City of Carpinteria
Architectural Review Board Agenda
Thursday, February 12, 2026
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

5:30 PM Regular Meeting
In-Person and Virtual Participation Options

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (https://carpinteriaca.gov/city-hall/agendas-meetings/).
- View the meeting on Government Access Television Channel 21 (broadcast live).
- Call 669-900-9128 (and enter Webinar ID 847 8623 3577) to listen to the meeting.
- Join the City's Zoom webinar by **clicking here.** Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform, please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone, and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Architectural Review Board by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (https://carpinteriaca.gov/city-hall/agendas-meetings), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left-hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Architectural Review Board Members
Amy Blakemore
Richard E. Johnson
Richard Little
Patrick O'Connor
Lisa Woolf

Call to Order

Roll Call

Public Comment

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

The City is not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

Project Review

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:
- Disclosure of ex parte communications
- Staff presentation
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Harmony Hotel, Project 16-1822-DP/CDP/ARB
   Address: 4110 Via Real
   Applicant: Nikhil Kamat, Architect, NKlosures, Inc.
   Planner: Bret McNulty

   Request of Nikhil Kamat, Architect, NKlosures, Inc., for RAM Hotels, to consider Project 16-1822-DP/CDP/ARB for final review of a proposal for removal of an existing 5,678 square foot former church building and all associated improvements, and the construction of a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements including landscaping, outdoor pool and garden patio under the provisions of the Commercial Planned Development with Residential Overlay zone district of the Carpinteria Municipal Code shown as APN 004-017-022, addressed as 4110 Via Real.

Other Business

Consent Calendar

Items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Architectural Review Board. If you wish to speak on a consent calendar item, please do so during the public comment period provided at the beginning of this item.

2. None

Matters Referred by the Planning Commission / City Council

Matters Presented by Staff

Matters Presented by Boardmembers

Attendance of Boardmembers for the Next Meeting

Adjournment

Notes

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on February 5, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 12, 2026

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW

Project: 16-1822-DP/CDP **Planner:** Bret McNulty
Address: 4110 Via Real
APN: 004-017-022
Zoning: Commercial Planned Development with Residential Overlay (CPD/R)
Applicant: Nikhil Kamat, NKlosures, Inc. for RAM Hotels

Project Review:
☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is a final review of a request to demolish an existing church building and associated improvements, and construct a new two-story hotel development on a 2.6-acre site. The proposed hotel would be operated as Harmony Hotel (previously proposed to operate as a Fairfield Inn by Marriot). An existing single story, 5,678 square foot church building, children's play area, parking lot, vegetable garden, and several small storage sheds would all be demolished and removed to accommodate the project. The new two-story hotel would have 72-guest rooms with a building footprint of 22,460 square feet and a total square footage of 44,191 square feet. The maximum height of the new hotel would vary from 21 feet 10 inches to 25 feet, measured from the new finished grade to the top of the roof parapets. The project received Planning Commission Approval on April 3, 2023.

In addition to 72 guestrooms, the hotel would include a fitness center, business center, breakfast area, meeting room, outdoor pool, and outdoor garden patio. The hotel would also include typical support services (i.e., main lobby, admin/offices, employee breakroom, kitchen, laundry/storage, etc.).

Final architectural plans and final lighting plans are included in Attachment A, the final colors and materials and specification sheets are provided in Attachment B, the final sign plans are included in Attachment C, and the Final Landscaping, Planting, and Irrigation Plans are provided in Attachment D,

PROJECT HISTORY

Architectural Review Board (ARB)

The project received concept/preliminary review by the Architectural Review Board (ARB) at their December 15, 2016, February 16, 2017, March 30, 2017, August 29, 2019, and November 21, 2019 meetings. At the November 21, 2019 meeting, the ARB reviewed revisions made by the applicant to address ARB comments provided at the August 29, 2019 meeting, including two distinct options for building architecture/design.

Staff explained that both options had been designed to comply with all of the development standards of the Commercial Planned Development zone district and address concerns about neighborhood compatibility, privacy impacts, overall size/bulk/scale, architectural style/materials, and impacts to mountain views. Staff noted that both options were an improvement over the previous submittal and successfully addressed many of the concerns raised during the prior review of this project. Overall, staff suggested "Option 2" was a more appropriate design direction for the site as the architecture had more of a residential character and appeared to better relate to the City's "small beach town" image and suggested further design and landscaping revisions

Two members of the public commented on the proposed project. One commentor received clarification that the project did not encroach into an existing easement. The other inquired about whether there was a plan for the total number of hotels in Carpinteria.

In response to Boardmember questions, the applicant explained that they had not determined whether pets would be allowed, but if so, pet owners would be able to walk the trail within the creek buffer; and that the previously proposed night-sky compliant lighting plan was updated to include the changes in the site plan.

- The Board recommended the use of ficus repens (sticky vine) as a possible solution for adding landscaping along the east property line wall where this is not much room available for plantings to soften the wall.
- The Board supported Option "2," noting the revisions to the east-facing façade within the pool enclosure and that had a good color scheme, good cohesion and would give the building a "muted" feel and suggested the tips could be left on the top of the wrought iron fence pickets along the perimeter walls to help address security concerns.

The Board voted unanimously (4-0) to recommend revised preliminary approval to the Planning Commission with their comments attached.

A copy of the November 21, 2019 meeting is attached as Attachment F.

Planning Commission

The project was reviewed and approved by the Planning Commission on April 3, 2023.

At the hearing, staff presented the project and responded to questions from the Planning Commission regarding the location of the main entrance, parking, and visual aspects of the proposed fencing and walls, and whether a shuttle had been considered as part of the project.

The applicant team confirmed that no post style fencing will be located facing Via Real and that a hotel shuttle is a great idea.

Members of the public spoke on the merits of the project. One speaker expressed that they liked the look of the hotel, that it would be nice to have something upscale as there are already low-cost hotels in the area with crime being an issue, and expressed support for a shuttle and that nearby hotels should participate. Another speaker expressed that the community needs affordable housing such as Casa de las Flores, not more hotels. The speaker cited climate change and water demand, that hotels generate low-paying jobs and increase low-cost housing demand, and recommended denial of the project.

The Commissioners discussed the environmental and economic effects of the project and explored the merits of the location for affordable housing as compared to a hotel. They discussed the supply of affordable hotels and the need for a higher end hotel in the proposed location. The Commissioners noted that the Mitigated Negative Declaration included an extensive analysis and addressed the environmental issues.

The Commissioners agreed that the project was attractive and had evolved aesthetically. The Planning Commission voted unanimously (4-0) to approve the project as proposed.

The April 3, 2023 Planning Commission meeting minutes are included as Attachment F.

PROJECT ANALYSIS

The Planning Commission adopted a Mitigated Negative Declaration and Conditions of Approval that included the following measures directly related to the ARB's final architectural review issues being considered at this meeting. The applicant is required to retain the approved design, scale, character, colors, and materials of the project architecture to be compatible with vicinity development and consistent with the City's "small beach town" character. The final plan set that was approved by the Planning Commission incorporated the ARB recommended revisions that were previously identified as "Option 2." Staff has confirmed the hotel footprint and size and height have not been changed from the version incorporating the ARB's November 11, 2019 meeting comments and approved by the Planning Commission. The Final Architectural Plans are included in Attachment A. The approved colors are the same palette as the "coastal" theme with the "muted" light blues/greys, earthen and wood tones that was recommended for approval by the ARB. The Final Colors and Materials Board and Specifications are included in Attachment B.

The approved project is conditioned to ensure that all mechanical equipment, including but not limited to, heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties by use of a wall or fence, or shall be enclosed within a building or roof parapet/equipment well. The locations of all exterior mechanical equipment is required to be depicted on a plan sheet. The applicant has revised the architectural plan set to include a Rooftop Equipment Plan sheet and accompanying views analysis to demonstrate that the roof parapet wall will shield views of roof top equipment from adjacent uses. The Rooftop Plan is included in Attachment A.

As required by the approval conditions, the applicant has provided exterior lighting fixtures and a photometric exhibit showing the direction and intensity of light being cast by each fixture and the height of the fixtures on a Lighting Plan. The applicant's submittal proposes that all lighting complies with the Planning Commission requirements that lighting is of low intensity, low glare design, minimum in height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and into the protected riparian habitats and their associated buffers, and with provisions for dimming lights after 10:00 pm. Staff has confirmed that specifications for all proposed exterior lighting fixtures are included in the lighting plan for the parking lot, walkways, and hotel exterior for the Board's consideration. The lighting plans are included in Attachment A.

The project has been rebranded as the "Harmony Hotel." A proposed sign program is included in the plans for consideration by the Board. The Planning Commission approval requires ARB review to ensure the size, design, colors, and intensity of signage is appropriate to the neighborhood setting and does not create distracting or intrusive impacts on surrounding uses. Staff has confirmed that the applicant has submitted sign plans, depicting the location, construction, size, and dimensions of all project-related signage. Staff recommends that the ARB review the signs for consistency with the approved small town beach theme and colors and comment on the proposed signage lighting. The Signage Plan is provided in Attachment C.

The applicant has submitted landscaping plans for the project site and within the public rights-of-way along the project frontages which are consistent with the plans previously reviewed and approved by the ARB. The landscaping plans include complete landscape and irrigation plans with MWELO calculations. The Planning Commission approval requires that all new fencing adjacent to creeks or a creek ESHA overlay shall be wildlife permeable as defined by the following criteria:

a. Fences shall have a wooden (not wire) rail at the top;
b. Fences shall be less than 40 inches high;
c. Fences shall have a space greater than 14 inches between the ground and the bottom rail;
d. Solid or chain link fences are prohibited.

The plan set includes fencing specifications and materials with the colors to be provided by the applicant for review at the meeting. The planting restoration plan for the creek buffer is also being reviewed by the City Biologist for consistency with required project

conditions. The Final Landscaping, Irrigation, and Fencing Plans are included as Attachment D.

The Board's feedback on the final plans, materials, lighting, sign lighting, colors and fencing designs consistency with the approved project is requested

SUMMARY OF ISSUES

- Consistency with approved building architectural plans;
- Night sky compliant lighting,
- Signage Plan, colors and illumination.
- Landscaping, planting, and fencing plans consistency with approved plans.

RECOMMENDATION

The Board should receive public comment and provide feedback on the issues raised. If the Board finds the project to have adequately responded to the Board's previous comments and the plans to be appropriately developed for final review, then the Board should recommend final approval to the Community Development Director.

ATTACHMENTS

Attachment A- Final Architectural and Lighting Plans
Attachment B- Final Colors and Materials Board & Specification Sheets
Attachment C-Final Signage Plan
Attachment D- Final Landscaping, Irrigation, and Fencing Plans
Attachment E- ARB Meeting Minutes from November 21, 2019
Attachment F- Planning Commission Meeting Minutes from April 3, 2023

Attachment A
Final Architectural and Lighting Plans

Harmony Hotel
4110 Via Real
Final ARB Review
February 12, 2025

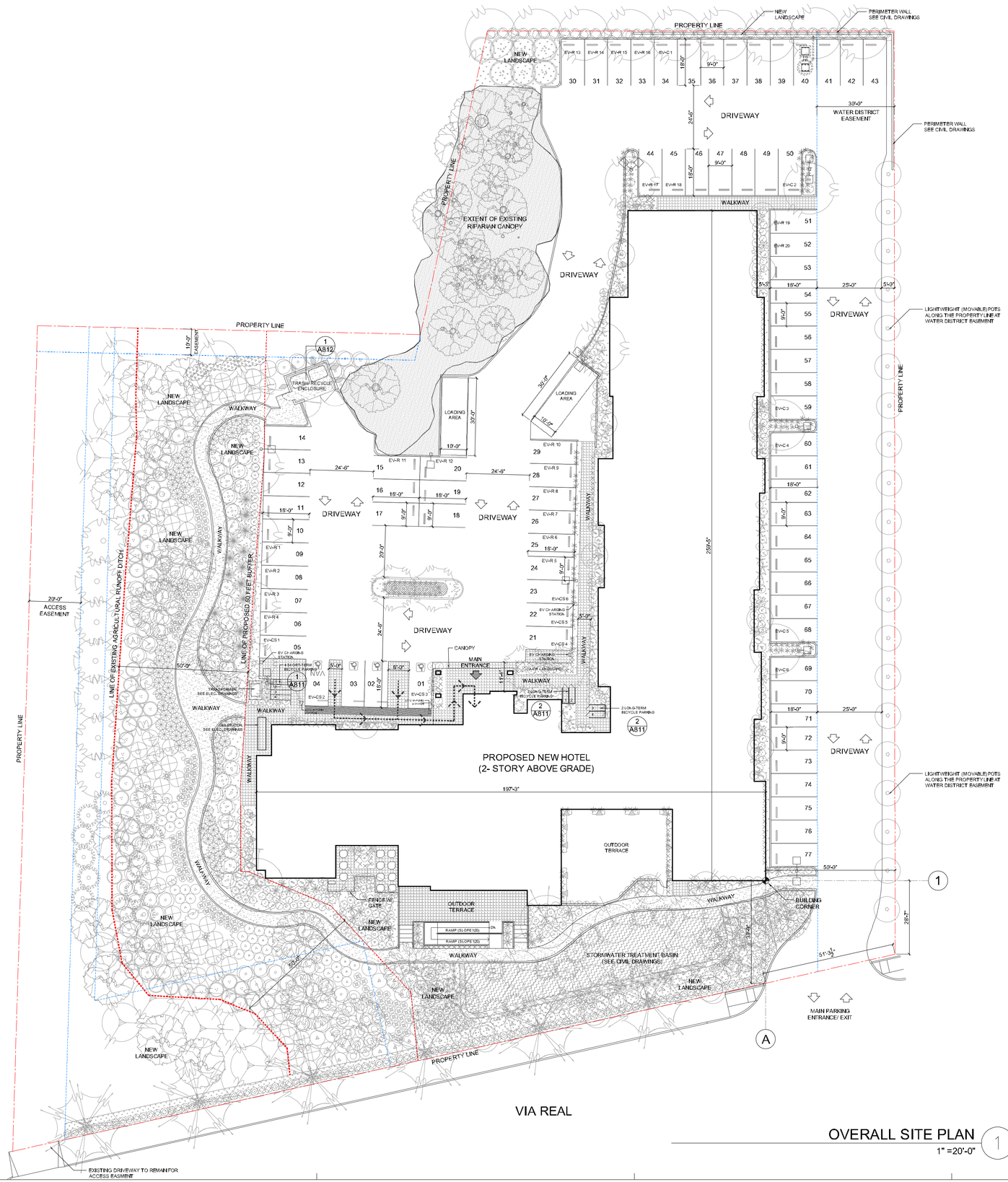
GENERAL NOTES

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. "DOUBLE STRIPING OF ALL STALLS SHALL BE PER ZONING CODE SECTION 12.21 A5, CHART NO. 5".

C. ALL REQUIRED EXITS SHALL BE MAINTAINED UNTIL ARRIVAL AT GRADE OR THE PUBLIC WAY. (1021.1.1)

D. ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVEL AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" AND AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPES DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% SLOPE, UNLESS OTHERWISE INDICATED. LANDING AT DOORWAYS SHALL BE 2% MAX. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 84" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE 27" AND LESS THAN 84".



OVERALL SITE PLAN (1)
1" =20'-0"

GENERAL NOTES:

1. ELEVATION 17'-6" (17.50) = EL 0'-0"
2. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEETS A040 AND A041.
3. SEE ADDITIONAL GENERAL NOTES ON SHEET A005.
4. FOR OVERALL FLOOR PLANS, SEE SHEETS A201-A THROUGH A203-B.
5. SPRINKLER SYSTEM TO BE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE SPRINKLER SHOP DRAWINGS FOR REVIEW AND APPROVAL OF ARCHITECT FOR SPRINKLER HEAD LOCATIONS.
6. OUTDOOR LIGHTING SHALL BE DESIGNED AND INSTALLED WITH SHIELDING, SUCH THAT THE LIGHT SOURCE CANNOT BE SEEN BY ADJACENT RESIDENTIAL PROPERTIES, THE PUBLIC RIGHT-OF-WAY, NOR FROM ABOVE.
7. LOW OR NON-VOC CONTAINING PAINTS, SEALANTS, ADHESIVES, SOLVENTS, ASPHALT PRIMER AND ARCHITECTURAL COATINGS (WHERE USED), OR PRE-FABRICATED ARCHITECTURAL PANELS SHALL BE USED IN THE CONSTRUCTION OF THE PROJECT TO REDUCE THE VOC EMISSIONS TO THE MAXIMUM EXTENT POSSIBLE.
8. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
9. SEE LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION INFORMATION.

LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- PRIMARY ENTRANCE
- EV-C ELECTRIC VEHICLE CAPABLE SPACE
- EV-R ELECTRIC VEHICLE READY SPACE
- EV-CS ELECTRIC VEHICLE CHARGER

N

0 10 20

4110 VIA REAL

CARPINTERIA, CA

APPLICANT: RAM HOTELS
21 PRESTWICK LANE, AMARILLO, TX 79124
TEL: 806.676.2526

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200 IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY/ CIVIL/ GRADING: STANTEC
200 E. CARILLO STREET, STE 101 SANTA BARBARA, CA 93101
TEL: 805.308.9195

STRUCTURAL: NS STRUCTURAL ENGINEERING
4642 ROCKLAND PLACE, LA CANADA FLINTRIDGE, CA 91011
TEL: 626.840.2338

MECHANICAL, ELECTRICAL, PLUMBING: MEP GREEN DESIGNS
19532 HIGHBRIDGE WAY, TRABUCO CANYON, CA 92679
TEL: 949.742.5785

SOILS ENGINEER: PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC.
35-A SOUTH LA PATERA LANE, P.O.BOX 98, GOLETA, CA 93116
TEL: 805.964.6901

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE, SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT — NIKOL F. NIKLOSURES — C-33850 — Ren. 02/28/2027 — STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 13.015

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

OVERALL SITE PLAN

SCALE: 1" = 20'-0"

SHEET NO.:

A100

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC. ARCHITECTS.

© 2019 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\13.015_4110-VIA-REAL\05_DRAWINGS\04_CD\SHEETS\A100_SITEPLAN.DWG (02-03-26 5:12:56PM) Plotted by: NKLOSURES

ARCHITECT:
nKLOSURES, Inc. Architects
Tel: 323.309.7334
Email:info@nKLOSURES.com

OWNER:
RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

4110 VIA REAL HOTEL

CARPINTERIA, CALIFORNIA

VIEW OF BUILDING FROM VIA REAL

ASK-005

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc. Architects. All content in these drawings (including designs, imagery, graphics and logo) are the property of nKLOSURES, Inc. Architects

ARCHITECT:
nKLOSURES, Inc. Architects
Tel: 323.309.7334
Email:info@nKLOSURES.com

OWNER:
RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

4110 VIA REAL HOTEL

CARPINTERIA, CALIFORNIA

VIEW OF MAIN ENTRACNCE

ASK-006

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc. Architects. All content in these drawings (including designs, imagery, graphics and logo) are the property of nKLOSURES, Inc. Architects

SECTION/ ELEVATION- NORTH (MAIN ENTRY) 2

1/8"= 1'-0"

EXTERIOR ELEVATION- SOUTH (VIA REAL) 1

1/8"= 1'-0"

LEGEND:

TP-1 HIGH PRESSURE COMPACT LAMINATE
MANUFACTURER: TRESPA
MODEL: TRESPA METEON
COLOR COLLECTION: UNI-COLORS
COLOR: # A22.2.1 - BLUISH GREY

TP-2 HIGH PRESSURE COMPACT LAMINATE
MANUFACTURER: TRESPA
MODEL: TRESPA METEON
COLOR COLLECTION: UNI-COLORS
COLOR: # A05.1.1 - STONE BEIGE

P1- SMOOTH PLASTER FINISH
MAUFACTURER: SHERWIN WILLIAMS
COLOR: PANDA WHITE SW 6147

W1- WINDOW MULLIONS
MATERIAL: ALUMINUM
COLOR: BRONZED ANODIZED

GENERAL NOTES:

1. ELEVATION 17'-6" (17.50) = EL 0'-0"
2. SEE SHEETS A201 - A202 FOR OVERALL FLOOR PLANS
3. SEE SHEETS A300 - A302 FOR OVERALL ELEVATIONS
4. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
5. SEE SHEET A710 FOR PARTITION TYPES.
6. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEETS A040 AND A041.
7. ALL BUILDING SIGNAGE SHALL BE PART OF A SEPARATE PERMIT
8. FOR GREEN SCREEN ATTACHMENT DETAILS, REFER TO SHEET A503
9. FOR CANOPY DETAILS, SEE SHEETS A510 AND A511
10. FOR TYPICAL MOULDING AT DOORS/ WINDOWS, SEE DETAIL 6/ A511
11. FOR COLOR EXTERIOR ELEVATIONS, SEE SHEETS A305, A306 AND A307

0 4 8

4110 VIA REAL

CARPINTERIA, CA

APPLICANT: RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124
TEL: 806.676.2526

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY/ CIVIL/ GRADING: STANTEC
200 E. CARILLO STREET, STE 101 SANTA BARBARA, CA 93101
TEL: 805.308.9195

STRUCTURAL: NS STRUCTURAL ENGINEERING
4642 ROCKLAND PLACE,
LA CANADA FLINTRIDGE,
CA 91011
TEL: 626.840.2338

MECHANICAL, ELECTRICAL, PLUMBING: MEP GREEN DESIGNS
19532 HIGHRIDGE WAY,
TRABUCO CANYON, CA 92679
TEL: 949.742.5785

SOILS ENGINEER: PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC.
35-A SOUTH LA PATERA LANE,
P.O.BOX 98,
GOLETA, CA 93116
TEL: 805.964.5901

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKOL A. LAMPT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 13.015

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

COLOR ELEVATIONS- NORTH & SOUTH

SCALE: 1/8"= 1'-0"

SHEET NO.:

A306

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC. ARCHITECTS.

