

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 5);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.3-A and 130.2-B in Chapter 5) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8. [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

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

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

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

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

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

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

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

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

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

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

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

SECTION 5.302 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

BBP ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

LICENSED ARCHITECT
BRADLEY A. BURDICK
NO. C-20626
REN. 05/21
STATE OF CALIFORNIA

sheet description
GREEN CODE

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-1.1

Preliminary: NOT FOR CONSTRUCTION

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

5.303.3.2 Urinals.

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

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

5.303.3.3 Showerheads. [BSC-CG]

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

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

5.303.3.4 Faucets and fountains.

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

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

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

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

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

TABLE H-2

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

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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

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

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

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

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

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

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

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

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

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

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

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

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

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

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris,
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Sanitary waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

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

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

Notes:

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

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

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

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

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

Notes:

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

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

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

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

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

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

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

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For occupancies that are not regulated by OSHPD or for occupancies and occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.8 shall apply.

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

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

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

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120,1(a).

Note: See CCR, Title 17, Section 93120,1,

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

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

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1985); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14., the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82,3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82,3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base R[Eactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROG).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0,1 millimeters of mercury at room temperature, These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements, See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150, Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2–1999, or an average efficiency of 30% based on ASHRAE 52.1–1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

BBP ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:
SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

LICENSED ARCHITECT
BRADLEY A. BLEVINS
NO. C-28626
REN. 05.21
STATE OF CALIFORNIA

sheet description
GREEN CODE

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-1.2

Preliminary: NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]

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

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150

TABLE 5.504.4.3 - CONT.

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

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[3]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

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

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

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

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

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

See California Department of Public Health's website for certification programs and testing labs, https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

See California Department of Public Health's website for certification programs and testing labs, https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

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

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

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of 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#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO_2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{dn} – 1hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 6 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ov the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

BBP ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:
SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

LICENSED ARCHITECT BRADLEY A. BARNICLE NO. C-26626 REN. 05/25 STATE OF CALIFORNIA

sheet description
GREEN CODE

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-1.3

Preliminary: NOT FOR CONSTRUCTION

c. Pictograms shall have text descriptors located directly below the pictogram field. Pictograms shall have a field height of 6" minimum. Characters and Braille shall not be located in the pictogram field

d. Characters and braille shall be in a horizontal format. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8" minimum and 1/2" maximum from any other tactile characters and 3/8" minimum from raised borders and decorative elements.

6. Raised character proportions shall be selected from fonts where the width of the uppercase letter "O" is 60% minimum and 110% maximum of the height of he uppercase letter "I".

7. Visual characters, symbols and their background shall have a non-glare finish. Characters and symbols shall contrast with their background, either light characters on a dark background, or dark characters on a light background.

8. Visual characters and numbers on signs shall be sized according to the viewing distance from which they are be be read. Minimum character height shall comply with Table 11B-703.5.5.

9. Braille shall be contracted (Grade 2) and shall comply with Sections 11B-703.3 and 11B-703.4. Braille dimensions shall comply with Table 11B-703.3.1.

10. An additional sign shall also be posted in a conspicuous place at each vehicle entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized Vehicles Parked In Designated Accessible Spaces Not Displaying Distinguishing Placards Or Special License Plates Issued For Persons With Disabilities Will Be Towed Away At Owner's Expense. Towed Vehicles May Be Reclaimed At _____ Or By Telephoning _____"

CBC 11B-502.8.2

HAZARDS AND PROTRUDING OBJECTS

1. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 6 inches in height above the walking surface to warn the blind of a potential drop off.

2. A warning curb is not required when a guard or handrail is provided with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk.

3. Objects projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into the circulation path.

4. Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor.

5. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

6. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 inches minimum clear headroom.

7. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

8. Where a guy support is used parallel to a circulation path, including, but not limited to sidewalks, a guy brace sidewalk guy or similar device shall be used to prevent an overhanging obstruction.

DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS

1. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.

2. At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture complying with Section 11B-705.2.

ELECTRICAL

1. Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.

2. The high obstructed reach shall be 48 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches the high obstructed reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

3. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box, and the high reach shall be measured to the top of the outlet box

RESTROOM

1. Elements of accessible restrooms shall comply with CBC Section 11B Division 6.

2. Accessible urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17" above finish floor. Urinals shall have a 30" x 48" clear floor space to allow a front approach and the flush controls shall be hand-operated with the controls installed no higher that 44" above finish floor.

3. Hot & cold water lines and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

4. Examples of accessible faucets include: lever operated, push-type, and electronically controlled. If self-closing valves are used, the faucet shall remain open for at least 10 seconds.

5. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 2" if circular. Grab bars with non-circular cross sections shall have a cross section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4,8" maximum. The space between the wall and the grab bar shall be 1-1/2". The grab bar assembly shall be capable of withstanding bending stresses, shear stresses, shear forces, and tensile forces of up to 250 lb/f. Grab bars shall not rotate within their fittings. The grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements.

6. Mounting heights to operating controls for restroom accessories not specifically called out in the CBC shall comply with the reach ranges specified in CBC Section 11B-308.

SIGNS & IDENTIFICATION

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required in this section.

1. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to color no. 15090 in Federal Standard 595B.

2. In existing buildings and facilities where not all entrances comply with Section 11B-404, entrances complying with Section 11B-404 shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Directional signs complying with Section 11B-703.5 that indicate the location of the nearest entrance complying with Section 11B-404 shall be provided at entrances that do not comply with Section 11B-404. Directional signs complying with Section 11B-703.5, including the International Symbol of Accessibility complying with Section 11B-703.7.2.1, indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path.

3. When permanent identification is provided for rooms and spaces of a building or site, raised letters shall be provided in conformance with Section 11B-703.2 and shall be accompanied by braille in conformance with Section 11B-703.3. Signs shall be installed on the wall adjacent to the latch outside of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

4. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5. Where pictograms are provided as designations of permanent rooms and spaces, the pictograms shall comply with Section 11B-703.6 and shall have text descriptors complying with Sections 11B-703.2 and 11B-703.5.

5. When raised characters are used, they shall conform to the following:
   a. Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised shall be installed in accordance with Section 11B-703.4.
   b. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I".

FLOORS AND LEVELS

Level area is defined as "a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.083% gradient.)"

1. In building and facilities, floors of a given story shall be a common level throughout, or shall be connected by pedestrian ramps, passenger elevators, or special access lifts.

2. Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walk, ramps, stairs, and curb ramps, shall comply with Section 11B-302.

3. Change in level up to 1/4 inch may be vertical and without edge treatment.

4. Change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no steeper than 1:2.

5. If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or packing or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 11B-303.

6. If gratings are located on floors, then they shall have spaces no greater than 1/2 inch wide in one direction. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

CONTROLS AND OPERATING MECHANISMS

1. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements are required to be accessible.

2. Clear floor space complying with Section 11B-305 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.

3. The highest and lowest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within one of the reach ranges specified in Section 11B-308. Electrical and communication system receptacles on walls shall be mounted no less than 15 inches above the floor.

4. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, punching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.

5. For accessible lavatories, faucet controls and operating mechanisms shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to active faucet controls and operating mechanisms shall be no greater than 5 lbs. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. self-closing valves are allowed if the faucet remains open for at least 10 seconds.

SPACE ALLOWANCE AND REACH RANGES

1. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches.
The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or
ground space for wheelchairs may be a part of the knee space required
under some objects.

2. One full-unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sided,
additional maneuvering clearances shall be provided in accordance with Sections 11B-305.7.1 & 11B-305.7.2.

3. The space required for a wheelchair to make a 180-degree turn is a clear space of 60" diameter per Section 11B-304.3.1 or a T-shaped space per Section 11B-304.3.2.

4. The minimum clear width required for a wheelchair to turn around an obstruction shall be 36 inches where the obstruction is 48 inches or more in length and 42 inches and 48 inches where the obstruction is less than 48 inches in length.

5. The minimum clear width for single wheelchair passage shall be 32 inches minimum for a distance of 24 inches max., and 36 inches continuously per Section 11B-403.5

6. The minimum width for two wheelchairs to pass is 60 inches.

7. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 inches. The minimum low forward reach is 15 inches. See Figure 11B-308.2.1 If the high forward reach is over an obstruction, reach and clearance shall be as shown in Figure 11B-308.2.2.

8. If the clear floor space only allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48 inches and the low side reach shall be no less than 15 inches above the floor as shown in Figure 11B-308.3.1. If the side reach is over and obstruction, the reach and clearances shall be as shown in figure 11B-308.3.2.

16. Where the ramp surface is not bounded by a wall, the ramp shall comply with the following requirement:
    a) A guide curb a minimum of 2 inches in height shall be provided at each side of the ramp.
    Exceptions:
    1. Edge protection shall note be required on ramps that are not required to have handrails and have sides complying with Section 11B-406.2.2.
    2. Edge protection shall note be required on the sides of ramp landings serving an adjoining ramp run or stairway.
    3. Edge protection shall note be required on the sides of ramp landings having a vertical drop-off of 1/2 inch max. within 10 inches horizontally of the minimum landing area specified in Section 11B-405.7.

17. In existing buildings where the extension of the handrail in the direction of the ramp run would create a hazard, the extension may be turned 90 degrees to the run of the ramp.

18. Ramps more than 30" above the adjacent ground shall be provided with guards that comply with Section 1015. Such guard shall be continuous from the top of the ramp to the bottom of the ramp.

ENTRANCES AND EXITS

1. All entrances and exterior ground floor exit doors to buildings and facilities all be made accessible to persons with disabilities

2. During periods of partial or restricted use of a building or facilities, the entrances used for primary access shall be accessible to and usable by persons with disabilities.

3. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

4. Every required exit doorway shall be capable of opening at least 90 degrees, shall have a minimum clear opening of 32 inches, and shall be of a size as to permit the installation of a door not less than 6'-8" in height.

DOORS

1. Door handles pulls, latches, locks and other operating devices on doors required to be accessible shall not require tight grasping, tight pinching or twisting of the wrist to operate. Manually operated bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.

2. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.

3. Hand-activated door opening hardware shall be centered between 34" and 44" above the floor.

4. When installed, doorways shall have a minimum clear opening of 32 inches with the door open 90 degrees.

5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.

6. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Where the plane of the doorway is offset or located in an alcove a distance more than 8 inches measured from the plane of the doorway to the face of the wall, the door shall be provided with 60" maneuvering clearance for front approach.

7. The width of the level area on the side to which the door swings shall extend 24 inches past the strike edge of the door for exterior doors and 18 inches past the strike edge for interior doors Where the plane of the doorway is offset 8 or more inches from any obstruction within 18 inches measured laterally on the latch side, the door shall be provided with maneuvering clearance for front approach.

8. Provide clear space of 12" past strike edge of the door on the opposite side to which the door swings if the door is equipped with both a latch and closer.

9. The floor or landing shall be not more than 1/2" lower than the threshold of the doorway.

10. Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. When fire doors are required,
the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 lbs/ft.

11. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

12. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

ACCESSIBLE ROUTE OF TRAVEL

1. Accessible Route of Travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities.

2. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel complying with "11B/Division 4: Accessible Routes" shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way.

RAMPS (EXTERIOR OR INTERIOR)

1. Any path of travel shall be considered a ramp if its slope is steeper than 1 unit vertical in 20 units of horizontal (5 percent slope).

2. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities, or is in the accessible route of travel shall be 1 unit rise in 12 units of horizontal run (8.3 percent gradient).

3. The cross slope of ramp surfaces shall be no greater than 1:48.

4. Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provision of this code.

5. Where a pedestrian ramp is the only exit discharge path serving entrances to buildings or when it serves an occupant load of 300 or more, the ramp shall have a minimum clear width of 60 inches.

6. Level landings shall be provided at the top and bottom of each ramp.

7. Top landings shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom of ramps shall have a dimension in the direction of downward travel of not less than 72
inches.

8. Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.

9. All ramp landings shall be level with maximum slope in any direction not to exceed 1/4" per foot (2,083 percent slope)

10. At bottom and intermediate landings, the width shall be at least the same as required for the ramp.

11. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches

12. Handrails are required on ramps that provide access if the ramp slope exceeds 1 foot rise in 20 feet of horizontal run (5 percent gradient), except that at exterior door landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length.

13. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and shall be at a consistent height. Handrails shall always be continuous and the ends of handrails shall be either rounded or returned smoothly to the floor, wall or post.

14. The grip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross sectional nominal dimension, or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings.

15. Handrail projecting from a wall shall have a space of 1 1/2" between the wall and the handrail
    a) Handrails may be located in a recess if the recess is a
    maximum of 3" deep and extends at least 18 inches above the top of the rail.
    b) Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

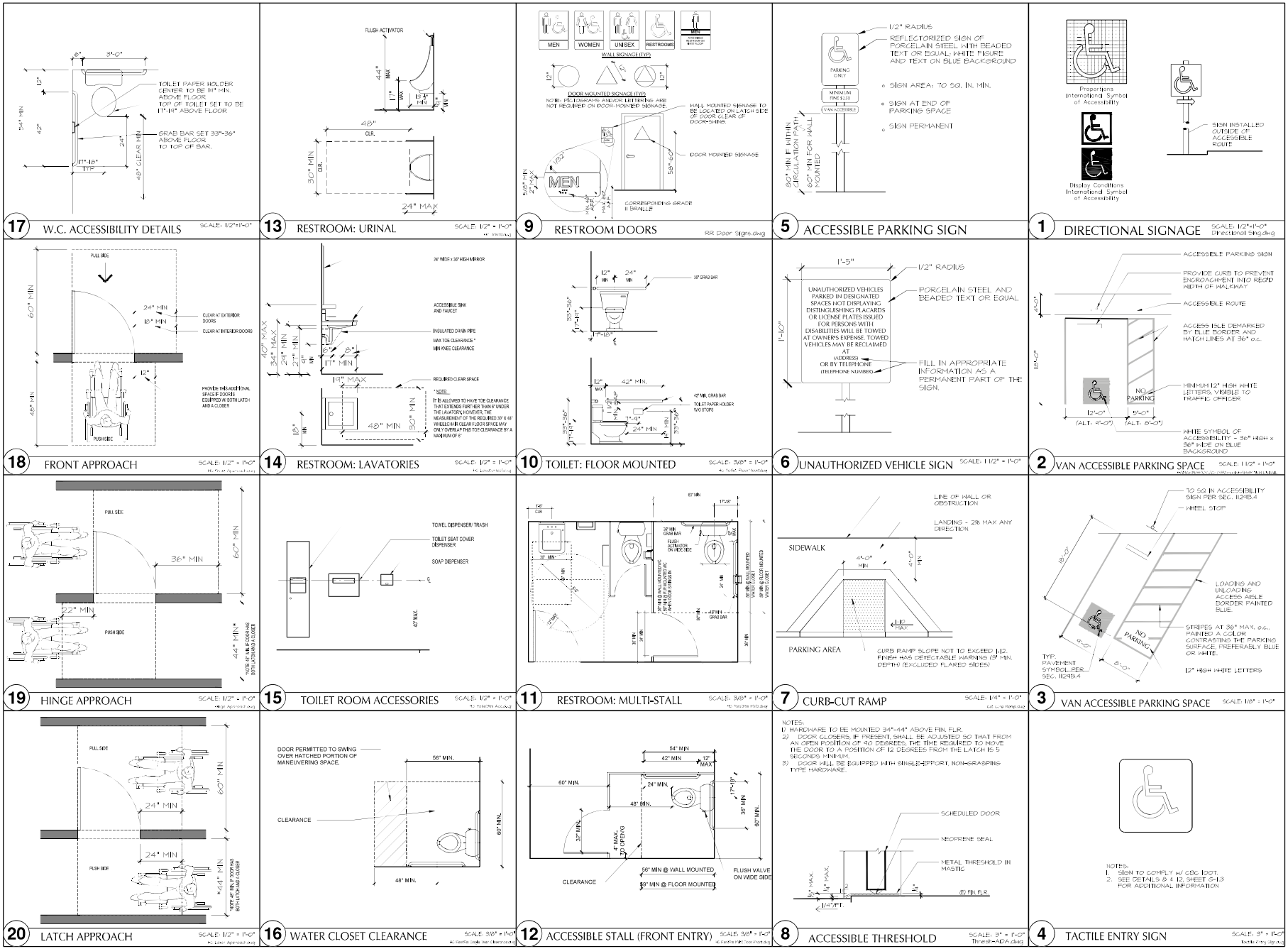
LICENSED ARCHITECT BRIAN A. BERNSTEIN NO. C-20626 REN. 05/27 STATE OF CALIFORNIA

sheet description
ACCESSIBILITY NOTES

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-2.1

Preliminary: NOT FOR CONSTRUCTION



BBP ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS

250 & 270 Storke Rd
Goleta, CA 93117

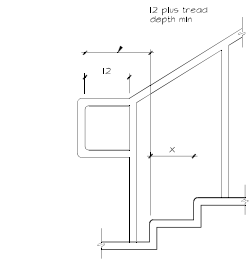
LICENSED ARCHITECT BRETT A. BURNETT
NO. C-28626
REN. 05/25
STATE OF CALIFORNIA

sheet description
ACCESSIBILITY DETAILS

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-2.2

Preliminary: NOT FOR CONSTRUCTION



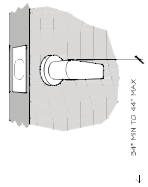
17 BOTTOM HANDRAIL EXTENSION SCALE: NOT TO SCALE

NOTES:
1. SIGN TO COMPLY w/ CBC 1009.10.
2. SEE DETAILS B & 12, THIS SHEET FOR ADDITIONAL INFORMATION

13 LOCATION OF ACCESSIBLE EXIT SCALE: 3/8" = 1'-0"

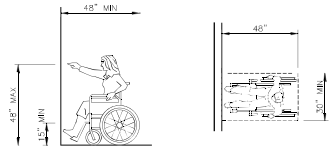
NOTES:
1. SIGN TO COMPLY w/ CBC 1009.
2. SEE DETAILS B & 12, THIS SHEET FOR ADDITIONAL INFORMATION

9 TACTILE EXIT SIGN SCALE: 3/8" = 1'-0"

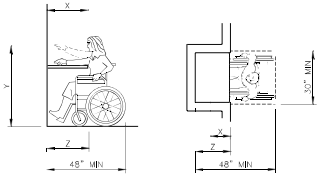


NOTES:
1. Operable parts shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
2. The force required to activate operable parts shall be 5 lbs. max.
3. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds min.
4. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds min.
5. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.

5 DOOR HARDWARE SCALE: 1 1/2" = 1'-0"



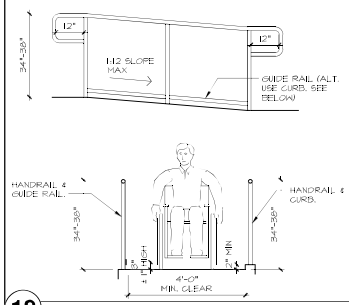
HIGH FORWARD REACH LIMIT



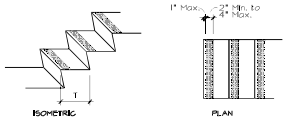
NOTE:
"X" SHALL BE LESS THAN OR EQUAL TO TO 25 INCHES, "Z" SHALL BE GREATER THAN OR EQUAL TO "X". WHEN "X" IS 20 INCHES, THEN "Y" SHALL BE 48 INCHES MAXIMUM. WHEN "X" IS 20 TO 25 INCHES, THEN "Y" SHALL BE 44 INCHES MAXIMUM.

MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

2 FORWARD REACH NOT TO SCALE



18 RAMP SCALE: 1/2" = 1'-0"



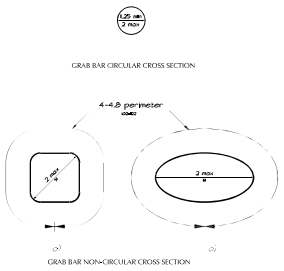
PER 11B-504.4.1
Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast.

The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

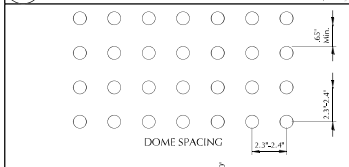
14 STAIR STRIPING SCALE: 1/2" = 1'-0"

NOTES:
1. SIGN TO COMPLY w/ CBC 1007.
2. SEE DETAILS B & 12, THIS SHEET FOR ADDITIONAL INFORMATION

10 TACTILE EXIT SIGN (STAIR DOWN) SCALE: 3/8" = 1'-0"

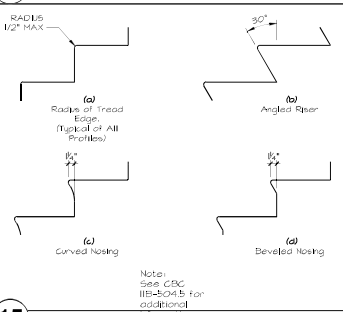


6 GRAB BAR CROSS SECTION SCALE: NOT TO SCALE



NOTES:
1. COLOR: FEDERAL YELLOW COLOR No. 33538, U.N.O.
2. DOMES LOCATED AT HAZARDOUS VEHICULAR AREAS PER SECTION 11B-705.1.1 AND 11B-705.2.5.
MIN. DEPTH 36"

19 DETECTABLE WARNING SCALE: 3" = 1'-0"



Note:
See CBC 11B-504.5 for additional information.

15 STAIR NOSINGS SCALE: 1" = 1'-0"

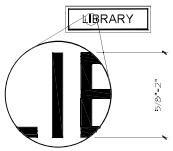


FIGURE 11B-703.2.5
HEIGHT OF RAISED CHARACTERS

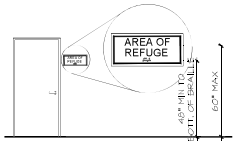


FIGURE 11B-703.4.1
HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

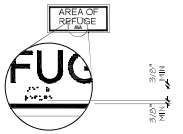
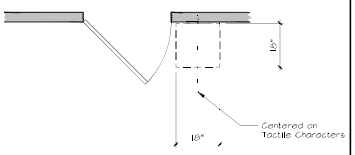


FIGURE 11B-703.3.2
HEIGHT OF RAISED CHARACTERS

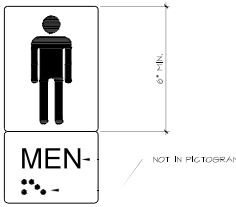
NOTE:
SEE CBC CHAPTER 7 FOR ADDITIONAL NOTES, REQUIREMENTS AND INFORMATION.

12 SIGNAGE: TACTILE CHARACTERS NTS



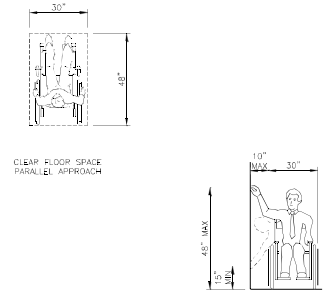
Note:
See CBC 11B-703.4.2 for additional information.

7 TACTILE SIGN LOCATION SCALE: 1/2" = 1'-0"



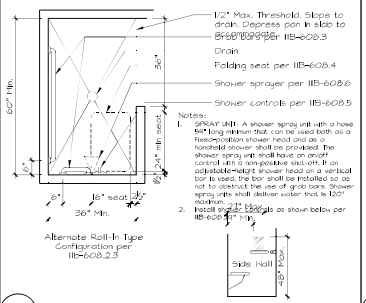
NOT IN PICTOGRAM FIELD

8 PICTOGRAM SCALE: 3" = 1'-0"



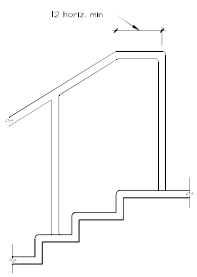
MAXIMUM SIDE REACH OVER OBSTRUCTION

4 SIDE REACH NOT TO SCALE



Notes:
1. SPRAY UNIT. A shower spray unit with a hose 60" long minimum that can be used both as a fixed-position shower head and as a handheld shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120° maximum.
2. Install shower controls as shown below per 11B-608.5.1 Min.

