

REQUEST FOR INFORMATION

PROJECT NAME		RFI NUMBER	DATE OF REQUEST
Royal Theater		14	8/29/2025
PROJECT LOCATION		PROJECT ID	DRAWING ID
848 Guadalupe Street Guadalupe, CA		825	
RFI OVERVIEW		SECTION(S) REFERENCED	
CHANGE IN COST		CHANGE IN TIME	
NO CHANGE		NO CHANGE	
INCREASE IN COST	\$ -	INCREASE IN TIME	# of Days =
DECREASE IN COST	\$ -	DECREASE IN TIME	# of Days =

REQUEST / CLARIFICATION REQUIRED

- 1) ABC SLOT CUTTING METHOD PROVIDED FOR BUILDING OVER-EXCAVATION AGAINST EXISTING BUILDING CALLS FOR 20" WIDE SLOTS TO BE OVER-EXCAVATED & RE-COMPACTED ALONG THE EAST SIDE OF EXISTING BUILDING, PER THE ABC SEQUENCING. SOILS REPORT ADDENDUM 1 DATED 6/23/2022 CALLS FOR THE OVER-EXCAVATION TO RECEIVE FILTER FABRIC WITH GEO- GRID IMMEDIATELY ABOVE AT THE BOTTOM OF OVER-EXCAVATION. AT THAT POINT A 12" LAYER OF CLASS 2 BASE WILL BE INSTALLED WITH ANOTHER LAYER OF GEO-GRID TO BE INSTALLED ABOVE THE 12" LIFT OF CLASS 2 BASE. ANOTHER 12" LIFT OF CLASS 2 BASE WILL BE INSTALLED ABOVE THE SECOND LAYER OF GEO-GRID WITH NATIVE MATERIAL BEING INSTALLED TO FINISHED PAD GRADE. WILL THE GEOTECH ENGINEER EXPECT THIS REQUIREMENT TO BE INSTALLED WITHIN THE SLOT CUTTING AREA, IF SO IT SEEMS VERY DIFFICULT TO ACHIEVE THE PROPER OVERLAP REQUIREMENTS FOR THE GEOTEXTILES. OR CAN THE GEO-TEXTILES STOP AT THE TOE OF THE 1:1 SLOPE FIGURING PREVIOUS BUILDING OVER-EXCAVATION EFFORTS COVER THE SLOT CUTTING AREA SLOPE (5' TO THE BUILDING). PLEASE ADVISE AS THERE IS NOT AN ENGINEERED SHORING PLAN FOR THIS PORTION OF WORK.
- 2) PAGE 13 OF THE SOILS REPORT UNDER THE INFILTRATION SECTION CALLS FOR A 18" WIDE 3 SACK SLURRY WALL TO BE INSTALLED AROUND INFILTRATION SYSTEMS THAT ARE ADJACENT TO FLATWORK, PARKING LOTS, AND ROADWAYS. THERE IS NO REFERENCE TO A "CUT-OFF" WALL AROUND THE SYSTEM PER THE CIVIL DETAILS. PLEASE CONFIRM IF THIS "CUT-OFF" WALL WILL BE REQUIRED PER THE PROPOSED CONDITIONS.
- 3) CAN A DESIRED "HOLD DOWN" BE PROVIDED FOR THE TURF SECTION. THERE IS A DETAIL THAT SHOWS "LAWN" AT 1" THICK, AND THERE IS A DETAIL FOR AN "ECO MAT" THAT SHOWS A SECTION OF 6" THICK. CAN THE DESIRED SECTION FOR THE SUB-GRADE BE SPECIFIED SO THE GRADING CONTRACTOR CAN PREPARE THE SUB-GRADE ACCORDINGLY.
- 4) NOTES HAVE BEEN PROVIDED AND THERE IS LINEWORK DISPLAYED REGARDING A FUTURE DRIVE APPROACH AT THIS LOCATION. THERE ARE ALSO NOTES REGARDING THIS LINEWORK THAT APPEAR TO BE REGARDING A FUTURE CAL TRANS PROJECT. THERE ARE NO CONSTRUCTION NOTES REGARDING THE DRIVE APPROACH OR SIDEWALK AS ARE DISPLAYED AT THE NEW WEST DRIVE APPROACH. CAN IT BE CONFIRMED THAT THE EXISTING DRIVE APPROACH AND SIDEWALK ARE CONFORMED TO AND THIS IS NOT PART OF THE PROJECT SCOPE. PLEASE NOTE THERE WILL BE DEMOLITION TO THIS AREA DUE TO THE NEW SEWER LATERALS PROPOSED ROUTING.
- 5) THIS PORTION OF THE BUILDING IS SHOWN TO RECEIVE FOOTINGS, THEREFORE IT WILL BE ENCOMPASSED IN THE BUILDING OVER-EXCAVATION. HOWEVER, IT IS NOT SHADED DARK GREY REFERENCING SLAB ON GRADE PER THE STRUCTURAL DRAWINGS, NOR DOES IT RECEIVE THE PEDESTRIAN CONCRETE HATCHING ON THE CIVIL DRAWINGS. PLEASE CONFIRM IF THE FINISHED SURFACE IS TO BE SLAB ON GRADE SIMILAR TO THE BUILDING OR IF IT CAN BE ACCOUNTED FOR AS PEDESTRIAN FLATWORK PER THE CIVIL DRAWINGS NOTE 18.
- 6) NOTE #4 AT THIS LOCATION REFERS YOU TO THE LIFT STATION DETAILS WHICH WOULD CALL FOR A 60" MANHOLE VALVE BOX SIMILAR TO WHAT IS INSTALLED FOR THE LIFT STATION (BOTTOM LEFT). THIS IS NOT TYPICAL FOR A CITY OF SANTA MARIA SEWER LATERAL THAT IS GRAVITY FEED. PLEASE CONFIRM IF THIS IS THE INTENT OR IF THIS IS ACTUALLY SUPPOSED TO BE A STANDARD "CUT-IN" WYE PER THE CITY OF SANTA MARIA STANDARD DETAIL SHOWN BELOW.
- 7) THERE IS CONFLICTING INFORMATION BETWEEN THE MECHANICAL DRAWINGS WHICH CALL FOR A SHIER GB-75 PLASTIC GREASE INTERCEPTOR. THE CIVIL DRAWING REFERENCE A CONCRETE GREASE INTERCEPTOR WHICH IS MORE TYPICAL IN SANTA MARIA. PLEASE CONFIRM IF A MID-STATE CONCRETE TRAFFIC RATED CONCRETE GREASE INTERCEPTOR CAN BE USED AS IT IS MORE READILY AVAILABLE AND COMMON IN CITY OF SANTA MARIA.
- 8) STORMTECH RECOMMENDS ALL UPSTREAM OPEN GRATE DRAINS RECEIVE FLEXSTORM FILTERS. THIS IS SOMETIMES REQUIRED FOR GRATES WITHIN PAVED AREAS AND NOT LANDSCAPED LOCATIONS. THESE UNITS ARE EXPENSIVE AND REQUIRE MAINTENANCE. PLEASE CONFIRM IF THIS WILL BE REQUIRED AS THIS IS ONLY A RECOMMENDATION.
- 9) CIVIL DRAWINGS NOTE THAT THE STRUCTURAL DECOMPOSED GRANITE PLACED AT THE PARKING LOT BE THE SAME AS THE LANDSCAPE DECOMPOSED GRANITE. THE RECOMMENDED SUPPLIER DOES NOT HAVE A LOCATION NEAR TO GUADALUPE AND IT WILL TAKE SEVERAL HOURS TO DELIVER THE PRODUCT WHICH SIGNIFICANTLY DRIVE THE COST. CAN DECOMPOSED GRANITE FROM CAL PORTLAND (ROCKY CANYON) BE USED AS A SUBSTITUTE. THE DECOMPOSED GRANITE FROM CAL PORTLAND IS SIMILAR IN COLOR, READILY AVAILABLE, AND THE MOST COMMONLY USED IN SANTA BARBARA COUNTY.