© 2019 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\13.015_4110-VIA-REAL\05_DRAWINGS\04_CD\SHEETS\A306_COLOR-ELEVATIONS_N-S.DWG (02-04-26 11:35:00AM) Plotted by: nKLOSURES

2 1 0

PARTIAL EXTERIOR ELEVATION- EAST (DRIVEWAY) 2

1/8"= 1'-0"

PARTIAL EXTERIOR ELEVATION- EAST (DRIVEWAY) 1

1/8"= 1'-0"

LEGEND:

TP-1 HIGH PRESSURE COMPACT LAMINATE
MANUFACTURER: TRESPA
MODEL: TRESPA METEON
COLOR COLLECTION: UNI-COLORS
COLOR: # A22.2.1 - BLUISH GREY

TP-2 HIGH PRESSURE COMPACT LAMINATE
MANUFACTURER: TRESPA
MODEL: TRESPA METEON
COLOR COLLECTION: UNI-COLORS
COLOR: # A05.1.1 - STONE BEIGE

P1- SMOOTH PLASTER FINISH
MAUFACTURER: SHERWIN WILLIAMS
COLOR: PANDA WHITE SW 6147

W1- WINDOW MULLIONS
MATERIAL: ALUMINUM
COLOR: BRONZED ANODIZED

GENERAL NOTES:

1. ELEVATION 17'-6" (17.50) = EL 0'-0"
2. SEE SHEETS A201 - A202 FOR OVERALL FLOOR PLANS
3. SEE SHEETS A300 - A302 FOR OVERALL ELEVATIONS
4. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
5. SEE SHEET A710 FOR PARTITION TYPES.
6. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEETS A040 AND A041.
7. ALL BUILDING SIGNAGE SHALL BE PART OF A SEPARATE PERMIT
8. FOR GREEN SCREEN ATTACHMENT DETAILS, REFER TO SHEET A503
9. FOR CANOPY DETAILS, SEE SHEETS A510 AND A511
10. FOR TYPICAL MOULDING AT DOORS/ WINDOWS, SEE DETAIL 6/ A511
11. FOR COLOR EXTERIOR ELEVATIONS, SEE SHEETS A305, A306 AND A307

0 4 8

4110 VIA REAL

CARPINTERIA, CA

APPLICANT: RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124
TEL: 806.676.2526

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY/ CIVIL/ GRADING: STANTEC
200 E. CARILLO STREET, STE 101 SANTA BARBARA, CA 93101
TEL: 805.308.9195

STRUCTURAL: NS STRUCTURAL ENGINEERING
4642 ROCKLAND PLACE,
LA CANADA FLINTRIDGE,
CA 91011
TEL: 626.840.2338

MECHANICAL, ELECTRICAL, PLUMBING: MEP GREEN DESIGNS
19532 HIGHRIDGE WAY,
TRABUCO CANYON, CA 92679
TEL: 949.742.0785

SOILS ENGINEER: PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC.
35-A SOUTH LA PATERA LANE,
P.O.BOX 98,
GOLETA, CA 93116
TEL: 805.964.6901

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKOL A. SAMMT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 13.015

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

COLOR ELEVATIONS - EAST

SCALE: 1/8"= 1'-0"

SHEET NO.:

A305

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC., ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC., ARCHITECTS.

© 2019 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\13.015_4110-VIA-REAL\05_DRAWINGS\04_CD\SHEETS\A305_COLOR-ELEVATIONS_EAST.DWG (12-30-25 12:31:35AM) Plotted by: nkLOSURES

SECTION/ ELEVATION- WEST (NEAR POOL) 2

1/8"= 1'-0"

EXTERIOR ELEVATION- WEST (INTERIOR PARKING) 1

1/8"= 1'-0"

LEGEND:

TP-1 HIGH PRESSURE COMPACT LAMINATE
MANUFACTURER: TRESPA
MODEL: TRESPA METEON
COLOR COLLECTION: UNI-COLORS
COLOR: # A22.2.1 - BLUISH GREY

TP-2 HIGH PRESSURE COMPACT LAMINATE
MANUFACTURER: TRESPA
MODEL: TRESPA METEON
COLOR COLLECTION: UNI-COLORS
COLOR: # A05.1.1 - STONE BEIGE

P1- SMOOTH PLASTER FINISH
MAUFACTURER: SHERWIN WILLIAMS
COLOR: PANDA WHITE SW 6147

W1- WINDOW MULLIONS
MATERIAL: ALUMINUM
COLOR: BRONZED ANODIZED

GENERAL NOTES:

1. ELEVATION 17'-6" (17.50) = EL 0'-0"
2. SEE SHEETS A201 - A202 FOR OVERALL FLOOR PLANS
3. SEE SHEETS A300 - A302 FOR OVERALL ELEVATIONS
4. SEE ADDITIONAL GENERAL NOTES ON SHEET A050
5. SEE SHEET A710 FOR PARTITION TYPES.
6. FOR GRAPHIC DESIGNATION OF RATED WALLS AND EXITING PATHS, SEE SHEETS A040 AND A041.
7. ALL BUILDING SIGNAGE SHALL BE PART OF A SEPARATE PERMIT
8. FOR GREEN SCREEN ATTACHMENT DETAILS, REFER TO SHEET A503
9. FOR CANOPY DETAILS, SEE SHEETS A510 AND A511
10. FOR TYPICAL MOULDING AT DOORS/ WINDOWS, SEE DETAIL 6/ A511
11. FOR COLOR EXTERIOR ELEVATIONS, SEE SHEETS A305, A306 AND A307

N

0 4 8

4110 VIA REAL

CARPINTERIA, CA

APPLICANT: RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124
TEL: 806.676.2526

ARCHITECT: NIKLOSURES INC. ARCHITECTS
15580-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

SITE SURVEY/ CIVIL/ GRADING: STANTEC
200 E. CARILLO STREET, STE 101 SANTA BARBARA, CA 93101
TEL: 805.308.9195

STRUCTURAL: NS STRUCTURAL ENGINEERING
4642 ROCKLAND PLACE,
LA CANADA FLINTRIDGE,
CA 91011
TEL: 626.840.2338

MECHANICAL, ELECTRICAL, PLUMBING: MEP GREEN DESIGNS
19532 HIGHRIDGE WAY,
TRABUCO CANYON, CA 92679
TEL: 949.742.0785

SOILS ENGINEER: PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC.
35-A SOUTH LA PATERA LANE,
P.O.BOX 98,
GOLETA, CA 93116
TEL: 805.964.6901

LANDSCAPE: CHARLES TROWBRIDGE & ASSOC.
17901 ROMELLE AVENUE,
SANTA ANA, CA 92705
TEL: 714.532.3663

SEAL/ STAMP:

LICENSED ARCHITECT
NIKOL A. SAMMT
C-33850
Ren. 02/28/2027
STATE OF CALIFORNIA

RESERVED FOR BUILDING & SAFETY AND OTHER DEPARTMENT PERMIT ISSUING AUTHORITIES:

PROJECT NO.: 13.015

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

COLOR ELEVATIONS- WEST

SCALE: 1/8"= 1'-0"

SHEET NO.:

A307

DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NIKLOSURES, INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NIKLOSURES, INC. ARCHITECTS.

© 2019 NIKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.

Z:\01-SERVER\00-PROJECTS\13.015_4110-VIA-REAL\05_DRAWINGS\04_CD\SHEETS\A307_COLOR-ELEVATIONS_WEST.DWG (12-30-25 12:33:26AM) Plotted by: nKLOSURES

2 1 0

ELECTRICAL SPECIFICATIONS

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING CODES, THE 2022 CEnC AND ALL APPLICABLE STATE AND LOCAL ORDINANCES.
2. ALL MATERIAL SHALL BE NEW, UNDAMAGED AND UNBLEMISHED EXCEPT AS NOTED.
3. OBTAIN ALL PERMITS REQUIRED TO DO THIS WORK AND PAY ANY FEES REQUIRED FOR SUCH PERMITS.
4. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM TIME OF OWNER ACCEPTANCE. WORK OR EQUIPMENT FOUND TO BE SUBSTANDARD OR FAULTY SHALL BE CORRECTED DURING THIS PERIOD AT NO COST TO THE OWNER. LAMPS ARE EXCLUDED FROM THIS GUARANTEE.
5. SEAL PERIMETER JOINT OF ALL CONDUITS PASSING THROUGH WALLS WITH UL LISTED, G.E. SILICONE COMPOUND OF COLOR SELECTED BY THE ARCHITECT.
6. ALL WORK SHALL BE GROUNDED TO COMPLY WITHOUT EXCEPTION WITH ALL PROVISIONS OF ARTICLE 250 OF THE 2022 CALIFORNIA ELECTRICAL CODE.
7. PROVIDE TEMPORARY SERVICE AS REQUIRED FOR CONSTRUCTION POWER AND REMOVE SUCH TEMPORARY SERVICE WHEN WORK IS COMPLETED.
8. MAKE ALL ARRANGEMENTS WITH LOCAL POWER COMPANY AND DO ALL WORK NECESSARY TO PROVIDE PERMANENT SERVICE TO THE BUILDING.
9. SAFETY SWITCHES SHALL BE GENERAL DUTY AS MANUFACTURER AS PANEL BOARDS, ETC.
10. PANEL BOARDS SHALL BE SQUARE D OR SIEMENS OR G.E., OR CUTLER–HAMMER AND BUSSING SHALL BE COPPER ONLY.
11. ALL FUSES SHALL BE BUSSMAN "CURRENT LIMITING" TYPE UNLESS O/W INDICATED.
12. CONDUITS RUNNING IN BUILDING SHALL BE CONCEALED IN WALLS OR ABOVE CEILING AND SHALL BE E.M.T (USE GALVANIZED WHERE EXPOSED). UNDERGROUND FEEDER RUN 30" BELOW GRADE CAN BE SCHEDULE 80 PVC WITH GROUND WIRE SIZED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE.
13. ALL WIRE SHALL BE COPPER USING TYPE "THWN/THHN" UNLESS OTHERWISE INDICATED ON THE PLANS. THE ELECTRICAL CONTRACTOR MUST VERIFY THE AMPERE RATING AND THE VOLTAGE DROP OF THE WIRE TO ENSURE IT COMPLIES WITH CEC REQUIREMENT.
14. COORDINATE COLOR AND STYLE OF WIRING DEVICES (HUBBELL) WITH THE ARCHITECT. SPECIFICATIONS SHOULD BE ON DRAWINGS.
15. COORDINATE ALL CONTROL REQUIREMENTS FOR THE HVAC SYSTEMS WITH THE CONTRACTORS. PROVIDE POWER (TO A/C CONTROL PANEL WHEN USED) AND EMPTY 3/4" CONDUIT (WITH PULL–STRING) FOR CONTROL WIRING.
16. COORDINATE LOCATION OF TELEPHONE OUTLETS WITH THE OWNER. PROVIDE 3/4" CONDUIT (W/PULL–STRING) FOR PHONE WIRING.
17. PROVIDE SPECIFIED LIGHT FIXTURES WITH FINAL LOCATIONS PER THE ARCHITECT.
18. ALL SWITCHES @ +48" AFF & ALL RECEPTACLES @ +18" AFF UNLESS O/W INDICATED.
19. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES TO AVOID ANY CONFLICTS. ANY CORRECTIONS REQUIRED TO SATISFY CODE REQUIREMENTS OR CLIENT NOTED DEFICIENCIES SHALL BE MADE AT NO COST TO THE OWNER.
20. ALL DIMMERS SHALL BE LUTRON "NOVA" SERIES SLIDE TYPE OR APPROVED EQUAL.
21. ALL ELECTRICAL EQUIPMENT AND INSTALLATIONS SHALL BE OF ADEQUATE STRENGTH TO WITHSTAND, WITHOUT FAILURE, FORCES ENCOUNTERED IN APPLICABLE SEISMIC CATEGORY.
22. PROVIDE A COMPLETED DEVICE COORDINATION STUDY WITH RECOMMENDED INTERRUPTING RATINGS AND SETTINGS FOR ALL ADJUSTABLE TRIP DEVICES. PROVIDE ARC FLASH LABELING PER NEC REQUIREMENTS
23. ROUTE A MAXIMUM OF 3 PHASE CONDUCTORS, 3 NEUTRALS, AND GROUND IN A SINGLE HOME RUN CONDUIT.
24. ALL WIRING SHALL BE RUN CONCEALED WHERE FEASIBLE. CONTRACTOR TO PROVIDE WIREMOLD SYSTEM TO CONCEAL WIRING IN EXPOSED CEILING AREAS. SUBMIT SHOP DRAWING FOR APPROVAL.
25. PROVIDE A GREEN CONTINUOUS INSULATED #6 MIN EQUIPMENT GROUNDING CONDUCTOR TO ALL ELECTRICAL , TELECOMMUNICATIONS, AND SECURITY EQUIPMENT SIZED PER CEC 250.122 AND EIA/TIA.
26. ALL 15 AMPERE AND 20 AMPERE NON-LOCKING–TYPE RECEPTACLES IN GUEST ROOMS AND GUEST BATHROOMS, BREAKFAST ROOM, LOBBY, FITNESS ROOM AND OTHER ASSEMBLY AREAS ACCESSIBLE TO THE PUBLIC SHALL BE TAMPER RESISTANT (406.12 CEC).
27. ELECTRICAL EQUIPMENT INSTALLED IN POOL EQUIPMENT ROOMS TO BE RATED FOR USE IN CORROSIVE ENVIRONMENTS.
28. ALL EXTRA LOW VOLTAGE CABLES SHALL BE INSTALLED IN CONDUIT.
29. MAXIMUM BOX SIZE IN A FIRE–RATED WALL SHALL BE 4" X 4" SQUARE. DO NOT INSTALL BOXES BACK TO BACK IN WALLS. IN NONFIRE–RATED AND NONACOUSTIC– RATED WALLS, PROVIDE NOT LESS THAN 6 INCHES (150–MM) HORIZONTAL SEPARATION BETWEEN BOXES INSTALLED IN OPPOSITE SIDES OF WALL. PROVIDE NOT LESS THAN 24 INCHES (610–MM) HORIZONTAL SEPARATION BETWEEN BOXES INSTALLED IN OPPOSITE SIDES OF FIRE–RATED AND ACOUSTIC– RATED WALLS. IN CASE IF THE BACK TO BACK BOXES MUST BE INSTALLED, THE CONTRACTOR SHALL FURNISH AND INSTALL AN APPROPRIATE FIRE PUTTY PADS.
30. PROVIDE ARC FAULT BREAKERS FOR BRANCH CIRCUITS TO COMPLY WITH ARTICLE 210.12B & 210.18
31. CONTRACTOR HAVE TO VERIFY WITH CITY/ INSPECTOR TO PROVIDE BACK–UP FOR ACCESSIBLE MEANS OF EGRESS ELEVATORS, EXHAUST FANS PER CBC REQUIRED.
32. THE COMPLETED FIRE ALARM SYSTEM MUST BE TESTED, BALANCED, AND COMMISSIONED BY QUALIFIED COMMISSIONER AGENT DURING THE CONSTRUCTION PHASE PRIOR TO FULL OPERATION. FAILURE TO PROPERLY CONDUCT TESTING, BALANCING, AND COMMISSIONING THE FIRE ALARM SYSTEM SHALL RESULT IN SYSTEM DYSFUNCTION, WHICH IS FULLY RESPONSIBLE BY THE CONTRACTOR.
33. THE CONTRACTORS SHALL CONSTRUCT MEP SYSTEM ACCORDING TO MEPG'S PLANS, CALCULATION, DETAILS AND SPECIFICATION. ALL REQUESTS FOR ALTERNATE MATERIAL, EQUIPMENT AND SOLUTIONS MUST BE SUBMITTED THROUGH REQUEST FOR INFORMATION (RFI). FAILURE TO SUBMIT THE RFI SHALL RESULT IN THE DISAPPROVAL OF CHANGE ORDER (IF ANY) FOR THE PROPOSED ALTERNATE MATERIAL, EQUIPMENT, AND SOLUTION.
34. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE SPECIFIED EQUIPMENT'S INSTALLATION MANUAL FROM THE MANUFACTURER.
35. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE LOCAL BUILDING CODE OF AUTHORITY HAVING JURISDICTION.
36. ELECTRICAL CONTRACTORS SHOULD VERIFY ALL ELECTRICAL REQUIREMENT WITH ELEVATOR SUPPLIER PRIOR TO INSTALLATION.
37. THE CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR WIRING CONTROL, NEUTRAL WIRES FOR ALL ELECTRICAL EQUIPMENT WITH THE SUPPLIER/ MANUFACTURER PRIOR TO INSTALLATION.
38. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSTALLATION THAT IS COMPLETED WITH ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING ELECTRICAL SYSTEM IN SAFE WORKING ORDER.
39. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING THEIR BID, WITH PARTICULAR ATTENTION TO ERRORS, OMISSIONS, CONFLICTS WITH PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWINGS OR DRAWINGS AND SPECIFICATIONS, AND AMBIGUOUS DEFINITION OF THE EXTENT OF COVERAGE BETWEEN CONTRACTS. ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK; OTHERWISE, THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECTS IN THEIR WORK OR THE RESULTS OBTAINED THEREFROM, CAUSED BY SUCH DISCREPANCY.
40. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
41. REFERENCE THE MECHANICAL AND PLUMBING DRAWINGS FOR ALL EQUIPMENT NEEDING ELECTRICAL CONNECTIONS. MAKE ALL CONNECTIONS AND PROVIDE APPROPRIATE WIRE, CONDUIT, AND OVERCURRENT PROTECTION FOR ALL EQUIPMENT.
42. VERIFY EXACT LOCATION OF ALL POWER CONNECTIONS AND CONTROL DEVICES WITH OTHER TRADES AND MANUFACTURERS SHOP DRAWINGS BEFORE CONSTRUCTION. COORDINATE ALL REQUIRED ENERGY MANAGEMENT SYSTEM POINTS AND CONTACT CONNECTIONS TO ENSURE THE COMPLETE AND PROPER OPERATION OF ALL SYSTEMS.
43. ALL FUSED SWITCH AND/OR CIRCUIT BREAKERS SERVING EQUIPMENT SHALL HAVE PROVISIONS FOR HANDLE LOCKS.
44. ALL CIRCUIT BREAKERS SERVING MECHANICAL EQUIPMENT SHALL BE AN "HACR" RATING.
45. COORDINATE LOCATIONS OF ALL DISCONNECTS, CONTROL PANELS AND ELECTRICAL CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT TO MAINTAIN NEC REQUIRED CLEARANCES OF 42" DEEP AND 30" WIDE IN FRONT OF EQUIPMENT.
46. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO F/S DAMPERS, VAV BOXES, FCU'S, ETC WITH MECHANICAL DRAWINGS.
47. ELECTRICAL CONTRACTORS MUST VERIFY ALL ELECTRICAL REQUIREMENTS WITH THE HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL NECESSARY ACCESSORIES TO COMPLETE THE CONTROL WIRING FOR THE MOTORS.
48. PERMANENT PLAQUES MUST BE PROVIDED AT ALL ELECTRIC SERVICES INDICATING TO CALCULATED FAULT CURRENT PER THE CEC. ALL BREAKERS MUST BE RATED TO ACCOMMODATE THE FAULT CURRENT.
49. THE CONTRACTOR SHALL VERIFY WITH THE OWNER/ ID FOR THE QUANTITIES AND LOCATIONS OF THE LOW VOLTAGE SYSTEM DEVICES (CARD READER, WIRELESS ACCESS POINT, INTERCOM, ETC.) AND PROVIDE ALL NECESSARY ACCESSORIES TO COMPLETE THE WIRING, POWER SUPPLY FOR THE DEVICES AS PER THE MANUFACTURER SPECIFICATIONS/ INSTALLATION GUIDELINES.
50. CONTRACTOR SHALL VERIFY AND FURNISH EXIT SIGNS TO COMPLY WITH SECTION 1013 CBC REQUIREMENT.
51. CONTRACTOR SHOULD REFER TO THE EXHAUST FAN SCHEDULES ON SHEET M1.1 FOR THE CONTROL OF FANS.
52. PRODUCTS INSTALLED BY THE ELECTRICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION. PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS.
53. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT, WIRING, AND SAFETY SWITCHES FOR ALL MOTORS, AND OTHER ELECTRICAL EQUIPMENT, EVEN THOUGH THE MOTORS AND ELECTRICAL EQUIPMENT MAY BE SUPPLIED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL WORK AND CONNECTIONS REQUIRED TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE MAGNETIC STARTERS FOR EQUIPMENT AS INDICATED ON THE DRAWINGS.
54. TRANSFORMERS SHALL BE INSTALLED ON MINIMUM 3–1/2" CONCRETE PADS, PLUMB AND LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES. TERMINATE PRIMARY AND SECONDARY CONDUCTOR WITH COMPRESSION CONNECTORS. GROUNDING TO BE PER CEC. VERIFY INCOMING VOLTAGE TO TRANSFORMER AND SET TAPS AT THE VOLTAGE LEVEL.
55. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURES APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
56. ALL EQUIPMENT LOCATED OUTDOORS SHALL BE LABELED NEMA–3R.
57. DIRECT BURIED CABLE OR CONDUIT OR OTHER RACEWAYS SHALL BE INSTALLED TO MEET THE MINIMUM COVER REQUIREMENTS OF TABLE 300.5.
58. FOR HOME RUNS (FROM UNITS) 100 FT OR MORE, THE ELECTRICAL CONTRACTOR HAS TO CHECK THE VOLTAGE DROP AND SELECT THE SUITABLE CABLES SIZE TO COMPLY WITH THE MAXIMUM ALLOWED VOLTAGE DROP FOR THE FEEDER CONDUCTORS (3%). THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.
59. CONTRACTOR SHALL FURNISH AND INSTALL ALL RECEPTACLES WITH A SELF–ADHESIVE LABEL STATIN PANELBOARD NAME AND CIRCUIT NUMBER FEEDING DEVICE. APPLY TO COVERPLATE.
60. ALL WIRING SHALL BE IN CONDUIT OR OTHER APPROVED RACEWAYS PER CODES.
61. GFCI TYPE RECEPTACLES SHALL BE SELF–CONTAINED UNITS WITH CLASS "A" SENSITIVITY.
62. WHERE SINGLE POLE BRANCH CIRCUIT CONDUCTORS HAVE BEEN INCREASED ABOVE THE SIZE OF THE CIRCUIT BREAKER TO COMPENSATE FOR VOLTAGE DROP, THE INCREASE SIZE SHALL EXTEND THROUGHOUT THE ENTIRE CIRCUIT, EXCEPT WHERE IT IS NECESSARY TO REDUCE THE SIZE FOR CONNECTION TO SWITCH AND RECEPTACLE TERMINALS, ETC. EQUIPMENT GROUNDING CONDUCTORS SHALL ALSO BE ADJUSTED PROPORTIONATELY PER SECTION 250.122 (B).
63. ELECTRICAL CONTRACTOR SHALL VERIFY SERVICE AND VOLTAGE REQUIREMENTS FOR ALL EQUIPMENT TO BE CONNECTED (BOTH NEW AND EXISTING) PRIOR TO MAKING CONNECTIONS.
64. PROVIDE FIRE AND SMOKE STOP PRODUCT AROUND ALL CONDUIT, EQUIPMENT, ETC. WHICH PENETRATES FLOORS, WALLS, AND CEILINGS.
65. NO PIPING, DUCTS OR REQUIREMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE ELECTRICAL EQUIPMENT.
66. PROVIDE GFCI PROTECTION FOR ELECTRICAL EQUIPMENT THAT ARE LOCATED NEAR WATER SOURCES AS PER CEC REQUIREMENTS
67. THE CONTRACTORS ARE REQUIRED TO SUBMIT THEIR VALUED ENGINEERING (IF ANY) TO MEP GREEN DESIGN AND BUILD PLLC FOR ASSESSMENT AND COMMENT/APPROVAL BEFORE EXECUTING THEM ON THE JOB SITE. OTHERWISE, THE CONTRACTORS SHALL HOLD ALL RESPONSIBILITIES REGARDING RESPONDING TO THE INSPECTORS, RESUBMITTING PLANS FOR CITY REAPPROVAL, ETC. DUE TO THE CHANGES MADE ON THE JOB SITE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD AND OWNER.
68. WHEREVER ANY CONFLICTS OCCUR BETWEEN THE SPECIFIED BREAKER SIZE FOR MECHANICAL OR PLUMBING EQUIPMENT OF THE ELECTRICAL PLAN, WITH THE BREAKER SIZE SPECIFIED ON THE MECHANICAL /PLUMBING EQUIPMENT SCHEDULE OF THE PLUMBING/ MECHANICAL PLANS, THE VALUES SHOWN ON THE MECHANICAL /PLUMBING SCHEDULE OF THE PLUMBING/ MECH PLANS SHALL BE CONFORMED.
69. PROVIDE HANDLE TIES FOR CIRCUIT BREAKERS TO DISCONNECT ALL UNDERGROUND CONDUCTORS SIMULTANEOUSLY ON MULTI–WIRE BRANCH CIRCUITS.
70. ALL DISCONNECT SWITCHES WILL MATCH THE BREAKER /SWITCH SIZE PROTECTING THE SAME BRANCH CIRCUIT/FEEDER IN PANEL RESPECTIVELY.
71. ELECTRICAL PANELS MUST BE LOCATED PER THE CEC 240.24 REQUIREMENTS. THE ELECTRICAL CONTRACTOR HAS TO VERIFY THE LOCATIONS PRIOR TO INSTALLATION.
72. THE CONTRACTOR SHALL VERIFY THE FLOOD ZONE CLASSIFICATION BEFORE INSTALLING ANY ELECTRICAL EQUIPMENT TO ENSURE COMPLIANCE WITH APPLICABLE CODES AND STANDARDS.
73. SWITCHED /CONTROLLED RECEPTACLES THAT ARE CONTROLLED BY AN AUTOMATIC CONTROL DEVICE (LIKE AN OCCUPANCY SENSOR OR TIMER) MUST BE COMPLETED WITH A PERMANENTLY MARKED WITH THE WORD "CONTROLLED" TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES PER CEC 406.3(E).
74. THE CONTRACTOR MUST VERIFY THE DIMENSIONS OF ALL ELECTRICAL EQUIPMENT (SUCH AS SWITCHGEAR, PANELS, DISCONNECTS, ATS, TRANSFORMERS, ETC.) AND NOTIFY THE OWNER/ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE ACTUAL EQUIPMENT DIMENSIONS OR SITE CONDITIONS AND THE DESIGN PLAN PRIOR TO PLACING ORDERS OR PROCEEDING WITH INSTALLATION.
75. PROVIDE LEAK PROTECTION (E.G., SECONDARY CONTAINMENT OR DRAIN PAN) AND LEAK DETECTION SYSTEM (E.G., WATER SENSOR OR FLOAT SWITCH) FOR ALL SANITARY AND STORM DRAIN LINES LOCATED ABOVE ELECTRICAL ROOMS OR EQUIPMENT AREAS.
76. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 48 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL. CONTROLS THAT DO NOT SATISFY THE SPECIFICATIONS AREA ARE ACCEPTABLE, PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS THAT PERFORM THE SAME FUNCTIONS ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. EXCEPTION: APPLIANCES (E.G., KITCHEN STOVES, DISHWASHERS, RANGE HOODS, MICROWAVE OVENS AND SIMILAR APPLIANCES) WHICH DO NOT HAVE CONTROLS LOCATED ON THE APPLIANCE.
77. PENETRATIONS THROUGH MEMBRANE OF WALLS SHALL COMPLY WITH SECTION 714.4.2 CBC. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE–RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. FOR ELECTRICAL EQUIPMENT WHICH PENETRATE WALLS ON OPPOSITE SIDES OF SEPARATE UNITS AND WITHING 24" OF EACH OTHER IN WALLS SHALL BE PROTECTED WITH PUTTY PADS.
78. PENETRATIONS OF A FIRE–RESISTANCE–RATED FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING ASSEMBLY, NOT REQUIRED TO BE ENCLOSED IN A SHAFT PER SECTION 712.1 CBC.
79. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
80. IN DAMP OR WET LOCATIONS, BOXES, CONDUIT BODIES, OUTLET BOX HOODS, AND FITTINGS SHALL BE PLACED OR EQUIPPED SO AS TO PREVENT MOISTURE FROM ENTERING OR ACCUMULATING WITHIN THE BOX, CONDUIT BODY, OR FITTING. BOXES, CONDUIT BODIES, OUTLET BOX HOODS, AND FITTINGS INSTALLED IN WET LOCATIONS SHALL BE LISTED FOR USE IN WET LOCATIONS.
81. ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRICAL EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. REQUIRED WORKING SPACE SHALL NOT BE USED FOR STORAGE AND SHALL BE SUITABLY GUARDED. PROVIDE THE FOLLOWING IN ALL ROOMS AND SPACES WHERE ELECTRICAL EQUIPMENT IS LOCATED RESTRICTING ANY STORAGE IN THE EQUIPMENT WORKING PACE.
   a. PERMANENT SIGN
   b. FLOOR PAINT OR STRIPES IN WORKING SPACE AREA.
82. ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, SWITCHGEAR, PANELBOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS, THAT IS IN OTHER THAN DWELLING UNITS, AND IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED, SHALL BE FIELD OR FACTORY MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL MEET THE REQUIREMENTS IN SECTION 110.21(B) CEC AND SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
83. SERVICE EQUIPMENT AT OTHER THAN DWELLING UNITS SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE AVAILABLE FAULT CURRENT. THE FIELD MARKING(S) SHALL INCLUDE THE DATE THE FAULT–CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. THE CALCULATION SHALL BE DOCUMENTED AND MADE AVAILABLE TO THOSE AUTHORIZED TO DESIGN, INSTALL, INSPECT, MAINTAIN, OR OPERATE THE SYSTEM PER SECTION 110.24(A)
84. WHEN MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR THAT AFFECT THE AVAILABLE FAULT CURRENT AT THE SERVICE, THE AVAILABLE FAULT CURRENT SHALL BE VERIFIED OR RECALCULATED AS NECESSARY TO ENSURE THE SERVICE EQUIPMENT RATINGS ARE SUFFICIENT FOR THE AVAILABLE FAULT CURRENT AT THE LINE TERMINALS OF THE EQUIPMENT. THE REQUIRED FIELD MARKING(S) IN 110.24(A) SHALL BE ADJUSTED TO REFLECT THE NEW LEVEL OF AVAILABLE FAULT CURRENT. (110.24(B) CEC)
85. ALL CONDUCTIVE MATERIALS THAT COULD BE ENERGIZED SHALL BE BONDED INCLUDING BUT NOT LIMITED TO EXPOSED STRUCTURAL METAL, METAL WATER PIPE AND GAS PIPING.
86. EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE UNLESS LOCATED AND ARRANGED SO THE PURPOSE IS EVIDENT. IN OTHER THAN ONE– OR TWO–FAMILY DWELLINGS, THE MARKING SHALL INCLUDE THE IDENTIFICATION OF THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS. THE MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED. (110.22(A) CEC)
87. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT MEASURED AT THE BOX IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 48 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE. OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE, PROVIDED THAT COMPARABLE OUTLETS THAT PERFORM THE SAME FUNCTIONS ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. NOTE: THE INTENT OF THE MEASUREMENT IS TO ENSURE THAT RECEPTACLES FALL WITHIN THE REACH RANGE OF 15 TO 48 INCHES.
88. ELECTRICAL INSTALLATIONS IN HOLLOW SPACES, VERTICAL SHAFTS, AND VENTILATION OR AIR–HANDLING DUCTS SHALL BE MADE SO THAT THE POSSIBLE SPREAD OF FIRE OR PRODUCTS OF COMBUSTION WILL NOT BE SUBSTANTIALLY INCREASED. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE–RESISTANT–RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.