20 ALTERNATE ACCESSIBLE SHOWER SCALE: 1/2" = 1'-0"



16 TOP HANDRAIL EXTENSION SCALE: NOT TO SCALE

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:
SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

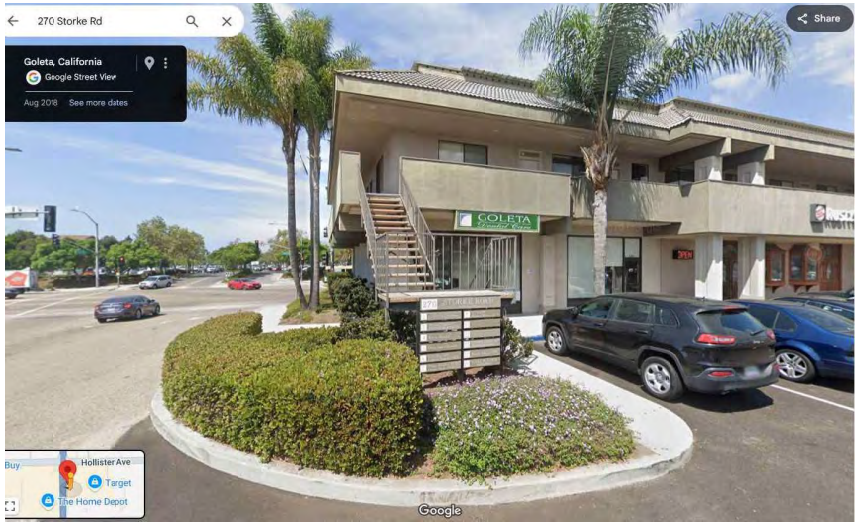
LICENSED ARCHITECT BRADLEY A. BERARDI NO. C-20626 REN. 05.31 STATE OF CALIFORNIA

sheet description
ACCESSIBILITY DETAILS

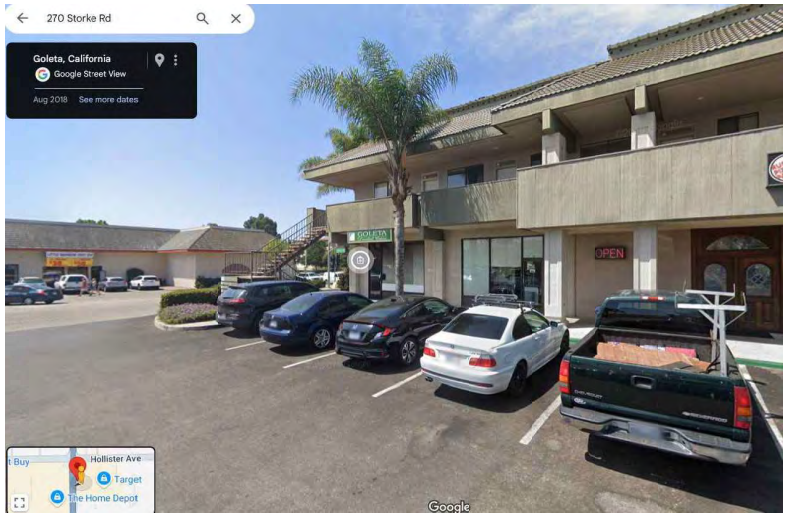
date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
G-2.3

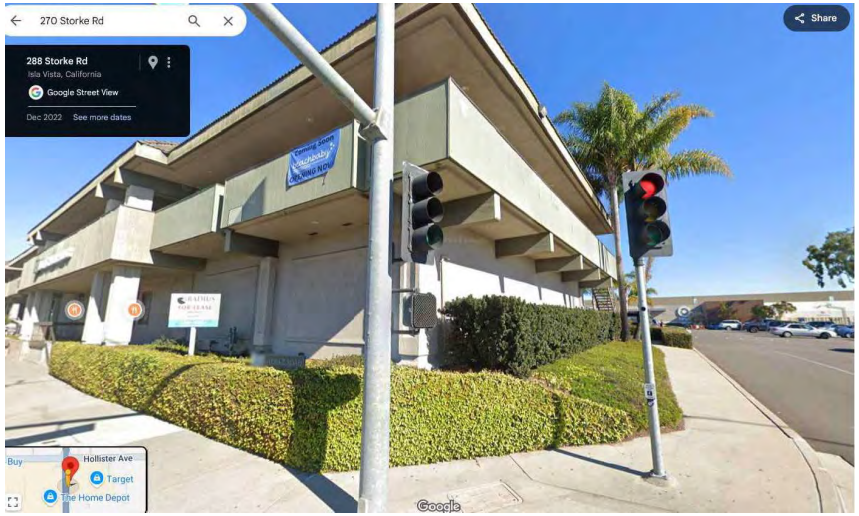
Preliminary: NOT FOR CONSTRUCTION



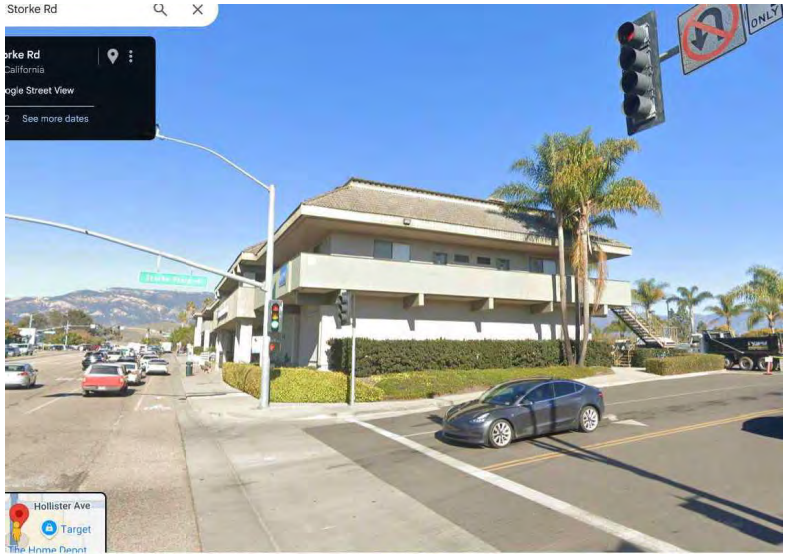
View of Southeast Corner of 270 Storke



View Looking towards Suite A (end unit) from Exist'g Parking Lot



View of Southwest Corner of 270 Storke



View of South Elevation at 270 Storke, Showing Palm Trees to be Removed

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

LICENSED ARCHITECT
BRADLEY P. BEHRENS
NO. C-20626
REN. 05/27
STATE OF CALIFORNIA

sheet description
PHOTOS

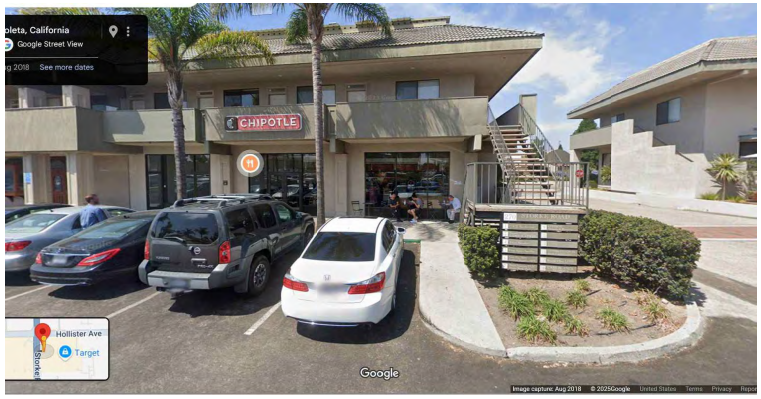
date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
PH-1

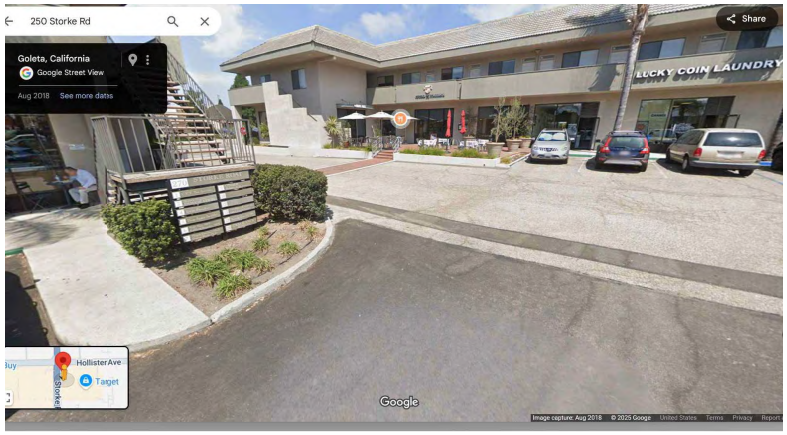
Preliminary: NOT FOR CONSTRUCTION

View Looking towards 250 Storke New Patio & Curb-Ramp Location

View Looking towards Existing 250 Storke Patio



View Looking towards 270 Storke New Bicycle Parking & Path of Travel



View Looking towards 270 & 250 Storke New Bicycle Parking, Path of Travel & Patio

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

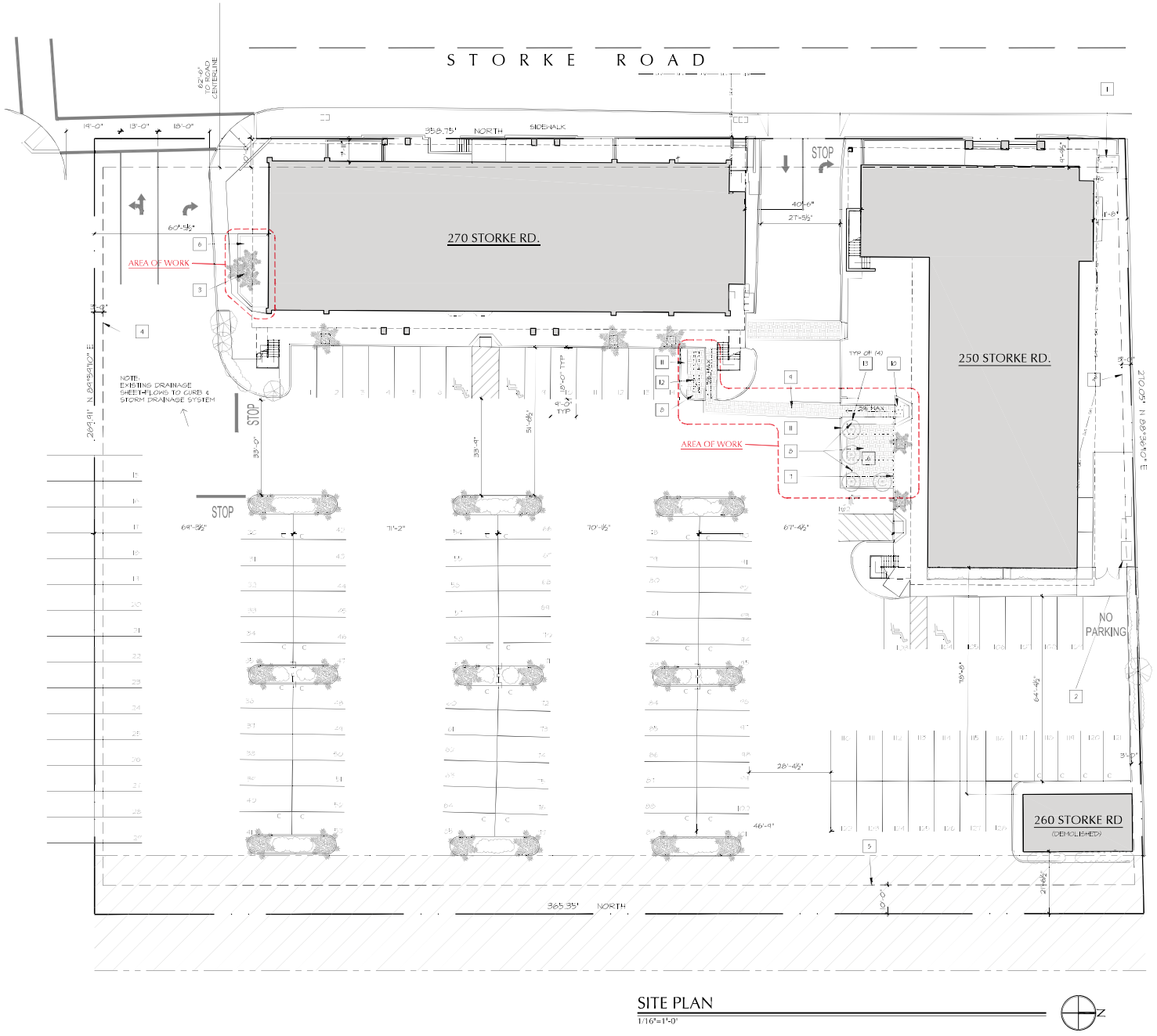
LICENSED ARCHITECT
BRETT A. BURDELL
NO. C-20626
REN. 05/27
STATE OF CALIFORNIA

sheet description
PHOTOS

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
PH-2

Preliminary: NOT FOR CONSTRUCTION



SITE PLAN

1/16"=1'-0"

SITE PLAN KEYNOTES:

1. (E) EDISON TRANSFORMER.
2. (E) TRASH/RECYCLING DUMPSTERS.
3. PALMS TO BE REMOVED.
4. SIDE SETBACK.
5. REAR SETBACK.
6. (N) PATIO.
7. (E) CURB TO BE REMOVED.
8. (E) PARKING SPACES TO BE REMOVED.
9. (N) PATH OF TRAVEL (48" WIDE, SEE DETAIL 8/D.1)
10. (N) CURB RAMP. SEE DETAIL 7/C-2.2
11. (N) PLANTER (MATCH EXISTING PLANTING: Lomandra 'Breeze', 5 gal. @ 36"-42" o.c.)
12. (N) BICYCLE PARKING
13. (N) POTTED LEMON TREES.

