Architectural Review Board
Amended Meeting Agenda

Thursday, January 25, 2024 at 5:30 p.m.
City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

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) on your computer, tablet or smartphone.
- View the meeting on Government Access Television Channel 21 (broadcast live)
- Call 669-900-9128 (and enter Webinar ID 842 5298 8596) to listen to the meeting on your phone.
- Join the City's Zoom webinar from your computer, tablet, or smartphone by CLICKING HERE. Alternatively, you can join the Zoom webinar by logging on to zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 842 5298 8596.

Public Comments:

- Provide a live public comment during the in-person meeting 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.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to the 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) the **eComment** link on the City's agenda website (https://carpinteriaca.gov/city-hall/agendas-meetings). 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 Boardmembers:

Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard E. Johnson
Richard Little
Patrick O'Connor

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. Project: Carpinteria Farm Preserve & Bungalows, Project #23-2207-DP/LCPA/TPM/CDP
   Address: 5669 & 5885 Carpinteria Avenue
   Applicant: Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC
   Planner: Syndi Souter

   Request of Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC, to consider Project 23-2207-DP/LCPA/TPM/CDP for preliminary review of a request to construct a new 99-room resort with associated amenities, a 41-unit apartment complex, and recreational trail improvements. The project would include the

removal of 108 trees, new landscaping, and habitat restoration. The property is 27.5 acres in size zoned Planned Unit Development (PUD) and shown as APNs 001-170-010 and -013, addressed as 5669 and 5885 Carpinteria Avenue.

OTHER BUSINESS

CONSENT CALENDAR

2. Action Minutes of the Architectural Review Board Meeting of December 14, 2023

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

MATTERS PRESENTED BY STAFF

MATTERS PRESENTED BY BOARDMEMBERS

ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING

ADJOURNMENT

The next regular Architectural Review Board meeting will be held on Thursday, February15, 2024.

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 *amended agenda* was posted on Thursday, January 22, 2024 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 January 25, 2024

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 23-2207-DP/LCPA/TPM/CDP **Planner:** Syndi Souter
Address: 5669 & 5885 Carpinteria Avenue
APNs: 001-170-010 & -013
Zoning: Planned Unit Development (PUD)
Applicant: Laurel Perez, SEPPS, Inc., agent for Carp Bluff, LLC

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a proposal to construct a new 99-room resort with associated amenities, a 41-unit apartment complex, and recreational trail improvements. The project site contains a total of 27.53 acres, comprised of a 23.4-acre parcel and a 4.13-acre parcel. A Tentative Parcel Map would subdivide the existing 23.4-acre lot (APN 001-170-013) into three parcels:

Parcel	Size (gross acreage)	Use
Parcel 1	1.58 acres	Residential
Parcel 2	12.32 acres	Resort
Parcel 3	9.47 acres	Open Space

Proposed Parcel 1 would contain 40 income-restricted affordable apartment units, a manager's unit, a resident's community center, and a maintenance building. The apartments would be located in two buildings, and would include one-, two-, and three-bedroom units. The total square footage of the residential component would be 47,408 square feet. A total of 52 parking spaces would be provided on site for residents and visitors pursuant to the reduced parking ratios for 100% affordable housing projects per State Bonus Density Law. A portion of the residential parking spaces are proposed to be covered under solar roof canopies.

Proposed Parcel 2 would contain the resort and associated amenities. The resort would include: a main hotel building, a 30-room lodge, a 29-room lodge, 40 bungalow cabins, two swimming pools, a pool cabaña, a restaurant, an event building, a spa/gym, a maintenance building, a greywater treatment center, and a farm including a maintenance barn, hoop house, and farm stand. The resort structures would encompass a total of 121,411 square feet of floor area. A total of 222 parking spaces are proposed for the resort: 154 spaces would be located in a subterranean parking garage, and 68 spaces would be provided in a parking lot near Carpinteria Avenue that would serve the restaurant, farm stand, events building, and provide ten public parking spaces. Like for the

residential component, a portion of the parking spaces within the 68-space surface lot would be covered with solar canopy structures. Bicycle parking areas and electric car charging stations would be provided. New access roadways and pathways are proposed for circulation within the resort, including two new driveways providing ingress and egress from Carpinteria Avenue. The event building would be available for both resort and community events. The farm stand and restaurant would be open to the general public.

Proposed Parcel 3 would contain approximately 5.87 acres of public open space and 3.60 acres of agricultural farm land. Proposed Parcel 3 is proposed to be protected as permanent open space/agricultural lands through a dedicated conservation easement. A network of new ADA accessible public trails would be constructed to connect the resort to the adjacent Carpinteria Bluffs Nature Preserve property.

The remaining 4.13-acre lot located south of the Union Pacific Railroad (APN 001-170-010) would remain as open space, also protected as permanent open space through a dedicated conservation easement, with the construction of a new 20-foot-wide ADA accessible trail, a second seal rookery overlook, and habitat restoration plantings. An at-grade railroad crossing is proposed at the northeastern corner of the parcel at the location of the existing informal trail crossing.

A significant landscaping and habitat restoration plan is proposed for the entire property which includes a palette of predominantly native trees, shrubs, herbs, and grasses. Approximately 108 trees would be removed to accommodate the proposal, of which the majority are identified as blue gum eucalyptus and tamarisks from the removal of the windrow along the western property line. Approximately 457 new trees would be planted as part of the landscaping improvements.

The earthwork for the proposed development would be approximately 47,000 cubic yards (cy) of cut (including 17,000 cy of cut for the underground parking garage) and 47,000 cy of fill, which would be balanced on site. The residential and resort portions of the project would be accessed from Carpinteria Avenue. Water service would be provided by the Carpinteria Valley Water District. Sewer service would be provided by the Carpinteria Sanitary District upon annexation into the District.

Preliminary plans are included as Attachment A. Story poles were erected and completed on January 10, 2024; the story pole plan, certification, and photographs can be found in Attachment B. Story poles were erected for the main resort and residential structures, including the perimeter of the bungalows. Story poles were not erected for any of the proposed single-story accessory structures, such as the maintenance buildings, pool cabaña, or solar array carports.

PROJECT REVIEW PROCESS

This Architectural Review Board (ARB) meeting is the first public meeting for the project. At the meeting, the ARB members will receive public comments and provide Board comments to the applicant. The ARB may request that the applicant return to a future meeting for continued review of the project before they provide a recommendation to the Planning Commission. Once the ARB provides a recommendation, the Planning Commission would review the project and render a decision, subject to a 10-day appeal period. If an appeal is filed, the project would be reviewed by

the City Council. The City Council's decision would then be appealable to the California Coastal Commission. If appealed, the California Coastal Commission would render the final decision on the project. The Local Coastal Plan Amendment that is part of this project would be subject to review and approval by both the Planning Commission and the City Council, and certification by the California Coastal Commission.

PROJECT BACKGROUND

Project Setting

The project site is the last remaining privately-owned property in the Bluffs Area I[1], comprised of two legal parcels totaling 27.53 acres in size that lie between Carpinteria Avenue and the Pacific Ocean. The parcels are separated by the Southern Pacific Railroad (SPRR) tracks. The smaller parcel (APN 001-170-010) is 4.13 acres in size and lies between the SPRR tracks and the Pacific Ocean, and is undeveloped with the exception of unimproved historic recreational trails used by the public to connect the Carpinteria Bluffs Nature Preserve to Tar Pits Park and the Harbor Seal Overlook. This southerly parcel also partially includes an informal ramp used by the public to reach the sandy beach below the Carpinteria Bluffs.

The larger parcel (APN 001-170-013) is 23.4 acres in size and stretches between Carpinteria Avenue and the UPRR tracks. The property has historically been used for agricultural purposes. In 1994, the Tee Time Driving Range was approved by the Planning Commission on the northern portion of the property under Conditional Use Permit 94-713-CUP, and renewed in 2003 under Conditional Use Permit 01-995-CUP/CDP. The remainder of the property remains in active agricultural production of cultivated crops and cover crops.

[1] The Bluffs are generally known as the stretch of land that runs from the eastern boundary of the Concha Loma Neighborhood east to the Carpinteria city limit, bound between Carpinteria Avenue and the Pacific Ocean. The Bluffs Area I includes the project site (Tee Time), the Carpinteria Bluffs Nature Preserve, and Viola Fields.

The project site is bordered on the north by Carpinteria Avenue and the Highway 101 corridor, on the east by the City-owned Carpinteria Bluffs Nature Preserve, on the south by the Pacific Ocean, and on the west by the Chevron Carpinteria Oil & Gas plant which is no longer operational and is in the process of obtaining permits for decommissioning and remediation of the facility. Topographically, the property slopes up from Carpinteria Avenue approximately 20 feet to a ridgeline across the center of the property, and then gently undulates approximately 10-feet in elevation up to the bluff top above the Pacific Ocean.

The site is zoned Planned Unit Development (PUD), has a Planned Unit Development (PUD) land use designation, and is located within Community Design Subarea 6: The Bluffs (Bluffs Area I) of the Community Design Element of the City's General Plan/Coastal Land Use Plan. The project site is located in the Environmentally Sensitive Habitat Area (ESH) Overlay district for possible sensitive animal and plant habitats. The property is subject to the implementation measures for Bluffs I as outlined in the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program. The project site is also located in the Coastal Appeals (CA) Overlay district. The CA Overlay district provides that any future final local action by the City on this project may be appealed to, or by, the California Coastal Commission (CCC). Additionally, the Local Coastal Plan Amendment that is part of the submitted project application would be ultimately subject to review and certification by the CCC.

The project site is located in an area known to contain sensitive cultural resources. As such, any future ground disturbances would be required to be monitored by both an archeologist and a Native American representative to determine the presence and/or significance of any onsite cultural resources that could potentially be impacted by development. Depending upon the presence of any sensitive cultural resources onsite, project revisions and/or mitigation measures may be required.

Project History

Since the late 1960s, numerous development proposals have been put forth on the Bluffs area that includes the subject site.[2] Most recently, on March 30, 2022, a Special Joint City Council/Planning Commission/Architectural Review Board meeting reviewed a conceptual proposal for this property (Project 21-2137-CON). The concept proposal was similar to the current proposal and included a 99-room resort and associated amenities, a restaurant, an event barn, a farm, a 16-unit apartment building, and landscape/hardscape improvements. At that meeting, 27 people spoke during the public comment period in opposition to the concept, with one sole member of the public in support of the proposal. Public comment letters were also received from 24 members of the public for the concept proposal, the majority of which were also in opposition to the project. Representatives from the People's Self-Help Housing Corporation and the Santa Barbara South Coast Chamber of Commerce expressed support for the proposal.

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[2] For more detailed information regarding the history of past proposals on the Bluffs I property, please see the Background discussion in the staff report for the March 30, 2022 Special Meeting on the City's website in the online meeting archives here: https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=1002&meta_id=68381

The comments on the proposal from the decision makers were generally unanimous to reduce the size of the proposal and cluster the buildings together in a way that would maximize the amount of remaining open space. The Architectural Review Board members appreciated the proposed building materials but had concerns about the overall size and scope of the proposal and neighborhood compatibility. The Planning Commissioners opined for lower buildings and more affordable housing units, and questioned the proposal's consistency with the General Plan. The City Council encouraged the applicants to work with the community to develop a revised plan that would maintain existing views and retain the open space on the property.

A copy of the March 30, 2022 Special Meeting Minutes is included as Attachment C, and the Conceptual Plans are included as Attachment D.

PROJECT ANALYSIS

Carpinteria Municipal Code

The project is located in the Planned Unit Development (PUD) zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.16. The intent of the PUD zone district is to: *"1. Promote flexibility and innovative design of residential development to provide efficient use of space and to preserve significant natural, scenic, and cultural features of a site; 2. Encourage clustering of structures to preserve a maximum amount of contiguous open space; to this end, the intent is to promote multiple residential development rather than single-family subdivisions and to locate such development on a small portion of the parcel; 3. Allow for a diversity of housing types; and 4. Provide recreational opportunities for the residents of the site and the public."*

Residential units, visitor-serving commercial facilities (i.e., motels or restaurants), and open space uses are permissible uses in this zone district, subject to approval of a Development Plan and Coastal Development Permit. The following table and discussion identify the northern 23.4-acre parcel's conformance with the applicable Municipal Code requirements, and the General Plan/Local Coastal Land Use Plan and Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program where those requirements supersede the zoning code. The Municipal Code requirements for the southern 4.13-acre parcel have not been analyzed, as no structural development is proposed on that parcel at this time.

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (Carpinteria Ave.)	PUD-TBD*	82 feet from the centerline of the street and 50 feet from the property line
Side (East)	PUD-TBD*	145 feet
Side (West)	PUD-TBD* GP/LCP Safety Element: 300 feet	60 feet

Rear (South)	PUD-TBD* Bluffs Master Program: 200 feet	221 feet
Height	30 feet max. from finished grade	27.25 feet max.
Building Coverage	30% max. for dwelling units (305,791 square feet)	2.3% (23,394 square feet)
Density	PUD-TBD*	1.75 units/acre (41 units)
Open Space	20% min. (203,860 square feet)	47% (482,209 square feet)
Parking	Residential: 76 spaces Resort: 222 spaces Total: 298 spaces	Residential: 52 spaces** Resort: 222 spaces Total: 274 spaces**

**See the PUD zone standards discussion below.*
***See the parking and bonus density law discussion below.*

PUD Zone Setbacks, Distance Between Buildings, and Density Standards

This parcel does not have specific setbacks or residential density defined, as the applicable setbacks and density are to be determined by the decision makers on a case-by-case basis and in consideration of the particular development proposal.

Pursuant to CMC §14.16.070, Building Setbacks and Distance Between Buildings, *"setbacks and siting of structures shall be approved as part of the development plan in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare of the public. The following factors shall be considered: fire protection, safety from flooding and other geologic hazards, privacy, light and air, solar exposure, protection of identified environmentally sensitive habitat areas on or adjacent to the property, building configuration, aesthetics, and any other applicable provisions of the coastal land use plan, general plan, and specific plan(s)."*

The decision makers shall consider the following factors, as specified in CMC §14.16.100, Density, to determine the appropriate residential density for the site:

1. *Protection of the scenic qualities of the site;*
2. *Protection of natural and/or coastal resources, i.e., habitat areas, archaeological sites, etc.;*
3. *Avoidance of siting of structures on hazardous areas;*
4. *Provision of public open space, recreation, and/or beach access;*
5. *Preservation of existing healthy trees;*
6. *Mix of housing types and provision of low- and moderate-income housing opportunities;*
7. *Density in surrounding areas; and*
8. *Service system constraints.*

The project as presented generally appears to meet the intention of the factors listed above, but staff feels that improvements could be made to cluster the buildings closer together and reduce the heights to protect the scenic qualities of the site.

The Board should provide comment on the project's compatibility with the surrounding land uses, privacy, light and air, solar exposure, building configuration, aesthetics, protection of scenic qualities, and preservation of healthy trees.

Parking and Bonus Density Law

The proposal calls for providing 274 of the 298 parking spaces required by the City's Zoning Code for the overall contemplated project. The resort portion of the project appears to meet the Zoning Code's minimum parking requirements of 222 spaces. The residential portion of the project would provide 52 parking spaces based on the parking ratios prescribed per the State's Density Bonus Law (Government Code section 65915). Density Bonus Law automatically grants qualifying projects reduced residential parking at a maximum rate of one (1) space per one-bedroom unit, and one and one-half (1.5) spaces per two-bedroom or larger unit, inclusive of required parking for visitors and persons with a disability. Application of the granted parking reductions per Density Bonus Law for the proposed mix of units results in a maximum required 52 parking spaces for the 100% affordable housing component rather than the 76 residential parking spaces required per the City's Zoning Code. This application of Density Bonus Law accounts for the 24-space difference when compared to the City's standard zoning calculations.

While the proposed project does qualify as an eligible project to utilize Density Bonus Law provisions, it is important to acknowledge that Density Bonus Law does not supersede the California Coastal Act. Instead, local jurisdictions are required to harmonize the two laws and endeavor to implement the intent of both laws to the maximum extent feasible. In the case of the subject proposal, there is a concern that residential parking demand not met onsite could have an adverse impact on nearby public parking areas dedicated to other uses, including but not limited to, public coastal access. Such a conflict could pose a consistency challenge with applicable Coastal Act and CLUP policies, and will need to be carefully considered for consistency with both Density Bonus Law and the Coastal Act's public access policies.

Design Review

The project includes a total of 168,819 square-feet of new one- and two- story structures, and a total of 11,544 square-feet of solar canopies for both the residential and resort components of the proposal. The proposed architectural style is of an understated farmhouse vernacular, with open gable metal roofs, vertical wood siding, and stone accents. The spa building is proposed to be surrounded by earthen berms with a green roof. According to the applicant, the Sea Ranch Lodge (located along the coast in northern Sonoma County) was the inspiration for the architecture and design.

The following table provides size and height information for each of the proposed structures:

Building	Square Footage	# of Stories	Plate Height(s)	Maximum Height
Residential				
Apartment Building #1	21,780	2	1st floor: 10' 2nd floor: 10'	27'-3"
Apartment Building #2	18,008	2	1st floor: 10' 2nd floor: 10'	27'-2"
Community Center	7,000	2	1st floor: 8'-6" 2nd floor: 9'-3"	23'-2"
Maintenance & Storage	620	1	8'-6"	12'-7"
Resort				
Main Resort Lobby Building	7,413	1	11'-6"	25'-6"
Restaurant	10,851	1	11'-4"	24'-2"
Events Building	7,388	1	12'-1"	24'-6"
Spa Building	12,926	1	11'	13'
Resort Lodge #1	19,752	2	1st floor: 10' 2nd floor: 8'-6"	26'-10"
Resort Lodge #2	19,752	2	1st floor: 10' 2nd floor: 8'-6"	26'-11"
Typical Studio/Deluxe Studio Bungalow	8,280	1	8'-9"	12'-11" to 13'-1"
Typical 2-Bdrm Bungalow	13,248	1	8'-9"	12'-11"
Typical 3-Bdrm Bungalow	13,248	1	8'-9"	12'-11"
Pool Cabaña	1,566	1	9'-2"	10'-5"
Maintenance Building	3,027	1	10'	17'
Farm Building	2,112	1	9'-2"	15'-8"
Farm Stand	600	1	9'-4"	10'-4"
Bungalow Service Shed	96	1	6'-6"	9'-4"
Greywater Treatment Building	1,152	1	10'	12'-3"
Solar Array Carports	11,544	1	7'-2"	8'-6" max.

The residential structures (proposed Parcel 1) would be located in the northwest corner of the project site near Carpinteria Avenue, and adjacent to the City skate park's parking lot. The residences would be accessed by a 24-foot-wide road that would also function as the secondary service entrance to the resort. This general area of the project site contains the lowest elevations on the property, and the finished floor elevations of the residential buildings would be raised approximately two- to 10-feet above the existing grades. As such, the proposed built-up pads cause

the 27-foot-plus tall two-story residential structures to appear much taller (almost three stories tall in some locations) when viewed from the current street elevation. Parking would be provided at the rear of the structures, with the majority of the parking spaces covered with solar arrays. A landscaped six-foot-tall wooden fence with vertical pickets would surround the perimeter of the residential parcel.

The main entrance to the resort would be from a 24-foot-wide road located off of Carpinteria Avenue at the northeastern end of the property. A parking lot with 68 parking spaces, 38 of which would be covered with solar arrays, would be located near the entrance to serve the resort amenities that are open to the general public (farm stand, restaurant, events barn, and trails). The main resort structures would be located on the front side of the ridge on pads ranging from approximately two- to six-feet above the existing grades, with up to four-feet of cut in some small areas to create a level pad. The events barn, restaurant, and main hotel building, although only technically one-story, appear to be two-stories in height due to the tall and steep roof pitches. A single-story pool cabaña and swimming pool would be located south of the main hotel building. The two lodge buildings would be stepped apart near the top of the ridge and would have maximum heights of 26.8- to 26.9-feet, respectively, with the taller lodge building located higher on the ridge. The single-story spa building would be located on the western portion of the ridge in front of the Lodge #2 building, and would be buried with a berm around most of the perimeter and a green roof. The 40 single-story bungalow units would be approximately 13-feet in height and would be clustered together on the western half of the property and would stretch from the ridgeline south to approximately 220 feet north of the SPRR right-of-way. Another adults-only pool would be located at the southern end of the bungalows. Access throughout the resort would be provided via a 20-foot-wide access road and pedestrian pathways.

The project would require 47,000 cy of cut and 47,000 cy of fill as proposed, with the expectation to balance the soil on site without the need for any net import or export. Approximately 17,000 cy of the cut would originate from the excavation for an underground parking garage that would contain 154 parking spaces for resort guest and employee parking. Additional cut would be obtained from smoothing out the ridgeline in the area of the main pool and to create a more level area for the bungalows. This cut would be balanced on site by providing fill to build the raised pads for the main resort and residential structures.

The remaining 19.6-acres of the property, including the southern 4.13-acre parcel, is proposed to be used for landscaping, farmland, or open space. A total of 108 trees are proposed to be removed to accommodate the proposal, the majority of which are mature eucalyptus and tamarisk trees that form the windrow that runs along the western property line. New native trees are proposed to replace the windrow. Approximately 5.87-acres of the northern parcel and the entire 4.13-acres of the southern parcel, totaling 10 acres, would be improved as public open space with restoration plantings and new ADA-compliant trails that would connect with the existing adjoining public trails system. Additionally, a new secondary seal overlook with a live streaming camera is proposed in the central portion of the southerly 4.13-acre parcel. An additional approximately five acres of the northern and eastern portions of the main project site would be used for cultivated agriculture to provide produce for the resort and to sell at the farm stand. As mentioned previously, the project site is subject to the Environmentally Sensitive Habitat Area (ESH) Overlay. As such, the proposed

landscaping and restoration plantings would be native to California, and specifically to this area for the restoration areas.

The Board should comment on the site design; the proposed earthwork and grading; the proposed architectural style and materials; the size, bulk, and scale of the proposed structures in relation to their surroundings; the proposed tree removals; and the landscaping and restoration plant palettes.

General Plan/Local Coastal Land Use Plan Policies

The City's General Plan/Local Coastal Land Use Plan (GP/CLUP) contains citywide and Bluffs-specific objectives and policies that are applicable to this project. The following is an analysis of the objectives and policies that are most relevant to the ARB's design review of the proposal.

Land Use Element

Objective LU-1: *Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.*

Policy LU-1d: *Ensure that the type, location and intensity of land uses planned adjacent to any parcel designated open space/recreation or agriculture (as shown on Figure LU-1) are compatible with these public resources and will not be detrimental to the resource.*

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the city's edge.*

The project site is designated for residential and/or mixed-use according to the City's land use map and corresponding zoning designation, however the project site borders the Carpinteria Bluffs Nature Preserve on the east, which is designated as Open Space/Recreation on the City's Land Use Map in addition to the Pacific Ocean shoreline to the south. The proposed resort structures would be prominent and spread out over the project site, and would be plainly visible from the surrounding area, including from the US 101/Bailard interchange, the Bluffs Nature Preserve, and the Carpinteria Seal Sanctuary Overlook. The proposed project attempts to account for this by generally locating most of the structures away from the adjacent open space areas and prime view corridors therein. Nevertheless, the proposed project would noticeably alter public views from the mountains to the sea, and vice versa.

The contemplated project would introduce a new, higher level of intensity of use compared to the existing baseline setting, which could result in adverse effects on adjoining and nearby sensitive resources and habitats. The nature and extent of these impacts will be more fully analyzed as part of the project's required CEQA review. The proposal includes critically-needed affordable rental housing, and new public open space and trails throughout the project site, which would expand public coastal and recreational access in the area; however, these benefits will need to be carefully weighed against potential impacts to surrounding uses and the overall character of the setting.

The Board should comment on the proposal, including their thoughts regarding the project's compliance with these objectives and policies after viewing the story poles and reviewing the staff report.

Community Design Element

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

The Bluffs I area of the City is relatively unique in that the area is generally undeveloped, and immediately adjoining development is comprised of community and industrial facilities. Accordingly, there is not a dominant neighborhood or district development pattern to adhere to other than "open space." The proposed project has attempted to be sensitive to its setting by clustering and setting back most of the proposed new structures from the adjoining public open spaces, setting aside a significant portion of the site (approximately 19.6 acres) for public open space, agricultural field crops and landscaping, incorporation of significant new plantings, including 457 trees.

However, as discussed previously, the majority of the proposed structures are two-stories or single-story with high roof lines that could be perceived as two-story in scale, and in some cases are placed on raised fill pads that could further enhance the perceived building heights. The two-story residential portion of the project, which is located closest to Carpinteria Avenue, appears particularly prominent. Attempts to further reduce building heights/massing and visual prominence through increased setbacks/clustering could help to address some of these concerns. The rustic farmhouse vernacular of the proposal with the metal roofs and natural wooden siding appears to generally relate to the "naturalized" character of the immediate setting and the semi-rural character of the greater Carpinteria Valley.

Boardmember feedback on building size/scale, prominence, placement and architectural style relative to the site setting is requested.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

The proposed development does not block views of the mountains, but the structures would be visible within and alter viewsheds from the bluffs to the mountains. Depending on the viewing location and topography, views of the ocean would be intermittently impacted by the proposal.

Objective CD-10: *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.*

Policy CD-10b: *Frontages where residential uses abut a major thoroughfare should include buffering elements such as yards, forecourts, courtyards, and tree rows. Sound walls are the most primitive form of buffer and should be used only where other methods are impractical. If sound walls are used, they should be attractive and well landscaped.*

The proposed residential structures, although set back 50-feet from the Carpinteria Avenue right-of-way line, appear tall and prominently visible from the street. The applicant should study options for these structures to be relocated further away from the street frontage to allow more open area for landscaping and to maintain the open feel of the streetscape of the area. Additionally, the proposed six-foot tall fence along Carpinteria Avenue could be pulled farther back from the street to allow for more landscaping in front of the residential structures.

Objective CD-12: *Development should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features and native and sensitive habitats.*

Policy CD-12a: *Landscape planning shall be respectful of the natural character of the City and enhance existing native plant communities and environmentally sensitive habitat areas.*

The property is located within a designated ESH area, as noted previously. The proposed development, including the grading, construction of structures, and removal of 108 trees, would alter the existing land forms and habitat areas within and/or surrounding the property. The proposed landscaping and restoration plans would plant up to 457 new trees, along with other native plantings, and set aside a significant portion of the site as public open space or farmlands. However, the new plantings would take time to reestablish the equivalent of the mature windrow that presently runs along the western property line, and the introduction of new physical development would permanently alter the character of the site.

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photo-pollution to the maximum extent feasible.*

Policy CD-13a: *Lighting for development adjacent to an ESHA shall be designed to further minimize potential impacts to habitat.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

Implementation Policy 4: *Lighting along roads and in developed areas within or adjacent to ESHA shall not exceed 0.01 foot-candles five feet inside of any City-identified ESHA area.*

Implementation Policy 5: *Spotlights or floodlights in or adjacent to ESHA shall not be permitted.*

Implementation Policy 6: *Exterior lighting on commercial development shall be designed to complement the building and shall be at the minimum height and intensity required to ensure public safety.*

Preliminary lighting plans can be found on Sheets LT101 through LT.RD100, which include the proposed fixtures for each structure and a photometric plan. The photometric plan and proposed fixtures appear to be night-sky and ESH compliant, with the exception of the Festoon Lights proposed for the Events Building patio and the front of the Farm Stand.

The Board should comment on the proposed exterior lighting plan and determine if the proposed fixtures are night-sky compliant and compatible with the ESH areas.

Objective CD-14: *Protect and preserve natural resources by reducing energy consumption.*

Policy CD-14a: *To ensure the effective utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to comply with and exceed the minimum energy requirements of the City's Uniform Codes.*

CD-14-Implementation Policy 7: *Building orientation shall be designed to maximize natural lighting and passive solar heating and cooling.*

This project, if constructed, would be required to, at a minimum, comply with current building and Title 24 code requirements for energy efficiency and conservation measures. Solar array carports are proposed for the residential and resort visitor parking areas, which are anticipated to offset 25% of the project's electricity demand. Additional measures, such as a greywater collection and treatment system, have been incorporated into the project to conserve additional resources. The proposed landscaping plan appears to comply with the intent of the applicable design policies and water conservation requirements promoting the use of low water use native species.

Community Design Subarea 6: The Bluffs

A. Long- and Short- Range Views

Objective CDS6-2: *Ensure that development is controlled to avoid impacts to significant viewsheds, vistas, and view corridors.*

Policy CDS6-b: *Development on the Bluffs shall not obstruct existing view corridors of the ocean and bluff top edge. In addition, views of the ocean and mountains for users of the Carpinteria Bluffs Nature Park and coastal trail(s), for bluffs area property owners and visitors, and for passing motorists, shall be maintained.*

Implementation Policy 57: *New structures shall be low intensity, and reflect the low-rise, small-town feel of the surrounding area. New structures shall be designed to blend into the site and the rest of the city.*

Implementation Policy 58: *All structures, including ancillary structures, shall be appropriately placed so as to minimize their obtrusiveness, and to maintain existing view corridors. Existing views from Bailard Avenue, Carpinteria Avenue, and U.S. 101 to the ocean shall be preserved.*

As discussed above, the heights of the proposed development would affect existing viewsheds, including views from the Carpinteria Bluffs Preserve, Carpinteria Avenue, Bailard Avenue, and the US 101. Proposed structures could be further lowered, reduced in height, set back and/or clustered in a manner that would be less intrusive on public views.

Implementation Policy 59: *Development that is located on or adjacent to bluffs, beaches, or streams shall be designed and sited to prevent adverse impacts on the visual quality of these resources.*

- *The overall scale and massing of structures shall respect the natural setting of the Carpinteria Bluffs and its unique visual resources by incorporating designs that minimize bulk and mass, follow natural topographic variations, and minimize visual intrusion into the bluff edge park and bluff top trail, riparian area within Area II, and adjacent beach areas.*
- *In addition to the mass and scale of the structure, the total square footage of structures shall also be maintained at a size that preserves the area's open character, and is compatible with adjacent open space areas.*
- *All ancillary structures, including parking lots or structures, shall be located as close to the center of the individual building area as possible. If such structures must be located adjacent to open space or residential areas, landscaping that substantially screens the structure from the surrounding uses shall be required.*
- *Consistent with livability and view preservation for residents, selected internal roadways, parking areas, and building sites shall be depressed. In implementing this requirement, consideration shall be given to the feasibility of draining the site and providing appropriate gradients for sewer and storm drain lines.*
- *To ensure that the view corridors are appropriately framed and maintained, all structures shall be subjected to review by the City's Architectural Review Board, which will ensure that selected building sites adjacent to the open space areas and view corridors have included provision for depressed building sites, berming and/or suitable landscaping.*
- *Berms, landscaped buffers and islands shall be created wherever feasible and determined necessary to enhance open space and visual appeal in association with roadways, parking lots and building sites.*
- *New development is to remain visually subordinate to surrounding natural and introduced landscaping. New buildings, signs, roads, and other man-made features should borrow from naturally established forms, lines, colors, and textures, including the forms, lines, colors, and textures introduced as part of site landscaping. New buildings, signs, roads, and other man-made features should also be at such a scale that they contribute to the desired low intensity character for the Carpinteria Bluffs.*
- *Surface materials on buildings within the Carpinteria Bluffs should be textured to blend with the coarseness of landscaping and natural vegetation.*
- *Permitted development within identified view corridors shall be limited to landscaping, roads, underground utilities, parking lots (where specifically required by other provisions of the Carpinteria Local Coastal Plan or Carpinteria Bluffs Local Coastal Plan Amendment), walkways, bikeways, public restrooms (where specifically required by other provisions of the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program), bike racks, benches, picnic tables, and small interpretive signs.*

- *The intrusiveness of wall surfaces facing toward the bluff edge, the Bluffs Nature Park, riparian area, or identified view corridors shall be minimized through the use of single-story elements, setbacks, roof pitches, and landscaping.*

Many of the proposed structures would be placed on raised pads, rather than the preferred depressed building sites called for in the above policy. As such, the structural development becomes prominently visible on the site, especially with the high rooflines and two-story buildings. The proposed natural wood and stone materials would help to soften the appearance of the structures. However, the proposal is spread out over most of the northern portion of the site, and is visually prominent rather than being subordinate to the surrounding landforms.

Implementation Policy 60: *New development shall maintain existing topographic variations of the Carpinteria Bluffs, such as the ridgeline in Bluffs I and the terracing of Bluffs III. Development of Bluffs I should be designed to respect the viewshed from the bluff trail looking north toward the mountains and from the Bluffs Nature Park looking west. Location and design of buildings shall respect the topography and follow topographic forms whenever possible, visible variations in the ground plane are to be retained, avoiding a flat, mass graded appearance. These variations in the ground plane are also to be reflected in variations in the roof lines of individual buildings.*

Several of the resort structures would be located near or at the top of the site's ridgeline, and the heights of the structures would extend well above the ridgeline. The siting of the main resort structures on the site would create a somewhat uniform roofline, rather than a roofline that varies with the site's existing topography. Where feasible, efforts to preserve some of the topographic variation across the site, with an emphasis on reducing the visual prominence of buildings, should be considered.

Implementation Policy 61: *Buildings should not turn their backs completely to the freeway, Carpinteria Avenue, or other adjacent street(s). Regardless of their orientation, buildings that are visible from the freeway, Carpinteria Avenue, the Bluffs Nature Park, Bluffs area trails, or bluff top view points, are to be designed to provide the same level of architectural detail on elevations visible from these areas as on other elevations of the building.*

As discussed above, the proposed architectural style is of an understated farmhouse vernacular. The proposed structures are detailed such that they would generally appear to provide the same level of detailing from all angles.

Implementation Policy 62: *Buildings should be located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five- to seven-foot-wide landscape strip should be provided between parking areas and buildings.*

Implementation Policy 63: *Parking lots should not be the dominant visual element on a site. Large expansive paved areas located between the street and the buildings are to be avoided in favor of smaller multiple lots separated by buildings and landscaping.*

Implementation Policy 64: *Parking lots adjacent to and visible from public rights-of-way, the Bluffs Nature Park, and bluffs area trails should be screened from view through combinations of earth berms, low screen walls, changes in elevation, and landscaping.*

The proposal includes three parking areas: the visitor parking lot for the resort, the private residential parking area, and the private underground parking garage for the resort. The visitor parking lot would be located off of the main entrance from Carpinteria Avenue, and would be screened with landscaping. The residential parking would be located along the secondary service access road and behind the residential structures, which would not be highly visible from public street views. The underground parking garage would not be visible from public views.

Implementation Policy 65: *As a part of development project plan submittals for the bluffs, tools such as physical or computer models, perspectives, or photographs, shall be included in order to demonstrate compliance with these measures and more generally the protection of Bluffs visual resources.*

The applicant has prepared several computer-generated renderings of the project from several vantage points on and around the project site. Photographs of the story poles are included in Attachment B. It should be noted that some of the renderings appear to slightly differ when compared to the story poles erected onsite.

B. Site Design

Implementation Policy 66: *All development shall be appropriately clustered to preserve open space.*

Implementation Policy 67: *The resulting development after clustering is to be consistent with the character of the development's setting and adjacent land uses and open space areas.*

Implementation Policy 68: *Substantial buffering and screening is to be provided for the clustered development adjacent to public rights way and preserved open space areas.*

The proposed physical development is generally concentrated towards the northern and western portions of the project site in an effort to maximize open space along the eastern and southern portions of the property that are most visible from adjoining public open spaces. The proposed landscaping would help to soften views of the structures, but further clustering of the structures toward the eastern and central portions of the property could enhance consistency with the above policies.

C. Landscaping

Policy CDS6-d: *Landscape Planning shall be respectful of the natural character of the Bluffs and enhance existing native plant communities and environmentally sensitive habitat areas.*

Implementation Policy 75: *Use of native, locally adapted species shall be required.*

Implementation Policy 76: *More urban, "formal" landscape designs may be used in the immediate vicinity, entryways, or interior site areas of the hotel/resort or the visitor commercial area. Urban landscape species shall not be used along buffer areas adjacent to open space areas.*

Implementation Policy 77: *All parking areas, including any future Park and Ride facilities, shall provide maximum landscaping and to the extent feasible, be shielded from view by perimeter shrubs and/or depression of the parking areas.*

Implementation Policy 78: *Buildings should be located in a landscaped setting where the main entrances do not directly abut paved parking areas. A minimum five- to seven-foot-wide landscape strip should be provided between parking areas and buildings.*

Implementation Policy 79: *Landscaping shall be used as a buffer and transition between developed areas, particularly around the hotels/resort and the business park/visitor commercial areas. Landscaping materials used as buffers shall conform to the plant requirements, as set forth below.*

Implementation Policy 80: *Vegetation placement, density, and coloration shall be compatible with the patterns of existing natural vegetation in surrounding areas. Revegetation that varies, particularly in form or in color, from the visual characteristics of the existing surrounding vegetation shall be avoided. In order to prevent monotony, landscaping with a variety of heights shall be required, although heights should be comparable to existing vegetation.*

Implementation Policy 81: *All areas adjacent to the railroad right-of-way shall be shielded through the use of dense, low-lying landscaping in such a manner that they do not obscure ocean or mountain views across the track corridor.*

Implementation Policy 83: *Development within the Carpinteria Bluffs should fit quietly into the area's natural and introduced landscape, deferring to open spaces, existing natural features, and native and sensitive habitats.*

The proposed landscaping and restoration plans for the proposal include plants native to California, and specifically local native species for the restoration areas. The plans depict a more informal, "organic" planting layout, rather than formal gardens. The plant list includes trees, shrubs, herbs, grasses, flowering plants, and succulents that would provide a variety of heights and textures. Landscaped pathways would provide access throughout the resort, and would connect to additional public pathways. The proposed landscaping and restoration plantings would enhance the ambience of the site and would be used to help buffer/screen physical development from adjacent public spaces and view corridors.

Open Space, Recreation & Conservation Element

Objective OSC-2: *Preserve and restore the natural resources of the Carpinteria Bluffs.*

Policy OSC-2i: *Preserve all windrow trees as one part of a contiguous and naturally preserved open space system across the whole of the Carpinteria Bluffs. Thinning, pruning and removal of*

trees shall be limited to what is necessary to maintain the trees in a healthful condition and to remove any hazardous condition. When a tree is approved by the City for removal, it shall be required to be replaced at a ratio appropriate to ensure infill of any gap created in the windrow and with a native, locally occurring tree, type and size to be approved by the City. Replacement trees that fail to survive within the first five years after planting shall be replaced. Programs for phased removal and replacement of tamarisk windrows with native tree windrows are encouraged. Development or other activity proposed on parcels including windrows shall be set back a minimum of 10 feet from the drip line of the trees and shall not result in compacting of soil or other potential damage to the trees' root system or water source.

As discussed previously, 108 trees are proposed to be removed, the majority of which are mature eucalyptus trees and tamarisks along the western windrow. The windrow trees are proposed to be removed and replaced with native "hedgerow plants," such as live oaks, scrub oaks, toyon, coffeeberry, coyote bush, and other native species. The Board should provide direction as to whether the proposed replacement windrow would meet the intent of the above policy, as it appears that upon maturity, the new windrow would be considerably shorter in height than the existing windrow.

Objective OSC-13: *Preserve Carpinteria's visual resources.*

Policy OSC-13g: *Require new development to protect scenic resources by utilizing natural landforms and native vegetation for screening structures, access roads, building foundations, and cut and fill slopes in project design which otherwise complies with visual resources protection policies.*

Policy OSC-13h: *Plans for development shall minimize cut and fill operations. Plans that do not minimize cut and fill shall be denied.*

Policy OSC-13i: *Design all new development to fit the site topography, soils, geology, hydrology, and other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Preserve all natural landforms, natural drainage systems, and native vegetation. Require all areas on the site not suited to development, as evidenced by competent soils, geology and hydrology investigation and reports remain as open space.*

As discussed above, the proposal estimates grading quantities of 47,000 cubic yards of cut and 47,000 cubic yards of fill for the project, including 17,000 cubic yards of cut for the underground parking structure. The applicant proposes to balance the soil on site, which results in a large amount of soil to be used to construct raised pads for the main residential and resort structures. These land alterations also result in taller structures that may conflict with the established view sheds. The grading plans could be revised to further minimize the amount of cut and fill.

Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program

In addition to the GP/CLUP, the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program also contains implementation measures and development guidelines for the Bluffs I properties. The Bluff Area I Implementation Measures of the program that are most relevant to the project are analyzed below.

Bluffs Area I Implementation Measures

1. *A shoreline park with a minimum width of 200 feet as measured from northerly limit of the railroad right-of-way or bluff edge, whichever is farther north, shall be developed for light intensity, day use. No campfire facilities shall be provided; however, picnic tables and limited barbecue facilities shall be included at the vista point near the extension of Bailard Avenue. Vertical access from Carpinteria Avenue to the bluffs trail shall be provided within the existing Bailard Avenue right-of-way and adjacent setback area.*
2. *A blufftop trail and vertical access to Carpinteria Avenue with a minimum width of 20 feet shall be developed along the alignment illustrated in Figure 5.*
    - *Prior to issuance of occupancy certificates for the adjacent resort development, the City shall provide for and install a designated railroad crossing. The extent of the responsibility of developers to pay for the installation of the railroad crossing shall be determined by the City at the time of development review. Only one crossing of the rail line need be provided. The preferred option shall be an at-grade crossing. To obtain this crossing, the City shall seek the necessary approvals from the California Public Utilities Commission, in the cooperation with Southern Pacific Railroad for a crossing at grade. Such a crossing would include a barricade arm and audible alarms that would operate to block the crossing when trains approach without interfering with train passage. The crossing would also include, if feasible, improvements to allow access by wheelchairs. If approval for an at-grade crossing is not secured from the California Public Utilities Commission, in cooperation with the Southern Pacific Railroad, then the City shall seek necessary permit approvals to construct an underground crossing, or, if topographic conditions allow, an above grade crossing at an alternative location on Bluffs I.*
    - *Prior to commencement of construction on Bluffs Area I, a four-foot high, open-type fence (such as a split rail fence) shall be constructed as part of any adjacent development projects within each respective area between the railroad right-of-way and the bluff top trail (running in an east-west direction along the entire length of the site). This will physically separate visitors to the site from the railroad, unless topographic conditions are sufficient to ensure such separation without the installation of such fencing. The type of fencing and crossing design shall be approved by the City of Carpinteria as part of the coastal development permit approval, and all fencing so approved shall be of similar design and character to minimize visual impacts. To the extent feasible, designated railroad crossings shall be designed to accommodate physically-challenged coastal visitors.*
    - *Concurrent with the construction of the blufftop trail, plantings of locally native, bluff scrub vegetation along the bluff edge shall occur. In addition, removal of the patch of sweet fennel and replanting with coastal sage scrub habitat within APN 1-170-10 as*

mitigation for the loss of that vegetative community shall occur concurrent with the construction of the trail through that parcel.

- *Adequate and visually attractive beach, trail, and recreation area access signing shall be provided.*
- *The trail and the access to ocean viewpoints required to Measures 6 and 7, below and to the extent feasible, the rail crossing, shall be constructed so as to be accessible for the physically handicapped.*

3. *Provisions for public parking for shoreline users shall be made within the existing Bailard Avenue right-of-way. In addition, provisions for parking for shoreline users shall be made within the visitor resort. A minimum of 15 parking spaces shall be provided within the resort parking area nearest to the public park and vista trailway, and these spaces shall be posted with signage clearly reserving such spaces for non-resort coastal access visitors and shall be posted with signage indicating directions to the public park and vista trailway. Coastal access parking within the resort shall include at least two handicapped parking spaces adjacent to the ADA – designed trailway required under Implementation Measure 6. There shall be no change for public parking spaces shall be in addition to such parking spaces as may otherwise be required of the resort development. Coastal access parking spaces within the resort development shall be posted with signs clearly reserving the spaces for public coastal access parking only and prohibiting use by resort patrons.*
4. *Due to the sensitivity of the seal haul out area and the overlook, a screen of vegetation shall be planted at the view point. This screen should be allowed to grow to a height of no greater than four feet and be pruned to increase density to create visually a 100 percent opacity. This screen shall be planted exclusively of locally native stiff spined shrubs as the lemonade berry (Rhus integrifolia), bush sunflower (Encelia californica) coastal sagebrush, and California buckwheat.*
5. *Vertical access to the beach shall be maintained on the existing dirt road, as indicated in Figure 5.*
6. *An ocean vista point and park area shall be provided south of the existing right-of-way of Ballard Avenue and shall be connected to the closest public access parking and main horizontal bluff top trailway by vertical public access trail designed to the standards of the Americans with Disabilities Act (ADA). The design and scale of park amenities shall not intrude into the public view corridor south of Bailard Avenue. Signage clearly indicating the availability of public coastal access amenities and parking, as well as handicapped access shall be included in the main signage identifying the adjacent visitor resort and shall also be posted with directions to the vista point and access trail prior to occupancy of the visitor resort.*
7. *An ocean vista point and connections from the main blufftop trail shall be provided at the east end of Bluffs Area I, adjacent to the railroad line. Connections between the vista point and the main blufftop trail and with the vertical accessway to Carpinteria Avenue shall be designed to accommodate handicapped coastal visitors. Benches shall be provided at this vista point.*

The proposal generally complies with and includes the above elements, as applicable. The plans show the 200-foot setback on the northern side of the railroad tracks, and propose this area to be used as passive public open space. A new, relocated 20-foot-wide ADA accessible trail is proposed across the southern 4.13-acre parcel, and includes a new secondary seal overlook. A new split-rail

fence, designed to match the existing bluffs fencing, is proposed along the UPRR right of way. Restoration plantings are proposed to replace non-native plants on the southern parcel. An at-grade railroad crossing is proposed at the location of the existing informal railroad crossing; the particulars of the railroad crossing will be considered further when the project undergoes environmental review. The existing vertical access ramp down to the sandy beach from the southern 4.13-acre parcel would remain; no improvements to this access are proposed at this time.

SUMMARY OF ISSUES

- Project layout and site design (including, but not limited to, clustering, placement, and setbacks);
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Proposed tree removals;
- The landscaping and restoration plant palettes;
- Exterior light fixtures and night-sky compliance;
- Visual prominence of the proposed structures within public view corridors; and
- Neighborhood compatibility.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff on the issue areas raised. Given the size and complexity of the proposed project, staff anticipates the project will require further review by the ARB in order to obtain a recommendation for preliminary approval. Accordingly, staff recommends that the Board continue the item to a future meeting with specific direction on elements of the project design that merit further study and refinement in order to be found consistent with applicable design policies.

ATTACHMENTS

Attachment A- Preliminary Plans
Attachment B- Story Pole Plan, Certification, and Photographs
Attachment C- Minutes from the March 30, 2022 Special Joint CC/PC/ARB Meeting
Attachment D- Conceptual Plans (Superseded)

Attachment A
Preliminary Architectural Plans

Carpinteria Farm Preserve & Bungalows Project
Preliminary ARB Review
January 25, 2024

5669, 5885 CARPINTERIA AVENUE,
CARPINTERIA, CA 93013
APN: 001-170-10 / APN: 001-170-13

PROPOSED PARCEL BREAKDOWN / SITE COVERAGE

TOTAL PARCELS ACREAGE	15.50 AC
PROPOSED PARCEL 1 - RESIDENTIAL REDEVELOPMENT	1.58 AC
PROPOSED PARCEL 2 - RETREAT & FARM	12.33 AC (INCL. 1.50 AC FARM)
PROPOSED PARCEL 3 - CONSERVED PUBLIC OPEN SPACE NORTH	9.87 AC (INCL. 3.43 AC FARM)
PARCEL 4 - CONSERVED PUBLIC OPEN SPACE SOUTH	4.12 AC

TOTAL PARCELS CONSIDERED	875.86 (100%)
TOTAL BUILDING FOOTPRINT	2.90 AC (10.53%)
TOTAL HARDSCAPE	4.42AC (17.04%)
TOTAL LANDSCAPE AREA	19.66 AC (71.51%)

1

TOTAL PROPOSED PARCEL 1 CONSIDERED	68,687.10 SF (3.74%)
*TOTAL BUILDING FOOTPRINT	24,214.00 SF (7.00%)
*TOTAL HARDSCAPE	30,473.10 SF (11.16%)
*TOTAL LANDSCAPE AREA	14,061.10 SF (11.16%)

2

TOTAL PROPOSED PARCEL 2 CONSIDERED	636,754.28 SF (44.80%)
*TOTAL BUILDING FOOTPRINT	107,459.00 SF (8.55%)
*TOTAL HARDSCAPE	196,218.00 SF (12.62%)
*TOTAL LANDSCAPE AREA	295,086.28 SF (34.63%)

3

TOTAL PROPOSED PARCEL 3 CONSIDERED	412,273.81 SF (30.44%)
*TOTAL BUILDING FOOTPRINT	0.00 SF (0.00%)
*TOTAL HARDSCAPE	28,572.00 SF (2.22%)
*TOTAL LANDSCAPE AREA	385,831.81 SF (32.72%)

4

TOTAL PROPOSED PARCEL 4 CONSIDERED	149,903.00 SF (13.62%)
*TOTAL BUILDING FOOTPRINT	0.00 SF (0.00%)
*TOTAL HARDSCAPE	13,204.00 SF (1.13%)
*TOTAL LANDSCAPE AREA	136,699.00 SF (13.62%)

PROPOSED PROGRAM BREAKDOWN - OVERALL SITE

HOSPITALITY

*TOTAL # OF RETREAT BUILDINGS	32	
	GROSS	NET
A - MAIN RETREAT BUILDING	7,413 SF	6,785 SF
B - RESTAURANT	10,951 SF	9,771 SF
C - FARM EVENTS BUILDING	7,388 SF	5,153 SF
D - WELLNESS & SPA	13,265 SF	8,720 SF
E - LODGES	45,564 SF	31,448 SF
1/8 - LODGE 1	19,750 SF	15,996 SF
FIRST FLOOR	10,281 SF	9,281 SF
SECOND FLOOR	9,471 SF	6,715 SF
ROOM BREAKDOWN		
STUDIO (16)		288 SF
STUDIO PLUS (11)		337 SF
STANDARD 1 BEDROOM (3)		693 SF
7 - BUNGALOWS	34,778 SF	30,616 SF
BUNGALOWS - STUDIO (12)	8,280 SF	4,536 SF
BUNGALOWS - 1BR (16)	13,248 SF	13,152 SF
BUNGALOWS - 2BR (7)	13,718 SF	12,928 SF
D - POOL BUILDING	1,566 SF	1,371 SF
H - RETREAT MAINTENANCE	3,027 SF	2,423 SF
I - FARM BUILDING	2,132 SF	1,681 SF
J - FARM STAND	600 SF	291 SF
K - PUMP HOUSE & WELL S / P	96 SF	72 SF
N - WATER TREATMENT FACILITY	1,152 SF	1,681 SF
TOTAL RETREAT FLOOR AREA	GROSS	NET
	121,111 SF	74,846 SF
RETREAT HARDSCAPE AREAS	9,895 SF	
MAIN POOL DECK/DECK	4,703 SF	
ADULT POOL DECK	2,750 SF	
POOL		
D - MAIN POOL	1,912 SF	
E - ADULT POOL	1,030 SF	
FARM	5 AC	
PARKING		
VISITOR LOT (INCLUDING 2 ACCESSIBLE STALLS)	20 SPACES	
SUBTERRANEAN PARKING (INCLUDING 2 ACCESSIBLE STALLS)	53 SPACES	29,963 SF
TOTAL HARDSCAPE	131,124 SF	
CARRIAGE STONE TRAIL ROADS	58,104 SF	
	LENGTH: 1,724 FT	
PRIVATE RETREAT PATHS	55,420 SF	
	LENGTH: 4,281 FT	

RESIDENTIAL

*TOTAL # OF RESIDENTIAL BUILDINGS	4	
	GROSS	NET
A - RESIDENCE	35,188 SF	29,886 SF
RESIDENCE 1	25,263 SF	20,688 SF
FIRST FLOOR	16,968 SF	13,878 SF
SECOND FLOOR	10,295 SF	8,209 SF
APARTMENT BREAKDOWN RESIDENCE 1		
1 BR (2)		580 SF
2 BR (4)		680 SF
3 BR TYPE 1 (5)		990 SF
3 BR TYPE 2 (5)		990 SF
B - RESIDENCE 2	18,008 SF	13,668 SF
FIRST FLOOR	9,054 SF	7,869 SF
SECOND FLOOR	9,054 SF	5,804 SF
APARTMENT BREAKDOWN RESIDENCE 2		
1 BR (12)		580 SF
2 BR (6)		680 SF
3 BR TYPE 1 (6)		990 SF
3 BR TYPE 2 (6)		990 SF
C - RESIDENCE CENTER	7,700 SF	6,119 SF
FIRST FLOOR	3,350 SF	2,341 SF
SECOND FLOOR (2 BEDROOM APT.)	3,350 SF	3,778 SF
D - MAINTENANCE STORAGE	620 SF	367 SF
TOTAL RESIDENTIAL FLOOR AREA	GROSS	NET
	61,516 SF	53,040 SF
RESIDENTIAL HARDSCAPE AREAS	5,103 SF	
BBQ & PICNIC AREA	1,400 SF	
PLAY AREA (3-12 YO)	1,400 SF	
PLAY AREA (13-17 YO)	2,503 SF	
RESIDENTIAL PARKING (INCLUDING 6 ACCESSIBLE STALLS)	76 STALLS	
TOTAL RESIDENTIAL LANDSCAPE	30,387 SF	
CAR ACCESS RESIDENTIAL ROADS	26,234 SF	
	LENGTH: 1,076	
PRIVATE RESIDENTIAL PATHS	4,153 SF	
	LENGTH: 484	

*TOTAL # OF BUILDINGS	36	
	GROSS	NET
TOTAL RETREAT GROUND FL. AREA	102,495 SF	64,812 SF
TOTAL RETREAT 2ND FL. AREA	18,943 SF	10,033 SF
TOTAL RESIDENTIAL GROUND FL. AREA	39,696 SF	33,331 SF
TOTAL RESIDENTIAL BUILDING 2ND FL. AREA	21,820 SF	19,709 SF
TOTAL FLOOR AREA	GROSS	NET
	182,954 SF	127,885 SF

PARKING BREAKDOWN

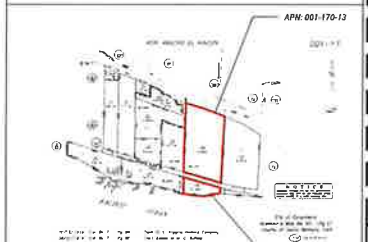
*TOTAL # OF VISITOR & RESIDENTIAL PARKING	89 STALLS
RESIDENTIAL UNITS + BUNGALOWS + CABINS	76
RESTAURANT (149 SEATS, 1 STALL PER 4 SEATS)	37
RETAIL/VISITING UNITS (1 + MANAGE UNIT) + WORT PARKING	12
WINERY (PRE-EXIST)	3
FARM EMPLOYEE PARKING	3
RETREAT EMPLOYEE PARKING	12
EVENTS BARN (1 PER 3 GUESTS)	16
FARM STAND	2
TOTAL RETREAT RETAIL PARKING	11
TOTAL RESIDENTIAL BICYCLE PARKING	6

VICINITY MAP

NOT TO SCALE

APN MAP

NOT TO SCALE



LEGAL DESCRIPTION

APN 001-170-13

A PART OF LAND IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, OF SPANISH DESCRIPTION

BEING THAT PART OF RANCHO LA CARPINTERIA DESCRIBED IN THE CONVEYANCE RECORDED IN BOOK 1 PAGE 1 OF DEEDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1 OF THE TRACT OF LAND CONVEYED BY THE SOUTHERN PACIFIC COMPANY, A CORPORATION, TO THE COUNTY OF SANTA BARBARA, BY DEED DATED MARCH 29, 1927 AND RECORDED IN BOOK 227 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, AT PAGE 1 OF SAID OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING ON THE SOUTHWESTERLY LINE OF THE 100 FOOT RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY (NOW KNOWN AS THE SOUTHERN PACIFIC TRANSPORTATION COMPANY) AS SAID RIGHT OF WAY IS SHOWN ON A MAP RECORDED IN BOOK 1 OF RECORD OF SURVEYS AT PAGE 49 IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY;

THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID RIGHT OF WAY NORTH 41° 29' 30" WEST 1,000.00 FEET TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE SOUTHERN PACIFIC COMPANY, A CORPORATION, TO THE COUNTY OF SANTA BARBARA, BY DEED DATED MARCH 29, 1927 AND RECORDED IN BOOK 227 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, AT PAGE 1 OF SAID OFFICIAL RECORDS;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL SOUTH 48° 30' 30" WEST 1,320.00 FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL;

THENCE SOUTH 41° 29' 30" EAST 1,000.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;

THENCE NORTH 48° 30' 30" EAST 1,320.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS DEDICATED TO THE STATE OF CALIFORNIA BY INSTRUMENT RECORDED IN BOOK 1 PAGE 1 OF OFFICIAL RECORDS AND BY DEED RECORDED JANUARY 23, 1963 AS INSTRUMENT NO. 5237 IN BOOK 1757 PAGE 189 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS DEDICATED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 1 PAGE 1 OF OFFICIAL RECORDS AND BY DEED RECORDED JANUARY 23, 1963 AS INSTRUMENT NO. 5238 IN BOOK 1757 PAGE 190 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

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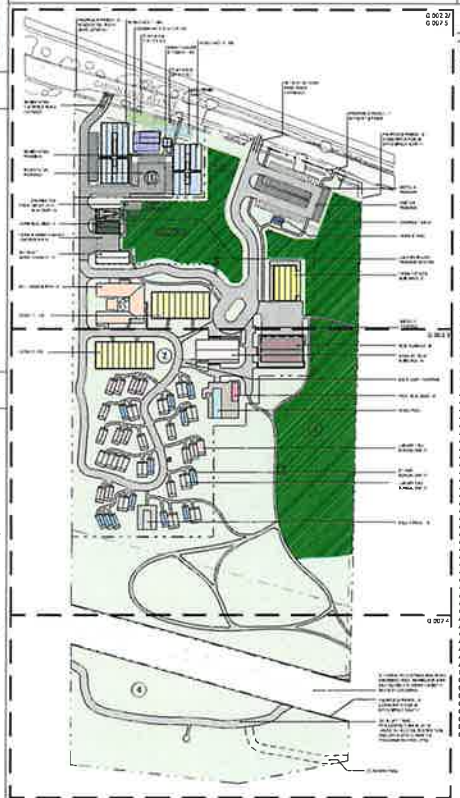
SAID LANDS IN SECTION 1 TOWNSHIP 4 NORTH RANGE 25 WEST SAN BERNARDINO BASE AND MERIDIAN.

APN 001-170-10

APN 001-170-13



DRAWING LIST

ARCHITECTURE	
G.000	COVER SHEET
G.000.1	DIAGRAMS
G.000.2	SITE PLAN CHANGES
G.000.3	SUSTAINABILITY INITIATIVES
G.000.4	SOLID WASTE REMOVAL PLAN
G.001	SURVEY
G.001.1	SITE PLAN
G.002.2	SITE PLAN - NORTH
G.002.3	SITE PLAN - SOUTH
G.002.4	SITE PLAN - BLUFFS
G.002.5	SITE PLAN - SUBTERRANEAN PARKING
G.002.6	FENCES PLAN
G.003	SITE PHOTOS
AA.100	BUILDING A - MAIN RETREAT BUILDING ROOF PLAN
AA.101	BUILDING A - MAIN RETREAT BUILDING GROUND LEVEL FLOOR PLAN
AA.200	BUILDING A - MAIN RETREAT BUILDING NORTH & SOUTH ELEVATIONS
AA.201	BUILDING A - MAIN RETREAT BUILDING WEST & EAST ELEVATIONS
AA.300	BUILDING A - MAIN RETREAT BUILDING SECTION
AB.100	BUILDING B - RESTAURANT ROOF PLAN
AB.101	BUILDING B - RESTAURANT FLOOR PLAN
AB.200	BUILDING B - RESTAURANT NORTH & SOUTH ELEVATIONS
AB.201	BUILDING B - RESTAURANT EAST & WEST ELEVATIONS
AB.300	BUILDING B - RESTAURANT SECTION
AC.100	BUILDING C - FARM EVENTS BUILDING ROOF PLAN
AC.101	BUILDING C - FARM EVENTS BUILDING FLOOR PLAN
AC.200	BUILDING C - FARM EVENTS BUILDING NORTH & SOUTH ELEVATIONS
AC.201	BUILDING C - FARM EVENTS BUILDING EAST & WEST ILLVATIONS
AC.300	BUILDING C - FARM EVENTS BUILDING SECTIONS
AD.100	BUILDING D - WELLNESS & SPA ROOF PLAN
AD.101	BUILDING D - WELLNESS & SPA FLOOR PLAN
AD.200	BUILDING D - WELLNESS & SPA NORTH & SOUTH ELEVATIONS
AD.201	BUILDING D - WELLNESS & SPA EAST & WEST ELEVATIONS
AD.300	BUILDING D - WELLNESS & SPA SECTIONS
AE-A.100	BUILDING EA - RETREAT LODGE ROOF PLAN
AE-A.101	BUILDING EA - RETREAT LODGE FIRST FLOOR PLAN
AE-A.102	BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN
AE-A.200	BUILDING EA - RETREAT LODGE EAST & WEST ELEVATIONS
AE-A.201	BUILDING EA - RETREAT LODGE NORTH & SOUTH ELEVATIONS
AE-A.300	BUILDING EA - RETREAT LODGE SECTIONS
AE-B.100	BUILDING EB - RETREAT LODGE ROOF FLOOR PLAN
AE-B.101	BUILDING EB - RETREAT LODGE FIRST FLOOR PLAN
AE-B.102	BUILDING EB - RETREAT LODGE SECOND FLOOR PLAN
AE-B.200	BUILDING EB - RETREAT LODGE EAST & WEST ELEVATIONS
AE-B.201	BUILDING EB - RETREAT LODGE NORTH & SOUTH ELEVATIONS
AE-B.300	BUILDING EB - RETREAT LODGE SECTIONS
AF.100	BUILDING F - TYP. STUDIO BUNGALOW ROOF & FLOOR PLAN
AF.200	BUILDING F - TYP. STUDIO BUNGALOW ELEVATIONS & SECTIONS
AF.101	BUILDING F - TYP. LUXE STUDIO BUNGALOW ROOF & FLOOR PLAN
AF.201	BUILDING F - TYP. LUXE STUDIO BUNGALOW ELEVATIONS & SECTIONS
AF.102	BUILDING F - TYP. 1BD BUNGALOW ROOF & FLOOR PLAN
AF.202	BUILDING F - TYP. 1BD BUNGALOW ELEVATIONS & SECTIONS
AF.103	BUILDING F - TYP. 2BD BUNGALOW ROOF & FLOOR PLAN
AF.203	BUILDING F - TYP. 2BD BUNGALOW ELEVATIONS & SECTIONS
AG.100	BUILDING G - POOL AREA & BUILDING ROOF & LOWER PLAN
AG.200	BUILDING G - POOL AREA & BUILDING ELEVATIONS
AG.300	BUILDING G - POOL AREA & BUILDING SECTION
AH.100	BUILDING H - RETREAT MAINTENANCE ROOF & FLOOR PLAN
AH.200	BUILDING H - RETREAT MAINTENANCE NORTH & SOUTH ELEVATIONS
AH.201	BUILDING H - RETREAT MAINTENANCE WEST & SOUTH ELEVATIONS
AH.300	BUILDING H - RETREAT MAINTENANCE SECTIONS
AI.100	BUILDING I - FARM BUILDING ROOF & FLOOR PLAN
AI.200	BUILDING I - FARM BUILDING ELEVATIONS & SECTIONS
AJ.100	BUILDING J - FARM STAND FLOOR PLAN, ELEVATIONS & SECTION
AK.100	BUILDING K - ADULT POOL PLAN & SECTION
AL.100	BUILDING L - SEWAGE LIFT STATION PLAN & ELEVATIONS
AM.100	BUILDING M - TYP. COVERED PARKING STRUCTURE PLAN & ELEV
AN.100	BUILDING N - GREYWATER SYSTEM STRUCTURE PLAN & ELEV
AR.100	BUILDING R - RESIDENCE SITE PLAN
ARA.100	BUILDING RA - RESIDENCE 1 ROOF PLAN
ARA.101	BUILDING RA - RESIDENCE 1 FIRST FLOOR PLAN
ARA.102	BUILDING RA - RESIDENCE 1 SECOND FLOOR PLAN
ARA.200	BUILDING RA - RESIDENCE 1 EAST & WEST ELEVATIONS
ARA.201	BUILDING RA - RESIDENCE 1 NORTH & SOUTH ELEVATIONS & SECTION
ARB.100	BUILDING RB - RESIDENCE 2 FIRST FLOOR PLAN
ARB.101	BUILDING RB - RESIDENCE 2 SECOND FLOOR PLAN
ARB.200	BUILDING RB - RESIDENCE 2 EAST & WEST ELEVATIONS
ARB.201	BUILDING RB - RESIDENCE 2 NORTH & SOUTH ELEVATIONS & SECTION
ARC.100	BUILDING RC - COMMUNITY CENTER PLANS
ARC.200	BUILDING RC - COMMUNITY CENTER ELEVATIONS & SECTION
ARD.100	BUILDING RD - MAINTENANCE STORAGE: PLANS, ELEV & SECTION
G.900	MATERIAL SCHEDULE
G.901	RENDERINGS
G.902	RENDERINGS
G.903	RENDERINGS
G.904	RENDERINGS
G.905	RENDERINGS
G.906	RENDERINGS
G.907	SITE NORTH ELEVATION

CIVIL	
C.101	TITLE SHEET
C.102	PRELIMINARY GRADING PLAN - NORTH
C.103	PRELIMINARY GRADING PLAN - SOUTH
C.104	PRELIMINARY GRADING PLAN - BLUFFS
C.105	PRELIMINARY DETENTION IMPROVEMENTS
C.201	PRELIMINARY GRADING SECTIONS
C.202	PRELIMINARY GRADING SECTIONS
C.203	PRELIMINARY GRADING SECTIONS
C.300	PRELIMINARY UTILITY PLAN - NORTH
C.301	PRELIMINARY UTILITY PLAN - SOUTH
C.302	PRELIMINARY UTILITY PLAN - BLUFFS
C.400	PRELIMINARY OUTFALL MAP
C.500	EXISTING DRAINAGE PLAN
C.501	PRELIMINARY STORMWATER CONTROL PLAN
C.600	TENTATIVE PARCEL MAP

LANDSCAPE	
L.001	COVER PAGE
L.100	GRADING AND EXISTING CONDITIONS PLAN - FULL
L.101	GRADING AND EXISTING CONDITIONS PLAN - NORTH
L.102	GRADING AND EXISTING CONDITIONS PLAN - SOUTH
L.103	GRADING AND EXISTING CONDITIONS PLAN - BLUFFS
L.200	GROUNDCOVER PLAN - FULL SITE
L.201	GROUNDCOVER PLAN - NORTH
L.202	GROUNDCOVER PLAN - SOUTH
L.203	GROUNDCOVER PLAN - BLUFFS
L.300	CANOPY PLAN - FULL
L.301	CANOPY PLAN - NORTH
L.302	CANOPY PLAN - SOUTH
L.303	CANOPY PLAN - BLUFFS
L.400	PLANTING PLAN - FULL
L.401	PLANTING PLAN - NORTH
L.402	PLANTING PLAN - SOUTH
L.403	PLANTING PLAN - BLUFFS
L.500	SPECIES LIST

LIGHTING	
LT.101	SITE LIGHTING PLAN NORTH
LT.102	SITE LIGHTING PLAN SOUTH
LT.201	SITE LIGHTING PHOTOMETRY
LT.A100	MAIN RETREAT BUILDING - PLAN
LT.A200	MAIN RETREAT BUILDING - N + S ELEVATIONS
LT.A201	MAIN RETREAT BUILDING - W + E ELEVATIONS
LT.B100	RESTAURANT - PLAN
LT.B200	RESTAURANT - N + S ELEVATIONS
LT.B201	RESTAURANT - W + E ELEVATIONS
LT.D100	WELLNESS + SPA - PLAN
LT.D200	WELLNESS + SPA - N + S ELEVATIONS
LT.D201	WELLNESS + SPA - W + E ELEVATIONS
LT.EA100	LODGES - PLAN
LT.EA200	LODGES - N + S ELEVATIONS
LT.EA201	LODGES - W + E ELEVATIONS
LT.EB100	LODGES - PLAN
LT.EB200	LODGES - N + S ELEVATIONS
LT.EB201	LODGES - W + E ELEVATIONS
LT.F100	BUNGALOW - PLAN
LT.F200	BUNGALOW - N + S ELEVATIONS
LT.F201	BUNGALOW - PLAN
LT.F300	BUNGALOW - N + S ELEVATIONS
LT.F301	BUNGALOW - PLAN
LT.F400	BUNGALOW - N + S ELEVATIONS
LT.F401	BUNGALOW - PLAN
LT.G100	POOL AREA - PLAN
LT.G200	POOL AREA - W + E ELEVATIONS
LT.H100	RETREAT MAINTENANCE - PLAN
LT.H200	RETREAT MAINTENANCE - N + S ELEVATIONS
LT.H201	RETREAT MAINTENANCE - E ELEVATION
LT.I100	FARM BUILDING - PLAN
LT.I200	FARM BUILDING - ELEVATIONS
LT.J100	FARM STAND - PLAN
LT.J200	FARM STAND - ELEVATIONS
LT.K100	ADULT POOL - PLAN
LT.RA100	RESIDENCES - PLAN
LT.RA200	RESIDENCES - W + E ELEVATIONS
LT.RC100	COMMUNITY CENTER - PLAN
LT.RC200	COMMUNITY CENTER - N ELEVATION
LT.RD100	MAINTENANCE SHED PLAN + ELEVATION

5669, 5885 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

PLANNING SUBMISSION - 5885 CARPINTERIA AVENUE MIXED-USE RESIDENTIAL, HOSPITALITY & FARM

OCTOBER 11TH, 2023

PROJECT DESCRIPTION

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

10/12/2023	POSOW
N/A	30" X 42"

COVER SHEET

G.000

SITE DIAGRAMS

SITE COVERAGE 1:

SURFACE TYPES

- LANDSCAPE & AGRICULTURE - 71 5%
- HARDSCAPE (GRAVEL, CONCRETE, WOOD DECKING ,CHIPSEAL) - 17 9%
- BUILDINGS - 9 5%
- WATER - 1%

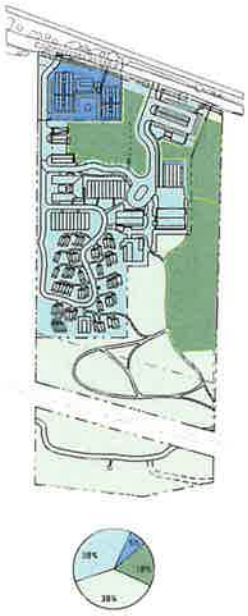
SITE COVERAGE 2:

OPEN SPACE / AGRICULTURAL AREAS / NATIVE LANDSCAPE AREAS

- NATIVE LANDSCAPE (CONSERVATION EASEMENTS) - 38%
- NATIVE LANDSCAPING - 44%
- AGRICULTURE - A (CONSERVATION EASEMENT) : 12%
- AGRICULTURE - B 6%

SITE COVERAGE 3:

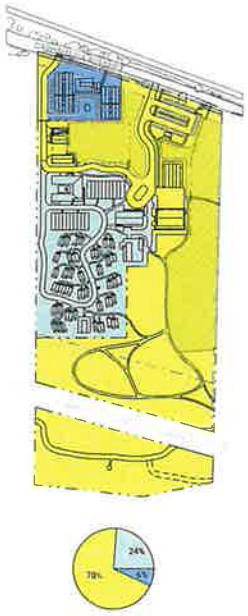
USE-TYPE ZONES



- OPEN SPACE - 38%
- RESIDENTIAL HOUSING + RECREATION - 6%
- RETREAT - 38%
- AGRICULTURE - 18%

SITE COVERAGE 4:

PUBLIC ACCESS



- PUBLICLY ACCESSABLE AREAS - 70%
- RESIDENTIAL HOUSING + RECREATION - 6%
- RETREAT AREA (SEMI PUBLIC)- 24%

SITE COVERAGE 5:

VIEW CORRIDORS

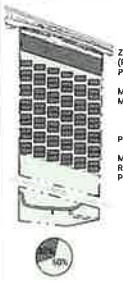
- NORTH TO SOUTH VIEW CORRIDORS - ALLOWING UNOBSTRUCTED VIEWS ACROSS THE ENTIRE SITE

SITE COVERAGE 6:

ACTIVE VS. PROPOSED FARM AREA

- ACTIVE FARM AREA - 2 3 ACRES
- PROPOSED FARM AREA - 5 0 ACRES

MAX. ALLOWABLE BUILDING AREA

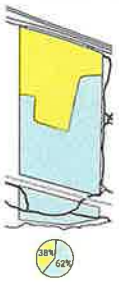


ZONING PUD
(PLANNED UNIT DEVELOPMENT DISTRICT)
PER CITY OF CARPINTERIA ZONING MAP, 2016

MAX. ALLOWABLE BUILDING AREA 30% LOT COVERAGE
MINIMUM SETBACKS:
SIDE OF LOT (WEST + EAST): MIN. 5FT., MAX 10 FT
FRONT OF LOT (NORTH): 50' FROM STREET CENTER LINE
REAR OF LOT (SOUTH): 15'
PER CARPINTERIA MUNICIPAL CODE 14 14 060 - Building Setbacks

MAXIMUM BUILDING HEIGHT 30
REQUIRED PARKING SPOTS = 500 PKG. SPOTS
PER CARPINTERIA MUNICIPAL CODE 14 54 - PARKING REGULATIONS

PREVIOUS PUBLIC ACCESS



AREA DELTAS

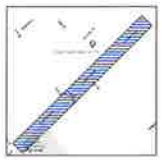
PUBLIC ACCESS PREVIOUS: 38%

PUBLIC ACCESS PROPOSED: 76%

TOTAL INCREASE OF PUBLICLY ACCESSABLE AREA

38% (= 4.56 Acres)

NOTE: LINDEN AVENUE VIEW CORRIDOR IS APPX 60' WIDE



PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

10/12/2023 P25049

N/A 30" x 42"

DIAGRAMS

G.000.1

SITE PLAN CHANGES

CONCEPT REVIEW SITE PLAN PROPOSAL - 03/31/2022

NEW SITE PLAN PROPOSAL

MAJOR DESIGN UPDATES

01 - RESIDENCES: THE SCALE OF THE RESIDENCES AND ASSOCIATES RESIDENTIAL AMMENITIES HAVE BEEN INCREASED FROM 16 TO 41 UNITS OF AFFORDABLE HOUSING UNITS, PLUS COMMUNITY RECREATION BUILDINGS AND AREAS

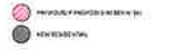
02 - SURFACE LEVEL PARKING WAS CONSOLIDATED TO THE NORTH EAST CORNER OF THE SITE (NEAR THE EXISTING TEE TIME PARKING LOT) AND IN AN UNDERGROUND PARKING GARAGE, TO INCREASE THE AMOUNT OF OPEN SPACE AND REDUCE THE AMOUNT OF VISIBLE SURFACE PARKING

03 - ALL BUILDINGS HAVE SHIFTED AND CLUSTERED TOWARD THE NORTHWEST CORNER OF THE SITE, OPENING UP SIGNIFICANTLY MORE PRESERVE AND AND FARM LAND ADJACENT TO THE BLUFFS

04 - FARM AREA PREVIOUSLY ALLOCATED AT THE CENTER OF THE SITE WAS SHIFTED TO THE EASTERN EDGE OF THE SITE CREATING A LARGER NATURAL BUFFER

01
INCREASED RESIDENTIAL UNITS & AMENITIES

02
PARKING & VEHICULAR ACCESS CHANGES
NEW UNDERGROUND PARKING



03
NEW BUILDING LOCATIONS CONSOLIDATED TO NORTHWEST OF SITE & AWAY FROM THE PRESERVE

04
NEW FARMING LOCATION & INCREASED BUFFER ALONG BLUFFS

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GENERAL NOTES

ISSUES

10/12/2023
N/A
30 x 42"

SITE PLAN CHANGES

G.000.2

ON-SITE SUSTAINABILITY INITIATIVES

SOLAR POWER GENERATION + BATTERY POWER STORAGE

According to the conceptual modeling and energy analysis of solar arrays for the proposed Carpinteria Farm and Hospitality Experience development, it is expected that a carport solar system would offset about 25% of the property's energy consumption. The proposed system has the capability to scale in order to increase the total on-site energy production capacity

SOLAR POWER PLAN

RESIDENTIAL: 130 PANELS (540W)

COMMERCIAL: 204 PANELS (540W)

SOLAR ARRAY AREA

REGENERATIVE FARMING + ORGANIC SOIL

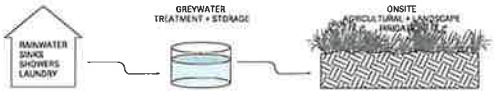
Following a strict multi-year plan to restore the local ground conditions, the farm will acquire a USDA Organic Soil certification. Additionally, the farm will implement regenative farming techniques, such as on site composting, crop rotation with native nitrogen fixing crops. The farm aims to tap into Carpinteria's rich agrarian history and serve as an example of agricultural methods that honor local farming traditions and strive for the highest level of sustainable farming practices

NATIVE PLANTS & LANDSCAPE RESTORATION

The landscape strategy of the proposed project implments methods of planting that will restore the earth to it's natural state, as it was hundreds of years ago. By reintroducing local species and fostering natural growth densities, the site's landscaping aims to require no additional water resources than the natural rainfall within 10 years

WATER CATCHMENT + GREY WATER RE-USE

Rainwater and grey water will captured and stored on site and re-used



ZERO SOIL EXPORT / IMPORT

In order to reduce both the carbon emmisions associated with material hauling as well as the disturbance to the neighborhood, the project proposes Net Zero soil importing and exporting

SUSTAINABLE, REGIONAL BUILDING MATERIALS

The proposed project uses materials sourced from as close to Carpinteria as possible. The aim of this is twofold
1. The use of local and reclaimed materials reduces the overall carbon footprint of the project by reducing shipping emmisions and breathing new life into reclaimed materials
2. Locally sourced materials will express the identity of place and strive for an architectural expression that celebrates Carpinteria's unique style and history.

LOCALLY SOURCED PRODUCTS

The commercial and retail areas of the proposed project will foster relationships with the broader community and serve as a point of exhibition and sale for locally crafted goods

10 SITE PLAN
SCALE: 1" = 80'

PROJECT

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SITE PLAN

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GENERAL NOTES

ISSUES

10/12/2023	PDS049
N/A	30 x 42"

SUSTAINABILITY SUMMARY

G.000.3

SOLID WASTE ROUTE LEGEND

- RESIDENTIAL - SOLID WASTE SERVICE COMPANY PICK UP ROUTE
- HOTEL - SOLID WASTE SERVICE COMPANY PICK UP ROUTE
- HOTEL - INTERNAL SOLID WASTE VALET PICK UP ROUTE

GENERAL NOTE
REFER TO WELL-SERVED BY
SOLID WASTE COLLECTION SERVICES
BY F.J. HARRISON & SONS, INC

10 SITE PLAN
SCALE 1" = 80

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GENERAL NOTES

ISSUES

Date	Project No.
10/12/2023	P05049
Scale	Sheet Size
1" = 80	30" x 42"

Sheet Title
SOLID WASTE REMOVAL PLAN

Sheet No.
G.000.4

10 SITE PLAN
SCALE: 1" = 80'

PROJECT
SRBS CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

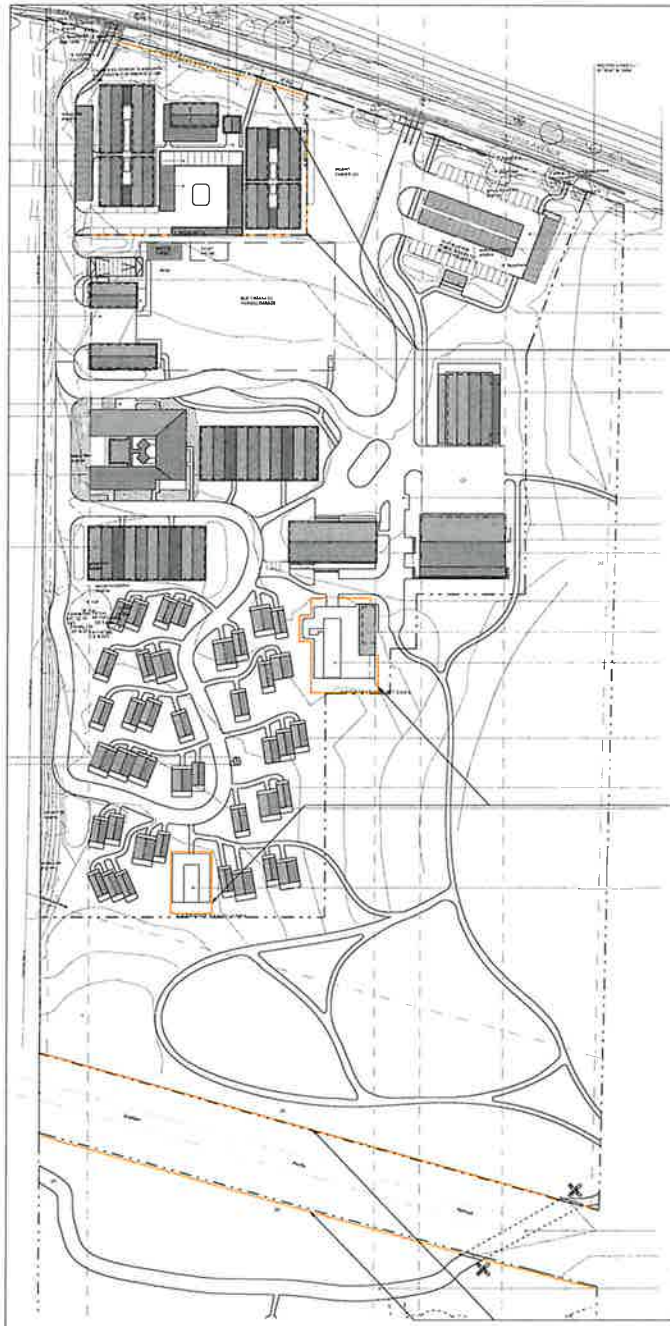
GENERAL NOTES

ISSUES

10/12/2023	P05049
1" = 80'	30" x 42"

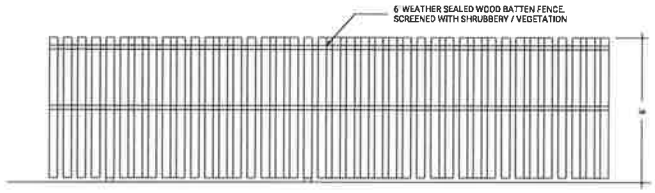
SITE PLAN

G.002.1

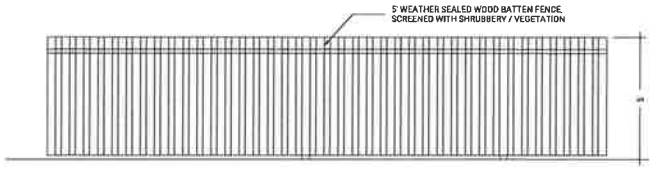


10 SITE PLAN
SCALE: 1/64" = 1'

= FENCE

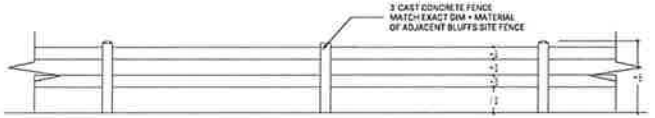


32 SITE FENCE ELEVATION
SCALE: 1/2" = 1'



22 POOL FENCE ELEVATION
SCALE: 1/2" = 1'

NOTE: CHSC SECTION 115923 - MIN. HEIGHT = 60"



12 SITE FENCE ELEVATION
SCALE: 1/2" = 1'

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

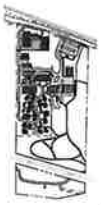
CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN



DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

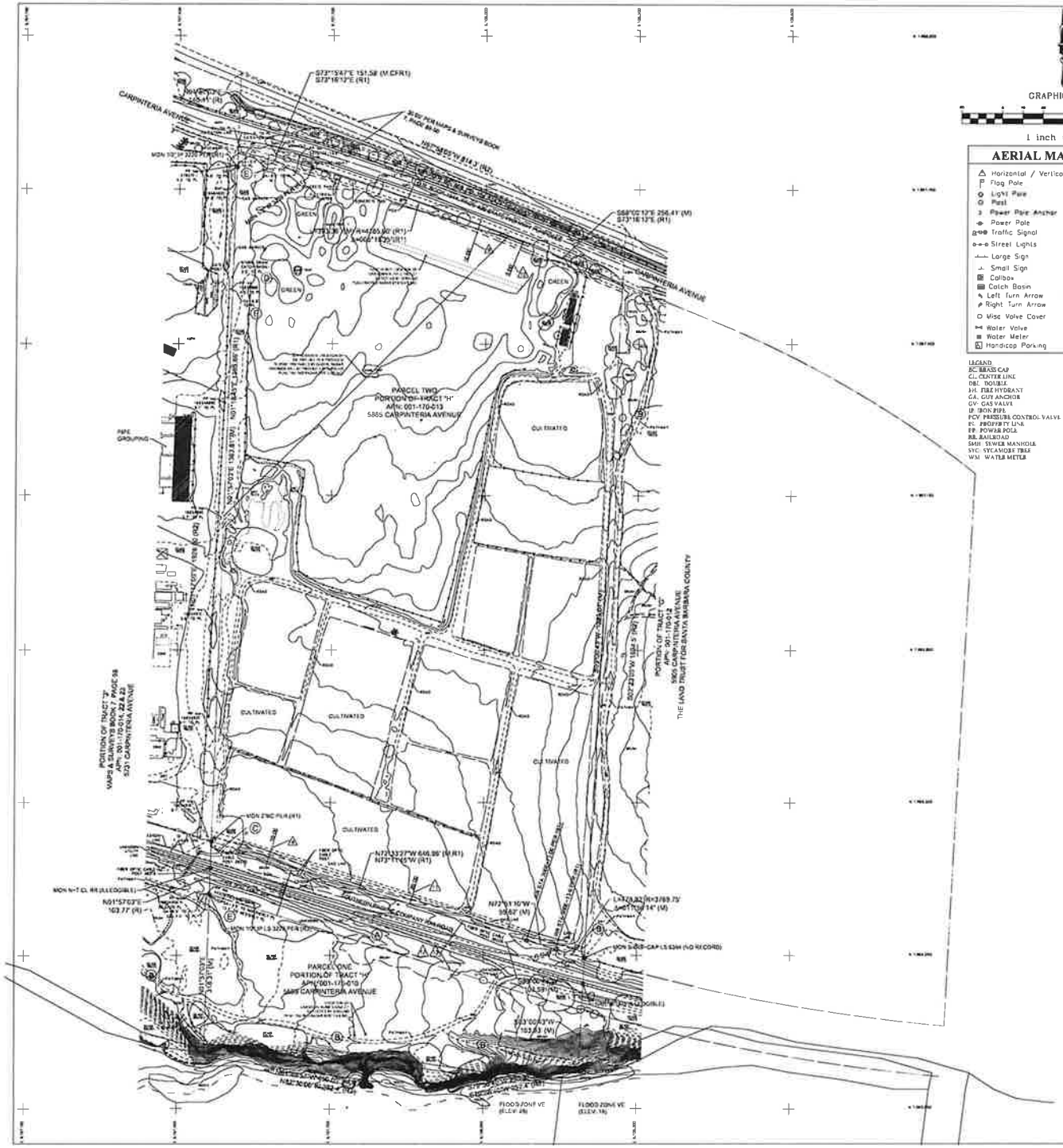
GENERAL NOTES

ISSUES

10/12/2023	POS049
1/32" = 1'	30" x 42"

SITE FENCE EXHIBIT

G.002.6



GRAPHIC SCALE

1 inch = 80 ft

AERIAL MAP LEGEND

- Horizontal / Vertical Control
- Flag Pole
- Light Pole
- Post
- Power Pole Anchor
- Power Pole
- Traffic Signal
- Street Lights
- Large Sign
- Small Sign
- Callbox
- Catch Basin
- Left Turn Arrow
- Right Turn Arrow
- Misc Valve Cover
- Water Valve
- Water Meter
- Handicap Parking
- Fire Hydrant
- Manhole
- Utility Box
- Transmission Tower
- Rail Road Signal
- Palm
- Tree
- Tree Line
- Brush Line
- Dirt Road
- Edge of Asphalt
- Concrete
- Waterline
- Trail
- Curb
- Gutter

LEGEND
AC MARKS CAP
CL CENTER LINE
DBL DOUBLE
HY. FIRE HYDRANT
GA. GUY ANCHOR
GV. GAS VALVE
IP. IRON PIPE
PCV. PRESSURE CONTROL VALVE
PL. PROPERTY LINE
PP. POWER POLE
RR. RAILROAD
SMH. SEWER MANHOLE
SYC. SYCAMORE TREE
WM. WATER METER

PRELIMINARY TITLE REPORT PREPARED BY:
CHICAGO TITLE COMPANY
3780 STATE STREET, SUITE 100
SANTA BARBARA, CA 93105
TITLE OF REPORT, KORI JAY

ITEMS PER SCHEDULE B OF P.T.R.
No. 77915004-3, DATED 08-03-2015

NOTE: THE EXCEPTION NUMBERS OF SCHEDULE B EXCEPTIONS ITEMS IN THE ALTA/ACSM POLICY FOR THE CONVENIENCE OF THOSE REVIEWING THIS SURVEY. FOR FULL DETAILS OF ITEMS LISTED, REFER TO THE COMMITMENT REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

EASEMENT TABLE

ITEM No.	PURPOSE	IN FAVOR OF	RECORD DOCUMENT
8	CONSTRUCTING, USING, REPLACING, REMOVING, AND MAINTAINING SEWER LINES AND APPURTENANCES WITH RIGHT OF INGRESS AND EGRESS	STATE OF CALIFORNIA	BOOK 1, PAGE 90
9	WATER PIPELINES AND/OR CONDUITS	CARPINTERIA COUNTY WATER DISTRICT	BOOK 1, PAGE 90
10	WATER PIPE LINE	CARPINTERIA COUNTY WATER DISTRICT	BOOK 1, PAGE 90
11	STANDARD GASOLINE COMPANY, A CORPORATION	PIPELINES	BOOK 1, PAGE 90
12	MAINTENANCE PURPOSES EXPRESSED HEREIN	AT&T	BOOK 1, PAGE 90
13	PUBLIC UTILITIES, DRAINAGE, SANITARY SEWERS, WATER MAINS, GAS MAINS, ELECTRICAL DISTRIBUTION LINES AND SIGNAL CABLES	SPRINT COMMUNICATIONS COMPANY L.P., ET. AL.	BOOK 1, PAGE 90

LEGAL DESCRIPTION

PARCEL ONE

ALL OF TRACT "H" AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT ON THE ACTION OF THE PARTITION OF THE ESTATE OF MARTINA C. BALLARD, DECEASED, ET AL., A CASE IN EQUITY IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 646, PAGE 84 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 29, 1951 AS INSTRUMENT NO. 15317 IN BOOK 1114, PAGE 139 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 1439 IN BOOK 2011, PAGE 614, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE RIGHT OF WAY OVER THE LAND HEREINABOVE DESCRIBED AS FOLLOWS:

A) THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AS RECORDED MARCH 29, 1902 IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA.

B) THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, A CORPORATION, AS RECORDED MARCH 29, 1902 IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA.

ALL OF THE LANDS AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 13, 2020 AS INSTRUMENT NO. 2020-0010498 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

APN: 001-170-013

PARCEL TWO

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF TRACT 2 AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT ON THE ACTION OF THE PARTITION OF THE ESTATE OF MARTINA C. BALLARD, DECEASED, ET AL., A CASE IN EQUITY IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 646, PAGE 84 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 29, 1951 AS INSTRUMENT NO. 15317 IN BOOK 1114, PAGE 139 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 6, 1964 AS INSTRUMENT NO. 1439 IN BOOK 2011, PAGE 614, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE RIGHT OF WAY OVER THE LAND HEREINABOVE DESCRIBED AS FOLLOWS:

A) THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AS RECORDED MARCH 29, 1902 IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA.

B) THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, A CORPORATION, AS RECORDED MARCH 29, 1902 IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS, RECORDS OF SANTA BARBARA COUNTY, CALIFORNIA.

ALL OF THE LANDS AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 13, 2020 AS INSTRUMENT NO. 2020-0010498 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

APN: 001-170-014

BASIS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE MONUMENTS SHOWN AS:
2011 RECORD OF SURVEY BOOK 97, PAGE 24
2015 MAPS AND SURVEYS BOOK 7, PAGES 89-90
2011 PARCEL MAP BOOK 39, PAGE 11
S 72° 15' 54" E PER THE LAND TITLE SURVEY
(R) - CALCULATED FROM RECORD

NOTES

1. HORIZONTAL BASIS IS NAD 83 HPGN CALIFORNIA ZONE VI. POINT MUGU CONTROL USED.
2. VERTICAL DATUM IS NAVD 88 PER CALIFORNIA SPATIAL REFERENCE CENTER'S REAL TIME NETWORK. POINT MUGU CONTROL USED. ELEVATIONS ARE IN FEET.
3. BEARINGS SHOWN ARE NAD 83 BASIS.
4. FIELD DATA PERFORMED ON 7/8/2020.
5. UTILITY LOCATIONS DONE BY GROUND PENETRATING RADAR SYSTEMS INC. PRODUCT MANAGER TIMOTHY KEEGAN.

ENCROACHMENTS

ITEM	DESCRIPTION
1	SOUTHERN PACIFIC COMPANY PROPERTY (RAILROAD) SPLITS TRACT "H" OF MAPS AND SURVEYS BOOK 7 PAGES 89-90 AND THE TWO PARCELS, APNs 001-170-013 & 001-170-010. THERE IS NO DESIGNATED CROSSING OR MARKING SIGNIFYING FOR VEHICLES AND/OR PEDESTRIANS TO CROSS THE RAILROAD TRACKS THAT THOSE RIGHT WAYS NOR SHOW ANY EASEMENTS ACROSS NEIGHBORING PARCELS TO ACCESS PARCEL ONE (APN 001-170-013)
2	[illegible]
3	[illegible]
4	[illegible]

SURVEYOR'S NOTE

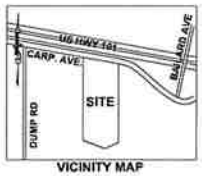
CARDENAS & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE MENTIONED TITLE REPORT NO. 77915004-3 DATED AUGUST 4, 2015 PREPARED BY CHICAGO TITLE COMPANY. CLIENT IS TO CONSULT WITH THEIR TITLE COMPANY REGARDING ANY MATTERS CONCERNING THE ACCURACY OR COMPLETENESS OF THE RECORD INFORMATION. CARDENAS & ASSOCIATES HAS MADE NO ATTEMPT AS TO THE ACCURACY OR COMPLETENESS OF THE RECORD INFORMATION CONTAINED IN THIS REPORT.

SURVEYOR'S STATEMENT
TO FLORESA ASSOCIATES AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1-4 AND 6A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2015.

CARDENAS AND ASSOCIATES SURVEYING, INC.

JOSE V. CARDENAS



VICINITY MAP
NOT TO SCALE

AERIAL SURVEY NOTE:
PLOT SCALE: 1" = 80'
1" CONTOUR INTERVAL
MAP COMPILATION SCALE: 1" = 20'
Central Coast Aerial Mapping, Inc.

ALTA/ACSM LAND TITLE SURVEY
ALL OF TRACT "H" AS SHOWN IN
MAPS & SURVEYS BOOK 7, PAGE 90
ASSESSORS PARCEL No.: 001-170-010 & 001-170-013

CARDENAS AND ASSOCIATES SURVEYING, INC.

DATE	REVISIONS	BY

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

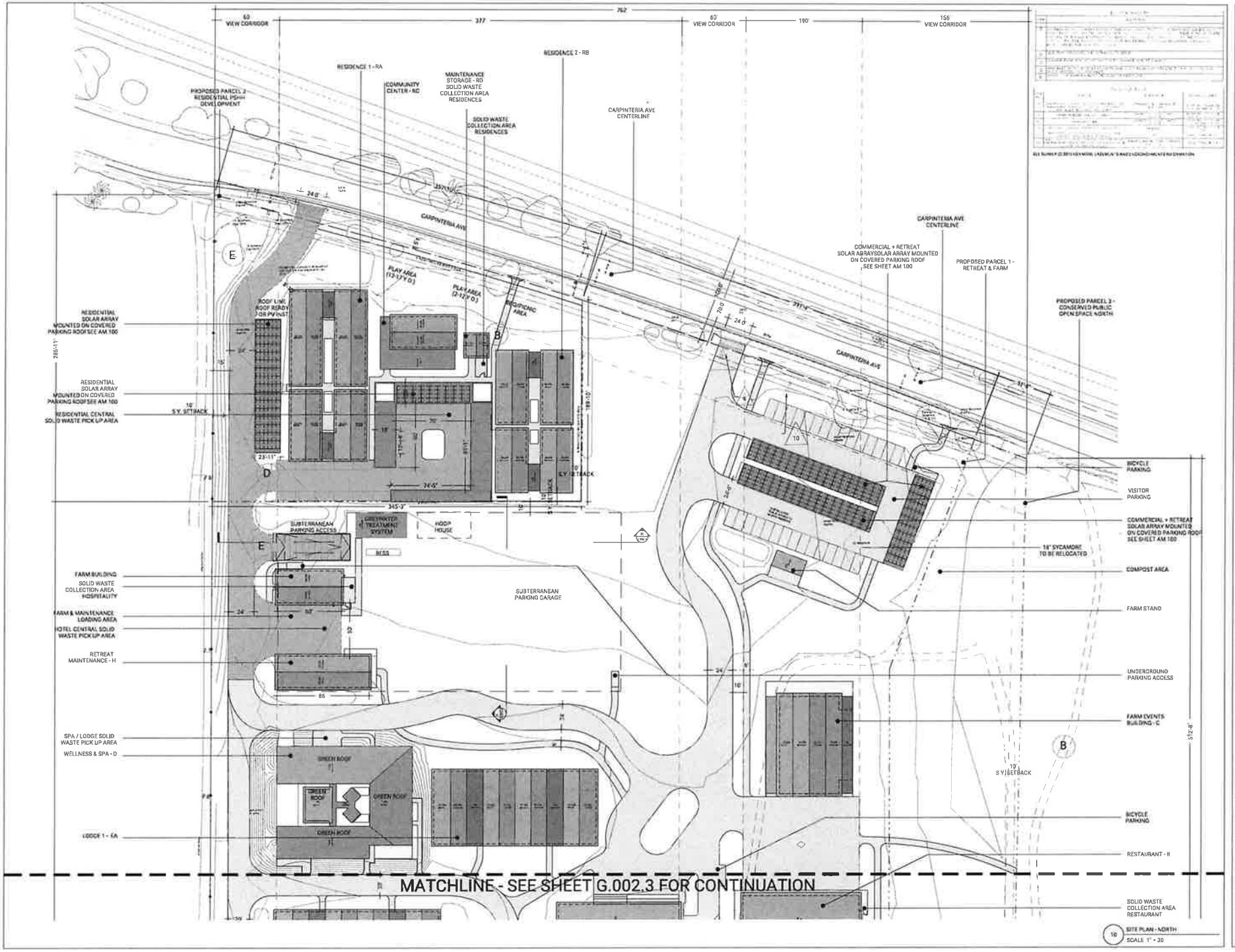
SURVEYOR

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

DATE	10/12/2023
PROJECT NO.	P2024R
SCALE	30" X 42"
DRAWN BY	
SHEET TITLE	SURVEY
SHEET NO.	G.001



10 SITE PLAN - NORTH
SCALE 1" = 30

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

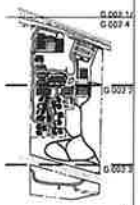
CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN



DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

10/12/2023	PCSDRB
1" = 30'	33" x 43"

SITE PLAN - NORTH

G.002.2

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

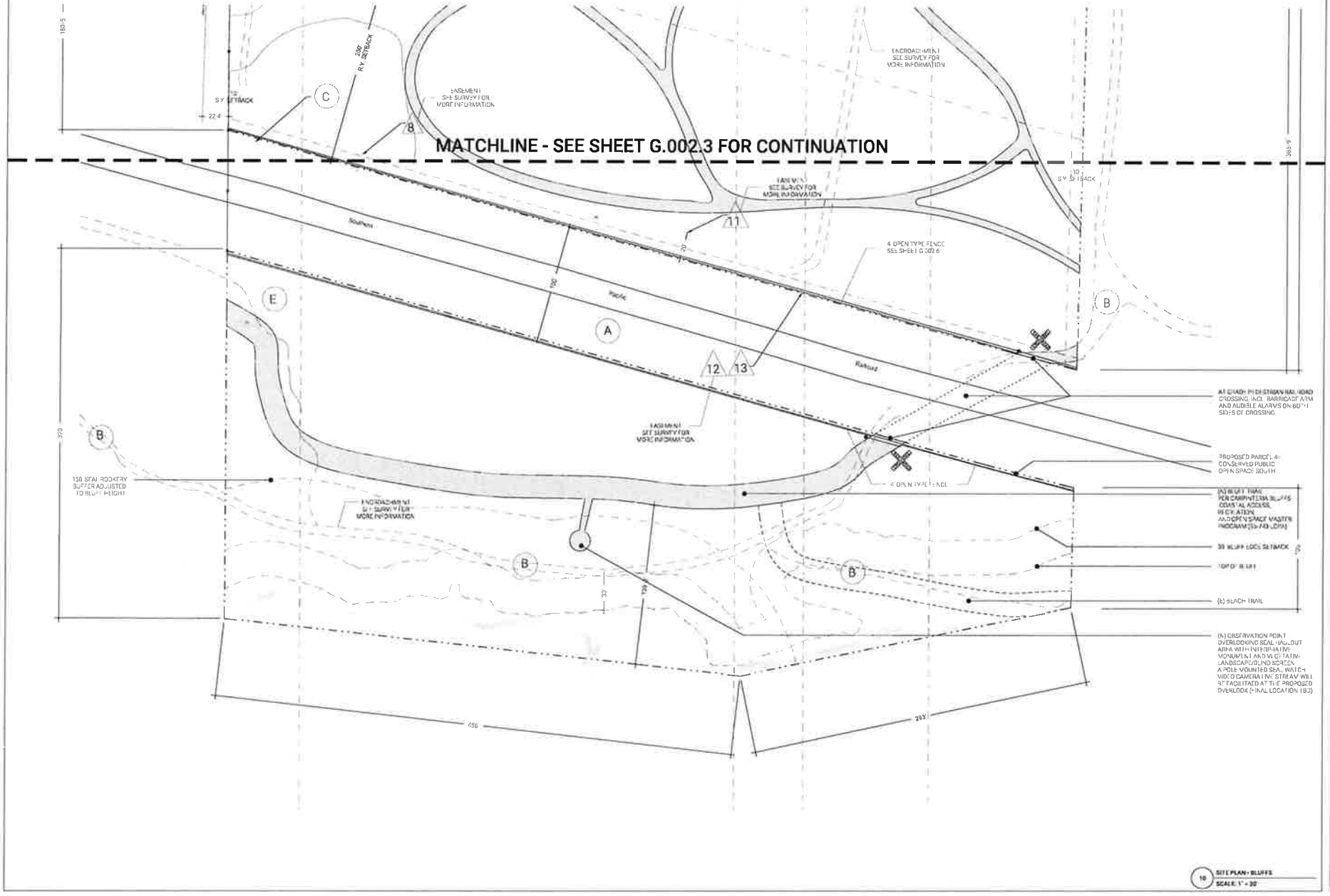
GENERAL NOTES:

ISSUES:

10/12/2023	PDSR#8
1" = 30'	30" x 42"

SITE PLAN - SOUTH

G.002.3



PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

10/12/2023 P05049

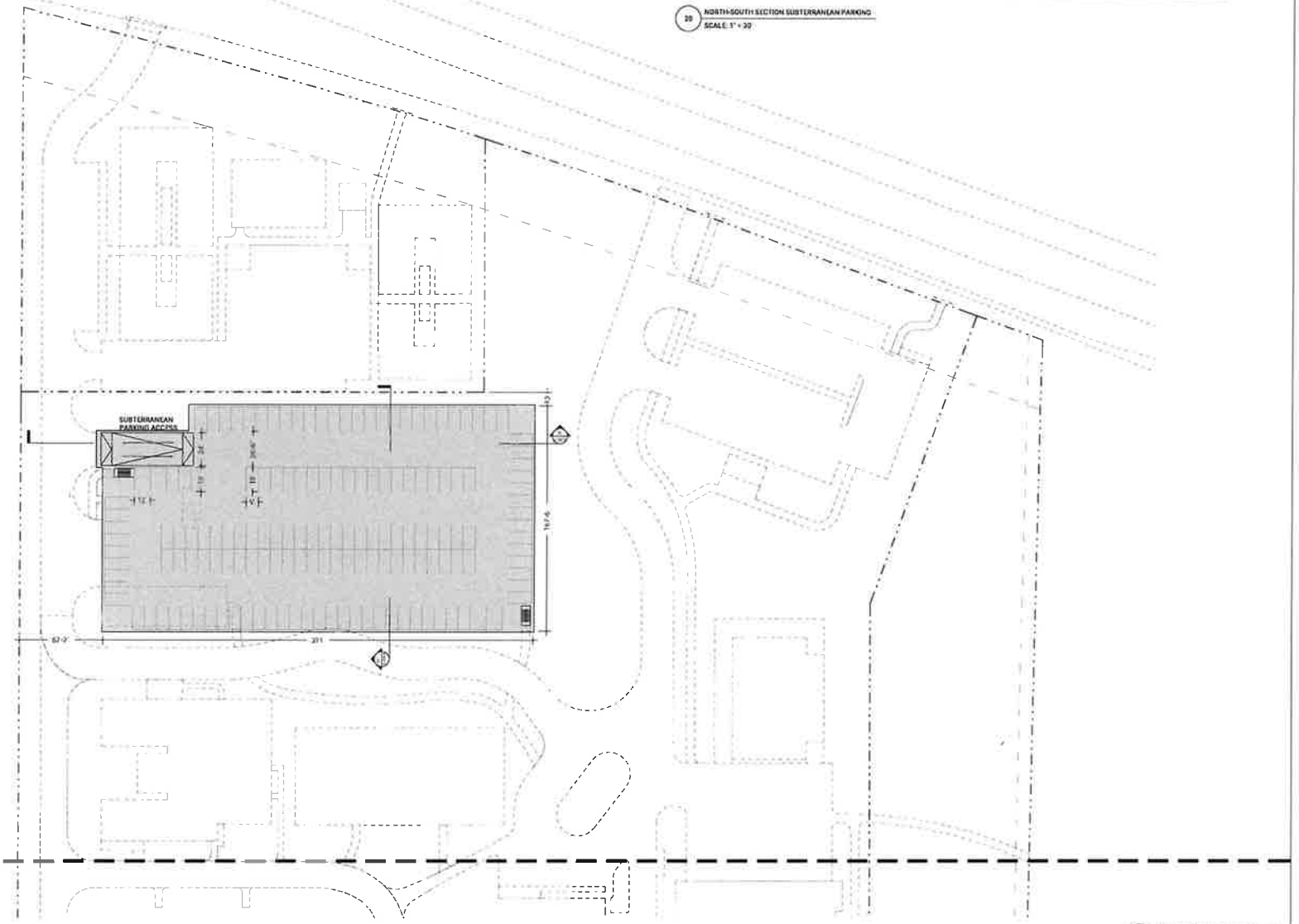
1" = 30' 36" x 42"

SITE PLAN - BLUFFS

G.002.4

20 EAST-WEST SECTION SUBTERRANEAN PARKING
SCALE: 1" = 30'

20 NORTH-SOUTH SECTION SUBTERRANEAN PARKING
SCALE: 1" = 30'



10 SITE PLAN SUBTERRANEAN PARKING
SCALE: 1" = 30'

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

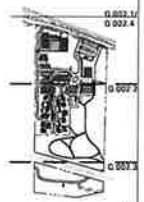
CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN



DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1" = 30'	30" x 42"

SITE PLAN
SUBTERRANEAN PARKING

G.002.5

31 BLUFF EDGE VIEW

30 RAILROAD TRACKS

23 NORTH VIEW OF PROPERTY

22 SOUTH VIEW OF PROPERTY

21 EAST VIEW OF PROPERTY

20 WEST VIEW OF PROPERTY

13 NORTH EAST CORNER OF PROPERTY

12 NORTH WEST CORNER OF PROPERTY

11 SOUTH WEST CORNER OF PROPERTY

10 SOUTH EAST CORNER OF PROPERTY

PROJECT:

585 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

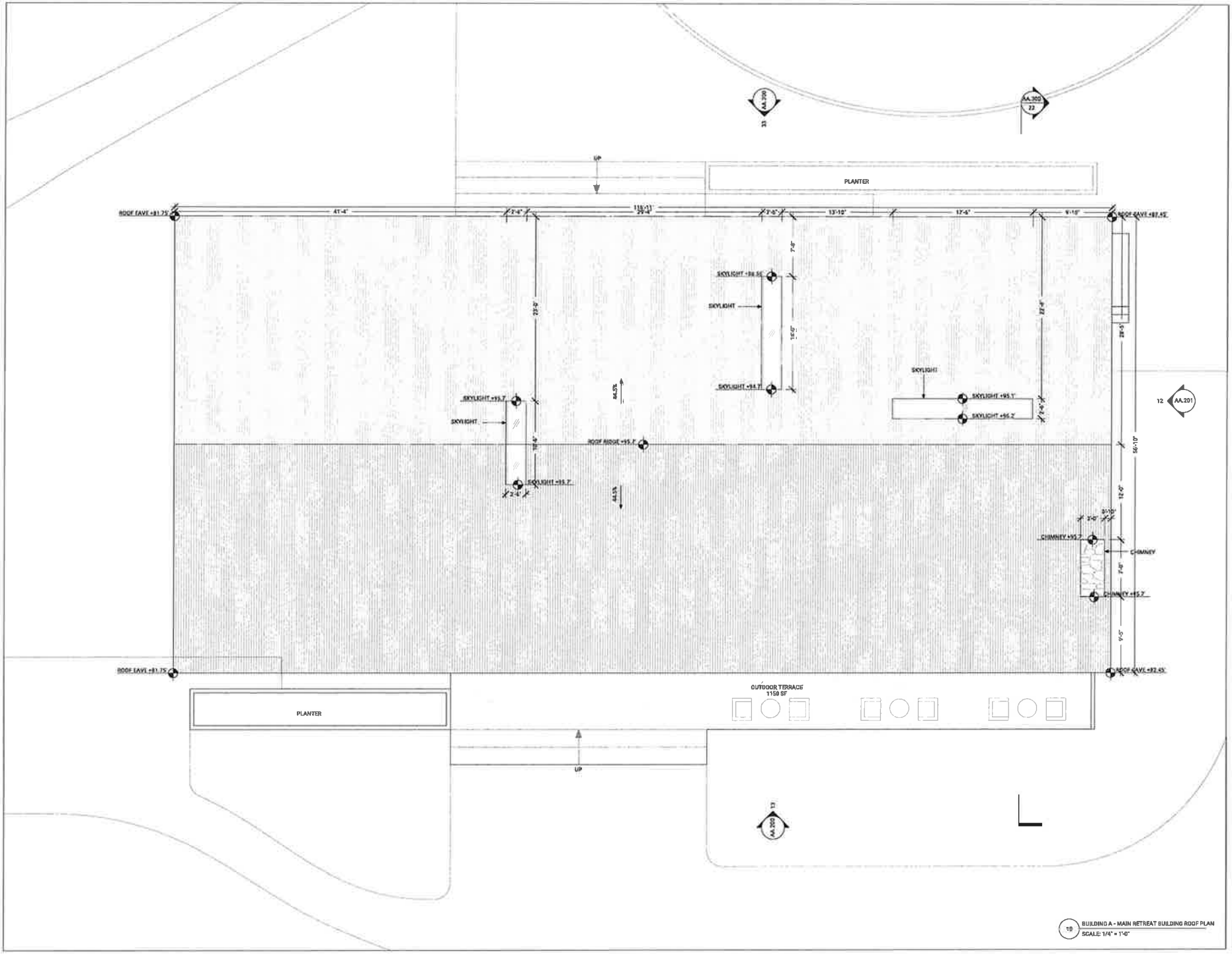
GENERAL NOTES:

ISSUES:

10/12/2023	P0S049
N/A	30" X 42"

SITE PHOTOS

G.003



19 BUILDING A - MAIN RETREAT BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

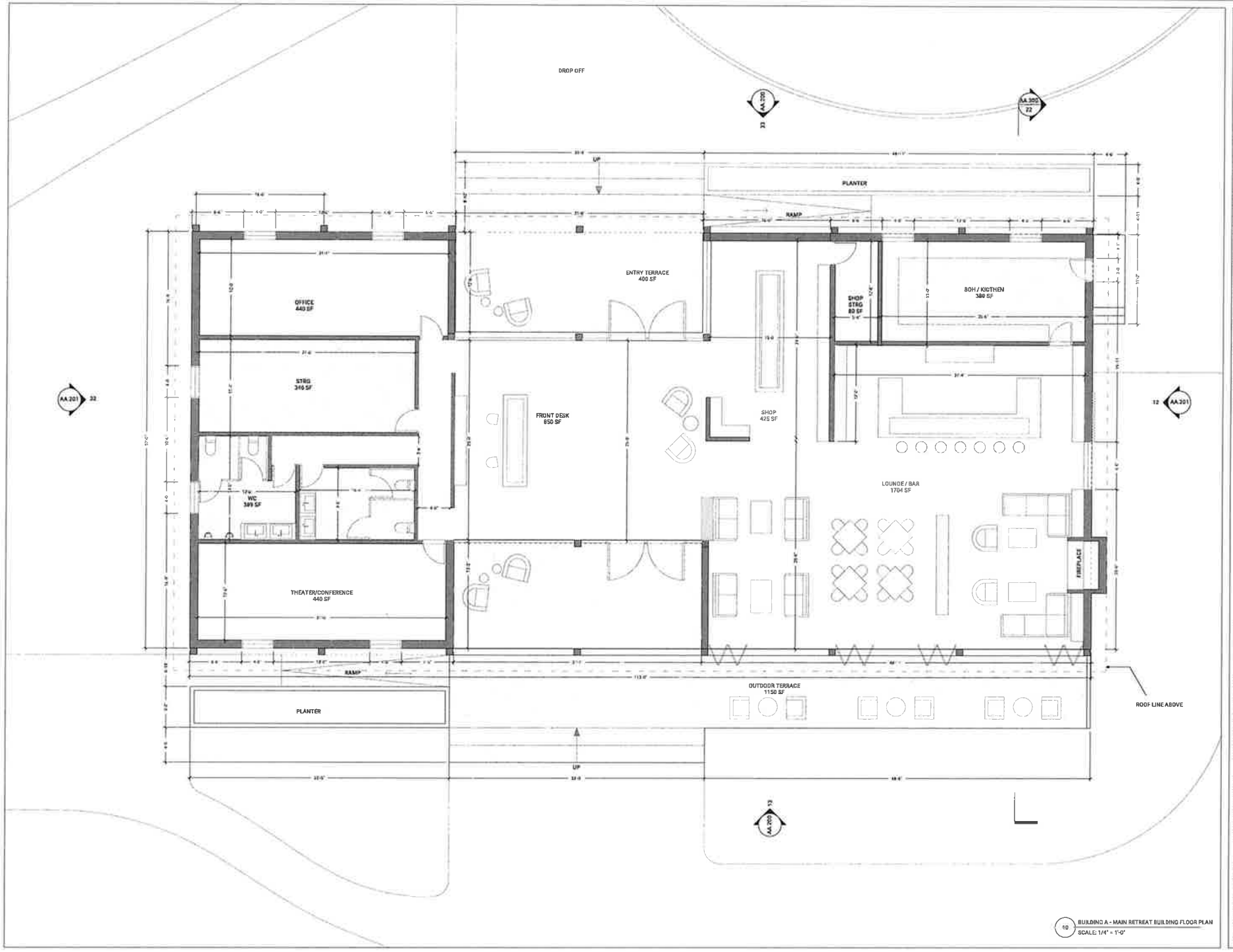
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING A - MAIN RETREAT
BUILDING ROOF PLAN

AA.100



10 BUILDING A - MAIN RETREAT BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

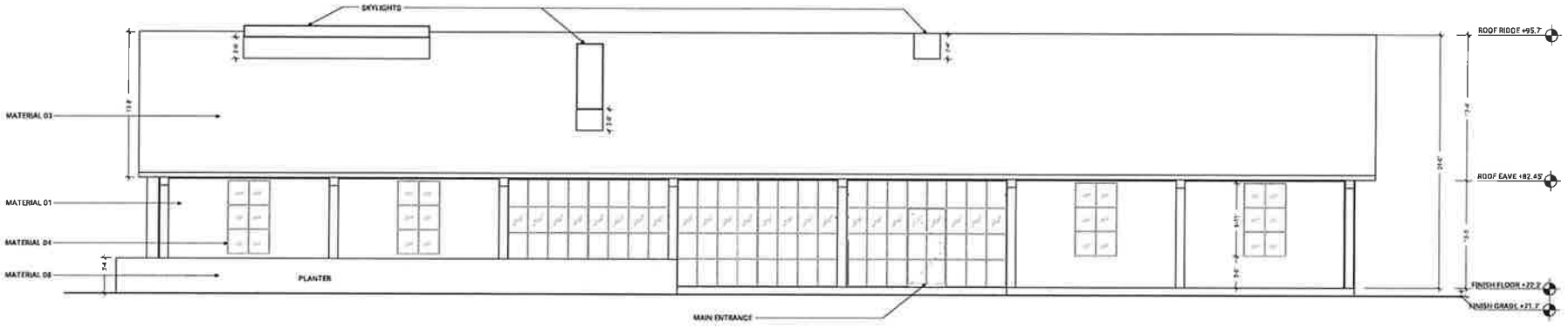
GENERAL NOTES:

ISSUES:

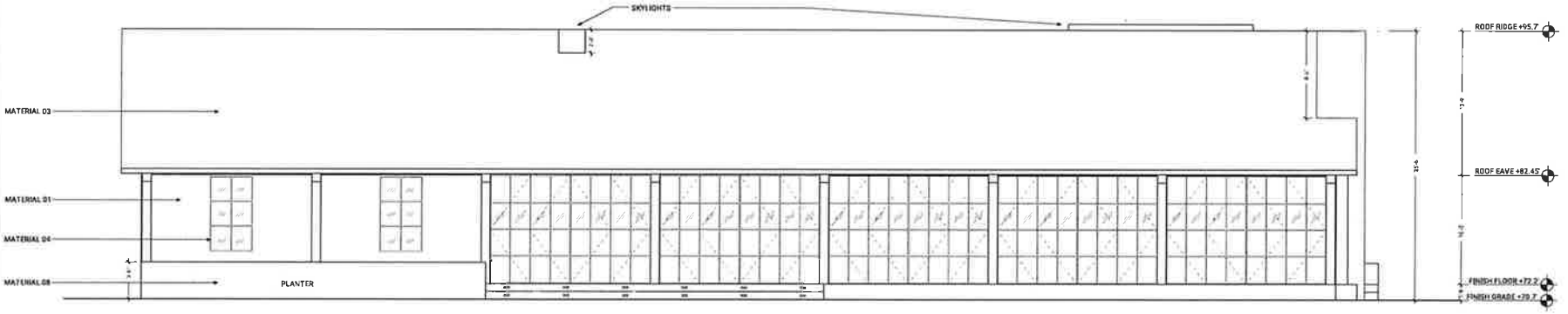
10/12/2023	P05049
1/4" = 1'	30" X 42"

BUILDING A - MAIN RETREAT
BUILDING FLOOR PLAN

AA.101



32 BUILDING A - MAIN MAIN RETREAT BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN RETREAT BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF MAIN RETREAT BUILDING DROP OFF AREA

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

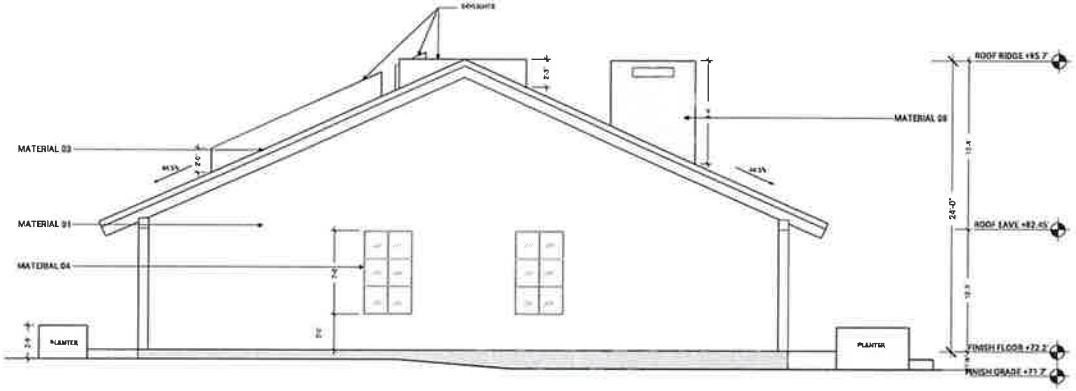
GENERAL NOTES:

ISSUES:

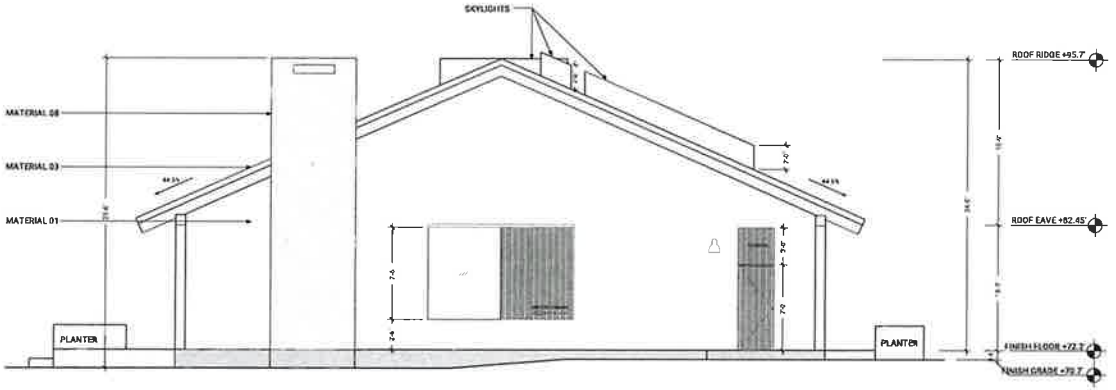
10/12/2023	PDSD#1
1/4" = 1'	30" X 42"

BUILDING A - MAIN RETREAT BLDG. NORTH & SOUTH ELEVATIONS

AA.200



32 BUILDING A - MAIN RETREAT BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



13 BUILDING A - MAIN RETREAT BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF MAIN RETREAT BUILDING DROP OFF AREA

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04 BLACK STEEL-LOOK MULLIONS

08 SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

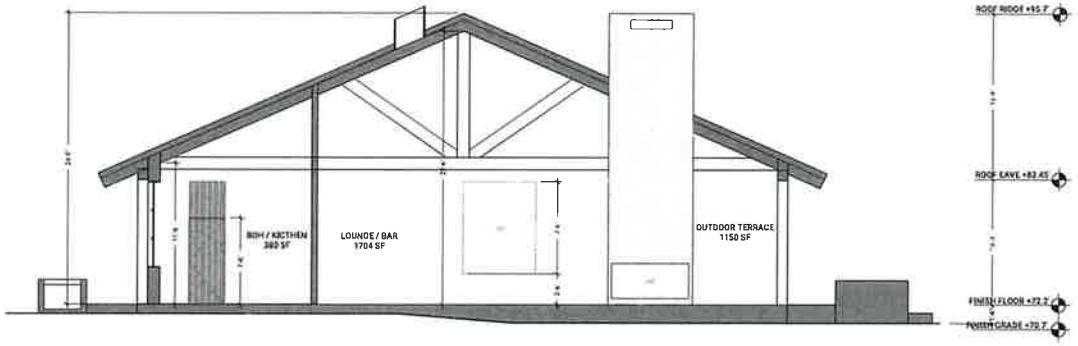
GENERAL NOTES:

ISSUES

10/12/2023	P0S0249
1/4" = 1'	36" X 42"

BUILDING A - MAIN RETREAT BLDG. EAST & WEST ELEVATIONS

AA.201



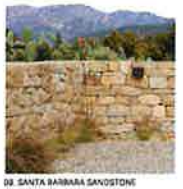
22 BUILDING A - MAIN RETREAT BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

VIEW OF MAIN RETREAT BUILDING DROP OFF AREA

01. SMOOTH WESTERN RED CEDAR SIDING

03 BONDERIZED SHEET METAL ROOF

04 BLACK STEEL-LOOK MULLIONS



08. SANTA BARBARA SANDSTONE

06. DC CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

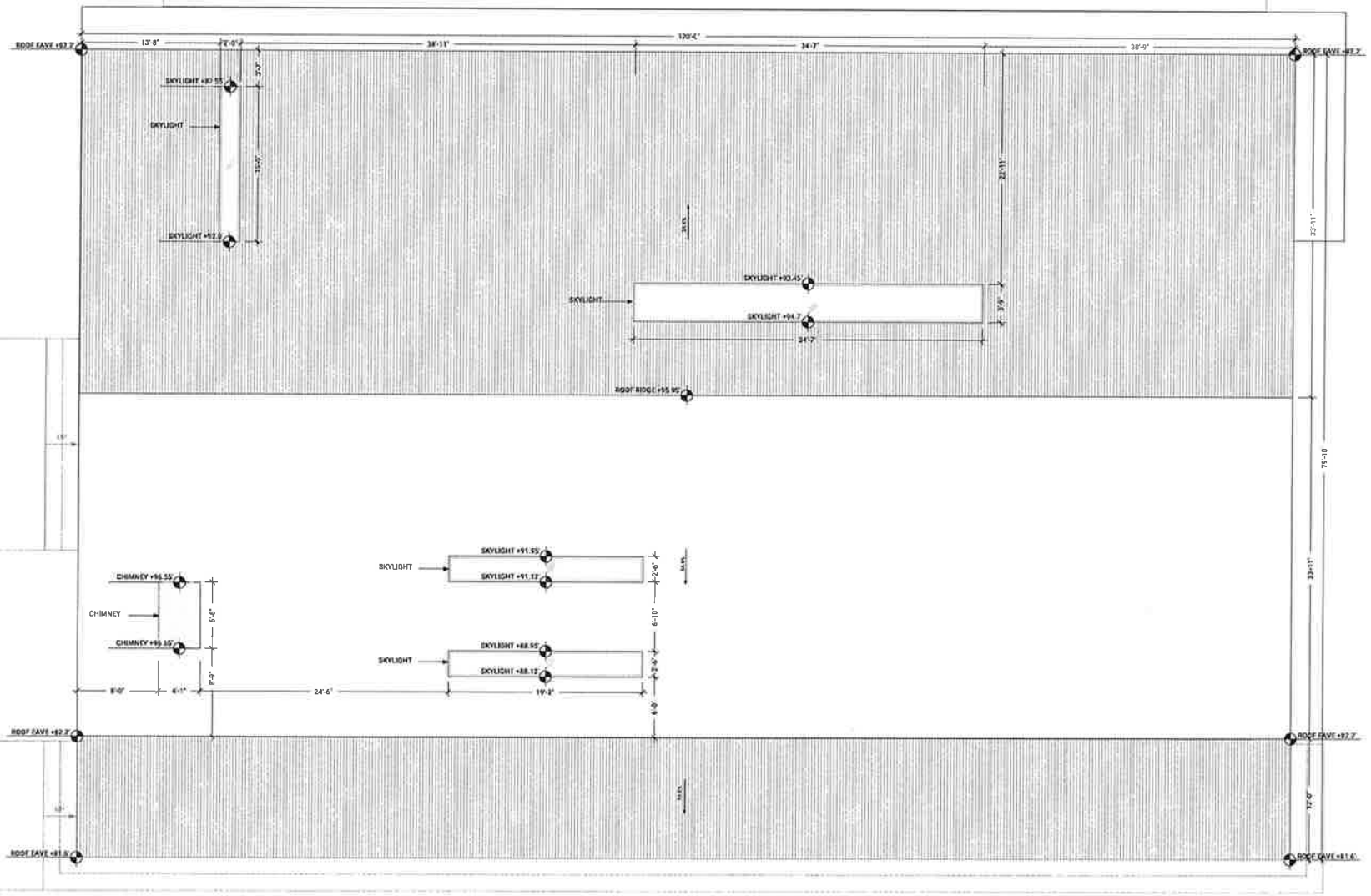
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING A - MAIN RETREAT BUILDING SECTION

AA.300



10 BUILDING B - RESTAURANT ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

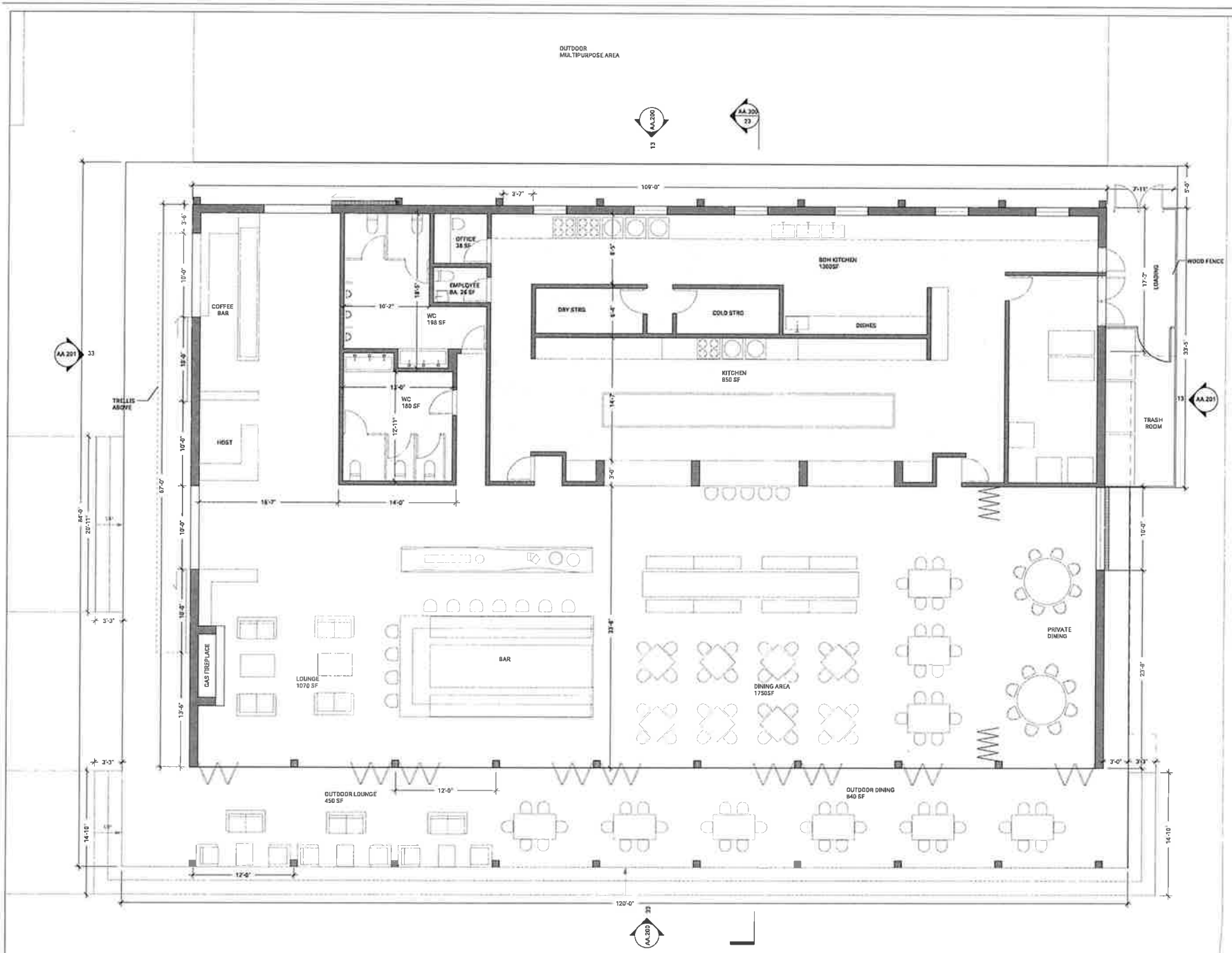
GENERAL NOTES:

ISSUES:

10/12/2023	PDSD#9
1/4" = 1'	36" X 42"

BUILDING B - RESTAURANT FLOOR PLAN

AB.100



PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

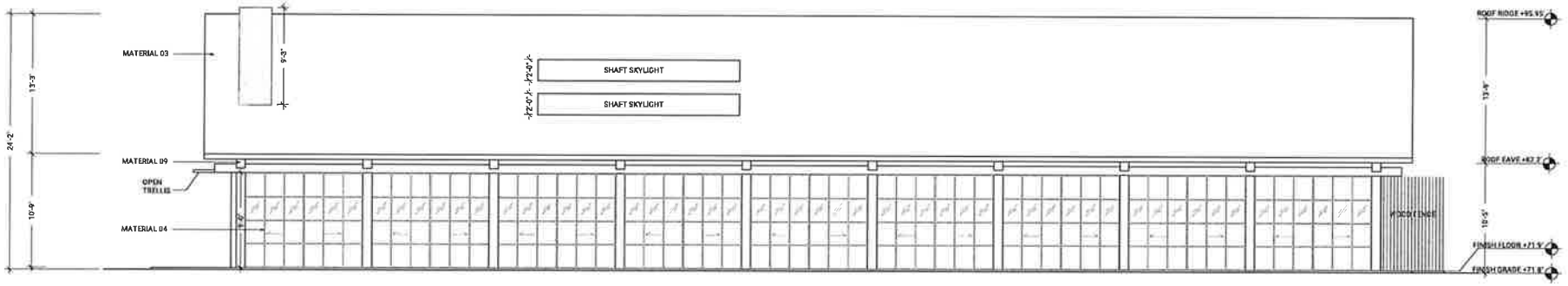
GENERAL NOTES:

ISSUES:

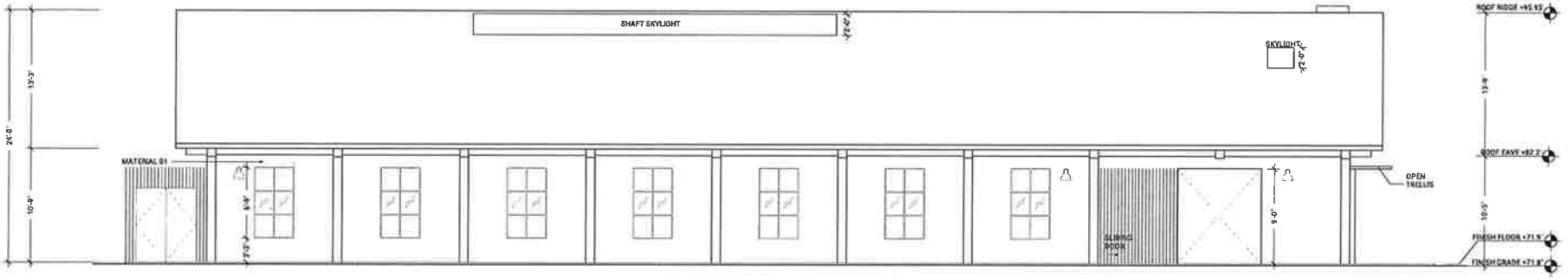
10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING B - RESTAURANT FLOOR PLAN

AB.101



32 RESTAURANTSOUTH ELEVATION
SCALE: 1/4" = 1'-0"



13 RESTAURANT NORTH ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF RESTAURANT AND EXTERIOR DECK

01 SMOOTH WESTERN RED CEDAR SIDING

02 SMOOTH WESTERN RED CEDAR DECKING

07 CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

09 RECLAIMED TIMBER BEAM

03 BONDERIZED SHEET METAL ROOF

04 BLACK STEEL-LOOK MULLIONS

08 SANTA BARBARA SANDSTONE

06 OG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5685 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

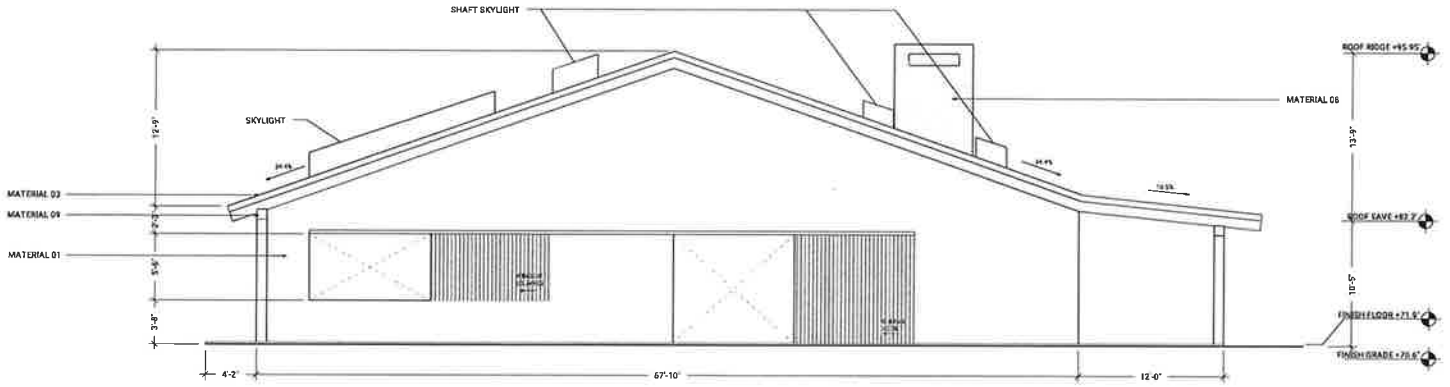
ISSUES:

10/12/2023 P20049

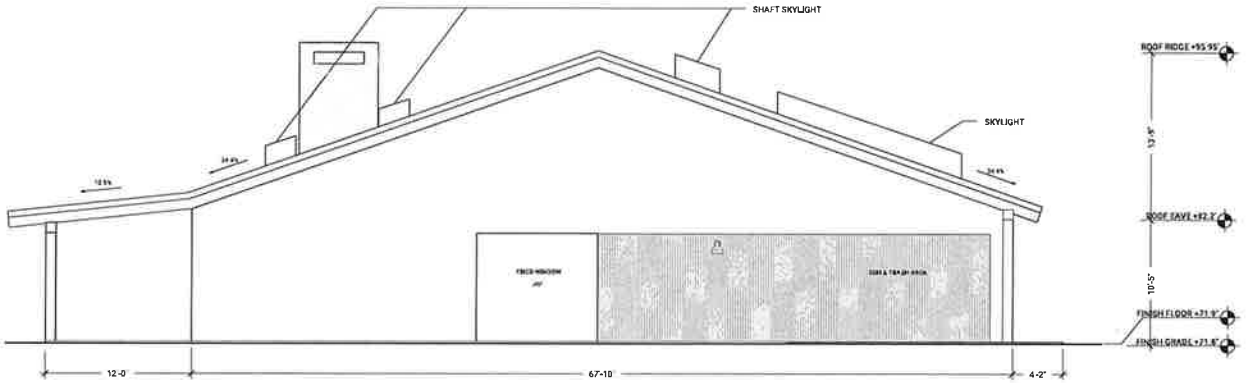
1/4" = 1' 30"X 42"

BUILDING B - RESTAURANT NORTH & SOUTH ELEVATIONS

AB.200



33 BUILDING B - RESTAURANT WEST ELEVATION
SCALE: 1/4" = 1'-0"



13 BUILDING B - RESTAURANT EAST ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF RESTAURANT AND EXTERIOR DECK

01 SMOOTH WESTERN RED CEDAR SIDING

02 SMOOTH WESTERN RED CEDAR DECKING

07 CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

09 RECLAIMED TIMBER BEAM

03 BONDERIZED SHEET METAL ROOF

04 BLACK STEEL-LOOK MULLIONS

08 SANTA BARBARA SANDSTONE

05 DG CALIFORNIA GOLD PATHWAYS

OTHER COMPATIBLE SCHEDULE 1 DELIVERABLE DEVIATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

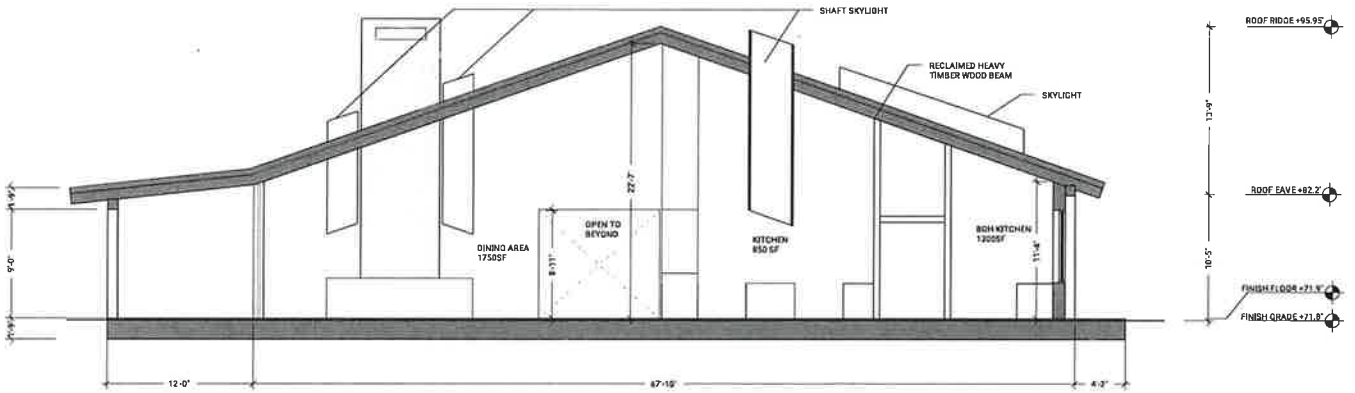
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING B - RESTAURANT EAST & WEST ELEVATIONS

AB.201



23 BUILDING B - RESTAURANT SECTION
SCALE: 1/4" = 1'-0"

VIEW OF RESTAURANT AND EXTERIOR DECK

01 SMOOTH WESTERN RED CEDAR SIDING

02 SMOOTH WESTERN RED CEDAR DECKING

07 CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

09 RECLAIMED TIMBER BEAM

03 BONDERIZED SHEET METAL ROOF

04 BLACK STEEL-LOOK MULLIONS

08 SANTA BARBARA SANDSTONE

06 DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

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PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

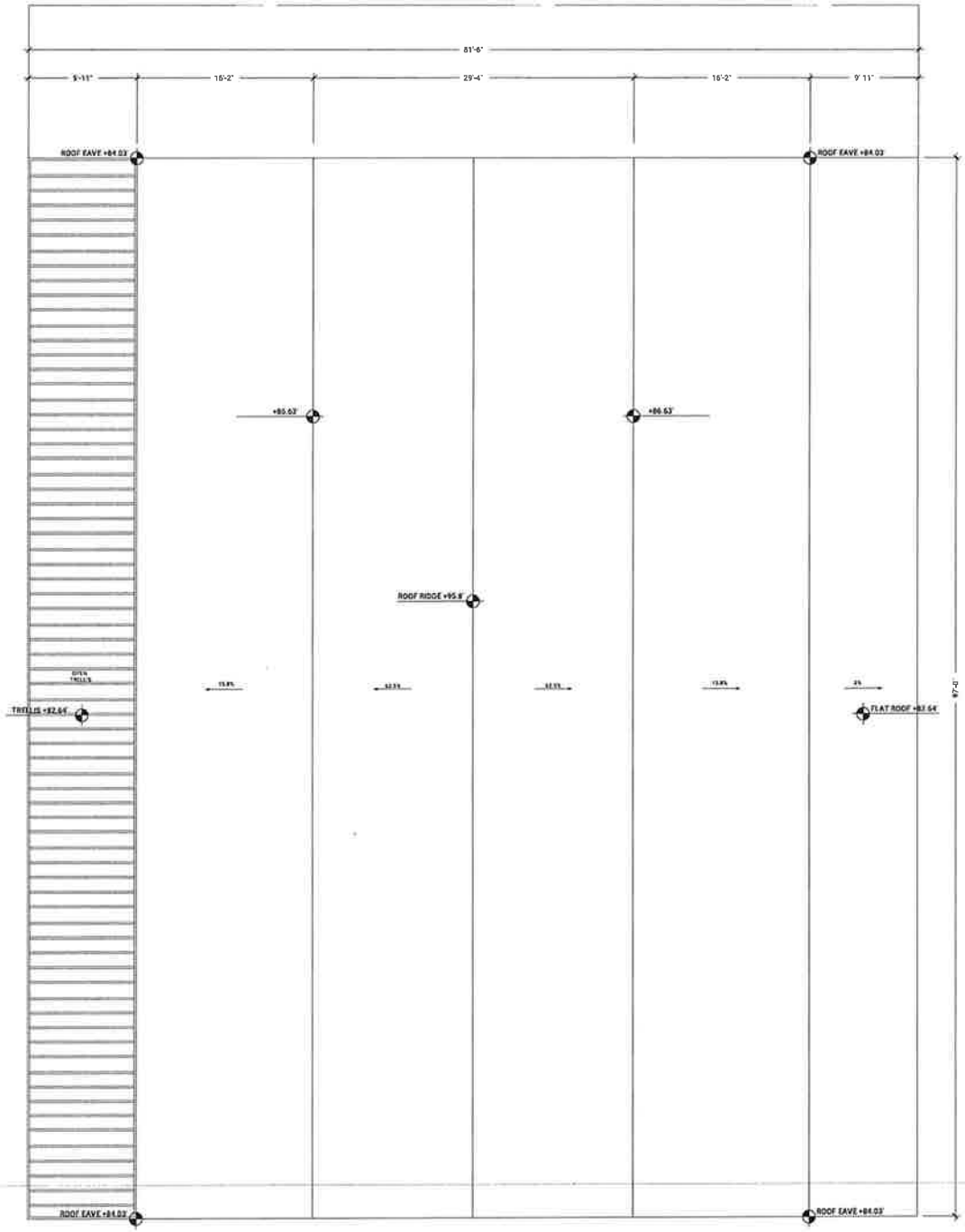
GENERAL NOTES

ISSUES:

10/12/2023	PD5049
1/16" = 1'	30" X 42"

BUILDING B - RESTAURANT SECTION

AB.300



FARM EVENTS BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

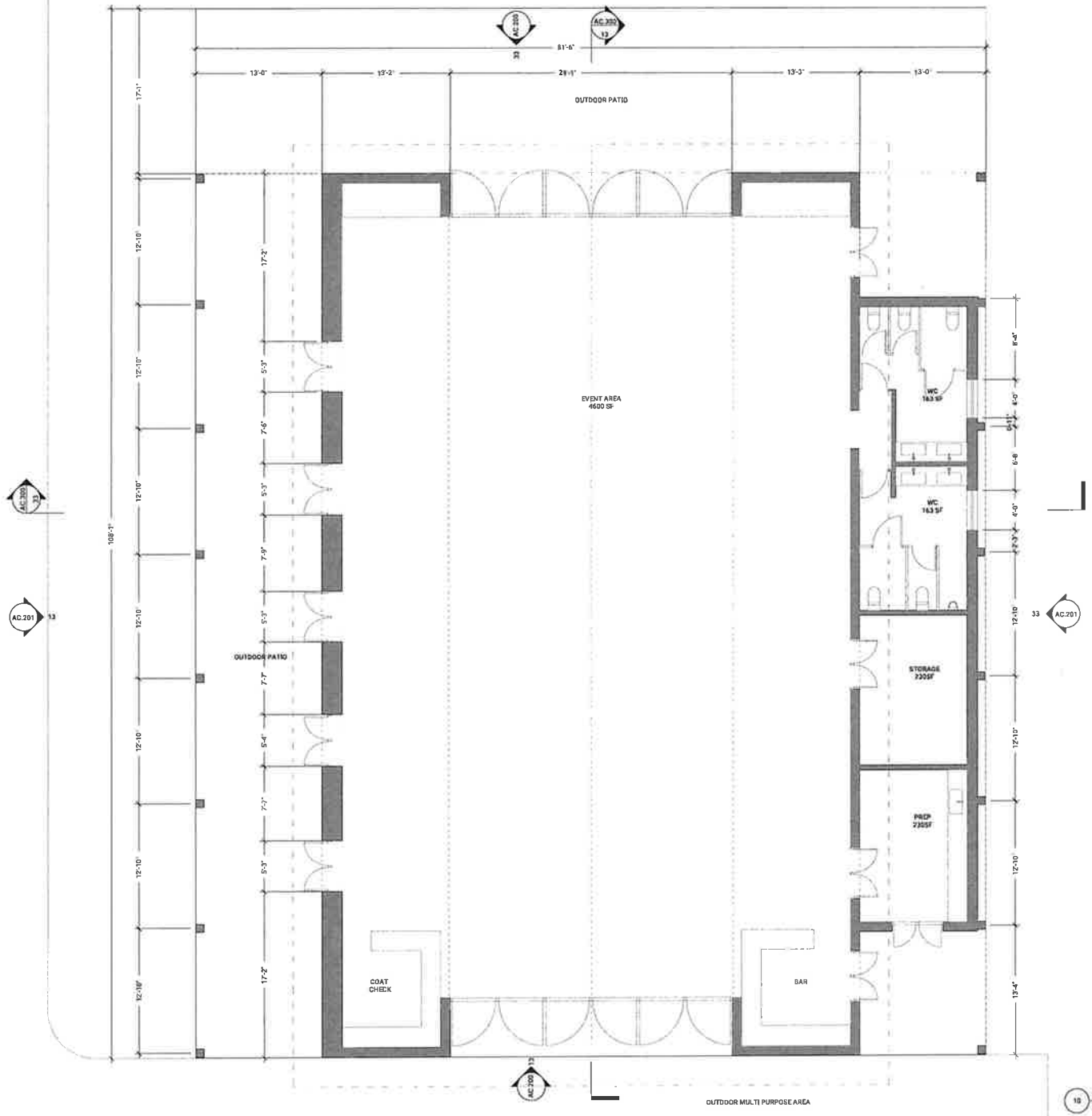
GENERAL NOTES

ISSUES:

Date	Project no.
10/12/2023	PDS049
Scale	Design Size
1/4" = 1'	30" X 42"

FARM EVENTS BUILDING ROOF PLAN

AC.100



10 FARM EVENTS BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

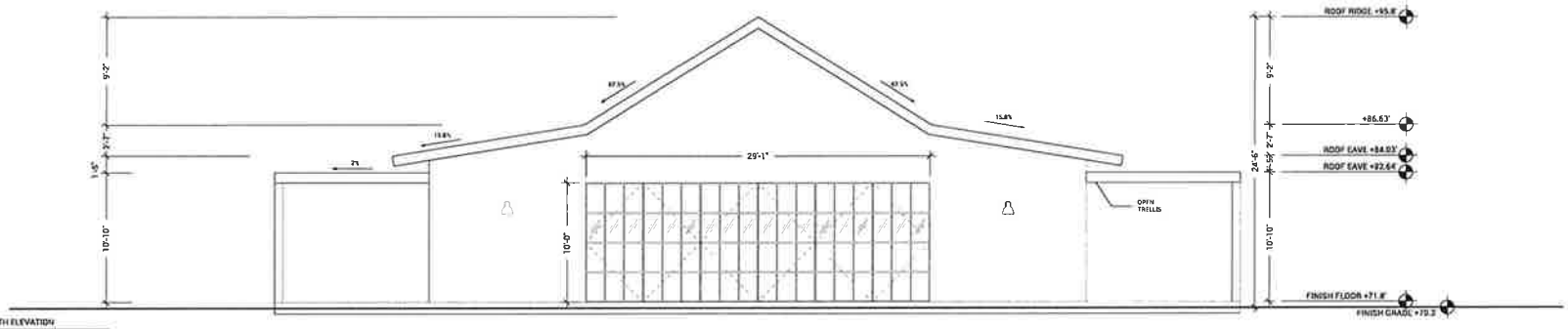
GENERAL NOTES:

ISSUES:

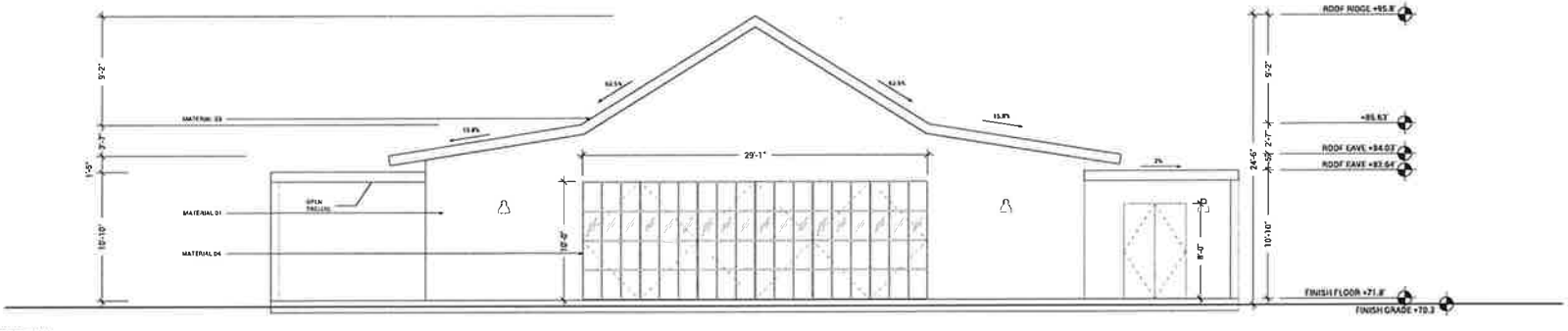
10/12/2023	P05049
1/4" = 1'	30" X 42"

FARM EVENTS BUILDING
FLOOR PLAN

AC.101



33 FARM EVENTS BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

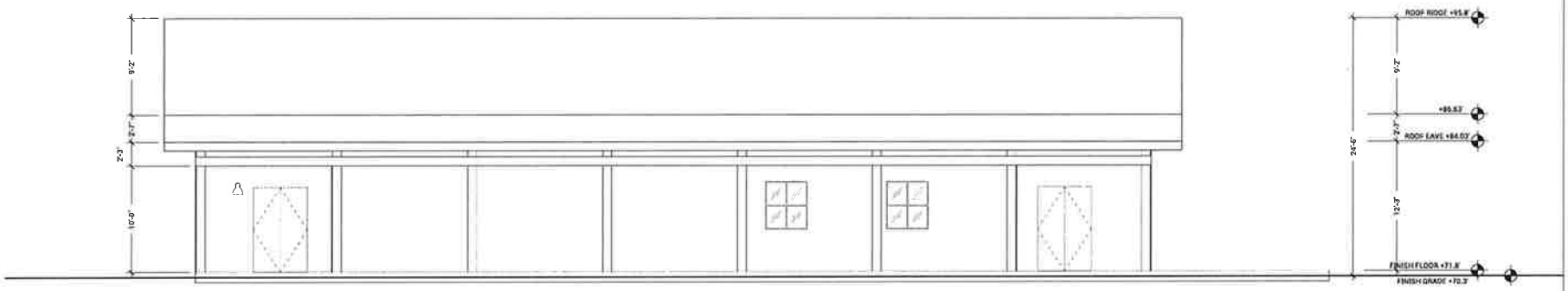
GENERAL NOTES

ISSUES

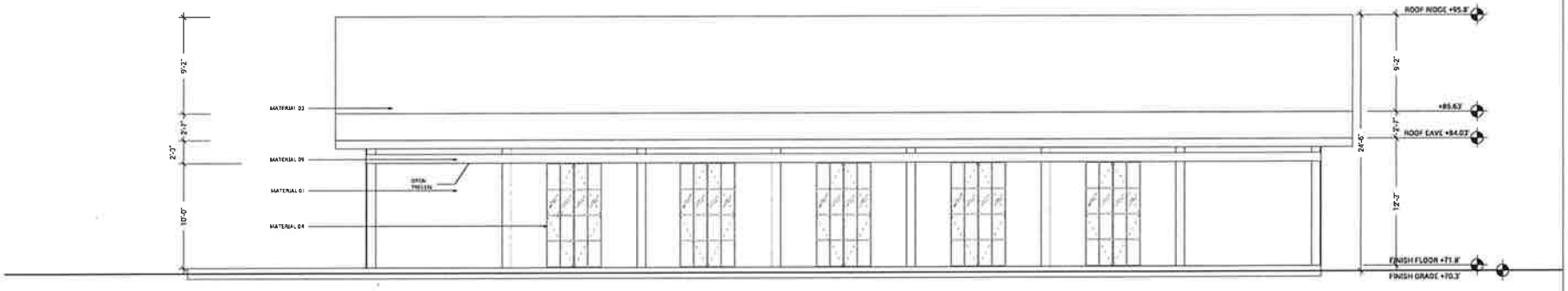
Date	Project No
11/09/2022	P05049
Scale	Paper Size
1/4" = 1'	30" X 42"

FARM EVENTS BUILDING ELEVATIONS

AC.200



33 FARM EVENTS BUILDING EAST ELEVATION
SCALE 1/4" = 1'-0"

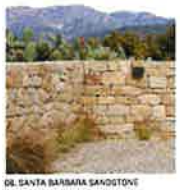


10 FARM EVENTS BUILDING WEST ELEVATION
SCALE 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS


05. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
SBBS CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

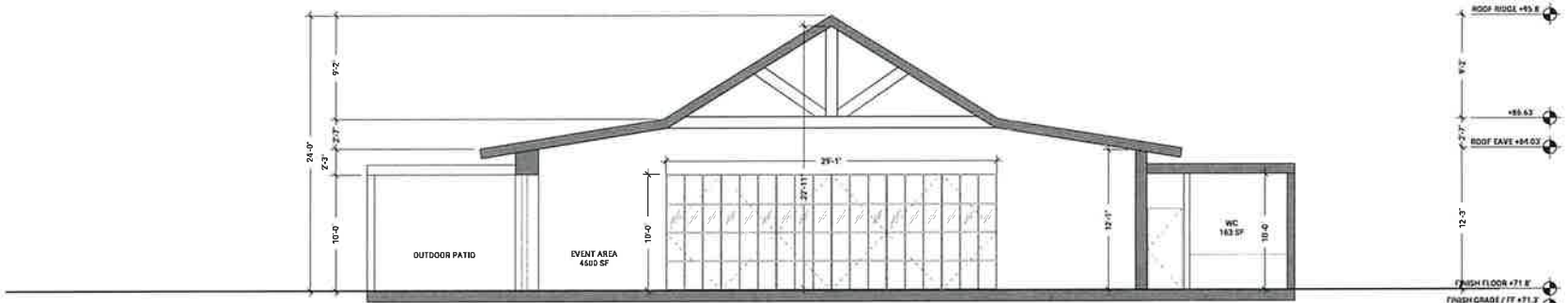
GENERAL NOTES:

ISSUES:

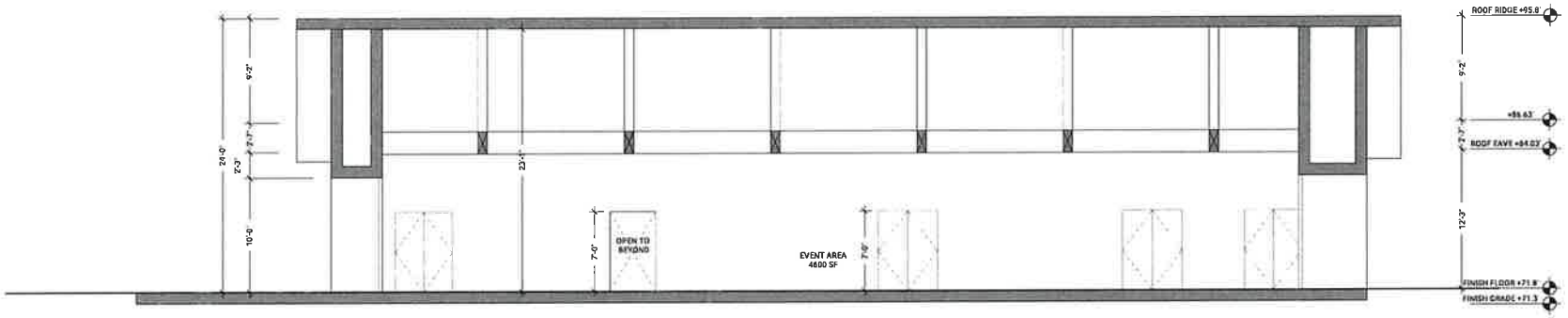
Date	Project No.
11/09/2020	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
FARM EVENTS BUILDING ELEVATIONS

Drawing No.
AC.201



3D FARM EVENTS BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



3D FARM EVENTS BUILDING SECTION 2
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

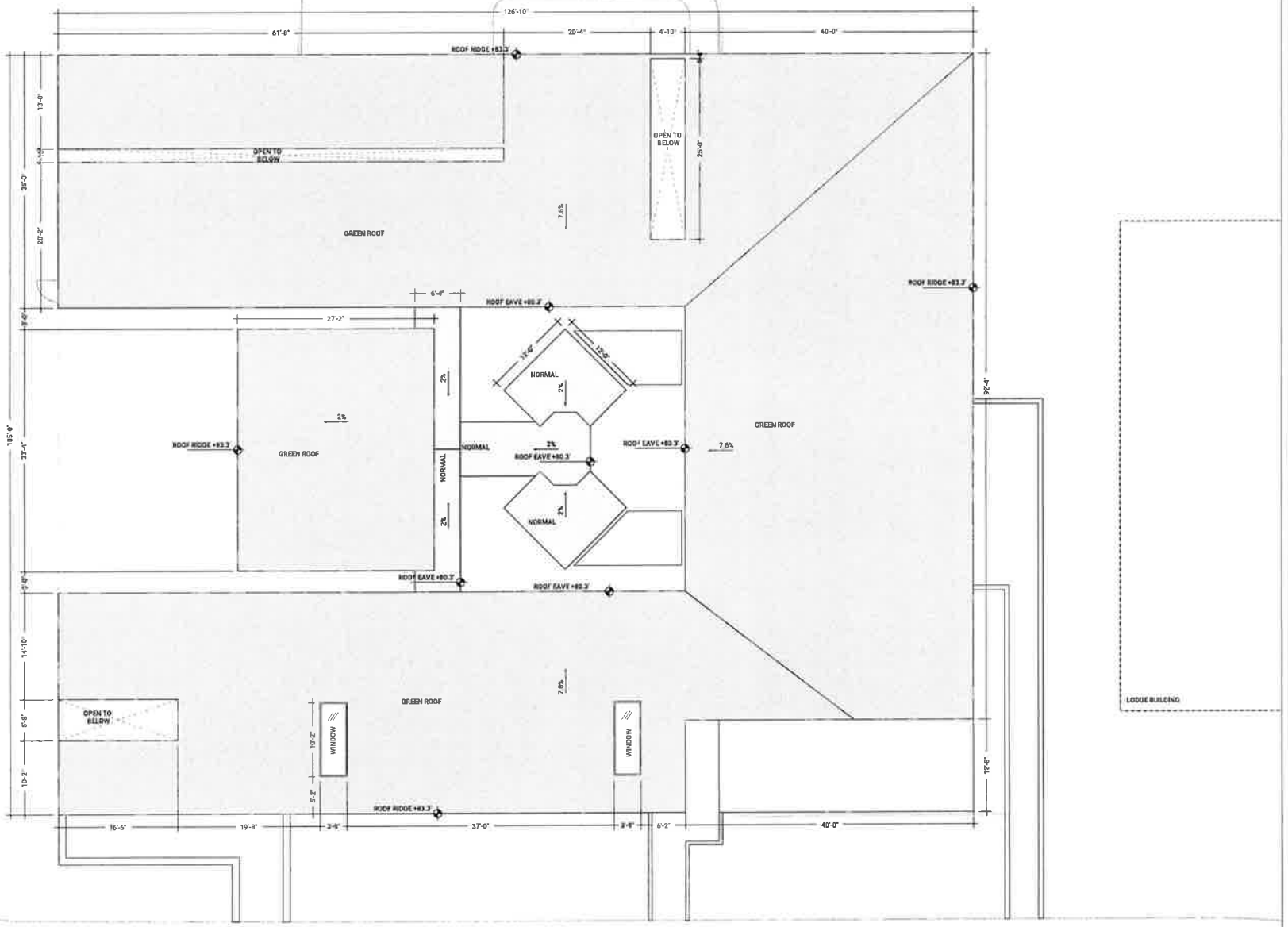
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1/4" = 1'	30" X 42"

FARM EVENTS BUILDING
SECTIONS

AC.300



BUILDING D - WELLNESS & SPA ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