MEP GREEN DESIGN & BUILD PLLC RETAINS COPYRIGHT TO THIS DOCUMENT, THE IDEA DESIGN AND DETAILS, AS A PROFESSIONAL AND INTELLECTUAL INSTRUMENT OF SERVICE, AND IS NOT TO BE USED/COPIED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF MEP GREEN DESIGN & BUILD PLLC.

SYMBOL LIST

SYMB.	DESCRIPTION		MOUNTING OR AS INDICATED	SYMB.	DESCRIPTION	MOUNTING OR AS INDICATED
$	SINGLE POLE SWITCH		WALL – 48"AFF	IT	INTERCOM	
$3	THREE–WAY SWITCH		WALL – 48"AFF	CR	CARD READER	
$D	DIMMER SWITCH		WALL – 48"AFF	DR	DOOR RELEASE	
	GUESTROOM ANNUNCIATOR PUSHBUTTON	5	WALL – 48"AFF	SA	DURESS ALARM BUTTON	
	CEILING MOUNTED OCCUPANCY SENSOR	2	CEILING		SECURITY CAMERA	
	WALL MTD OCCUPANCY SENSOR C/W OVERRIDE SWITCH		WALL – 48"AFF		INDICATES HANDICAP ACCESS SUITE	
	DUPLEX RECEPTACLE – 20A		FLOOR		INDICATES HEARING IMPAIRED SUITE	
	GFI DUPLEX RECEPTACLE – 20A		FLOOR	AFF	ABOVE FINISHED FLOOR	
	QUAD–PLEX RECEPTACLE – 20A		FLOOR	AFG	ABOVE FINISHED GRADE	
	DUPLEX RECEPTACLE – 20A		WALL – 18"AFF	A.I.C	AMPERE INTERRUPTING CAPACITY	
	QUAD–PLEX RECEPTACLE – 20A		WALL – 18"AFF	C.P	CIRCULATE PUMP	
USB	DUPLEX RECEPTACLE – 20A C/W TWO USB PORTS		WALL – 18"AFF	CEIL.	CEILING	
USB	QUAD–PLEX RECEPTACLE – 20A C/W TWO USB PORTS		WALL – 18"AFF	E	INDICATES DEVICE ON EMERGENCY CIRCUIT	
	SPLIT DUPLEX REC. W/LOWER OUTLET SWITCHED – 20A		WALL – 18"AFF	FACP	FIRE ALARM CONTROL PANEL	
	SPLIT QUAD REC. W/LOWER OUTLETS SWITCHED – 20A		WALL – 18"AFF	FAAP	FIRE ALARM ANNUNCIATOR PANEL	
	GFI DUPLEX RECEPTACLE – 20A		WALL – 18"AFF	EOL	END–OF–LINE DIODE	
	GFI QUAD–PLEX RECEPTACLE – 20A		WALL	EUH	ELECTRIC UNIT HEATER	
	SPECIAL OUTLET (SEE SCHEDULE)		WALL	GFI	GROUND FAULT INTERRUPTER	
	TELEPHONE OUTLET		FLOOR	HTG	HEATING	
	TELEPHONE OUTLET	3	WALL – 18"AFF	HOR	HORIZONTAL	
	TELEVISION OUTLET	4	WALL – 18"AFF	IG	ISOLATED GROUND	
	FLOOR TELEVISION OUTLET		FLOOR	LTG	LIGHTING	
	DATA OUTLET		WALL – 18"AFF	LGR	LARGEST MOTOR	
	JUNCTION BOX			U.G	UNDER GROUND	
	SAFETY SWITCH		AS NOTED	WP	WEATHER PROOF	
	MOTOR			REC	RECEPTACLES	
	DUPLEX VOICE/DATA OUTLET		WALL – 18

Submitted by JSA on Jun 24, 2024

Project: JSA Area Lights, Type:
Catalog#:JPL-1-X-X-40K7-UNV-ASA-BRZ
Description/Loc: Area Light Head,Bronze
Qty:0

JPL-1

AREA, SITE & ROADWAY

LED WATTAGE CHART

	16L	32L	48L	64L
1050 milliamps	56w	106w	156w	205w

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- Standard high-quality finishes prevent corrosion, protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

Page 1/6 — Visit us online at www.jsassociatesinc.com — Index Page

Submitted by JSA on Jun 24, 2024

Project: JSA Area Lights, Type:
Catalog#:JPL-1-X-X-40K7-UNV-ASA-BRZ
Description/Loc: Area Light Head,Bronze
Qty:0

JPL-1 ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts
(JPL-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5)	16 (16L) 32 (32L) 48 (48L) 64 (64L)	1050 (1)	Amber 586-602nM (AMBER) ❶❷❸ 2700K, 70 CRI (27K7) ❶ 2700K, 80 CRI (27K8) ❶❹ 3000K, 70 CRI (30K7) ❶ 3000K, 80 CRI (30K8) ❶❹ 3500K, 80 CRI (35K0) 4000K, 70 CRI (40K7) 4000K, 80 CRI (40K8) ❶ 5000K, 70 CRI (50K7) 5000K, 80 CRI (50K8) ❶❹	120-277 (UNV) 347-480 (HV)

Mounting	Color	Controls Options	Options	Lens Options
Architectural Sweep Arm (ASA) Direct Pole 3" Arm Single D180 (DPS3) ❶ Direct Pole 3" Arm D180, D90, T90, T270, Quad (DPS3T) ❶ Knuckle Mount (KM) Wall Mount (WM) Trunnion Mount (TM) ❶ Tennis Arm Mount (TA) Mast Arm Mount (MA)	Bronze Textured (BRZ) White Textured (WHT) Smooth White Gloss (SWT) Silver Metallic (SVR) Black Textured (BLK) Smooth Black Gloss (SBK) Graphite Textured (GPH) Grey Textured (GRY) Green Textured (GRN) Hunter Green Textured (HGN) Custom (CS)	Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER) FSP-211 with Motion Sensor 9'-20' Height (FSP-20) ❶ FSP-211 with Motion Sensor 25'-40' Height (FSP-40) ❶ Custom Controls Integration (CCI) ❶ Button Type Photocell (PC) ❶	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP) Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB) Round Pole Adaptor 3"-4" Pole (RPA4) Round Pole Adaptor 5"-6" Pole (RPA5) Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS) House Side Shield (HSS) Black Hardware (BH) Black Optic Frame (BOF) Buy American Act (BAA) ❶ Trade Agreement Act (TAA) ❶ Build America,Buy American (BABA) ❶	Glass Lens (GL) ❶❷ HAL Lens (HAL) ❶❷

Notes:
❶ Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
❷ For Round Pole Specify RPA4 or RPA5.
❸ Standard finish is stainless steel. Can be painted to match fixture.
❹ Universal Voltage 120-277
❺ HSS not applicable with Nema 7.
❻ 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.
❼ Glass Lens: Low iron glass, fully tempered per ANSI C1047 (DOH2201-37)
❽ HAL Lens: Clear Soda/Lime/Silica Float Glass, Yellow (Spectrum Yellow Smooth 1815), Annealed, 1/8"
❾ Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
❿ Turtle Safe
⓫ Consult factory for all BAA/TAA/BABA requests
⓬ Consult Factory for Lead Time
⓭ Not Available above 1000mA
⓮ Contact Factory

Page 2/6 — Visit us online at www.jsassociatesinc.com — Index Page

Submitted by JSA on Jun 24, 2024

Project: JSA Area Lights, Type:
Catalog#:JPL-1-X-X-40K7-UNV-ASA-BRZ
Description/Loc: Area Light Head,Bronze
Qty:0

PRODUCT SPECIFICATIONS

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for rewaldation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- CRI 70, 80 or 90 (Contact factory for 90 CRI)
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KUA supplied as standard.

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

OPTIONS
- BIRD SPIKES (BS) - Offers a practical and humane deterrent for larger bird species and provides a cost-effective long-term solution to nuisance bird infestations and protects your property.

- MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments. Chemically washed in a 5 stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.

- OPTIC PLATE PAINTED TO MATCH FIXTURE (OPP) - Optic plate is clear anodized as standard. The optic plate can be powder coated to match the finish of the fixture.

- QUICK MOUNT BRACKET (QMB) - Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Has a 2"x4" Drill Pattern.

- RETROFIT MOUNT BRACKET - Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Drill Pattern is adjustable from 2"x4" to 2"x6".

- ROUND POLE ADAPTER (RPA) - When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

- ROTATED OPTICS (ROL) (ROR) - Rotated optics are designed for perimeter lighting for auto dealerships.

- SHIELDS (HSS, AHS) - House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.

- BLACK HARDWARE (BH) - Optional black, zinc coated steel hardware.

- BLACK OPTIC FRAME (BOF) - Optional black optic frame. Standard is white.

- GLASS LENS (GL) - Low Iron Glass, fully tempered.

- HIGH PERFORMANCE AMBER LENS (HAL) -

CONTROL OPTIONS
- FSP-211 (FSP-X) - Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
  - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
  - FSP-20 mounting heights 9-20 feet
  - FSP-40 mounting heights 21-40 feet.
  - Includes 5-dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
  - FSR-130 commissioning remote is required to change sensor settings. Please contact factory for ordering.

- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

- PHOTOCELL + RECEPTACLE (PCR)—7-Pin Receptacle and Electronic Twist Lock Photocell for dusk to dawn operation.

- RECEPTACLE + SHORTING CAP (PER)—7-Pin Receptacle and Shorting Cap.

- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, DALI II, Avi-On, or other control systems)

FINISH
- 3-5 mils electrostatic powder coat.
- Standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

OPTICS
Silicone optics high thermal stability and light output provide higher powered LEDs with minimized lumen depreciation. UV stability with scratch resistance increases exterior application durability. Silicone optics do not yellow, crack or brittle over time

LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION
While all of the products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.

Page 3/6 — Visit us online at www.jsassociatesinc.com — Index Page

Submitted by JSA on Jun 24, 2024

Project: JSA Area Lights, Type:
Catalog#:JPL-1-X-X-40K7-UNV-ASA-BRZ
Description/Loc: Area Light Head,Bronze
Qty:0

LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	T3	LM/W	T4	LM/W	T4 AHS	LM/W	T5	LM/W	W
JPL-1-16L-1-30K7	6272	112	6160	110	6384	114	6232	112	4032	72	6440	115	56
JPL-1-16L-1-40K7	6496	116	6832	122	6888	123	6776	121	4256	76	6944	124	56
JPL-1-16L-1-50K7	6720	120	7168	128	7224	129	7112	127	4480	80	7280	130	56
JPL-1-32L-1-30K7	11872	112	11660	110	12084	114	11820	112	7632	72	12190	115	106
JPL-1-32L-1-40K7	12296	116	12932	122	13038	123	12826	121	8056	76	13144	124	106
JPL-1-32L-1-50K7	12720	120	13568	128	13674	129	13462	127	8480	80	13780	130	106
JPL-1-48L-1-30K7	17472	112	17160	110	17784	114	17472	112	11232	72	17940	115	156
JPL-1-48L-1-40K7	18096	116	19032	122	19188	123	18876	121	11856	76	19344	124	156
JPL-1-48L-1-50K7	18720	120	19968	128	20124	129	19812	127	12480	80	20280	130	156
JPL-1-64L-1-30K7	22960	112	23550	110	23370	114	22960	112	14750	72	23575	115	205
JPL-1-64L-1-40K7	23760	116	25010	122	25215	123	24805	121	15580	76	25430	124	205
JPL-1-64L-1-50K7	24600	120	26240	128	26445	129	26035	127	16400	80	26650	130	205

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.