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

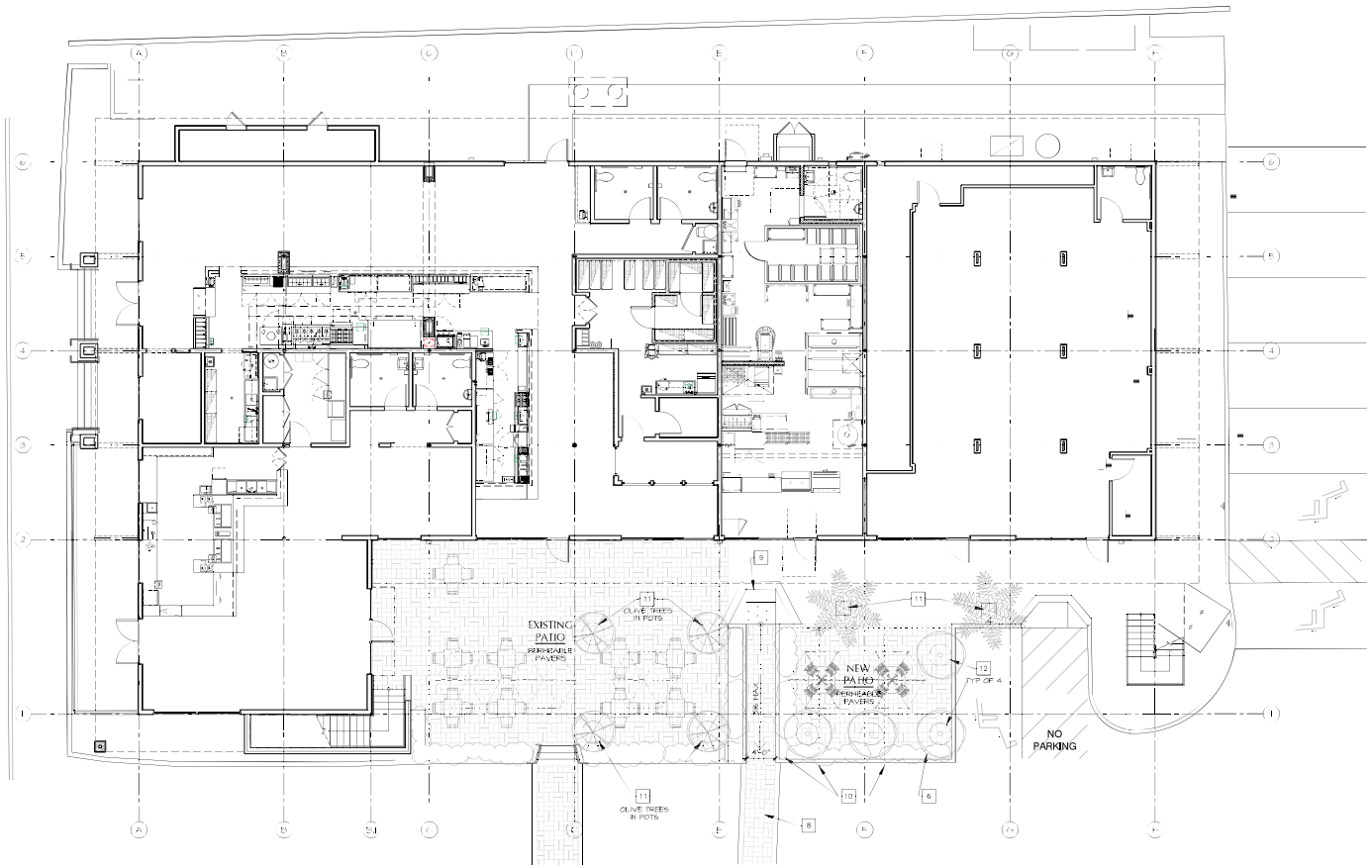
LICENSED ARCHITECT
ISAACT. BERNSTEIN
NO. C-20626
REN. 05.27
STATE OF CALIFORNIA

sheet description
SITE PLAN

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
A-1

Preliminary: NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

1/8"=1'-0"

FLOOR PLAN KEYNOTES:

1. New Railing to Match Existing. See Detail 10/D.1
2. Existing Palms to be Removed.
3. New Storefront Window/Door to Match Existing.
4. Existing Hedge to Remain.
5. New Trees. Ginkgo 'Autumn Gold' / Autumn Gold Ginkgo; 24" Box Size, Standard Form. Double Stake Both Trees with Lodgepole Tree Stakes and 1" Wide Figure 8 "Super Tie 1" Tree Ties.
6. Planter to Match Existing. Planting: Lomandra Longifolia 'Breeze' / Dwarf Mat Rush (Match Existing)
7. New Bicycle Parking.
8. Path of Travel Not to Exceed 5% Slope.
9. New Curb Ramp. See Detail 7/C-2.2.
10. Parking Space to be Removed.
11. Existing Trees)
12. New Lemon Trees in Pots

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

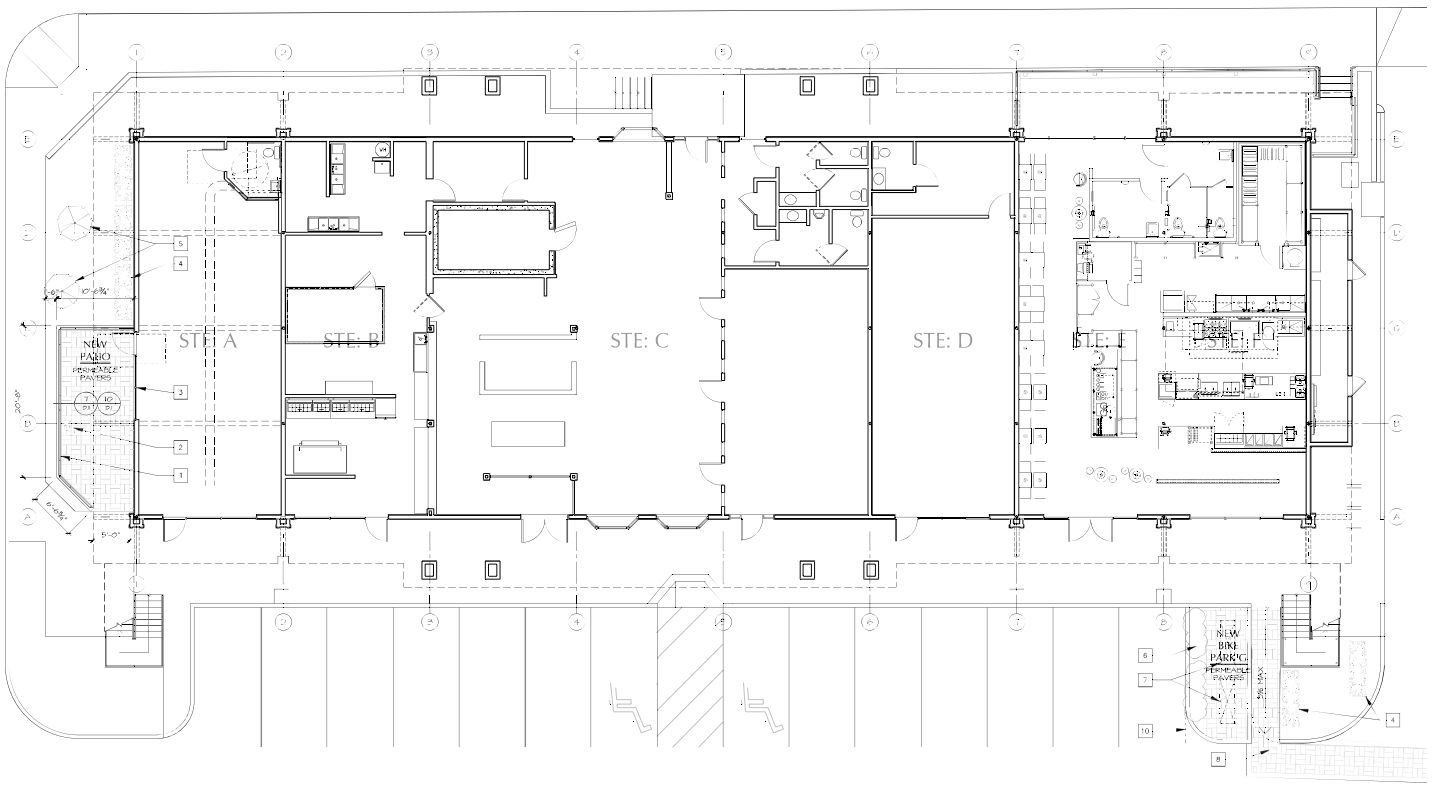
LICENSED ARCHITECT
BRETT A. BURNELL
NO. C-20626
REN. 05.27
STATE OF CALIFORNIA

sheet description
250 FIRST FLOOR PLAN

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
A-2

Preliminary: NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

1/8"=1'-0"

FLOOR PLAN KEYNOTES:

1. New Railing to Match Existing. See Detail 10/D.1
2. Existing Palms to be Removed.
3. New Storefront Window/Door to Match Existing.
4. Existing Hedge to Remain.
5. New Trees. Ginkgo 'Autumn Gold' / Autumn Gold Ginkgo: 24" Box Size, Standard Form. Double Stake Both Trees with Lodgepole Tree Stakes and 1" Wide Figure 8 "Super Tie 1" Tree Ties.
6. Planter to Match Existing. Planting: Lomandra Longifolia 'Breeze' / Dwarf Mat Rush (Match Existing)
7. New Bicycle Parking.
8. Path of Travel Not to Exceed 5% Slope.
9. New Curb Ramp. See Detail 7.C-2.2.
10. Parking Space to be Removed.
11. Existing Trees)
12. New Lemon Trees in Pots

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

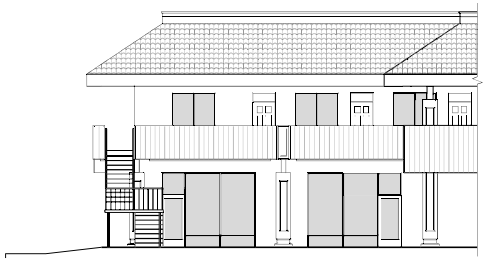
LICENSED ARCHITECT BRETT A. BURNELL NO. C-29626 REN. 05/27 STATE OF CALIFORNIA

sheet description
270 FIRST FLOOR PLAN

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
A-3.1

Preliminary: NOT FOR CONSTRUCTION

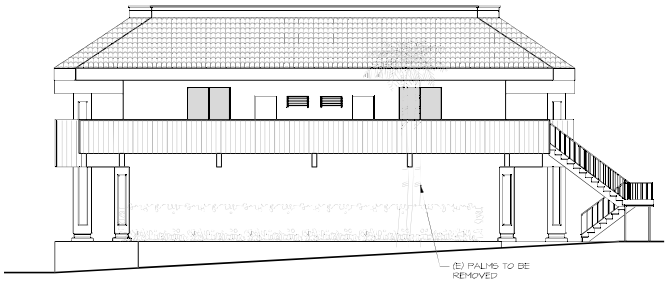


PARTIAL EXISTING EAST ELEVATION

1/8"=1'-0"