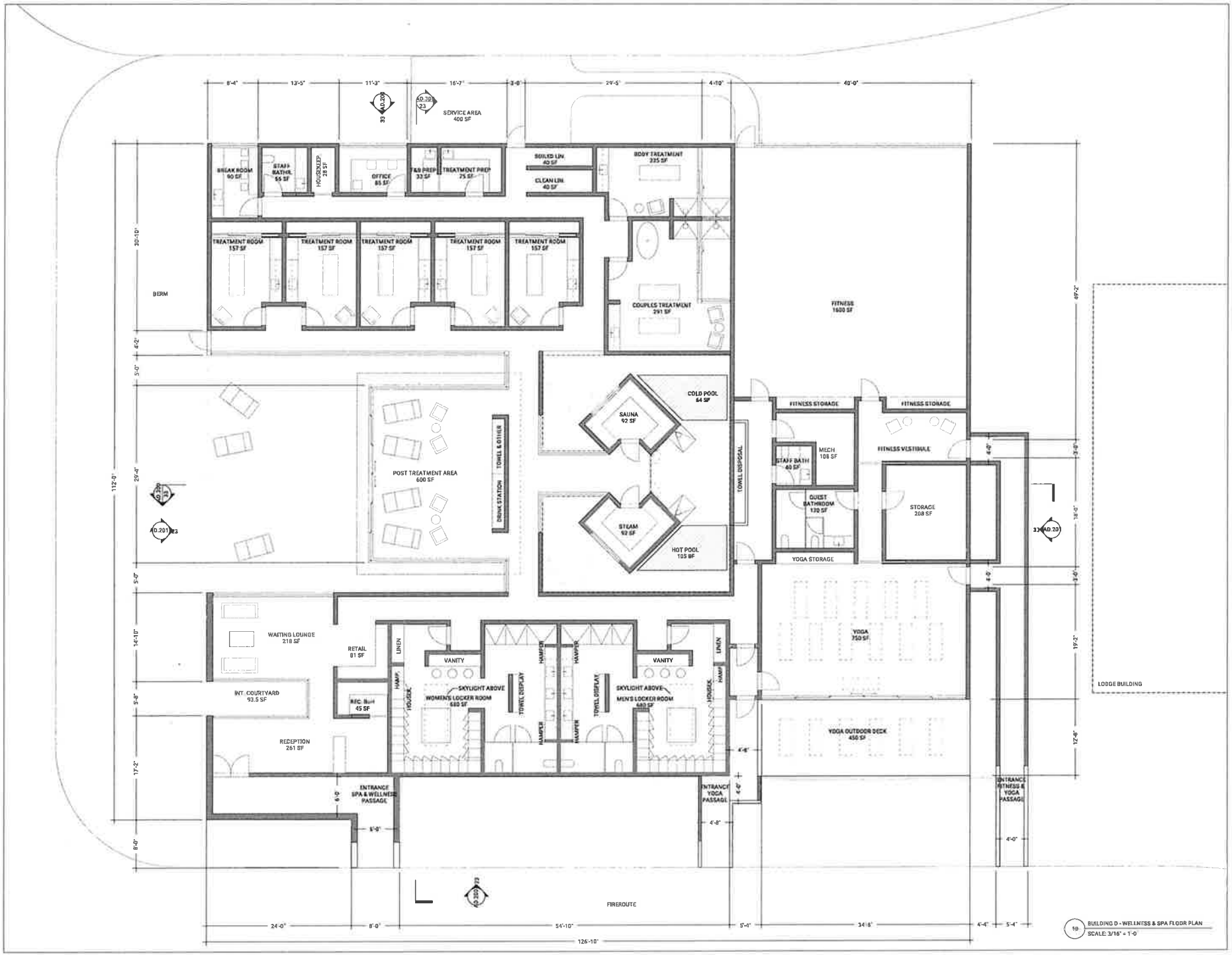
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA ROOF PLAN

AD.100



19 BUILDING D - WELLNESS & SPA FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

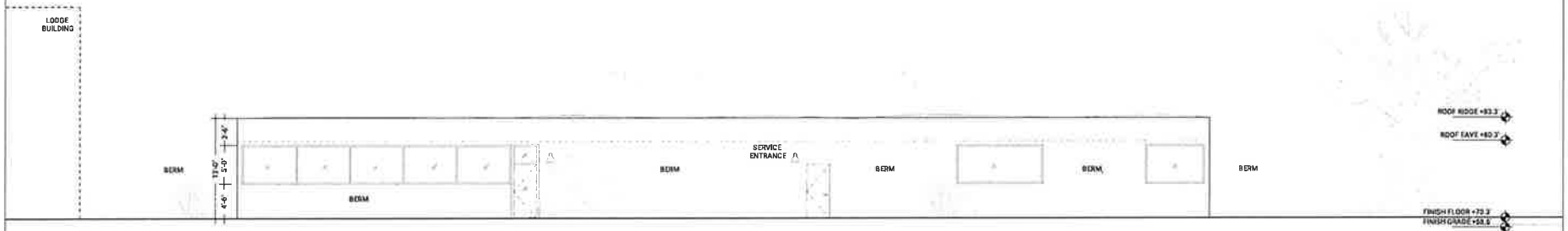
ISSUES

Date	Issued to
10/12/2023	PCSD#8

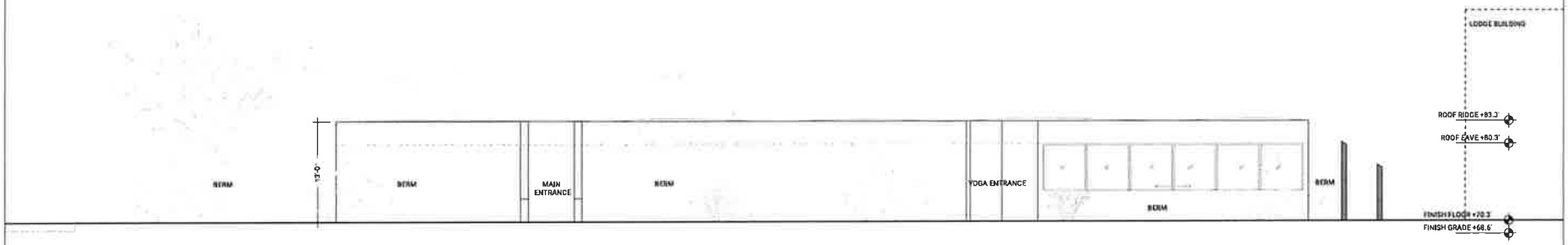
Scale	Sheet Size
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA FLOOR PLAN

AD.101



22 BUILDING D - WELLNESS & SPA ELEVATION NORTH
SCALE: 3/16" = 1'-0"

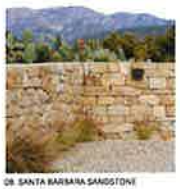


23 BUILDING D - WELLNESS & SPA ELEVATION SOUTH
SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

05. GREEN ROOF

04. BLACK STEEL-LOOK MULLIONS


08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES:

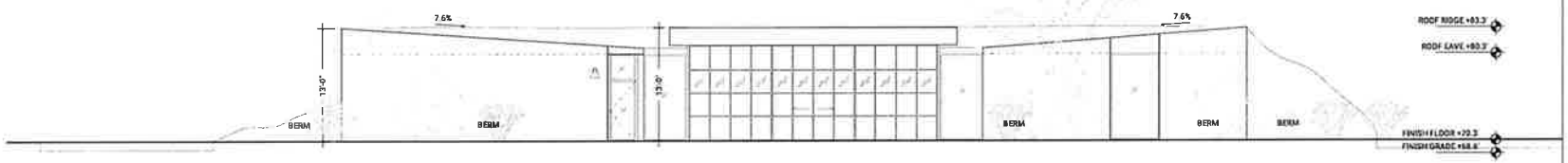
ISSUES:

10/12/2023	PDSD#8
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA
NORTH & SOUTH ELEVATIONS

AD.200

23 BUILDING D - WELLNESS & SPA ELEVATION EAST
SCALE: 3/16" = 1'-0"

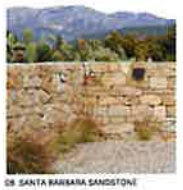


23 BUILDING D - WELLNESS & SPA ELEVATION WEST
SCALE: 3/16" = 1'-0"

01 SMOOTH WESTERN RED CEDAR SIDING

05. GREEN ROOF

04. BLACK STEEL-LOOK MULLIONS


08. SANTA BARBARA SANDSTONE

06. SO CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

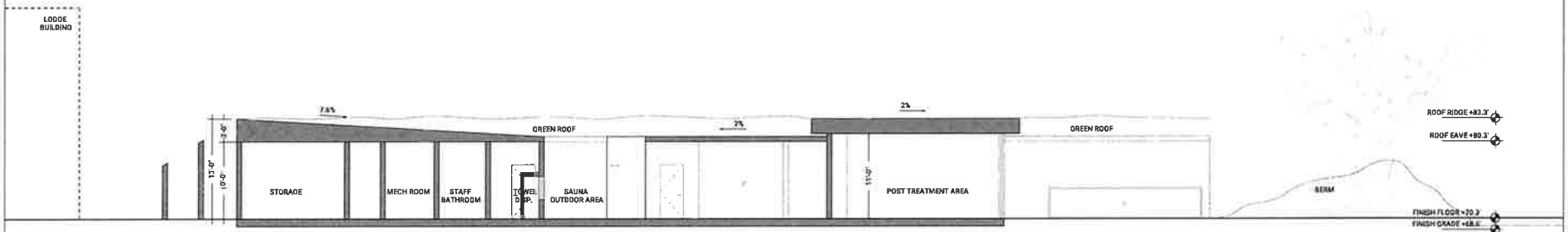
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA EAST & WEST ELEVATIONS

AD.201



30 BUILDING D - WELLNESS & SPA SECTION 1
SCALE: 3/16" = 1'-0"

29 BUILDING D - WELLNESS & SPA SECTION 2
SCALE: 3/16" = 1'-0"

01 SMOOTH WESTERN RED CEDAR SIDING

05. GREEN ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

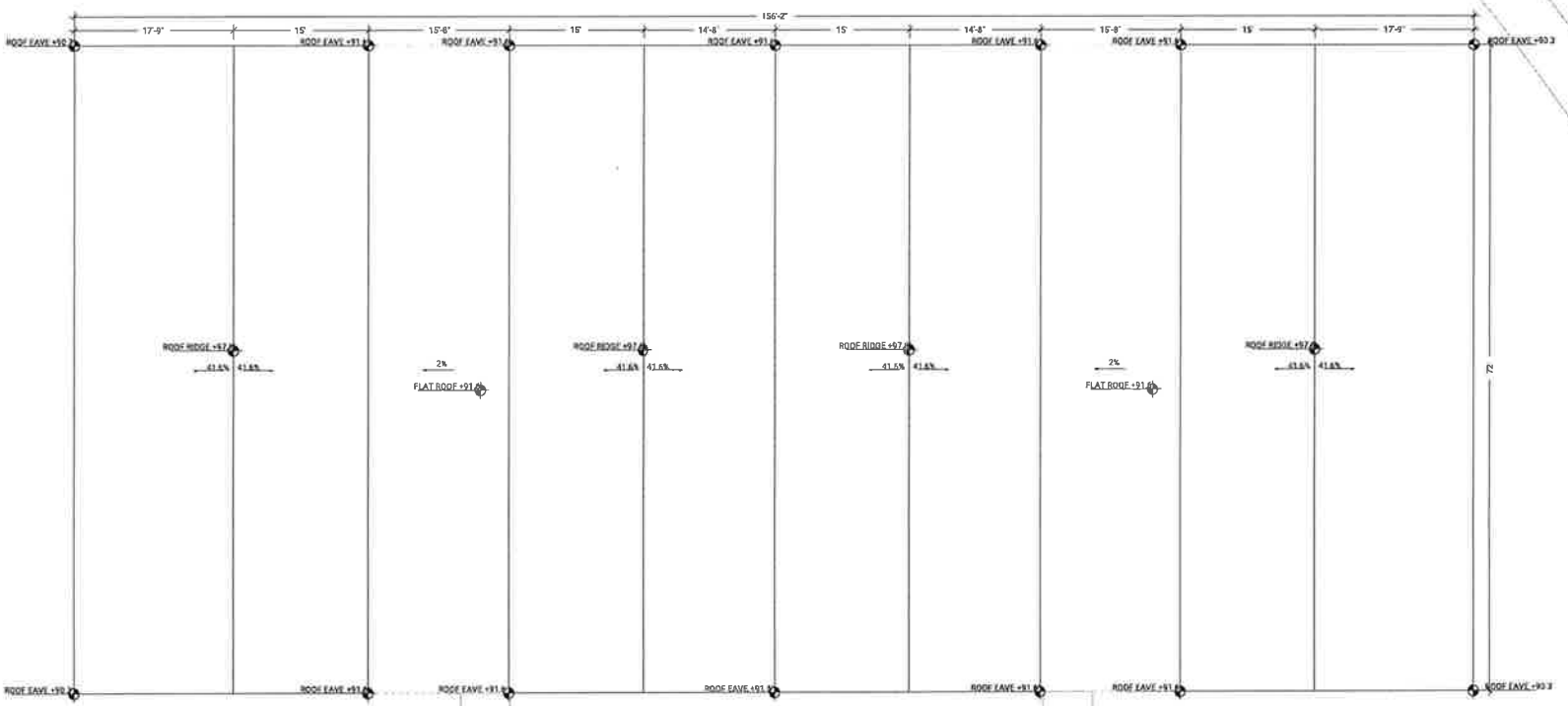
GENERAL NOTES:

ISSUES

10/12/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA SECTIONS

AD.300



18 BUILDING AE - RETREAT LODGE ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

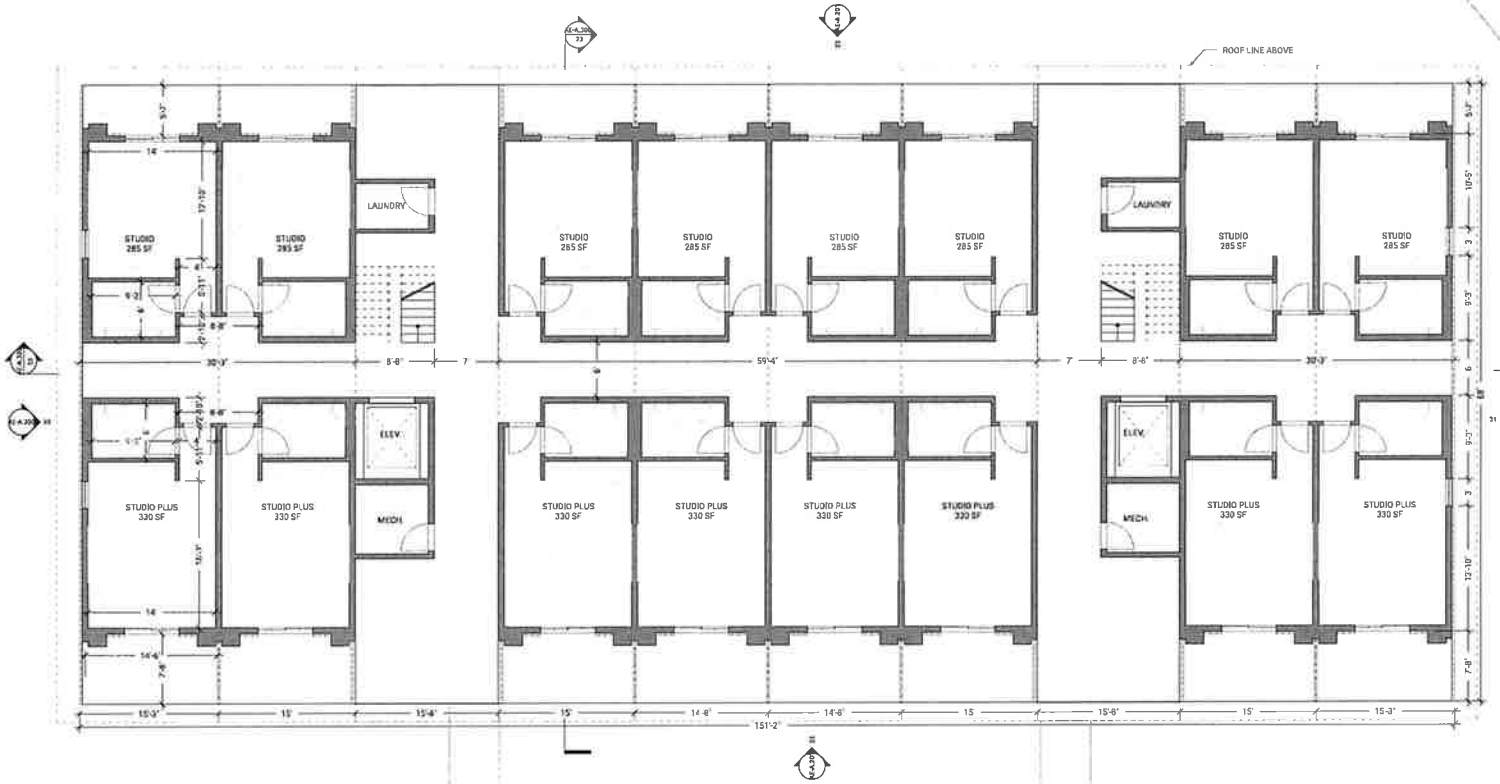
GENERAL NOTES:

ISSUES:

Date	10/12/2023
Project No.	PDS049
Scale	3/16" = 1'
Sheet Size	30" X 42"

Sheet Title
BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN

Sheet No.
AE-A.100



10 BUILDING EA - RETREAT LODGE FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

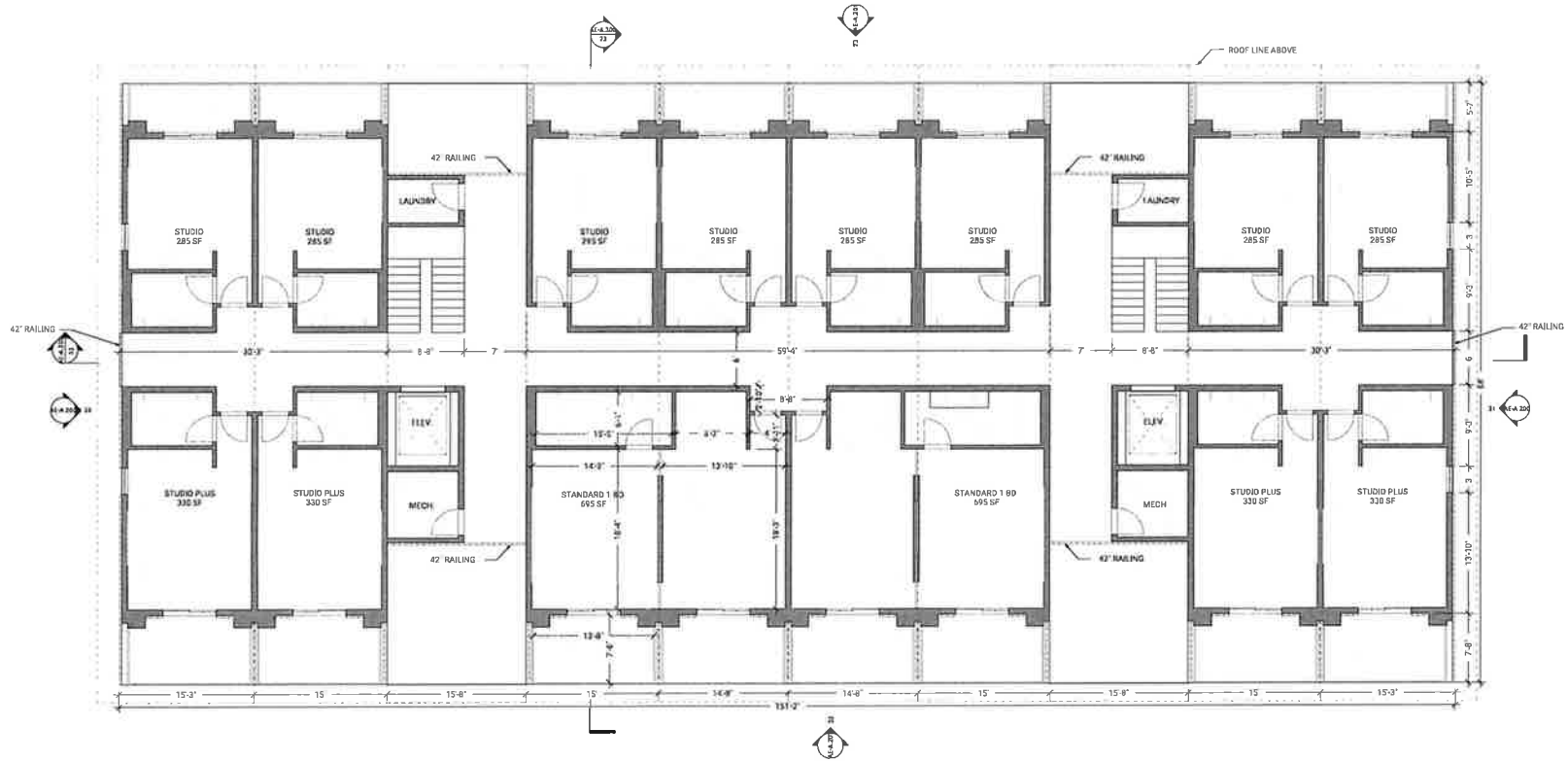
GENERAL NOTES:

ISSUES:

Date	Project no.
10/12/2023	P05349
Scale	Print size
3/16" = 1'	30" X 42"

BUILDING EA - RETREAT LODGE FIRST FLOOR PLAN

AE-A.101



BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

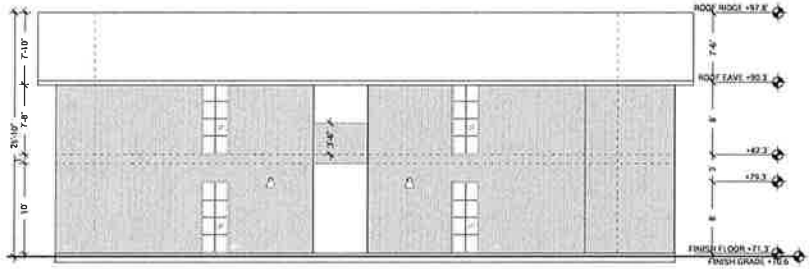
GENERAL NOTES:

ISSUES:

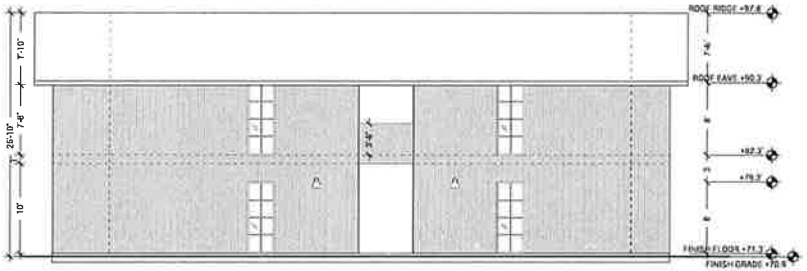
10/12/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN

AE-A.102



33 BUILDING EA - RETREAT LODGE WEST ELEVATION
SCALE: 3/16" = 1'-0"



31 BUILDING EA - RETREAT LODGE EAST ELEVATION
SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES

ISSUES:

11/09/2023	PDS049
3/16" = 1'	36" X 48"

BUILDING EA - RETREAT LODGE
EAST & WEST ELEVATIONS

AE-A.200

33 BUILDING EA - RETREAT LODGE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

23 BUILDING EA - RETREAT LODGE NORTH ELEVATION
SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

13. SANTA BARBARA SANDSTONE FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
SBS CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

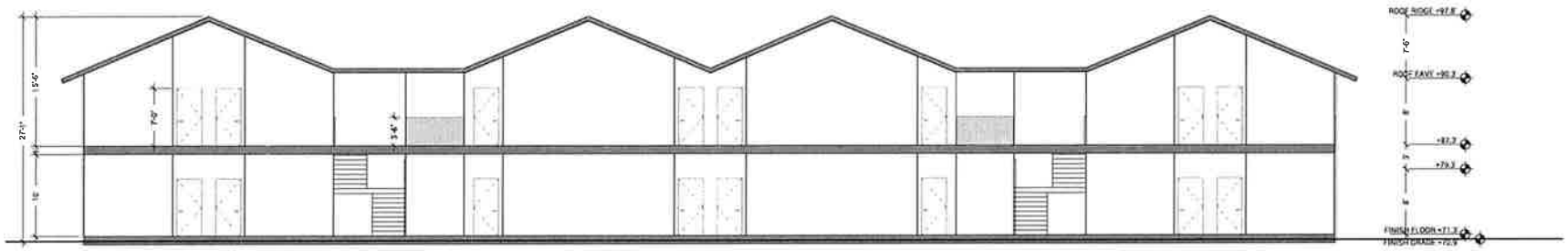
GENERAL NOTES:

ISSUES:

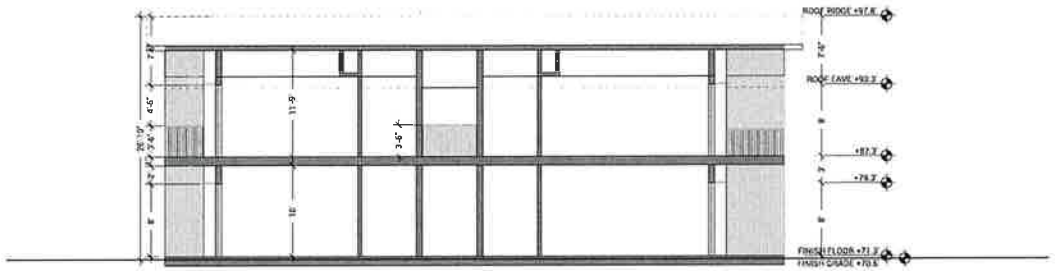
Date	Project No.
11/09/2022	P05049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING EA - RETREAT LODGE NORTH & SOUTH ELEVATIONS

Sheet No.
AE-A.201



30 BUILDING EA - RETREAT LODGE SECTION 1
SCALE: 3/16" = 1'-0"



33 BUILDING EA - RETREAT LODGE SECTION 2
SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. SONDERFED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

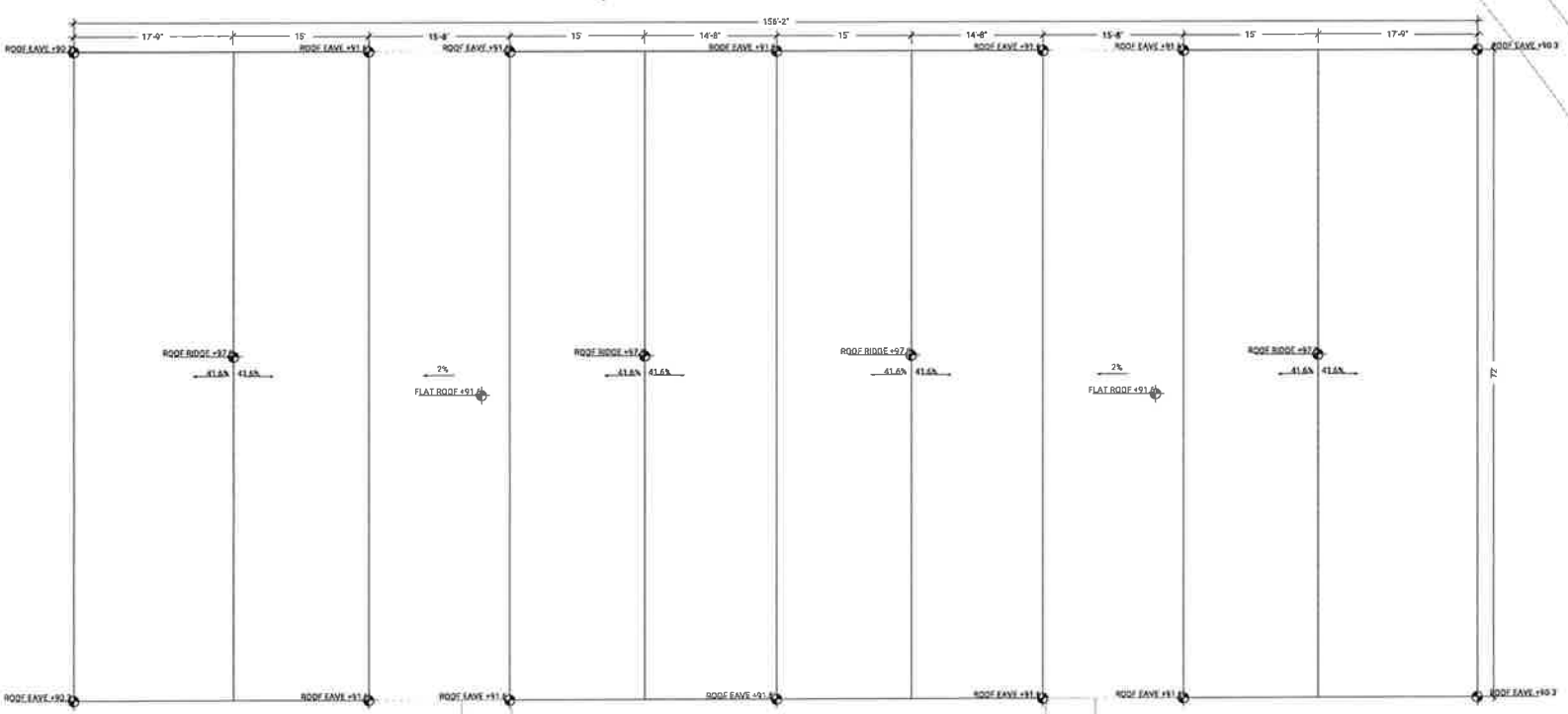
GENERAL NOTES

ISSUES:

11/09/2023	P05049
3/16" = 1'	30" X 42"

BUILDING EA - RETREAT LODGE SECTIONS

AE-A.300



10 BUILDING AE - RETREAT LODGE ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

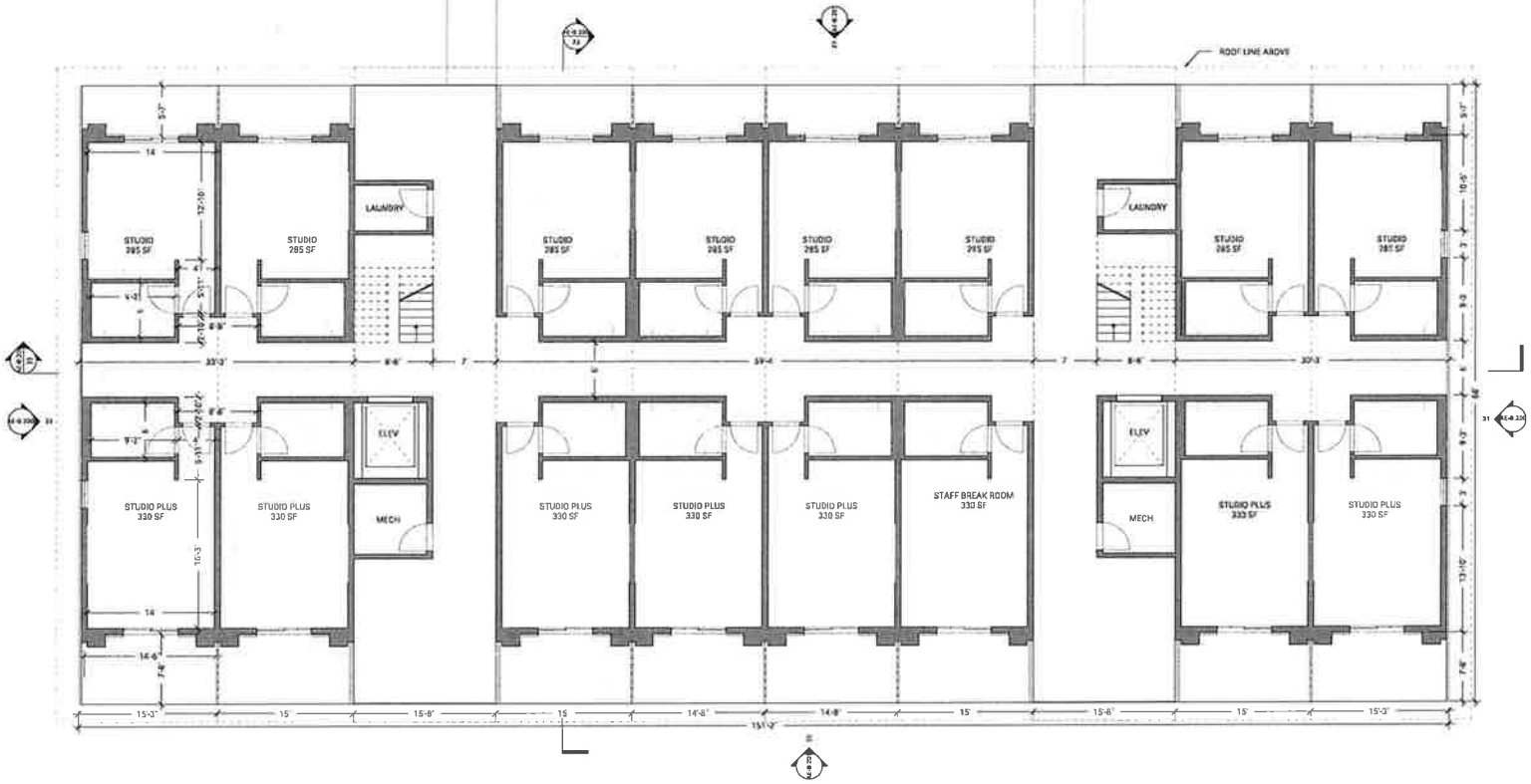
GENERAL NOTES:

ISSUES:

Date	10/12/2023
Project No	PDS049
Scale	3/16" = 1'
Sheet Size	30" X 42"

BUILDING EA - RETREAT LODGE ROOF PLAN

AE-B.100



12 BUILDING EB - RETREAT LODGE FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
585 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

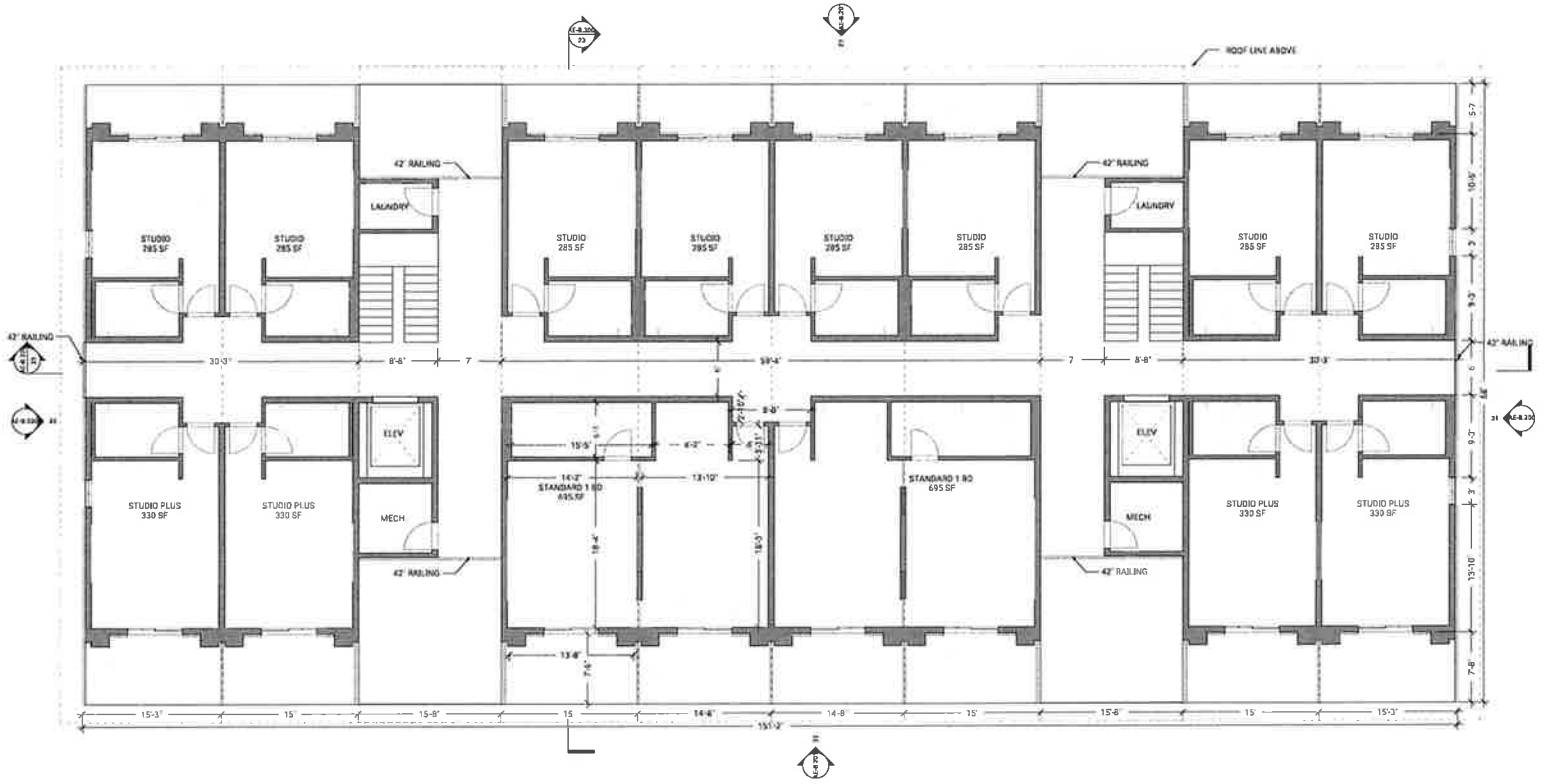
ISSUES:

10/12/2023 | PDS049

3/16" = 1' | 36" X 42"

BUILDING EB - RETREAT LODGE FIRST FLOOR PLAN

AE-B.101



10 BUILDING EB - RETREAT LODGE SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

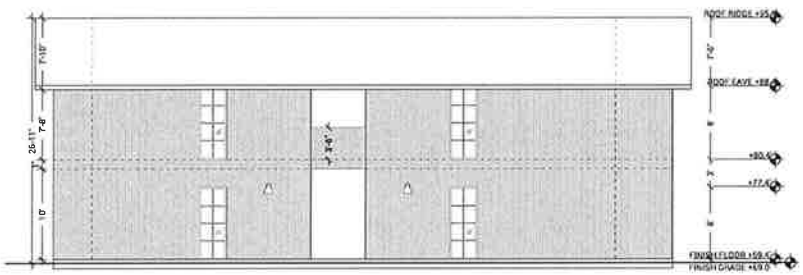
GENERAL NOTES:

ISSUES:

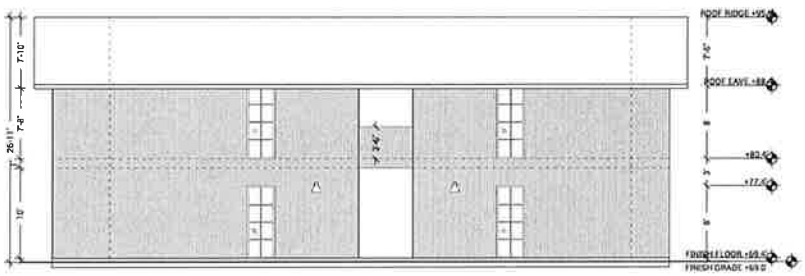
Date: 10/12/2023
Project no: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title: BUILDING EB - RETREAT LODGE SECOND FLOOR PLAN

Sheet No: **AE-B.102**



32 BUILDING EB - RETREAT LODGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING EB - RETREAT LODGE EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

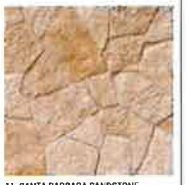
02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT



11. SANTA BARBARA SANDSTONE FLAGSTONE

SEE MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

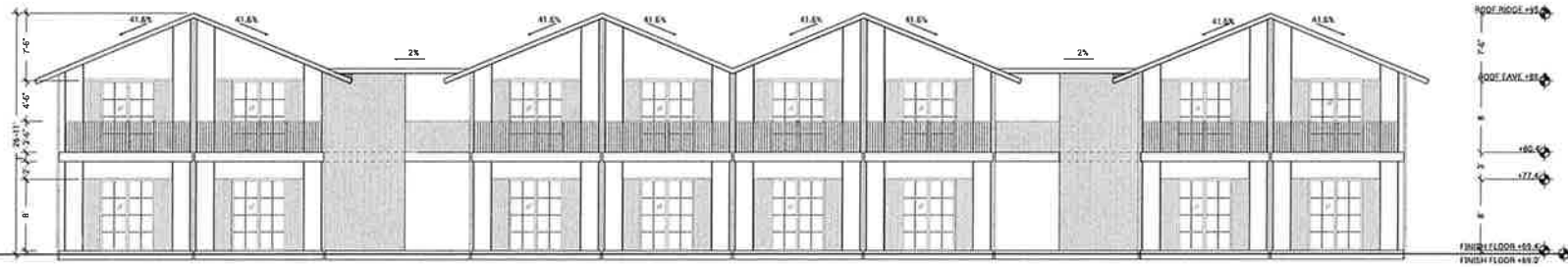
GENERAL NOTES

ISSUES

11/09/2022	P05049
3/16" = 1'	30" X 42"

BUILDING EB - RETREAT LODGE
EAST & WEST ELEVATIONS

AE-B.200



33 BUILDING EB - RETREAT LODGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

33 BUILDING EB - RETREAT LODGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
SBBS CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

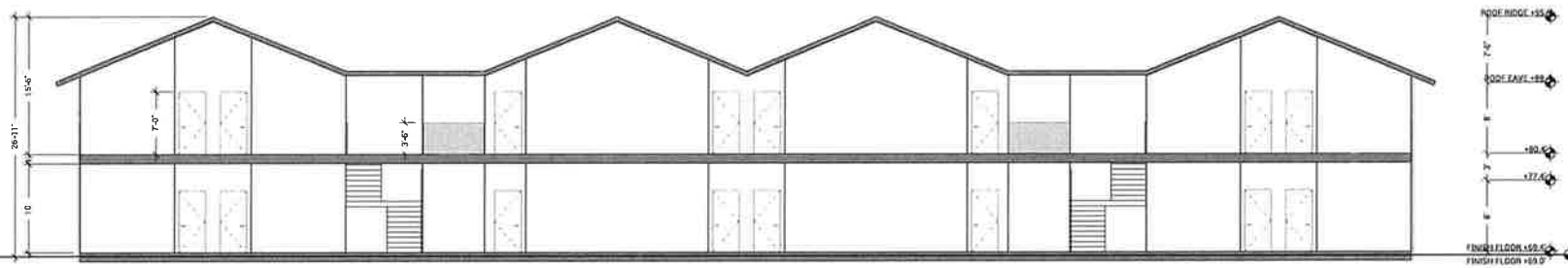
GENERAL NOTES:

ISSUES:

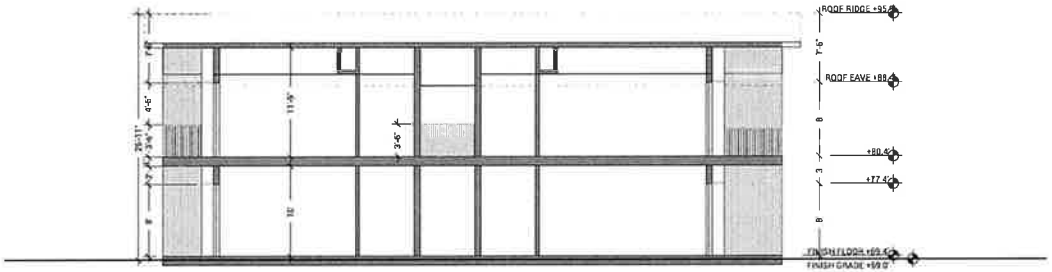
11/09/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING EB - RETREAT LODGE NORTH & SOUTH ELEVATIONS

AE-B.201



23 BUILDING EB - RETREAT LODGE SECTION 1
SCALE: 1/4" = 1'-0"



23 BUILDING EB - RETREAT LODGE SECTION 2
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

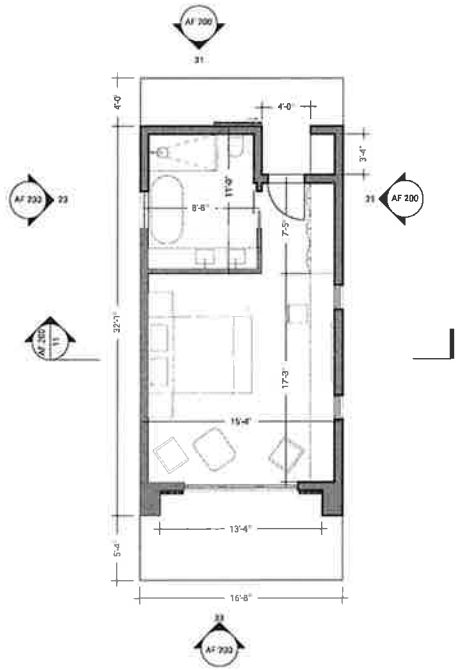
GENERAL NOTES:

ISSUES:

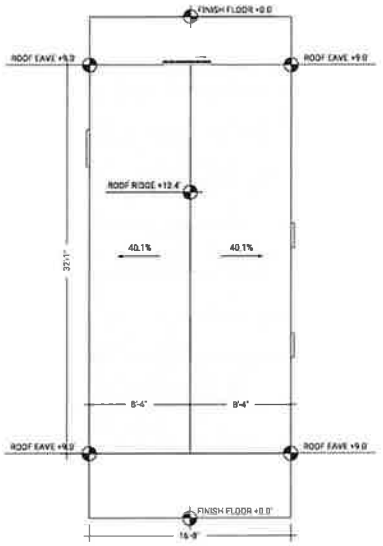
Date	Project No.
11/09/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING EB - RETREAT LODGE SECTIONS

Sheet No.
AE-B.300



10 BUILDING F - TYP. STUDIO BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. STUDIO BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES

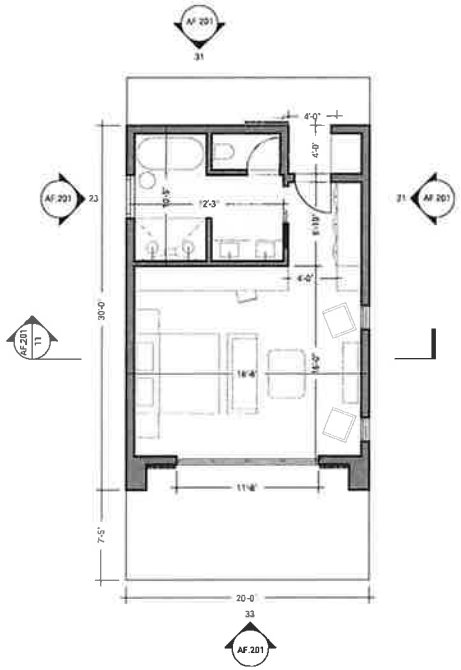
ISSUES

10/12/2023 P05049

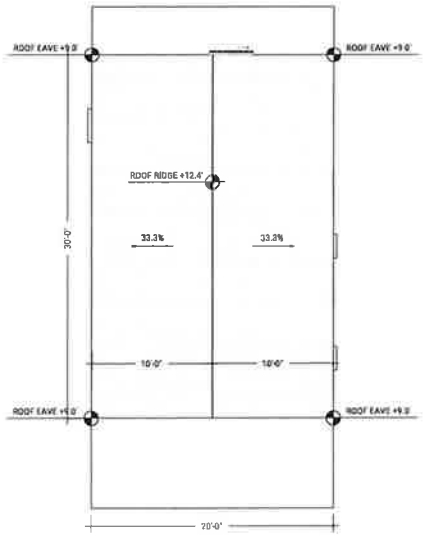
1/4" = 1' 30" X 42"

BUILDING F -
TYP. STUDIO BUNGALOW
FLOOR PLAN

AF.100



10 BUILDING F - TYP. LUX STUDIO BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. LUX STUDIO BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5865 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

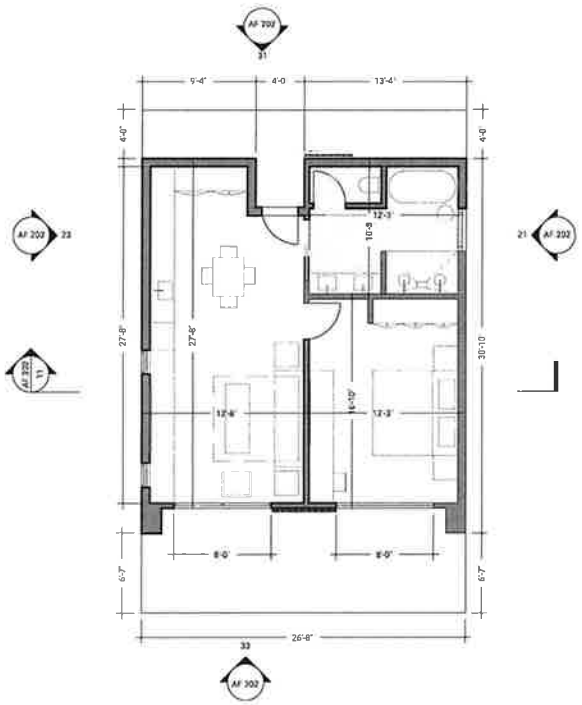
GENERAL NOTES

ISSUES

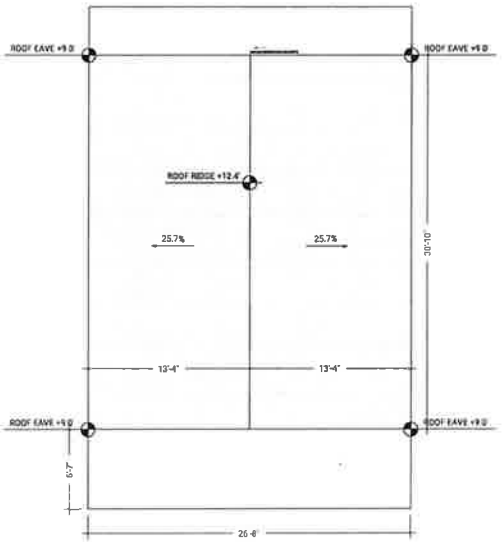
10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING F -
TYP. LUX STUDIO BUNGALOW
FLOOR PLAN

AF.101



10 BUILDING F - TYP. 2BD BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 2BD BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

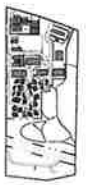
CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN



N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES

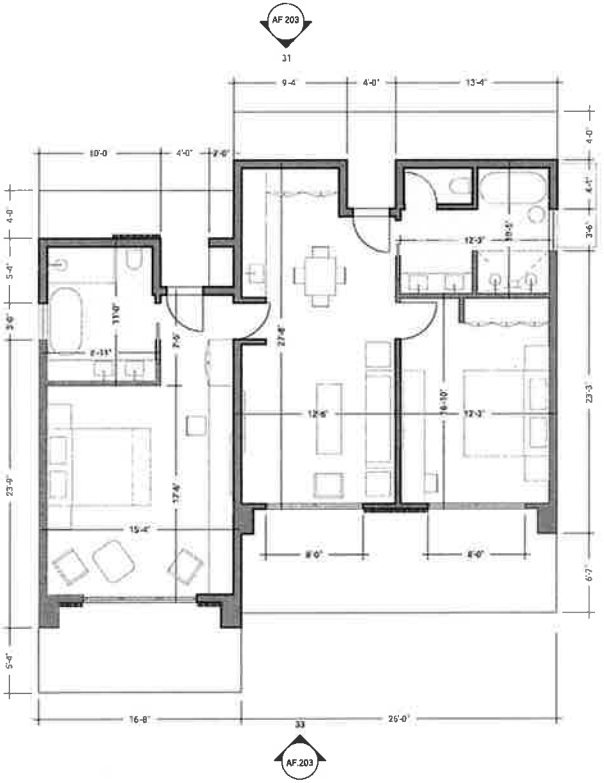
ISSUES

10/12/2023 PDS049

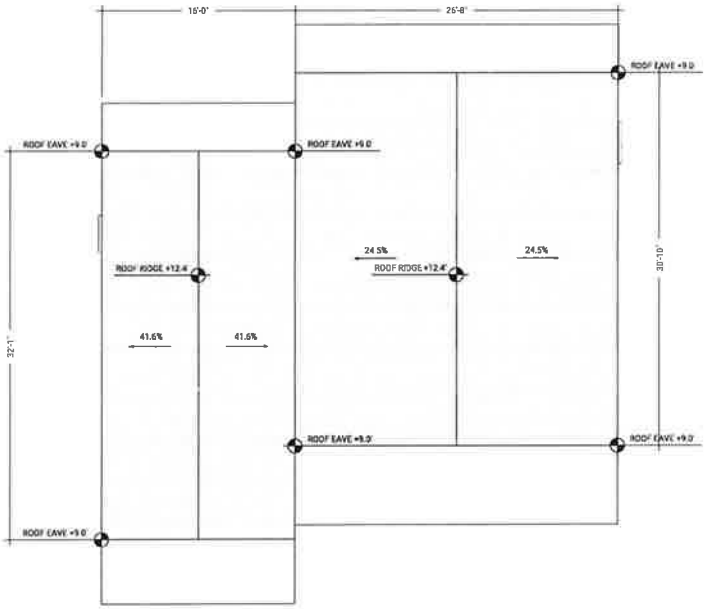
1/4" = 1' 30" X 42"

BUILDING F - TYP. 2 BD BUNGALOW FLOOR PLAN

AF.102



10 BUILDING F - TYP. 3 BD BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 3 BD BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5845 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

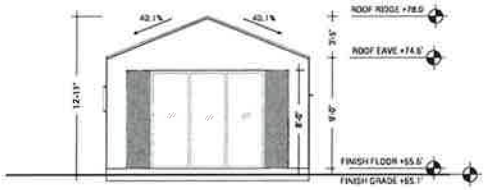
GENERAL NOTES

ISSUES

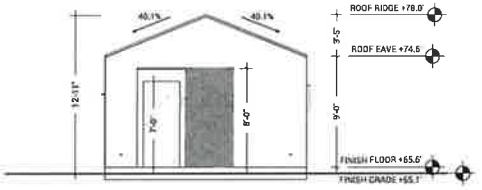
10/12/2023	PDSD#9
1/4" = 1'	36" X 42"

BUILDING F - TYP. 3BD BUNGALOW FLOOR PLAN

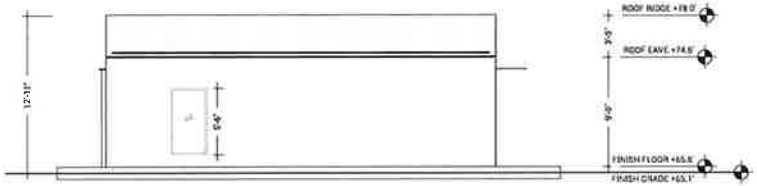
AF.103



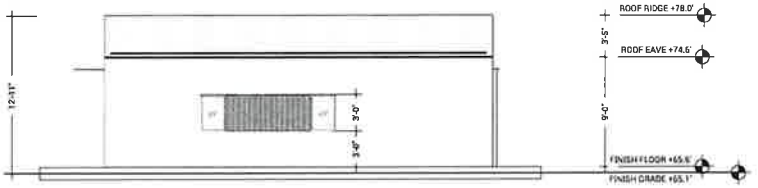
20 BUILDING F - TYP. STUDIO BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



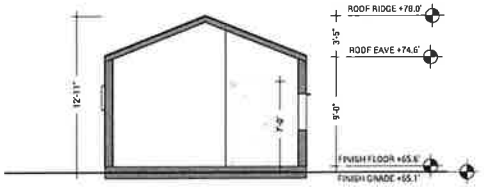
19 BUILDING F - TYP. STUDIO BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



22 BUILDING F - TYP. STUDIO BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING F - TYP. STUDIO BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. STUDIO BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL 4 DOOR MULLIONS

05. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

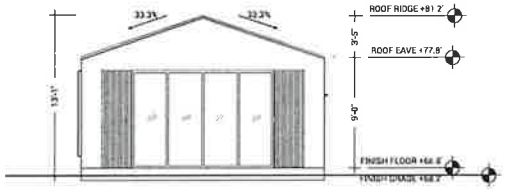
GENERAL NOTES:

ISSUES:

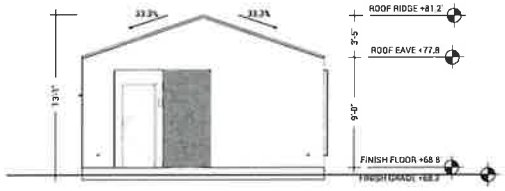
11/09/2023	P0S049
1/4" = 1'	30" X 42"

BUILDING F -
STUDIO BUNGALOW
ELEVATIONS + SECTIONS

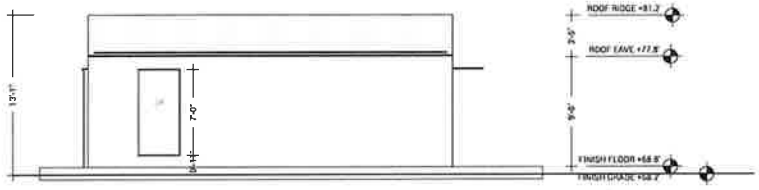
AF.200



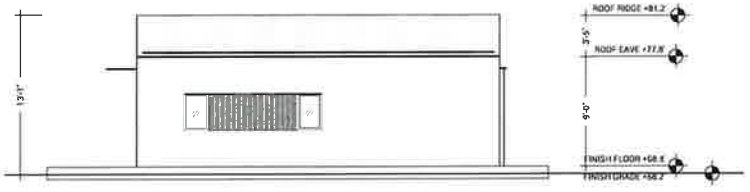
33 BUILDING F - TYP. LUX STUDIO BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



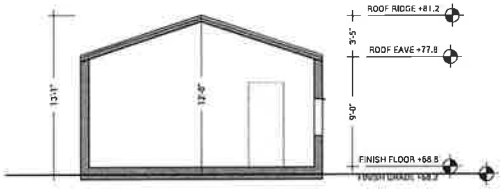
31 BUILDING F - TYP. LUX STUDIO BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



32 BUILDING F - TYP. LUX STUDIO BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



34 BUILDING F - TYP. LUX STUDIO BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. LUX STUDIO BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

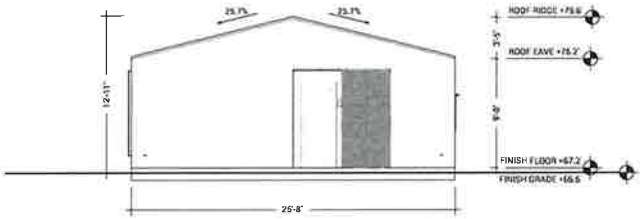
GENERAL NOTES:

ISSUES:

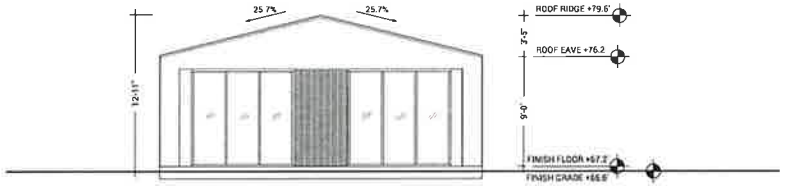
11/09/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING F -
TYP. LUX STUDIO BUNGALOW
ELEVATIONS + SECTIONS

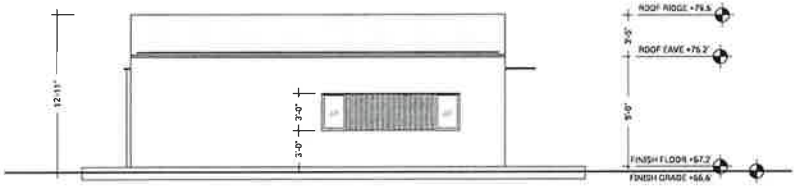
AF.201



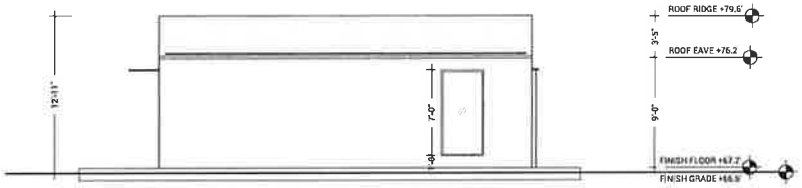
33 BUILDING F - TYP. 2BD BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



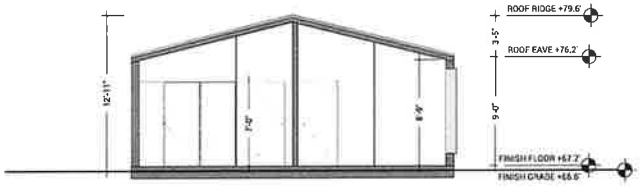
31 BUILDING F - TYP. 2BD BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



33 BUILDING F - TYP. 2BD BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING F - TYP. 2BD BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 2BD BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR EXTERIOR ELEVATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

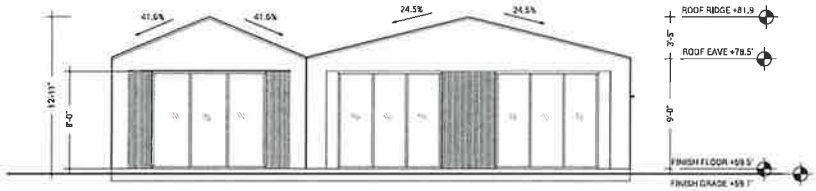
GENERAL NOTES

ISSUES

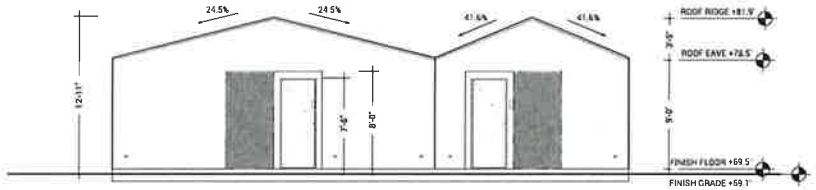
Date	Project no.
11/09/2023	P05049
Scale	Sheet size
1/4" = 1'	30" X 42"

BUILDING F - TYP. 2 BD BUNGALOW ELEVATIONS & SECTION

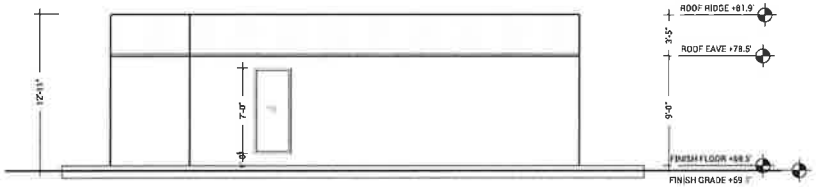
AF.202



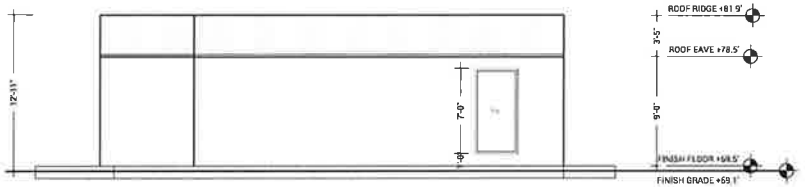
32 BUILDING F - TYP. 3BD BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



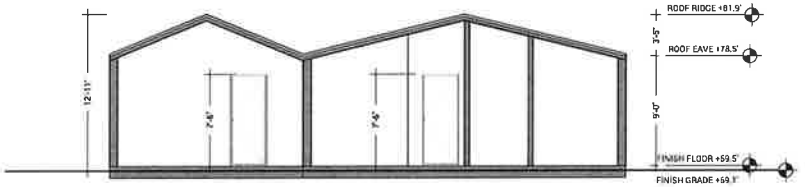
31 BUILDING F - TYP. 3BD BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



33 BUILDING F - TYP. 3BD BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



29 BUILDING F - TYP. 3BD BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 3BD BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR EXTERIOR ELEVATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

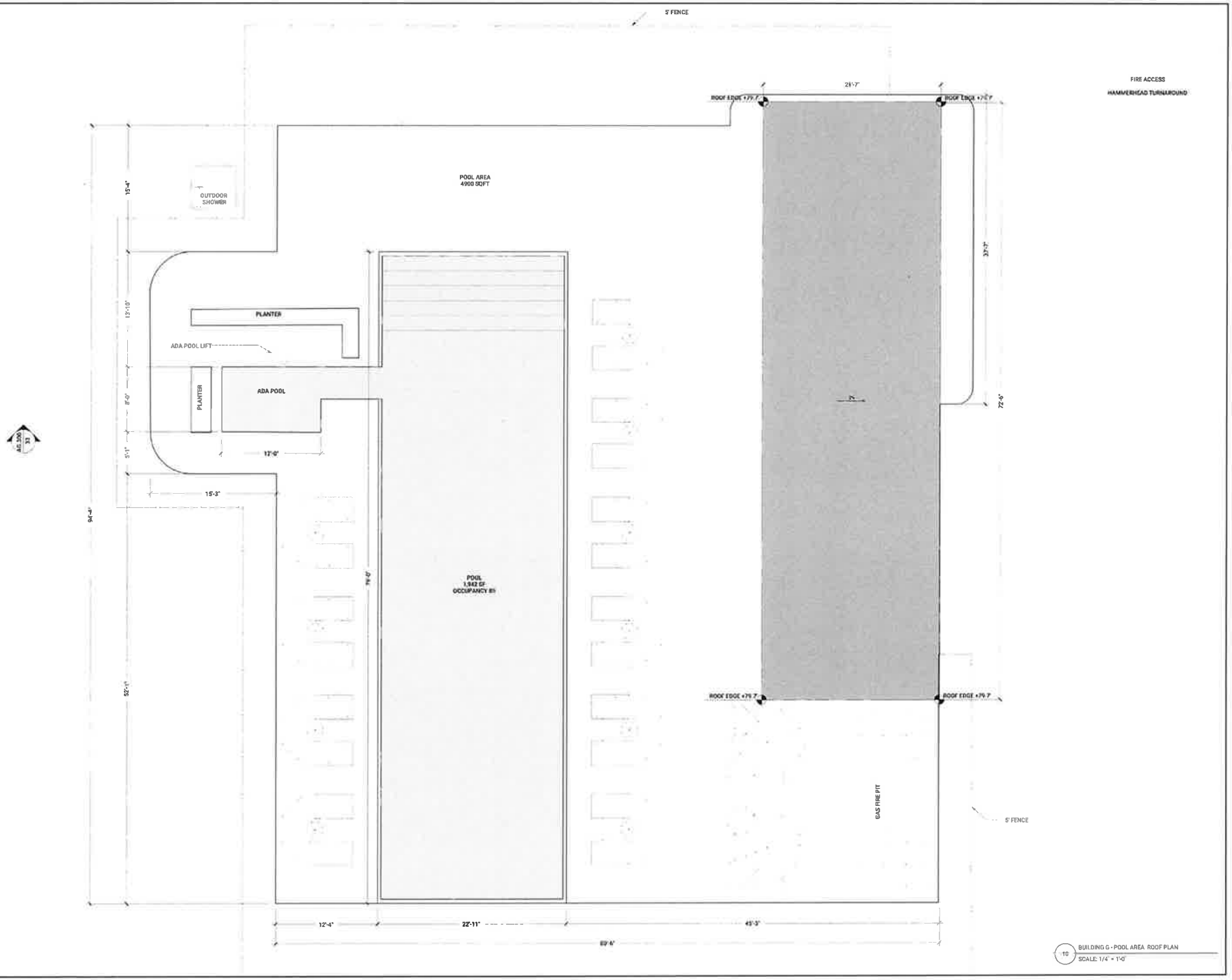
GENERAL NOTES:

ISSUES:

11/09/2023	PDS#4
1/4" = 1'	30" X 42"

BUILDING F - TYP. 3BD BUNGALOW ELEVATIONS & SECTION

AF.203



10 BUILDING G - POOL AREA ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5855 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

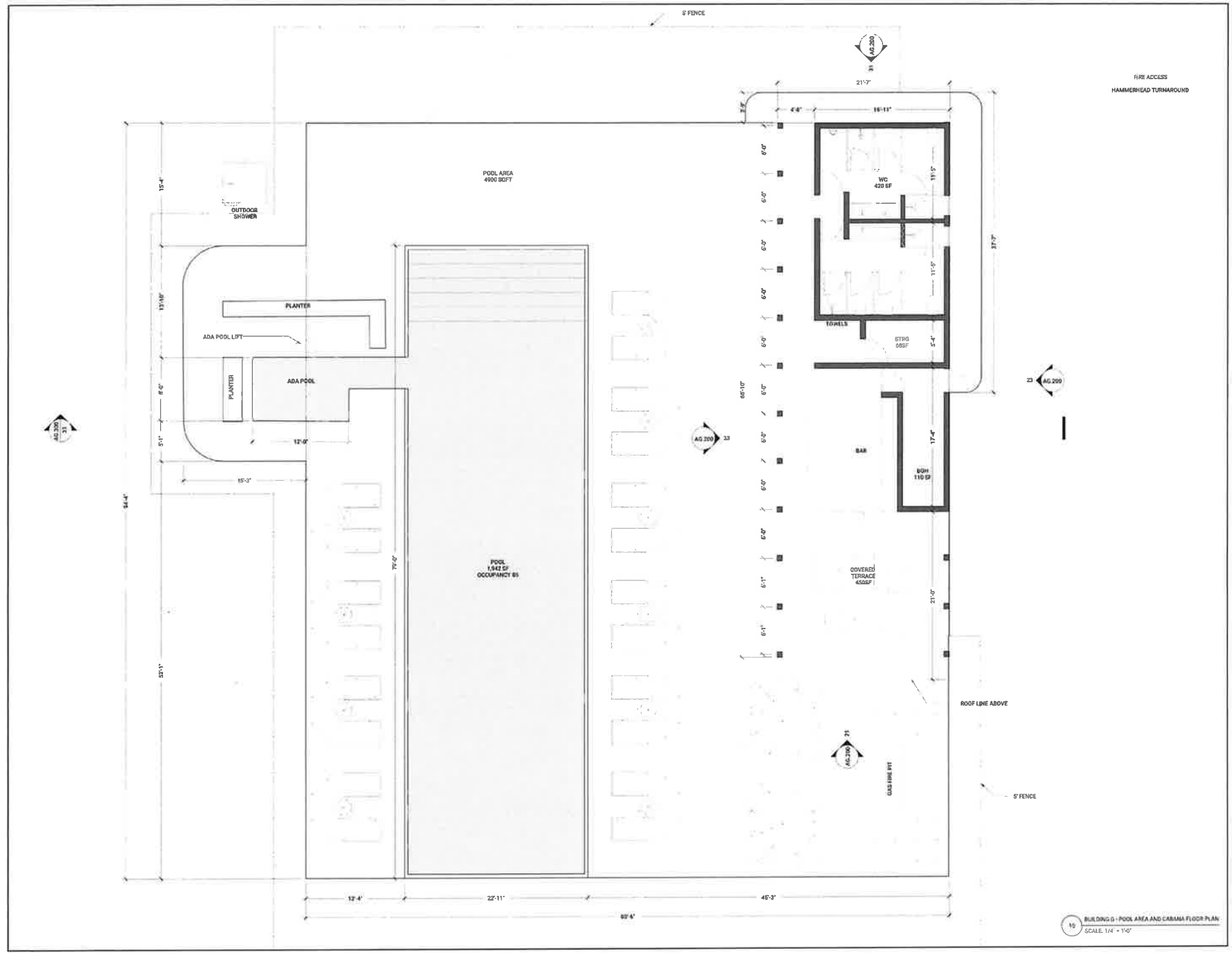
GENERAL NOTES

ISSUES

10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING G - POOL AREA & BUILDING ROOF PLAN

AG.100



10 BUILDING G - POOL AREA AND CABANA FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

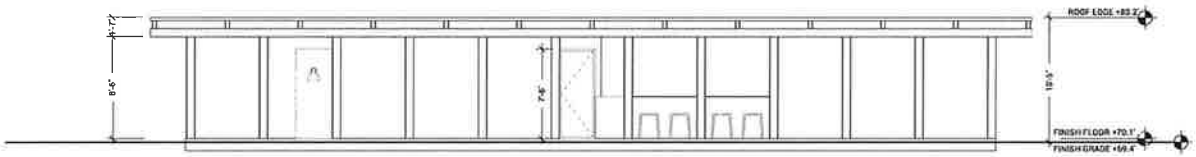
GENERAL NOTES

ISSUES

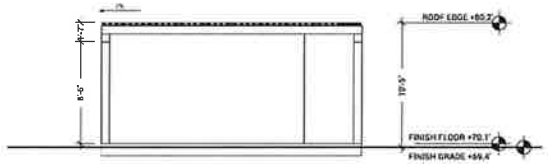
Date	10/12/2023
Project No.	PD20181
Scale	1/4" = 1'
Sheet Size	30" X 42"

Sheet Title
BUILDING G - POOL AREA & BUILDING FLOOR PLAN

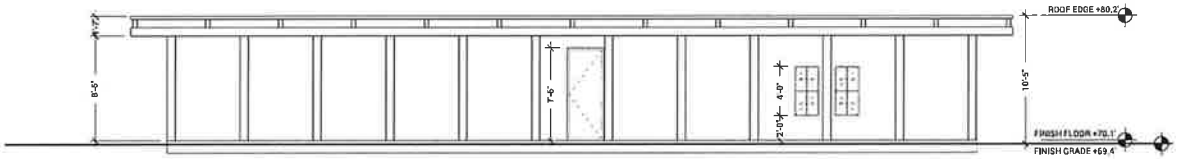
Sheet No.
AG.101



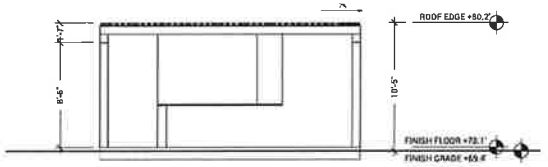
30 BUILDING G - POOL CABANA WEST ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING G - POOL CABANA NORTH ELEVATION
SCALE: 1/4" = 1'-0"



29 BUILDING G - POOL CABANA EAST ELEVATION
SCALE: 1/4" = 1'-0"



32 BUILDING G - POOL CABANA SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

POOL AREA & POOL BUILDING VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

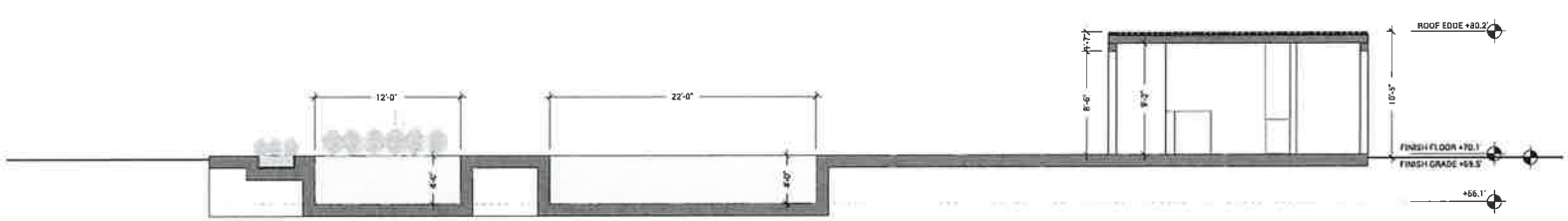
DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

ISSUES

11/09/2023	P-38349
1/4" = 1'	30 X 42"

BUILDING G - POOL AREA & BUILDING ELEVATIONS

AG.200



3D BUILDING G - POOL CABANA SECTION 1
SCALE: 1/4" = 1'-0"

POOL AREA & POOL BUILDING VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

04. BLACK STEEL-LOOK MULLIONS

05. DO CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

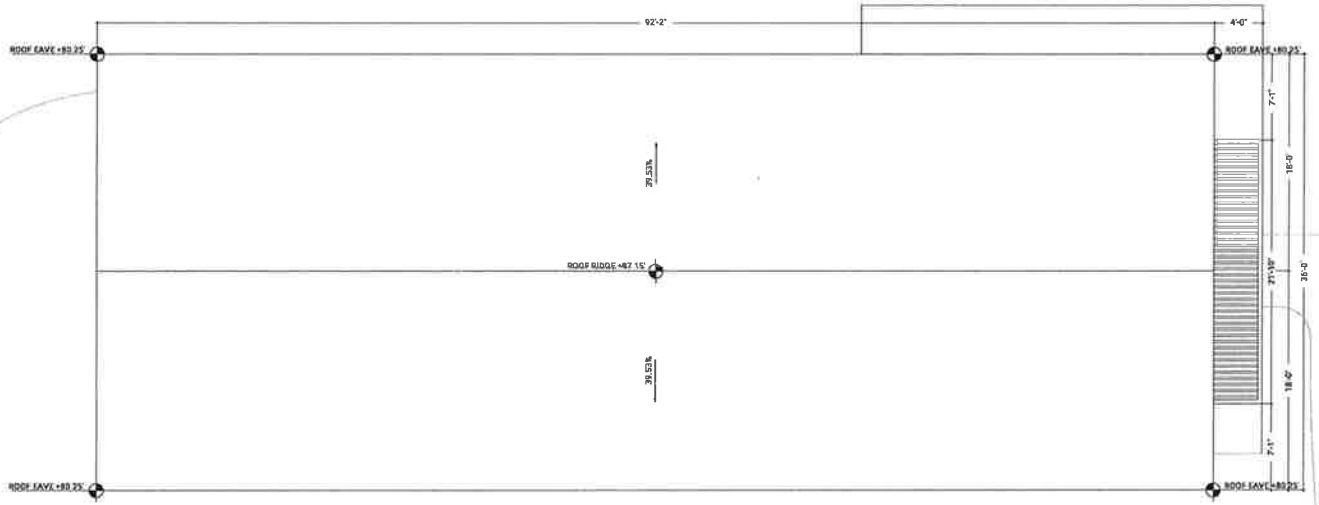
ISSUES

1/16/2020 — P20349

1/4" = 1' — 30" X 42"

BUILDING G - POOL AREA & BUILDING SECTION

AG.300



12 BUILDING H - RETREAT MAINTENANCE ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

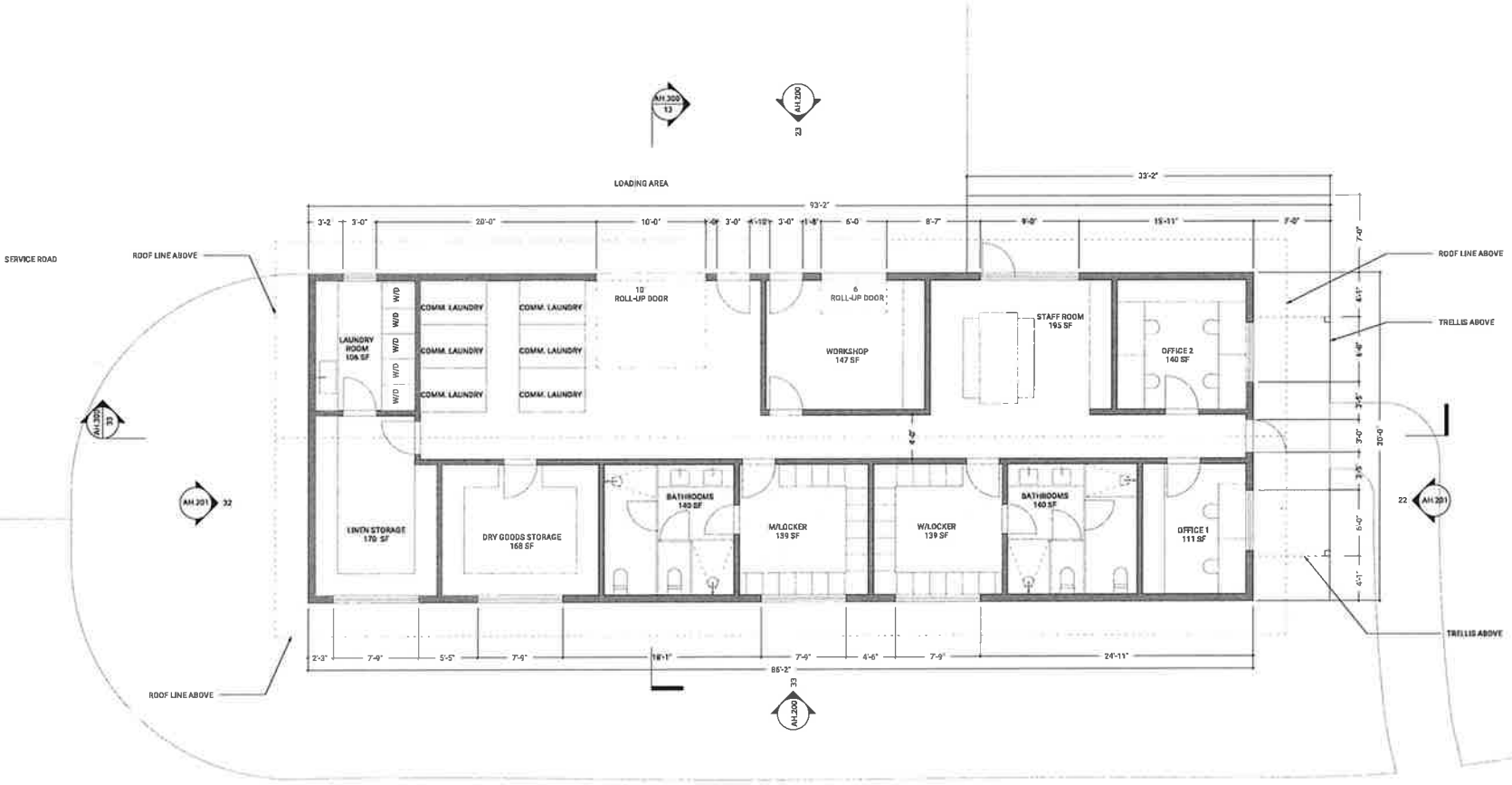
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING H - RETREAT MAINTENANCE ROOF PLAN

AH.100



10 BUILDING H - RETREAT MAINTENANCE FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

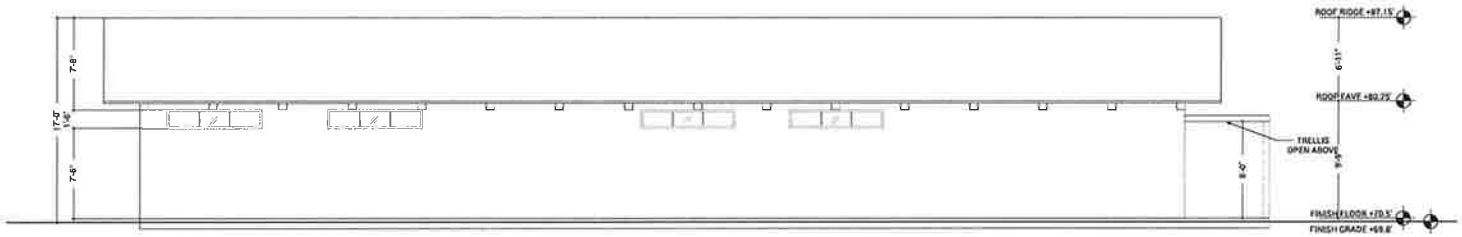
GENERAL NOTES:

ISSUES:

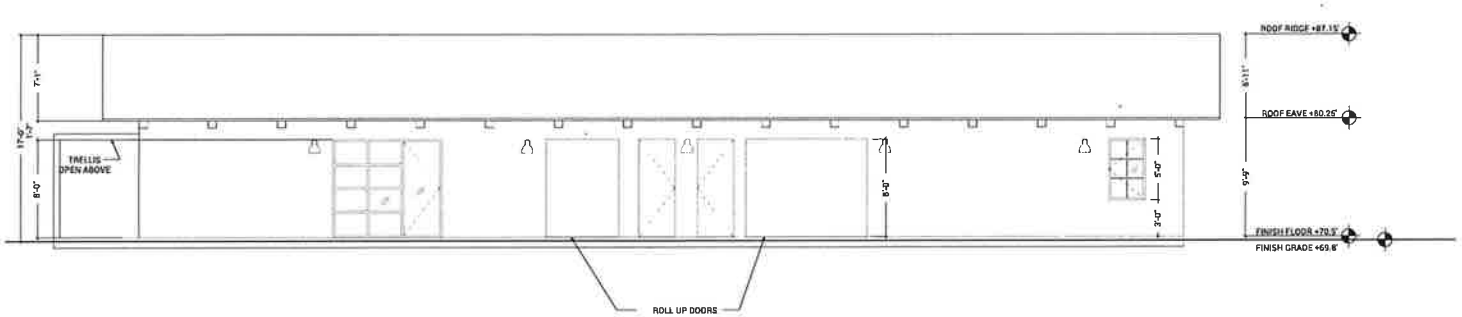
Date	Project no.
10/12/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING H - RETREAT MAINTENANCE FLOOR PLAN

Sheet No.
AH.101



22 BUILDING H - RETREAT MAINTENANCE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING H - RETREAT MAINTENANCE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

10. RECLAIMED CURROGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

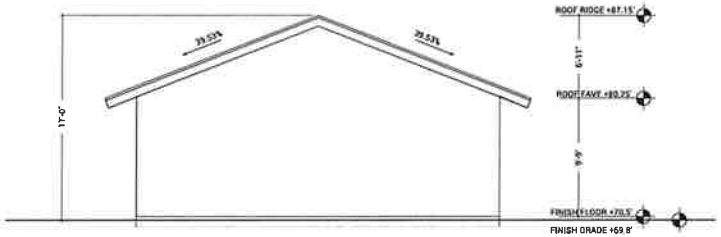
GENERAL NOTES:

ISSUES

11/09/2023	P05048
1/4" = 1'	30" X 42"

BUILDING H - RETREAT MAINTEN. NORTH & SOUTH ELEVATIONS

AH.200



32 BUILDING H - RETREAT MAINTENANCE WEST ELEVATION
SCALE: 1/4" = 1'-0"

22 BUILDING H - RETREAT MAINTENANCE EAST ELEVATION
SCALE: 1/4" = 1'-0"

10. RECLAIMED CURROGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

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PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
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CONSTRUCTION

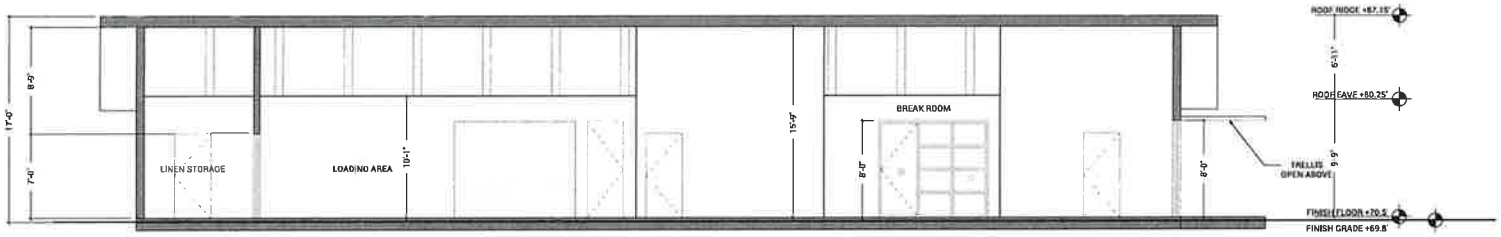
GENERAL NOTES:

ISSUES:

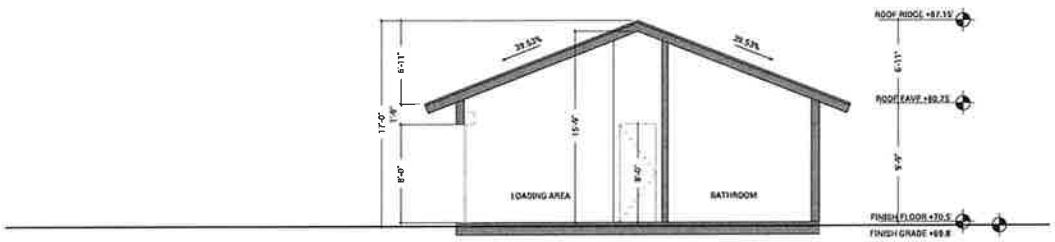
Date	Project No.
11/09/2023	P05049
Scale	Sheet Size
1/4" = 1'	30" X 42"

BUILDING H - RETREAT MAINTEN. EAST & WEST ELEVATIONS

AH.201



33 BUILDING H - RETREAT MAINTENANCE SOUTH SECTION 1
SCALE: 1/4" = 1'-0"



13 BUILDING H - RETREAT MAINTENANCE WEST SECTION 2
SCALE: 1/4" = 1'-0"

10. RECLAIMED CORRUGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL BOARD FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

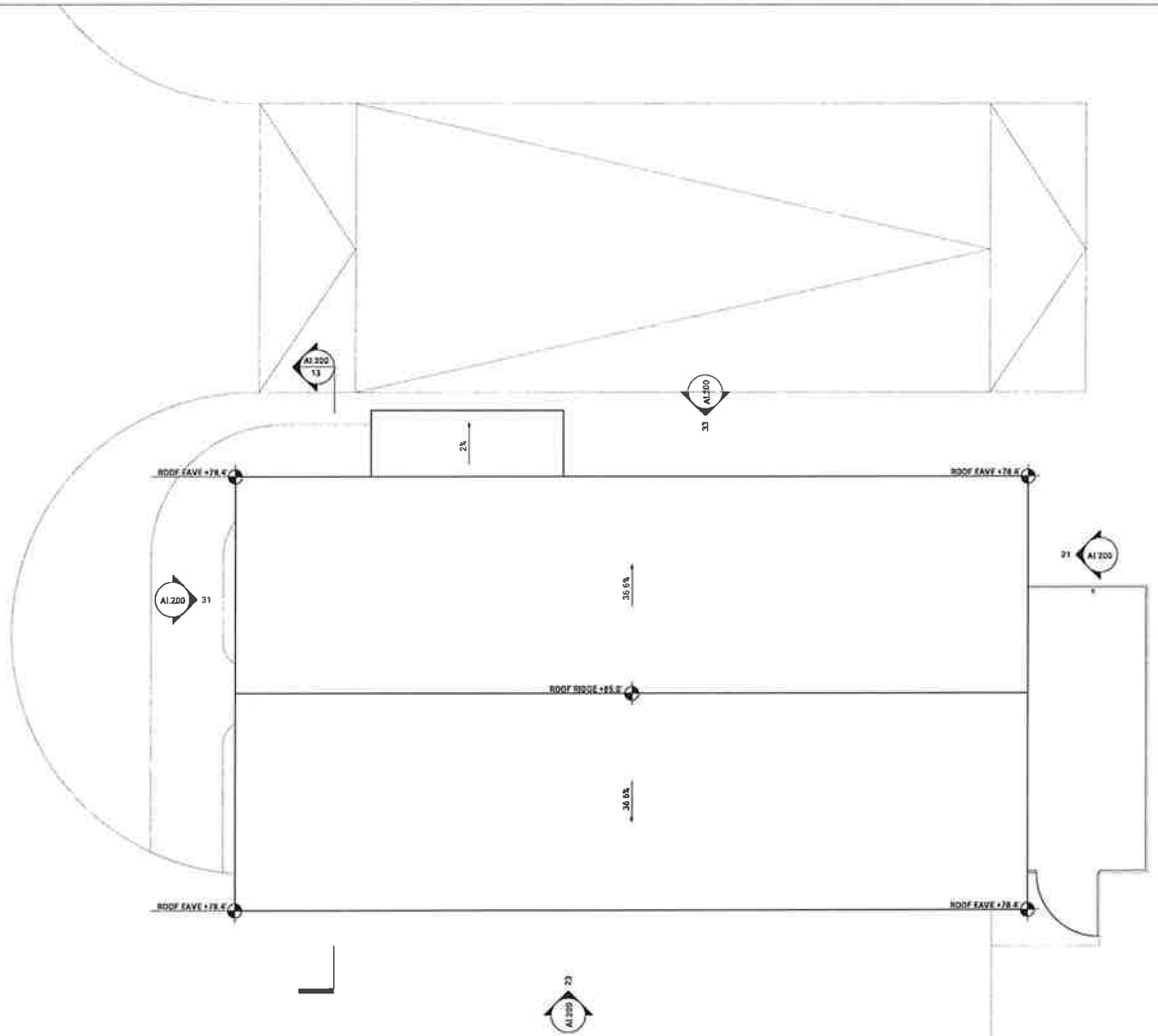
GENERAL NOTES

ISSUES

11/09/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING H - RETREAT MAINTENANCE SECTIONS

AH.300



12 BUILDING 1 - FARM BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

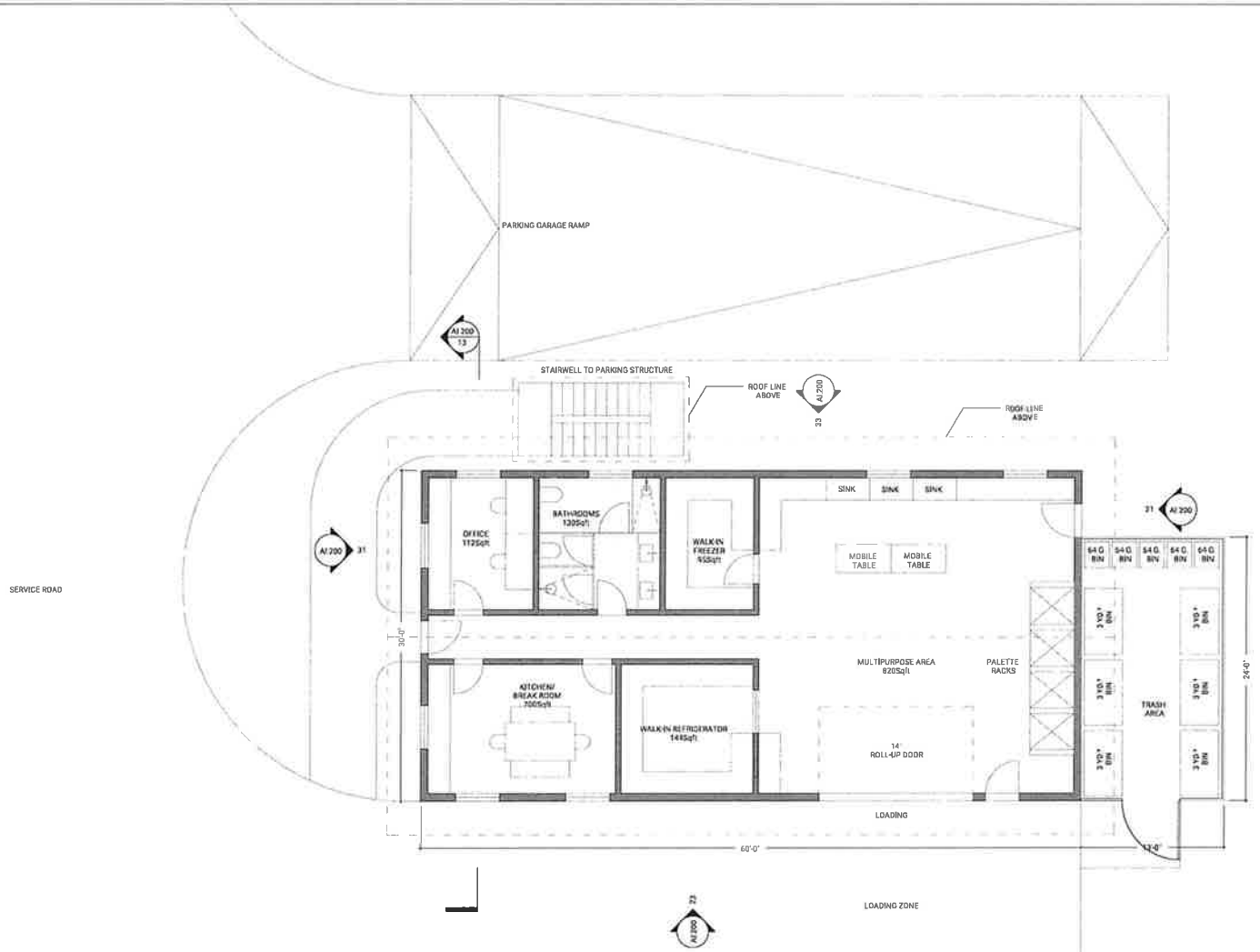
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING 1 - FARM BUILDING ROOF PLAN

A1.100



10 BUILDING I - FARM BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

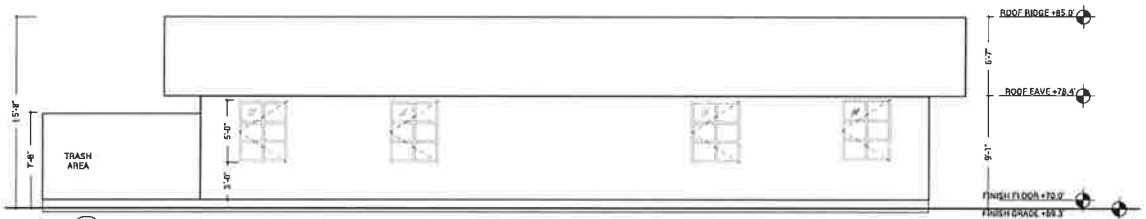
GENERAL NOTES

ISSUES

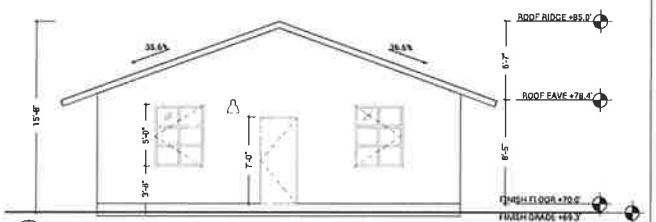
10/12/2023	P0S049
1/4" = 1'	30" X 42"

BUILDING I - FARM BUILDING FLOOR PLAN

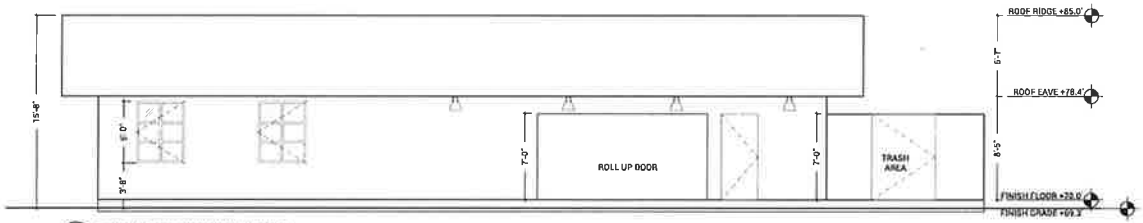
A1.101



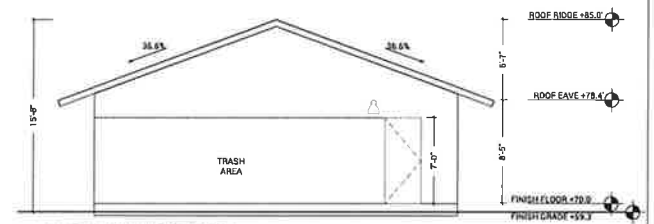
33 BUILDING I - FARM BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING I - FARM BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



33 BUILDING I - FARM BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING I - FARM BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

77 BUILDING I - FARM BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

10. RECLAIMED CORROGATED TIN SIDING
REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

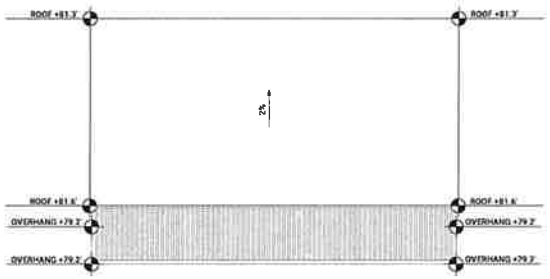
GENERAL NOTES:

ISSUES:

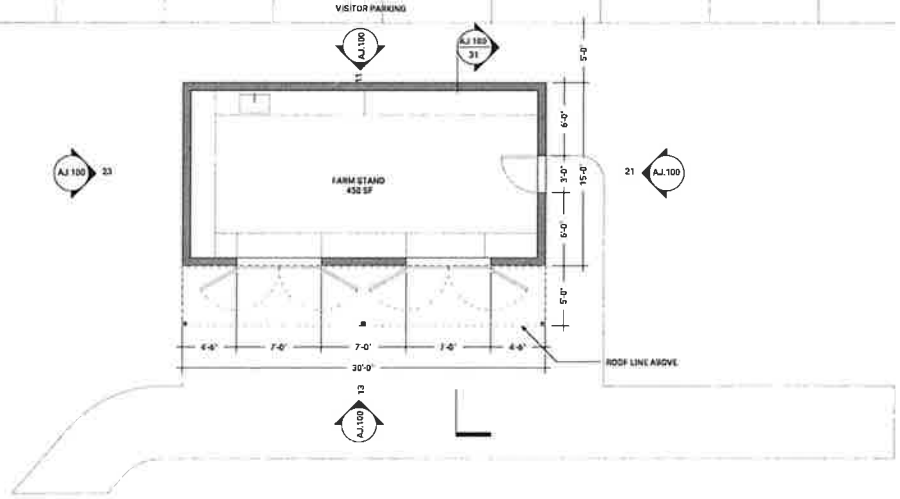
11/05/2023	P05049
1/4" = 1'	30" X 42"

BUILDING I - FARM BUILDING
ELEVATIONS & SECTION

A1.200



30 BUILDING J - FARM STAND ROOF PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING J - FARM STAND FLOOR PLAN
SCALE: 1/4" = 1'-0"

VIEW OF FARM STAND

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

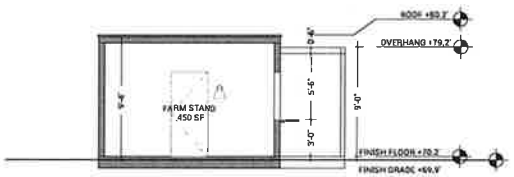
GENERAL NOTES:

ISSUES:

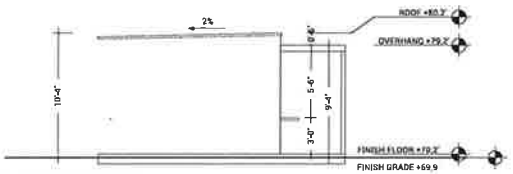
10/12/2023	P0S049
1/4" = 1'	30" X 42"

BUILDING J - FARM STAND FLOOR PLAN, ELEVATIONS & SECTION

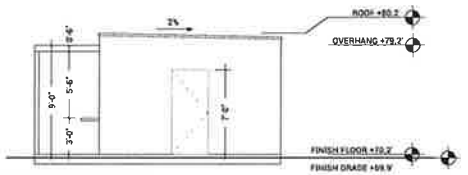
AJ.100



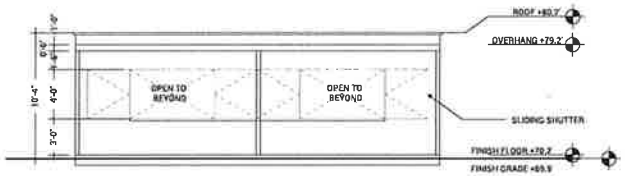
21 BUILDING J - FARM STAND EAST SECTION
SCALE: 1/4" = 1'-0"



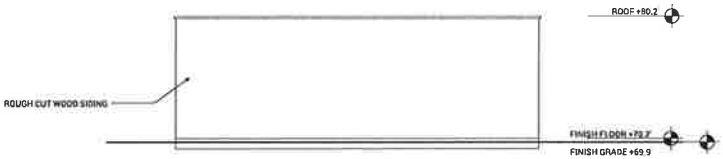
23 BUILDING J - FARM STAND WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING J - FARM STAND EAST ELEVATION
SCALE: 1/4" = 1'-0"



13 BUILDING J - FARM STAND SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING J - FARM STAND NORTH ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF FARM STAND

01. SMOOTH WESTERN RED CEDAR SIDING

02. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

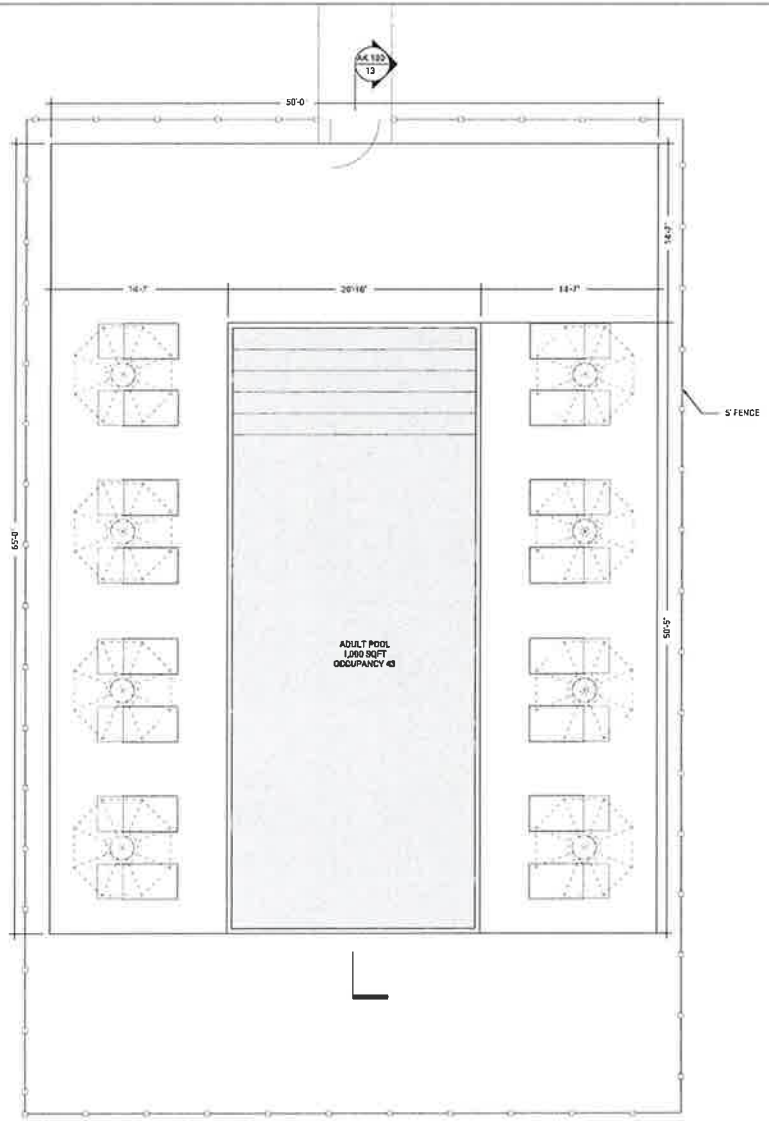
GENERAL NOTES

ISSUES:

Date	Project No.
11/09/2023	P05049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING J - FARM STAND FLOOR PLAN, ELEVATIONS & SECTION

Sheet No.
AJ.200



23 AREA K - ADULT POOL FLOOR PLAN
SCALE: 1/4" = 1'-0"

13 AREA K - ADULT POOL SECTION
SCALE: 1/4" = 1'-0"

02. SMOOTH WESTERN RED CEDAR DECKING

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT
5815 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

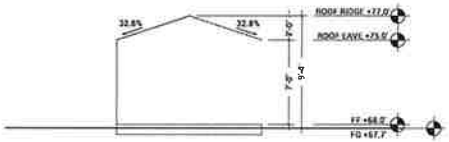
GENERAL NOTES

ISSUES

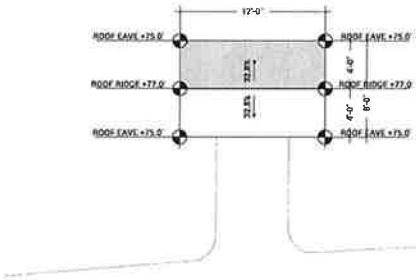
10/12/2023	POS049
1/4" = 1'	30" X 42"

AREA K - ADULT POOL
FLOOR PLAN & SECTION

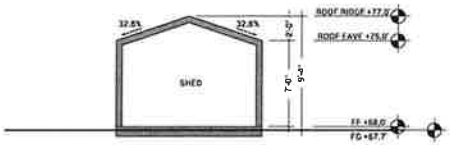
AK.100



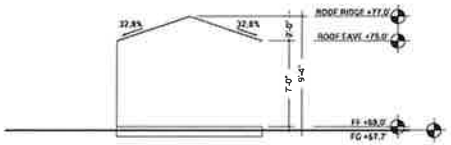
32 BUILDING L - SERVICE SHED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



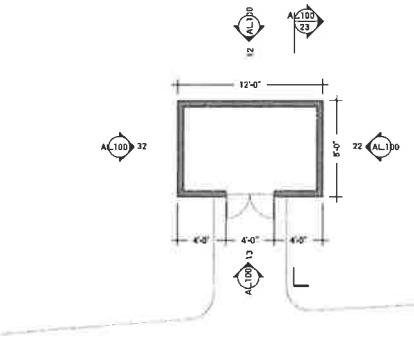
30 BUILDING L - SERVICE SHED ROOF PLAN
SCALE: 1/4" = 1'-0"



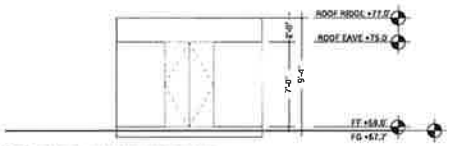
25 BUILDING L - SERVICE SHED SECTION
SCALE: 1/4" = 1'-0"



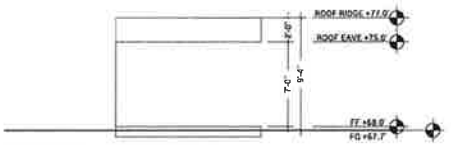
22 BUILDING L - SERVICE SHED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



20 BUILDING L - SERVICE SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"



13 BUILDING L - SERVICE SHED EAST ELEVATION
SCALE: 1/4" = 1'-0"



12 BUILDING L - SERVICE SHED EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

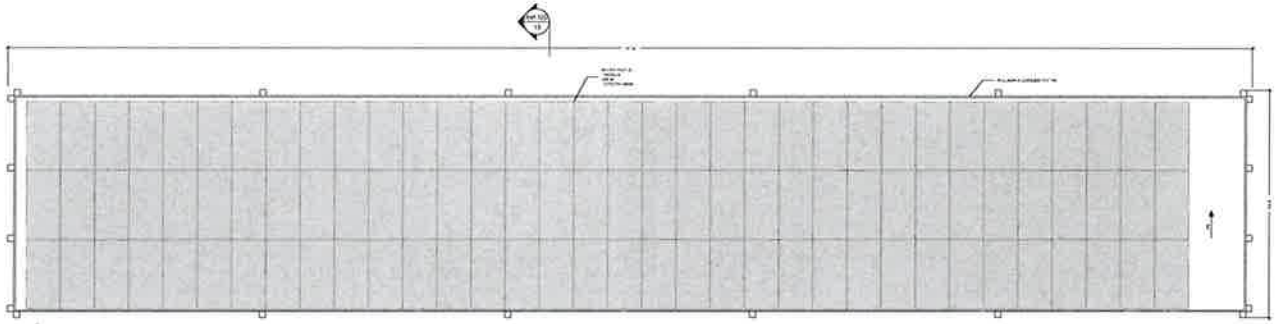
GENERAL NOTES:

ISSUES:

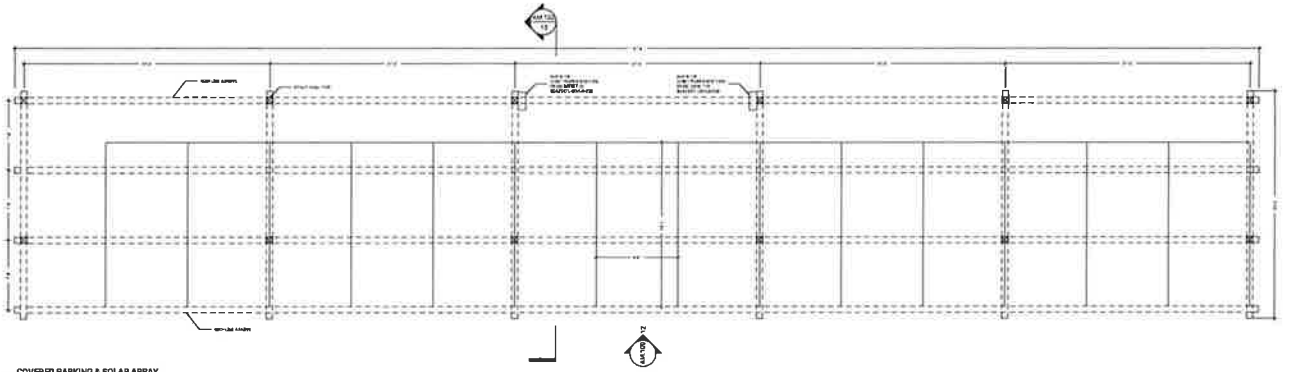
11/09/2023	P0S049
1/4" = 1'	30" X 42"

BUILDING L - SERVICE SHED PLANS, ELEVATIONS & SECTION

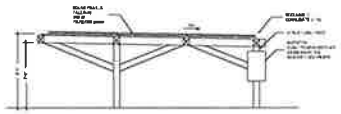
AL.100



32 COVERED PARKING & SOLAR ARRAY
TYPICAL ROOF PLAN
SCALE: 3/16" = 1'-0"



22 COVERED PARKING & SOLAR ARRAY
TYPICAL PLAN
SCALE: 3/16" = 1'-0"



13 COVERED PARKING & SOLAR ARRAY
TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"

72 COVERED PARKING & SOLAR ARRAY
TYPICAL FRONT ELEVATION
SCALE: 3/16" = 1'-0"

12. CURROGATED TIN ROOF

09. RECLAIMED TIMBER BEAM

01 SMOOTH WESTERN RED CEDAR SIDING

06 DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

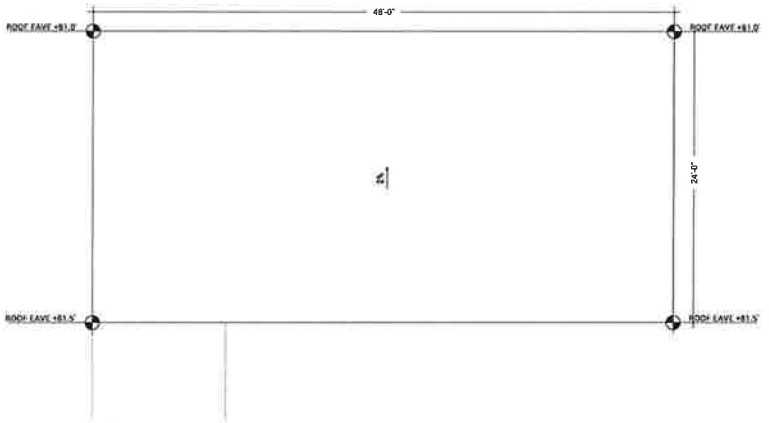
ISSUES:

10/12/2023	PDSD#9
3/16" = 1'	30" X 42"

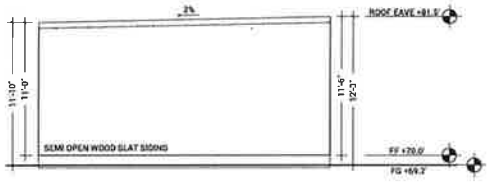
TYPICAL COVERED PARKING STRUCTURE & SOLAR ARRAY

AM.100

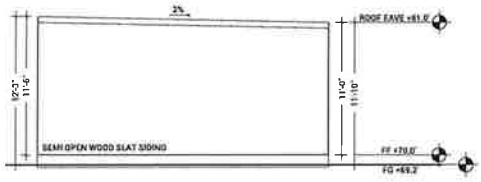
43 BUILDING N - GREYWATER STUCT. SECTION
SCALE: 1/4" = 1'-0"



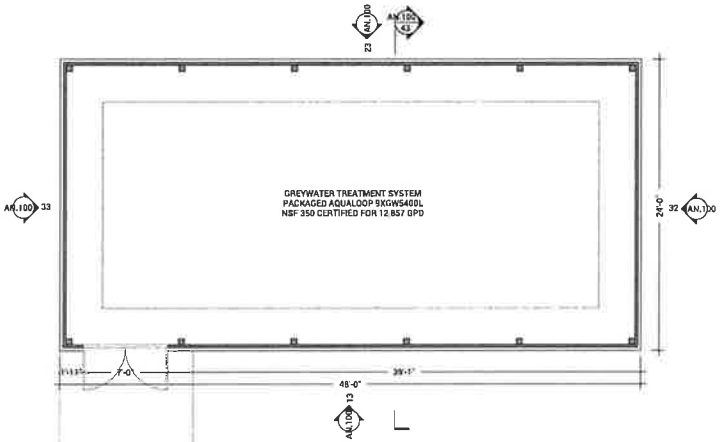
30 BUILDING N - GREYWATER STUCT. ROOF PLAN
SCALE: 1/4" = 1'-0"



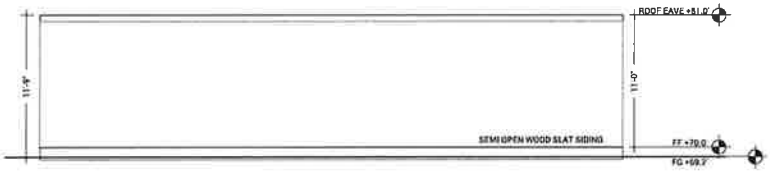
33 BUILDING N - GREYWATER STUCT. WEST ELEVATION
SCALE: 1/4" = 1'-0"



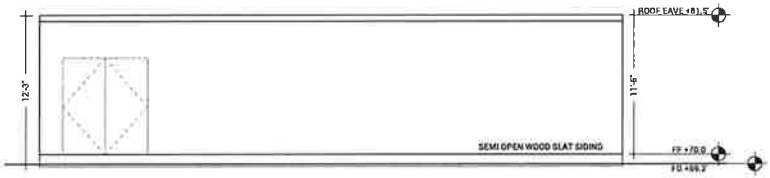
32 BUILDING N - GREYWATER STUCT. SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



20 BUILDING N - GREYWATER STUCT. FLOOR PLAN
SCALE: 1/4" = 1'-0"



22 BUILDING N - GREYWATER STUCT. EAST ELEVATION
SCALE: 1/4" = 1'-0"



10 BUILDING N - GREYWATER STUCT. EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SEMI - OPEN SIDING

02. BONDERIZED SHEET METAL ROOF

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

SEE A7.10 MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

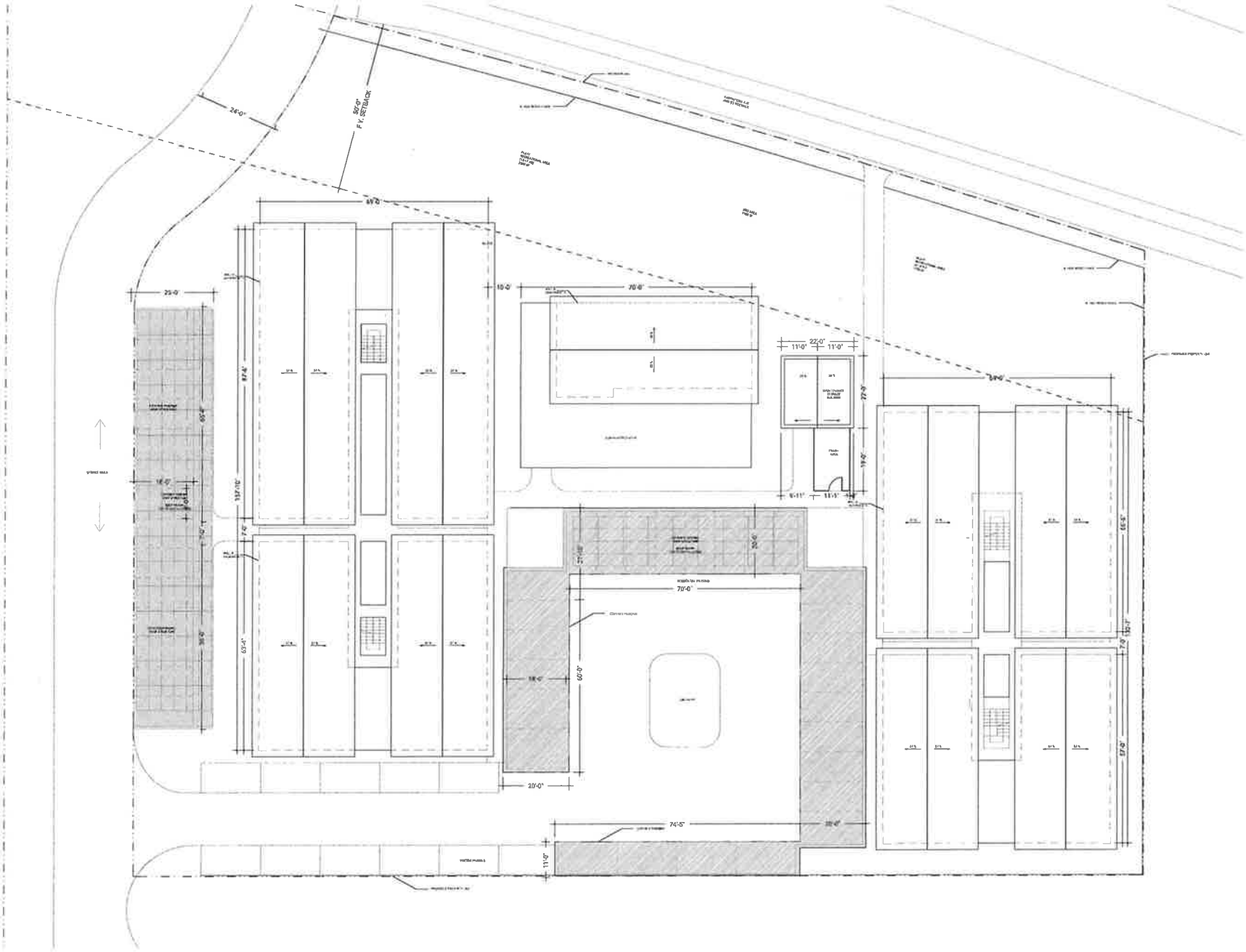
GENERAL NOTES:

ISSUES:

11/09/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING N - GREYWATER STRUCT. PLANS, ELEV. & SECTION

AN.100



10 BUILDINGS R - SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

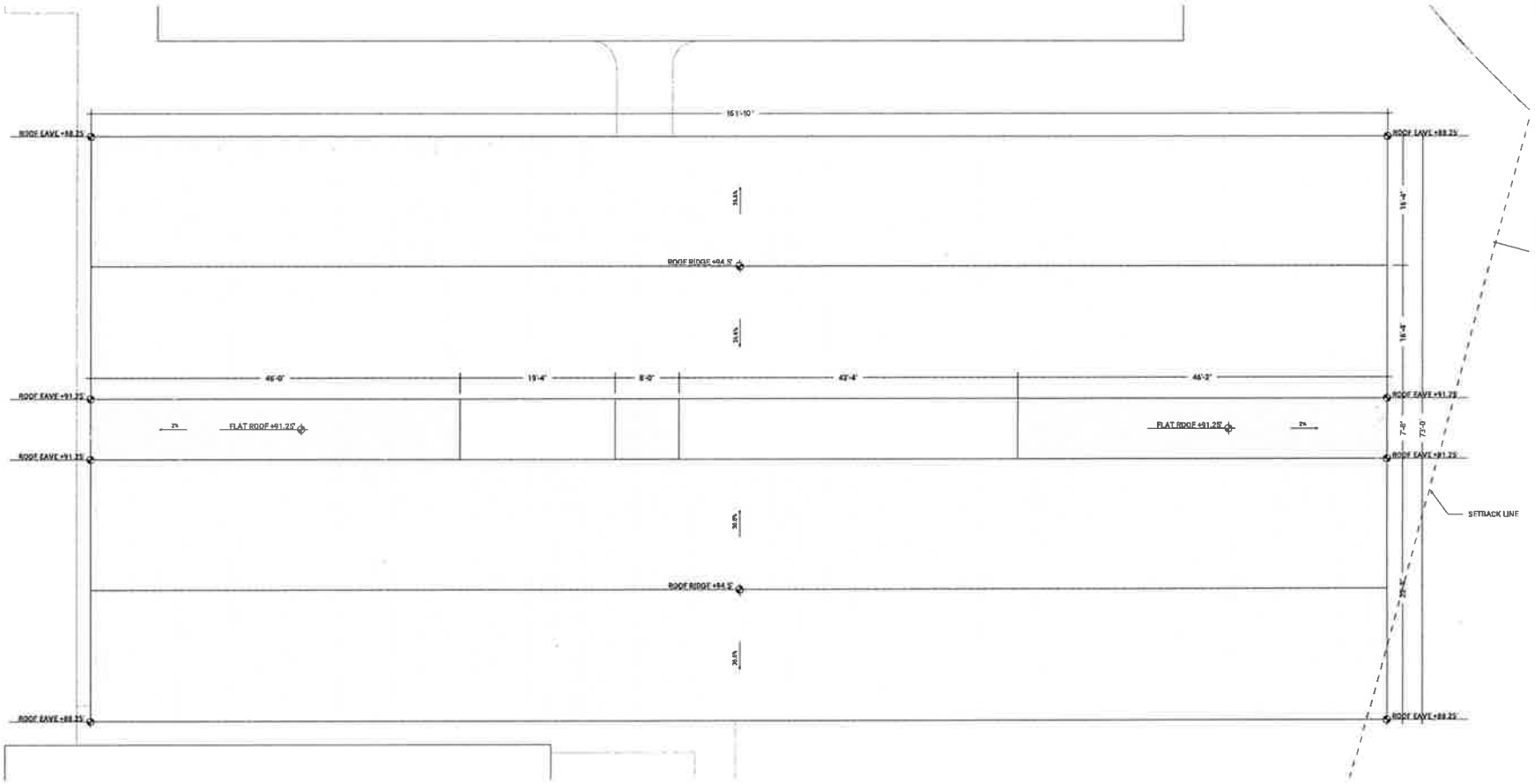
GENERAL NOTES

ISSUES

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
3/32" = 1'	30" X 42"

Sheet Title
BUILDINGS R - RESIDENCES
SITE PLAN

Sheet No.
AR.100



10 BUILDING RA - RESIDENCE 1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

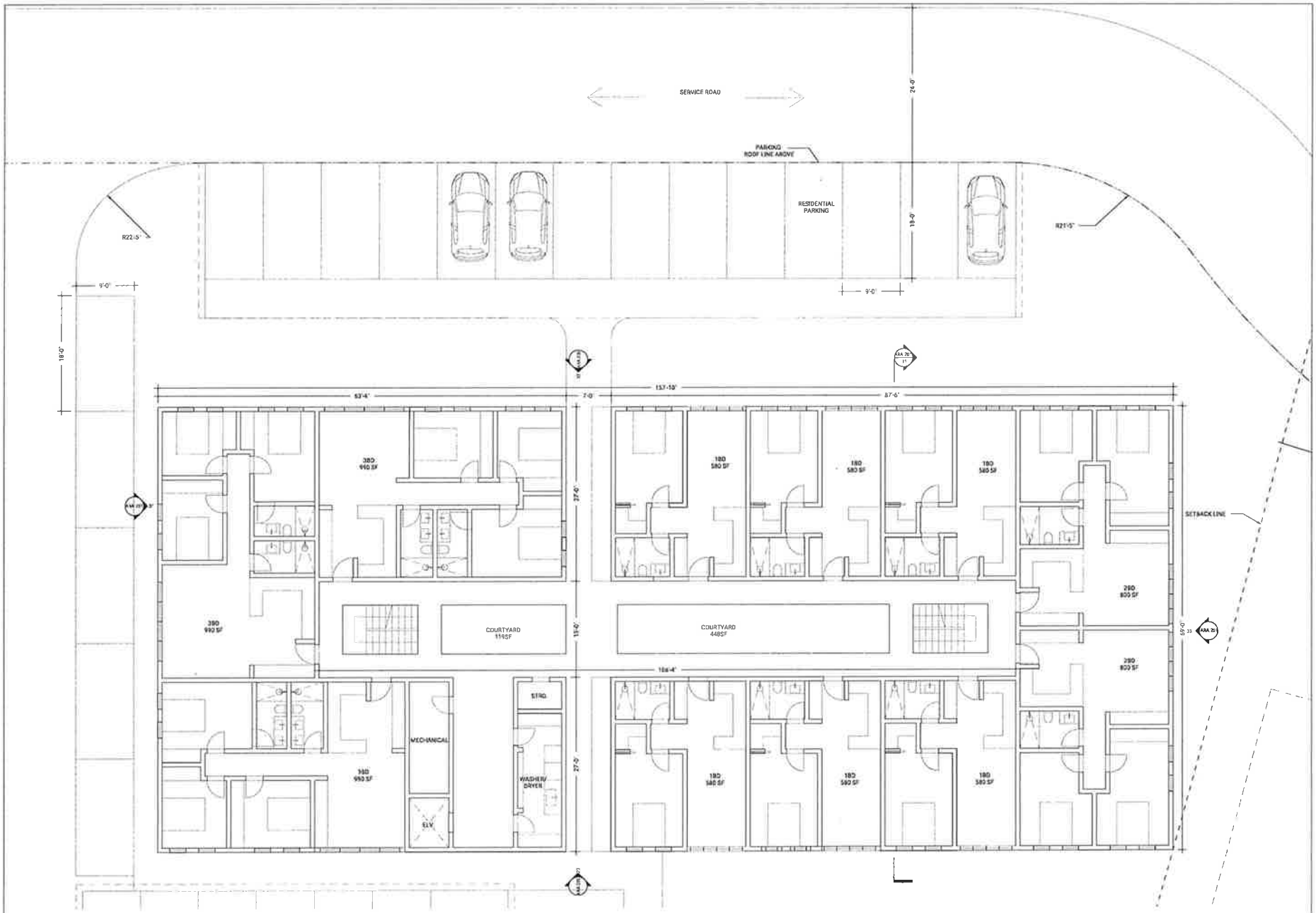
GENERAL NOTES:

ISSUES:

10/12/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING RA - RESIDENCE 1
ROOF PLAN

ARA.100



12 BUILDING RA - RESIDENCE 1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

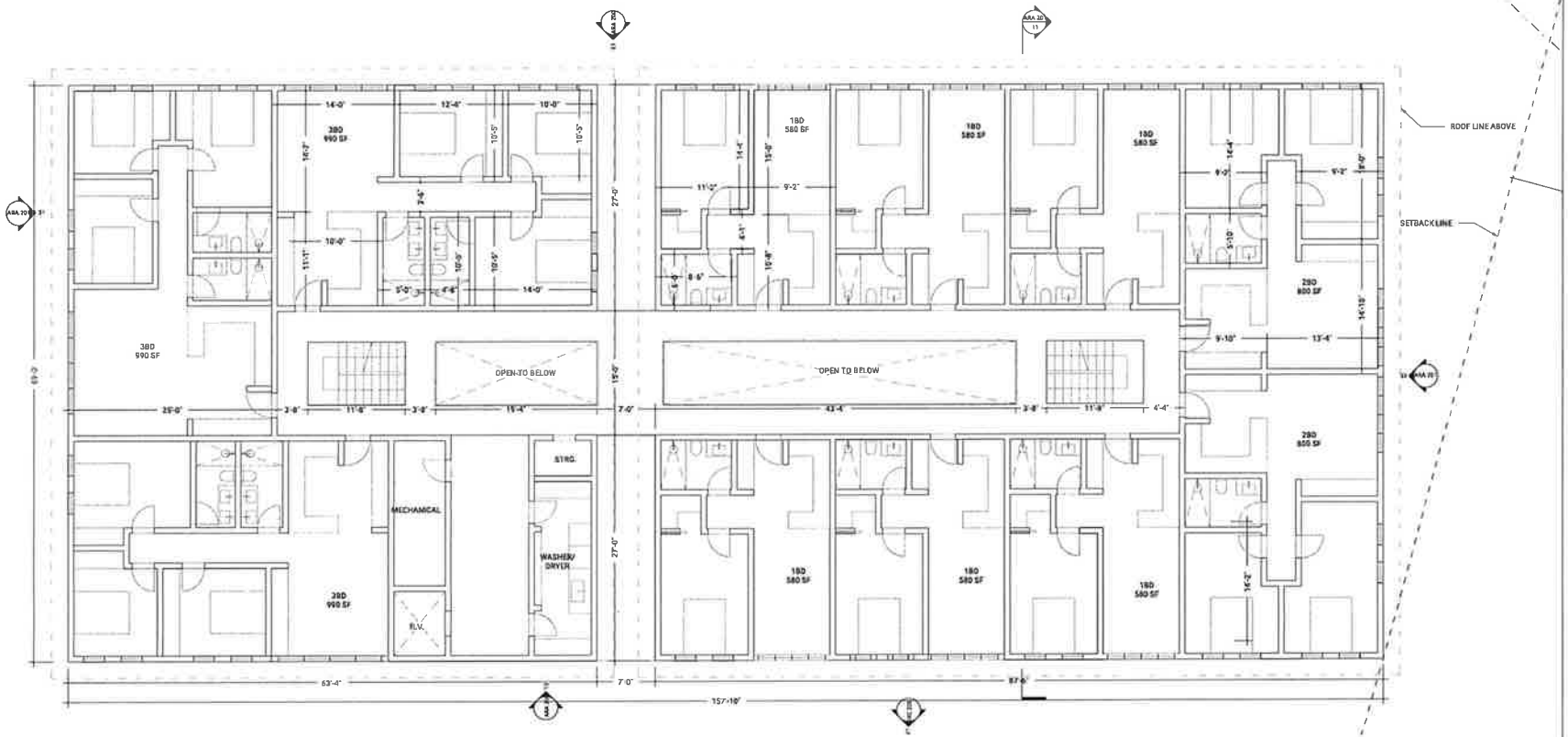
GENERAL NOTES

ISSUES

10/12/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING RA - RESIDENCE 1
FIRST FLOOR PLAN

ARA.101



1/2 BUILDING RA - RESIDENCE 1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

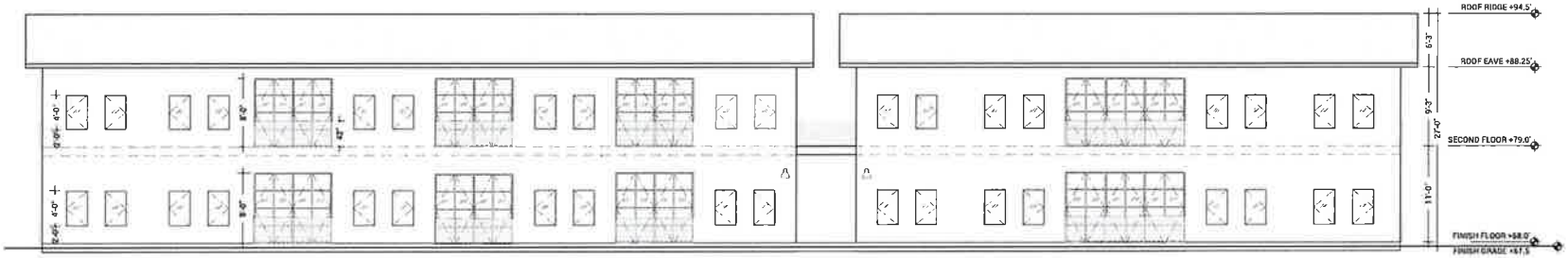
ISSUES:

10/12/2023 P0S049

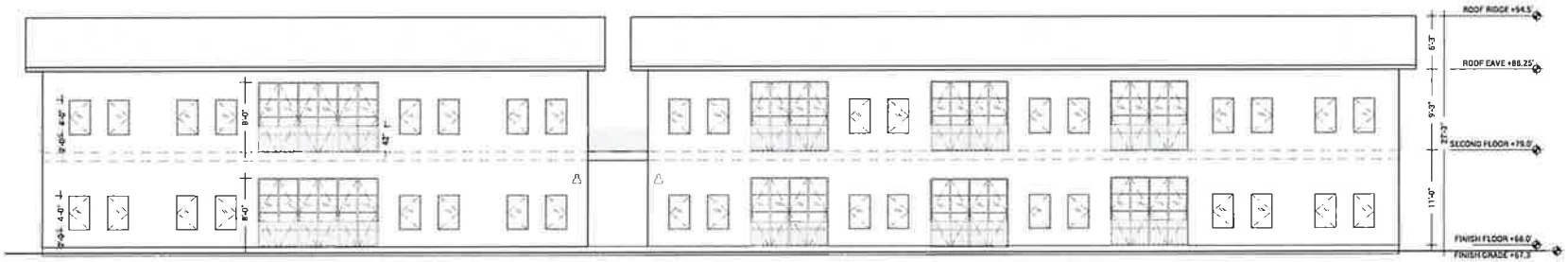
3/16" = 1' 36" X 42"

BUILDING RA - RESIDENCE 1 SECOND FLOOR PLAN

ARA.102



23 BUILDING RA - RESIDENCE 1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING RA - RESIDENCE 1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DQ CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

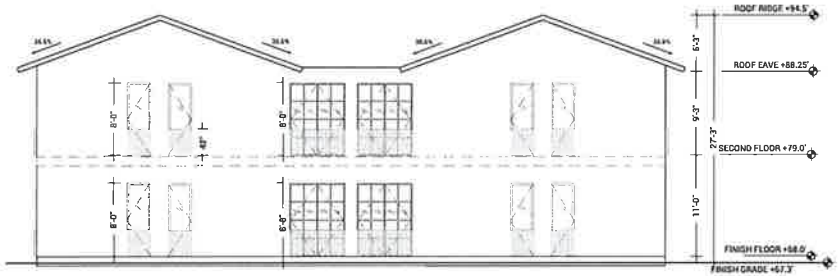
GENERAL NOTES

ISSUES:

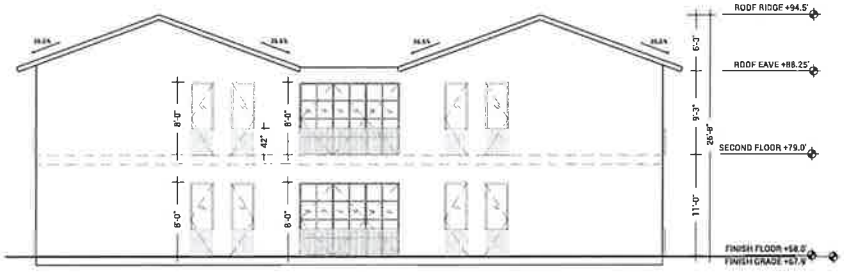
11/09/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING RA - RESIDENCE 1
EAST & WEST ELEVATIONS

ARA.200



3D BUILDING RA - RESIDENCE 1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



31 BUILDING RA - RESIDENCE 1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

11 BUILDING RA - RESIDENCE 1 SECTION
SCALE 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. GC CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

INTERIOR MATERIAL SCHEDULE (SEE INTERIOR ELEVATION)

PROJECT:
5885 CAMPANILE AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

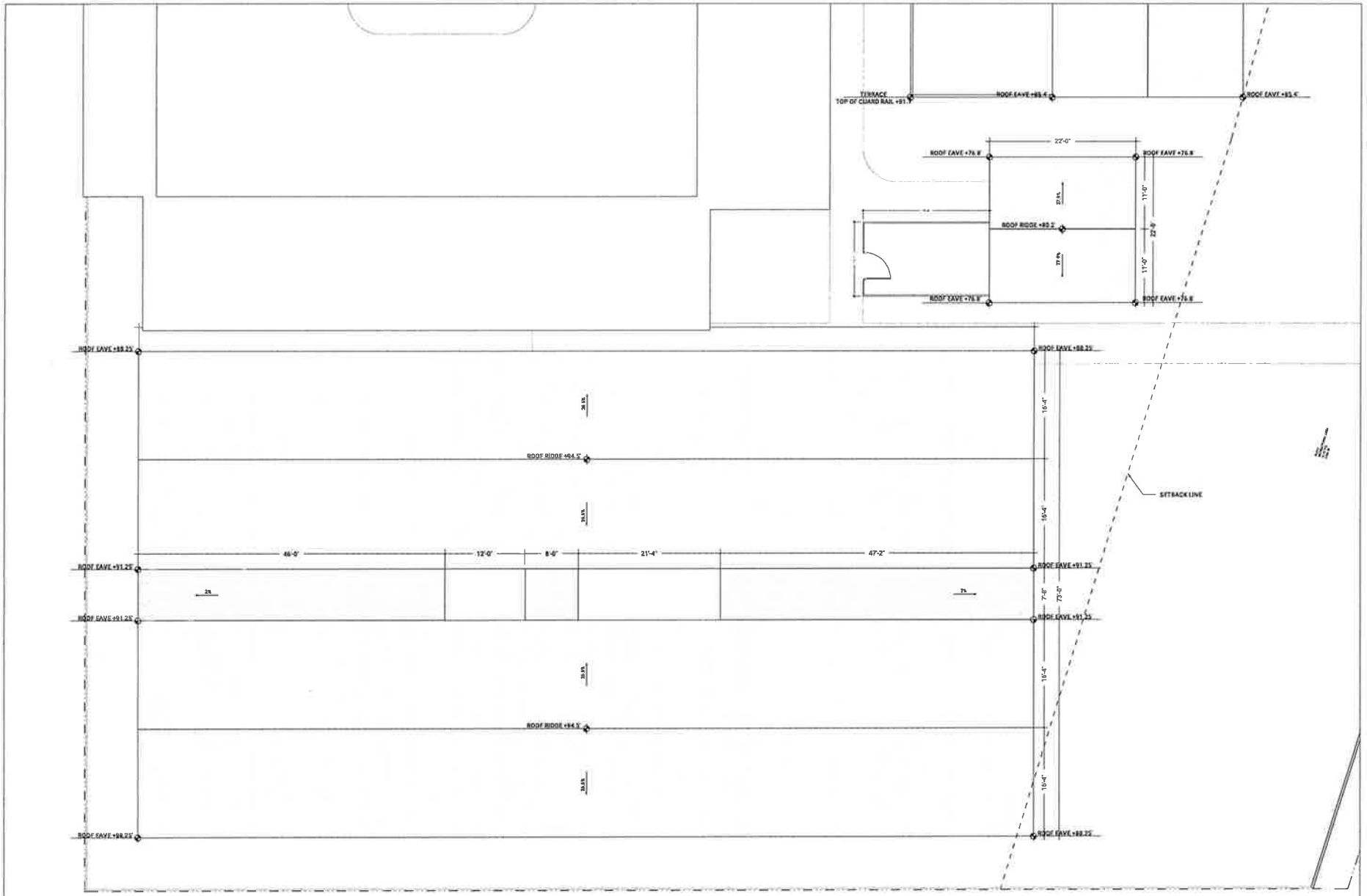
GENERAL NOTES:

ISSUES:

11/09/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING RA - RESIDENCE 1 NORTH & SOUTH ELEVATIONS & SECTION

ARA.201



T2 BUILDING RB - RESIDENCE 2 ROOF PLAN
SCALE: 3/16" = 1'-0

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

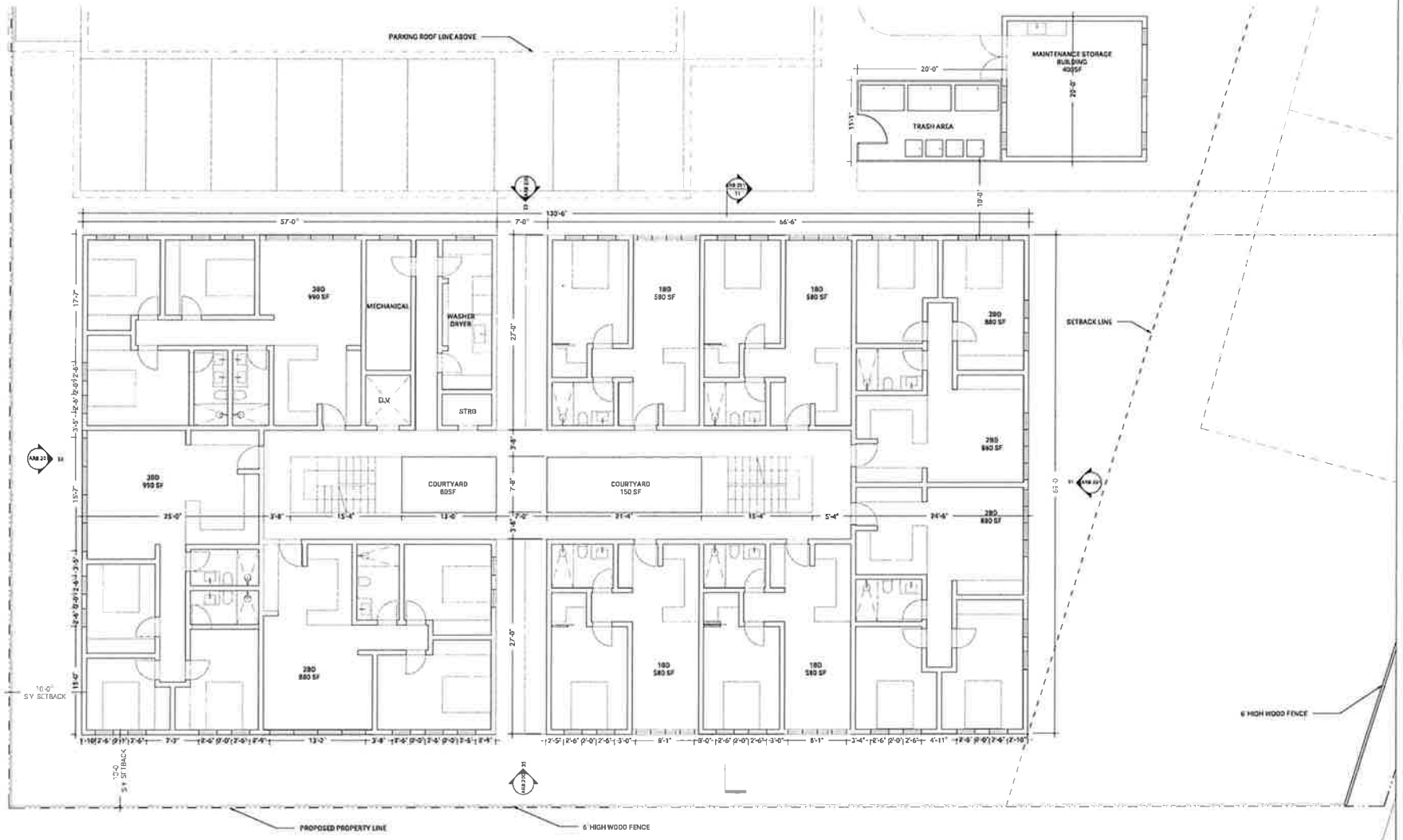
GENERAL NOTES:

ISSUES:

Date	Project No.
10/12/2023	PDSD49
Scale	Print Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING RB - RESIDENCE 2 ROOF PLAN

Sheet No.
ARB.100



12 BUILDING RB - RESIDENCE 2 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

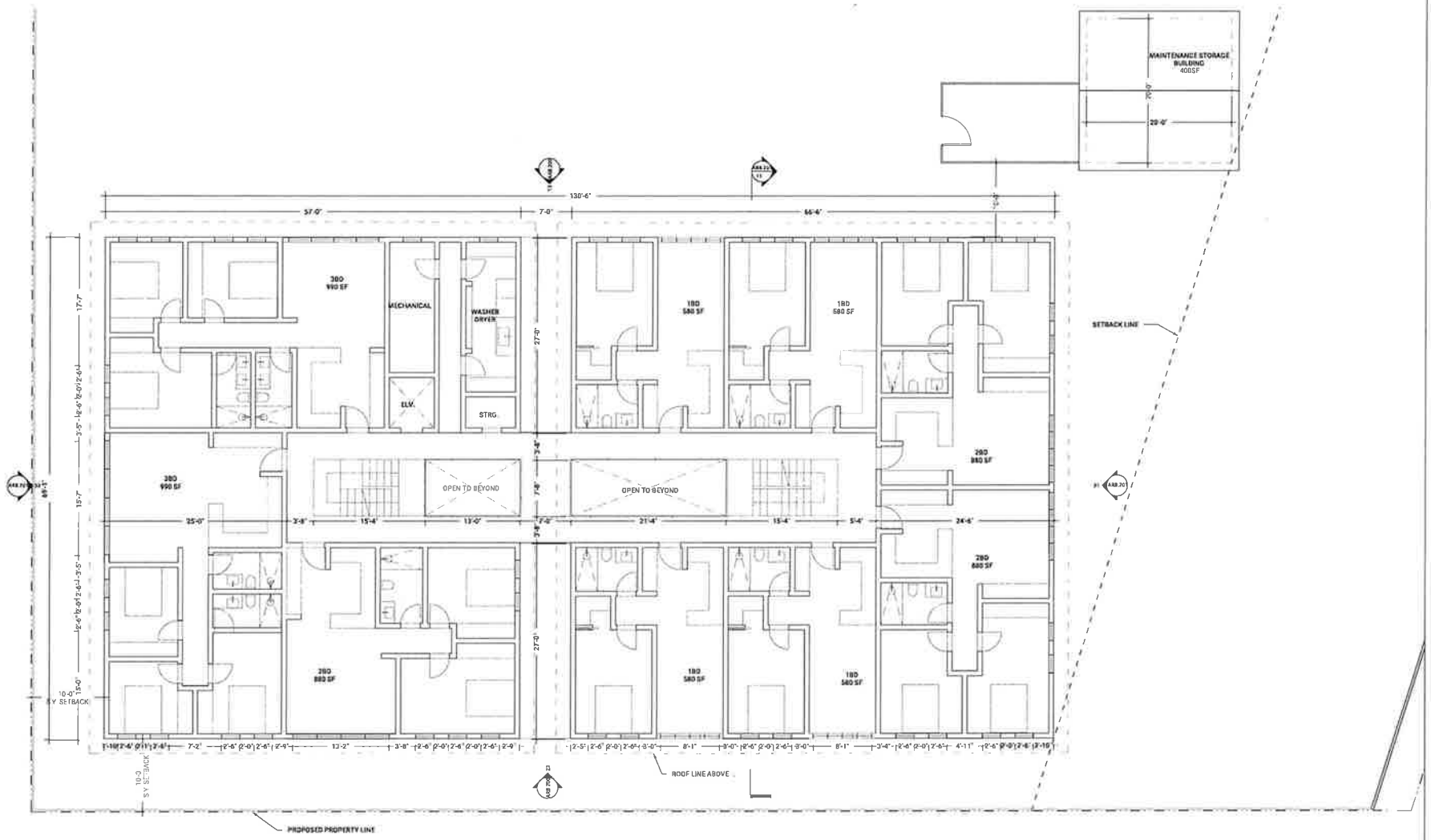
GENERAL NOTES:

ISSUES:

10/12/2023	P05046
3/16" = 1'	30" X 42"

BUILDING RB - RESIDENCE 2 FIRST FLOOR PLAN

ARB.101



12 BUILDING RB - RESIDENCE 2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

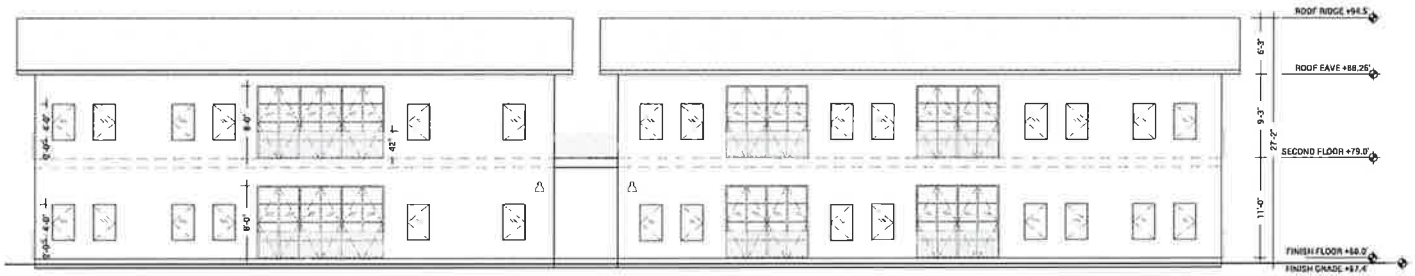
GENERAL NOTES:

ISSUES:

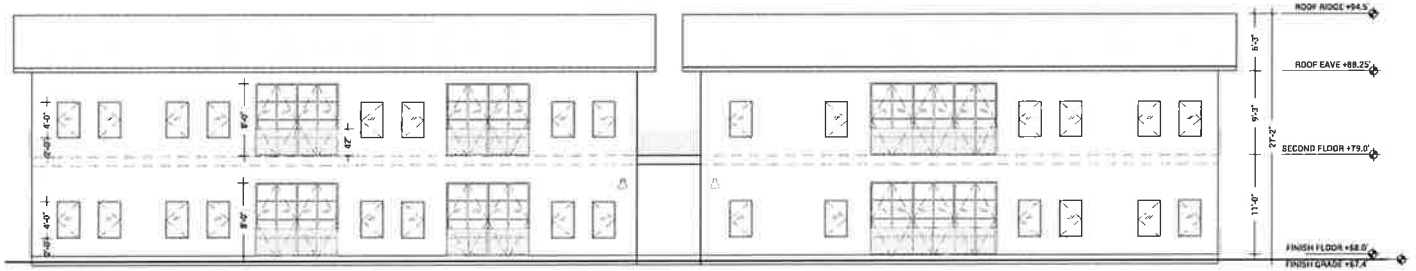
19/12/2023	P05049
3/16" = 1'	30" X 42"

BUILDING RB - RESIDENCE 2 SECOND FLOOR PLAN

ARB.102



33 BUILDING RB - RESIDENCE 2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



33 BUILDING RB - RESIDENCE 2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

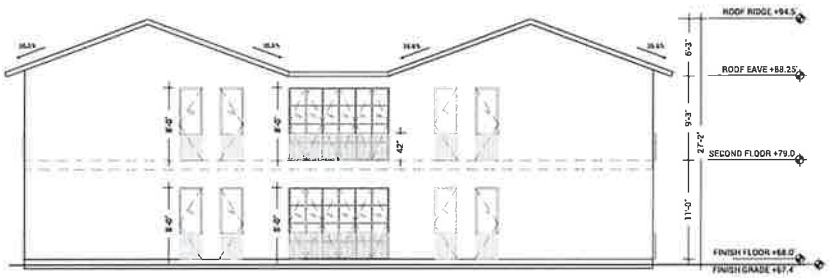
GENERAL NOTES

ISSUES

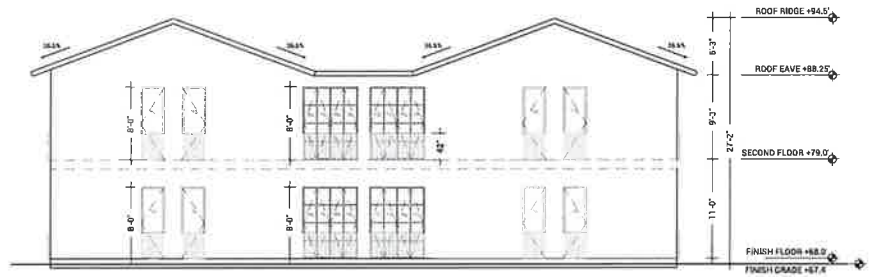
11/09/2022	P05049
3/16" = 1'	30" X 42"

BUILDING RB - RESIDENCE 2
EAST & WEST ELEVATIONS

ARB.200



3 BUILDING RB - RESIDENCE 2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING RB - RESIDENCE 2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 BUILDING RB - RESIDENCE 2 SECTION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

05. DO CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

BUILDING MATERIALS SHEET FOR REFERENCE

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

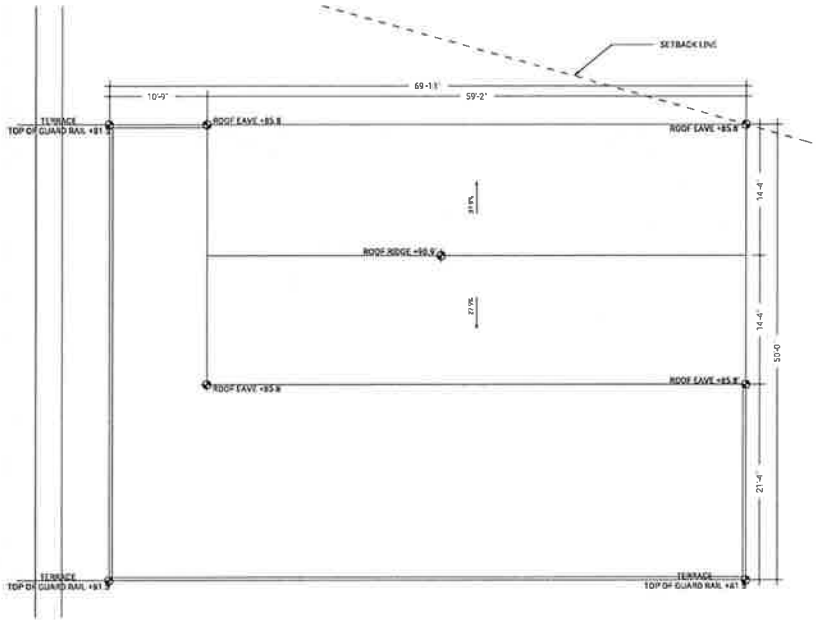
ISSUES

Date	Project No.
11/09/2023	P0S049
Scale	Sheet Size
3/16" = 1'	30" X 42"

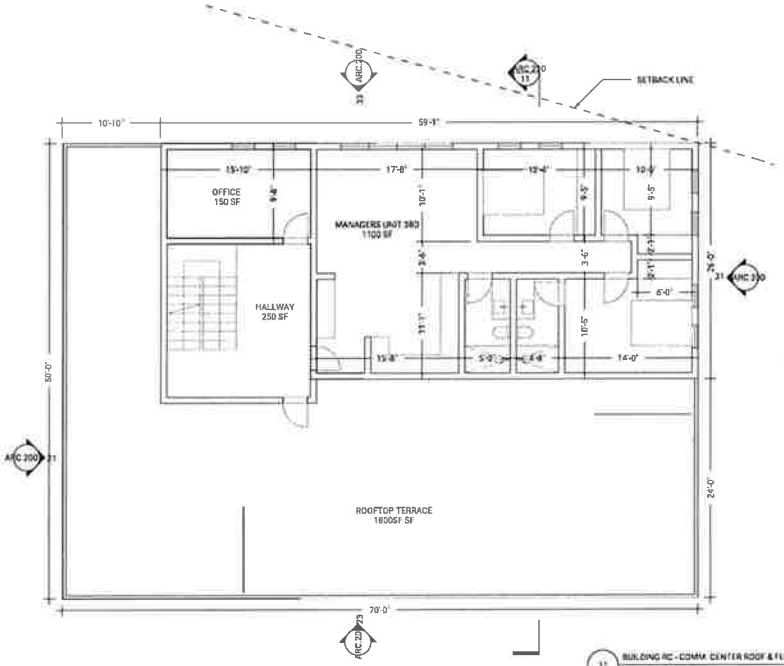
Sheet Title
BUILDING RB - RESIDENCE 2 NORTH & SOUTH ELEVATIONS & SECTION

ARB.201

21 BUILDING RC - COMM CENTER FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



11 BUILDING RC - COMM ROOF PLAN
SCALE: 3/16" = 1'-0"



11 BUILDING RC - COMM CENTER ROOF & FLOOR PLANS
SCALE: 3/16" = 1'-0"

PROJECT
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

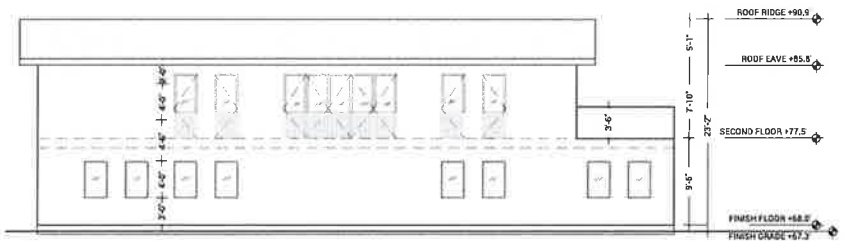
ISSUES

10/12/2023 P20049

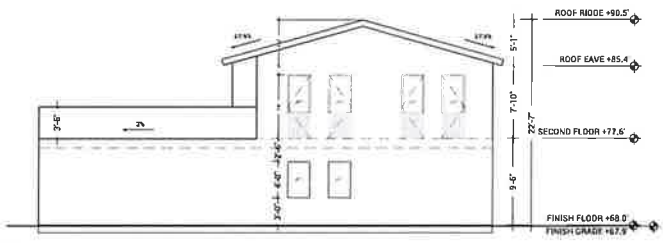
3/16" = 1' 30" X 42"

SUBJECT
BUILDING RC - COMMUNITY CENTER
ROOF & FLOOR PLANS

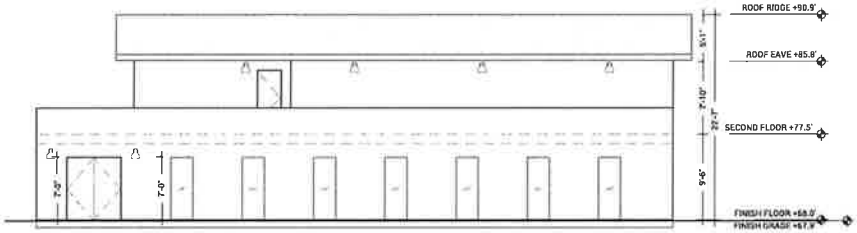
ARC.100



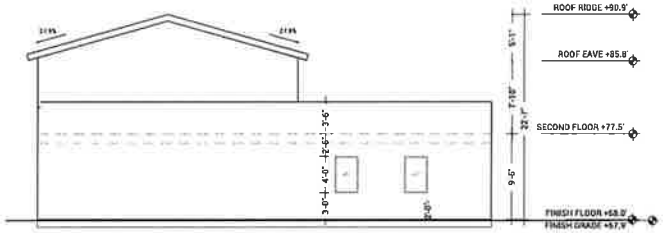
30 BUILDING RC - COMMUNITY CENTER SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



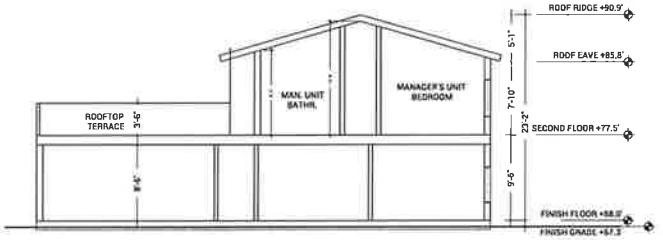
31 BUILDING RC - COMMUNITY CENTER WEST ELEVATION
SCALE: 1/4" = 1'-0"



29 BUILDING RC - COMMUNITY CENTER NORTH ELEVATION
SCALE: 1/4" = 1'-0"



28 BUILDING RC - COMMUNITY CENTER EAST ELEVATION
SCALE: 1/4" = 1'-0"



33 BUILDING RC - COMMUNITY CENTER SECTION 1
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DD CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPENTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

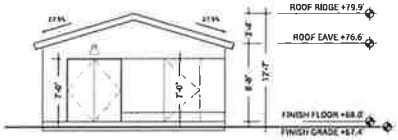
GENERAL NOTES:

ISSUES:

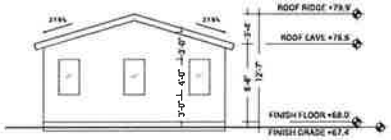
11/09/2023	P05049
3/16" = 1'	30" X 42"

BUILDING RC - COMMUNITY CENTER
ELEVATIONS & SECTION

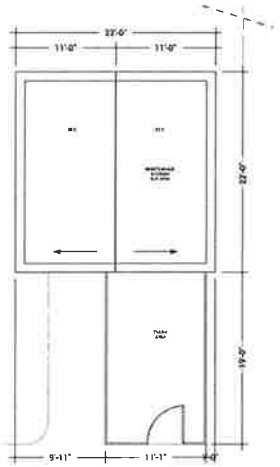
ARC.200



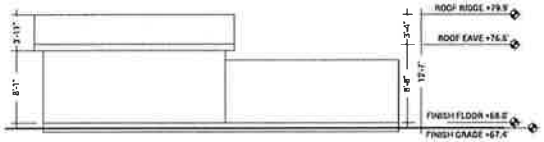
30 BUILDING RD - MAINTENANCE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



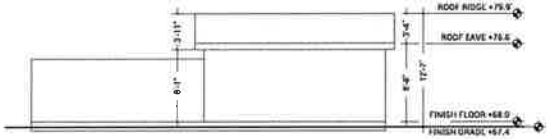
31 BUILDING RD - MAINTENANCE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



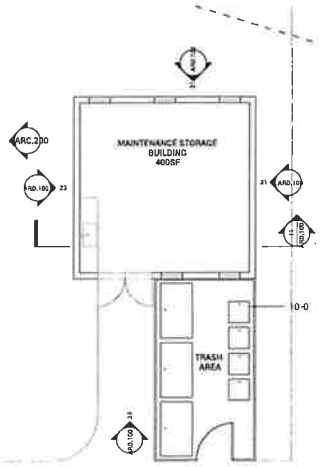
20 BUILDING RD - MAINTENANCE BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"



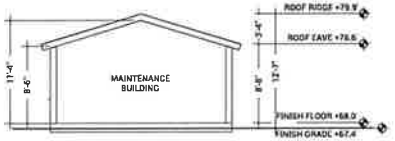
23 BUILDING RD - MAINTENANCE BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING RD - MAINTENANCE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



10 BUILDING RD - MAINTENANCE BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING RD - MAINTENANCE BUILDING SECTION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

11/09/2023 PDS049

3/16" = 1' 30" X 42"

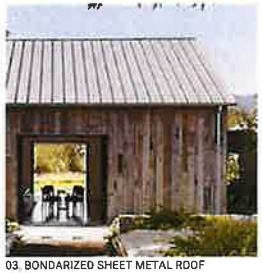
BUILDING RD - MAINTENANCE STORAGE FLOOR PLAN, ELEVATIONS & SECTION

ARD.100

NR	APPLICATION	MATERIALS	FINISH	MANUFACTURER	BUILDING REFERENCE
01	SIDING	SMOOTH WESTERN RED CEDAR	-	-	A / B / C / E / F / G / R
02	DECKING	SMOOTH WESTERN RED CEDAR	-	-	A / B / F / G / H / K
03	ROOF	BONDARIZED SHEET METAL	MATTE	-	A / B / C / D / F / H / I / R
04	MULLIONS	BLACK STEEL	MATTE	FINELINE	A / B / C / D / E / F / G / H / I / R
05	GREEN ROOF	GREEN ROOF	-	-	D
06	PATHWAYS	DG CALIFORNIA GOLD	-	SUNBURST INCL.	A / B / C / D / E / F / G / H / I / R / K
07	FIRE ROAD	CALIFORNIA GOLD CHIP SEAL	-	RAMSEY ASPHALT	A / B / C / D / E / F / H / I / R
08	RETAINING WALLS & CHIMNEYS	SANTA BARBARA SANDSTONE	SPLITFACE	PACIFIC LIMESTONE	A / B / C
09	ROOF BEAMS	RECLAIMED TIMBER BEAM	-	-	B
10	SIDING	RECLAIMED CURROGATED TIN SIDING	-	-	H / I
11	FLOORING	FLAGSTONE	-	-	E
12	ROOFING	RECLAIMED CURROGATED TIN ROOFING	-	-	M
13	SIDING -SEMI OPEN	SMOOTH WESTERN RED CEDAR	-	-	N

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

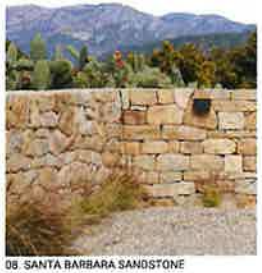

03. BONDARIZED SHEET METAL ROOF

04. BLACK STEEL MULLIONS

05. GREEN ROOF

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT


08. SANTA BARBARA SANDSTONE

09. RECLAIMED TIMBER BEAM

10. RECLAIMED CURROGATED TIN SIDING

11. FLAGSTONE

12. CURROGATED TIN ROOFING

13. SEMI OPEN WOOD SIDING

PROJECT

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES

ISSUES

10/12/2023	PDS049
N/A	30" x 42"

MATERIAL SCHEDULE

G.600

33 RETREAT BUILDING DROP OFF VIEW

12 RESTAURANT VIEW

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

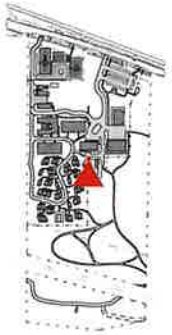
10/12/2023 P05049

N/A 30" x 42"

RENDERINGS

G.900

33 RESTAURANT INTERIOR VIEW



13 POOL AREA & POOL BUILDING VIEW

PROJECT:

585 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES:

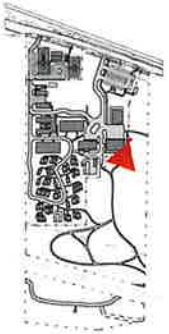
10/12/2023	POSS49
N/A	30" x 42"

RENDERINGS

G.901

02 BUNGALOW & PRESERVE VIEW

01 RESTAURANT & FARM VIEW



PROJECT:

5685 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES

ISSUES

10/12/2023	P0S849
N/A	30" x 42"

RENDERINGS

G.902

3D FARM STAND VIEW

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES:

ISSUES:

10/12/2023	POSD#9
N/A	30" x 42"

RENDERINGS

G.903

32 NORTH ENTRANCE - YEAR 1

33 NORTH ENTRANCE - YEAR 10

32 NORTH VIEW - RESIDENCES - YEAR 1

33 NORTH VIEW - RESIDENCES - YEAR 10

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

10/12/2023 PDS049

N/A 30" x 42"

RENDERINGS

G.904

32 BLUFFS VIEW 1 - YEAR 1

33 BLUFFS VIEW 1 - YEAR 10

32 BLUFFS VIEW 2 - YEAR 1

33 BLUFFS VIEW 2 - YEAR 10

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

10/12/2023 PDS046

N/A 30" x 42"

RENDERINGS

G.905

32 BLUFFS VIEW 1

32 BLUFFS VIEW 2

PROJECT:

5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

Date	Project no.
10/12/2023	PDS049
Scale	Sheet Size
N/A	30" x 42"

Sheet Title

RENDERINGS

Sheet no.