BUG RATINGS

PART NUMBER	T2	T3	T4	T5
JPL-1-16L-1-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	B3-U0-G2
JPL-1-16L-1-40K7	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2
JPL-1-16L-1-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2
JPL-1-32L-1-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	B4-U0-G2
JPL-1-32L-1-40K7	B2-U0-G2	B2-U0-G2	B3-U0-G2	B4-U0-G2
JPL-1-32L-1-50K7	B2-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2
JPL-1-48L-1-30K7	B2-U0-G2	B3-U0-G2	B2-U0-G2	B4-U0-G2
JPL-1-48L-1-30K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
JPL-1-48L-1-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
JPL-1-48L-1-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
JPL-1-64L-1-30K7	B3-U0-G3	B3-U0-G3	B3-U0-G4	B5-U0-G3
JPL-1-64L-1-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G4	B5-U0-G3
JPL-1-64L-1-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G4	B5-U0-G3

LUMENS HSS

PART NUMBER	T2 HSS	LM/W	BUG	T3 HSS	LM/W	BUG	T4 HSS	LM/W	BUG	W
JPL-1-16L-1050-27K7	3639	65	B0-U0-G1	3908	63	B0-U0-G1	3526	63	B0-U0-G1	56
JPL-1-16L-1050-30K7	3696	61	B0-U0-G1	3984	59	B0-U0-G1	3592	59	B0-U0-G1	56
JPL-1-16L-1050-40K7	3864	69	B0-U0-G1	4320	69	B0-U0-G1	3920	63	B0-U0-G1	56
JPL-1-16L-1050-50K7	3935	70	B1-U0-G1	4760	68	B0-U0-G1	3917	68	B0-U0-G1	56
JPL-1-16L-1050-3060	3584	65	B1-U0-G1	3921	63	B0-U0-G1	3329	63	B0-U0-G1	56
JPL-1-16L-1050-4060	3935	70	B1-U0-G1	4760	68	B0-U0-G1	3812	68	B0-U0-G1	56
JPL-1-16L-1050-5060	4202	75	B1-U0-G1	4088	73	B0-U0-G1	4119	74	B0-U0-G1	56
JPL-1-16L-1050-5067	3935	70	B1-U0-G1	4760	68	B0-U0-G1	3812	68	B0-U0-G1	56
JPL-1-32L-1050-27K7	4202	75	B1-U0-G1	4088	73	B0-U0-G1	4119	74	B0-U0-G1	56
JPL-1-32L-1050-27K7	7279	69	B1-U0-G2	7019	66	B1-U0-G2	7051	67	B1-U0-G2	106
JPL-1-32L-1050-30K7	6816	64	B1-U0-G2	6565	62	B1-U0-G2	6602	62	B1-U0-G2	106
JPL-1-32L-1050-3060	7387	69	B1-U0-G2	7043	66	B1-U0-G2	7079	67	B1-U0-G2	106
JPL-1-32L-1050-3067	7870	74	B1-U0-G2	7386	72	B1-U0-G2	7624	72	B1-U0-G2	106
JPL-1-32L-1050-3068	7387	69	B1-U0-G2	7043	66	B1-U0-G2	7079	67	B1-U0-G2	106
JPL-1-32L-1050-4067	7870	74	B1-U0-G2	7386	72	B1-U0-G2	7624	72	B1-U0-G2	106
JPL-1-32L-1050-4067	8004	80	B1-U0-G2	8196	77	B1-U0-G2	8238	78	B1-U0-G2	106
JPL-1-32L-1050-5067	8504	80	B1-U0-G2	7386	72	B1-U0-G2	7624	72	B1-U0-G2	106
JPL-1-48L-1050-27K7	8504	80	B1-U0-G2	8196	77	B1-U0-G2	8238	78	B1-U0-G2	106
JPL-1-48L-1050-27K7	10618	70	B1-U0-G2	10523	67	B1-U0-G2	10577	68	B1-U0-G2	156
JPL-1-48L-1050-27K8	10223	66	B1-U0-G2	9853	63	B1-U0-G2	9903	63	B1-U0-G2	156
JPL-1-48L-1050-3060	10961	70	B1-U0-G2	10564	68	B1-U0-G2	10618	68	B1-U0-G2	156
JPL-1-48L-1050-3067	11865	76	B1-U0-G2	11377	73	B1-U0-G2	11436	73	B1-U0-G2	156
JPL-1-48L-1050-3068	10961	70	B1-U0-G2	10564	68	B1-U0-G2	10618	68	B1-U0-G2	156
JPL-1-48L-1050-4068	11865	76	B1-U0-G2	11377	73	B1-U0-G2	11436	73	B1-U0-G2	156
JPL-1-48L-1050-4067	12731	82	B1-U0-G2	12293	79	B1-U0-G2	12356	79	B1-U0-G2	156
JPL-1-48L-1050-5068	11865	76	B1-U0-G2	11377	73	B1-U0-G2	11436	73	B1-U0-G2	156
JPL-1-48L-1050-5067	12731	82	B1-U0-G2	12293	79	B1-U0-G2	12356	79	B1-U0-G2	156
JPL-1-64L-1050-27K7	13597	71	B1-U0-G2	13140	68	B1-U0-G2	13203	68	B1-U0-G2	205
JPL-1-64L-1050-27K7	14008	71	B1-U0-G2	14651	68	B1-U0-G2	14100	68	B1-U0-G2	205
JPL-1-64L-1050-27K8	13671	66	B1-U0-G2	13137	64	B1-U0-G2	13205	64	B1-U0-G2	205
JPL-1-64L-1050-3060	14013	71	B1-U0-G2	14665	68	B1-U0-G2	14157	68	B1-U0-G2	205
JPL-1-64L-1050-3067	15740	77	B1-U0-G2	15179	74	B1-U0-G3	15248	74	B1-U0-G3	205
JPL-1-64L-1050-3068	14013	71	B1-U0-G2	14665	68	B1-U0-G2	14157	68	B1-U0-G2	205
JPL-1-64L-1050-4068	15740	77	B1-U0-G2	15179	74	B1-U0-G3	15248	74	B1-U0-G3	205
JPL-1-64L-1050-4067	17007	83	B2-U0-G2	16291	80	B1-U0-G3	16475	80	B1-U0-G3	205
JPL-1-64L-1050-5068	15740	77	B1-U0-G2	15179	74	B1-U0-G3	15248	74	B1-U0-G3	205
JPL-1-64L-1050-5067	17007	83	B2-U0-G2	16291	80	B1-U0-G3	16475	80	B1-U0-G3	205

Page 4/6 — Visit us online at www.jsassociatesinc.com — Index Page

Submitted by JSA on Jun 24, 2024

Project: JSA Area Lights, Type:
Catalog#:JP-SSS-4.0-11-XX-BRZ
Description/Loc: Square Steel Pole, Bronze
Qty:0

Square Straight Steel Poles

Pole Shaft
The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"), 7 gauge (0.1793"), or 3 gauge (0.2391"). The pole shaft material shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate
The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Anchor Bolts
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A153. Fully galvanized anchor bolts are available upon request.

Handhole
An oval reinforced gasketed handhole, having a nominal 3" x 5" or 4" x 6-1/2" inside opening, located 1'-4" above base, is standard on all poles. Optional 5" x 8" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finishes
The Standard Finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Hot dip Galvanized finish to a ASTM A123 specification or primed finish is also available. For optional finishes, see K-KLAD and K-KLAD Over Galvanizing.

FINISHES

Standard		Galvanized		K-KLAD		K-KLAD Over Galvanizing	
BRZ	Bronze	G	Galvanized	KB13	Bronze	KZ13	Bronze
BLK	Black			KB21	Black	KZ21	Black
GRY	Gray			KB41	Gray	KZ41	Gray
GRN	Green			KB91	Green	KZ91	Green
WHT	White			KB81	White	KZ81	White
P	Primed			KB45	Natural Aluminum	KZ45	Natural Aluminum
NA	Natural Aluminum						
1 YEAR WARRANTY				5 YEAR WARRANTY		10 YEAR WARRANTY	

MOUNTING DESIGNATIONS

Tenon Mount
- 2 2 3/8" x 4" TENON
- 3 2 7/8" x 4" TENON
- 3.5 3 1/2" x 4" TENON
- 4 4" x 6" TENON

Open Mount
- OT Open Top
- OTC Open Top includes Pole Cap

Drill Mount
- DM1 Drilled for 1 Luminaire
- DM2D90 Drilled for 2 Luminaires @ 90°
- DM2180 Drilled for 2 Luminaires @ 180°
- DM3 Drilled for 3 Luminaires @ 90°
- DM4 Drilled for 4 Luminaires @ 90°

Gain Mount
- 1GSS4 (1) CXA
- 2GSS4 (2) CXA's located on the Same Side
- 3GSS4 (3) CXA's located on the Same Side
- 4GSS4 (4) CXA's located on the Same Side
- 2GBS4 (2) CXA's located Back to Back
- 4GBS4 (4) CXA's located Back to Back
- 1GSS9 (1) CXASQ
- 2GSS9 (2) CXASQ's located on the Same Side
- 3GSS9 (3) CXASQ's located on the Same Side
- 4GSS9 (4) CXASQ's located on the Same Side
- 2GBB9 (2) CXASQ's located Back to Back
- 4GBB9 (4) CXASQ's located Back to Back

Accessories
- BC Base Cover
- CPL Threaded Coupling*
- NPL Threaded Nipple*
- WPRP Festoon Opening**
- LAB Less Anchor Bolt
- VD1 Vibration Damper Internal

Optional Handholes
- SBHH 5" x 8" Handhole*
- 410HH 4" x 10" Handhole*

Extra Handholes
- XHH Extra Handhole*

Embedment Pole Options
- E Embedded Pole
- GS Ground Sleeve
- CTE Coal Tar Epoxy

Additional Simplex
- 1S 1 @ 0° *
- 2S 2 @ 180° *
- 3S 3 @ 90° *
- 4S 4 @ 90° *

* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)
** Located 24" above baseplate and same side as handhole. (No electrical included)

Page 1/2 — Visit us online at www.jsassociatesinc.com — Index Page

Submitted by JSA on Jun 24, 2024

Project: JSA Area Lights, Type:
Catalog#:JP-SSS-4.0-11-XX-BRZ
Description/Loc: Square Steel Pole, Bronze
Qty:0

Square Non-Tapered Steel Poles

Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 MPH	90 MPH	100 MPH	Ship WT.
JP-SSS (height)-(pole shaft)-(gauge)	10	4.0 x 10.0	11	3 x 5	0.75 x 12 x 3	8	42.1	33.5	27.1	87
	10	4.0 x 10.0	7	3 x 5	0.75 x 30 x 3	8	55	44	35.5	130
	10	5.0 x 10.0	11	3 x 5	1.00 x 36 x 4	11	58	44	34	151
	12	4.0 x 12.0	11	3 x 5	0.75 x 12 x 3	8	33.7	25.7	21.4	100
	12	4.0 x 12.0	7	3 x 5	0.75 x 30 x 3	8	47.5	37.3	29.8	150
	12	5.0 x 12.0	11	3 x 5	1.00 x 36 x 4	11	49	38	29	168
	14	4.0 x 14.0	11	3 x 5	0.75 x 12 x 3	8	27.4	21.5	17.1	113
	14	4.0 x 14.0	7	3 x 5	0.75 x 30 x 3	8	40	31	24.5	170
	14	5.0 x 14.0	11	3 x 5	1.00 x 36 x 4	11	40	30	23	184
	14	5.0 x 14.0	7	3 x 5	1.00 x 36 x 4	11	65	52	41.5	242
	15	4.0 x 15.0	11	3 x 5	0.75 x 12 x 3	8	20.7	16.1	12.6	119
	15	4.0 x 15.0	7	3 x 5	0.75 x 30 x 3	8	30.9	24.4	19.6	172
	15	5.0 x 15.0	11	3 x 5	1.00 x 36 x 4	11	36	27.5	21	192
	15	5.0 x 15.0	7	3 x 5	1.00 x 36 x 4	11	59	46.5	37	254
	16	4.0 x 16.0	11	3 x 5	0.75 x 12 x 3	8	18.7	14.4	11.2	125
	16	4.0 x 16.0	7	3 x 5	0.75 x 30 x 3	8	27.2	20.7	16	210
	16	5.0 x 16.0	11	3 x 5	1.00 x 36 x 4	11	33.5	25	18	201
	16	5.0 x 16.0	7	3 x 5	1.00 x 36 x 4	11	54	43	34	266
	18	4.0 x 18.0	11	3 x 5	0.75 x 12 x 3	8	15.2	11.5	8.7	138
	18	4.0 x 18.0	7	3 x 5	0.75 x 30 x 3	8	27.2	20.7	16	210
	18	5.0 x 18.0	11	3 x 5	1.00 x 36 x 4	11	27	19.5	15	218
	18	5.0 x 18.0	7	3 x 5	1.00 x 36 x 4	11	46	36	28	291
	20	4.0 x 20.0	11	3 x 5	0.75 x 12 x 3	8	12.3	9	6.5	151
	20	4.0 x 20.0	7	3 x 5	0.75 x 30 x 3	8	19.6	15	11.5	219
	20	5.0 x 20.0	11	3 x 5	1.00 x 36 x 4	11	23.2	16.8	12.6	235
	20	5.0 x 20.0	7	3 x 5	1.00 x 36 x 4	11	35.4	27.5	21.5	313
	20	6.0 x 20.0	7	3 x 5	1.00 x 36 x 4	11.5	56	42.5	33.5	368
	22	4.0 x 22.0	11	3 x 5	0.75 x 12 x 3	8	6.9	4.3	2.3	182
	22	4.0 x 22.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
	22	5.0 x 22.0	11	3 x 5	1.00 x 36 x 4	11	18.5	13.6	9.8	252
	22	5.0 x 22.0	7	3 x 5	1.00 x 36 x 4	11	30.2	23.2	17.8	337
	22	6.0 x 22.0	7	3 x 5	1.00 x 36 x 4	11.5	49	37.5	28	398
	24	4.0 x 24.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
	24	5.0 x 24.0	11	3 x 5	1.00 x 36 x 4	11	15.2	10.8	7.4	268
	24	5.0 x 24.0	7	3 x 5	1.00 x 36 x 4	11	25.8	19.4	14.6	393
	24	6.0 x 24.0	7	3 x 5	1.00 x 36 x 4	11.5	42	31.5	23	428
	25	4.0 x 25.0	11	3 x 5	0.75 x 12 x 3	8	6.9	4.3	2.3	182
	25	4.0 x 25.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
	25	5.0 x 25.0	11	3 x 5	1.00 x 36 x 4	11	13.8	9.5	6.3	276
	25	5.0 x 25.0	7	3 x 5	1.00 x 36 x 4	11	23.8	17.7	13.1	373
	25	6.0 x 25.0	7	3 x 5	1.00 x 36 x 4	11.5	39	28.5	21	443
	26	4.0 x 26.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
	26	5.0 x 26.0	11	3 x 5	1.00 x 36 x 4	11	12.4	8.3	5.2	284
	26	5.0 x 26.0	7	3 x 5	1.00 x 36 x 4	11	21.9	16.1	11.8	384
	26	6.0 x 26.0	7	3 x 5	1.00 x 36 x 4	11.5	35.5	25.5	18.5	457
	28	4.0 x 28.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
	28	5.0 x 28.0	11	3 x 5	1.00 x 36 x 4	11	9.8	6.1	3.2	300
	28	5.0 x 28.0	7	3 x 5	1.00 x 36 x 4	11	18.4	13.2	9.2	408
	28	6.0 x 28.0	7	3 x 5	1.00 x 36 x 4	11.5	30	21.5	15	487
	30	4.0 x 30.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
	30	5.0 x 30.0	11	3 x 5	1.00 x 36 x 4	11	6.5	3.5	1.2	315
	30	5.0 x 30.0	7	3 x 5	1.00 x 36 x 4	11	13.4	9.1

LED KING LIGHTING DISTRIBUTION
E-mail:sales@ledkingtx.com
www.ledkingtx.com

LED BOLLARD LIGHT

PRODUCT OVERVIEW

Our LED bollard light use high-efficiency and energy-saving LED light source to provide bright yet soft lighting.perfect for various outdoor areas.The product features an exquisite design and robust durability,capable of with standing harsh weather conditions to ensure long-term stable operation.

KEY FEATURES

- Dome or flat top round are option
- Suitable for IP65 wet location
- Die-cast aluminum body
- Clear polycarbonate lens
- Single color and CCT are option

APPLICATION

Ideal for garden lawns,park pathways,residential areas,commercial plazas,resorts,and other outdoor spaces,adding safety and beauty to your environment.

PERFORMANCE SUMMARY

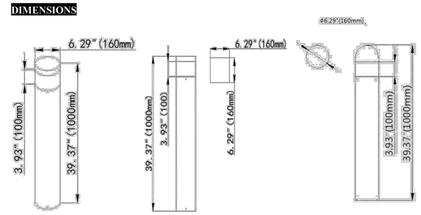
Construction & Materials	
Diffuser	Clear acrylic lens
Housing	Die-cast aluminum body
Finish	black
Environmental System	
Work Environment	Suitable for wet location
Operating Temperature	-20℃ to 40℃
Parameter	
CRI	>80
Efficacy	110lm/w-130lm/w(110lm/w on average)
CCT	Single color:3000K,3500K,4000K,5000K,5700K,6500K; 3CCT tunable: 3000K/4000K/6500K；3CCT tunable:3000K/4000K/5000K 3CCT tunable:4000K/5000K/6500K
Input Voltage	120-277Vac ; 50/60HZ
Wattage	3 wattage tunable:12W/16W/22W
Dimming	NON
Certification	cETLus

ORDERING GUIDE

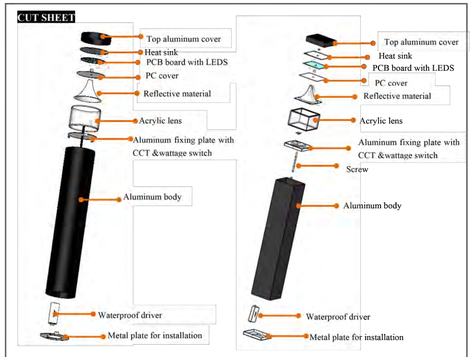
P/N:MC-BLX-XXXXX

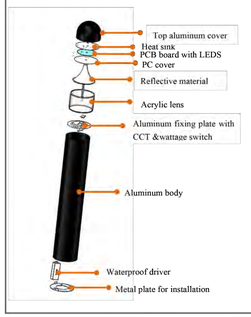
The first"x"can be any two letters to represent lamp wattage:15=15W;D=3wattage tunable:12w/16w/22w
The second"x"can be any one letter to represent lamp size:C=1000*160mm/39.37"×6.3";
The third"x"can be any one letter to represent dimming lamp or not :blank=non-dimmable;D=dimming
The fourth"x"can be any one letter to represent lamp LED series:L=SMD;C=COB;P=high power LED
The fifth"x"can be any one letter to represent lamp color temperature:A=3000k,B=3500k,C=4000K,D=5000K,E=6500K, H=5700K,I=4000k/5000k/6500K CCT tunable;J=3000k/4500k/6500K CCT tunable;K=3000k/4000k/5000k CCT tunable,The sixth"x" can be any one letter to represent sensor lamp or not:Blank=not sensor;S=sensor

DIMENSIONS

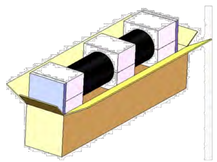


CUT SHEET





PACKAGING



PCS/CTN	SIZE/CARTON L*W*H(mm)	CBM/CTN (m3)	NW/CTN	GW/CTN
1	1060*215*220	0.05	4.5kg±0.5	5.4kg±0.5

LED KING LIGHTING DISTRIBUTION
E-mail:sales@ledkingtx.com
www.ledkingtx.com

Intertek 5003213

UP AND DOWN WALL SCONCE

PRODUCT OVERVIEW

Up and down lights give your outdoor space a bright modern look with this contemporary outdoor wall light fixture.
The sleek style shines light upwards or downwards for atomspheric ambient light as well as useful illumination along walkways.
The cylinder design is constructed from solid aluminum and features a bronze finish with an tempered glass lens

KEY FEATURES

- colorful and beautiful:red,yellow,blue,green,white,RGB
- PMMA lenses over LEDS diffuser
- Designed with the look of traditional Embedded and Suspending mounting.
- cETLus, listed.
- 3years warranty.
- Full seriers wattages to meet different demands.
- High quality powder coating board, rust against.
- Sealed fixture is IP65,dirt and bug free.
- Easy installation

APPLICATION

- wall of building
- Hotel,house
- Courtvard

PERFORMANCE SUMMARY

Construction & Materials		
Diffuser	PMMA lens and tempered glass	
Housing	Powder coating rust against Sheet Metal Board & 6063 Aluminum Frame	
Finish	brown/black	
Environmental System		
Work Environment	Suitable for wet location	
Operating Temperature	-40℃ to 50℃	
Parameter		
CRI	>80(white only)	
Efficacy	100lm/w on average(white only)	
Colour	cool white,warm white red,yellow,blue,green,RGB,RGBW	
Input Voltage	100-277Vac; 50/60HZ	
Size/Wattage	¢ 4.25"*11.8"	2*9W,2*12W
	¢ 5.75"*11.8"	2*18W,2*24W
	¢ 4.25"*7.87"	1*9W,1*12W
	¢ 5.75"*7.87"	1*18W,1*24W
Dimming	non	
Certification	cETLus	
IP grade	IP65	

ORDING GUIDE

P/N:MC-WL-UXXX-PX

The first"x" can be any one letter to represent lamp style;"D=up and down, P=up or down only"
The second"X"can be any one letter to represent lamp wattage."9=9w,12=12w,18=18w,24=24w"
The third"X"can be any one letter to represent lamp diameter:"A= ¢ 4.25",B/C= ¢ 5.75"
The fourth"X"can be any one letter to represent lamp LED color"R=red,G=green,B=blue,W=6500K,C=4000K, D=5000K,E=6000k,A=RGB"

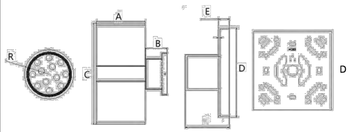
P/N	Order Item No
MC-WL-UD24A-PA	1804
MC-WL-UD24A-PQ	1470
MC-WL-UD24A-PR	2029
MC-WL-UD24A-PG	1471
MC-WL-UD24A-PW	1416
MC-WL-UD24A-PB	1402
MC-WL-UD36B-PW	636
MC-WL-UD36B-PA	778
MC-WL-UD36B-PQ	635
MC-WL-UD36B-PG	637

P/N	Order Item No
MC-WL-UD36B-PR	1056
MC-WL-UD36B-PB	628
MC-WL-UD48C-PQ	638
MC-WL-UD48C-PW	627
MC-WL-UD48C-PB	639
MC-WL-UD48C-PR	1430
MC-WL-UP50C-CQ	1258
MC-WL-UP50C-CG	1527
MC-WL-UP50C-CB	737
MC-WL-UP24C-PB	1832

P/N	Order Item No
MC-WL-UP24C-PG	1829
MC-WL-UP24C-PW	1833
MC-WL-UP24C-PQ	1834
MC-WL-UP24C-PA	1805

CUT SHEET

DIMENSIONS



wattage	Dimension(inch)				
	A	B	C	D	E
2*9w	4.25"	2.51"	11.8"	5"	0.63"
2*12w	4.25"	2.51"	11.8"	5"	0.63"
2*18w	5.75"	2.51"	11.8"	5"	0.63"
2*24w	6.3"	2.51"	11.8"	5"	0.63"
1*9w	4.25"	2.51"	7.87"	5"	0.63"
1*12w	4.25"	2.51"	7.87"	5"	0.63"
1*18w	5.75"	2.51"	7.87"	5"	0.63"
1*24w	6.3"	2.51"	7.87"	5"	0.63"

PACKAGING INFORMATION

wattage	2*9W,2*12W	2*18W,2*24W	1*9W,1*12W	1*18W,1*24W
pc/inner box	1pc/inner box	1pc/inner box	1pc/inner box	1pc/inner box
pc/ctn	6pc/ctn	4pc/ctn	6pc/ctn	4pc/ctn
size/ctn (m)	0.62*0.345*0.335	0.495*0.345*0.42	0.67*0.24*0.42	0.54*0.24*0.42
kg/ctn	12.32	12.39	8.9	9.53
cbm/ctn	0.07	0.07	0.07	0.06

1 LIGHTING CUT SHEET
TYPE "BL", "F"
SCALE: N.T.S

N
0 8 16

MEP GREEN DESIGN & BUILD PLLC RETAINS COPYRIGHT TO THIS DOCUMENT, THE IDEA ,DESIGN AND DETAILS, AS A PROFESSIONAL AND INTELLECTUAL INSTRUMENT OF SERVICE, AND IS NOT TO BE USED/COPIED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF MEP GREEN DESIGN & BUILD PLLC.