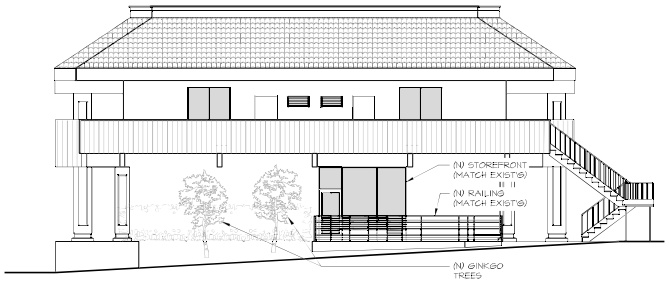
PARTIAL PROPOSED EAST ELEVATION

1/8"=1'-0"



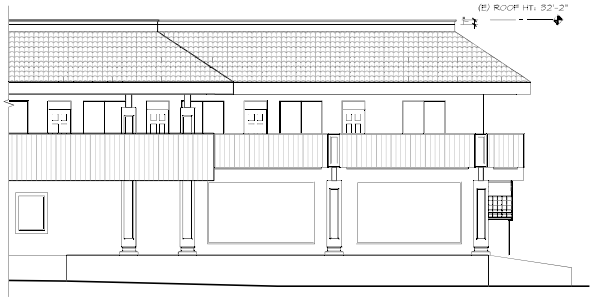
EXISTING SOUTH ELEVATION

1/8"=1'-0"



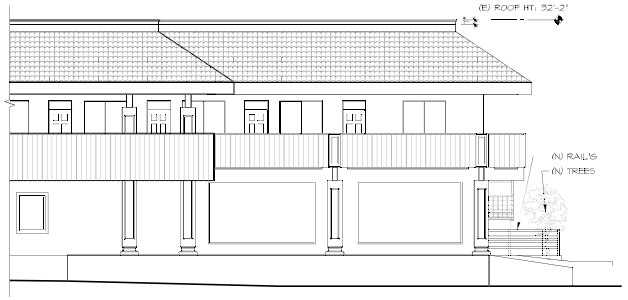
PROPOSED SOUTH ELEVATION

1/8"=1'-0"



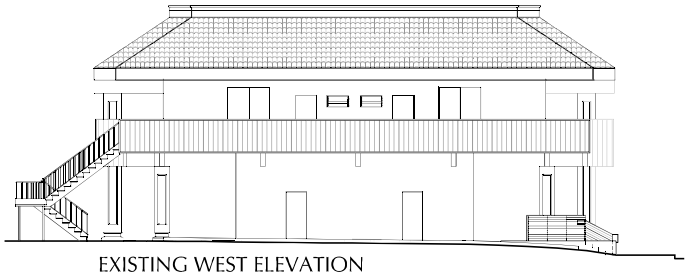
PARTIAL EXISTING WEST ELEVATION

1/8"=1'-0"



PARTIAL PROPOSED WEST ELEVATION

1/8"=1'-0"



EXISTING WEST ELEVATION

1/8"=1'-0"

BBP
ARCHITECTURE
924 anacapa st
santa barbara, ca
93101
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

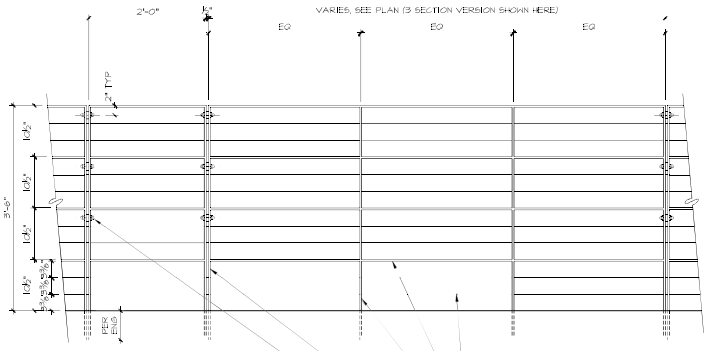
LICENSED ARCHITECT
BRADY A. BERGSTOL
NO. C-20626
REN. 05/27
STATE OF CALIFORNIA

sheet description
270 EXTERIOR ELEVATIONS

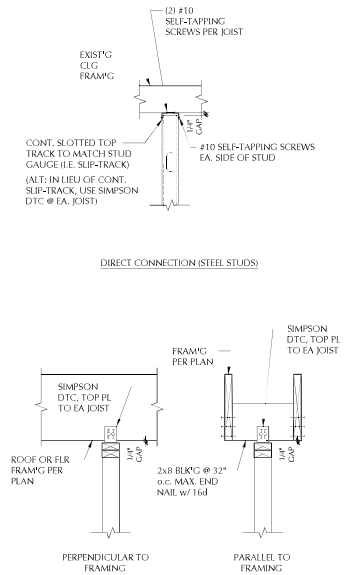
date:
5-13-2025
5-20-2025
7-10-2025

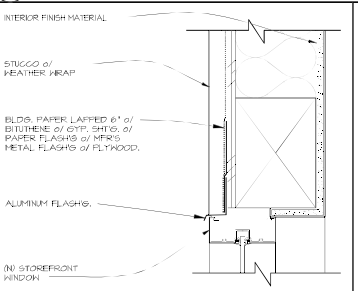
sheet no:
A-3.2

Preliminary: NOT FOR CONSTRUCTION

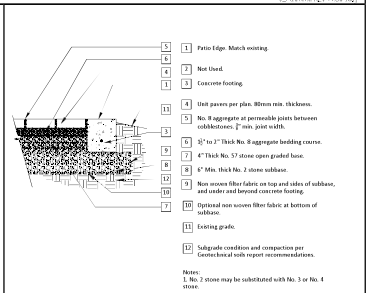


10 GUARDRAIL (MATCH EXISTING) SCALE: 1" = 1'-0"

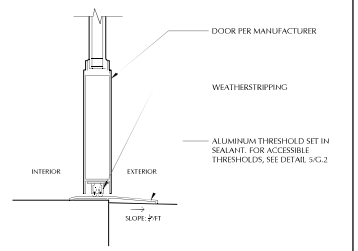




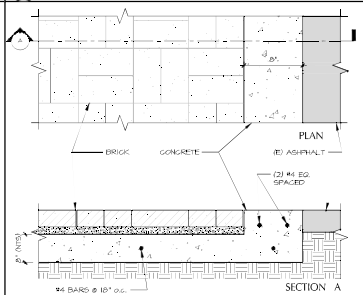
11 WINDOW HEAD SCALE: 3"=1'-0"



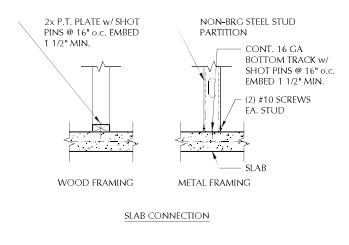
7 PERMEABLE PAVERS PATIO SCALE: 3/4" = 1'-0"



12 METAL THRESHOLD SCALE: 3" = 1'-0"



8 BRICK CROSSWALK SCALE: 1 1/2" = 1'-0"



4 NON-STRUCTURAL DEMISING WALLS SCALE: 1" = 1'-0"

17 13 18 14 19 15 20 16

BBP ARCHITECTURE
924 anacapa st
santa barbara, ca
9310
805.564.6074

SUBSTANTIAL CONFORMITY DETERMINATION FOR:

SITE IMPROVEMENTS
250 & 270 Storke Rd
Goleta, CA 93117

LICENSED ARCHITECT BRIAN A. BIRDSALL NO. C-20626 REN. 05/27 STATE OF CALIFORNIA

sheet description
ARCHITECTURAL DETAILS

date:
5-13-2025
5-20-2025
7-10-2025

sheet no:
D.1

Preliminary: NOT FOR CONSTRUCTION

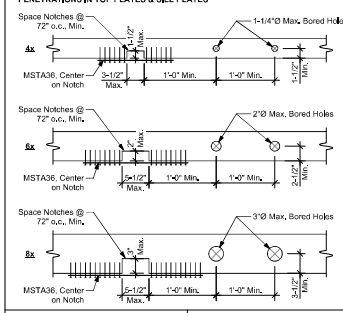
270 Storke Rd T.I.

270 Storke Rd
Goleta, CA 93117

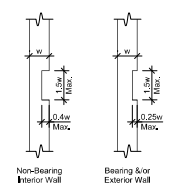
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

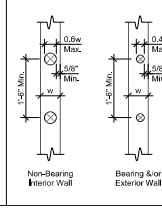
PENETRATIONS IN TOP PLATES & SILL PLATES



NOTCHING LIMITS FOR WOOD STUDS

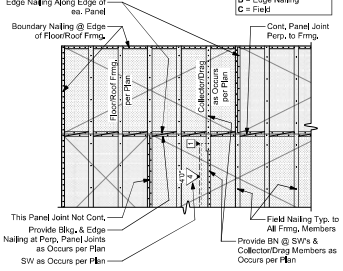


BORING LIMITS FOR WOOD STUDS

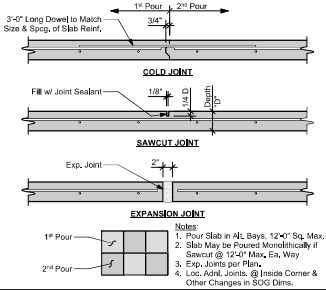


6 TYPICAL FLOOR / ROOF NAILING

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

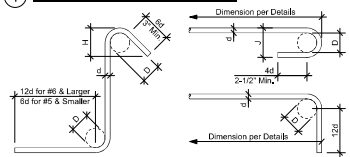


4 TYPICAL CONCRETE SLAB JOINTS



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

1 TYPICAL REINFORCING BAR BENDS



STANDARD TIES & STIRRUPS

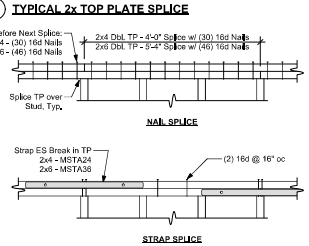
Bar Size	D	H (Approx.)
#3	1-1/2"	3"
#4	2"	3"
#5	2-1/2"	3-3/4"
#6	4-1/2"	4-1/2"
#7	5-1/4"	5-1/4"
#8	6"	6"

STANDARD END HOOKS

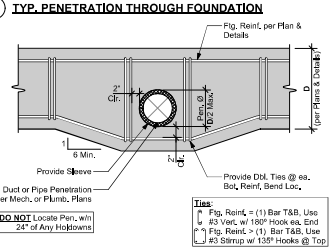
Bar Size	D	J
#3	2-1/4"	3"
#4	3"	4"
#5	3-3/4"	5"
#6	4-1/2"	6"
#7	5-1/4"	7"
#8	6"	8"

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

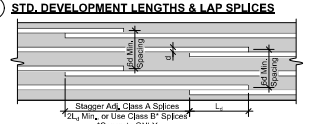
7 TYPICAL 2x TOP PLATE SPLICE



5 TYP. PENETRATION THROUGH FOUNDATION



2 STD. DEVELOPMENT LENGTHS & LAP SPICES



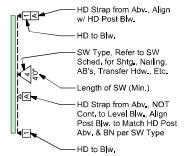
Bar Size	CONCRETE f'c = 2500 psi Length of Lap Ld & Class A	Class B	Hook Embed Ldh
#3	15 "	19 "	7"
#4	19 "	25 "	10"
#5	24 "	31 "	14"
#6	29 "	37 "	18"
#7	41 "	54 "	22"
#8	47 "	61 "	27"

Bar Size	MASONRY f'm = 2000 psi Length of Lap, Ld	Hook Embed Ldh
#3	13 "	5 "
#4	22 "	7 "
#5	35 "	9 "
#6	64 "	10 "
#7	87 "	12 "
#8	131 "	13 "

TYPICAL SHEAR WALL FRAMING NOTES:

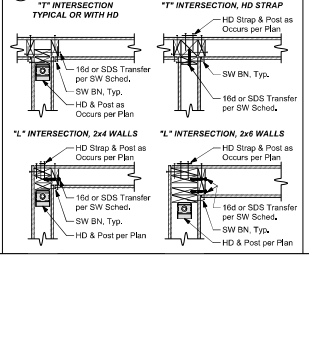
1. Single sided shear walls may be placed on EITHER side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW Sched.
3. Wall studs and blkg. are required at all adjoining panel edges. Thickness of wall studs and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

SHEAR WALL LEGEND

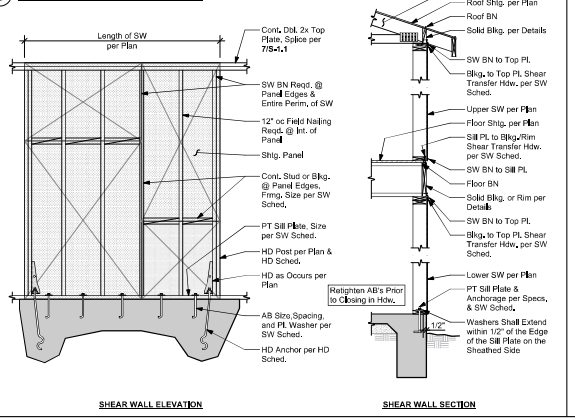


Refer to Plans for Specific Transfer & Connection Detail at each Shear Wall Location

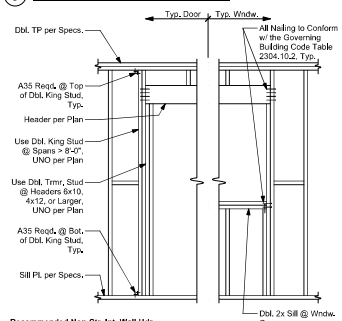
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING



3 TYPICAL WOOD FRAMED OPENING



Recommended Non-Str. Int. Wall Hdr.