NAME & TITLE OF REQUESTING PARTY	DATE OF REQUEST
Butch Pope Engineering	8/29/2025

RESPONSE

- 1) In regard to Question #1, as the geogrid reinforced pad is intended to evenly distribute building loads and prevent surface manifestation of liquefaction-induced settlement, we will need the geogrid reinforced building pad section to extend to cover the footprint of the structure. Our office has generated numerous documents regarding building pad prep as the project has evolved, so it is difficult to keep them all straight, however the original Soils Engineering Report stated that "shoring may be required for the excavation for the geogrid-fill pad placed directly adjacent to the existing building". Additionally, RFI #2 stated that "For preparation of the geogrid-reinforced engineered fill pad adjacent to the existing structure, the limits of over excavation should extend at minimum to 6 inches beyond the edge of the proposed building foundation. The geogrid should then be wrapped up the side walls of the excavation and fill should be placed in accordance with the referenced Soils Engineering Report (GeoSolutions, Inc. 2021)".
- 2) In regard to Question #2, our concern is construction of infiltration systems features in locations that are sensitive to fluctuation of the underlying soil moisture content. The retention basin indicated in the screenshot below appears to be set back sufficiently from the surrounding improvements to be constructed without a cutoff wall without detrimental effects.
- 3) Refer to the specifications for 329000 "Landscape Planting" and 329200 "Turf and Grasses" for installation depth and methods for the planting soil in the turf area. Use the updated specification sections provided as a part of Addendum #1.
- 4) Existing drive approach and sidewalk are to remain up to the "PROPOSED RIGHT OF WAY PER PRELIM CALTRANS PROJECT PLANS..." line per this project. Any utility trenching shall be backfilled and resurfaced per City standards.
- 5) This area is to be slab on grade
- 6) Sanitary Sewer Keynote #4 at proposed sewer tie in location at existing main to service existing building at west end of project in Guadalupe Street shall be disregarded. Callout to be replaced with "Proposed point of connection to existing 8" sanitary sewer main per city standard."
- 7) Mid State Concrete Traffic Rated Interceptor can be used.
- 8) We recommend following the manufacturer's recommendations for installing filter inserts in the upstream storm drain inlets.
- 9) As long as the DG can be compacted to meet the structural requirements, we are okay with the substitute. Coloring will be determined during the submittal process.

NAME & TITLE OF RESPONDING PARTY	DATE OF RESPONSE
Andrew Goodwin Designs	09/02/25