4110 VIA REAL
CARPINTERIA, CA

APPLICANT:	RAM HOTELS 21 PRESTWICK LANE, AMARILLO, TX 79124 TEL: 806.676.2526
ARCHITECT:	NKLOSURES INC. ARCHITECTS 15560-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
EXPEDITOR:	ELEVATED ENTITLEMENTS 280 E. THOUSAND OAKS BLVD., SUITE H, THOUSAND OAKS, CA 91360 TEL: 805.232.4383
SITE SURVEY/ CIVIL/ GRADING:	STANTEC 200 E. CARILLO STREET, STE 101 SANTA BARBARA, CA 93101 TEL: 805.308.9195
STRUCTURAL:	NS STRUCTURAL ENGINEERING 4642 ROCKLAND PLACE, LA CANADA FLINTRIDGE, CA 91011 TEL: 626.840.2338
MECHANICAL, ELECTRICAL, PLUMBING:	MEP GREEN DESIGNS 19532 HIGHRIDGE WAY, TRABUCO CANYON, CA 92679 TEL: 949.742.6785
SOILS ENGINEER:	PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC. 35-A SOUTH LA PATERA LANE, P.O.BOX 96, GOLETA, CA 93116 TEL: 805.964.6901
LANDSCAPE:	CHARLES TROWBRIDGE & ASSOC. 17901 ROMELLE AVENUE, SANTA ANA, CA 92705 TEL: 714.532.3663

SEAL/ STAMP:

JAN. 20, 2026

LICENSED PROFESSIONAL ENGINEER
W. P. NANDA
E 15542
Exp. 09/30/27
ELECTRICAL
STATE OF CALIFORNIA

MEP GREEN DESIGN & BUILD ®
FAST AND ACCURATE
Tel: 1-888-696-MEPG
www.mepgreendesigns.com

KEY PLAN:

PROJECT NO.: 13.015

NO.	DATE	DESCRIPTION
1	10/14/2024	CITY COMMENTS
4	12/27/2024	CITY COMMENTS
5	02/17/2025	CITY COMMENTS
7	10/17/2025	CITY COMMENTS
9	01/12/2026	CITY COMMENTS
10	01/20/2026	CITY COMMENTS

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

LIGHTING
CUT SHEET

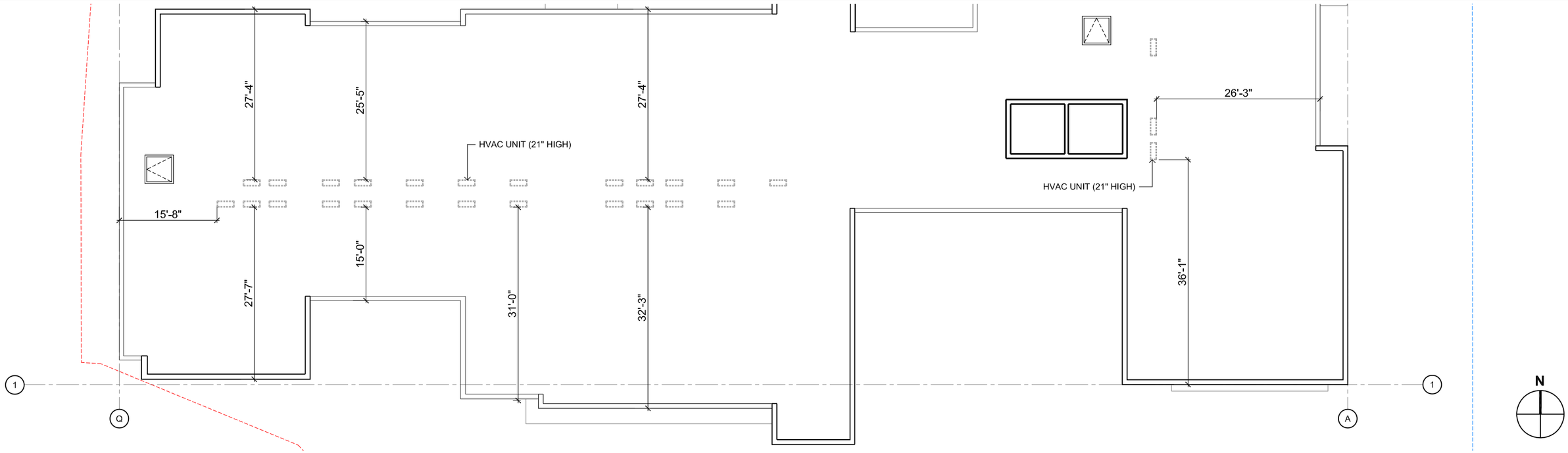
SCALE: NTS

SHEET NO.:

E5.3

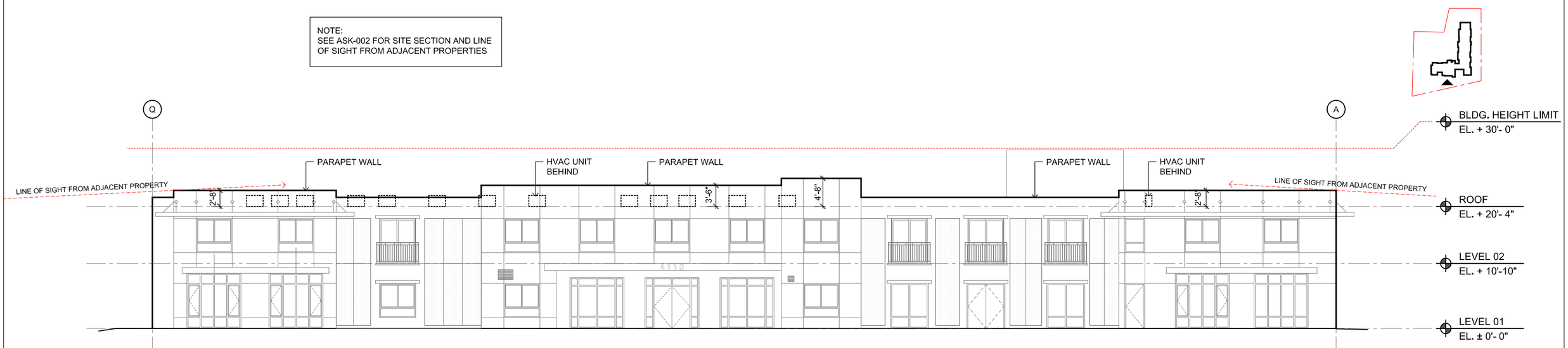
DISCLAIMER: NO COPIES, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION FROM NKLOSURES, INC. ARCHITECTS. ALL CONTENT IN THESE DRAWINGS (INCLUDING CONCEPTS, LOGOS AND DESIGNS) ARE THE SOLE PROPERTY OF NKLOSURES, INC. ARCHITECTS.

© 2019 NKLOSURES INC. ARCHITECTS. ALL RIGHTS RESERVED.



PARTIAL ROOF PLAN 2
1/16"= 1'-0"

NOTE:
SEE ASK-002 FOR SITE SECTION AND LINE OF SIGHT FROM ADJACENT PROPERTIES



EXTERIOR ELEVATION- SOUTH (VIA REAL) 1
1/16"= 1'-0"

ARCHITECT:
nKLOSURES, Inc. Architects
Tel: 323.309.7334
Email:info@nKLOSURES.com

OWNER:
RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

4110 VIA REAL HOTEL

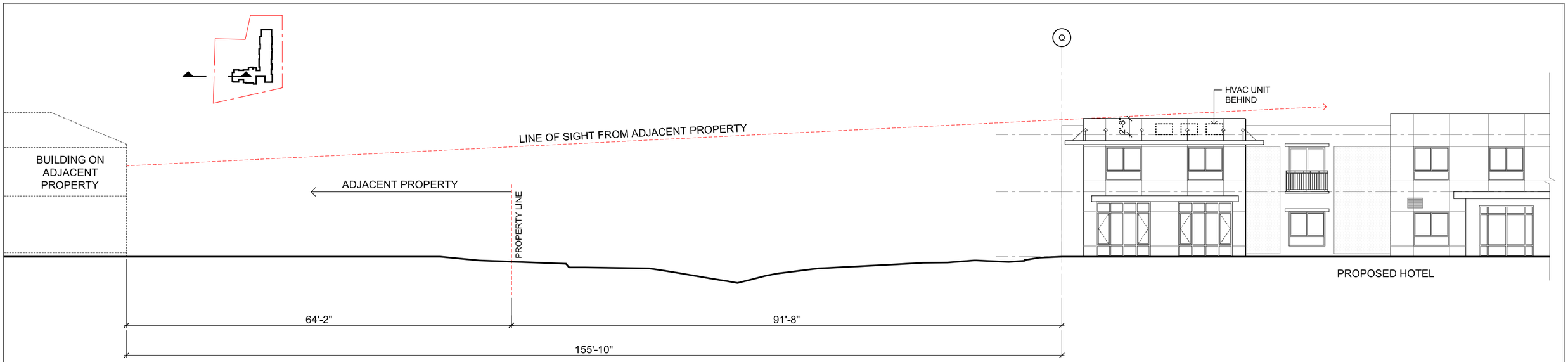
CARPINTERIA, CALIFORNIA

8' 0' 16'
SCALE: 1/16" = 1'-0"

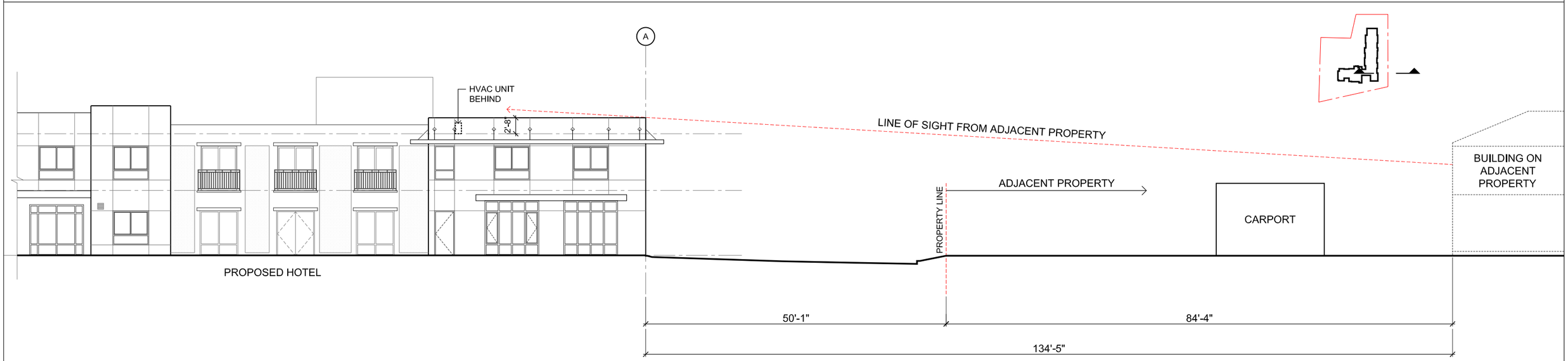
ROOFTOP EQUIPMENT SCREENING

ASK-001

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc. Architects. All content in these drawings (including designs, imagery, graphics and logo) are the property of nKLOSURES, Inc. Architects



SITE SECTION- ALONG VIA REAL (2)
1/16"= 1'-0"



SITE SECTION- ALONG VIA REAL (1)
1/16"= 1'-0"

ARCHITECT:
nKLOSURES, Inc. Architects
Tel: 323.309.7334
Email:info@nKLOSURES.com

OWNER:
RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

4110 VIA REAL HOTEL

CARPINTERIA, CALIFORNIA

8' 0' 16'
SCALE: 1/16" = 1'-0"

SITE SECTION SHOWING ADJACENT PROPERTIES

ASK-002

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc. Architects. All content in these drawings (including designs, imagery, graphics and logo) are the property of nKLOSURES, Inc. Architects

Attachment B

Final Colors and Materials Board & Specification Sheets

Harmony Hotel
4110 Via Real
Final ARB Review
February 12, 2025

GREEN SCREEN
www.greenscreen.com

TRESPA- METEON
- COLOR COLLECTION- UNI COLOURS
- A22.2.1 (BLUISH GREY)
(DECORATIVE HIGH PRESSURE
COMPOSITE LAMINATE)

HOT DIP GALVANIZED RAILING
(METALIZED AND PRIMED,
COLOR- BRONZE ANODIZED)
CHAPALA IRON AND
MANUFACTURING CO.

METAL CANOPY
MAPES ARCHITECTURAL
CANOPIES

GREEN SCREEN
www.greenscreen.com

TRESPA- METEON
- COLOR COLLECTION- UNI COLOURS
A05.1.1 (STONE BIEGE)
(DECORATIVE HIGH PRESSURE
COMPOSITE LAMINATE)

PLASTER STUCCO
SMOOTH FINISH
(SHERWIN WILLIAMS)
COLOR: PANDA WHITE
SW 6147

TRESPA- METEON
- COLOR COLLECTION- UNI COLOURS
A05.1.1 (STONE BIEGE)
(DECORATIVE HIGH PRESSURE
COMPOSITE LAMINATE)

ARCHITECT:
nKLOSURES, Inc. Architects
15560-C Rockfield Blvd., Suite 200
Irvine, CA 92618
Tel: 323.309.7334
www.nKLOSURES.com

OWNER:
RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

4110 VIA REAL HOTEL

CARPINTERIA, CALIFORNIA
JANUARY 20, 2026

0' 8' 16'
SCALE: 1/16" = 1'-0"

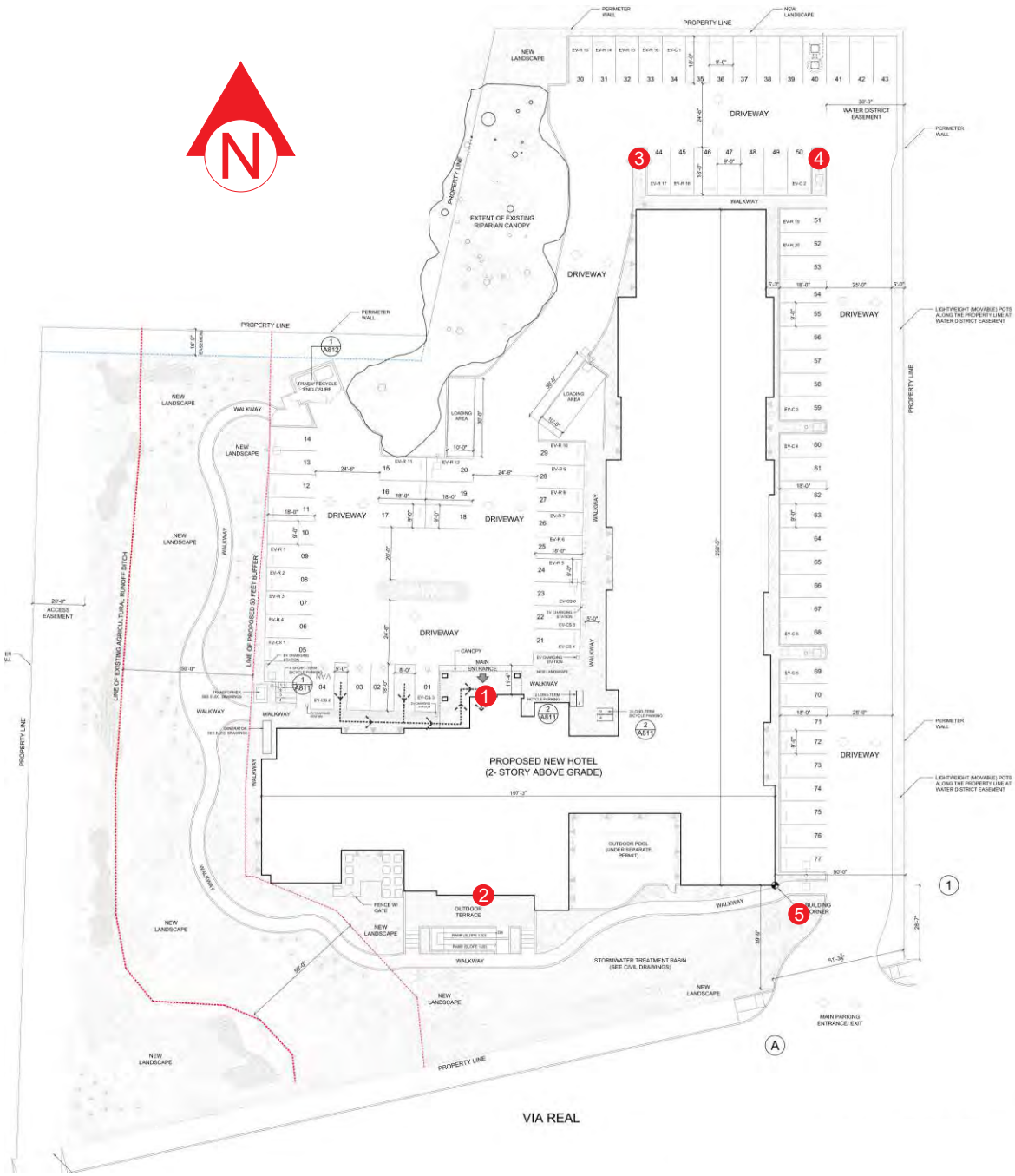
COLOR MATERIAL INFORMATION

ASK-004

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc.. All content in these drawings (including concepts, designs, imagery, graphics and logo) are the property of nKLOSURES, Inc.

Attachment C
Final Signage Plan

Harmony Hotel
4110 Via Real
Final ARB Review
February 12, 2025



HOTEL HARMONY
4110 VIA REAL
CARPINTERIA, CA 93013

PROPOSED SIGNS:

1. 30” CHANNEL LETTERS
2. 30” CHANNEL LETTERS
3. 2’-0” X 3’-0” DIRECTIONAL
   AT 4’-0” OAH
4. 2’-0” X 3’-0” DIRECTIONAL
   AT 4’-0” OAH
5. 4’-0” X 7’-0” MONUMENT
   AT 6’-0” OAH

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE
700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer: HOTEL HARMONY	Project No.: 530501	Request No.: 85270	
Location: CARPINTERIA, CA	Prepared By: QP/VC		
File Name: 530501 - R2 - HOTEL HARMONY - CARPINTERIA, CA	Date: 01/14/26	Revision: 2	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client’s personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

1

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION

NORTH ELEVATION
SCALE: 3/64" = 1'-0"

CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

NOTE: ARTWORK TO BE APPROVED PRIOR TO PRODUCTION
NOTE: ALL SIGNS ARE MADE WITH GE 7100k WHITE LEDs

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE
700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer: HOTEL HARMONY	Project No.: 530501	Request No.: 85270	
Location: CARPINTERIA, CA	Prepared By: QP/PG		
File Name: 530501 - R2 - HOTEL HARMONY - CARPINTERIA, CA	Date: 1/9/26	Revision: 2	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

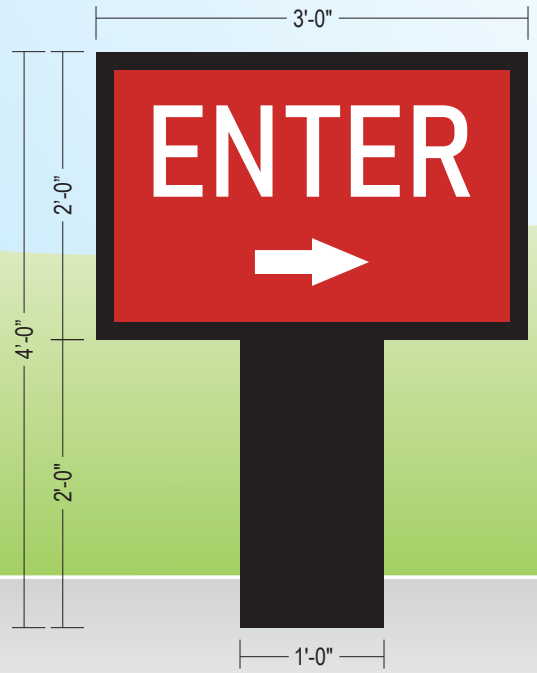
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

3

NIGHT VIEW | NTS



REVERSE SIDE

NOTE: ARTWORK TO BE APPROVED PRIOR TO PRODUCTION
NOTE: ALL SIGNS ARE MADE WITH GE 7100k WHITE LEDs

DIRECTIONAL DETAIL
SCALE: 3/4" = 1'-0"

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE
700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer: HOTEL HARMONY	Project No.: 530501	Request No.: 85270	
Location: CARPINTERIA, CA	Prepared By: QP/VC		
File Name: 530501 - R2 - HOTEL HARMONY - CARPINTERIA, CA	Date: 01/14/26	Revision: 2	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