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

ABBREVIATIONS

AB	Anchor Bolt	Mas.	Masonry
A&B	Above and Below	Max.	Maximum
Abv.	Above	MB	Machine Bolt
Adn.	Addition (al)	MF	Moment Frame
Adj.	Adjacent,Adjustable	Mfr.	Manufacture(r)
Alt.	Alternate (ive)	Min.	Minimum, Minute
Appd.	Approved	Mod.	Modify(), (ication)
Arch.	Architect(ural)	Mtl.	Metal
Avg.	Average	(N)	New
Bdry.	Boundary	N/A	Not Applicable
Bldg.	Building	Nat.	Natural
Blk(g).	Block (ing)	NTS	Not to Scale
Bm.	Beam	o/	Over
BN	Boundary Nailing	oc	On Center
B-O	Bottom of	OD	Outside Diameter
BO	By Others	Opng.	Opening
Bot.	Bottom	Opp.	Opposite
Brg.	Bearing	Opt.	Optional
Btwn.	Between	Para.	Parallel
BW	Both Ways	PCF	Lbs per Cubic Ft.
Cant.	Cantilevered)	Pen.	Penetrate, (tion)
CIP	Cast in Place	Perf.	Perforated
CJ	Ceiling Joist	Perim.	Perimeter
CJP	Complete Joint Penetration	Perp.	Perpendicular
		PI	Panel Index
CL	Center Line	PJP	Partial Joint Pen.
Clg.	Ceiling	PL	Plate
Clr.	Clear	PLF	Lbs per Linear Ft.
CMU	Conc. Masonry Unit	Ply.	Plywood
Col.	Column	Prep.	Prepare, (ation)
Com.	Common	Press.	Pressure
Comp.	Component	Proj.	Project
Conc.	Concrete	Prop.	Property
Conn.	Connection	PSF	Lbs per Square Ft.
Const.	Construction	PSI	Lbs per Square In.
Cont.	Continue (ous)	PT	Pressure-Treated
Ctr.	Center	PV	Photovoltaic (Solar Panels)
d	Penny		
Dbl.	Double	R	Radius
Defl.	Deflection	Rec(s).	Recommendation(s)
Deg.	Degree	Rect.	Rectangular
Demo.	Demo(lish(tion)	Ref.	Reference
Dep.	Depress(ed)	Reinf.	Reinforce(d), (ment),(ing)
DF	Douglas Fir		
Dia.	Diameter	Req(d).	Require(d)
Diaph.	Diaphragm	Reqs.	Requirements
Dif.	Different	Ret.	Retain(ing)
Dim.	Dimension	RJ	Roof Joist
Dist.	Distance	RR	Roof Rafter
DJ	Deck Joist	RW	Redwood
DL	Dead Load	SAD	See Arch Dwg's
Dwg.	Drawing	Sched.	Schedule
(E)	Existing	Sgl.	Single
Ea.	Each	Shtg.	Sheathing
EF	Each Face	Sim.	Similar
EFP	Equivalent Fluid Pressure	SIP	Str. Insulated Panel
		SM	Sheet Metal
Elev.	Elevator, Elevation	SMS	Sheet Metal Screw
Embed.	Embed(ed), (ment)	SOG	Slab on Grade
Engr.	Engineer	Spec.	Specified(),(cations)
EOR	Engineer of Record	Sq.	Square
Eq.	Equal, Equivalent	SS	Structural Steel
ES	Each Side	Std.	Standard
EW	Each Way	Stgr.	Stagger(ed)
Exp.	Expand, Expansion	Stl.	Steel
Ext.	Exterior	Struc.	Structure, (al)
Fdn.	Foundation	SW	Shear Wall
FF	Finished Floor	Sym.	Symmet(ry), (rical)
FJ	Floor Joist	T&B	Top and Bottom
Frtg).	Floor (ing)	T&G	Tongue and Groove
FOC	Face of Concrete	Temp.	Temporary
FOM	Face of Masonry	Thk.	Thick(ness)
FOS	Face of Studs	Thru	Through
FOW	Face of Wall	TN	Toe-Nail
Frmg.	Framing	TP	Top Plate
Ft.	Foot, Feet	T-O	Top of
Fdg.	Footing	TOB	Top of Beam
Ga.	Gage, Gauge	TOC	Top of Concrete
Galv.	Galvanized	TOG	Top of Grade
GB	Grade Beam	TOM	Top of Masonry
GC	General Contractor	TOS	Top of Steel
GLB	Glulam Beam	TOW	Top of Wall
Gyp.	Gypsum	TRU	To Remain
HD	Holdown		Unchanged
Hdr.	Header	Trmr.	Trimmer Stud
Hdw.	Hardware	Typ.	Typical
Hgr.	Hanger	UNO	Unless Noted Otherwise
Hor(iz).	Horizontal		
Ht.	Height	Vert.	Vertical
ID	Inside Diameter	VIF	Verify in Field
In.	Inch(es)	VIWA	Verify with Arch
Insp.	Inspection(or)	w/	With
Int.	Interior	w/n	Within
Inv.	Invert, Inverted	w/o	Without
Jst.	Joist	WS	Wood Screw
K	Kips (1,000 pounds)	Wndw.	Window
KLF	Kips per Linear Ft.	Wt.	Weight
King	King Stud	WWF	Welded Wire Fabric
KP	King Post	Yd.	Yard
KSF	Kips per Square Ft.		
KSI	Kips per Square In.	@	At
Lb(s).	Pound(s)	>	Degrees
LL	Live Load	Ø	Diameter
Loc.	Location	>	Greater Than
LW	Light Weight	<	Less Than
		#	Number, Pound(s)
		/	Per
		%	Percent(age)
		±	Plus or Minus

PROJECT INFORMATION

CLIENT:
Storke Road Investors, LP
& Storke Road GP, LLC
112 E. De La Guerra, Studio 8
Santa Barbara, CA 93101

ARCHITECT:
BBP Architecture
924 Anacapa St., Ste. 2U
Santa Barbara, CA 93101
(805) 564-6074

DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2022 CBC*
Roof Loads	
Dead Loads (DL)	15 psf
Live Loads (LL)	16 psf
Floor Loads	
Dead Loads (DL)	24 psf
Live Loads (LL)	40 psf
Deck Loads	
Dead Loads (DL)	24 psf
Live Loads (LL)	60 psf

SOILS VALUES (Table 1806.2)

Bearing Pressure	1500 psf

WIND DESIGN BASIS

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

SEISMIC DESIGN BASIS

Seismic Design Category	E
Site Class	D
Seismic Factors	
S_S / S_1	2.349 / 0.826
S_{DS} / S_{D1}	1.679 / 0.936
Risk Category	II
Importance Factor, I_e	1.00
Resisting System:	Wood Shear Walls
Response Mod. Coefficient, R	6.5
Design Base Shear	V = 0.289W
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-16, T. 12.6-1)

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

SHEET INDEX

ASHLEY & VANCE ENGINEERING
210 E. Cota St
Santa Barbara, CA, 93101
(805) 962-9966
WWW.ASHLEYVANCE.COM
CIVIL • STRUCTURAL

ENGINEER OF RECORD:
REGISTERED PROFESSIONAL ENGINEER R. PAUL BELMONT C 76732 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET

REVISION:

PROJECT ENGINEER:
Rosa Portugal
(805) 962-9966 x202
rosa@ashleyvance.com

DATE: 05/16/2025 SCALE: NTS
AV JOB: 250599 SHEET SIZE: 24"x36"

STRUCTURAL TITLE SHEET

S-1.1

270 Storke Rd T.I.
270 Storke Rd
Goleta, CA 93117

GENERAL NOTES

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

FOUNDATIONS

1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per Table 1806.2 of the latest edition of the Governing Building Code.
3. Unexpected Soil Conditions: At the discretion of the engineer of record, or the local building department, a soils report may be required in the event that substandard material is discovered on site. If this occurs, contact Engineer of Record for further guidance.
4. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed under the supervision of the building official.
5. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
6. Foundations forms and excavations shall be clean and free of debris, achieving all minimum dimesions noted. Encroachment of soil at corners and reduced reinforcement clearances are not permitted.
7. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official.
8. All foundations shall be inspected and approved by the appropriate building official prior to forming and placement of reinforcing or concrete.
9. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
10. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
11. The sides and bottoms of dry excavations must be moistened to optimum moisture content or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
12. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety regulations. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

ROD AND REBAR EPOXY INSTALLATION

1. Special inspection is required, unless specifically noted otherwise. Special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
2. Epoxy for anchoring bolts, rods, and reinforcing bars shall be as follows:
   (a) Concrete: Hilti HIT RE 500 v3 (ICC ESR-3814), Hilti HY 200v3 (ICC ESR-4868), or Simpson SET-3G (ICC ESR-4057).
   (b) Full Grouted Masonry: Hilti HY 200v3 (ICC ESR-4878), or Hilti HY 270 (ICC 4143), or Simpson SET-3G (ICC ESR-4944).
   (c) Hollow Cell Masonry Units and Unreinforced Masonry: Hilti HY 270 (ICC 4144), or Simpson ET-HP (ICC ESR 3638).
3. Anchors shall be installed in accordance with the manufacturer's printed installation instructions by qualified personnel to install epoxy anchors.
4. Holes for post-installed anchors shall be drilled with a carbide tipped concrete/masonry drill bit using an electro-pneumatic hammer drill bit set in "rotation and hammer" mode. Hole diameter shall be 1/8" larger than the anchor diameter specified, unless noted otherwise. For installation in brick or hollow cell masonry units with a screen tube, the hole diameter shall be 1/4" larger than the anchor diameter, unless noted otherwise.
5. DO NOT drill through existing reinforcing. A small diameter test hole shall be drilled at the installation location. If existing reinforcing is encountered, the installation location shall be relocated to avoid conflict and the abandoned hole shall be filled with non-shrink grout or drypack. For holes drilled into columns and beams, remove the rebar cover in order to positively identify the rebar location such that the holes avoid the rebar. Other non-destructive means may be used to identify the positions and depth of reinforcing.
6. Holes shall be cleaned of dust and debris by blowing with 90 psi oil-free compressed air, brushing with a wire brush two times, and blowing with compressed air again to achieve a relatively dust-free wall surface.
7. The base material shall be a minimum of 28 days old, within a temperature range of 50°F - 100°F, and dry at the time of epoxy installation. The base material shall have a minimum strength as follows:
   (a) Concrete: 2,500 psi
   (b) Full Grouted Masonry: 2,000 psi
8. Fill each hole 1/2 - 2/3 full with epoxy, starting from the bottom of the hole to prevent air pockets. Withdraw the nozzle as the hole fills up with epoxy. Insert clean, oil-free anchor, turning slowly until the anchor contacts the bottom of the hole. DO NOT disturb anchor until fully cured. Cure time shall be per the manufacturer's installation instructions.