G.906

3D SITE NORTH ELEVATION
NTS

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

10/12/2023	PSD#9
N/A	30" x 42"

SITE NORTH ELEVATION

G.907

PRELIMINARY SITE IMPROVEMENT PLANS

5885 CARPINTERIA AVE., CARPINTERIA

SANTA BARBARA COUNTY, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR CR	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
℄ OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
℄ OR PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
RW	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
Δ	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	OR 1100.00	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)		10
CONTOURS (MINOR)		11
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER		W
SEWER		S
STORM DRAIN		SD
POWER		P
GAS		G
TELEPHONE		T
CABLE TV		CTV
MAN HOLE		MH
CLEAN OUT		CO
WATER METER & LATERAL		WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES:

UNDERGROUND PARKING	17,000 CY CUT / 7,000 CY FILL
SITE	33,000 CY CUT / 40,000 CY FILL
TOTAL	47,000 CY CUT / 47,000 CY FILL

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORTS AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

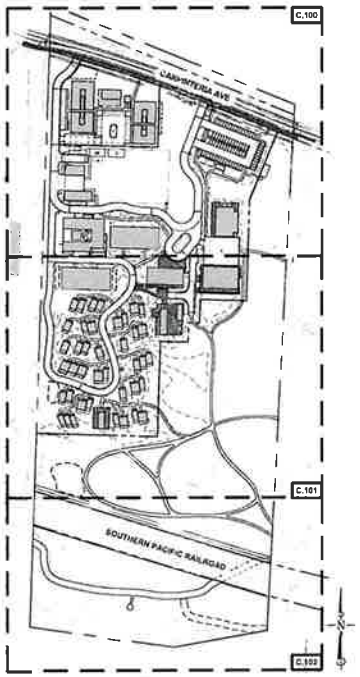
IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

811

Know what's below.
Call before you dig.

VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE 1" = 150'

USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISC) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE. UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS. INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION, AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS, DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

BENCHMARK:

VERTICAL DATUM IS NAVD 88 PER CAL-TRANS CENTERLINE MONUMENT, POST MILE CONTROL 1.62.

ELEVATION = 124.68'

CAUTION: CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (WATERS CARDENAS LAND SURVEYING) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY CENTRAL COAST AERIAL MAPPING INC. PHOTOGRAPHY DATED 7/24/2015, SUPPLEMENTED BY FIELD SURVEY(S) BY WATERS CARDENAS LAND SURVEYING, LLP DATED 4/27/2016.

BASIS OF BEARING:

HORIZONTAL BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT, POST MILE CONTROL 1.62.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
C.001	TITLE SHEET
C.100	PRELIMINARY GRADING PLAN - NORTH
C.101	PRELIMINARY GRADING PLAN - SOUTH
C.102	PRELIMINARY GRADING PLAN - BLUFFS
C.103	PRELIMINARY OFFSITE IMPROVEMENTS
C.200	PRELIMINARY GRADING SECTIONS
C.201	PRELIMINARY GRADING SECTIONS
C.202	PRELIMINARY GRADING SECTIONS
C.300	PRELIMINARY UTILITY PLAN - NORTH
C.301	PRELIMINARY UTILITY PLAN - SOUTH
C.302	PRELIMINARY UTILITY PLAN - BLUFFS
C.400	PRELIMINARY CUT / FILL MAP
C.500	EXISTING DRAINAGE PLAN
C.501	PRELIMINARY STORMWATER CONTROL PLAN
C.600	TENTATIVE PARCEL MAP

F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

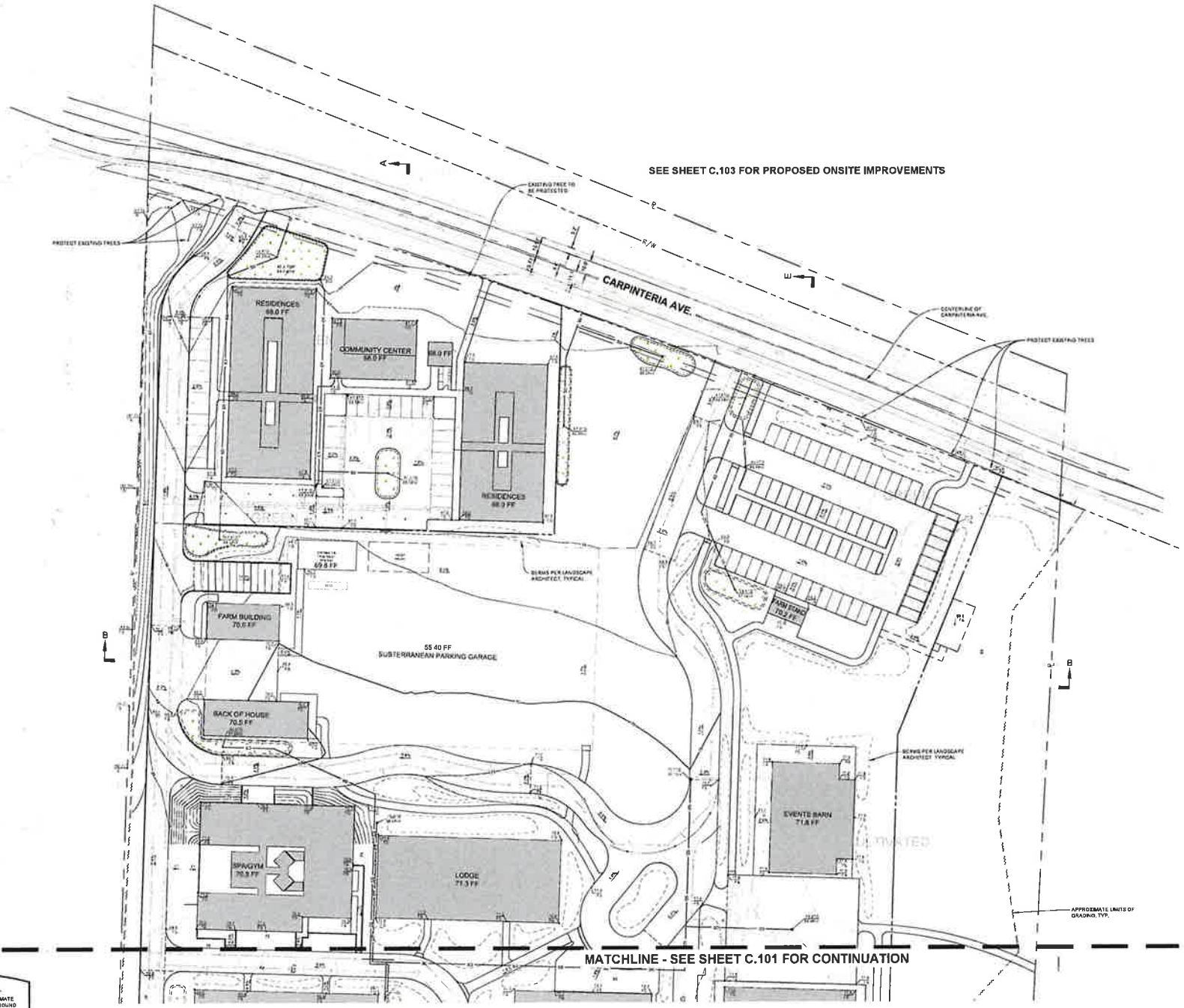
GENERAL NOTES:

ISSUES:

Date	Project No.
07/12/2023	P05049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title:
PRELIMINARY GRADING EXHIBIT

Sheet No.:
C.001



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

F&A

PROJECT:
5485 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

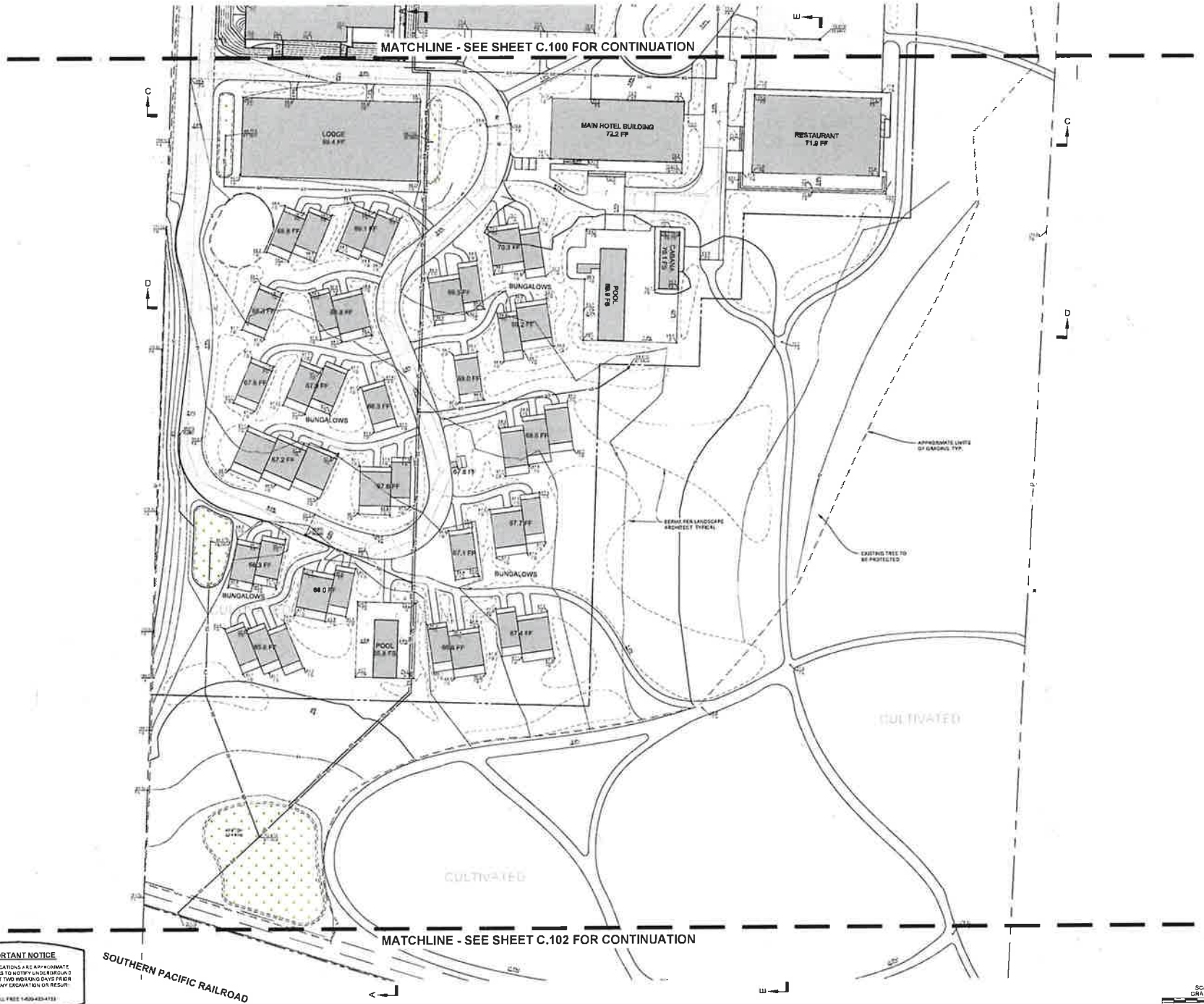
GENERAL NOTES:

ISSUED:

Date	Project No.
07/12/2023	PD5048
Scale	Sheet Size
PER PLAN	30" x 42"

PRELIMINARY GRADING PLAN

C.100



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ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-424-4733

SCALE 1"=30'
GRAPHIC SCALE
0 30 60 90

F&A
FLOWERS & ASSOCIATES, INC.

PROJECT:
5805 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

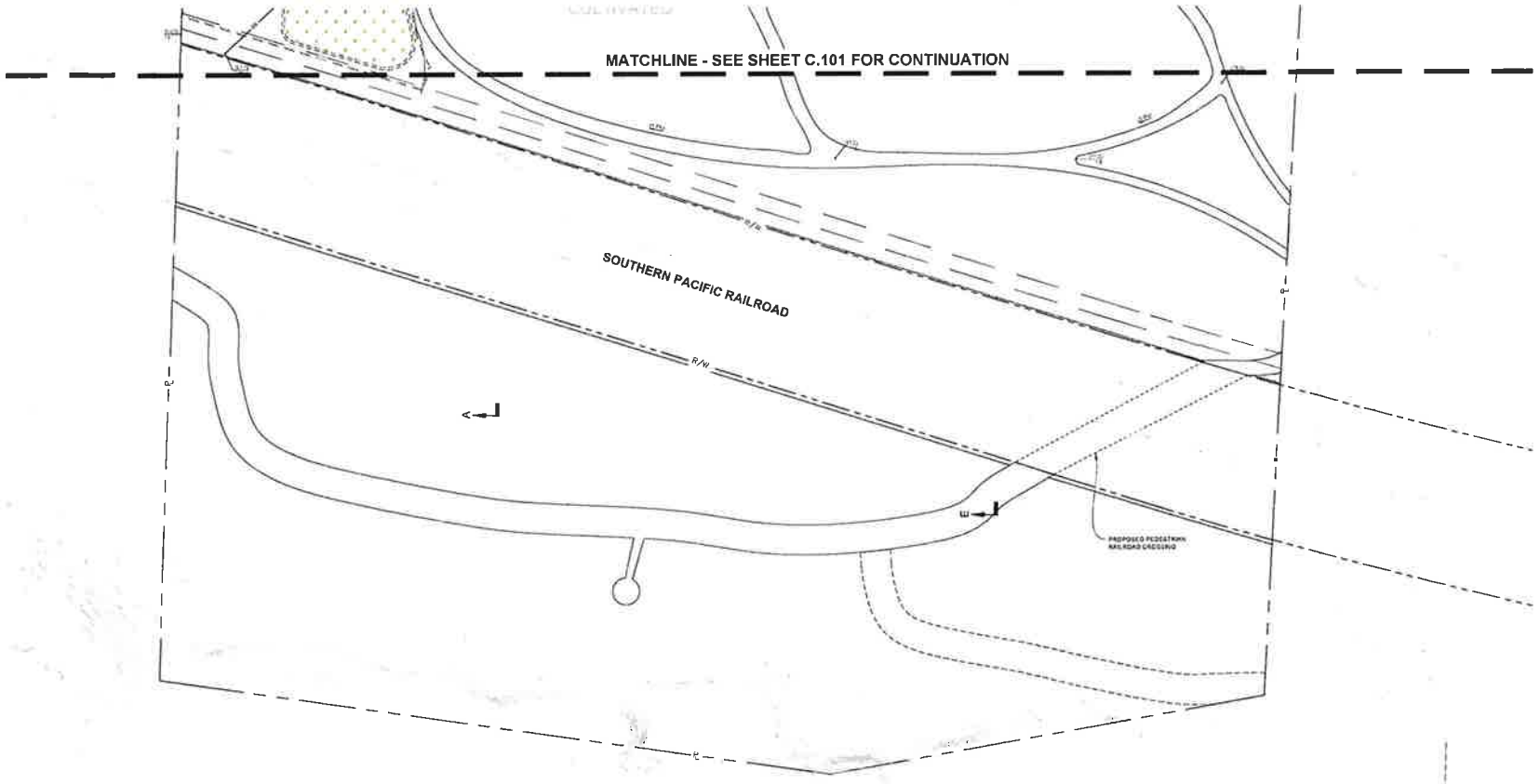
GENERAL NOTES:

ISSUES:

07/12/2023	PD5049
PER PLAN	30" x 42"

PRELIMINARY GRADING PLAN

C.101



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CALL TOLL FREE 1-800-422-4133

SCALE 1"=30'
GRAPHIC SCALE
0 30 60 90

F&A

PROJECT:
5895 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

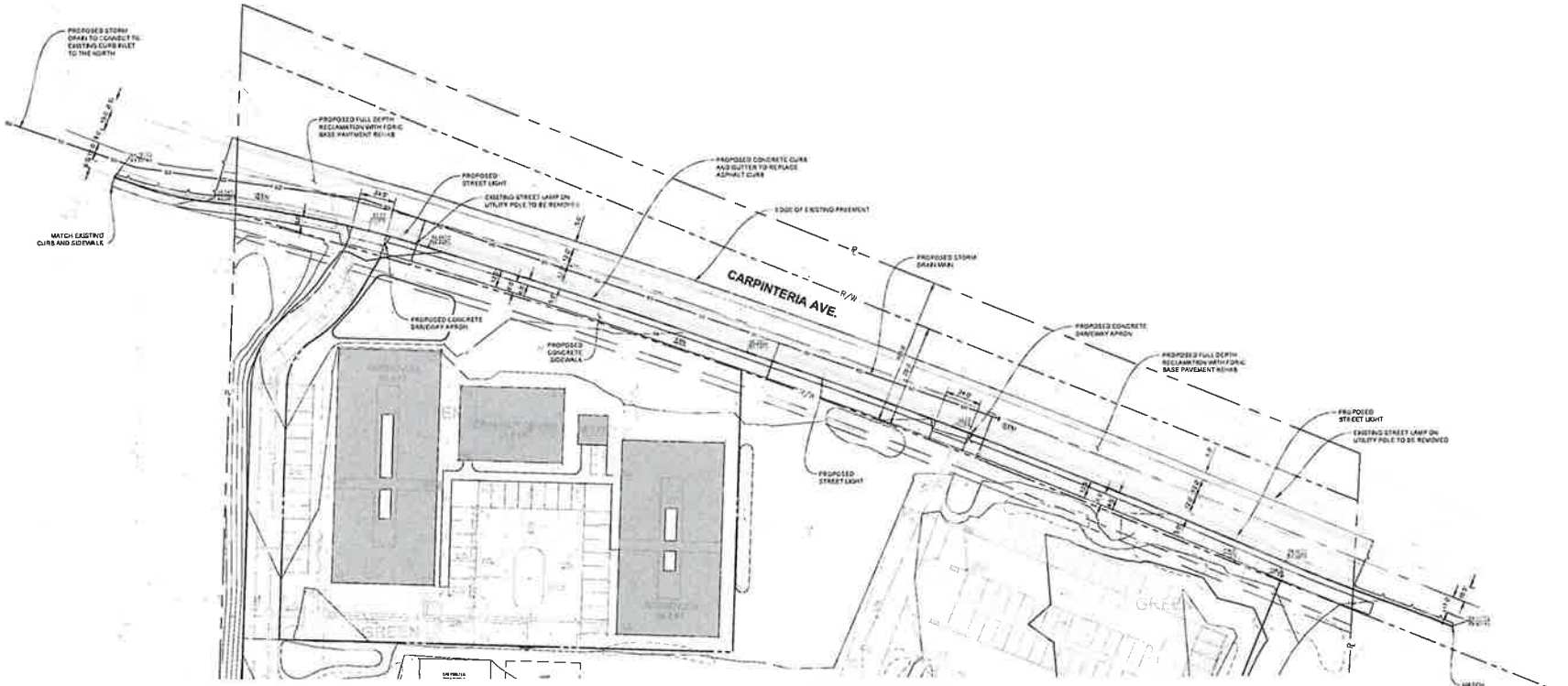
ISSUER:

No.	Description	Date

Date	Project No.
07/12/2023	PD6049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title:
PRELIMINARY GRADING PLAN

Sheet No.
C.102



SEE SHEET C.100 FOR PROPOSED ONSITE IMPROVEMENTS

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

SCALE 1"=30'
GRAPHIC SCALE
0 30 60 90

F&A

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

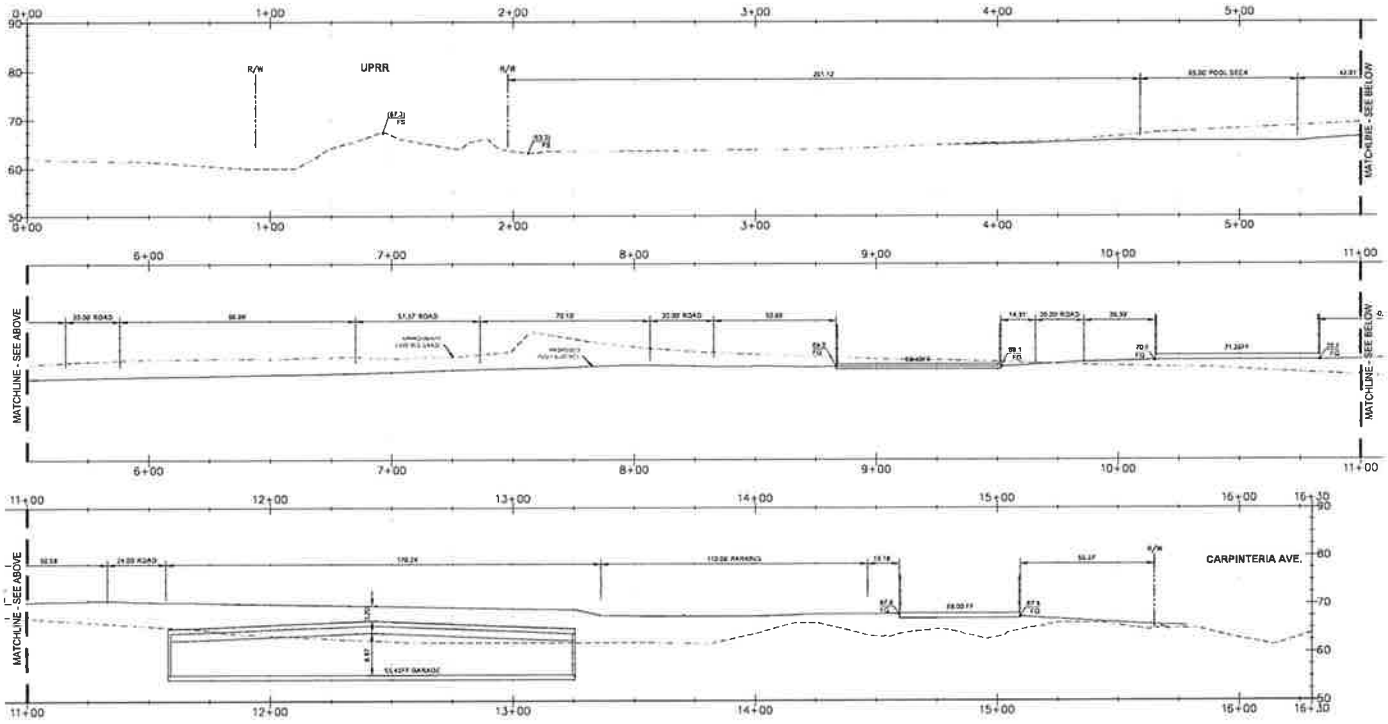
ISSUES:

No.	Description	Date

Date	Project No.
07/12/2023	PD5048
Scale	Sheet Size
PER PLAN	30" x 42"

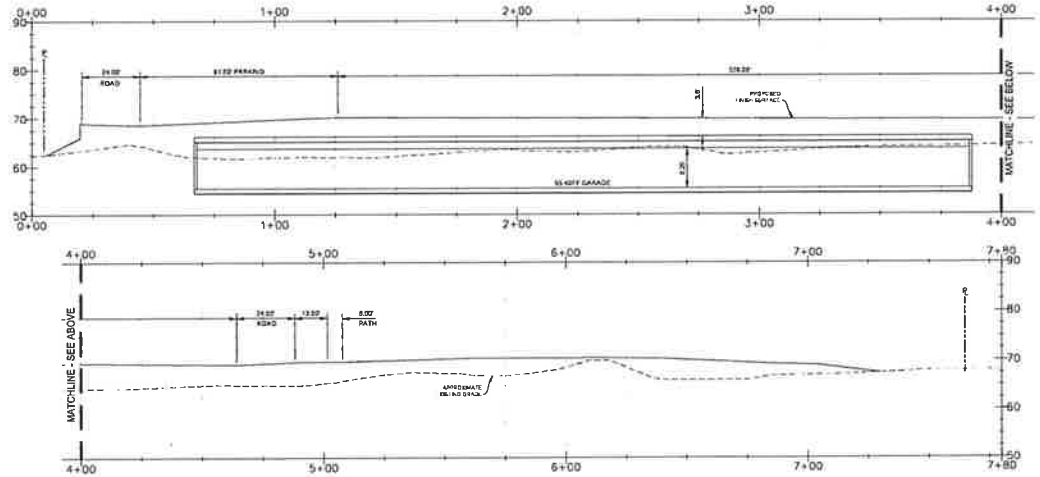
Sheet Title
PRELIMINARY OFFSITE IMPROVEMENTS

Sheet No.
C.103



SECTION A-A

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.



SECTION B-B

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.

F&A

PROJECT:

5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

No.	Date	Issue

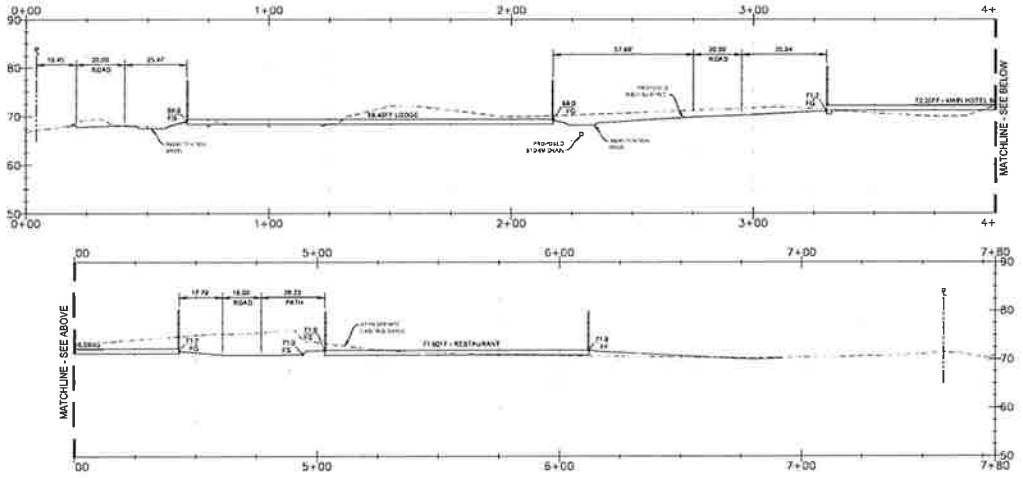
Date	Project No.
07/12/2023	PD5049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY GRADING SECTIONS

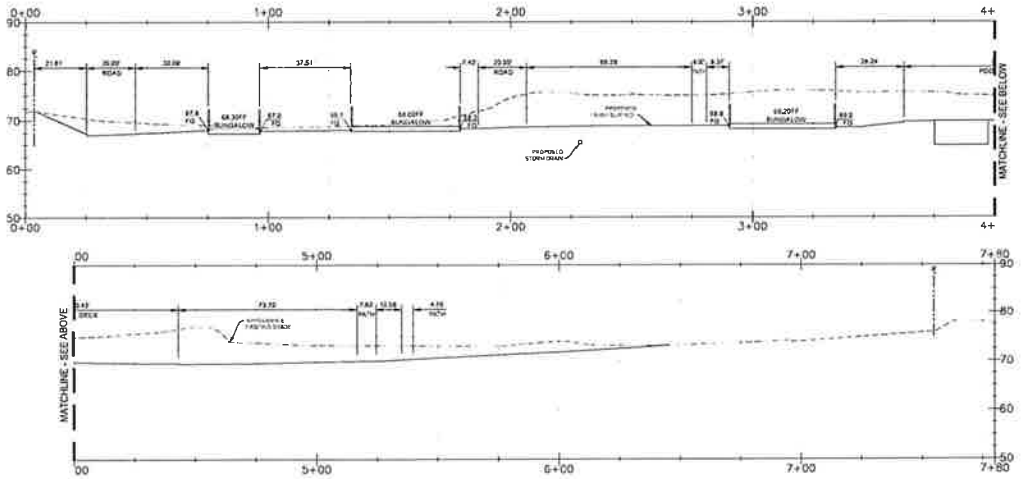
Sheet No.

C.200



SECTION C-C

SCALE 1" = 20' HORIZ. & 1" = 10' VERT



SECTION D-D

SCALE 1" = 20' HORIZ. & 1" = 10' VERT

F&A

PROJECT:

5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

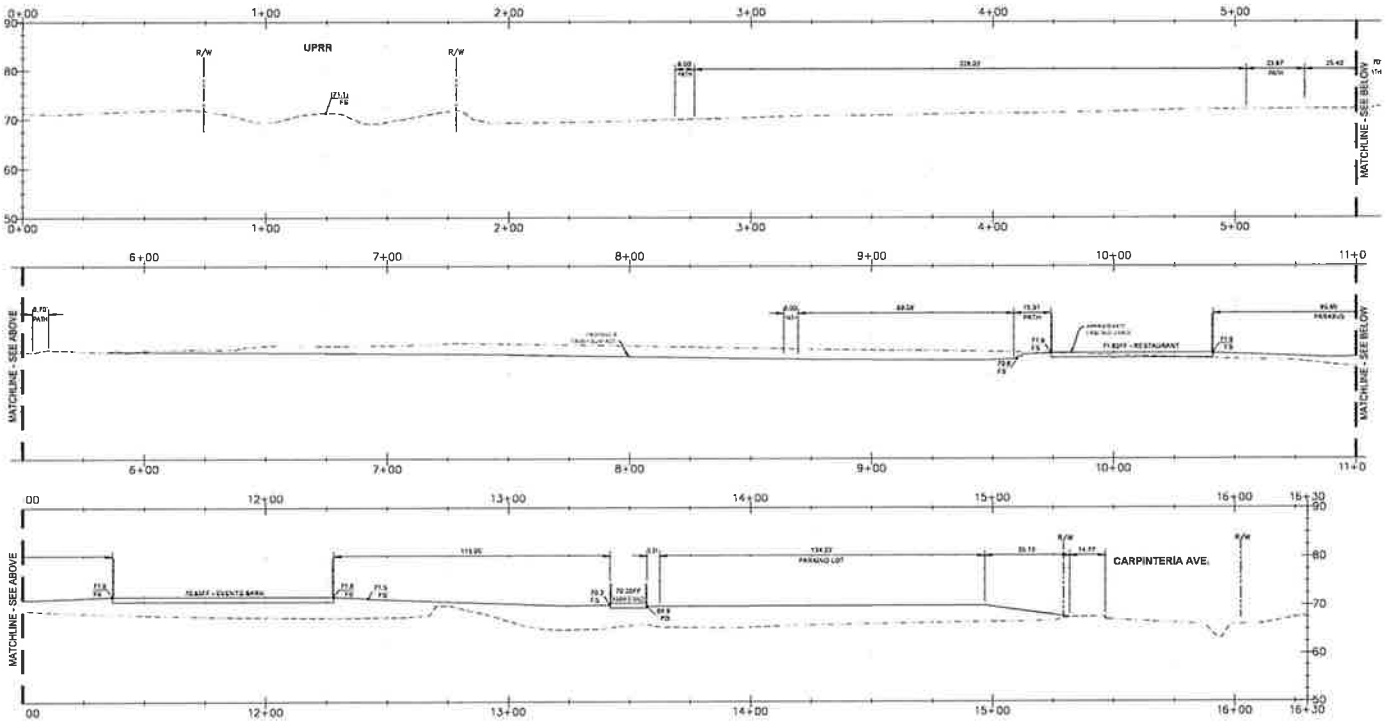
GENERAL NOTES:

ISSUES:

02/12/2023	PDS349
PER PLAN	30" x 42"

PRELIMINARY GRADING SECTIONS

C.201



SECTION E-E

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.

F&A
FLOWERS & ASSOCIATES, INC.

PROJECT:
5895 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

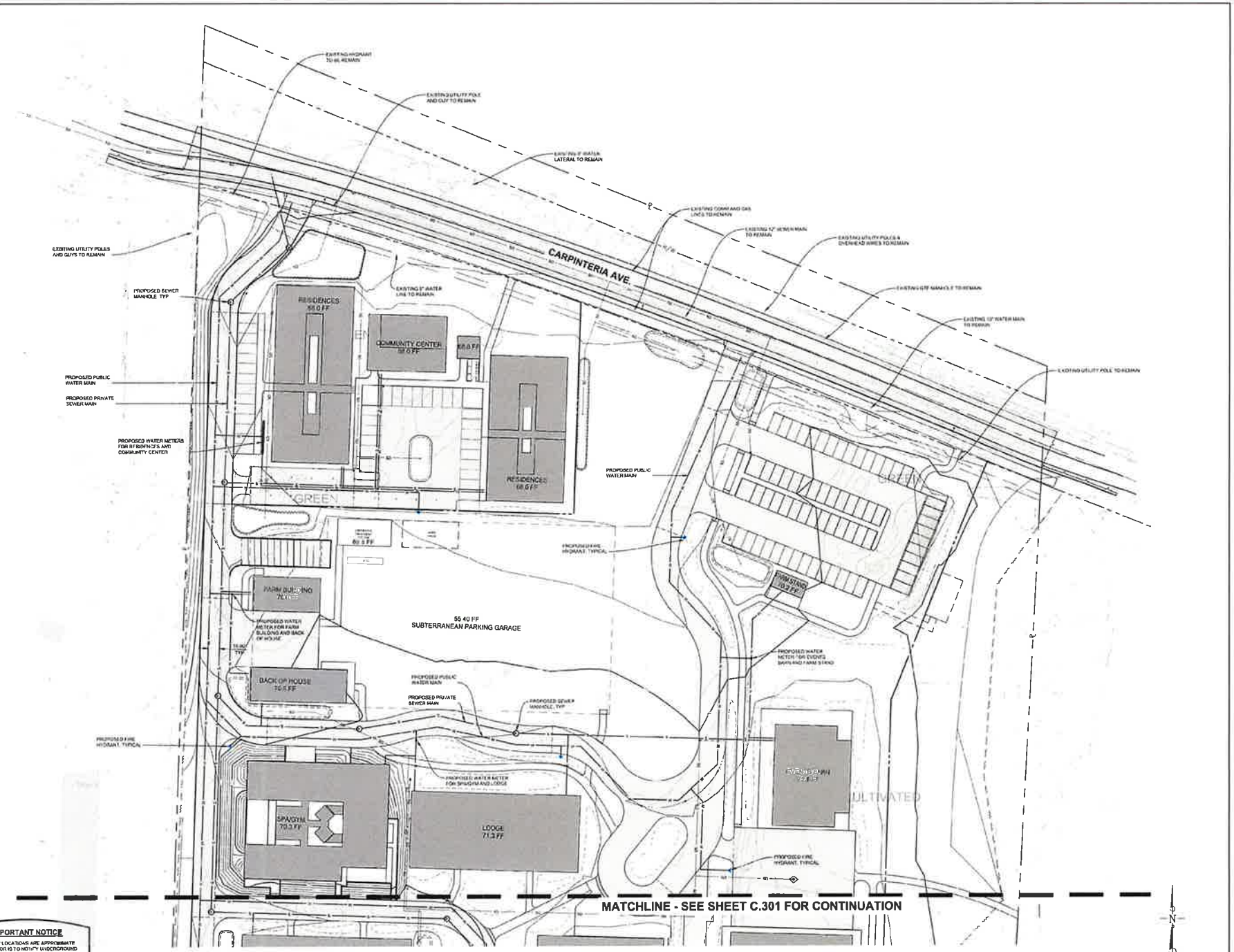
GENERAL NOTES:

ISSUES:

Date	Project No.
07/12/2023	PD5048
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title:
PRELIMINARY GRADING SECTIONS

Sheet No.
C.202



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING

CALL TOLL FREE 1-800-422-4133

F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

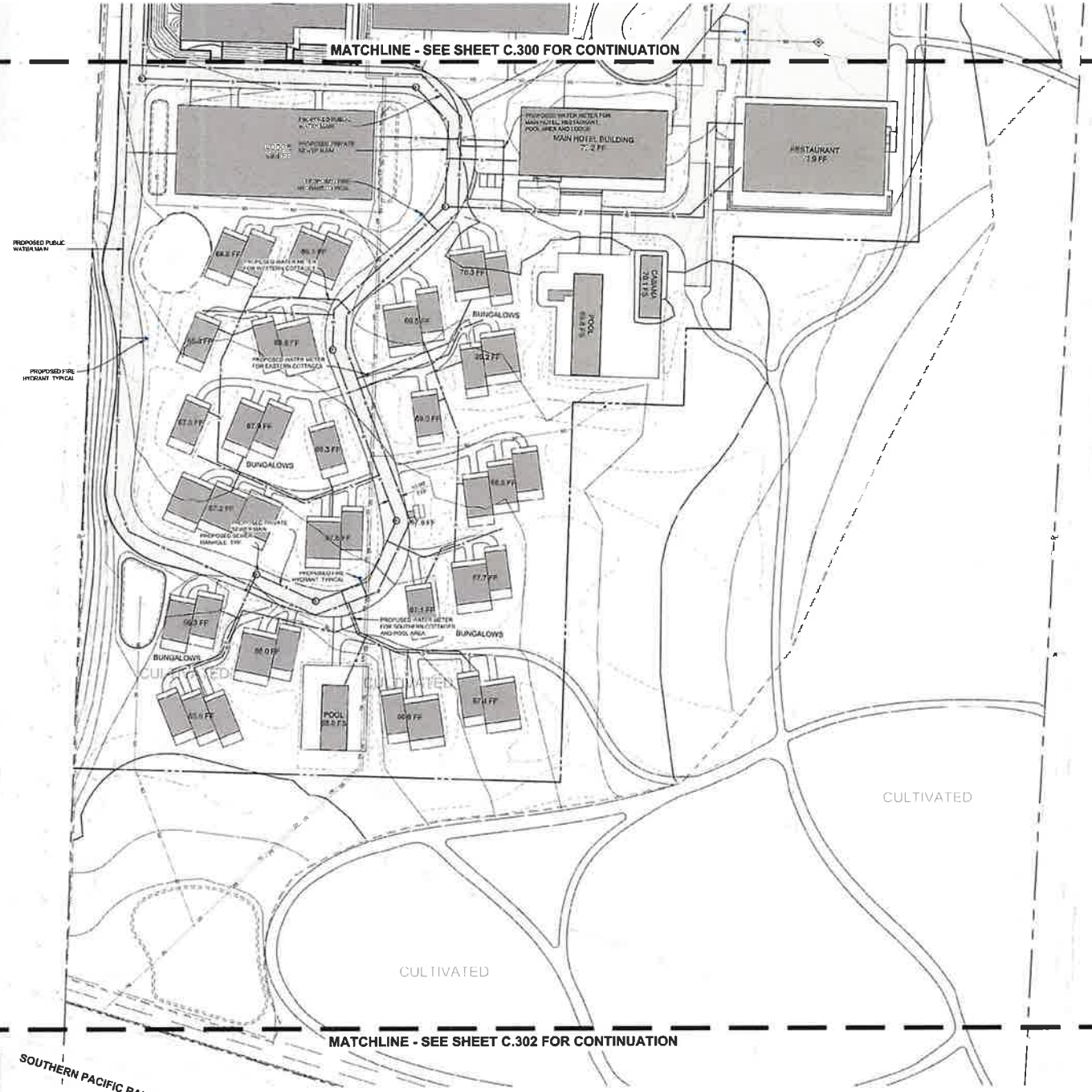
ISSUES

No.	Description	Date

Date	Project No.
07/12/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
PRELIMINARY UTILITY PLAN

Sheet No.
C.300



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESUR FACING

Call TOLL FREE 1-800-422-4133

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

F&A
ENGINEERS & SURVEYORS INC.

PROJECT:
5685 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

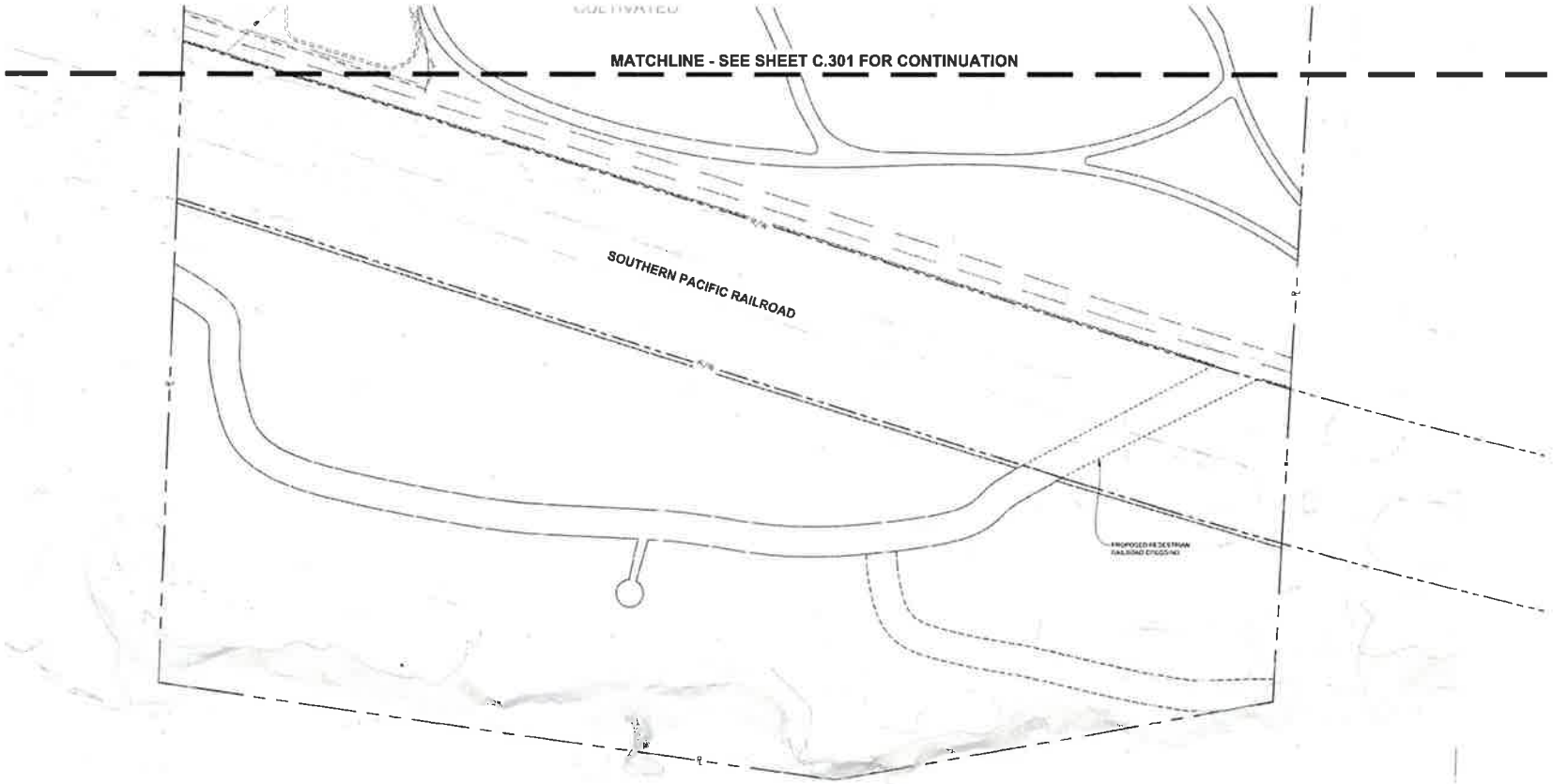
GENERAL NOTES:

ISSUES:

07/13/2023	PD5049
PER PLAN	30" x 42"

PRELIMINARY UTILITY PLAN

C.301



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESUR FACING

CALL TOLL FREE 1-800-227-2733

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

F&A

PROJECT:
5685 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

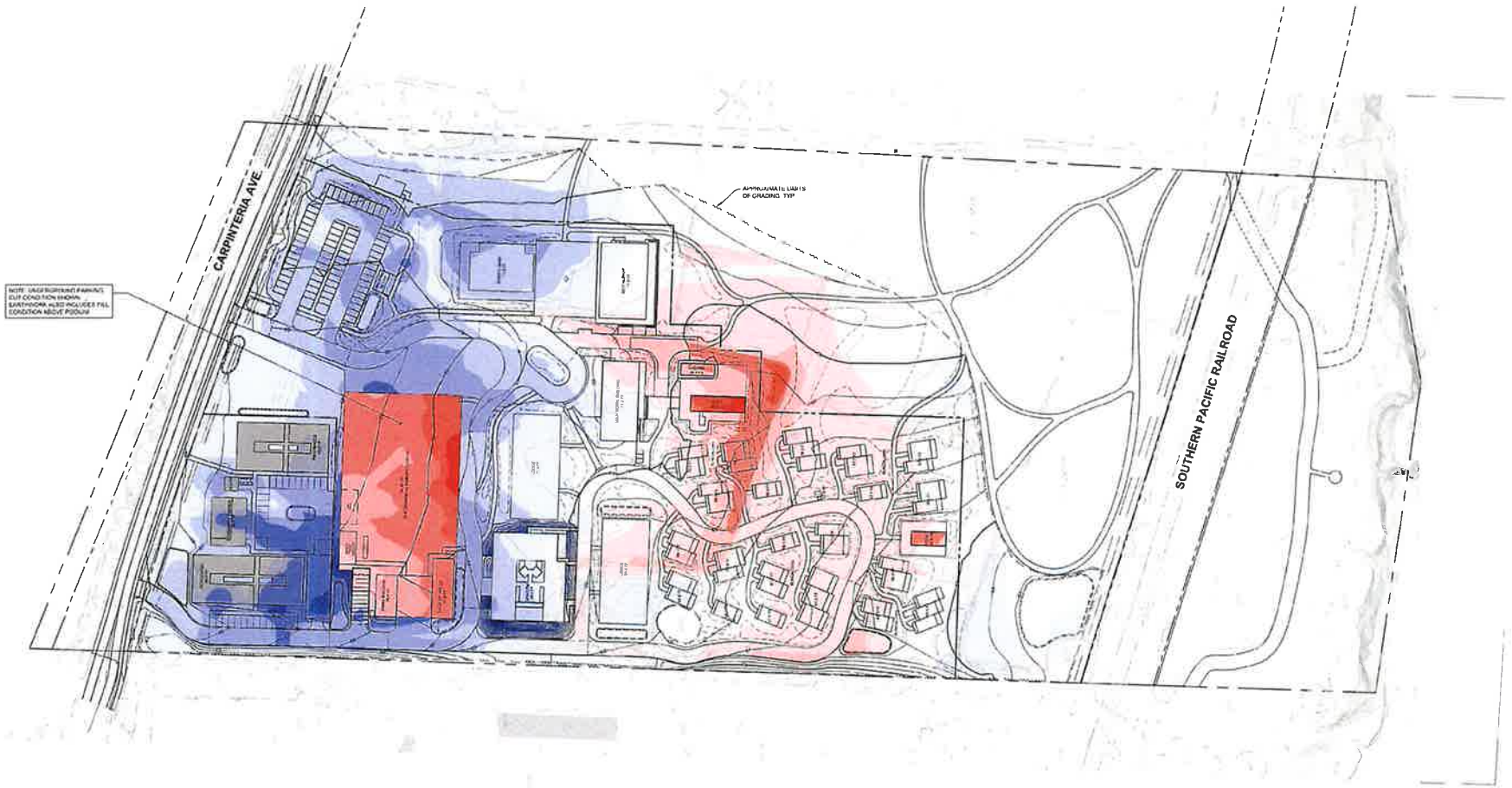
GENERAL NOTES

ISSUES

07/12/2023	PD5049
PER PLAN	30" x 42"

PRELIMINARY UTILITY PLAN

C.302



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.00	-10.00	536.79	
2	-10.00	-8.00	1405.36	
3	-8.00	-6.00	10644.46	
4	-6.00	-4.00	37143.00	
5	-4.00	-2.00	75132.62	
6	-2.00	0.00	108210.69	
7	0.00	2.00	103750.62	
8	2.00	4.00	74983.67	
9	4.00	6.00	59211.06	
10	6.00	8.00	37924.23	
11	8.00	10.00	21664.22	
12	10.00	12.00	3146.77	
13	12.00	14.00	16.51	

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES:

UNDERGROUND PARKING	17,000 CY CUT / 7,000 CY FILL
SITE	30,000 CY CUT / 40,000 CY FILL
TOTAL	47,000 CY CUT / 47,000 CY FILL

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES AS INDICATED ON THE PLANS AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID ONCE GRADING IS STARTED. THIS TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

SCALE 1"=60'
GRAPHIC SCALE
0 60 120 150

F&A
FLOWERS & ASSOCIATES, INC.

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

No.	Description	Date

Date: 07/12/2023
Project No.: PDS048
Scale: PER PLAN
Sheet Size: 30" x 42"

Sheet Title: PRELIMINARY CUT/FILL MAP

Sheet No.: C.400

LEGEND

DIRECTION OF EXISTING SURFACE FLOW

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR HAULING.

CALL TOLL FREE 1-800-422-4133

SCALE 1"=60'
GRAPHIC SCALE
0 60 120 180

F&A
FLOWERS & ASSOCIATES, INC.

PROJECT:
5685 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

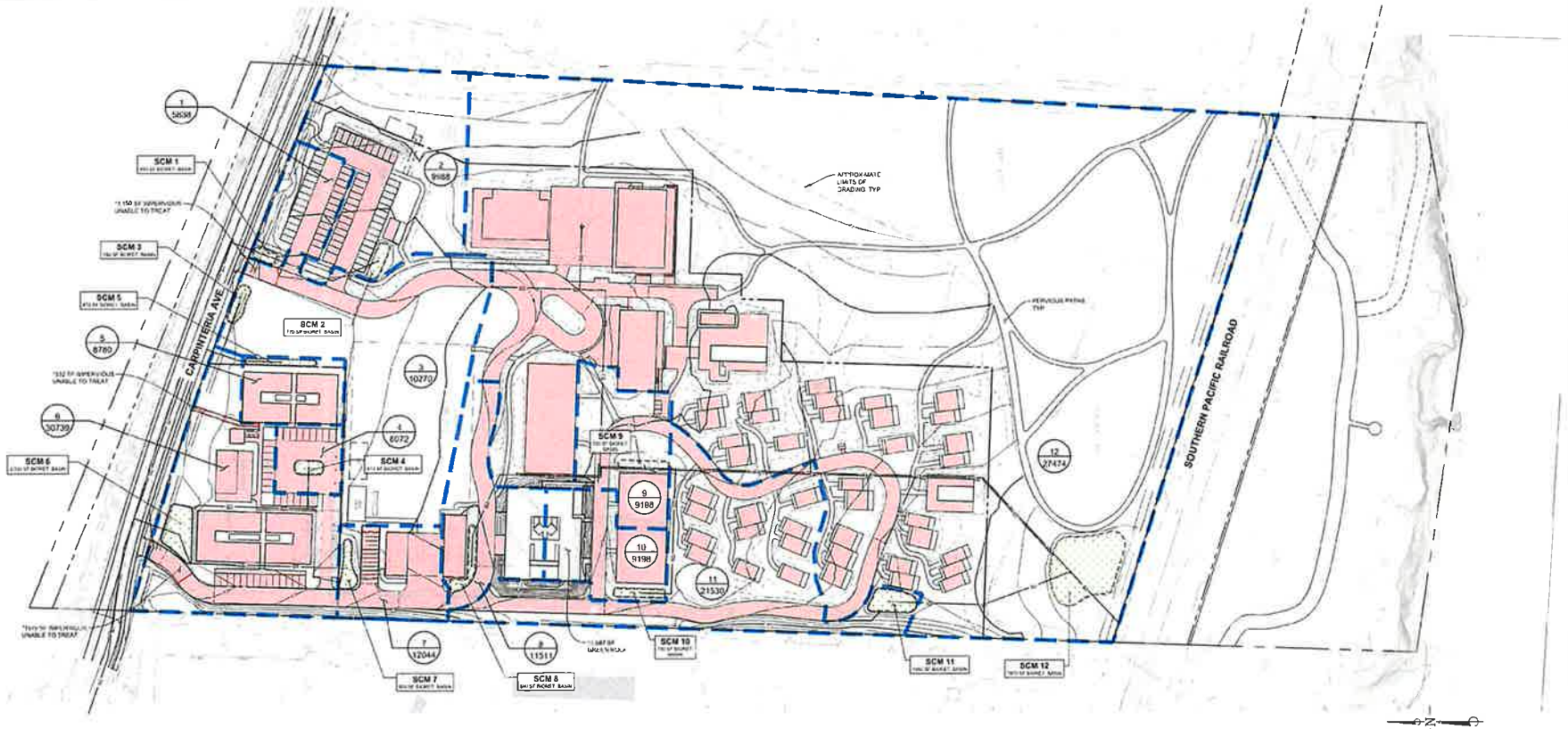
GENERAL NOTES:

ISSUES

07/12/2023	PDS049
PER PLAN	36" x 42"

EXISTING DRAINAGE PLAN

C.500



SCALE: 1"=60'
GRAPHIC SCALE
0 60 120 180

N

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

2. BMA Characteristics

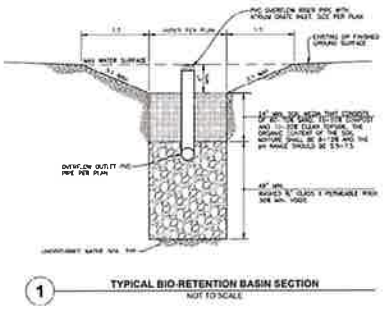
3. BMA Summary Sizes

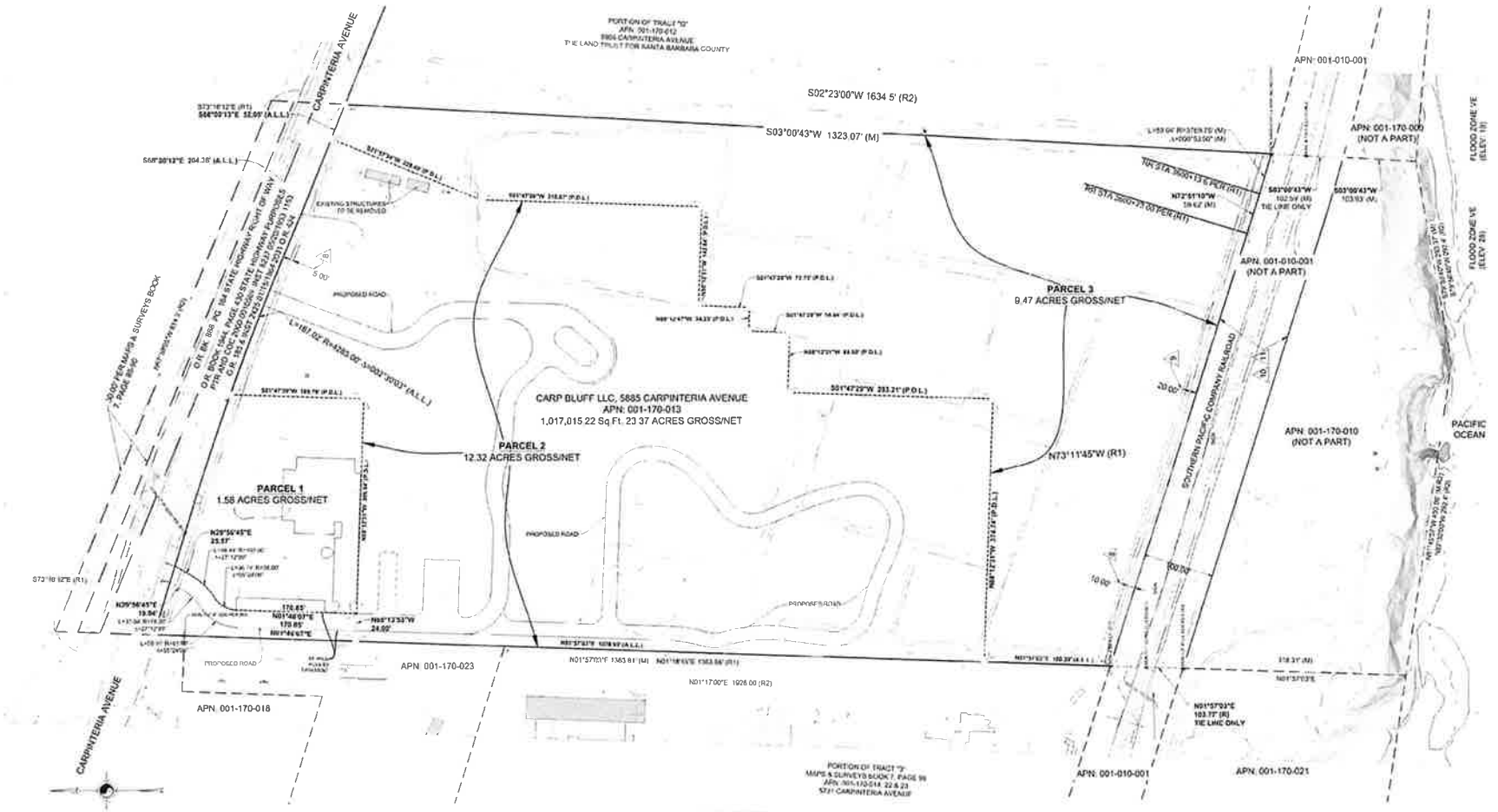
4. BCH Characteristics

NOTE:

PROVIDE THE FOLLOWING INFORMATION TO THE PUBLIC WORKS DIRECTOR OR DESIGNEE AS FOLLOWS

- INSTALLATION ELEVATION BY LICENSED SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA FOR EACH SCM WITHIN 7 DAYS OF INSTALLATION
- BASIN DIMENSION AND DEPTH INCLUDING OUTLET STRUCTURE CROSS SECTION WITH ELEVATIONS SIGNED AND STAMPED BY ENGINEER OF RECORD WITHIN 7 DAYS OF INSTALLATION
- INVOICE FOR INSTALLED GRAVEL AND BIORETENTION SOIL MEDIA AND SOIL MIX SPECIFICATION ALONG WITH PHOTO DOCUMENTATION OF COMPLETED STRUCTURAL CROSS SECTIONS WITHIN 2 WEEKS OF INSTALLATION
- INVOICE FOR INSTALLED LINER AND GEOTEXTILE MATERIALS AND MANUFACTURER SPECIFICATIONS ALONG WITH PHOTO DOCUMENTATION OF COMPLETED STRUCTURAL CROSS SECTIONS WITHIN 2 WEEKS OF INSTALLATION


PVC SHERLOK RISER PIPE WITH KNOX GATE VALVE. SEE PLAN FOR SIZE
EXISTING OR FINISHED GRADE SURFACE
MIN WATER SURFACE
3:1
1:1
12" MIN
12" MIN
12" MIN



LINETYPE TABLE

SUBDIVISION BOUNDARY
PROPOSED PARCEL LINES
ADJOINING PARCEL LINES
EASEMENT LINE

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

TENTATIVE PARCEL MAP No. 25,202

PROPOSED DIVISION OF A TRACT OF LAND 23.37 ACRES SHOWN ON RECORD OF SURVEY BOOK 87, PAGE 24 AND CERTIFICATE OF COMPLIANCE 02/23/20 IN ST #2000-0010869 APN: 001-170-013 - 5885 CARPINTERIA AVE
LOCATED IN THE CITY OF CARPINTERIA & COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
PREPARED FOR & REQUESTED BY:

–MARCH 2023–

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STE. 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

SCALE: 1" = 60' WC W.O. #18-0251

EXCEPTIONS PER TITLE REPORT:

8 Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document
Granted to: CARPINTERIA COUNTY WATER DISTRICT
Purpose: WATER PIPELINE(S)
Recording Date: NOVEMBER 27, 1964
Recording No: 37371, IN BOOK 2172 PAGE 130 OF OFFICIAL RECORDS
Affects: A STRIP OF LAND 5 FEET WIDE LYING IN THE NORTHERLY PORTION OF CERTAIN PARCEL 1 AND A SUBDIVISION LAND LOT SIXTY-EIGHT LYING IN THE SOUTHERLY PORTION OF ORIGINAL PARCEL 1 AS SHOWN HEREON

9 Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document
Granted to: STANDARD GASOLINE COMPANY, A CORPORATION
Purpose: PIPELINE(S)
Recording Date: JANUARY 9, 1920
Recording No: 60403 OF OFFICIAL RECORDS
Affects: 20 FOOT WIDE STRIP WITHIN ORIGINAL PARCEL 1

10 MATTERS CONTAINED IN THAT CERTAIN NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGMENT, PURSUANT TO JOINT, FINAL ORDER AND JUDGMENT, ENTERED BY THE UNITED STATES DISTRICT COURT FOR SOUTHERN DISTRICT OF INDIANA ON APRIL 6, 2007 IN CIVIL ACTION NO 1:03-cv-770 2 DP-TAB, RECORDED DECEMBER 21, 2009 AS INSTRUMENT NO. 2009-75745 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY

WHICH AMONG OTHER PROVIDES A PERMANENT TELECOMMUNICATIONS EASEMENT

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

11 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION", PURSUANT TO FINAL ORDER AND JUDGMENT APPROVING THE SETTLEMENT AGREEMENT ENTERED BY THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA SAN FRANCISCO DIVISION ON JUNE 27, 2013, IN CASE NO. 3:11-cv-02589-THE, IN FAVOR OF "SPRINT COMMUNICATIONS COMPANY, L.P., ET AL. RECORDED DECEMBER 16, 2013 AS INSTRUMENT NO. 2013-77382 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY

WHICH AMONG OTHER PROVIDES A PERMANENT TELECOMMUNICATIONS EASEMENT

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

EXCEPTIONS PER TITLE REPORT CONTINUED:

12 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION", PURSUANT TO FINAL ORDER AND JUDGMENT APPROVING THE SETTLEMENT AGREEMENT ENTERED BY THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA SAN FRANCISCO DIVISION ON JUNE 27, 2013, IN CASE NO. 3:11-cv-02589-THE, IN FAVOR OF SPRINT COMMUNICATIONS COMPANY, L.P., ET AL., RECORDED JANUARY 30, 2014 AS INSTRUMENT NO. 2014-0004478 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY

WHICH AMONG OTHER PROVIDES A PERMANENT TELECOMMUNICATIONS EASEMENT

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

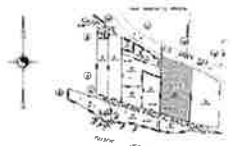
NOT ABLE TO BE PLOTTED FROM RECORD DOCUMENT

END OF EXCEPTIONS

SITE STATISTICS:

EXISTING PARCEL 1 (APN: 001-170-013): 1,017,015.22 SQ.FT. /23.37 ACRES (GROSS/NET)

	GROSS	
PROPOSED PARCEL 1	68,687.10 Sq.Ft.	1.58 ACRES
PROPOSED PARCEL 2	536,754.28 Sq.Ft.	12.32 ACRES
PROPOSED PARCEL 3	412,373.01 Sq.Ft.	9.47 ACRES
TOTAL	1,017,815.22 Sq.Ft./23.37 ACRES	



VICINITY MAP NOT TO SCALE

PROJECT INFORMATION / ZONING INFORMATION:

1. OWNERS

ORIGINAL PARCEL
CARP BLUFF LLC
5851 CARPINTERIA AVE, CARPINTERIA CA 93013
(917) 445-8122
MG@CARPPARTNERSLLC.COM

2. AGENT

LAUREL F. PEREZ, STEVE FORT, AND NICOLE R. BIERGIEL
SEPPS, INC.
1023 STATE STREET, STE 1, SANTA BARBARA, CA 93101
(805)966-3138
MG@CARPPARTNERSLLC.COM

3. APPLICANT/DEVELOPER

MATTHEW GOODWIN, AUTHORIZED REPRESENTATIVE OF CARP BLUFF, LLC
C/O SEPPS, INC.
1023 STATE STREET, STE 1, SANTA BARBARA, CA 93101
(805)966-3138
MG@CARPPARTNERSLLC.COM

4. SURVEYOR

WATERS CARDENAS LAND SURVEYING, LLP, JOSE V. CARDENAS, PLS 6491
5553 HOLLISTER AVENUE, SUITE 7 GOLETA, CA 93117
(805) 967-4416 / jcardenas@waters-surveying.com

5. ZONING DATA

PLANNED UNIT DEVELOPMENT (PUD)

6. UTILITIES:

WATER - CARPINTERIA WATER DISTRICT
SEWER - CARPINTERIA SANITARY DISTRICT
FIRE - CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT
POWER - SOUTHERN CALIFORNIA ED-SON
PHONE - FRONTIER PHONE COMPANY
CABLE - COX CABLE OF SANTA BARBARA
GAS - SOUTHERN CALIFORNIA GAS COMPANY

APPLICANT CERTIFICATE:

WE HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT I AM AUTHORIZED AGENT FOR THE OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF

XX CARP BLUFF'S LLC
Phone: /

MAP LEGEND

1 HORIZONTAL COORDINATE BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT POST MILE 1.82
2 VERTICAL DATUM IS NAVD 88 PER PER CAL-TRANS CENTERLINE MONUMENT POST MILE 1.82 ELEVATION = 23.59 FEET
3 AERIAL DATA PROVIDED BY CENTRAL COAST AERIAL MAPPING DATED 01/10/2025 AT 1 FOOT CONTOUR INTERVAL
4 = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED
5 ● = FOUND MONUMENT AS NOTED
6 (R1) = RECORD OF SURVEY BOOK 87, PAGE 24 ROTATED TO NAD 83
(R2) = MAPS AND SURVEYS BOOK 7 PAGES 99-90 ROTATED TO NAD 83
7 A.L.E. = ADJUSTED LOT LINE
8 P.D.L. = PROPOSED DIVISION LINE

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

Date	Issued for
01/24/2023	PDS049

Type	Sheet size
PER PLAN	30" x 42"

Sheet Title

Sheet no

LANDSCAPE SITE PLANS

5885 CARPINTERIA AVE., CARPINTERIA

SANTA BARBARA COUNTY, CALIFORNIA

SHEET INDEX	
SHEET NO.	GENERAL DESCRIPTION
L001	COVER PAGE
L100	PRELIMINARY LANDSCAPE GRADING & EXISTING PLAN - FULL SITE
L101	PRELIMINARY GRADING AND EXISTING PLAN - NORTH
L102	PRELIMINARY GRADING AND EXISTING PLAN - SOUTH
L103	PRELIMINARY GRADING AND EXISTING PLAN - BLUFFS
L200	PRELIMINARY GROUNDCOVER PLAN - FULL SITE
L201	PRELIMINARY GROUNDCOVER PLAN - NORTH
L202	PRELIMINARY GROUNDCOVER PLAN - SOUTH
L203	PRELIMINARY GROUNDCOVER PLAN - BLUFFS
L300	PRELIMINARY CANOPY PLAN - FULL SITE
L301	PRELIMINARY CANOPY PLAN - NORTH
L302	PRELIMINARY CANOPY PLAN - SOUTH
L303	PRELIMINARY CANOPY PLAN - BLUFFS
L400	PRELIMINARY FULL PLANTING PLAN - FULL SITE
L401	PRELIMINARY FULL PLANTING PLAN - NORTH
L402	PRELIMINARY FULL PLANTING PLAN - SOUTH
L403	PRELIMINARY FULL PLANTING PLAN - BLUFFS
L500	PRELIMINARY LANDSCAPE SPECIES LIST

G1 LANDSCAPE SITE PLAN
SCALE: 1" = 150'

ISLAND PLANNING CORPORATION
240 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

1	PRELIMINARY SUBMITTAL DESIGN	03/15/23
2	REV #1 - UPDATE BASED ARB COMMENTS	07/13/23
3	REV #2 - UPDATE COMMENTS	08/17/23
4	REV #3 - UPDATE COMMENTS	09/19/23
5	REV #4 - UPDATE COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: COVER PAGE
Sheet no.: L001
Check by: BM

GRADING LEGEND

EXISTING CONDITIONS

#123

#123

REVISION 04 - 231010
UPDATED PARKING BACKGROUND

REVISION 02 - 230911
TREE 133 TO REMAIN

REVISION 01 - 230712
SLIGHT CHANGE TO PEDESTRIAN PATH FROM RESIDENCES TO CAMP AVE

SITE STORMWATER DRAINAGE WILL COLLECT IN THIS AREA, SEE CIVIL DRAWINGS FOR DETAILS

EXISTING TREES TO REMAIN SEE ARBORIST REPORT FOR PLANT ID'S

EXISTING TREES TO REMAIN, SEE ARBORIST REPORT FOR PLANT ID'S

REVISION 01 - 230712
LEFT RESIDENTIAL BUILDING AND ROAD SHIFTED NW APPX 4 - SEE ARCHITECTURAL

NON NATIVE INVASIVE TAMARISK TO BE REPLACED WITH DIVERSE NATIVE HEDGEROW - SEE SPECIES LIST FOR NATIVE HEDGEROW SPECIES

REVISION 02 - 230911
GREYWATER TREATMENT AND PATH

REVISION 02 - 230911
LINE OF UNDERGROUND PARKING BELOW IN RED

REVISION 01 - 230712
CHANGES IN ROAD WIDTH AND RADII FOR FIRE DEPT ACCESS - SEE PREVIOUS PLANS

EXISTING EUCALYPTUS TREES NOT TO BE REMOVED, SEE ARBORIST REPORT FOR DETAILS

EXISTING EUCALYPTUS TREES #7-13 TO REMAIN SEE ARBORIST REPORT FOR DETAILS

NON NATIVE INVASIVE TAMARISK TO BE REPLACED WITH DIVERSE NATIVE HEDGEROW - SEE SPECIES LIST FOR NATIVE HEDGEROW SPECIES

SITE STORMWATER DRAINAGE WILL COLLECT IN THIS AREA, SEE CIVIL DRAWINGS FOR DETAILS

EXISTING COASTAL SAGE SCRUB AREAS WITH INTACT NATIVE VEGETATION TO BE CONSERVED

ANY NON-NATIVE/ INVASIVE PLANTS, SUCH AS PAMPAS AND EUROPEAN ANNUAL GRASSES TO BE REMOVED AND REPLANTED WITH NATIVE COASTAL SAGE SCRUB SPECIES

NEW TRAIL TO CONNECT TO EXISTING TRAIL ORIGINAL INFORMAL PATH TO BE ELIMINATED AND RESTORED WITH NATIVE COASTAL SAGE SCRUB SPECIES ACCORDING TO BLUFFS OPEN SPACE MASTERPLAN PROGRAM GUIDELINES

ANY EROSION CAUSED BY RAIN RUN OFF OR FOOT TRAFFIC TO BE MITIGATED WITH SUITABLE SPECIES FROM COASTAL SAGE SCRUB PALETTE

NORTH

SOUTH

BLUFFS

REVISION 01 - 230712
SERVICE SHED LOCATION AND KEY BUILDING GARBAGE AREAS - SEE ARCHITECTURAL PLANS

REVISION 02 - 230911
TREE 11 TO REMAIN

REVISION 02 - 230911
4FT OPEN TYPE FENCE ALONG RAILROAD ROW (REF. ARCH DRAWINGS)

REVISION 03 - 231003
AT GRADE PEDESTRIAN RAILROAD CROSSING INCL BARRICADE ARM AND AUDIBLE ALARMS ON BOTH SIDES OF CROSSING

NEW TRAIL TO CONNECT TO EXISTING TRAIL. ALL NECESSARY EFFORTS WILL BE TAKEN TO NAVIGATE THE FUTURE TRAIL AROUND EXISTING NATIVE PLANTS. IF IN THE EVENT THAT AN EXISTING PLANT IS IMPACTED, IT WILL BE BOTH TRANSPLANTED AND PROPOGATED FROM SEED OR VEGETATIVE MATERIAL AS MITIGATION MEASURES

EXISTING TRAIL TO REMAIN

SOUTHERN PACIFIC RAILROAD

NEW BLUFF TOP

OLD BLUFF TOP (ESTIMATED)

ESTIMATED TOP OF BLUFF

HARBOR SEAL ROOKERY

REVISION 02 - 230911, REVISION 04 231010 - ADJUSTED ARROW LOCATIONS
PROPOSED COASTAL SAGE SCRUB PLANTING INTENDED TO SERVE AS A SCREEN BLIND AT THE PROPOSED OVERLOOK, CONSISTENT WITH THE BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM

REVISION 02 - 230911
A POLE MOUNTED SEAL WATCH VIDEO CAMERA LIVE STREAM WILL BE FACILITATED AT THE PROPOSED OVERLOOK (FINAL LOCATION TBD)

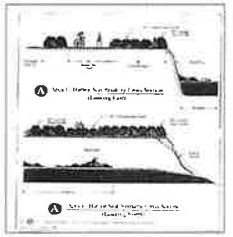
REVISION 02 - 230911, REVISION 04 231010 - ADJUSTED ARROW LOCATIONS
PROPOSED BLIND/SCREEN WILL BE MANAGED TO THE EXTENT FEASIBLE TO GROW TO A HEIGHT OF NO GREATER THAN FOUR FEET AND TO BE PRUNED TO INCREASE DENSITY TO CREATE 100% OPACITY. THIS SCREEN SHALL BE PLANTED EXCLUSIVELY OF LOCALLY NATIVE STIFF SPINED SHRUBS AS THE LEMONADEBERRY (RHUS INTEGRIFOLIA), BUSH SUNFLOWER (ENCELIA CALIFORNICA), COASTAL SAGEBRUSH AND CALIFORNIA BUCKWHEAT, CONSISTENT WITH THE BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM

REVISION 03 - 230712
- UPDATED GRADING THROUGHOUT - SEE PREVIOUS GRADING PLANS

-FENCES AROUND RESIDENCES AND POOLS THROUGHOUT - SEE ARCHITECTURAL

REVISION 01 - 230712
SLIGHT SHIFT OF PARKING STRUCTURE IN NE LOT SEE PREVIOUS PLANS

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY YCARP. TIFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM DOCUMENT



01 LANDSCAPE SITE PLAN - GRADING & EXISTING CONDITIONS PLAN
SCALE: 1" = 100'

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CAMPANILERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

No.	Description	Date
1	PRELIMINARY SUBMITTAL DESIGN	05/05/23
2	REV. #1 - UPDATED COMMENTS	08/01/23
3	REV. #2 - UPDATED COMMENTS	09/11/23
4	REV. #3 - UPDATED COMMENTS	10/10/23
5	REV. #4 - UPDATED COMMENTS	01/16/24
6	REV. #5 - UPDATED COMMENTS	01/26/24

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GRADING AND EXISTING CONDITIONS PLAN - FULL
Sheet No.: L100
Drawn by: BM

01 LANDSCAPE SITE PLAN - GRADING & EXISTING CONDITIONS PLAN - NORTH AREA
SCALE: 1" = 30'

GRADING LEGEND

EXISTING CONDITIONS

#123

#123

IPC

ISLAND PLANNING CORPORATION
245 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

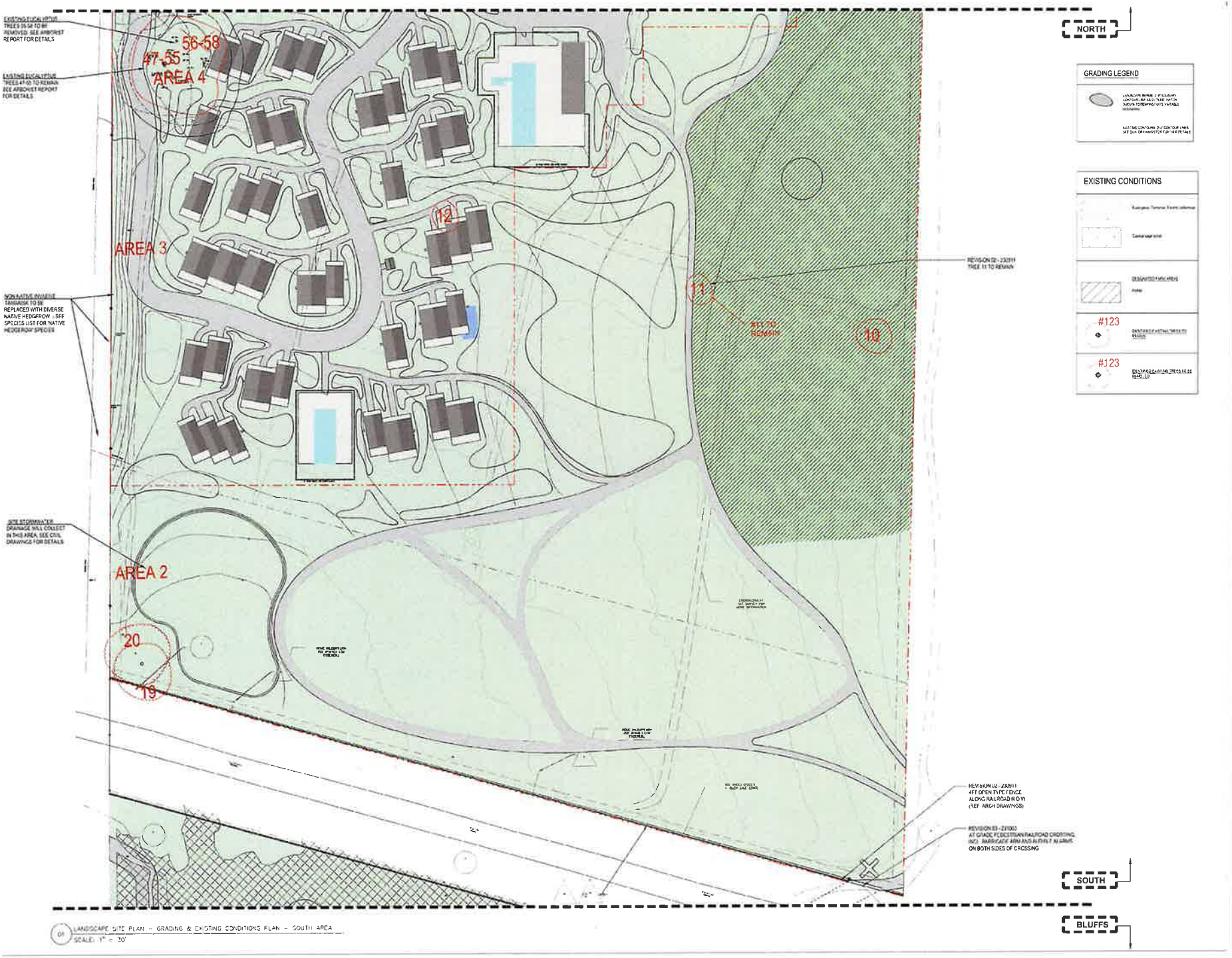
ISSUES:

No.	Description	Date
1	PRELIMINARY SUBMITTAL DESIGN	03/08/22
2	REV. 01 - UPDATE PER COMMENTS	07/15/22
3	REV. 02 - UPDATE PER COMMENTS	09/15/22
4	REV. 03 - UPDATE PER COMMENTS	11/15/22
5	REV. 04 - UPDATE PER COMMENTS	01/15/23
6	REV. 05 - UPDATE PER COMMENTS	03/15/23

Date	Project No.
10/10/2023	POS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
GRADING AND EXISTING CONDITIONS PLAN - NORTH

Sheet No. L101 | Drawn by BM



GRADING LEGEND

EXISTING CONDITIONS

IPC

ISLAND PLANNING CORPORATION
2141 WASHINGTON AVE # E
MIAMI BEACH, FL 33139

PROJECT:
2865 CAMPANILERIA AVE.
2865 CAMPANILERIA AVE
CARPINTERIA, CA 93013

CLIENT
CAMP BLUFF, LLC
2865 CAMPANILERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
RICK LIVESAY, AIA
CAMP BLUFF, LLC
2865 CAMPANILERIA AVE
CARPINTERIA, CA 93013

PLANNING CONSULTANT
SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES
1625 STATE STREET, STE 3
SANTA BARBARA, CA 93101

CIVIL ENGINEER
PENFIELD & SMITH
111 E. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
2141 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOIL, INC.
5741 PALMER WAY, STE. 100
CARPINTERIA, CA 93013

SURVEYOR
GLEDHILL LANDSCAPE LAND SURVEYING, LLP
3625 HOLLISTER AVE., STE 150
GOLETA, CA 93117

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NOT FOR
CONSTRUCTION

GENERAL NOTES:

ISSUES:

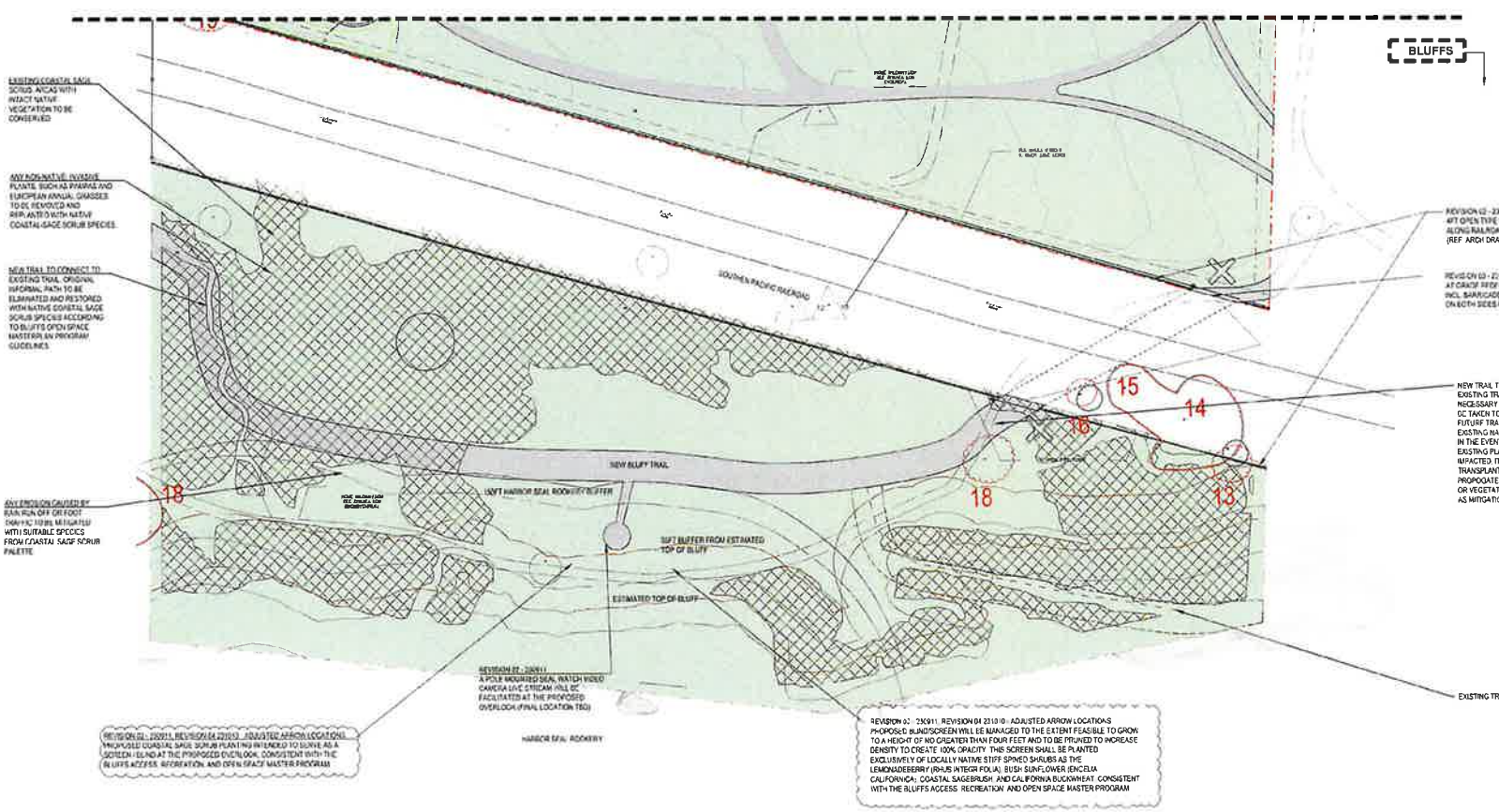
No.	Description	Date
1	PRELIMINARY REVIEW SET	10/10/23
2	PER CITY COMMENTS	01/19/24
3	PER CITY COMMENTS	03/15/24
4	PER CITY COMMENTS	05/10/24
5	PER CITY COMMENTS	07/19/24
6	PER CITY COMMENTS	09/13/24

Date: 10/10/2023
Project No.: PDS049
Issued: PER PLAN
Sheet Size: 30" x 42"

Sheet Title: GRADING AND EXISTING CONDITIONS PLAN - SOUTH

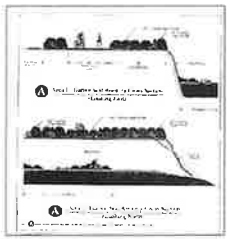
Sheet No.: L102
Drawn by: BM

01 LANDSCAPE SITE PLAN - GRADING & EXISTING CONDITIONS PLAN - SOUTH AREA
SCALE: 1" = 30'



01 LANDSCAPE SITE PLAN – GRADING & EXISTING CONDITIONS PLAN – BLUFFS AREA
SCALE: 1" = 30'

REVISION 03 - 230911
TYPICAL DETAIL B FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CAMP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT



GRADING LEGEND

LANDSCAPE BERMS, 2:1 (H:V) MAX. CONTOUR LINE INTERVAL SHOWN TO DEMONSTRATE AVERAGE MAXIMUM

EXISTING CONTOURS 2' (ONE FOOT) INTERVALS. SEE CIVIL DRAWINGS FOR FURTHER DETAILS

EXISTING CONDITIONS

EXISTING VEGETATION

EXISTING STRUCTURES

#123 CENTERLINE EXISTING TREES TO REMAIN

#123 EXISTING TREES (APPROXIMATE LOCATION) TO BE REMOVED

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CAMPANILLA AVE.
5885 CAMPANILLA, LLC
CARPINTERIA, CA 93013

CLIENT
CAMP BLUFFS, LLC
5885 CAMPANILLA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
KOA DESIGN, LLC
1100 N. SAN ANTONIO RD., BLDG. E, UNIT 1
SANTA BARBARA, CA 93110

PLANNING CONSULTANT
LENNAR
1900 STATE STREET, STE. 3
SANTA BARBARA, CA 93101

CIVIL ENGINEER
PENFIELD & SMITH
111 E. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, SUITE C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOILS, INC.
1100 SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
PENFIELD & SMITH LAND SURVEYING, LLP
8625 GOLDEN AVE, STE 100
MENTRA, CA 93117

N

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GENERAL NOTES:

ISSUES:

No.	Description	Date
1	PRELIMINARY REVIEW SUBMITTAL	03/06/23
2	REV. 01 - UPDATED SITE PLAN AND SITE	05/15/23
3	REV. 02 - UPDATED COMMENTS	08/11/23
4	REV. 03 - UPDATED COMMENTS	09/11/23
5	REV. 04 - UPDATED COMMENTS	10/10/23
6	REV. 05 - UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GRADING AND EXISTING CONDITIONS PLAN – FULL
Sheet No.: L103
Drawn By: BM

LANDSCAPE SITE PLAN - GROUND COVER
SCALE: 1" = 100'

NORTH SECTION

CALIFORNIA NATIVE BOTANIC COLLECTION

NATIVE HEDGEROW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
HOLLYLEAF CHERRY	Prunus ilicifolia	EVERGREEN SHRUB TO SMALL TREE	15 GAL
PACIFIC WAX MYRTLE	Myrica californica	EVERGREEN SHRUB TO SMALL TREE	15 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA LIVE OAK	Quercus agrifolia	MEDIUM SIZE TREE	24" BOX
BLUE ELDERBERRY	Sambucus nigra var cerulea	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
TOTAL ESTIMATED AREA			16,156 SQFT

NATIVE SHRUBS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA HOLLY	Ceanothus spp	SHRUB TO SMALL TREE	15 GAL
MANZANITA	Arctostaphylos spp	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA LILAC	Ceanothus spp	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
RED FLOWERING CURRANT	Ribes sanguineus	SHRUB	5 GAL
CURRANTS	Ribes spp	SHRUB	5 GAL
BUSH MONKEYFLOWER	Diplacus aurantiacus	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
CALIFORNIA COFFEE BERRY	Rhamnus californica	SHRUB	5 GAL
SPINY REDBERRY	Rhamnus crocea	SHRUB	5 GAL
CALIFORNIA FLANNEL	Fremontodendron californicum	SHRUB	5 GAL
EPPLE BUSH	Ceanothus purpureus	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SAGE	Salvia spp	SHRUB	5 GAL
CALIFORNIA SAGE BUSH	Artemisia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
CONDITE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA BRITTLEBUSH	Encelia californica	SHRUB	5 GAL
CALIFORNIA SNOWBERRY BUSH	Symphoricarpos mollis	SHRUB	5 GAL
BUSH POPPY FLOWER	Eschscholzia californica	SHRUB	5 GAL
ASHY LEAF SAGE	Salvia leucophylla	SHRUB	5 GAL
TOTAL ESTIMATED AREA			22,638 SQFT

NATIVE PERENNIALS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
YELLOW YARROW	Eriophyllum confertiflorum	SUB SHRUB	1 GAL
MILKWEED	Asclepias spp	FLOWERING PLANT	1 GAL
YARROW	Achillea millefolium	FLOWERING PLANT	1 GAL
CALIFORNIA TREE POPPY	Romneya coulteri	FLOWERING PLANT	5 GAL
CALIFORNIA FUCHSIA	Zauschneria spp	SHRUBBY PERENNIAL	1 GAL
BLUE EYED GRASS	Sysirinchium bellum	PERENNIAL HERB	1 GAL
FOOTHILL PENSTEMON	Penstemon heterophyllus	PERENNIAL HERB	1 GAL
SHOWY INDIAN PINK	Persicaria spectabilis	PERENNIAL HERB	1 GAL
SCARLET BUGLER	Penstemon centranthifolius	PERENNIAL HERB	1 GAL
THREENERVE GOLDENROD	Solidago velutina	PERENNIAL HERB	1 GAL
CALIFORNIA GOLDENROD	Solidago californica	PERENNIAL HERB	1 GAL
PRAIRIE ICE PLANT/PONY	Mimetus ringens	AROMATIC SHRUB	5 GAL
SAGE	Salvia spp	SHRUB	5 GAL
TOTAL ESTIMATED AREA			80,011 SQFT

MEADOW - GRASSES, SEDGES, WILDFLOWERS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
DEER GRASS	Muhlenbergia rigens	BUNCH GRASS	1 GAL
NEEDLEGRASS	Stipa pulchra	BUNCH GRASS	1 GAL
GIANT WILDRYE	Elymus condensatus	BUNCH GRASS	1 GAL
SAN JUAN	Juncus acutus	GRASSLIKE HERB	1 GAL
BROMES	Bromus spp	GRASS	LINERS
FIELD SEDGE	Carex praegracilis	SEDGE	LINERS
CALIFORNIA MELIC	Melica imperfecta	GRASS	LINERS
PINE JUNE GRASS	Koeleria macrantha	BUNCH GRASS	1 GAL
PURPLE THREE AWN	Aristida purpurea	GRASS	LINERS
PURPLE NEEDLE GRASS	Stipa pulchra	GRASS	LINERS
NODDING NEEDLE GRASS	Stipa cernua	GRASS	LINERS
CREEPING WILD RYE	Elymus triticoides	GRASS	LINERS
BLUE WILDRYE	Elymus glaucus	GRASS	LINERS
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
WESTERN FESCUE	Festuca occidentalis	GRASSLIKE PERENNIAL	1 GAL
CALIFORNIA GRAY RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			138,888 SQFT

REVISION 01 - 230712
- UPDATED GRADING THROUGHOUT - SEE PREVIOUS GRADING PLANS

FENCES AROUND RESIDENCES AND HUBS THROUGHOUT - SEE ARCHITECTURAL

REVISION 02 - 230911
-ALL SPECIES IN THE SPECIES LIST INCLUDE THE SPECIES LISTED IN THE "BLUFFS ACCESS RECREATION AND OPEN SPACE MASTER PROGRAM"

SOUTH SECTION

NATIVE HABITAT RESTORATION AND PUBLIC PATHS

COASTAL BLUFF AND SAGE SCRUB

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA SAGE BUSH	Artemisia californica	SHRUB	5 GAL
BROOMS	Baccharis spp	SHRUB	5 GAL
PURPLE SAGE	Salvia leucophylla	SHRUB	5 GAL
SANTA ROSA ISLAND SAGE	Salvia brandegeei	SHRUB	5 GAL
BLACK SAGE	Salvia mellifera	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKWHEAT	Eriogonum fasciculatum	SHRUB	5 GAL
BUCKWHEAT	Eriogonum spp	SHRUB	5 GAL
BLUFFS BUCKWHEAT	Eriogonum parvifolium	SHRUB	5 GAL
DUNE BUCKWHEAT	Eriogonum parvifolium	SHRUB	5 GAL
BUSH MONKEY FLOWER	Diplacus aurantiacus	SHRUB	5 GAL
WOOLY FLOWER	Eriophyllum spp	SHRUB	1 GAL
SAGE	Salvia spp	SHRUB	5 GAL
WOOLLY SUNFLOWER	Eriophyllum spp	SUB SHRUB	1 GAL
COYOTEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA LILAC	Ceanothus spp	SHRUB	5 GAL
COASTAL PRICKLY PEAR	Opuntia littoralis	SHRUB / SUCCULENT	15 GAL
CALIFORNIA BRITTLEBUSH	Encelia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea	SHRUB	5 GAL
COAST GOLDENBUSH	Isocoma menziesii var. menziesii	SHRUB	5 GAL
TOTAL ESTIMATED AREA			168,382 SQFT

GRASSLAND / MEADOW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
BROMES	Bromus spp	GRASS	LINERS
NEEDLE	Juncus spp	GRASSLIKE PERENNIAL	1 GAL
FEATHER GRASS	Stipa spp	BUNCH GRASS	1 GAL
WILD RYE	Elymus spp	BUNCH GRASS	1 GAL
NEEDLE GRASS	Nassella spp	BUNCH GRASS	1 GAL
SEDGES	Carex spp	GRASSLIKE PERENNIAL	1 GAL
MELIC GRASS	Melica spp	PERENNIAL GRASS	1 GAL
JUNE GRASS	Koeleria spp	PERENNIAL GRASS	1 GAL
SWEET GRASS	Anthoxanthum spp	ANNUAL GRASS	1 GAL
TOTAL ESTIMATED AREA			22,579 SQFT

THROUGHOUT SITE

RIPARIAN

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
WOOLLY WILLOW	Salix lasiolepis	SHRUB TO SMALL TREE	15 GAL
NARROW LEAF WILLOW	Salix exigua	SHRUB TO SMALL TREE	15 GAL
ELDERBERRY	Sambucus spp	BUSH	5 GAL
HARFORD'S SEDGE	Carex harfordii	GRASSLIKE HERB	1 GAL
SPREADING RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
WESTERN REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKEYE	Aesculus californica	SHRUB TO SMALL TREE	15 GAL
WHITE ALDER	Alnus rhombifolia	TREE	15 GAL
PACIFIC NINEBARK	Physocarpus capitatus	SHRUB	5 GAL
BOXELDER MAPLE	Acer negundo	TREE	15 GAL
CALIFORNIA WILDROSE	Rosa californica	SHRUB	5 GAL
BUSH ROSE	Calycanthus occidentalis	SHRUB	5 GAL
DOGWOODS	Cornus spp	SHRUB TO SMALL TREE	15 GAL
MULE FAT	Baccharis salicifolia	SHRUB	5 GAL
CULTIVATED FIELD BRACE	Carex praegracilis	GRASS	LINER
WET RUSH	Juncus effusus	GRASS W/ PERENNIAL	1 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea	SHRUB	5 GAL
TOTAL ESTIMATED AREA			13,248 SQFT

PLANTING LEGEND

GRAY OLIVE HEDGING
NATIVE HEDGEROW
NATIVE PERENNIALS
NATIVE SHRUBS AND PERENNIALS
NATIVE GRASSES, SEDGES AND WILDFLOWERS
RIPARIAN
30" TALL COASTAL BLUFF AND SAGE SCRUB
48" COASTAL BLUFF AND SAGE SCRUB
ORNAMENTAL MEADOW
GREEN ROOF

GRADING LEGEND

LANDSCAPE BERM 2:1 SLOPE CONTOUR LINE AT BOTTOM

EXISTING CONDITIONS

COASTAL SAGE SCRUB
DISTURBED / BARE AREAS
TURF

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, # C
MIAMI BEACH, FL 33139

PROJECT:
SHHS CAMPANILLA AVE
SHHS CORPORATION LLC
CARPINTERIA, CA 93013

CLIENT
SHHS CORPORATION LLC
SHHS CORPORATION LLC
CARPINTERIA, CA 93013

PROJECT ARCHITECT
KLH DESIGN, LLC
709 N. SAN VICENTE BLVD. # 200
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
LSA INC.
1500 IRVING STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
PENFIELD & SMITH
111 E. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, #SUITE C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOILS INC.
5741 PALMER WAY, UNIT G
CARPINTERIA, CA 93013

SURVEYOR
WILLIS CHRISTIAN LAND SURVEYING, LLP
6053 HOLLISTER AVE, STE 150
GOLETA, CA 93117

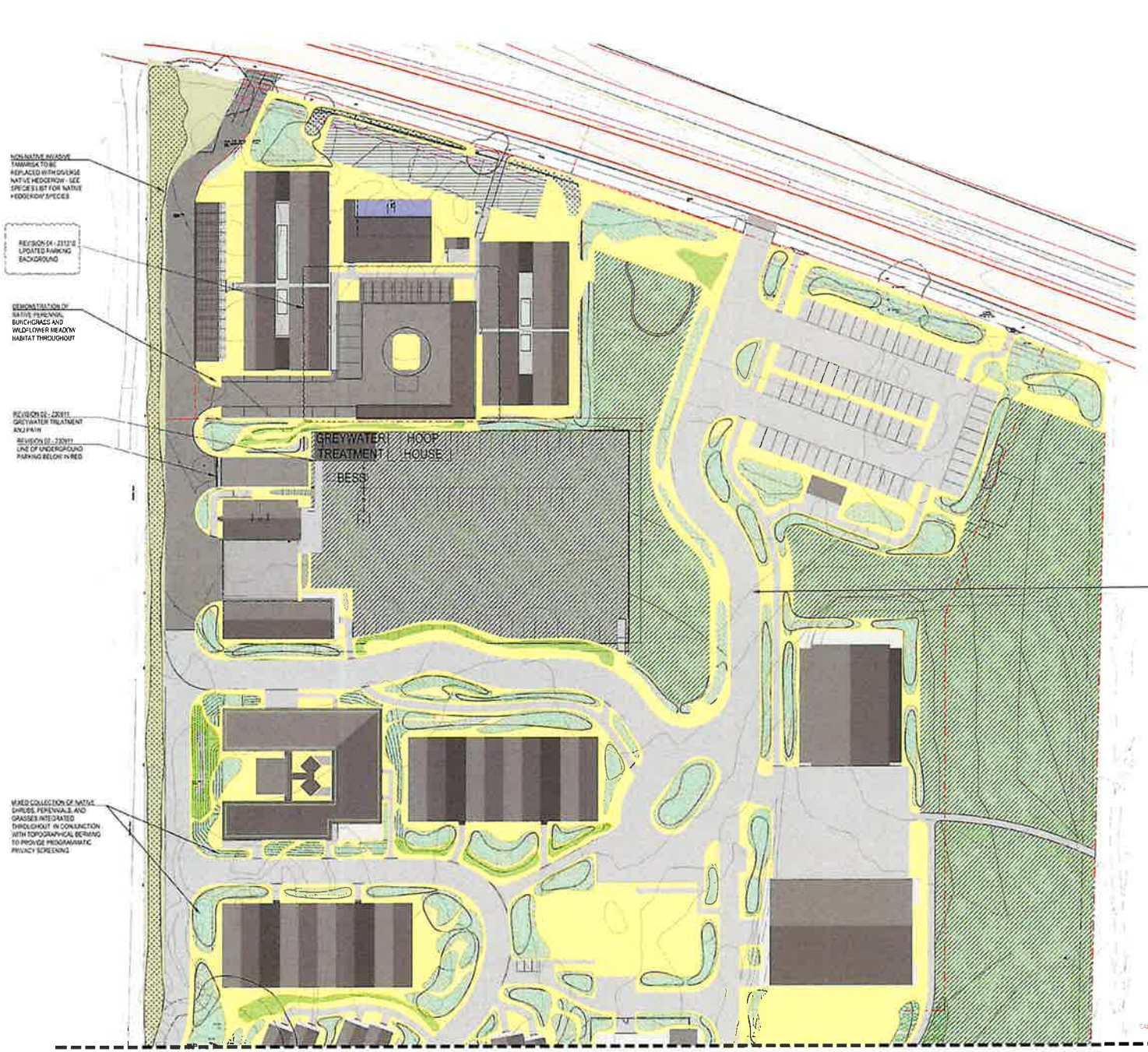
DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GROUNDCOVER PLAN - FULL SITE
Sheet No.: L200
Drawn by: BM



01 LANDSCAPE SITE PLAN - GROUND COVER - NORTH
SCALE: 1" = 30'

PLANTING LEGEND

- GROUND COVER REGIONS
- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE GRASSES SEDGES AND WILDFLOWERS
- 30' TALL COASTAL BLUFF AND SAGE SCRUB
- 40' COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW

GRADING LEGEND

EXISTING CONDITIONS

IPC
ISLAND PLANNING CORPORATION
249 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CAMPANERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT
LEVEL

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

1	PRELIMINARY SUBMITTAL DESIGN	10/10/2023
2	REV. 01 - UPDATED GRASS AND SOIL	10/24/2023
3	REV. 02 - UPDATED COMMENTS	11/13/2023
4	REV. 03 - UPDATED COMMENTS	11/20/2023
5	REV. 04 - UPDATED COMMENTS	12/13/2023

Date	Project No.
10/10/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title: GROUNDCOVER PLAN - NORTH

Sheet No.	Check By
L201	BM

01 LANDSCAPE SITE PLAN - GROUND COVER - SOUTH
SCALE: 1" = 30'

IPC
ISLAND PLANNING CORPORATION
740 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
3885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION

GEOLOGIST

SURVEYOR

N

DESIGN INTENT ONLY
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GENERAL NOTES:

ISSUES:

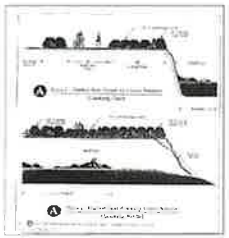
1	PRELIMINARY REVIEW SUBMISSION	10/10/23
2	REV. 01 - UPDATED PER CITY COMMENTS	02/15/24
3	REV. 02 - UPDATED COMMENTS	04/17/24
4	REV. 03 - UPDATED COMMENTS	05/29/24
5	REV. 04 - UPDATED COMMENTS	07/01/24
6	REV. 05 - UPDATED COMMENTS	08/16/24

Date	Project No.
10/10/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title: GROUNDCOVER PLAN - SOUTH

Sheet No. L202 | Drawn by BM

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT



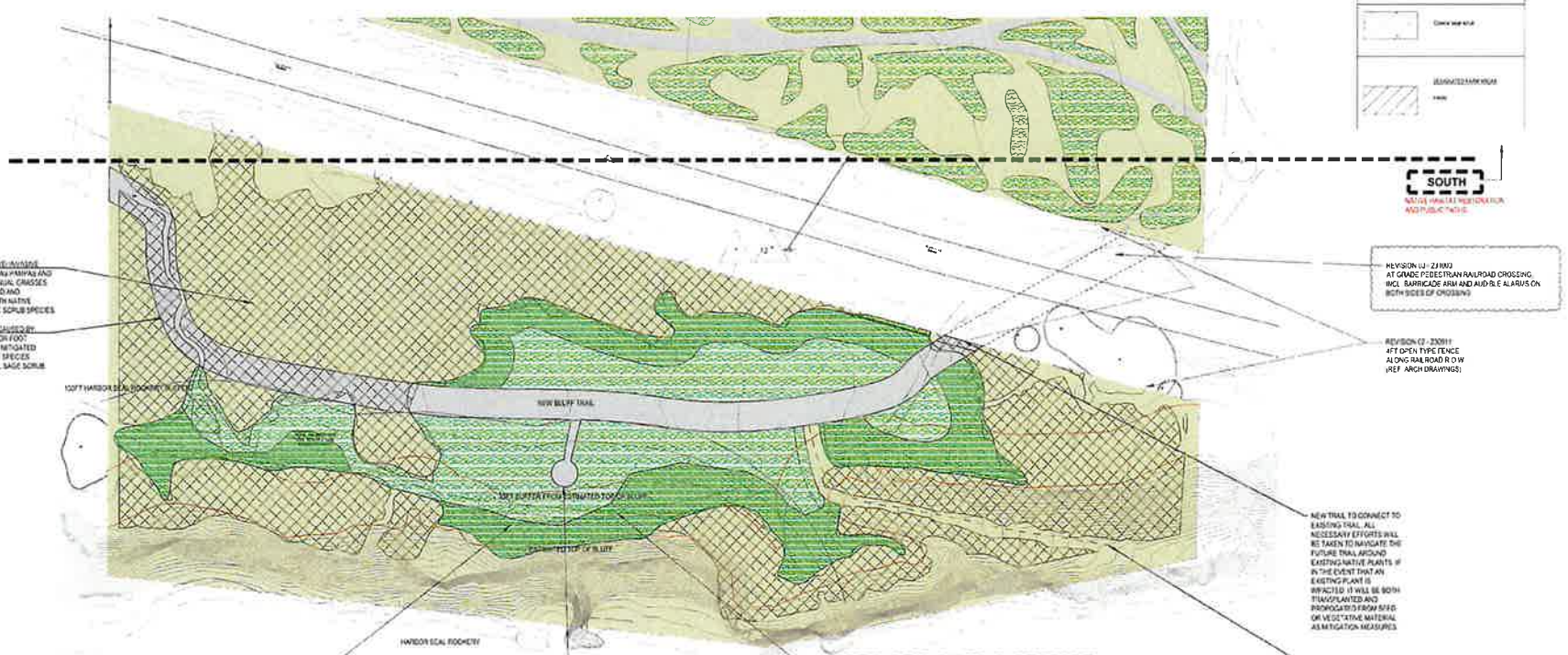
REVISION 02 - 230911
COASTAL SAGE SCRUB AND COASTAL BLUFF PLANTINGS SEPERATED INTO 36" AND 48" TALL PLANTINGS

PLANTING LEGEND

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- REMAIN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND - MEADOW
- GREEN ROOF

GRADING LEGEND

EXISTING CONDITIONS



01 LANDSCAPE SITE PLAN - GROUND COVER - SOUTH
SCALE: 1" = 30'

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD., D 486
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
SUITE A & B
111 E. A STREET, STE. 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
PLANNER & LANDSCAPE, INC.
1 & 2 CABRILLO PLAZA, 2ND FL
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO 1
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOILS, INC.
5741 B. PALI D'ORADO BLVD., STE 104
SANTA BARBARA, CA 93111

SURVEYOR
SUTTER CORNEJO LAND SURVEYING, LLP
5660 ARGENTER AVE, STE 7A8
GOLETA, CA 93117

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GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE IN ARCHITECTS' UNITS (FEET/FT, INCH/IN).
2. DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK WITHIN OR OUT, MATERIALS, AND FINISHES ARE TO BE INSTALLED AND APPLIED AS PER MANUFACTURER'S DIRECTIONS, THE CONTRACTOR IS TO VERIFY.
4. THIS DRAWING SET SHOWS IN SCOPE OF CONSTRUCTION. ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATIONS.

PLEASE BE ADVISED THAT THE INFORMATION IN THIS PACKAGE HAS BEEN DESIGNED, DRAWN AND SPECIFICATIONED BASED UPON DOCUMENTS THAT WE ACCURATELY SURVEY AND IS SUBJECTED SUBJECTED TO ERRORS AND OMISSIONS.

ISSUES:

No.	Description	Date
1	PRELIMINARY SUBMITTAL DESIGN	02/09/23
2	REV 01 - UPDATE AREA AND TRE	07/19/23
3	REV 02 - UPDATED COMMENTS	09/11/23
4	REV 03 - UPDATED COMMENTS	10/06/23
5	REV 04 - UPDATED COMMENTS	12/15/23

Date: 10/10/2023
Project No.: PDS049
Sheet Size: PER PLAN
Scale: 30" x 42"

Sheet Title: PRELIMINARY LANDSCAPE PLAN - BLUFFS
Sheet No.: L203
Drawn by: BM

01 LANDSCAPE SITE PLAN – CANOPY COVER – FULL SITE
SCALE 1" = 100'

TREES - CATEGORY: SMALL

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
MANZANITAS	Arctostaphylos spp	TREE	24" BOX
CALIFORNIA LILAC	Ceanothus spp	TREE	24" BOX
MAPLE	Acer spp	TREE	24" BOX
WESTERN REDBUD	Cercis occidentalis	TREE	24" BOX
HOLLYLEAF CHERRY	Prunus ilicifolia	TREE	24" BOX
	QUANTITY		110

TREES - CATEGORY: MEDIUM

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ELDERBERRY	Sambucus spp	TREE	36" BOX
CALIFORNIA BUCKEYE	Aesculus californica	TREE	36" BOX
OAK	Quercus spp	TREE	36" BOX
	QUANTITY		110

TREES - CATEGORY: LARGE

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
OAK	Quercus spp	TREE	48" BOX
BIGLEAF MAPLE	Acer macrophyllum	TREE	48" BOX
WESTERN SYCAMORE	Platanus racemosa	TREE	48" BOX
CALIFORNIA BLACK WALNUT	Juglans californica	TREE	48" BOX
MARINA STRAWBERRY TREE	Arbutus marina	TREE	48" BOX
WHITE ALDER	Alnus rhombifolia	TREE	48" BOX
	QUANTITY		110

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST

TREE CATEGORY 3
LARGE - SEE SPECIES LIST

IPC
ISLAND PLANNING CORPORATION
2nd WASHINGTON AVE, # C
MIAMI BEACH, FL 33139

PROJECT:
3885 CAMPANILLA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

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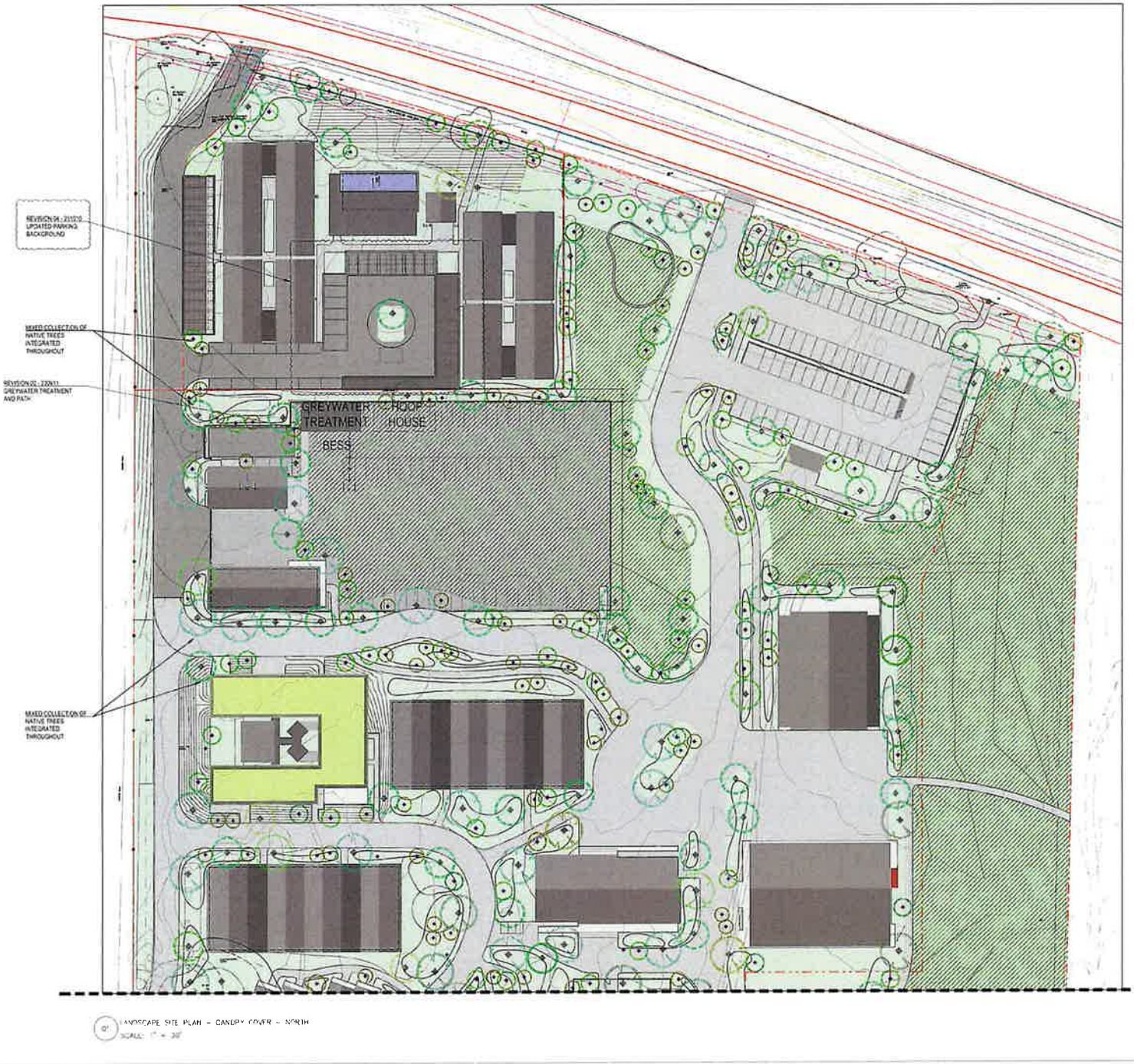
GENERAL NOTES:

ISSUES:

No.	Description	Date
1	PRELIMINARY REVIEW SET	05.09.23
2	REV 01 - UPDATE PER JPR COM.	06.15.23
3	REV 02 - UPDATED COMMENTS	08.11.23
4	REV 03 - UPDATED COMMENTS	09.13.23
5	REV 04 - UPDATED COMMENTS	10.10.23
6	REV 05 - UPDATED COMMENTS	10.10.23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN - FULL
Sheet No.: L300
Drawn by: BM



01 LANDSCAPE SITE PLAN - CANOPY COVER - NORTH
SCALE: 1" = 30'

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
• MEDIUM CALIPER SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
• MEDIUM CALIPER SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
• MEDIUM CALIPER SHOWN TO DEMONSTRATE DIVERSITY

IPC
ISLAND PLANNING CORPORATION
331 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 L'AMBIANCE AVE.
5885 L'AMBIANCE AVE
CARPINTERIA, CA 93013

CLIENT
CMF TRUST, INC
5885 L'AMBIANCE AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
[illegible]

PLANNING CONSULTANT
[illegible]

CIVIL ENGINEER
[illegible]

LANDSCAPE ARCHITECT
[illegible]

GEOLOGIST
[illegible]

SURVEYOR
[illegible]

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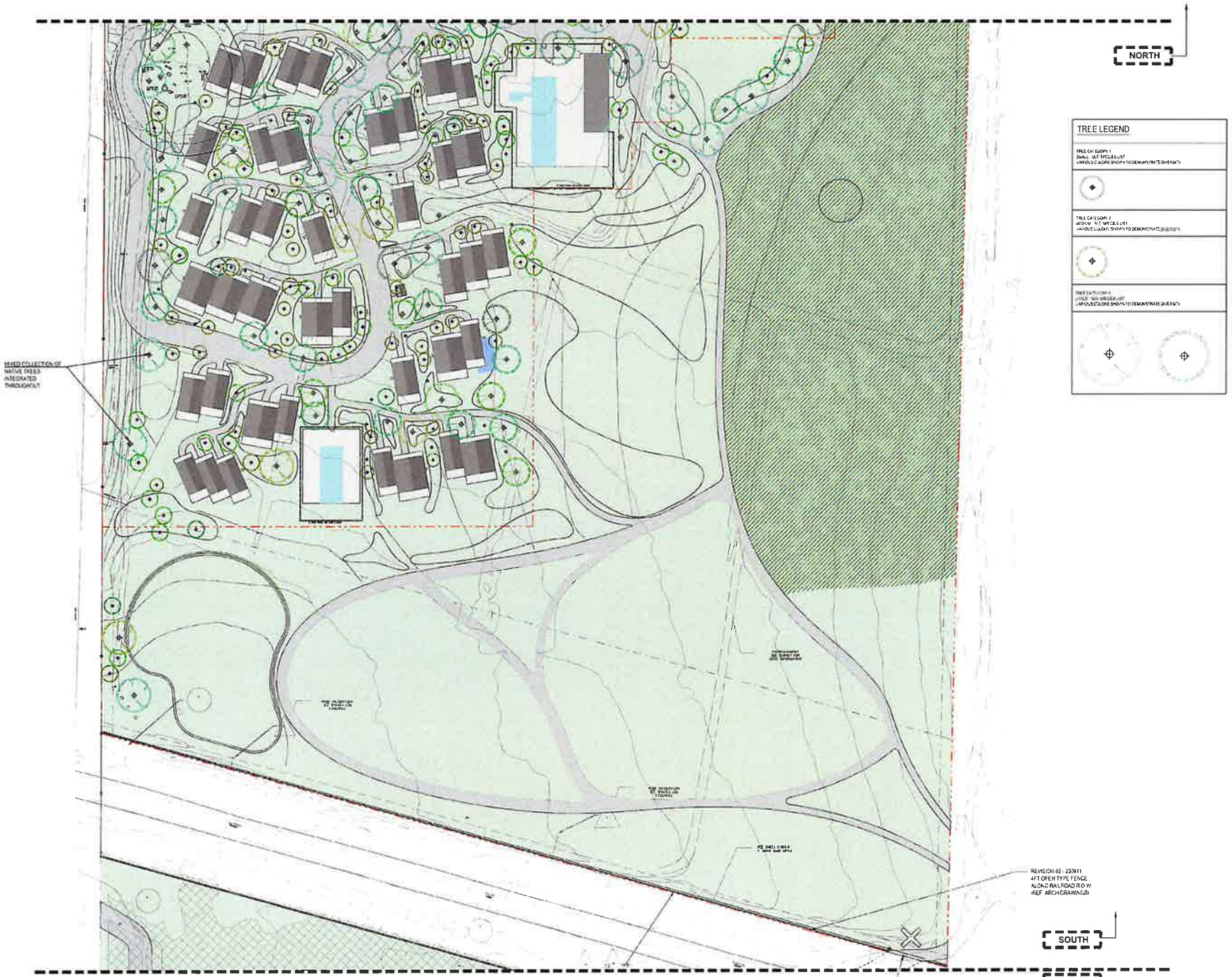
GENERAL NOTES:

[illegible]

ISSUES:

1	PRELIMINARY SUBMITTAL TO CITY	05/05/23
2	REV 01 - UPDATE BASED ON CITY COMMENTS	07/14/23
3	REV 02 - UPDATE COMMENTS	08/17/23
4	REV 03 - UPDATE COMMENTS	09/06/23
5	REV 04 - UPDATE COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN - NORTH
Sheet No.: L301
Drawn by: DM



LANDSCAPE SITE PLAN - CANOPY COVER - SOUTH
SCALE: 1" = 30'

IPC

ISLAND PLANNING CORPORATION
JAY ALEXANDER AIA / P.E.
MIAMI BEACH, FL 33139

PROJECT:
5885 LAMPANTELHIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

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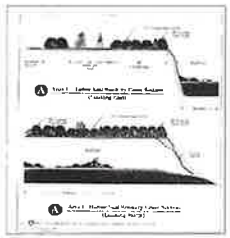
GENERAL NOTES:

ISSUES:

No.	Description	Date
1	PRELIMINARY APPROVAL PC SUBMIT	10/10/23
2	REV 01 - UPDATE ARCH AND SITE	11/14/23
3	REV 02 - UPDATE COMMENTS	12/14/23
4	REV 03 - UPDATE COMMENTS	01/04/24
5	REV 04 - UPDATE COMMENTS	01/19/24

Date: 10/10/2023
Project No.: PDS049
Issue: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN - SOUTH
Sheet No.: L302
Drawn By: DM

REVISION 02 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT

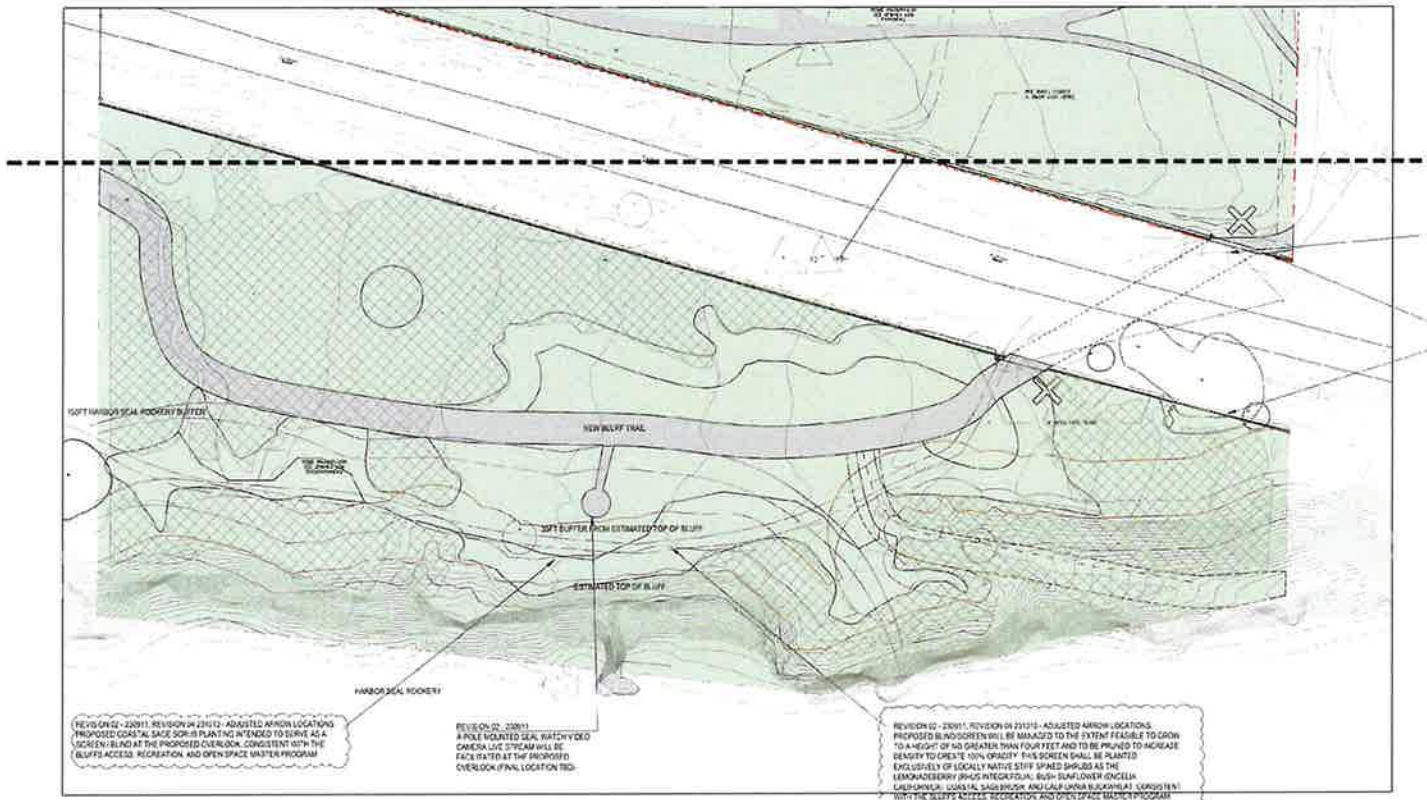


TREE LEGEND

TREE CATEGORY 1
SMALL SIZE SPECIES LIST

TREE CATEGORY 2
MEDIUM SIZE SPECIES LIST

TREE CATEGORY 3
LARGE SIZE SPECIES LIST



LANDSCAPE SITE PLAN - CANOPY COVER - BLUFFS
SCALE 1" = 30'

IPC
ISLAND PLANNING CORPORATION
348 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE.
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
SAMPLE LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLAN TOWN, LLC
[illegible]

PLANNING CONSULTANT
[illegible]

CIVIL ENGINEER
[illegible]

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
348 WASHINGTON AVE, SUITE 1
MIAMI BEACH, FL 33139

GEOLOGIST
[illegible]

SURVEYOR
[illegible]

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GENERAL NOTES:

ISSUES:

1	PRELIMINARY SUBMITTAL REVIEW	10/10/2023
2	REVISION 1 - UPDATED AREA AND SITE	01/24/2024
3	REVISION 2 - UPDATED COMMENTS	04/25/2024
4	REVISION 3 - UPDATED COMMENTS	06/25/2024
5	REVISION 4 - UPDATED COMMENTS	10/25/2024
6	REVISION 5 - UPDATED COMMENTS	12/16/2024

Date: 10/10/2023
Project no.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN - BLUFFS
Sheet no.: L303
Drawn by: DM

01 LANDSCAPE SITE PLAN - FULL PLANTING PLAN
SCALE: 1" = 100'

NORTH SECTION
CALIFORNIA NATIVE BOTANIC COLLECTION

NATIVE HEDGEROW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
HOLLYLEAF CHERRY	Prunus ilicifolia	EVERGREEN SHRUB TO SMALL TREE	15 GAL
PACIFIC WAX MYRTLE	Myrica californica	EVERGREEN SHRUB TO SMALL TREE	15 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA WILDROSE	Rosa californica	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA LIVE OAK	Quercus agrifolia	MEDIUM SIZED TREE	24" BOX
BLUE ELDERBERRY	Sambucus nigra ssp. caerulea	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
TOTAL ESTIMATED AREA			19,198 SQFT

NATIVE SHRUBS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA NEGRO	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
MANZANITA	Arctostaphylos spp.	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
SIERRA GOOSEBERRY	Ribes sanguineum	SHRUB	5 GAL
CURRANTS	Ribes spp.	SHRUB	5 GAL
BUSH ANEMONE	Carpenteria californica	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
SPINY REDBERRY	Rhamnus crocea	SHRUB	5 GAL
CALIFORNIA FLANNEL	Fremontodendron californicum	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
CALIFORNIA SAGE BUSH	Artemisia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA BATTLEWEED	Encelia californica	SHRUB	5 GAL
CALIFORNIA MUGWORT BUSH	Artemisia douglasiana	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
ASH TASSEL	Garrya fremontii	SHRUB	5 GAL
TOTAL ESTIMATED AREA			22,535 SQFT

NATIVE PERENNIALS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
YELLOW YARROW	Eriophyllum confertiflorum	SUB SHRUB	1 GAL
MILKWEED	Asclepias spp.	FLOWERING PLANT	1 GAL
FARINOSE	Achillea millefolium	FLOWERING PLANT	1 GAL
CALIFORNIA TREE POPPY	Romneya coulteri	FLOWERING PLANT	5 GAL
CALIFORNIA FUCHSIA	Epilobium spp.	SHRUBBY PERENNIAL	1 GAL
BLUE EYED GRASS	Sisyrinchium bellum	PERENNIAL HERB	1 GAL
FOOTHILL PENSTEMON	Penstemon heterophyllus	PERENNIAL HERB	1 GAL
SHOWY PENSTEMON	Penstemon spectabilis	PERENNIAL HERB	1 GAL
SCARLET BUGLER	Penstemon centranthifolius	PERENNIAL HERB	1 GAL
NARROWLEAF GOLDENROD	Solidago velutina	PERENNIAL HERB	1 GAL
CALIFORNIA GOLDENROD	Solidago californica	PERENNIAL HERB	1 GAL
DOUGLAS SAGEWORT	Artemisia douglasiana	AROMATIC SUBSHR.	1 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
TOTAL ESTIMATED AREA			89,911 SQFT

MEADOW - GRASSES, SEDGES, WILDFLOWERS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
DEER GRASS	Muhlenbergia rigens	BUNCH GRASS	1 GAL
NEEDLE GRASS	Stipa spp.	BUNCH GRASS	1 GAL
GIANT WILDRYE	Elymus condensatus	BUNCH GRASS	1 GAL
SAN MIGUEL	Juncus effusus L.	GRASS-LIKE HERB	1 GAL
BROMES	Bromus spp.	GRASS	LINERS
FIELD SEDGE	Carex praegracilis	SEDGE	LINERS
CALIFORNIA MELIC	Melica imperfecta	GRASS	LINERS
PINE JUNE GRASS	Koeleria macrantha	BUNCH GRASS	1 GAL
PURPLE THREE AWN	Aristida purpurea	GRASS	LINERS
PURPLE NEEDLE GRASS	Stipa pulchra	GRASS	LINERS
YOUNG NEEDLE GRASS	Stipa cernua	GRASS	LINERS
CREEPING WILDRYE	Elymus triticoides	GRASS	LINERS
BLUE WILD RYE	Elymus glaucus	GRASS	LINERS
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
WESTERN RUSH	Juncus occidentalis	GRASSLIKE PERENNIAL	1 GAL
CALIFORNIA GRAY RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			19,888 SQFT

REVISION 02 - 210311
ALL SPECIES IN THE SPECIES LIST INCLUDE THE SPECIES LISTED IN THE "BLUFFS ACCESS RECREATION AND OPEN SPACE MASTER PROGRAM"

SOUTH SECTION
NATIVE HABITAT RESTORATION AND PUBLIC PATHS

COASTAL BLUFF AND SAGE SCRUB

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA SAGE BUSH	Artemisia californica	SHRUB	5 GAL
BROOMS	Baccharis spp.	SHRUB	5 GAL
PURPLE SAGE	Salvia leucophylla	SHRUB	5 GAL
SANTA ROSA ISLAND SAGE	Salvia brandegeei	SHRUB	5 GAL
BLACK SAGE	Salvia mellifera	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKWHEAT	Eriogonum fasciculatum	SHRUB	5 GAL
BUCKWHEAT	Eriogonum spp.	SHRUB	5 GAL
BUSH MONKEYFLOWER	Diplacus aurantiacus	SHRUB	5 GAL
MONKEY FLOWER	Diplacus spp.	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
WOOLLY BLADDERPOD	Peritoma spp.	SUB SHRUB	5 GAL
CONTRIBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
COASTAL PRICKLY PEAR	Opuntia littoralis	SHRUB / SUCCULENT	15 GAL
CALIFORNIA BATTLEBUSH	Encelia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
TOTAL ESTIMATED AREA			108,380 SQFT

GRASSLAND / MEADOW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
BROMES	Bromus spp.	GRASS	LINERS
RYE GRASS	Festuca spp.	GRASSLIKE PERENNIAL	1 GAL
FEATHER GRASS	Stipa spp.	BUNCH GRASS	1 GAL
WILD RYE	Elymus spp.	BUNCH GRASS	1 GAL
NEEDLE GRASS	Nassella spp.	BUNCH GRASS	1 GAL
SEDGES	Carex spp.	GRASSLIKE PERENNIAL	1 GAL
MELIC GRASS	Melica spp.	PERENNIAL GRASS	1 GAL
JUNEGRASS	Koeleria spp.	PERENNIAL GRASS	1 GAL
THREE AWNS	Aristida spp.	BUNCH GRASS	1 GAL
TOTAL ESTIMATED AREA			324,519 SQFT

THROUGHOUT SITE

RIPARIAN

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ARROYO WILLOW	Salix lasiolepis	SHRUB TO SMALL TREE	15 GAL
NARROWLEAF WILLOW	Salix exigua	SHRUB TO SMALL TREE	15 GAL
ELDERBERRY	Sambucus spp.	BUSH	5 GAL
HARTWEG'S SEDGE	Carex hartwegii	GRASSLIKE HERB	1 GAL
SPREADING RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
WESTERN REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKEYE	Aesculus californica	SHRUB TO SMALL TREE	15 GAL
WHITE ALDER	Alnus rhombifolia	TREE	15 GAL
PACIFIC MADRONE	Arbutus menziesii	SHRUB	5 GAL
BIGLEDGE MAPLE	Acer macrophyllum	TREE	15 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
DOGWOODS	Cornus spp.	SHRUB TO SMALL TREE	15 GAL
BEE PLANT	Scrophularia californica	SHRUB	5 GAL
CLUSTERED FIELD SEDGE	Carex praegracilis	GRASS	LINERS
MINT BUSH	Salvia mellifera	AROMATIC PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			15,744 SQFT

TREES - CATEGORY: SMALL

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
MANZANITAS	Arctostaphylos spp.	TREE	24" BOX
CALIFORNIA LILAC	Ceanothus spp.	TREE	24" BOX
MAPLE	Acer spp.	TREE	24" BOX
WESTERN REDBUD	Cercis occidentalis	TREE	24" BOX
HOLLYLEAF CHERRY	Prunus ilicifolia	TREE	24" BOX
QUANTITY			152

TREES - CATEGORY: MEDIUM

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ELDERBERRY	Sambucus spp.	TREE	36" BOX
CALIFORNIA BUCKEYE	Aesculus californica	TREE	36" BOX
OAK	Quercus spp.	TREE	36" BOX
QUANTITY			128

TREES - CATEGORY: LARGE

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
OAK	Quercus spp.	TREE	48" BOX
BIGLEAF MAPLE	Acer macrophyllum	TREE	48" BOX
WESTERN SYCAMORE	Platanus racemosa	TREE	48" BOX
CALIFORNIA BLACK WALNUT	Juglans californica	TREE	48" BOX
MARINE STRAWBERRY TREE	Arbutus marina	TREE	48" BOX
WHITE ALDER	Alnus rhombifolia	TREE	48" BOX
QUANTITY			104

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE.
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CAL POLY, SLO
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLAN CAMUS, LLC
200 N. SAN MATEO DRIVE, # 200
SAN MATEO, CA 94401

PLANNING CONSULTANT
CAL POLY
SAN LUIS OBISPO, CA 93407

CIVIL ENGINEER
ROBERT A. LEIBER, ENG. INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. SUITE C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOLOGY WEST, INC.
2323 S. BAY FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
RUTAN CARRELL LAND SURVEYING, LLP
1800 ALLUVIAL AVE, STE 100
FRESNO, CA 93611

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NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

No.	Description	Date
1	PRELIMINARY REVIEW SET - REVISED	01/10/23
2	REV. 01 - UPDATED COMMENTS	01/24/23
3	REV. 02 - UPDATED COMMENTS	02/10/23
4	REV. 03 - UPDATED COMMENTS	03/09/23
5	REV. 04 - UPDATED COMMENTS	04/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: PLANTING PLAN - FULL
Sheet No.: L400
Drawn by: BM

01 LANDSCAPE SITE PLAN – FULL PLANTING PLAN – NORTH
SCALE 1" = 100

PLANTING LEGEND

- NATIVE HEDGEROW
- NATIVE GRASSES, SEDGES AND WILDFLOWERS

GRADING LEGEND

EXISTING CONDITIONS

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

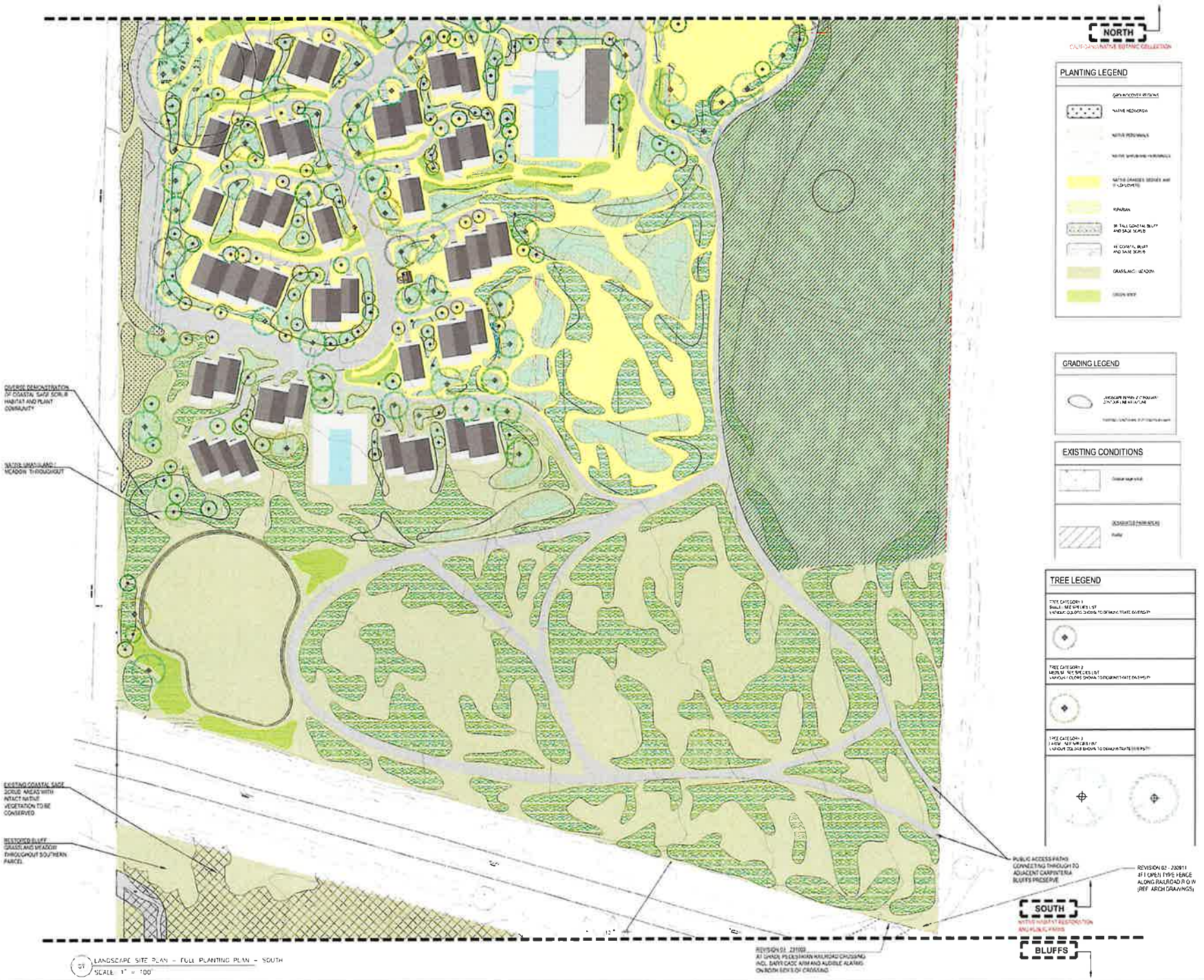
ISSUES:

1	PRELIMINARY REVISION REVIEW	05/30/23
2	REV #1 - UPDATED SITE AND TREE	07/31/23
3	REV #2 - UPDATED COMMENTS	08/31/23
4	REV #3 - UPDATED COMMENTS	09/30/23
5	REV #4 - UPDATED COMMENTS	10/10/23

Date	Project No.
10/10/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
PLANTING PLAN – NORTH

Sheet No. L401 | Drawn by BM



PLANTING LEGEND

GRADING LEGEND

EXISTING CONDITIONS

TREE LEGEND

ST LANDSCAPE SITE PLAN - FULL PLANTING PLAN - SOUTH
SCALE: 1" = 100'

IPC
ISLAND PLANNING CORPORATION
749 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT
5905 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

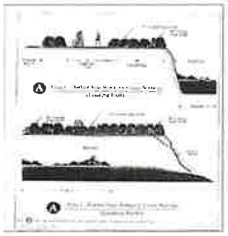
GENERAL NOTES:

ISSUES

1	PRELIMINARY REVIEW SUBMITTAL	10/10/2023
2	REV. 01 - UPDATED PER CITY COMMENTS	04/11/2024
3	REV. 02 - UPDATED COMMENTS	06/11/2024
4	REV. 03 - UPDATED COMMENTS	09/11/2024
5	REV. 04 - UPDATED COMMENTS	11/14/2024
6	REV. 05 - UPDATED COMMENTS	01/16/2025

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: PLANTING PLAN - SOUTH
Sheet No.: L402
Drawn by: BM

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CAMP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT



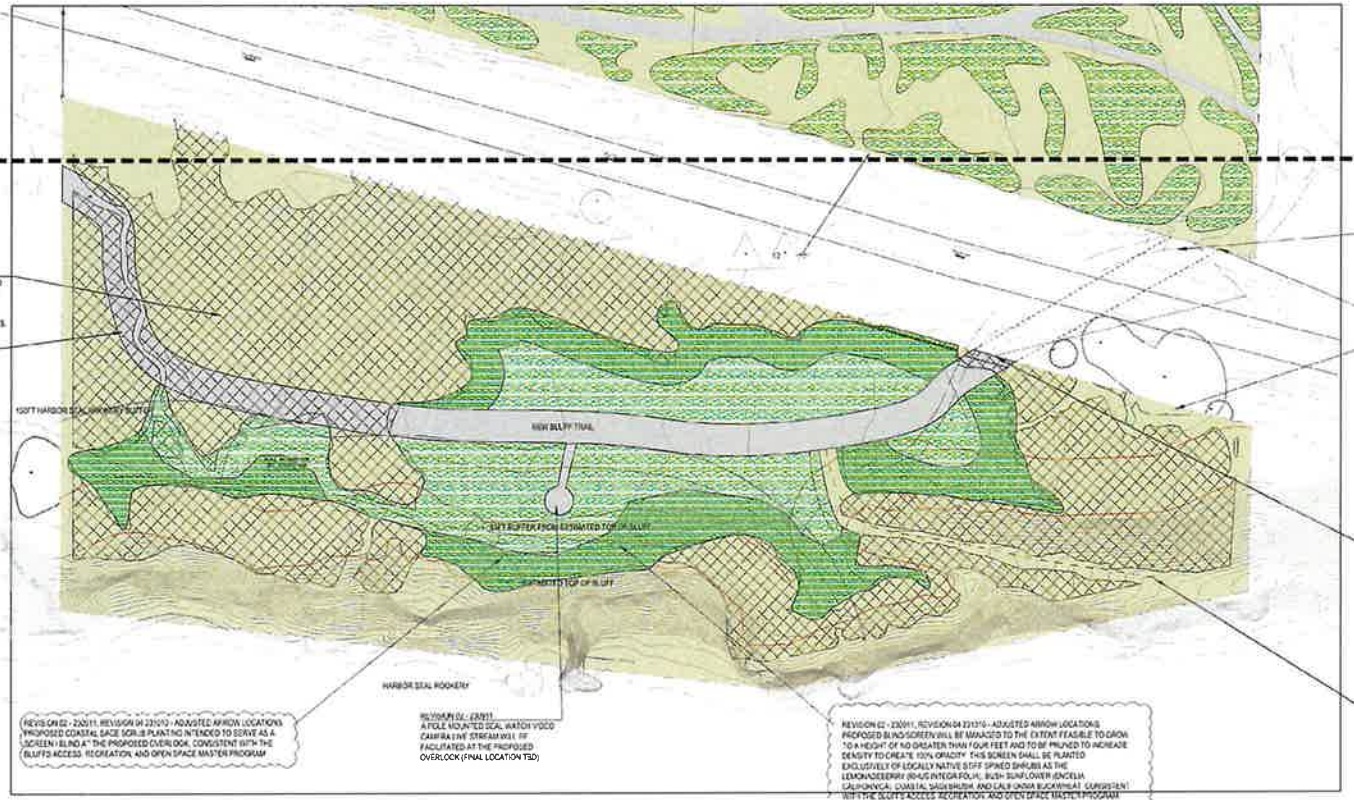
PLANTING LEGEND

GRADING LEGEND

REVISION 02 - 230911
COASTAL SAGE SCRUB AND COASTAL BLUFF PLANTINGS SEPERATED INTO 36" AND 48" TALL PLANTINGS

EXISTING CONDITIONS

TREE LEGEND



01 LANDSCAPE SITE PLAN - FULL PLANTING PLAN - SOUTH
SCALE: 1" = 100'

IPC
ISLAND PLANNING CORPORATION
245 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:
5865 CARPINTERIA AVE
5865 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CAM BLUFF, LLC
5865 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
ALEX MARIN, FL
245 A. 5TH AVENUE, SUITE A, MIAMI BEACH, FL 33139
(973) 447-7900, FL 33139

PLANNING CONSULTANT
LEVEA
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
PENFIELD & SMITH, INC.
111 E. CANON PERDIDO, 93101
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
245 WASHINGTON AVE, SUITE C
MIAMI BEACH, FL 33139

GEOLOGIST
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5100 S. HIGUERA BLVD., STE. 100
SANTA MARIA, CA 93455

SURVEYOR
GEORGE GIBSON LAND SURVEYING, LLP
5660 ASLESTOS AVE, STE 7300
GOLETA, CA 93117

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NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

No.	Description	Date
1	PRELIMINARY DESIGN FOR REVIEW	03/31/22
2	REV 01 - UPDATE CARD AND SITE	07/31/22
3	REV 02 - UPDATED COMMENTS	09/30/22
4	REV 03 - UPDATED COMMENTS	12/31/22
5	REV 04 - UPDATED COMMENTS	02/28/23
6	REV 05 - UPDATED COMMENTS	10/10/23

Date: 10/10/2023	Project No.: PDS049
Scale: PER PLAN	Sheet Size: 30" x 42"
Sheet Title: PLANTING PLAN BLUFFS	
Sheet No.: L403	Drawn By: BM

NORTH SECTION

CALIFORNIA NATIVE BOTANIC COLLECTION

NATIVE HEDGEROW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
HOLLYLEAF CHERRY	Prunus ilicifolia	EVERGREEN SHRUB TO SMALL TREE	15 GAL
PACIFIC WAX MYRTLE	Morella californica	EVERGREEN SHRUB TO SMALL TREE	15 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA WILDROSE	Rosa californica	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA LIVE OAK	Quercus agrifolia	MEDIUM SIZED TREE	24" BOX
BLUE ELDERBERRY	Sambucus nigra ssp. caerulea	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
	TOTAL ESTIMATED AREA		16,708 SQFT

NATIVE SHRUBS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
MANZANITA	Arctostaphylos spp.	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
WESTERN GOOSEBERRY FORMANT	Ribes sanguineum	SHRUB	5 GAL
CURRANTS	Ribes spp.	SHRUB	5 GAL
SUNFLOWER	Encelia californica	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
CALIFORNIA COFFEE BERRY	Rhamnus californica	SHRUB	5 GAL
SPINY REDBERRY	Rhamnus crocea	SHRUB	5 GAL
CALIFORNIA FLANNEL	Fremontodendron californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
CALIFORNIA SAGE BUSH	Artemisia californica	SHRUB	5 GAL
FINGERBRUSH YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA BRITTLEBUSH	Encelia californica	SHRUB	5 GAL
CALIFORNIA SAGEBRUSH BUSH	Styrax redivivus	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
ASHY SILKTASSEL	Garrya fremontii	SHRUB	5 GAL
	TOTAL ESTIMATED AREA		23,666 SQFT

NATIVE PERENNIALS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
YELLOW YARROW	Eriophyllum confertiflorum	SUB SHRUB	1 GAL
MILKWEED	Asclepias spp.	FLOWERING PLANT	5 GAL
YARROW	Achillea millefolium	FLOWERING PLANT	5 GAL
CALIFORNIA TREE POPPY	Romneya coulteri	FLOWERING PLANT	1 GAL
CALIFORNIA FUCHSIA	Zauschneria spp.	SHRUBBY PERENNIAL	1 GAL
BLUE EYED GRASS	Sisyrinchium bellum	PERENNIAL HERB	1 GAL
FOOTHILL PENSTEMON	Penstemon heterophyllus	PERENNIAL HERB	1 GAL
SPRAY HUMMINGBIRD	Penstemon spectabilis	PERENNIAL HERB	1 GAL
SCARLET BUGLER	Penstemon centranthifolius	PERENNIAL HERB	1 GAL
SHREDDED GOLDENROD	Solidago velutina	PERENNIAL HERB	1 GAL
CALIFORNIA GOLDENROD	Solidago californica	PERENNIAL HERB	1 GAL
CHAMISA SAGEBRUSH	Artemisia douglasiana	AROMATIC HERB	1 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
	TOTAL ESTIMATED AREA		19,911 SQFT

MEADOW - GRASSES, SEDGES, WILDFLOWERS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
DELAWARAS	Muhlenbergia rigens	BUNCH GRASS	1 GAL
NEEDLEGRASS	Stipa lepida	BUNCH GRASS	1 GAL
SAINT BARNABY	Elymus condensatus	BUNCH GRASS	1 GAL
SOFT RUSH	Juncus effusus	JUNCUS LIKE HERB	1 GAL
RUSHES	Juncus spp.	GRASS	LINERS
FIELD SEDGE	Carex praegracilis	SEDGE	LINERS
CALIFORNIA MELIC	Melica imperfecta	GRASS	LINERS
PINE JUNE GRASS	Koeleria macrantha	BUNCH GRASS	1 GAL
PURPLE THREE AWN	Aristida purpurea	GRASS	LINERS
PURPLE NEEDLE GRASS	Stipa pulchra	GRASS	LINERS
NODDING NEEDLE GRASS	Stipa cernua	GRASS	LINERS
CREEPING WILD RYE	Elymus triticoides	GRASS	LINERS
BLUE WILDRYE	Elymus glaucus	GRASS	LINERS
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
WESTERN RUSH	Juncus occidentalis	CREEPING PERENNIAL	1 GAL
CALIFORNIA GRAY RUSH	Juncus patens	CREEPING PERENNIAL	1 GAL
	TOTAL ESTIMATED AREA		152,886 SQFT

REVISION 02 - 230511
ALL SPECIES IN THE SPECIES LIST INCLUDE THE SPECIES LISTED IN THE "BLUFFS ACCESS, RECREATION AND OPEN SPACE MASTER PROGRAM"

*ACTUAL SPECIES TBD BASED ON LOCAL AVAILABILITY AND PROPAGATION INITIATIVES

SOUTH SECTION

NATIVE HABITAT RESTORATION AND PUBLIC PATHS

COASTAL BLUFF AND SAGE SCRUB

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA SAGE BUSH	Artemisia californica	SHRUB	5 GAL
MANZANITA	Arctostaphylos spp.	SHRUB	5 GAL
PURPLE SAGE	Salvia leucophylla	SHRUB	5 GAL
SANTA BARBARA ISLAND SAGE	Salvia brandegeei	SHRUB	5 GAL
BLACK SAGE	Salvia mellifera	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SMALL TO SMALL TREE	15 GAL
CALIFORNIA BUCKWHEAT	Eriogonum fasciculatum	SHRUB	5 GAL
BUCKWHEAT	Eriogonum spp.	SHRUB	5 GAL
BLUFF BUCKWHEAT	Eriogonum parvifolium	SHRUB	5 GAL
DUNE BUCKWHEAT	Eriogonum parvifolium	SHRUB	5 GAL
BUSH MONKEY FLOWER	Diplacus aurantiacus	SHRUB	5 GAL
MONKEY FLOWER	Diplacus spp.	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
WOOLLY SUNFLOWER	Eriophyllum spp.	SUB SHRUB	5 GAL
COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
COASTAL PRICKLY PEAR	Opuntia littoralis	SHRUB / SUCCULENT	15 GAL
CALIFORNIA BRITTLEBUSH	Encelia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea	SHRUB	5 GAL
GOAT GRASS/ALFALFA	Avena barbata ssp. sativa/Medicago sativa	SHRUB	5 GAL
	TOTAL ESTIMATED AREA		188,380 SQFT

GRASSLAND / MEADOW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
BROMES	Bromus spp.	GRASS	LINERS
RUSHES	Juncus spp.	GRASSLIKE PERENNIAL	1 GAL
FEATHER GRASS	Stipa spp.	BUNCH GRASS	1 GAL
WILD RYE	Elymus spp.	BUNCH GRASS	1 GAL
NEEDLEGRASS	Nassella spp.	BUNCH GRASS	1 GAL
SEDGES	Carex spp.	GRASSLIKE PERENNIAL	1 GAL
MELIC GRASS	Melica spp.	PERENNIAL GRASS	1 GAL
JUNEGRASS	Koeleria spp.	PERENNIAL GRASS	1 GAL
THREE AWNS	Aristida spp.	BUNCH GRASS	1 GAL
	TOTAL ESTIMATED AREA		224,519 SQFT

THROUGHOUT SITE

RIPARIAN

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ARROYO WILLOW	Salix lasiolepis	SHRUB TO SMALL TREE	15 GAL
NARROWLEAF WILLOW	Salix exigua	SHRUB TO SMALL TREE	15 GAL
ELDERBERRY	Sambucus spp.	SHRUB	5 GAL
WARTBERRY SEDGE	Carex barbarae	GRASSLIKE HERB	1 GAL
SPREADING RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
WESTERN REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKEYE	Aesculus californica	SHRUB TO SMALL TREE	15 GAL
WHITE ALDER	Alnus rhombifolia	TREE	15 GAL
PACIFIC MADRONE	Arbutus menziesii	TREE	15 GAL
BOXELDER MAPLE	Acer negundo	TREE	15 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
GIANT RUSH	Calamagrostis rubescens	RHIZOME	1 GAL
DOGWOODS	Cornus spp.	SHRUB TO SMALL TREE	5 GAL
MULEFAT	Baccharis salicifolia	SHRUB	5 GAL
CLUSTERED FIELD SEDGE	Carex praegracilis	GRASS	LINER
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea	SHRUB	5 GAL
	TOTAL ESTIMATED AREA		15,244 SQFT

TREES - CATEGORY: SMALL

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
MANZANITAS	Arctostaphylos spp.	TREE	24" BOX
CALIFORNIA LILAC	Ceanothus spp.	TREE	24" BOX
MAPLE	Acer spp.	TREE	24" BOX
WESTERN REDBUD	Cercis occidentalis	TREE	24" BOX
HOLLYLEAF CHERRY	Prunus ilicifolia	TREE	24" BOX
	QUANTITY		150

TREES - CATEGORY: MEDIUM

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ELDERBERRY	Sambucus spp.	TREE	36" BOX
CALIFORNIA BUCKEYE	Aesculus californica	TREE	36" BOX
OAK	Quercus spp.	TREE	36" BOX
	QUANTITY		100

TREES - CATEGORY: LARGE

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
OAK	Quercus spp.	TREE	48" BOX
BIGLEAF MAPLE	Acer macrophyllum	TREE	48" BOX
WESTERN SYCAMORE	Platanus racemosa	TREE	48" BOX
CALIFORNIA BLACK WALNUT	Juglans californica	TREE	48" BOX
MARINA STRAWBERRY TREE	Arbutus marina	TREE	48" BOX
WHITE ALDER	Alnus rhombifolia	TREE	48" BOX
	QUANTITY		150

IPC

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE # C
MIAMI BEACH, FL 33139

PROJECT:

5900 CARPENTERIA AVE

CLIENT:

PROJECT ARCHITECT:

PLANNING CONSULTANT:

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

GEOLOGIST:

SURVEYOR:

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

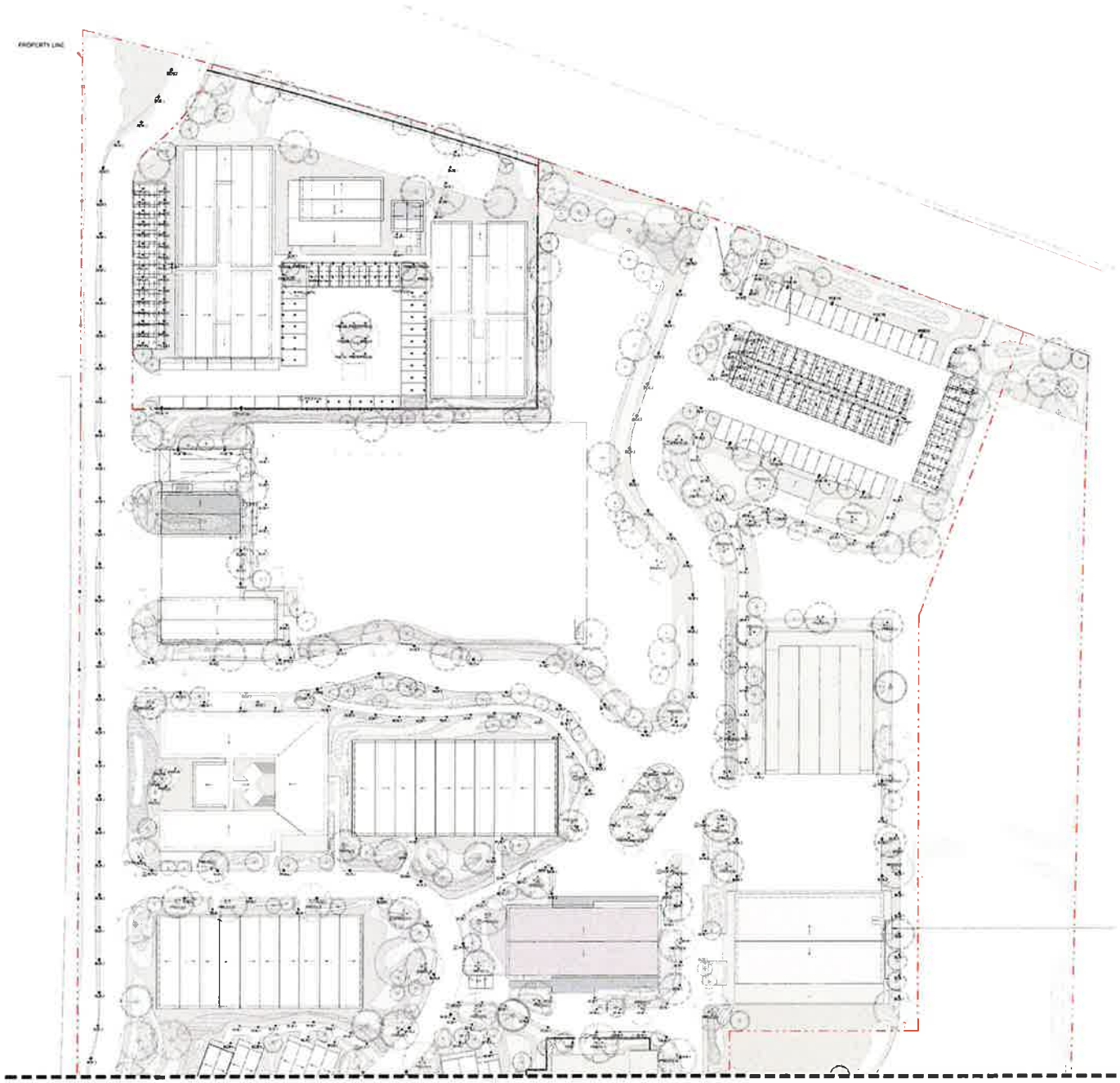
ISSUES:

No.	Description	Date
1	PRELIMINARY ARCHITECTURAL REVIEW	10/10/2023
2	REV. #1 - UPDATED PER CITY COMMENTS	04/07/2023
3	REV. #2 - UPDATED COMMENTS	05/05/2023
4	REV. #3 - UPDATED COMMENTS	05/26/2023
5	REV. #4 - UPDATED COMMENTS	06/16/2023

Date	Project No.
10/10/2023	PDS049
Issue	Sheet Size
PER PLAN	30" x 42"

Sheet Title:
SPECIES LIST

Sheet No.	Drawn by
L500	BM



LIGHTING LEGEND

SYMBOL	DESCRIPTION
⊕	ILLUMINATED ROADWAY LIGHT
⊖	ILLUMINATED PATHWAY LIGHT
▬	LIGHT POLE WITH LIGHT FIXTURE
◍	SURFACE-MOUNTED DOWNLIGHT
◀	TREE-MOUNTED DOWNLIGHT
○	STAKE-MOUNTED LANDSCAPE LIGHT

LIGHTING NOTES

1. BOLLARD FOR PEDESTRIAN PATHWAY
2. ILLUMINATED ROADWAY (FULL CUT-OFF, 3700K)
3. LIGHT POLE WITH LIGHT FIXTURE, 14' TALL (FULL CUT-OFF, 3700K)
4. MONOPOINT ACCENT LIGHT MOUNTED TO CEILING STRUCTURE
5. LIGHT POLE WITH LIGHT FIXTURE, 16' TALL (FULL CUT-OFF, 3700K)
6. LOW-VOLTAGE STAKE-MOUNTED LANDSCAPE LIGHT MOUNTED IN PLANTER (FULL-CUT-OFF DOWNLIGHT, 2700K)
7. LOW VOLTAGE TREE-MOUNTED DOWNLIGHT MOUNTED TO TREE BRANCH (MIN OF 14' A.F.F.) TO ILLUMINATE PATHWAY/ROADWAY (FULL-CUT-OFF, 3700K)

LIGHTING NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH CBC REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

SEAN O'CONNOR LIGHTING
12660 W Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 0900
Facsimile 310 659 9010
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

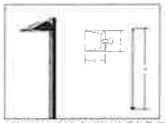
GEOLOGIST

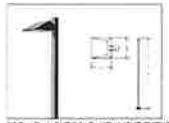
SURVEYOR

SITE PLAN

BOC02 - ILLUMINATED ROADWAY LIGHT

BOE01 - ILLUMINATED PATHWAY LIGHT


PDE1A - LIGHT POLE WITH LIGHT FIXTURE


PDE1B - LIGHT POLE WITH LIGHT FIXTURE

FRE02 - TREE MOUNTED DOWNLIGHT

FRE04 - SURFACE MOUNTED DOWNLIGHT

FRE05 - LANDSCAPE ACCENT LIGHT

MATCH LINE SEE SHEET LT-102

01 SITE LIGHTING PLAN - NORTH AREA
SCALE 1" = 30'

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

NO.	DESCRIPTION	DATE

09/14/2022 PDS049

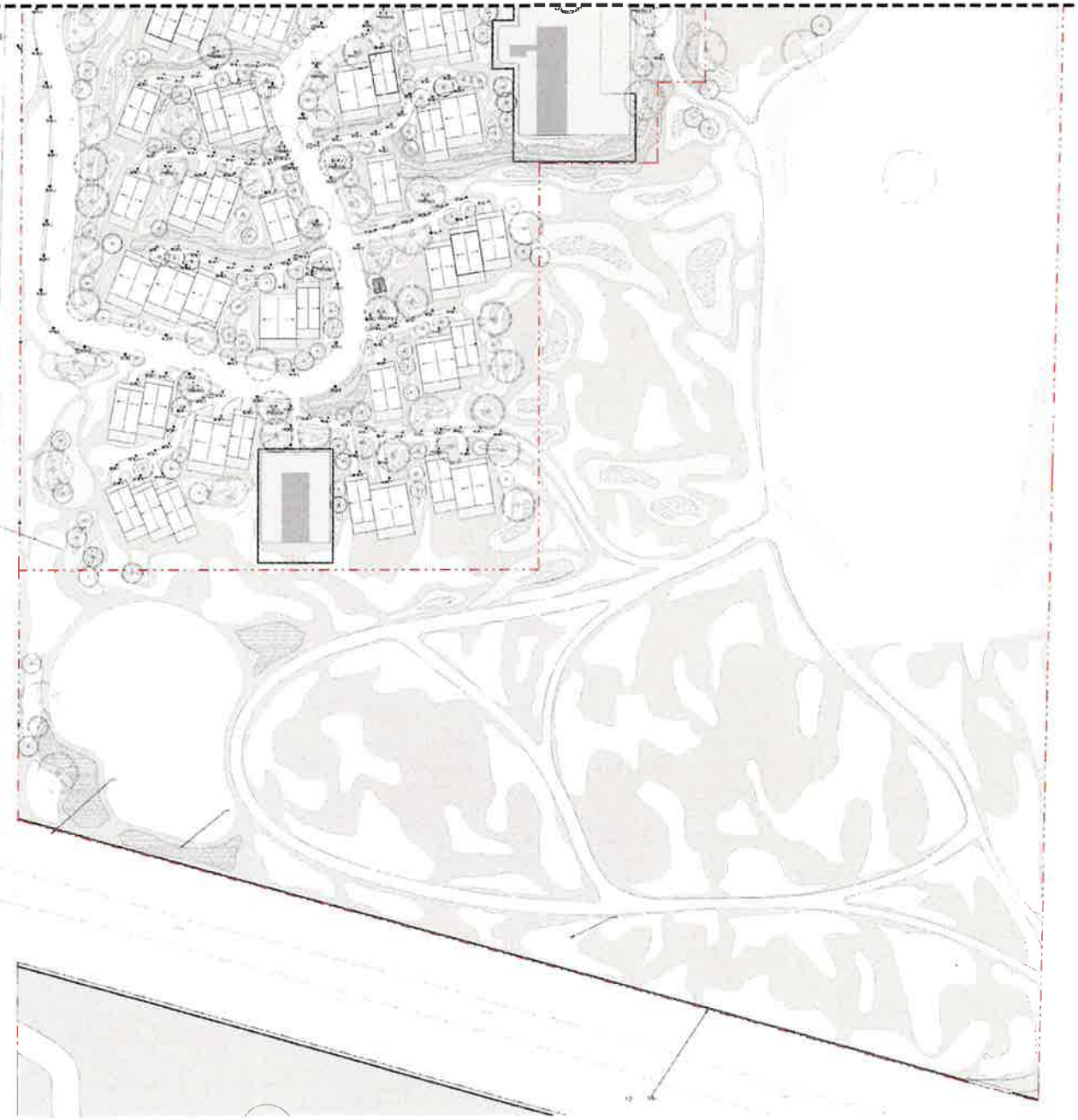
SCALE 30' X 42"

SITE LIGHTING PLAN - NORTH AREA

LT101

MATCH LINE SEE SHEET LT-101

PROPERTY LINE



01 SITE LIGHTING PLAN - SOUTH AREA
SCALE: 1" = 10'

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	ILLUMINATED ROADWAY LIGHT
	ILLUMINATED PATHWAY LIGHT
	LIGHT POLE WITH LIGHT FIXTURE
	SURFACE-MOUNTED DOWNLIGHT
	TREE-MOUNTED DOWNLIGHT
	STAKE-MOUNTED LANDSCAPE LIGHT

LIGHTING NOTES

1 BOLLARD FOR PEDESTRIAN PATHWAY

2 ILLUMINATED BOLLARD (FULL CUT-OFF, 2700K)

3 LIGHT POLE WITH LIGHT FIXTURE, 14' TALL (FULL-CUT-OFF, 2700K)

4 MONOPOINT ACCENT LIGHT MOUNTED TO CEILING STRUCTURE

5 LIGHT POLE WITH LIGHT FIXTURE, 16' TALL (FULL-CUT-OFF, 2700K)

6 LOW-VOLTAGE STAKE-MOUNTED LANDSCAPE LIGHT MOUNTED IN PLANTER (FULL-CUT-OFF DOWNLIGHT, 2700K)

7 LOW-VOLTAGE TREE-MOUNTED DOWNLIGHT MOUNTED TO TREE BRANCH (MIN OF 14' A.F.F.) TO ILLUMINATE PATHWAY/ROADWAY (FULL-CUT-OFF, 2700K)

LIGHTING NOTES

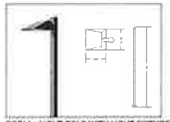
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS, FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

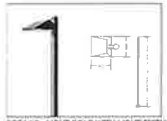
ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

BOD02 - ILLUMINATED ROADWAY LIGHT

BOD01 - ILLUMINATED PATHWAY LIGHT



POE1A - LIGHT POLE WITH LIGHT FIXTURE



POE1/0 - LIGHT POLE WITH LIGHT FIXTURE

FIXE02 - TREE MOUNTED DOWNLIGHT

FIXE04 - SURFACE MOUNTED DOWNLIGHT

FIXE05 - LANDSCAPE ACCENT LIGHT

SEAN O'CONNOR LIGHTING
12950 W Washington Boulevard
Los Angeles, California 90066
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PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

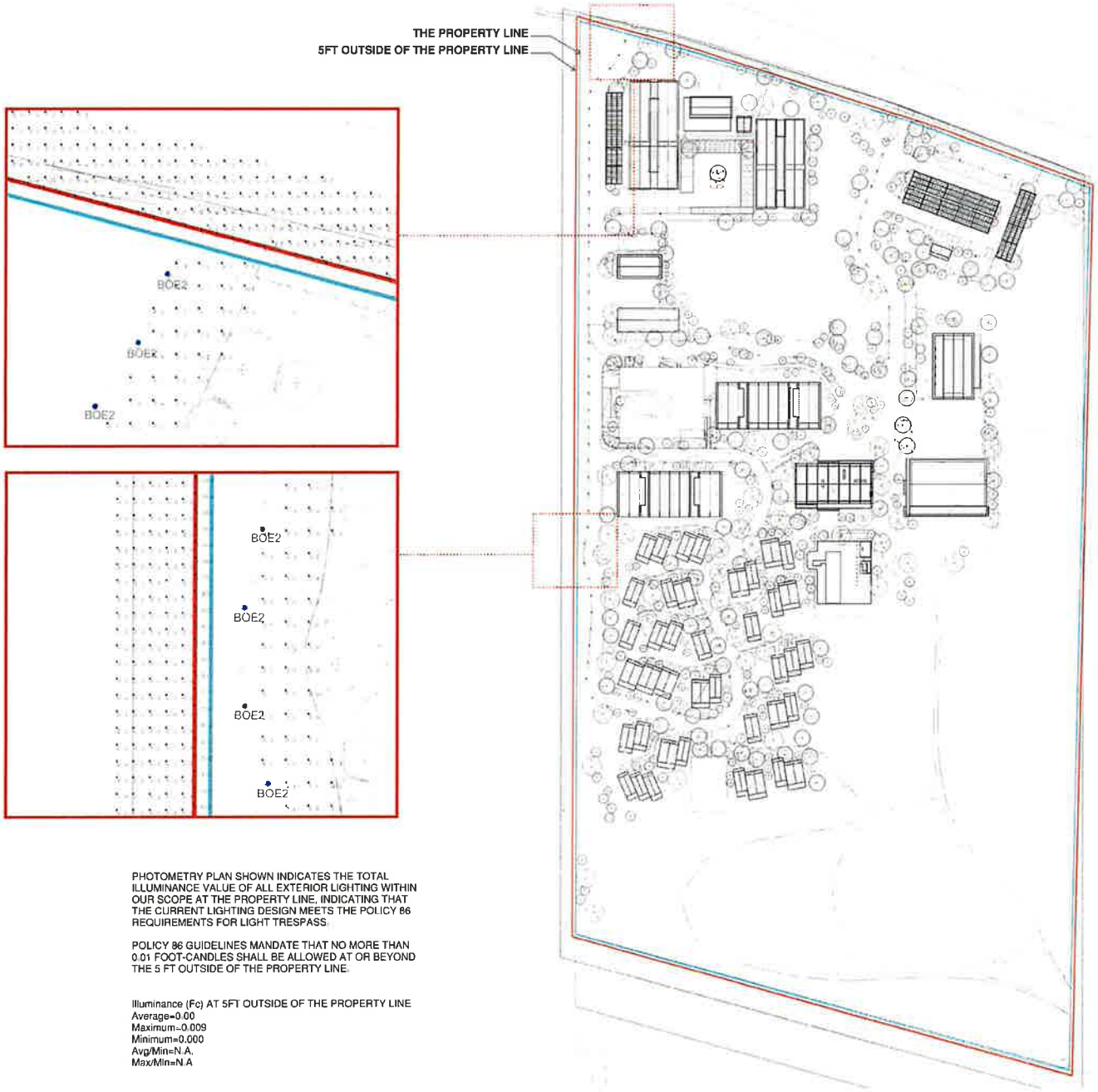
GENERAL NOTES

ISSUES

Date	01/26/2022
Project No.	PDS049
Scale	30" X 42"

Sheet Title
SITE LIGHTING PLAN
NORTH AREA

Sheet No.
LT101



PHOTOMETRY PLAN SHOWN INDICATES THE TOTAL ILLUMINANCE VALUE OF ALL EXTERIOR LIGHTING WITHIN OUR SCOPE AT THE PROPERTY LINE, INDICATING THAT THE CURRENT LIGHTING DESIGN MEETS THE POLICY 86 REQUIREMENTS FOR LIGHT TRESPASS.