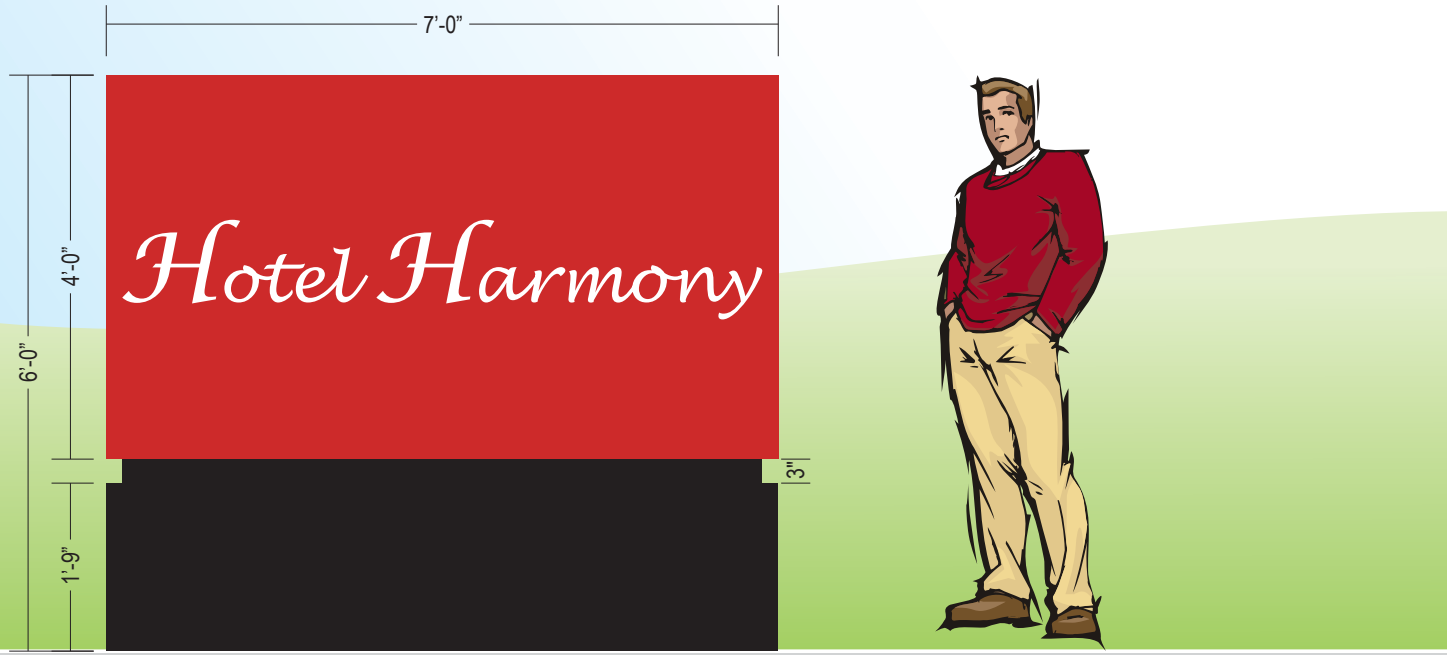
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

4

NIGHT VIEW - NTS



MONUMENT DETAIL
SCALE: 1/2" = 1'-0"

NOTE: ARTWORK TO BE APPROVED PRIOR TO PRODUCTION
NOTE: ALL SIGNS ARE MADE WITH GE 7100k WHITE LEDs

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE
700 21st St SW
Watertown, SD 57201
Tel: 800.843.9888
www.personatriangle.com

Customer: HOTEL HARMONY	Project No.: 530501	Request No.: 85270	
Location: CARPINTERIA, CA	Prepared By: VC		
File Name: 530501 - R2 - HOTEL HARMONY - CARPINTERIA, CA	Date: 01/14/26	Revision: 2	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:

Attachment D

Final Landscaping, Irrigation and Fencing Plans

Harmony Hotel
4110 Via Real
Final ARB Review
February 12, 2025

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	
TREES			
	CERCIS CANADIENSIS 'FOREST PANSY'	PURPLE REDBUD	24" BOX
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX
	CHITALPA TASHKENTENSIS 'PINK DAWN'	DESERT WILLOW	24" BOX
	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX
	POTS - QUIKRETE - 'SAVANNAH' - COLOR TO BE SELECTED BY ARCHITECT TREES PLANTED IN POTS ALONG THE EASTERN PROPERTY LINE SHALL BE MANUALLY WATERED AS REQUIRED.		
	KOELREUTERIA BIPINATA	CHINESE FLAME TREE	24" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	24" BOX
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX
	SALIX LASIOLEPIS	ARROYO WILLOW	5 GAL
	SALIX LAEVIGATA	RED WILLOW	5 GAL
	BACCHARIS SALICIFOLIA	MULEFAT	5 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	SALIX SPECIES - WILLOW	PROTECT-IN-PLACE	
SHRUBS			
	PHORMIUM 'YELLOW WAVE'	VARIEGATED FLAX	5 GAL
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL
	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN	5 GAL
	BOUGAINVILLEA 'BABY VICTORIA'	DWARF VAR. BOUGAINVILLEA	5 GAL
	CEANOTHUS 'SKYLARK'	SKYLARK CA. LILAC	5 GAL
	AGAVE ATTENUATA	AGAVE	5 GAL
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL
	CAREX BUCHANANII 'RED ROOSTER'	LEATHERLEAF SEDGE	1 GAL
	RHAPHIOLEPIS UMBELATTA 'MINOR'	YEDDOW HAWTHORN	1 GAL
	CEANOTHUS 'JOYCE COULTER'	CREEPING MOUNTAIN LILAC	5 GAL
	CISTUS PULVERULENTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	DIANELLA TASMANICA 'VARIEGATA'	TASMEN FLAX LILY	5 GAL
	ECHIUM CANDICANS	PRIDE OF MADERA	5 GAL
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GAL
	RIBES SPECIOSUM	FUCHSIA FLOWER GOOSEBERRY	5 GAL
	MIMULUS CARDENALIS	CARDINAL MONKEY FLOWER	5 GAL
	SALVIA MILLIFERA 'TERRA SECA'	BLACK SAGE	5 GAL
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGE	5 GAL
	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL
	LEYMUS CONDENSUS	GIANT WILD RYE	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GAL
	ARTEMISIA DOUGLASIANA	MUGWORT	1 GAL
VINES			
	TRACHELOSPERMUM ASIA. 'OGON NISHIKI'	ASIATIC STAR JASMINE	15 GAL EPALIER
	DOLICHANDRA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL STAKED

GROUND COVER

- DYMONDIA MARGARETAE - DYMONDIA - 9" O.C. FROM FLATS
- MYOPORUM PARVIFOLIUM 'PUTAH CREEK' - MYOPORUM - 1 GAL @ 8'-0" O.C.
- MIXTURE OF NATIVE GRASSES, CAREX AND RUSH - 1 GAL @ 3'-0" O.C. AVG. RETENTION BASIN
- TYPHA LATIFOLIA - BROADLEAF CATTAIL - 1 GAL @ - 3'-0" O.C.
- ACHILLEA TOMENTOSA - YARROW - 1 GAL @ 12" O.C.
- EXISTING RIPARIAN ZONE - REFER TO RESTORATION PLAN

NORTH

SCALE: 1" = 20'

0' 20' 40' 60' 80'

GRAPHIC SCALE

No:	Revision:	DATE:

LICENSED LANDSCAPE ARCHITECT
CHARLES W. TROWBRIDGE
No. 2242
STATE OF CALIFORNIA

COMPOSITE LANDSCAPE PLAN

RAM HOTELS
VIA REAL HOTEL
4110 VIA REAL
CARPINTERIA, CA

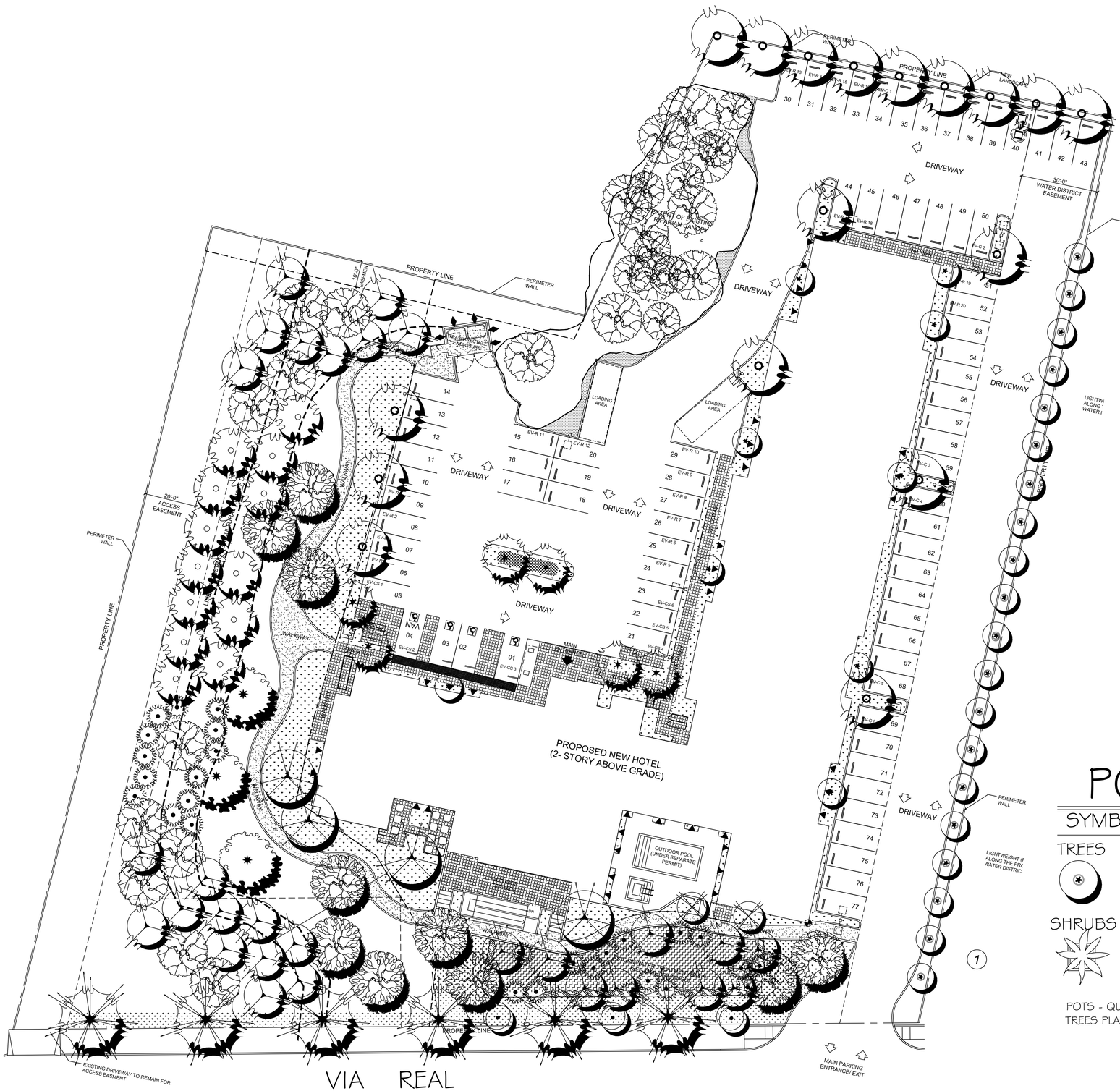
CHARLES TROWBRIDGE AND ASSOCIATES
17911 BOALS AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
chas2.cta@gmail.com
LANDSCAPE ARCHITECTURE LIC. # 2242

Date: 01-04-25

Drawn: CHAS. T.

Project No.: 23-0071

LP



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	
TREES			
	CERCIS CANADIENSIS 'FOREST PANSY'	PURPLE REDBUD	24" BOX
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX
	CHITALPA TASHKENTENSIS 'PINK DAWN'	DESERT WILLOW	24" BOX
	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX
	KOELREUTERIA BIPINATA	CHINESE FLAME TREE	24" BOX
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	24" BOX
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX
	SALIX LASIOLEPIS	ARROYO WILLOW	5 GAL
	SALIX LAEVIGATA	RED WILLOW	5 GAL
	BACCHARIS SALICIFOLIA	MULEFAT	5 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	SALIX SPECIES - WILLOW	PROTECT-IN-PLACE	
VINES			
	TRACHELOSPERMUM ASIA. 'OGON NISHIKI'	ASIATIC STAR JASMINE	15 GAL EPALIER
	DOLICHANDRA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL STAKED
GROUND COVER			
	DYMONDIA MARGARETAE - DYMONDIA - 9" O.C. FROM FLATS		
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' - MYOPORUM - 1 GAL @ 8'-0" O.C.		
	MIXTURE OF NATIVE GRASSES, CAREX AND RUSH - 1 GAL @ 3'-0" O.C. AVG.		
	TYPHA LATIFOLIA - BROADLEAF CATTAIL - 1 GAL @ - 3'-0" O.C.		
	ACHILLEA TOMENTOSA - YARROW - 1 GAL @ 12" O.C.		
	EXISTING RIPARIAN ZONE - REFER TO RESTORATION PLAN		

POTTED PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX IN 3' DIA LIGHT WEIGHT POT
SHRUBS			
	ASPIDISTRA ELATIOR 'VARIEGATA'	VARIEGATED CAST IRON	5 GAL x 1 EA. POT
	DICHONDRA ARGENTEA 'SILVER FALLS'	SILVER DICHONDRA	4" POTS x 6 EA. POT
	VINCA MAJOR 'VARIEGATA'	VARIEGATED PERIWINKLE	4" POTS x 6 EA. POT

POTS - QUIKRETE - 'SAVANNAH' - COLOR TO BE SELECTED BY ARCHITECT
TREES PLANTED IN POTS ALONG THE EASTERN PROPERTY LINE SHALL BE MANUALLY WATERED AS REQUIRED.

NORTH

SCALE: 1" = 20'
0' 20' 40' 60' 80'
GRAPHIC SCALE

No:	Revision:	DATE:

LICENSED LANDSCAPE ARCHITECT
CHARLES W. TROWBRIDGE
No. 2242
Exp. 11-30-24
STATE OF CALIFORNIA

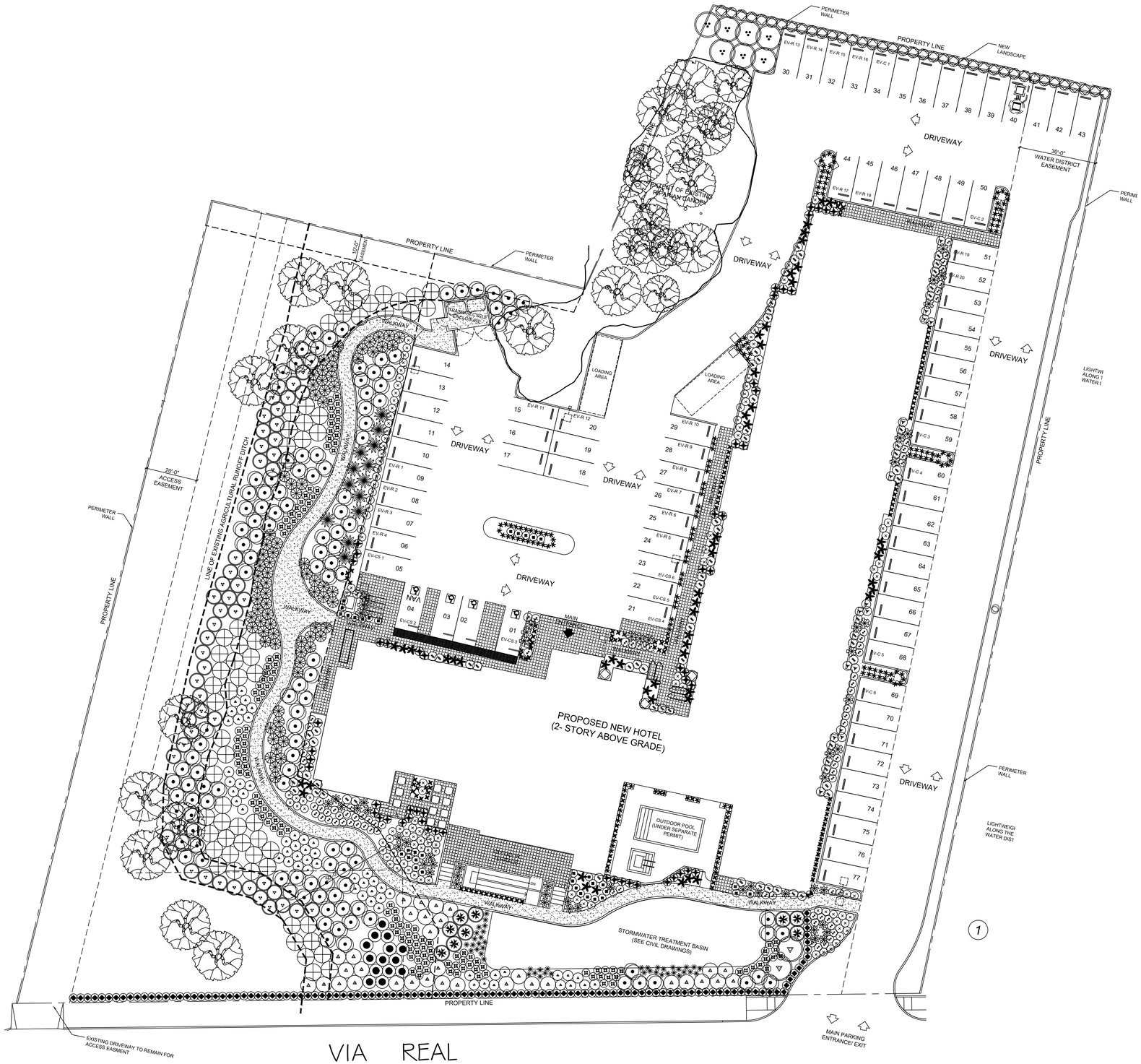
TREE, VINE & GROUND COVER PLAN

RAM HOTELS
VIA REAL HOTEL
4110 VIA REAL
CARPINTERIA, CA

CHARLES TROWBRIDGE AND ASSOCIATES
17911 ROBINWOOD AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
chas2.cta@gmail.com
LANDSCAPE ARCHITECTURE LIC. # 2242

Date: 01-04-25
Drawn: CHAS. T.
Project No.: 23-0071

LP – 1



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	
SHRUBS			
	PHORMIUM 'YELLOW WAVE'	VARIEGATED FLAX	5 GAL
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL
	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN	5 GAL
	BOUGAINVILLEA 'BABY VICTORIA'	DWARF VAR. BOUGAINVILLEA	5 GAL
	CEANOTHUS 'SKYLARK'	SKYLARK CA. LILAC	5 GAL
	AGAVE ATTENUATA	AGAVE	5 GAL
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL
	CAREX BUCHANANII 'RED ROOSTER'	LEATHERLEAF SEDGE	1 GAL
	RHAPHIOLEPIS UMBELATTA 'MINOR'	YEDDOW HAWTHORN	1 GAL
	CEANOTHUS 'JOYCE COULTER'	CREEPING MOUNTAIN LILAC	5 GAL
	CISTUS PULVERULENTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH SHRUB	5 GAL
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL
	DIANELLA TASMANICA 'VARIEGATA'	TASMEN FLAX LILY	5 GAL
	ECHIUM CANDICANS	PRIDE OF MADERA	5 GAL
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	5 GAL
	RIBES SPECIOSUM	FUCHSIA FLOWER GOOSEBERRY	5 GAL
	MIMULUS CARDENALIS	CARDINAL MONKEY FLOWER	5 GAL
	SALVIA MILLIFERA 'TERRA SECA'	BLACK SAGE	5 GAL
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGE	5 GAL
	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL
	LEYMUS CONDENSUS	GIANT WILD RYE	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GAL
	ARTEMISIA DOUGLASIANA	MUGWORT	1 GAL

DIG ALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NORTH

SCALE: 1" = 20'
0' 20' 40' 60' 80'
GRAPHIC SCALE

No:	Revision:	DATE:

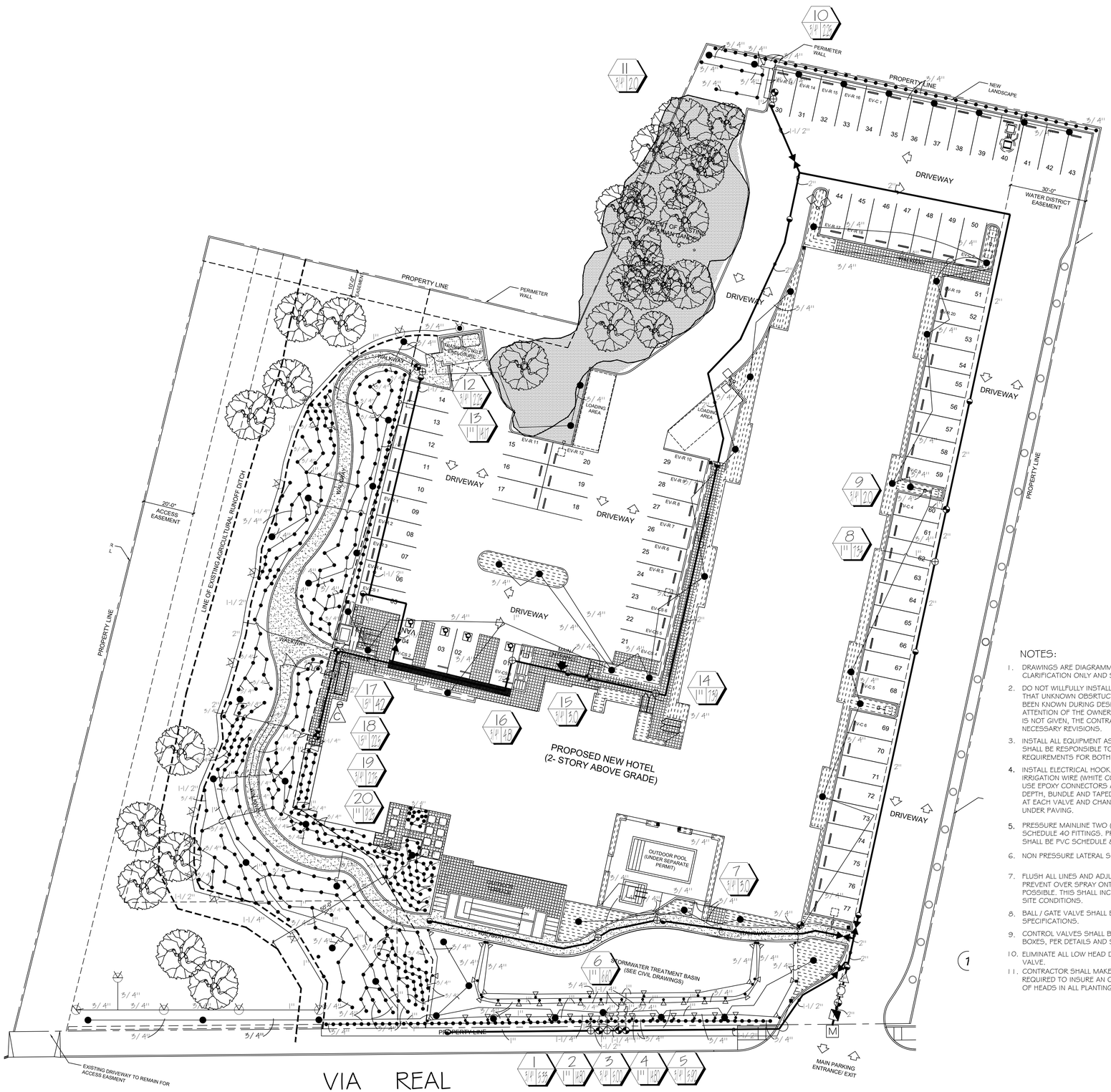
LICENSED LANDSCAPE ARCHITECT
CHARLES W. TROWBRIDGE
No. 2242
Exp. 11-30-26
STATE OF CALIFORNIA