CONCRETE

1. All portions of work pertaining to concrete construction shall conform to the Governing Building Code, Chapter 19, ACI Standard 318, and other referenced documents.
2. All concrete shall have:
   (a) an ultimate compressive strength (f'c) of 2,500 psi at 28 days, UNO.
   (b) a maximum slump of 5" at point of placement.
   (c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations, UNO.
   (d) a normal dry-weight density, UNO.
   (e) In regions with freeze/thaw cycles, 5% air entrainment shall be included in concrete exposed to weather.
3. Special inspection is NOT.
   When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
4. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency; such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1705.3. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
5. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
6. All concrete shall be in accordance with ASTM C94. Placement of concrete shall be in accordance with ASTM C94 and ACI Standard 304.
7. All cement shall be Portland Cement Type I or II and shall conform to ASTM C150. Where concrete is placed against soil that contains high levels of sulfides, use Type V cement.
8. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
   (a) Footings: 1-1/2"
   (b) All other work: 3/4"
9. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
   (a) Permanently exposed to earth or weather
      i. Cast against earth: 3"
      ii. Cast against forms: 2"
   (b) Not exposed to earth or weather
      i. Slabs, walls, joists: 3/4"
      ii. Beams, girders, columns: 1-1/2"
10. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
11. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations and embedded items.
12. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and roughened to 1/4" amplitude, UNO. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement.
13. Control joints shall be provided in all concrete slabs-on-grade per typical detail on sheet S-1.1, UNO.
14. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
15. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors and roof slabs unless specifically detailed or noted on the plans. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
16. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tight-fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
17. Remove forms in accordance with the following schedule:
   (a) Forms at slab edge: 1 day
   (b) Side forms at footings: 2 days
   (c) All other vertical surfaces: 7 days
   (d) Beams, columns, girders: 15 days
   (e) Elevated slabs: 28 days
   Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
18. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days, Refer to structural plans for slab and wall backfilling installation sequencing.
19. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed to properly consolidate the concrete.
20. Concrete shall be maintained in a moist condition and above 40 degrees fahrenheit for a min. of seven (7) days after placement unless otherwise accepted by EOR.
21. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method to conform with applicable standards.
22. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
23. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.
24. Provide continuous horizontal reinforcing through all wall intersections and corner. See details for additional information.
25. Drypack/pack or non-shrink grout shall have a minimum 28 day compressive strength of 7000 psi unless noted otherwise. Provide under base plates, etc., as required for full bearing. Grout shall be in conformance with ASTM C1107.
26. Calcium chloride and concrete admixtures containing chloride salts shall not be used with steel pan decking.

REINFORCEMENT

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

STRUCTURAL STEEL

1. All structural steel and connections shall be fabricated and erected in accordance with the Governing Building Code, AISC specifications, Seismic Provisions Supplements No. 1 and 2, and Code of Standard Practice as amended to date.
2. Steel fabrication shop drawings shall be submitted for review by the Architect and Engineer prior to fabrication.
3. Special Inspection: Refer to the schedule of special inspections for required inspections.
4. Materials:
   (a) Wide flange (W) sections shall conform to ASTM A992 (Fy = 50 ksi).
   (b) Hollow Steel Sections (HSS) shall conform to ASTM A500 Gr. B (Fy = 46 ksi).
   (c) Structural Pipe sections shall conform to ASTM A53 Gr. B (Fy = 35 ksi).
   (d) Welded headed studs shall conform to ASTM A29
   (e) All other material (plate, bars, threaded rods, etc.) shall conform to ASTM A36, UNO specifically.
   (f) All plate material specified in steel moment frame connections shall conform to ASTM A572 Gr. 50.
5. Bolts:
   (a) All bolts shall be ASTM F3125 Grade A325-N, UNO specifically on the structural plans.
   (b) High strength bolts complying with ASTM F3125 Grades A325 and A490, when specified, shall require special inspection in accordance with the Governing Building Code, Section 1705.2.6.
   (c) Machine bolts when specified (MB) shall conform with ASTM A307 unless specifically noted otherwise on the structural plans.
   (d) Bolt holes for bolt diameters less than 1" shall be 1/16" larger in diameter than nominal size of bolt used. Bolt holes for bolt diameters equal to or greater than 1" shall be 1/8" larger in size than the nominal size of bolt, unless noted otherwise.
   (e) All high-strength bolts shall be tightened to the AISC snug tight condition unless specified as slip-critical.
   (f) Slip-critical bolts shall have class "A" faying surfaces, Slip-critical joint assemblies shall be fully pre-tensioned by turn-of-nut tightening, tension control calibrated wrench tightening, twist-off bolts conforming to ASTM F3125 grade F1852, or by direct tension indicator tightening conforming to ASTM F959.
   (g) Anchor bolts shall be heavy hex headed, UNO. Bent bar anchors shall not be used.
6. Welding:
   (a) All welding shall be performed using SMAW, GMAW or FCAW processes.
   (b) All welded connections to be in accordance with the latest edition of the AWS D1.1 and seismic supplement, AWS D1.8.
   (c) All welding shall be performed by certified welders. Project welding shall be performed in accordance with welding procedure specifications (WPS) submitted by the contractor/steel fabricator to the EOR and project welding inspector. The WPS shall be in accordance with the applicable laws.
   (d) All welding shall be performed with E70XX electrodes.
   (e) Weld lengths specified on the plans are the net effective length required. All weld lengths not specified shall be continuous.
   (f) All full penetration welds shall be ultra-sonic tested per AWS D1.1 and D1.8 requirements as applicable.
   (g) The filler metal for all welding shall have a notch toughness of not less than 20 ft-lbs at 0 degrees F. as measured by a standard Charpy V-Notch test. ASTM E-23, in accordance with the applicable filler metal specification referenced in AWS D1.1 and Seismic Supplement AWS D1.8.
7. No holes other than those specifically detailed shall be allowed through structural steel members. Burning or cutting of holes is not permitted under any circumstances.
8. Any steel member interfacing with wood framing shall have 5/8" diameter studs welded at 24" oc for attachment of wood nailers, UNO on plan. Thru-bolting of nailers shall not be permitted unless specifically detailed or noted on the plans or details.
9. All structural steel surfaces are to be painted or galvanized, UNO. Steel that is not exposed to weather and is to be encased in concrete or masonry may be left uncoated. Steel that is to receive spray-applied fireproofing shall be left uncoated. Areas within 3 inches of field welded joints shall be left uncoated until welding operations are completed. Provide hot dip galvanizing or 3" min. concrete cover around all structural steel below grade.
10. All structural steel and miscellaneous metal exposed to weather shall be painted with Carbozinc 11 Zinc Primer or equivalent, 2-4 mils dry film thickness, unless noted otherwise. Refer to client for top coat requirements.
11. Beams detailed without specified camber shall be fabricated so that after erection any minor camber due to rolling or shop assembly shall be upward. Top of all members shall be clearly identified.

FASTENERS

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

ROUGH CARPENTRY

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

TIMBER / LUMBER

1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details) :
   (a) 2x studs, blocking, plates:Stud
   (b) 2x joists #2 or better
   (c) 4x4, 4x6, or 6x6 beams or posts #2 or better
   (d) 4x8, 6x8, or larger beams or posts #1 or better
   It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.
4. Maximum moisture content for all structural members shall not exceed 19%.
5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

ENGINEERED LUMBER

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

Use	EWS Combination Symbol	Species / Grade	Flexural Stress, Fb (psi)	Modulus of Elasticity, E (psi)	Horiz. Shear Stress, Fv (psi)	Compression Fc perp. (psi)	Fc perp. (psi)
Simple Span Rm	24F-V4	DF	V2,400-1,850	1,800	265	1,650	650
Continuous or Cantilever Bm	24F-V8	DF	+/-2,400	1,800	265	1,650	650
Columns	2	DF / L2	+/-1,800	1,300	265	1,600	560

   (b) shall not be notched, cut or drilled without prior approval from the Engineer
   (c) shall have exterior glue and weather-treatment prior to installation
   (d) shall be fabricated by an approved manufacturer & in accordance with ANSI A 190.1
   (e) shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan
2. Laminated Veneer Lumber (LVL) :
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 2000 ksi
      ii. Fb = 2600 psi
      iii. Fv = 285 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 750 psi
      vi. Ft (parallel) = 1500 psi
      vii. Specific Gravity = 0,50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
3. Laminated Strand Lumber (LSL)
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 1550 ksi
      ii. Fb = 2325 psi
      iii. Fv = 310 psi
      iv. Fc (parallel) = 2170 psi
      v. Fc (perp.) = 900 psi
      vi. Ft (parallel) = 1,550 psi
      vii. Specific Gravity = 0,50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
4. Parallel Strand Lumber (PSL) :
   (a) shall be 3-1/2" minimum thickness with the following minimum properties:
      i. E = 2200 ksi
      ii. Fb = 2900 psi
      iii. Fv = 290 psi
      iv. Fc (parallel) = 2900 psi
      v. Fc (perp.) = 625 psi
      vi. Ft (parallel) = 2300 psi
      vii. Specific Gravity = 0,50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than:
      i. Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" oc
      iii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.
5. Plywood I Joists:
   (a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
   (b) shall be installed in accordance with applicable code approvals and mfg's spec's.
   (c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
   (d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.

ASHLEY & VANCE ENGINEERING
210 E. Cota St
Santa Barbara, CA, 93101
(805) 962-8966
WWW.ASHLEYVANCE.COM
CIVIL • STRUCTURAL

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER R. PAUL BELMAR C 76732 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET NOT FOR CONSTRUCTION

270 Storke Rd T.I.
270 Storke Rd
Goleta, CA 93117

REVISION:

PROJECT ENGINEER:
Rosa Portugal
(805) 962-8966 x202
rosa@ashleyvance.com

DATE: 05/16/2025 SCALE: NTS
AV JOB: 250599 SHEET SIZE: 24"x36"

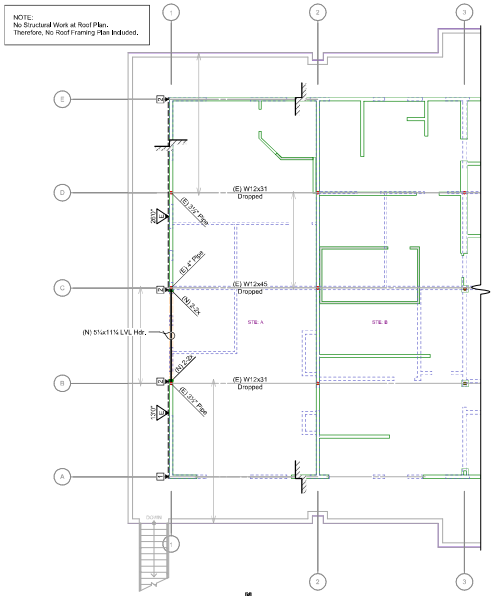
STRUCTURAL SPECIFICATIONS

S-1.2

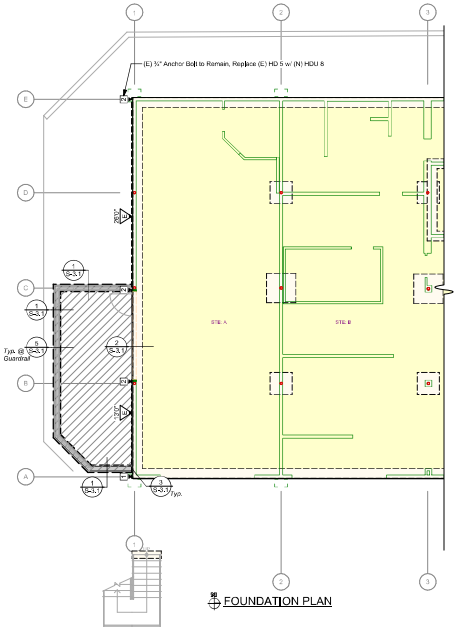
DO NOT SCALE THESE DRAWINGS, REFER TO ANCHOR FACTUAL PLANS FOR ALL DIMENSIONS.

May 16, 2025
2:57:07 PM

NOTE:
No Structural Work at Roof Plan.
Therefore, No Roof Framing Plan Induced.



FLOOR FRMG. PLAN



FOUNDATION PLAN

WALL SCHEDULE

Stud wall locations per Architecturals.