POLICY 86 GUIDELINES MANDATE THAT NO MORE THAN 0.01 FOOT-CANDLES SHALL BE ALLOWED AT OR BEYOND THE 5 FT OUTSIDE OF THE PROPERTY LINE.

Illuminance (Fc) AT 5FT OUTSIDE OF THE PROPERTY LINE
Average=0.00
Maximum=0.009
Minimum=0.000
Avg/Min=N.A.
Max/Min=N.A

SEAN O'CONNOR LIGHTING
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PROJECT
5885 CARPENTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

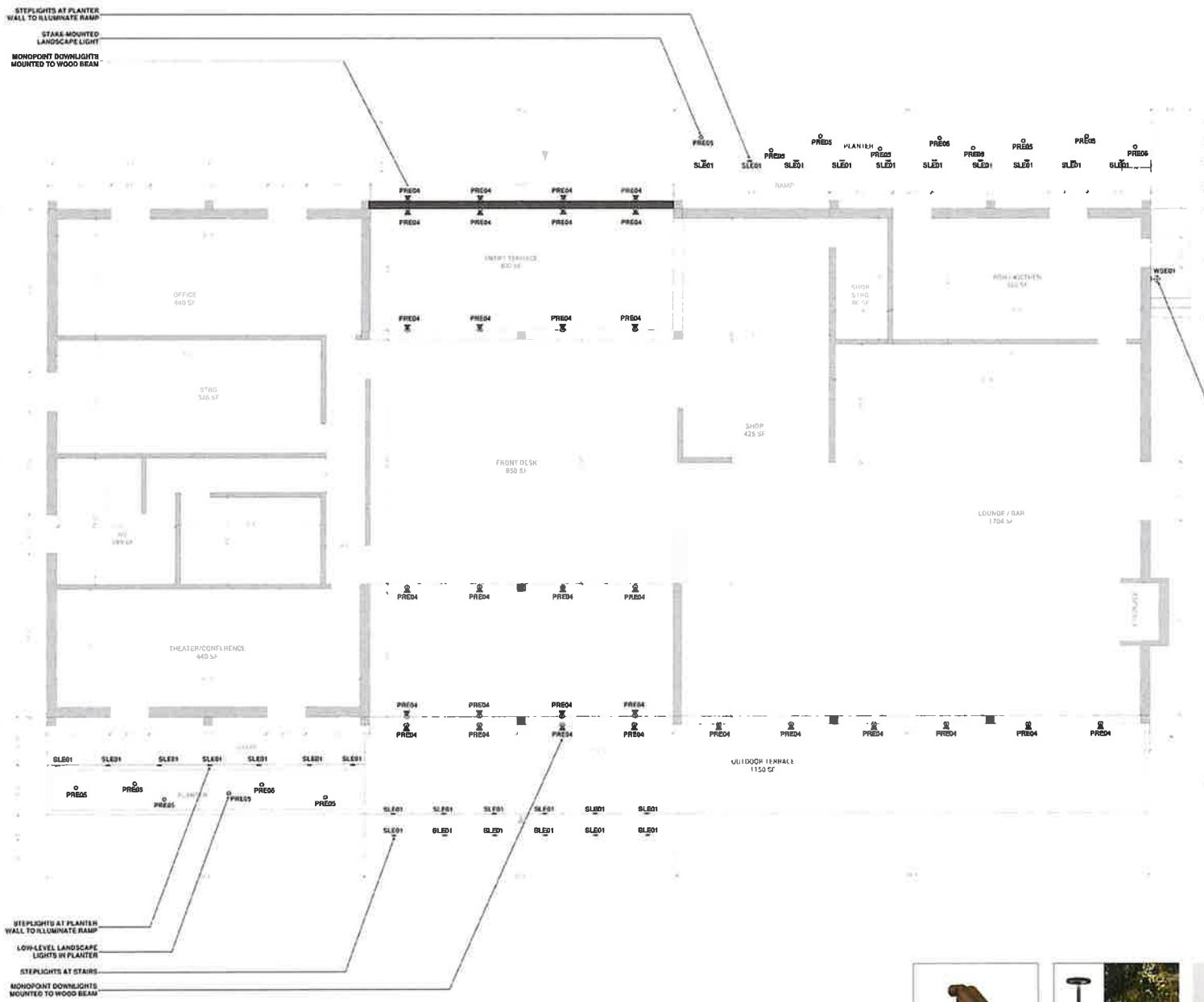
GENERAL NOTES

ISSUES:

Date: 09/14/2023
Project No: P05349
Scale: 30" X 42"

Sheet Title: SITE LIGHTING PLAN - PHOTOMETRY

Sheet No: LT201



10 BUILDING A - MAIN HOTEL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

PRE04 - SURFACE MOUNTED DOWNLIGHT

PRE05 - LANDSCAPE ACCENT LIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

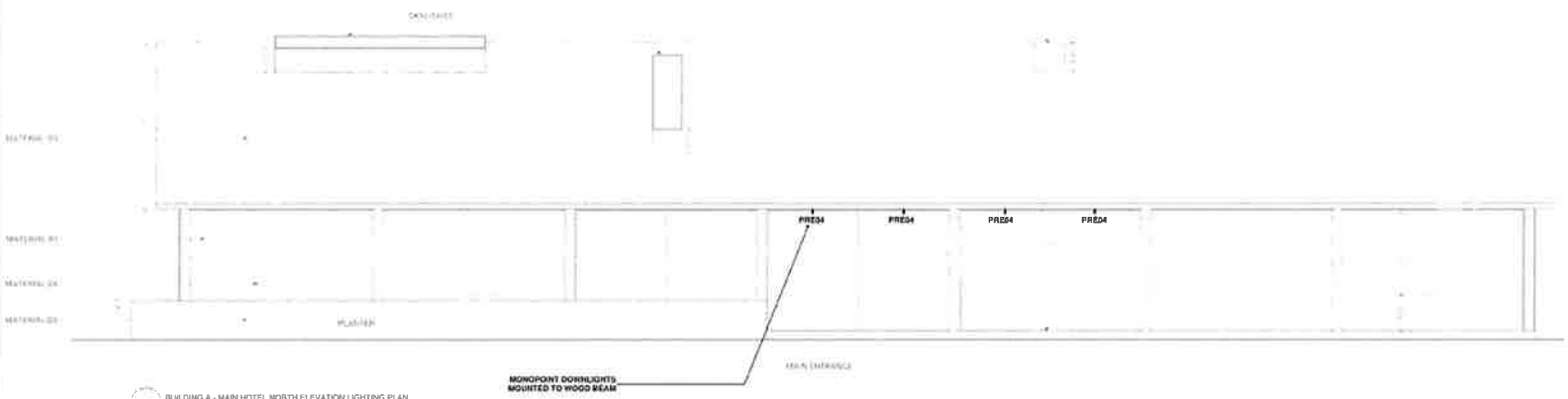
GENERAL NOTES

ISSUES

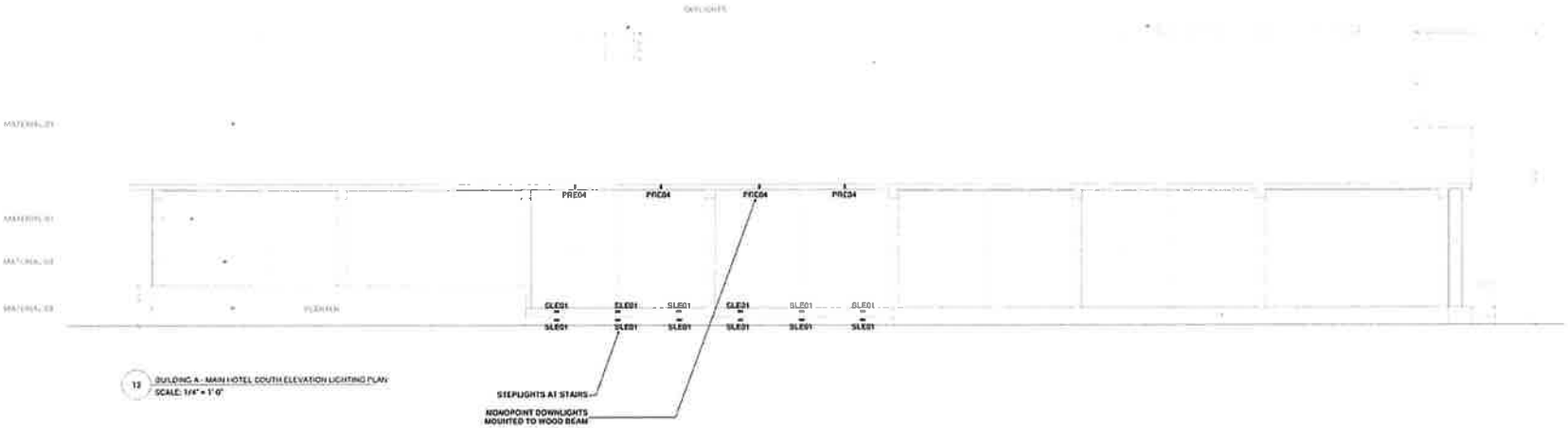
09/14/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING A - MAIN HOTEL LIGHTING PLAN

LT.A100



32 BUILDING A - MAIN HOTEL NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN HOTEL SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

SLE01 - RECESSED STEPLIGHT

W3E01 - WALL-MOUNTED LIGHT

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PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

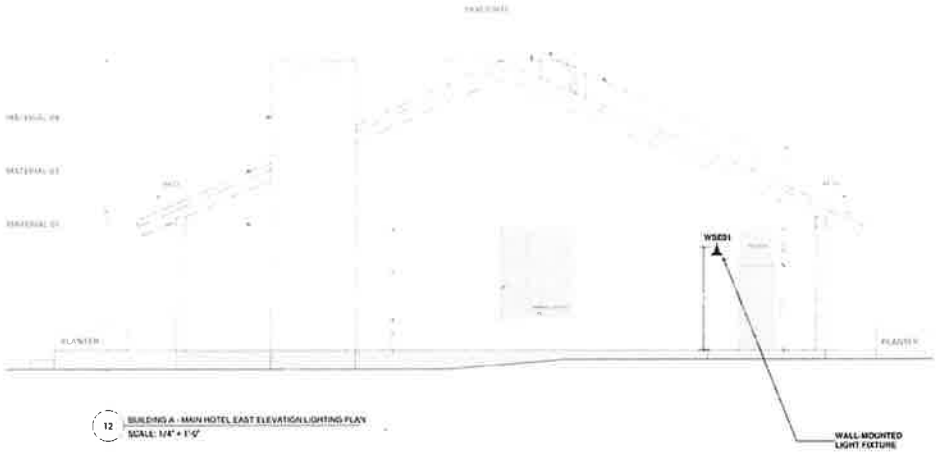
1	SET 1	09.14.2023

Date: 09/14/2023
Project No: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title: BUILDING A - MAIN HOTEL NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

Sheet No: LT.A200

32 BUILDING A - MAIN HOTEL WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN HOTEL EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

WS01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

1880 W. Washington Boulevard
Los Angeles, California 90006
Telephone 310 559 9900
Facsimile 310 559 9916
www.seanoconnorlighting.com

PROJECT
5085 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

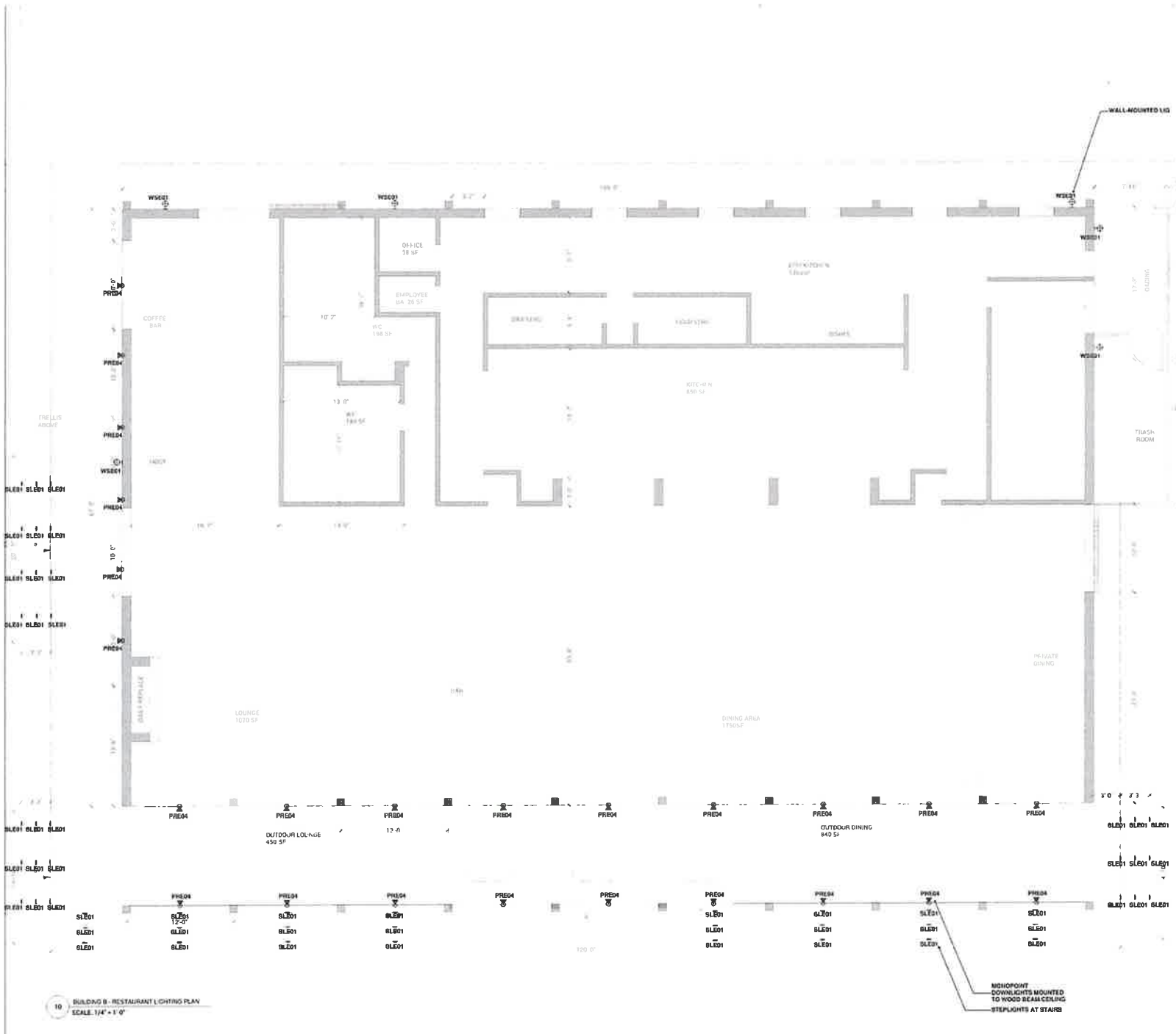
#	DATE

09/14/2023 — P0S349

1/4" = 1' — 30" X 42"

BUILDING A - MAIN HOTEL
EAST AND WEST ELEVATION
LIGHTING PLAN

LT.A201



10 BUILDING B - RESTAURANT LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

PRE04 - SURFACE MOUNTED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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PROJECT
5685 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

Date	Project No.
05/14/2023	POS049
Scale	Drawn Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING B - RESTAURANT LIGHTING PLAN

Sheet No.
LT.B100

LIGHTING LEGEND

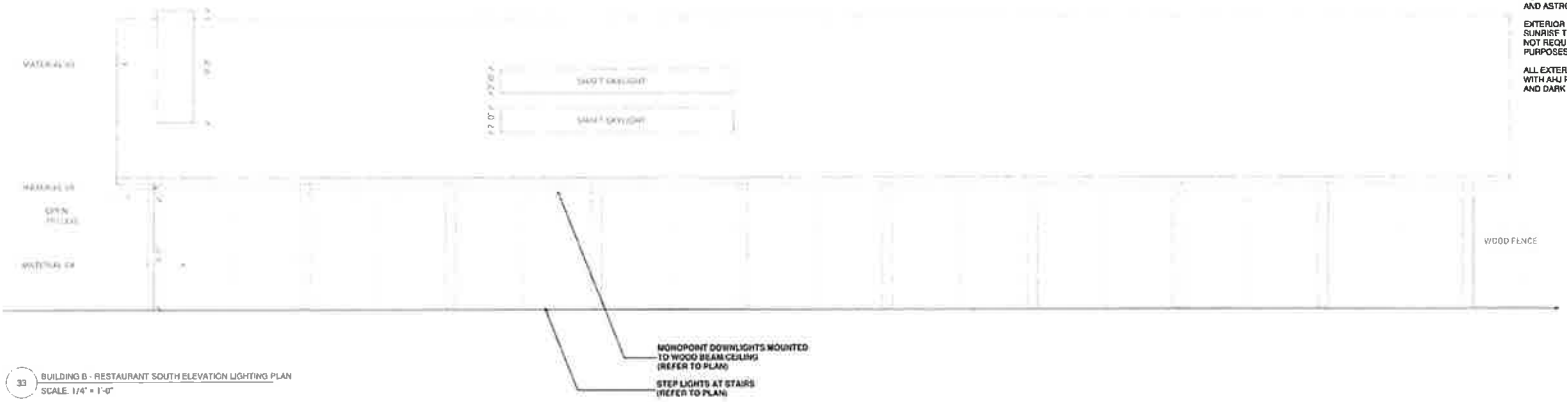
SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GI OWIF)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



33 BUILDING B - RESTAURANT SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

13 BUILDING B - RESTAURANT NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

PRE06 - SURFACE MOUNTED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WS601 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12655 W Washington Boulevard
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Telephone 310 658 5900
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PROJECT
SBBS CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

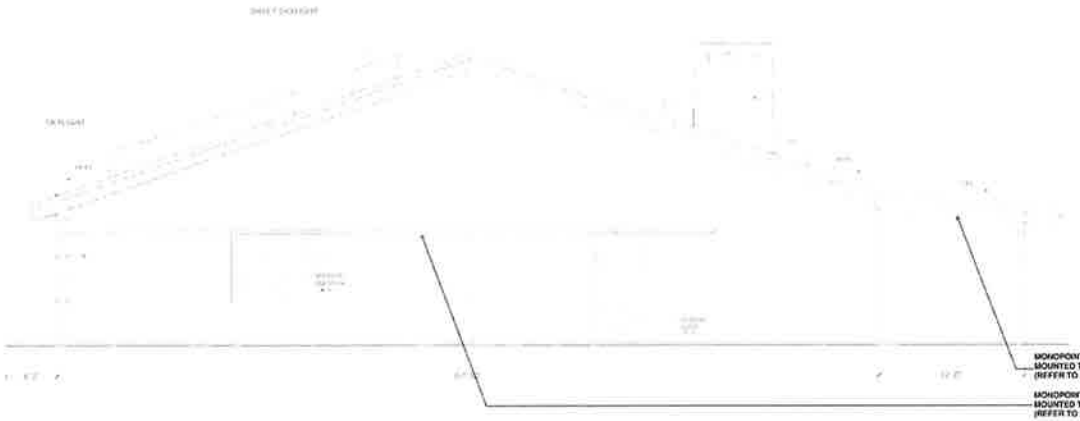
GENERAL NOTES:

ISSUES:

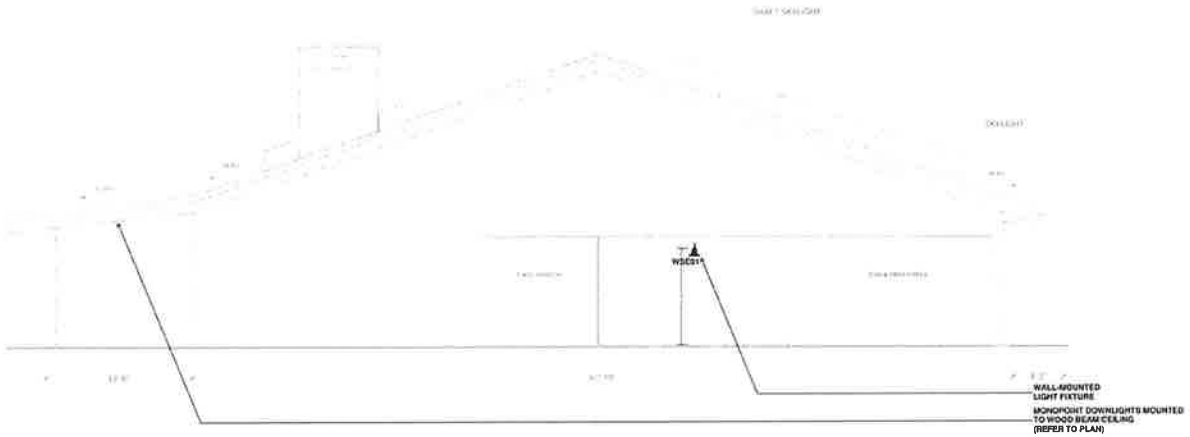
09/14/2023	P0S049
1/4" = 1'	30" X 42"

BUILDING B - RESTAURANT NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

LT.B200



12 BUILDING B - RESTAURANT WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



13 BUILDING B - RESTAURANT EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
○	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
O	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

PRSM - SURFACE MOUNTED DOWNLIGHT

WSED1 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12655 W Washington Boulevard
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PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

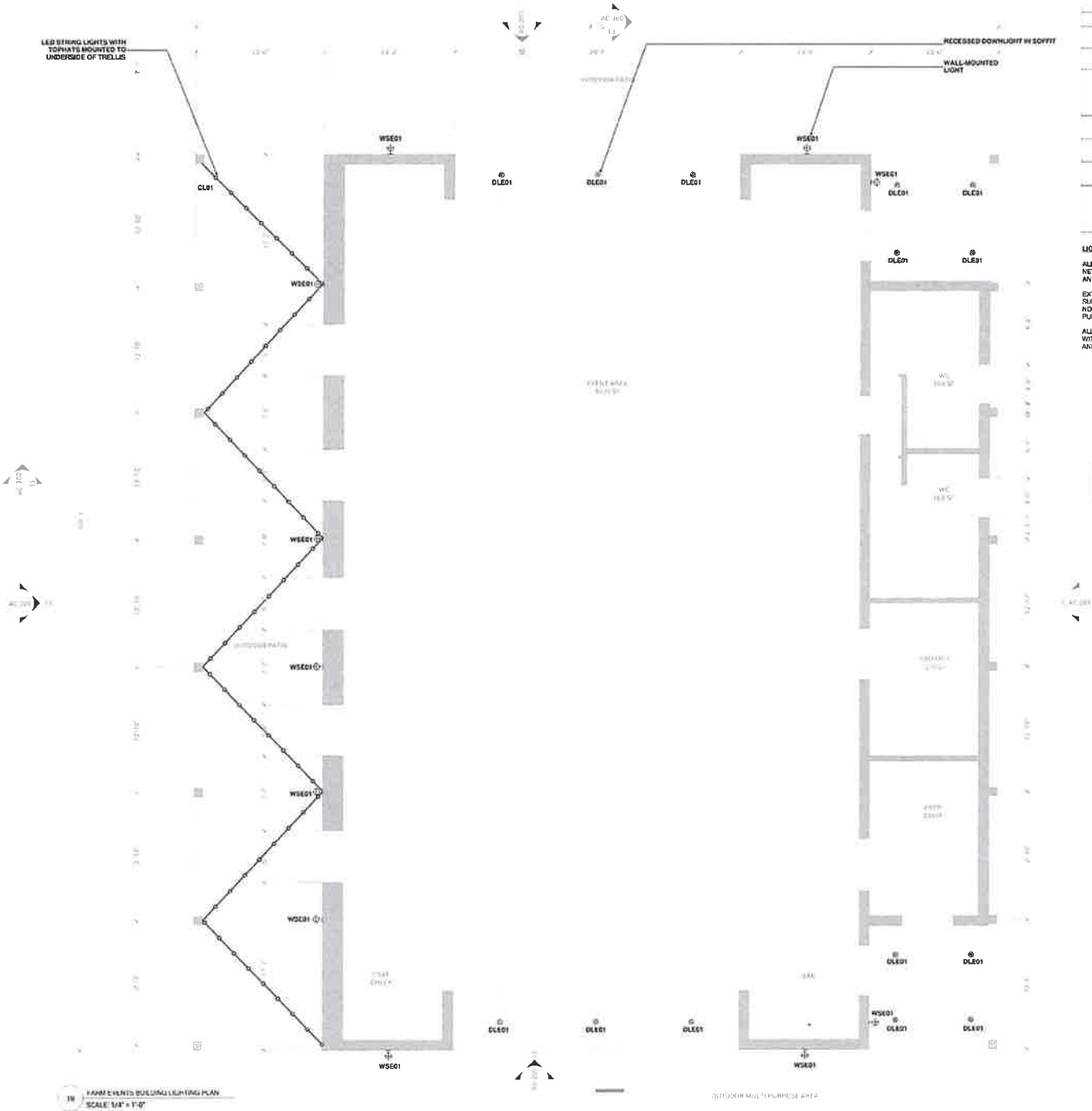
1		

09/14/2023 PDS534

1/4" = 1' 30" X 42"

BUILDING B - RESTAURANT EAST AND WEST ELEVATIONS LIGHTING PLAN

LT.B201



1 FARM EVENTS BUILDING LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
⊙	RECESSED DOWNLIGHT
●	PENDANT LIGHT
⊙	SURFACE MOUNTED DOWNLIGHT
⊢	WALL-MOUNTED LIGHT
- - - - -	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
⊖	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

CLE1 - FESTOON LIGHT

DLE01 - RECESSED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12952 W. Washington Boulevard
Los Angeles, California 90066
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Facsimile 310 559 2910
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

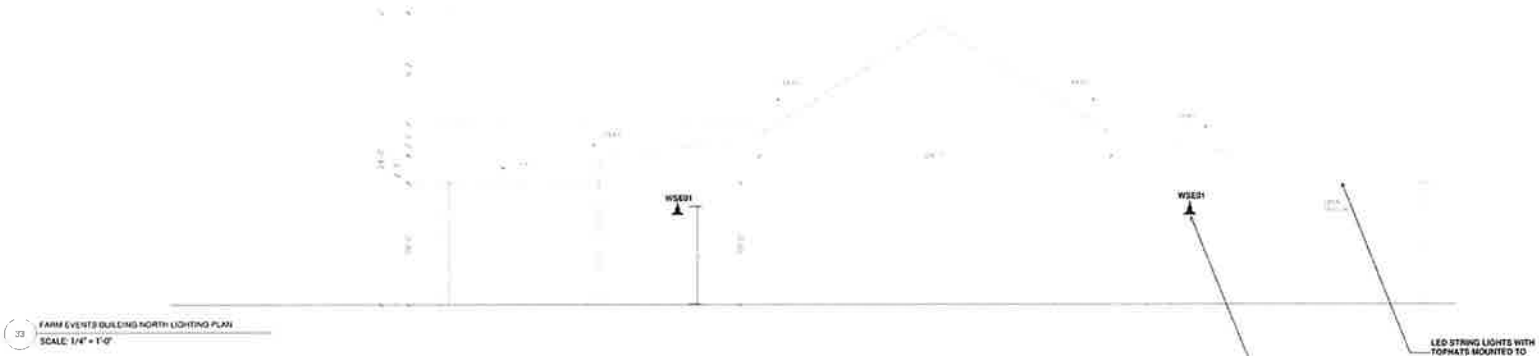
GENERAL NOTES:

ISSUES:

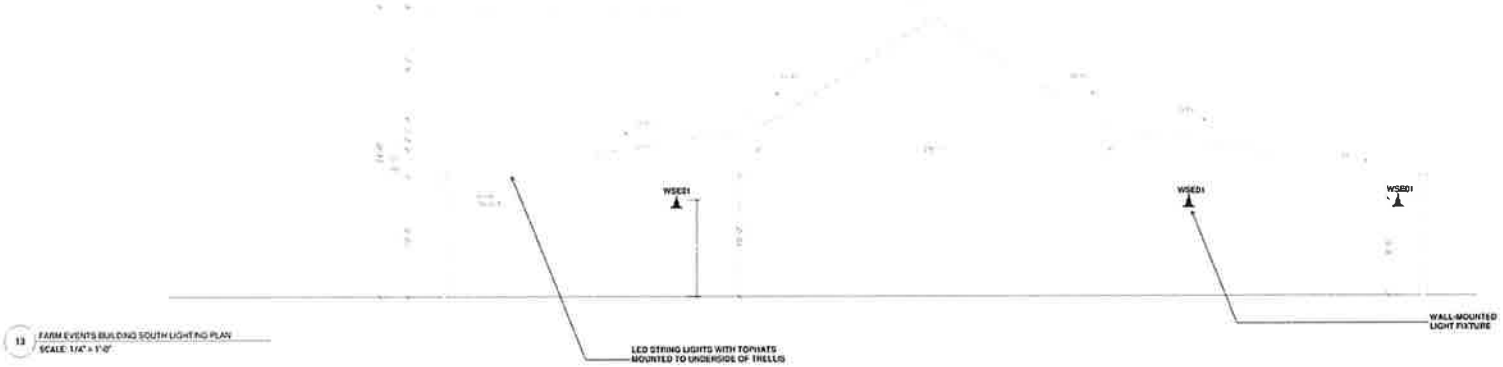
DATE	09/14/2023
PROJECT NO.	P053349
SCALE	1/4" = 1'
SHEET SIZE	30" X 42"

FARM EVENTS BUILDING LIGHTING PLAN

LT.C100



33 FARM EVENTS BUILDING NORTH LIGHTING PLAN
SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING SOUTH LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

CLB1 - FESTOON LIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
15565 W. Washington Boulevard
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PROJECT:
5855 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

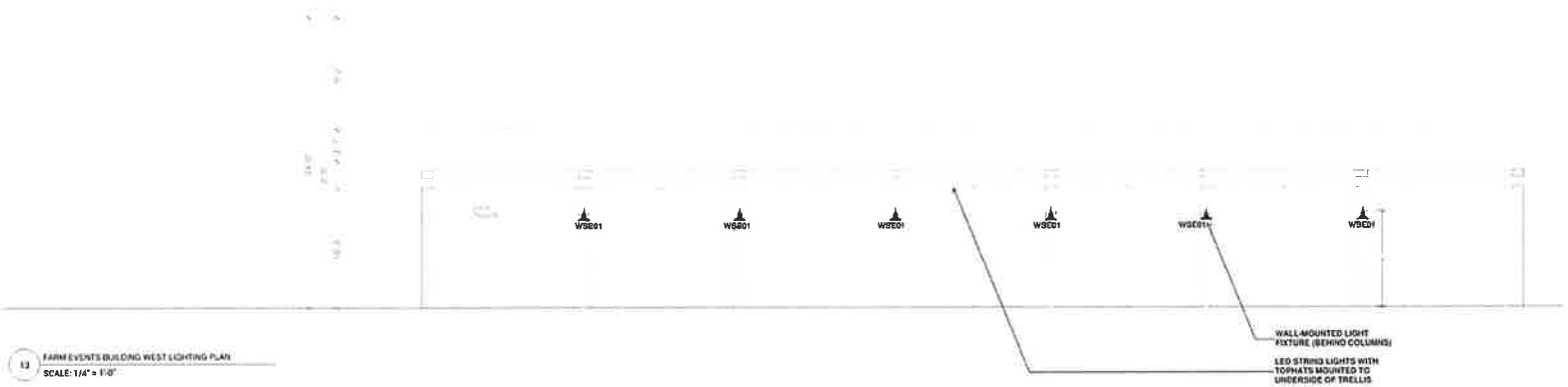
ISSUES:

Date	Project No.
08/14/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
FARM EVENTS BUILDING NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

Sheet No.
LT.C200

33 FARM EVENTS BUILDING EAST LIGHTING PLAN
SCALE: 1/4" = 1'-0"



33 FARM EVENTS BUILDING WEST LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
⊖	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIRE)
▬	RECESSED SLIPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

CLE1 - FESTOON LIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12953 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 8900
Facsimile 310 658 8918
www.seanoconnorlighting.com

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

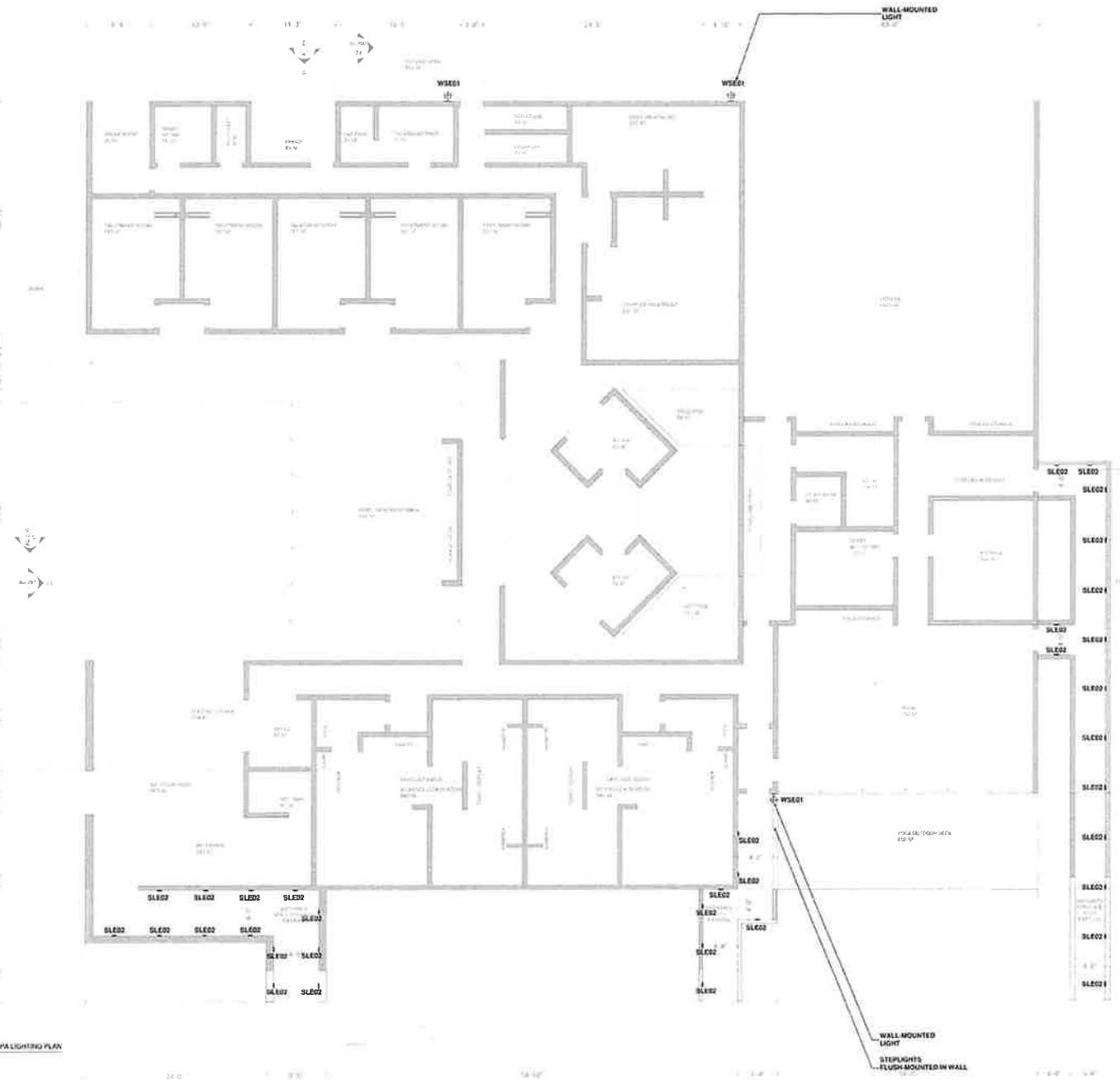
GENERAL NOTES:

ISSUES:

09/14/2023 | P05049
1/4" = 1' | 30" X 42"

FARM EVENTS BUILDING EAST AND WEST ELEVATIONS LIGHTING PLAN

LT.C201



18 BUILDING D - WELLNESS & SPA LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

SLED2 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12555 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 894 6000
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PROJECT
5685 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

Date	Project No.
09/14/2023	PD9049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING D - WELLNESS & SPA LIGHTING PLAN

Sheet No.
LT.D100

LIGHTING LEGEND

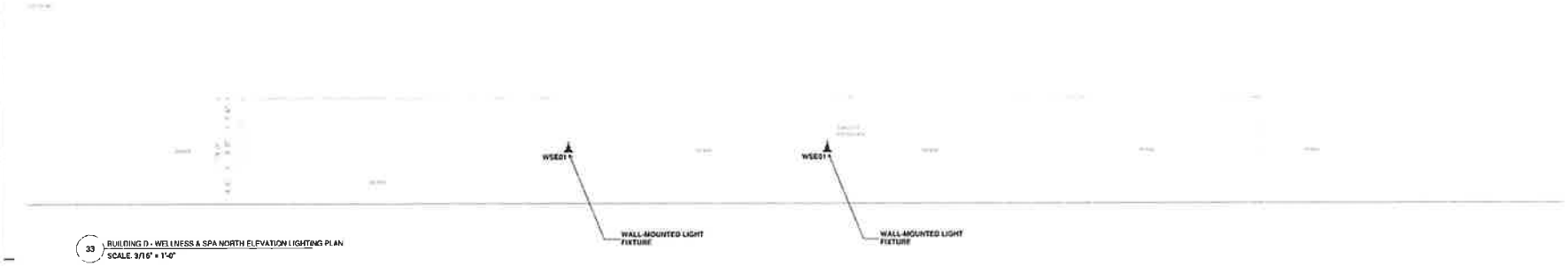
SYMBOL	DESCRIPTION
⊛	RECESSED DOWNLIGHT
●	PENDANT LIGHT
⊙	SURFACE-MOUNTED DOWNLIGHT
·Ψ·	WALL-MOUNTED LIGHT
· · · · ·	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



33 BUILDING D - WELLNESS & SPA NORTH ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"

23 BUILDING D - WELLNESS & SPA SOUTH ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"

SLE02 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12958 W Washington Boulevard
Los Angeles, California 90066
Telephone 310 839 0900
Facsimile 310 839 0918
www.seanoconnorlighting.com

PROJECT
5885 CAMPANILE AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

09/14/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

LT.D200

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

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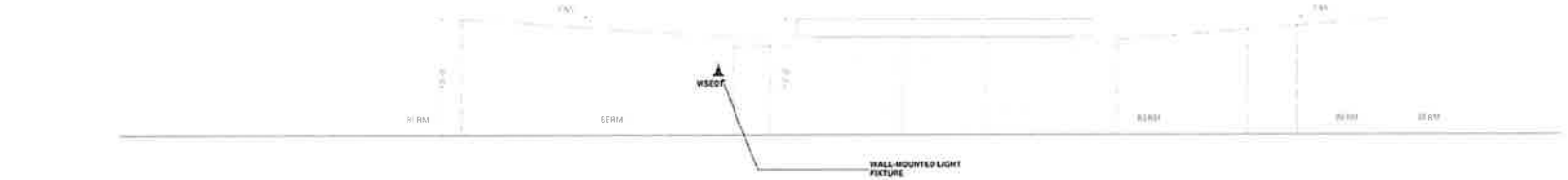
23 BUILDING D - WELLNESS & SPA EAST ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"



23 BUILDING D - WELLNESS & SPA WEST ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"

SLE22 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 6900
Facsimile 310 822 9018
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

09/14/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING D - WELLNESS & SPA EAST AND WEST ELEVATIONS LIGHTING PLAN

LT.D201

LIGHTING LEGEND

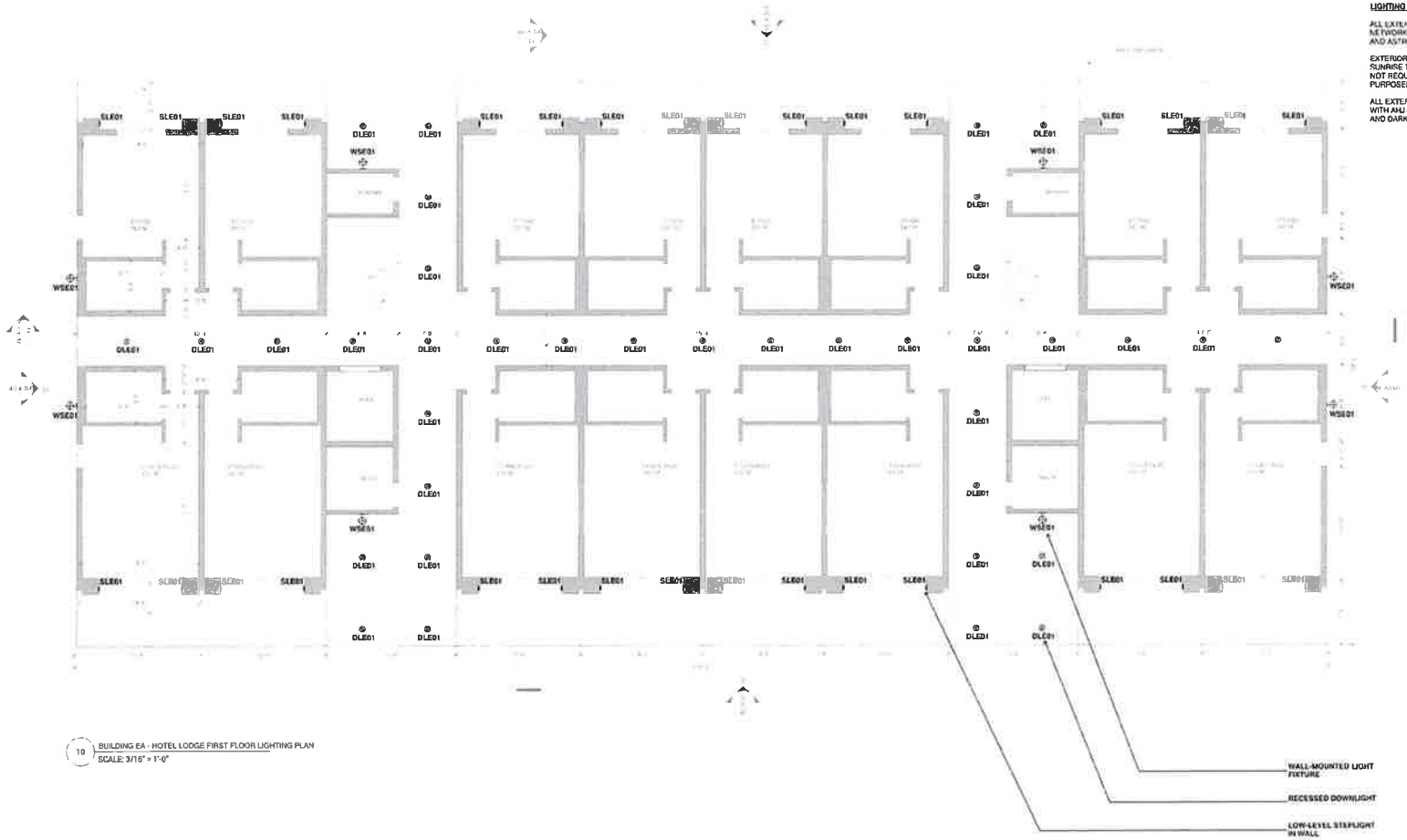
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



10 BUILDING EA - HOTEL LODGE FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

DLED1 - RECESSED DOWNLIGHT

SLED1 - RECESSED STEPLIGHT

WSED1 - WALL MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12555 W. Washington Boulevard
Los Angeles, California 90066
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www.seanoconnorlighting.com

PROJECT
5085 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

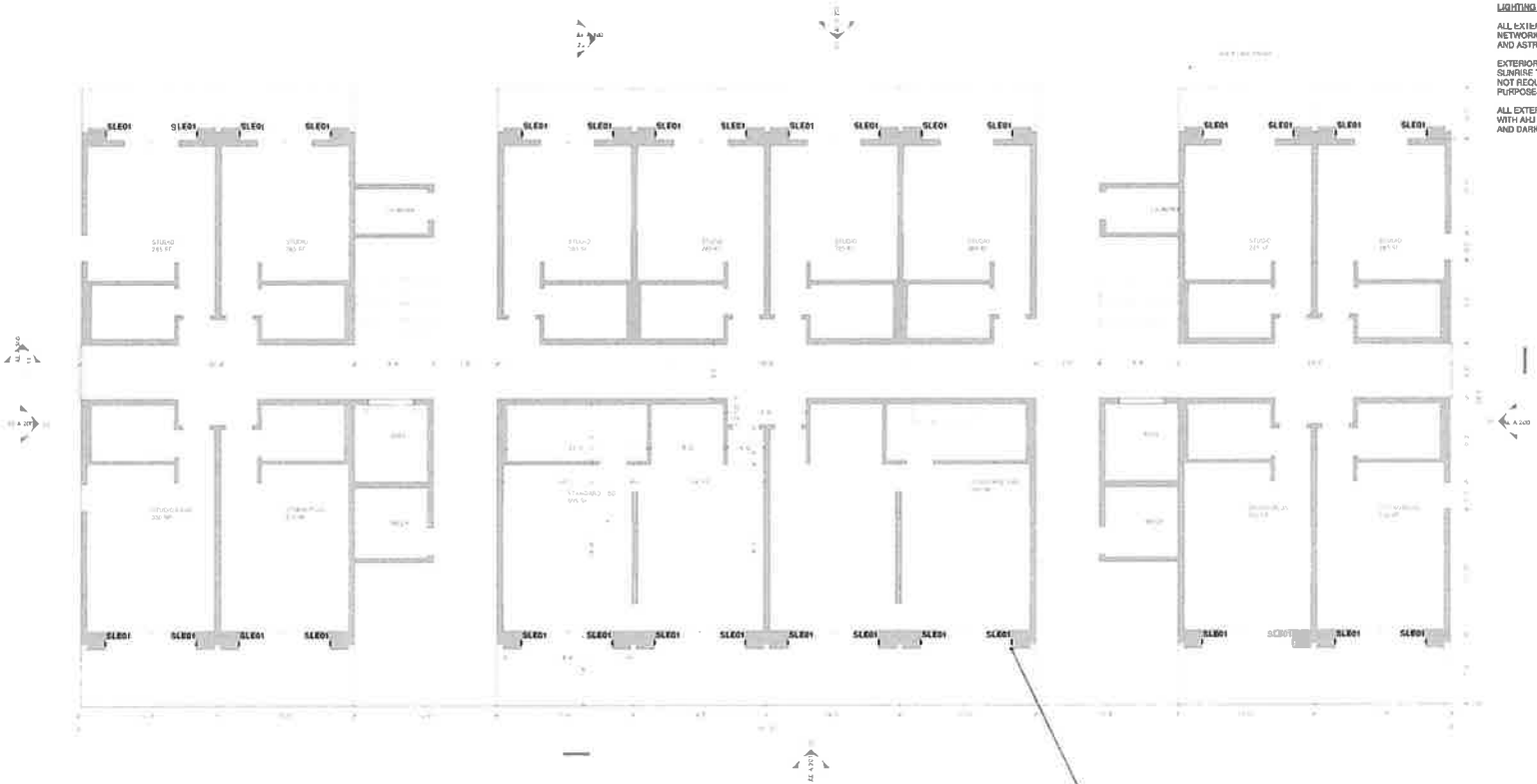
GENERAL NOTES

ISSUES

09/14/2023	PD1049
3/16" = 1'	30" X 42"

BUILDING EA - HOTEL LODGE FIRST FLOOR LIGHTING PLAN

LT.EA100



10 BUILDING EA - HOTEL LODGE SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

SLE01 - RECESSED STEPLIGHT

SEAN O'CONNOR LIGHTING
18565 W Washington Boulevard
Los Angeles, California 90066
Telephone 310 839 5900
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www.seanoconnorlighting.com

PROJECT:
5985 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

No.	Description	Date

05/14/2023 | PDS349

3/16" = 1' | 30" X 42"

BUILDING EA - HOTEL LODGE SECOND FLOOR LIGHTING PLAN

LT.EA101

LIGHTING LEGEND

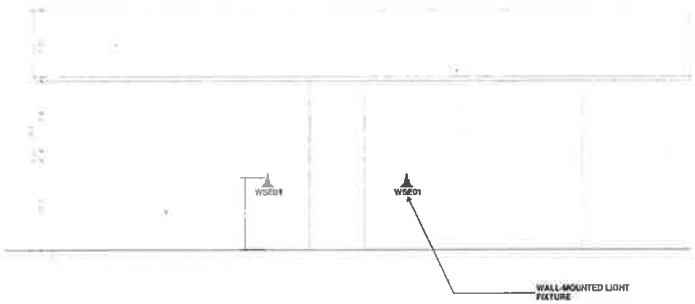
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIF)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

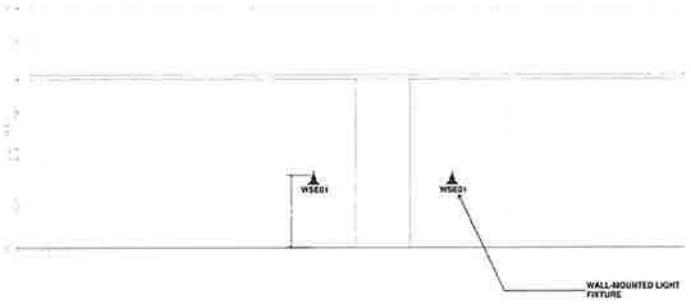
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH JHU REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



33 BUILDING EA - HOTEL LODGE WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING EA - HOTEL LODGE EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
11855 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 559 3900
Facsimile 310 559 3919
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]

DATE: 09/14/2023
PROJECT NO.: PDS049
SCALE: 3/16" = 1'
SHEET SIZE: 30" X 42"

SHEET TITLE
BUILDING EA - HOTEL LODGE EAST AND WEST ELEVATIONS LIGHTING PLAN

SHEET NO.
LT.EA200

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
- - - - -	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
O	LANDSCAPE ACCENT LIGHT (GLOWIF)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

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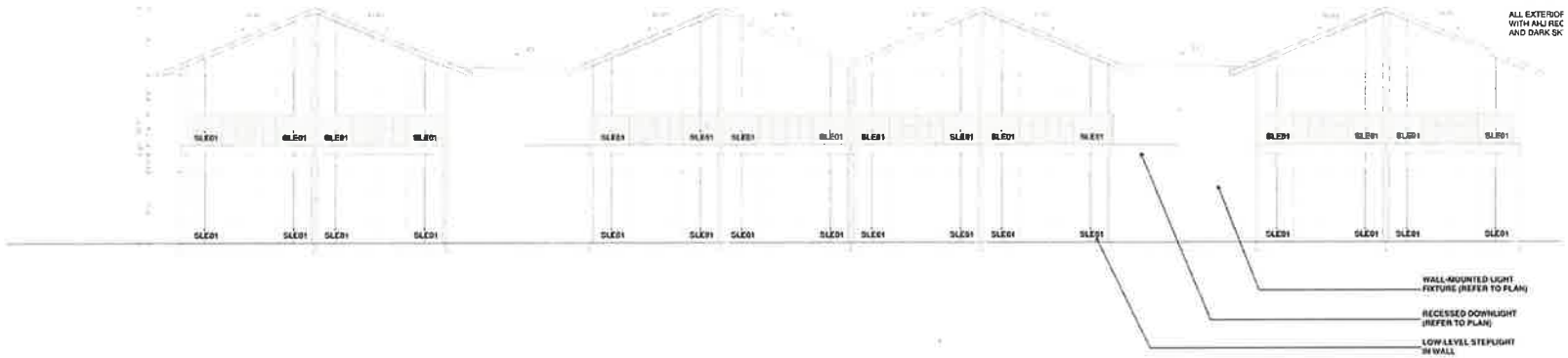
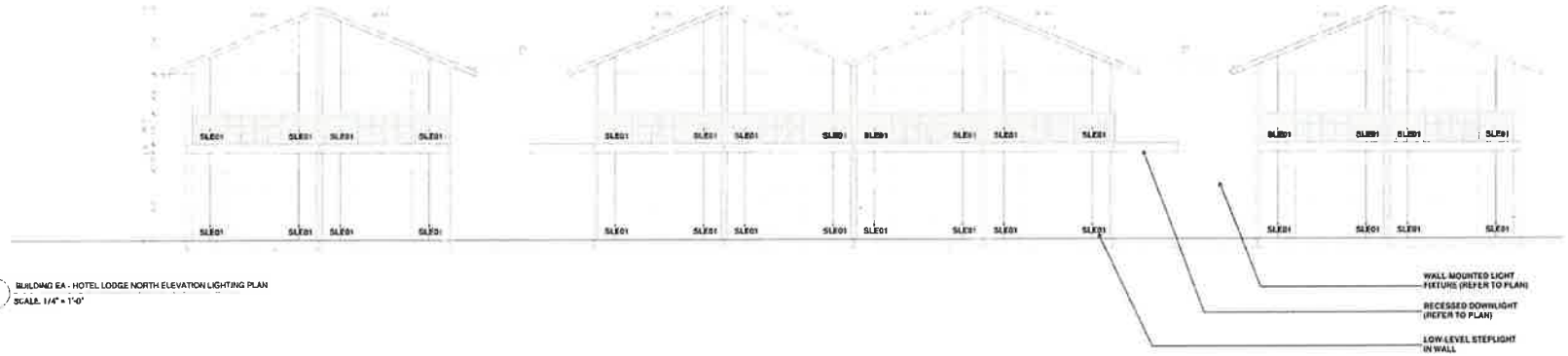


33 BUILDING EA - HOTEL LODGE SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING EA - HOTEL LODGE NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12655 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 559 5300
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PROJECT
5805 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

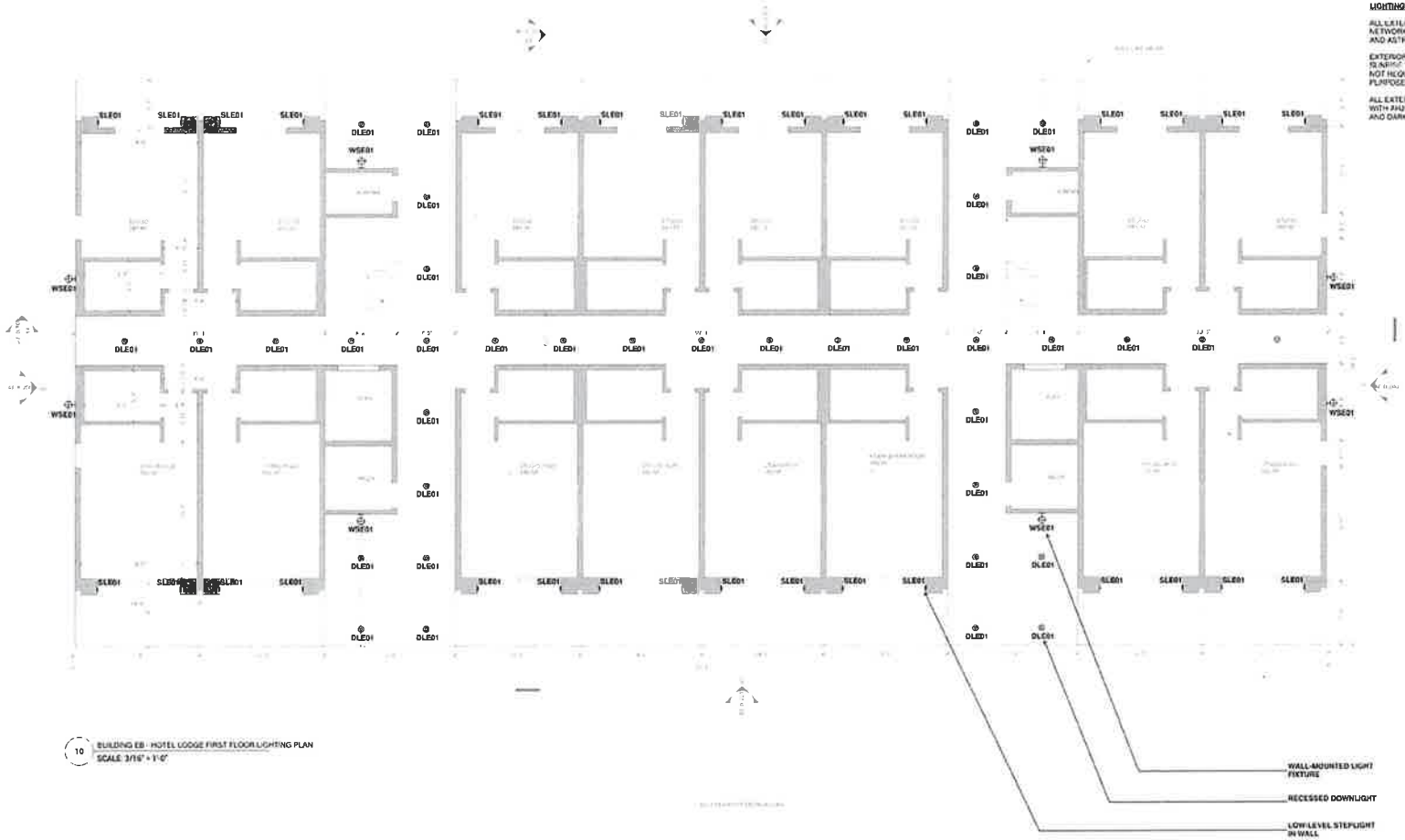
GENERAL NOTES:

ISSUES

09/14/2023	PDS349
3/16" = 1'	30" X 42"

BUILDING EA - HOTEL LODGE NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

LT.EA201



10 BUILDING EB - HOTEL LODGE FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH PAR REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

DLED1 - RECESSED DOWNLIGHT

SLED1 - RECESSED STEPLIGHT

WSED1 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12952 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 559 5900
Facsimile 310 559 5910
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

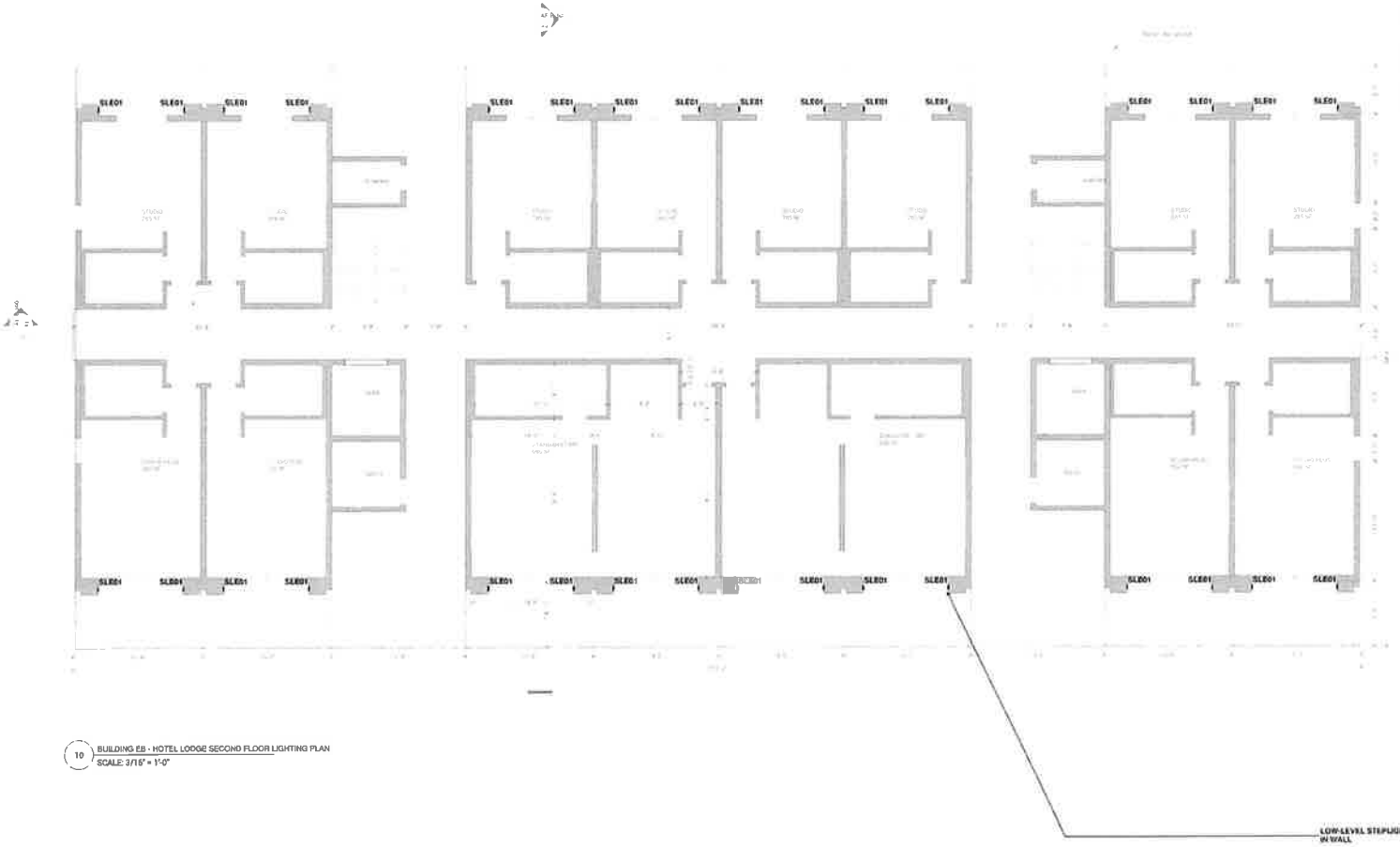
GENERAL NOTES

ISSUES

09/14/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING EB - HOTEL LODGE FIRST FLOOR LIGHTING PLAN

LT.EB100



10 BUILDING EB - HOTEL LODGE SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATH-WAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

SLE01 - RECESSED STEPLIGHT

SEAN O'CONNOR LIGHTING
12655 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 600 5900
Facsimile 310 600 5910
www.seanoconnorlighting.com

PROJECT:
5895 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

09/14/2023	POS049
3/16" = 1'	30" X 42"

BUILDING EB - HOTEL LODGE SECOND FLOOR LIGHTING PLAN

LT.EB101

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (FLOWIE)
	RECESSED SITELIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

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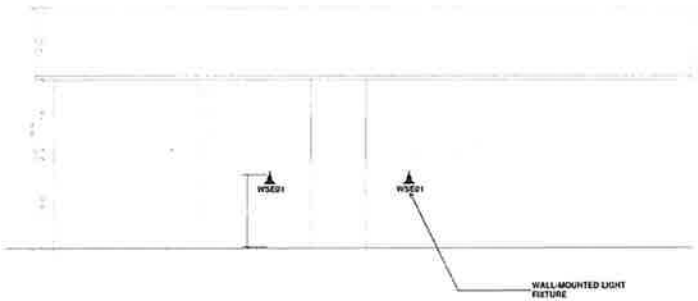
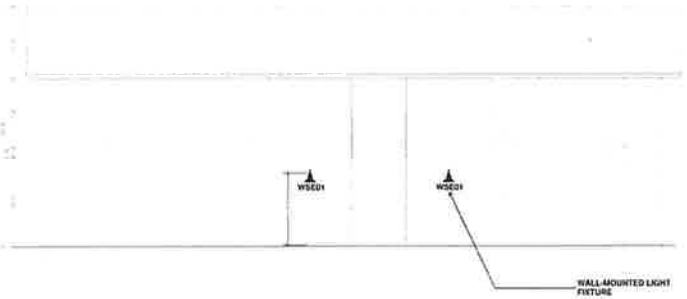


33 BUILDING EB - HOTEL LODGE WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING EB - HOTEL LODGE EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSED1 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5916
www.seanoconnorlighting.com

PROJECT
SEBS CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

Date	09/14/2023
Project no.	PDS049
Scale	3/16" = 1'
Sheet size	30" X 42"

BUILDING EB - HOTEL LODGE EAST AND WEST ELEVATIONS LIGHTING PLAN

Sheet No.
LT.EB200

LIGHTING LEGEND

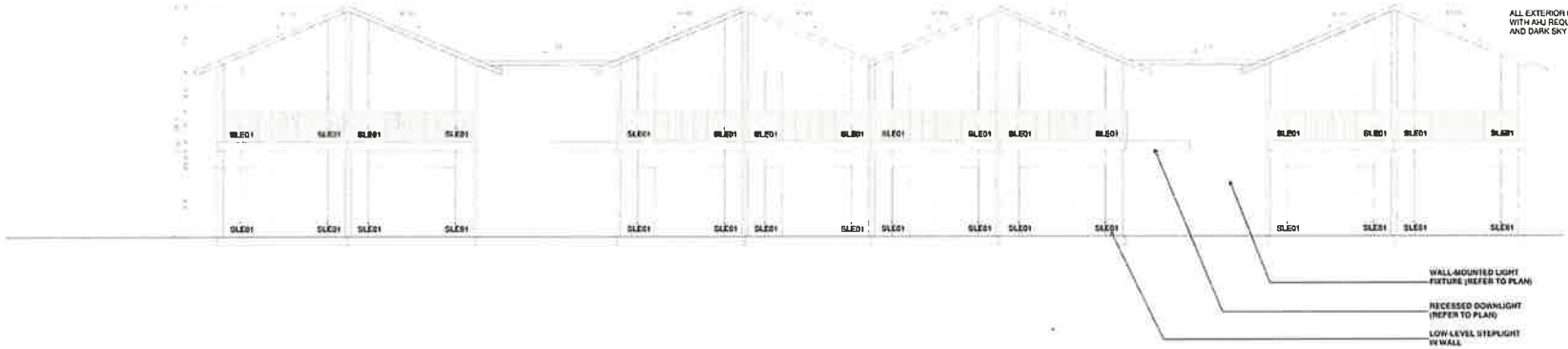
SYMBOL	DESCRIPTION
⊙	RECESSED DOWNLIGHT
●	PENDANT LIGHT
⊙	SURFACE-MOUNTED DOWNLIGHT
⊤	WALL-MOUNTED LIGHT
∿∿∿∿∿	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
⊙	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (IN GRADE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

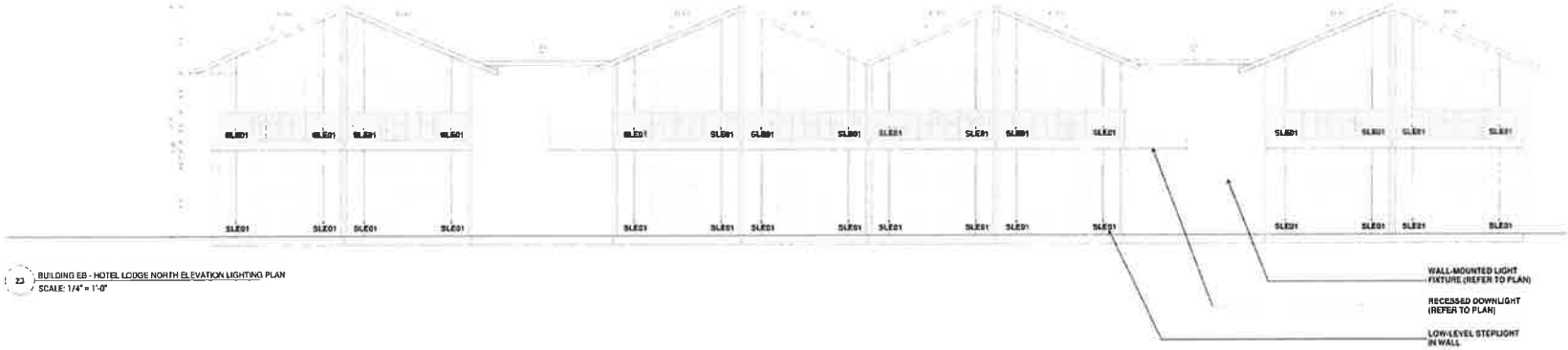
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE BY 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



33 BUILDING EB - HOTEL LODGE SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING EB - HOTEL LODGE NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

DLE01 - RECESSED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12950 W Washington Boulevard
Los Angeles, California 90066
Telephone 310 859 5800
Facsimile 310 859 5810
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

09/14/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING EB - HOTEL LODGE NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

LT.EB201

LIGHTING LEGEND

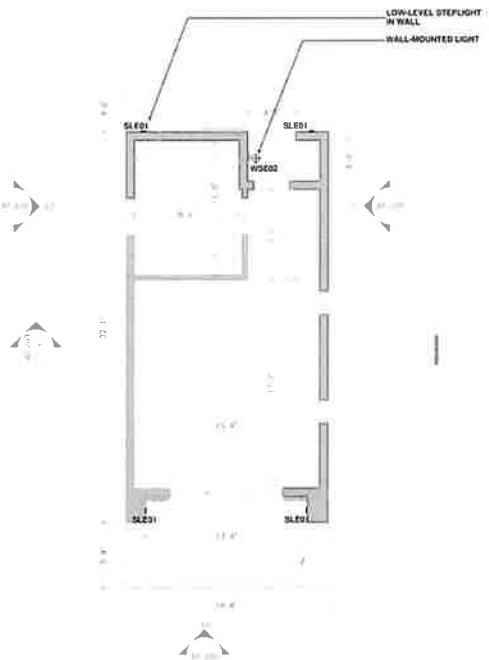
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIF)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



10 BUILDING F TYP STUDIO BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12952 W. Washington Boulevard
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PROJECT
5805 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

Date	Project No.
09/14/2023	PD3049
Scale	Sheet size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING F - TYP. STUDIO BUNGALOW LIGHTING PLAN

Sheet No.
LT.F100

LIGHTING LEGEND

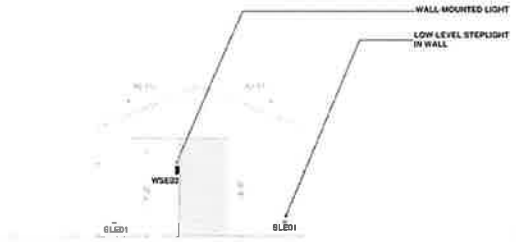
SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIF)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



31 BUILDING F - TYP. STUDIO BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

33 BUILDING F - TYP. STUDIO BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLED1 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12650 W. Washington Boulevard
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www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

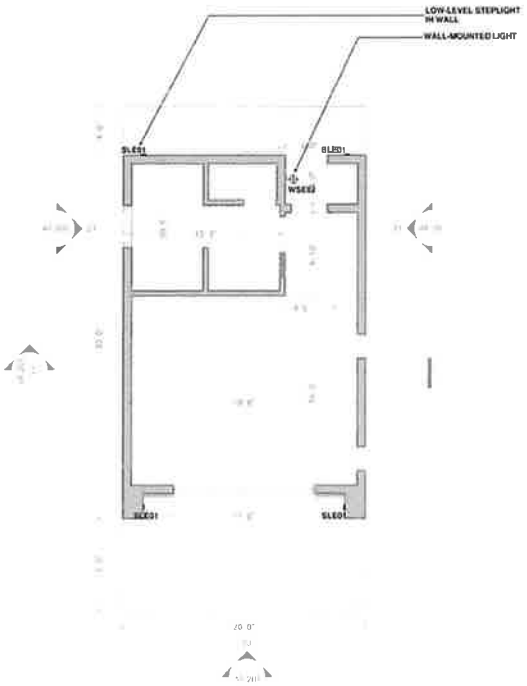
GENERAL NOTES:

ISSUES:

08/14/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING F - TYP. STUDIO BUNGALOW NORTH AND SOUTH ELEVATION LIGHTING PLAN

LT.F200



10 BUILDING F - TYP. LUX STUDIO BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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PROJECT
5085 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

1	1ST CBC	09.14.2023

09/14/2023 P05049

1/4" = 1' 20" X 42"

BUILDING F - TYP. LUX STUDIO BUNGALOW LIGHTING PLAN

LT.F101

LIGHTING LEGEND

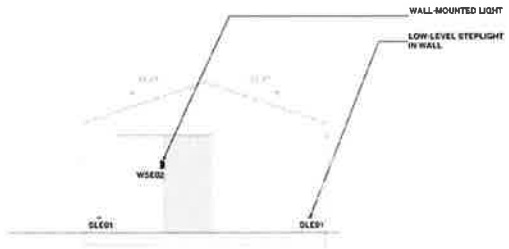
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

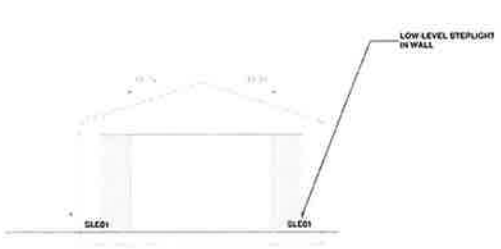
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10.00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



31 BUILDING F - TYP. LUX STUDIO BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



33 BUILDING F - TYP. LUX STUDIO BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

PLUS DESIGN
SEAN O'CONNOR LIGHTING

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

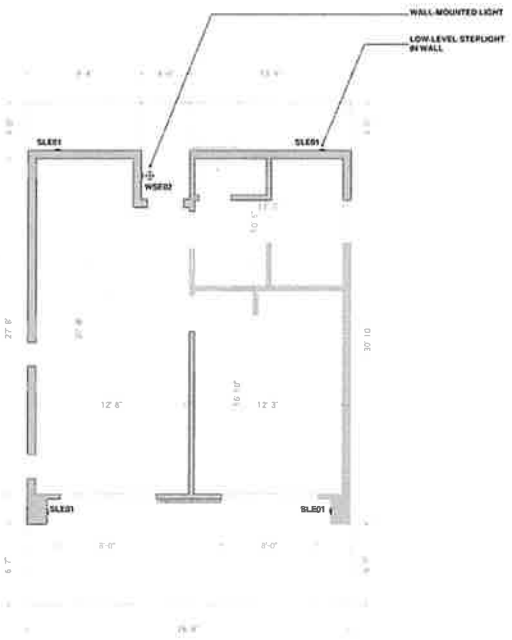
GENERAL NOTES

ISSUES

09/14/2023	PD/CMS
1/4" = 1'	30" X 42"

BUILDING F - TYP. LUX STUDIO BUNGALOW NORTH ELEVATION LIGHTING PLAN

LT.F201



10 BUILDING F - TYP. 2BD BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

SLE01 - RECESSED STEPLIGHT

WS001 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12555 W. Washington Boulevard
Los Angeles, California 90066
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www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

#	DESCRIPTION	DATE

Date: 08/14/2023	Project No: PDS049
Scale: 1/4" = 1'	Sheet Size: 36" X 42"

Sheet Title: BUILDING F - TYP. 2BD BUNGALOW LIGHTING PLAN

Sheet No: **LT.F102**

LIGHTING LEGEND

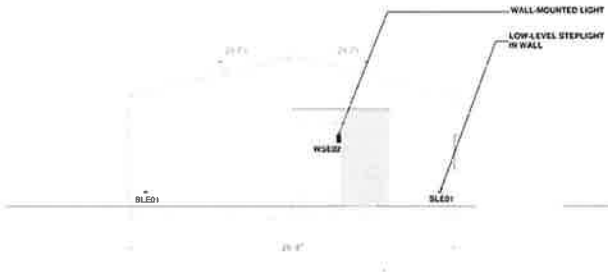
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

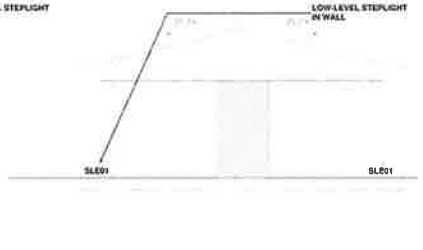
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - 5:00AM TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



33 BUILDING F - TYP. 2BD BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING F - TYP. 2BD BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING DESIGN

PROJECT
6885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

#	DATE/REV.	
		04.14.2023

DATE: 04/14/2023
PROJECT NO: PDS349
SCALE: 1/4" = 1'
DRAWING SIZE: 30" X 42"

BUILDING F - TYP. 2BD BUNGALOW NORTH AND SOUTH ELEVATION LIGHTING PLAN

LT.F202

LIGHTING LEGEND

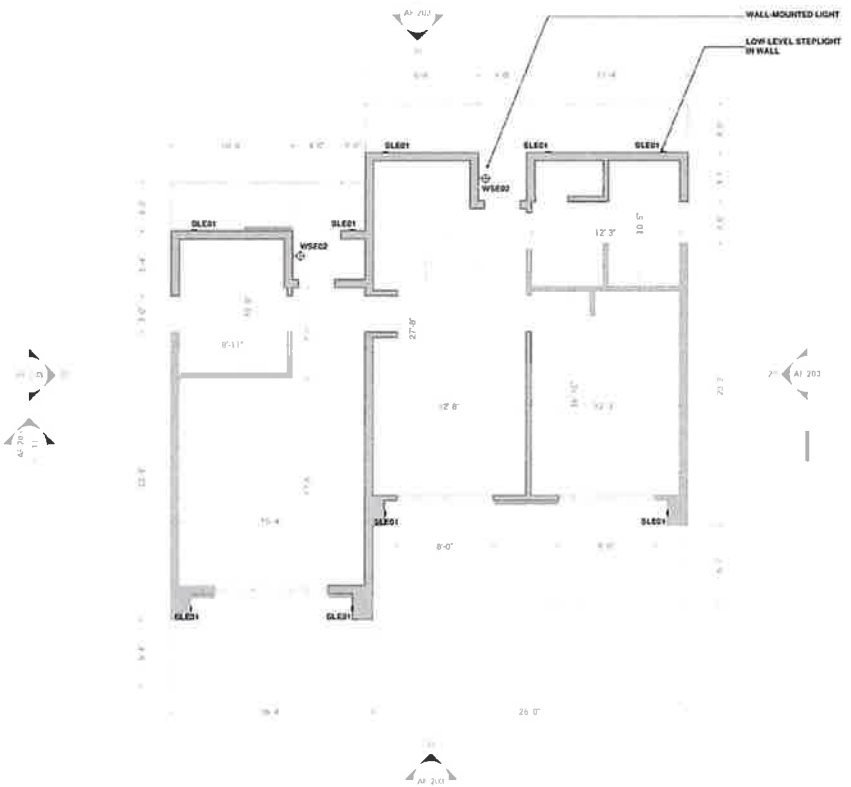
SYMBOL	DESCRIPTION
⊙	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



10 BUILDING F - TYP. 3BD BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12853 W Washington Boulevard
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PROJECT
5865 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

#	ISSUE	DATE

09/14/2023 | PDS049
1/4" = 1' | 30" X 42"

BUILDING F - TYP. 3BD BUNGALOW LIGHTING PLAN

LT.F103

LIGHTING LEGEND

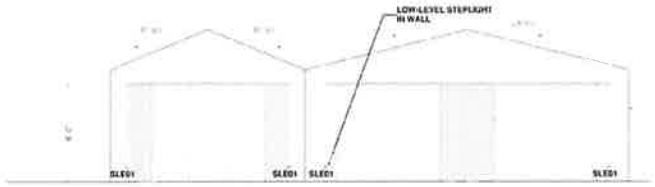
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



33 BUILDING F - TYP. 3BD BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

39 BUILDING F - TYP. 3BD BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12650 W. Washington Boulevard
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PROJECT
3885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

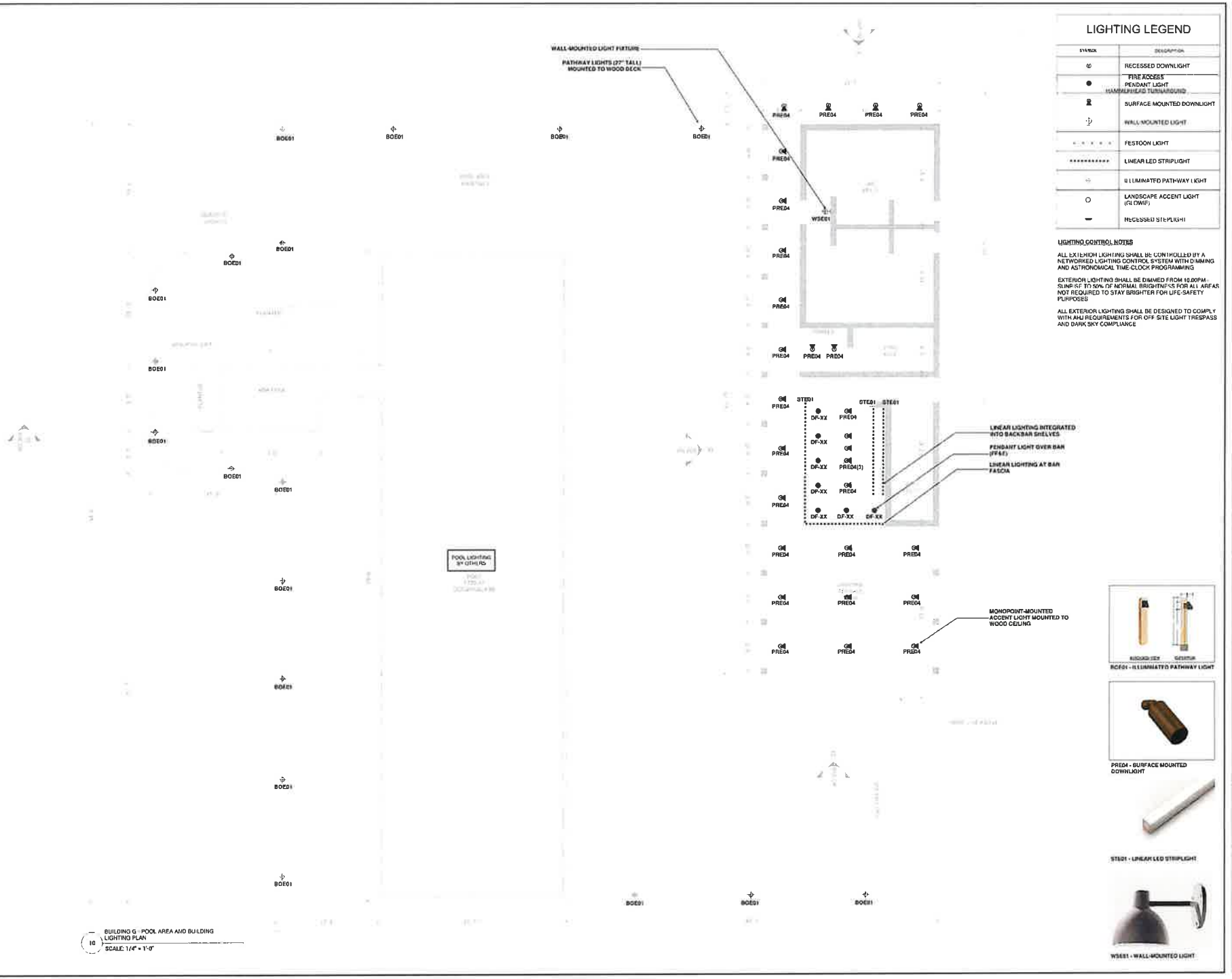
ISSUES

08/14/2023 — POS049

1/4" = 1' — 30" X 42"

BUILDING F - TYP. 3BD BUNGALOW NORTH AND SOUTH ELEVATION LIGHTING PLAN

LT.F203



10 BUILDING G - POOL AREA AND BUILDING LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
⊙	RECESSED DOWNLIGHT
●	PENDANT LIGHT FIRE ACCESS HAMMERHEAD TURNAROUND
⊡	SURFACE MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
- - - - -	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
◇	ILLUMINATED PATHWAY LIGHT
O	LANDSCAPE ACCENT LIGHT (GLOWIF)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

BOE01 - ILLUMINATED PATHWAY LIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

STE01 - LINEAR LED STRIPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W Washington Boulevard
Los Angeles, California 90066
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PROJECT
5885 LAHINITINIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

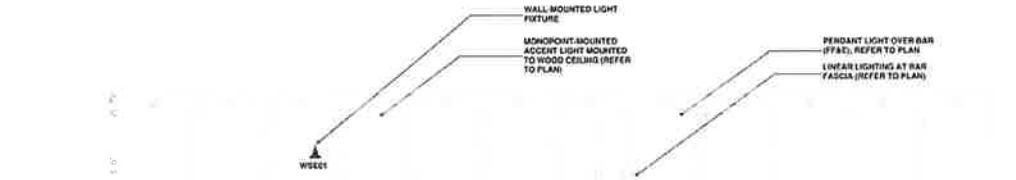
GENERAL NOTES

ISSUES

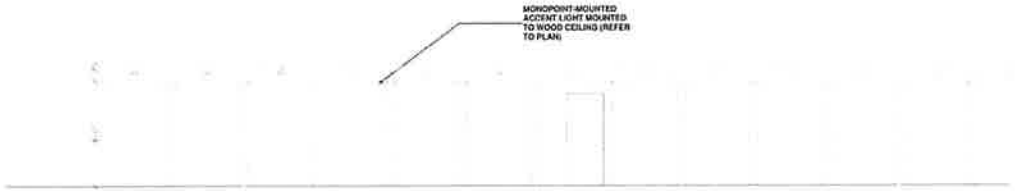
Date	06/14/2023
Project No.	PDS049
Scale	1/4" = 1'
Sheet Size	30" X 42"

Sheet Title
BUILDING G - POOL AREA AND BUILDING LIGHTING PLAN

Sheet No.
LT.G100



23 BUILDING G - POOL CABANA WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING G - POOL CABANA EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STRIPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

FRE04 - SURFACE MOUNTED DOWNLIGHT

STE01 - LINEAR LED STRIPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
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PROJECT
5685 LAHINTAHIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

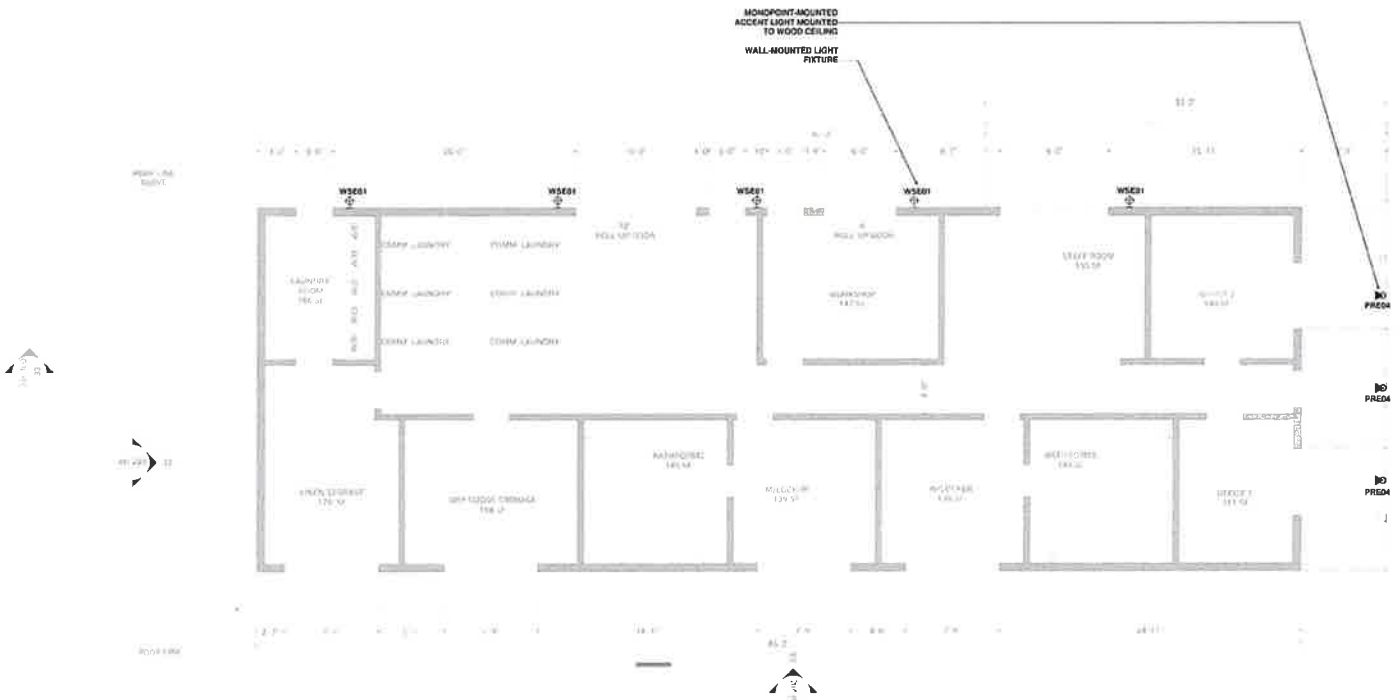
GENERAL NOTES

ISSUES

05/14/2023 — P05349
1/4" = 1' — 30" X 42"

BUILDING G - POOL AREA AND BUILDING EAST AND WEST ELEVATION LIGHTING PLAN

LT.G200



10 BUILDING H - HOTEL MAINTENANCE LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
○	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12265 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 559 5900
Facsimile 310 559 5915
www.seanoconnorlighting.com

PROJECT
5595 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

Date	09/14/2023
Project No.	P05349
Scale	1/4" = 1'
Drawn Size	30" X 42"

BUILDING H - HOTEL MAINTENANCE LIGHTING PLAN

Sheet No.
LT.H100

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (CLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

39 BUILDING H - HOTEL MAINTENANCE SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

23 BUILDING H - HOTEL MAINTENANCE NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

PRES04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12853 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 656 6900
Facsimile 310 656 6910
www.seanoconnorlighting.com

PROJECT
5905 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES

09/14/2023 — P0S5345

1/4" = 1' — 30" X 42"

BUILDING H - HOTEL MAINTENANCE NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

LT.H200

22 BUILDING H - HOTEL MAINTENANCE EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

PRED4 - SURFACE MOUNTED DOWNLIGHT

SEAN O'CONNOR LIGHTING
12650 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 559 5900
Facsimile 310 559 5918
www.seanoconnorlighting.com

PROJECT
5585 CAMPANELLA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

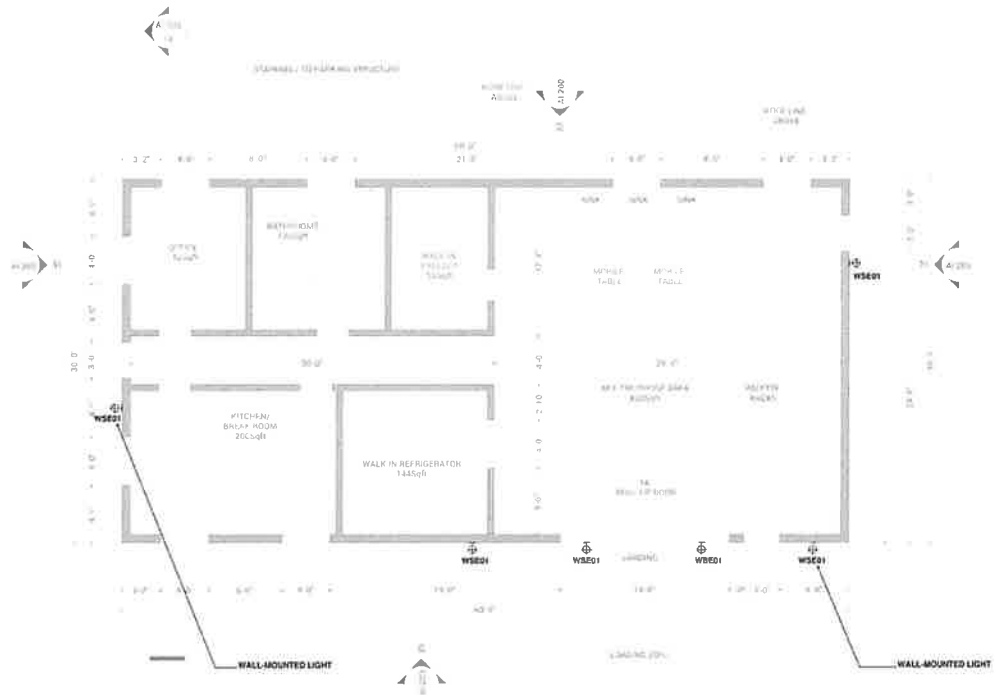
GENERAL NOTES

ISSUES

05/14/2023	PD1349
1/4" = 1'	30" X 42"

BUILDING H - HOTEL MAINTENANCE EAST ELEVATION LIGHTING PLAN

LT.H201



10 BUILDING I - FARM BUILDING LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 558 5900
Facsimile 310 655 6515
www.seanoconnorlighting.com

PROJECT:
5885 CARPINTERIA AVE

CLIENT:

PROJECT ARCHITECT:

PLANNING CONSULTANT:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

GEOLOGIST:

SURVEYOR:

SITE PLAN:

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

09/14/2023	PDS049
1/4" = 1'	30" X 42"

BUILDING I - FARM BUILDING LIGHTING PLAN

LT.I100

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (BLOWIE)
	RECESSED STEPLIGHT

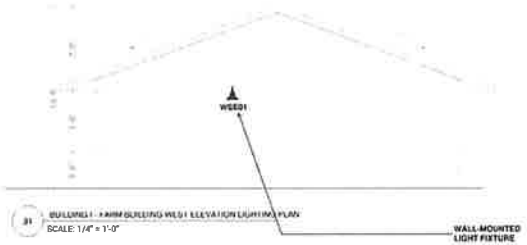
LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

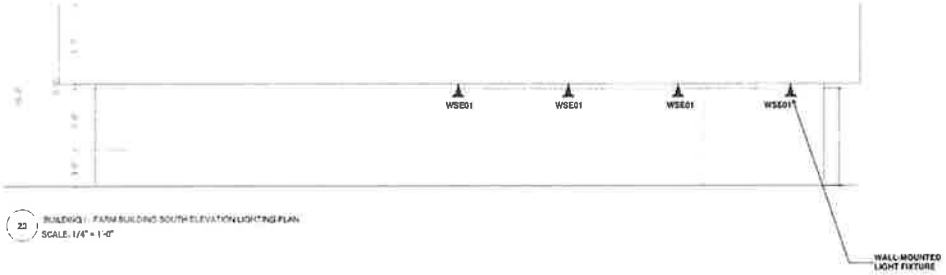
EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH ANSI REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

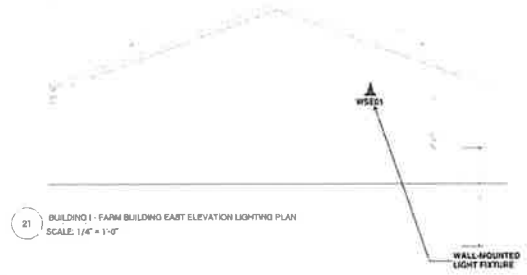
23 BUILDING I - FARM BUILDING NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING I - FARM BUILDING WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



22 BUILDING I - FARM BUILDING SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



21 BUILDING I - FARM BUILDING EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 6900
Facsimile 310 658 6918
www.seanoconnorlighting.com

PROJECT
5695 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

Date	09/14/2023
Project No.	PDS049
Scale	1/4" = 1'
Sheet Size	30" X 42"

Sheet Title
BUILDING I - FARM BUILDING ELEVATIONS LIGHTING PLAN

Sheet No.
LT.I200

LIGHTING LEGEND

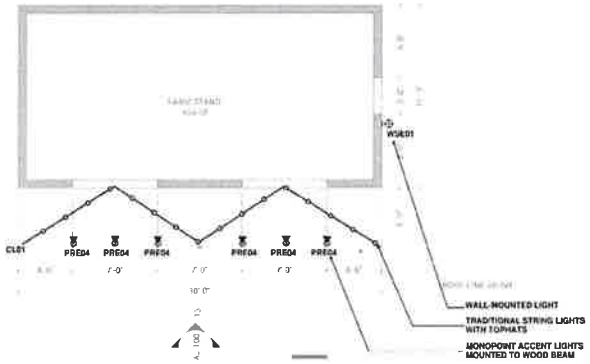
SYMBOL	DESCRIPTION
○	RECESSED DOWNLIGHT
●	PENDANT LIGHT
◙	SURFACE-MOUNTED DOWNLIGHT
♆	WALL-MOUNTED LIGHT
- - - - -	FESTOON LIGHT
**********	LINEAR LED STRIPLIGHT
⊖	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (FLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



33 BUILDING J - FARM STAND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

CL01 - FESTOON LIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

SEAN O'CONNOR LIGHTING
12555 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 5900
Facsimile 310 600 0616
www.seanoconnorlighting.com

PROJECT
5685 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES

ISSUES

05/14/2023	PDS349
1/4" = 1'	30" X 42"

BUILDING J - FARM STAND LIGHTING PLAN

LT.J100

LIGHTING LEGEND

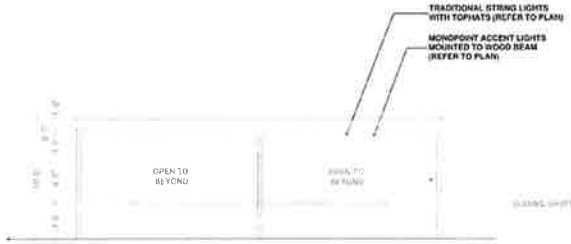
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STRIPLIGHT

LIGHTING CONTROL NOTES

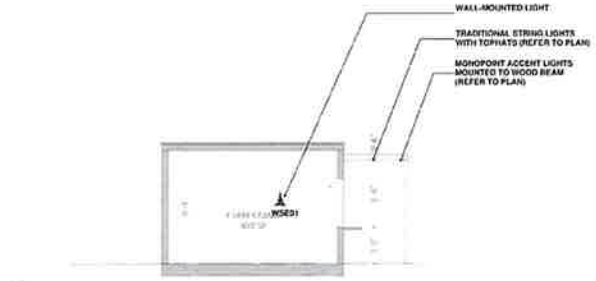
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE



13 BUILDING J - FARM STAND SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING J - FARM STAND EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

CLE01 - FESTOON LIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

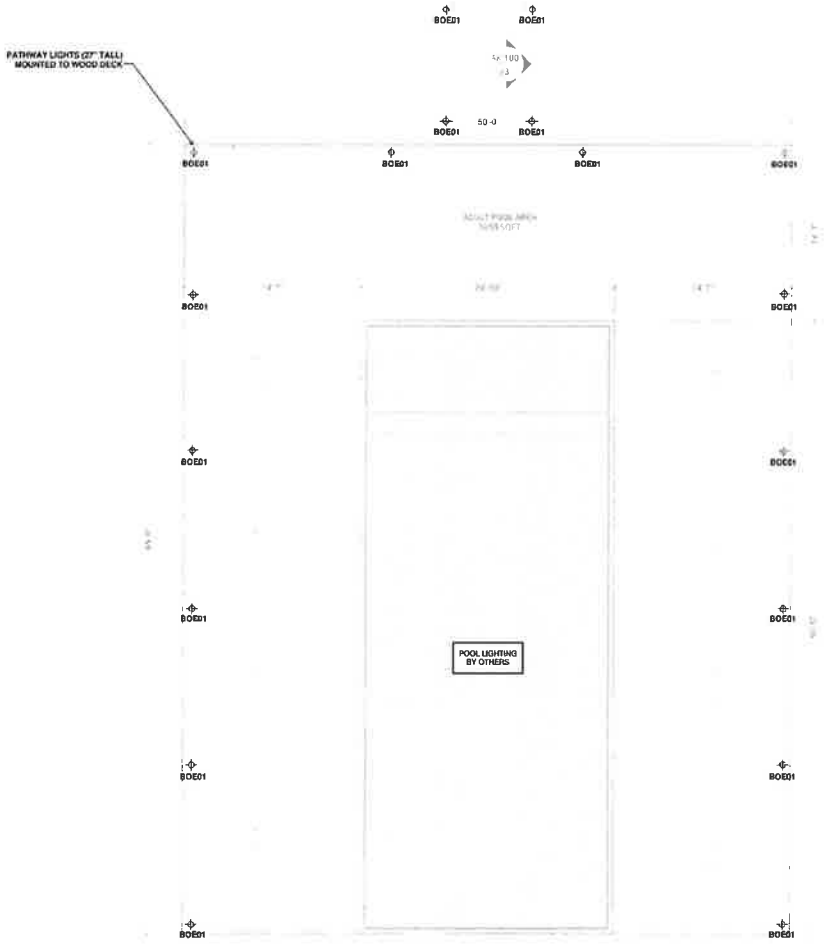
ISSUES

09/14/2023 — P055049

1/4" = 1' — 30" X 42"

BUILDING J - FARM STAND SOUTH AND WEST ELEVATION LIGHTING PLAN

LT.J200



23 AREA K - ADULT POOL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (TO TWINE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTEN FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

BOE01 - ILLUMINATED PATHWAY LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 5900
Facsimile 310 658 5915
www.seanoconnorlighting.com

PROJECT:
5085 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

09/14/2023	PO5369
1/4" = 1'	30" X 42"

AREA K - ADULT POOL LIGHTING PLAN

LT.K100

LIGHTING LEGEND

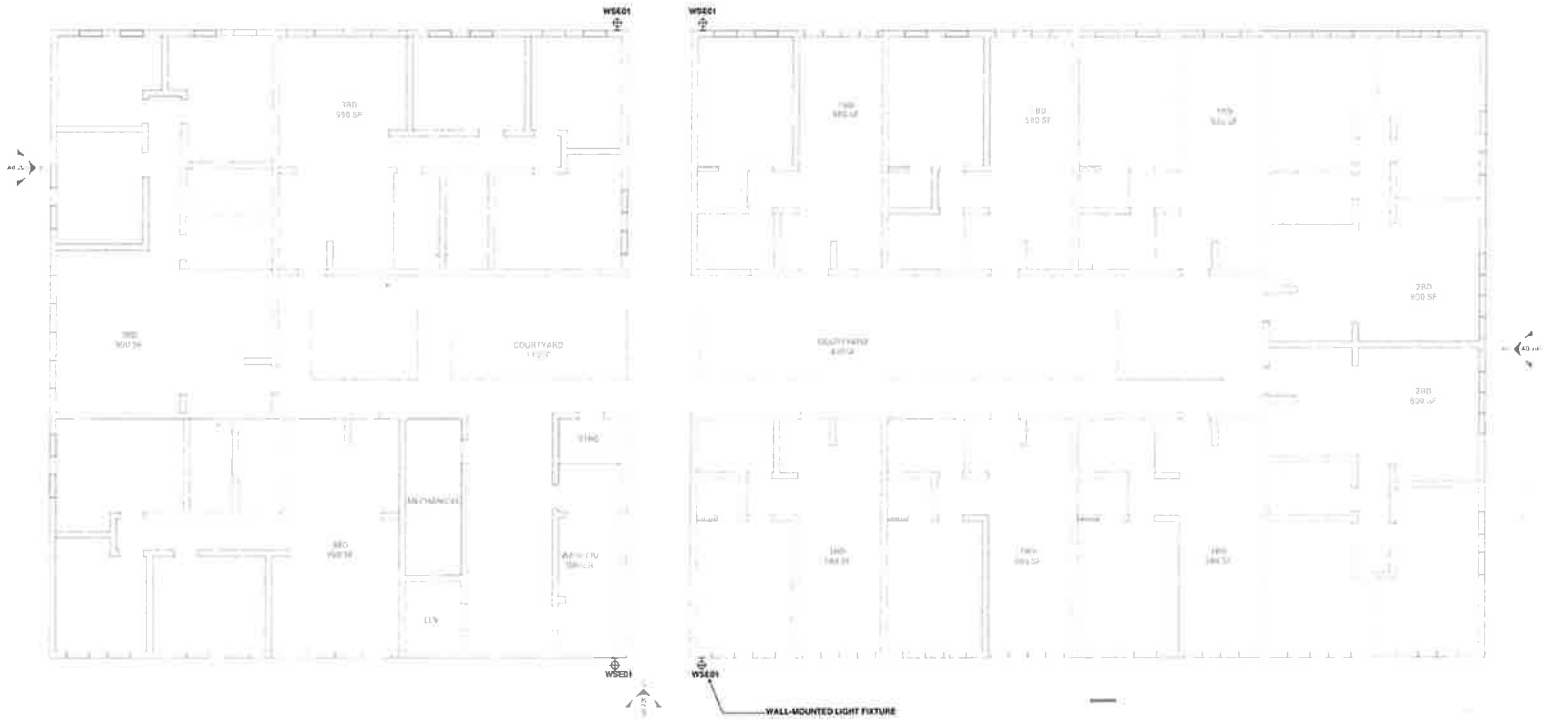
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



10 BUILDING RA - RESIDENCE 1 FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

WS601 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12656 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 0900
Facsimile 310 658 0910
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

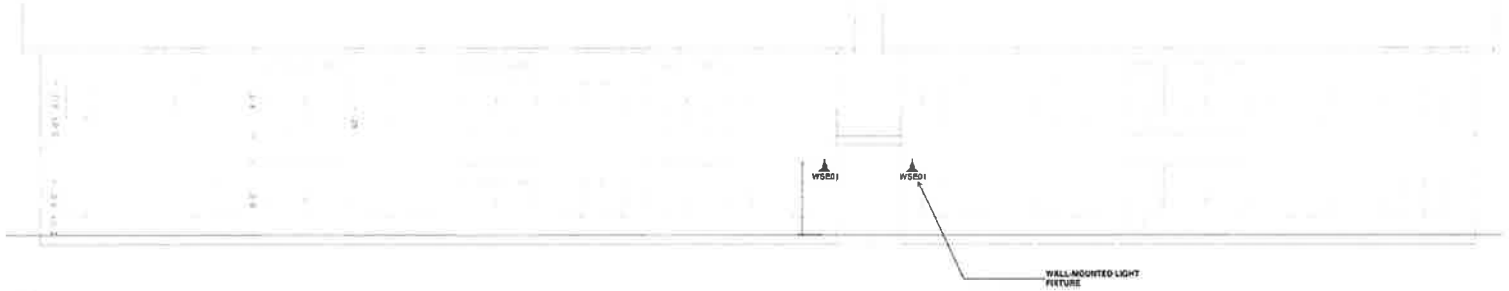
GENERAL NOTES:

ISSUES:

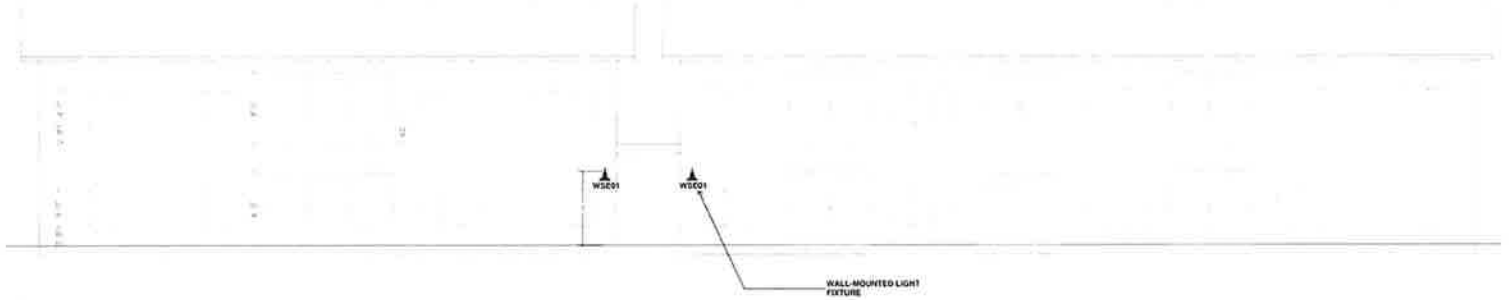
Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

BUILDING RA - RESIDENCE 1 FIRST FLOOR LIGHTING PLAN

LT.RA100



33 BUILDING RA - RESIDENCE 1 WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING RA - RESIDENCE 1 EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIP)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12965 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 6900
Facsimile 310 658 6918
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

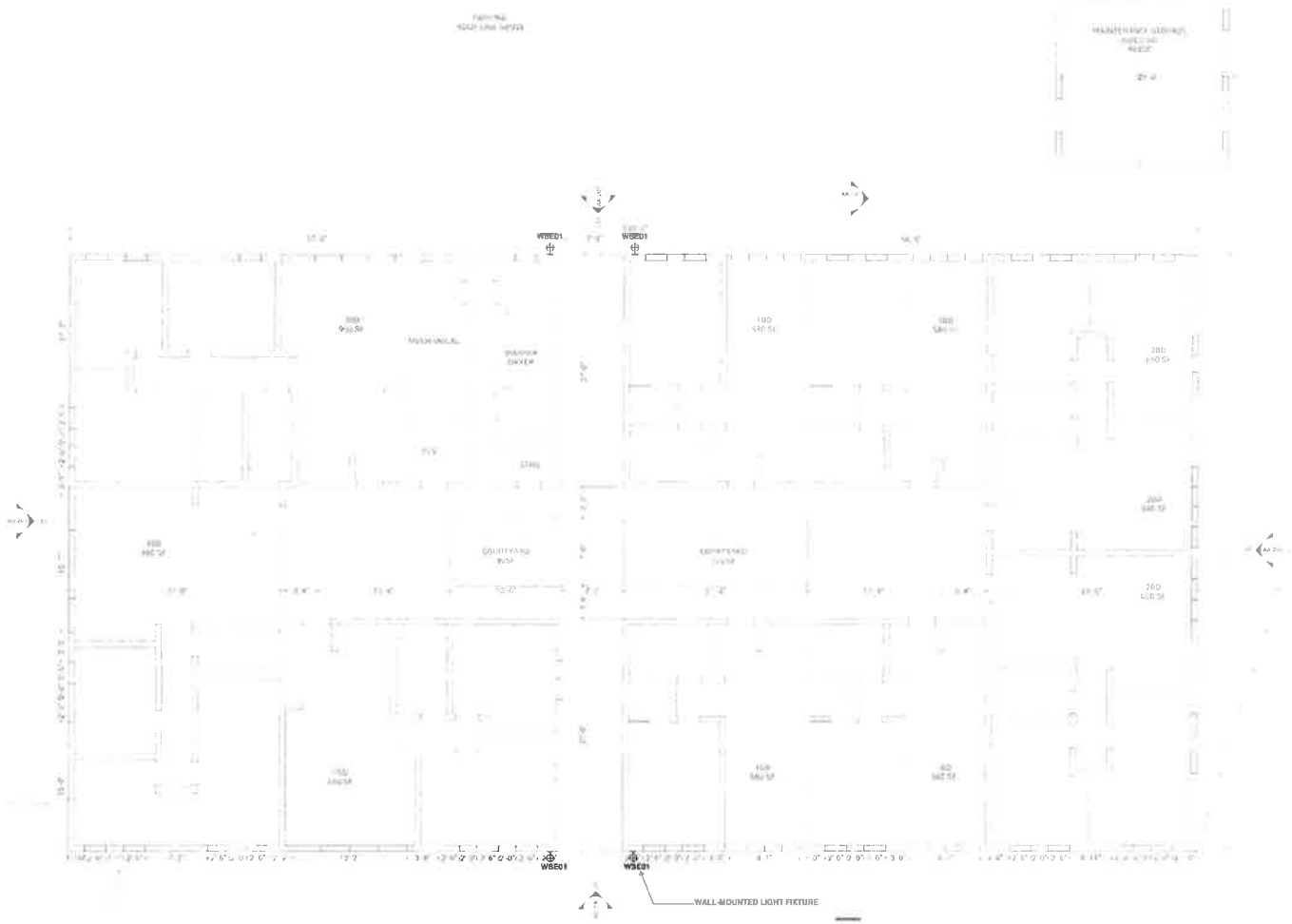
1	REVISED	09.15.2023

09/14/2023 — P#05549

3/16" = 1' — 30" X 42"

BUILDING RA - RESIDENCE EAST AND WEST ELEVATIONS LIGHTING PLAN

LT.RA200



10 BUILDING RB - RESIDENCE 2 FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEP LIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

WSED1 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 6900
Facsimile 310 659 9818
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

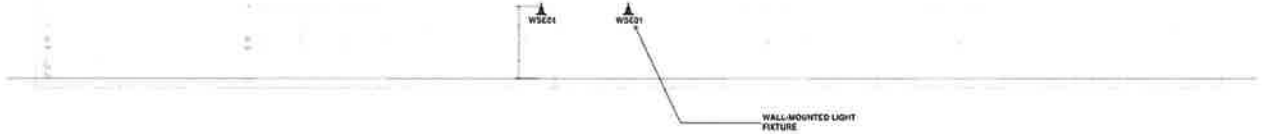
GENERAL NOTES:

ISSUES

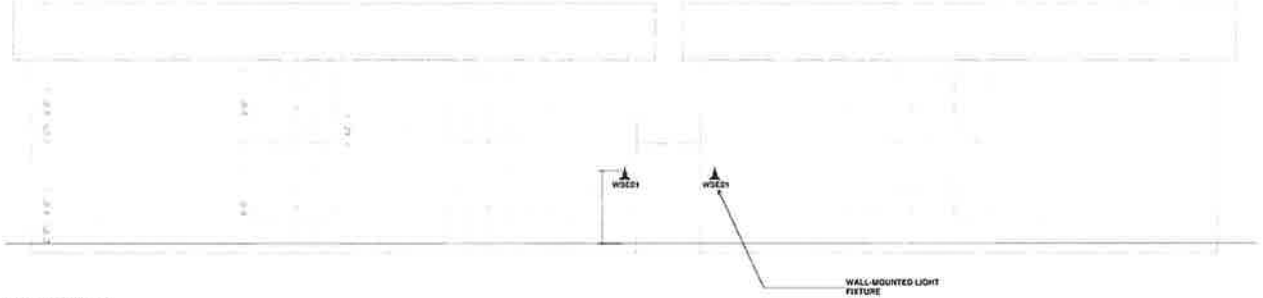
09/14/2023	PDS049
3/16" = 1'	30" X 42"

BUILDING RB - RESIDENCE 2 FIRST FLOOR LIGHTING PLAN

LT.RB100



33 BUILDING RB - RESIDENCE B WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING RB - RESIDENCE 2 EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12958 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 859 5900
Facsimile 310 859 5918
www.seanoconnorlighting.com

PROJECT
5885 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

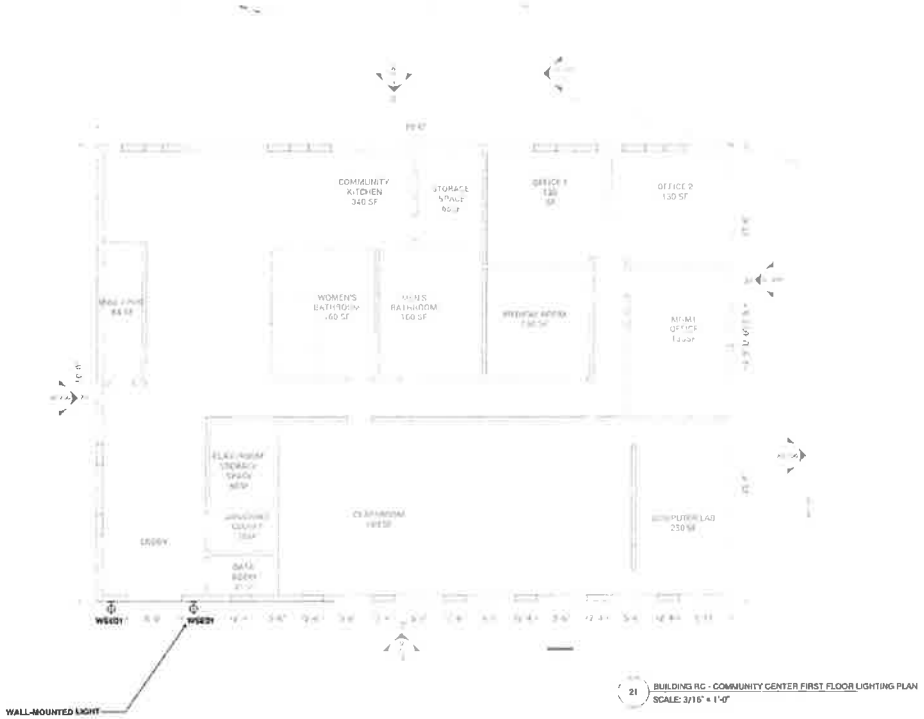
GENERAL NOTES

ISSUES

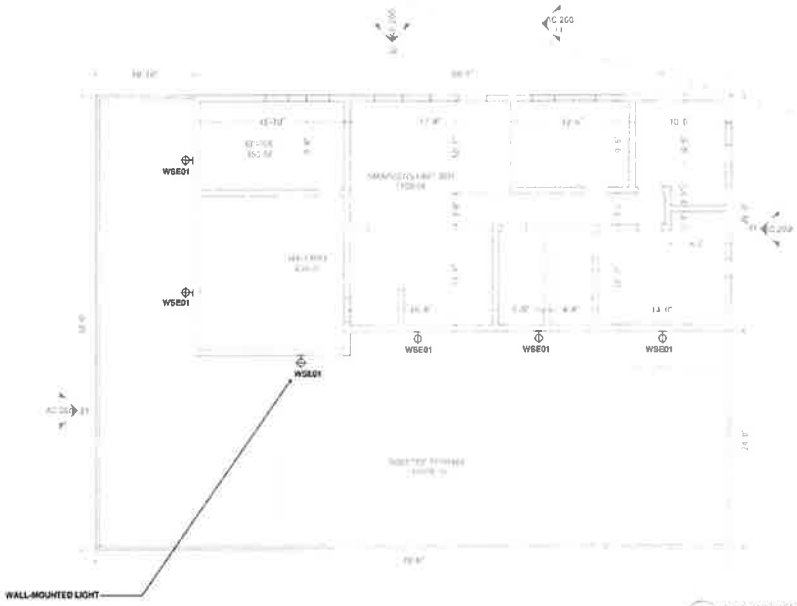
Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING RB - RESIDENCE EAST AND WEST ELEVATIONS LIGHTING PLAN

Sheet No.
LT.RB200



21 BUILDING RC - COMMUNITY CENTER FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"



11 BUILDING RC - COMMUNITY CENTER SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W Washington Boulevard
Los Angeles, California 90066
Telephone 310 658 5900
Facsimile 310 829 5810
www.seanoconnorlighting.com

PROJECT:
5005 CARPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

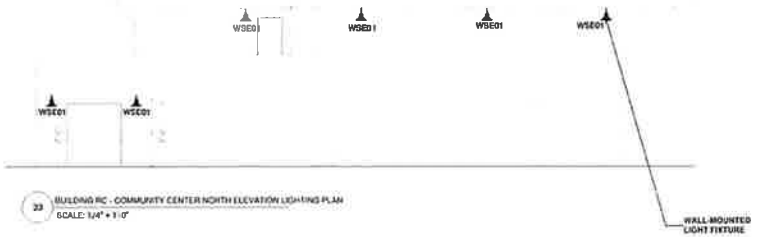
GENERAL NOTES

ISSUES:

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title: BUILDING RC - COMMUNITY CENTER FIRST AND SECOND FLOOR LIGHTING PLANS

Sheet No.: LT.RC100



23 BUILDING RC - COMMUNITY CENTER NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12565 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 858 8900
Facsimile 310 909 8910
www.seanoconnorlighting.com

PROJECT
5885 CAPPINTERIA AVE.

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

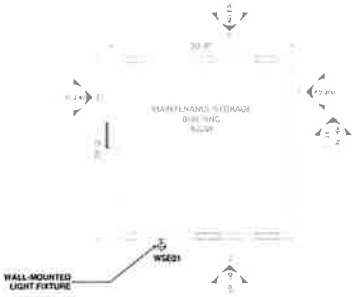
ISSUES:

09/14/2023	P005349
3/16" = 1'	30" X 42"

BUILDING RC - COMMUNITY CENTER NORTH ELEVATION LIGHTING PLAN

LT.RC200

33 BUILDING RD - MAINTENANCE STORAGE WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



13 BUILDING RD - MAINTENANCE STORAGE LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES:

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE SAFETY PURPOSES.

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WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12655 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 559 6900
Facsimile 310 559 6919
www.seanoconnorlighting.com

PROJECT:
5885 CARPINTERIA AVE

CLIENT

PROJECT ARCHITECT

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

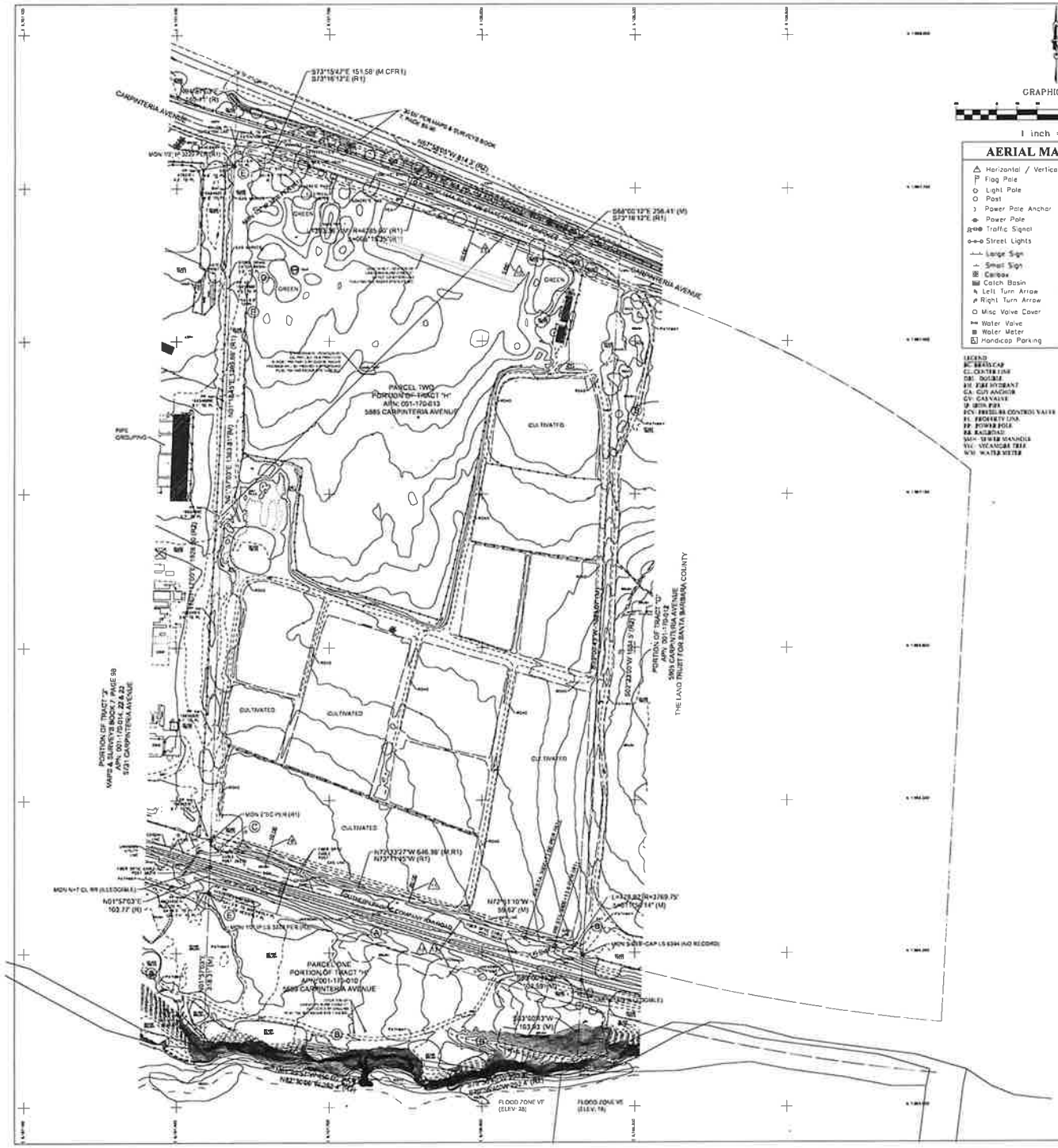
05/16/2025	PD5049
3/16" = 1'	30" X 42"

BUILDING RD - MAINTENANCE STORAGE AND WEST ELEVATION LIGHTING PLAN

LT.RD100

Attachment B
Story Pole Plan, Certification, and Photographs

Carpinteria Farm Preserve & Bungalows Project
Preliminary ARB Review
January 25, 2024



GRAPHIC SCALE

1 inch = 80 ft

AERIAL MAP LEGEND

- Horizontal / Vertical Control
- Flag Pole
- Light Pole
- Post
- Power Pole Anchor
- Power Pole
- Traffic Signal
- Street Lights
- Large Sign
- Small Sign
- Cantilever
- Catch Basin
- Left Turn Arrow
- Right Turn Arrow
- Misc Valve Cover
- Water Valve
- Water Meter
- Handicap Parking
- Fire Hydrant
- Manhole
- Utility Box
- Transmission Tower
- Rail Road Signal
- Palm
- Tree
- Tree Line
- Brush Line
- Dirt Road
- Edge of Asphalt
- Concrete
- Waterline
- Trail
- Curb
- Gutter

LEGEND
BC: BREAKCAP
CL: CENTER LINE
DBL: DOUBLE
FH: FIRE HYDRANT
GA: GUY ANCHOR
GV: GAS VALVE
UP: UTILITY POLE
PCV: PRESSURE CONTROL VALVE
PL: PROPERTY LINE
PP: POWER POLE
RR: RAILROAD
SMH: SEWER MANHOLE
TRC: TRUMPET CABLE
WM: WATER METER

PRELIMINARY TITLE REPORT PREPARED BY:

CHICAGO TITLE COMPANY
3780 STATE STREET, SUITE 150
SANTA BARBARA, CA 93105
TITLE OFFICER: KIM JAY

ITEMS PER SCHEDULE B OF P.T.R.
No. 77013004-3, DATED 08-02-2013

EASEMENT TABLE

ITEM No.	PURPOSE	IN FAVOR OF	RECORD DOCUMENT
8	CONSTRUCTING LAYING, REPAIRING, REPAIRING, AND MAINTAINING SEWER LINES AND APPURTENANCES, WITH RIGHT OF ACCESS AND EGRESS	STANDARD OIL COMPANY OF CALIFORNIA	BOOK 1678, PG 589 OF O.R.
9	WATER PIPELINES AND/OR CONDUITS	CARPINTERIA COUNTY WATER DISTRICT	BOOK 1678, PG 589 OF O.R.
10	WATER PIPE LINE	CARPINTERIA COUNTY WATER DISTRICT	BOOK 1678, PG 589 OF O.R.
11	STANDARD GASOLINE COMPANY, A CORPORATION	PUBLIC	BOOK 1678, PG 589 OF O.R.
12	MAINTENANCE/REPLACEMENT/REMOVAL/EXPANSION OF CONDUITS, REPLACEMENT TECHNOLOGY	AT&T	2009-75745 OF O.R.
13	PUBLIC UTILITY EASEMENT WITHIN SPRINT'S LEASE AREA FOR INSTALLATION, EXPANSION, REMOVAL AND REMOVE CABLES	SPRINT COMMUNICATIONS COMPANY L.P., ET AL.	2013-27382 OF O.R.

LEGAL DESCRIPTION

PARCEL ONE

ALL OF TRACT "H" AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT IN THE MATTER OF THE PARTITION OF THE ESTATE OF MARTHA C. BALLARD, DECEASED, FILED IN CASE No. 9151, IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING NORTHERLY AND/OR EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO SOUTHERN PACIFIC BRANCH RAILWAY COMPANY, A CORPORATION, RECORDED MARCH 21, 1887 IN BOOK 53, PAGE 444 OF DEEDS; THENCE SOUTHERLY ALONG THE NORTHEASTERLY LINE OF SAID LAND SO DESCRIBED IN SAID DEED TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 15, 1934 AS INSTRUMENT No. 1369 IN BOOK 311, PAGE 124, OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

APN 001-170-010

PARCEL TWO

ALL OF TRACT "H" AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT IN THE MATTER OF THE PARTITION OF THE ESTATE OF MARTHA C. BALLARD, DECEASED, FILED IN CASE No. 9151, IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 844, PAGE 144 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 30, 1951 AS INSTRUMENT No. 8247 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, RECORDERS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 15, 1934 AS INSTRUMENT No. 1369 IN BOOK 311, PAGE 124, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE SOUTHERN PACIFIC COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 1678, PAGE 589 OF OFFICIAL RECORDS, AND BY DEED RECORDED IN BOOK 1678, PAGE 591 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE SOUTHERN PACIFIC BRANCH RAILWAY COMPANY, A CORPORATION, BY DEED RECORDED MARCH 21, 1887 IN BOOK 53, PAGE 444 OF DEEDS.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO SOUTHERN PACIFIC COMPANY, A CORPORATION, BY DEED RECORDED JUNE 30, 1950 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 30, 1951 AS INSTRUMENT No. 8247 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, RECORDERS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 1 IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 15, 1934 AS INSTRUMENT No. 1369 IN BOOK 311, PAGE 124, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO SOUTHERN PACIFIC COMPANY, A CORPORATION, BY DEED RECORDED JUNE 30, 1950 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 30, 1951 AS INSTRUMENT No. 8247 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, RECORDERS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL 2 IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JANUARY 15, 1934 AS INSTRUMENT No. 1369 IN BOOK 311, PAGE 124, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO SOUTHERN PACIFIC COMPANY, A CORPORATION, BY DEED RECORDED JUNE 30, 1950 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 30, 1951 AS INSTRUMENT No. 8247 IN BOOK 1134, PAGE 135 OF OFFICIAL RECORDS, RECORDERS OF SAID COUNTY.

APN 001-170-013

NOTES:

1. COMMERCIAL MAPS SURVEYORS INC. TRANSIT CONTROL MONUMENT POST MOUNTED (TC)
2. MAPS SURVEYORS INC. TRANSIT CONTROL MONUMENT POST MOUNTED (TC)
3. BASIS OF BEARINGS
4. BASIS OF DATA PER RECORD DATA
5. ALL DATA PER RECORD DATA UNLESS NOTED

ENCROACHMENTS

ITEM	DESCRIPTION
A	SOUTHERN PACIFIC COMPANY PROPERTY (RAILROAD) SPLITS TRACT "H" OF MAPS AND SURVEYS BOOK 7 PAGES 89 AND 90 INTO TWO TAX PARCELS, APNs: 001-170-013 & 001-170-010. THERE IS NO DESIGNATED CROSSING OR PARKING EQUIPMENT FOR VEHICLES AND/OR PEDESTRIANS TO CROSS THE RAILROAD TRACKS. THE TITLE REPORT DOES NOT SHOW ANY EASEMENTS ACROSS RR (UNDERAIL PARCELS TO ACCESS PARCEL ONE (APN 001-170-010)
B	FENCE LINE CROSSES AND PATHWAYS TO BEACH
C	DRAINAGE FROM APN: 001-170-013 ONTO SHOULDER R/W AT RAILROAD
D	SHOP HUT ALONG WESTERLY PROPERTY LINE IS 0.5' FROM PROPERTY LINE TO APN: 001-170-013 (PARCEL MEASURED TO SHED)
E	GARDEN BOX ENCROACHES ALONG WESTERLY PROPERTY LINE

SURVEYOR'S NOTE

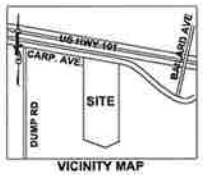
CARDENAS & ASSOCIATES HAS RELIED SOLELY ON THE ABOVE MENTIONED TITLE REPORT NO. 77013004-3(3) AGENT'S FILE # PREPARED BY CHICAGO TITLE COMPANY TO LOCATE TITLE MATTERS AFFECTING PARCEL. UNLESS NOTED OTHERWISE, CARDENAS & ASSOCIATES MAKES NO ETA FURNITURE AS TO THE ACCURACY OR COMPLETENESS OF THE COMMON REFERENCED TITLE REPORT.

SURVEYOR'S STATEMENT
TO LESSEE & AGENCY AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2013.

CARDENAS AND ASSOCIATES SURVEYING, INC.

JEFF C. CARDENAS



VICINITY MAP
NOT TO SCALE

AERIAL SURVEY NOTE:

PLOT SCALE: 1" = 80'
CONTOUR INTERVAL:
MAP COMPILATION SCALE: 1" = 80'

Central Coast Aerial Mapping, Inc.
116 Pine St. #B
Santa Maria, CA 93454
Tel: (805)922-4997 Fax: (805)928-1991

ALTA/ACSM LAND TITLE SURVEY

ALL OF TRACT "H" AS SHOWN IN
MAPS & SURVEYS BOOK 7, PAGE 90
ASSESSORS PARCEL No.: 001-170-010 & 001-170-013

CARDENAS AND ASSOCIATES SURVEYING, INC.

DATE	REVISION	BY

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

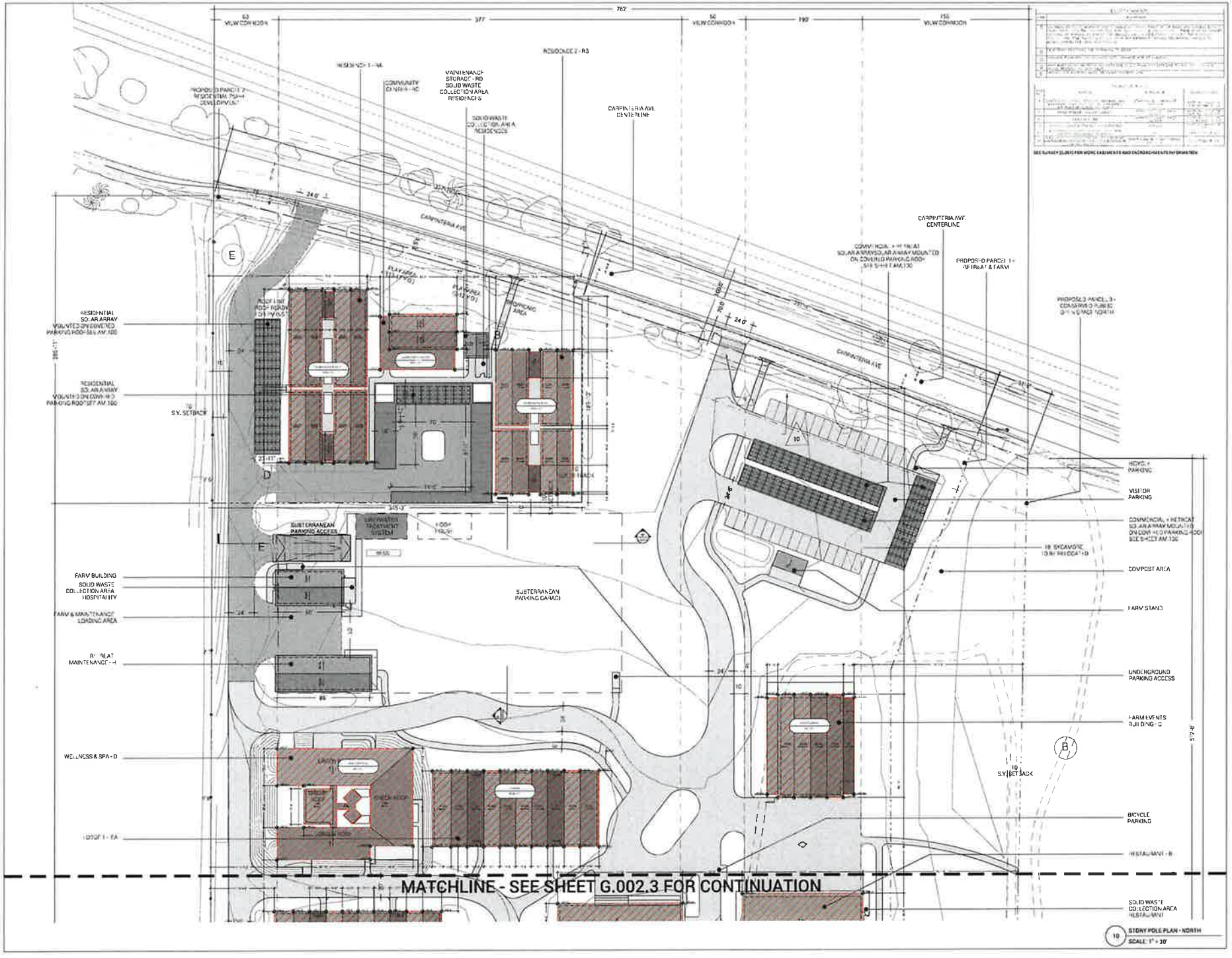
GENERAL NOTES:

ISSUES:

Date	Project No.
10/12/2023	P05049
Scale	Sheet Size
	30" X 42"

SURVEY

G.001



10 STORY POLE PLAN - NORTH
SCALE: 1" = 30'

PROJECT:
5885 CARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

ISSUES:

11/09/2022	POSD#9
1" = 30'	30" x 42"

STORY POLE PLAN- NORTH

G.002.2

PROJECT

5865 DARPINTERIA AVE

CLIENT

ARCHITECTURAL DESIGNER

PROJECT MANAGER

PLANNING CONSULTANT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

GEOLOGIST

SURVEYOR

SITE PLAN

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES

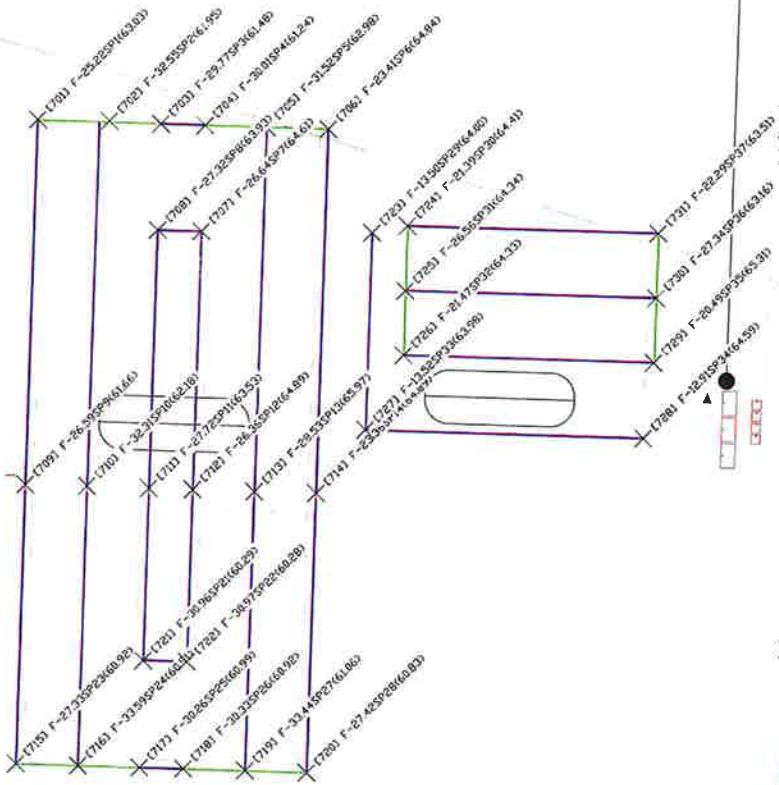
ISSUES

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
1" = 30	30" x 42"

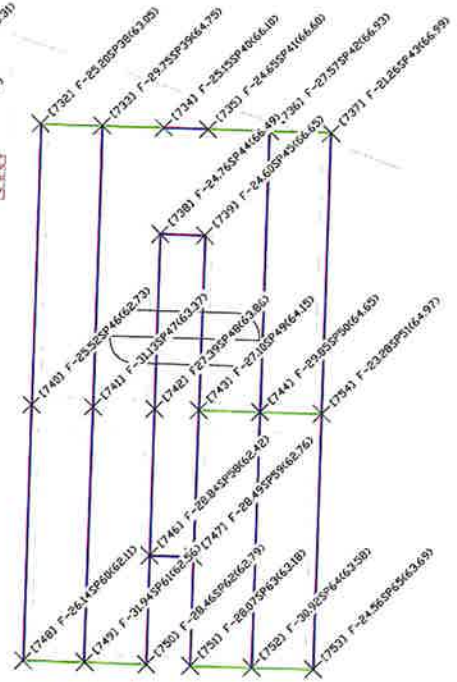
Sheet title

STORY POLE PLAN - SOUTH

G.002.3



BASIS OF BEARINGS:
(R): DEED PER PROVIDED PRELIMINARY TITLE REPORT PROVIDED DATED 08/03/2015.
(R1): RECORD OF SURVEY BOOK 87, PAGE 24.
(R2): MAPS AND SURVEYS BOOK 7, PAGES 89-90.
(R3): PARCEL MAP BOOK 32, PAGE 41.
P.T.R. PRELIMINARY TITLE REPORT
C/R: CACULATED FROM RECORD
NOTES:
1. HORIZONTAL BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62
2. VERTICAL DATUM IS NAVD 88 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62. ELEVATION = 124.89 FEET.
3. BEARINGS SHOWN ARE NAD 83 BASIS.
4. FIRM DATA PER FEMA DATABASE.
5. UTILITY LOCATIONS DONE BY GROUND PENETRATING RADAR SYSTEMS INC., PROJECT MANAGER FREDDY ESPINAL.



LICENSED LAND SURVEYOR
WILLIAM L. MEAGHER
No. 5948
LICENSE EXPIRES 12-31-24
STATE OF CALIFORNIA

William L. Meagher

Digitally signed by William L. Meagher
DN: cn=William L. Meagher, o=WM Surveys Inc., ou, email=wmhinc@west.net, c=US
Date: 2024.01.09 14:26:02 -08'00'

WM SURVEYS INC.
William L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

NORTH

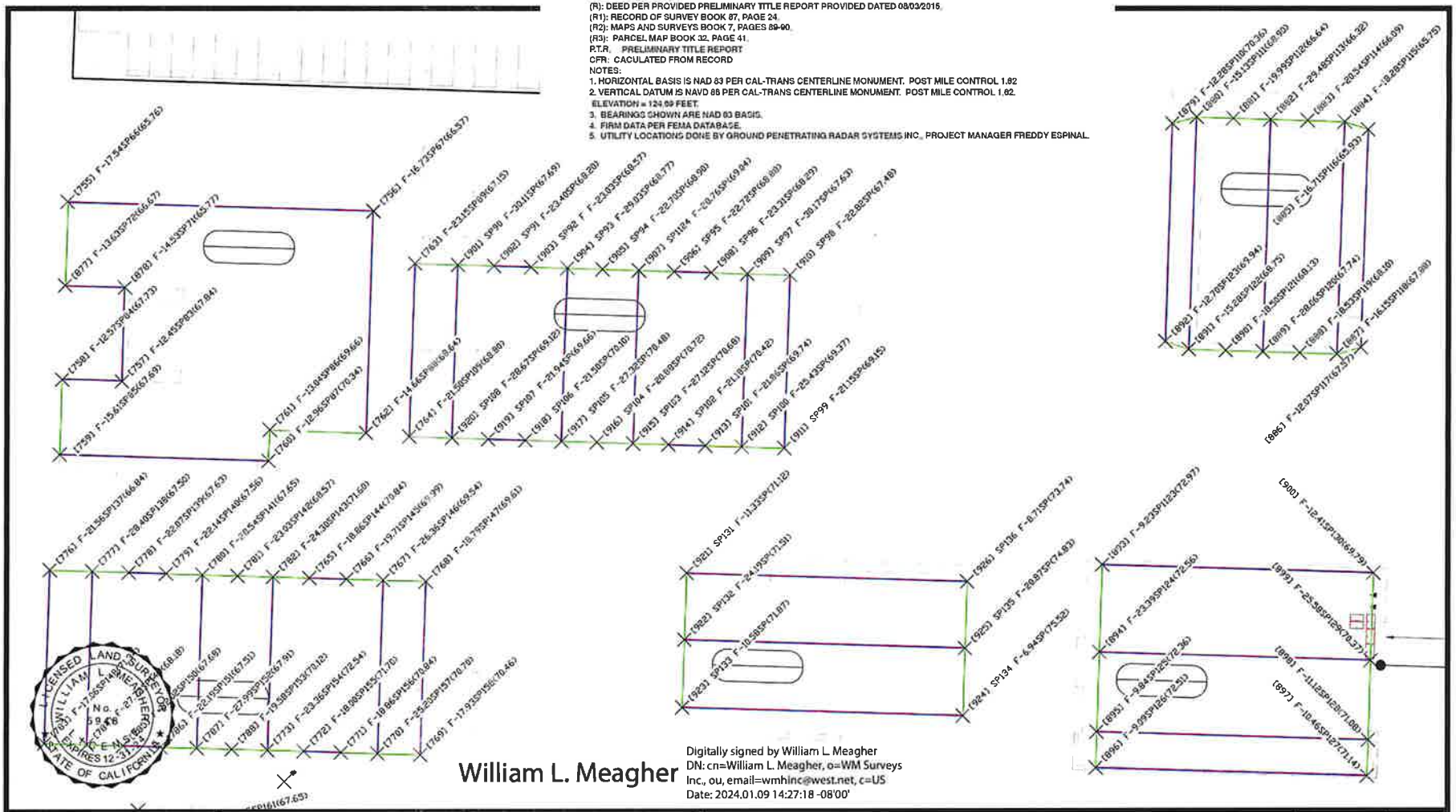
Story Pole Survey

5885 Carpinteria Ave, Carpinteria, CA

SHEET 1
OF 1
DRAWING NO. B23135

REVISED:

BASIS OF BEARINGS:
(R): DEED PER PROVIDED PRELIMINARY TITLE REPORT PROVIDED DATED 08/03/2015.
(R1): RECORD OF SURVEY BOOK 87, PAGE 24.
(R2): MAPS AND SURVEYS BOOK 7, PAGES 89-90.
(R3): PARCEL MAP BOOK 32, PAGE 41.
P.T.R. PRELIMINARY TITLE REPORT
CFR: CACULATED FROM RECORD
NOTES:
1. HORIZONTAL BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62
2. VERTICAL DATUM IS NAVD 88 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62. ELEVATION = 124.09 FEET.
3. BEARINGS SHOWN ARE NAD 83 BASIS.
4. FIRM DATA PER FEMA DATABASE.
5. UTILITY LOCATIONS DONE BY GROUND PENETRATING RADAR SYSTEMS INC., PROJECT MANAGER FREDDY ESPINAL.



LICENSED LAND SURVEYOR WILLIAM L. MEAGHER No. 5916 LICENSE EXPIRES 12-31-24 STATE OF CALIFORNIA

William L. Meagher

Digitally signed by William L. Meagher
DN: cn=William L. Meagher, o=WM Surveys Inc., ou, email=wmhinc@west.net, c=US
Date: 2024.01.09 14:27:18 -08'00'

WM SURVEYS INC.
William L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

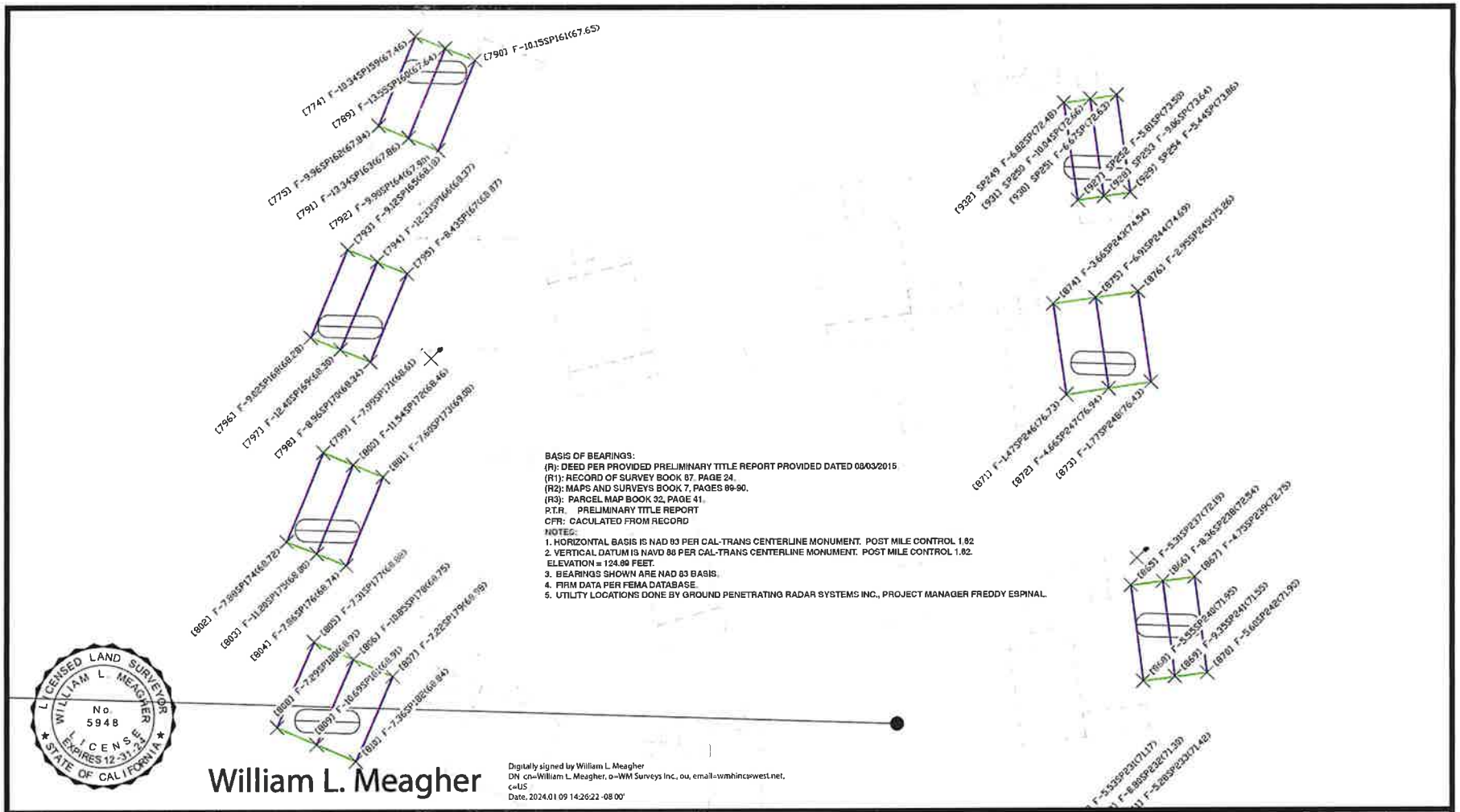
NORTH

Story Pole Survey

5885 Carpinteria Ave, Carpinteria, CA

SHEET 1
OF 1
DRAWING NO. B23135

REVISED:



WM SURVEYS INC.
William L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

NORTH

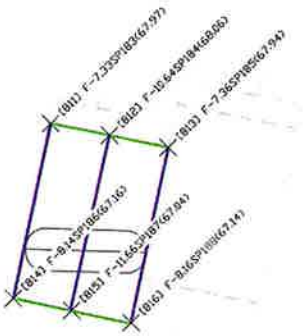
Story Pole Survey

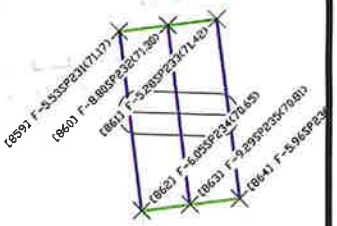
5885 Carpinteria Ave, Carpinteria, CA

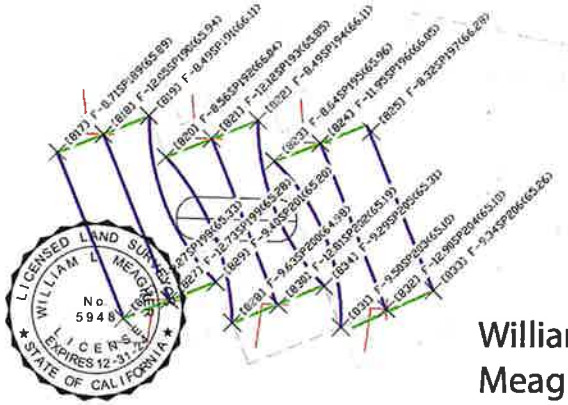
SHEET 1
OF 1
DRAWING NO. B23135

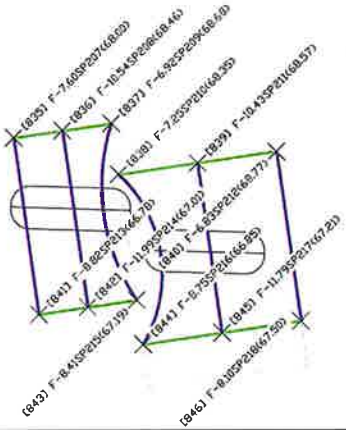
REVISED:

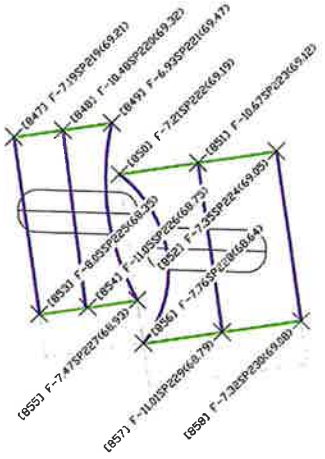
BASIS OF BEARINGS:
(R): DEED PER PROVIDED PRELIMINARY TITLE REPORT PROVIDED DATED 06/03/2015.
(R1): RECORD OF SURVEY BOOK 87, PAGE 24.
(R2): MAPS AND SURVEYS BOOK 7, PAGES 89-90.
(R3): PARCEL MAP BOOK 32, PAGE 41.
P.T.R. PRELIMINARY TITLE REPORT
CFR: CACULATED FROM RECORD
NOTES:
1. HORIZONTAL BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62
2. VERTICAL DATUM IS NAVD 88 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62.
ELEVATION = 124.59 FEET.
3. BEARINGS SHOWN ARE NAD 83 BASIS.
4. FIRM DATA PER FEMA DATABASE.
5. UTILITY LOCATIONS DONE BY GROUND PENETRATING RADAR SYSTEMS INC., PROJECT MANAGER FREDDY ESPINAL.











William L. Meagher

Digitally signed by William L. Meagher
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Date: 2024.01.09 14:26:53 -08'00'

WM SURVEYS INC.
William L. Meagher
2747 Sherwin Ave. #12
Ventura, Ca. 93003
(805) 677-4850

NORTH

Story Pole Survey

5885 Carpinteria Ave, Carpinteria, CA

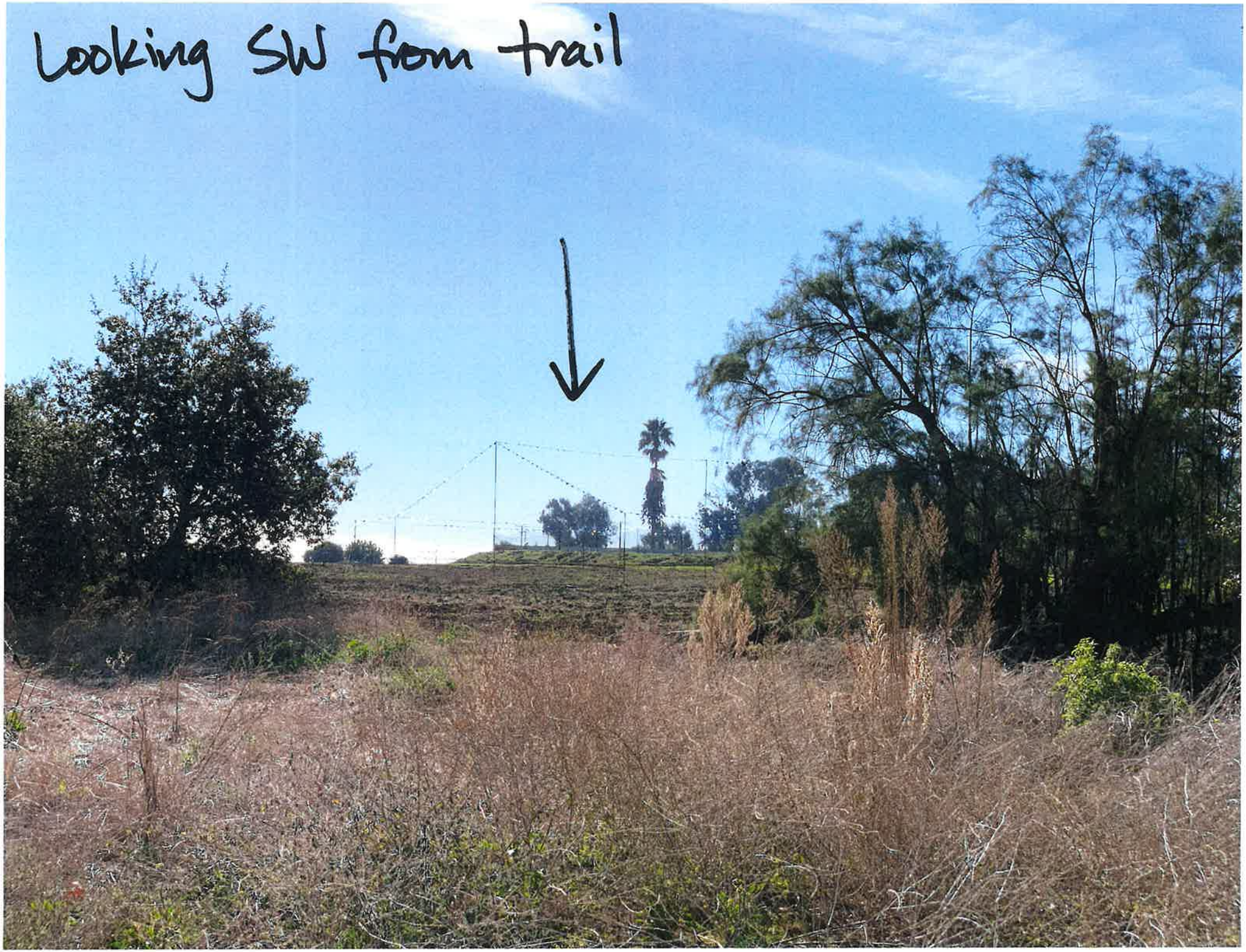
SHEET 1
OF 1
DRAWING NO. B23135

REVISED:

Looking at project from Via Real & Bailard

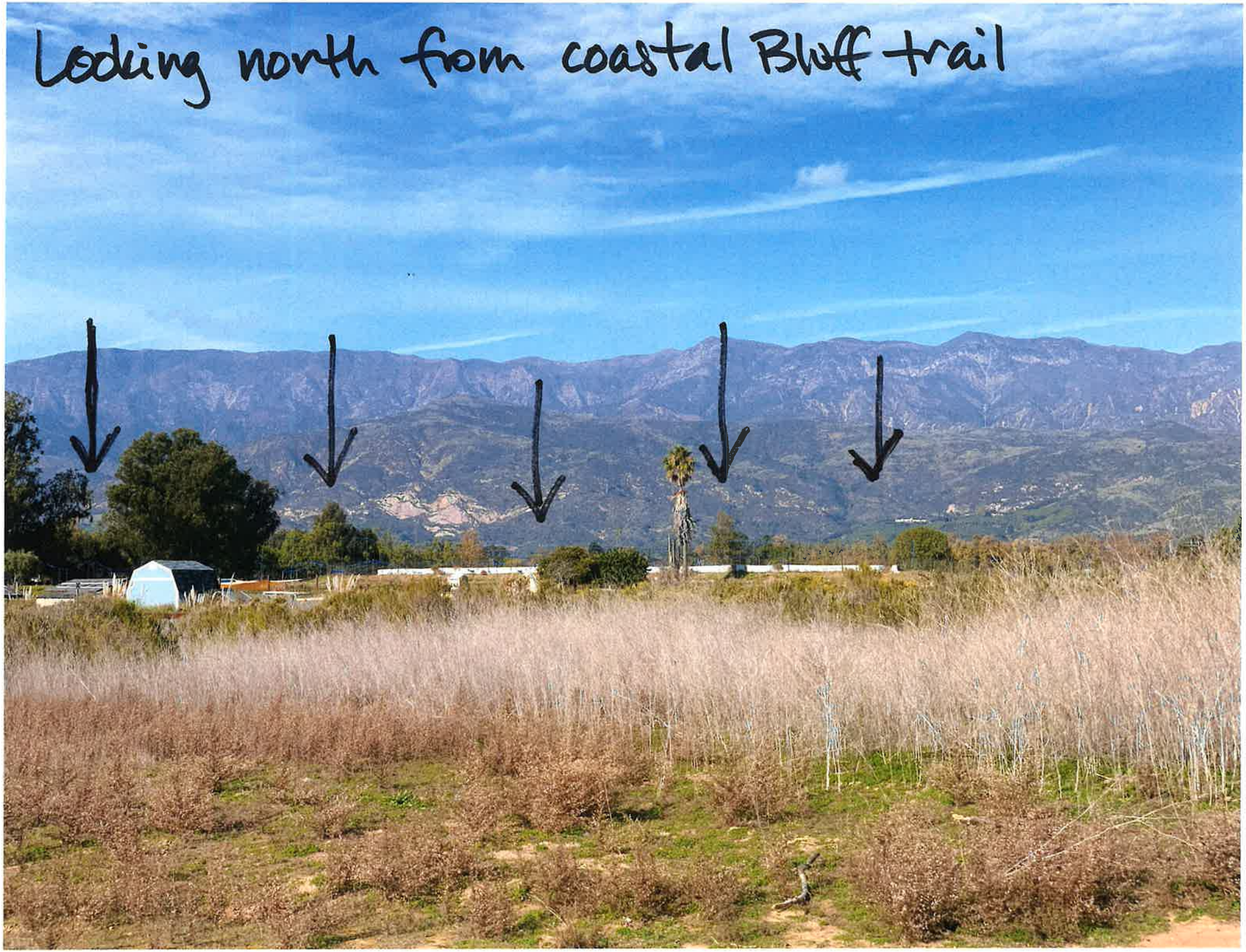
looking south @ resort from
Carpinteria Avenue

Looking SW from Carpinteria Ave.