SHRUB PLAN
RAM HOTELS
VIA REAL HOTEL
4110 VIA REAL
CARPINTERIA, CA

CHARLES TROWBRIDGE AND ASSOCIATES
1700 E. DONALD AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
Chas2.c.t.aa@gmail.com
LANDSCAPE ARCHITECTURE LIC. # 2242

Date: 01-04-25
Drawn: CHAS. T.
Project No.: 23-0071

LP-2



IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NUMBER	DESCRIPTION	G.P.H / G.P.M.	RAD.	P.S.I.
	RAINBIRD	XFCVS - 06-18 SUBSURFACE DRIP LINE	LANDSCAPE DRIP LINE ROW SPACING @ 15" O.C.	0.60 G.P.H. / EMITTER		20
	RAINBIRD	XBT-2.0-PC	SINGLE-PORT EMITTER 3 EACH TREE	3 X 0.5 = 1.5 G.P.H.		30
	RAINBIRD	XBT-2.0(1 GAL) 5.0(5 GAL)-PC	SINGLE-PORT EMITTER	2.0 & 5.0 G.P.H.		30
	TORO	T5HPCK3.0-R5	12" POP-UP RAPIDSET ROTOR WITH CHECK VALVE	2.20 G.P.M. Precip. 0.38	36'	25
	TORO	T5HPCK2.0-R5	12" POP-UP RAPIDSET ROTOR WITH CHECK VALVE	1.15 G.P.M. Precip. 0.23	33'	25
	TORO	T5-HP-CK1.0LA-R5 ADJUSTABLE ARC	12" POP-UP RAPIDSET ROTOR WITH CHECK VALVE	0.74 G.P.M. Precip. 0.26	25'	25
	NETAFIM	THREADED NET FLUSH°	MANUAL FLUSH VALVE			
C	RAINBIRD	ESP-LXMEF-30 STATIONS W/ I.Q. DESKTOP	AUTOMATIC CONTROLLER - INSTALL ON BACK OF WALL INSTALL IN VANDAL RESISTANT - LE MEUR STAINLESS STEEL ENCLOSURE OR APPROVED EQUAL			
F	NETAFIM	DF1505-140 1-1/2" FILTER	MANUAL DISC WATER FILTER W/ 140 FILTER			
	RAINBIRD	IFS-150-PBSB	FLOW SENSOR			
	WATTS	WBV STD PORT THD BRASS OR APPROVED EQUAL	BALL VALVE LINE SIZED			
	RAINBIRD	RSD-BEx - RAIN CHECK	AUTOMATIC RAIN SHUT OFF DEVICE, INSTALL PER MFG REC'S. LOCATION TO BE APPROVED BY OWNER			
	RAINBIRD	33D-LRC	QUICK COUPLER - INSTALL IN GREEN PLASTIC VALVE BOX CARSON OR APRVD. EQUAL. Q.C.S @ 150' O.C.			
	RAINBIRD	PESB-PRS-D SERIES	AUTOMATIC REMOTE CONTROL VALVE - SIZE PER PLAN			
	RAINBIRD	XCZ-150-COM - PRS	AUTOMATIC CONTROL ZONE KIT			
	IRRITROL	MASTER VALVE MODEL 102P2	AUTOMATIC REMOTE CONTROL VALVE - SIZE PER PLAN			
	FEBCO	LF-825Y LINE SIZE	LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER			
	LATERAL LINE	SCH. 40 PVC SIZE AS NOTED - UVS RESISTANT - ON GRADE				
	LATERAL LINE	SCH. 40 PVC SIZE AS NOTED - 12" MINIMUM COVER				
	MAIN LINE	CLASS 315 PVC 2" AND LARGER SCH 40 PVC 1-1/2" AND SMALLER SIZE AS NOTED - 24" MINIMUM COVER				
	SLEEVE	SCH. 40 PVC - TWICE DIAMETER OF PIPE - 24" MINIMUM COVER				
	ELECTRICAL CONTROL WIRE SLEEVE	SCH. 40 PVC - 2" DIAMETER 24" COVER MINIMUM, SIZE AS NECESSARY				
M	WATER METER	SEE CIVIL ENGINEER'S PLANS FOR EXISTING 2" METER LOCATION AND SIZE THIS WATER METER AND EQUIPMENT SHALL BE FOR LANDSCAPE IRRIGATION USE ONLY				
3 / 1 / 1"	SIZE / VALVE & HYDROZONE NO. / G.P.M.	NOTES: INSTALL ANTI-DRAIN DEVICE ON ALL ROTARY HEADS. INSTALL FLUSH VALVES & AIR RELEIF VALVES AS NECESSARY MIN. ONE (1) / SYSTEM. ALL IRRIGATION EQUIPMENT,PRESSURE & NONE PRESSURE IRRIGATION LINES TO MEET ALL IRRIGATION WATER DISTRICT AND CITY REQUIREMENTS.				

COMPLIANCE STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

CHARLES W. TROWBRIDGE — PRINT NAME
AUGUST 30, 2024 — DATE
SIGNATURE

POTTERY NOTES:
TREES PLANTED IN POTS ALONG THE EASTERN PROPERTY LINE SHALL BE MANUALLY WATERED AS REQUIRED.

NOTES:

1. DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS.
2. DO NOT WILLFULLY INSTALL THE SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSRTUCTIONS OR GRADE DIFFRENCES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
3. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS, CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
4. INSTALL ELECTRICAL HOOK UP FOR CONTROLLER, INSTALL NO. 14 UF DIRECT BURIAL IRRIGATION WIRE (WHITE COMMON, DIFFERENT COLOR PILOT FOR EACH CONTROLLER) USE EPOXY CONNECTORS AND BURY WIRE A MINIMUM OF EIGHTEEN (18) INCHES IN DEPTH, BUNDLE AND TAPED TOGETHER EVERY TEN (10) FEET. FORM EXPANSION COILS AT EACH VALVE AND CHANGE OF DIRECTION. INSTALL WIRING IN PVC SCH 40 SLEEVES UNDER PAVING.
5. PRESSURE MAINLINE TWO (2) INCHES AND LARGER SHALL BE PVC CLASS 315 WITH SCHEDULE 40 FITTINGS. PRESSURE MAINLINE AND FITTINGS LESS THAN TWO (2) INCHES SHALL BE PVC SCHEDULE 80.
6. NON PRESSURE LATERAL SHALL BE PVC SCH 40 WITH SCHEDULE 40 FITTINGS.
7. FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO EXISTING WALKS, DRIVES AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
8. BALL / GATE VALVE SHALL BE LINE SIZED AND LOCATED IN VALVE BOXES, PER DETAILS AND SPECIFICATIONS.
9. CONTROL VALVES SHALL BE SIZED AS NOTED ON DRAWING AND LOCATED IN VALVE BOXES, PER DETAILS AND SPECIFICATIONS.
10. ELIMINATE ALL LOW HEAD DRAINAGE AS NECESSARY BY PROVIDING AN IN-LINE CHECK VALVE.
11. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO IRRIGATION SYSTEM AS REQUIRED TO INSURE AN OPTIMAL SYSTEM FOR 100% COVERAGE WITH 60% OVERLAP OF HEADS IN ALL PLANTING AREAS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL NON-HARDSCAPE / PLANTED AREAS.
13. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
16. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
17. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
18. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
19. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS.
20. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
21. ALL IRRIGATION SYTEMS SHALL BE INSTALLED PER GOVERNING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS. IF A DISCREPANCY EXISTS BETWEEN THE GOVERNING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS AND THESE PLANS, THE MORE STRINGENT STANDARDS, REQUIREMENTS AND SPECIFICATIONS SHALL BE IMPLEMENTED.

CALL BEFORE YOU DIG
DIG ALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NORTH

SCALE: 1" = 20'
0' 20' 40' 60' 80'
GRAPHIC SCALE

DATE	Revision	No.

LICENSED LANDSCAPE ARCHITECT
CHARLES W. TROWBRIDGE
No. 2242
Exp. 1-31-26
STATE OF CALIFORNIA

IRRIGATION PLAN
RAM HOTELS
VIA REAL HOTEL
4110 VIA REAL
CARPINTERIA, CA

CHARLES TROWBRIDGE AND ASSOCIATES
17901 ROMELLE AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
E-MAIL: CTA@CTALANDSCAPE.COM
LANDSCAPE ARCHITECTURE LIC. # 2242

Date: 01-04-25
Drawn: CHAS. T.
Project No.: 23-0071

LI – 1

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 46.62

Hydrozone # / Planting Description [a]	Plant Factor (PF)	Irrigation Method [b]	Irrigation Efficiency (IE) [c]	ETAF (PF / IE)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use [d] (ETWU)
Regular Landscape Area							
HZ#1 - Shrubs	0.30	Point Source	0.90	0.33	990	326.70	9,570
HZ#2 - Shrubs	0.50	P.U. Rotors	0.75	0.66	965.50	637.23	7,391.81
HZ#3 - Trees	0.30	Point Source	0.90	0.33	225	74.25	2,175
HZ#4 - Shrubs	0.50	P.U. Rotors	0.75	0.66	965.50	637.23	7,391.81
HZ#6 - Shrubs	0.30	Drip	0.90	0.33	1,237	408.21	11,957.57
HZ#7 - Shrubs	0.30	Drip	0.90	0.33	153	50.49	1,479
HZ#8 - Shrubs	0.30	Drip	0.90	0.33	1,376	454.08	13,301.14
HZ#9 - Trees	0.30	Point Source	0.90	0.33	275	90.75	2,658.14
HZ#10 - Trees	0.30	Point Source	0.90	0.33	225	74.25	2,175
HZ#11 - Shrubs	0.30	Point Source	0.90	0.33	440	145.20	4253.14
HZ#12 - Trees	0.30	Point Source	0.90	0.33	275	90.75	2,658.14
HZ#13 - Shrubs	0.30	Point Source	0.90	0.33	1,700	326.70	9,570
Irrigation Efficiency			0.88				
				Totals	(A) 8,827	(B) 3,315.84	
Special Landscape Area (SLA):							
HZ#5 - Shrubs / Basin	[redacted]			1	2,063	2,063	
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
				Totals	(C) 2,063	(D) 2,063	
Estimated Total Water Use (ETWU) Total							83,667.03
Maximum Annual Water Allowance (MAWA) Total [e]							148,097.20
Irrigation Efficiency (IE) Average**							0.88

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETFA CALCULATIONS

Average ETFA for Regular Landscape Areas must be 0.55 for residential areas and 0.45 or below for non-residential areas. Provide totals based on information calculated in Worksheet above.

Regular Landscape Areas		
Total ETAF x Area	(B) =	3,315.84
Total Area	(A) =	8,827
Average ETAF	(B / A) =	0.38

All Landscape Areas		
Total ETAF x Area	(B + D) =	5,378.84
Total Area	(A + C) =	10,890
Sitewide ETAF	(B + D) / (A + C) =	0.49

Local monthly evapotranspiration rate

ETo = 1.86 + 2.24 + 3.41 + 4.50 + 5.27 + 5.70 + 5.89 + 5.58 + 4.5 + 3.41 + 2.40 + 1.86 = 46.62

Hydrozone Category [a]

Very low water use plant	0.0 - 0.1
Low water use plant	0.2 - 0.3
Medium water use plant	0.4 - 0.6
High water use plant	0.7 - 1.0

[b] Irrigation Method	Irrigation Method [c]
Filler Pipe for Pools / Spa	1.00
Drip / Sub-Surface	0.90
Drip Emitters	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Sprays	0.60

ETWU [d] (Annual Gallons Required) =

(ETo) x (0.62) x (ETAF x Area)

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor / Irrigation Efficiency
Area is the Landscaped Area for each hydrozone

MAWA [e] (Annual Gallons Allowed) =

(ETo) (0.62) [(ETAF x LA) + ((1 -ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in sq. ft.
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas

• MAXIMUM APPLIED WATER ALLOWANCE:

THE PROJECT'S MAXIMUM APPLIED WATER ALLOWANCE (MAWA) SHALL BE CALCULATED USING THIS EQUATION:

MAWA = (ETo) (0.62) ((0.45 x LA) + (0.55 x SLA))

where:

MAWA = MAX. APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ETo = REFERENCE EVAPOTRANSPIRATION FROM APPENDIX 'A' (INCHES PER YEAR) (CARPINTERIA = 46.62 IN. / YR.)
0.45 = ET ADJUSTMENT FACTOR (ETAF)
LA = LANDSCAPED AREA INCLUDES SPECIAL LANDSCAPE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
SLA = PORTION OF THE LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)
0.55 = THE ADDITIONAL ET ADJUSTMENT FACTOR FOR SPECIAL LANDSCAPE AREA (1.0 - 0.45 = 0.55)

CALCULATIONS:

MAWA = (ETo) (0.62) ((0.45 x LA) + (0.45 x SLA))
= (46.62) (0.62) ((0.45 x 8,827) + (0.55 x 2,063))
= (29) ((3,972.15) + (1,134.65))
= (29) (5,106.80)
MAWA = 148,097.20 GAL. / YR.

MAWA = (ETo) (0.62) ((0.45 x LA) + (0.45 x SLA))
= (46.62) (0.62) ((0.45 x 13,525) + (0.55 x 0))
= (29) (6,086.25)
MAWA = 176,501.25 GAL. / YR.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 46.62

Hydrozone # / Planting Description [a]	Plant Factor (PF)	Irrigation Method [b]	Irrigation Efficiency (IE) [c]	ETAF (PF / IE)	Landscape Area (sq.ft.)	ETAF X Area	Estimated Total Water Use [d] (ETWU)
Regular Landscape Area							
HZ#14 - Shrubs	0.30	Drip	0.90	0.33	1,385	457.05	13,388.14
HZ#15 - Trees	0.30	Point Source	0.90	0.33	300	99	2,900
HZ#16 - Shrubs	0.30	Drip	0.90	0.33	902	297.66	8,719.14
HZ#17 - Shrubs	0.50	P.U. Rotors	0.75	0.66	3,226.50	2,129.49	28,070.55
HZ#18 - Shrubs	0.50	P.U. Rotors	0.75	0.66	3,226.50	2,129.49	28,070.55
HZ#19 - Trees	0.30	Point Source	0.90	0.33	275	90.75	2,658.14
HZ#20 - Shrubs	0.30	Point Source	0.90	0.33	2,700	891	26,100
HZ#21 - Shrubs	0.30	Point Source	0.90	0.33	1,510	498.30	14,596.57
HZ#							
HZ#							
HZ#							
HZ#							
Irrigation Efficiency			0.86				
				Totals	(A) 13,525	(B) 6,592.74	
Special Landscape Area (SLA):							
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
HZ#	[redacted]			1			
				Totals	(C)	(D)	
Estimated Total Water Use (ETWU) Total							124,503.09
Maximum Annual Water Allowance (MAWA) Total [e]							176,501.25
Irrigation Efficiency (IE) Average**							0.86

**Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).

ETFA CALCULATIONS

Average ETFA for Regular Landscape Areas must be 0.55 for residential areas and 0.45 or below for non-residential areas. Provide totals based on information calculated in Worksheet above.

Regular Landscape Areas		
Total ETAF x Area	(B) =	6,592.74
Total Area	(A) =	13,525
Average ETAF	(B / A) =	0.49

All Landscape Areas		
Total ETAF x Area	(B + D) =	6,592.74
Total Area	(A + C) =	13,525
Sitewide ETAF	(B + D) / (A + C) =	0.49

Local monthly evapotranspiration rate

ETo ETo = 1.86 + 2.24 + 3.41 + 4.50 + 5.27 + 5.70 + 5.89 + 5.58 + 4.5 + 3.41 + 2.40 + 1.86 = 46.62

Hydrozone Category [a]

Very low water use plant	0.0 - 0.1
Low water use plant	0.2 - 0.3
Medium water use plant	0.4 - 0.6
High water use plant	0.7 - 1.0

[b] Irrigation Method	Irrigation Method [c]
Filler Pipe for Pools / Spa	1.00
Drip / Sub-Surface	0.90
Drip Emitters	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Sprays	0.60

ETWU [d] (Annual Gallons Required) =

(ETo) x (0.62) x (ETAF x Area)

ETo - see Appendix A in Water Efficient Landscape Design Manual.
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor / Irrigation Efficiency
Area is the Landscaped Area for each hydrozone

MAWA [e] (Annual Gallons Allowed) =

(ETo) (0.62) [(ETAF x LA) + ((1 -ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft.
SLA is the total special landscape area in sq. ft.
ETAF is 0.55 for residential areas
ETAF is 0.45 for non-residential areas

CALCULATIONS:

• ESTIMATED TOTAL WATER USE

THE PROJECT'S ESTIMATED TOTAL WATER USE (ETWU) SHALL BE CALCULATED USING THIS EQUATION:

ETWU = (ETo) (0.62) ((PF x HA) / 0.76 + (PF x HA) / 0.81) + SLA

where:

ETWU = ESTIMATED TOTAL WATER USE (GALLONS PER YEAR)
ETo = REFERENCE EVAPOTRANSPIRATION FROM APPENDIX 'A' (INCHES PER YEAR) (CARPINTERIA = 46.62 IN. / YR.)
PF = PLANT FACTOR (HIGH = 0.7), (MED = 0.5), (LOW = 0.2)
HA = HYDROZONE AREAS (SQUARE FEET)
IE = IRRIGATION EFFICIENCY OF SPRAY: FILLER PIPE FOR POOLS / SPA (1.00), DRIP / SUB-SURFACE (0.90), DRIP EMITTERS (0.90), BUBBLERS (0.85), ROTORS (0.75), ROTATORS (0.70), AND OVERHEAD SPRAYS (0.60)

CALCULATIONS:

POINT SOURCE - SHRUBS / TREES

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 990) / 0.90)
= (29) (330)
ETWU = 9,570 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 225) / 0.90)
= (29) (75)
ETWU = 2,175 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 275) / 0.90)
= (29) (91.66)
ETWU = 2,658.14 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 225) / 0.90)
= (29) (75)
ETWU = 2,175 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 440) / 0.90)
= (29) (146.66)
ETWU = 4,253.14 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 275) / 0.90)
= (29) (91.66)
ETWU = 2,658.14 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 300) / 0.90)
= (29) (100)
ETWU = 2,900 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 2,700) / 0.90)
= (29) (900)
ETWU = 26,100 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 1,510) / 0.90)
= (29) (503.33)
ETWU = 14,596.57 GAL. / YR.

DRIP - SHRUBS

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 1,237) / 0.90)
= (29) (412.33)
ETWU = 11,957.57 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 225) / 0.90)
= (29) (75)
ETWU = 2,175 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 153) / 0.90)
= (29) (51)
ETWU = 1,479 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 1,376) / 0.90)
= (29) (458.66)
ETWU = 13,301.14 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 1,385) / 0.90)
= (29) (461.66)
ETWU = 13,388.14 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 902) / 0.90)
= (29) (300.66)
ETWU = 8,719.14 GAL. / YR.

POP-UP ROTORS - SHRUBS

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 637.23) / 0.75)
= (29) (254.89)
ETWU = 7,391.81 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 637.23) / 0.75)
= (29) (254.89)
ETWU = 7,391.81 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 3,226.50) / 0.75)
= (29) (967.95)
ETWU = 28,070.55 GAL. / YR.

ETWU = (ETo) (0.62) ((PF x HA) / 0.90 + (PF x HA) / 0.85) + SLA
= (46.62) (0.62) ((0.30 x 3,226.50) / 0.75)
= (29) (967.95)
ETWU = 28,070.55 GAL. / YR.