(E) Wood-Framed Wall to be Removed

(E) Wood-Framed Wall to Remain

(E) Wood-Framed Wall Above to Remain

(N) Non-Struc. Wood-Framed Wall

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

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

GENERAL FRAMING NOTES

(N) Beam (per Call-out)

(E) Beam (to Remain)

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

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

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

(E) Roof Framing (to Remain)

(E) Floor Framing (to Remain)

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

Waterproofing, flashing, & finish details per Architecturals.

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

All dimensions per Architectural plans

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

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

GENERAL FOUNDATION NOTES

Foundations per Governing Building Code, Table 1806.2
At the request of the client (or client's agent), Ashley & Vance Engineering has designed the foundations in conformance with Table 1806.2. If the building official determines that expansive soils are present, or other geologic issues of concern, then they may require that special provisions be made to the foundation design to safeguard against damage due to the expansiveness or due to other geologic issues. If this becomes the situation, all foundation construction must be halted and the client, at their own expense, shall: (a) obtain a soils report prepared by a Soils Engineer licensed in the state of the project; (b) commission Ashley & Vance Engineering to revise the foundation plans and details, and framing plans if necessary, to reflect the recommendations of the soils report; (c) submit the revised plans to the Building Department for approval.

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

All dimensions per Architectural plans

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

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

(E) Foundation to Remain

(E) Slab-on-Grade to Remain

(N) Foundation per Details

12" Wide x 21" Embedment w/ (2) #4 Cont. (UNO)

(N) 4" Conc. Flatwork w/ #3 @ 18" oc EW

Wood Framed Wall Above (See Floor Frmg. Plan)

EXISTING BUILDING NOTES

All As-Built Structural Information Taken From Archived Plans by Robert Drucker Architect, Dated 05/24/1977.

HOLDOWN SCHEDULE

TYPE	HOLDOWN[1]	MIN. POST	ANCHOR / EMBEDMENT	DETAILS
1	(E) HD to Remain			(N) HD at (E) Flr. 4/S-3.1
2	HDU8	4x	7/8" ATR / 12" Min.	

FOOTNOTES:
1. Shared holdowns to be installed per detail **10/S-1.1**. *Typical Shearwall Interactions*, (UNO)

SHEARWALL SCHEDULE

NO.	MATERIAL	DESCRIPTION: DBL. SLOED	SILL PLATE	PANEL EDRY	NAILING[1]: SIZE	SPC'G	TRANSFERS[2]: 1/2"ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,8] or LTP5	RBC	16d[9]
1	(E) SW to Remain	--	--	--	--	--	--	--	--	--	--	--

FOOTNOTES:
1. All nails to be COMMONS. **DO NOT** use box type nails. All "6x6" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 9" oc, stagger clips on each side of wall.
3. All shear walls to have 1/2" anchor bolts, embedded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate, [Governing Building Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x3" Screws through 2x sill, or SDS 1/4"x3" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking), [ICC ESR 2236]
5. Simpson SDWS (Exterior Grade) 0.22"x3" Screws through 2x sill, or SDWS (Exterior Grade) 0.22"x3" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking), [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
8. 16d common nails through the sill plate to rim member or blocking. **DO NOT** use w/ LVL or LSL Rims.
9. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.

ASHLEY & VANCE ENGINEERING

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

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:

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

PLAN REVIEW SET

270 Storke Rd T.I.
270 Storke Rd
Goleta, CA 93117

REVISION:

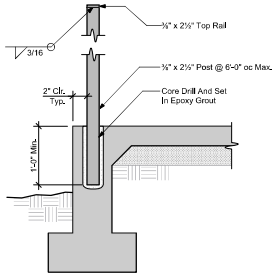
PROJECT ENGINEER:
Rosa Portugal
(805) 962-9966 x202
rosa@ashleyvance.com

DATE: 05/16/2025 | SCALE: 1/8"=1'-0"
AV JOB: 250599 | SHEET SIZE: 24"x36"

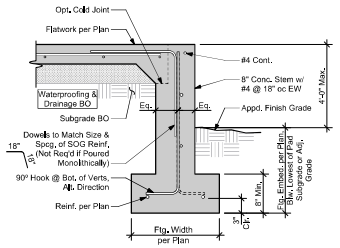
STRUCTURAL PLANS

S-2.1

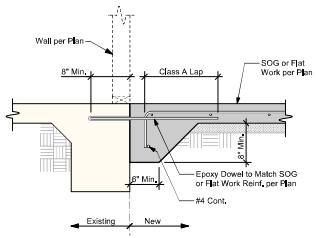
May 16, 2025
2:51:11 PM



5 GUARDRAIL CONNECTION

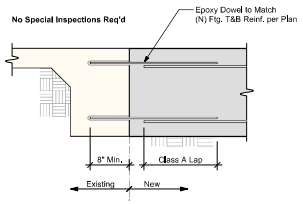


1 EXT. DECK FOUNDATION WALL

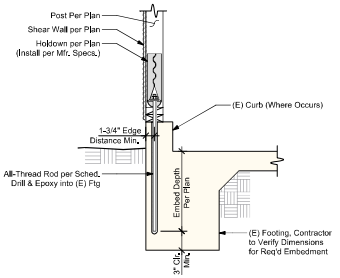


No Special Inspections Req'd

2 NEW SLAB TO EXISTING FOUNDATION



3 NEW FDN. TO EXISTING FDN.



4 HOLDOWN AT EXISTING FOOTING

17 NOT USED

13 NOT USED

9 NOT USED

18 NOT USED

14 NOT USED

10 NOT USED

6 NOT USED

19 NOT USED

15 NOT USED

11 NOT USED

7 NOT USED

20 NOT USED

16 NOT USED

12 NOT USED

8 NOT USED

May 19, 2025
3:51:11 PM

ASHLEY & VANCE ENGINEERING

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

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:

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

PLAN REVIEW SET

270 Storke Rd T.I.
270 Storke Rd
Goleta, CA 93117

REVISION:

PROJECT ENGINEER:
Rosa Portugal
(805) 962-9966 x202
rosa@ashleyvance.com

DATE: 05/16/2025 | SCALE: NTS
AV JOB: 250599 | SHEET SIZE: 24"x36"

STRUCTURAL DETAILS

S-3.1

ATTACHMENT D

ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

RESOLUTION NO. 03-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

WHEREAS, upon the incorporation of the City on February 1, 2002, and in accordance with Government Code section 65360, which provides that a newly incorporated city has at least 30 months to adopt a general plan, the City elected not to directly adopt the applicable portions of the Santa Barbara County General Plan, including the Goleta Community Plan previously adopted by the Santa Barbara County Board of Supervisors;

WHEREAS, Appendix B of the Goleta Community Plan set forth certain architecture and design standards for commercial projects within what is now the City limits;

WHEREAS, the City Design Review Board ("DRB") has reviewed the architecture and design standards set forth in Appendix B and has made a recommendation to the City Council that the City adopt a modified version of such standards so that the DRB and the City's Planning Agencies have some additional architecture and design guidelines when reviewing commercial projects prior to the City's adoption of a general plan;

WHEREAS, the City Council has reviewed the document entitled "CITY OF GOLETA ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS" recommended by the DRB and finds that the proposed standards contained therein, as amended by the City Council, are generally consistent with the general plan proposal being considered or studied by the City Council, and that such standards will enhance the ability of the DRB and the City's Planning Agencies to review commercial projects and ensure that such projects exemplify the best professional design practices, enhance the visual quality of the environment, benefit surrounding property values and make the most appropriate use of land within the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The "City of Goleta Architecture and Design Standards for Commercial Projects" attached as Exhibit "A" to this resolution are hereby approved and adopted.

SECTION 2. To the extent that any inconsistency exists between these City of Goleta Architecture and Design Standards for Commercial Projects and the guidelines and standards set forth in the Goleta Old Town Heritage District Architecture and Design Guidelines (the "County Old Town Guidelines") previously adopted by the County of Santa Barbara, the County Old Town Guidelines shall control within Goleta Old Town.

SECTION 3. City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2003.

JACK HAWXHURST, MAYOR

ATTEST:

FREDERICK C. STOUDER
CITY CLERK

APPROVED AS TO FORM:

JULIE HAYWARD BIGGS
CITY ATTORNEY

RIV#78732v1

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

I, FREDERICK C. STOUDER, City Clerk of the City of Goleta, do hereby certify that the foregoing Resolution No. 03-20 was duly adopted by the City Council of the City of Goleta at a regular meeting thereof, held on the 7th day of April, 2003, by the following vote:

AYES: COUNCILMEMBERS BLOIS, CONNELL, WALLIS, MAYOR PRO TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: NONE

FREDERICK C. STOUDER
CITY CLERK

EXHIBIT A

CITY OF GOLETA

ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

Adopted as of April 7, 2003

RIV #78414 v5

I. **Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.**

A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.

1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.

B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)

C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.

D. Site grading impacts shall be minimized.

1. Cut and fill slopes should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed cut and fill slope.)

II. **Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.**

A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.

1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.

a. Increase building setbacks;

b. Step back upper floors;

c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs);

d. Excavate the building into the site.

B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.

C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.

D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.

E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.

F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.).

1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)

G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration of neighborhood uses, and screened where appropriate.

III. The project design shall facilitate alternate forms of transportation.

A. Building setbacks shall be increased at the corner lots to promote pedestrian safety and good design.

B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)

C. Pedestrian access from off-site shall be separated from automobiles where possible.

D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.

A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).

B. Where screening of parking areas by building configuration is not possible, landscaping, grade changes, berms, low walls, and landscaping strips shall be used to screen parking structures and cars from adjacent roadways and residential developments.

C. Landscaping should screen parking lots to minimize their expansiveness and reduce the effects of heat and glare from pavement; combine trees, shrubs and ground cover in islands; incorporate canopy trees at the perimeter and in island or finger planters with a maximum of eight parking spaces (or such greater number

as the applicable decision-maker may determine) between each tree; and use various paving textures which are compatible with the proposed or existing structure(s).

D. Putting utility lines under ground shall be encouraged on all projects.

V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.

A. Landscaping and landscape areas shall be maximized and balanced throughout the site, relate to the building size and the context of the neighborhood, and be appropriate to the site. Landscaping shall generally consist of live plant material (e.g., rock and bark may be used as a weed control measure and larger rocks may be used as a design element).

B. Where existing vegetation must be removed, the area should be re-vegetated to adequately mitigate the visual impact created by the removal of the established vegetation. Preservation of existing specimen trees is paramount.

C. Drought tolerant and water conserving plants shall be used in the majority of the landscaping, except in areas of active recreation. Drought tolerant native plant species (with plants native to southern Santa Barbara County) or non-native plants if necessary to protect significant habitat value shall be required in environmentally sensitive areas.

E. Landscaping should protect and enhance public views. Appropriate landscaping on hillsides and ridgelines must also be considered.

F. Landscaping should screen out undesirable views (e.g., freeway from adjacent developments, parking lots, blank building and wall sites and mechanical equipment and other utility structures), but it is not a substitute for good architectural design.

G. Plantings (e.g., citrus, avocado and walnut trees) that reflect the rich horticultural heritage of the Goleta Valley are encouraged as an accent but should be balanced with the need for skyline trees to preserve Goleta's character and other considerations described elsewhere in this document.

H. Landscaping shall be installed in such a manner so that at maturity it will provide adequate distances for vehicle and pedestrian line-of-sight at entrance and exit curbs. It should not interfere with traffic control devices, public lighting, or circulation patterns. Similar consideration shall also be given to ensure that trees are planted at an adequate distance from utility poles, overhead wires, sewer lines and any other structure where tree roots or limbs could cause damage. Landscaping litter (e.g., palm fronds, fruit, etc.) shall be considered in any installation that affects vehicular or pedestrian traffic.

I. Landscaping plans shall show all above and below ground obstructions (e.g., utility poles, street lights, sewer lines) that may affect plant placement and installation limitations.

VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.

A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.

1. Materials, detailing, color and proportions shall be appropriate to the style of the building.

2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.

B. Building signage, site work and mechanical/electrical equipment shall be well integrated in the design concept and screened from public view to the maximum extent practicable. (Figure F: Unscreened meters detract from this otherwise attractive building.)

1. The DRB may require additional site sections and photographs (including aerial photographs) to ensure adequate mechanical screening from adjacent areas of higher elevation.

VII. Passive solar design is encouraged.

A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.

B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.