Looking SW from trail

Looking SW from trail

Looking west from trail

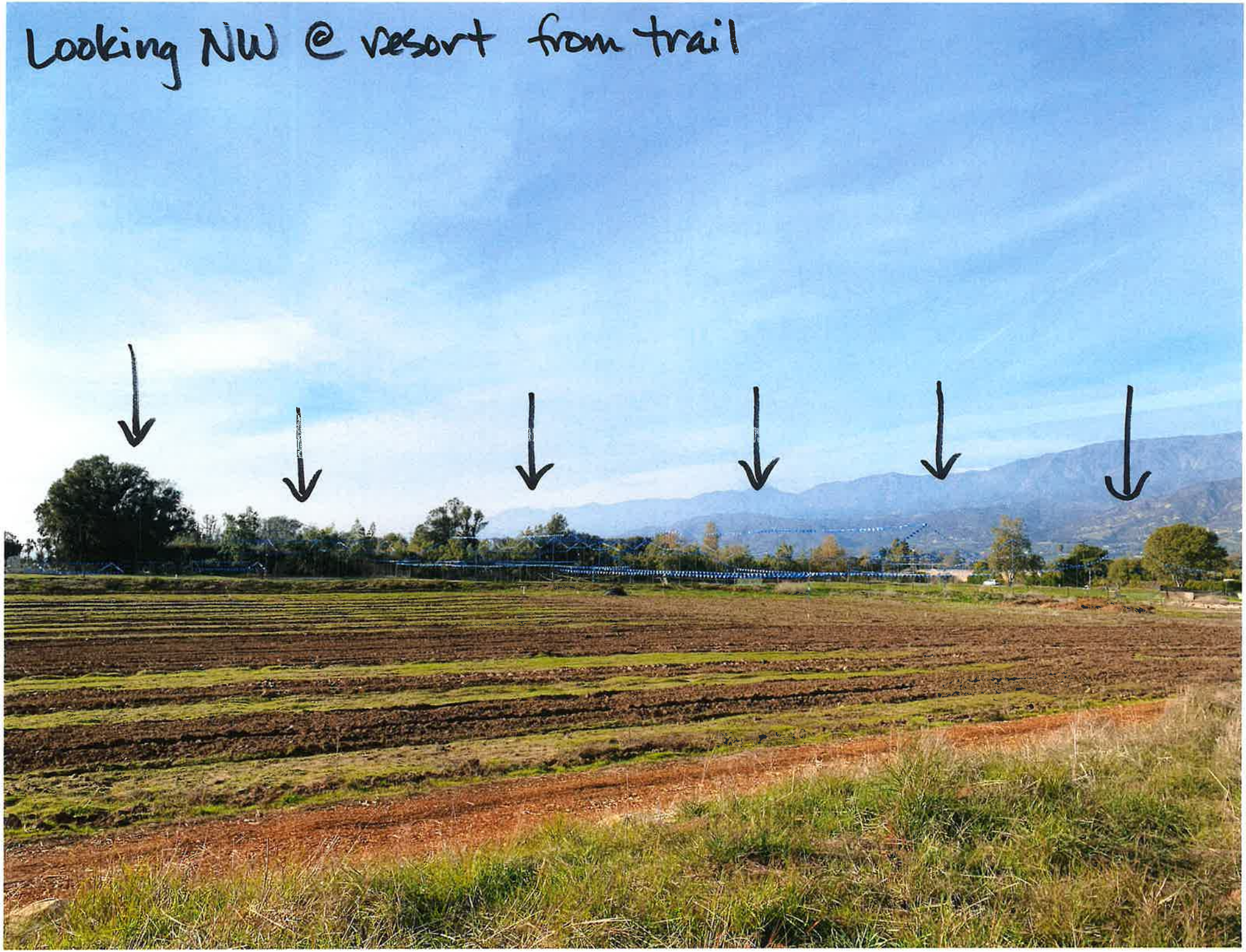

Looking north from coastal Bluff trail

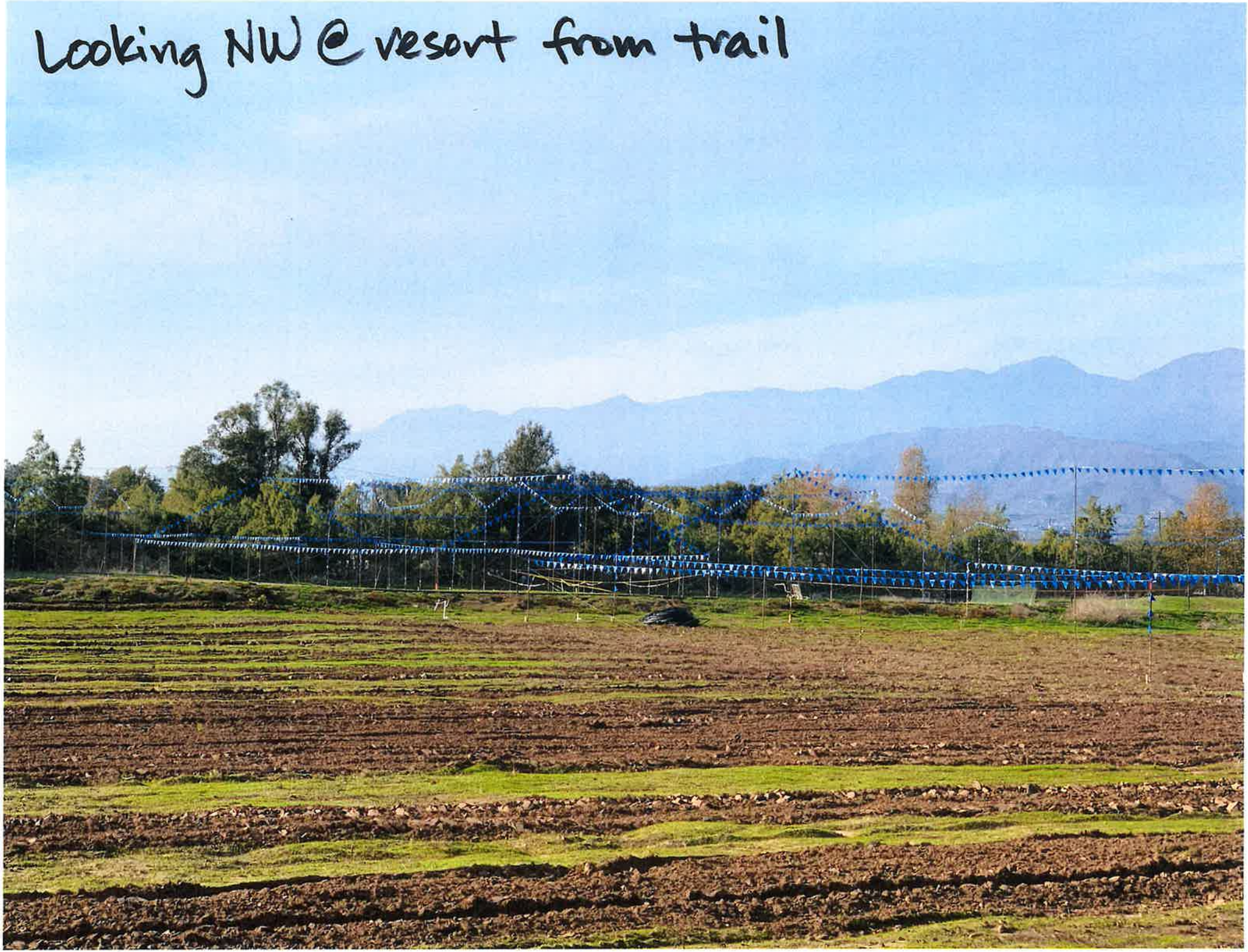
Looking north from seal rookery overlook

Looking West @ project from Bluffs parking lot

Looking west @ project from Bluffs trail

Looking NW @ resort from trail


Looking NW @ resort from trail


Looking NW @ resort from trail

Panorama - Looking SE from Carpinteria Ave. @ residential bldgs.

Panorama - Looking South - west - north from trail

Attachment C

Minutes from the March 30, 2022 Special Joint City Council/Planning Commission/ARB Meeting

Carpinteria Farm Preserve & Bungalows Project
Preliminary ARB Review
January 25, 2024

City of Carpinteria
Special Joint City Council, Planning Commission and Architectural Review Board Meeting Minutes
Wednesday, March 30, 2022

In-Person and Virtual

CALL TO ORDER

Mayor Nomura called the meeting to order at 5:39 pm.

ROLL CALL

City Councilmembers present:	Councilmember Natalia Alarcon Councilmember Gregg A. Carty Councilmember Roy Lee Vice Mayor Al Clark Mayor Wade T. Nomura
Planning Commissioners present:	Commissioner David Allen Commissioner John Moyer Chair Jane Benefield
Planning Commissioners absent:	Commissioner John Callender Vice Chair Glenn LaFevers
Architectural Review Boardmembers present:	Boardmember Amy Blakemore Boardmember Richard Johnson Boardmember Jim Reginato Vice Chair Jason Rodriguez Chair Brad Stein
Staff members present:	Dave Durflinger, City Manager Michael Ramirez, Assistant City Manager Brian C. Barrett, City Clerk Steve Goggia, Community Development Director Syndi Souter, Associate Planner

PLEDGE OF ALLEGIANCE

Mayor Nomura led those present in the salute to the flag.

CITY COUNCIL BUSINESS

The City Council, Planning Commission and Architectural Review Board met to discuss the following subject matter:

Conceptual review of a mixed-use development proposed by Carp Bluff, LLC., for a 99-room resort and associated amenities, a restaurant, an event barn, a farm, a 16-unit apartment building, and landscape/hardscape improvements on a 27.53 acre property zoned Planned Unit Development (PUD), located at 5669 and 5885 Carpinteria Avenue (APNs 001-170-010 and -013).

Recommendation: Receive public comment and provide individual comments on the mixed-use concept plan.

Associate Planner Souter presented the staff report and PowerPoint presentation.

Laurel Fisher Perez with Susan Elledge Planning & Permitting Services, Inc. and Matthew Goodwin with Carp Bluff, Inc. presented the developer's PowerPoint presentation.

PUBLIC COMMENT WAS HEARD CONCERNING ONLY THE AGENDIZED ITEM FOR THIS SPECIAL MEETING

Emails distributed: Susan Allen, Cynthia Lynn, Michelle Perry, Christina Prins, Steve Elson, Richard Nahas, Kristen Miller, Susan Mailheau, Jessica Mayer, Nancy Weiss, Mike Wondolowski, Sarah Wilkinson, Susie Anderson, Julie Posner, and a few anonymous submittals

Speakers in-person: Russell Ruiz, Brenda Guzman, Ted Rhodes, Julia Mayer, KC Rodriguez, Annie Sly, Mike Wondolowski, Nathan Pratt, Bob Franco, Patsy Mayer (read by Todd Stewart), Jess Mayer, Susan Mailheau, Arturo Tello, Giti White, Susan Allen, Autumn Fiore Palm, Drew Taylor, Amrita Salm, Kristin Van Der Kar, Drew Purdin, and Catherine Overman

Speakers via Zoom: Ken Triguiero with People's Self Help Housing, Dustin Hosieth with the Santa Barbara South Coast Chamber of Commerce, Fred Shaw, and Jackie Morris

Mayor Nomura recessed to a break at 8:10 pm and reconvened the meeting at 8:24 pm.

Mayor Nomura opened up comment from the Architectural Review Board.

Boardmember Reginato commented that the project was too spread out and should have more open space. He recommended the tall buildings be moved to the west side and the lower buildings shifted to the east side, have less massive roofs, include more solar panels on the buildings not just the parking lot, include more sandstone or adobe on the

project, and he didn't like the black anodized aluminum frames on the buildings. He also suggested placing story poles on the site to see the height and location of the buildings, making the project smaller to use less water, adding cisterns to collect rain water for irrigation, having a complete electrical system for energy (no natural gas), and using non-reflective glass.

Boardmember Johnson felt that the use of materials was sensitive and appropriate. He liked the idea of the sea ranch concept. He recommended more sod roofs, hiding the buildings in the landscape, and centralizing or clustering the buildings.

Boardmember Blakemore remarked that the project provided a sensible and thoughtful design with a well thought out palette of plants. She appreciated the developer's dedication to open space in the design. She expressed concern with the issue of compatibility with the neighborhood and the impact the project would have on the community. She suggested the project have a tighter layout of space and be more compact.

Vice Chair Rodriguez appreciated the project's open space, aesthetics, mixed use, event space and that it was sensitive to the Bluffs landscape. He also appreciated that the property was designed to be interactive for guests and the public and felt that it was a good location for the project. He did not like the farm to table concept and preferred something different such as a botanical garden. He noted that this project would offer better hospitality options. He recommended an underground or flat level crossing over the railroad tracks, consider having bicycle or surfboard rentals/storage and outdoor power areas, as well as reducing building too close to Carpinteria Avenue.

Chair Stein liked how the hotel was put together including the sea ranch look with wood siding and less eaves. He felt the project was not a good fit in the particular location and that the commercial aspects (i.e. the restaurant) should be left Downtown for a vibrant Downtown. He was not in favor of the farm to table concept and related that there were a lot of great local organic farmers that could supply produce. He suggested using the topography better and was concerned with two-story buildings along the ridgeline. He also suggested hiding the buildings in the landscaping, adding solar panels on every roof, placing story poles at the project site, and only using an at-grade crossing over the railroad tracks. Lastly, he observed that the project was not representative of Carpinteria as a whole and suggested the project better fit within the community.

Mayor Nomura opened up comment from the Planning Commission.

Chair Benefield appreciated the building materials and the permeable walkways. She also thought the farm aspect was a good idea and the access was well located. She recommended that the roof lines be more level and cohesive, the buildings need to be unornamented and less high, there should be more affordable housing units built and that no apartments should be vacation rentals, and expressed her concern about noise, glare,

traffic and visuals and that the view corridors are essential. She suggested that the project include a restaurant with a beach view and that a development agreement be drafted for enforcement of conditions/rules and have a yearly code enforcement check. Lastly, she wished to know more about what was being planted and expressed skepticism on the railroad crossing and on how thriving the farm element would be.

Commissioner Allen summarized that the property is subject to some of the most restrictive rules and spoke through the lens of several General Plan policies and objectives such as CDS6-a and -b, OSC-2h, Implementation Policy 58, 66, 67, and 83, and Carpinteria Municipal Code Section 14.16.010. He observed that agricultural, recreational and residential uses are priorities for this area and that the hotel use is allowed. He explained that the objective is to encourage and promote open field, agriculture and an independent viable industry. He identified that the site is limited to development on the northwest corner due to the City's current policies, the project is not consistent with the General Plan, and the project is not right for this site.

Commissioner Moyer commented that the property is very special and deserves something special which the proposed project does not offer. He suggested the developer go further to design the project and include green roofs.

Mayor Nomura opened up comment from the City Council.

Councilmember Lee addressed that the project doesn't encourage visitors to the City's business corridor and recommended the developer reach out to the community to see what it wants and return back to the Council.

Councilmember Carty felt it was a great conceptual project and suggested the developer add an additional option to work with the community and leave a legacy of open space for future generations.

Councilmember Alarcon brought up her concern with the lack of workforce/affordable housing. She advised the developer to work with the community to rework the project to allow potential hotel/resort guests to go out and experience what Carpinteria is all about. She was impressed with the project's regeneration of plants and recommended solar panels throughout the project.

Vice Mayor Clark commented that if the developer followed the General Plan, it would be what the community wants. He noted that the lack of views is a huge issue with the proposed project. He requested the developer take another look at the large buildings on the ridge whose views are protected by the General Plan. He preferred a smaller project.

Mayor Nomura observed an opportunity for the developer to develop in the northwest corner near Carpinteria Avenue and work along the lower areas to protect the view corridor of the ridge and not place any structures on the ridge. He suggested condensing

and clustering the buildings and from the streetscape side along Carpinteria Avenue there could be one-story buildings in the front and shift up to two-story buildings in the middle where it is less conspicuous. He also suggested reducing the amenities and offer something unique to the project location. Lastly, he suggested the developer take another look at the agricultural component to maximize the open space that the public is seeking and that the developer may be able to cover what they want in amenities on one-third of the property leaving the rest of the property as open land for the community.

A couple of the Architectural Review Board members, Planning Commissioners, and City Council members noted that recreation was an important aspect of past and current use of the project site.

Mr. Goodwin provided closing remarks.

ADJOURNMENT

Mayor Nomura adjourned the meeting at 9:43 pm.

Wade T. Nomura, Mayor

ATTEST:

Brian C. Barrett, City Clerk

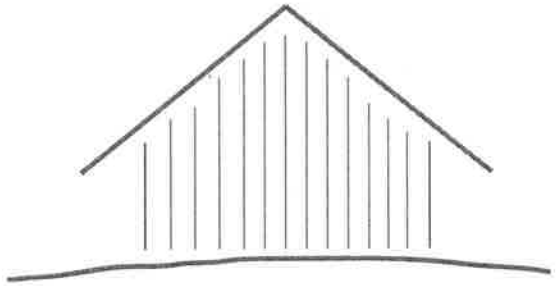
Attachment D
Conceptual Architectural Plans (Superseded)

Carpinteria Farm Preserve & Bungalows Project
Preliminary ARB Review
January 25, 2024

CONCEPT REVIEW

CARPINTERIA FARM &

HOSPITALITY EXPERIENCE



SUPERSEDED

5885 CARPINTERIA AVE CARPINTERIA, CA

CITY OF CARPINTERIA SPECIAL MEETING INITIAL SUBMISSION PACKAGE

CARP BLUFF, LLC | MARCH 21, 2022

A FARM & HOSPITALITY EXPERIENCE

A community driven regenerative farm, boutique hotel, restaurant and residential experience set among Carpinteria's coastal pastoral lands, at the intersection of mountain and sea. It celebrates the farming heritage of the community and the integrity of the land.

Now, more than ever, we have become out of touch with the very things that feed our soul; nature, connectivity, community. This concept is a cultivation of these life forces. By designing with nature and creating a space of togetherness and grounding, we aspire to inspire and create ripples contributing to the greater good.

SUPERSEDED

It is our goal that this project will serve as an example of sustainable development; one that lives lightly on the land, creating a symbiotic relationship between environment, community and economy.

By working with the soul of the land and the spirit of the property, we envision that this will become part of the fabric of Carpinteria. We aspire for people to leave feeling better than when they arrived.
We aspire to do the same for the land.

WHAT IS IT?

OPEN SPACE

Of the existing 27.53 acres, 20 acres will be for open space including native habitat restoration, public trails, and an organic farm. Another 5.93 acres will be for ground level hardscape including walkways, terraces, driveways and parking all on permeable surfaces. The remaining 1.6 acres will be used for the hotel, restaurant, event barn, farm operations and residential spaces with sustainable design practices.

FARM

6 acres of Organic Agricultural Farmland used to supply the on site Restaurant, Farmstand, Hotel and Spa in a self-sustaining system (included in the Open Space).

EVENT BARN & COMMUNITY SPACE

Event space with a 200 person capacity that will be used for community and hotel events.

RESTAURANT

A public restaurant serving the community and guests with product grown a few feet away from the property's Farm. Additional product will be sourced in priority from the City of Carpinteria's extensive farming network.

BOUTIQUE HOTEL

Hotel including low density cabins & bungalows.

SPA

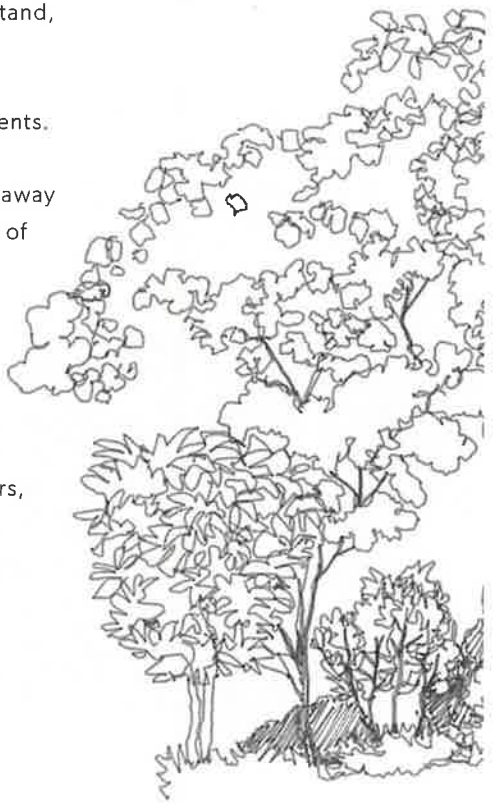
A small retreat open to the Community utilizing the botanicals grown at the Farm.

RESIDENTIAL

16 workforce housing units (as proposed) to provide housing for on-site team members, along with the Carpinteira workforce community.

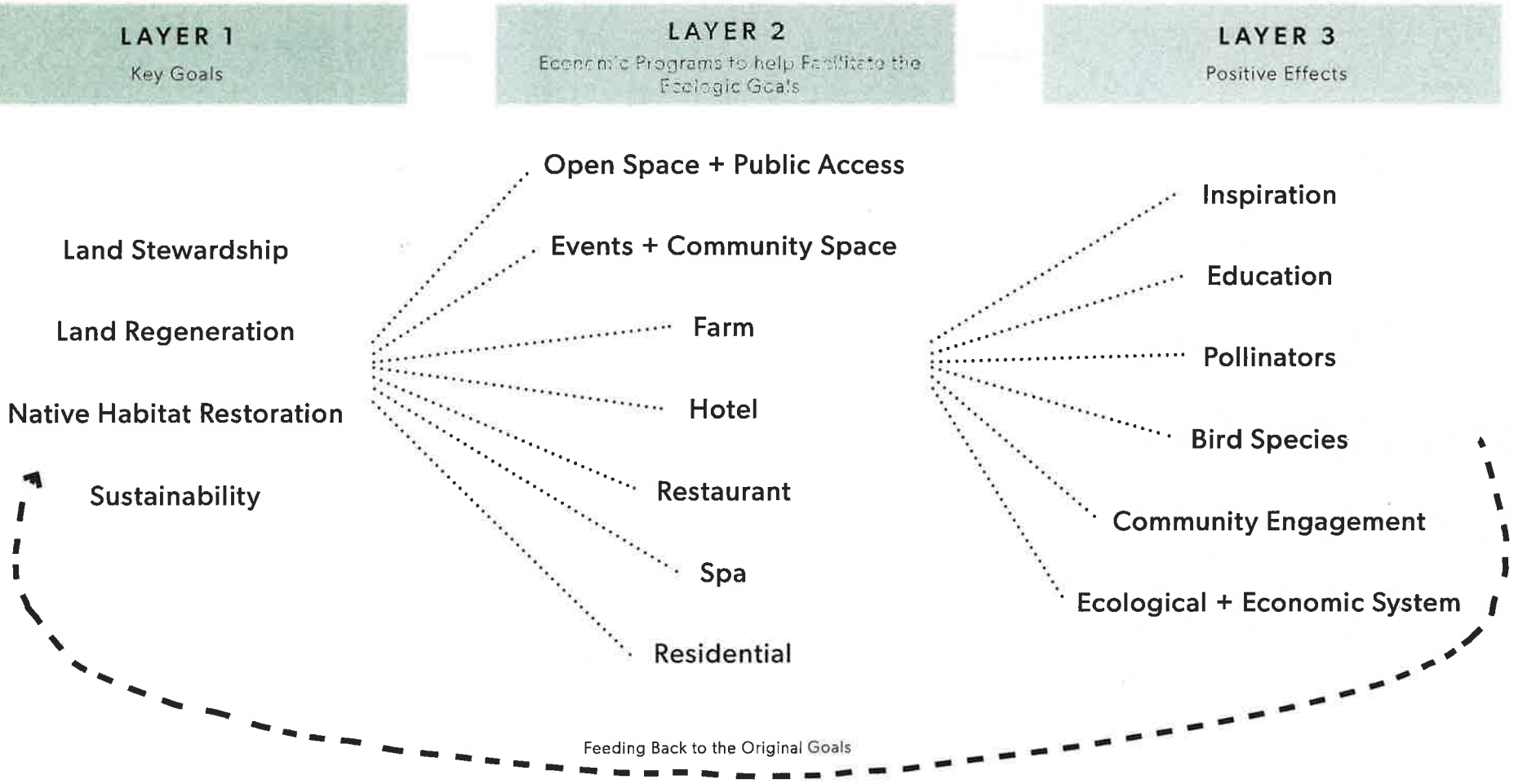
SUPERSEDED

But most importantly...



THE LAYERS OF THE CONCEPT

SUPERSEDED



An environment that people are inspired by to consciously take back to every day life.

GUIDING PRINCIPLES

We are committed to this ongoing relationship with human, land & community.

- To work with the nature, not against it
- To live lightly on the land
- For the community of Carpinteria to become part of this project just as much for the project to become part of the community
- To ground, connect and inspire
- To remind people of their connection with the land
- Authenticity and integrity
- Family and friends
- Community
- To create a space for like minded people to share common goals
- To improve the health & wellness of the community & guests from the soil up
- To create a project that is inherently sustainable
- Nourish the land and the community
- Inspire visitors to take these guiding principles back to their communities and in turn, contribute to the greater good
- To encourage ongoing community participation with the land and program

"The day you plant the seed is not the day you eat the fruit."

SUPERSEDED

COMMUNITY & CITY ENGAGEMENT SUMMARY

Over the past 18 months we have endeavored to meet with many members of the community, including organized groups, individuals, as well as other municipal level stakeholders to incorporate valued input and comments into the design and programming. We look forward to continued lively discussion about the future of this land.

- City of Carpinteria, City Manager's Office
- City of Carpinteria, Community Development Department (Planning)
- City of Carpinteria, Parks Department
- California Coastal Commission, Ventura Office
- Carpinteria Valley Association (CVA)
- Santa Barbara Land Trust
- Citizens for the Carpinteria Bluffs
- Carpinteria Seal Watch
- Carpinteria Children's Project
- Local Businesses
- Carpinteria Community Residents
- South Coast Chamber of Commerce
- South Coast Chamber of Commerce Public Policy Committee
- South Coast Chamber of Commerce Project Review Committee
- South Coast Chamber of Commerce Carpinteria Business Committee

SUPERSEDED

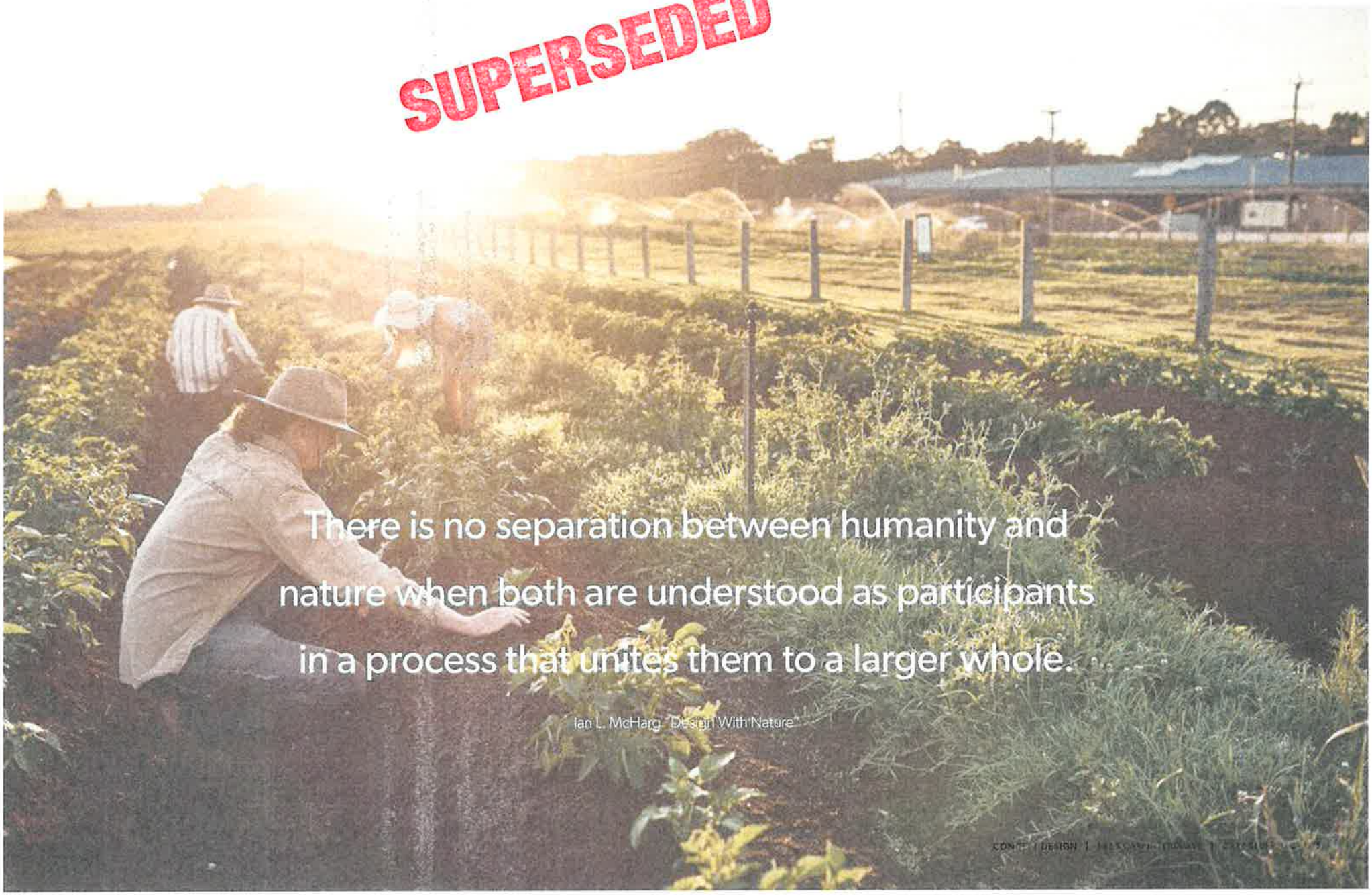
SUPERSEDED

TECHNICAL STUDIES SUMMARY

In addition to the involvement from the community and continued feedback, and as part of our ecological based approach we have undertaken our own exhaustive set of initial environmental impact reports. These reports have formed the foundation to our Concept Design in a land-forward approach, aligning with our Guiding Principles. Below is a list of reports that are included in this Concept Review application, along with a snapshot of other reports in progress.

STUDY	CONSULTANT / ENGINEER	STATUS
• Arborist Survey	Jan Scow Consulting Arborists	Completed
• Ethnobotany and Landscape Study	IPC - Landscape Architects	Completed
• Wave Up-Rush Study 100yr	Geosolutions	Completed
• Groundwater & Geothermal Feasibility Study	Kear Engineering	Completed
• Property & Topographic Survey	Cardenas Surveying	Completed
• Site Utilities & Initial Civil Engineer Review	Flowers Engineering	Completed
• Soils/Geotech	Geocon West, Inc.	Completed
• Existing Inactive Fault Line Study & Approval	Campbell Engineers / City of Carp Bldg & Safety	Completed
• Transportation Impact Study (Draft Completed)	Dudek	In Progress
• Cultural Resources (Draft Completed)	Dudek	In Progress
• Phase 1	Dudek	In Progress
• Biology Surveys and Assessment	Dudek	In Progress
• Vegetation Mapping (Year-round)	Dudek	In Progress
• Habitat Assessment (Year-round)	Dudek	In Progress
• Monarch Habitat Assessment and Overwintering Surveys (November - March, Monarch overwintering season)		In Progress
• Winter and Nesting Raptor Surveys (Winter & Nesting)	Dudek	In Progress
• Botanical Surveys (Spring, Summer and/or Fall)	Dudek	In Progress
• Aquatic Resources Delineation	Dudek	In Progress
• Marine Mammal Observation (weekly during pupping season)	Dudek	In Progress
• Noise & AQ / GHG	Dudek	In Progress

SUPERSEDED


There is no separation between humanity and
nature when both are understood as participants
in a process that unites them to a larger whole.
Ian L. McHarg "Design With Nature"

SUPERSEDED

CONCEPT - REGENERATIVE LAND STEWARDSHIP

Landscape and land stewardship concepts for programming and amenities is to develop an agricultural focus in line with native ecology, guests, lifestyle, and a culinary experience, all whilst living lightly on the land:

- Conservation and Restoration Hospitality
- Botanical integration- Expanding people's understanding and appreciation of plants
- How plants work and how people work with plants

ECOLOGY / BIODIVERSITY

- Ecology encompasses a cornerstone of the project vision with the ultimate goal of creating a thriving, diverse interplay between native habitats and restoration agricultural systems.

CONSERVATION HOSPITALITY

- Although excellent regional examples do exist, highly diverse native plant collections are uncommon throughout California and typically limited to private collections and designated botanic gardens.
- By dedicating significant space to developing a diversified collection of native plant species adapted to the coastal area, the project can demonstrate the rationale for integrating genetic preservation, conservation, restoration, and food production into a hospitality model.
- Developing a biodiverse plant collection will help achieve the project's overall vision while providing a source for plant material and a continuous resource for education and participation in the local community.

ETHNOBOTANY

- A landscape emphasis on native flora and useful plants highlights regional, cultural and ecological history through applied ethnobotany.
- Ethnobotanical themes will be integrated into landscape, culinary and wellness experiences as well as horticulture, restoration/conservation, and educational initiatives.
- Ethnobotany can be explored and integrated into guest programming and amenities across a wide range of interests and activities including:
  - food
  - medicinal plants
  - pre-colonial land-use
  - environmental stewardship
  - resource management
  - agriculture

CONSERVATION

- Not only will the project strive to represent and embrace California native flora, but will evolve into a diverse botanic collection and living seed bank of native California flora, supported by the hospitality / agritourism model.
- Develop a botanical collection and conservation legacy both in native California flora and locally suitable perennial food crops.

RESTORATION

- Use compromised portions of the property, such as the the ocean side of the railroad tracks, to implement an indepth and comprehensive restoration model.
- Develop an initiative to actively support restoration initatives and increase diversity throughout the neighboring bluffs preserve.
- Endeavor on the potential of a mutually beneficial relationship with the adjacent preserve.
- As the project supports and evolves the preserve, the preserve will enhance the value and long-term impact of the project.

SUPERSEDED

CASE STUDIES - REFERENCES OF FARM/HOSPITALITY PROJECTS

THE FARM BYRON BAY - FARM AND RESTAURANT, AUSTRALIA

A regenerated farm with on site restaurant and community open space that was re-developed in the last ten years and became a major community epicenter of Byron Bay. The farmers work directly with the restaurant to grow food for the hospitality experience, while the land stewards coordinate educational activities with local school programs and community members alike, on the benefits of sustainable land stewardship and regenerative agricultural and landscape practices. It's a place for families to come on the weekend and enjoy a meal sitting outside on the veranda while watching the kids running around in the field out front and then leave inspired to take this way of life home. This concept of a sustainable economic and ecological ecosystem is a great template for 5885 Carpinteria Ave. Doing good for the land and the community simutaneously.

FRIDA'S FIELD BYRON BAY - FARM AND RESTAURANT, AUSTRALIA

A new restaurant and community space in the Hinterland of Byron Bay, Australia. On site restaurant in a new barn-like architectural structure that utilizes produce grown on property in their regenerative agriculture farm. The architecture, materials, community oriented space, agrarian aesthetic and general operation are inspiring for the concept design at 5885 Carpinteria Ave as it has a similar approach to respecting the area's agricultural heritage whilst creating its own on property ecosystem.

SUPERSEDED

CASE STUDIES - REFERENCES OF FARM/HOSPITALITY PROJECTS

BABYLONSTOREN FARM & HOTEL, SOUTH AFRICA

Babylonstoren is a beautiful property in South Africa that is a functioning farm, winery, hotel, restaurant and educational center. Their restaurant serves food grown on property and their spa utilizies botanicals from the gardens. A large component is educational workshops and creative classes that hover around utilizing and working with the land.

SEA RANCH, CALIFORNIA

One of the most prolific projects in California that blends nature with architecture is the Sea Ranch community in Northern California along 10 miles of coastline. Their original mantra coined by the landscape architect Lawrence Halprin was to "live lightly on the land". The architecture and buildings were subordinate to the natural conditions of each site. They required the use of local natural materials that would age naturally with time. The landscape design was nearly no design, as it was all local and native and could only be restored to native condition.

SITE CHARACTER & CONCEPT EVOLUTION

SUPERSEDED

SITE CHARACTER & CONCEPT EVOLUTION

PART OF A LARGER WHOLE

We consider the site as a continuation of the adjacent Nature Preserve. Our proposal seeks to blur the boundaries between these two zones to encourage a sinuous landscape-led approach that carefully balances nature, conservation and farm-forward hospitality experience.

REGENERATING THE LANDSCAPE

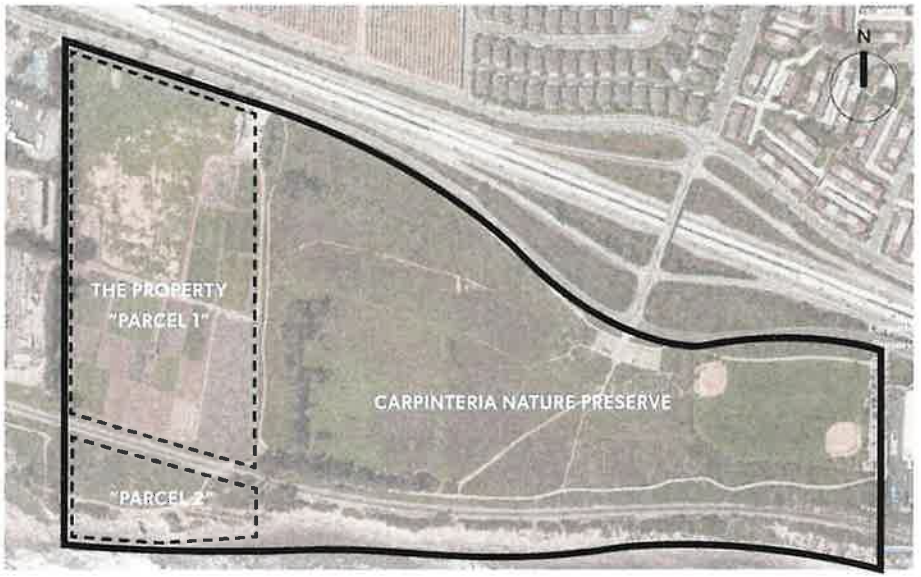
Our approach is to extend and weave the native habitat from the Nature Preserve into the site.

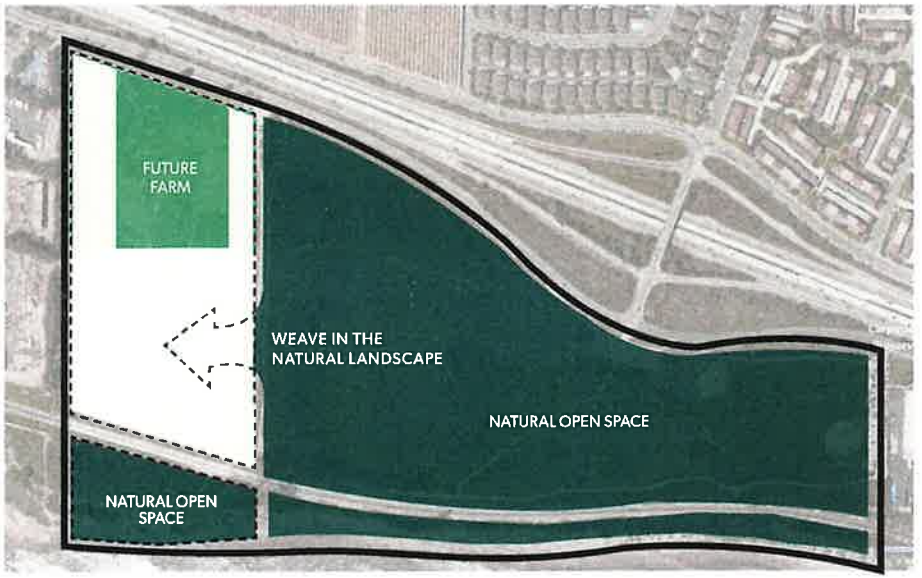
The southern parts of the site will be regenerated and returned to their natural state per the directives of the Carpinteria Bluffs Access, Recreation & Open Space Master Program and Sub Area 6 of the Carpinteria General Plan.

The northern part of the site will be primarily cultivated into productive regenerative farmland and hospitality experience. We will endeavor to work with a local farm operator to manage the land and work in unison with the community and on-site restaurant needs to create an on-site economic and ecological ecosystem.

WORKING WITH THE CITY OF CARPINTERIA'S GENERAL PLAN

Along with the on site physical factors, we have used the City of Carpinteria's General Plan as our guiding foundation to site program and design. This includes the Policies and Plans found in the Carpinteria Bluffs Coastal Access, Recreation, and Open Space Master Program, along with the Zoning Ordinance and Housing Element.





SITE CHARACTER & CONCEPT EVOLUTION

SETBACKS

A 200' setback is required from the Union Pacific railroad corridor that we will adhere to at a minimum. The setback area and southern portion (Parcel 2) of the site will be preserved and restored as native Open Space.

MINIMIZING IMPACT

To further reduce the development impact and view corridors we have suggested increasing the minimum required set back another 165' in the south east corner of the main parcel thereby creating a 365' setback in this corner, to align on the east-west axis - opening up the southern part of the site and views from the nature preserve across the frontage. This setback area will be designated as restored native habitat with public walking paths.

This is in addition to minimum 50' setbacks off the west and east property lines, in order to ease any built area from the adjacent preserve. Particularly on the east setback, we will endeavor to minimize building within a 50-80' setback region.

SUPERSEDED

SITE CHARACTER & CONCEPT EVOLUTION

KEY VIEWSHEDS

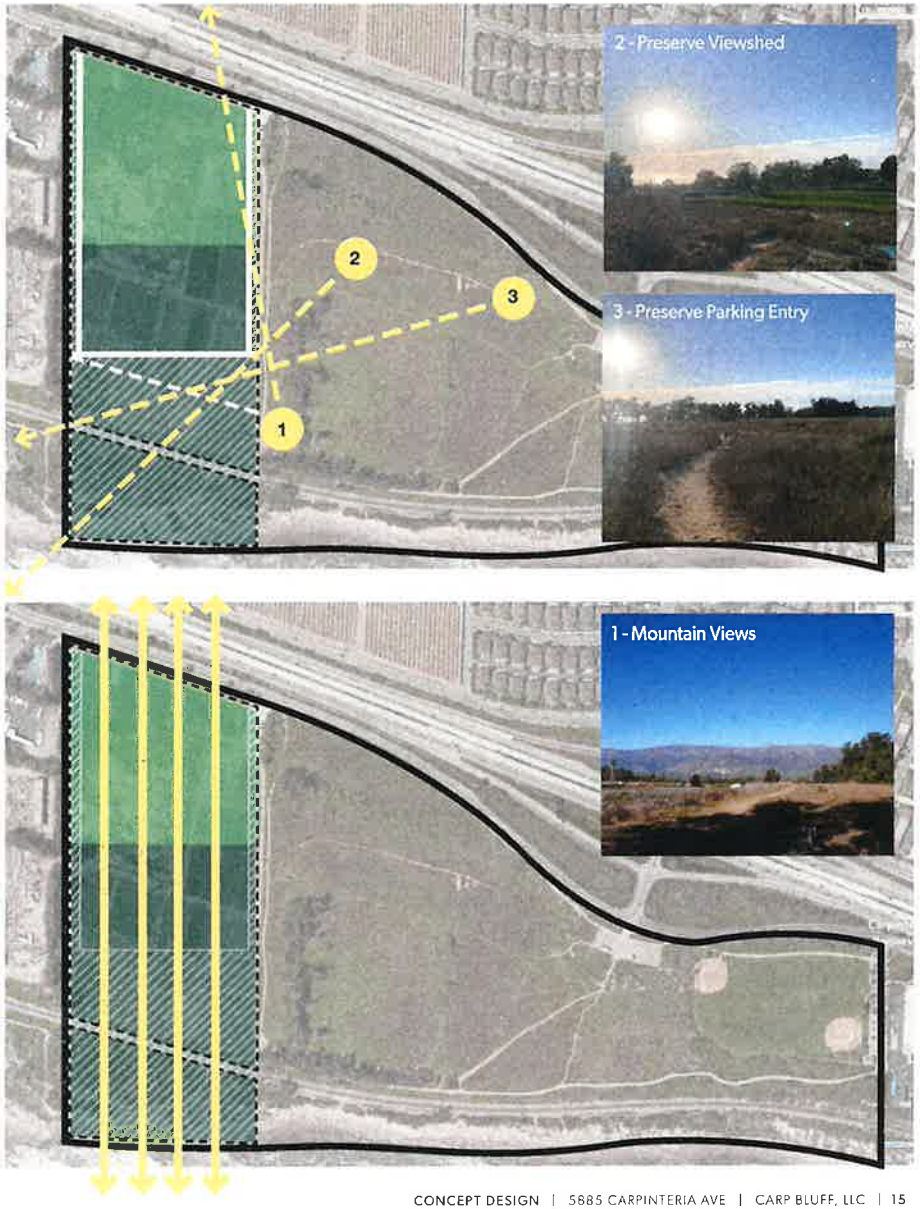
Reduced development area allows uninterrupted views across the entire site from within the neighboring Nature preserve.

Our proposal seeks to minimize impact on the views associated with the Artist's Passage along the Bluffs.

VIEW CORRIDORS

Ensure north-south view corridors of 20' in width are identified and maintained to allow visitors to experience both the moutain range to the north and the coastline to the south from numerous vantage points across the site.

SUPERSEDED



SITE CHARACTER & CONCEPT EVOLUTION

SITE ACCESS - DRIVEWAY

A long snaking driveway through working farmland, existing Sycamore trees and supplemental California Live Oak Trees and other native shrub species create a distinct native Carpinteria flora and bucolic approach. Existing Sycamore trees on the northen edge of the site are to be protected and help create a sense of arrival.

SURFACE PARKING

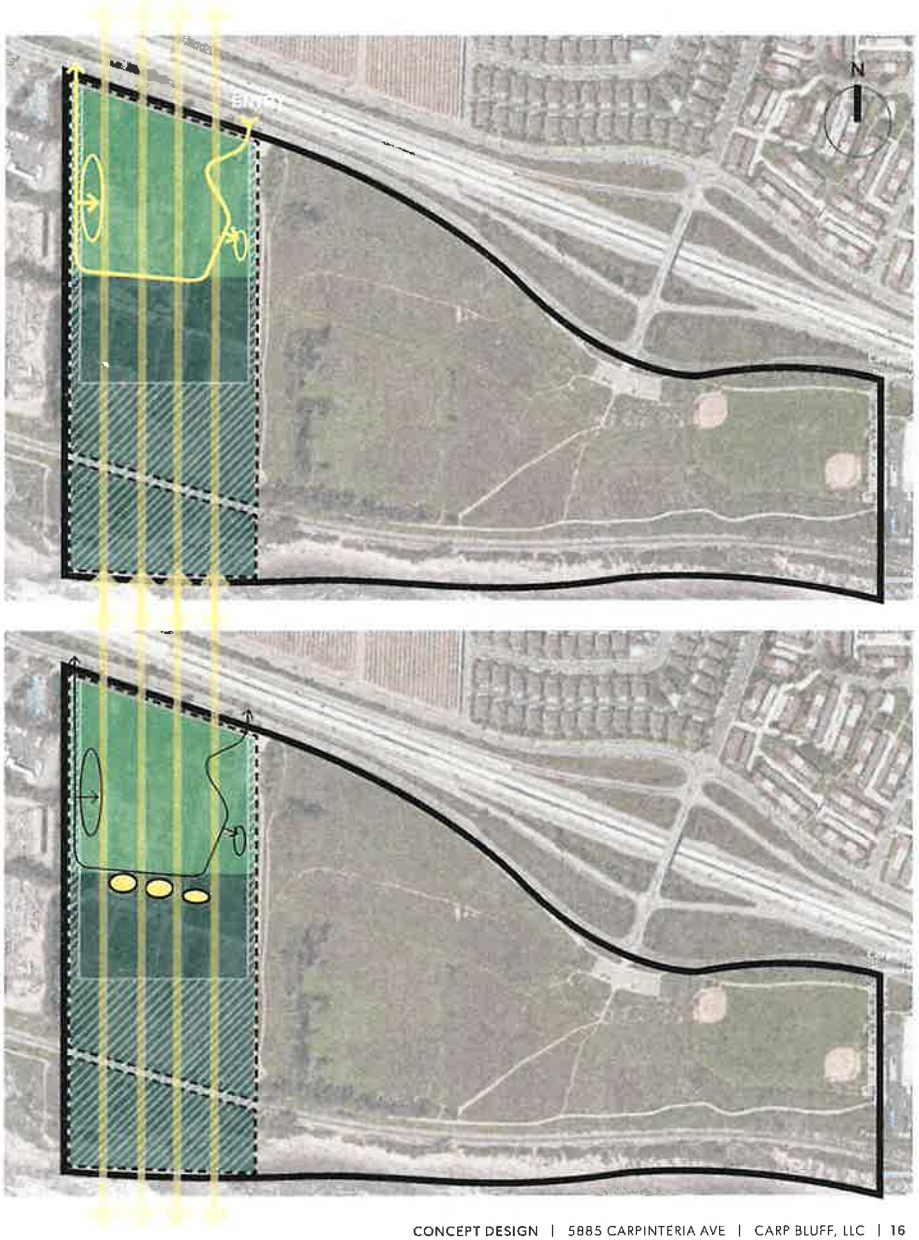
The main parking lot is positioned along the north west edge of the site to minimize impact on the natural landscape and will be on permeable surfaces, not pavement. Tall vegetated screeening will reduce the view of vehicles while parked. The proposed solar array will cover the single level parking area, while providing on site energy requirements.

A smaller parking lot, also on permeable surfaces, is located on the eastern side of the site serving the community amenities.

MAIN BUILDING CLUSTER

The main hotel functions will be formed as a collection of farm/ranch-style buildings. Two accommodation buildings are located to the west offering mountain and coastal views. The welcome building is located on the east with views down to the bluffs upon arrival. These buildings are proposed to be built behind on the lower, ocean facing side of the existing land berm, thereby reducing the visual impact from Carpinteria Avenue.

SUPERSEDED



SITE CHARACTER & CONCEPT EVOLUTION

FARM MAINTENANCE BUILDING + HOUSING

Located adjacent to Carpinteria Ave offering a visible marker to the property and away from the view sheds. The farm maintenance building and residential apartments will also help conceal the surface parking areas from view. The residential program considers 16 units which is 6 units more than the prescribed 10 on site employee housing units per the original City of Carpinteria's General Housing Element document for Bluffs 1.

COMMUNITY AMENITIES & OPEN ACCESS

EVENTS / COMMUNITY BARN

A true feature for the community. Multi-purpose event barn building for community events and conferences such as the State of the City, Chamber of Commerce Community Awards Gala, farmer's markets, craft fairs, outreach & education + hotel guest special events.

FARM-STAND

Small retail outlet selling locally and on site sourced / grown produce.

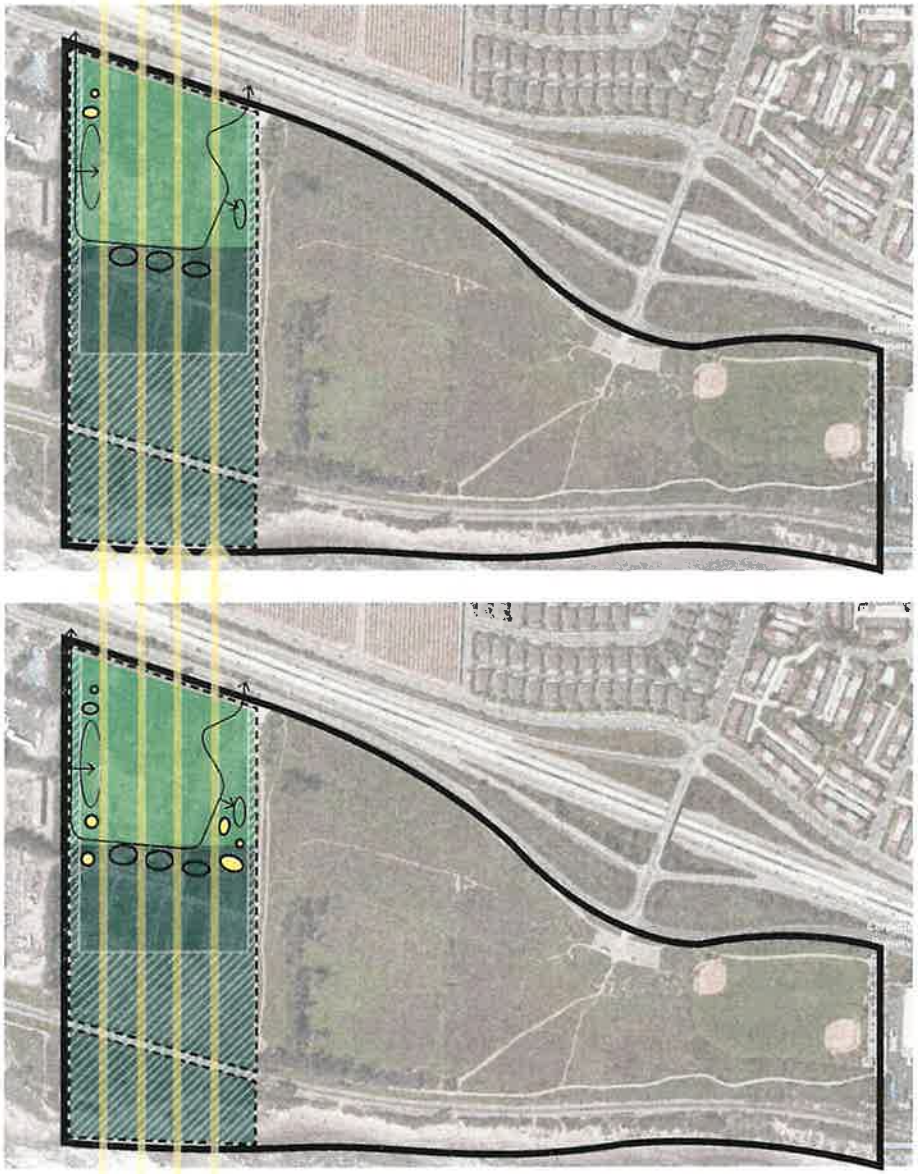
RESTAURANT

Truly a farm to table restaurant open to the public serving breakfast, lunch and dinner. Seasonal menus using produce farmed on-site with views of the ocean from the veranda and adjacent gardens.

SPA

A small spa located discreetly on the western edge of the site offering a sense of isolation and seclusion. Products for the spa created by herbs and other native botanicals grown on property.

SUPERSEDED



SITE CHARACTER & CONCEPT EVOLUTION

CABINS AND BUNGALOWS

Clusters of low-rise single story cabins, and semi-detatched bungalows with outdoor decks. A walking trail system connects all cabins and bungalows to the main property and out to the preserve trails. Cabins to be shrouded on the edges with native shrubbery and evergreen trees to further conceal building edges.

EXPANDING THE TRAILS & WEAVING IN THE COASTAL BLUFFS TRAIL

Extending the current Carpinteria Coastal Bluffs Trail system from the nature preserve into the site to encourage community engagement with the natural landscape and publically accessible restaurant and events facilities.

The southern open space parcel to follow the design prescription per the Open Space Master Program and Sub Area 6 of the General Plan.

SUPERSEDED

SUPERSEDED

CONCEPT DESIGN

SITE PLAN CONCEPT

PROGRAM SUMMARY:

- OPEN SPACE & TRAILS (20ac)
- FARM (6ac of 20ac open space)
- HOTEL
- PUBLIC RESTAURANT
- EVENT BARN
- RESIDENTIAL APARTMENTS

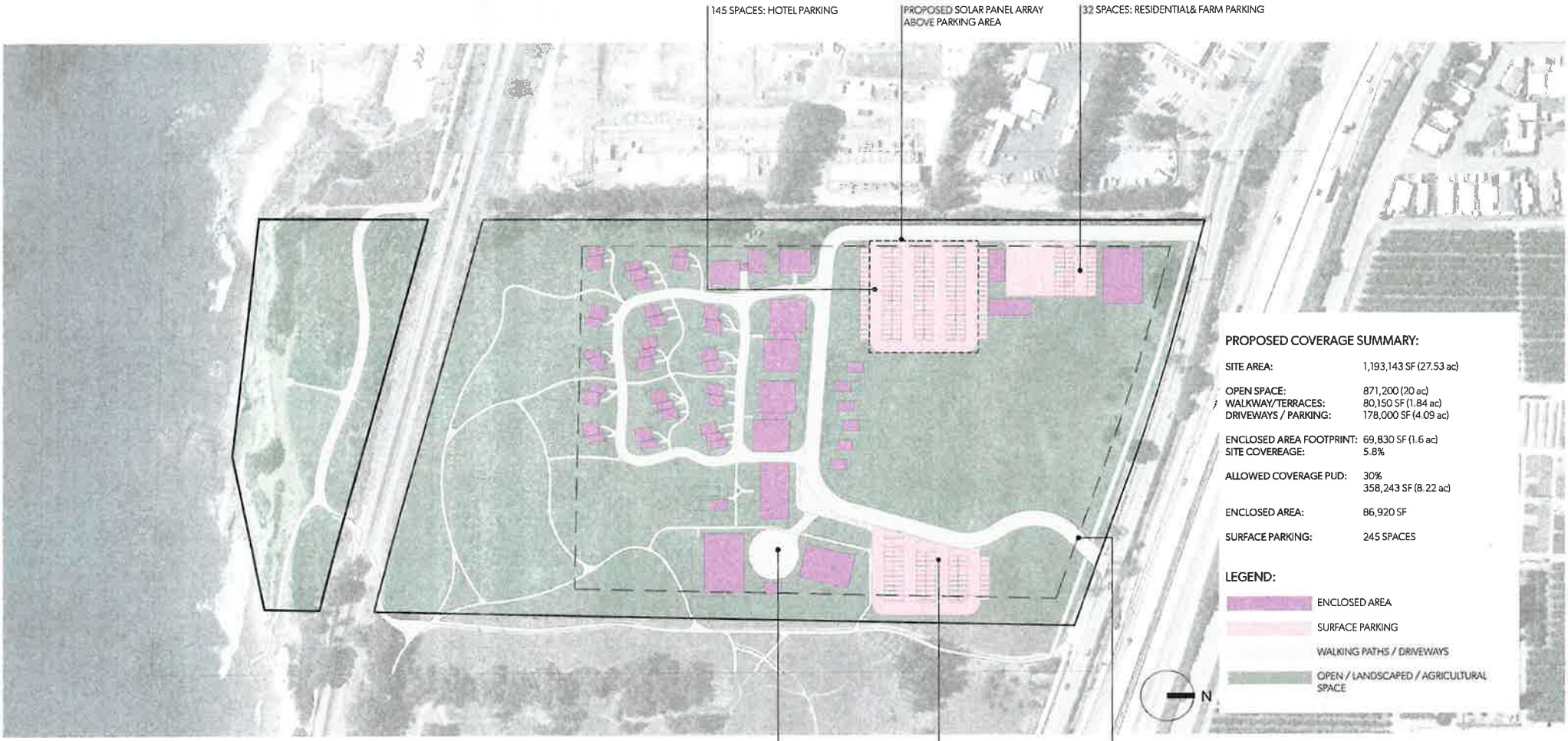
SITE AREA:	1,199,207SF (27.53ac)
SITE COVERAGE:	69,830SF (1.60 ac) 5.8%
HARDSCAPE:	5.93ac
ENCLOSED AREA:	86,920SF
HOTEL ROOMS:	99
RESIDENTIAL UNITS:	16
PARKING:	245 incl comm. parking

SUPERSEDED

SITE PLAN CONCEPT - PROGRAM DIAGRAM

SUPERSEDED

SITE PLAN CONCEPT - COVERAGE STUDY



SUPERSEDED

STUDIES - TECHNICAL ZONING & CODE ANALYSIS SUMMARY

THE FARM CARPINTERIA - PARKING REQUIREMENTS

PARKING REQUIREMENTS PER CITY OF CARPINTERIA
library.municode.com/ca/carpinteria/codes_of_ordinances

PARKING REQUIREMENTS PER PROGRAM	STALL COUNT	NOTES
HOTEL LODGES + BUNGALOWS + CABINS (14.54.040, (2.b.1))	99	1 per Key
WELLNESS (14.54.030, (3))	6	Assumption
RESTAURANT (140 SEATS) (5590Sq.Ft. (Gross)/250 = 23 + (140/4) (1 space/4 seats) (14.54.040, (2.b.2))	58	Assumption based on CPD Zone Requirements
RESIDENTIAL (16 UNITS) 1BR (1 per Unit, covered) 2BR (1 per Unit cover, 1 per Unit uncovered) (14.54.040, (1.b))	22	16 Covered, 6 Uncovered
VISITOR (PRESERVE) (14.54.040, (2.b.9))	10	Add.Parking
FARM PARKING	10	Assumption
EMPLOYEE PARKING (1 per Employee, 133 Employees total)	40	Assumption based on shift schedule
TOTAL	245	

TBD:

1. ADA SPACES REQUIREMENT (14.54.030, (3))	5 (Ratio 1:50)
2. BICYCLE PARKING L.Term. (CAL Green 5.106.4.1.2)	14 (5% of total parking)
2.1. BICYCLE PARKING S.Term. (CAL Green 5.106.4.1.1)	4 (5% of visitor parking)
3. E.V CHARGING STATIONS (CAL Green 5.106.5.3.3)	25 (10% of total parking)
4. EVENT PARKING (max. 200 ppl.)	Add. spaces required?
4.1. EVENT FREQUENCY (per year)	Internal Events: 30 events/a External Events: 6 events/a

NOTES:

A more thorough traffic analysis and conjuctive use study incl. Internal capture rates is currently being developed with our traffic engineers.

PUD - PLANNED DEVELOPMENT UNIT

- It is the purpose of the PUD district to ensure comprehensively planned development of large parcels that are intended primarily for residential use but would also be appropriate for recreation, limited commercial use, and open space. The intent of the district is to:
- Encourage clustering of structures to preserve a maximum amount of contiguous open space; to this end, the intent is to promote multiple residential development rather than single-family subdivisions and to locate such development on a small portion of the parcel.
- Allow for a diversity of housing types
- Provide recreational opportunities for the residents of the site and the public. We are proposing increased public open space access than what currently exists on site.
- 20 % of gross area should be used as open space. Our proposal includes 94.2%.
- Promote flexibility and innovative design of residential development to provide efficient use of space and to preserve significant natural, scenic, and cultural features of a site.

RESIDENTIAL

- The city shall specify the number of dwelling units permitted per gross acre for each parcel designated PUD at the time this designation is adopted for a parcel unless already specified in the coastal land use plan. (MUNICODE - 14.16.100)
- Currently we are using 16 units per acre as a low density zoning designation at the direction of City Planning.
- We have also provided a study to analyze 32 and 48 residential units per the City's direction at the end of this Concept proposal, to be discussed with City stakeholders at the Concept proposal presentation.
- The intent for the residential units is to be for rent to on site staff as well as local community and geared towards workforce housing. We are working with a local housing provider to coordinate this as well.

OFF - STREET LOADING FACILITIES

- Per every 10,000 - 24,999 SQFT gross floor area, 1 loading space.
- Each loading space not be less than 10' by 30' in size.
- Over head clearance 14' min.

DEVELOPMENT STANDARDS

Building Height:
- No building or structure shall exceed a height of more than 30'. We are proposing primarily single story buildings, with 3 buildings of 2-stories and no more than 27' of height.

Building Coverage:
- Not more than 30% of the net area of the property shall be covered with any portion of building contaning dwelling units. We are proposing 5.8% of the site to be covered with enclosed buildings.

Site Setbacks:
- No minimum setback requirement. We are proposing 50' along the north, east and west property lines, and 200'-365' along the south property line of the northern Parcel #1. No proposed development except for coastal trail access and native habitat restoration is proposed for the southern Parcel #2.

Lighting:
- All lighting to be compliant with the dark sky ordinance and current CA energy code requirements. All exterior lighting to be shielded downlights and all interior and exterior lighting to be mitigated for reduced exterior glowing effects.

VIEW CORRIDORS

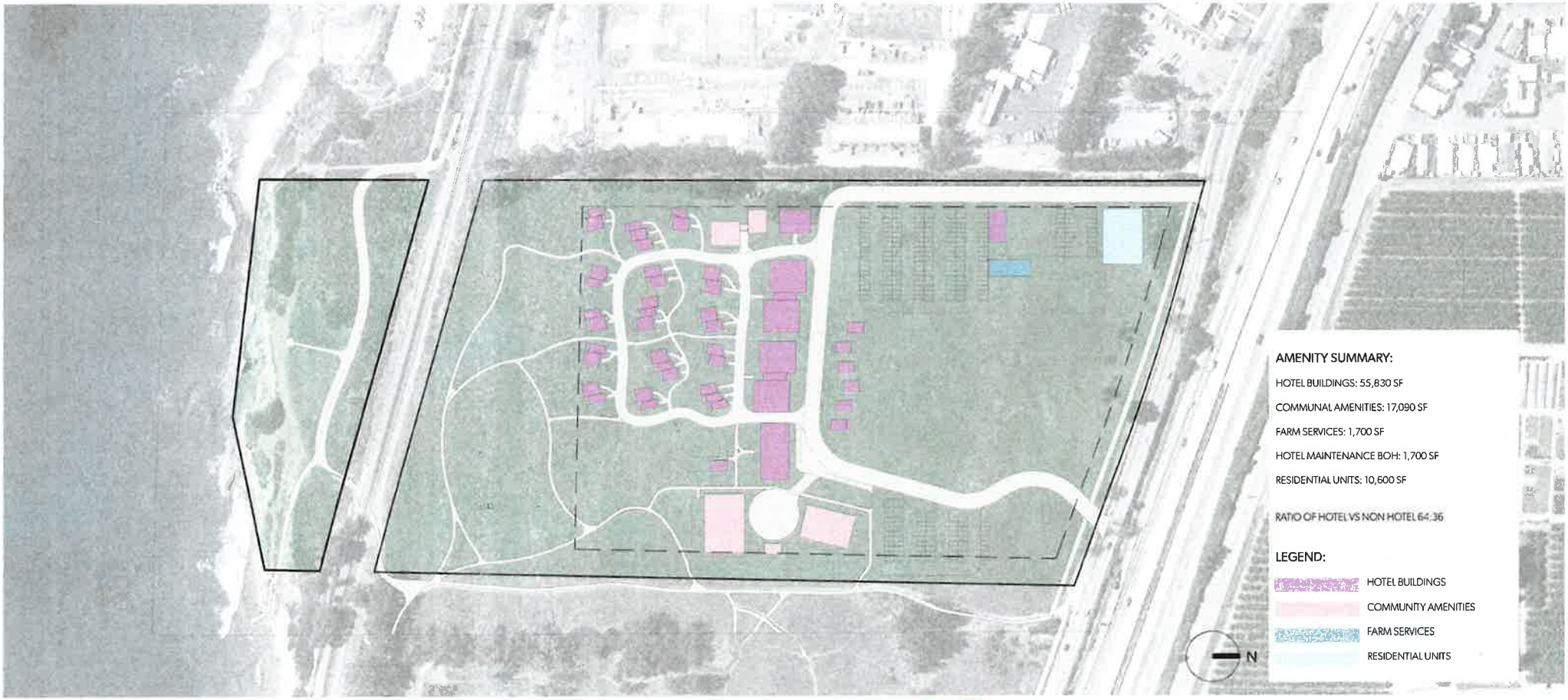
- Long and short range views to not be obstructed by construction of the site.
- We are proposing 20' wide open visual corridors through the site every 150 feet.
- New structures shall be low intensity, low rise, and shall retain a small town character reflective of the surrounding area.
- Permitted development within identified view corridors shall be limited to landscaping, roads, undergroud utilities, parking lots.
- Buildings shall not turn its back completely towards the freeway or the ocean.

DRIVEWAYS

- Not more than 30' in width.

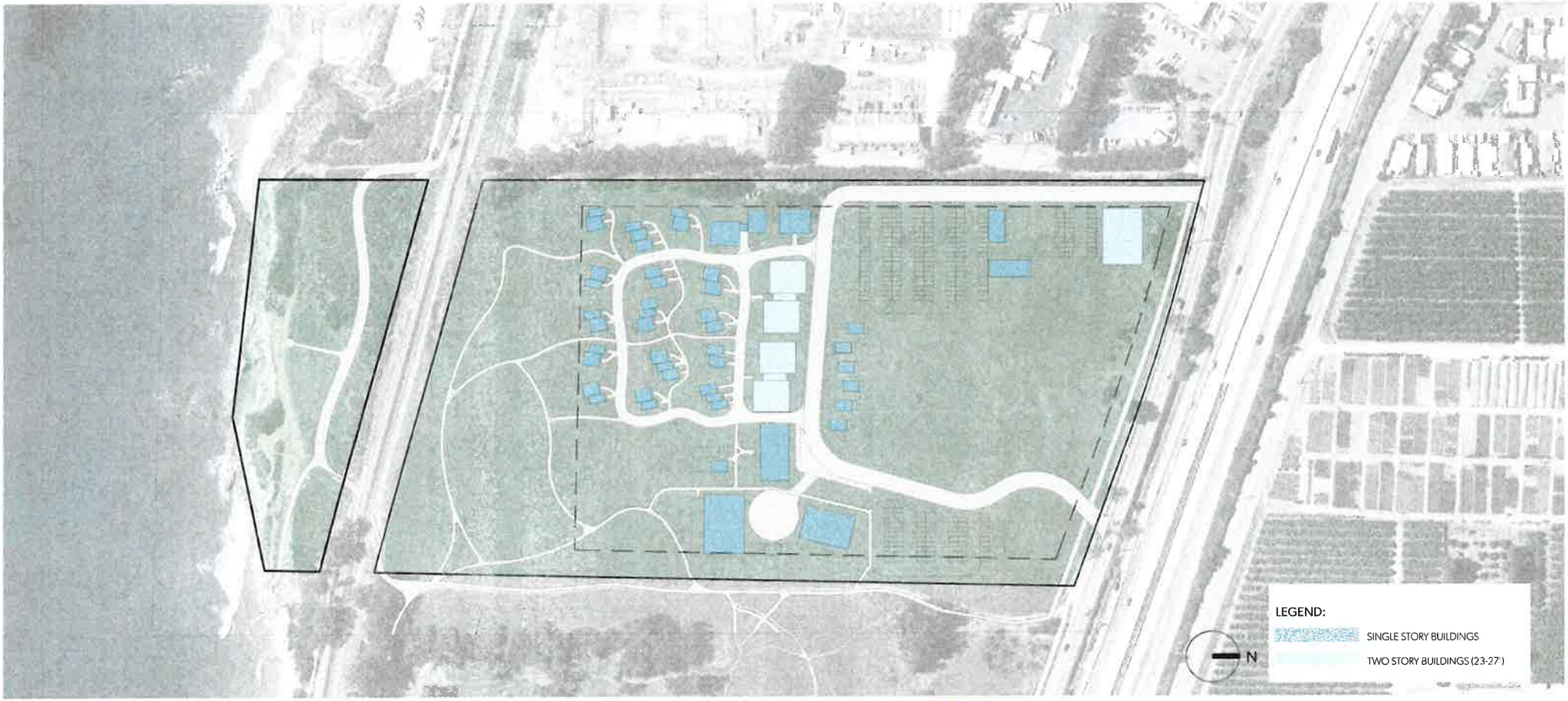
SUPERSEDED

STUDIES - HOTEL AMENITIES VS. COMMUNITY AMENITIES



SUPERSEDED

STUDIES - SINGLE STORY VS. TWO STORY STUDY



SUPERSEDED

STUDIES - PUBLIC ROADS & PATHS VS. HOTEL ROADS & PATHS

SUPERSEDED

SITE PLAN AND FIRE ACCESS PLAN

LEGEND:

20' FIRE ACCESS ROAD
150' OFFSET

SUPERSEDED

California Fire Code

Chapter 5:
Fire Service Features

503.1.1
Buildings & Facilities

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of **this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility** and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

503.2 Specifications

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

[California Code of Regulations, Title 19, Division 1, §3.05(a)] Fire Department Access and Egress. (Roads)

Roads. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way **not less than 20 feet in width.** Such right-of-way shall be unobstructed and maintained only as access to the public street.

MATERIALS BOARD - TACTILE RAW MATERIALS THAT ARE COHESIVE WITH NATIVE LANDSCAPING

SIDING 1 - SMOOTH WESTERN RED CEDAR

SIDING - ROUGH SAWN WESTERN RED CEDAR OR REDWOOD

ROOFING - BONDERIZED SHEET METAL (MATTE FINISH)

ROOFING - GREEN ROOFS

PATHWAYS - DECOMPOSED GRANITE

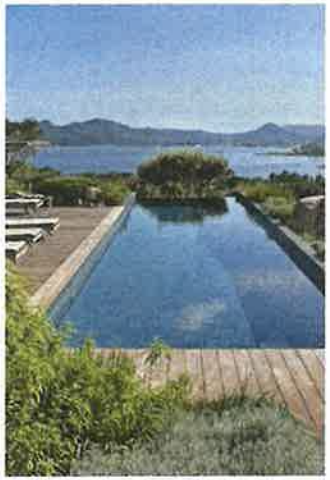
PATHWAYS - GRAVEL

PATHWAYS - WOOD PAVERS

STACKING WALLS - SANTA BARBARA STONE

SUPERSEDED

ARCHITECTURAL MOOD BOARD



SUPERSEDED

ARCHITECTURAL 3D CONCEPT - TYPICAL CABIN/BUNGALOWS

SUPERSEDED

ARCHITECTURAL ELEVATIONS - TYPICAL CABIN/BUNGALOWS

SUPERSEDED

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

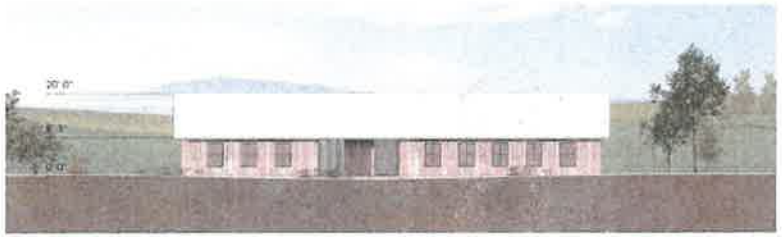
DESIGN REFERENCES

ARCHITECTURAL 3D CONCEPT - MAIN HOTEL ENTRY

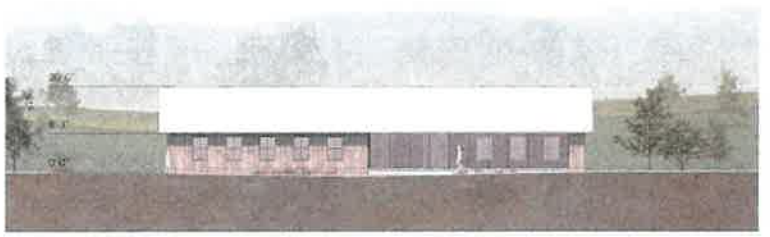
SUPERSEDED

ARCHITECTURAL ELEVATIONS - MAIN HOTEL

SUPERSEDED

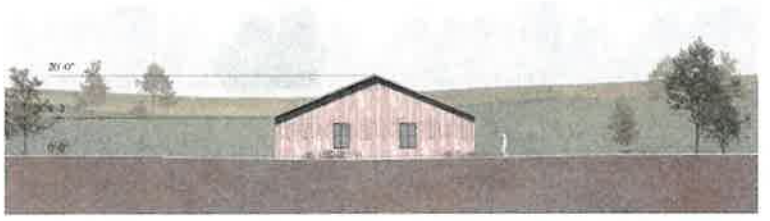


NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

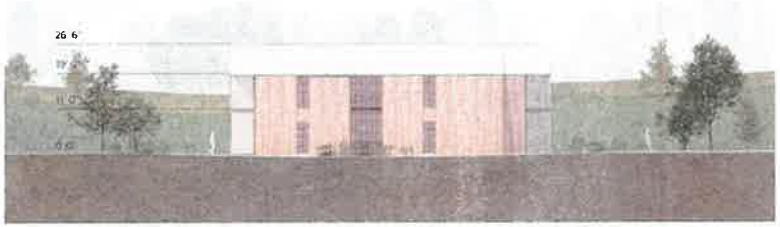
DESIGN REFERENCES

ARCHITECTURAL ELEVATIONS - HOTEL LODGES

SUPERSEDED

NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

DESIGN REFERENCES

ARCHITECTURAL 3D CONCEPT - RESTAURANT ENTRY

SUPERSEDED

ARCHITECTURAL ELEVATIONS - RESTAURANT

SUPERSEDED

NORTH ELEVATION

SOUTH ELEVATION

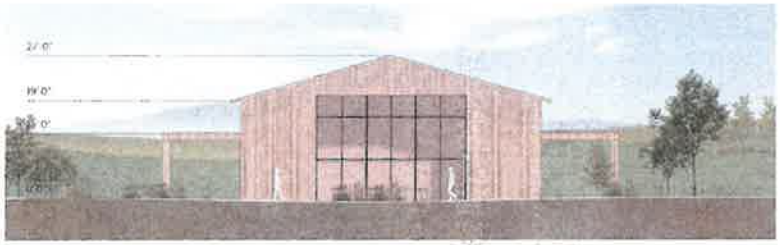
WEST ELEVATION

EAST ELEVATION

DESIGN REFERENCES

ARCHITECTURAL ELEVATIONS - EVENTS BARN

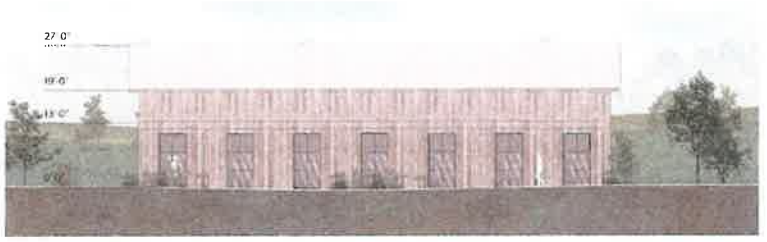
SUPERSEDED



NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

DESIGN REFERENCES

ARCHITECTURAL 3D CONCEPT - EVENTS BARN

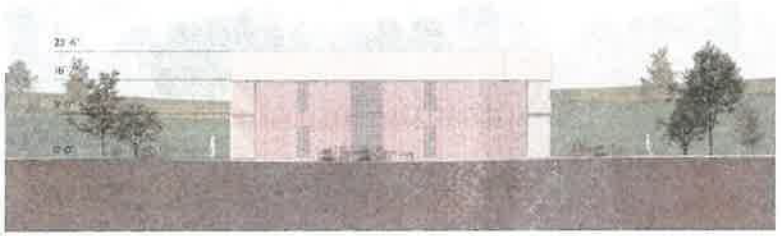
SUPERSEDED

ARCHITECTURAL ELEVATIONS - RESIDENCES

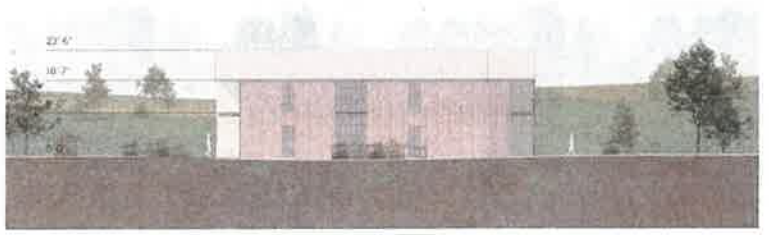
SUPERSEDED

NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION



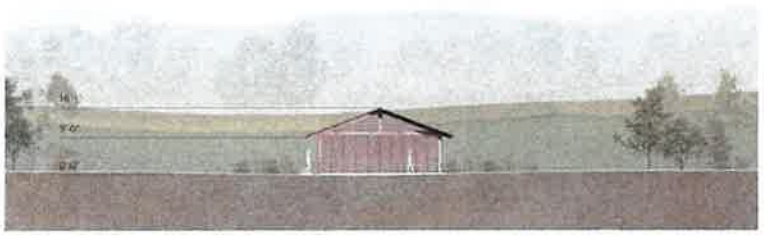
EAST ELEVATION

DESIGN REFERENCES

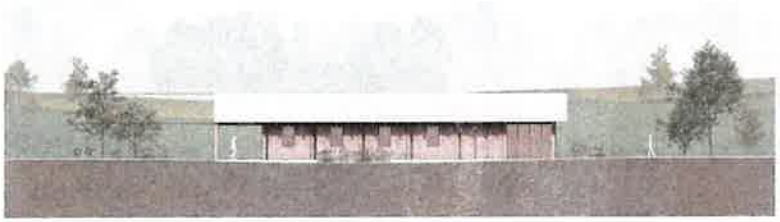
ARCHITECTURAL ELEVATIONS - FARM OPERATIONS BUILDING

SUPERSEDED

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

DESIGN REFERENCES

ARCHITECTURAL ELEVATIONS - SPA

SUPERSEDED

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

DESIGN REFERENCES

REGENERATIVE LANDSCAPE & FARM - A CALIFORNIA NAVTIVE LANDSCAPE

Artemisa californica

Eriophyllum confertiflorum

Bouteloua gracilis

Native perennial bunch grasses

Arctostaphylos spp

Native annual wildflowers

SUPERSEDED

REGENERATIVE LANDSCAPE & FARM - COASTAL NATIVE RESTORATION

Artemisa californica

Encelia californica

Erigonum fasciculatum

Heteromeles arbutifolia

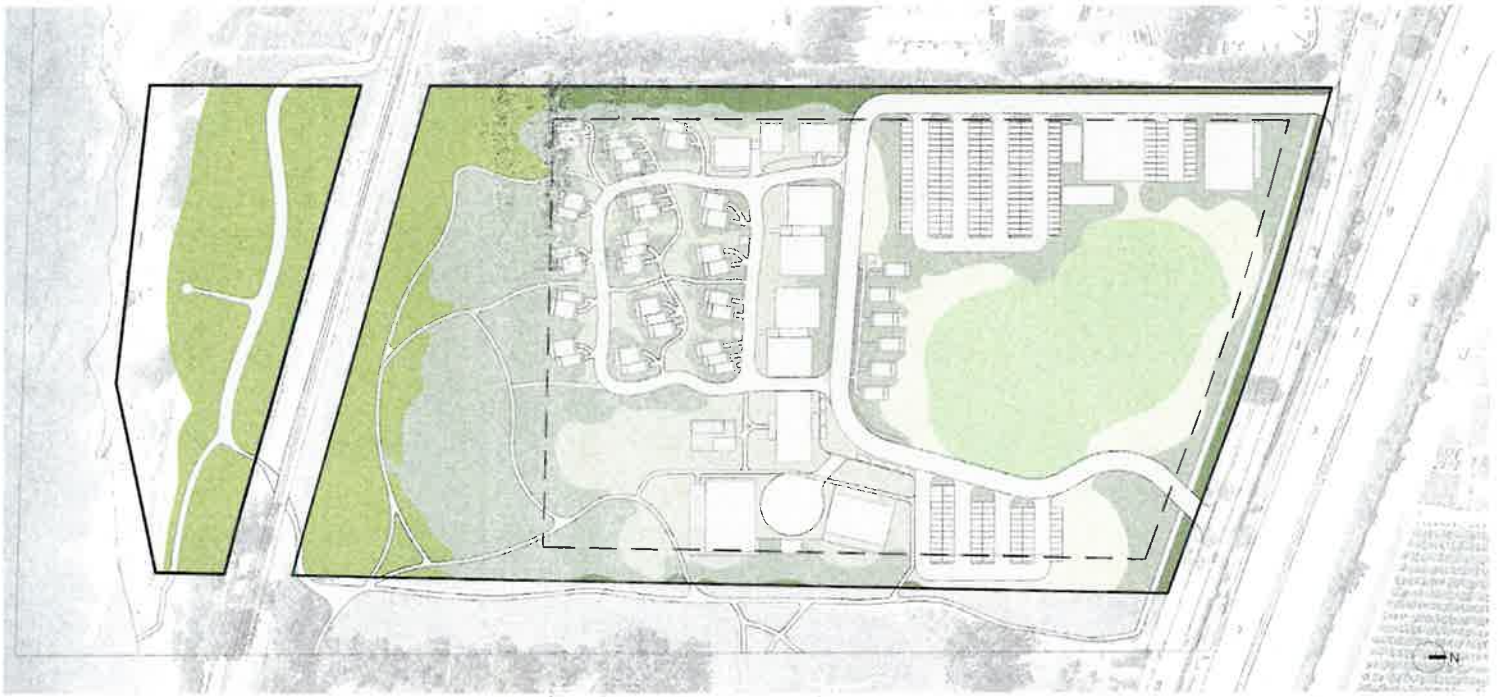
Salvia melifera

Salvia apiana

Rhus ovata

SUPERSEDED

REGENERATIVE LANDSCAPE & FARM - NATIVE TREE AND SHRUB BUFFER



Myrica californica

Quercus agrifolia

Arctostaphylos spp.

Asculus californica in bloom

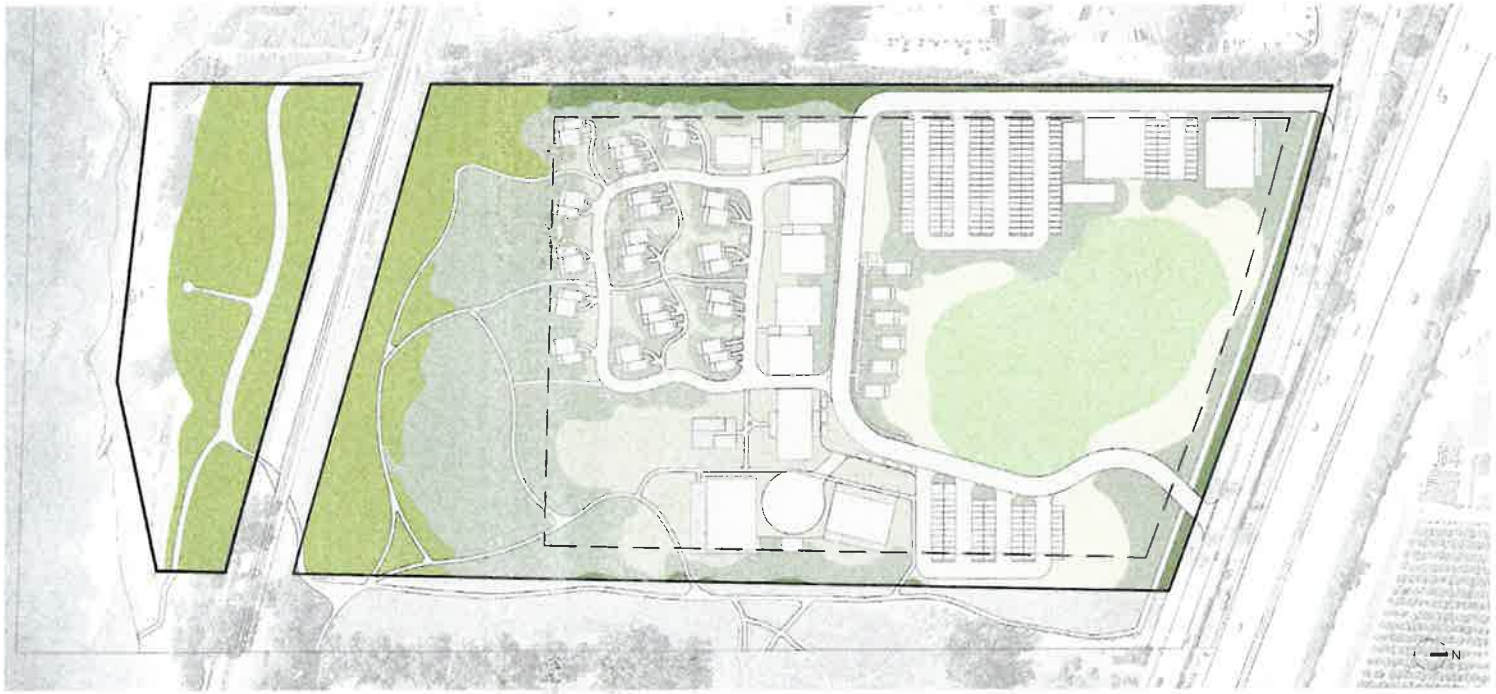
Ceanothus spp. in bloom

Rhus integrifolia

SUPERSEDED

N

REGENERATIVE LANDSCAPE & FARM - USEFUL TREE AND PERENNIAL SPECIES



Coastal sage scrub

Native trees, shrubs, grasses

Perennial food crops

Market Garden

Native tree and shrub buffer

Diverse agroforestry

Diospyros kaki

Perennial diversity

Open space

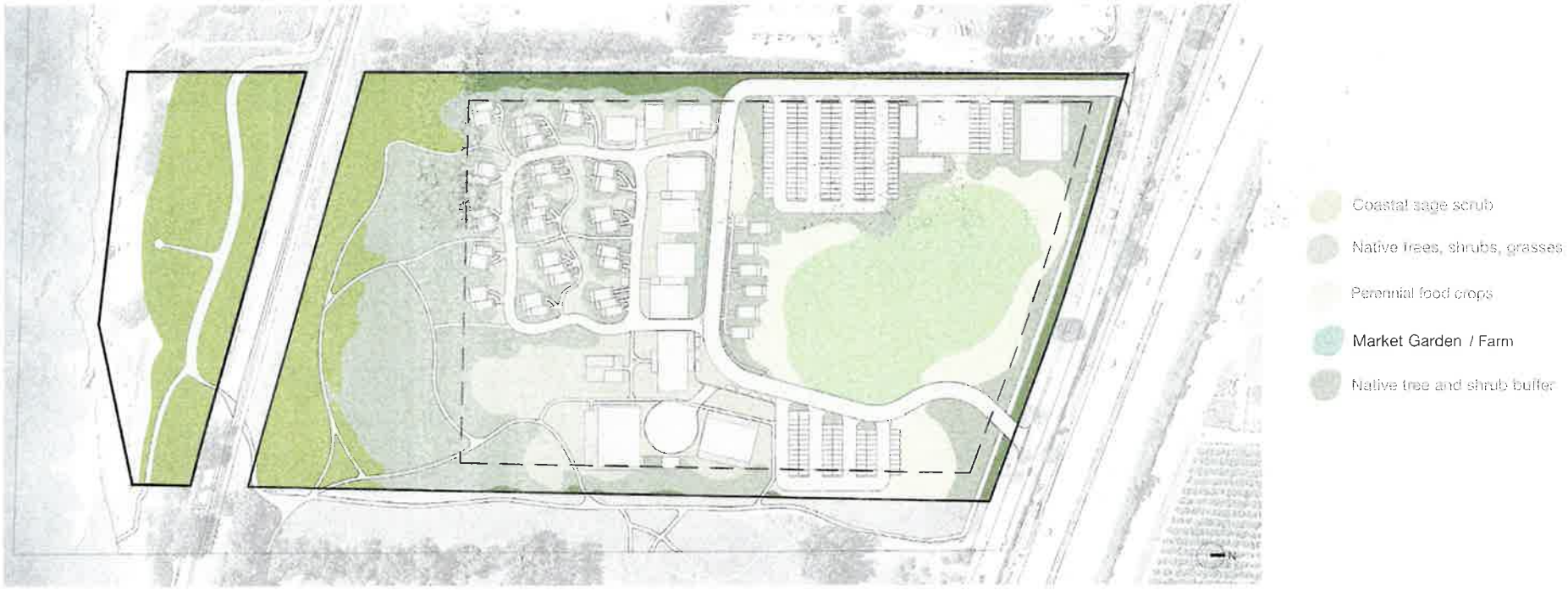
Native hedgerows

Ethnobotanical species

SUPERSEDED

REGENERATIVE LANDSCAPE & FARM - FARMING AREA

SUPERSEDED



Year round vegetable farming

Soil restoration and management

Polyculture row cropping

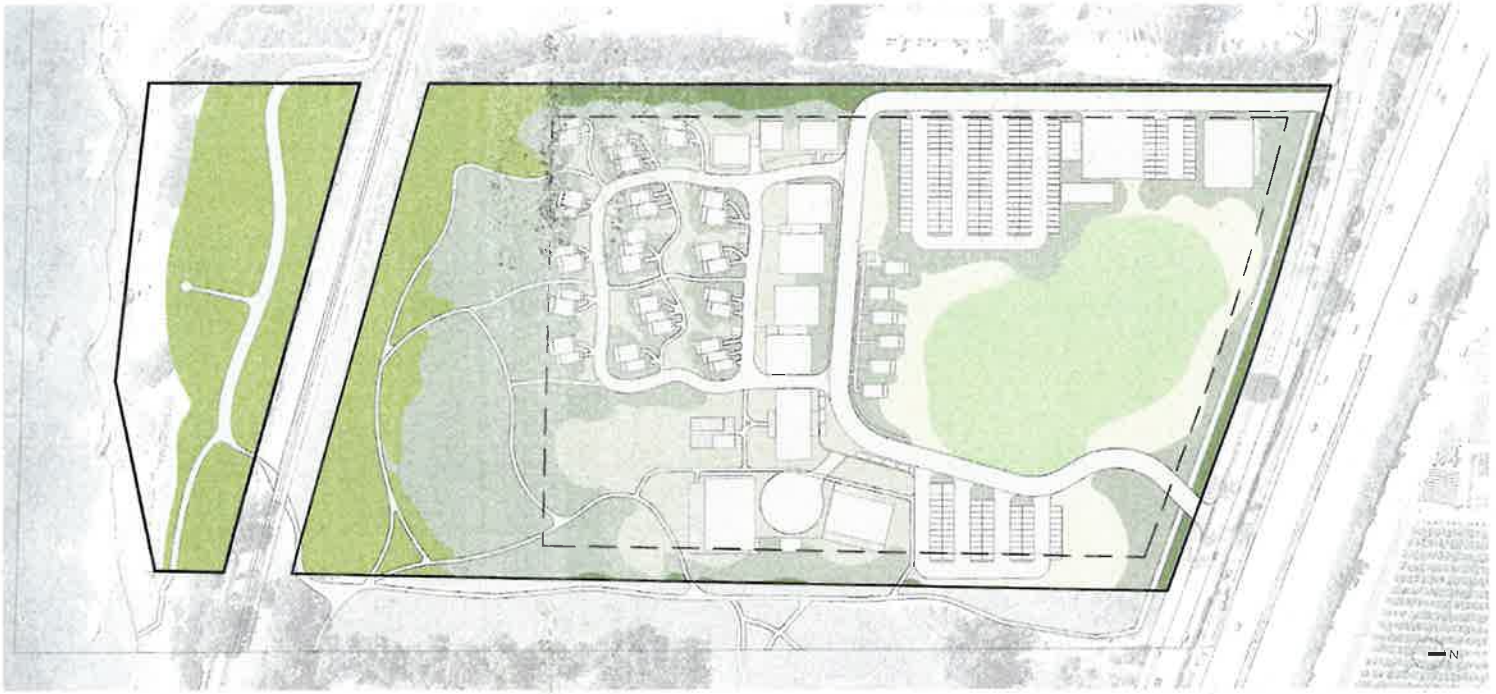
Edible and medicinal species

Emphais on useful native species

Intensive polyculture annual farming

SUPERSEDED

REGENERATIVE LANDSCAPE & FARM - LANDUSE MOSAIC



- Coastal sage scrub
- Native trees, shrubs, grasses
- Perennial food crops
- Market Garden
- Native tree and shrub buffer

Bluff restoration and steward-ship

Arctostaphylos spp.

Native grasslands

Quercus agrifolia

Native biodiversity and habitat

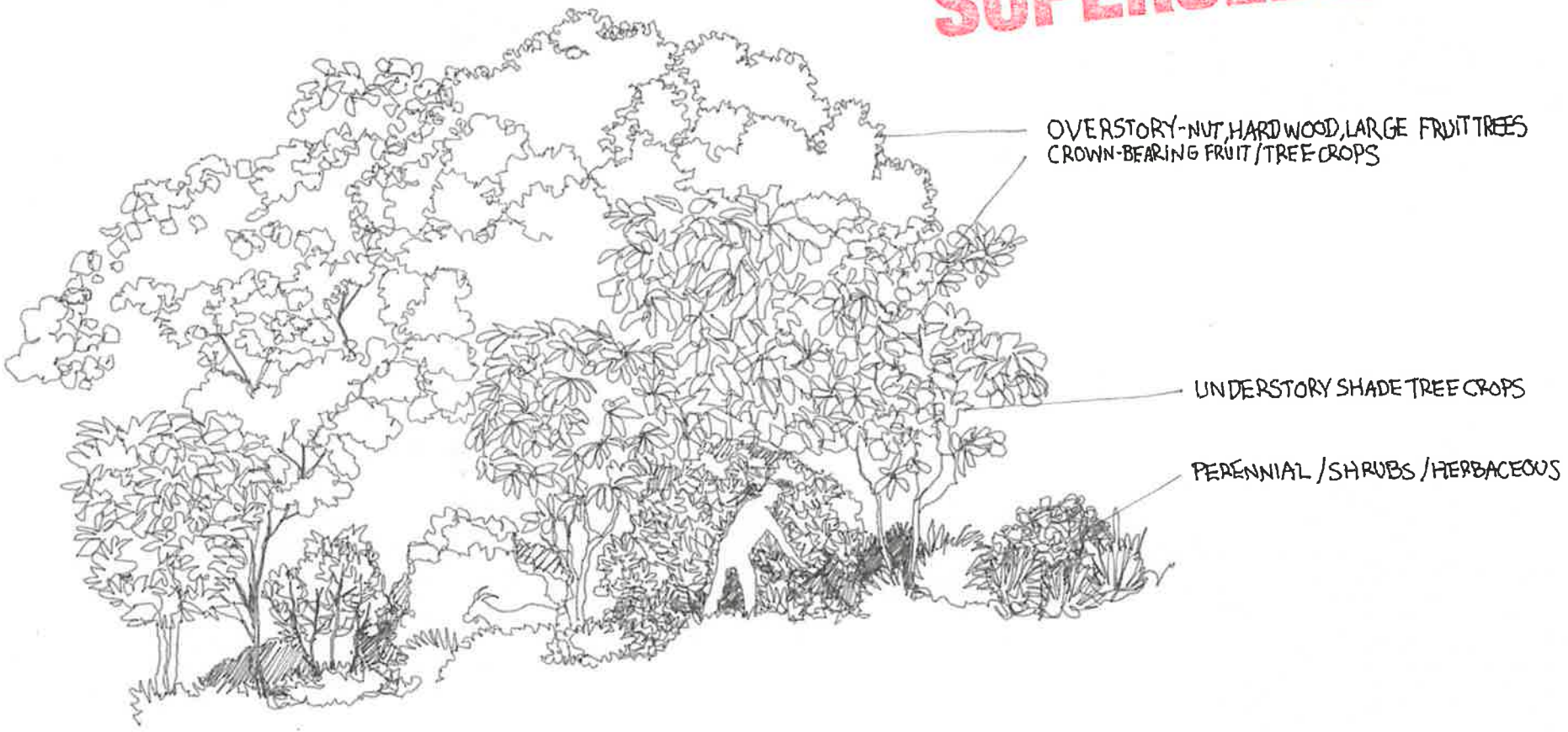
Ceanothus in bloom

REGENERATIVE LANDSCAPE & FARM - COASTAL NATIVE RESTORATION SKETCHES

SUPERSEDED

REGENERATIVE LANDSCAPE & FARM - USEFUL TREE AND PERENNIAL SPECIES SKETCHES

SUPERSEDED



RESIDENTIAL OPTION STUDY

SUPERSEDED

Based on initial feedback from the City, we have contemplated 3 resideential density scenarios. the desired scenario is as least dense as possible, Opt A - 16 residential units of for rent apartments comprised of 1 and 2 bedroom units.

In the General Housing Element of Carpinteria, it is noted 10 residential units are required if a hospitality project is to be considered on this parcel.

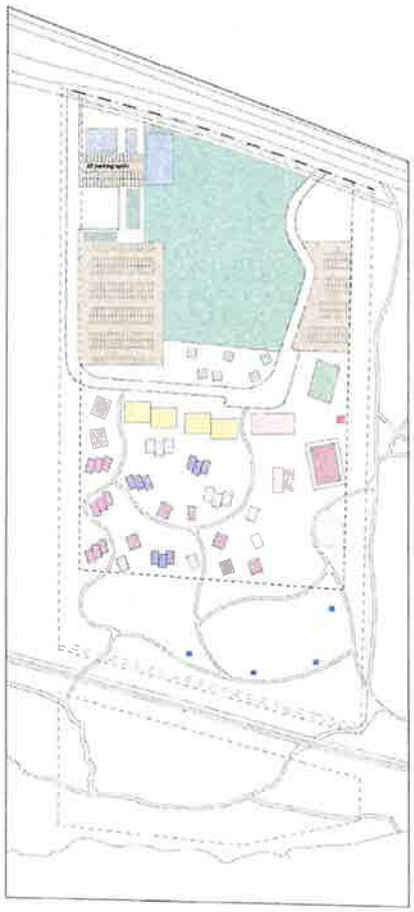
We understand the housing need per RHNA, however, we are cognisant of the density constraints that present themselves on this particular parcel.

OPT A - 16 RESIDENTIAL UNITS

PARKING STALLS: 245

OPT B - 32 RESIDENTIAL UNITS

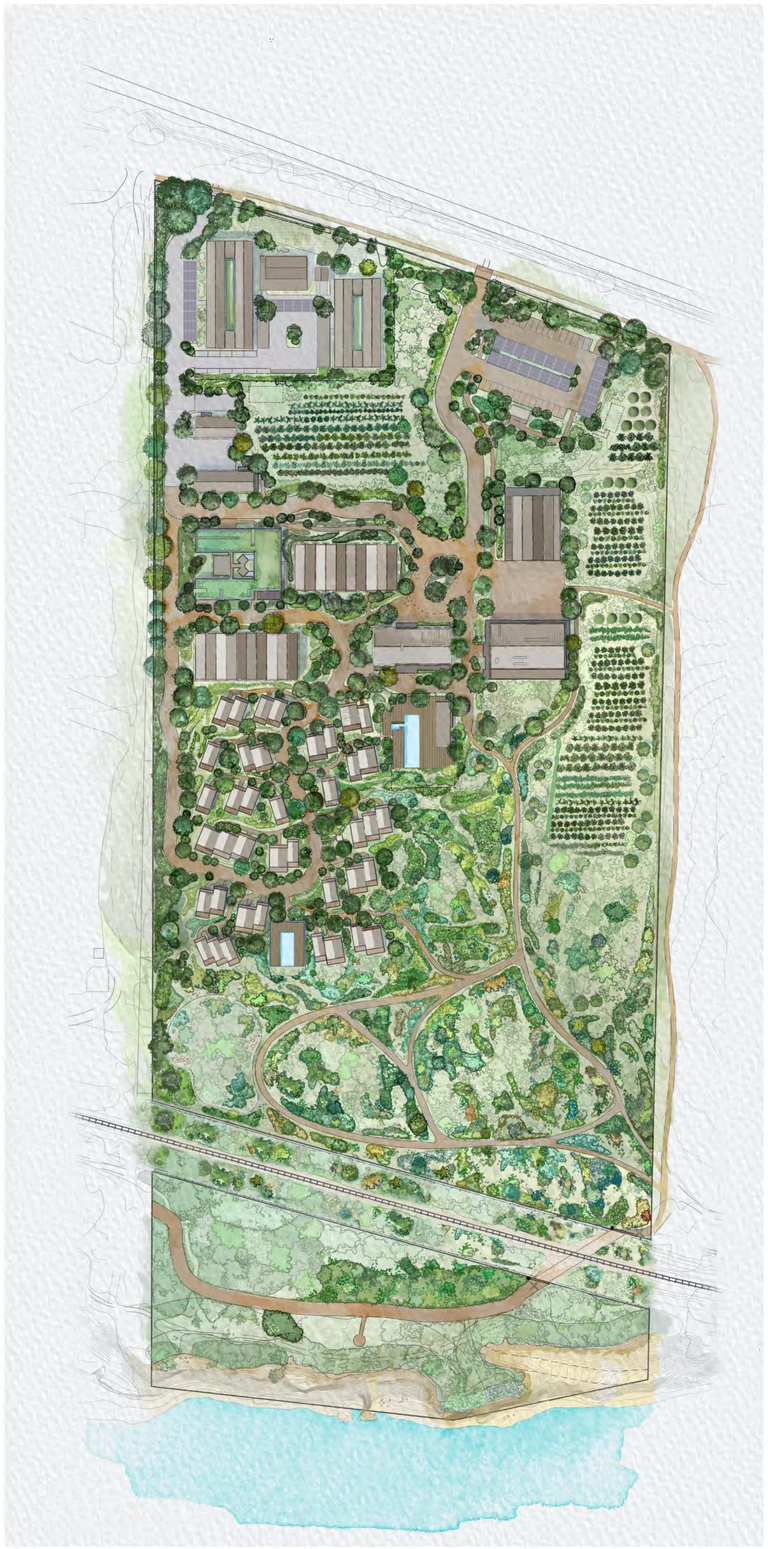
PARKING STALLS: 267



OPT C - 48 RESIDENTIAL UNITS

PARKING STALLS: 289

SUPERSEDED
Our goal is to humbly create a place that we are proud of
and that the community of Carpinteria is proud to have.
Thank you



5669, 5885 CARPINTERIA AVENUE,
CARPINTERIA, CA 93013
APN: 001-170-10 / APN: 001-170-13

5669, 5885 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

PLANNING SUBMISSION - 5885 CARPINTERIA AVENUE MIXED-USE RESIDENTIAL, HOSPITALITY & FARM

OCTOBER 11TH, 2023

PROJECT DESCRIPTION

The Farm Preserve & Bungalows Project consists of a bungalow style retreat, affordable housing, restaurant, regenerative farm, farm stand, event barn, accessory structures, and dedication of a conservation easement for public open space, public trails, and agriculture to be overseen by a local, third party conservation group. The project will also include open space restoration, native landscaping, parking, and access improvements. Retreat development will include typical ancillary uses such as pools, a wellness/fitness area, and back of house use areas.

Existing Setting

The site consists of two parcels totaling 27.63 acres zoned Planned Unit Development (PUD). The PUD designation is generally assigned to large undeveloped parcels that are suitable for a combination of land uses, including residential development, visitor-serving commercial facilities, recreational facilities, and open space. The parcels are separated by the Union Pacific Railroad right-of-way. The northernmost portion of the Property (APN 001-170-013) is 23.4 acres and is the present site of the Tee Time golf driving range. To the east and south of the driving range is an active agricultural operation. The southernmost parcel (APN 001-170-010), south of the railroad right-of-way, is 4.13 acres and is undeveloped except for a recreational trail that crosses the property 's southernmost edge. There are no structures on the property. The driving range utilizes a mobile trailer as its office.

Adjacent land uses include the decommissioned oil processing facility, City Hall facilities, and a new skatepark to the west. The Bluffs Preserve is located to the east. To the north is Carpinteria Avenue and Highway 101, and to the south is the ocean.

Please refer to the enclosed Biological Resources Assessment Report for a detailed description of the biological setting.

Structural Development

The project proposes approximately 178,714 gross square feet (SF) of structural development on the northern portion of APN 001-170-013 resulting in building footprints of approximately 126,483 SF; no development is proposed on the 4.13-acre southern parcel, APN 001-170-010. Approximate square footage is summarized as follows:

USE	Gross Square Feet	Net Square Feet
Retreat	100,480	92,865
Retreat - Exterior Areas	9,895	9,895
Residential	47,408	34,552
Event Barn	7,386	6,153
Farm Stand	600	591
Farm Building	2,112	1,661
Restaurant	10,893	6,971
TOTAL	178,714	119,093

The retreat component of the project is further summarized as follows:

Lodges: 99 keys with approximately 39,504 SF of total floor area.

Bungalows: 40 single-story keys with approximately 34,776 SF of total floor area.

Main Retreat Building: 7,413 SF which includes the lobby and reception area, bar, guest amenities, retreat administrative offices, restrooms, and an exterior deck.

Retreat maintenance and service building: 3,077 SF;

Retreat greywater treatment facility: 1,152 SF;

Wellness Building: 12,926 SF of fitness and wellness facilities which will include a reception area, relaxation area, treatment rooms, sauna, steam rooms, gym, and restrooms (note the exterior of the Wellness Building is proposed to be bermed and substantially screened from view);

Pool area: Pool, hot tub, 1,566 SF building with a 10-seat pool bar, bathrooms, changing rooms and lounge area.

The residential component of the project proposes 41 one, two, and three-bedroom affordable income-level rental apartments including a manager's unit that total approximately 47,408 SF (inclusive of a resident community center and a maintenance shed). The applicant is partnering with People's Self Help Housing to develop, own, and manage the apartments. Outdoor residential amenities, including a playground, are proposed to serve the residential component.

The regenerative agricultural component of the project is comprised of approximately five acres of cultivated land with 2,112 SF of ancillary structures, including a farm office, garage/workshop, storage and, distribution area, delivery and receiving area, compost area, and farm yard.

A 600 SF farm stand will offer produce from the property's farm to the public.

An approximately 10,851 SF public restaurant and bar is anticipated to provide 100 interior seats and an outdoor seating patio for approximately 40 people.

A 7,386 SF event barn is proposed to be available for use by retreat guests and community gatherings.

Parking will be provided on-site with a total of 274 parking spaces utilizing approximately 89,623 SF of surface and below-grade parking (36,961 SF surface and 52,662 SF below grade).

An at grade pedestrian railroad crossing is indicated in the location where it currently exists. The crossing is noted to include a barricade arm and audible alarms that would operate to block the crossing when trains approach without interfering with train passage. The crossing would also include, if feasible, improvements to allow access by wheelchairs.

Parcel Map

The project includes a Tentative Parcel Map that will subdivide the property described by APN 001-170-013 into three parcels. Proposed parcels will be utilized as follows; 1) residential, 2) retreat and farm, and 3) conserved public open space and agriculture north of the railroad tracks. Proposed parcels are summarized in proposed parcel breakdown below. The existing property identified by APN 001-170-010 is also proposed to be conserved as public open space.

Open Space & Conservation Easement

The project anticipates dedication of a conservation easement to preserve open space and agricultural components. These areas to be preserved in perpetuity for agriculture and public open space are intended to be a privately owned public open space overseen by a local, third party conservation group and will be located on a separate parcel as indicated on the associated Parcel Map. Open space areas will be contiguous with existing preserved areas of the Bluffs and will be open to the public. Preserved areas consist of approximately 13.6 acres (approximately 10 acres for public trails and open space, and 3.6 acres dedicated to farming). The applicant would prefer to maintain ownership of the open space areas in order to provide for ongoing and long-term maintenance, but is amenable to discussing maintenance and easement management arrangements with the City and/or third-party non-profit land conservation organizations.

Public Access

The majority of the project site will be available for use by general the public::

- 13.6 acres of open space, trails, and farmland contiguous with the existing bluffs preserve is proposed to be preserved with a conservation easement and open to the public. While the public currently informally uses a portion this area, it is private property. The project will ensure this area remains open for use by the public in perpetuity.
- It is intended that the agricultural component will host public educational workshops and experiences related to regenerative organic farming, native herbal/medicinal workshops, etc.
- The 150 seat restaurant/bar will be open to the public.
- The farm stand will be open to the public.
- The event barn will be available for use for community events (approximately 6 community events with no rental fees per year are anticipated).
- Visitor parking will have 10 spaces dedicated for use by the public.
- Residential areas will be open to the public.

The retreat and associated spa/gym and pools will be available to retreat guests.

Parking

A total of 274 parking spaces will be provided on site with 120 spaces located in surface parking lots (36,961 SF) and 154 spaces located in a subterranean garage (52,662 SF). Parking is allocated as follows:

Use	Spaces
Hotel	99
Apartments - Residents & Visitors	63
Restaurant	34
Event Barn	16
Farm Building	10
Farm Stand	2
Employees	50
Bluffs Preserve Visitors	10
TOTAL	274

The applicant is proposing to apply Density Bonus Law to the residential portion of the project, which qualifies the project for certain development standard reductions. The project is proposing 63 parking spaces for the residences, which accounts for a reduction in the number of parking spaces from 292 parking spaces required by the Zoning Code to the proposed 274 parking spaces, which incorporates parking ratios under state density bonus law. The Transportation Impact Analysis prepared for the project demonstrates that the proposed number of parking spaces will meet peak weekday and weekend parking demand. With regard to community events that would be open to the public, as prescribed in the Transportation Impact Analysis the project proposes to pursue a reciprocal parking agreement with a site in Carpinteria, with shuttles provided to transport visitors to and from the project site.

The Project will include bicycle parking spaces and electric vehicle car charging stations. The surface parking lot is designed with a permeable surface. Please refer to the enclosed Traffic Impact Analysis (which includes a parking analysis) and the discussion of the analysis and parking below.

Access

Vehicle ingress and egress to the property will be provided at two locations on Carpinteria Avenue. The site plan includes a "u shaped" internal driveway for access to the residences, retreat, restaurant, and event barn. A loop road is also proposed through the retreat portion of the project for use by retreat staff, emergency vehicles, and retreat guests on foot (retreat guests will be walked from check-in to their respective rooms but will have the option of requesting an electric shuttle cart). Residences will be accessed from Carpinteria Avenue via a reciprocal access easement at the western driveway. Pedestrian and bicycle access will continue to be provided from Carpinteria Avenue. The project will provide pedestrian access to the Bluffs Preserve trail systems and the proposed 13.6-acre conservation easement area.

Grading

Proposed grading will be balanced on site and is summarized as follows:

	Cut	Fill
Underground Parking	17,000 cy	7,000 cy
Site	30,000 cy	40,000 cy
TOTAL	47,000 cy	47,000 cy

Employees

The farm, retreat, and restaurant will employ approximately 133 employees rotating through 2.5 shifts, resulting in approximately 50 employees on-site at any given time.

Events:

Proposed structures include a 7,386 square foot event barn. The building will serve as event space for retreat and restaurant guests. It is also proposed to be available for certain community events (or "external" events); it is anticipated a shuttle service may be used to transport guests for community events.

The traffic analysis assumed that there will be up to 30 internal events per year with up to 200 guests (primarily guests staying at the retreat) and up to 6 external events with 180 visitors from the local community. The internal events would occur during the weekend and the external events would occur during the weekday.

To meet the parking demand during the external special events, the Traffic Impact Analysis recommends that the project develop a reciprocal parking agreement with a neighboring property with shuttles provided to transport visitors to and from the site.

PROPOSED PARCEL BREAKDOWN / SITE COVERAGE

TOTAL PARCELS ACRAGE	27.50 AC
PROPOSED PARCEL 1 - RESIDENTIAL PSHH DEVELOPMENT	1.58 AC
PROPOSED PARCEL 2 - RETREAT & FARM	12.32 AC (INCL. 1.60 AC FARM)
PROPOSED PARCEL 3 - CONSERVED PUBLIC OPEN SPACE NORTH	9.47 AC (INCL. 3.40 AC FARM)
PARCEL 4 - CONSERVED PUBLIC OPEN SPACE SOUTH	4.13 AC

TOTAL PARCELS COVERAGE	***27.5 AC (100%)***
TOTAL BUILDING FOOTPRINT	***2.90 AC (10.55%)***
TOTAL HARDSCAPE	***4.93AC (17.94%)***
TOTAL LANDSCAPE AREA	***19.66 AC (71.51%)***

(1)

TOTAL PROPOSED PARCEL 1 COVERAGE	68,687.10 SF (5.74%)
TOTAL BUILDING FOOTPRINT	24,014.00 SF (2.00%)
TOTAL HARDSCAPE	30,582.00 SF (2.56%)
TOTAL LANDSCAPE AREA	14,091.10 SF (1.18%)

(2)

TOTAL PROPOSED PARCEL 2 COVERAGE	***536,754.28 SF (44.80%)***
TOTAL BUILDING FOOTPRINT	***102,469.00 SF (8.55%)***
TOTAL HARDSCAPE (INCL. EXT. AREAS)	***144,019.00 SF (12.03%)***
TOTAL LANDSCAPE AREA	***290,266.28 SF (24.22%)***

(3)

TOTAL PROPOSED PARCEL 3 COVERAGE	412,373.81 SF (34.44%)
TOTAL BUILDING FOOTPRINT	0.00 SF (0.00%)
TOTAL HARDSCAPE	26,572.00 SF (2.22%)
TOTAL LANDSCAPE AREA	385,801.81 SF (32.22%)

(4)

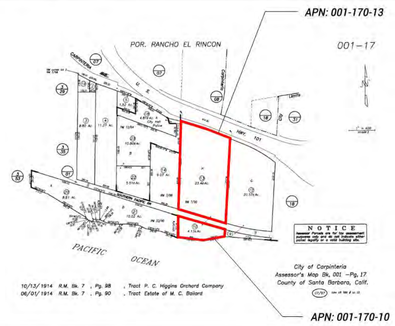
TOTAL PROPOSED PARCEL 4 COVERAGE	179,903.00 SF (15.02%)
TOTAL BUILDING FOOTPRINT	0.00 SF (0.00%)
TOTAL HARDSCAPE	13,504.00 SF (1.13%)
TOTAL LANDSCAPE AREA	166,399.00 SF (13.89%)

VICINITY MAP

NOT TO SCALE

APN MAP

NOT TO SCALE



LEGAL DESCRIPTION

PARCEL ONE:

A TRACT OF LAND IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF TRACT "H" AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT IN THE MATTER OF THE PARTITION OF
THE ESTATE OF MARTHA C. BAILARD, DECEASED, FILED IN CASE No. 8145, IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY,
STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THAT PORTION THEREOF
DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC BRANCH RAILWAY COMPANY DATED FEBRUARY 2, 1887, RECORDED MARCH 29, 1887 IN BOOK 12, PAGE 543 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPITANCE RECORDED FEBRUARY 23, 2000 AS INSTRUMENT No. 2000-0010570 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

APN:001-170-010

PARCEL TWO:

A TRACT OF LAND IN THE CITY OF CARPINTERIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF TRACT "H" AS SHOWN ON THE MAP ATTACHED TO THE COMMISSIONERS REPORT IN THE MATTER OF THE PARTITTON OF
THE ESTATE OF MARTHA C. BAILARD, DECEASED, FILED IN CASE No. 8145, IN THE SUPERIOR COURT OF SANTA BARBARA COUNTY,
STATE OF CALIFORNIA, AND A COPY THEREOF FILED IN BOOK 7, AT PAGE 90 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

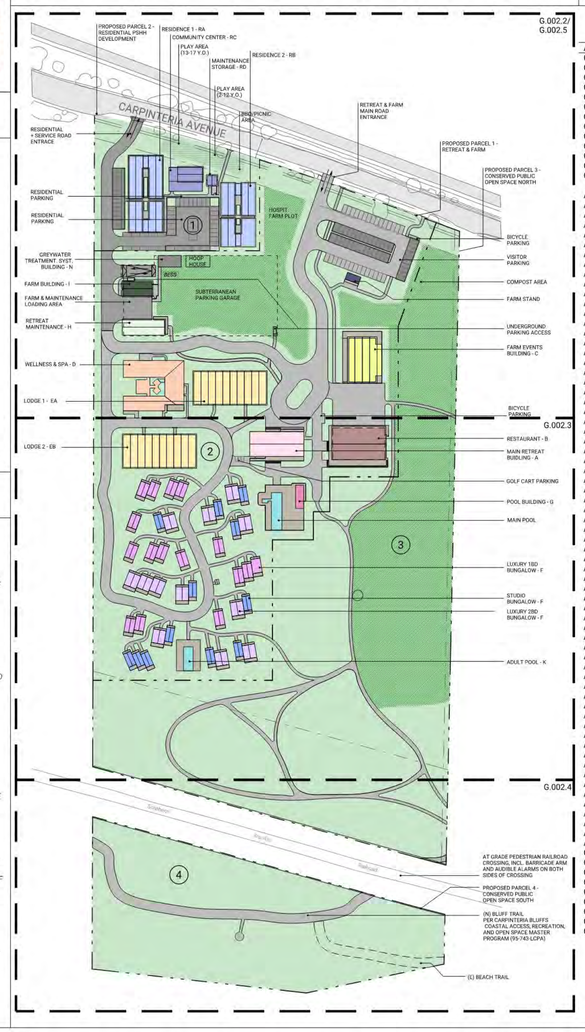
EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE LINES OF THE STATE HIGHWAY AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED IN BOOK 868, PAGE 164 OF OFFICIAL RECORDS, AND BY DEED RECORDED MAY 20, 1953 AS INSTRUMENT No. 8237 IN BOOK 1153, PAGE 185 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 16, 1964AS INSTRUMENT No. 2425 IN BOOK 2031, PAGE 424, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF LYING SOUTHERLY OF THE NORTHERLY LINE OF THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC BRANCH RAILWAY COMPANY DATED FEBRUARY 2, 1887, RECORDED MARCH 29, 1887 IN BOOK 12 PAGE 543 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 23, 2000 AS INSTRUMENT No. 2000-0010569 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

APN:001-170-013



PROPOSED PROGRAM BREAKDOWN - OVERALL SITE

HOSPITALITY

	GROSS	NET
TOTAL # OF RETREAT BUILDINGS		52
A - MAIN RETREAT BUILDING	7,413 SF	4,785 SF
B - RESTAURANT	10,851 SF	6,971 SF
C - FARM EVENTS BUILDING	7,388 SF	5,153 SF
D - WELLNESS & SPA	12,926 SF	9,722 SF
E - LODGES	39,504 SF	21,196 SF
EA - LODGE 1	19,752 SF	10,598 SF
FIRST FLOOR	10,281 SF	5,281 SF
SECOND FLOOR	9,471 SF	5,317 SF
ROOM BREAKDOWN:		
STUDIO (16)		285 SF
STUDIO PLUS (12)		330 SF
STANDARD1 BEDROOM (2)		695 SF
EB - LODGE 2	19,752 SF	10,598 SF
FIRST FLOOR	10,281 SF	5,281 SF
SECOND FLOOR	9,471 SF	5,317 SF
ROOM BREAKDOWN:		
STUDIO (16)		285 SF
STUDIO PLUS (11)		330 SF
STANDARD1 BEDROOM (2)		695 SF
F - BUNGALOWS	34,776 SF	20,636 SF
BUNGALOWS - STUDIO (12)	8,280 SF	4,956 SF
BUNGALOWS - 1BR (16)	13,248 SF	7,520 SF
BUNGALOWS - 2BR (12)	13,248 SF	8,160 SF
G - POOL BUILDING	1,566 SF	521 SF
H - RETREAT MAINTENANCE	3,027 SF	2,432 SF
I - FARM BUILDING	2,112 SF	1,681 SF
J - FARM STAND	600 SF	391 SF
L - BUNGALOW SERVICE SHED	96 SF	77 SF
N - GREYWATER TREATMENT FACILITY	1,152 SF	1,081 SF
TOTAL RETREAT FLOOR AREA	GROSS	NET
	121,411 SF	74,646 SF
RETREAT EXTERIOR AREAS	9,895 SF	
MAIN POOL EXTERIOR DECK	4,703 SF	
ADULT POOL EXTERIOR DECK	2,250 SF	
POOL	1,942 SF	
Q - MAIN POOL	1,000 SF	
K - ADULT POOL		
FARM	5 AC	
PARKING		
VISITOR LOT (NE CORNER OF PPT - 68 STALLS)	20,047 SF	
SUBTERRANEAN PARKING (NE CORNER OF PPT - 154 STALLS)	52,662 SF	49,963 SF
TOTAL HOTEL HARDSCAPE	134,124 SF	
CAR ACCESS RETREAT ROADS	68,704 SF LENGTH: 1,724 FT.	
PRIVATE RETREAT PATHS	65,420 SF LENGTH: 4,371 FT.	

RESIDENTIAL

	GROSS	NET
TOTAL # OF RESIDENTIAL BUILDINGS		4
RESIDENCES	39,788 SF	29,686 SF
RA - RESIDENCE 1	21,780 SF	16,078 SF
FIRST FLOOR	10,890 SF	8,039 SF
SECOND FLOOR	10,890 SF	8,039 SF
APARTMENT BREAKDOWN		
RESIDENCE 1:		
1 BR (8)		580 SF
2 BR (4)		880 SF
3 BR TYPE 1 (4)		990 SF
3 BR TYPE 2 (2)		990 SF
RB - RESIDENCE 2	18,008 SF	13,608 SF
FIRST FLOOR	9,004 SF	6,804 SF
SECOND FLOOR	9,004 SF	6,804 SF
APARTMENT BREAKDOWN		
RESIDENCE 2:		
1 BR (12)		580 SF
2 BR (6)		880 SF
3 BR TYPE 1 (2)		990 SF
3 BR TYPE 2 (2)		990 SF
RC - COMMUNITY CENTER	7,000 SF	4,519 SF
FIRST FLOOR	3,500 SF	3,341 SF
SECOND FLOOR (3 BR MAN. APT.)	3,500 SF	1,178 SF
RD - MAINTENANCE STORAGE	620 SF	347 SF
TOTAL RESIDENTIAL FLOOR AREA	GROSS	NET
	47,408 SF	34,552 SF
RESIDENTIAL EXTERIOR AMMENITIES	6,100 SF	
BBQ & PICNIC AREA	1,900 SF	
PLAY AREA (6-12 Y.O.)	1,700 SF	
PLAY AREA (13-17 Y.O.)	2,500 SF	
RESIDENTIAL PARKING (NW CORNER OF PPT - 52 STALLS)	16,914 SF	
TOTAL RESIDENTIAL HARDSCAPE	30,582 SF	
CAR ACCESS RESIDENTIAL ROADS	26,204 SF LENGTH: 676'	
PRIVATE RESIDENTIAL PATHS	4,378 SF LENGTH: 484'	

	GROSS	NET
TOTAL # OF BUILDINGS		56
TOTAL RETREAT GROUND FL. AREA	102,469 SF	64,012 SF
TOTAL RETREAT 2ND FL. AREA	18,942 SF	10,634 SF
TOTAL RESIDENTIAL GROUND FL. AREA	24,014 SF	18,531 SF
TOTAL RESIDENTIAL BUILDING 2ND FL. AREA	23,394 SF	16,021 SF
TOTAL FLOOR AREA	GROSS	NET
	168,819 SF	109,198 SF

PARKING BREAKDOWN

TOTAL HOSPITALITY & RESIDENTIAL PARKING	274 STALLS
RETREAT LODGES + BUNGALOWS + CABINS	99
RESTAURANT (140 SEATS, 1 STALL PER 4 SEATS)	35
RESIDENTIAL (40 UNITS + 1 MANAG. UNIT) + VISIT. PARKING	52
VISITOR (PRESERVE)	10
FARM EMPLOYEE PARKING	10
RETREAT EMPLOYEE PARKING	50
EVENTS BARN (1 PER 3000SF)	16
FARM STAND	2
TOTAL RETREAT BICYCLE PARKING	11
TOTAL RESIDENTIAL BICYCLE PARKING	6

DRAWING LIST

ARCHITECTURAL		CIVIL	
G.000	COVER SHEET	C.001	TITLE SHEET
G.000.1	DIAGRAMS	C.100	PRELIMINARY GRADING PLAN - NORTH
G.000.2	SITE PLAN CHANGES	C.101	PRELIMINARY GRADING PLAN - SOUTH
G.000.3	SUSTAINABILITY INITIATIVES	C.102	PRELIMINARY GRADING PLAN - BLUFFS
G.000.4	SOLID WASTE REMOVAL PLAN	C.103	PRELIMINARY OFFSITE IMPROVEMENTS
G.001	SURVEY	C.200	PRELIMINARY GRADING SECTIONS
G.002.1	SITE PLAN	C.201	PRELIMINARY GRADING SECTIONS
G.002.2	SITE PLAN - NORTH	C.202	PRELIMINARY GRADING SECTIONS
G.002.3	SITE PLAN - SOUTH	C.300	PRELIMINARY UTILITY PLAN - NORTH
G.002.4	SITE PLAN - BLUFFS	C.301	PRELIMINARY UTILITY PLAN - SOUTH
G.002.5	SITE PLAN - SUBTERRANEAN PARKING	C.302	PRELIMINARY UTILITY PLAN - BLUFFS
G.002.6	FENCES PLAN	C.400	PRELIMINARY CUT/FILL MAP
G.003	SITE PHOTOS	C.500	EXISTING DRAINAGE PLAN
		C.501	PRELIMINARY STORMWATER CONTROL PLAN
		C.600	TENTATIVE PARCEL MAP

AA.100	BUILDING A - MAIN RETREAT BUILDING ROOF PLAN
AA.101	BUILDING A - MAIN RETREAT BUILDING GROUND LEVEL FLOOR PLAN
AA.200	BUILDING A - MAIN RETREAT BUILDING NORTH & SOUTH ELEVATIONS
AA.201	BUILDING A - MAIN RETREAT BUILDING WEST & EAST ELEVATIONS
AA.300	BUILDING A - MAIN RETREAT BUILDING SECTION
AB.100	BUILDING B - RESTAURANT ROOF PLAN
AB.101	BUILDING B - RESTAURANT FLOOR PLAN
AB.200	BUILDING B - RESTAURANT NORTH & SOUTH ELEVATIONS
AB.201	BUILDING B - RESTAURANT EAST & WEST ELEVATIONS
AB.300	BUILDING B - RESTAURANT SECTION
AC.100	BUILDING C - FARM EVENTS BUILDING ROOF PLAN
AC.101	BUILDING C - FARM EVENTS BUILDING FLOOR PLAN
AC.200	BUILDING C - FARM EVENTS BUILDING NORTH & SOUTH ELEVATIONS
AC.201	BUILDING C - FARM EVENTS BUILDING EAST & WEST ELEVATIONS
AC.300	BUILDING C - FARM EVENTS BUILDING SECTIONS
AD.100	BUILDING D - WELLNESS & SPA ROOF PLAN
AD.101	BUILDING D - WELLNESS & SPA FLOOR PLAN
AD.200	BUILDING D - WELLNESS & SPA NORTH & SOUTH ELEVATIONS
AD.201	BUILDING D - WELLNESS & SPA EAST & WEST ELEVATIONS
AD.300	BUILDING D - WELLNESS & SPA SECTIONS
AE-A.100	BUILDING EA - RETREAT LODGE ROOF PLAN
AE-A.101	BUILDING EA - RETREAT LODGE FIRST FLOOR PLAN
AE-A.102	BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN
AE-A.200	BUILDING EA - RETREAT LODGE EAST & WEST ELEVATIONS
AE-A.201	BUILDING EA - RETREAT LODGE NORTH & SOUTH ELEVATIONS
AE-A.300	BUILDING EA - RETREAT LODGE SECTIONS
AE-B.100	BUILDING EB - RETREAT LODGE ROOF FLOOR PLAN
AE-B.101	BUILDING EB - RETREAT LODGE FIRST FLOOR PLAN
AE-B.102	BUILDING EB - RETREAT LODGE SECOND FLOOR PLAN
AE-B.200	BUILDING EB - RETREAT LODGE EAST & WEST ELEVATIONS
AE-B.201	BUILDING EB - RETREAT LODGE NORTH & SOUTH ELEVATIONS
AE-B.300	BUILDING EB - RETREAT LODGE SECTIONS
AF.100	BUILDING F - TYP. STUDIO BUNGALOW ROOF & FLOOR PLAN
AF.200	BUILDING F - TYP. STUDIO BUNGALOW ELEVATIONS & SECTIONS
AF.101	BUILDING F - TYP. LUX STUDIO BUNGALOW ROOF & FLOOR PLAN
AF.201	BUILDING F - TYP. LUX STUDIO BUNGALOW ELEVATIONS & SECTIONS
AF.102	BUILDING F - TYP. 2BD BUNGALOW ROOF & FLOOR PLAN
AF.202	BUILDING F - TYP. 2BD BUNGALOW ELEVATIONS & SECTIONS
AF.103	BUILDING F - TYP. 3BD BUNGALOW ROOF & FLOOR PLAN
AF.203	BUILDING F - TYP. 3BD BUNGALOW ELEVATIONS & SECTIONS
AG.100	BUILDING G - POOL AREA & BUILDING ROOF & FLOOR PLAN
AG.200	BUILDING G - POOL AREA & BUILDING ELEVATIONS
AG.300	BUILDING G - POOL AREA & BUILDING SECTION
AH.100	BUILDING H - RETREAT MAINTENANCE ROOF & FLOOR PLAN
AH.200	BUILDING H - RETREAT MAINTENANCE NORTH & SOUTH ELEVATIONS
AH.201	BUILDING H - RETREAT MAINTENANCE NORTH & SOUTH ELEVATIONS
AH.300	BUILDING H - RETREAT MAINTENANCE SECTIONS
AI.100	BUILDING I - FARM BUILDING ROOF & FLOOR PLAN
AI.200	BUILDING I - FARM BUILDING ELEVATIONS & SECTIONS
AJ.100	BUILDING J - FARM STAND FLOOR PLAN, ELEVATIONS & SECTION
AK.100	BUILDING K - ADULT POOL PLAN & SECTION
AL.100	BUILDING L - SERVICE SHED PLAN & ELEVATIONS
AM.100	BUILDING M - TYP. COVERED PARKING STRUCTURE PLAN & ELEV.
AN.100	BUILDING N - GREYWATER SYST. STRUCTURE PLAN & ELEV.
AR.100	BUILDINGS R - RESIDENCES SITE PLAN
ARA.100	BUILDING RA - RESIDENCE 1 ROOF PLAN
ARA.101	BUILDING RA - RESIDENCE 1 FIRST FLOOR PLAN
ARA.102	BUILDING RA - RESIDENCE 1 SECOND FLOOR PLAN
ARA.200	BUILDING RA - RESIDENCE 1 EAST & WEST ELEVATIONS
ARA.201	BUILDING RA - RESIDENCE 1 NORTH & SOUTH ELEVATIONS & SECTION
ARB.100	BUILDING RB - RESIDENCE 2 FIRST FLOOR PLAN
ARB.101	BUILDING RB - RESIDENCE 2 SECOND FLOOR PLAN
ARB.200	BUILDING RB - RESIDENCE 2 EAST & WEST ELEVATIONS
ARB.201	BUILDING RB - RESIDENCE 2 NORTH & SOUTH ELEVATIONS & SECTION
ARC.100	BUILDING RC - COMMUNITY CENTER PLANS
ARC.200	BUILDING RC - COMMUNITY CENTER ELEVATIONS & SECTION
ARD.100	BUILDING RD - MAINTENANCE STORAGE PLANS, ELEV. & SECTION
G.600	MATERIAL SCHEDULE
G.900	RENDERINGS
G.901	RENDERINGS
G.902	RENDERINGS
G.903	RENDERINGS
G.904	RENDERINGS
G.905	RENDERINGS
G.906	RENDERINGS
G.907	SITE NORTH ELEVATION

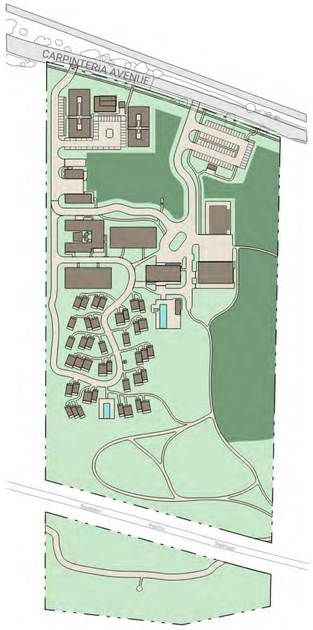
LANDSCAPE	
L001	COVER PAGE
L100	GRADING AND EXISTING CONDITIONS PLAN - FULL
L101	GRADING AND EXISTING CONDITIONS PLAN - NORTH
L102	GRADING AND EXISTING CONDITIONS PLAN - SOUTH
L103	GRADING AND EXISTING CONDITIONS PLAN - BLUFFS
L200	GROUNDCOVER PLAN - FULL SITE
L201	GROUNDCOVER PLAN - NORTH
L202	GROUNDCOVER PLAN - SOUTH
L203	GROUNDCOVER PLAN - BLUFFS
L300	CANOPY PLAN - FULL
L301	CANOPY PLAN - NORTH
L302	CANOPY PLAN - SOUTH
L303	CANOPY PLAN - BLUFFS
L400	PLANTING PLAN - FULL
L401	PLANTING PLAN - NORTH
L402	PLANTING PLAN - SOUTH
L403	PLANTING PLAN - BLUFFS
L500	SPECIES LIST

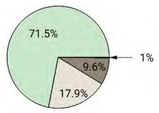
LIGHTING	
LT101	SITE LIGHTING PLAN NORTH
LT102	SITE LIGHTING PLAN SOUTH
LT201	SITE LIGHTING PLAN PHOTOMETRY
LT.A100	MAIN RETREAT BUIDLING - PLAN
LT.A200	MAIN RETREAT BUIDLING - N + S ELEVATIONS
LT.A201	MAIN RETREAT BUIDLING - W + E ELEVATIONS
LT.B100	RESTAURANT - PLAN
LT.B200	RESTAURANT - N + S ELEVATIONS
LT.B201	RESTAURANT - W + E ELEVATIONS
LT.C100	EVENTS BARN - PLAN
LT.C200	RESTAURANT - N + S ELEVATIONS
LT.C201	RESTAURANT - W + E ELEVATIONS
LT.D100	WELLNESS + SPA - PLAN
LT.D200	WELLNESS + SPA - N + S ELEVATIONS
LT.D201	WELLNESS + SPA - W + E ELEVATIONS
LT.EA100	LODGES - PLAN
LT.EA200	LODGES - N + S ELEVATIONS
LT.EA201	LODGES - W + E ELEVATIONS
LT.EB100	LODGES - PLAN
LT.EB200	LODGES - N + S ELEVATIONS
LT.EB201	LODGES - W + E ELEVATIONS
LT.F100	BUNGALOW - PLAN
LT.F200	BUNGALOW - N + S ELEVATIONS
LT.F101	BUNGALOW - PLAN
LT.F201	BUNGALOW - N + S ELEVATIONS
LT.F102	BUNGALOW - PLAN
LT.F202	BUNGALOW - N + S ELEVATIONS
LT.F103	BUNGALOW - PLAN
LT.F203	BUNGALOW - N + S ELEVATIONS
LT.G100	POOL AREA - PLAN
LT.G200	POOL AREA - W + E ELEVATIONS
LT.H100	RETREAT MAINTENANCE - PLAN
LT.H200	RETREAT MAINTENANCE - N + S ELEVATIONS
LT.H201	RETREAT MAINTENANCE - E ELEVATION
LT.I100	FARM BUILDING - PLAN
LT.I200	FARM BUILDING - ELEVATIONS
LT.J100	FARM STAND - PLAN
LT.J200	FARM STAND -

SITE DIAGRAMS

SITE COVERAGE 1:

SURFACE TYPES

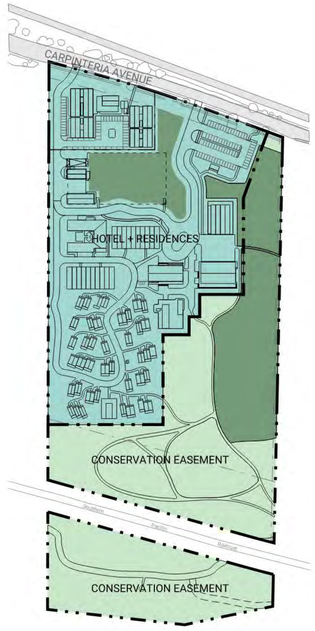


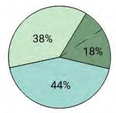


- LANDSCAPE & AGRICULTURE - 71.5%
- HARDSCAPE (GRAVEL, CONCRETE, WOOD DECKING, CHIPSEAL) - 17.9%
- BUILDINGS - 9.6%
- WATER - 1%

SITE COVERAGE 2:

OPEN SPACE /
AGRICULTURAL AREAS /
NATIVE LANDSCAPE AREAS

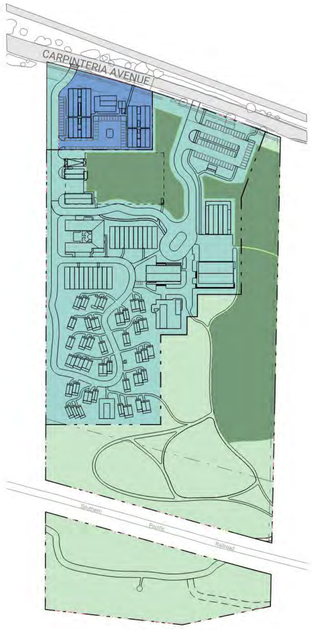


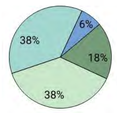


- NATIVE LANDSCAPE (CONSERVATION EASEMENTS) - 38%
- NATIVE LANDSCAPING - 44%
- AGRICULTURE - A (CONSERVATION EASEMENT) : 12%
- AGRICULTURE - B: 6%

SITE COVERAGE 3:

USE-TYPE ZONES

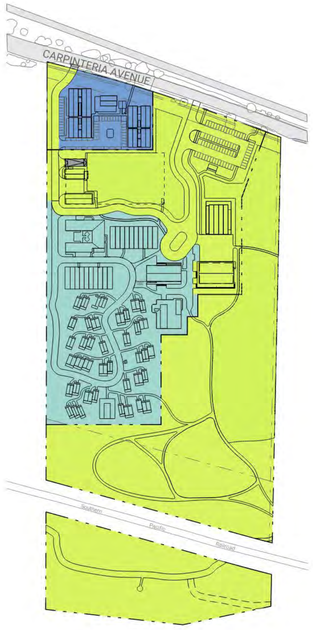




- OPEN SPACE - 38%
- RESIDENTIAL HOUSING + RECREATION - 6%
- RETREAT - 38%
- AGRICULTURE - 18%

SITE COVERAGE 4:

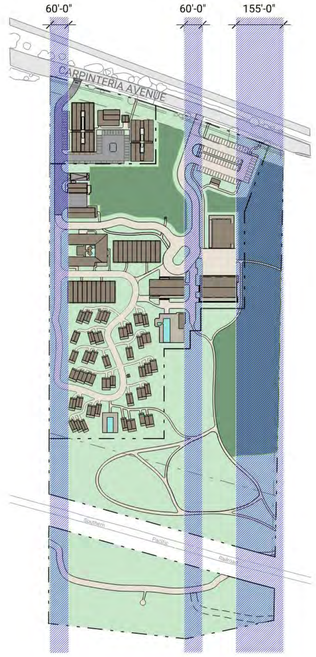
PUBLIC ACCESS



- PUBLICLY ACCESSABLE AREAS - 70%
- RESIDENTIAL HOUSING + RECREATION - 6%
- RETREAT AREA (SEMI PUBLIC)- 24%

SITE COVERAGE 5:

VIEW CORRIDORS



- NORTH TO SOUTH VIEW CORRIDORS - ALLOWING UNOBSTRUCTED VIEWS ACROSS THE ENTIRE SITE

SITE COVERAGE 6:

ACTIVE
VS.
PROPOSED FARM AREA

- ACTIVE FARM AREA - 2.3 ACRES
- PROPOSED FARM AREA - 5.0 ACRES

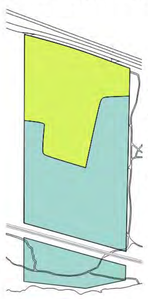
MAX. ALLOWABLE BUILDING AREA

ZONING: PUD
(PLANNED UNIT DEVELOPMENT DISTRICT)
PER CITY OF CARPINTERIA ZONING MAP, 2016

MAX. ALLOWABLE BUILDING AREA: 30% LOT COVERAGE
MINIMUM SETBACKS:
SIDE OF LOT (WEST + EAST): MIN. 5FT, MAX 10 FT
FRONT OF LOT (NORTH): 50' FROM STREET CENTER LINE
REAR OF LOT (SOUTH): 15'
PER CARPINTERIA MUNICPAL CODE: 14.14.060 - Building Setbacks

MAXIMUM BUILDING HEIGHT:30'
REQUIRED PARKING SPOTS: > 500 PKG. SPOTS
PER CARPINTERIA MUNICPAL CODE: 14.54 - PARKING REGULATIONS

PREVIOUS PUBLIC ACCESS



AREA DELTAS:

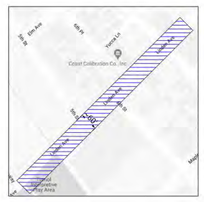
PUBLIC ACCESS PREVIOUS: 38%

PUBLIC ACCESS PROPOSED: 76%

TOTAL INCREASE OF
PUBLICLY ACCESSABLE AREA:

38% (= 4.56 Acres)

NOTE: LINDEN AVENUE VIEW CORRIDOR IS APPX. 60' WIDE



PROJECT:

5885 CARPINTERIA AVE
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CARPINTERIA, CA 93013

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MOMT PARTNERS
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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/8'0" = 1'0"

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ISSUES:

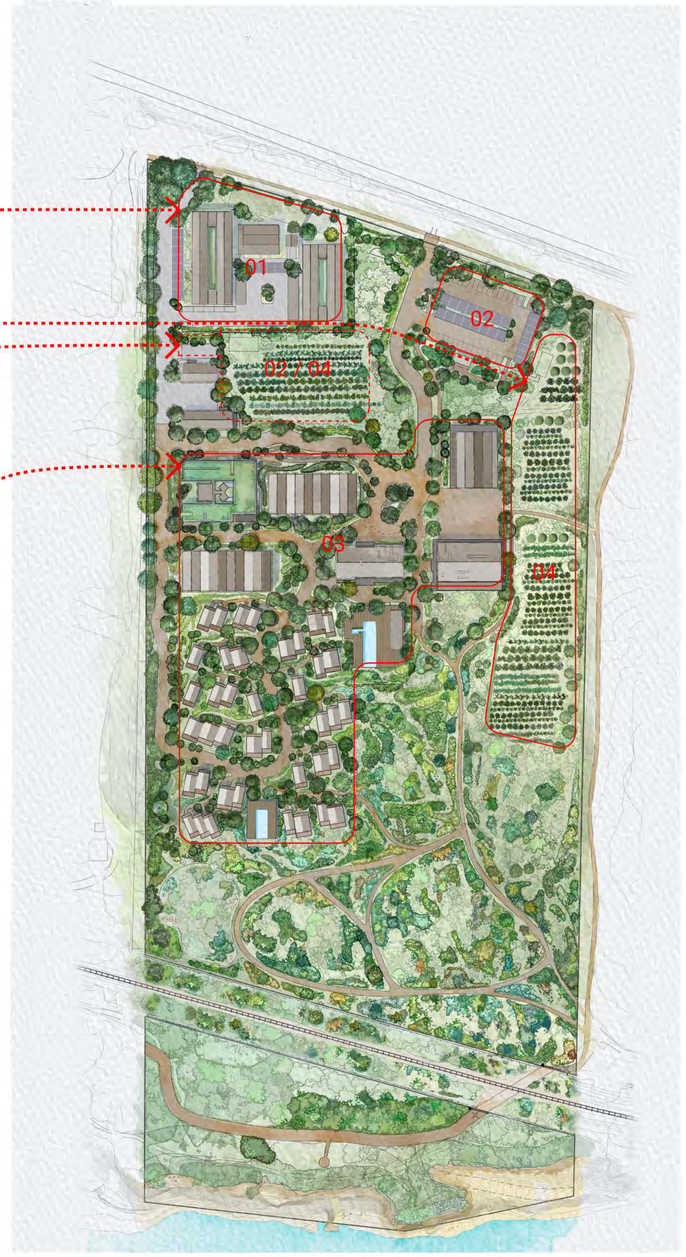
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: N/A
Sheet Size: 30" x 42"
Sheet Title: DIAGRAMS
Sheet No: G.000.1

SITE PLAN CHANGES

CONCEPT REVIEW SITE PLAN PROPOSAL - 03/31/2022

NEW SITE PLAN PROPOSAL



MAJOR DESIGN UPDATES

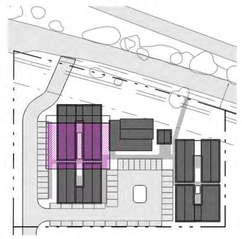
01 - RESIDENCES: THE SCALE OF THE RESIDENCES AND ASSOCIATES RESIDENTIAL AMMENITIES HAVE BEEN INCREASED FROM 16 TO 41 UNITS OF AFFORDABLE HOUSING UNITS, PLUS COMMUNITY RECREATION BUILDINGS AND AREAS.

02 - SURFACE LEVEL PARKING WAS CONSOLIDATED TO THE NORTH EAST CORNER OF THE SITE (NEAR THE EXISTING TEE TIME PARKING LOT) AND IN AN UNDERGROUND PARKING GARAGE, TO INCREASE THE AMOUNT OF OPEN SPACE AND REDUCE THE AMOUNT OF VISIBLE SURFACE PARKING.

03 - ALL BUILDINGS HAVE SHIFTED AND CLUSTERED TOWARD THE NORTHWEST CORNER OF THE SITE, OPENING UP SIGNIFICANTLY MORE PRESERVE AND AND FARM LAND ADJACENT TO THE BLUFFS.

04 - FARM AREA PREVIOUSLY ALLOCATED AT THE CENTER OF THE SITE WAS SHIFTED TO THE EASTERN EDGE OF THE SITE. CREATING A LARGER NATURAL BUFFER.

01
INCREASED RESIDENTIAL UNITS
& AMENITIES



PREVIOUSLY PROPOSED RESIDENTIAL

NEW RESIDENTIAL

02
PARKING & VEHICULAR ACCESS CHANGES
NEW UNDERGROUND PARKING

PREVIOUSLY PROPOSED PARKING & ROADS

NEW PARKING & ROADS

03
NEW BUILDING LOCATIONS
CONSOLIDATED TO NORTHWEST OF SITE
& AWAY FROM THE PRESERVE

PREVIOUSLY PROPOSED BUILDING FOOTPRINTS

NEW BUILDING FOOTPRINTS

04
NEW FARMING LOCATION
& INCREASED BUFFER ALONG BLUFFS

PREVIOUSLY PROPOSED FARM & BUFFER

PREVIOUS BUFFER ZONE

NEW BUILDING FARM & BUFFER

PROJECT:

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ISSUES:

No.	Description	Date
1.		

Date: 10/12/2023
Project No.: PDS049
Scale: N/A
Sheet Size: 30" x 42"
Sheet Title: SITE PLAN CHANGES
Sheet No: G.000.2

ON-SITE SUSTAINABILITY INITIATIVES

SOLAR POWER GENERATION + BATTERY POWER STORAGE

According to the conceptual modeling and energy analysis of solar arrays for the proposed Carpinteria Farm and Hospitality Experience development, it is expected that a carport solar system would offset about 25% of the property's energy consumption. The proposed system has the capability to scale in order to increase the total on-site energy production capacity.

SOLAR POWER PLAN

RESIDENTIAL: 130 PANELS (540W)

COMMERCIAL: 204 PANELS (540W)

= SOLAR ARRAY AREA

REGENERATIVE FARMING + ORGANIC SOIL

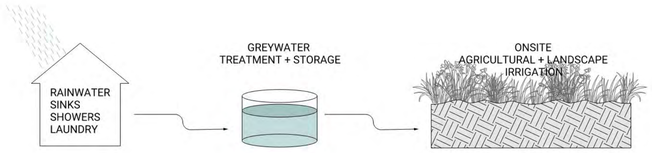
Following a strict multi-year plan to restore the local ground conditions, the farm will acquire a USDA Organic Soil certification. Additionally, the farm will impliment regenrative farming techniques, such as on site composting, crop rotation with native nitrogen fixing crops. The farm aims to tap into Carpinteria's rich agrarian history and serve as an example of agricultural methods that honor local farming traditions and strive for the highest level of sustainable farming practices.

NATIVE PLANTS & LANDSCAPE RESTORATION

The landscape strategy of the proposed project impliments methods of planting that will restore the earth to it's natural state, as it was hundreds of years ago. By reintroducing local species and fostering natural growth densities, the site's landscaping aims to require no additional water resources than the natural rainfall within 10 years.

WATER CATCHMENT + GREY WATER RE-USE

Rainwater and grey water will captured and stored on site and re-used.



ZERO SOIL EXPORT / IMPORT

In order to reduce both the carbon emmisions associated with material hauling as well as the disturbance to the neighrborhood, the project proposes Net Zero soil importing and exporting.

SUSTAINABLE, REGIONAL BUILDING MATERIALS

The proposed project uses materials sourced from as close to Carpinteria as possible. The aim of this is twofold.
1. The use of local and reclaimed materials reduces the overall carbon footprint of the project by reducing shipping emmisions and breathing new life into reclaimed materials.
2. Locally sourced materials will express the identity of place and strive for an architectural expression that celebrates Carpinteria's unique style and history.

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

08. SANTA BARBARA SANDSTONE

09. RECLAIMED TIMBER BEAM

10. RECLAIMED CURROGATED TIN SIDING

LOCALLY SOURCED PRODUCTS

The commercial and retail areas of the proposed project will foster relationships with the broader community and serve as a point of exhibition and sale for locally crafted goods.

10 SITE PLAN
SCALE: 1" = 80'

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
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SHERMAN OAKS, CA 91423

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PLUS DESIGN, LLC
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SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
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SITE PLAN
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ISSUES:

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Date: 10/12/2023
Project No.: PDS049
Scale: N/A
Sheet Size: 30" x 42"
Sheet Title: SUSTAINABILITY SUMMARY
Sheet No: G.000.3

SOLID WASTE ROUTE LEGEND

- RESIDENTIAL - SOLID WASTE SERVICE COMPANY PICK UP ROUTE
- HOTEL - SOLID WASTE SERVICE COMPANY PICK UP ROUTE
- HOTEL - INTERNAL SOLID WASTE VALET PICK UP ROUTE

GENERAL NOTE:
REFER TO WILL-SERVE LETTER FOR SOLID WASTE COLLECTION SERVICES BY E.J. HARRISON & SONS, INC.

10 SITE PLAN
SCALE: 1" = 80'

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Project No.: PDS049
Scale: 1" = 80'
Sheet Size: 30" x 42"

Sheet Title:
SOLID WASTE REMOVAL PLAN

Sheet No:
G.000.4

10 SITE PLAN
SCALE: 1" = 80'

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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MOMT PARTNERS
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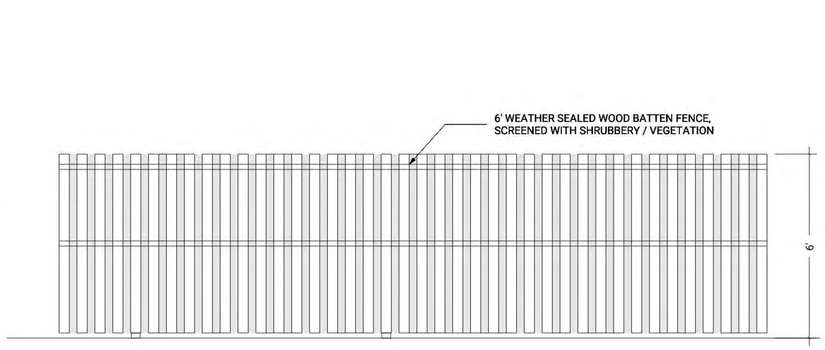
ISSUES:

No.	Description	Date
1		

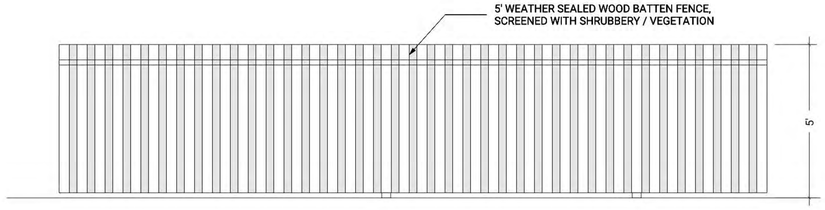
Date: 10/12/2023
Project No.: PDS049
Scale: 1" = 80'
Sheet Size: 30" x 42"
Sheet Title: SITE PLAN
Sheet No.: G.002.1

10 SITE PLAN
SCALE: 1/64" = 1'

= FENCE

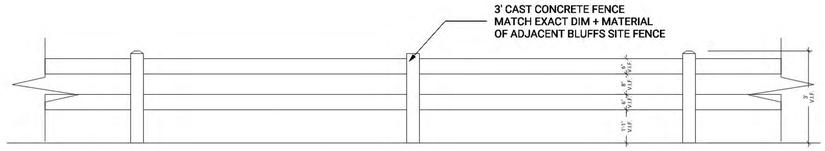


32 SITE FENCE ELEVATION
SCALE: 1/2" = 1'



22 POOL FENCE ELEVATION
SCALE: 1/2" = 1'

NOTE: CHSC SECTION 115923 - MIN. HEIGHT = 60"



12 SITE FENCE ELEVATION
SCALE: 1/2" = 1'

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
346 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/832" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

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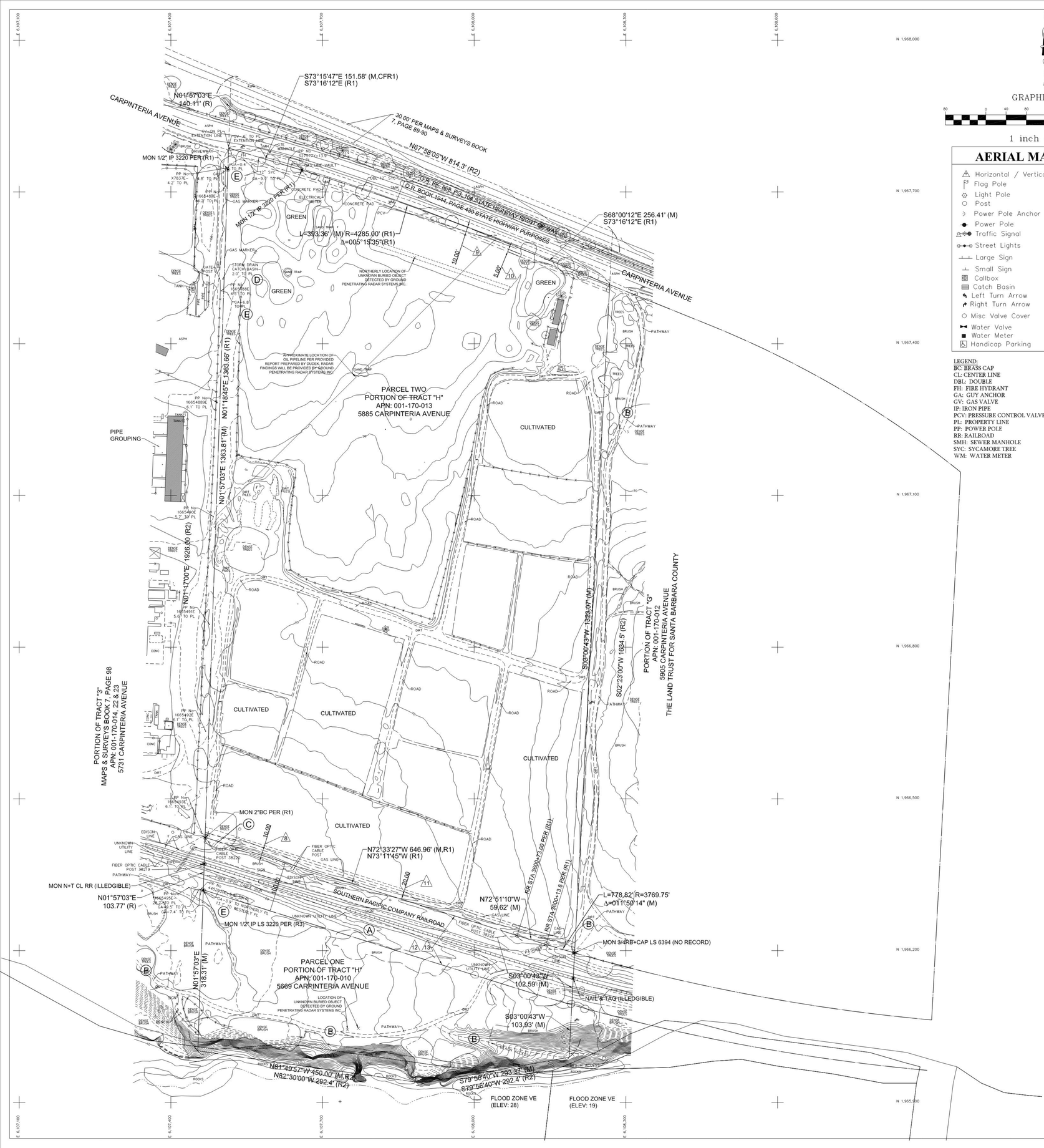
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/32" = 1'
Sheet Size: 30" x 42"

Sheet Title:
SITE FENCE EXHIBIT

Sheet No:
G.002.6


E 6,107,100
E 6,107,400
E 6,107,700
E 6,108,000
E 6,108,300
E 6,108,600
N 1,968,000
N 1,967,700
N 1,967,400
N 1,967,100
N 1,966,800
N 1,966,500
N 1,966,200
N 1,965,900
CARPINTERIA AVENUE
S73°15'47"E 151.58' (M,CFR1)
S73°16'12"E (R1)
N01°57'03"E 140.11' (R)
30.00' PER MAPS & SURVEYS BOOK 7, PAGE 89-90
N67°58'05"W 814.3' (R2)
MON 1/2" IP 3220 PER (R1)
O.R. BK. 968, PG. 104 STATE HIGHWAY RIGHT OF WAY
O.R. BOOK 1944, PAGE 430 STATE HIGHWAY PURPOSES
S68°00'12"E 256.41' (M)
S73°16'12"E (R1)
L=393.36' (M) R=4285.00' (R1)
Δ=005°15'35"(R1)
PARCEL TWO
PORTION OF TRACT "H"
APN: 001-170-013
5885 CARPINTERIA AVENUE
CULTIVATED
PIPE GROUPING
N01°57'03"E 1363.81"(M)
N01°18'45"E 1363.66' (R1)
N01°47'00"E 1926.80 (R2)
PORTION OF TRACT "G"
MAPS & SURVEYS BOOK 7, PAGE 98
APN: 001-170-014, 22 & 23
5731 CARPINTERIA AVENUE
PORTION OF TRACT "G"
APN: 001-170-012
5905 CARPINTERIA AVENUE
THE LAND TRUST FOR SANTA BARBARA COUNTY
S03°00'43"W 1223.07' (M)
S02°23'00"W 1684.5' (R2)
MON 2"BC PER (R1)
N72°33'27"W 646.96' (M,R1)
N73°11'45"W (R1)
MON N+T CL RR (ILLEDGIBLE)
N01°57'03"E 103.77' (R)
MON 1/2" IP LS 3220 PER (R3)
SOUTHERN PACIFIC COMPANY RAILROAD
RR STA 3600+75.00 PER (R1)
RR STA 3600+13.6 PER (R1)
N72°51'10"W 59.62' (M)
L=778.82' R=3769.75'
Δ=011°50'14" (M)
MON 3/4RB+CAP LS 6394 (NO RECORD)
PARCEL ONE
PORTION OF TRACT "H"
APN: 001-170-010
5669 CARPINTERIA AVENUE
N01°57'03"E 318.31' (M)
S03°00'43"W 102.59' (M)
NAIL & TAG (ILLEDGIBLE)
S03°00'43"W 103.93' (M)
N81°49'57"W 450.00' (M,R2)
N82°30'00"W 292.4' (R2)
S79°56'40"W 293.3' (M)
S79°56'40"W 292.4' (R2)
FLOOD ZONE VE (ELEV: 28)
FLOOD ZONE VE (ELEV: 19)
GREEN
CATCH BASIN
STORM DRAIN CATCH BASIN
GAS MARKER
ELECTRICAL METER
CONCRETE PAD
SAND TRAP
APPROXIMATE LOCATION OF OIL PIPELINE PER PROVIDED REPORT PREPARED BY DUDEK. RADAR FINDINGS WILL BE PROVIDED BY GROUND PENETRATING RADAR SYSTEMS, INC.
NONTHERLY LOCATION OF UNKNOWN BURIED OBJECT DETECTED BY GROUND PENETRATING RADAR SYSTEMS, INC.
LOCATION OF UNKNOWN BURIED OBJECT DETECTED BY GROUND PENETRATING RADAR SYSTEMS INC.
EDISON LINE
FIBER OPTIC CABLE POST 38220
FIBER OPTIC CABLE POST 38219
GAS LINE
UNKNOWN UTILITY LINE
TREES
BRUSH
PATHWAY
ROAD
DIRT
CONC
ROCKS
DRIVEWAY
ASPH
GRADE BREAK
GRADE VALVES
GRADE TREES
TANK
DIRT PILES
PP No 1665492E 1' TO PL
PP No 1665495E 4.8' TO PL
PP No 1665489E 6.1' TO PL
PP No 1665498E 4.5' TO PL
PP No 1665495E 26.2' TO E 4.8' TO PL
PP No 1665492E 4.2' TO PL
PP No 1665493E 5.6' TO PL
PP No 1665492E 1' TO PL
PP No 1665493E 6.1' TO PL
PP No 1665498E 4.7' TO PL
PP No 1665495E 6.7' TO PL
PP No 1665492E 4.8' TO PL
PP No 1665498E 4.5' TO PL
PP No 1665495E 4.2' TO PL
PP No 1665492E 4.3' TO PL
PP No 1665498E 4.0' TO PL
PP No 1665495E 4.0' TO PL
PP No 1665492E 4.2' TO PL
PP No 1665498E 4.3

762'
60' VIEW CORRIDOR
377'
60' VIEW CORRIDOR
190'
156' VIEW CORRIDOR

RESIDENCE 1 - RA
COMMUNITY CENTER - RC
MAINTENANCE STORAGE - RD
SOLID WASTE COLLECTION AREA RESIDENCES
RESIDENCE 2 - RB
PROPOSED PARCEL 2 - RESIDENTIAL PSHH DEVELOPMENT
CARPINTERIA AVE. CENTERLINE
SOLID WASTE COLLECTION AREA RESIDENCES
CARPINTERIA AVE.
CENTERLINE
COMMERCIAL + RETREAT SOLAR ARRAYSOLAR ARRAY MOUNTED ON COVERED PARKING ROOF SEE SHEET AM.100
PROPOSED PARCEL 1 - RETREAT & FARM
PROPOSED PARCEL 3 - CONSERVED PUBLIC OPEN SPACE NORTH

357'-10"
391'-4"
51'-9"
CARPINTERIA AVE
PLAY AREA (13-17 Y.O.)
PLAY AREA (2-12Y.O.)
BBQ/PICNIC AREA
ROOF LINE ROOF READY FOR PV INST.
6'-10"
286'-11"
189'-10"
345'-3"
512'-8"
74'-5"
23'-11"
81'-1"
12'-9"
70'
60'
18'
24'
15'
10' S.Y. SETBACK
7.6'
7.1'
7.8'
SUBTERRANEAN PARKING ACCESS
GREYWATER TREATMENT SYSTEM
HOOP HOUSE
BESS
SUBTERRANEAN PARKING GARAGE
GREEN ROOF
24'-6"
86'
50'
100'-0"
70'-0"
24'-0"
6'
10'
9
10
20'

RESIDENTIAL SOLAR ARRAY MOUNTED ON COVERED PARKING ROOFSEE AM.100
RESIDENTIAL SOLAR ARRAY MOUNTED ON COVERED PARKING ROOFSEE AM.100
RESIDENTIAL CENTRAL SOLID WASTE PICK UP AREA
FARM BUILDING
SOLID WASTE COLLECTION AREA HOSPITALITY
FARM & MAINTENANCE LOADING AREA
HOTEL CENTRAL SOLID WASTE PICK UP AREA
RETREAT MAINTENANCE - H
SPA / LODGE SOLID WASTE PICK UP AREA
WELLNESS & SPA - D
LODGE 1 - EA
BICYCLE PARKING
VISITOR PARKING
COMMERCIAL + RETREAT SOLAR ARRAY MOUNTED ON COVERED PARKING ROOF SEE SHEET AM.100
18" SYCAMORE TO BE RELOCATED
COMPOST AREA
FARM STAND
UNDERGROUND PARKING ACCESS
FARM EVENTS BUILDING - C
BICYCLE PARKING
RESTAURANT - B
SOLID WASTE COLLECTION AREA RESTAURANT

MATCHLINE - SEE SHEET G.002.3 FOR CONTINUATION

10 SITE PLAN - NORTH
SCALE: 1" = 30'

ENCROACHMENTS

ITEM	DESCRIPTION
A	SOUTHERN PACIFIC COMPANY PROPERTY (RAILROAD) SPLITS TRACT "H" OF MAPS AND SURVEYS BOOK 7 PAGES 89–90 INTO TWO TAX PARCELS, APN: 001-170-013 & 001-170-010. THERE IS NO DESIGNATED CROSSING OR WARNING EQUIPMENT FOR VEHICLES AND/OR PEDESTRIANS TO CROSS THE RAILROAD TRACTS. THE TITLE REPORT DOES NOT SHOW ANY EASEMENTS ACROSS NEIGHBORING PARCELS TO ACCESS PARCEL ONE (APN 001-170-010).
B	PEDESTRIAN CROSSINGS AND PATHWAYS TO BEACH
C	DRAINAGE FROM APN: 001-170-013 INTO DRAINAGE PIPE AT RAILROAD
D	DROP INLET ALONG WESTERLY PROPERTY LINE IS 2.0' FROM PROPERTY LINE TO APN: 001-170-013, DRAINS WESTERLY TO DROP INLET
E	VARIOUS GUY ANCHORS ALONG WESTERLY PROPERTY LINE

EASEMENT TABLE

ITEM No.	PURPOSE	IN FAVOR OF	RECORD DOCUMENT
8	CONSTRUCTING, LAYING, REPLACING, REPAIRING AND MAINTAINING SEWER LINES AND APPURTENANCES, WITH RIGHT OF ACCESS AND RIDERS	STANDARD OIL COMPANY OF CALIFORNIA	INSTR. No. 35864, BK 1678, PG 588 OF O.R.
9	WATER PIPELINES AND/OR CONDUITS	CARPINTERIA COUNTY WATER DISTRICT	INSTR. No. 23928, BK 1951, PG 198 OF O.R.
10	WATER PIPE LINE	CARPINTERIA COUNTY WATER DISTRICT	INSTR. No. 37271, BK 2172, PG 1397 OF O.R.
11	STANDARD GASOLINE COMPANY, A CORPORATION	PIPELINES	INSTR. No. 30-833 OF O.R.
12	MAINTAIN/OPERATE/REPLACE/UP GRADE CABLES, NEW CONDUITS, REPLACE/DUCT TECHNOLOGY	AT&T	2020-75745 OF O.R.
13	PLACE/LAY/BURY/CONSTRUCT/INSTALL/OPERATE/REPAIR, MAINTAIN,RENEW,REBUILD,REPLACE,UP GRADE,EXPAND,RELOCATE AND REMOVE CABLES	SPRINT COMMUNICATIONS COMPANY, L.P., ET AL.	2013-77582 OF O.R.