No.	Revision	DATE

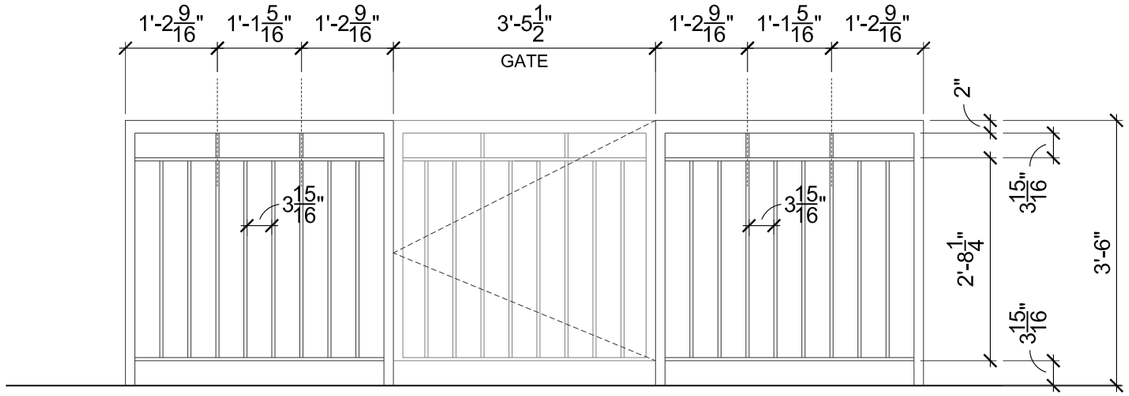
LICENSED LANDSCAPE ARCHITECT
CHARLES W. TROWBRIDGE
No. 2242
Exp. 1-1-2026
STATE OF CALIFORNIA

WATER CALCULATIONS
RAM HOTELS
VIA REAL HOTEL
4110 VIA REAL
CARPINTERIA, CA

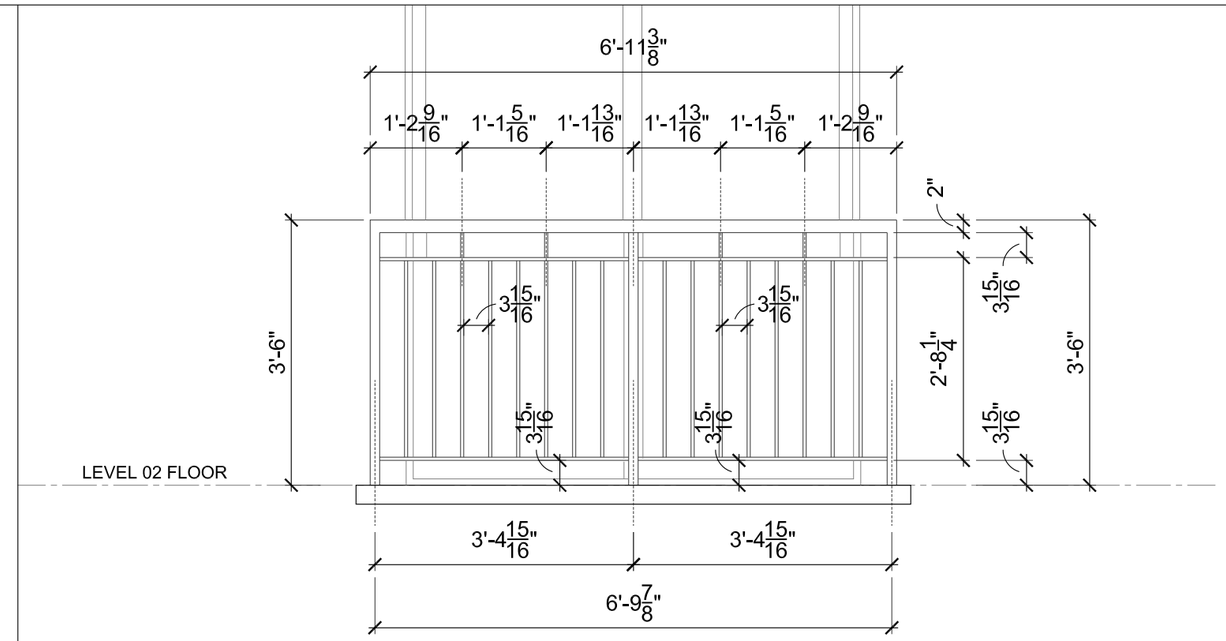
CHARLES TROWBRIDGE AND ASSOCIATES
17901 ROMELLE AVENUE
SANTA ANA, CA. 92705
PH (714) 532-3663 FAX (714) 532-3667
EMAIL: CHARLES@CTALANDSCAPE.COM
LANDSCAPE ARCHITECTURE LIC. # 2242

Date: 01-04-25
Drawn: CHAS. T.
Project No.: 23-0071

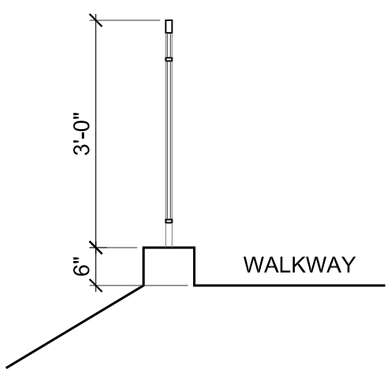
LI-5



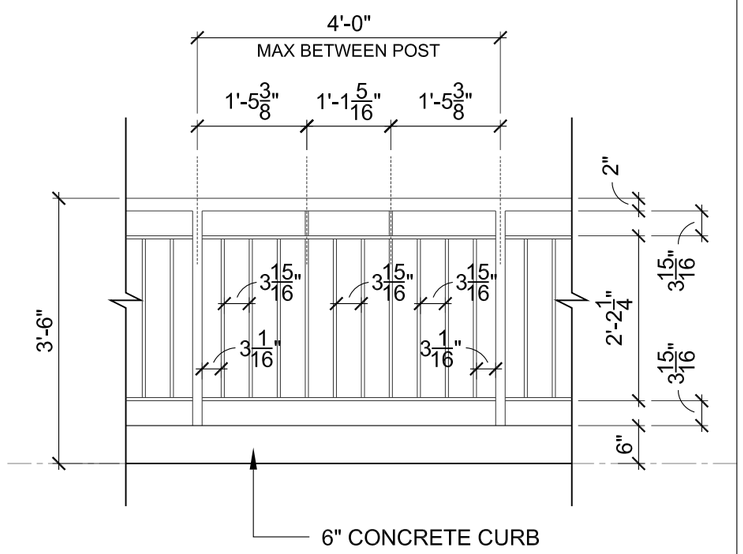
TYP. FENCE/ GATE AT HVAC EQUIPMENT (4)
1/2"= 1'-0"



TYP. GUARDRAIL AT JULIET BALCONY (2)
1/2"= 1'-0"



(B) TYP. SECTION



(A) TYP. ELEVATION

GUARDRAIL AT CURB ALONG WALKWAY (3)
1/2"= 1'-0"

NOTE:

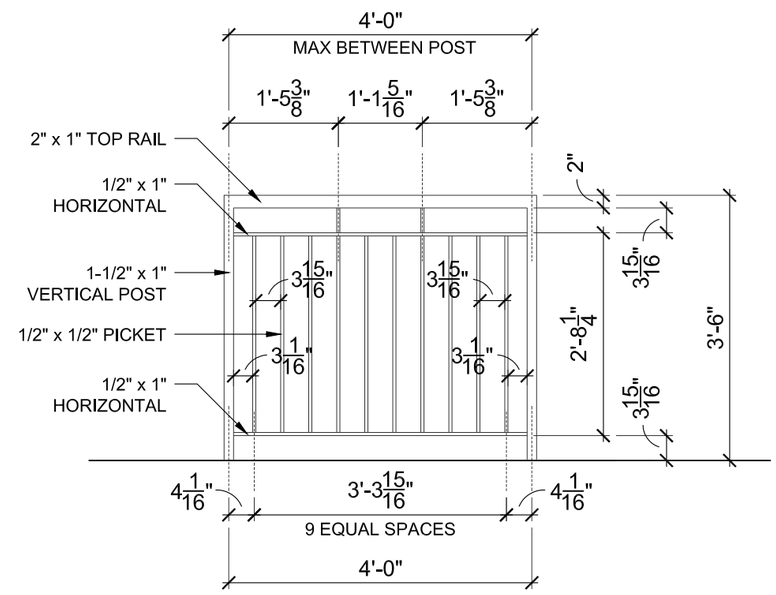
CHAPALA IRON AND MANUFACTURING CO. INC.

1301 CALLENS ROAD,
VENTURA, CA 93003

CONTACT: PATRICK DAVIS
TEL: (805) 452-6027

FINISH:

- METALIZED AND PRIMED
- BRONZE ANODIZED



TYP. GUADRAIL- ELEVATION (1)
1/2"= 1'-0"

ARCHITECT:
nKLOSURES, Inc. Architects
Tel: 323.309.7334
Email:info@nKLOSURES.com

OWNER:
RAM HOTELS
21 PRESTWICK LANE,
AMARILLO, TX 79124

4110 VIA REAL HOTEL

CARPINTERIA, CALIFORNIA

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

MISC. FENCE/ RAILINGS

ASK-003

No copies, transmission, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission from nKLOSURES, Inc. Architects. All content in these drawings (including designs, imagery, graphics and logo) are the property of nKLOSURES, Inc. Architects

Attachment E
ARB Meeting Minutes from November 21, 2019

Harmony Hotel
4110 Via Real
Final ARB Review
February 12, 2025

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: November 21, 2019

ACTION MINUTES

The meeting was called to order at 5:33 p.m. by Vice-Chair Stein

ROLL CALL

Boardmembers present: Grant Cox
Richard Johnson
Jim Reginato
Brad Stein

Boardmembers absent: None

OTHERS PRESENT: 50 members of the public were in attendance.

PUBLIC COMMENT:

1) Jim Taylor submitted a signed petition from members of the Concha Loma neighborhoods requesting the Design Review Ad Hoc Committee consider the petitioners' request for the establishment of an overlay district prohibiting two-story construction within the Concha Loma neighborhoods.
2) Jason Lusk requested the City consider establishment of a moratorium on new two-story construction within the Concha Loma neighborhoods while the Design Review Ad Hoc Committee completes their updates to the Conch Loma Neighborhood Design Guidelines.
3) Harry Manuras acknowledged the differences of opinions amongst the Concha Loma residents. He believed the ARB was doing a good job of reviewing projects and addressing differing concerns and unique constraints.
4) Stan Froyd reiterated that the current development review process pits neighbor against neighbor. He asked about the status of the updates to the Guidelines.
5) Keith Stein thanked the ARB for their help on past projects, citing the Wood Residence as an example where through the ARB review process, the project was enhanced and made to better fit the neighborhood character.

PROJECT REVIEW

1) Applicant: City of Carpinteria Public Works Department
Project: 14-1719-CUP/CDP
Planner: Nick Bobroff
Project Location: 5400/5500 blocks of Carpinteria Avenue at Carpinteria Creek
Zoning: Commercial Planned Development (CPD)/Planned Residential Development (PRD-20)

Hearing on the request of the City of Carpinteria Public Works Department to consider Case 14-1719-CUP/CDP for final review of a request to remove and replace the Carpinteria Avenue Bridge over Carpinteria Creek. The proposed replacement bridge would be a three-span design and would be approximately 15 feet wider than existing in order to accommodate wider bicycle lanes and sidewalks on both sides of the bridge. The new bridge deck would be approximately two feet higher in elevation than the existing bridge deck to improve water flow capacity under the bridge. The project includes alterations to the existing Carpinteria Creek bicycle path, habitat restoration of portions of the creek corridor in the project vicinity and street/frontage improvements approaching both ends of the bridge. The project site is located along the 5400 and 5500 blocks of Carpinteria Avenue.

Staff and the project design team presented the project history, and revisions in response to previous ARB comments. Staff also answered a number of questions from the Boardmembers:

- Traffic control provided during construction? Yes
- Provision of a permanent stop sign at the intersection? Not at this time
- When is the concrete stain applied? After the concrete is set
- What is the lifetime of the stain? 25-30 years, then needs touch-up
- Will there be an anti-graffiti treatment? Yes, but it's only good for one use
- Construction duration? Approximately 2 years to construct; monitoring for 5 years
- Reasons for the 3-span bridge design? Provides ability to bridge main low flow channel of creek with least amount of disturbances to existing Carpinteria Ave roadway conditions.
- What is the design life of the current bridge? ~75-100 years; it is approaching the end of its design life and no longer complies with current safety and design standards.

Staff noted that, overall, it appeared the project team had successfully responded to all of the ARB's past comments.

Public Comment:
Lou Pannizon requested that the red curbing be extended to the east of the Arbol Verde intersection on Carpinteria Avenue to improve sight lines to the east. He reiterated the need for traffic control, including possibly flag men, during construction at the Arbol Verde intersection. He suggested the "1937" date stamp on the bridge be preserved and donated to the museum.

Sue Skenderian agreed with the above comments. She reiterated how difficult it can be to turn left from Arbol Verde onto Carpinteria Ave during traffic. She also asked about new lighting near the intersection.

Jim Taylor requested the City consider the inclusion of a crosswalk across Carpinteria Avenue to the nearest west-bound bus stop.

Dick Weinberg reiterated the concerns over sight lines and was in favor of the provision of bike lanes on both sides of the street.

Boardmember Discussion:
Boardmember Johnson suggested that the outside faces of the pilasters on the bridge railings be given a slight reveal or similar detail to break up the otherwise blank railing design. He also suggested more treatments, such as paint or use of a stone veneer, could be added to the bridge railing's major pilasters to further break up the railing design and introduce a rhythm to the railing design.

ACTION: Motion by Boardmember Johnson seconded by Boardmember Reginato to recommend final approval to the Community Development Director with their comments attached.

VOTE: 4-0

2) Applicant: Nikhil Kamat, NKlosures, Inc. for RAM Hotels
Project: 16-1822-DP/CDP
Planner: Nick Bobroff
Project Location: 4110 Via Real
Zoning: Commercial Planned Development with a Residential Overlay (CPD/R)

Request of Nikhil Kamat, NKlosures, Inc, agent/architect for RAM Hotels, to consider Project 16-1822-DP/CDP for a continued preliminary review of a request to demolish the existing church and all associated improvements and construct a new two-story 72-guestroom hotel. The new hotel would have a total floor area of 44,191 square feet and reach a maximum height of 25 feet from finished grade. The project would include a new 77-space parking lot, site landscaping, creek buffer restoration component, and stormwater/drainage and frontage improvements. The property is a 2.62-acre parcel zoned Commercial Planned Development with a Residential Overlay (CPD/R) and shown as APN 004-017-022 addressed as 4110 Via Real.

Staff presented the project, described the revisions made since the ARB's last review of the project, and shared the various options developed by the applicant for responding to the past comments about the façade treatments.

The project applicant explained that their intent was to stay as close to the previously-approved 2017 design as possible while still responding to ARB suggestions for further refinements. He noted that the irrigation plans had been updated to address past ARB comments.

Public Comment:
Steve Bunting asked whether any of the proposed creek buffer landscaping would encroach into his private access easement. The applicant responded that all landscaping would be located outside of the easement.

Sue Skenderian asked whether there is a plan for the total number of hotels in Carpinteria. Staff explained that there is not such a plan, and that hotel developments are typically subject to discretionary permit actions.

Boardmember Discussion:
Boardmember Cox suggested use of ficus repens (sticky vine) as a possible solution for adding landscaping along the east property line wall where this is not much room available for plantings to soften the wall. He also asked whether dogs were going to be allowed at the hotel, and if so, if any further consideration had been given to providing a suitable outdoor pet area. The applicant explained that they had not determined whether pets would be allowed, but if so, pet owners would be able to walk the trail within the creek buffer.

Boardmember Reginato was in support of the revisions to the east-facing façade within the pool enclosure. He also expressed support for Option "2," noting it has good cohesion and gives the building a "muted" feel.

Boardmember Johnson agreed with Boardmember Reginato's comments and also preferred the Option "2" color scheme. He suggested the tips could be left on the top of the wrought iron fence pickets along the perimeter walls if it would help with security concerns.

Boardmember Stein was also in support of the Option "2" colors. He asked about project lighting; the applicant explained a night-sky compliant lighting plan had previously been provided to and reviewed by the Board, and that it has not changed other than to reflect the updated site plan layout.

In response to a question about replacing the row of potted plants along the eastern property line wall with the ficus repens, the ARB commented that some of the potted plants could be eliminated but that some should be retained to break up the façade and add further interest.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Reginato to recommend revised preliminary approval to the Planning Commission with their comments attached.

VOTE: 4-0

3) Applicant: Don Gragg for Nell & John Able
Project: 18-1909-ARB/CDP
Planner: Nick Bobroff
Project Location: 477 Concha Loma Drive
Zoning: Single Family Residential (20-R-1)

Request of Don Gragg, agent for Nell and John Able, to consider Project 18-1909-ARB/CDP for preliminary review of a proposal for a remodel and additions of 1,527 square feet to the ground floor and basement levels of an existing house; a 117 square foot addition to an attached garage; construction of a pool; and construction of a detached 698 square foot secondary dwelling unit. The property is a 30,154 square foot parcel zoned Single Family Residential (20-R-1) and shown as APN 003-370-008, addressed at 477 Concha Loma Drive.

Staff presented the project, describing the background (including the secondary dwelling unit and Reasonable Accommodation request). Staff explained that with the exception of receiving input from the ARB on revisions in response to past ARB comments, staff had no objections or concerns with the project.

Don Gragg, project agent, explained that he revised the secondary dwelling unit to utilize a butterfly roof that would better relate to the design of the primary residence. He also explained that he simplified the design of the front entry tower feature on the primary residence. Finally, in response to a question from the Board, he explained that the basement-level storage room could be used as a garage, if needed, but that it would still require granting of an exception from the City's limitation on one shared driveway for the primary residence and secondary dwelling unit.

Public Comment:
Jason Lusk complimented the design, describing it as being respectful of the neighborhood. He expressed his support for the project.

Susan Mailheau asked about the project's proximity to Carpinteria Creek and whether the owner intends to remove any of mature eucalyptus located at the rear of the property as part of the project. The applicant responded that no plans for tree removal are included in the project at this time, and staff explained that the property is separated from the creek by the Salzgeber Meadow property.

Attachment F

Planning Commission Meeting Minutes from April 3, 2023

Harmony Hotel
4110 Via Real
Final ARB Review
February 12, 2025

CALL TO ORDER and ROLL CALL The meeting was called to order at 5:30 p.m. by Chair Benefield. **Commissioners Present:** Jane L. Benefield, Chair Glenn La Fevers, Vice-Chair John Moyer Katherine Salant **Commissioners Absent:** David Allen **Others Present:** Steve Goggia, Community Development Director Nick Bobroff, Principal Planner	CALL TO ORDER & ROLL CALL
PLEDGE OF ALLEGIANCE Chair Benefield led the flag salute.	PLEDGE
INTRODUCTIONS, PRESENTATIONS, ANNOUNCEMENTS - None	ANNOUNCEMENTS
PUBLIC COMMENT - None	PUBLIC COMMENT
CONSENT CALENDAR - None	CONSENT CALENDAR
NEW PUBLIC HEARING 1) Via Real Hotel Project # 16-1822-DP/CDP Address: 4110 Via Real Applicant: Kush Nathu, RAM Hotels Planner: Nick Bobroff Hearing on the request of Kush Nathu, RAM Hotels to consider Project 16-1822-DP/CDP (application filed April 19, 2016) for approval of a Development Plan and a Coastal Development Permit to demolish an existing 5,678 square foot former church building and all associated improvements, and to construct a two-story, 72-guestroom, 44,191 square foot hotel and associated improvements under the provisions of the Commercial Planned Development zone district and Residential Overlay district; and to approve the Mitigated Negative Declaration pursuant to the California	NEW PUBLIC HEARING

Environmental Quality Act ("CEQA") Guidelines. The MND and all documents may be reviewed at the Community Development Department, 5775 Carpinteria Avenue, Carpinteria. The application involves APN 004-017-022, addressed as 4110 Via Real.

DISCLOSURE OF EX PARTE COMMUNICATIONS
Commissioner Moyer disclosed that he drove by the west side of the property on Friday to look at the agricultural property. Chair Benefield said she drove around the entire property on Wednesday.

Principal Planner Nick Bobroff presented the staff report. He said staff was recommending approval of the project with an amendment to incorporate a letter from Public Works' regarding Conditions of Approval.

Mr. Bobroff proceeded to answer commissioners' questions about the project. Topics included the number of parking spaces provided for staff (five with four employees expected per shift), at what point it's verified the operator is in compliance with business regulations (upon Certificate of Occupancy), the location of the main entrance (in the interior parking lot), and details on how low-cost rooms will be administered (advertising is required but stops upon rooms not booked at a certain point), whether a shuttle had been considered (no) and coordination of infrastructure fees with agencies. Regarding fencing, he explained a six-foot block wall is proposed and there will be no fencing facing Via Real.

PUBLIC HEARING OPENED

Kevin Cohen, agent representing the landowner, described the hotel as family-run and family-oriented. He said they are in acceptance of the Conditions of Approval. He commented that a hotel shuttle is a great idea. He clarified that there will be no post fencing facing Via Real.

Kush Nathu of RAM Hotels said he looks forward to being part of this community and its beautiful growth. With respect to the specifics of providing lower-cost accommodations, he explained the concept is new to him and he needs to learn more. He said his base operates out of Amarillo, TX, he plans to make periodic visits, and there's a possibility he will move here in the long-term.

Lynn Ransom, resident of Franciscan Village, said she likes the look of the hotel. She said it would be nice to have something upscale, noting there are already a lot of low-cost hotels in the area and crime at Sandyland Reef Inn. She likes the idea of a shuttle and said the nearby hotels should participate.

Bob Franco, resident of Sandpiper Mobile Home Park, described this as the wrong project in the wrong place. He said what the community needs during a housing shortage is affordable housing, not hotels. He questioned where the hotel's low-paid employees would live. He also questioned why there is no Environmental Impact Report for a project of this size, noting there might be a strain on water later. He spoke about how hotels generate low-paying jobs and increase demand for low-cost housing. He described the location as perfect for a project such as Casa de las Flores. He said we should question how every project will affect climate change. He recommended denial of the project.

PUBLIC HEARING CLOSED

Commissioner Moyer expressed concern about what the hotel is going to pay its employees but said the labor shortage will require paying them more. He likes that the project was reduced from 150 to 77 rooms and said it will eliminate the strip-mall character of the area. He also likes its landscape features. He expressed his support.

Commissioner La Fevers pointed out there are a lot of potential locations in Carpinteria for affordable housing, with this location good for this kind of project. He said we have enough low-cost hotels and appreciates having some that are higher end. He commented on the evolution of the project and how it is better than when it started. He added that we have a comprehensive Mitigated Negative Declaration (MND) and rigorous review process. He said he supports the project as proposed.

Commissioner Salant said she doesn't have a long history with the project. She believes it will not have impacts on the rest of the city due to the site, and it fits into the scale of the neighborhood. She noted the benefits of hotel visitors patronizing local businesses. She expressed support.

Chair Benefield described the project as attractive and expressed relief that it is under 30-feet. Among other things, she described the landscaping as beautiful and said she likes the idea of looking into a shuttle. She expressed her support.

MOTION
Commissioner La Fevers moved that the Planning Commission adopt Resolution PC-23-004 thereby approving Project 16-1822-DP/CDP to allow the removal of an existing church and all associated improvements, and the construction of a two-story 72-guestroom hotel and associated improvements, and to approve and certify the Mitigated Negative Declaration prepared for the project pursuant to the CEQA guidelines. This

project location is 4110 Via Real and also includes Condition 75, which incorporates the Public Works Conditions of Approval into the project Conditions of Approval. Commissioner Moyer seconded the motion. Motion passed 4-0 by the following roll call vote: Salant voted yes, Moyer voted yes, La Fevers voted yes, and Benefield voted yes.	
OTHER BUSINESS - None	OTHER BUSINESS
MATTERS PRESENTED BY COMMISSIONERS - None	MATTERS PRESENTED
DIRECTOR'S REPORT 2) Architectural Review Board Meeting Minutes of January 26, 2023, and February 16, 2023 3) City Calendar for the month of April 2023 4) Planning Activity Report as of March 30, 2023 5) Building Permit Report as of March 30, 2023	DIRECTOR'S REPORT
ATTENDANCE OF PLANNING COMMISSIONERS FOR THE NEXT MEETING OF MONDAY, May 1, 2023 – All present indicated they could attend. Commissioner Moyer commented that he found the APA's planning boot camp invaluable. Community Development Director Steve Goggia said he would look for information on an upcoming one for commissioners to attend.	ATTENDANCE FOR NEXT MEETING
ADJOURNMENT – Chair Benefield adjourned the meeting at 6:46 p.m. _____ Secretary, Planning Commission **ATTEST:** _____ Chair, Planning Commission	ADJOURNMENT