SEE SURVEY (G.001) FOR MORE EASEMENTS AND ENCROACHMENTS INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

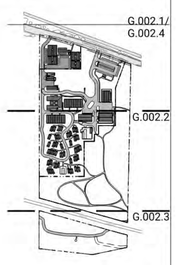
CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1201 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5353 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/812" = 1'0"



N

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ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1" = 30'
Sheet Size: 30" x 42"
Sheet Title: SITE PLAN - NORTH
Sheet No.: G.002.2

MATCHLINE - SEE SHEET G.002.2 FOR CONTINUATION

LODGE 1 - EA

EB - LODGE 2

12" EUCALYPTUS TREE TO BE REMOVED

3 PRONG EUCALYPTUS (6", 7" & 8") TREE TO BE REMOVED

18" EUCALYPTUS TREE TO BE REMOVED

RESTAURANT - B

SOLID WASTE COLLECTION AREA RESTAURANT

MAIN RETREAT BUILDING - A

GOLF CART PARKING

POOL BUILDING - G

MAIN POOL

LUXURY 1BD BUNGALOW - F

SERVICE SHED - L

STUDIO BUNGALOW - F

LUXURY 2BD BUNGALOW - F

TREE # 11 TO REMAIN

ADULT POOL - K

ENCROACHMENT SEE SURVEY FOR MORE INFORMATION

EASEMENT SEE SURVEY FOR MORE INFORMATION

10' S.Y. SETBACK

200' R.Y. SETBACK

MATCHLINE - SEE SHEET G.002.4 FOR CONTINUATION

10 SITE PLAN - SOUTH
SCALE: 1" = 30'

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

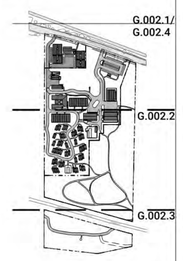
CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND 71 PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/812" = 1'-0"



N

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ISSUES:

No.	Description	Date
1		

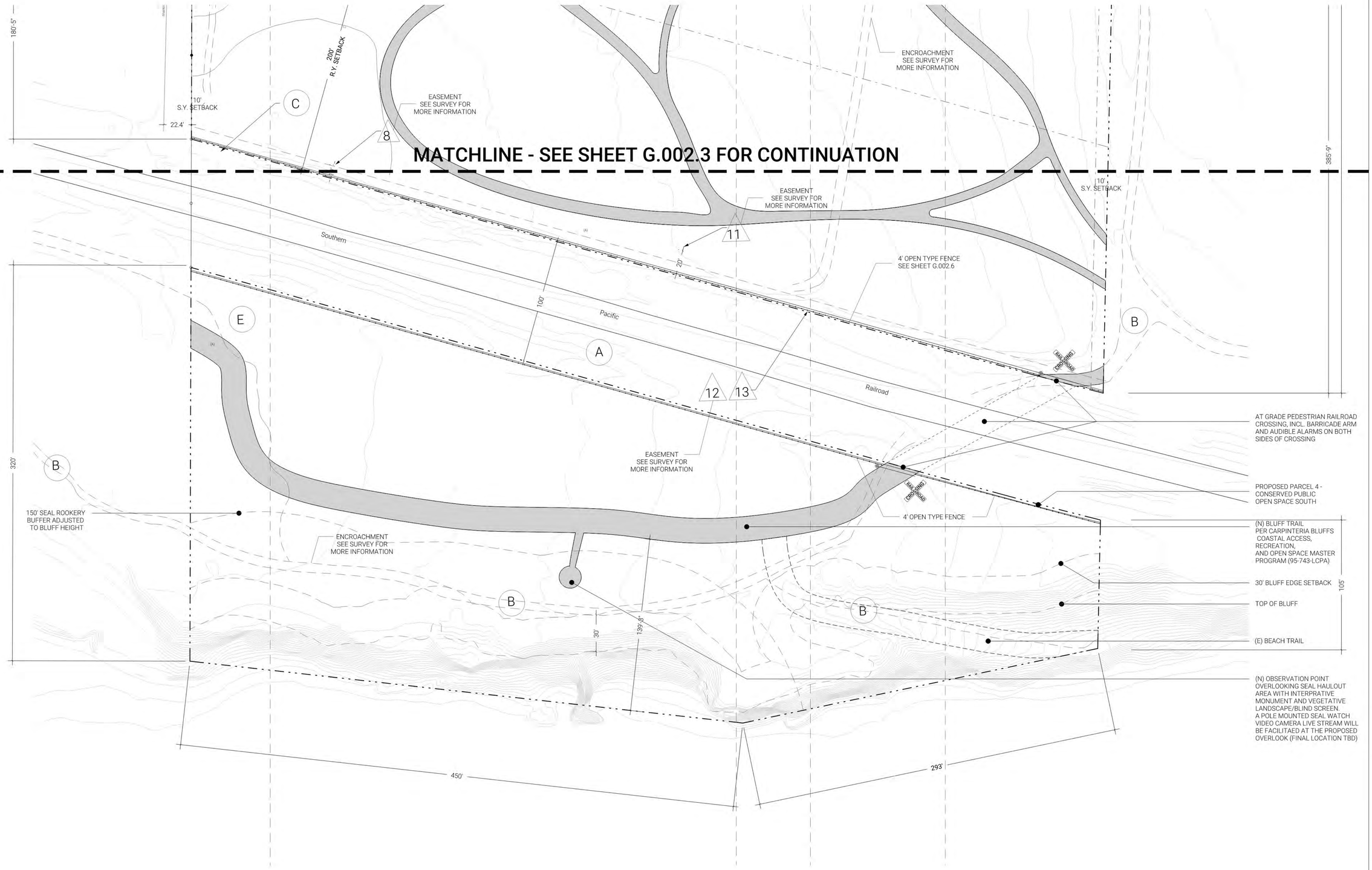
Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
1" = 30'	30" x 42"

Sheet Title

SITE PLAN - SOUTH

Sheet No:

G.002.3



10 **SITE PLAN - BLUFFS**
SCALE: 1" = 30'

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

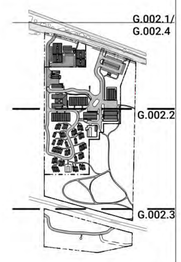
CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"



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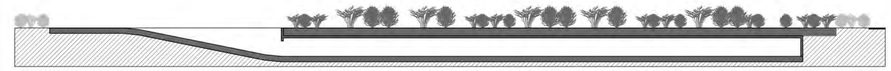
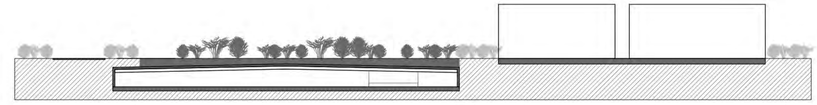
ISSUES:

No.	Description	Date
1		

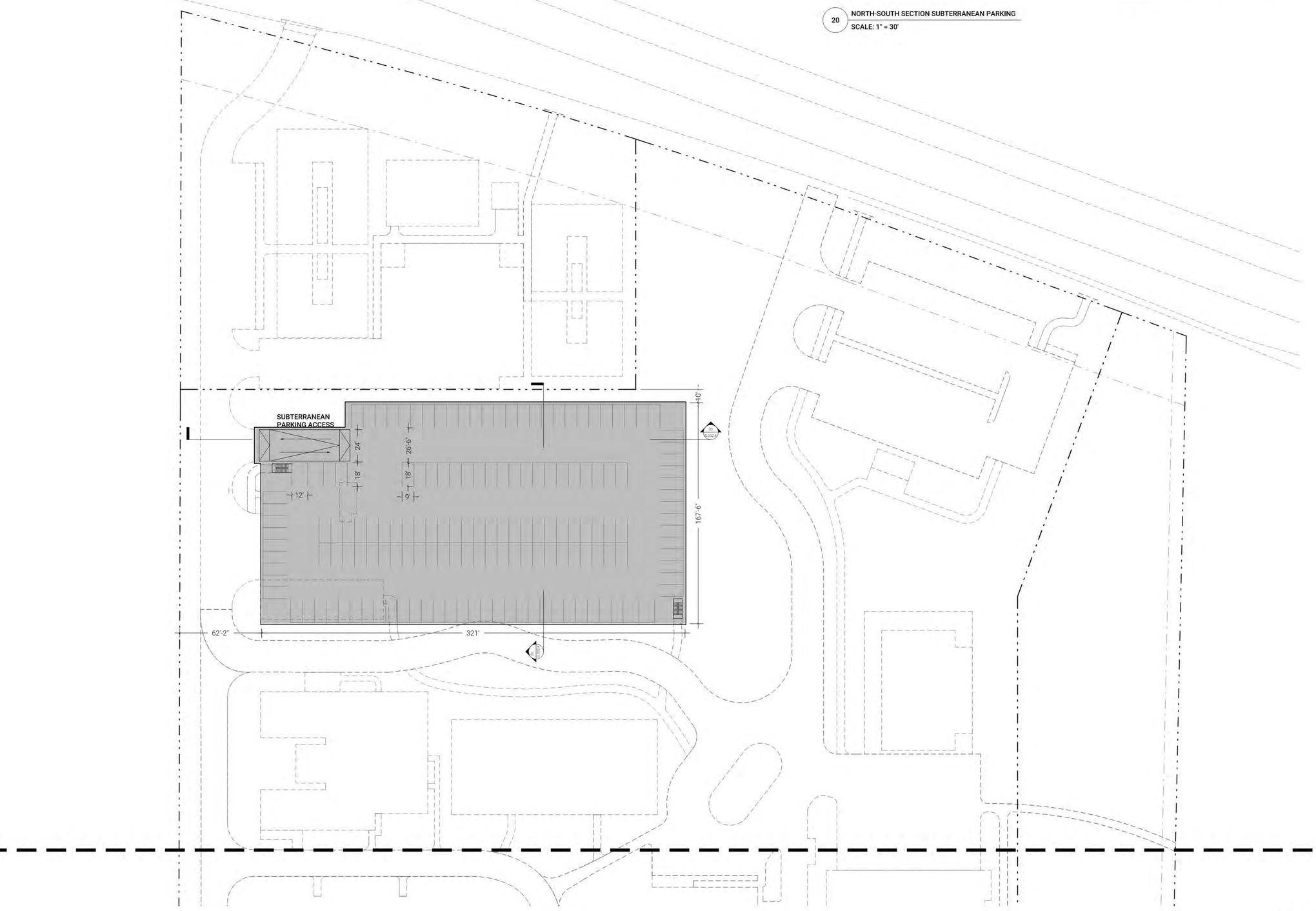
Date: 10/12/2023
Project No.: PDS049
Scale: 1" = 30'
Sheet Size: 30" x 42"
Sheet Title: SITE PLAN - BLUFFS
Sheet No.: G.002.4



30 EAST-WEST SECTION SUBTERRANEAN PARKING
SCALE: 1" = 30'



20 NORTH-SOUTH SECTION SUBTERRANEAN PARKING
SCALE: 1" = 30'



10 SITE PLAN SUBTERRANEAN PARKING
SCALE: 1" = 30'

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 CLA ST, STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3900 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

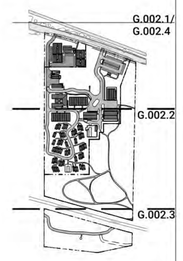
CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5353 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/812" = 1'-0"



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NOT FOR CONSTRUCTION**

GENERAL NOTES:

1.ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3.ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS
4.THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATIONS

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ISSUES:

No.	Description	Date
1		

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
1" = 30'	30" x 42"

Sheet Title
SITE PLAN
SUBTERRANEAN PARKING

Sheet No:
G.002.5

31 BLUFF EDGE VIEW

30 RAILROAD TRACKS

23 NORTH VIEW OF PROPERTY

22 SOUTH VIEW OF PROPERTY

21 EAST VIEW OF PROPERTY

20 WEST VIEW OF PROPERTY

13 NORTH EAST CORNER OF PROPERTY

12 NORTH WEST CORNER OF PROPERTY

11 SOUTH WEST CORNER OF PROPERTY

10 SOUTH EAST CORNER OF PROPERTY

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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NOT FOR CONSTRUCTION

GENERAL NOTES:

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ISSUES:

No.	Description	Date
1		

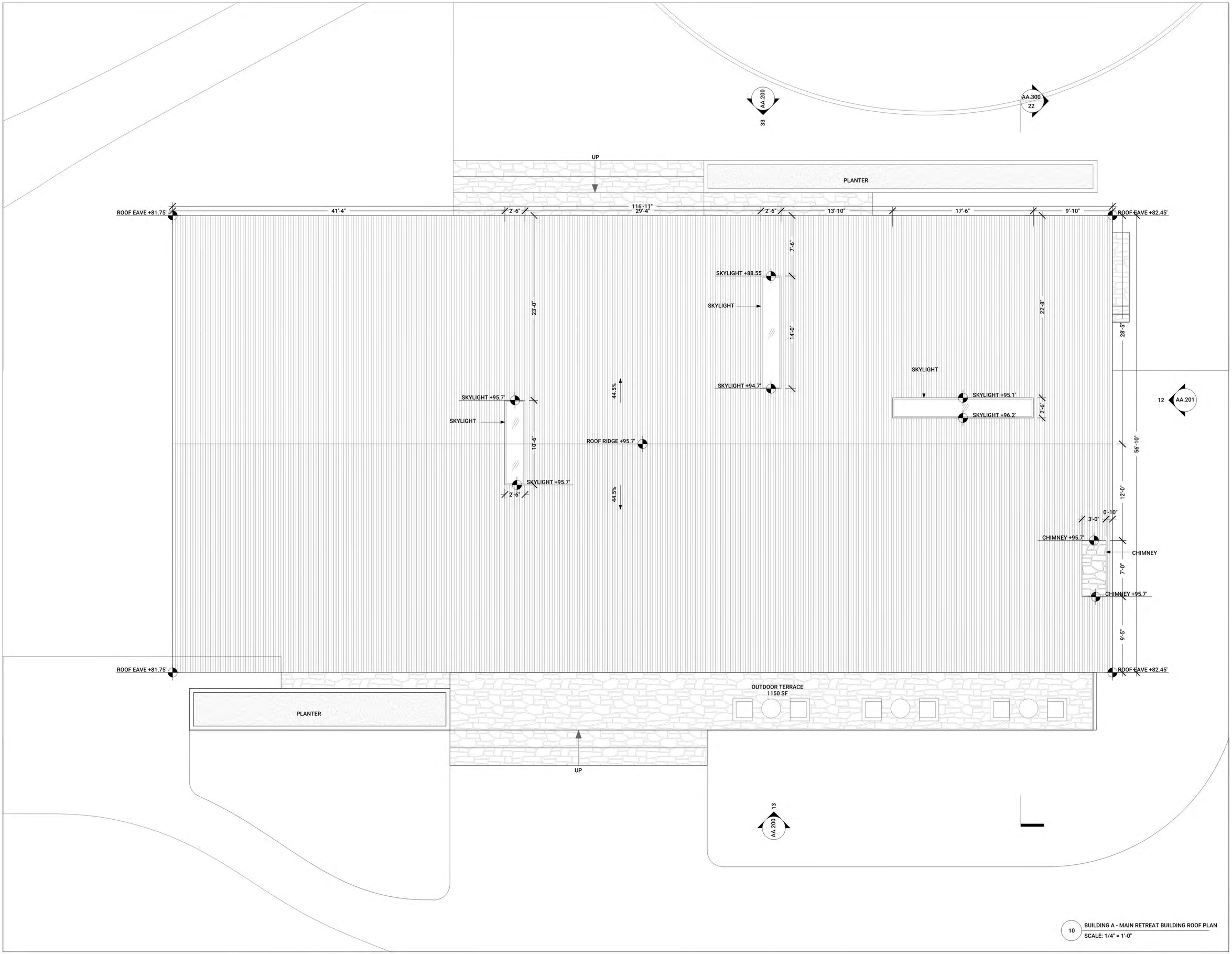
Date	Project No.
10/12/2023	PDS049
Scale	**Sheet Size**
N/A	30" X 42"

Sheet Title

SITE PHOTOS

Sheet No:

G.003



10 BUILDING A - MAIN RETREAT BUILDING ROOF PLAN

SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MURT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/812" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

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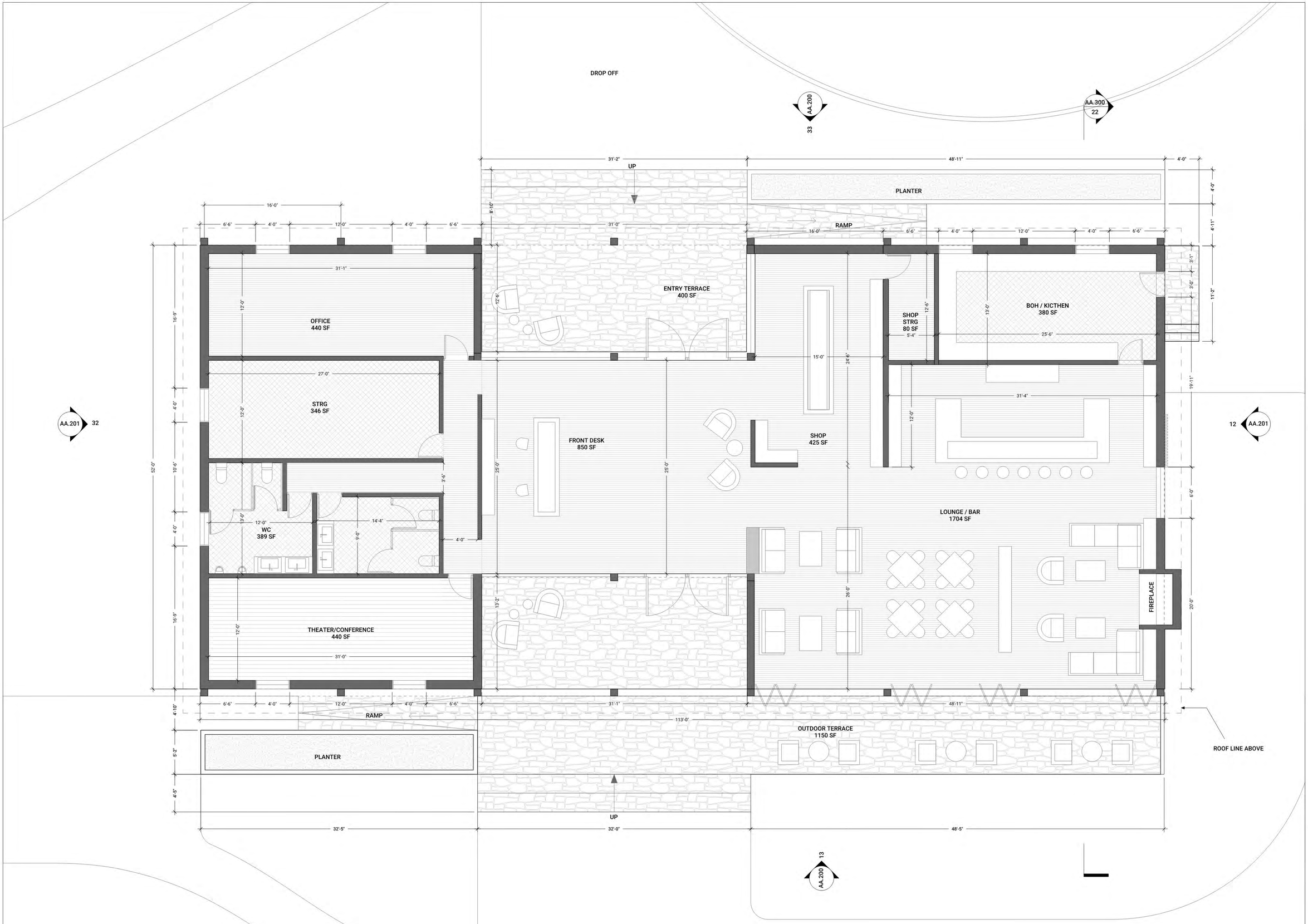
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING A - MAIN RETREAT BUILDING ROOF PLAN

Sheet No:
AA.100



10 BUILDING A - MAIN RETREAT BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/8'-2" = 1'-0"

N

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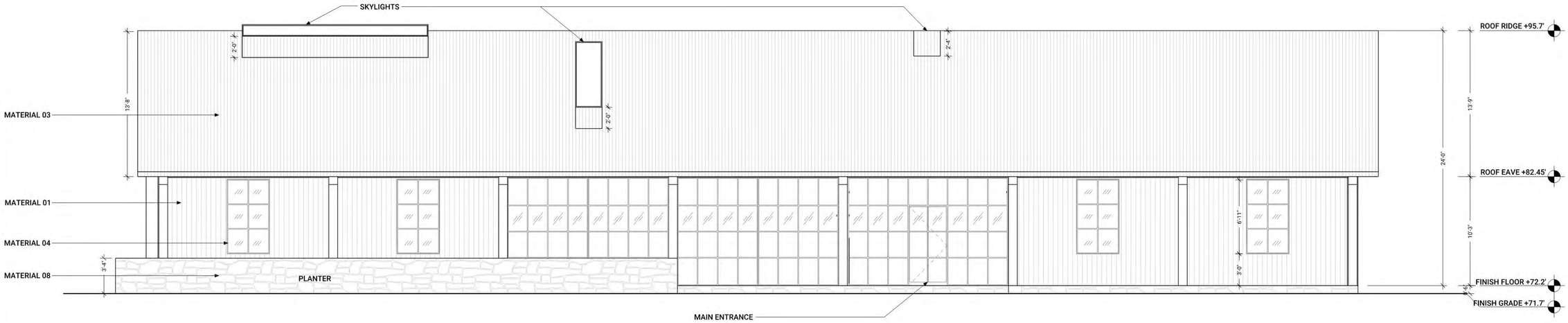
ISSUES:

No.	Description	Date
1		

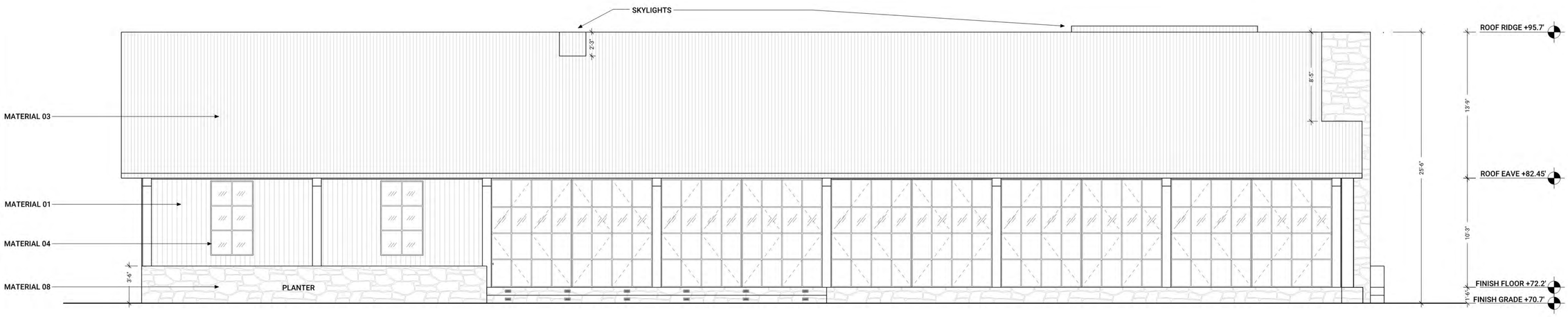
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING A - MAIN RETREAT BUILDING FLOOR PLAN

Sheet No:
AA.101



32 BUILDING A - MAIN MAIN RETREAT BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN RETREAT BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF MAIN RETREAT BUILDING DROP OFF AREA

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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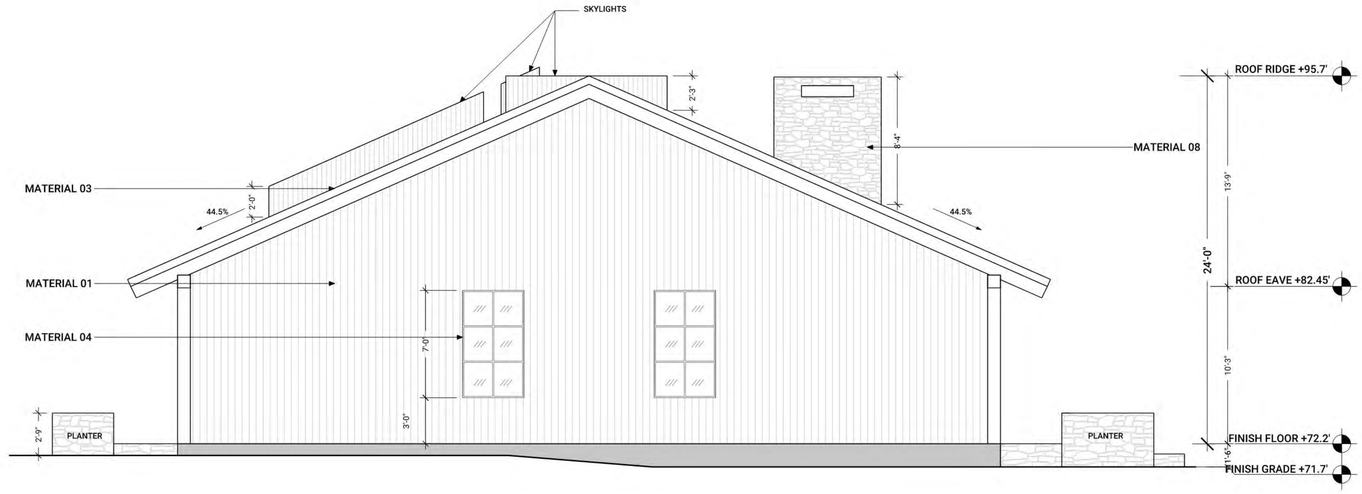
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

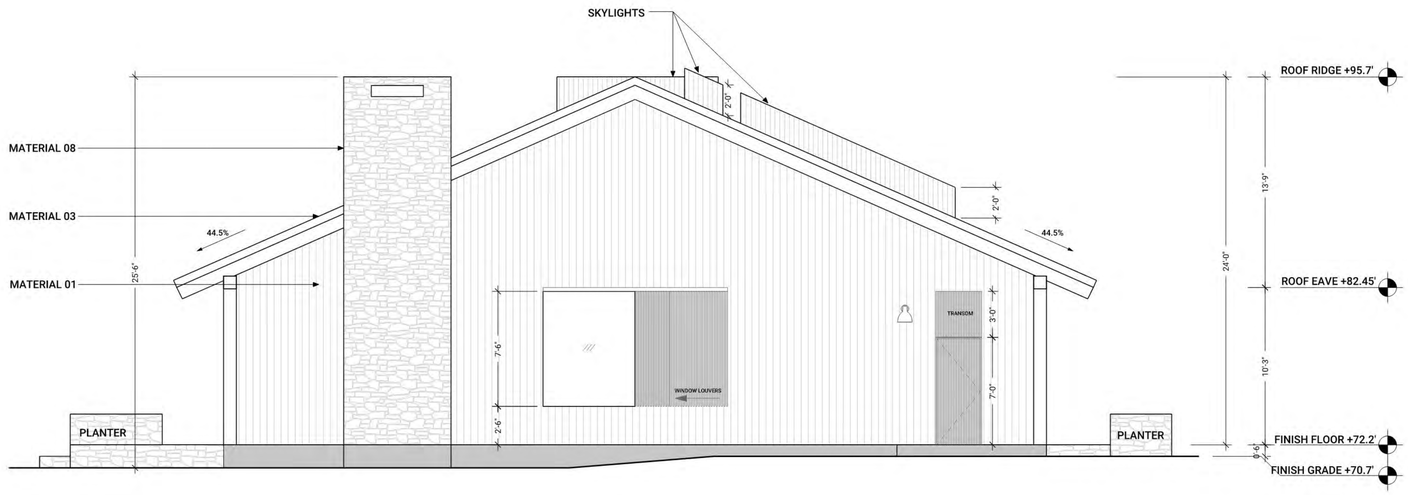
Sheet Title:
BUILDING A - MAIN RETREAT
BLDG. NORTH & SOUTH ELEVATIONS

Sheet No:
AA.200



32 BUILDING A - MAIN RETREAT BUILDING WEST ELEVATION

SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN RETREAT BUILDING EAST ELEVATION

SCALE: 1/4" = 1'-0"

VIEW OF MAIN RETREAT BUILDING DROP OFF AREA

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

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ISSUES:

No.	Description	Date
1.		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING A - MAIN RETREAT BLDG. EAST & WEST ELEVATIONS

Sheet No:
AA.201

22 BUILDING A - MAIN RETREAT BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

VIEW OF MAIN RETREAT BUILDING DROP OFF AREA

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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GENERAL NOTES:

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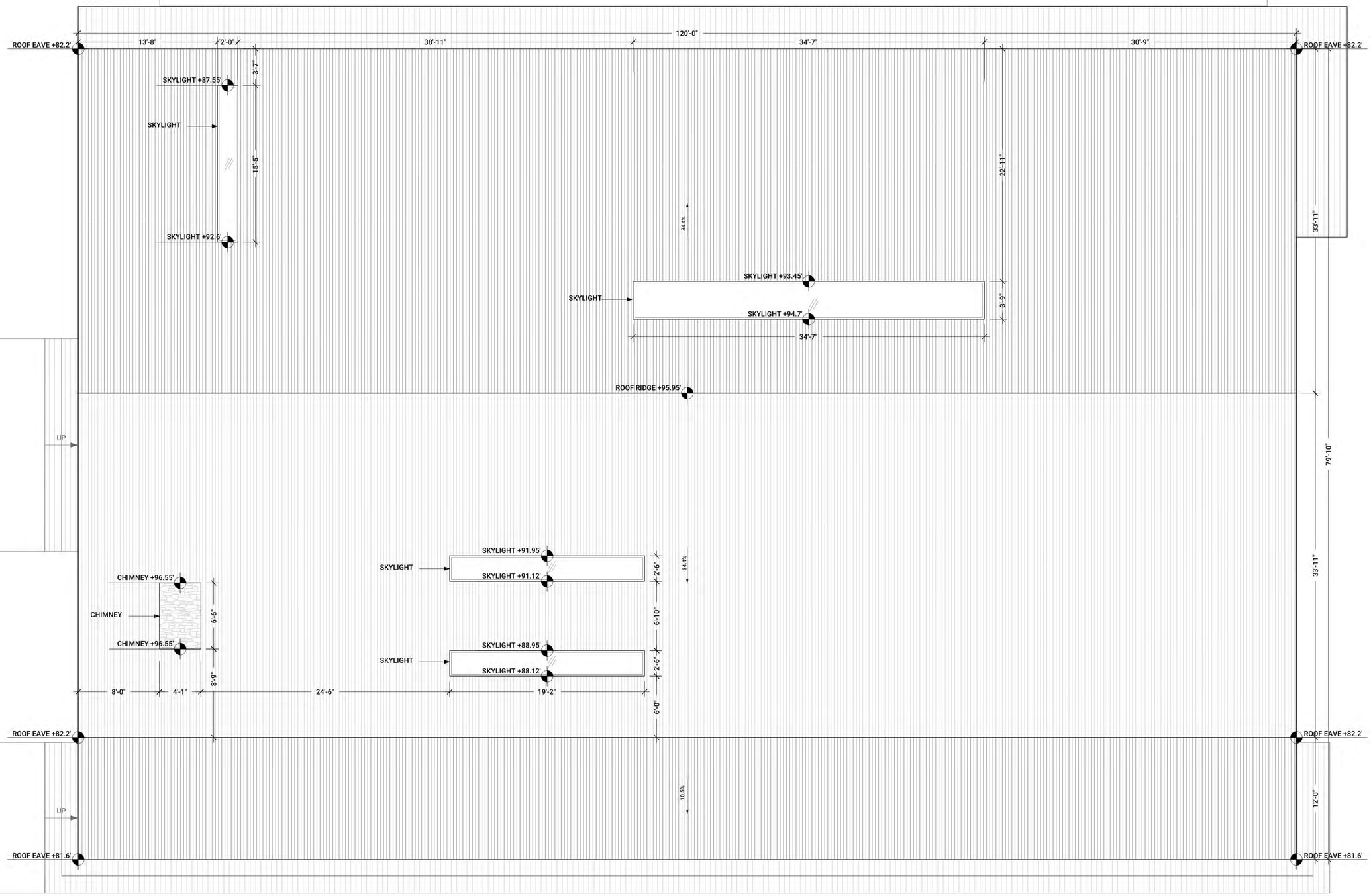
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING A - MAIN RETREAT BUILDING SECTION

Sheet No:
AA.300



10 BUILDING B - RESTAURANT ROOF PLAN

SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 CLEAVE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3900 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
346 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5353 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

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ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING B - RESTAURANT FLOOR PLAN

Sheet No:
AB.100

OUTDOOR
MULTIPURPOSE AREA

AA.200
13

AA.300
23

AA.201
33

109'-0"
3'-7"
7'-11"
5'-0"
3'-6"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
67'-0"
84'-0"
20'-11"
3'-3"
3'-3"
13'-6"
3'-3"
14'-10"
16'-7"
14'-0"
12'-0"
12'-0"
120'-0"
33'-8"
14'-10"
10'-0"
23'-8"
3'-0"
3'-3"
3'-0"
3'-3"
33'-5"
17'-3"
LOADING
8'-5"
6'-4"
14'-7"
3'-0"
18'-5"
10'-2"
13'-0"
12'-11"
UP
UP

OFFICE
38 SF
EMPLOYEE
BA. 26 SF
WC
198 SF
WC
180 SF
COFFEE
BAR
HOST
TRELLIS
ABOVE
BOH KITCHEN
1300SF
DRY STRG
COLD STRG
DISHES
KITCHEN
850 SF
TRASH
ROOM
WOOD FENCE
AA.201
13
AA.201
33
GAS FIREPLACE
LOUNGE
1070 SF
BAR
DINING AREA
1750SF
PRIVATE
DINING
OUTDOOR LOUNGE
450 SF
OUTDOOR DINING
840 SF
AA.200
33

10 BUILDING B - RESTAURANT FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2. DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS AT THE JOB AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
4. THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATONS

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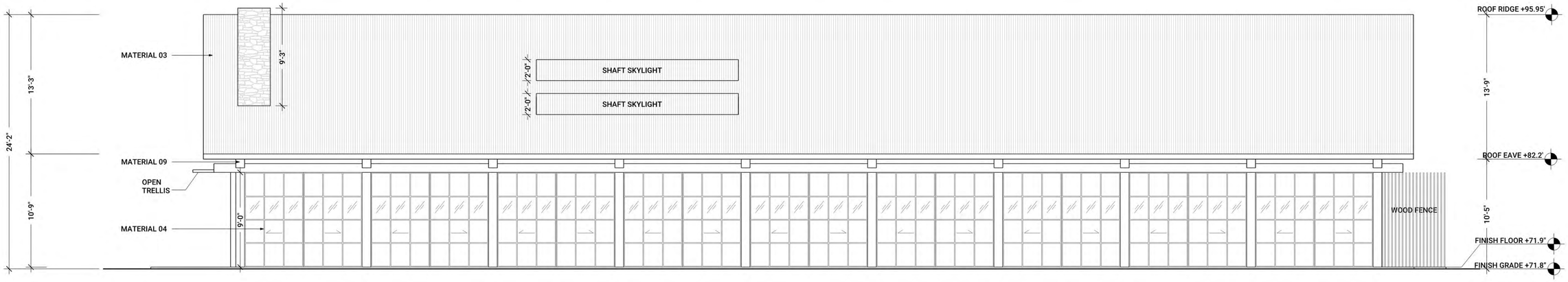
ISSUES:

No.	Description	Date
1		

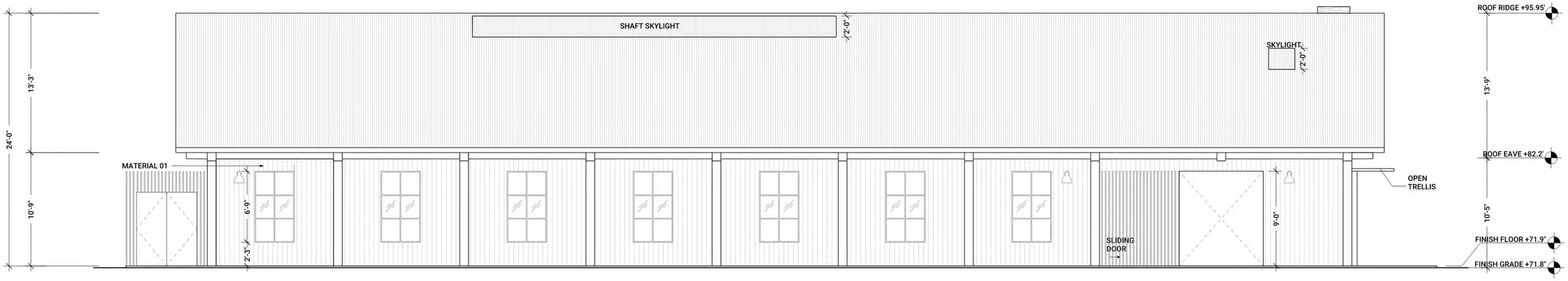
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title: BUILDING B - RESTAURANT FLOOR PLAN

Sheet No: AB.101



33 RESTAURANTSOUTH ELEVATION
SCALE: 1/4" = 1'-0"



13 RESTAURANT NORTH ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF RESTAURANT AND EXTERIOR DECK

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

09. RECLAIMED TIMBER BEAM

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3.ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORK.
4.THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATIONS.

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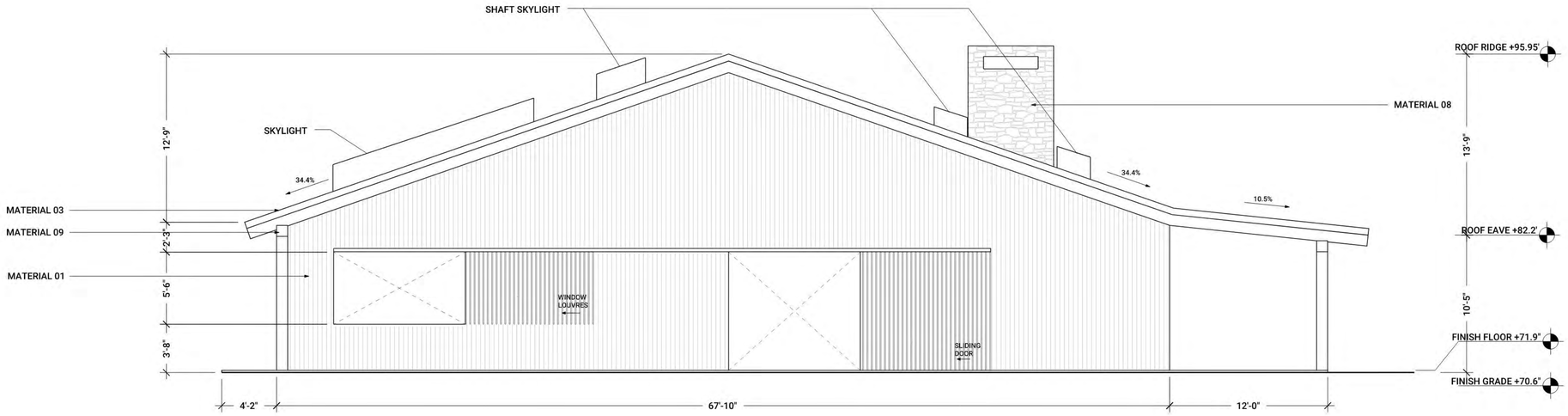
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

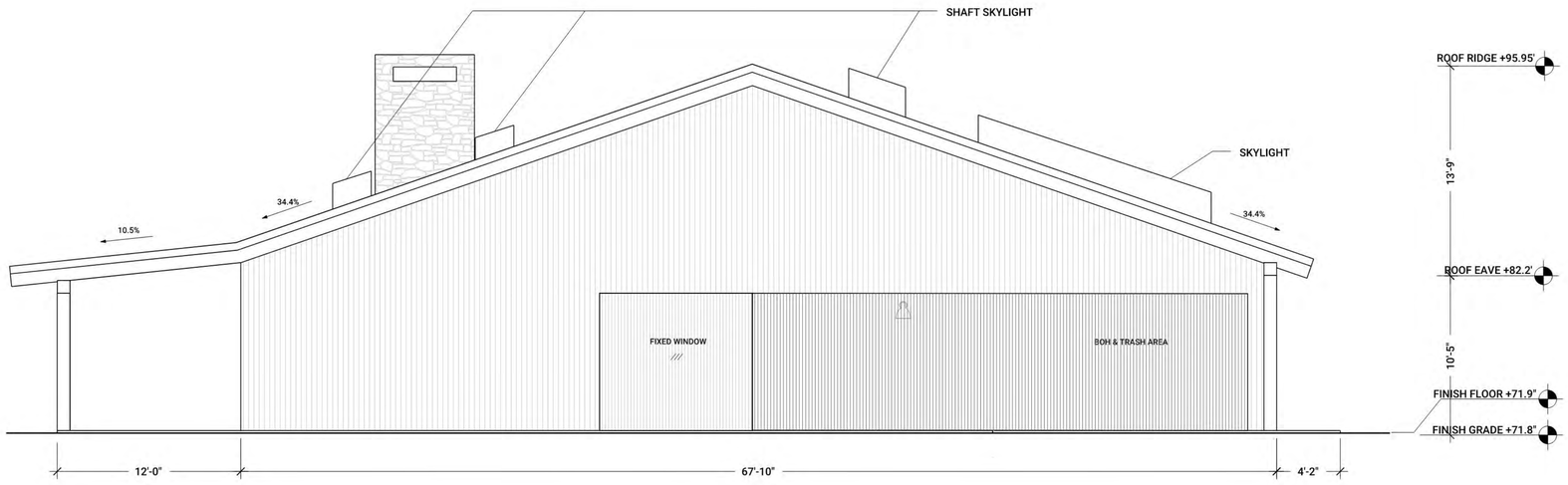
Sheet Title:
BUILDING B - RESTAURANT NORTH & SOUTH ELEVATIONS

Sheet No:
AB.200



33 BUILDING B - RESTAURANT WEST ELEVATION

SCALE: 1/4" = 1'-0"



13 BUILDING B - RESTAURANT EAST ELEVATION

SCALE: 1/4" = 1'-0"

VIEW OF RESTAURANT AND EXTERIOR DECK

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

09. RECLAIMED TIMBER BEAM

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. DRAWING, CHECK ALL DIMENSIONS AT SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
4. SPECIFICATIONS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATONS

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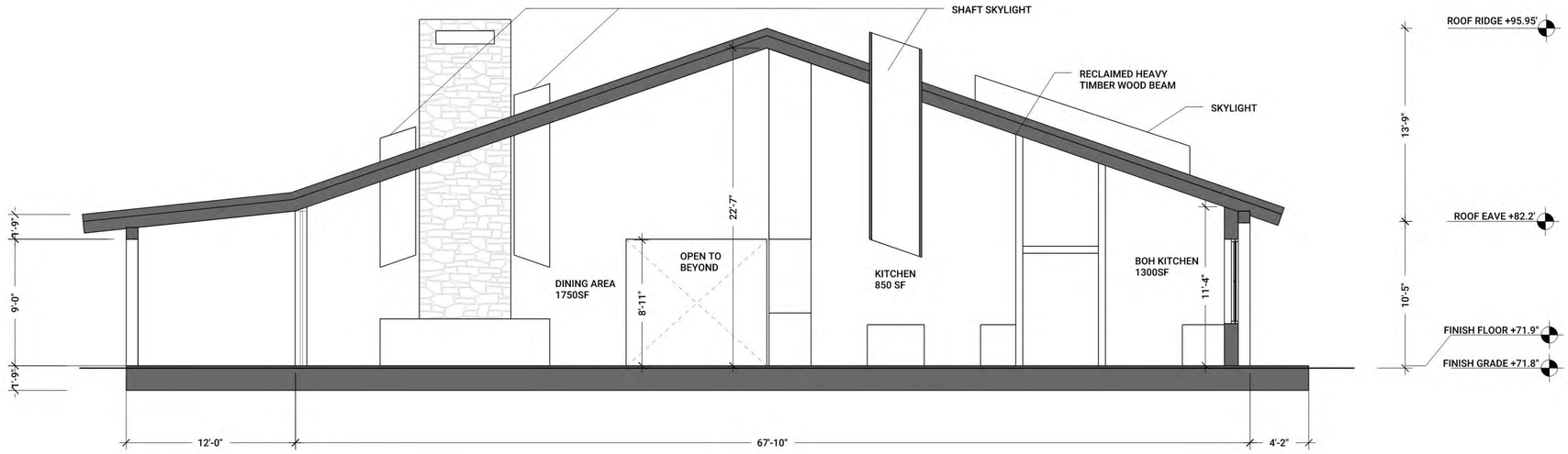
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING B - RESTAURANT EAST & WEST ELEVATIONS

Sheet No:
AB.201



23 BUILDING B - RESTAURANT SECTION
SCALE: 1/4" = 1'-0"

VIEW OF RESTAURANT AND EXTERIOR DECK

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

09. RECLAIMED TIMBER BEAM

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
246 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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3.ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORK!
4.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATONS

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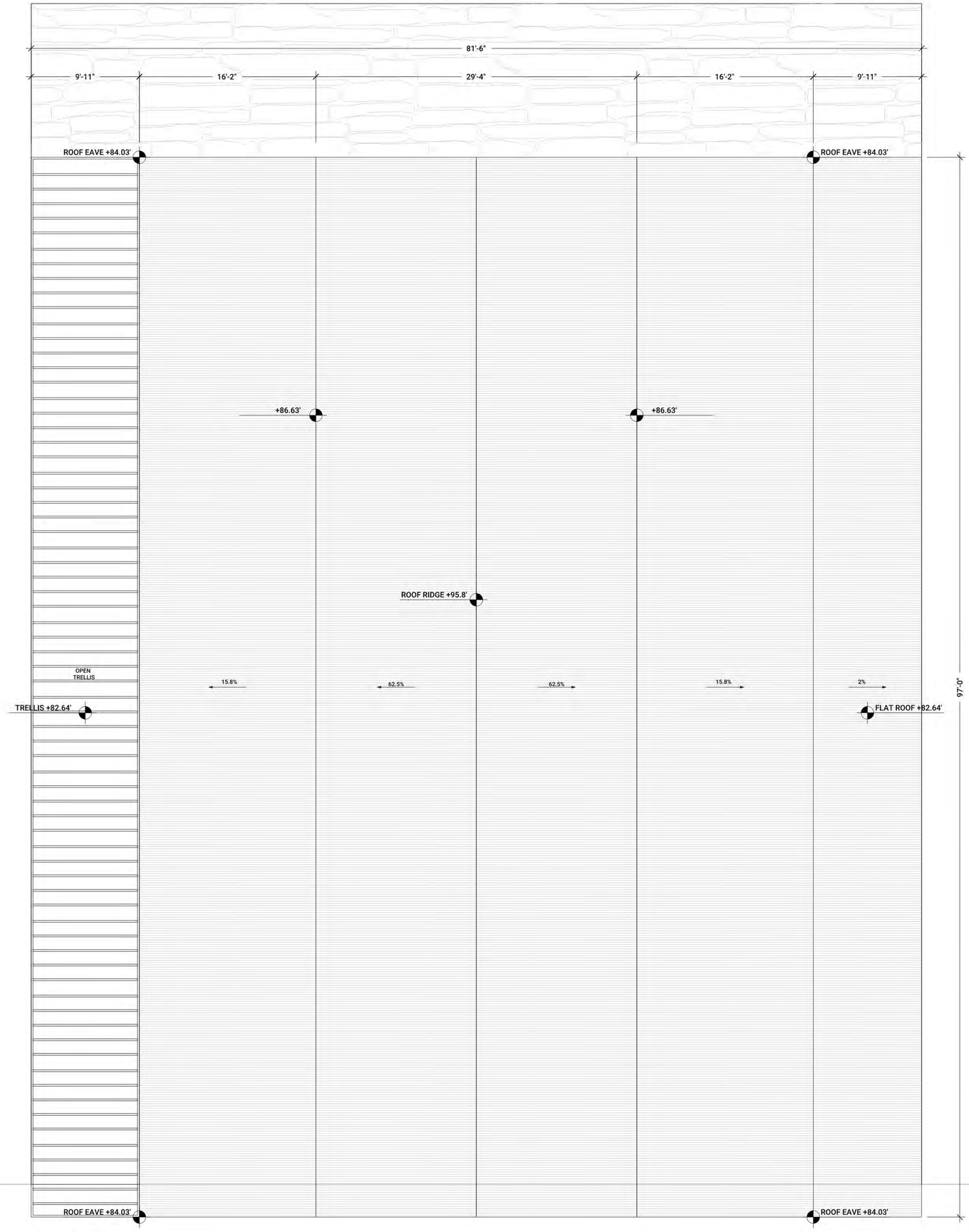
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING B - RESTAURANT SECTION
Sheet No:

AB.300



10 FARM EVENTS BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5353 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1.ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
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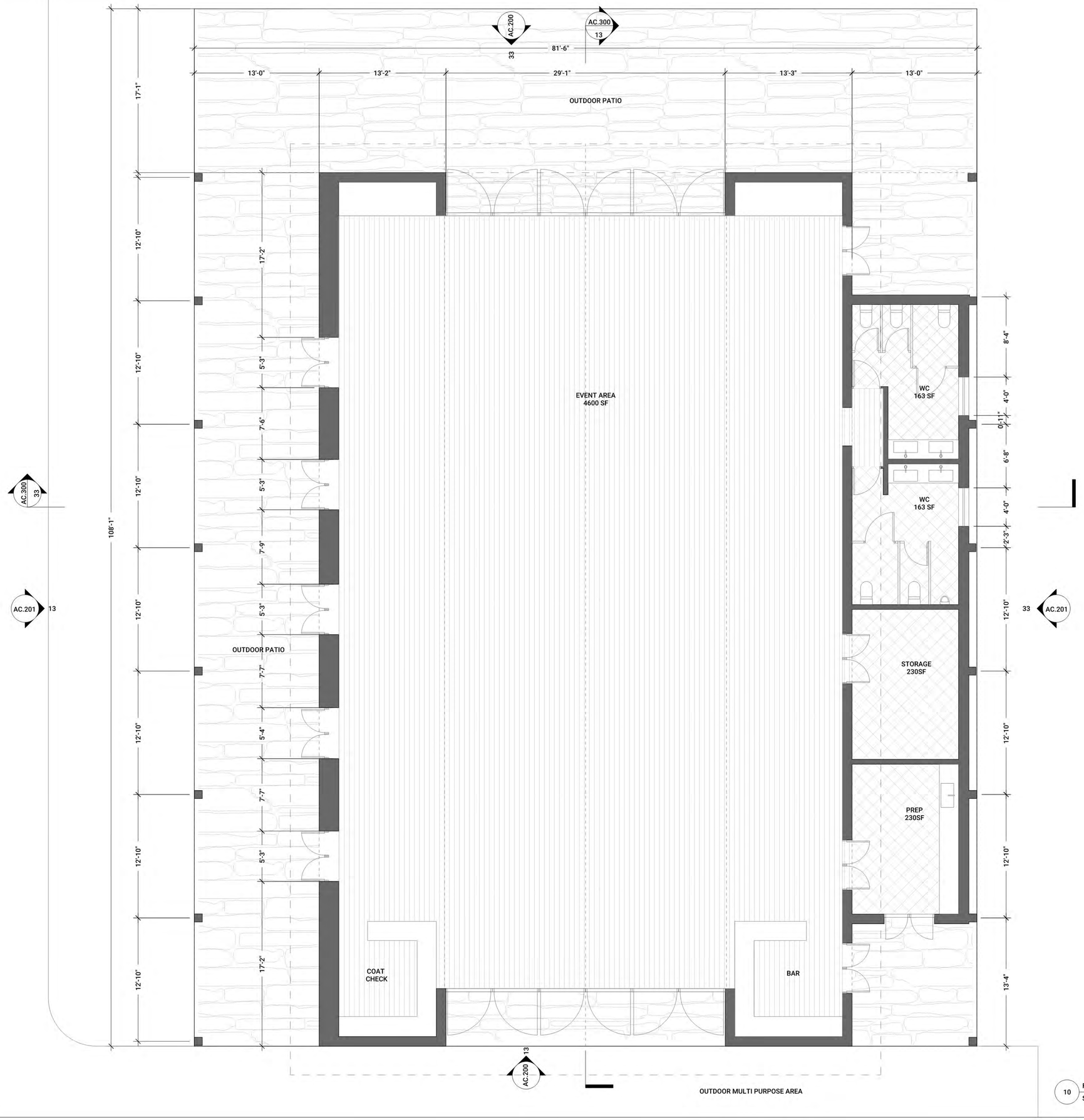
ISSUES:

No.	Description	Date
1		

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
FARM EVENTS BUILDING ROOF PLAN

Sheet No:
AC.100



10 FARM EVENTS BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSWT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS AT SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3.ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS
4.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATONS

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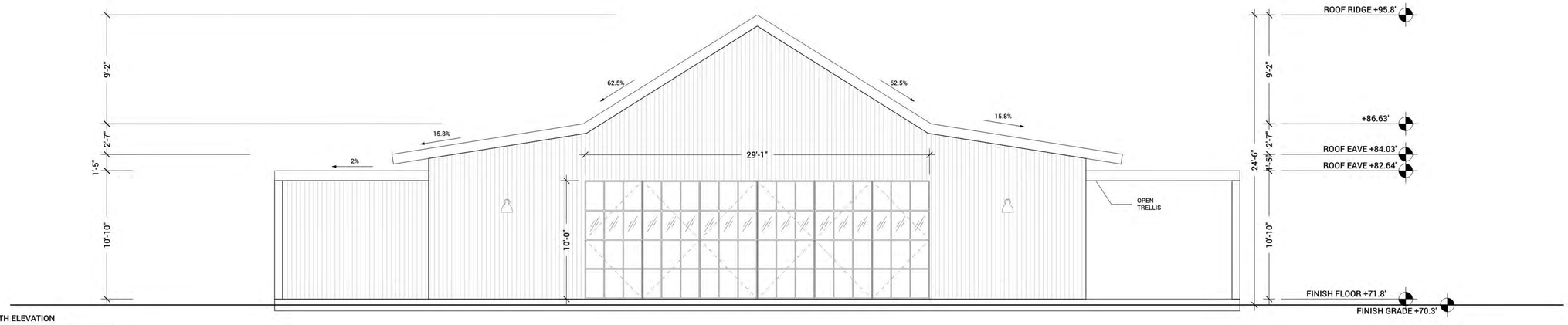
ISSUES:

No.	Description	Date
1		

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

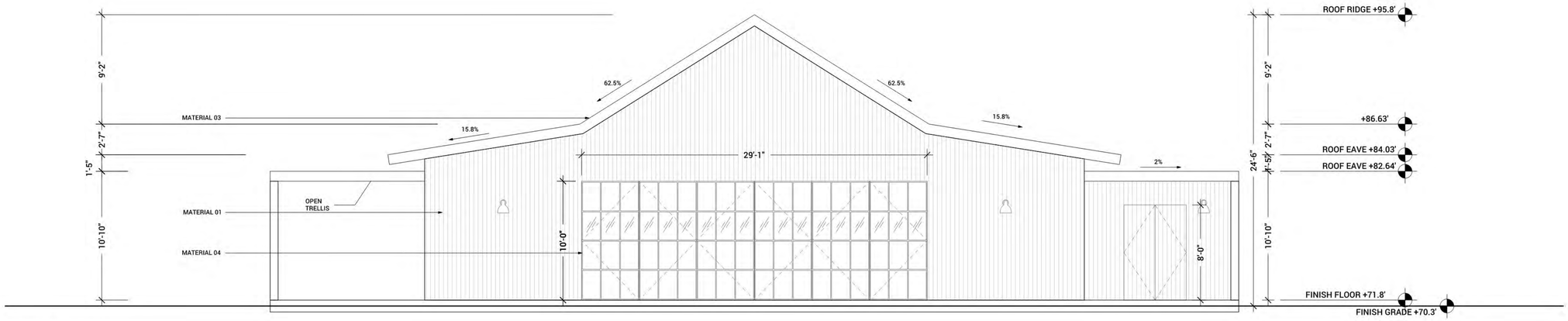
Sheet Title
FARM EVENTS BUILDING FLOOR PLAN

Sheet No:
AC.101



33 FARM EVENTS BUILDING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT
ONLY
NOT FOR
CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3.ALL LAYOUT, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
4.THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATIONS

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ISSUES:

No.	Description	Date
1		

Date: 11/09/2023

Project No.: PDS049

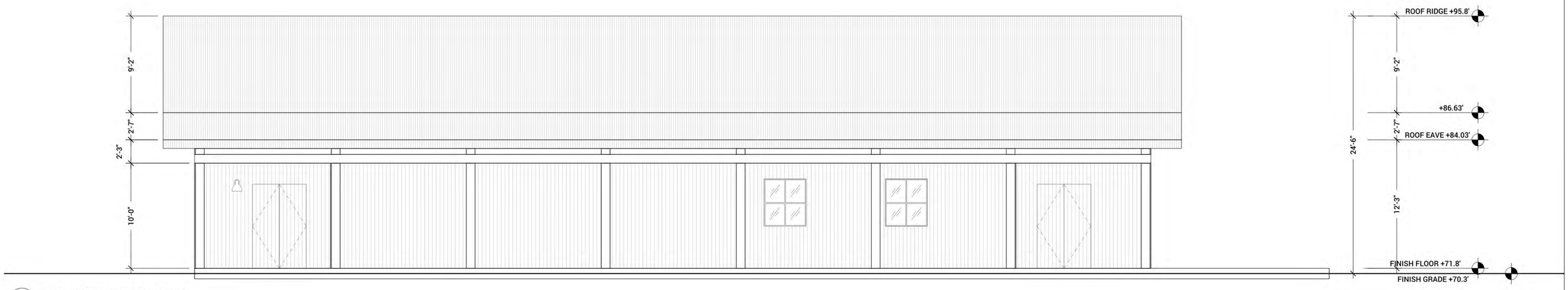
Scale: 1/4" = 1'

Sheet Size: 30" X 42"

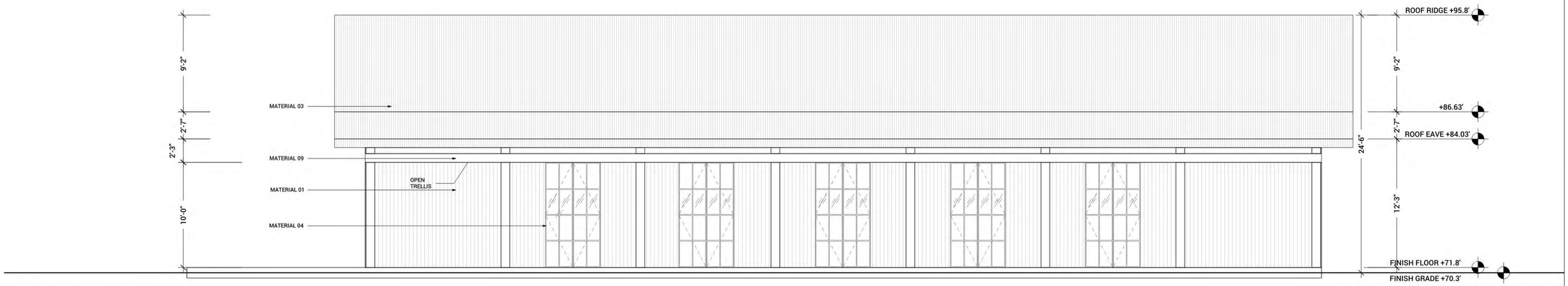
Sheet Title: FARM EVENTS BUILDING ELEVATIONS

Sheet No:

AC.200



33 FARM EVENTS BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13525 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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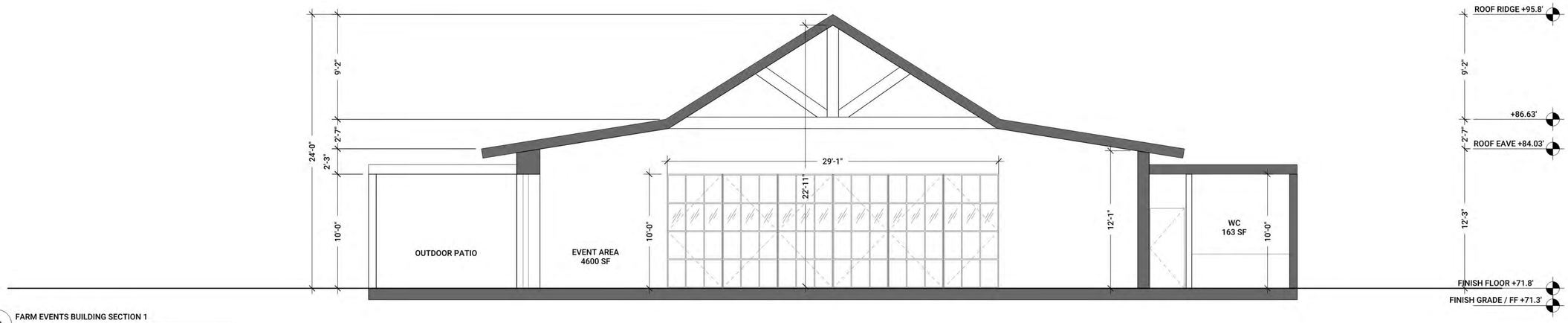
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

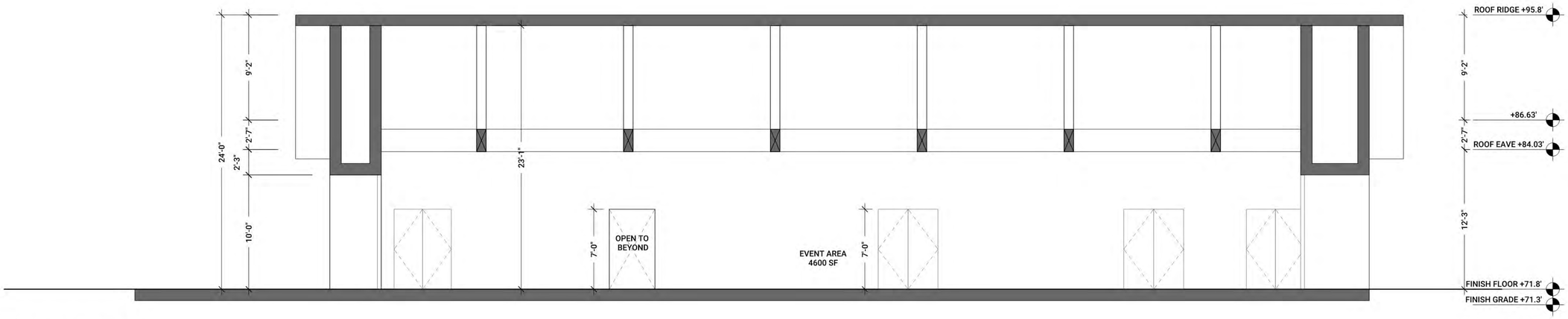
Sheet Title:
FARM EVENTS BUILDING ELEVATIONS

Sheet No:
AC.201



33 FARM EVENTS BUILDING SECTION 1

SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING SECTION 2

SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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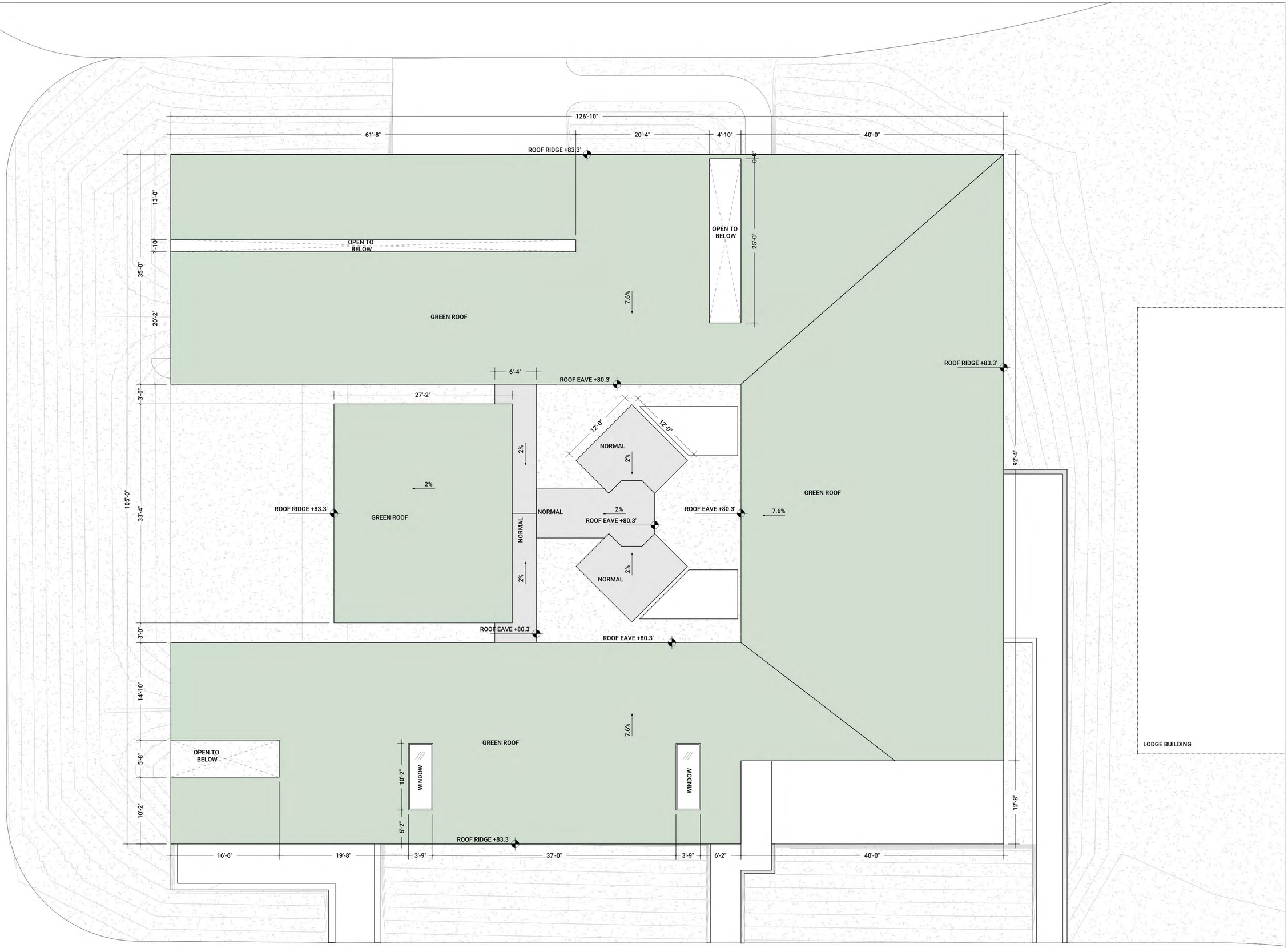
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
FARM EVENTS BUILDING SECTIONS

Sheet No:
AC.300



10 BUILDING D - WELLNESS & SPA ROOF PLAN
SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

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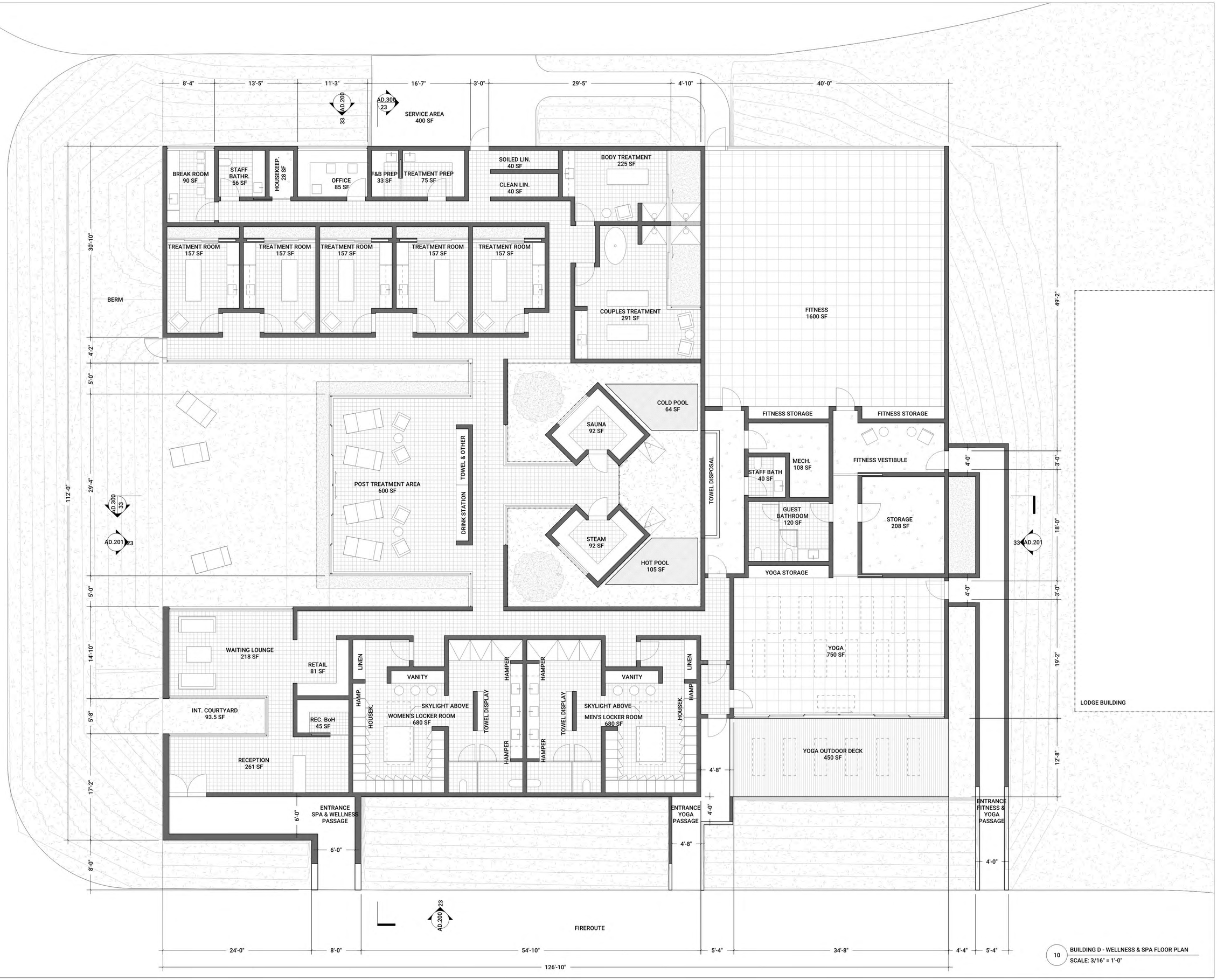
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING D - WELLNESS & SPA ROOF PLAN
Sheet No:

AD.100



10 BUILDING D - WELLNESS & SPA FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
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GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

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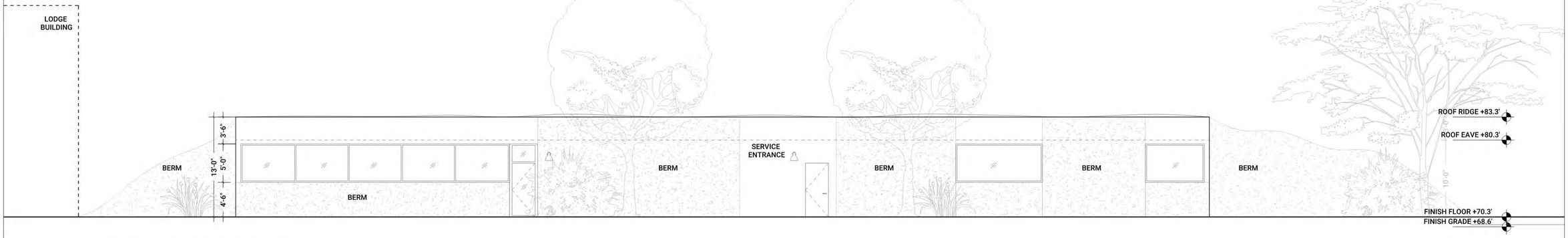
ISSUES:

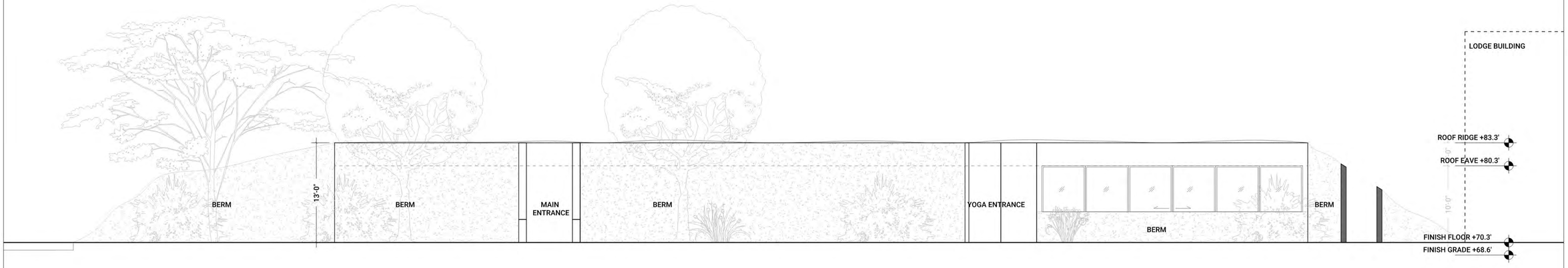
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING D - WELLNESS & SPA FLOOR PLAN
Sheet No: **AD.101**



33 BUILDING D - WELLNESS & SPA ELEVATION NORTH

SCALE: 3/16" = 1'-0"



23 BUILDING D - WELLNESS & SPA ELEVATION SOUTH

SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

05. GREEN ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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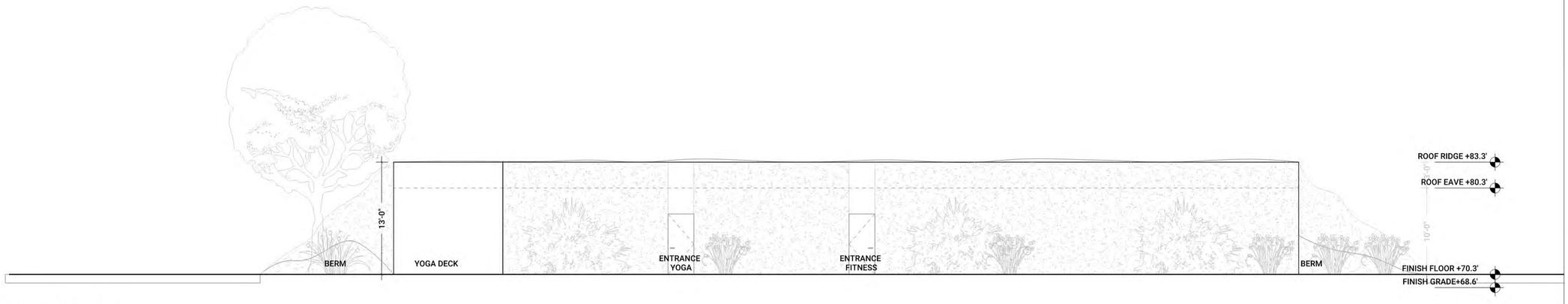
ISSUES:

No.	Description	Date
1.		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

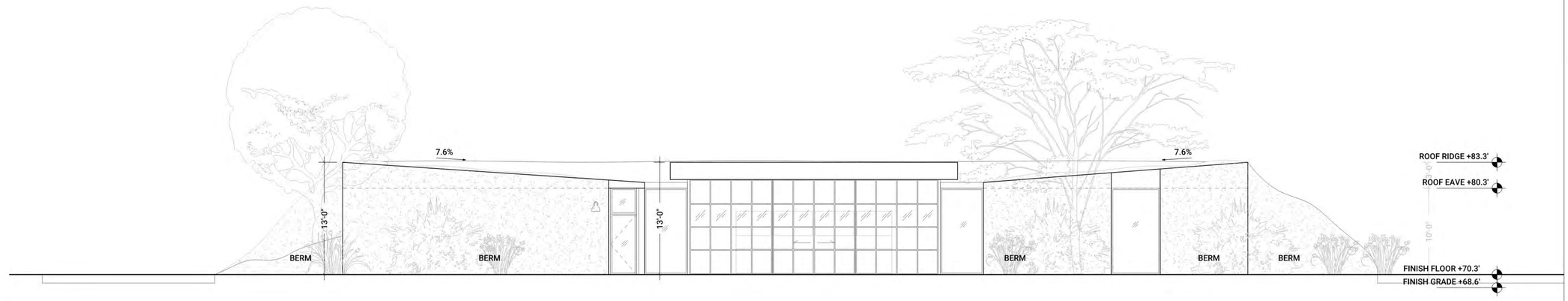
Sheet Title:
BUILDING D - WELLNESS & SPA NORTH & SOUTH ELEVATIONS

Sheet No:
AD.200



23 BUILDING D - WELLNESS & SPA ELEVATION EAST

SCALE: 3/16" = 1'-0"



23 BUILDING D - WELLNESS & SPA ELEVATION WEST

SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

05. GREEN ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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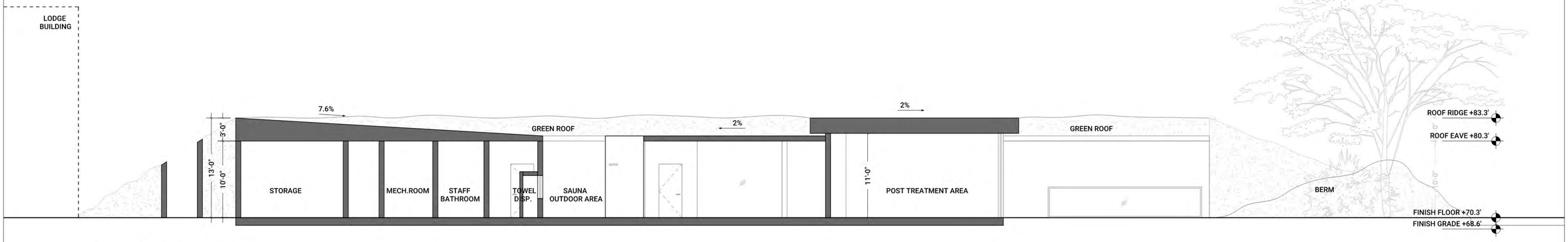
ISSUES:

No.	Description	Date
1		

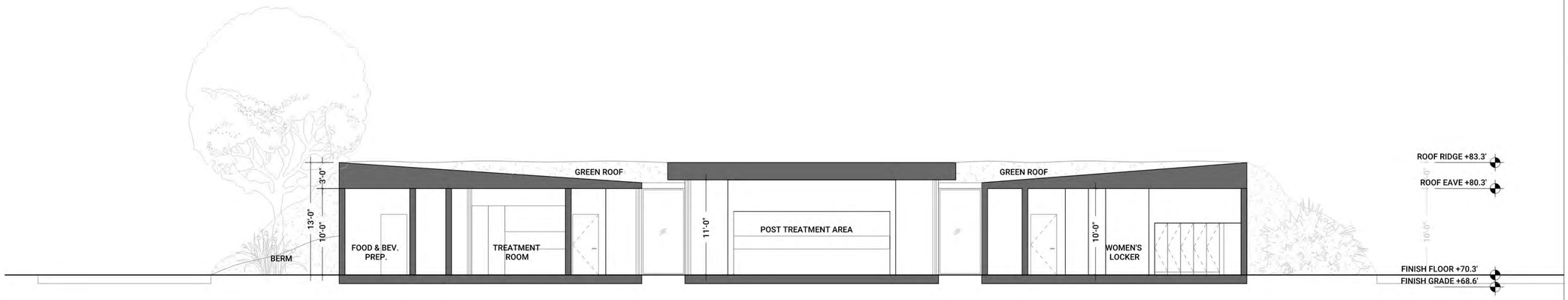
Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING D - WELLNESS & SPA EAST & WEST ELEVATIONS
Sheet No:

AD.201



33 BUILDING D - WELLNESS & SPA SECTION 1

SCALE: 3/16" = 1'-0"



23 BUILDING D - WELLNESS & SPA SECTION 2

SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

05. GREEN ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

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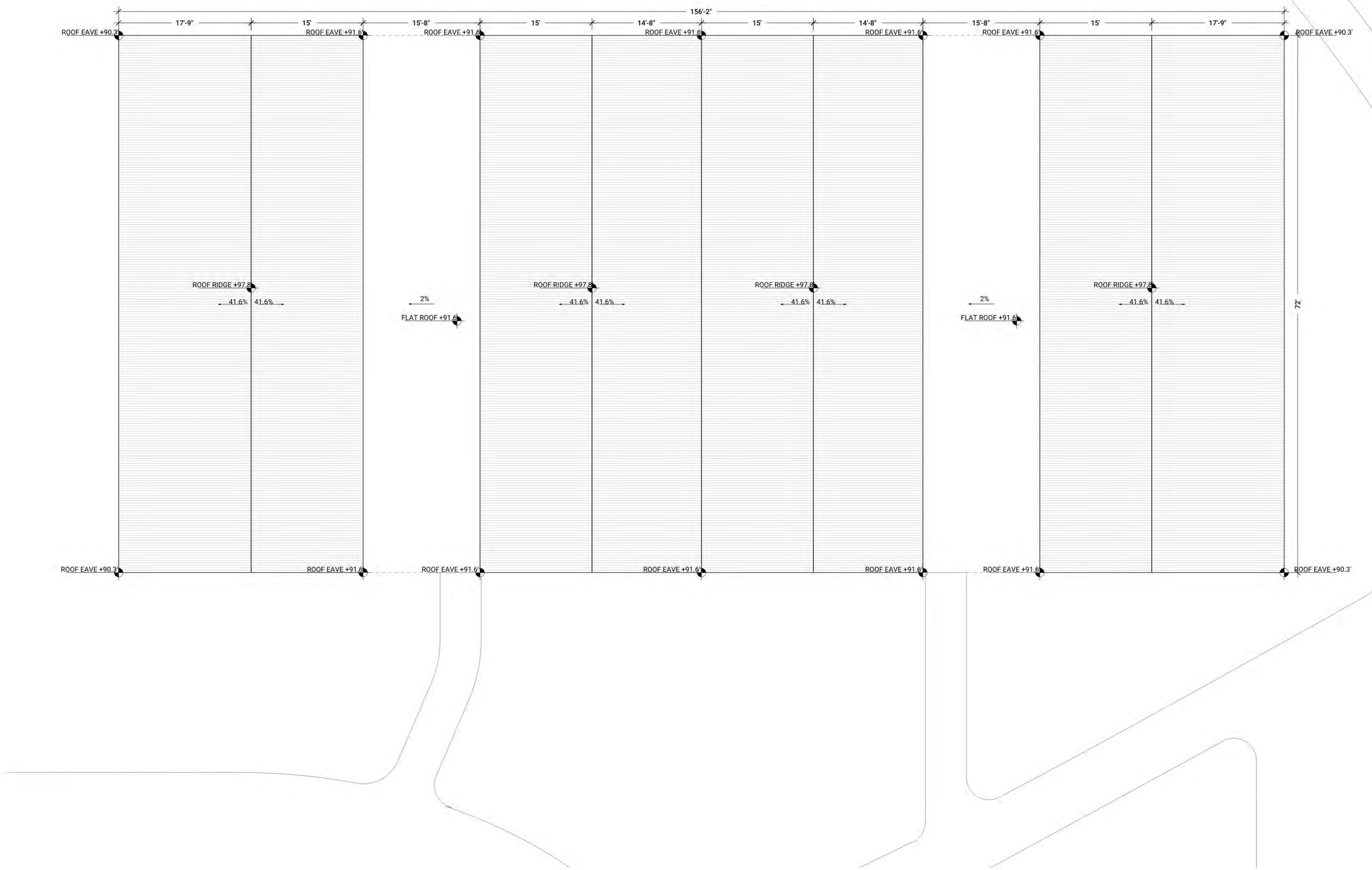
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING D - WELLNESS & SPA SECTIONS
Sheet No:

AD.300



10 BUILDING AE - RETREAT LODGE ROOF PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3900 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 106
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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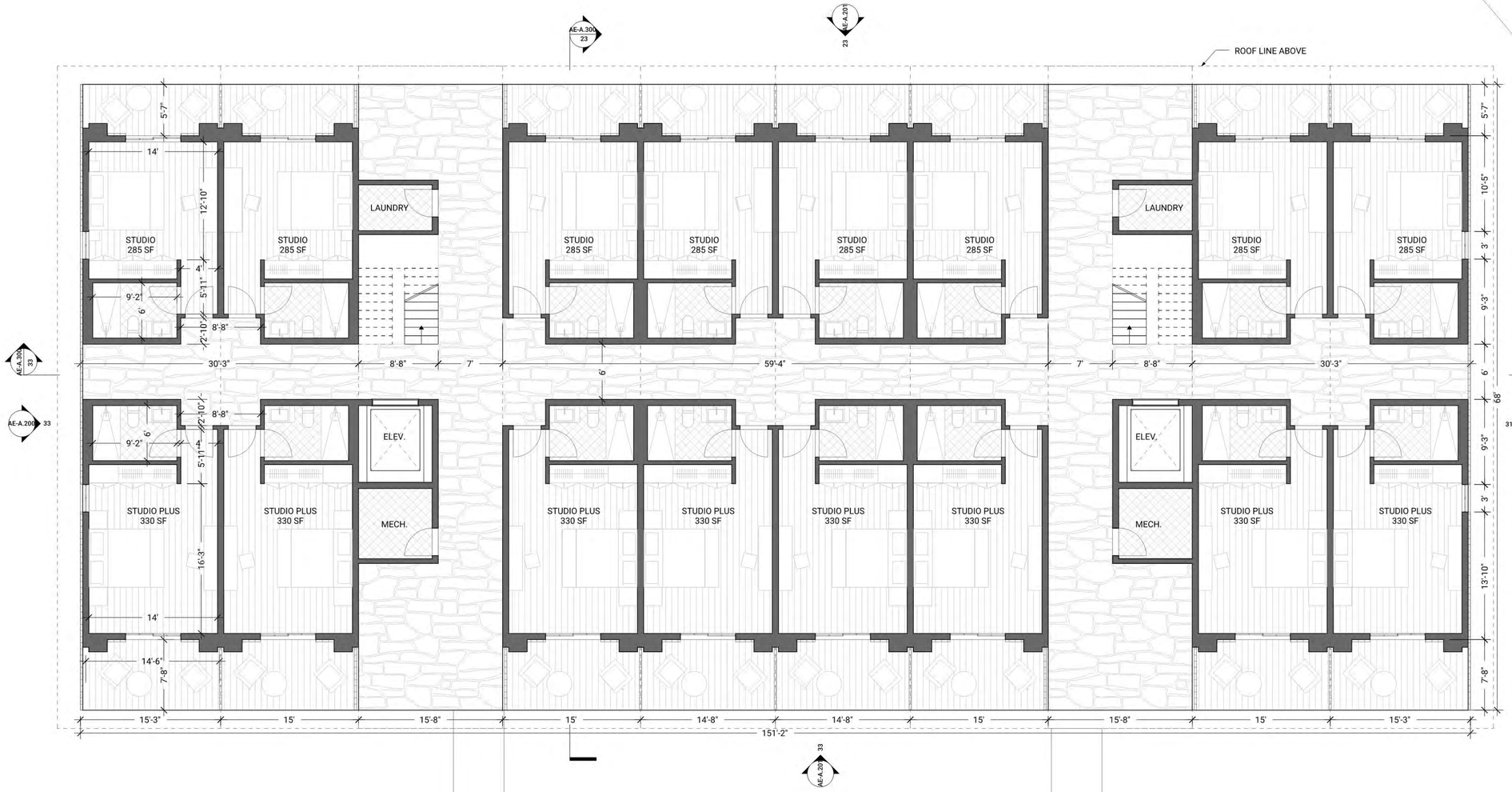
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN
Sheet No:

AE-A.100



10 BUILDING EA - RETREAT LODGE FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1 ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2 DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3 ALL WORKS, SETTING OUT, MATERIALS, AND WORKMANSHIP TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
4 THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATONS

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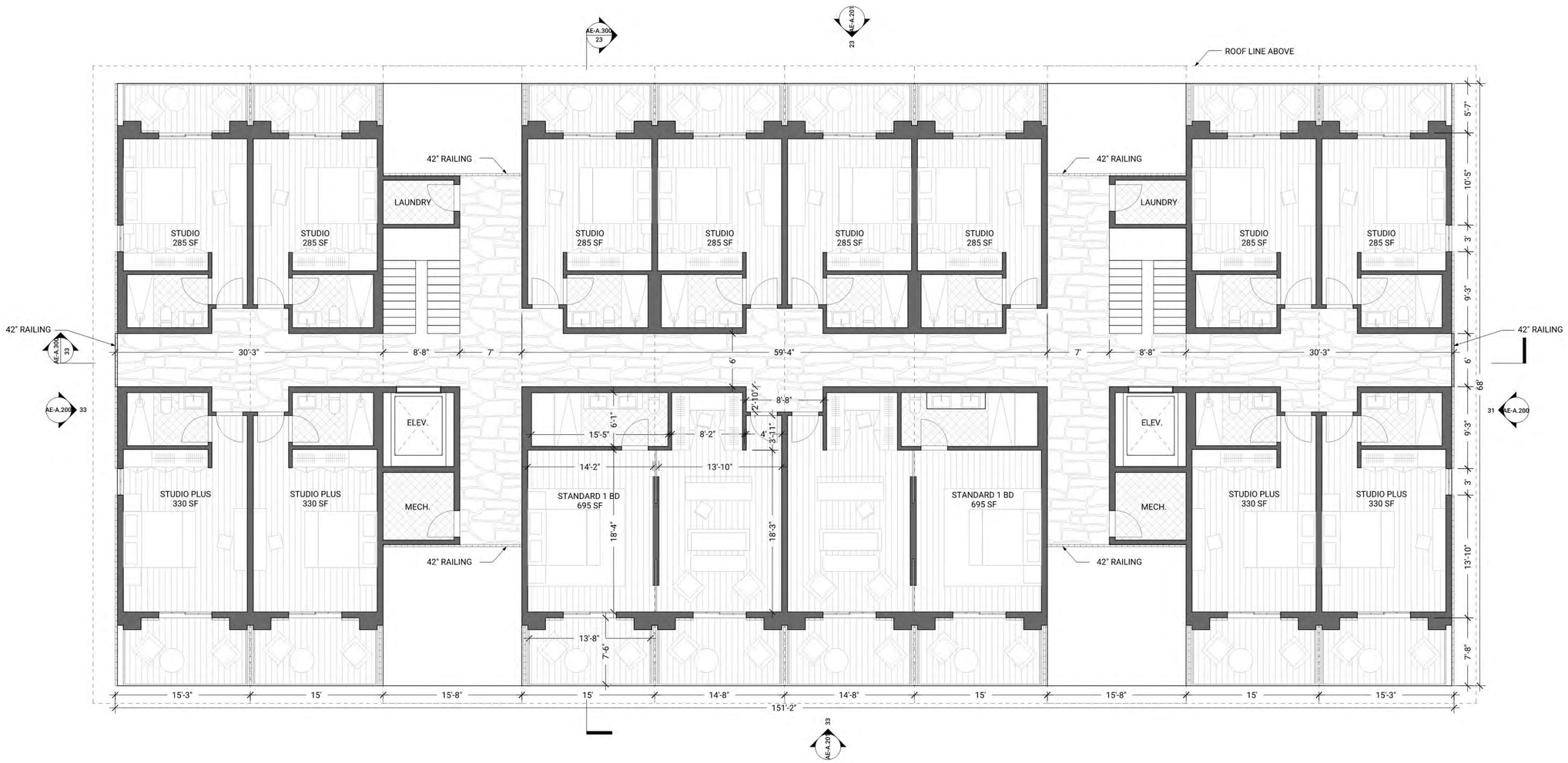
ISSUES:

No.	Description	Date
1.		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - RETREAT LODGE FIRST FLOOR PLAN
Sheet No:

AE-A.101



10 BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1.ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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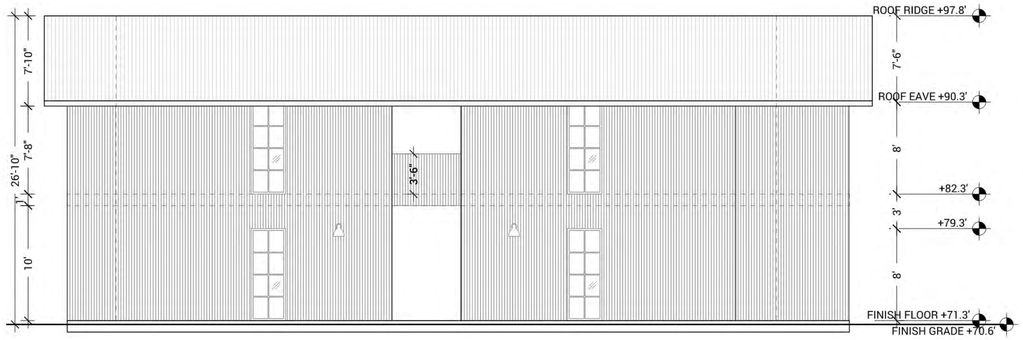
ISSUES:

No.	Description	Date
1		

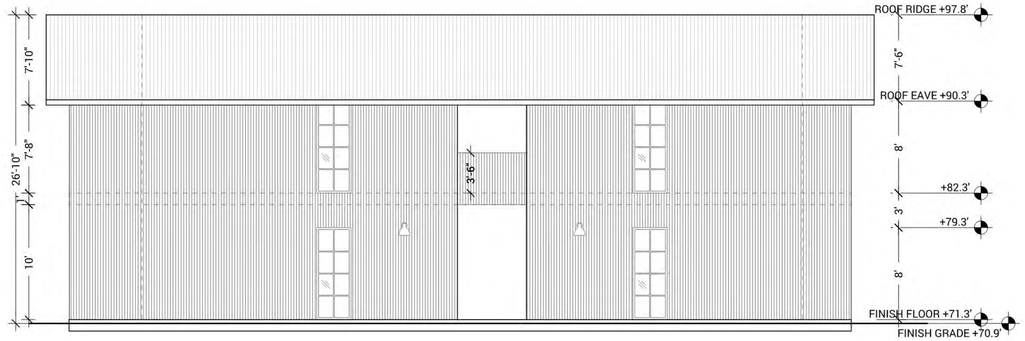
Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - RETREAT LODGE SECOND FLOOR PLAN
Sheet No:

AE-A.102



33 BUILDING EA - RETREAT LODGE WEST ELEVATION

SCALE: 3/16" = 1'-0"



31 BUILDING EA - RETREAT LODGE EAST ELEVATION

SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

**DESIGN INTENT ONLY
NOT FOR CONSTRUCTION**

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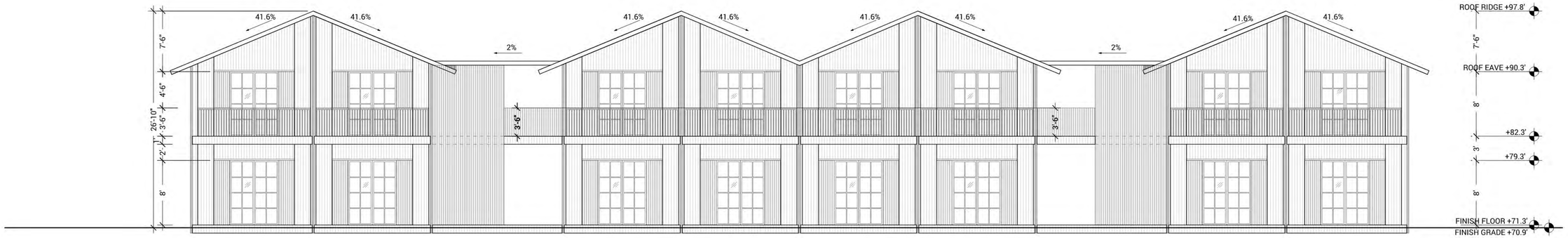
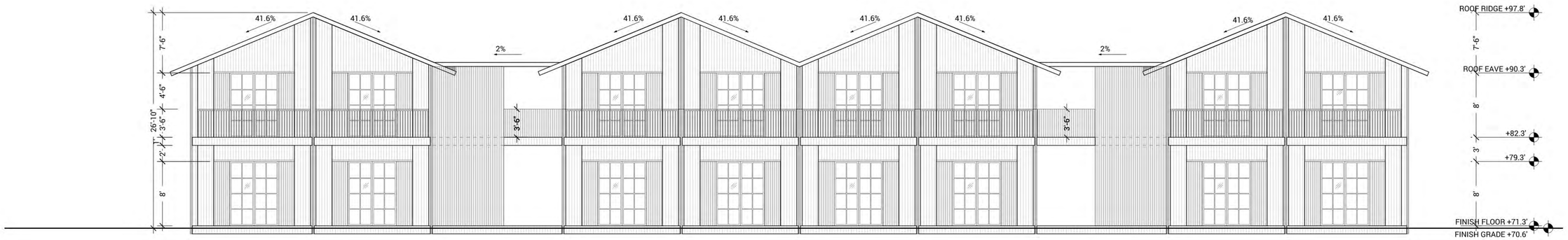
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - RETREAT LODGE EAST & WEST ELEVATIONS
Sheet No: AE-A.200



33 BUILDING EA - RETREAT LODGE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



23 BUILDING EA - RETREAT LODGE NORTH ELEVATION
SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
HOAKT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1.0.1/2" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

1.ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS STATED/NOTED.
2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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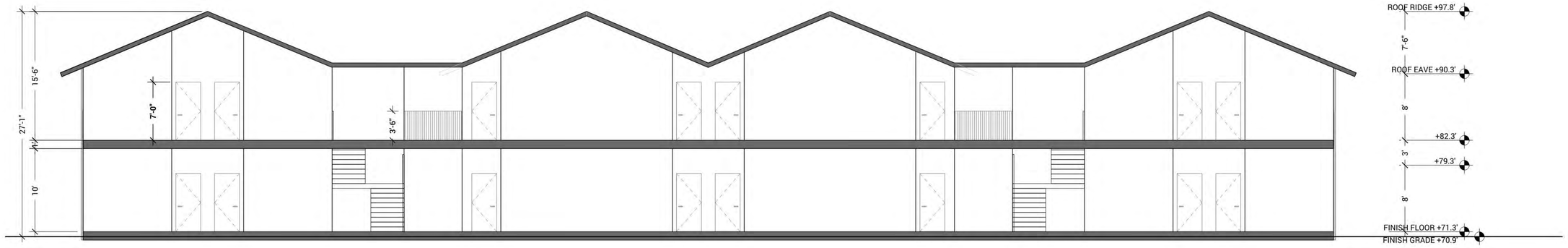
ISSUES:

No.	Description	Date
1		

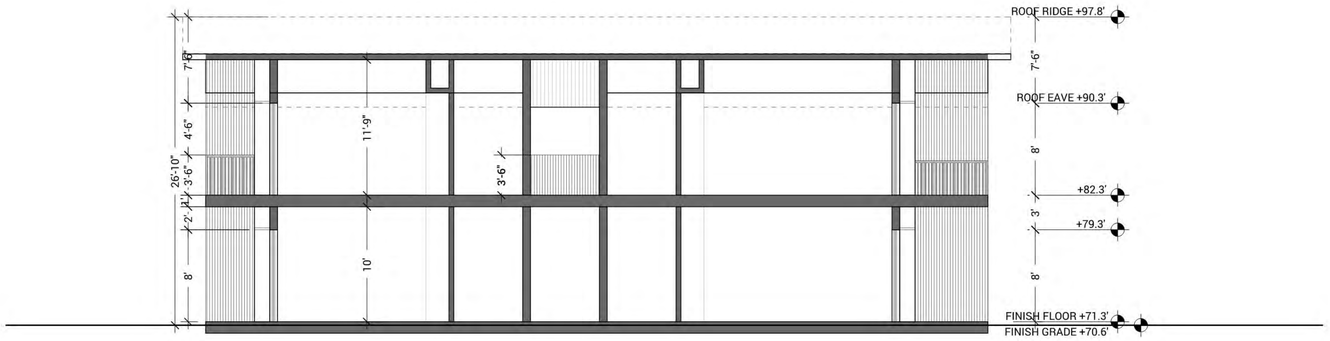
Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING EA - RETREAT LODGE NORTH & SOUTH ELEVATIONS

Sheet No:
AE-A.201



33 BUILDING EA - RETREAT LODGE SECTION 1
SCALE: 3/16" = 1'-0"



23 BUILDING EA - RETREAT LODGE SECTION 2
SCALE: 3/16" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

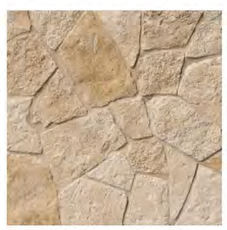
02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT


11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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NOT FOR CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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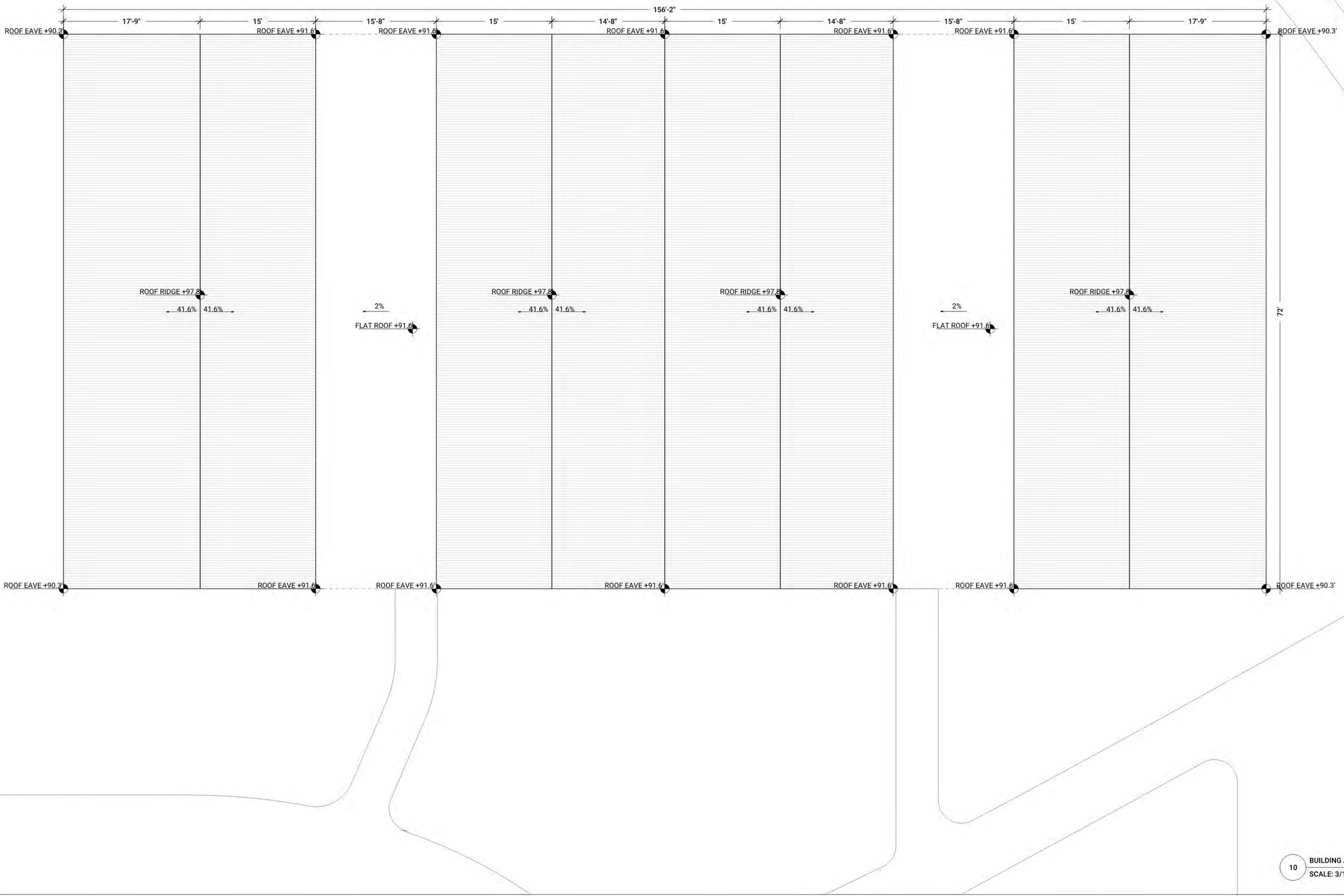
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - RETREAT LODGE SECTIONS
Sheet No.: AE-A.300



10 BUILDING AE - RETREAT LODGE ROOF PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 STATE STREET, STE 7-201
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MORIT PARTNERS
3900 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33133

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5353 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
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GENERAL NOTES:

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2. DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. ALL FINISH, SELECTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
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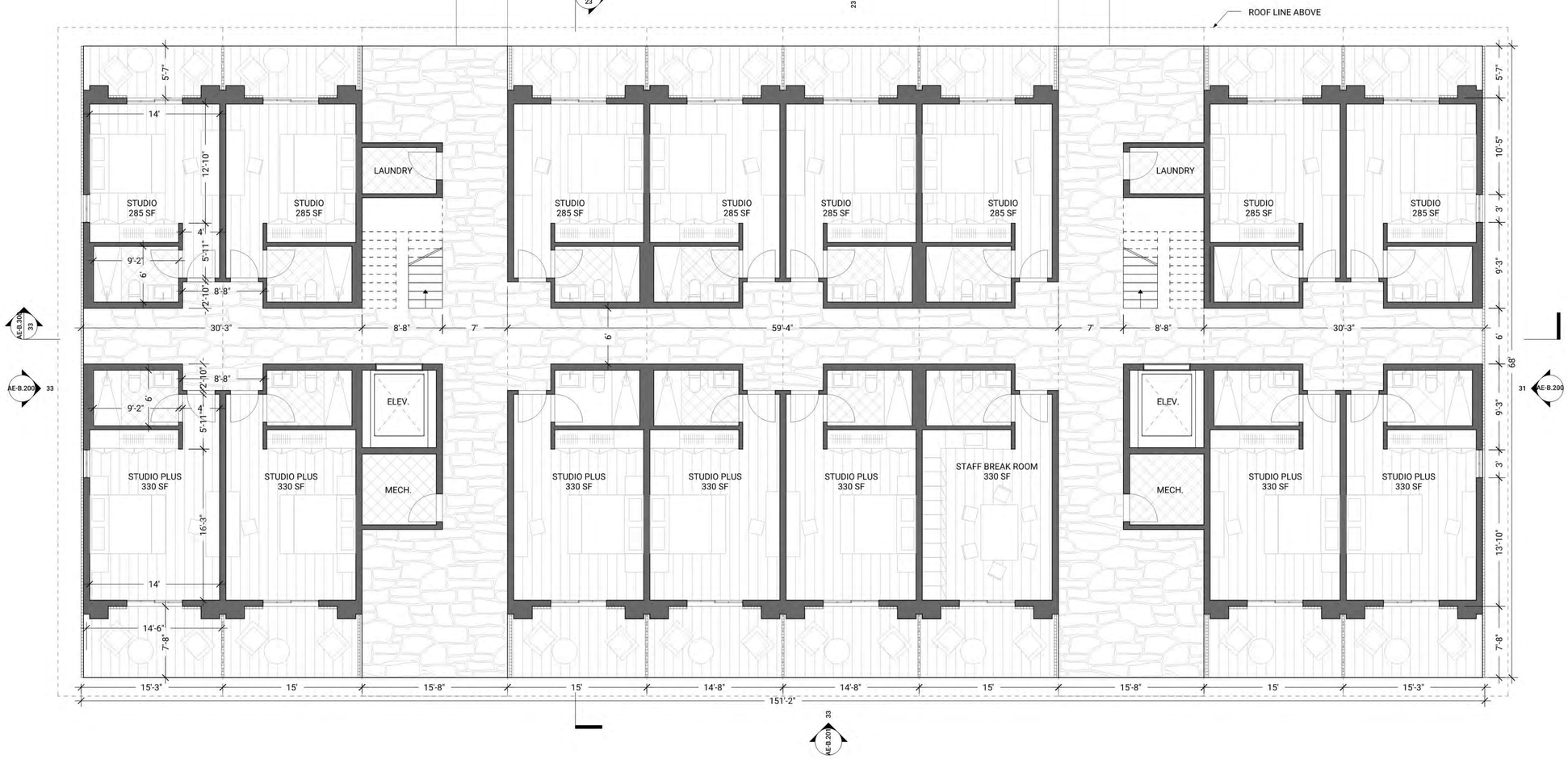
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - RETREAT LODGE ROOF PLAN
Sheet No.: **AE-B.100**



ACCESS PATH TO BUNGALOWS

10 BUILDING EB - RETREAT LODGE FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
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GENERAL NOTES:

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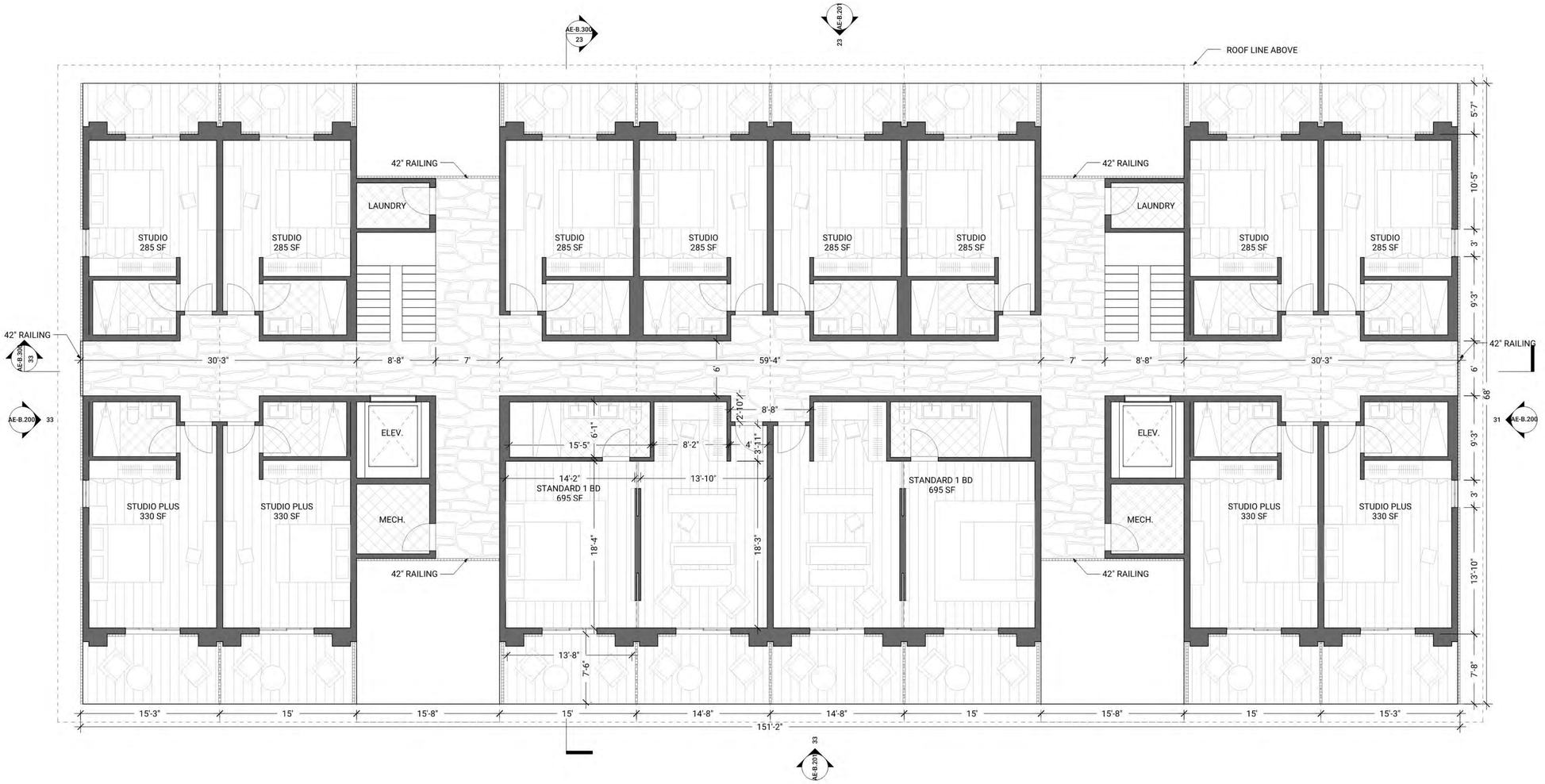
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING EB - RETREAT LODGE FIRST FLOOR PLAN

Sheet No:
AE-B.101



10 BUILDING EB - RETREAT LODGE SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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GENERAL NOTES:

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2 DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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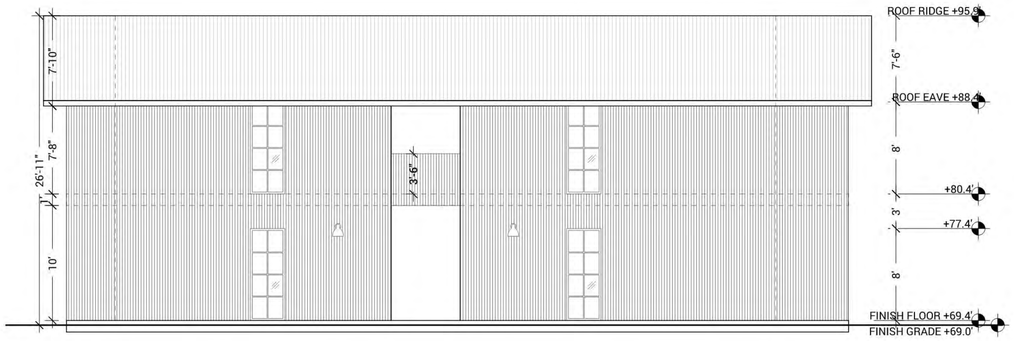
ISSUES:

No.	Description	Date
1		

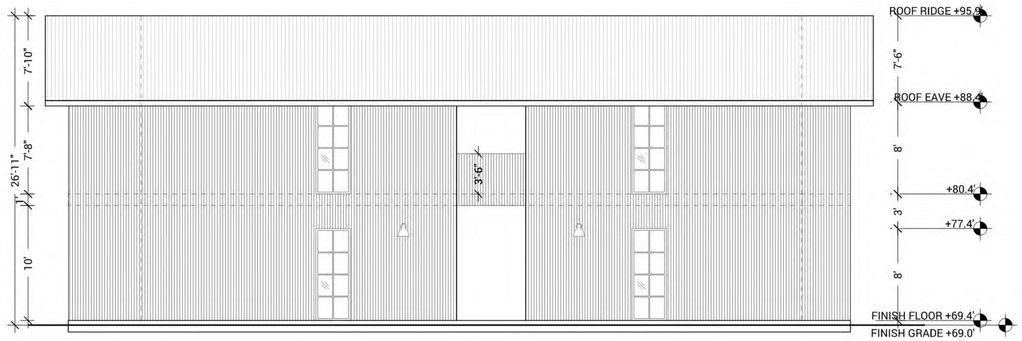
Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING EB - RETREAT LODGE SECOND FLOOR PLAN

Sheet No:
AE-B.102



33 BUILDING EB - RETREAT LODGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING EB - RETREAT LODGE EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1.ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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4.THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATONS

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ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EB - RETREAT LODGE EAST & WEST ELEVATIONS
Sheet No.: AE-B.200

33 BUILDING EB - RETREAT LODGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

23 BUILDING EB - RETREAT LODGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
HOART PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

**DESIGN INTENT ONLY
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GENERAL NOTES:

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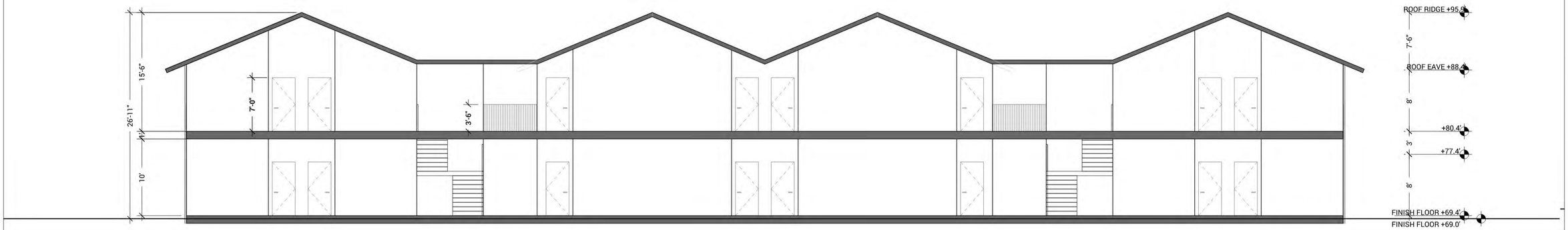
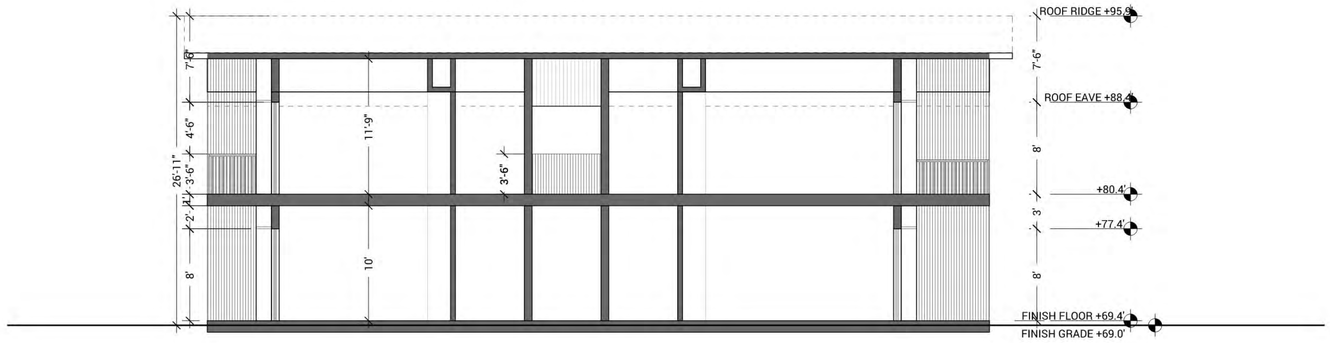
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EB - RETREAT LODGE NORTH & SOUTH ELEVATIONS
Sheet No.: AE-B.201



33 BUILDING EB - RETREAT LODGE SECTION 1
SCALE: 1/4" = 1'-0"



23 BUILDING EB - RETREAT LODGE SECTION 2
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

11. SANTA BARBARA SANDSTONE
FLAGSTONE

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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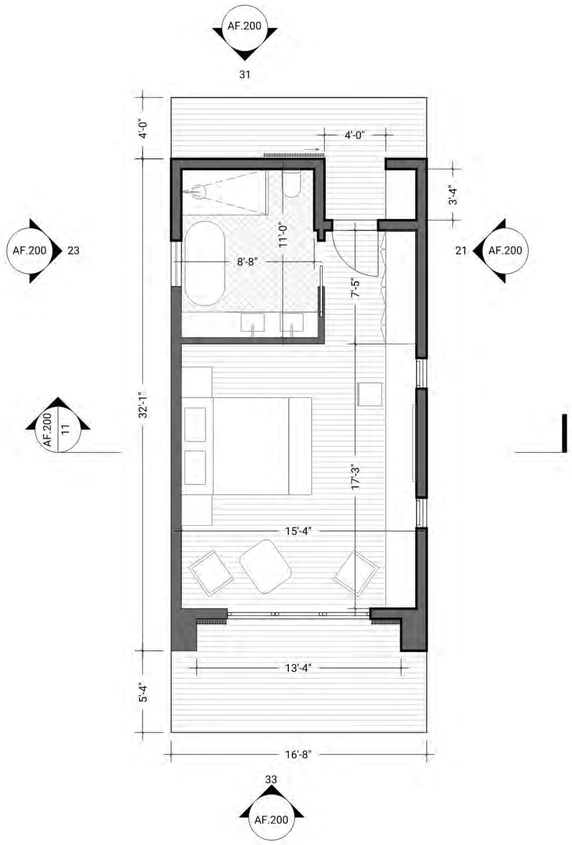
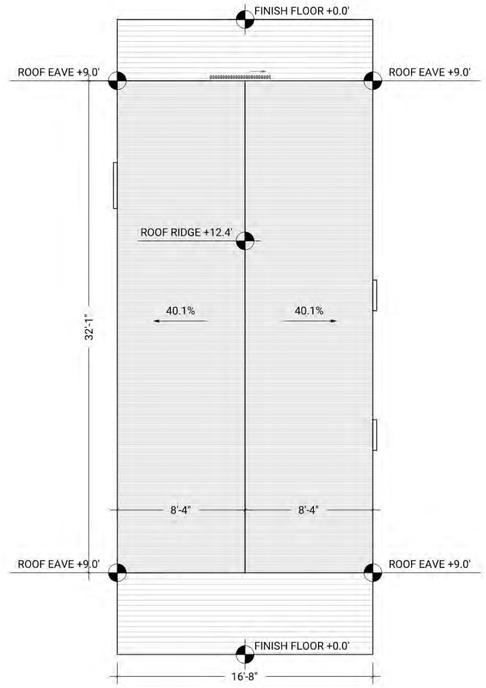
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EB - RETREAT LODGE SECTIONS
Sheet No.: **AE-B.300**



10 BUILDING F - TYP. STUDIO BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. STUDIO BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12926 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
1905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND 71 PLANNING CORPORATION
326 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'0"

N

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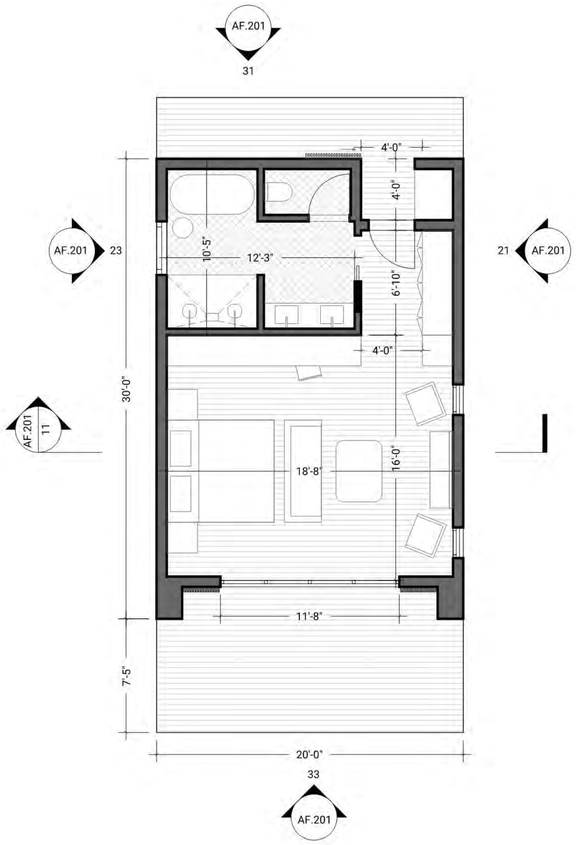
ISSUES:

No	Description	Date
1		

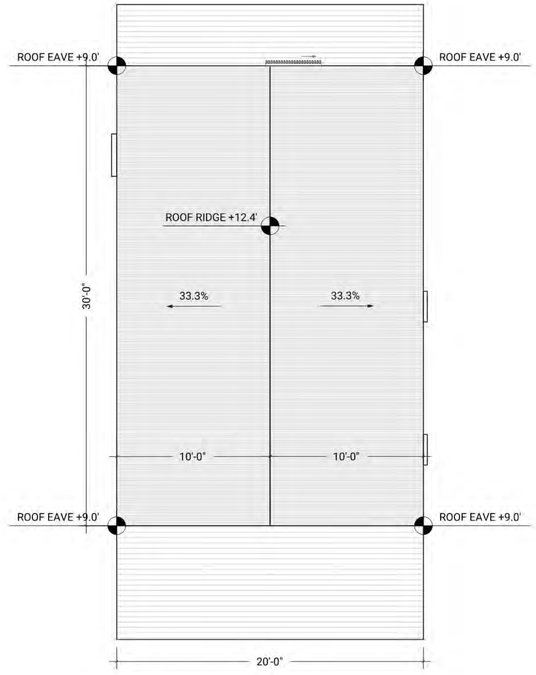
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING F -
TYP. STUDIO BUNGALOW
FLOOR PLAN

Sheet No.:
AF.100



10 BUILDING F - TYP. LUX STUDIO BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. LUX STUDIO BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12926 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-801
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
1905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
326 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 765
GOLETA, CA 93117

SITE PLAN
1/512" = 1'0"

N

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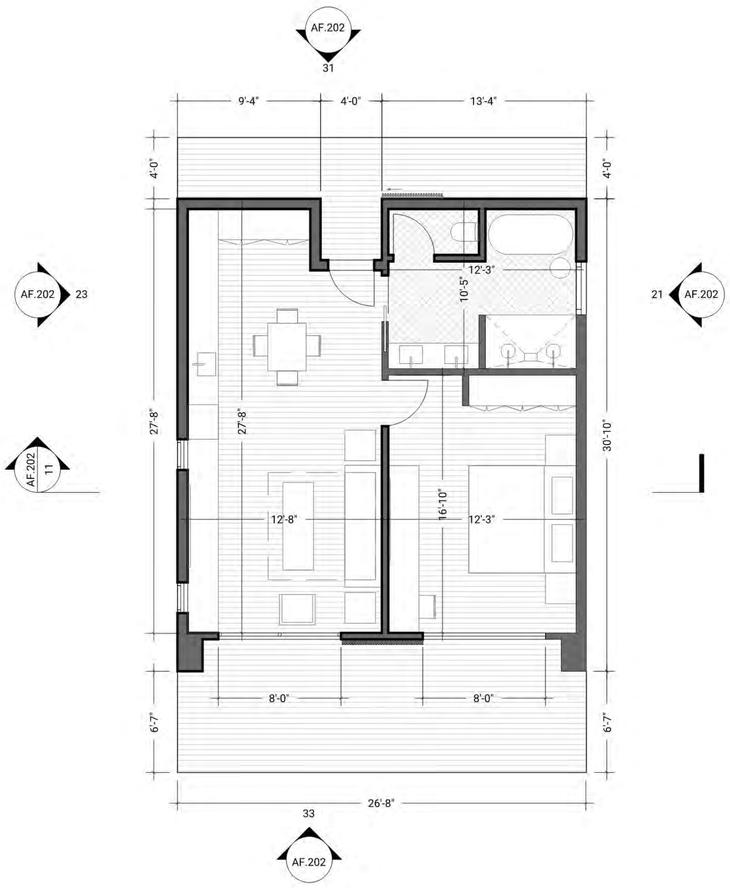
ISSUES:

No.	Description	Date
1		

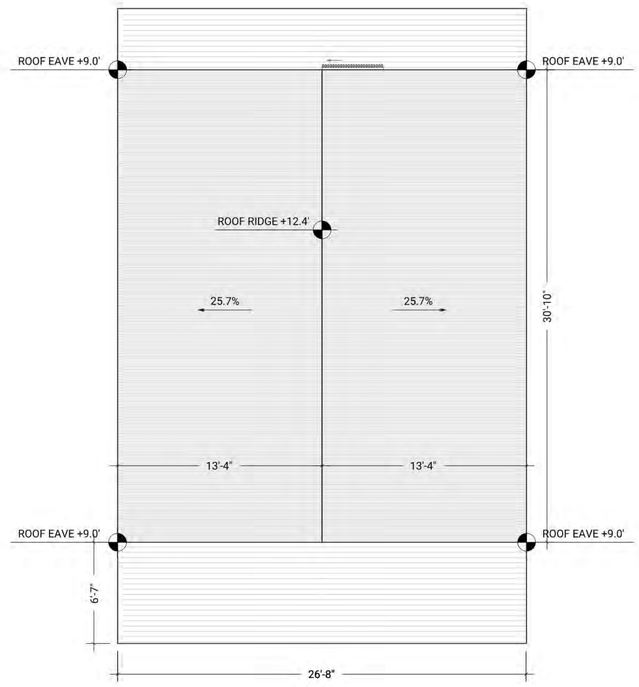
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING F -
TYP. LUX STUDIO BUNGALOW
FLOOR PLAN

Sheet No.:
AF.101



10 BUILDING F - TYP. 2BD BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 2BD BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12926 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STA I-5, STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
1905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
326 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'0"

N

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GENERAL NOTES:

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2.DRAWINGS ARE NOT TO SCALE.
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ISSUES:

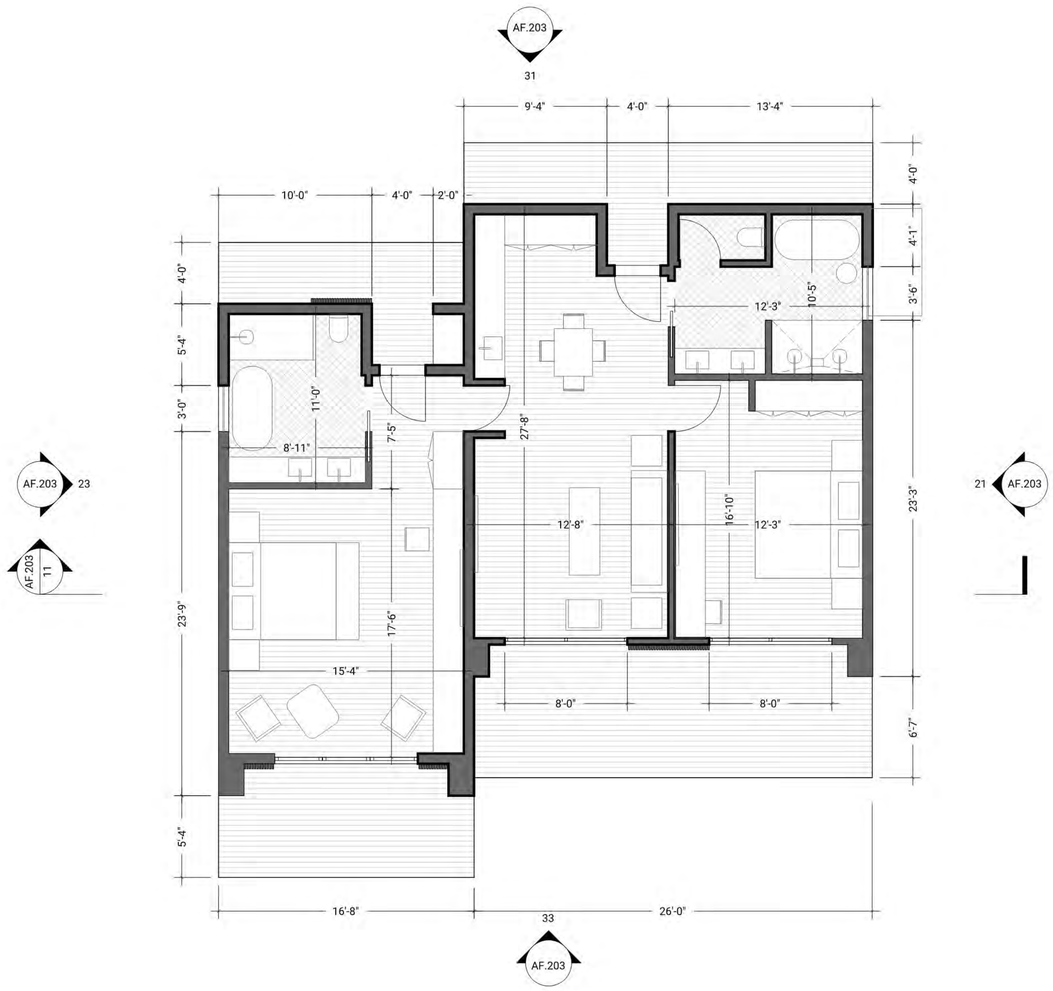
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title:

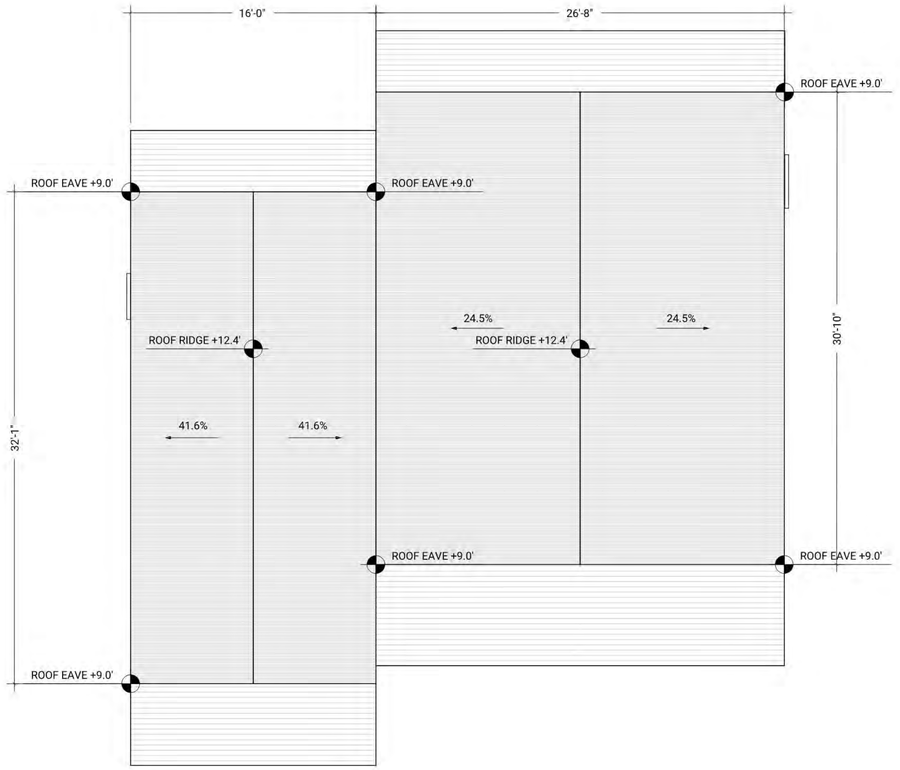
BUILDING F - TYP. 2 BD BUNGALOW FLOOR PLAN

Sheet No:

AF.102



10 BUILDING F - TYP. 3 BD BUNGALOW FLOOR PLAN
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 3 BD BUNGALOW ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12926 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
113 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
328 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1020 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/8'-0" = 1'-0"

N

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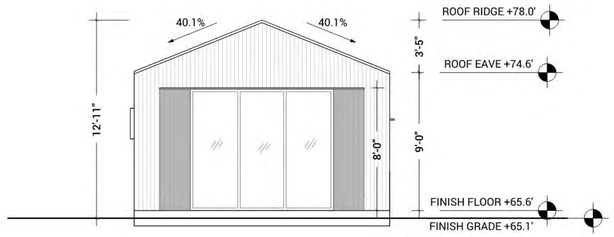
ISSUES:

No.	Description	Date
1		

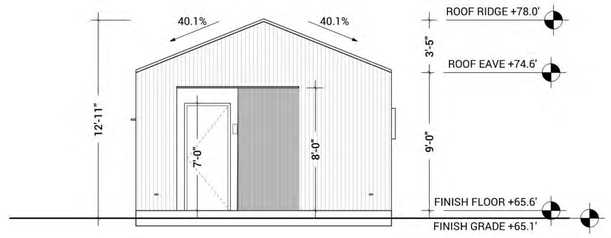
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING F - TYP. 3BD BUNGALOW FLOOR PLAN

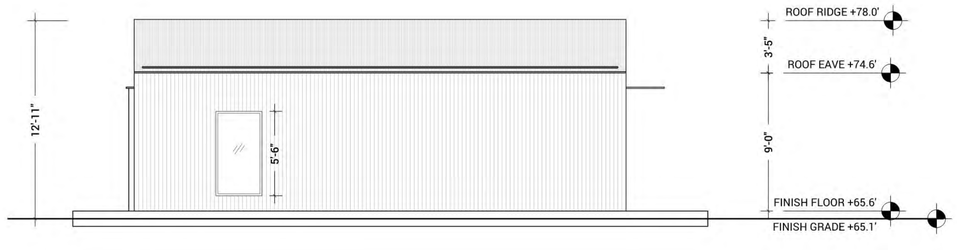
Sheet No:
AF.103



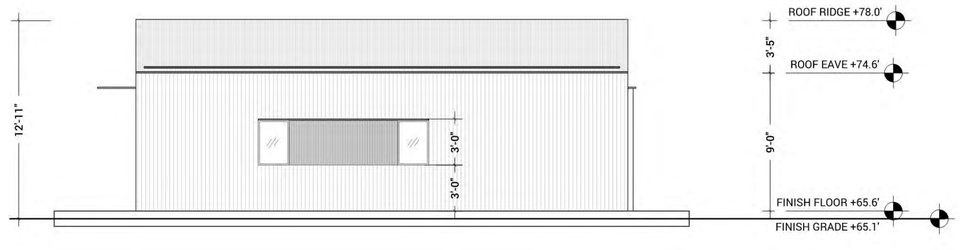
33 BUILDING F - TYP. STUDIO BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



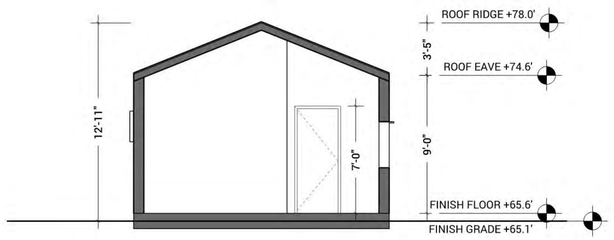
31 BUILDING F - TYP. STUDIO BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING F - TYP. STUDIO BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING F - TYP. STUDIO BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. STUDIO BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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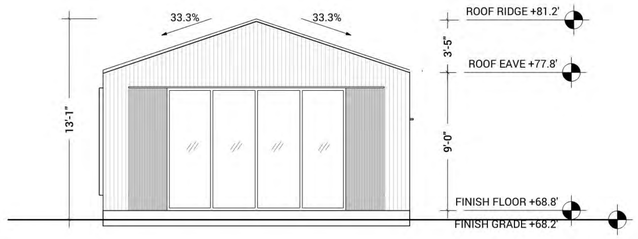
ISSUES:

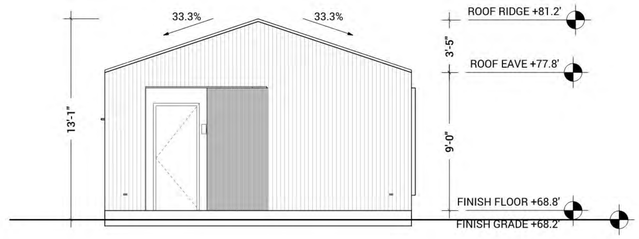
No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING F - STUDIO BUNGALOW ELEVATIONS + SECTIONS
Sheet No:

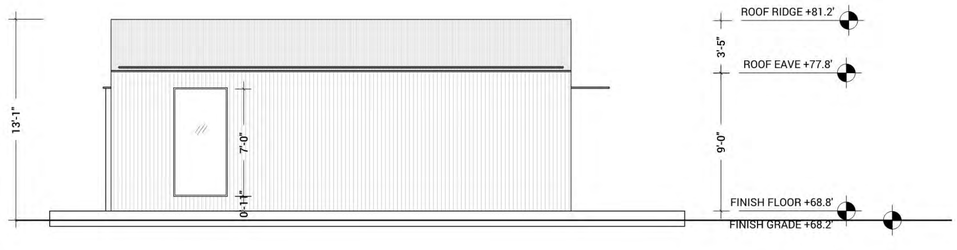
AF.200



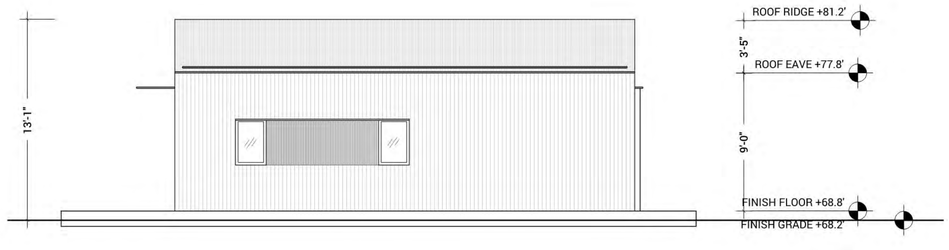
33 BUILDING F - TYP. LUX STUDIO BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



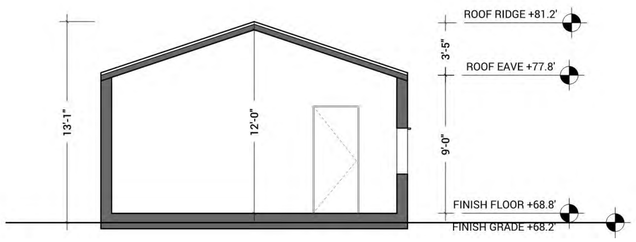
31 BUILDING F - TYP. LUX STUDIO BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING F - TYP. LUX STUDIO BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING F - TYP. LUX STUDIO BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. LUX STUDIO BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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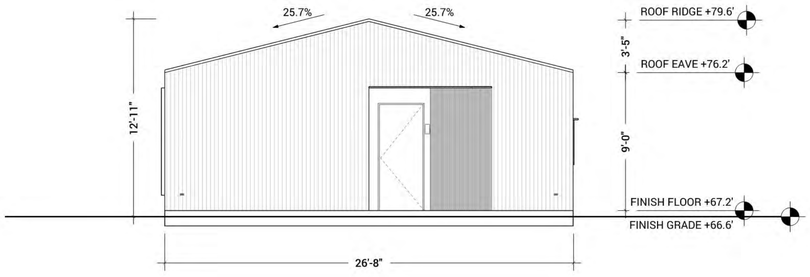
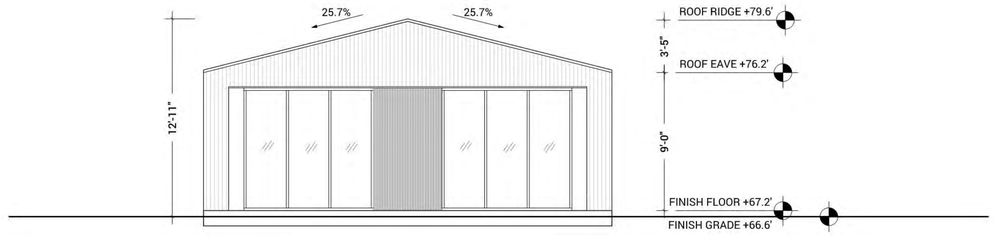
ISSUES:

No.	Description	Date
1		

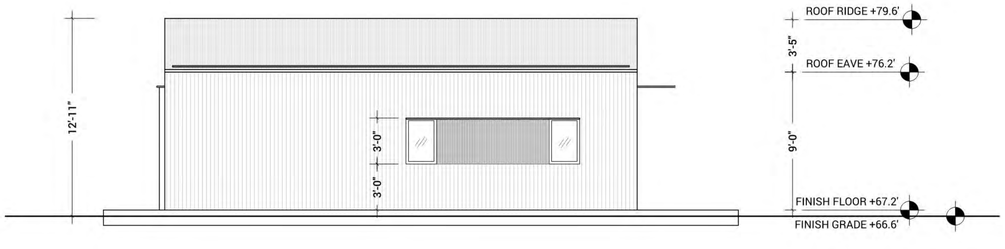
Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING F - TYP. LUX STUDIO BUNGALOW ELEVATIONS + SECTIONS
Sheet No: AF.201



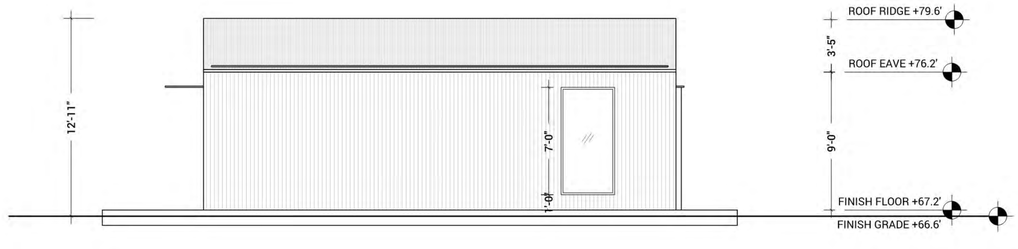
33 BUILDING F - TYP. 2BD BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



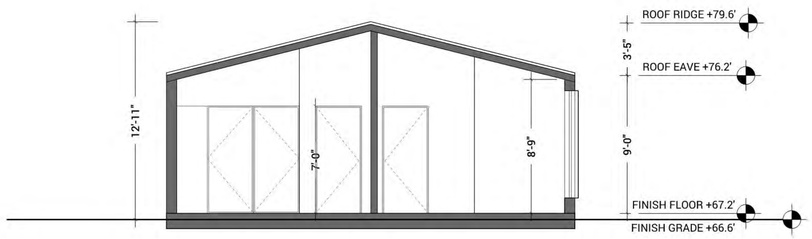
31 BUILDING F - TYP. 2BD BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING F - TYP. 2BD BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING F - TYP. 2BD BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 2BD BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
17925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSWT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

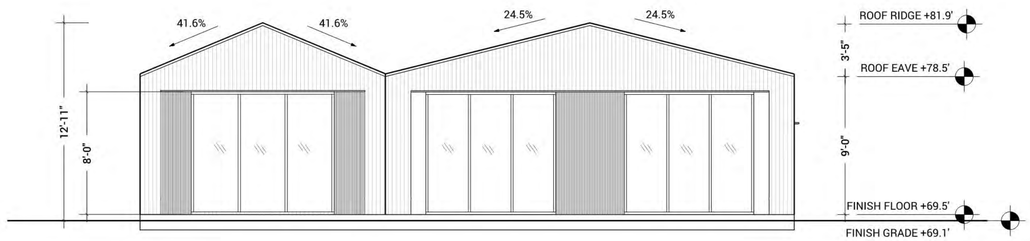
No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title:

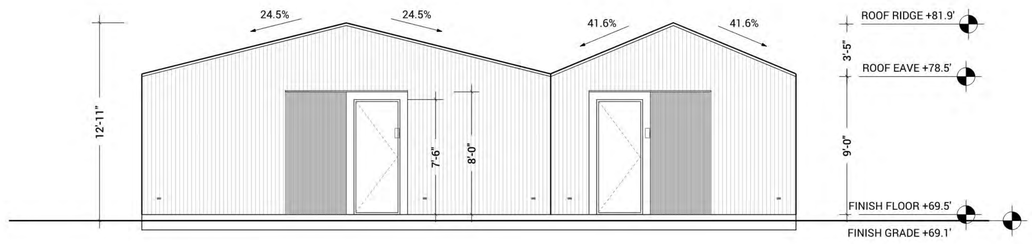
BUILDING F - TYP. 2 BD BUNGALOW ELEVATIONS & SECTION

Sheet No:

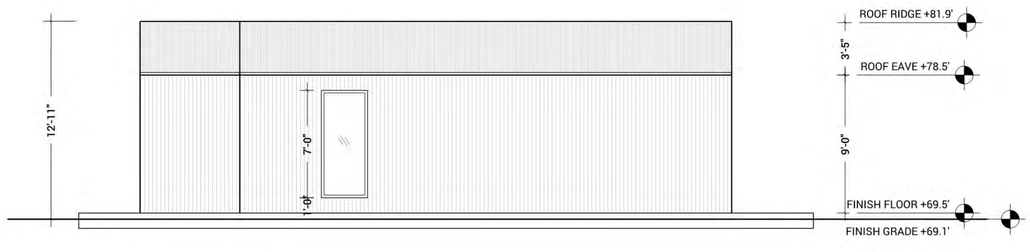
AF.202



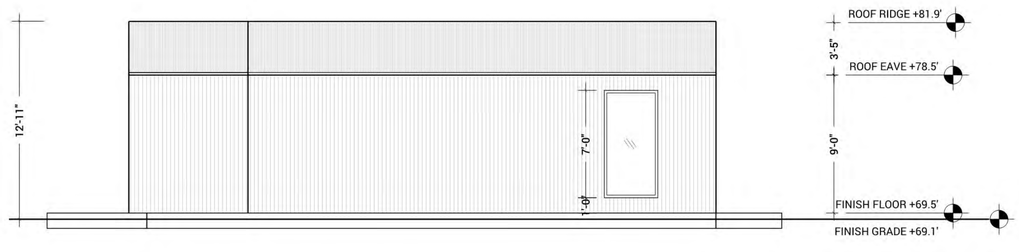
33 BUILDING F - TYP. 3BD BUNGALOW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



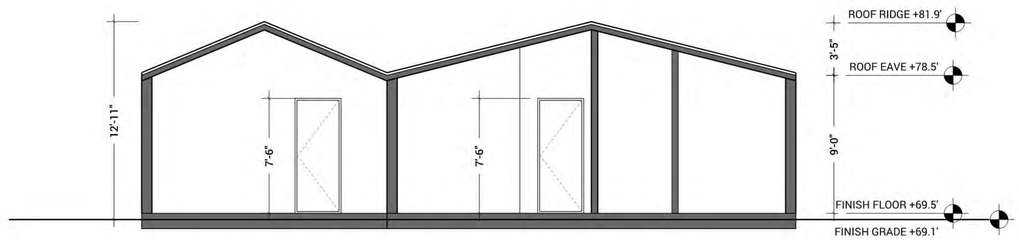
31 BUILDING F - TYP. 3BD BUNGALOW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING F - TYP. 3BD BUNGALOW WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING F - TYP. 3BD BUNGALOW EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING F - TYP. 3BD BUNGALOW SECTION
SCALE: 1/4" = 1'-0"

BUNGALOW VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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ISSUES:

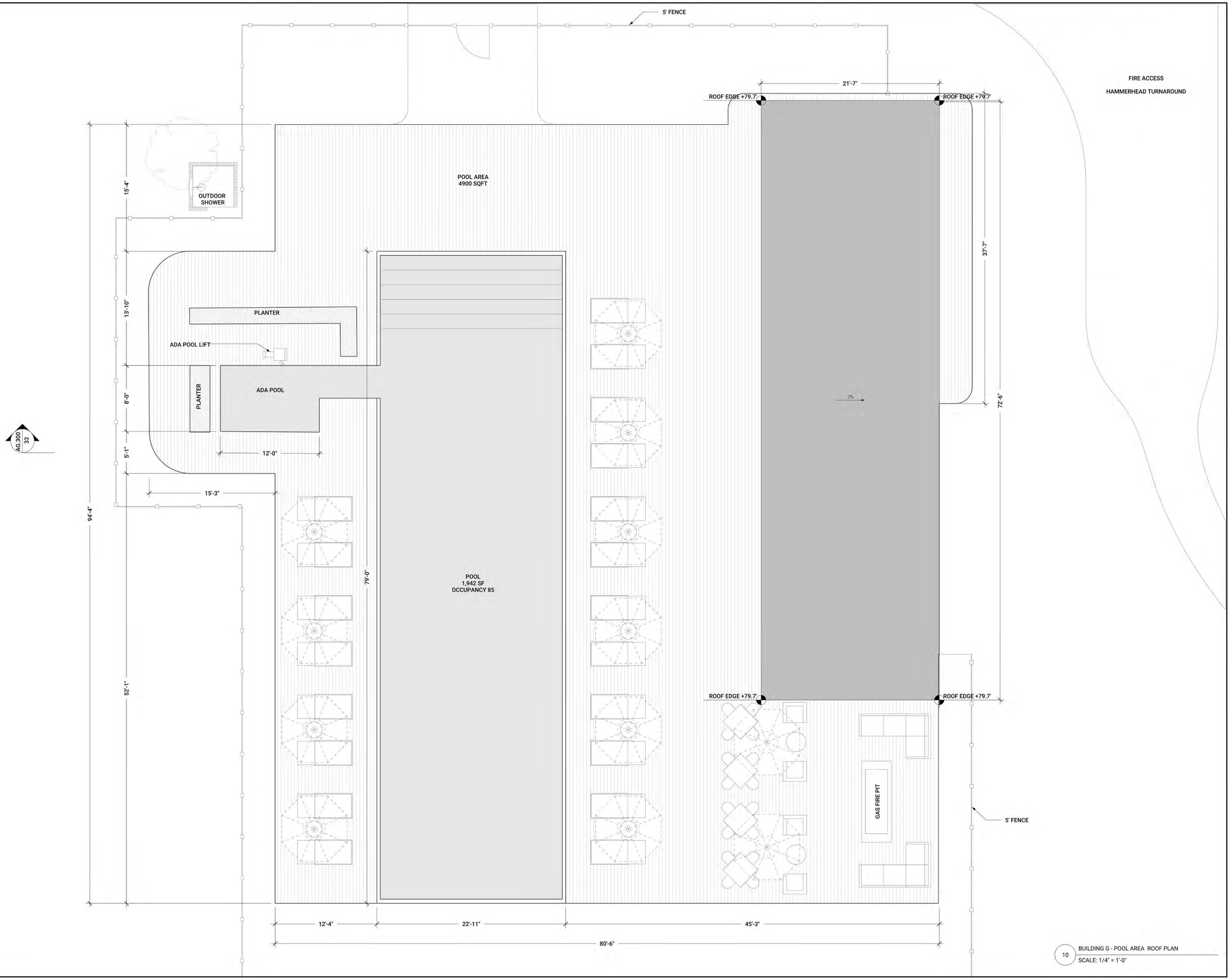
No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title:

BUILDING F - TYP. 3BD BUNGALOW ELEVATIONS & SECTION

Sheet No:

AF.203



10 BUILDING G - POOL AREA ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOATT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1.5152 = 1'-0"

N

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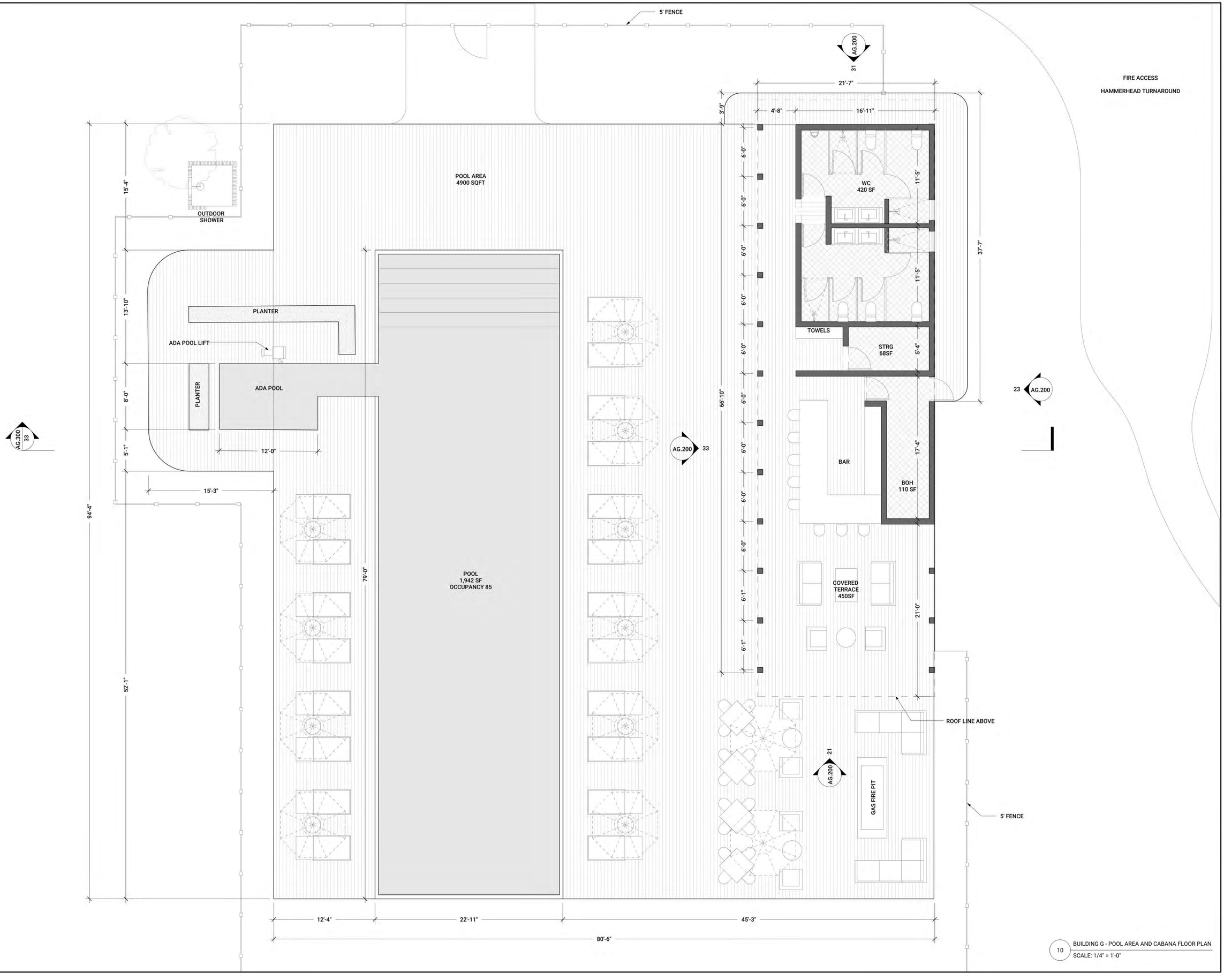
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING G - POOL AREA & BUILDING ROOF PLAN

Sheet No:
AG.100



10 BUILDING G - POOL AREA AND CABANA FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12929 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOATT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1201 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/8'-0" = 1'-0"

N

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GENERAL NOTES:

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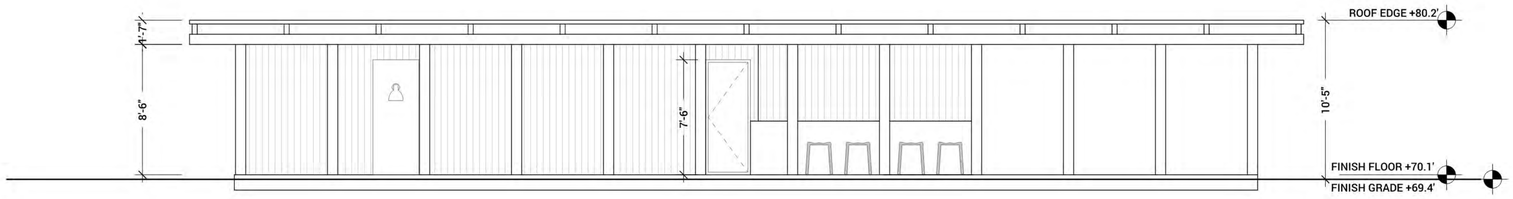
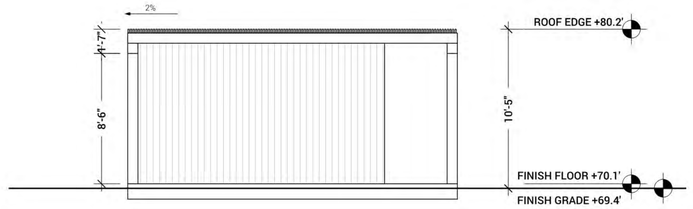
ISSUES:

No.	Description	Date
1		

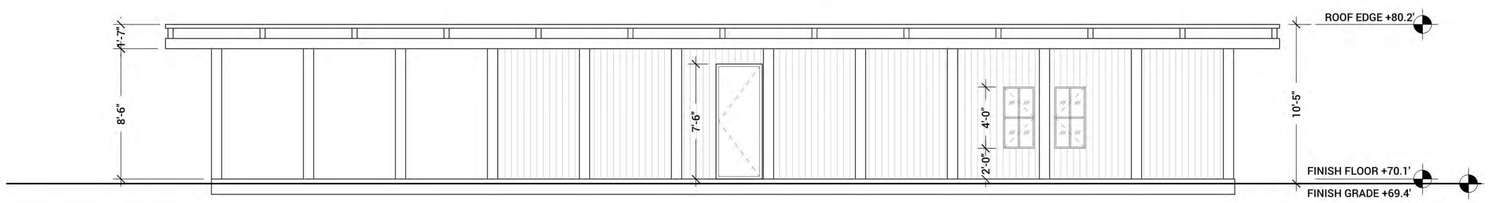
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING G - POOL AREA & BUILDING FLOOR PLAN
Sheet No: AG.101



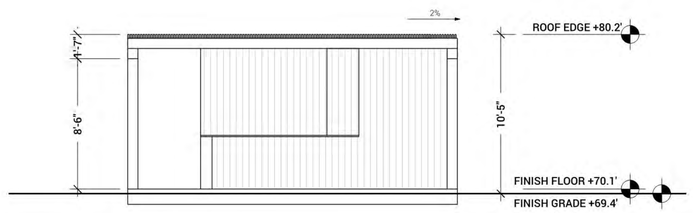
33 BUILDING G - POOL CABANA WEST ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING G - POOL CABANA NORTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING G - POOL CABANA EAST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING G - POOL CABANA SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

POOL AREA & POOL BUILDING VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
17925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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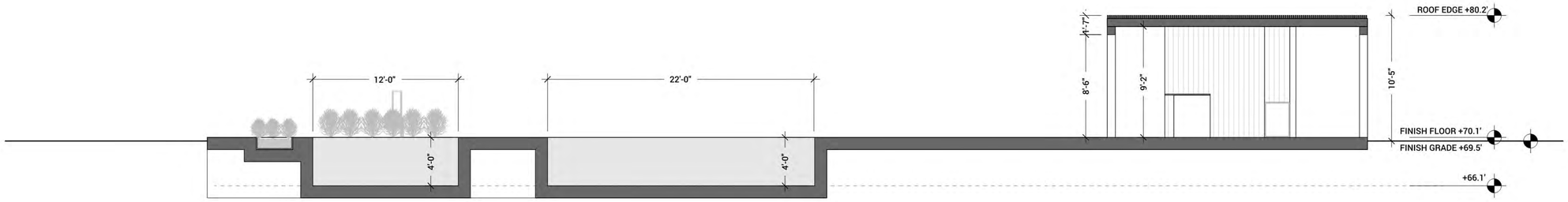
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING G - POOL AREA & BUILDING ELEVATIONS

Sheet No:
AG.200



33 BUILDING G - POOL CABANA SECTION 1
SCALE: 1/4" = 1'-0"

POOL AREA & POOL BUILDING VIEW

01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
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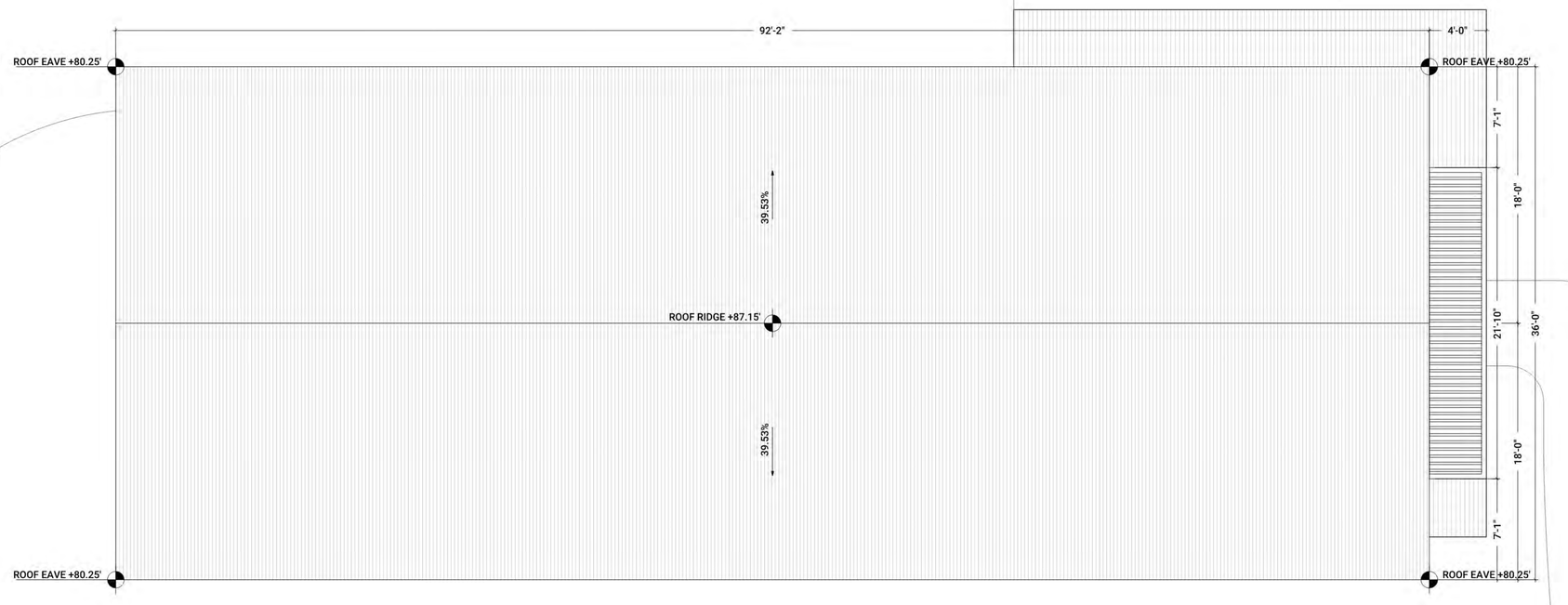
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING G - POOL AREA & BUILDING SECTION

Sheet No:
AG.300



10 BUILDING H - RETREAT MAINTENANCE ROOF PLAN

SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5353 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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GENERAL NOTES:

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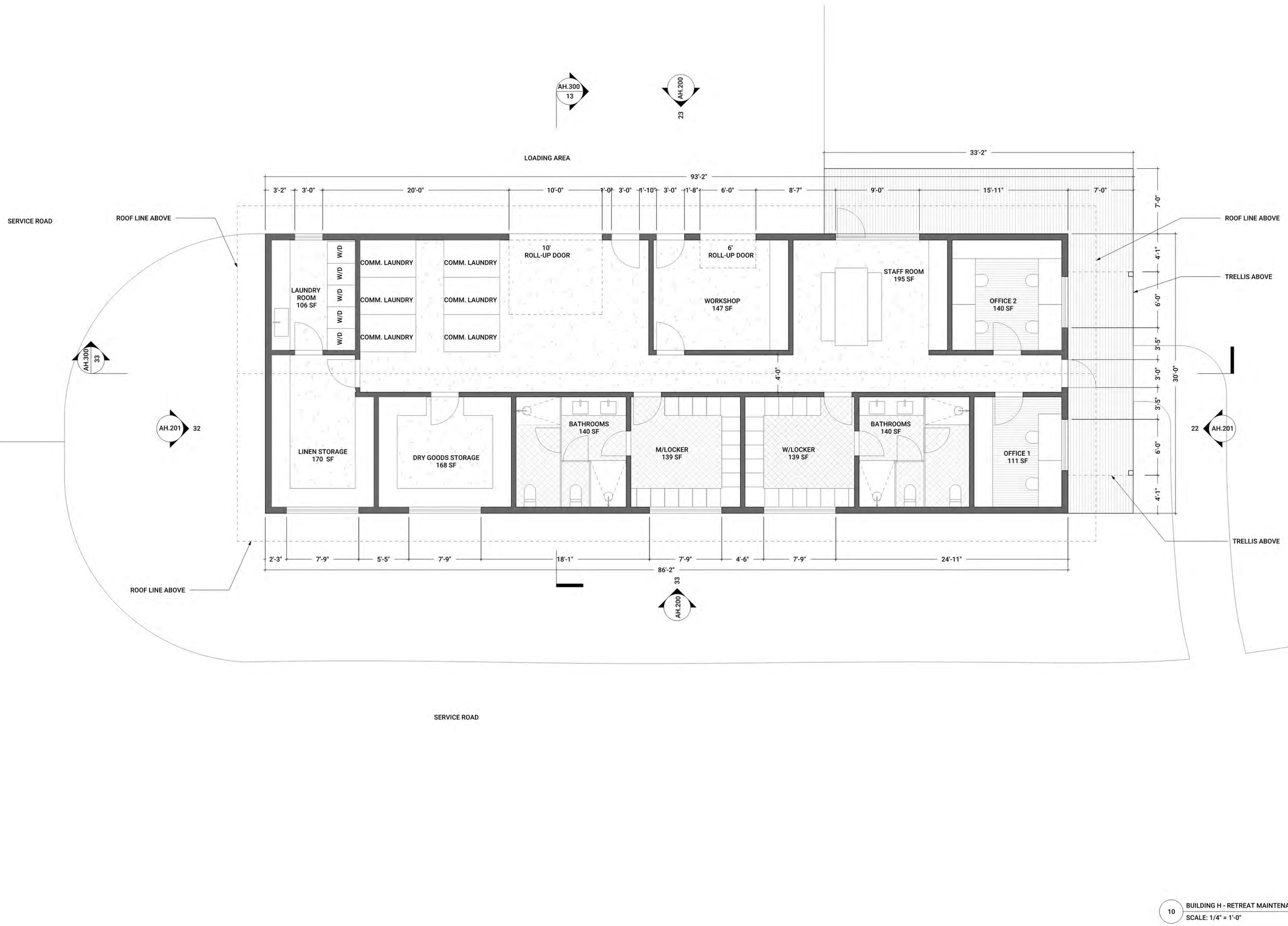
ISSUES:

No.	Description	Date
1.		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING H - RETREAT MAINTENANCE ROOF PLAN

Sheet No:
AH.100



10 BUILDING H - RETREAT MAINTENANCE FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MISMIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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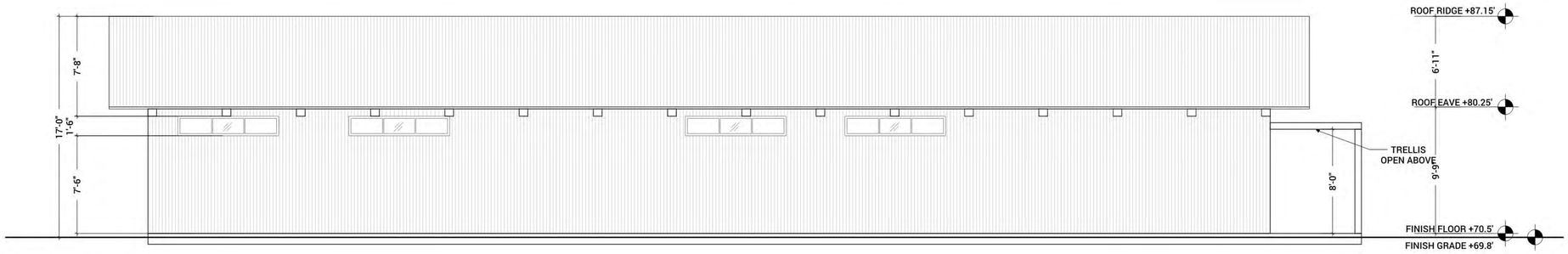
ISSUES:

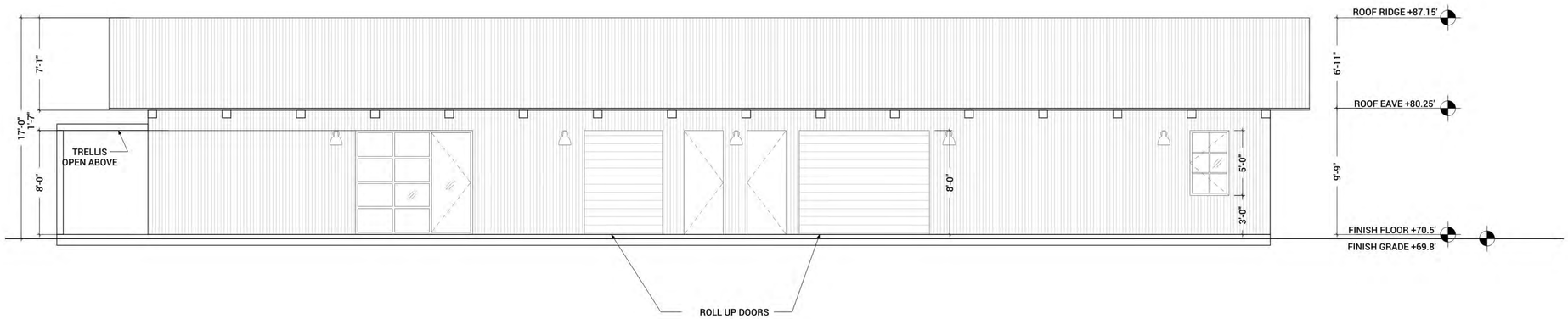
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING H - RETREAT MAINTENANCE FLOOR PLAN
Sheet No:

AH.101



33 BUILDING H - RETREAT MAINTENANCE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING H - RETREAT MAINTENANCE NORTH ELEVATION
SCALE: 1/4" = 1'-0"

10. RECLAIMED CURROGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

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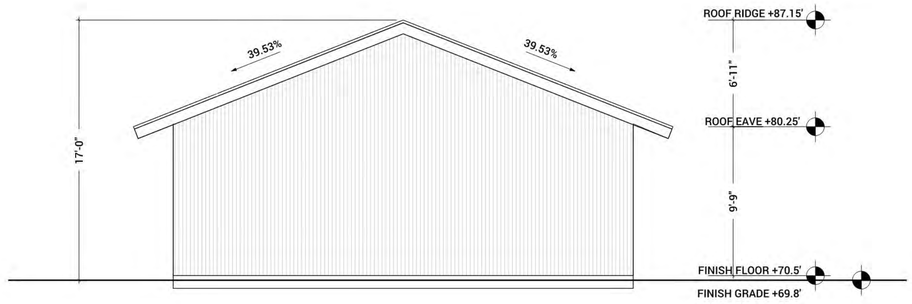
ISSUES:

No.	Description	Date
1		

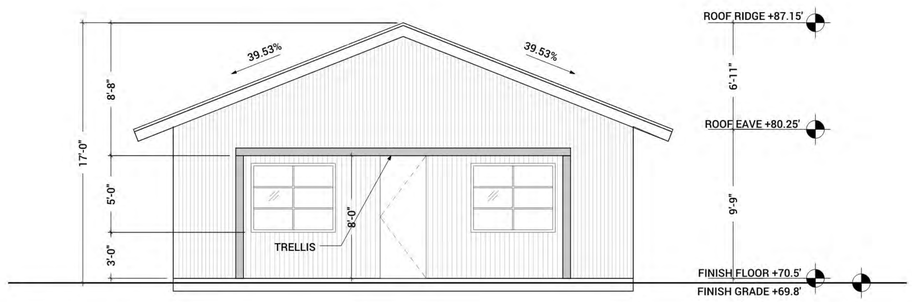
Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING H - RETREAT MAINTEN. NORTH & SOUTH ELEVATIONS

Sheet No:
AH.200



32 BUILDING H - RETREAT MAINTENANCE WEST ELEVATION
SCALE: 1/4" = 1'-0"



22 BUILDING H - RETREAT MAINTENANCE EAST ELEVATION
SCALE: 1/4" = 1'-0"

10. RECLAIMED CURROGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

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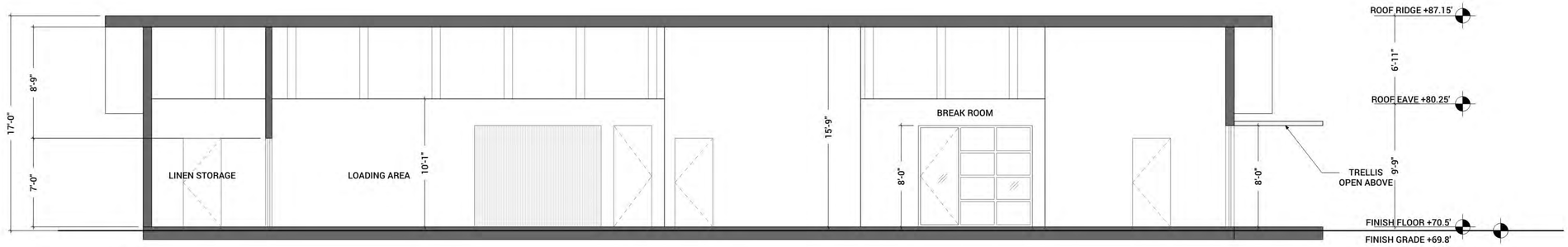
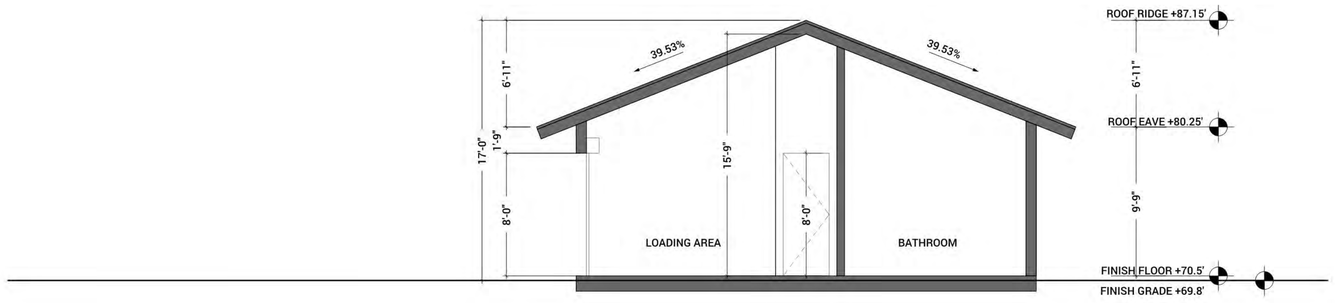
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING H - RETREAT MAINTEN. EAST & WEST ELEVATIONS

Sheet No:
AH.201



33 BUILDING H - RETREAT MAINTENANCE SOUTH SECTION 1
SCALE: 1/4" = 1'-0"



13 BUILDING H - RETREAT MAINTENANCE WEST SECTION 2
SCALE: 1/4" = 1'-0"

10. RECLAIMED CURROGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
17925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

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ISLAND PLANNING CORPORATION
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GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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NOT FOR
CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
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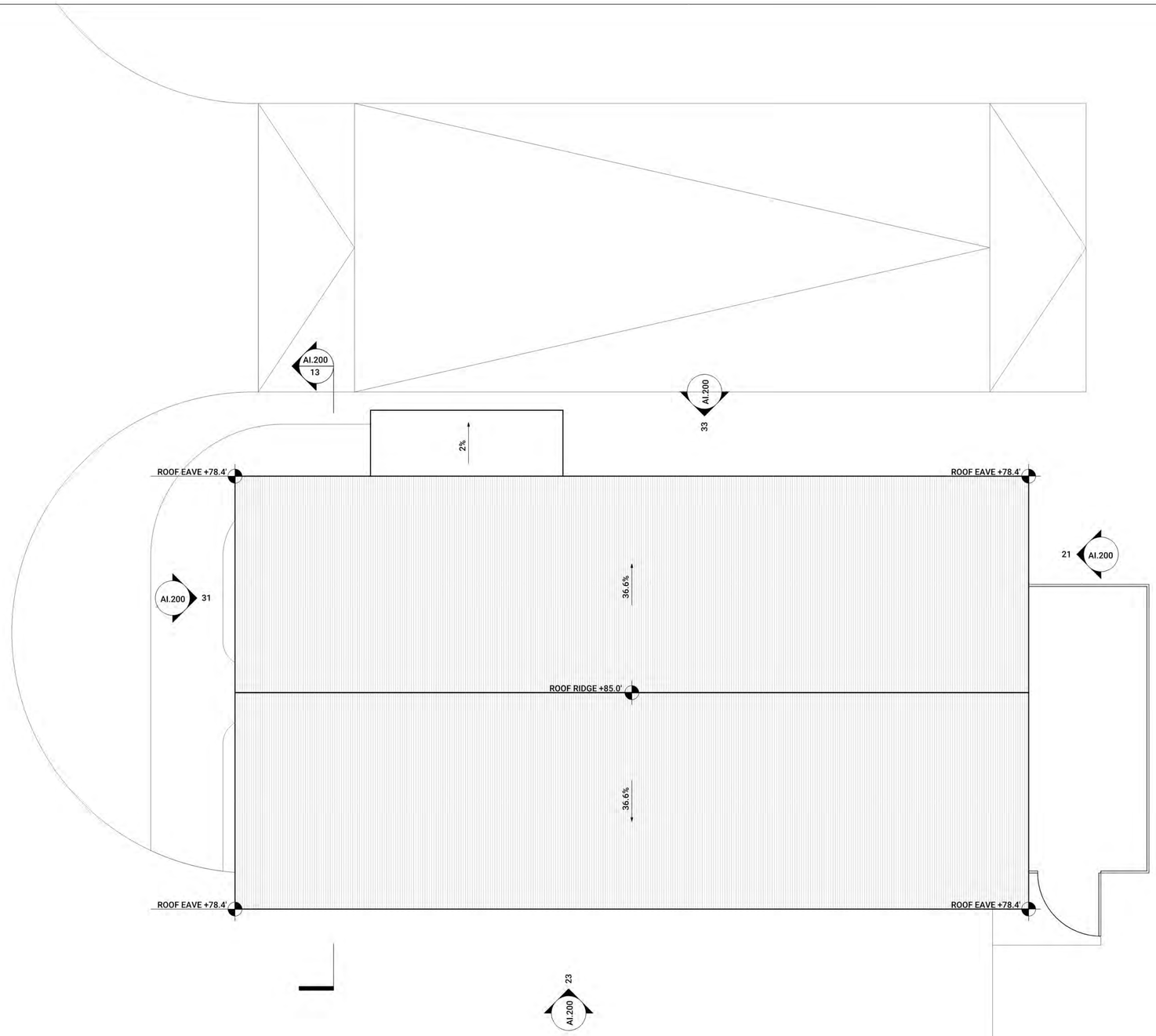
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING H - RETREAT MAINTENANCE SECTIONS

Sheet No:
AH.300



10 BUILDING I - FARM BUILDING ROOF PLAN

SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1900 STATE STREET, STE 7-201
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3900 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33133

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5333 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

No.	Description	Date
1.		

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title

BUILDING I - FARM BUILDING ROOF PLAN

Sheet No:

AI.100

10 BUILDING I - FARM BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12926 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STA ST, STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
1905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512 = 1'0"

N

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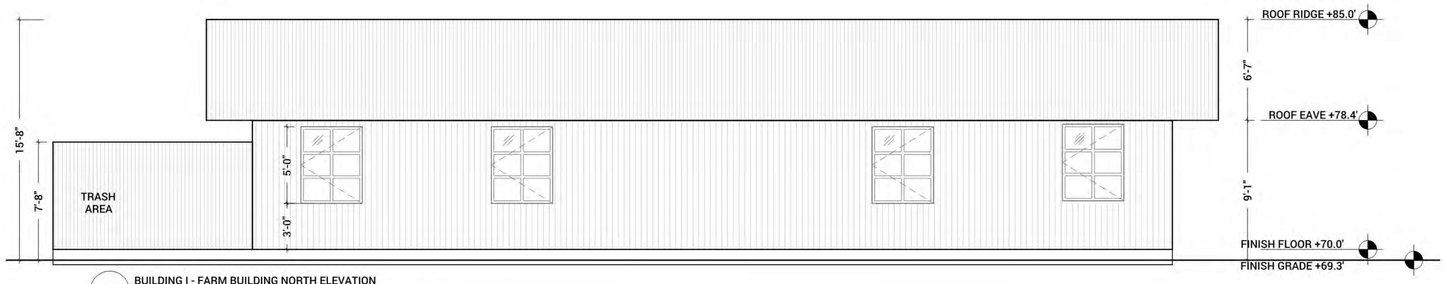
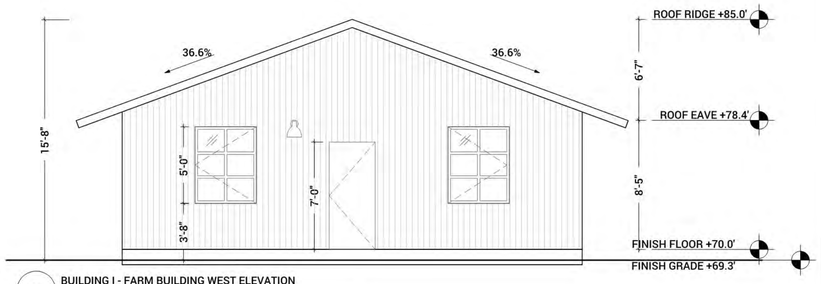
ISSUES:

No.	Description	Date
1		

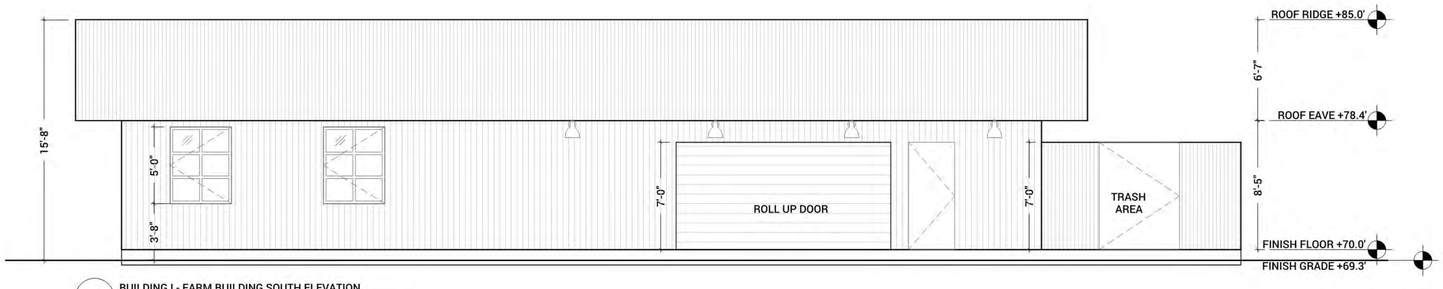
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING I - FARM BUILDING FLOOR PLAN
Sheet No:: AI.101



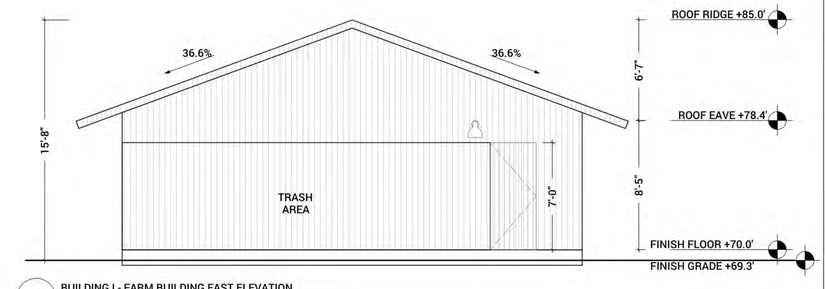
33 BUILDING I - FARM BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



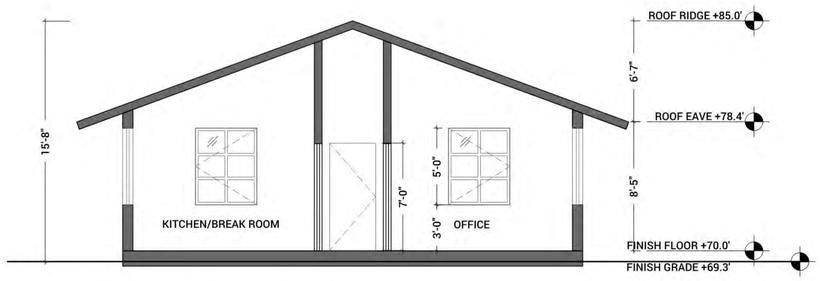
31 BUILDING I - FARM BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING I - FARM BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING I - FARM BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING I - FARM BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

10. RECLAIMED CURROGATED TIN SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSWT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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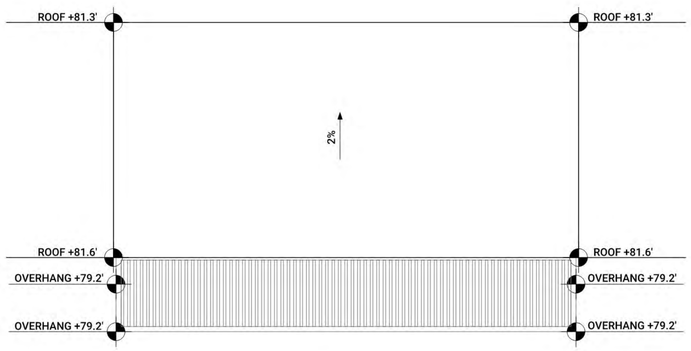
ISSUES:

No.	Description	Date
1		

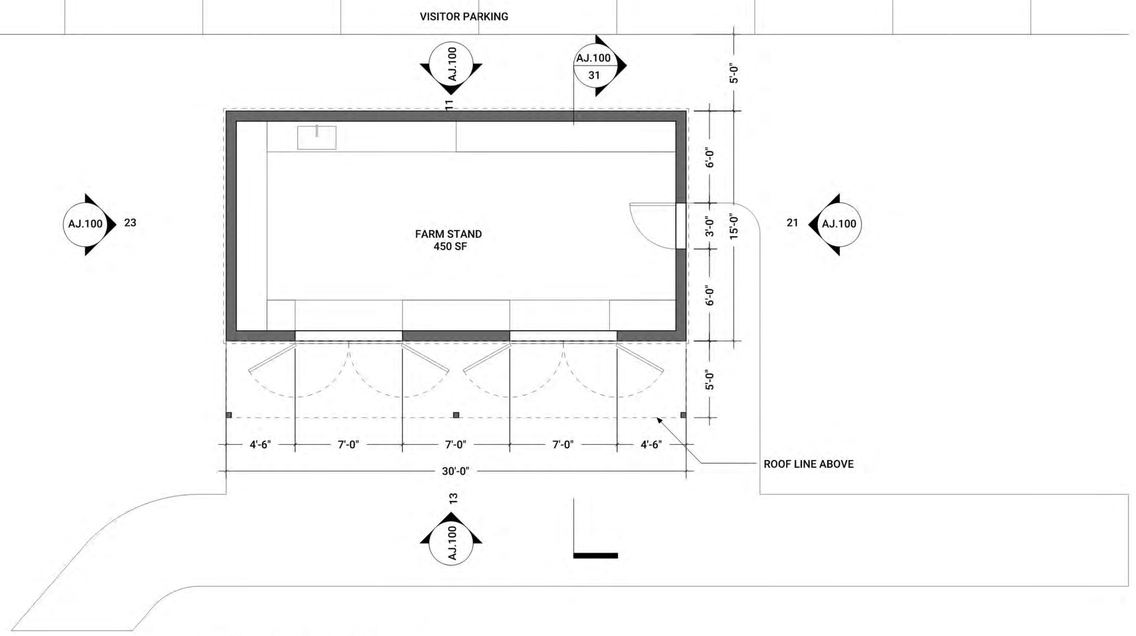
Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING I - FARM BUILDING ELEVATIONS & SECTION

Sheet No:
AI.200



33 BUILDING J - FARM STAND ROOF PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING J - FARM STAND FLOOR PLAN
SCALE: 1/4" = 1'-0"

VIEW OF FARM STAND

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDARIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

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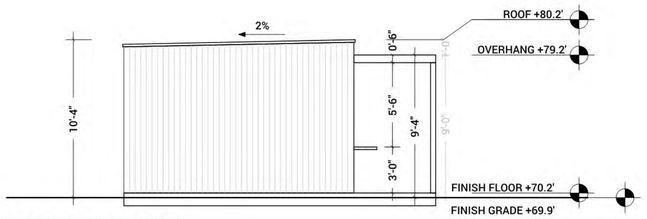
ISSUES:

No.	Description	Date
1		

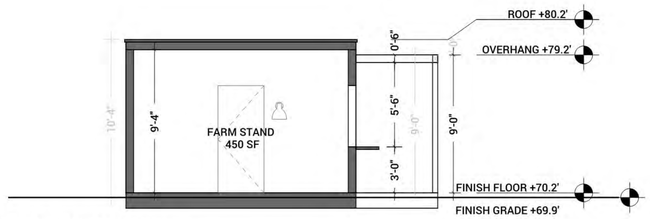
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING J - FARM STAND FLOOR PLAN, ELEVATIONS & SECTION

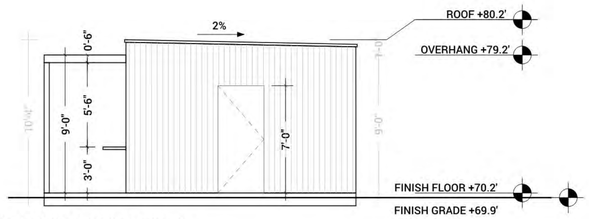
Sheet No:
AJ.100



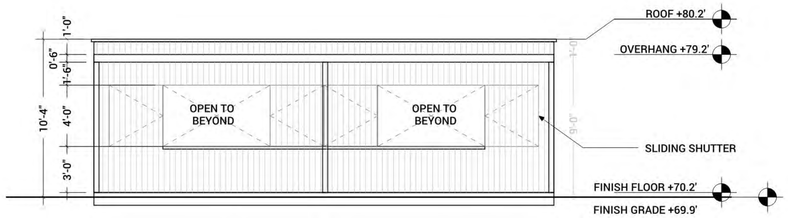
23 BUILDING J - FARM STAND WEST ELEVATION
SCALE: 1/4" = 1'-0"



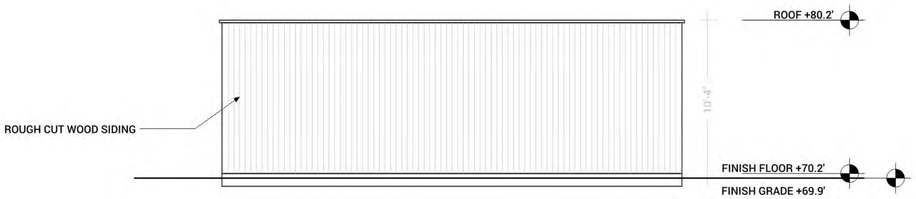
31 BUILDING J - FARM STAND EAST SECTION
SCALE: 1/4" = 1'-0"



21 BUILDING J - FARM STAND EAST ELEVATION
SCALE: 1/4" = 1'-0"



13 BUILDING J - FARM STAND SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING J - FARM STAND NORTH ELEVATION
SCALE: 1/4" = 1'-0"

VIEW OF FARM STAND

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

08. SANTA BARBARA SANDSTONE

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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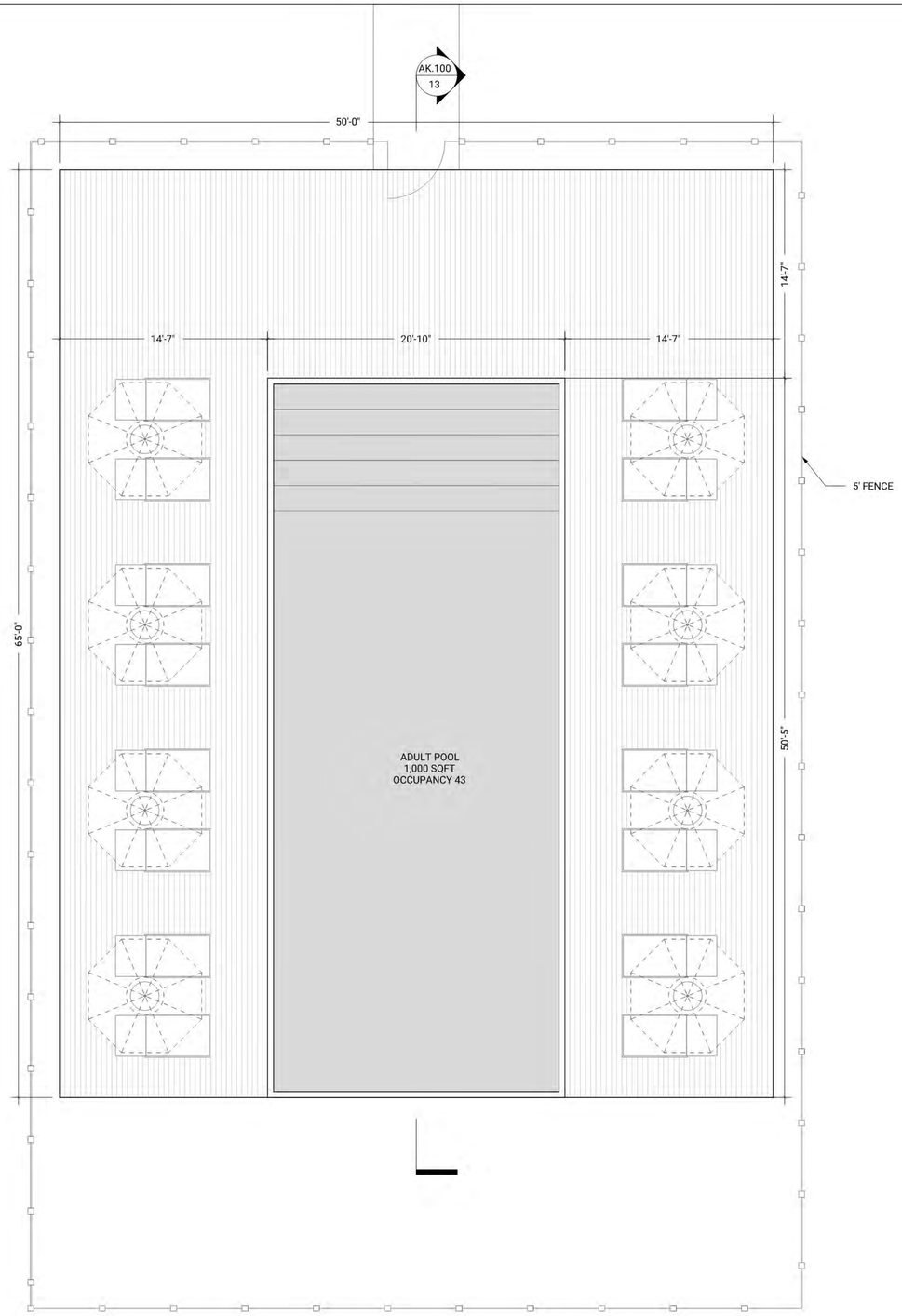
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING J - FARM STAND FLOOR PLAN, ELEVATIONS & SECTION

Sheet No:
AJ.200



23 AREA K - ADULT POOL FLOOR PLAN
SCALE: 1/4" = 1'-0"

13 AREA K - ADULT POOL SECTION
SCALE: 1/4" = 1'-0"

02. SMOOTH WESTERN RED CEDAR DECKING

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
1905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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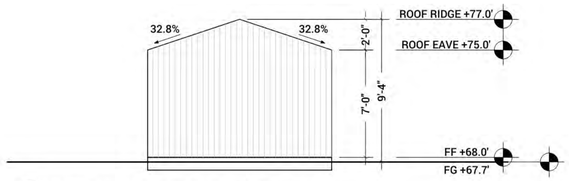
ISSUES:

No.	Description	Date
1		

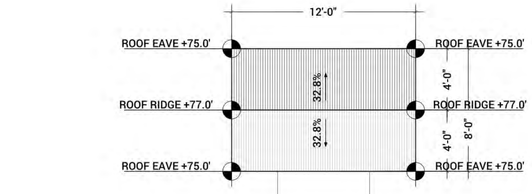
Date: 10/12/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
AREA K - ADULT POOL
FLOOR PLAN & SECTION

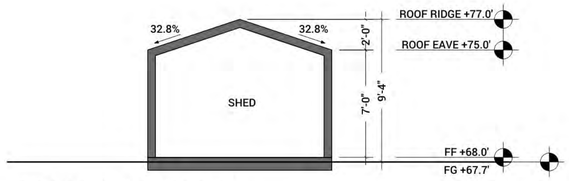
Sheet No:
AK.100



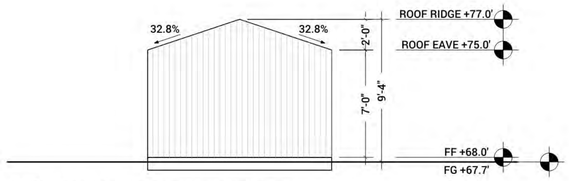
32 BUILDING L - SERVICE SHED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



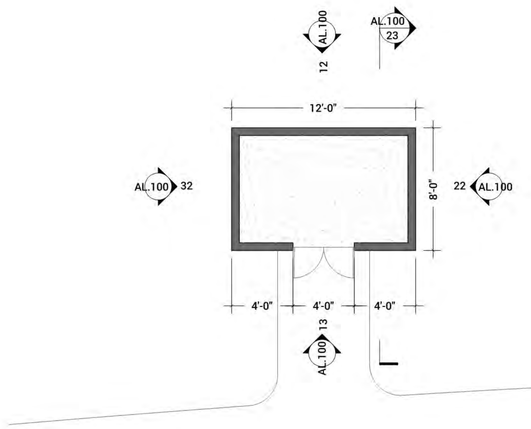
30 BUILDING L - SERVICE SHED ROOF PLAN
SCALE: 1/4" = 1'-0"



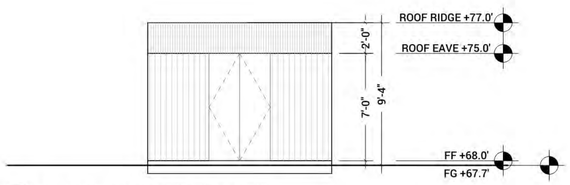
23 BUILDING L - SERVICE SHED SECTION
SCALE: 1/4" = 1'-0"



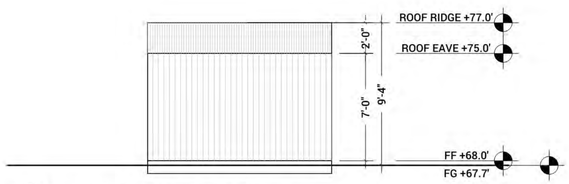
22 BUILDING L - SERVICE SHED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



20 BUILDING L - SERVICE SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"



13 BUILDING L - SERVICE SHED EAST ELEVATION
SCALE: 1/4" = 1'-0"



12 BUILDING L - SERVICE SHED EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13525 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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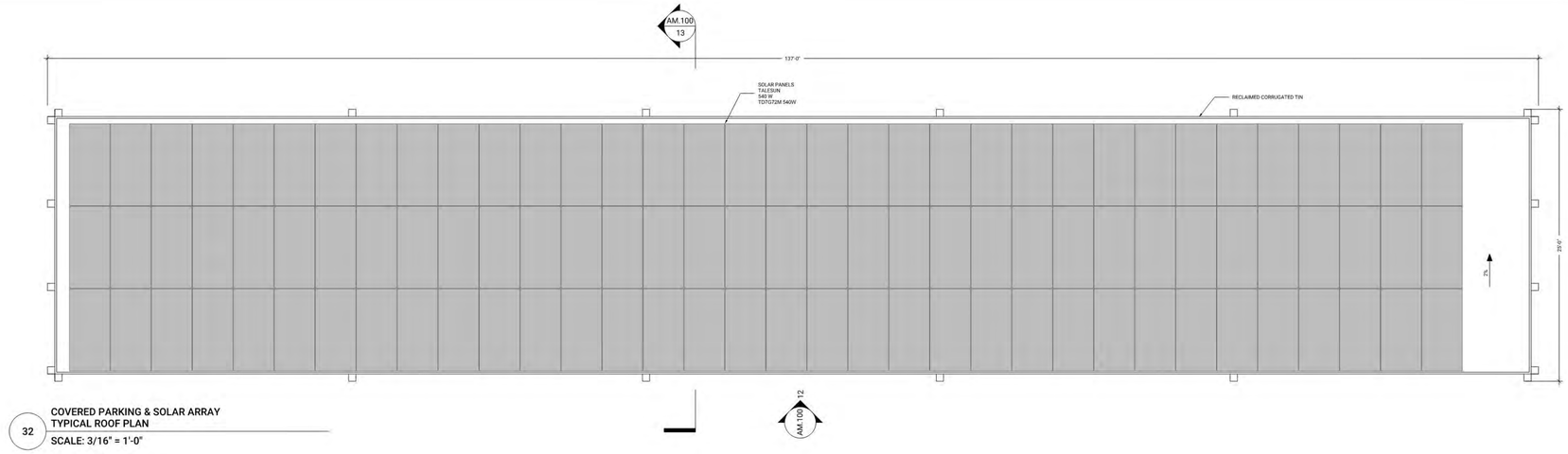
ISSUES:

No.	Description	Date
1		

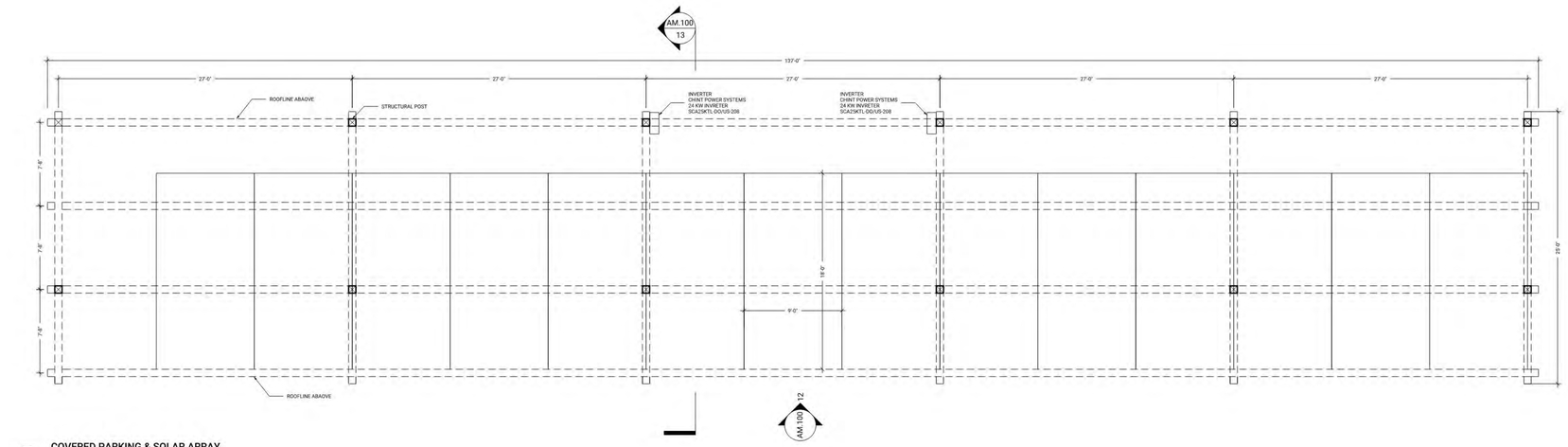
Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING L - SERVICE SHED PLANS, ELEVATIONS & SECTION

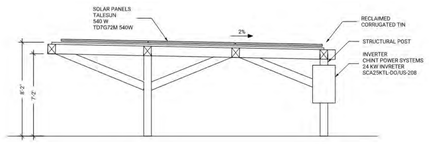
Sheet No:
AL.100



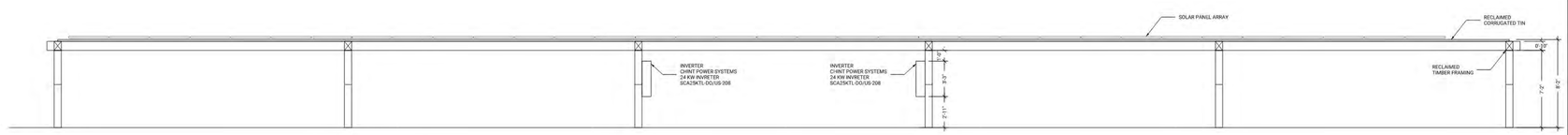
32 COVERED PARKING & SOLAR ARRAY
TYPICAL ROOF PLAN
SCALE: 3/16" = 1'-0"



22 COVERED PARKING & SOLAR ARRAY
TYPICAL PLAN
SCALE: 3/16" = 1'-0"



13 COVERED PARKING & SOLAR ARRAY
TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



12 COVERED PARKING & SOLAR ARRAY
TYPICAL FRONT ELEVATION
SCALE: 3/16" = 1'-0"

12. CURROGATED TIN ROOF

09. RECLAIMED TIMBER BEAM

01. SMOOTH WESTERN RED CEDAR SIDING

06. DG CALIFORNIA GOLD PATHWAYS

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOATT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

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S.E.P.P.S.
1625 STATE STREET, STE 1
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CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

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ISLAND FX CANVAS CORPORATION
246 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
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3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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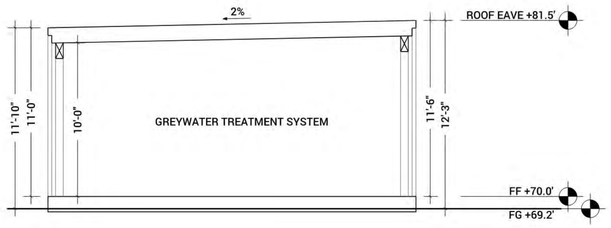
ISSUES:

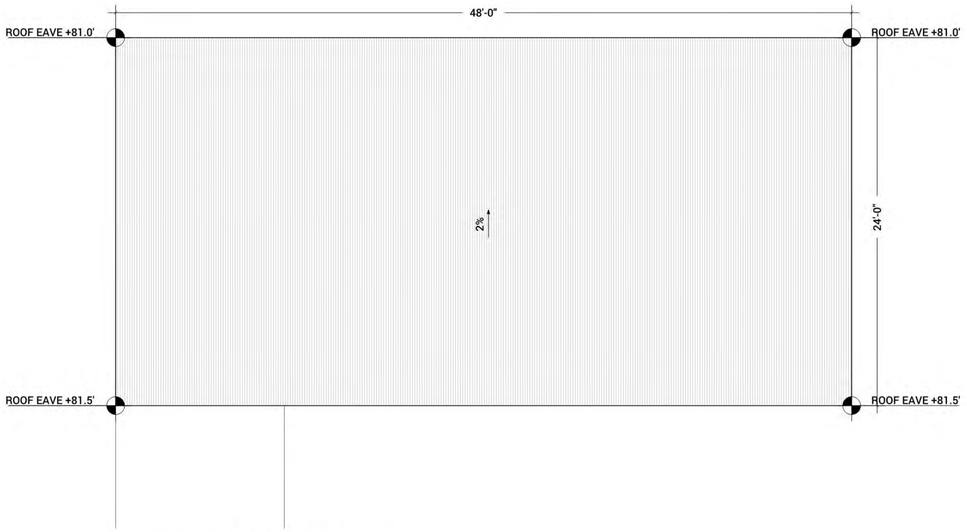
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: TYPICAL COVERED PARKING STRUCTURE & SOLAR ARRAY
Sheet No:

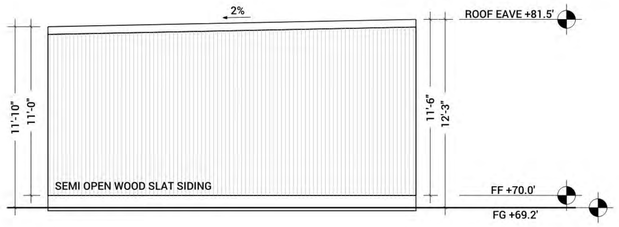
AM.100



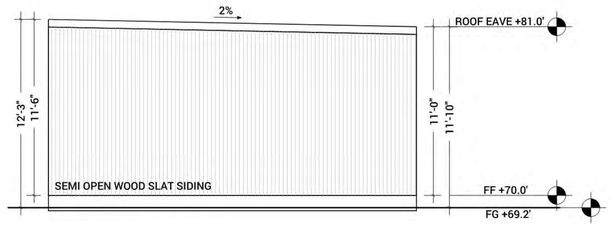
43 BUILDING N - GREYWATER STUCT. SECTION
SCALE: 1/4" = 1'-0"



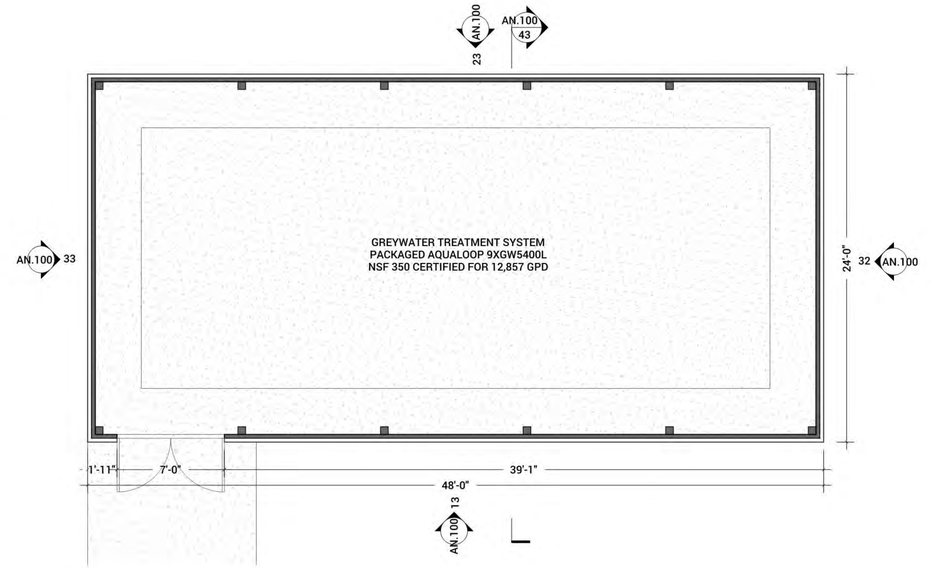
30 BUILDING N - GREYWATER STUCT. ROOF PLAN
SCALE: 1/4" = 1'-0"



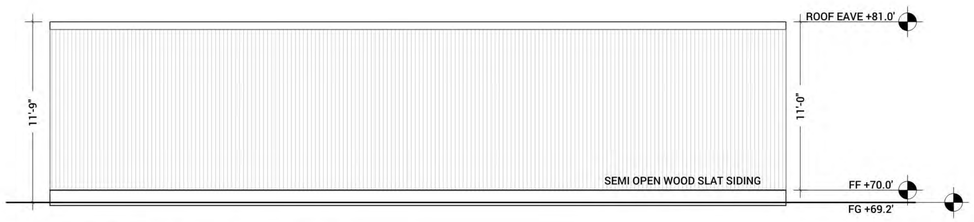
33 BUILDING N - GREYWATER STUCT. WEST ELEVATION
SCALE: 1/4" = 1'-0"



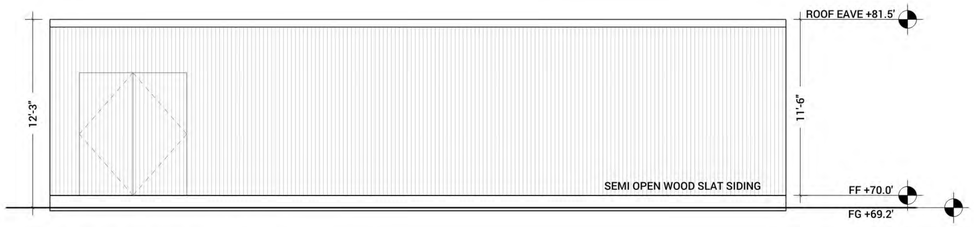
32 BUILDING N - GREYWATER STUCT. SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



20 BUILDING N - GREYWATER STUCT. FLOOR PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING N - GREYWATER STUCT. EAST ELEVATION
SCALE: 1/4" = 1'-0"



13 BUILDING N - GREYWATER STUCT. EAST ELEVATION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SEMI - OPEN SIDING

03. BONDERIZED SHEET METAL ROOF

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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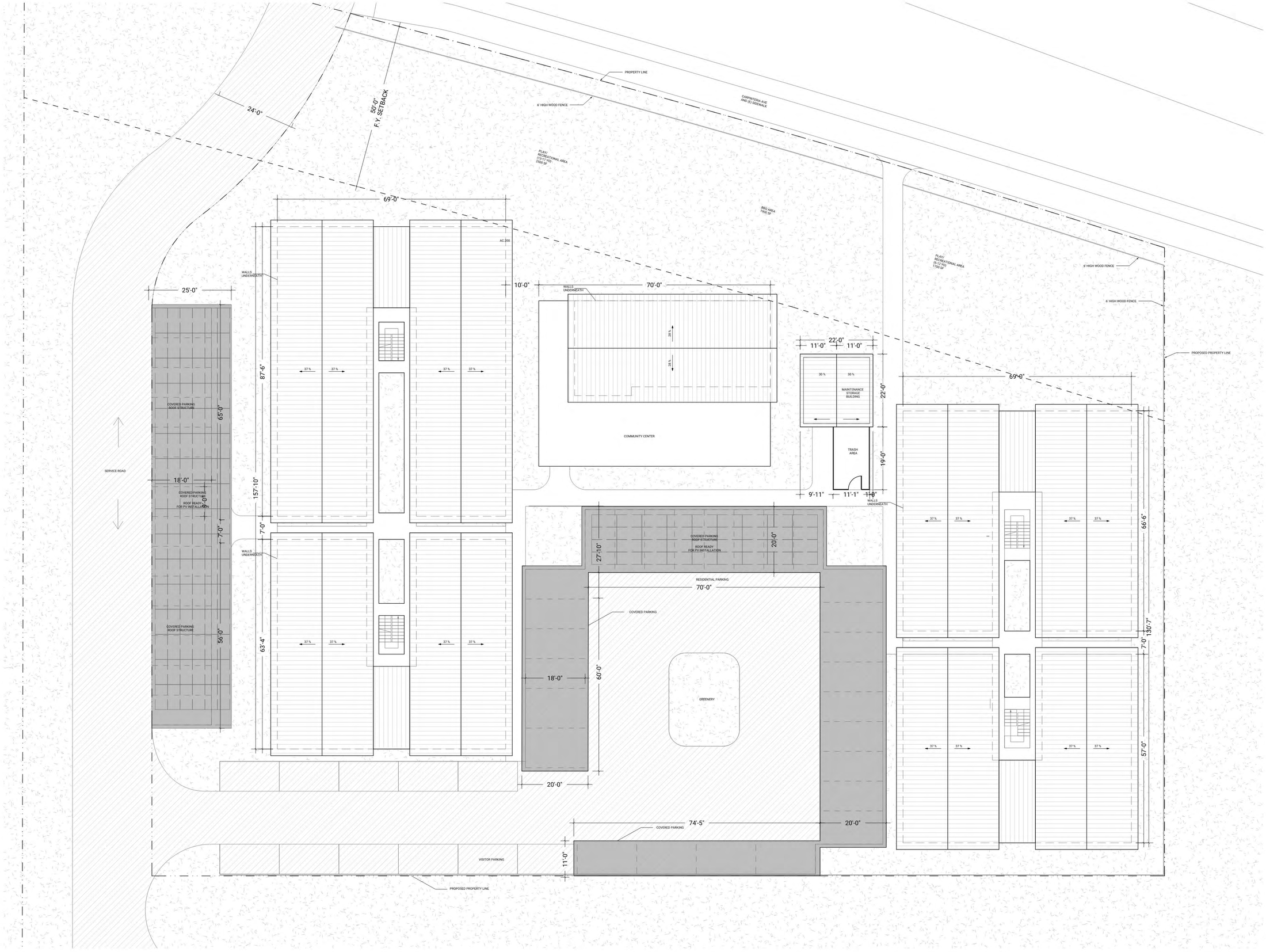
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING N - GREYWATER STRUCT. PLANS, ELEV. & SECTION

Sheet No:
AN.100



10 BUILDINGS R - SITE PLAN

SCALE: 3/32" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
346 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'0"

N

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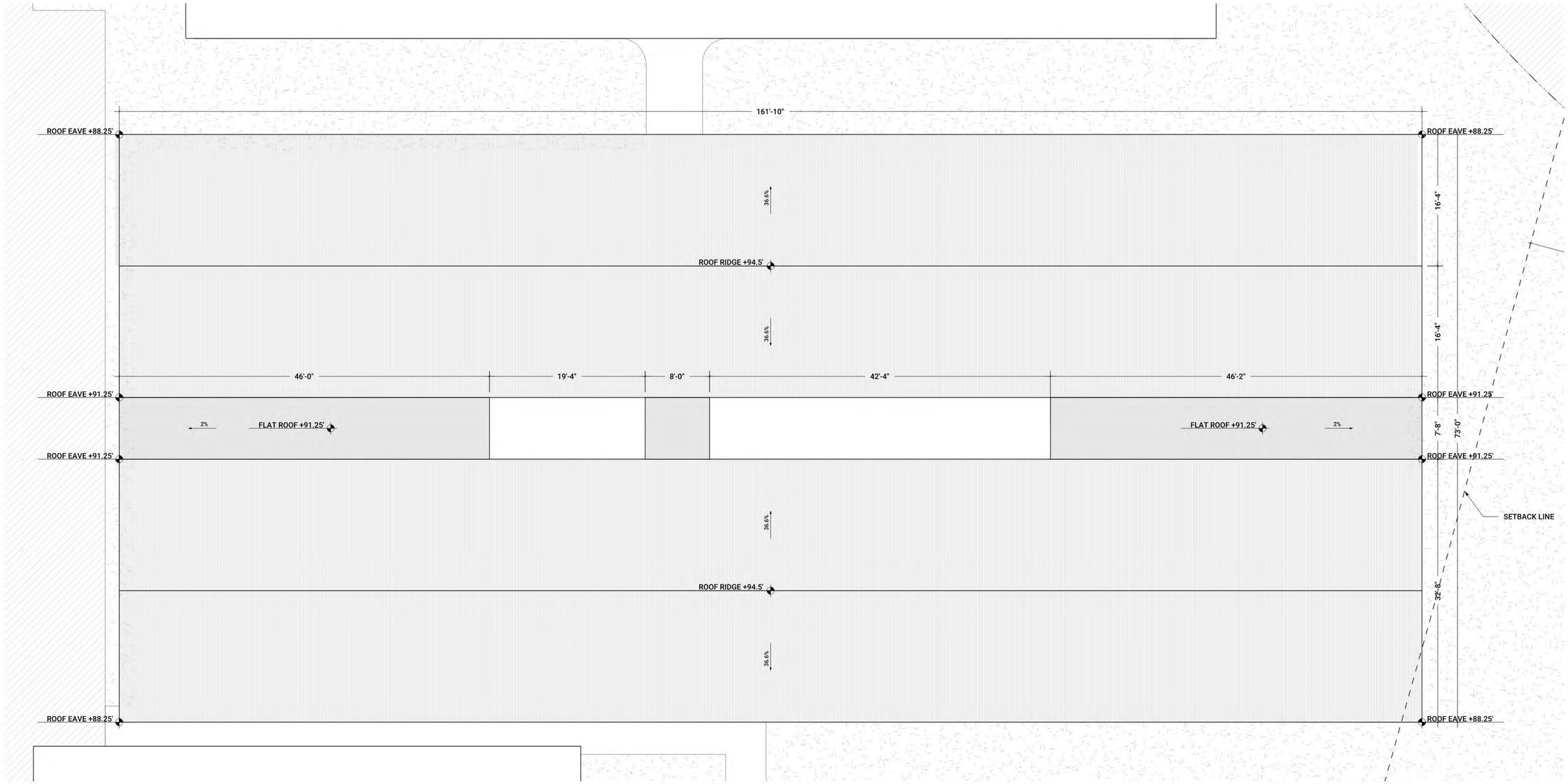
ISSUES:

No.	Description	Date
1.		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/32" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDINGS R - RESIDENCES SITE PLAN
Sheet No:

AR.100



10 BULDING RA - RESIDENCE 1 ROOF PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING COORDINATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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ISSUES:

No.	Description	Date
1		

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING RA - RESIDENCE 1 ROOF PLAN

Sheet No:
ARA.100

SERVICE ROAD

24'-0"

PARKING
ROOF LINE ABOVE

RESIDENTIAL
PARKING

18'-0"

R22'-5"

R21'-5"

9'-0"

9'-0"

18'-0"

ARA.200
33

ARA.201
11

63'-4"

7'-0"

157'-10"

87'-6"

ARA.201
31

3BD
990 SF

1BD
580 SF

1BD
580 SF

1BD
580 SF

27'-0"

SETBACK LINE

2BD
800 SF

COURTYARD
119SF

COURTYARD
448SF

15'-0"

69'-0"

ARA.201
33

2BD
800 SF

108'-4"

3BD
990 SF

STRG.

MECHANICAL

3BD
990 SF

WASHER/
DRYER

1BD
580 SF

1BD
580 SF

1BD
580 SF

ELV.

27'-0"

ARA.200
23

10 BUILDING RA - RESIDENCE 1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'0"

N

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CONSTRUCTION

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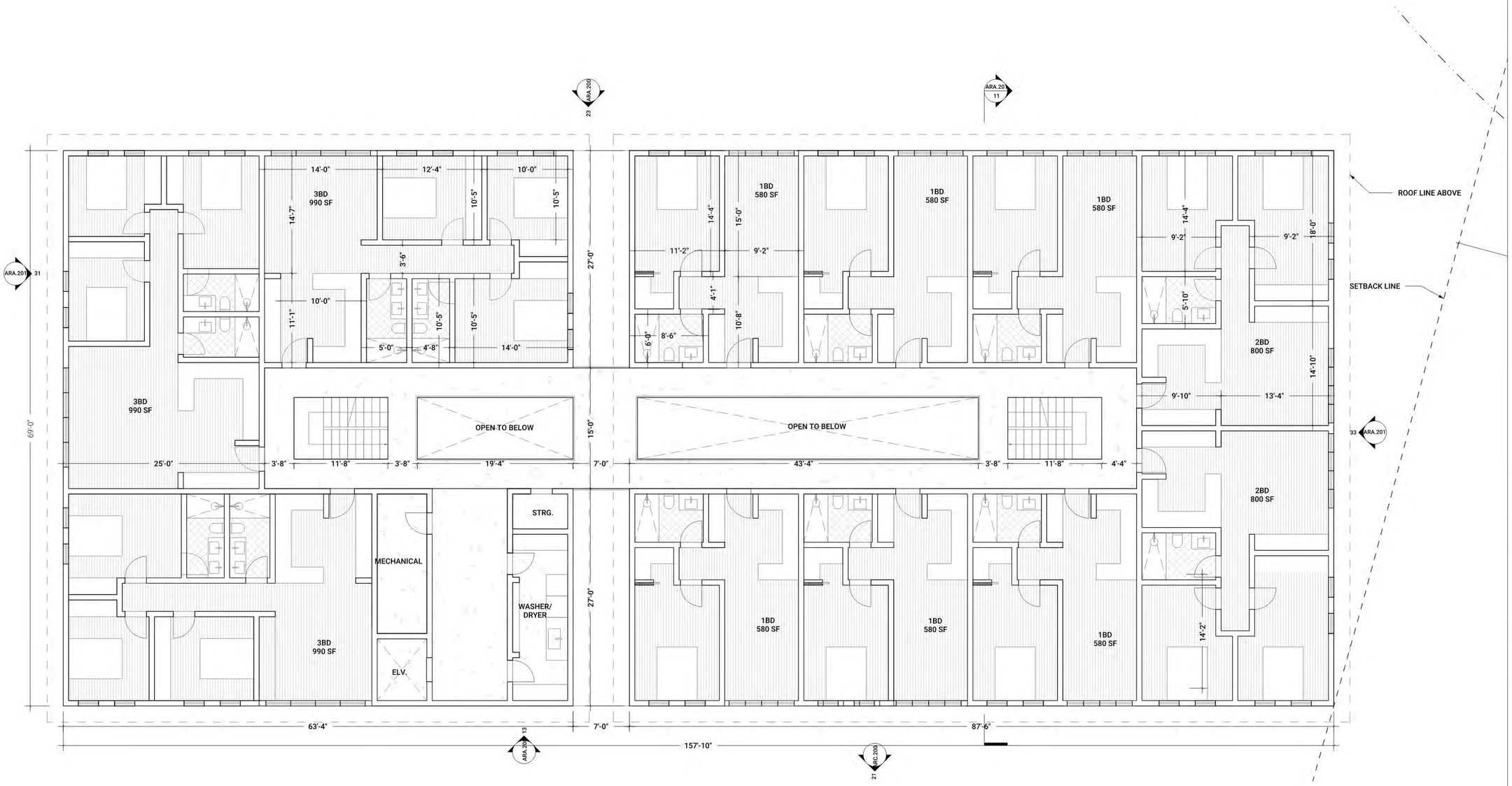
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RA - RESIDENCE 1 FIRST FLOOR PLAN
Sheet No: ARA.101



10 BULDING RA - RESIDENCE 1 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE IN INCHES/FEET, UNLESS OTHERWISE NOTED.
2. DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
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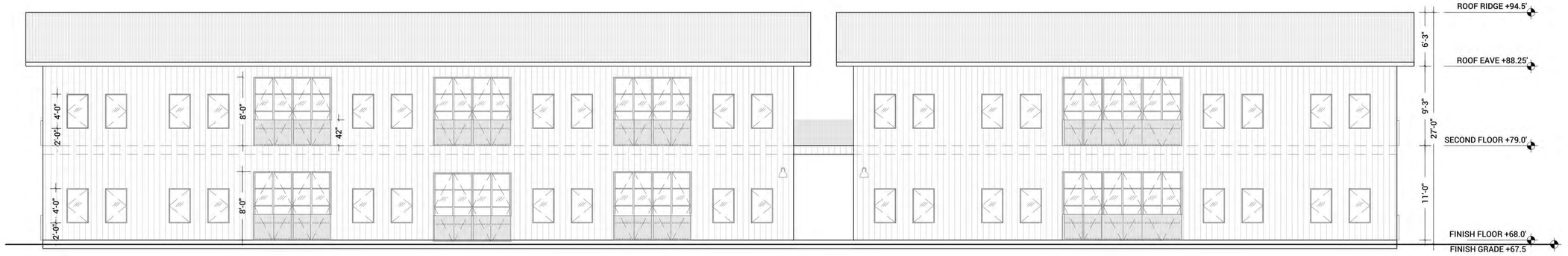
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

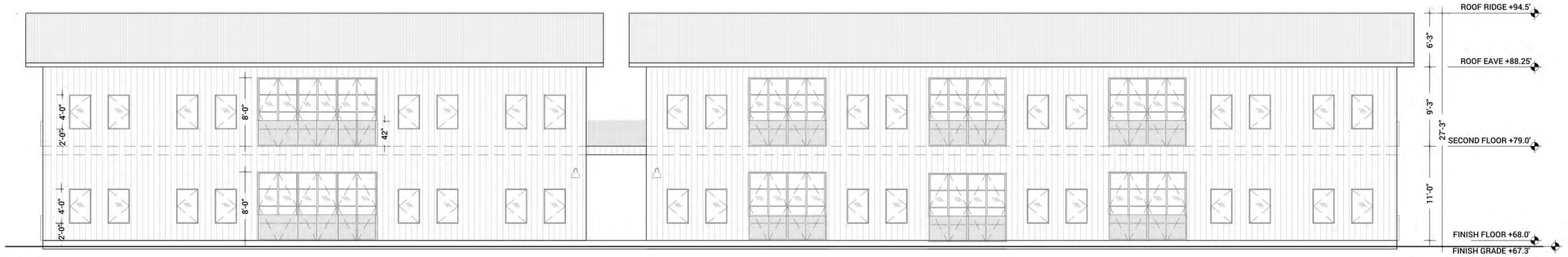
Sheet Title:
BUILDING RA - RESIDENCE 1 SECOND FLOOR PLAN

Sheet No:
ARA.102



33 BUILDING RA - RESIDENCE 1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



23 BUILDING RA - RESIDENCE 1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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GENERAL NOTES:

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3.ALL MOCK-UPS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
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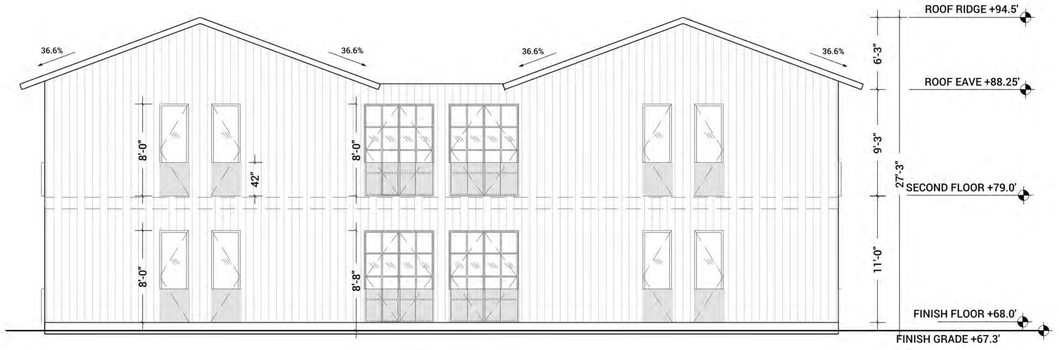
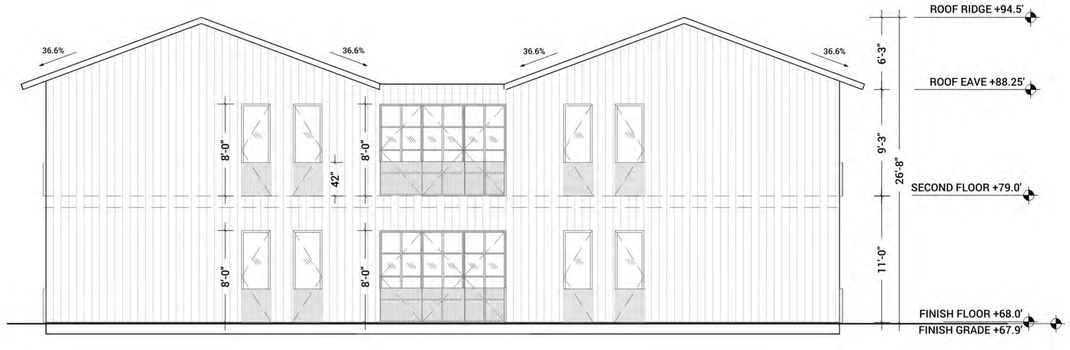
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RA - RESIDENCE 1 EAST & WEST ELEVATIONS
Sheet No.: ARA.200



33 BUILDING RA - RESIDENCE 1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING RA - RESIDENCE 1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

11 BUILDING RA - RESIDENCE 1 SECTION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12525 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSWT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND FX PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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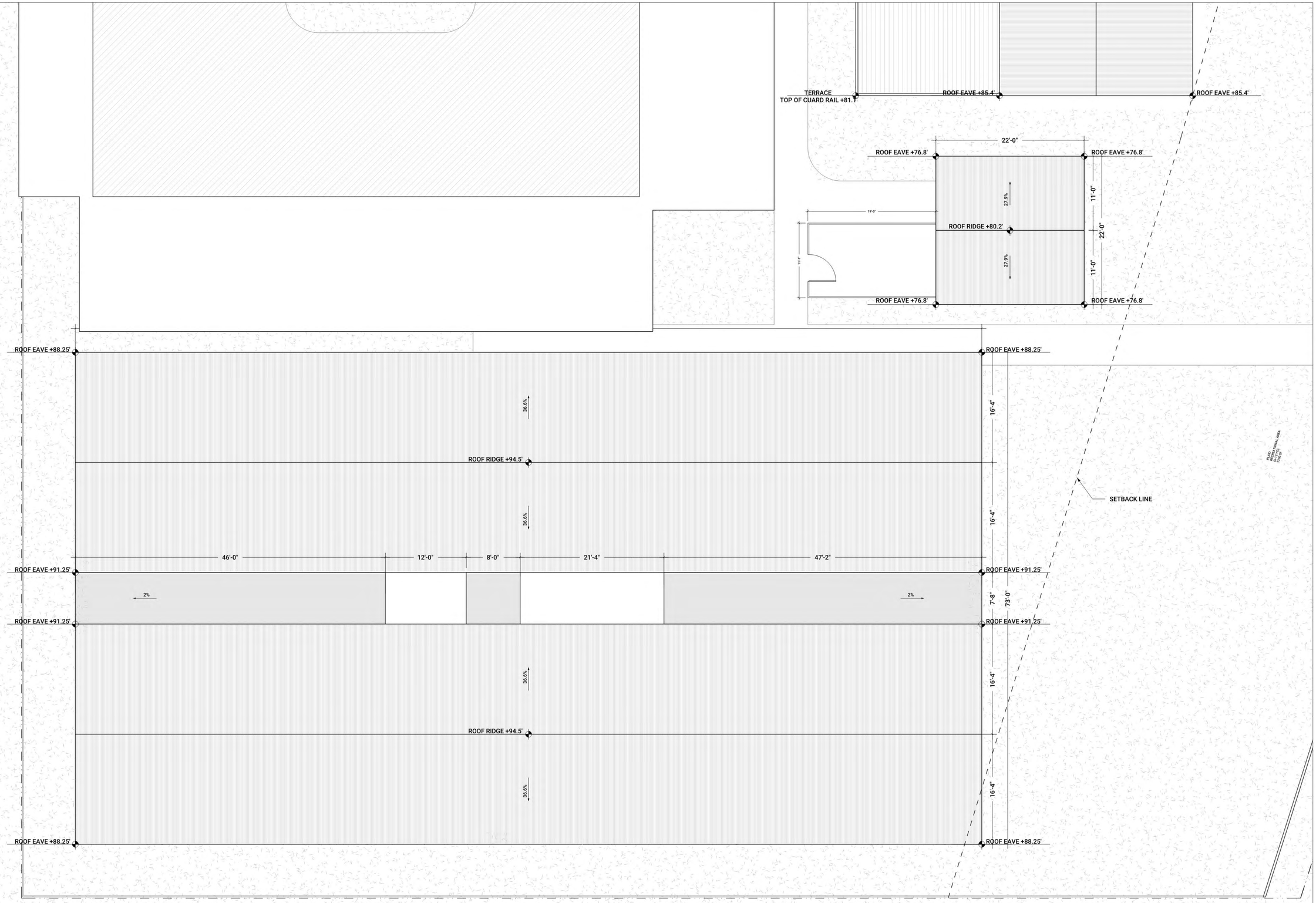
ISSUES:

No.	Description	Date
1		

Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RA - RESIDENCE 1 NORTH & SOUTH ELEVATIONS & SECTION
Sheet No.: ARA.201



10 BUILDING RB - RESIDENCE 2 ROOF PLAN

SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
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GENERAL NOTES:

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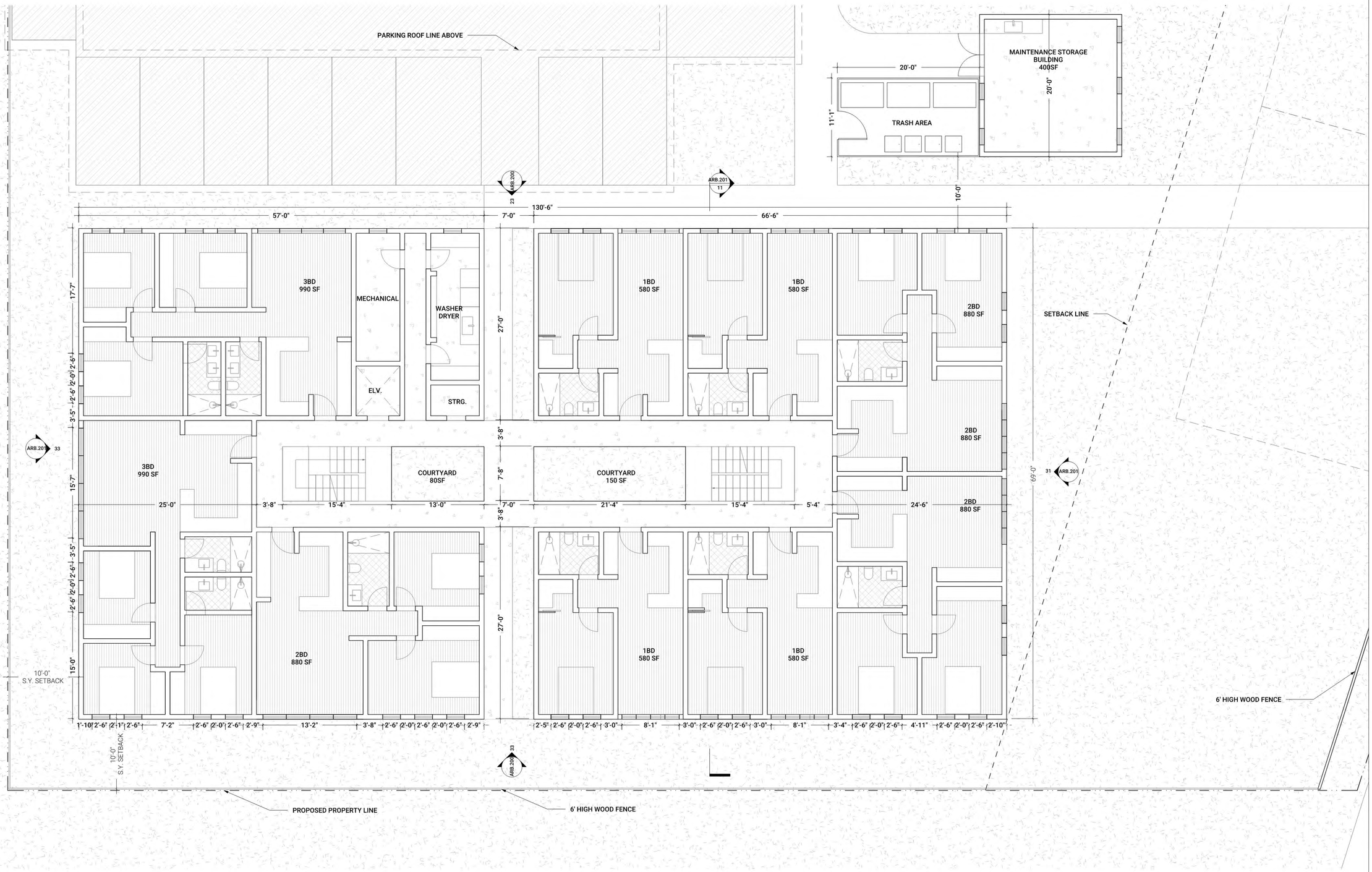
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RB - RESIDENCE 2 ROOF PLAN
Sheet No:

ARB.100



10 BUILDING RB - RESIDENCE 2 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOATT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
246 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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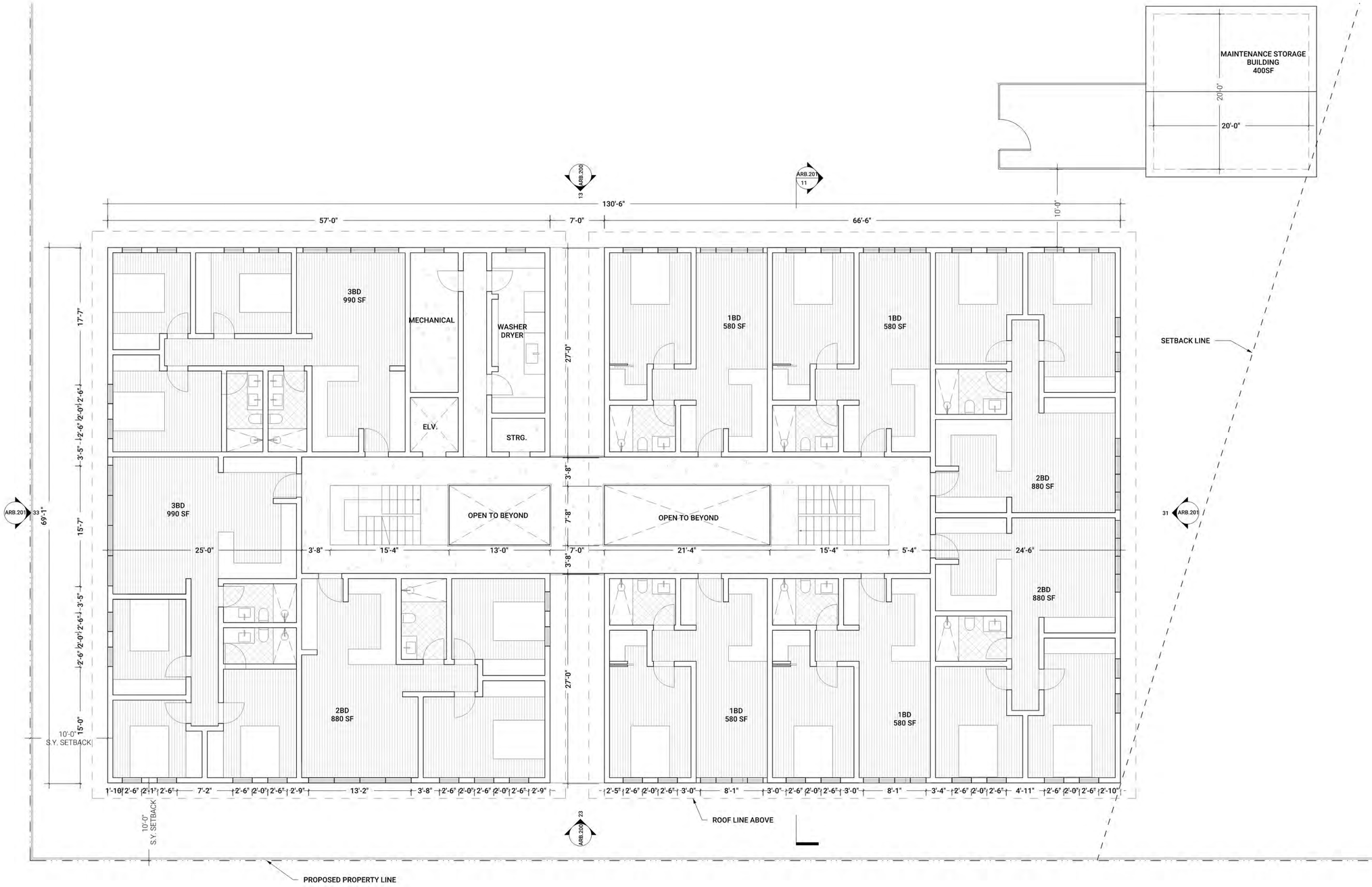
ISSUES:

No.	Description	Date
1		

Date	Project No.
10/12/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING RB - RESIDENCE 2 FIRST FLOOR PLAN

Sheet No:
ARB.101



10 BUILDING RB - RESIDENCE 2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOAT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

DESIGN INTENT ONLY
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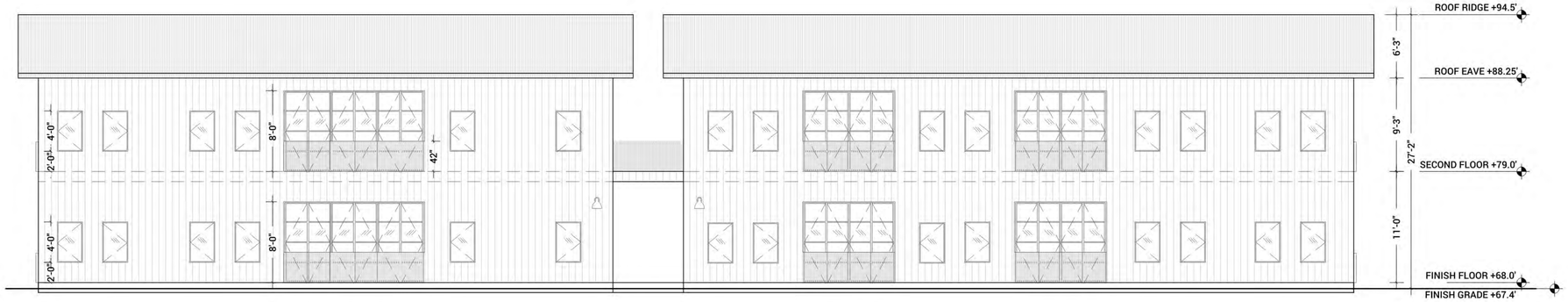
ISSUES:

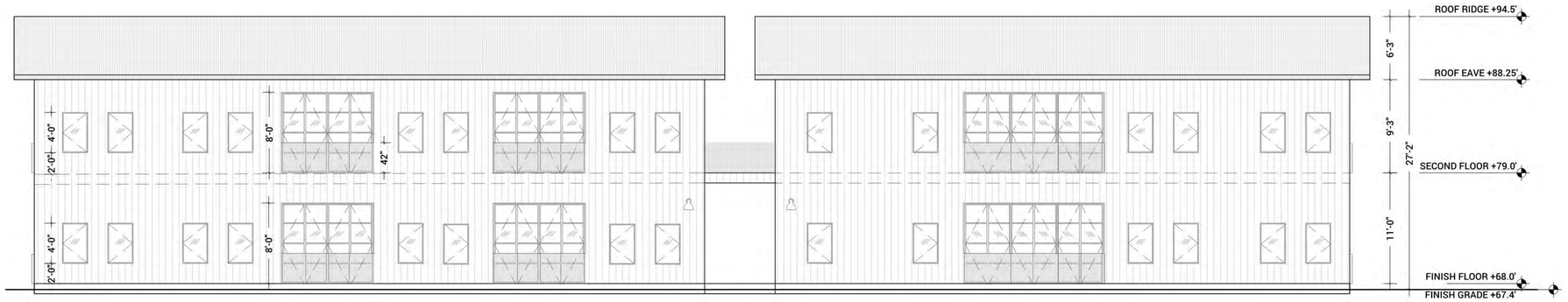
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RB - RESIDENCE 2 SECOND FLOOR PLAN
Sheet No: **ARB.102**



33 BUILDING RB - RESIDENCE 2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



23 BUILDING RB - RESIDENCE 2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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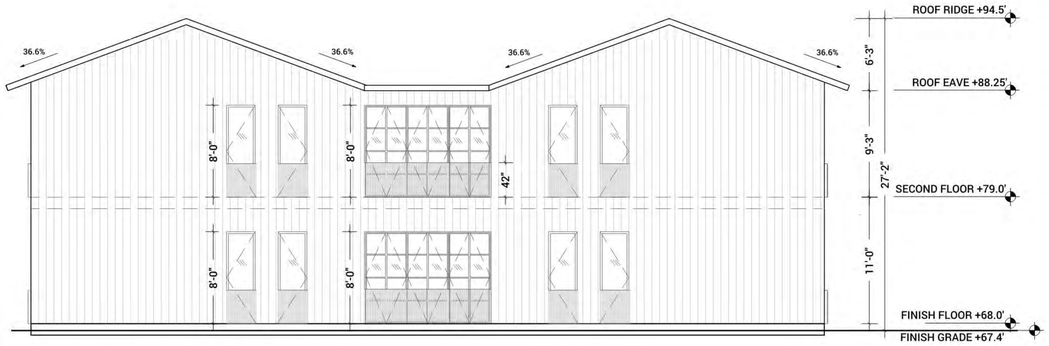
ISSUES:

No.	Description	Date
1		

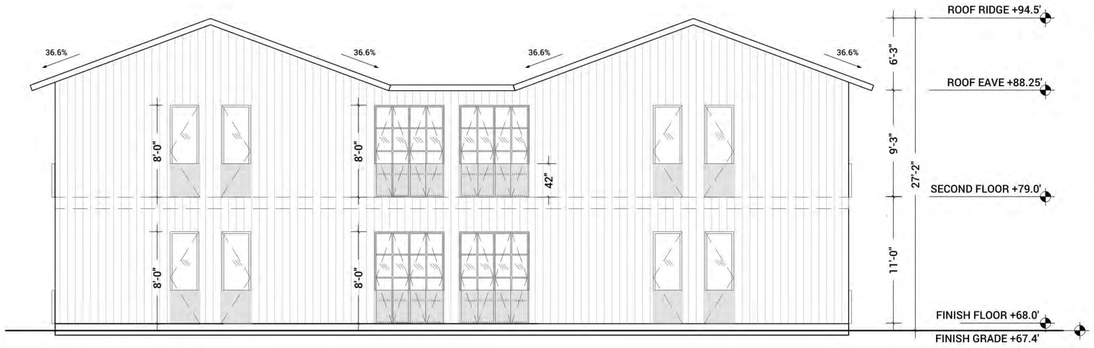
Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title
BUILDING RB - RESIDENCE 2 EAST & WEST ELEVATIONS

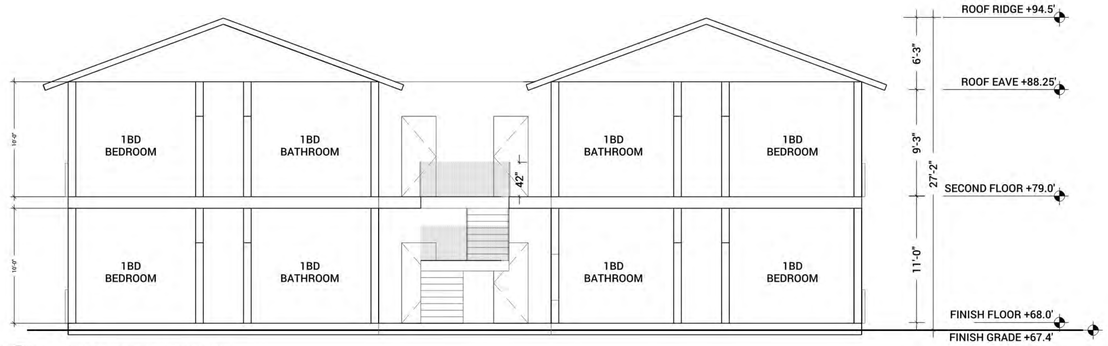
Sheet No:
ARB.200



33 BUILDING RB - RESIDENCE 2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



31 BUILDING RB - RESIDENCE 2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING RB - RESIDENCE 2 SECTION
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
13525 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSWT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

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ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

N

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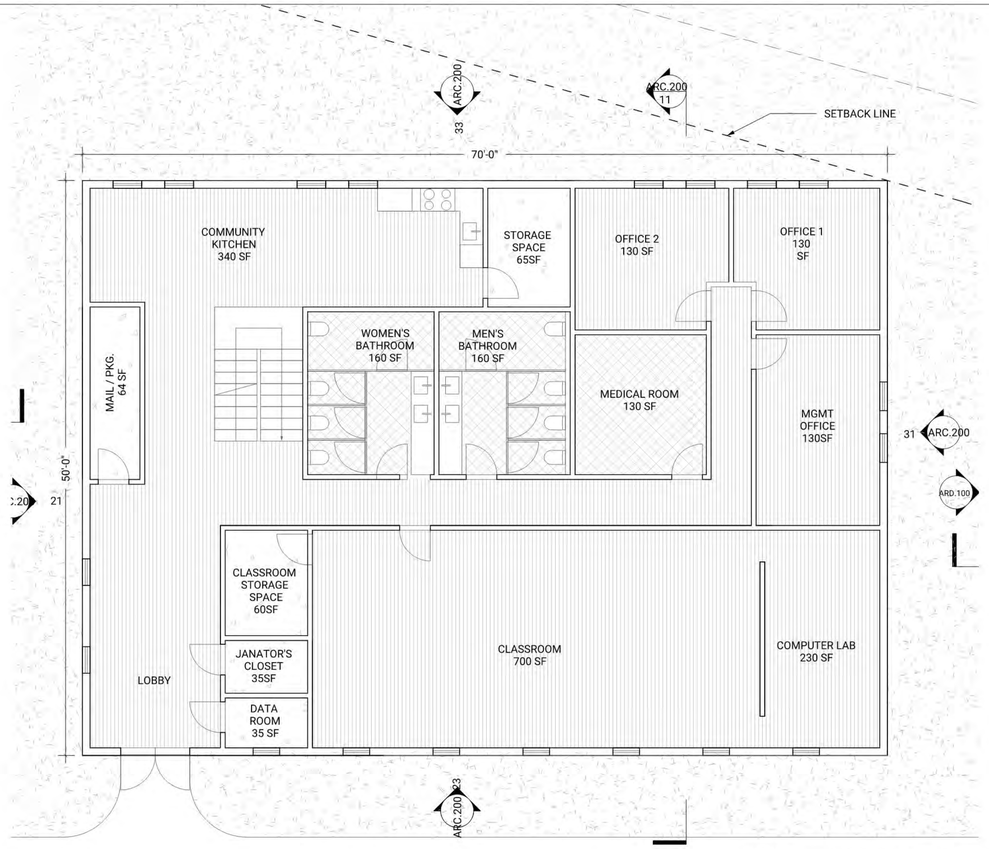
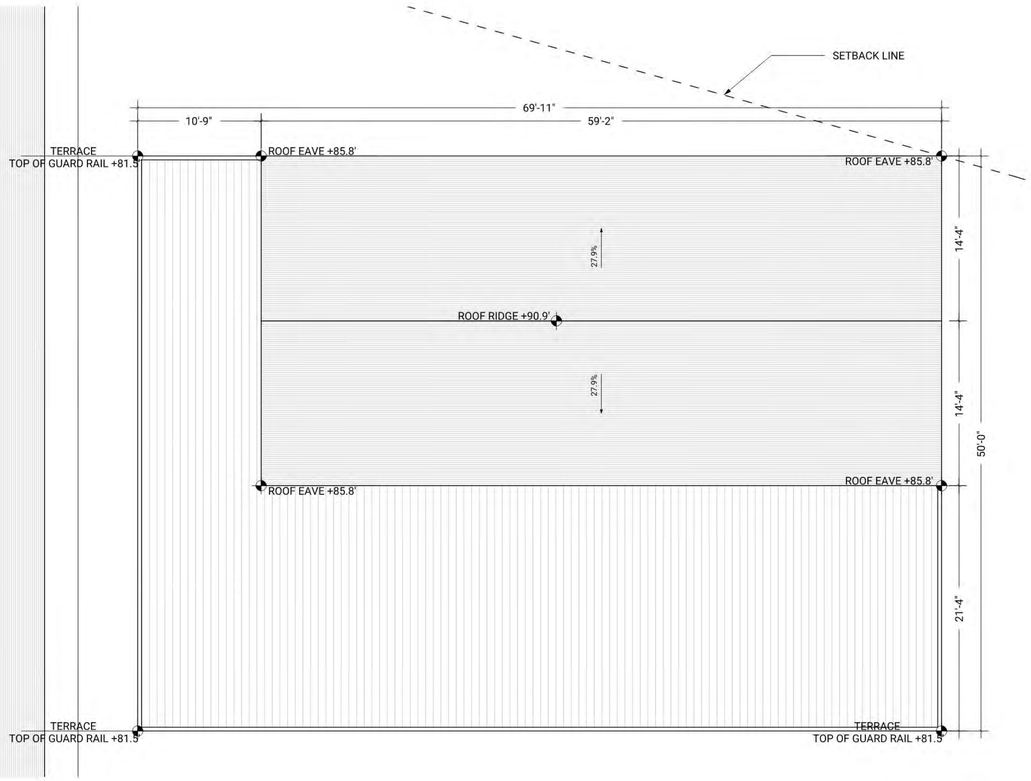
ISSUES:

No.	Description	Date
1		

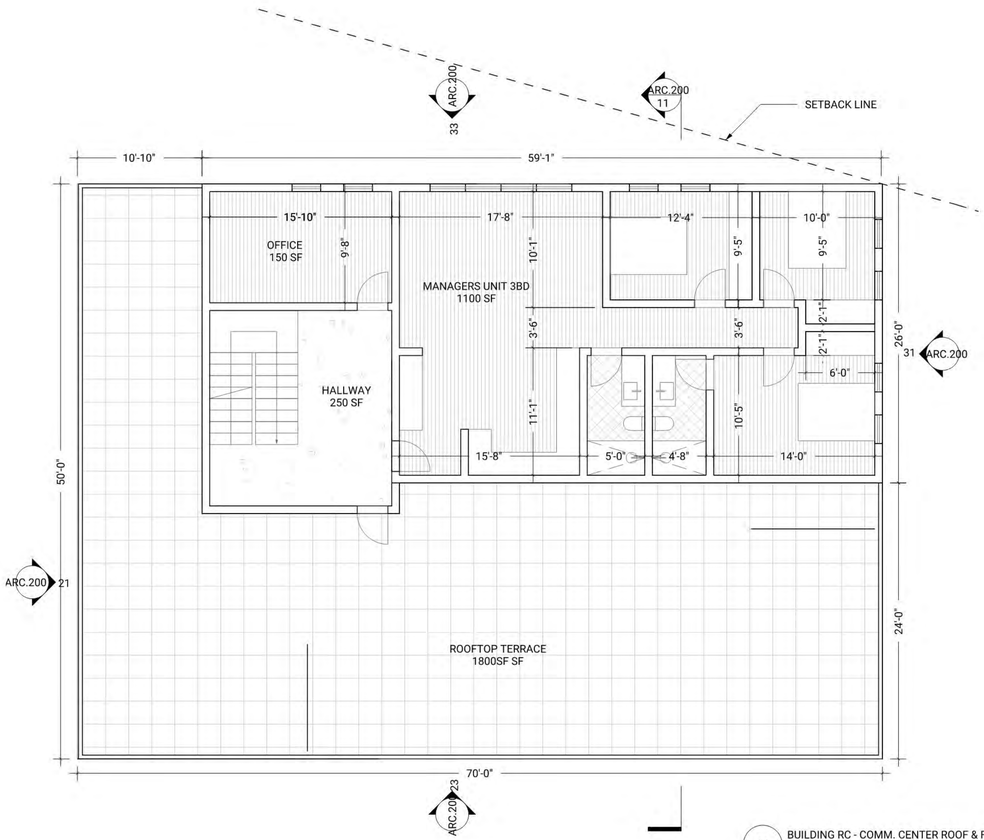
Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RB - RESIDENCE 2 NORTH & SOUTH ELEVATIONS & SECTION
Sheet No.: ARB.201



21 BUILDING RC - COMM. CENTER FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



11 BUILDING RC - COMM. ROOF PLAN
SCALE: 3/16" = 1'-0"



11 BUILDING RC - COMM. CENTER ROOF & FLOOR PLANS
SCALE: 3/16" = 1'-0"

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512' = 1'-0"

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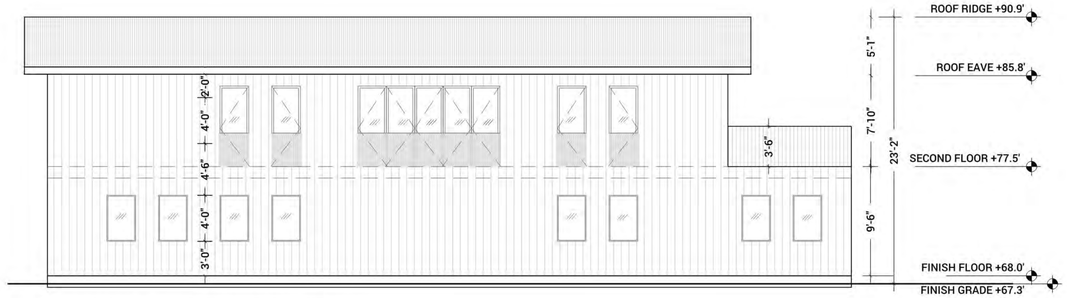
ISSUES:

No.	Description	Date
1		

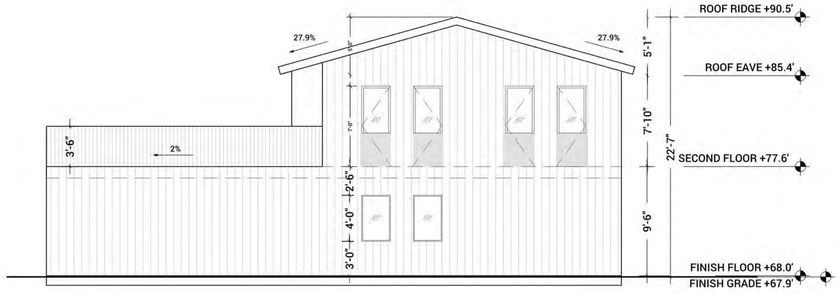
Date: 10/12/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING RC - COMMUNITY CENTER ROOF & FLOOR PLANS

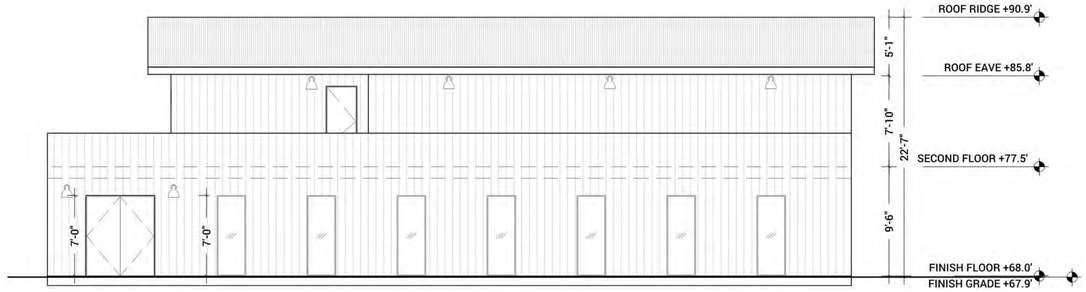
Sheet No:
ARC.100



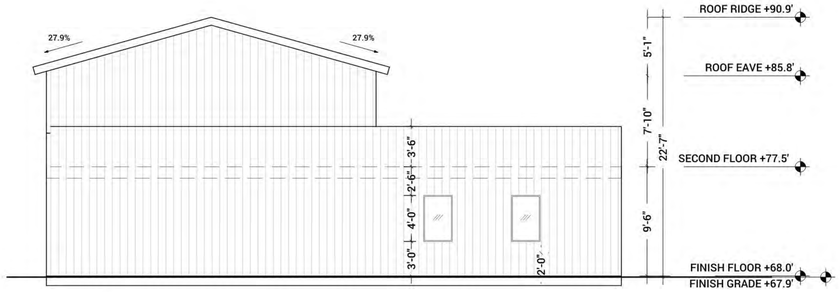
33 BUILDING RC - COMMUNITY CENTER SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



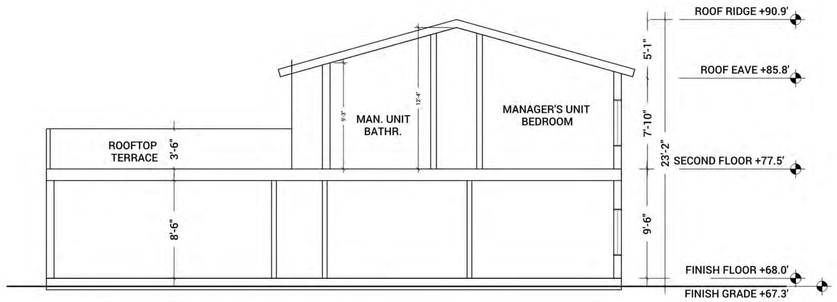
31 BUILDING RC - COMMUNITY CENTER WEST ELEVATION
SCALE: 1/4" = 1'-0"



23 BUILDING RC - COMMUNITY CENTER NORTH ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING RC - COMMUNITY CENTER EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING RC - COMMUNITY CENTER SECTION 1
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
13525 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MGMT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

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FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

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No.	Description	Date
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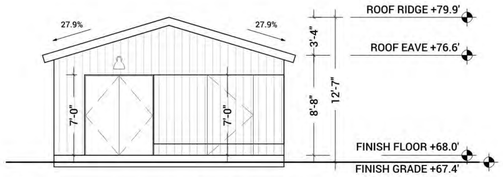
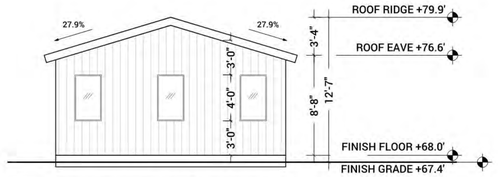
Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING RC - COMMUNITY CENTER ELEVATIONS & SECTION

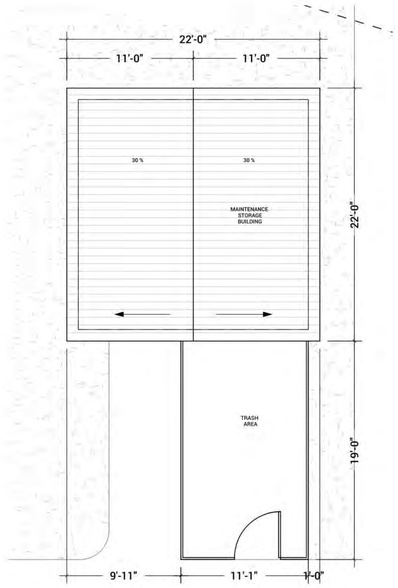
Sheet No:
ARC.200



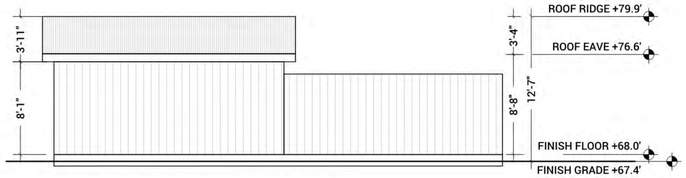
33 BUILDING RD - MAINTENANCE BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



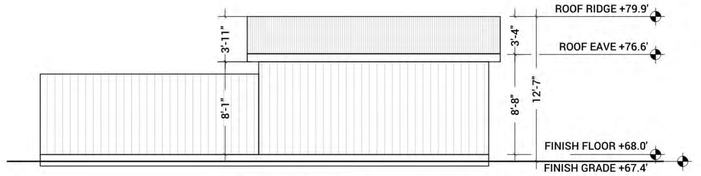
31 BUILDING RD - MAINTENANCE BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



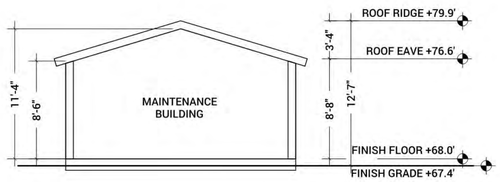
20 BUILDING RD - MAINTENANCE BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"



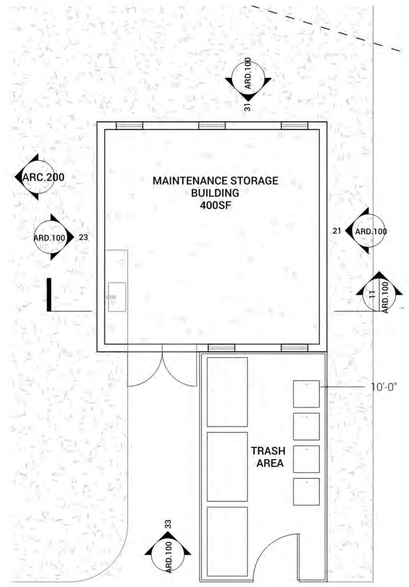
23 BUILDING RD - MAINTENANCE BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



21 BUILDING RD - MAINTENANCE BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"



11 BUILDING RD - MAINTENANCE BUILDING SECTION
SCALE: 1/4" = 1'-0"



10 BUILDING RD - MAINTENANCE BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

01. SMOOTH WESTERN RED CEDAR SIDING

03. BONDERIZED SHEET METAL ROOF

04. BLACK STEEL-LOOK MULLIONS

06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL FIRE ROAD PAVEMENT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MSWT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE., STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1:512" = 1'-0"

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ISSUES:

No.	Description	Date
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Date: 11/09/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RD - MAINTENANCE STORAGE FLOOR PLAN, ELEVATIONS & SECTION
Sheet No:

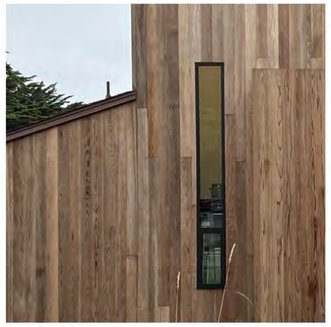
ARD.100

NR	APPLICATION	MATERIALS	FINISH	MANUFACTURER	BUILDING REFERENCE
01	SIDING	SMOOTH WESTERN RED CEDAR	-	-	A / B / C / E / F / G / R
02	DECKING	SMOOTH WESTERN RED CEDAR	-	-	A / B / F / G / H / K
03	ROOF	BONDARIZED SHEET METAL	MATTE	-	A / B / C / D / F / H / I / R
04	MULLIONS	BLACK STEEL	MATTE	FINELINE	A / B / C / D / E / F / G / H / I / R
05	GREEN ROOF	GREEN ROOF	-	-	D
06	PATHWAYS	DG CALIFORNIA GOLD	-	SUNBURST INCL.	A / B / C / D / E / F / G / H / I / R / K
07	FIRE ROAD	CALIFORNIA GOLD CHIP SEAL	-	RAMSEY ASPHALT	A / B / C / D / E / F / H / I / R
08	RETAINING WALLS & CHIMNEYS	SANTA BARBARA SANDSTONE	SPLITFACE	PACIFIC LIMESTONE	A / B / C
09	ROOF BEAMS	RECLAIMED TIMBER BEAM	-	-	B
10	SIDING	RECLAIMED CURROGATED TIN SIDING	-	-	H / I
11	FLOORING	FLAGSTONE	-	-	E
12	ROOFING	RECLAIMED CURROGATED TIN ROOFING	-	-	M
13	SIDING -SEMI OPEN	SMOOTH WESTERN RED CEDAR	-	-	N

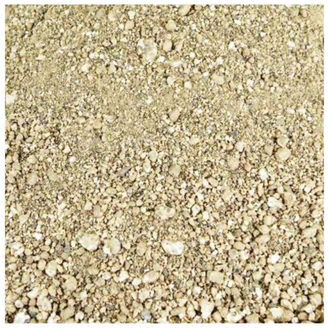
01. SMOOTH WESTERN RED CEDAR SIDING

02. SMOOTH WESTERN RED CEDAR DECKING

03. BONDARIZED SHEET METAL ROOF


04. BLACK STEEL MULLIONS

05. GREEN ROOF


06. DG CALIFORNIA GOLD PATHWAYS

07. CALIFORNIA GOLD CHIP SEAL
FIRE ROAD PAVEMENT

08. SANTA BARBARA SANDSTONE

09. RECLAIMED TIMBER BEAM

10. RECLAIMED CURROGATED TIN SIDING

11. FLAGSTONE

12. CURROGATED TIN ROOFING

13. SEMI OPEN WOOD SIDING

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNIT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
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SANTA BARBARA, CA 93101

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FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
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ISLAND PLANNING CORPORATION
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MIAMI BEACH, FL 33139

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GOLETA, CA 93117

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ISSUES:

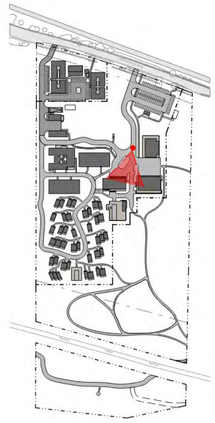
No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: N/A
Sheet Size: 30" x 42"

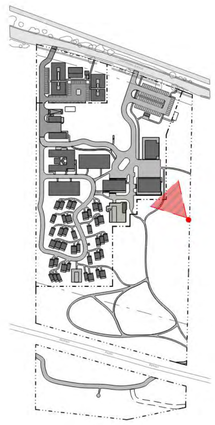
Sheet Title:
MATERIAL SCHEDULE

Sheet No:
G.600

33 RETREAT BUILDING DROP OFF VIEW



13 RESTAURANT VIEW



PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOATT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

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ISLAND PLANNING CORPORATION
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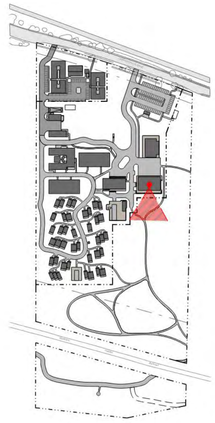
Date: 10/12/2023
Project No.: PDS049
Scale: N/A
Sheet Size: 30" x 42"

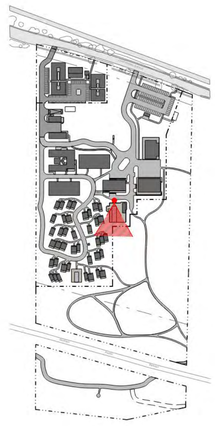
Sheet Title:
RENDERINGS

Sheet No:
G.900

33 RESTAURANT INTERIOR VIEW



13 POOL AREA & POOL BUILDING VIEW



PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MUNT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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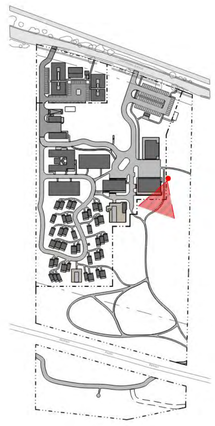
ISSUES:

No.	Description	Date
1		

Date: 10/12/2023
Project No.: PDS049
Scale: N/A
Sheet Size: 30" x 42"
Sheet Title: RENDERINGS
Sheet No: G.901

33 BUNGALOW & PRESERVE VIEW

13 RESTAURANT & FARM VIEW



PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

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PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

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MOAT PARTNERS
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ISLAND PLANNING CORPORATION
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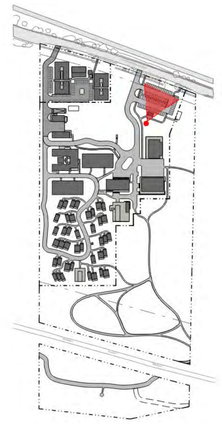
Sheet Title: RENDERINGS
Sheet No: G.902

33 FARM STAND VIEW



PROJECT:

5885 CARPINTERIA AVE
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CARPINTERIA, CA 93013

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Sheet Title

RENDERINGS

Sheet No:

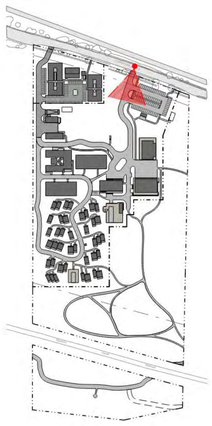
G.903

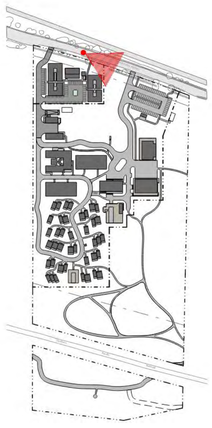
32 NORTH ENTRANCE - YEAR 1

33 NORTH ENTRANCE - YEAR 10

32 NORTH VIEW - RESIDENCES - YEAR 1

33 NORTH VIEW - RESIDENCES - YEAR 10





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CARPINTERIA, CA 93013

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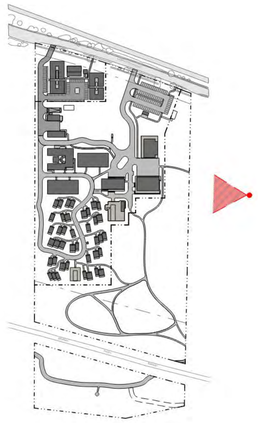
Sheet No: G.904

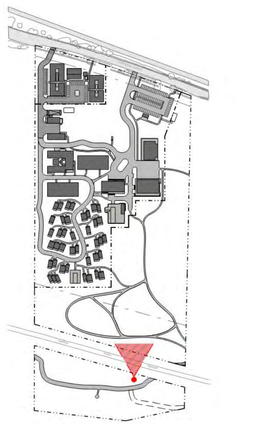
32 BLUFFS VIEW 1 - YEAR 1

33 BLUFFS VIEW 1 - YEAR 10



32 BLUFFS VIEW 2 - YEAR 1

33 BLUFFS VIEW 2 - YEAR 10



PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

ARCHITECTURAL DESIGNER
PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

PROJECT MANAGER
MOATT PARTNERS
3905 STATE STREET, STE 7-456
SANTA BARBARA, CA 93105

PLANNING CONSULTANT
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FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

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ISLAND PLANNING CORPORATION
246 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

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GEOCON WEST, INC.
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Date: 10/12/2023
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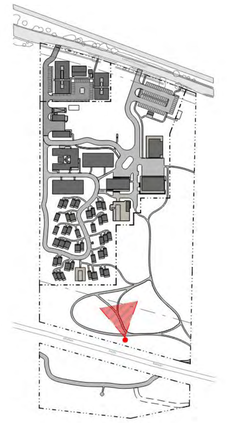
Scale: N/A
Sheet Size: 30" x 42"

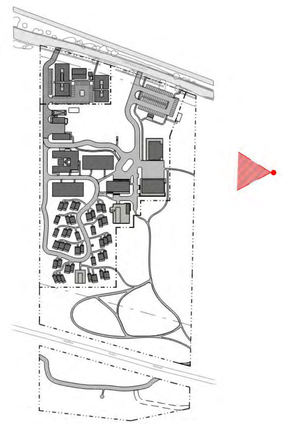
Sheet Title:
RENDERINGS

Sheet No:
G.905

32 BLUFFS VIEW 1



32 BLUFFS VIEW 2



PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
SHERMAN OAKS, CA 91423

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PLUS DESIGN, LLC
3905 STATE STREET, STE 7-301
SANTA BARBARA, CA 93105-5107

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LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
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GEOLOGIST
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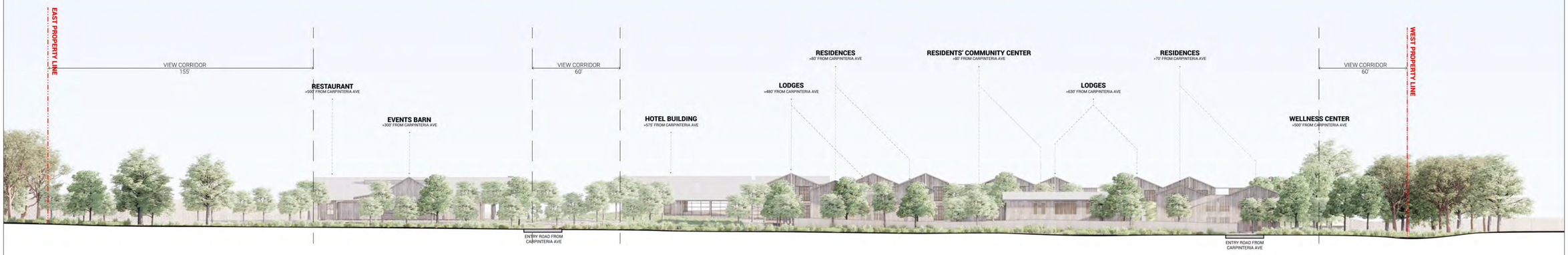
G.906



32 SITE NORTH ELEVATION

NTS

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF LLC
12925 RIVERSIDE DRIVE
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Sheet No: G.907

PRELIMINARY SITE IMPROVEMENT PLANS

5885 CARPINTERIA AVE., CARPINTERIA

SANTA BARBARA COUNTY, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
℄ OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
℄ OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
△	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	(100.00) OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)		10
CONTOURS (MINOR)		12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	WM	WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES:

UNDERGROUND PARKING:	17,000 CY CUT / 7,000 CY FILL
SITE:	30,000 CY CUT / 40,000 CY FILL
TOTAL:	**47,000 CY CUT / 47,000 CY FILL**

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

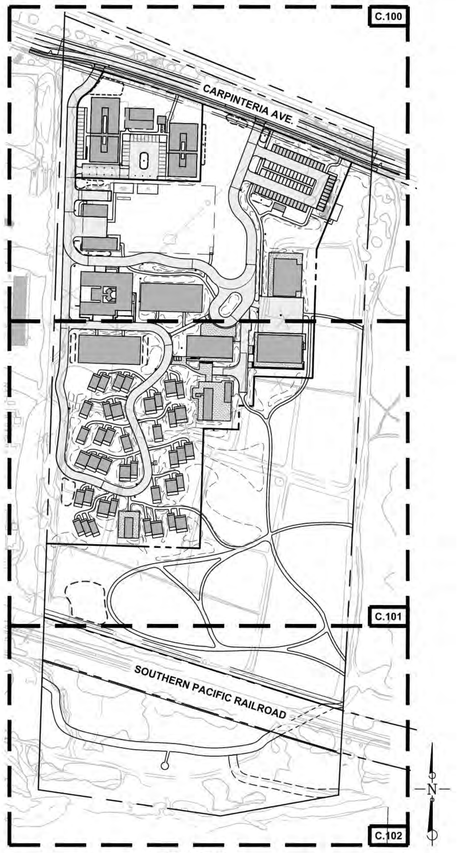
IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

811

Know what's **below.**
Call before you dig.

VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE: 1" = 150'

USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

BENCHMARK:

VERTICAL DATUM IS NAVD 88 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62.

ELEVATION = 124.69'

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (WATERS CARDENAS LAND SURVEYING) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY CENTRAL COAST AERIAL MAPPING INC. PHOTOGRAPHY DATED 7/24/2015, SUPPLEMENTED BY FIELD SURVEY(S) BY WATERS CARDENAS LAND SURVEYING, LLP DATED 4/27/2018.

BASIS OF BEARING:

HORIZONTAL BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT. POST MILE CONTROL 1.62.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
C.001	TITLE SHEET
C.100	PRELIMINARY GRADING PLAN - NORTH
C.101	PRELIMINARY GRADING PLAN - SOUTH
C.102	PRELIMINARY GRADING PLAN - BLUFFS
C.103	PRELIMINARY OFFSITE IMPROVEMENTS
C.200	PRELIMINARY GRADING SECTIONS
C.201	PRELIMINARY GRADING SECTIONS
C.202	PRELIMINARY GRADING SECTIONS
C.300	PRELIMINARY UTILITY PLAN - NORTH
C.301	PRELIMINARY UTILITY PLAN - SOUTH
C.302	PRELIMINARY UTILITY PLAN - BLUFFS
C.400	PRELIMINARY CUT / FILL MAP
C.500	EXISTING DRAINAGE PLAN
C.501	PRELIMINARY STORMWATER CONTROL PLAN
C.600	TENTATIVE PARCEL MAP

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ISSUES:

No.	Description	Date
1		

Date	Project No.
07/12/2023	PDS049

Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY GRADING EXHIBIT

Sheet No:

C.001

SEE SHEET C.103 FOR PROPOSED ONSITE IMPROVEMENTS

EXISTING TREE TO BE PROTECTED

PROTECT EXISTING TREES

CARPINTERIA AVE.

R/W

CENTERLINE OF CARPINTERIA AVE.

PROTECT EXISTING TREES

RESIDENCES 68.0 FF

COMMUNITY CENTER 68.0 FF

RESIDENCES 68.0 FF

GREEN

GREYWATER TREATMENT SYSTEM 69.8 FF

HOOP HOUSE

BERMS PER LANDSCAPE ARCHITECT, TYPICAL

FARM BUILDING 70.0 FF

55.40 FF SUBTERRANEAN PARKING GARAGE

BACK OF HOUSE 70.5 FF

SPA/GYM 70.3 FF

LODGE 71.3 FF

FARM STAND 70.2 FF

EVENTS BARN 71.8 FF

BERMS PER LANDSCAPE ARCHITECT, TYPICAL

APPROXIMATE LIMITS OF GRADING, TYP.

MATCHLINE - SEE SHEET C.101 FOR CONTINUATION

IMPORTANT NOTICE

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CALL TOLL FREE 1-800-422-4133

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No.	Description	Date
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Date: 07/12/2023
Project No.: PDS049
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Sheet Size: 30" x 42"
Sheet Title: PRELIMINARY GRADING PLAN
Sheet No: **C.100**

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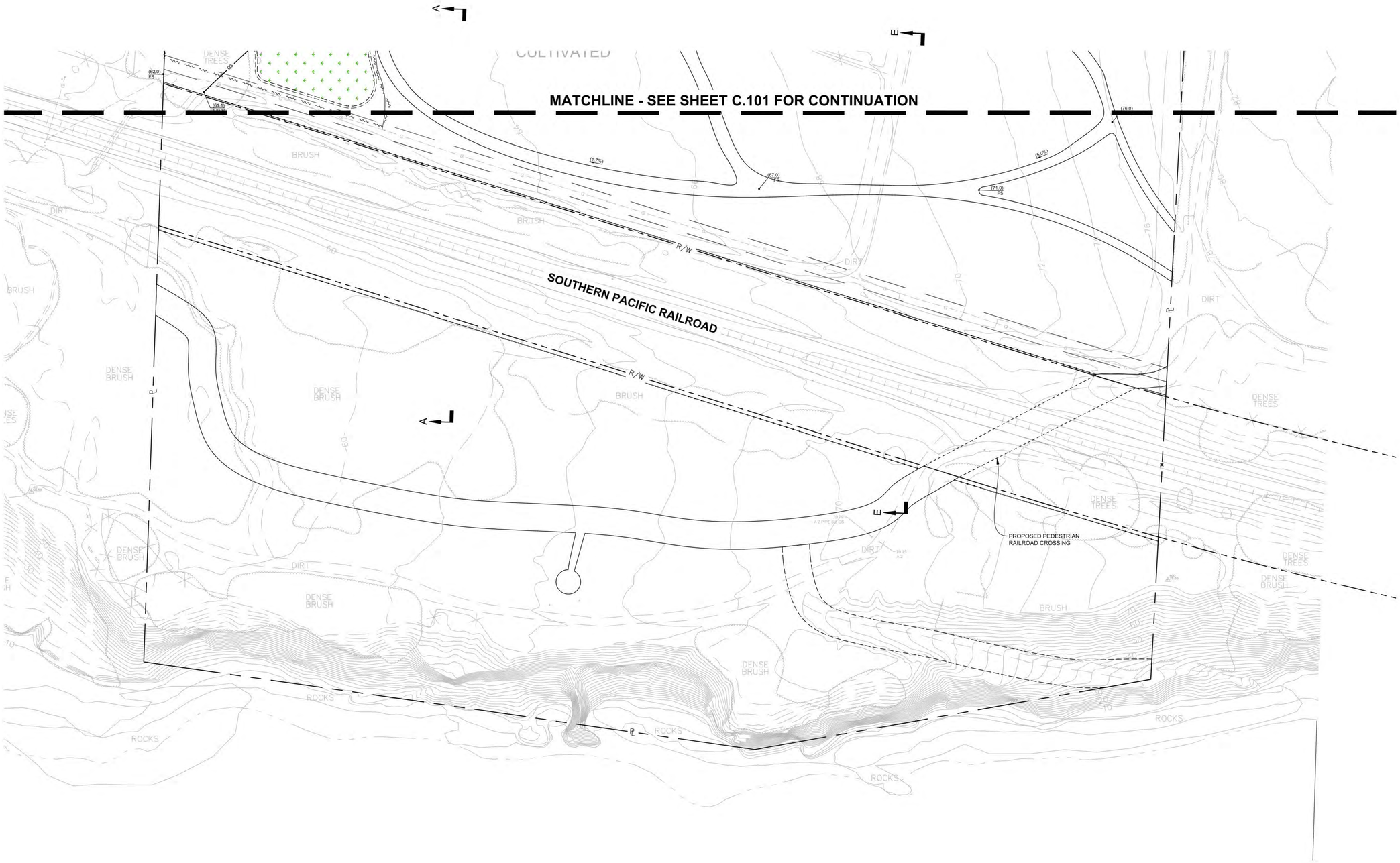
07/12/2023	PDS049
Scale	**Sheet Size**
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY GRADING PLAN

Sheet No:

C.101



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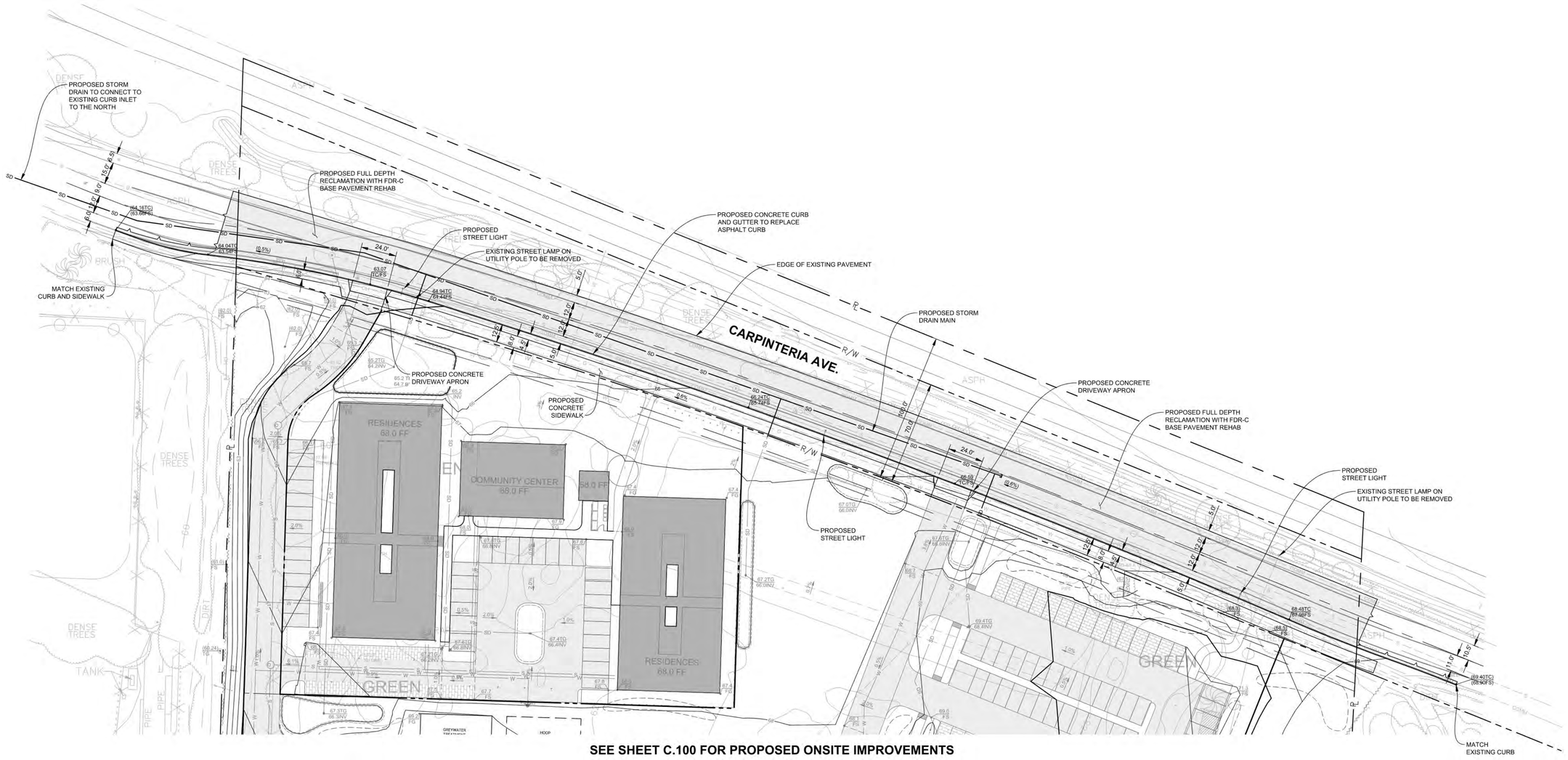
07/12/2023	PDS049
Scale	**Sheet Size**
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY GRADING PLAN

Sheet No:

C.102



SEE SHEET C.100 FOR PROPOSED ONSITE IMPROVEMENTS

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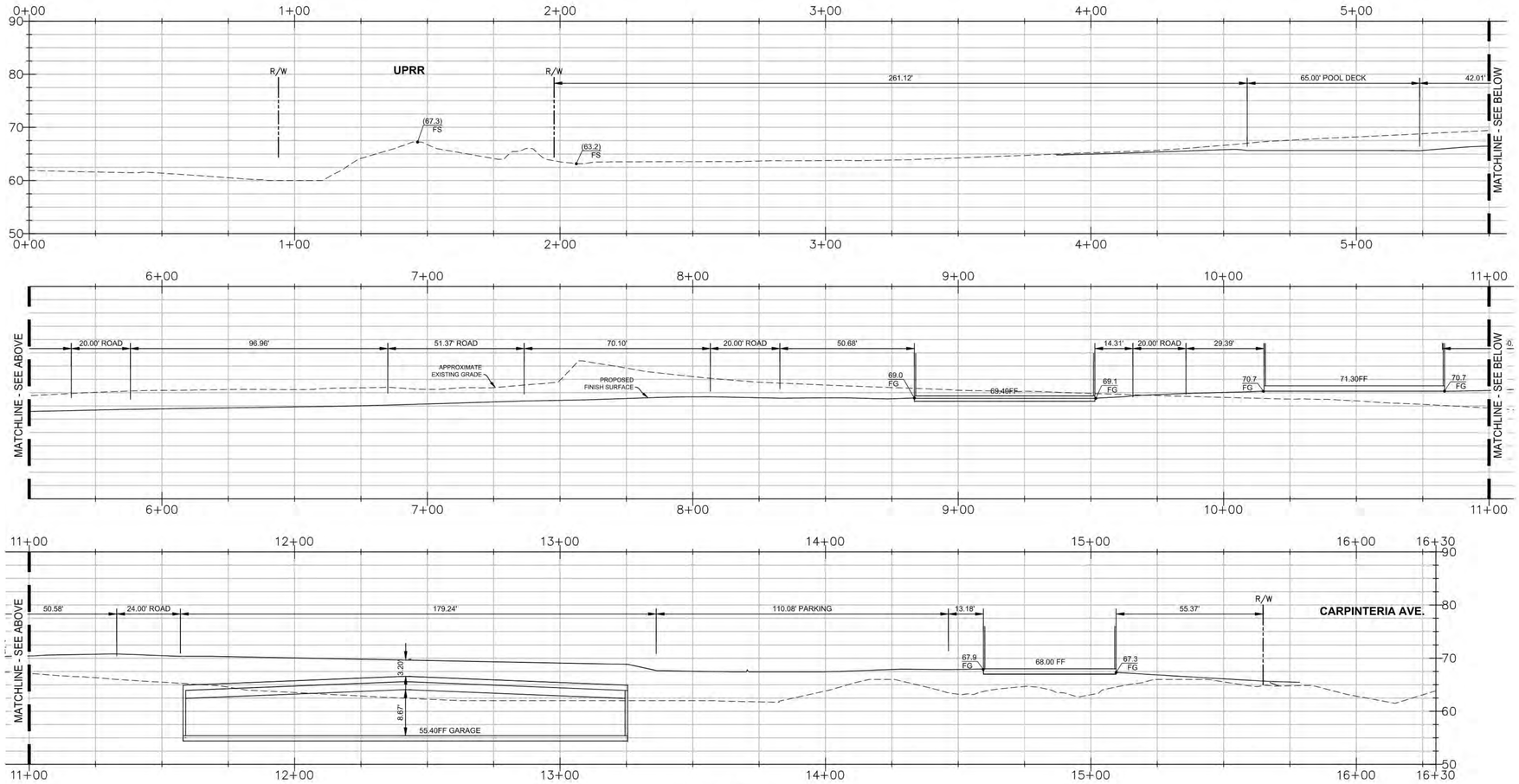
Sheet Title

PRELIMINARY OFFSITE IMPROVEMENTS

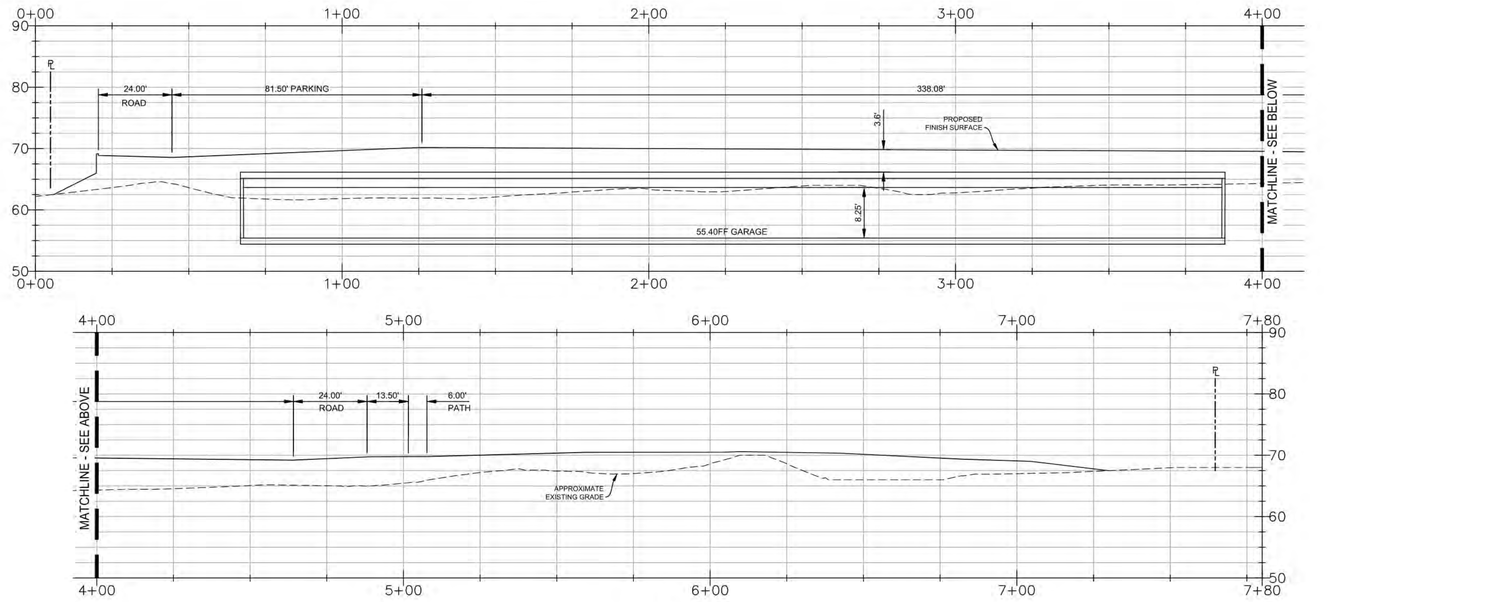
Sheet No:

C.103



SECTION A-A

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.



SECTION B-B

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.

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Date	Project No.
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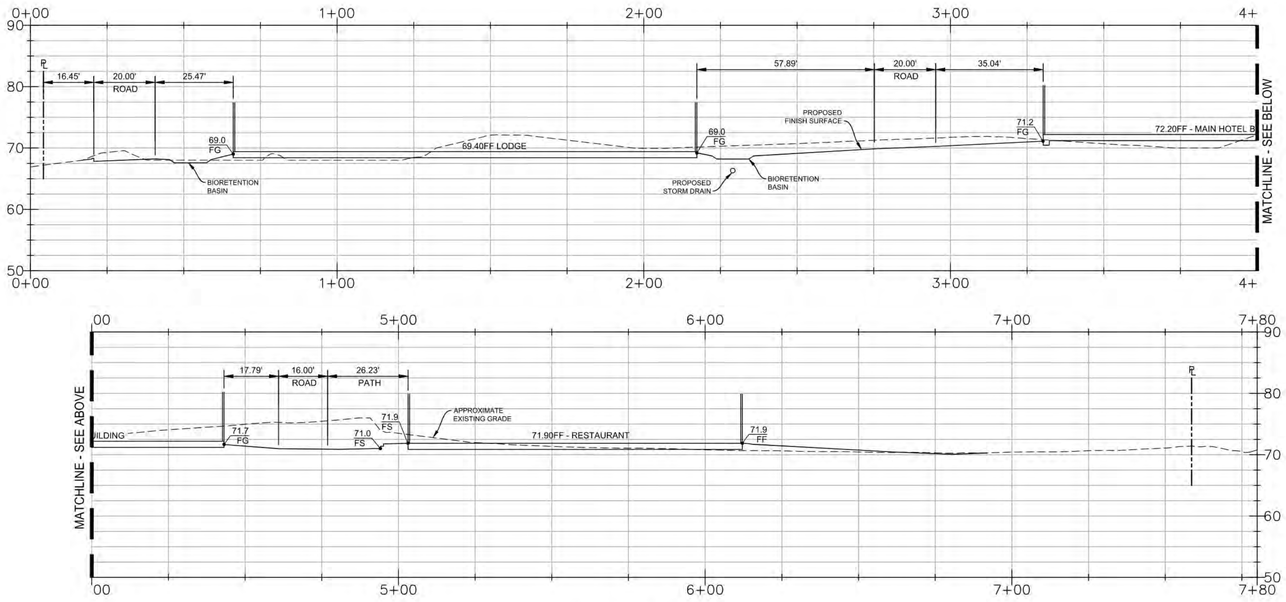
Sheet Title

PRELIMINARY GRADING SECTIONS

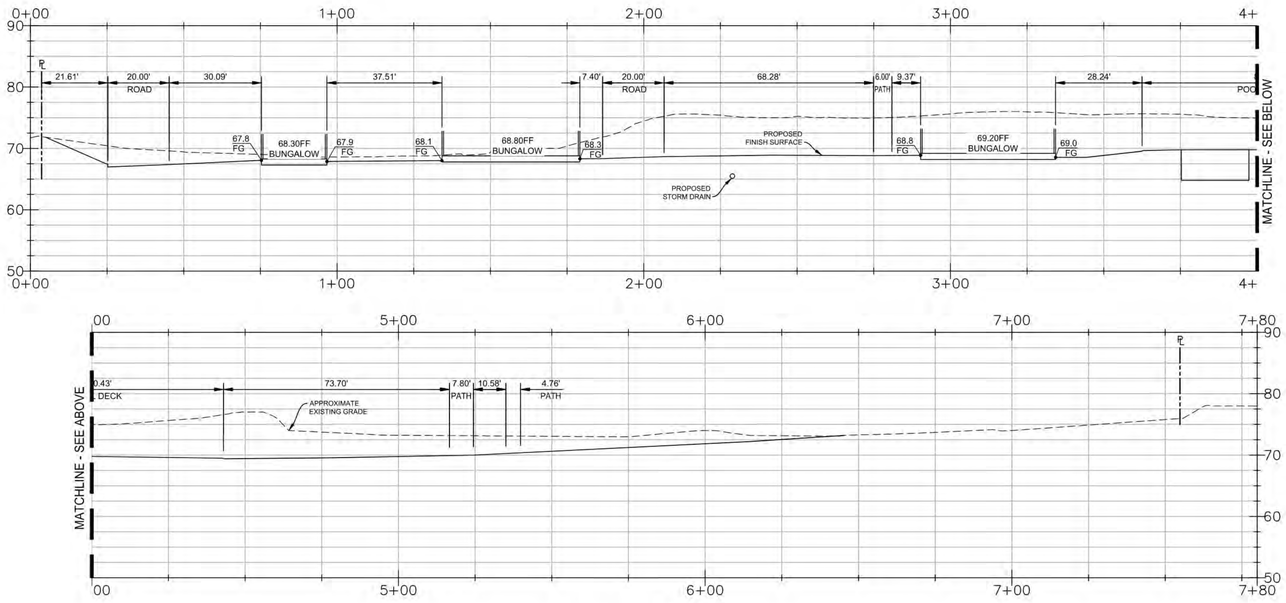
Sheet No:

C.200



SECTION C-C

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.



SECTION D-D

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.

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FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Phone: 805.966.2224

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLVP, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PEAR DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
LEPPS
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
VILLAGE PLANNING CORPORATION
249 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1201 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5533 HOLLISTER AVE, STE 760
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ISSUES:

No.	Description	Date
1		

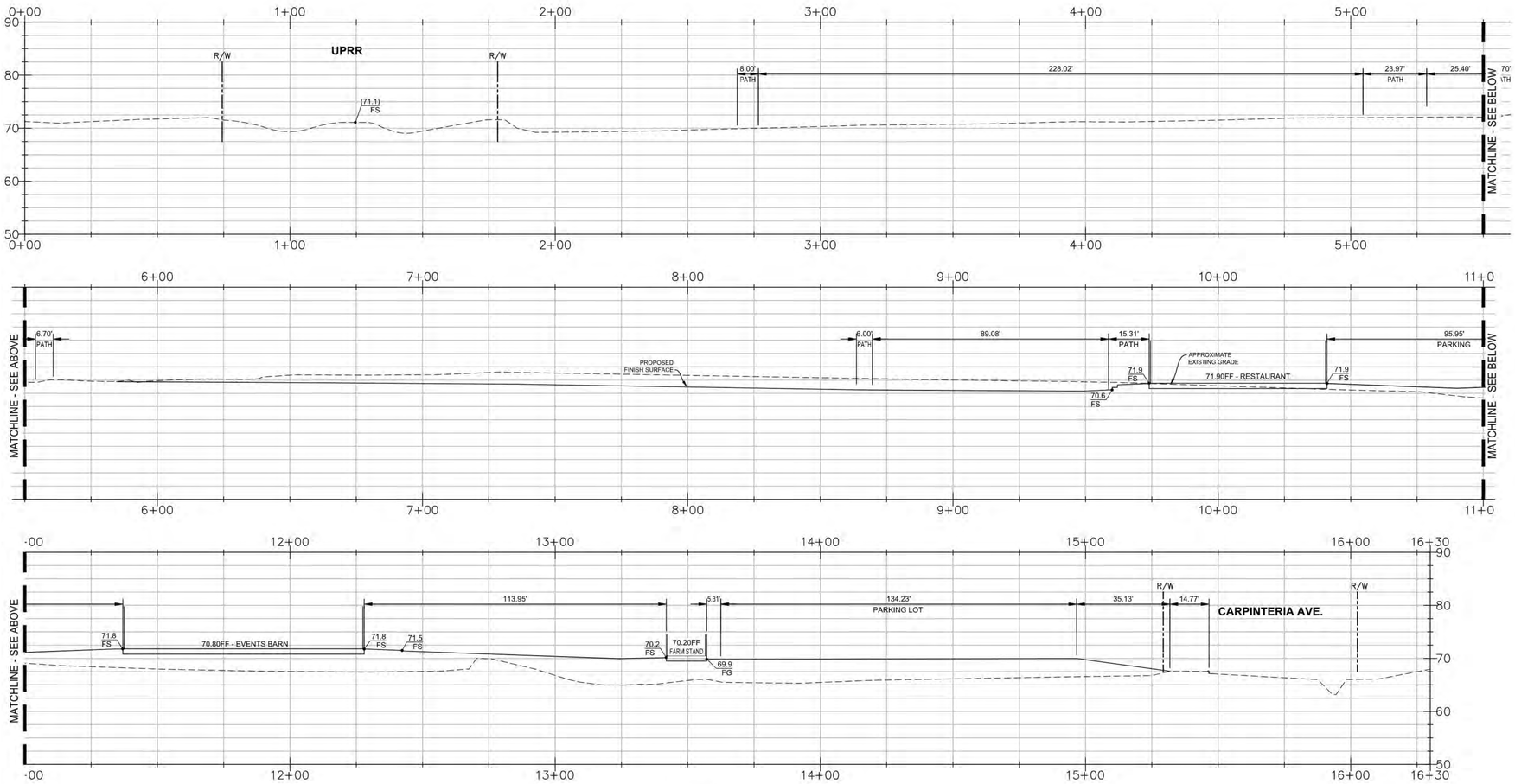
Date	Project No.
07/12/2023	PDS049
Scale	**Sheet Size**
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY GRADING SECTIONS

Sheet No:

C.201



SECTION E-E

SCALE: 1" = 20' HORIZ. & 1" = 10' VERT.

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CONSTRUCTION ENGINEERING
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PROJECT:

5885 CARPINTERIA AVE
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CARPINTERIA, CA 93013

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CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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WEST HOLLYWOOD, CA 90069

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LETTIS
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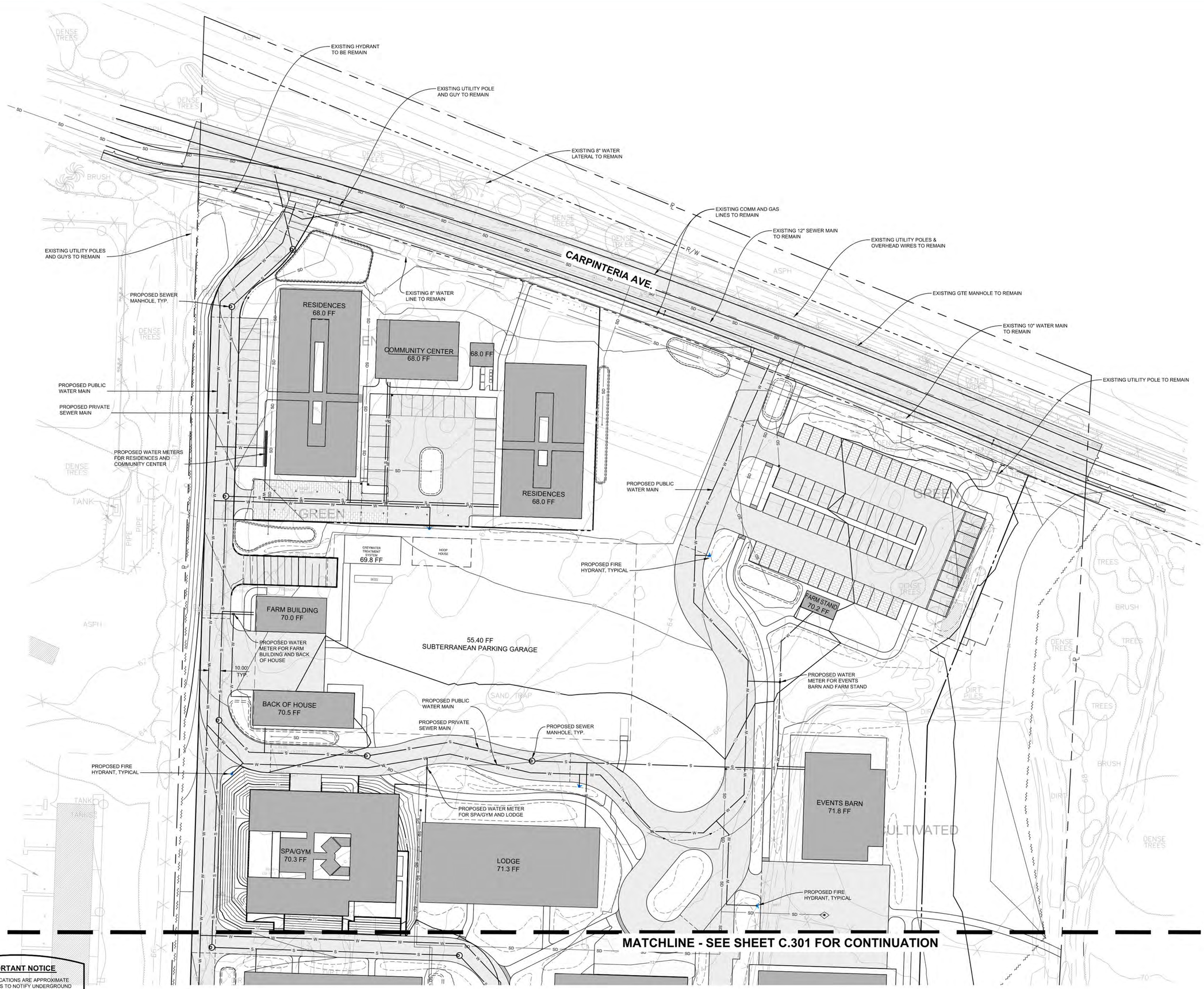
ISSUES:

No.	Description	Date
1		

Date: 07/12/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: PRELIMINARY GRADING SECTIONS
Sheet No.: C.202



MATCHLINE - SEE SHEET C.301 FOR CONTINUATION

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SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

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PROJECT:

5885 CARPINTERIA AVE
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CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
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ISSUES:

No.	Description	Date
1		

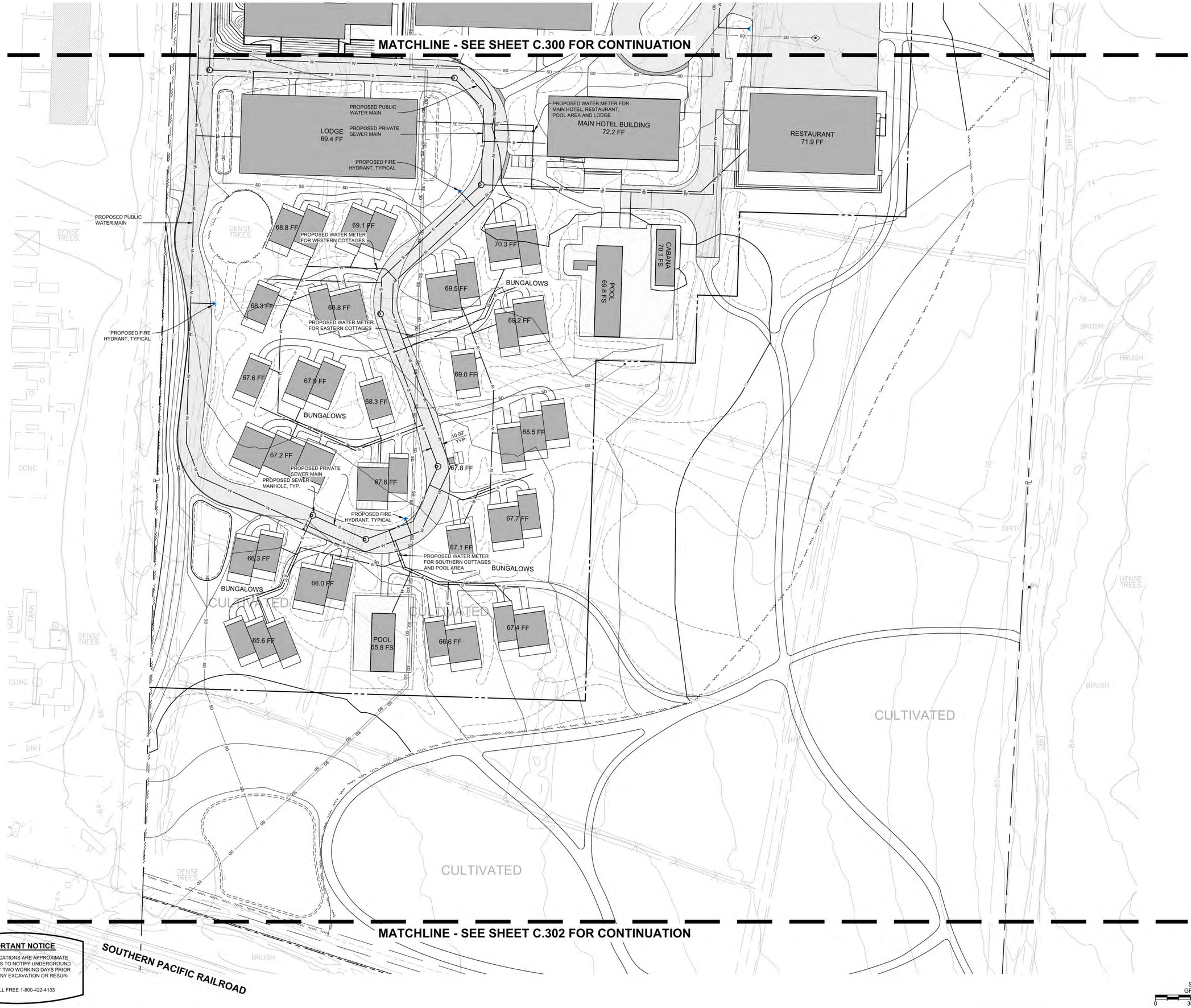
Date	Project No.
07/12/2023	PDS049
Scale	**Sheet Size**
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY UTILITY PLAN

Sheet No:

C.300



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CONSTRUCTION ENGINEERING
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SANTA BARBARA, CA 93101
PHONE: 805.966.2224

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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WEST HOLLYWOOD, CA 90069

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No.	Description	Date
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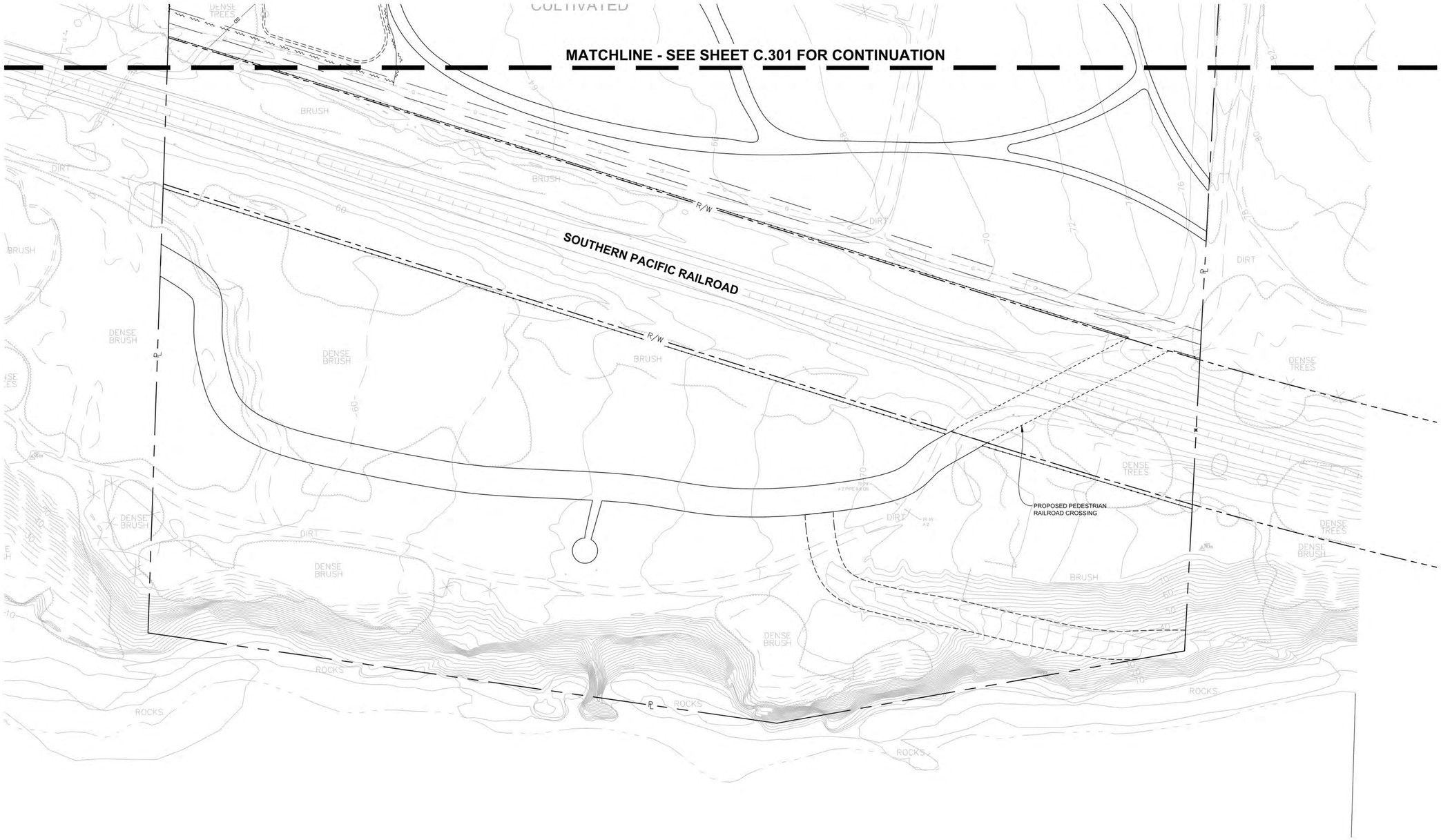
Date	Project No.
07/12/2023	PDS049
Scale	**Sheet Size**
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY UTILITY PLAN

Sheet No:

C.301



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CONSTRUCTION ENGINEERING
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Santa Barbara, CA 93101
Phone: 805.966.2224

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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ISSUES:

No.	Description	Date
1		

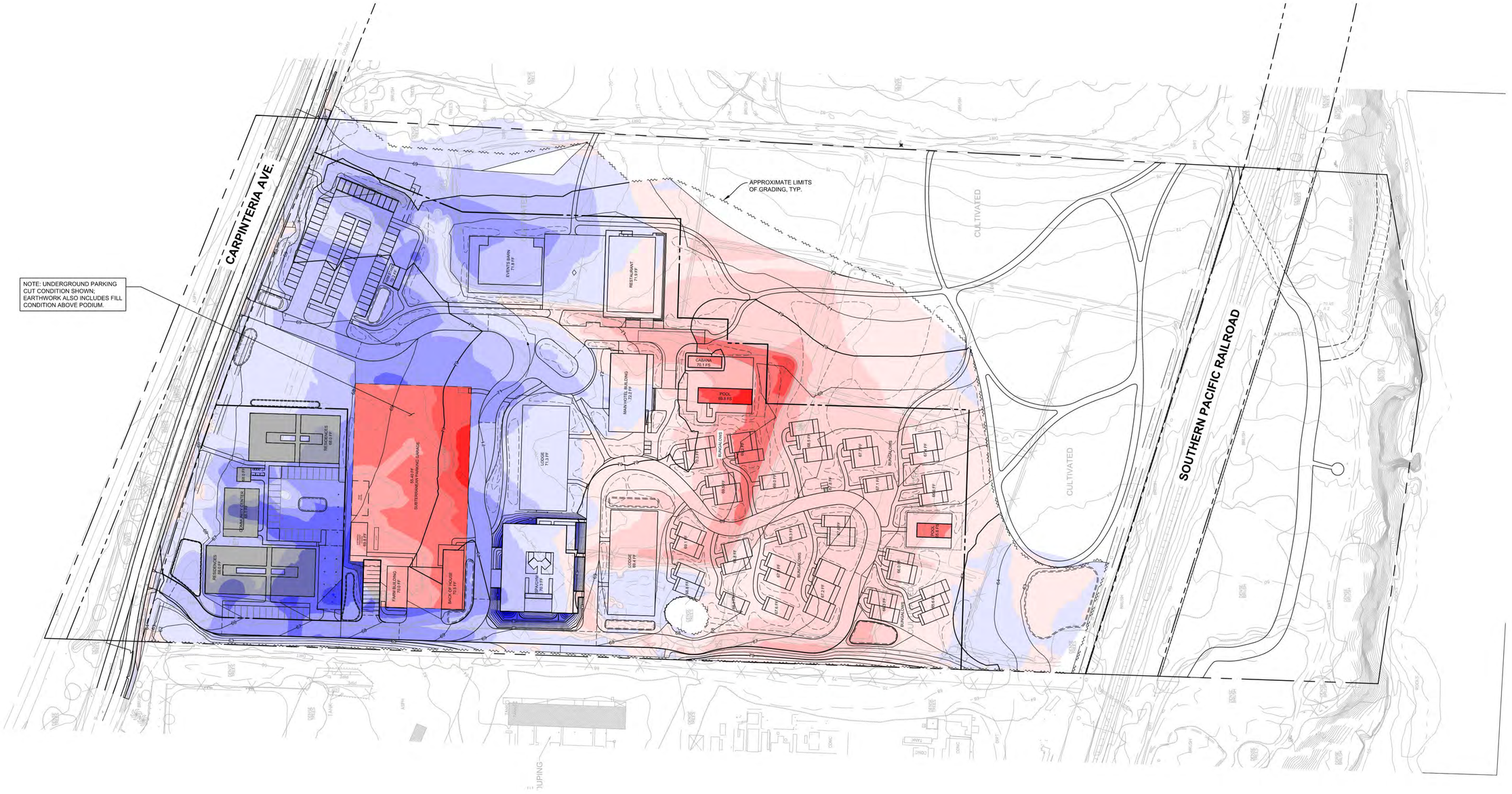
Date	Project No.
07/12/2023	PDS049
Scale	**Sheet Size**
PER PLAN	30" x 42"

Sheet Title

PRELIMINARY UTILITY PLAN

Sheet No:

C.302



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.00	-10.00	836.79	
2	-10.00	-8.00	1405.55	
3	-8.00	-6.00	16644.48	
4	-6.00	-4.00	37143.80	
5	-4.00	-2.00	151326.92	
6	-2.00	0.00	168210.89	
7	0.00	2.00	103750.62	
8	2.00	4.00	96089.07	
9	4.00	6.00	66211.09	
10	6.00	8.00	27824.23	
11	8.00	10.00	27664.22	
12	10.00	12.00	3146.77	
13	12.00	14.00	15.57	

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES:

UNDERGROUND PARKING:	17,000 CY CUT / 7,000 CY FILL
SITE:	30,000 CY CUT / 40,000 CY FILL
TOTAL:	**47,000 CY CUT / 47,000 CY FILL**

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

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Santa Barbara, CA 93101
Phone: 805.966.2224

PROJECT:

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CARPINTERIA, CA 93013

CLIENT
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CARPINTERIA, CA 93013

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ISSUES:

No.	Description	Date
1		

Date: 07/12/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"

Sheet Title:
PRELIMINARY CUT/FILL MAP

Sheet No:
C.400

LEGEND

DIRECTION OF EXISTING SURFACE FLOW

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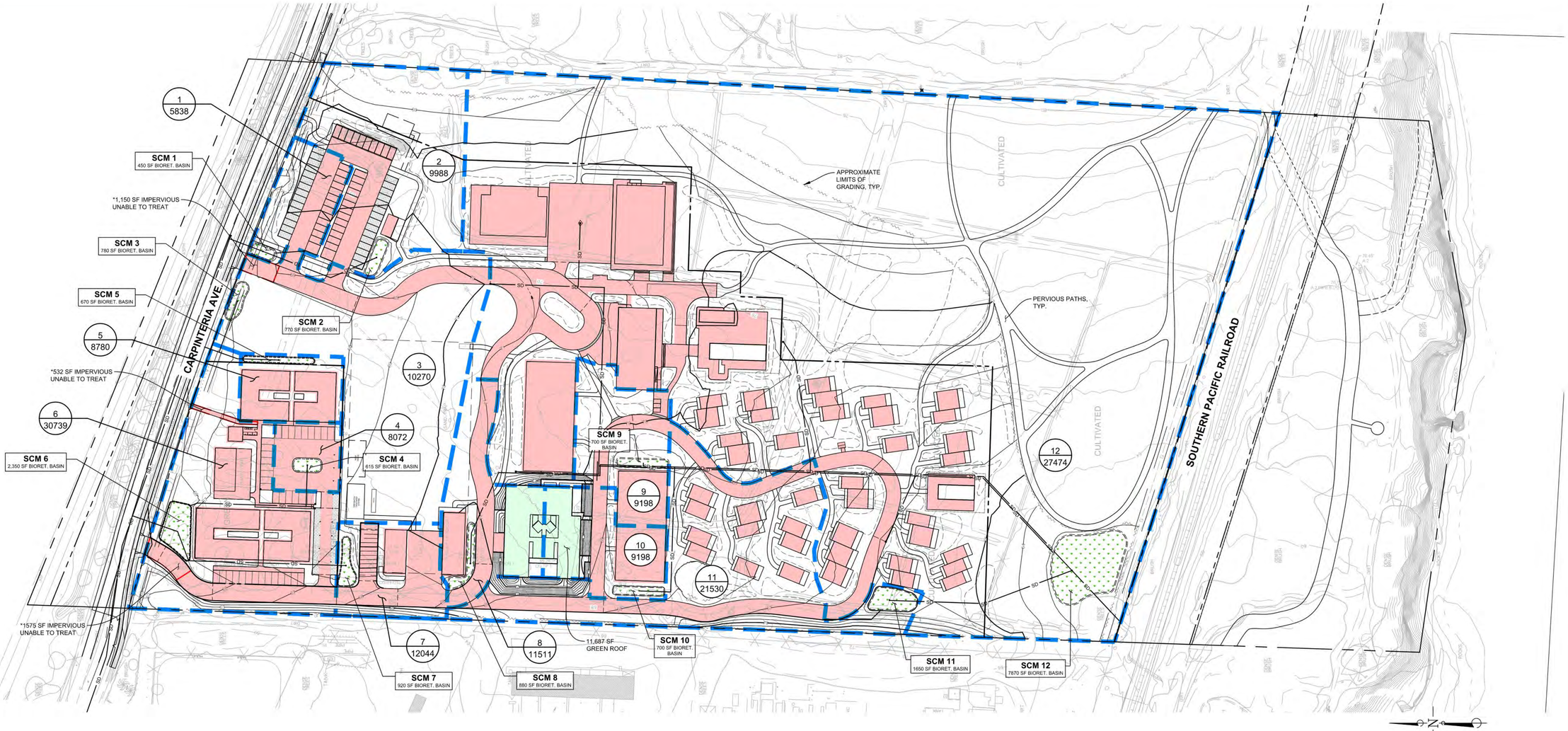
No.	Description	Date
1		

Date: 07/12/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: EXISTING DRAINAGE PLAN
Sheet No: C.500



SCALE: 1"=60'
GRAPHIC SCALE
0 60 120 180

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	The Farm
Project location:	5885 Carpinteria Ave. 93013
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.2
Total project area (ft2):	1017595
Total DMA area (ft2):	1030640
Total new impervious area (ft2):	239432
Total replaced impervious within a USA (ft2):	0
Total replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	791208
Total SCM area (ft2):	

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
DMA 1	Drains to SCM	5838	Concrete or asphalt	New	SCM 1
DMA 1 PERVIOUS	Self-Treating	8340			
DMA 2	Drains to SCM	9988	Concrete or asphalt	New	SCM 2
DMA 2 PERVIOUS	Self-Treating	43710			
DMA 3	Drains to SCM	10270	Concrete or asphalt	New	SCM 3
DMA 3 PERVIOUS	Self-Treating	73470			
DMA 4	Drains to SCM	8072	Concrete or asphalt	New	SCM 4
DMA 4 PERVIOUS	Self-Treating	767			
DMA 5	Drains to SCM	8780	Roof	New	SCM 5
DMA 5 PERVIOUS	Self-Treating	4259			
DMA 6	Drains to SCM	30739	Concrete or asphalt	New	SCM 6
DMA 6 PERVIOUS	Self-Treating	32545			
DMA 7	Drains to SCM	12044	Concrete or asphalt	New	SCM 7
DMA 7 PERVIOUS	Self-Treating	7095			
DMA 8	Drains to SCM	11511	Concrete or asphalt	New	SCM 8
DMA 8 PERVIOUS	Self-Treating	15706			
DMA 9	Drains to SCM	9198	Concrete or asphalt	New	SCM 9
DMA 9 PERVIOUS	Self-Treating	12869			
DMA 10	Drains to SCM	9198	Concrete or asphalt	New	SCM 10
DMA 10 PERVIOUS	Self-Treating	12870			
DMA 11	Drains to SCM	21530	Concrete or asphalt	New	SCM 11
DMA 11 PERVIOUS	Self-Treating	41344			
DMA 12	Drains to SCM	102264	Concrete or asphalt	New	SCM 12
DMA 12 PERVIOUS	Self-Treating	525188			

DMA Summary Area	
Total assigned DMA area (ft2):	1017595
New impervious area (ft2):	239432
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	778163

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM 1	Bioretention	1	HSG C/D	0.25	450
SCM 2	Bioretention	1	HSG C/D	0.25	770
SCM 3	Bioretention	1	HSG C/D	0.25	780
SCM 4	Bioretention	1	HSG C/D	0.25	615
SCM 5	Bioretention	1	HSG C/D	0.25	670
SCM 6	Bioretention	1	HSG C/D	0.25	2350
SCM 7	Bioretention	1	HSG C/D	0.25	920
SCM 8	Bioretention	1	HSG C/D	0.25	880
SCM 9	Bioretention	1	HSG C/D	0.25	700
SCM 10	Bioretention	1	HSG C/D	0.25	700
SCM 11	Bioretention	1	HSG C/D	0.25	1650
SCM 12	Bioretention	1	HSG C/D	0.25	7870

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM 1	710	3.95	63.1	0.18
SCM 2	1215	3.94	63.1	0.24
SCM 3	1264	4.05	64.8	0.24
SCM 4	991	4.03	64.5	0.22
SCM 5	1077	4.02	64.3	0.22
SCM 6	3764	4.00	64.1	0.42
SCM 7	1476	4.01	64.2	0.26
SCM 8	1410	4.00	64.1	0.26
SCM 9	1130	4.04	64.6	0.23
SCM 10	1130	4.04	64.6	0.23
SCM 11	2631	3.99	63.8	0.35
SCM 12	12453	3.96	63.3	0.77

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

IMPORTANT NOTICE

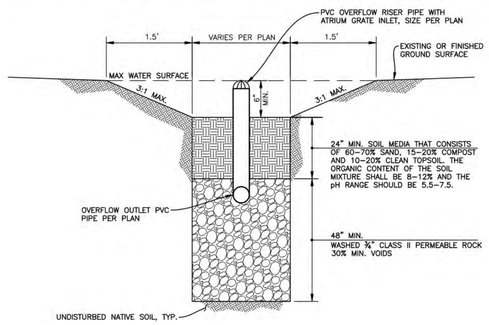
ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

NOTE:

PROVIDE THE FOLLOWING INFORMATION TO THE PUBLIC WORKS DIRECTOR OR DESIGNEE AS FOLLOWS:

- INSTALLATION ELEVATION BY LICENSED SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA FOR EACH SCM WITHIN 7 DAYS OF INSTALLATION.
- BASIN DIMENSION AND DEPTH, INCLUDING OUTLET STRUCTURE CROSS SECTION WITH ELEVATIONS, SIGNED AND STAMPED BY ENGINEER OF RECORD WITHIN 7 DAYS OF INSTALLATION.
- INVOICE FOR INSTALLED GRAVEL AND BIORETENTION SOIL MEDIA AND SOIL MIX SPECIFICATION, ALONG WITH PHOTO-DOCUMENTATION OF COMPLETED STRUCTURAL CROSS SECTIONS WITHIN 2 WEEKS OF INSTALLATION.
- INVOICE FOR INSTALLED LINER AND GEOTEXTILE MATERIALS AND MANUFACTURER SPECIFICATIONS, ALONG WITH PHOTO-DOCUMENTATION OF COMPLETED STRUCTURAL CROSS SECTIONS WITHIN 2 WEEKS OF INSTALLATION.



1 **TYPICAL BIO-RETENTION BASIN SECTION**
NOT TO SCALE

PROPOSED PROJECT AREAS:

IMPERVIOUS AREA	=	239,432* SF
PERVIOUS AREA	=	778,163 SF
TOTAL PROJECT AREA	=	1,017,595 SF

*3,257 SF OF IMPERVIOUS AREA (<5%) UNABLE TO TREAT ON SITE.

NOTE:

LID FACILITIES SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF ANY SEDIMENT DISCHARGES INTO LID FACILITY, CONTRACTOR SHALL RESTORE TO PERFORMANCE SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING OR BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF GRAVEL AND BIORETENTION SOIL TO VERIFY MATERIAL QUALITY.

LEGEND

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA BOUNDARY
- A / 100 — DRAINAGE MANAGEMENT AREA DESIGNATION / IMPERVIOUS AREA (SQUARE FEET)
- PROPOSED NEW IMPERVIOUS AREA
- SD — PROPOSED STORM DRAIN PIPE
- PROPOSED BIO-RETENTION BASIN
- PROPOSED PERMEABLE PAVERS

F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Phone: 805.966.2224

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
LEPPS
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
VILLAGE PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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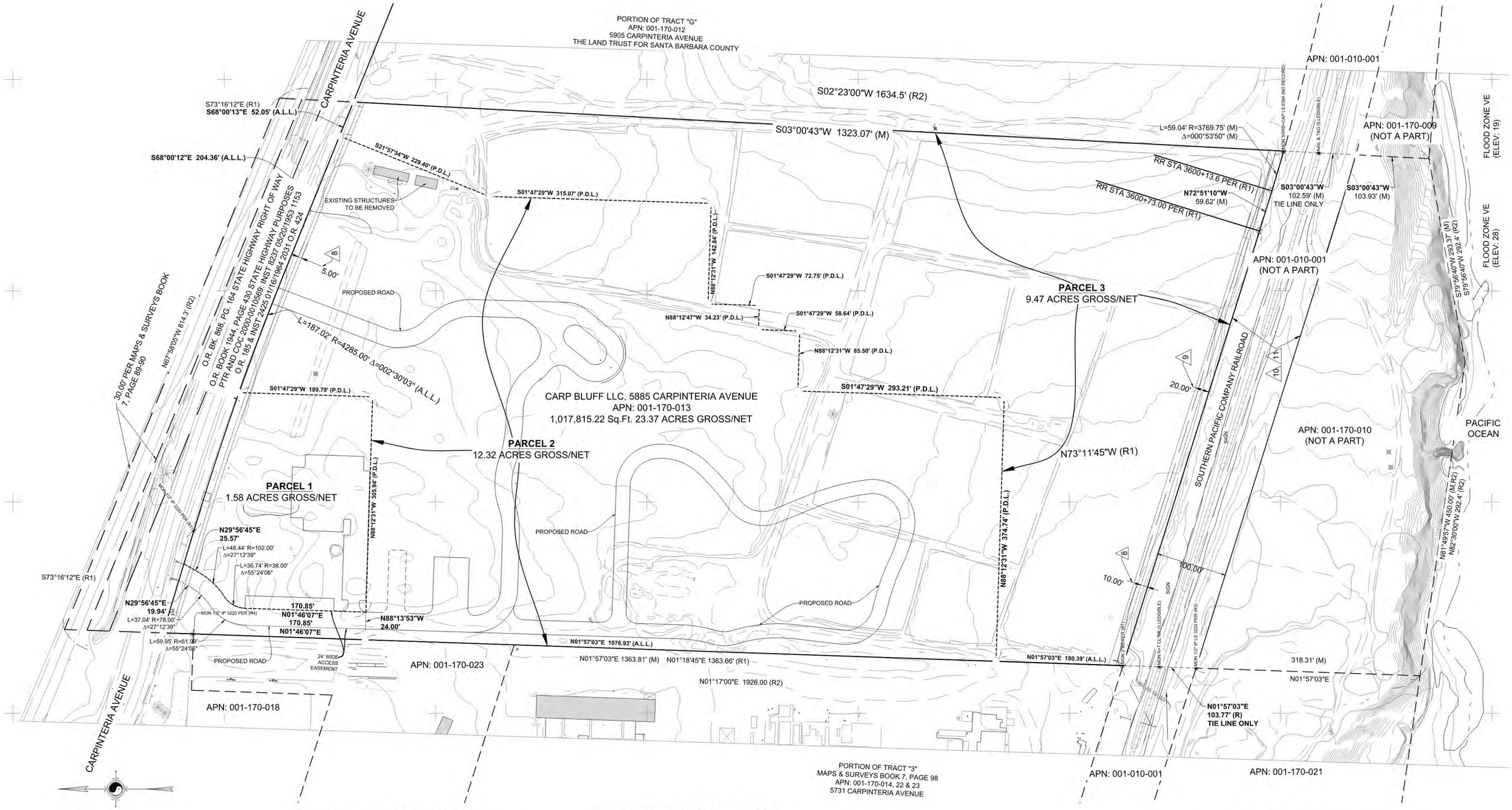
ISSUES:

No.	Description	Date
1		

Date	Project No.
07/12/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
PRELIMINARY STORMWATER CONTROL PLAN

Sheet No:
C.501



LINETYPE TABLE

- : SUBDIVISION BOUNDARY
- : PROPOSED PARCEL LINES
- : ADJOINING PARCEL LINES
- : EASEMENT LINE

GRAPHIC SCALE

60 0 30 60 120

1 inch = 60 ft.

TENTATIVE PARCEL MAP No. 25,202

PROPOSED DIVISION OF A TRACT OF LAND 23.37 ACRES SHOWN ON RECORD OF SURVEY BOOK 87, PAGE 24 AND CERTIFICATE OF COMPLIANCE 02/23/20 INST #2000-0010569 APN: 001-170-013 - 5885 CARPINTERIA AVE

LOCATED IN THE CITY OF CARPINTERIA & COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

PREPARED FOR & REQUESTED BY:

~MARCH 2023~

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

SCALE: 1" = 60' WC W.O. #18-0251

EXCEPTIONS PER TITLE REPORT:

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: CARPINTERIA COUNTY WATER DISTRICT
Purpose: WATER PIPELINE(S)
Recording Date: NOVEMBER 22, 1966
Recording No: 37271, IN BOOK 2172 PAGE 1397 OF OFFICIAL RECORDS
Affects: A STRIP OF LAND 5' FEET WIDE LYING IN THE NORTHERLY PORTION OF ORIGINAL PARCEL 1 AND A STRIP OF LAND 10' FEET WIDE LYING IN THE SOUTHERLY PORTION OF ORIGINAL PARCEL 1 AS SHOWN HEREON.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: STANDARD GASOLINE COMPANY, A CORPORATION
Purpose: PIPELINE(S)
Recording Date: JANUARY 9, 1980
Recording No: 80-933 OF OFFICIAL RECORDS
Affects: 20 FOOT WIDE STRIP WITHIN ORIGINAL PARCEL 1

10. MATTERS CONTAINED IN THAT CERTAIN NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGMENT, PURSUANT TO SUPPLEMENTAL FINAL ORDER AND JUDGMENT ENTERED BY THE UNITED STATES DISTRICT COURT FOR SOUTHERN DISTRICT OF INDIANA ON APRIL 6, 2007, IN CIVIL ACTION NO.1:03-cv-7012-DFH-TAB, RECORDED DECEMBER 21, 2009 AS INSTRUMENT NO. 2009-75745 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

WHICH AMONG OTHER PROVIDES: A PERMANENT TELECOMMUNICATIONS EASEMENT.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION", PURSUANT TO FINAL ORDER AND JUDGMENT APPROVING THE SETTLEMENT AGREEMENT ENTERED BY THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA SAN FRANCISCO DIVISION ON JUNE 27, 2013, IN CASE NO. 3:11-cv-02599-THE, IN FAVOR OF SPRING COMMUNICATIONS COMPANY, L.P., ET AL, RECORDED JANUARY 30, 2014 AS INSTRUMENT NO. 2014-0004478 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

WHICH AMONG OTHER PROVIDES: A PERMANENT TELECOMMUNICATIONS EASEMENT.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

EXCEPTIONS PER TITLE REPORT CONTINUED:

12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION", PURSUANT TO FINAL ORDER AND JUDGMENT APPROVING THE SETTLEMENT AGREEMENT ENTERED BY THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA SAN FRANCISCO DIVISION ON JUNE 27, 2013, IN CASE NO. 3:11-cv-02599-THE, IN FAVOR OF SPRING COMMUNICATIONS COMPANY, L.P., ET AL, RECORDED JANUARY 30, 2014 AS INSTRUMENT NO. 2014-0004478 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY.

WHICH AMONG OTHER PROVIDES: A PERMANENT TELECOMMUNICATIONS EASEMENT.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS

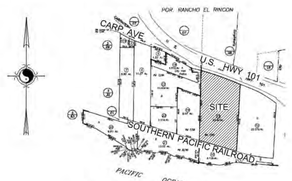
NOT ABLE TO BE PLOTTED FROM RECORD DOCUMENT

END OF EXCEPTIONS

SITE STATISTICS:

EXISTING PARCEL 1 (APN: 001-170-013): *1,017,815.22 SQ.FT./23.37 ACRES (GROSS/NET)*

	GROSS	
PROPOSED PARCEL 1	*68,887.10 Sq.Ft.*	*1.58 ACRES*
PROPOSED PARCEL 2	*536,754.28 Sq.Ft*	*12.32 ACRES*
PROPOSED PARCEL 3	*412,373.81 Sq.Ft*	*9.47 ACRES*
TOTAL	*1,017,815.22 Sq.Ft*	*23.37 ACRES*



VICINITY MAP NOT TO SCALE

PROJECT INFORMATION / ZONING INFORMATION:

1. OWNERS:

ORIGINAL PARCEL:
CARP BLUFF LLC
5885 CARPINTERIA AVE, CARPINTERIA, CA 93013
(917)445-9122
MG@CARPPARTNERSLLC.COM

2. AGENT:

LAUREL F. PEREZ, STEVE FORT, AND NICOLE R. BIERGIEL
SEPPS, INC.
1625 STATE STREET, STE 1, SANTA BARBARA, CA 93101
(805)966-2758
MG@CARPPARTNERSLLC.COM

3. APPLICANT/DEVELOPER:

MATTHEW GOODWIN, AUTHORIZED REPRESENTATIVE OF CARP BLUFF, LLC
C/O SEPPS, INC.
1625 STATE STREET, STE 1, SANTA BARBARA, CA 93101
(805)966-2758
MG@CARPPARTNERSLLC.COM

4. SURVEYOR:

WATERS CARDENAS LAND SURVEYING, LLP./J.V. CARDENAS, PLS 6491
5553 HOLLISTER AVENUE, SUITE 7 GOLETA, CA 93117
(805) 967-4416/ jcardenas@wcsurveying.com

5. ZONING DATA:

PLANNED UNIT DEVELOPMENT (PUD)

6. UTILITIES:

WATER *- CARPINTERIA WATER DISTRICT*
SEWER *- CARPINTERIA SANITARY DISTRICT*
FIRE *- CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT*
POWER *- SOUTHERN CALIFORNIA EDISON*
PHONE *- FRONTIER PHONE COMPANY*
CABLE *- COX CABLE OF SANTA BARBARA*
GAS *- SOUTHERN CALIFORNIA GAS COMPANY*

APPLICANT CERTIFICATE:

WE HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT I AM AUTHORIZED AGENT FOR THE OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.

XX CARP BLUFFS LLC
Phone: /

MAP LEGEND

1. HORIZONTAL COORDINATE BASIS IS NAD 83 PER CAL-TRANS CENTERLINE MONUMENT POST MILE 1.62.
2. VERTICAL DATUM IS NAVD 88 PER PER CAL-TRANS CENTERLINE MONUMENT POST MILE 1.62. ELEVATION = 124.69 FEET
3. AERIAL DATA PROVIDED BY CENTRAL COAST AERIAL MAPPING DATED 07/10/2020 AT 5 FOOT CONTOUR INTERVAL.
4. = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED
5. ● = FOUND MONUMENT AS NOTED
6. (R1) = RECORD OF SURVEY BOOK 87, PAGE 24. ROTATED TO NAD 83.
(R2) = MAPS AND SURVEYS BOOK 7 PAGES 89-90. ROTATED TO NAD 83
7. A.L.L. = ADJUSTED LOT LINE
8. P.D.L. = PROPOSED DIVISION LINE

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
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CARPINTERIA, CA 93013

PROJECT ARCHITECT
PCAR DESIGN, LLC
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CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC
115 W. CANON PERDIDO STREET
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LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC
1020 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

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GOLETA, CA 93117

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ISSUES:

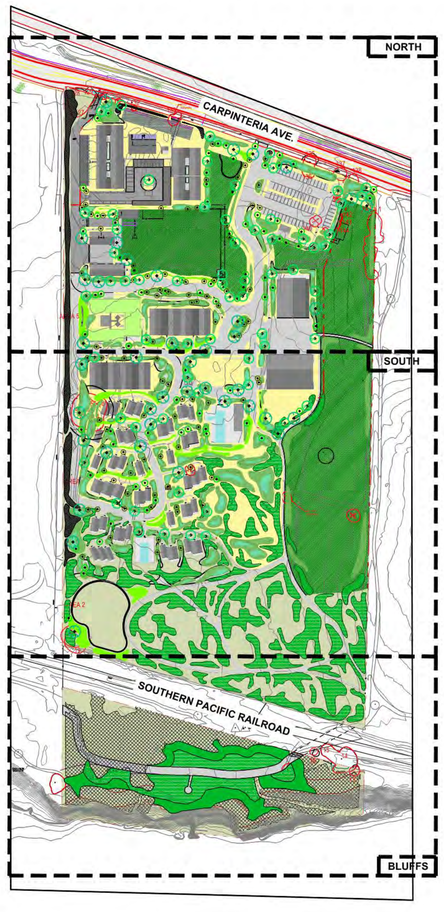
No.	Description	Date
1		

Date: 01/24/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title:
Sheet No:

LANDSCAPE SITE PLANS

5885 CARPINTERIA AVE., CARPINTERIA

SANTA BARBARA COUNTY, CALIFORNIA



01 LANDSCAPE SITE PLAN
SCALE: 1" = 150'

N

SHEET INDEX	
SHEET NO.	GENERAL DESCRIPTION
L001	COVER PAGE
L100	PRELIMINARY LANDSCAPE GRADING & EXISTING PLAN - FULL SITE
L101	PRELIMINARY GRADING AND EXISTING PLAN - NORTH
L102	PRELIMINARY GRADING AND EXISTING PLAN - SOUTH
L103	PRELIMINARY GRADING AND EXISTING PLAN - BLUFFS
L200	PRELIMINARY GROUNDCOVER PLAN - FULL SITE
L201	PRELIMINARY GROUNDCOVER PLAN - NORTH
L202	PRELIMINARY GROUNDCOVER PLAN - SOUTH
L203	PRELIMINARY GROUNDCOVER PLAN - BLUFFS
L300	PRELIMINARY CANOPY PLAN - FULL SITE
L301	PRELIMINARY CANOPY PLAN - NORTH
L302	PRELIMINARY CANOPY PLAN - SOUTH
L303	PRELIMINARY CANOPY PLAN - BLUFFS
L400	PRELIMINARY FULL PLANTING PLAN - FULL SITE
L401	PRELIMINARY FULL PLANTING PLAN - NORTH
L402	PRELIMINARY FULL PLANTING PLAN - SOUTH
L403	PRELIMINARY FULL PLANTING PLAN - BLUFFS
L500	PRELIMINARY LANDSCAPE SPECIES LIST

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE.
CARPINTERIA, CA 93013

CLIENT
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5885 CARPINTERIA AVE.
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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WEST HOLLYWOOD, CA 90069

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FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

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ISLAND PLANNING CORPORATION
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MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOIL WEST, INC.
1303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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ISSUES:

No.	Description	Date
1	PRELIMINARY SCHEMATIC DESIGN	02/22/23
2	REV 01 – UPDATE ARCH AND CIVIL	07/13/23
3	REV 02 – UPDATED COMMENTS	09/11/23
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: COVER PAGE
Sheet No: L001
Drawn by: BM

GRADING LEGEND

LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE, HATCH SHOWN TO DEMONSTRATE VARIABLE MOUNDING

EXISTING CONTOURS: 2'-0" CONTOUR LINES - SEE CIVIL DRAWINGS FOR FURTHER DETAILS

EXISTING CONDITIONS

Eucalyptus, Tamarisk, Encelia californica

Coastal sage scrub

DESIGNATED FARM AREAS

FARM

#123 IDENTIFIED EXISTING TREES TO REMAIN

#123 IDENTIFIED EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN, SEE ARBORIST REPORT FOR PLANT ID'S

REVISION 01 - 230712

LEFT RESIDENTIAL BUILDING AND ROAD SHIFTED NW APPX 4' - SEE ARCHITECTURAL

NON-NATIVE INVASIVE TAMARISK TO BE REPLACED WITH DIVERSE NATIVE HEDGEROW - SEE SPECIES LIST FOR 'NATIVE HEDGEROW' SPECIES

REVISION 02 - 230911
GREYWATER TREATMENT AND PATH

REVISION 02 - 230911
LINE OF UNDERGROUND PARKING BELOW IN RED

REVISION 01 - 230712

CHANGES IN ROAD WIDTH AND RADII FOR FIRE DEPT ACCESS - SEE PREVIOUS PLANS

EXISTING EUCALYPTUS TREES 56-58 TO BE REMOVED. SEE ARBORIST REPORT FOR DETAILS.

EXISTING EUCALYPTUS TREES 47-55 TO REMAIN. SEE ARBORIST REPORT FOR DETAILS.

NON-NATIVE INVASIVE TAMARISK TO BE REPLACED WITH DIVERSE NATIVE HEDGEROW - SEE SPECIES LIST FOR 'NATIVE HEDGEROW' SPECIES

SITE STORMWATER DRAINAGE WILL COLLECT IN THIS AREA, SEE CIVIL DRAWINGS FOR DETAILS.

EXISTING COASTAL SAGE SCRUB. AREAS WITH INTACT NATIVE VEGETATION TO BE CONSERVED.

ANY NON-NATIVE/ INVASIVE PLANTS, SUCH AS PAMPAS AND EUROPEAN ANNUAL GRASSES, TO BE REMOVED AND REPLANTED WITH NATIVE COASTAL-SAGE SCRUB SPECIES.

NEW TRAIL TO CONNECT TO EXISTING TRAIL. ORIGINAL INFORMAL PATH TO BE ELIMINATED AND RESTORED WITH NATIVE COASTAL SAGE SCRUB SPECIES ACCORDING TO BLUFFS OPEN SPACE MASTERPLAN PROGRAM GUIDELINES.

ANY EROSION CAUSED BY RAIN RUN OFF OR FOOT TRAFFIC TO BE MITIGATED WITH SUITABLE SPECIES FROM COASTAL SAGE SCRUB PALETTE.

REVISION 02 - 230911, REVISION 04 231010 - ADJUSTED ARROW LOCATIONS. PROPOSED COASTAL SAGE SCRUB PLANTING INTENDED TO SERVE AS A SCREEN / BLIND AT THE PROPOSED OVERLOOK, CONSISTENT WITH THE BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM

REVISION 04 - 231010
UPDATED PARKING BACKGROUND

REVISION 02 - 230911

TREE 133 TO REMAIN

REVISION 01 - 230712

SLIGHT CHANGE TO PEDESTRIAN PATH FROM RESIDENCES TO CARP. AVE.

SITE STORMWATER DRAINAGE WILL COLLECT IN THIS AREA, SEE CIVIL DRAWINGS FOR DETAILS.

EXISTING TREES TO REMAIN, SEE ARBORIST REPORT FOR PLANT ID'S

REVISION 01 - 230712

SLIGHTSHIFT OF PARKING STRUCTURE IN NE LOT - SEE PREVIOUS PLANS

REVISION 01 - 230712

SERVICE SHED LOCATION AND KEY BUILDING GARBAGE AREAS - SEE ARCHITECTURAL PLANS

REVISION 02 - 230911
TREE 11 TO REMAIN

REVISION 02 - 230911
4FT OPEN TYPE FENCE ALONG RAILROAD R.O.W. (REF. ARCH DRAWINGS)

REVISION 03 - 231003
AT GRADE PEDESTRIAN RAILROAD CROSSING. INCL. BARRICADE ARM AND AUDIBLE ALARMS ON BOTH SIDES OF CROSSING

NEW TRAIL TO CONNECT TO EXISTING TRAIL. ALL NECESSARY EFFORTS WILL BE TAKEN TO NAVIGATE THE FUTURE TRAIL AROUND EXISTING NATIVE PLANTS. IF IN THE EVENT THAT AN EXISTING PLANT IS IMPACTED, IT WILL BE BOTH TRANSPLANTED AND PROPOGATED FROM SEED OR VEGETATIVE MATERIAL AS MITIGATION MEASURES.

EXISTING TRAIL TO REMAIN

REVISION 02 - 230911
A POLE MOUNTED SEAL WATCH VIDEO CAMERA LIVE STREAM WILL BE FACILITATED AT THE PROPOSED OVERLOOK (FINAL LOCATION TBD)

REVISION 02 - 230911, REVISION 04 231010 - ADJUSTED ARROW LOCATIONS. PROPOSED BLIND/SCREEN WILL BE MANAGED TO THE EXTENT FEASIBLE TO GROW TO A HEIGHT OF NO GREATER THAN FOUR FEET AND TO BE PRUNED TO INCREASE DENSITY TO CREATE 100% OPACITY. THIS SCREEN SHALL BE PLANTED EXCLUSIVELY OF LOCALLY NATIVE STIFF SPINED SHRUBS AS THE LEMONADEBERRY (RHUS INTEGRIFOLIA), BUSH SUNFLOWER (ENCELIA CALIFORNICA), COASTAL SAGEBRUSH, AND CALIFORNIA BUCKWHEAT, CONSISTENT WITH THE BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM.

NORTH

SOUTH

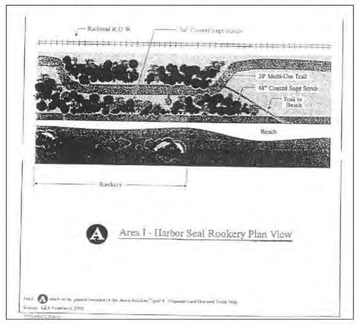
BLUFFS

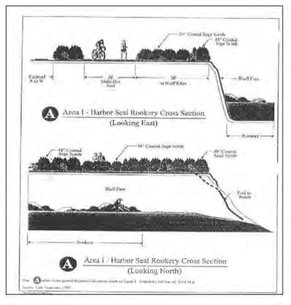
REVISION 01 - 230712

- UPDATED GRADING THROUGHOUT - SEE PREVIOUS GRADING PLANS

-FENCES AROUND RESIDENCES AND POOLS THROUGHOUT - SEE ARCHITECTURAL

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT





01 LANDSCAPE SITE PLAN – GRADING & EXISTING CONDITIONS PLAN
SCALE: 1" = 100'

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOILS WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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NOT FOR CONSTRUCTION

GENERAL NOTES:

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2.DO NOT SCALE OFF THIS DRAWING. CHECK ALL DIMENSIONS ON SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3.ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE ENGINEER BEFORE THE COMMENCEMENT OF WORKS.
4.THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATIONS

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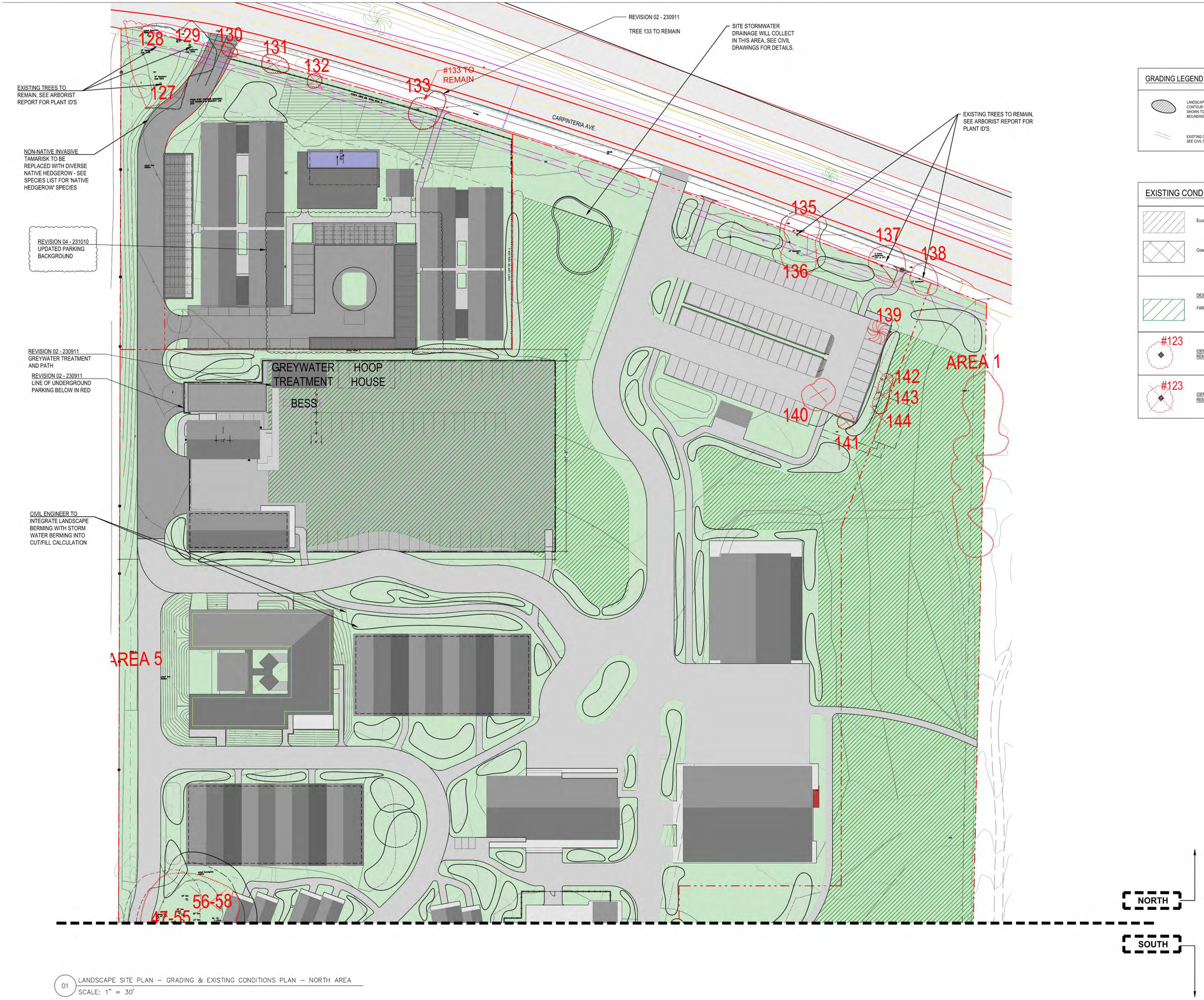
ISSUES:

No.	Description	Date
1	PRELIMINARY SCHEMATIC DESIGN	02/22/23
2	REV 01 – UPDATE ARCH AND CIVIL	07/13/23
3	REV 02 – UPDATED COMMENTS	09/11/23
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GRADING AND EXISTING CONDITIONS PLAN – FULL
Sheet No: L100
Drawn by: BM



01 LANDSCAPE SITE PLAN – GRADING & EXISTING CONDITIONS PLAN – NORTH AREA
SCALE: 1" = 30'

GRADING LEGEND

LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE, HATCH SHOWN TO DEMONSTRATE VARIABLE MOUNDING

EXISTING CONTOURS: 2'-0" CONTOUR LINES - SEE CIVIL DRAWINGS FOR FURTHER DETAILS

EXISTING CONDITIONS

Eucalyptus, Tamarisk, Encelia californica

Coastal sage scrub

DESIGNATED FARM AREAS

FARM

#123 IDENTIFIED EXISTING TREES TO REMAIN

#123 IDENTIFIED EXISTING TREES TO BE REMOVED

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOIL WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GRADING AND EXISTING CONDITIONS PLAN – NORTH
Sheet No: L101
Drawn by: BM

EXISTING EUCALYPTUS
TREES 56-58 TO BE
REMOVED. SEE ARBORIST
REPORT FOR DETAILS.

EXISTING EUCALYPTUS
TREES 47-55 TO REMAIN.
SEE ARBORIST REPORT
FOR DETAILS.

NON-NATIVE INVASIVE
TAMARISK TO BE
REPLACED WITH DIVERSE
NATIVE HEDGEROW - SEE
SPECIES LIST FOR 'NATIVE
HEDGEROW' SPECIES

SITE STORMWATER
DRAINAGE WILL COLLECT
IN THIS AREA. SEE CIVIL
DRAWINGS FOR DETAILS.

56-58
47-55
AREA 4
AREA 3
AREA 2
12
11
10
20
19

#11 TO
REMAIN

REVISION 02 - 230911
TREE 11 TO REMAIN

REVISION 02 - 230911
4FT OPEN TYPE FENCE
ALONG RAILROAD R.O.W.
(REF. ARCH DRAWINGS)

REVISION 03 - 231003
AT GRADE PEDESTRIAN RAILROAD CROSSING,
INCL. BARRICADE ARM AND AUDIBLE ALARMS
ON BOTH SIDES OF CROSSING

ENCROACHMENT
SEE SURVEY FOR
MORE INFORMATION

NORTH

SOUTH

BLUFFS

GRADING LEGEND

LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE, HATCH SHOWN TO DEMONSTRATE VARIABLE MOUNDING

EXISTING CONTOURS: 2'-0" CONTOUR LINES - SEE CIVIL DRAWINGS FOR FURTHER DETAILS

EXISTING CONDITIONS

Eucalyptus, Tamarisk, Encelia californica

Coastal sage scrub

DESIGNATED FARM AREAS

FARM

#123 IDENTIFIED EXISTING TREES TO REMAIN

#123 IDENTIFIED EXISTING TREES TO BE REMOVED

01 LANDSCAPE SITE PLAN – GRADING & EXISTING CONDITIONS PLAN – SOUTH AREA
SCALE: 1" = 30'

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOILS WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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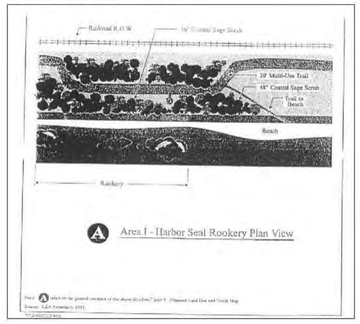
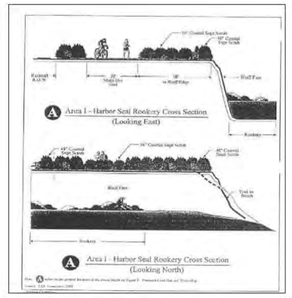
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GRADING AND EXISTING CONDITIONS PLAN – SOUTH
Sheet No.: L102
Drawn by: BM

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT





GRADING LEGEND

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EXISTING CONTOURS: 2'-0" CONTOUR LINES - SEE CIVIL DRAWINGS FOR FURTHER DETAILS

EXISTING CONDITIONS

Eucalyptus, Tamarisk, Encelia californica

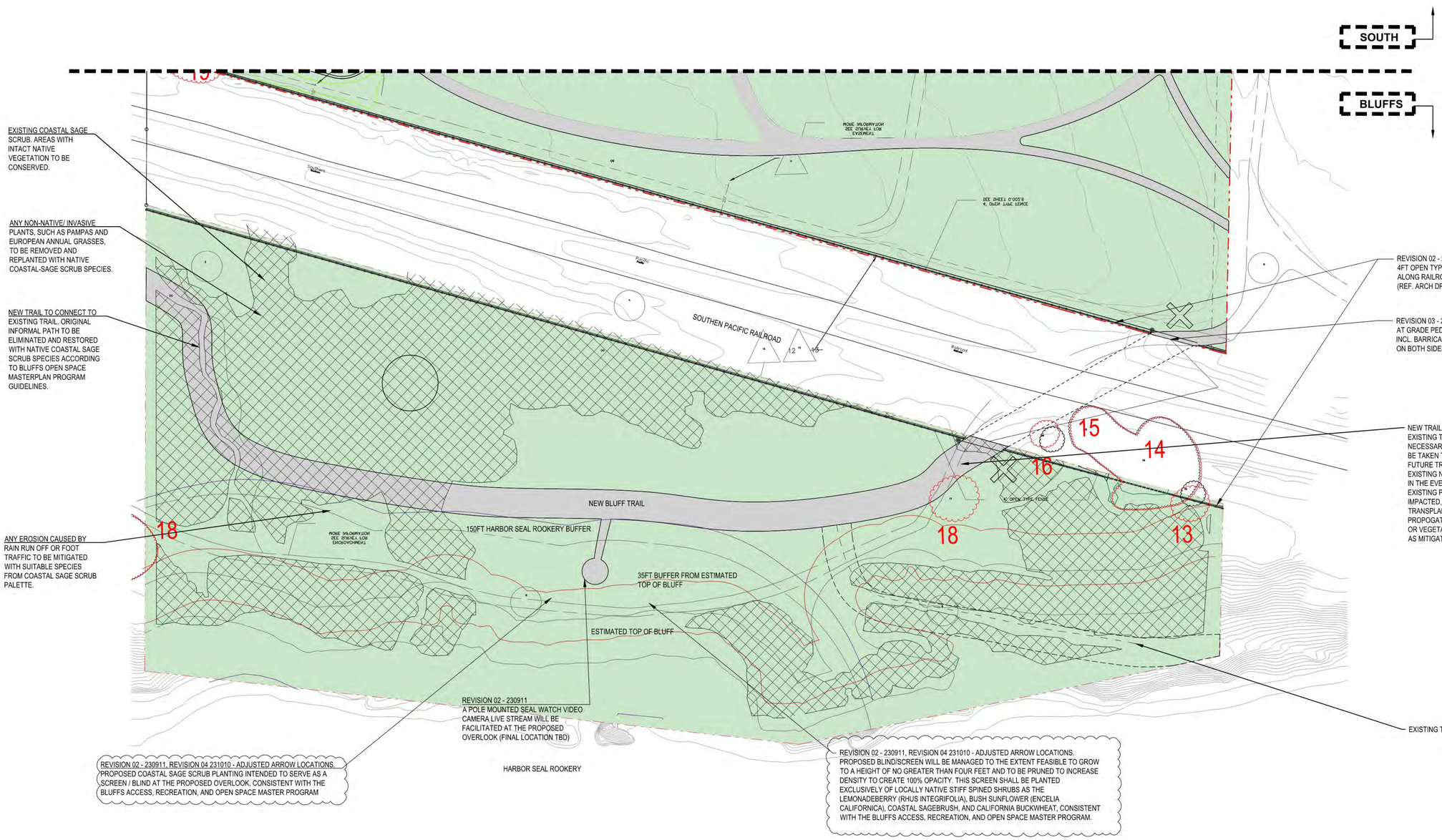
Coastal sage scrub

DESIGNATED FARM AREAS

FARM

#123 IDENTIFIED EXISTING TREES TO REMAIN

#123 IDENTIFIED EXISTING TREES TO BE REMOVED



01 LANDSCAPE SITE PLAN – GRADING & EXISTING CONDITIONS PLAN – BLUFFS AREA
SCALE: 1" = 30'

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
750 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOILS WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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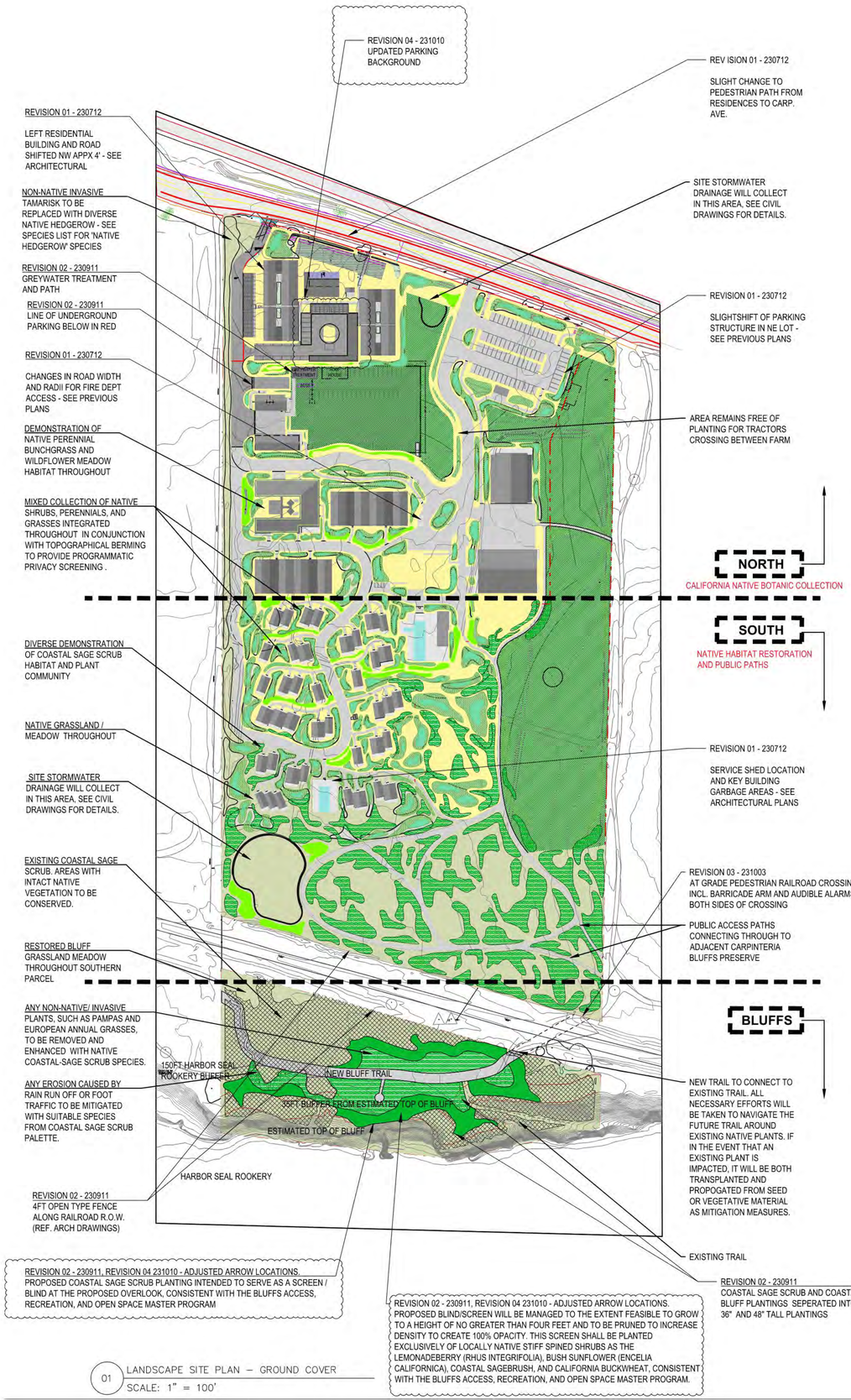
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GRADING AND EXISTING CONDITIONS PLAN – FULL
Sheet No.: L103
Drawn by: BM



01 LANDSCAPE SITE PLAN – GROUND COVER
SCALE: 1" = 100'

NORTH SECTION

CALIFORNIA NATIVE BOTANIC COLLECTION

NATIVE HEDGEROW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
HOLLYLEAF CHERRY	Prunus illicifolia	EVERGREEN SHRUB TO SMALL TREE	15 GAL
PACIFIC WAX MYRTLE	Myrica californica	EVERGREEN SHRUB TO SMALL TREE	15 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA WILDROSE	Rosa californica	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA LIVE OAK	Quercus agrifolia	MEDIUM SIZED TREE	24" BOX
BLUE ELDERBERRY	Sambucus nigra var cerulea	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
TOTAL ESTIMATED AREA			16,158 SQFT

NATIVE SHRUBS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
MANZANITA	Arctostaphylos spp.	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
RED FLOWERING CURRANT	Ribes sanguinea,	SHRUB	5 GAL
CURRANTS	Ribes spp.	SHRUB	5 GAL
BUSH ANEMONE	Carpentaria californica,	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica,	SHRUB	5 GAL
CALIFORNIA COFFEE BERRY	Rhamnus californica	SHRUB	5 GAL
SPINY REDBERRY	Rhamnus crocea,	SHRUB	5 GAL
CALIFORNIA FLANNEL	Freemontodendron californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
CALIFORNIA SAGE BUSH	Artemisa californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA BRITTLEBUSH	Encellia californica	SHRUB	5 GAL
CALIFORNIA SNOWDROP BUSH	Styrax redvivus	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
ASHY SILKTASSEL	Garrya flavescens	SHRUB	5 GAL
TOTAL ESTIMATED AREA			23,536 SQFT

NATIVE PERENNIALS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
YELLOW YARROW	Eriophyllum confertiflorum,	SUB SHRUB	1 GAL
MILKWEED	Asclepias spp.,	FLOWERING PLANT	5 GAL
YARROW	Achillea millefolium,	FLOWERING PLANT	5 GAL
CALIFORNIA TREE POPPY	Romneya coulteri,	FLOWERING PLANT	5 GAL
CALIFORNIA FUCHSIA	Zauschneria spp.,	SHRUBBY PERENNIAL	5 GAL
BLUE EYED GRASS	Sysirinchium bellum,	PERENNIAL HERB	1 GAL
FOOTHILL PENSTEMON	Penstemon heterophylus,	PERENNIAL HERB	1 GAL
SHOWY BEARDTONGUE	Penstemon spectabilis,	PERENNIAL HERB	1 GAL
SCARLET BUGLER	Penstemon centranthifolius,	PERENNIAL HERB	1 GAL
THREENERVE GOLDENROD	Solidago velutina	PERENNIAL HERB	1 GAL
CALIFORNIA GOLDENROD	Solidago californica	PERENNIAL HERB	1 GAL
DOUGLAS SAGEWORT	Artemisa douglasiana	AROMATIC SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
TOTAL ESTIMATED AREA			89,911 SQFT

MEADOW - GRASSES, SEDGES, WILDFLOWERS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
DEERGRASS	Muhlenbergia rigens	BUNCH GRASS	1 GAL
NEEDLEGRASS	Stipa lepida	BUNCH GRASS	1 GAL
GIANT WILDRYE	Elymus condensatus	BUNCH GRASS	1 GAL
SINY RUSH	Juncus acutus	GRASS LIKE HERB	1 GAL
BROMES	Bromus spp.	GRASS	LINERS
FIELD SEDGE	Carex praegracilis	SEDGE	LINERS
CALIFORNIA MELIC	Melica imperfecta	GRASS	LINERS
PARIE JUNE GRASS	Koeleria macrantha	BUNCH GRASS	1 GAL
PURPLE THREE AWN	Aristida purpurea	GRASS	LINERS
PURPLE NEEDLE GRASS	Stipa pulchra	GRASS	LINERS
NODDING NEEDLE GRASS	Stipa cernua	GRASS	LINERS
CREEPING WILD RYE	Elymus tritcoides	GRASS	LINERS
BLUE WILD RYE	Elymus glauca	GRASS	LINERS
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
WESTERN RUSH	Juncus occidentalis	GRASSLIKE PERENNIAL	1 GAL
CALIFORNIA GRAY RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			136,666 SQFT

REV ISION 01 - 230712

- UPDATED GRADING THROUGHOUT - SEE PREVIOUS GRADING PLANS

-FENCES AROUND RESIDENCES AND POOLS THROUGHOUT - SEE ARCHITECTURAL

REVISION 02 - 230911
-ALL SPECIES IN THE SPECIES LIST INCLUDE THE SPECIES LISTED IN THE "BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM"

SOUTH SECTION

NATIVE HABITAT RESTORATION AND PUBLIC PATHS

COASTAL BLUFF AND SAGE SCRUB

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA SAGE BUSH	Artemisa californica	SHRUB	5 GAL
BROOMS	Baccharis spp.	SHRUB	5 GAL
PURPLE SAGE	Salvia leucophylla	SHRUB	5 GAL
SANTA ROSA ISLAND SAGE	Salvia brandegeii	SHRUB	5 GAL
BLACK SAGE	Salvia melifera	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKWHEAT	Erigonum fasciculatum	SHRUB	5 GAL
BUCKWHEAT	Eriogonum spp.	SHRUB	5 GAL
BLUFFS BUCKWHEAT	Eriogonum cinereum	SHRUB	5 GAL
DUNES BUCKWHEAT	Eriogonum parvifolium	SHRUB	5 GAL
BUSH MONKEY FLOWER	Diplacus aurantiacus	SHRUB	5 GAL
MONKEY FLOWER	Deplacus spp.	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
WOOLLY SUNFLOWER	Eriophyllum spp.	SUB SHRUB	5 GAL
COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
COASTAL PRICKLY PEAR	Opuntia litoralis	SHRUB / SUCCULENT	15 GAL
CALIFORNIA BRITTLEBUSH	Encellia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea)	SHRUB	5 GAL
COAST GOLDENBUSH	Isocoma venetus ssp. vernonioides	SHRUB	5 GAL
TOTAL ESTIMATED AREA			168,380 SQFT

GRASSLAND / MEADOW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
BROMES	Bromus spp.	GRASS	LINERS
RUSHES	Juncus spp.	GRASSLIKE PERENNIAL	1 GAL
FEATHER GRASS	Stipa spp.	BUNCH GRASS	1 GAL
WILD RYE	Elymus spp.	BUNCH GRASS	1 GAL
NEEDLE GRASS	Nasella spp.	BUNCH GRASS	1 GAL
SEDGES	Carex spp.	GRASSLIKE PERENNIAL	1 GAL
MELIC GRASS	Melica spp.	PERENNIAL GRASS	1 GAL
JUNEGRASS	Koeleria spp.	PERENNIAL GRASS	1 GAL
THREE AWNS	Aristida spp.	BUNCH GRASS	1 GAL
TOTAL ESTIMATED AREA			224,519 SQFT

THROUGHOUT SITE

RIPARIAN

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ARROYO WILLOW	Salix lasiolepis	SHRUB TO SMALL TREE	15 GAL
NARROWLEAF WILLOW	Salix exigua	SHRUB TO SMALL TREE	15 GAL
ELDERBERRY	Sambucus spp.	BUSH	5 GAL
HARFORD'S SEDGE	Carex Hartfordii	GRASSLIKE HERB	1 GAL
SPREADING RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
WESTERN REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKEYE	Aesculus californica	SHRUB TO SMALL TREE	15 GAL
WHITE ALDER	Alnus rhombifolia	TREE	15 GAL
PACIFIC NINEBARK	Physocarpus capitatus	SHRUB	5 GAL
BOXELDER MAPLE	Acer negundo	TREE	15 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
DOGWOODS	Cornus spp.	SHRUB TO SMALL TREE	15 GAL
MULE FAT	Baccharis salicifolia	SHRUB	5 GAL
CLUSTERED FIELD SEDGE	Carex praegracilis	GRASS	LINER
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea)	SHRUB	5 GAL
TOTAL ESTIMATED AREA			15,244 SQFT

PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

EXISTING CONDITIONS

- Coastal sage scrub

DESIGNATED FARM AREAS

- FARM

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
750 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
S.E.P.P.S.
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
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ISLAND PLANNING CORPORATION
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MIAMI BEACH, FL 33139

GEOLOGIST
GEOSOIL WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
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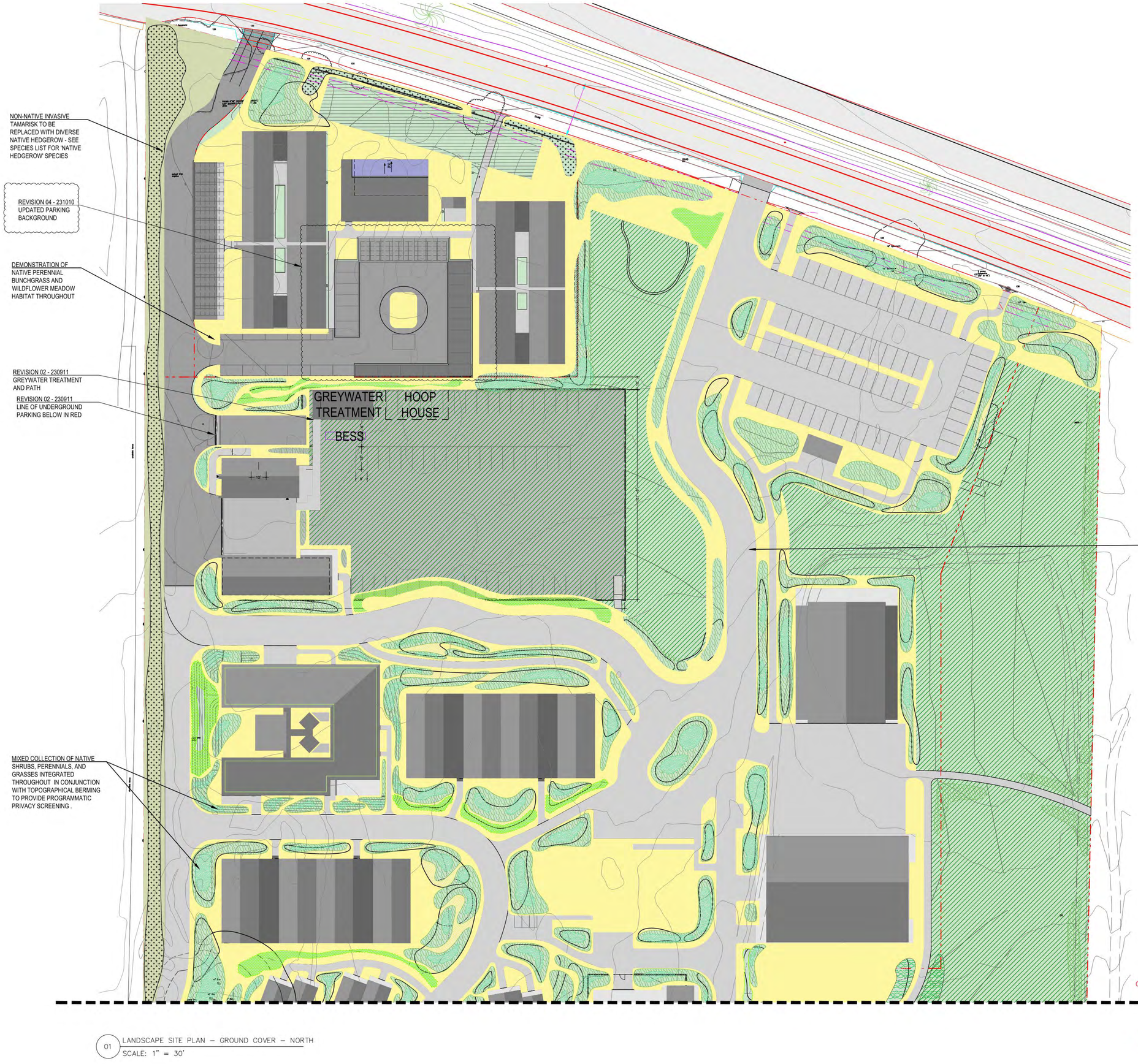
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date	Project No.
10/10/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
GROUNDCOVER PLAN – FULL SITE

Sheet No:	Drawn by:
L200	BM



01 LANDSCAPE SITE PLAN – GROUND COVER – NORTH
SCALE: 1" = 30'

PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

EXISTING CONDITIONS

- Coastal sage scrub

DESIGNATED FARM AREAS

- FARM

IPC
ISLAND PLANNING CORPORATION
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MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
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CARPINTERIA, CA 93013

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5	REV 04 – UPDATED COMMENTS	10/10/23

Date	Project No.
10/10/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
GROUNDCOVER PLAN – NORTH

Sheet No:	Drawn by:
L201	BM

01 LANDSCAPE SITE PLAN – GROUND COVER – SOUTH
SCALE: 1" = 30'

PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

EXISTING CONDITIONS

- Coastal sage scrub
- DESIGNATED FARM AREAS
- FARM

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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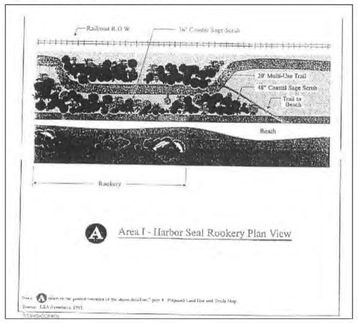
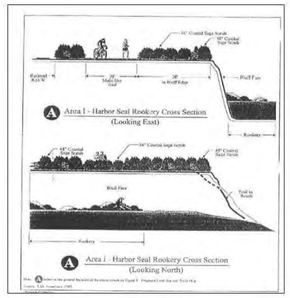
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GROUNDCOVER PLAN – SOUTH
Sheet No.: L202
Drawn by: BM

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT





REVISION 02 - 230911
COASTAL SAGE SCRUB AND COASTAL BLUFF PLANTINGS SEPERATED INTO 36" AND 48" TALL PLANTINGS

PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

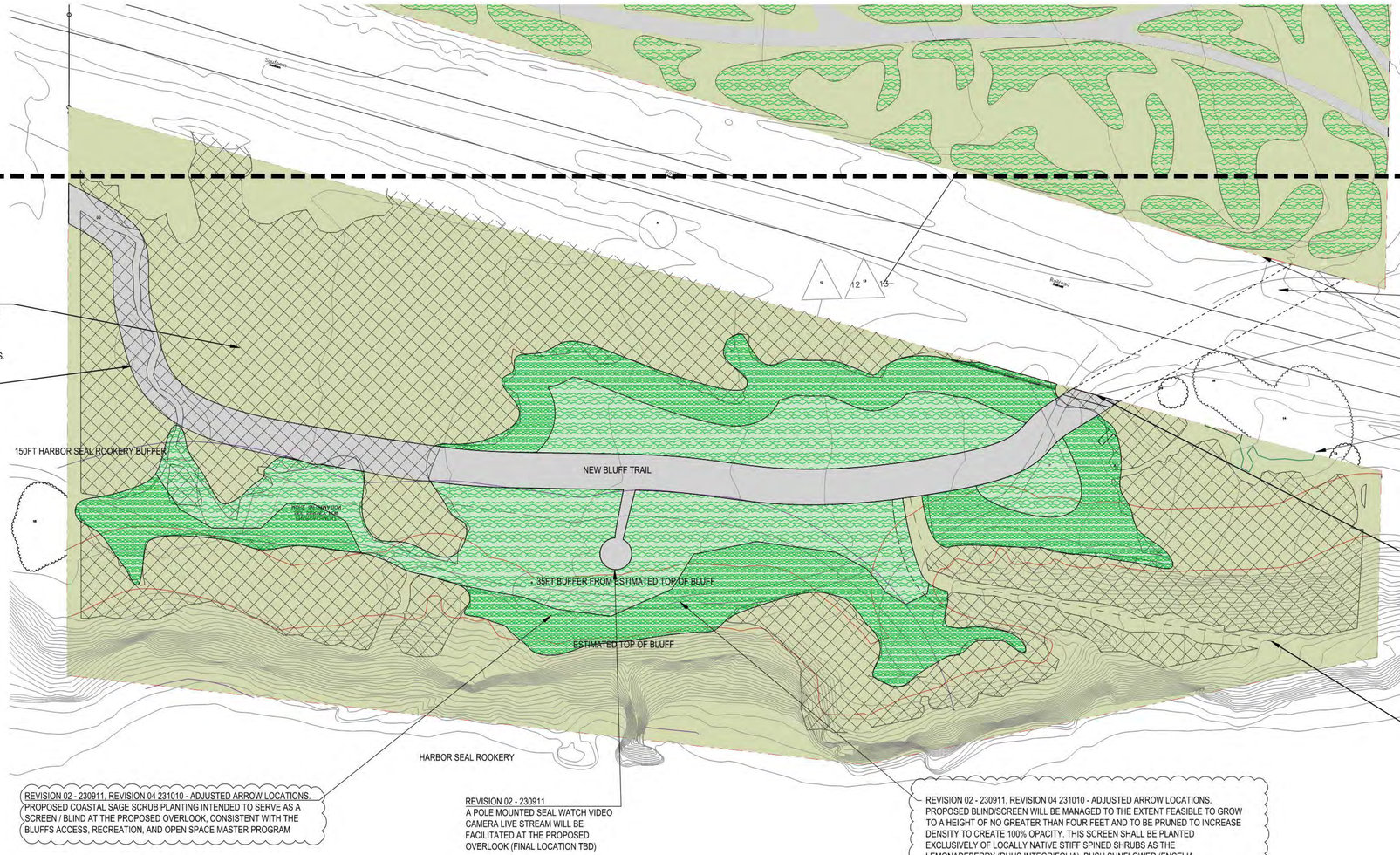
- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

EXISTING CONDITIONS

- Coastal sage scrub

DESIGNATED FARM AREAS

- FARM



01 LANDSCAPE SITE PLAN – GROUND COVER – SOUTH
SCALE: 1" = 30'

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, # C
MIAMI BEACH, FL 33139

PROJECT:
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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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SURVEYOR
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3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: GROUNDCOVER PLAN – BLUFFS
Sheet No.: L203
Drawn by: BM

01 LANDSCAPE SITE PLAN – CANOPY COVER – FULL SITE
SCALE: 1" = 100'

TREES - CATEGORY: SMALL

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
MANZANITAS	Arctostaphylos spp.	TREE	24" BOX
CALIFORNIA LILAC	Ceanothus spp.	TREE	24" BOX
MAPLE	Acer spp	TREE	24" BOX
WESTERN REDBUD	Cercis occidentalis	TREE	24" BOX
HOLLYLEAF CHERRY	Prunus ilicifolia	TREE	24" BOX
	QUANTITY		150

TREES - CATEGORY: MEDIUM

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ELDERBERRY	Sambucus spp.	TREE	36" BOX
CALIFORNIA BUCKEYE	Aesculus californica	TREE	36" BOX
OAK	Quercus spp.	TREE	36" BOX
	QUANTITY		138

TREES - CATEGORY: LARGE

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
OAK	Quercus spp.	TREE	48" BOX
BIGLEAF MAPLE	Acer macrophyllum	TREE	48" BOX
WESTERN SYCAMORE	Platanus racemosa	TREE	48" BOX
CALIFORNIA BLACK WALNUT	Juglans californica	TREE	48" BOX
MARINA STRAWBERRY TREE	Arbutus 'marina'	TREE	48" BOX
WHITE ALDER	Alnus rhombifolia	TREE	48" BOX
	QUANTITY		169

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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FLOWERS & ASSOCIATES, INC.
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5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN – FULL
Sheet No: L300
Drawn by: BM

REVISION 04 - 231010
UPDATED PARKING
BACKGROUND

MIXED COLLECTION OF
NATIVE TREES
INTEGRATED
THROUGHOUT

REVISION 02 - 230911
GREYWATER TREATMENT
AND PATH

GREYWATER TREATMENT

HOOP HOUSE

BESS

MIXED COLLECTION OF
NATIVE TREES
INTEGRATED
THROUGHOUT

NORTH

SOUTH

01 LANDSCAPE SITE PLAN – CANOPY COVER – NORTH
SCALE: 1" = 30'

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
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PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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1	PRELIMINARY SCHEMATIC DESIGN	02/22/23
2	REV 01 – UPDATE ARCH AND CIVIL	07/12/23
3	REV 02 – UPDATED COMMENTS	09/11/23
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN – NORTH
Sheet No: L301
Drawn by: BM

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

01 LANDSCAPE SITE PLAN – CANOPY COVER – SOUTH
SCALE: 1" = 30'

IPC
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
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PLANNING CONSULTANT
S.E.P.P.S.
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CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
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LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
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MIAMI BEACH, FL 33139

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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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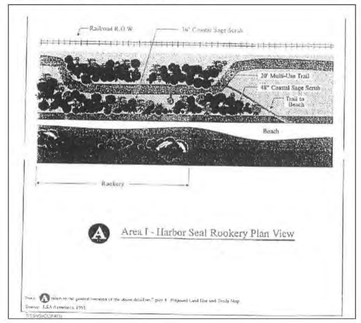
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

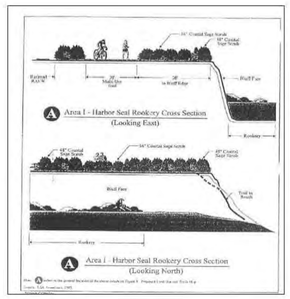
Date	Project No.
10/10/2023	PDS049
Scale	Sheet Size
PER PLAN	30" x 42"

Sheet Title
CANOPY PLAN – SOUTH

Sheet No:	Drawn by:
L302	BM

REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT





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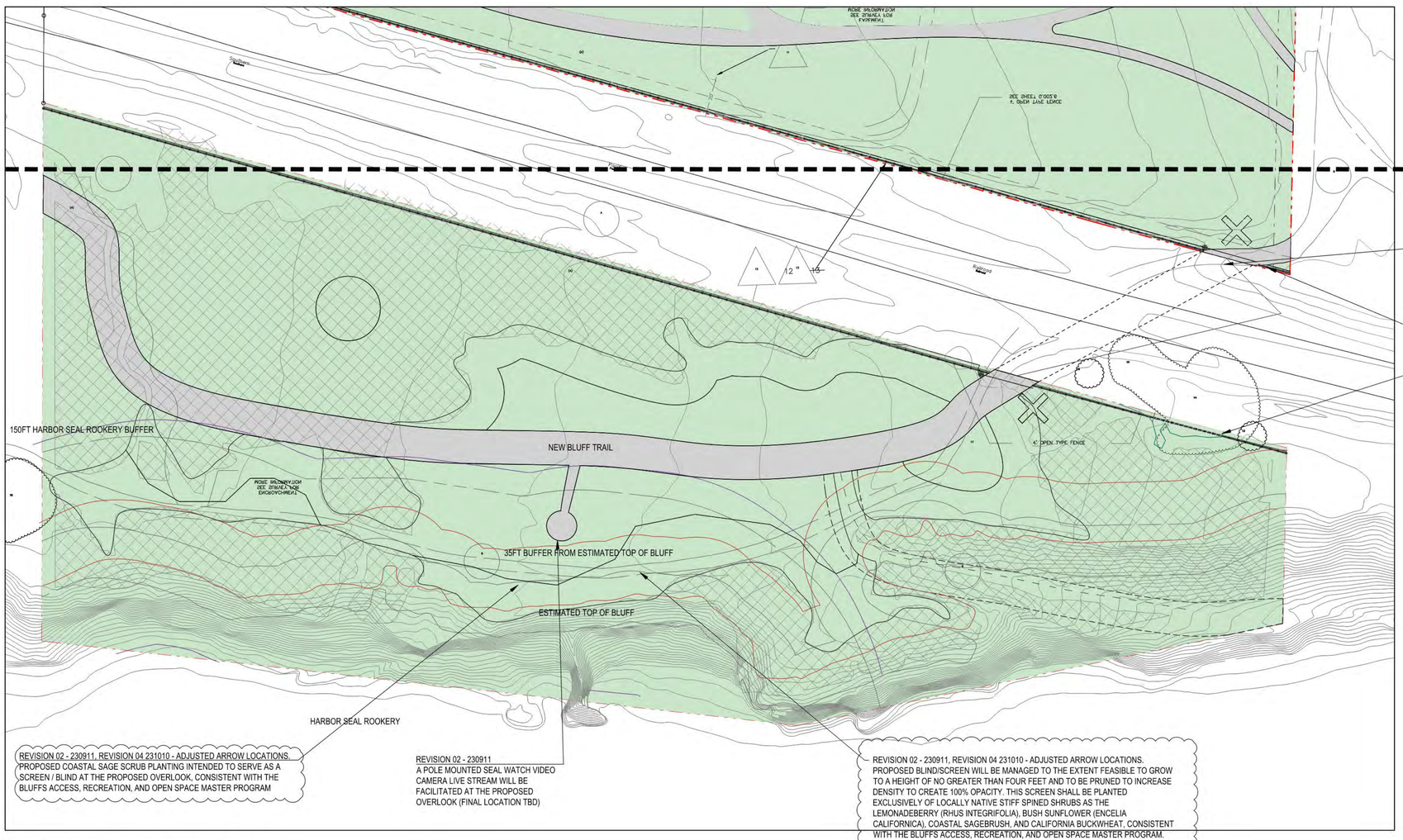
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY



01 LANDSCAPE SITE PLAN – CANOPY COVER – BLUFFS
SCALE: 1" = 30'

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE.
CARPINTERIA, CA 93013

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Sheet Size: 30" x 42"
Sheet Title: CANOPY PLAN – BLUFFS
Sheet No: L303
Drawn by: BM

01 LANDSCAPE SITE PLAN – FULL PLANTING PLAN
SCALE: 1" = 100'

NORTH SECTION

CALIFORNIA NATIVE BOTANIC COLLECTION

NATIVE HEDGEROW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
HOLLYLEAF CHERRY	Prunus illicifolia	EVERGREEN SHRUB TO SMALL TREE	15 GAL
PACIFIC WAX MYRTLE	Myrica californica	EVERGREEN SHRUB TO SMALL TREE	15 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA WILDROSE	Rosa californica	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA LIVE OAK	Quercus agrifolia	MEDIUM SIZED TREE	24" BOX
BLUE ELDERBERRY	Sambucus nigra var cerulea	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
TOTAL ESTIMATED AREA			16,158 SQFT

NATIVE SHRUBS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
MANZANITA	Arctostaphylos spp.	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
RED FLOWERING CURRANT	Ribes sanguinea,	SHRUB	5 GAL
CURRANTS	Ribes spp.	SHRUB	5 GAL
BUSH ANEMONE	Carpentaria californica,	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica,	SHRUB	5 GAL
CALIFORNIA COFFEE BERRY	Rhamnus californica	SHRUB	5 GAL
SPINY REDBERRY	Rhamnus crocea,	SHRUB	5 GAL
CALIFORNIA FLANNEL	Freemontodendron californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
CALIFORNIA SAGE BUSH	Artemisa californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA BRITTLEBUSH	Encellia californica	SHRUB	5 GAL
CALIFORNIA SNOWDROP BUSH	Styrax redvivus	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
ASHY SILKTASSEL	Garrya flavescens	SHRUB	5 GAL
TOTAL ESTIMATED AREA			23,536 SQFT

NATIVE PERENNIALS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
YELLOW YARROW	Eriophyllum confertiflorum,	SUB SHRUB	1 GAL
MILKWEED	Asclepias spp.,	FLOWERING PLANT	5 GAL
YARROW	Achillea millefolium,	FLOWERING PLANT	5 GAL
CALIFORNIA TREE POPPY	Romneya coulteri,	FLOWERING PLANT	5 GAL
CALIFORNIA FUCHSIA	Zauschneria spp.,	SHRUBBY PERENNIAL	5 GAL
BLUE EYED GRASS	Sysirinchium bellum,	PERENNIAL HERB	1 GAL
FOOTHILL PENSTEMON	Penstemon heterophylus,	PERENNIAL HERB	1 GAL
SHOWY BEARDTONGUE	Penstemon spectabilis,	PERENNIAL HERB	1 GAL
SCARLET BUGLER	Penstemon centranthifolius,	PERENNIAL HERB	1 GAL
THREENERVE GOLDENROD	Solidago velutina	PERENNIAL HERB	1 GAL
CALIFORNIA GOLDENROD	Solidago californica	PERENNIAL HERB	1 GAL
DOUGLAS SAGEWORT	Artemisa douglasiana	AROMATIC SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
TOTAL ESTIMATED AREA			89,911 SQFT

MEADOW - GRASSES, SEDGES, WILDFLOWERS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
DEERGRASS	Muhlenbergia rigens	BUNCH GRASS	1 GAL
NEEDLEGRASS	Stipa lepida	BUNCH GRASS	1 GAL
GIANT WILDRYE	Elymus condensatus	BUNCH GRASS	1 GAL
SINY RUSH	Juncus acutus	GRASS LIKE HERB	1 GAL
BROMES	Bromus spp.	GRASS	LINERS
FIELD SEDGE	Carex praegracilis	SEDGE	LINERS
CALIFORNIA MELIC	Melica imperfecta	GRASS	LINERS
PARIE JUNE GRASS	Koeleria macrantha	BUNCH GRASS	1 GAL
PURPLE THREE AWN	Aristida purpurea	GRASS	LINERS
PURPLE NEEDLE GRASS	Stipa pulchra	GRASS	LINERS
NODDING NEEDLE GRASS	Stipa cernua	GRASS	LINERS
CREEPING WILD RYE	Elymus tritcoides	GRASS	LINERS
BLUE WILD RYE	Elymus glauca	GRASS	LINERS
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
WESTERN RUSH	Juncus occidentalis	GRASSLIKE PERENNIAL	1 GAL
CALIFORNIA GRAY RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			136,666 SQFT

REVISION 02 - 230911
-ALL SPECIES IN THE SPECIES LIST INCLUDE THE SPECIES LISTED IN THE "BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM"

SOUTH SECTION

NATIVE HABITAT RESTORATION AND PUBLIC PATHS

COASTAL BLUFF AND SAGE SCRUB

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA SAGE BUSH	Artemisa californica	SHRUB	5 GAL
BROOMS	Baccharis spp.	SHRUB	5 GAL
PURPLE SAGE	Salvia leucophylla	SHRUB	5 GAL
SANTA ROSA ISLAND SAGE	Salvia brandegeii	SHRUB	5 GAL
BLACK SAGE	Salvia melifera	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKWHEAT	Erigonum fasciculatum	SHRUB	5 GAL
BUCKWHEAT	Eriogonum spp.	SHRUB	5 GAL
BUSH MONKEY FLOWER	Diplacus aurantiacus	SHRUB	5 GAL
MONKEY FLOWER	Deplacus spp.	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
WOOLLY SUNFLOWER	Eriophyllum spp.	SUB SHRUB	5 GAL
COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
COASTAL PRICKLY PEAR	Opuntia litoralis	SHRUB / SUCCULENT	15 GAL
CALIFORNIA BRITTLEBUSH	Encellia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
TOTAL ESTIMATED AREA			168,380 SQFT

GRASSLAND / MEADOW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
BROMES	Bromus spp.	GRASS	LINERS
RUSHES	Juncus spp.	GRASSLIKE PERENNIAL	1 GAL
FEATHER GRASS	Stipa spp.	BUNCH GRASS	1 GAL
WILD RYE	Elymus spp.	BUNCH GRASS	1 GAL
NEEDLE GRASS	Nasella spp.	BUNCH GRASS	1 GAL
SEDGES	Carex spp.	GRASSLIKE PERENNIAL	1 GAL
MELIC GRASS	Melica spp.	PERENNIAL GRASS	1 GAL
JUNEGRASS	Koeleria spp.	PERENNIAL GRASS	1 GAL
THREE AWNS	Aristida spp.	BUNCH GRASS	1 GAL
TOTAL ESTIMATED AREA			224,519 SQFT

THROUGHOUT SITE

RIPARIAN

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ARROYO WILLOW	Salix lasiolepis	SHRUB TO SMALL TREE	15 GAL
NARROWLEAF WILLOW	Salix exigua	SHRUB TO SMALL TREE	15 GAL
ELDERBERRY	Sambucus spp.	BUSH	5 GAL
HARFORD'S SEDGE	Carex Hartfordii	GRASSLIKE HERB	1 GAL
SPREADING RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
WESTERN REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKEYE	Aesculus californica	SHRUB TO SMALL TREE	15 GAL
WHITE ALDER	Alnus rhombifolia	TREE	15 GAL
PACIFIC NINEBARK	Physocarpus capitatus	SHRUB	5 GAL
BOXELDER MAPLE	Acer negundo	TREE	15 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
DOGWOODS	Cornus spp.	SHRUB TO SMALL TREE	15 GAL
MULE FAT	Baccharis salicifolia	SHRUB	5 GAL
CLUSTERED FIELD SEDGE	Carex praegracilis	GRASS	LINER
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			15,244 SQFT

TREES - CATEGORY: SMALL

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
MANZANITAS	Arctostaphylos spp.	TREE	24" BOX
CALIFORNIA LILAC	Ceanothus spp.	TREE	24" BOX
MAPLE	Acer spp	TREE	24" BOX
WESTERN REDBUD	Cercis occidentalis	TREE	24" BOX
HOLLYLEAF CHERRY	Prunus illicifolia	TREE	24" BOX
QUANTITY			150

TREES - CATEGORY: MEDIUM

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ELDERBERRY	Sambucus spp.	TREE	36" BOX
CALIFORNIA BUCKEYE	Aesculus californica	TREE	36" BOX
OAK	Quercus spp.	TREE	36" BOX
QUANTITY			138

TREES - CATEGORY: LARGE

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
OAK	Quercus spp.	TREE	48" BOX
BIGLEAF MAPLE	Acer macrophyllum	TREE	48" BOX
WESTERN SYCAMORE	Platanus racemosa	TREE	48" BOX
CALIFORNIA BLACK WALNUT	Juglans californica	TREE	48" BOX
MARINA STRAWBERRY TREE	Arbutus 'marina'	TREE	48" BOX
WHITE ALDER	Alnus rhombifolia	TREE	48" BOX
QUANTITY			169

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Sheet Title: PLANTING PLAN – FULL
Sheet No.: L400
Drawn by: BM

01 LANDSCAPE SITE PLAN – FULL PLANTING PLAN – NORTH
SCALE: 1" = 100'

PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

EXISTING CONDITIONS

- Coastal sage scrub

DESIGNATED FARM AREAS

- FARM

TREE LEGEND

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5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: PLANTING PLAN – NORTH
Sheet No.: L401
Drawn by: BM

NORTH

CALIFORNIA NATIVE BOTANIC COLLECTION

DIVERSE DEMONSTRATION OF COASTAL SAGE SCRUB HABITAT AND PLANT COMMUNITY

NATIVE GRASSLAND / MEADOW THROUGHOUT

EXISTING COASTAL SAGE SCRUB. AREAS WITH INTACT NATIVE VEGETATION TO BE CONSERVED.

RESTORED BLUFF GRASSLAND MEADOW THROUGHOUT SOUTHERN PARCEL

PUBLIC ACCESS PATHS CONNECTING THROUGH TO ADJACENT CARPINTERIA BLUFFS PRESERVE

REVISION 02 - 230911
4FT OPEN TYPE FENCE ALONG RAILROAD R.O.W. (REF. ARCH DRAWINGS)

REVISION 03 - 231003
AT GRADE PEDESTRIAN RAILROAD CROSSING, INCL. BARRICADE ARM AND AUDIBLE ALARMS ON BOTH SIDES OF CROSSING

SOUTH
NATIVE HABITAT RESTORATION AND PUBLIC PATHS

BLUFFS

01 LANDSCAPE SITE PLAN – FULL PLANTING PLAN – SOUTH
SCALE: 1" = 100'

PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

EXISTING CONDITIONS

- Coastal sage scrub

DESIGNATED FARM AREAS

- FARM

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

ISLAND PLANNING CORPORATION
248 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:

5885 CARPINTERIA AVE
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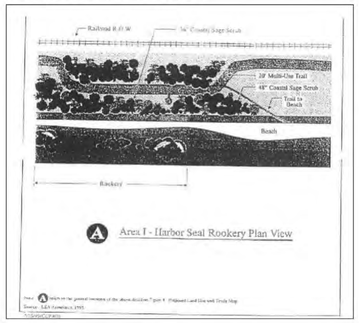
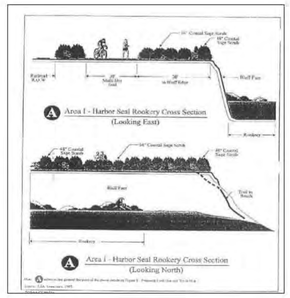
REVISION 02 - 230911
TYPICAL DETAILS FOR HARBOR SEAL ROOKERY / COASTAL SAGE SCRUB AREA PER GUIDELINES PROVIDED BY "CARP BLUFFS ACCESS AREA AND OPEN SPACE MASTER PROGRAM" DOCUMENT





PLANTING LEGEND

GROUNDCOVER REGIONS

- NATIVE HEDGEROW
- NATIVE PERENNIALS
- NATIVE SHRUB AND PERENNIALS
- NATIVE GRASSES, SEDGES, AND WILDFLOWERS
- RIPARIAN
- 36" TALL COASTAL BLUFF AND SAGE SCRUB
- 48" COASTAL BLUFF AND SAGE SCRUB
- GRASSLAND / MEADOW
- GREEN ROOF

GRADING LEGEND

- LANDSCAPE BERMS: 2'-0" BOUDARY CONTOUR LINE AS OUTLINE
- EXISTING CONTOURS: 2'-0" CONTOUR LINES

REVISION 02 - 230911
COASTAL SAGE SCRUB AND COASTAL BLUFF PLANTINGS SEPERATED INTO 36" AND 48" TALL PLANTINGS

EXISTING CONDITIONS

- Coastal sage scrub

DESIGNATED FARM AREAS

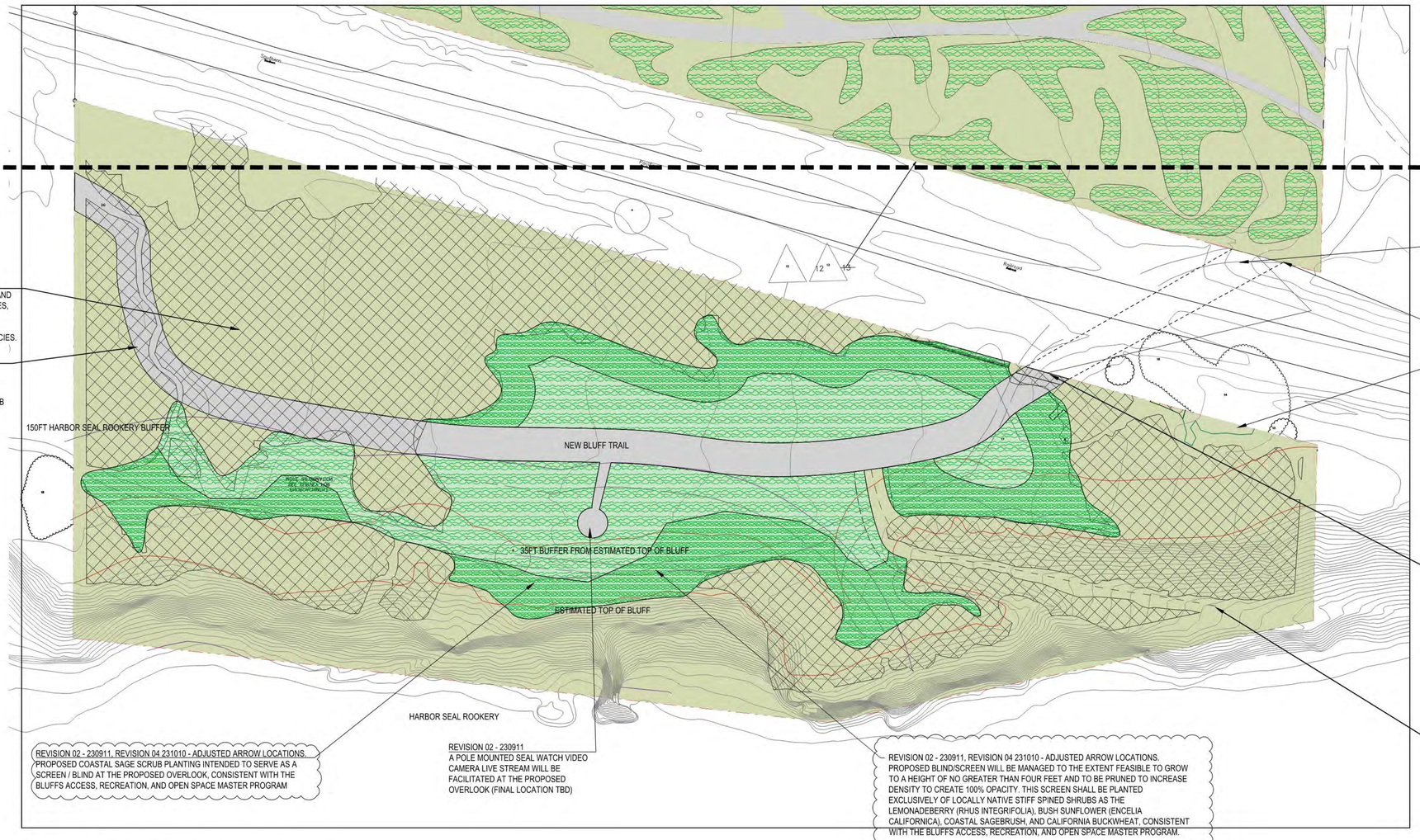
- FARM

TREE LEGEND

TREE CATEGORY 1
SMALL - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 2
MEDIUM - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY

TREE CATEGORY 3
LARGE - SEE SPECIES LIST
VARIOUS COLORS SHOWN TO DEMONSTRATE DIVERSITY



ANY NON-NATIVE/ INVASIVE PLANTS, SUCH AS PAMPAS AND EUROPEAN ANNUAL GRASSES, TO BE REMOVED AND ENHANCED WITH NATIVE COASTAL-SAGE SCRUB SPECIES.

ANY EROSION CAUSED BY RAIN RUN OFF OR FOOT TRAFFIC TO BE MITIGATED WITH SUITABLE SPECIES FROM COASTAL SAGE SCRUB PALETTE.

REVISION 02 - 230911, REVISION 04 231010 - ADJUSTED ARROW LOCATIONS. PROPOSED COASTAL SAGE SCRUB PLANTING INTENDED TO SERVE AS A SCREEN / BLIND AT THE PROPOSED OVERLOOK, CONSISTENT WITH THE BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM

REVISION 02 - 230911
A POLE MOUNTED SEAL WATCH VIDEO CAMERA LIVE STREAM WILL BE FACILITATED AT THE PROPOSED OVERLOOK (FINAL LOCATION TBD)

REVISION 02 - 230911, REVISION 04 231010 - ADJUSTED ARROW LOCATIONS. PROPOSED BLIND/SCREEN WILL BE MANAGED TO THE EXTENT FEASIBLE TO GROW TO A HEIGHT OF NO GREATER THAN FOUR FEET AND TO BE PRUNED TO INCREASE DENSITY TO CREATE 100% OPACITY. THIS SCREEN SHALL BE PLANTED EXCLUSIVELY OF LOCALLY NATIVE STIFF SPINED SHRUBS AS THE LEMONADEBERRY (RHUS INTEGRIFOLIA), BUSH SUNFLOWER (ENCELIA CALIFORNICA), COASTAL SAGEBRUSH, AND CALIFORNIA BUCKWHEAT, CONSISTENT WITH THE BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM.

REVISION 03 - 231003
AT GRADE PEDESTRIAN RAILROAD CROSSING, INCL. BARRICADE ARM AND AUDIBLE ALARMS ON BOTH SIDES OF CROSSING

REVISION 02 - 230911
4FT OPEN TYPE FENCE ALONG RAILROAD R.O.W. (REF. ARCH DRAWINGS)

NEW TRAIL TO CONNECT TO EXISTING TRAIL. ALL NECESSARY EFFORTS WILL BE TAKEN TO NAVIGATE THE FUTURE TRAIL AROUND EXISTING NATIVE PLANTS. IF IN THE EVENT THAT AN EXISTING PLANT IS IMPACTED, IT WILL BE BOTH TRANSPLANTED AND PROPOGATED FROM SEED OR VEGETATIVE MATERIAL AS MITIGATION MEASURES.

EXISTING TRAIL

SOUTH
NATIVE HABITAT RESTORATION AND PUBLIC PATHS

01 LANDSCAPE SITE PLAN – FULL PLANTING PLAN – SOUTH
SCALE: 1" = 100'

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Drawn by: BM

NORTH SECTION

CALIFORNIA NATIVE BOTANIC COLLECTION

NATIVE HEDGEROW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
HOLLYLEAF CHERRY	Prunus illicifolia	EVERGREEN SHRUB TO SMALL TREE	15 GAL
PACIFIC WAX MYRTLE	Myrica californica	EVERGREEN SHRUB TO SMALL TREE	15 GAL
CALIFORNIA COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA WILDROSE	Rosa californica	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA LIVE OAK	Quercus agrifolia	MEDIUM SIZED TREE	24" BOX
BLUE ELDERBERRY	Sambucus nigra var cerulea	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
TOTAL ESTIMATED AREA			16,158 SQFT

NATIVE SHRUBS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
SUGAR SUMAC	Rhus ovata	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
MANZANITA	Arctostaphylos spp.	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
RED FLOWERING CURRANT	Ribes sanguinea,	SHRUB	5 GAL
CURRANTS	Ribes spp.	SHRUB	5 GAL
BUSH ANEMONE	Carpentaria californica,	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica,	SHRUB	5 GAL
CALIFORNIA COFFEE BERRY	Rhamnus californica	SHRUB	5 GAL
SPINY REDBERRY	Rhamnus crocea,	SHRUB	5 GAL
CALIFORNIA FLANNEL	Freemontodendron californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
CALIFORNIA SCRUB OAK	Quercus berberidifolia	SHRUB	5 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
CALIFORNIA SAGE BUSH	Artemisa californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BUSH	Baccharis pilularis	SHRUB	5 GAL
CALIFORNIA BRITTLEBUSH	Encelia californica	SHRUB	5 GAL
CALIFORNIA SNOWDROP BUSH	Styrax redvivus	SHRUB	5 GAL
SILK TASSEL BUSH	Garrya elliptica	SHRUB	5 GAL
ASHY SILKTASSEL	Garrya flavescens	SHRUB	5 GAL
TOTAL ESTIMATED AREA			23,536 SQFT

NATIVE PERENNIALS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
YELLOW YARROW	Eriophyllum confertiflorum,	SUB SHRUB	1 GAL
MILKWEED	Asclepias spp.,	FLOWERING PLANT	5 GAL
YARROW	Achillea millefolium,	FLOWERING PLANT	5 GAL
CALIFORNIA TREE POPPY	Romneya coulteri,	FLOWERING PLANT	5 GAL
CALIFORNIA FUCHSIA	Zauschneria spp.,	SHRUBBY PERENNIAL	5 GAL
BLUE EYED GRASS	Sysirinchium bellum,	PERENNIAL HERB	1 GAL
FOOTHILL PENSTEMON	Penstemon heterophylus,	PERENNIAL HERB	1 GAL
SHOWY BEARDTONGUE	Penstemon spectabilis,	PERENNIAL HERB	1 GAL
SCARLET BUGLER	Penstemon centranthifolius,	PERENNIAL HERB	1 GAL
THREENERVE GOLDENROD	Solidago velutina	PERENNIAL HERB	1 GAL
CALIFORNIA GOLDENROD	Solidago californica	PERENNIAL HERB	1 GAL
DOUGLAS SAGEWORT	Artemisa douglasiana	AROMATIC SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
TOTAL ESTIMATED AREA			89,911 SQFT

MEADOW - GRASSES, SEDGES, WILDFLOWERS

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
DEERGRASS	Muhlenbergia rigens	BUNCH GRASS	1 GAL
NEEDLEGRASS	Stipa lepida	BUNCH GRASS	1 GAL
GIANT WILDRYE	Elymus condensatus	BUNCH GRASS	1 GAL
SINY RUSH	Juncus acutus	GRASS LIKE HERB	1 GAL
BROMES	Bromus spp.	GRASS	LINERS
FIELD SEDGE	Carex praegracilis	SEDGE	LINERS
CALIFORNIA MELIC	Melica imperfecta	GRASS	LINERS
PARIE JUNE GRASS	Koeleria macrantha	BUNCH GRASS	1 GAL
PURPLE THREE AWN	Aristida purpurea	GRASS	LINERS
PURPLE NEEDLE GRASS	Stipa pulchra	GRASS	LINERS
NODDING NEEDLE GRASS	Stipa cernua	GRASS	LINERS
CREEPING WILD RYE	Elymus tritcoides	GRASS	LINERS
BLUE WILD RYE	Elymus glauca	GRASS	LINERS
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
WESTERN RUSH	Juncus occidentalis	GRASSLIKE PERENNIAL	1 GAL
CALIFORNIA GRAY RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
TOTAL ESTIMATED AREA			136,666 SQFT

REVISION 02 - 230911
-ALL SPECIES IN THE SPECIES LIST INCLUDE THE SPECIES LISTED IN THE "BLUFFS ACCESS, RECREATION, AND OPEN SPACE MASTER PROGRAM"

*ACTUAL SPECIES TBD BASED ON LOCAL AVAILABILITY AND PROPAGATION INITIATIVES

SOUTH SECTION

NATIVE HABITAT RESTORATION AND PUBLIC PATHS

COASTAL BLUFF AND SAGE SCRUB

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
LEMONADE SUMAC	Rhus integrifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA SAGE BUSH	Artemisa californica	SHRUB	5 GAL
BROOMS	Baccharis spp.	SHRUB	5 GAL
PURPLE SAGE	Salvia leucophylla	SHRUB	5 GAL
SANTA ROSA ISLAND SAGE	Salvia brandegeii	SHRUB	5 GAL
BLACK SAGE	Salvia melifera	SHRUB	5 GAL
TOYON	Heteromeles arbutifolia	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKWHEAT	Erigonum fasciculatum	SHRUB	5 GAL
BUCKWHEAT	Eriogonum spp.	SHRUB	5 GAL
BLUFFS BUCKWHEAT	Eriogonum cinereum	SHRUB	5 GAL
DUNES BUCKWHEAT	Eriogonum parvifolium	SHRUB	5 GAL
BUSH MONKEY FLOWER	Diplacus aurantiacus	SHRUB	5 GAL
MONKEY FLOWER	Deplacus spp.	SHRUB	5 GAL
SAGE	Salvia spp.	SHRUB	5 GAL
WOOLLY SUNFLOWER	Eriophyllum spp.	SUB SHRUB	5 GAL
COFFEEBERRY	Rhamnus californica	SHRUB	5 GAL
CALIFORNIA LILAC	Ceanothus spp.	SHRUB	5 GAL
COASTAL PRICKLY PEAR	Opuntia litoralis	SHRUB / SUCCULENT	15 GAL
CALIFORNIA BRITTLEBUSH	Encellia californica	SHRUB	5 GAL
CHAPARRAL YUCCA	Hesperoyucca whipplei	SHRUB / YUCCA	15 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea)	SHRUB	5 GAL
COAST GOLDENBUSH	Isocoma venetus ssp. vernonioides	SHRUB	5 GAL
TOTAL ESTIMATED AREA			168,380 SQFT

GRASSLAND / MEADOW

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
BROMES	Bromus spp.	GRASS	LINERS
RUSHES	Juncus spp.	GRASSLIKE PERENNIAL	1 GAL
FEATHER GRASS	Stipa spp.	BUNCH GRASS	1 GAL
WILD RYE	Elymus spp.	BUNCH GRASS	1 GAL
NEEDLE GRASS	Nasella spp.	BUNCH GRASS	1 GAL
SEDGES	Carex spp.	GRASSLIKE PERENNIAL	1 GAL
MELIC GRASS	Melica spp.	PERENNIAL GRASS	1 GAL
JUNEGRASS	Koeleria spp.	PERENNIAL GRASS	1 GAL
THREE AWNS	Aristida spp.	BUNCH GRASS	1 GAL
TOTAL ESTIMATED AREA			224,519 SQFT

THROUGHOUT SITE

RIPARIAN

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ARROYO WILLOW	Salix lasiolepis	SHRUB TO SMALL TREE	15 GAL
NARROWLEAF WILLOW	Salix exigua	SHRUB TO SMALL TREE	15 GAL
ELDERBERRY	Sambucus spp.	BUSH	5 GAL
HARFORD'S SEDGE	Carex Hartfordii	GRASSLIKE HERB	1 GAL
SPREADING RUSH	Juncus patens	GRASSLIKE PERENNIAL	1 GAL
WESTERN REDBUD	Cercis occidentalis	SHRUB TO SMALL TREE	15 GAL
CALIFORNIA BUCKEYE	Aesculus californica	SHRUB TO SMALL TREE	15 GAL
WHITE ALDER	Alnus rhombifolia	TREE	15 GAL
PACIFIC NINEBARK	Physocarpus capitatus	SHRUB	5 GAL
BOXELDER MAPLE	Acer negundo	TREE	15 GAL
CALIFORNIA WILD ROSE	Rosa californica	SHRUB	5 GAL
SPICE BUSH	Calycanthus occidentalis	SHRUB	5 GAL
DOGWOODS	Cornus spp.	SHRUB TO SMALL TREE	15 GAL
MULE FAT	Baccharis salicifolia	SHRUB	5 GAL
CLUSTERED FIELD SEDGE	Carex praegracilis	GRASS	LINER
SOFT RUSH	Juncus effusus	GRASSLIKE PERENNIAL	1 GAL
COYOTE BRUSH	Baccharis pilularis ssp. consanguinea)	SHRUB	5 GAL
TOTAL ESTIMATED AREA			15,244 SQFT

TREES - CATEGORY: SMALL

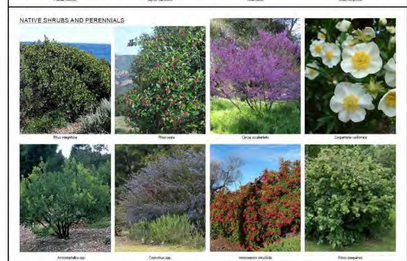
COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
MANZANITAS	Arctostaphylos spp.	TREE	24" BOX
CALIFORNIA LILAC	Ceanothus spp.	TREE	24" BOX
MAPLE	Acer spp	TREE	24" BOX
WESTERN REDBUD	Cercis occidentalis	TREE	24" BOX
HOLLYLEAF CHERRY	Prunus illicifolia	TREE	24" BOX
QUANTITY			150

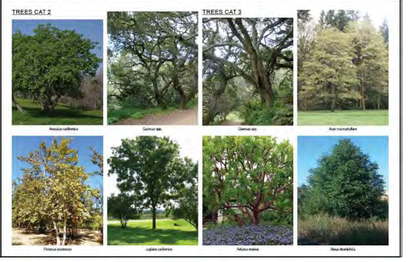
TREES - CATEGORY: MEDIUM

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
ELDERBERRY	Sambucus spp.	TREE	36" BOX
CALIFORNIA BUCKEYE	Aesculus californica	TREE	36" BOX
OAK	Quercus spp.	TREE	36" BOX
QUANTITY			138

TREES - CATEGORY: LARGE

COMMON NAME	LATIN NAME	CATEGORY	CONTAINER SIZE (SUBJECT TO AVAILABILITY)
OAK	Quercus spp.	TREE	48" BOX
BIGLEAF MAPLE	Acer macrophyllum	TREE	48" BOX
WESTERN SYCAMORE	Platanus racemosa	TREE	48" BOX
CALIFORNIA BLACK WALNUT	Juglans californica	TREE	48" BOX
MARINA STRAWBERRY TREE	Arbutus 'marina'	TREE	48" BOX
WHITE ALDER	Alnus rhombifolia	TREE	48" BOX
QUANTITY			169





ISLAND PLANNING CORPORATION
246 WASHINGTON AVE. # C
MIAMI BEACH, FL 33139

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
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1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
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GEOLOGIST
GEOSOIL WEST, INC.
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
3553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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ISSUES:

No.	Description	Date
1	PRELIMINARY SCHEMATIC DESIGN	05/23/23
2	REV 01 – UPDATE ARCH AND CIVIL	07/15/23
3	REV 02 – UPDATED COMMENTS	09/11/23
4	REV 03 – UPDATED COMMENTS	10/03/23
5	REV 04 – UPDATED COMMENTS	10/10/23

Date: 10/10/2023
Project No.: PDS049
Scale: PER PLAN
Sheet Size: 30" x 42"
Sheet Title: SPECIES LIST
Sheet No.: L500
Drawn by: BM

PROPERTY LINE

MATCH LINE SEE SHEET LT-102

01 SITE LIGHTING PLAN – NORTH AREA
SCALE: 1" = 30'

LIGHTING LEGEND

SYMBOL	DESCRIPTION
⊕	ILLUMINATED ROADWAY LIGHT
⊕	ILLUMINATED PATHWAY LIGHT
▬	LIGHT POLE WITH LIGHT FIXTURE
◀	SURFACE-MOUNTED DOWNLIGHT
◀	TREE-MOUNTED DOWNLIGHT
○	STAKE-MOUNTED LANDSCAPE LIGHT

LIGHTING NOTES

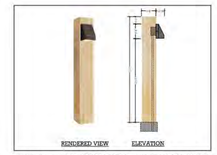
1. BOLLARD FOR PEDESTRAIN PATHWAY
2. ILLUMINATED BOLLARD (FULL-CUT-OFF, 2700K)
3. LIGHT POLE WITH LIGHT FIXTURE; 14' TALL (FULL-CUT-OFF, 2700K)
4. MONOPOINT ACCENT LIGHT MOUNTED TO CEILING STRUCTURE
5. LIGHT POLE WITH LIGHT FIXTURE; 16' TALL (FULL-CUT-OFF, 2700K)
6. LOW-VOLTAGE STAKE-MOUNTED LANDSCAPE LIGHT MOUNTED IN PLANTER (FULL-CUT-OFF DOWNLIGHT, 2700K)
7. LOW-VOLTAGE TREE-MOUNTED DOWNLIGHT MOUNTED TO TREE BRANCH (MIN OF 14' A.F.F.) TO ILLUMINATE PATHWAY/ROADWAY (FULL-CUT-OFF, 2700K)

LIGHTING NOTES

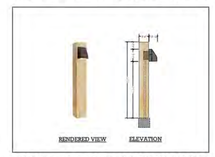
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

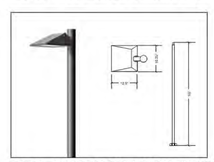
ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

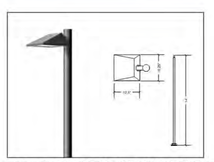


BOE02 - ILLUMINATED ROADWAY LIGHT



BOE01 - ILLUMINATED PATHWAY LIGHT


POE1A - LIGHT POLE WITH LIGHT FIXTURE


POE1/1B - LIGHT POLE WITH LIGHT FIXTURE

PRE02 - TREE-MOUNTED DOWNLIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

PRE05 - LANDSCAPE ACCENT LIGHT

SEAN O'CONNOR LIGHTING

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PROJECT:

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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale:
Sheet Size: 30" X 42"
Sheet Title: SITE LIGHTING PLAN - NORTH AREA
Sheet No.: LT101

MATCH LINE SEE SHEET LT-101

PROPERTY LINE

01 SITE LIGHTING PLAN – SOUTH AREA
SCALE: 1" = 30'

LIGHTING LEGEND

SYMBOL	DESCRIPTION
⊕	ILLUMINATED ROADWAY LIGHT
⊕	ILLUMINATED PATHWAY LIGHT
▬●	LIGHT POLE WITH LIGHT FIXTURE
◀	SURFACE-MOUNTED DOWNLIGHT
◀	TREE-MOUNTED DOWNLIGHT
○	STAKE-MOUNTED LANDSCAPE LIGHT

LIGHTING NOTES

1. BOLLARD FOR PEDESTRAIN PATHWAY
2. ILLUMINATED BOLLARD (FULL-CUT-OFF, 2700K)
3. LIGHT POLE WITH LIGHT FIXTURE; 14' TALL (FULL-CUT-OFF, 2700K)
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LIGHTING NOTES

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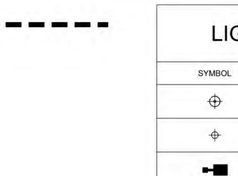
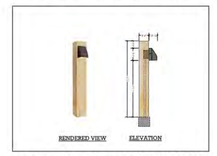
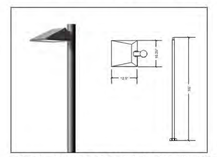


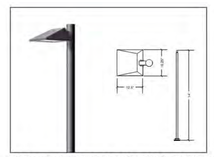
BOE02 - ILLUMINATED ROADWAY LIGHT



BOE01 - ILLUMINATED PATHWAY LIGHT



POE1A - LIGHT POLE WITH LIGHT FIXTURE



POE1/1B - LIGHT POLE WITH LIGHT FIXTURE

PRE02 - TREE-MOUNTED DOWNLIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

PRE05 - LANDSCAPE ACCENT LIGHT

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
760 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
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1625 STATE STREET, STE 1
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CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
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ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
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GEOCON WEST, INC.
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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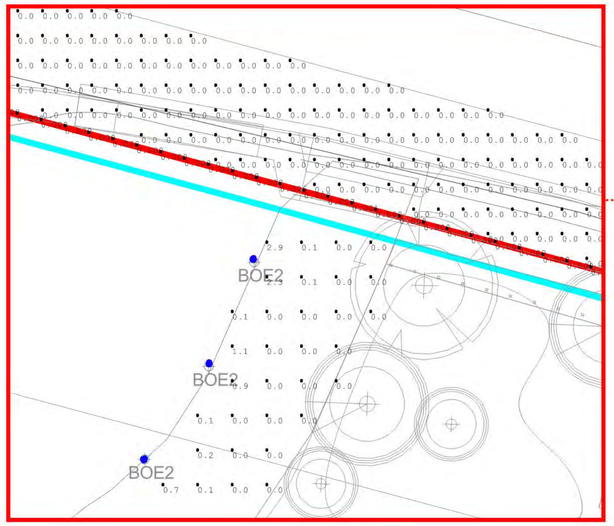
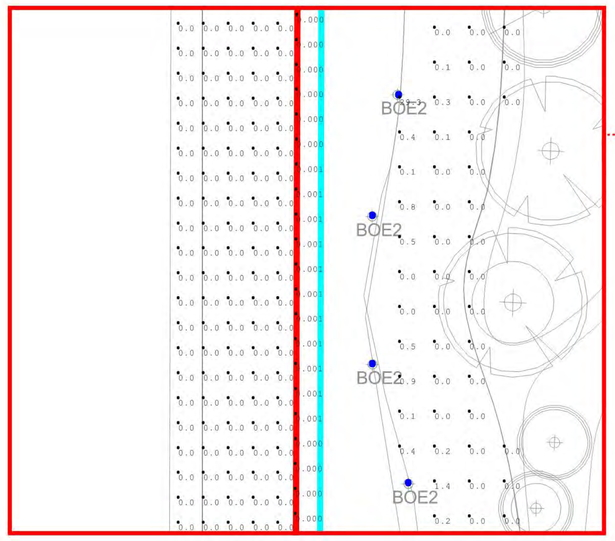
ISSUES:

No.	Description	Date
1	100%SD	05.19.2023

Date: 01/26/2022
Project No.: PDS049
Scale:
Sheet Size: 30" X 42"
Sheet Title: SITE LIGHTING PLAN - NORTH AREA
Sheet No.: LT101





THE PROPERTY LINE

5FT OUTSIDE OF THE PROPERTY LINE

PHOTOMETRY PLAN SHOWN INDICATES THE TOTAL ILLUMINANCE VALUE OF ALL EXTERIOR LIGHTING WITHIN OUR SCOPE AT THE PROPERTY LINE, INDICATING THAT THE CURRENT LIGHTING DESIGN MEETS THE POLICY 86 REQUIREMENTS FOR LIGHT TRESPASS.

POLICY 86 GUIDELINES MANDATE THAT NO MORE THAN 0.01 FOOT-CANDLES SHALL BE ALLOWED AT OR BEYOND THE 5 FT OUTSIDE OF THE PROPERTY LINE.

Illuminance (Fc) AT 5FT OUTSIDE OF THE PROPERTY LINE
Average=0.00
Maximum=0.009
Minimum=0.000
Avg/Min=N.A.
Max/Min=N.A

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 859 5900
Facsimile 310 859 5915
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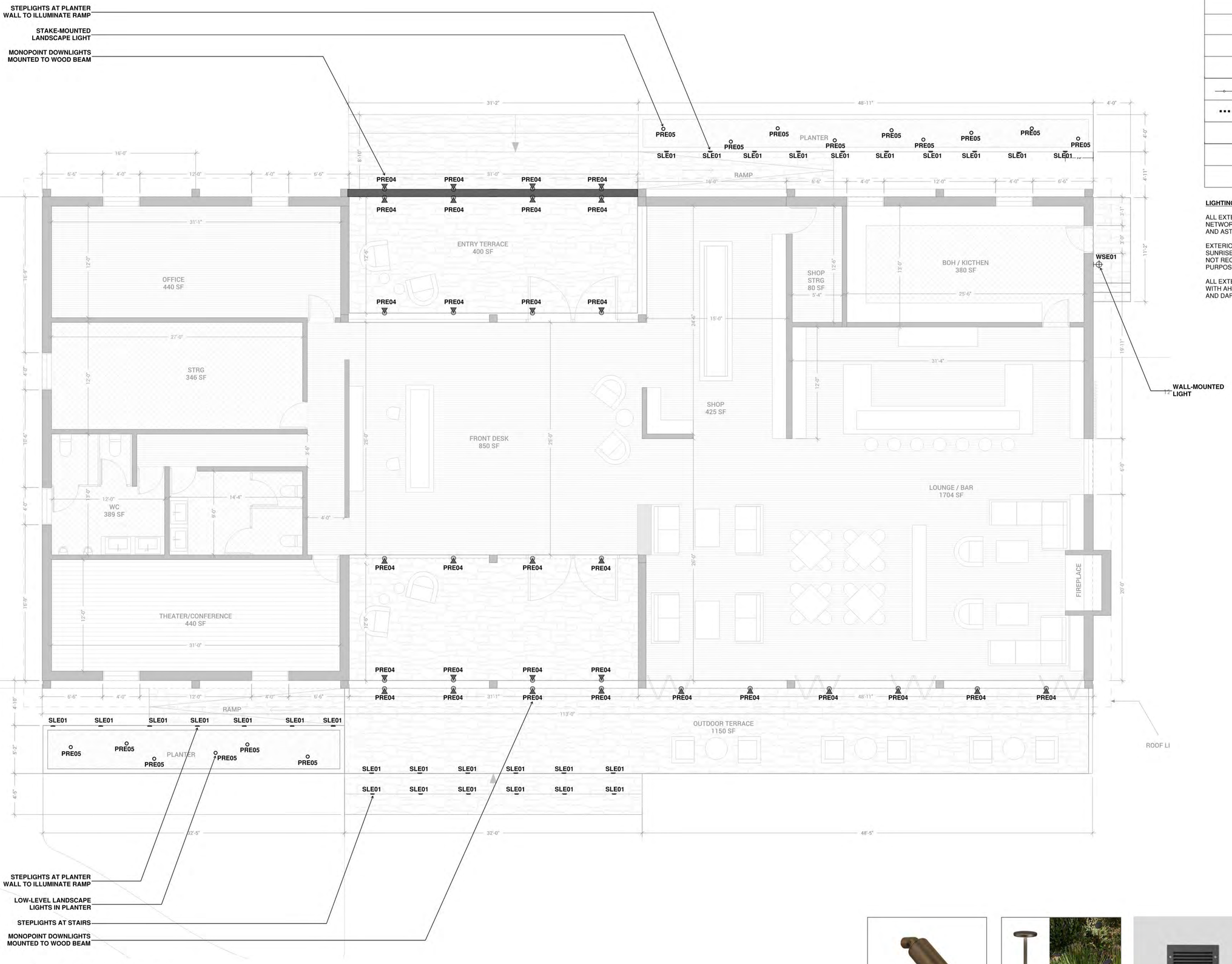
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale:
Sheet Size: 30" X 42"

Sheet Title: SITE LIGHTING PLAN - PHOTOMETRY

Sheet No.: LT201



10 BUILDING A - MAIN HOTEL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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PRE04 - SURFACE MOUNTED DOWNLIGHT

PRE05 - LANDSCAPE ACCENT LIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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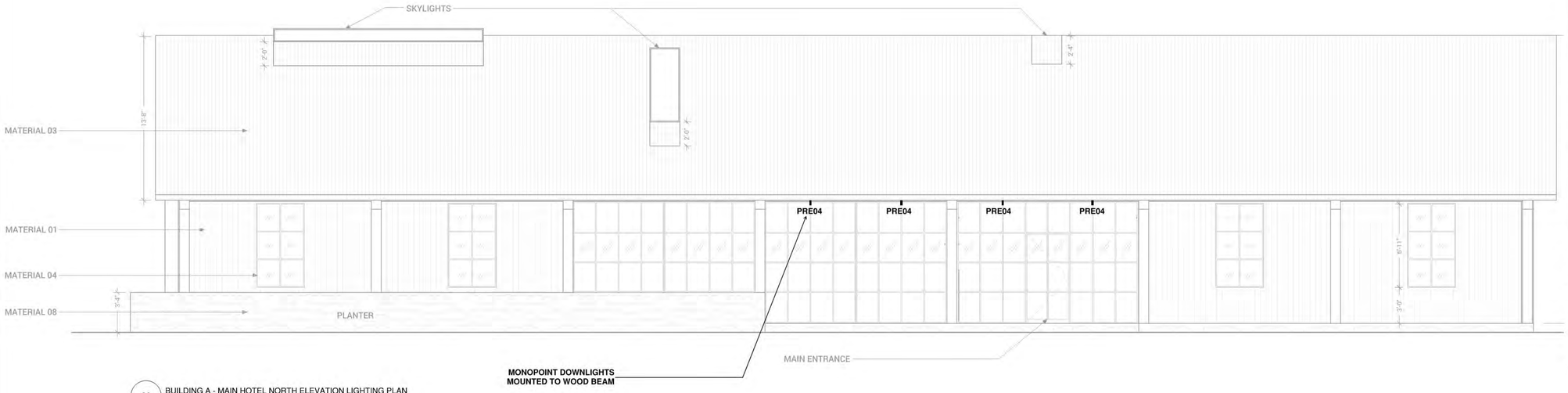
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

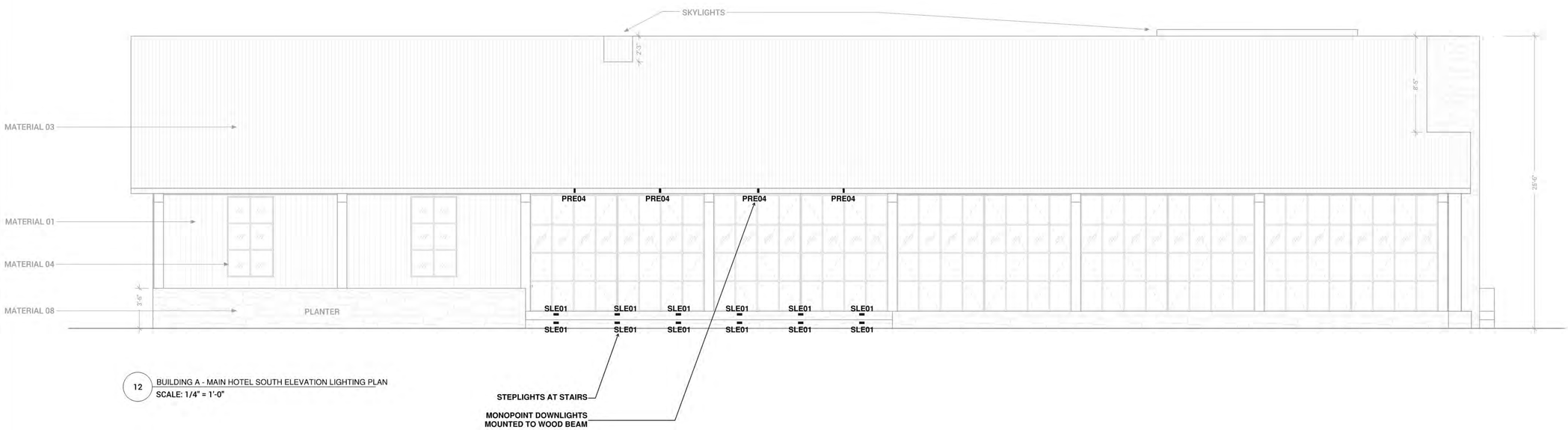
Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title
BUILDING A - MAIN HOTEL LIGHTING PLAN

Sheet No:
LT.A100



32 BUILDING A - MAIN HOTEL NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN HOTEL SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

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SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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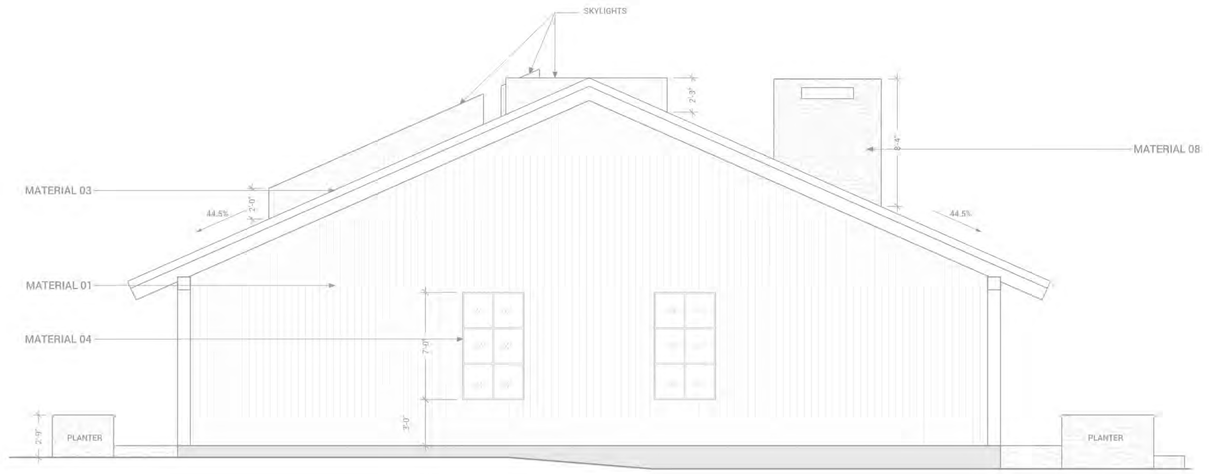
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

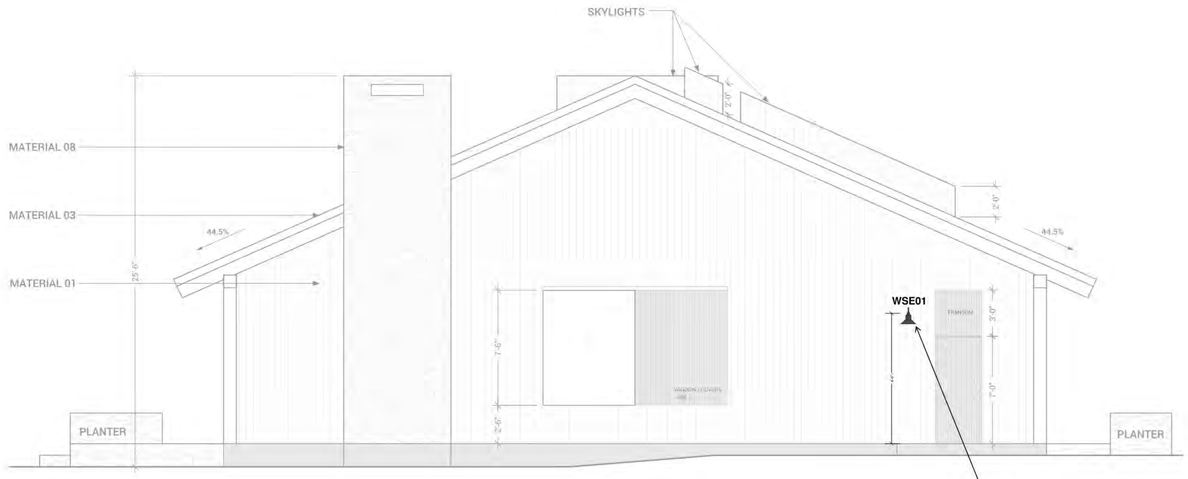
Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING A - MAIN HOTEL NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

Sheet No:
LT.A200



32 BUILDING A - MAIN HOTEL WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



12 BUILDING A - MAIN HOTEL EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

WSE01 - WALL-MOUNTED LIGHT

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12955 W. Washington Boulevard
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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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WEST HOLLYWOOD, CA 90069

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CIVIL ENGINEER
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SITE PLAN
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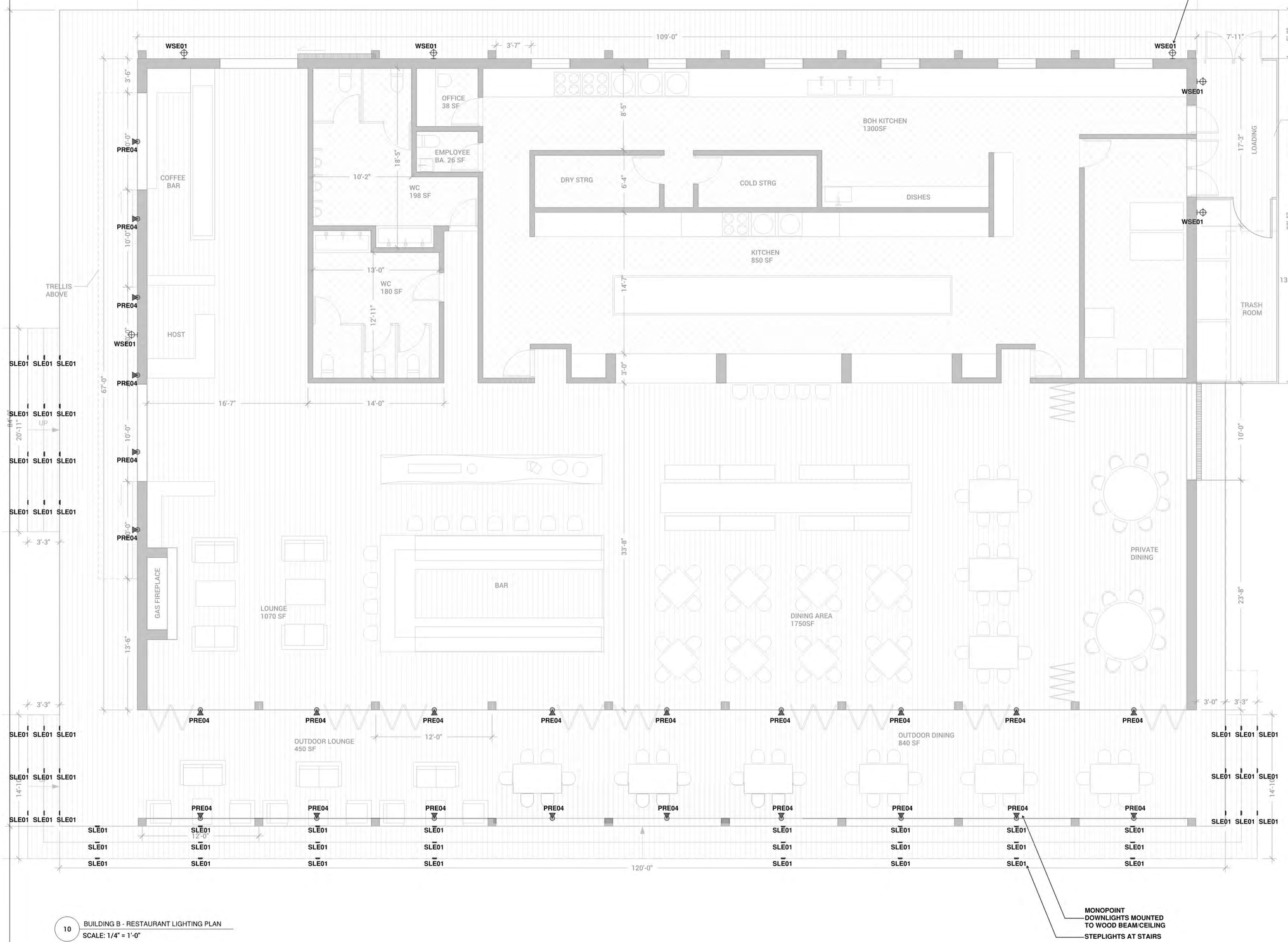
Sheet Size: 30" X 42"
Sheet Title: BUILDING A - MAIN HOTEL EAST AND WEST ELEVATION LIGHTING PLAN
Sheet No.: LT.A201



10 BUILDING B - RESTAURANT LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
~~	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊹	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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PRE04 - SURFACE MOUNTED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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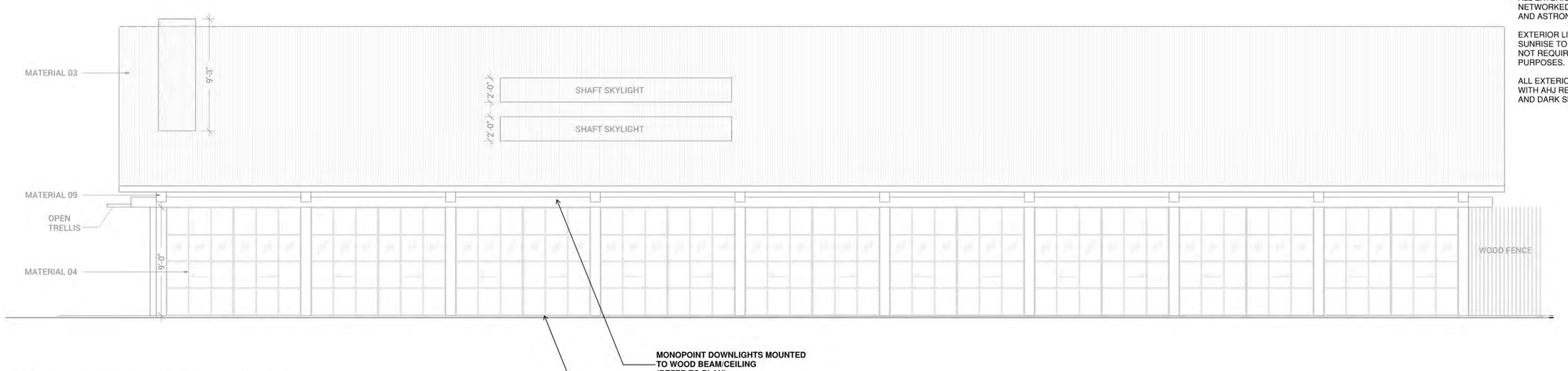
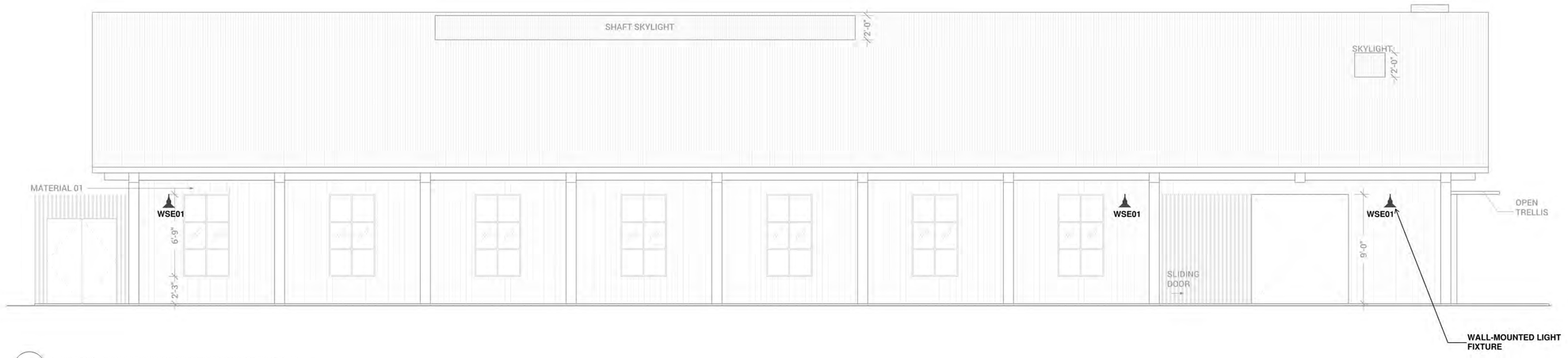
Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING B - RESTAURANT LIGHTING PLAN
Sheet No: LT.B100



33 BUILDING B - RESTAURANT SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



13 BUILDING B - RESTAURANT NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
——○——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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PRE04 - SURFACE MOUNTED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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GOLETA, CA 93117

SITE PLAN
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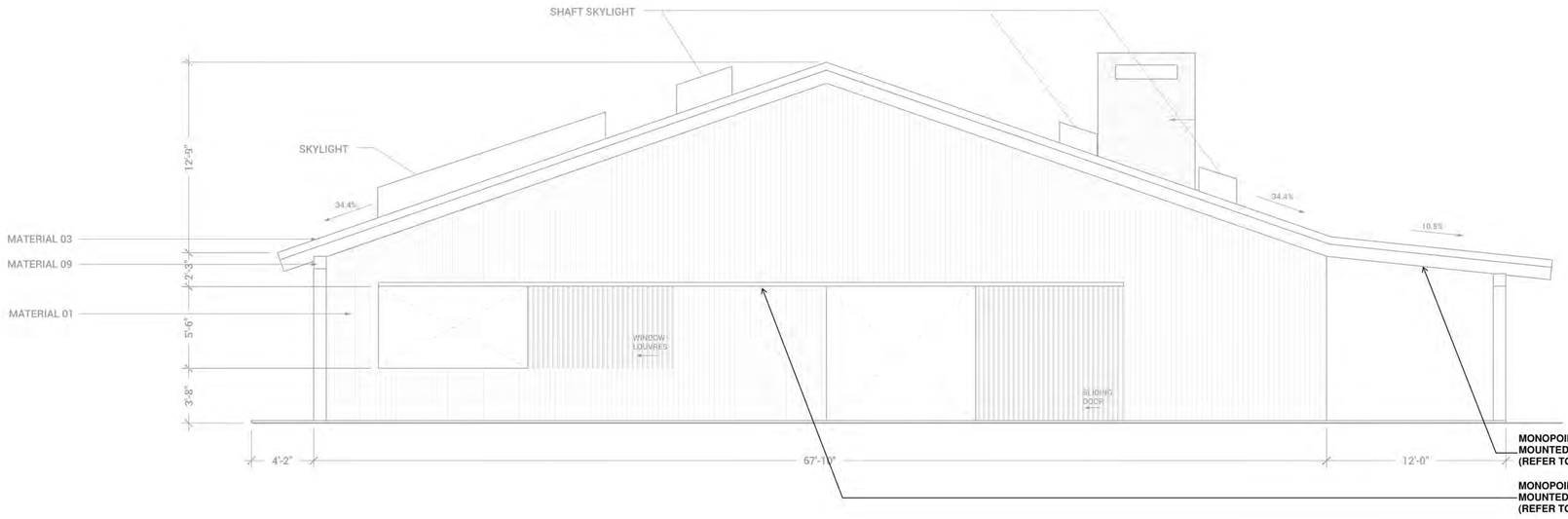
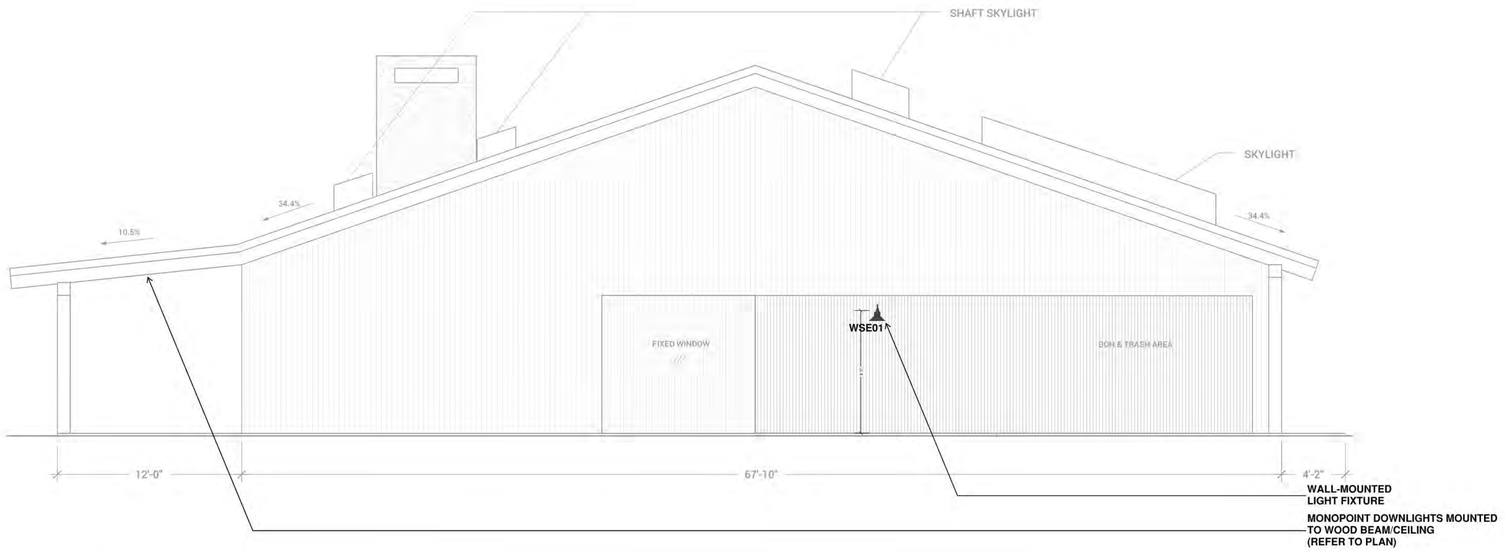
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: **BUILDING B - RESTAURANT NORTH AND SOUTH ELEVATIONS LIGHTING PLAN**
Sheet No.: **LT.B200**



33 BUILDING B - RESTAURANT WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



13 BUILDING B - RESTAURANT EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

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PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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PROJECT:

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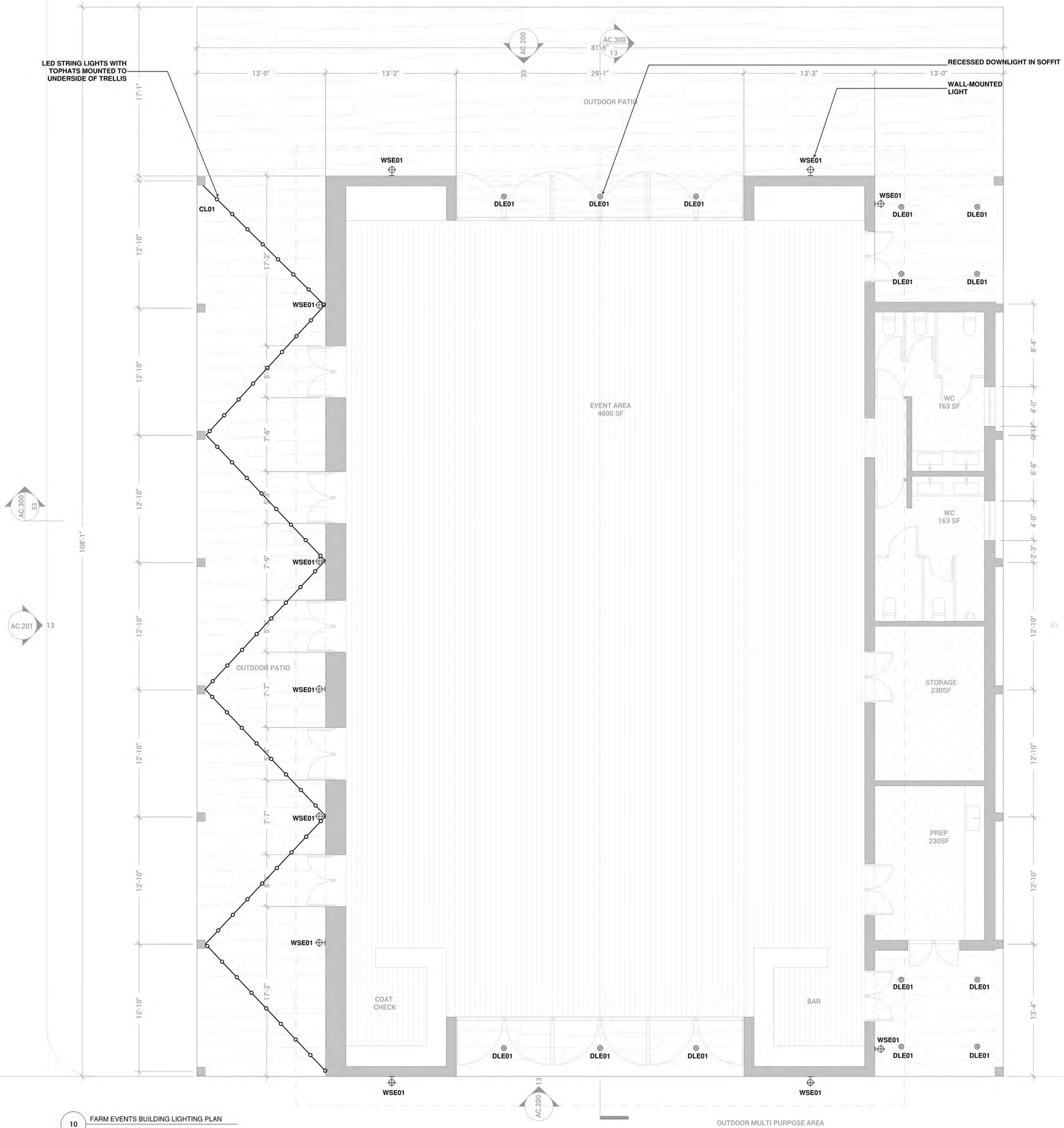
BUILDING B - RESTAURANT EAST AND WEST ELEVATIONS LIGHTING PLAN

Sheet No.:
LT.B201



10 FARM EVENTS BUILDING LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
⟿	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
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▬	RECESSED STEPLIGHT

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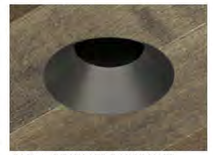
CL01 - FESTOON LIGHT



DLE01 - RECESSED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

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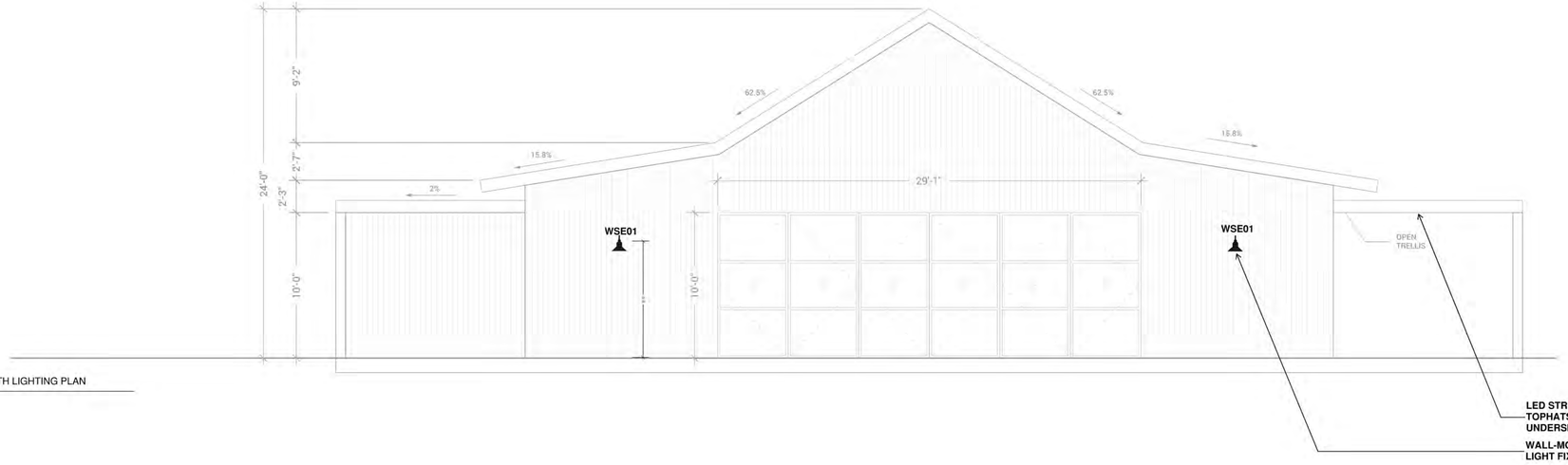
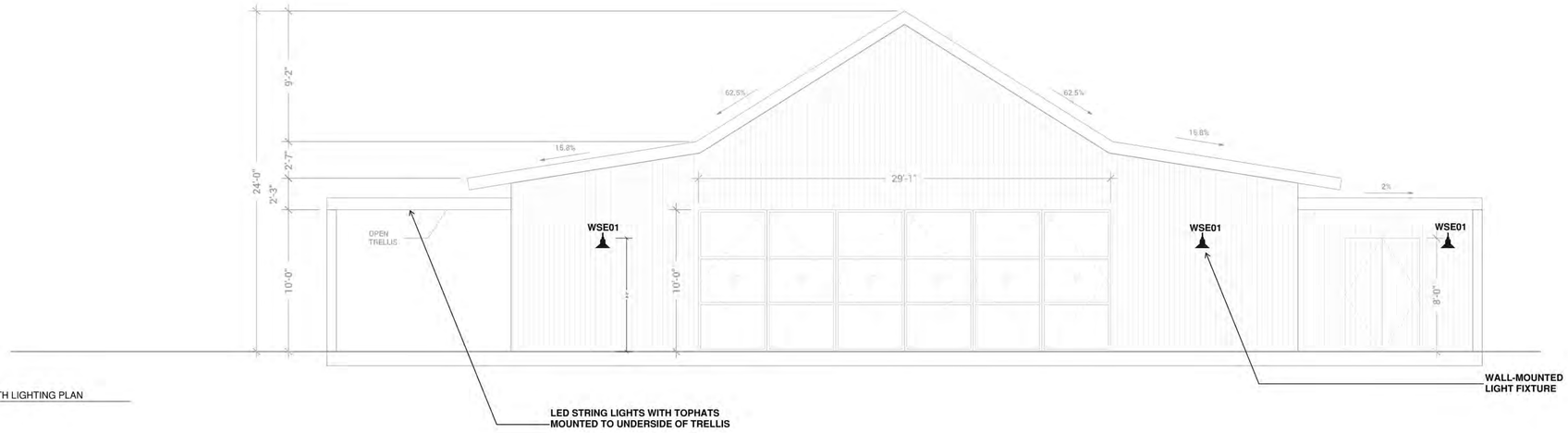
Sheet No.:
LT.C100



33 FARM EVENTS BUILDING NORTH LIGHTING PLAN

SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING SOUTH LIGHTING PLAN

SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
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	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

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CL01 - FESTOON LIGHT

WSE01 - WALL-MOUNTED LIGHT

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CARPINTERIA, CA 93013

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PLUS DESIGN, LLC
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1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

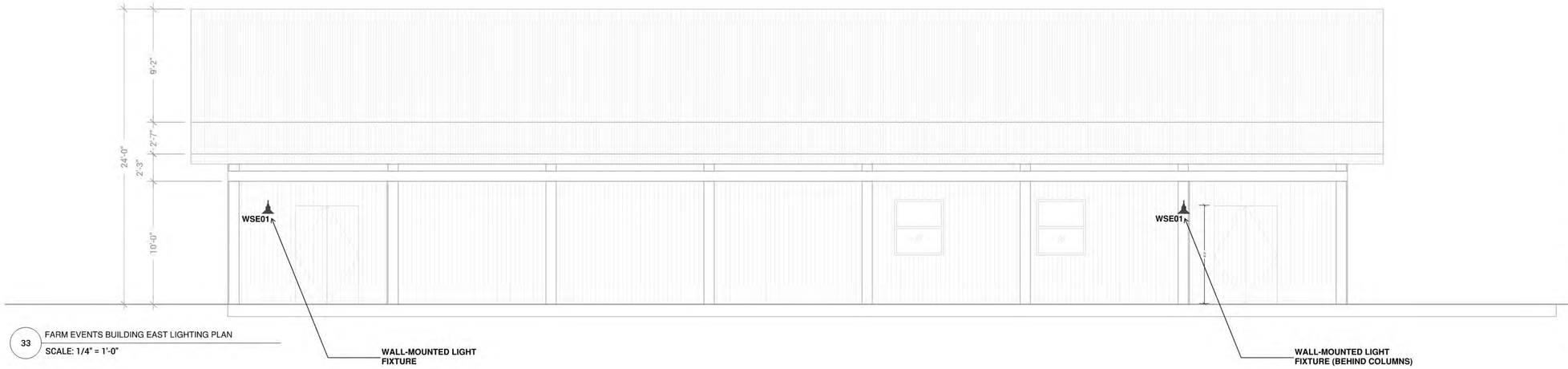
No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

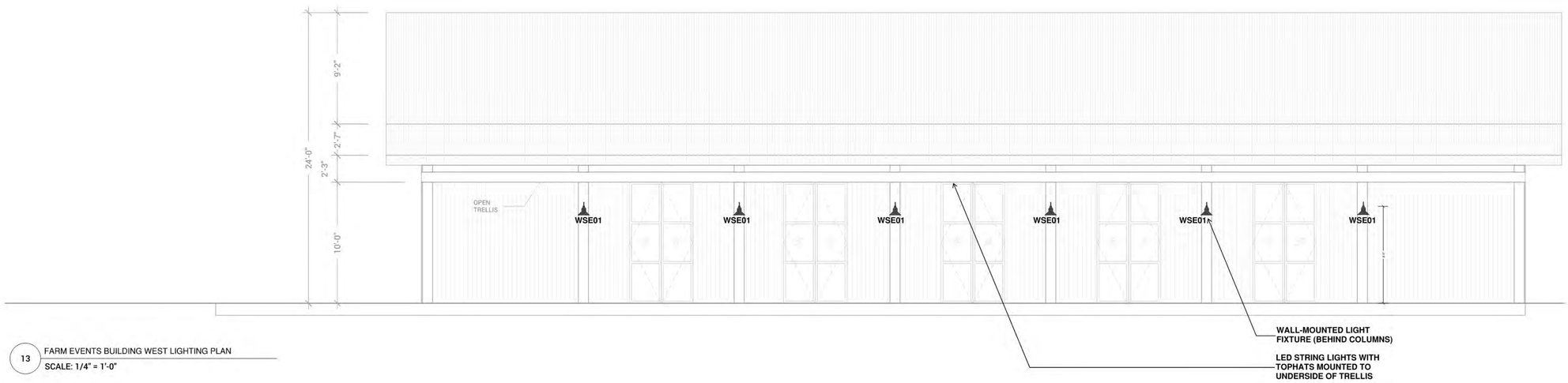
Sheet Title:
FARM EVENTS BUILDING NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

Sheet No.:

LT.C200



33 FARM EVENTS BUILDING EAST LIGHTING PLAN
SCALE: 1/4" = 1'-0"



13 FARM EVENTS BUILDING WEST LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

CL01 - FESTOON LIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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www.seanoconnorlighting.com

PROJECT:

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SITE PLAN
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No.	Description	Date
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Date: 09/14/2023
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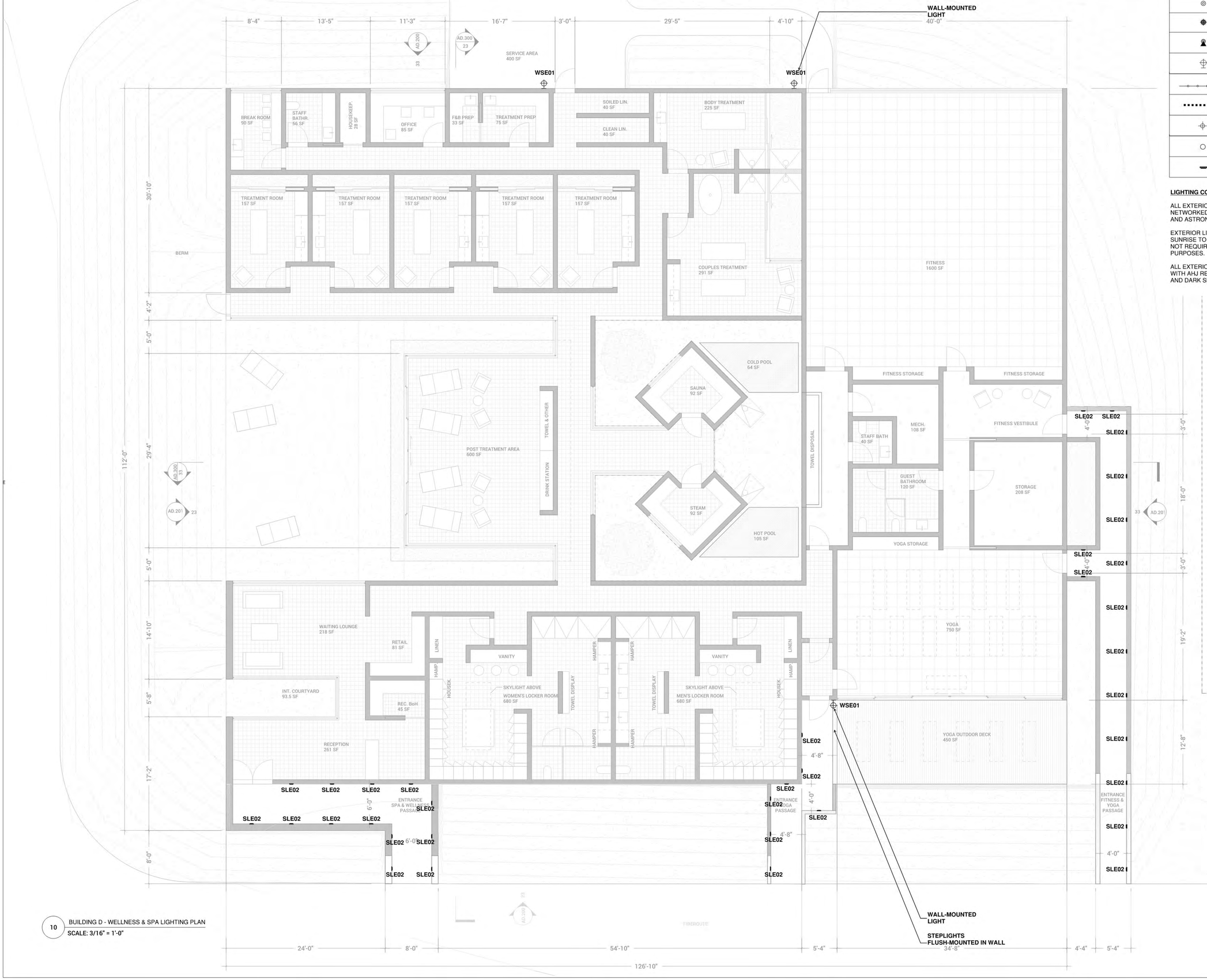
Sheet Size: 30" X 42"

Sheet Title:
FARM EVENTS BUILDING EAST AND WEST ELEVATIONS LIGHTING PLAN

Sheet No.:
LT.C201



10 BUILDING D - WELLNESS & SPA LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
⟿	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊹	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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SLE02 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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GOLETA, CA 93117

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No.	Description	Date
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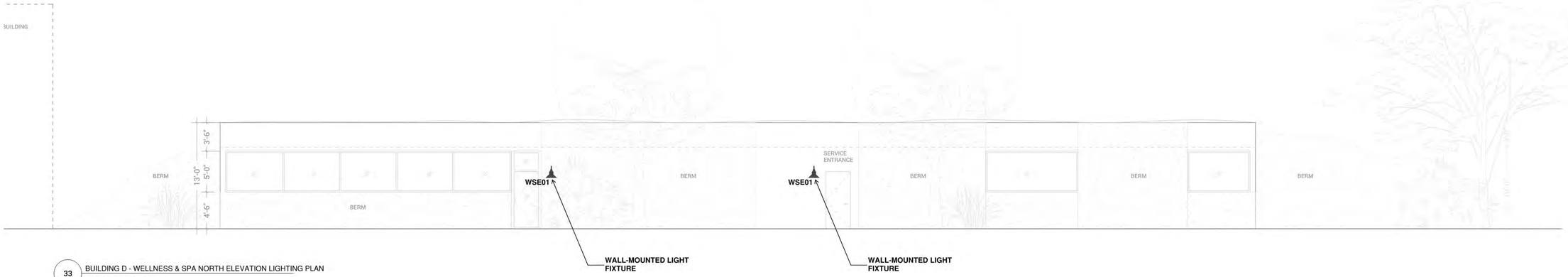
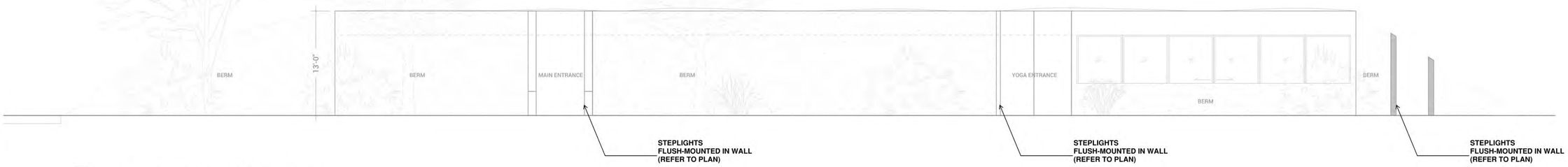
Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING D - WELLNESS & SPA LIGHTING PLAN
Sheet No: **LT.D100**



33 BUILDING D - WELLNESS & SPA NORTH ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"



23 BUILDING D - WELLNESS & SPA SOUTH ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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SLE02 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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SURVEYOR
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5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING D - WELLNESS & SPA NORTH AND SOUTH ELEVATIONS LIGHTING PLAN
Sheet No:
LT.D200

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
♟	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊙	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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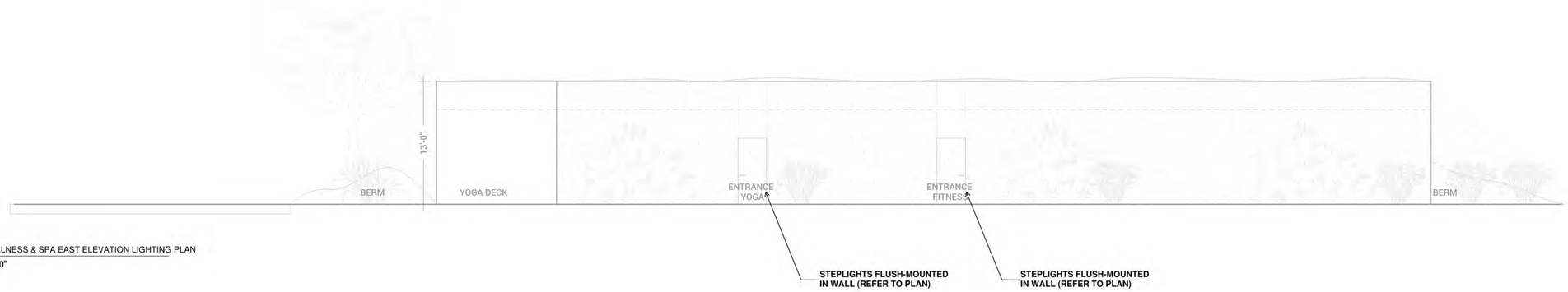
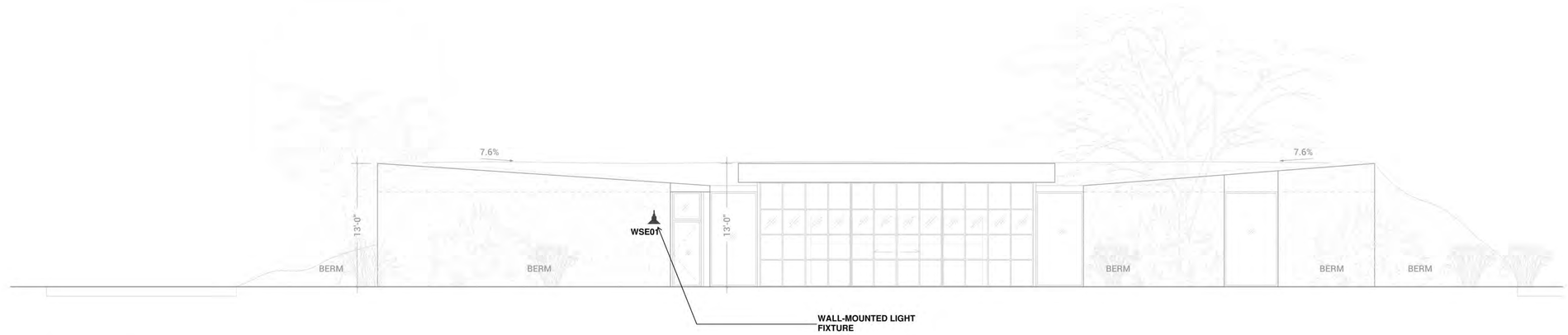


23 BUILDING D - WELLNESS & SPA EAST ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"



23 BUILDING D - WELLNESS & SPA WEST ELEVATION LIGHTING PLAN
SCALE: 3/16" = 1'-0"

SLE02 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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Facsimile 310 659 5915
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PROJECT:

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CARPINTERIA, CA 93013

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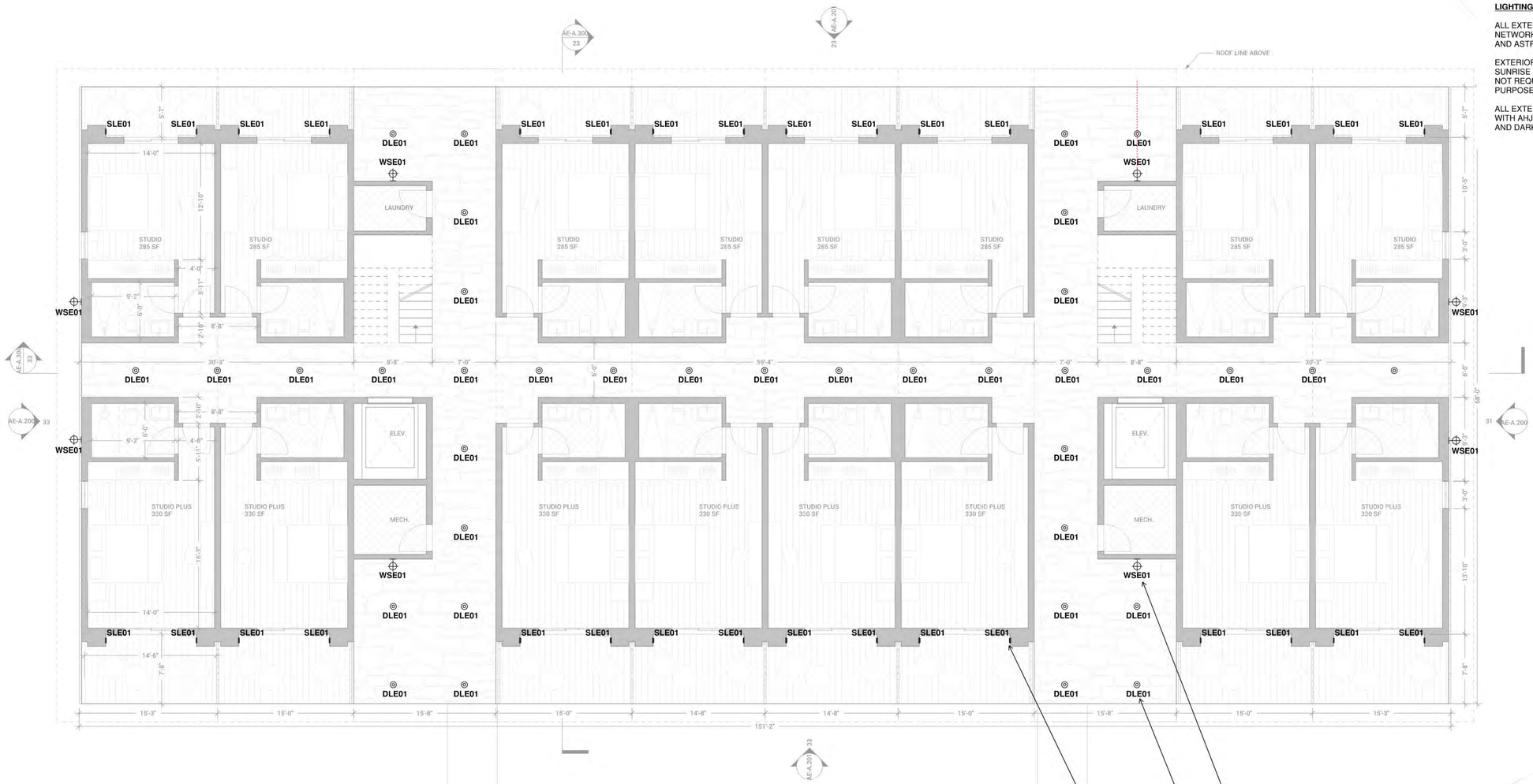
Sheet Title:
BUILDING D - WELLNESS & SPA EAST AND WEST ELEVATIONS LIGHTING PLAN

Sheet No:
LT.D201



10 BUILDING EA - HOTEL LODGE FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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DLE01 - RECESSED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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CARPINTERIA, CA 93013

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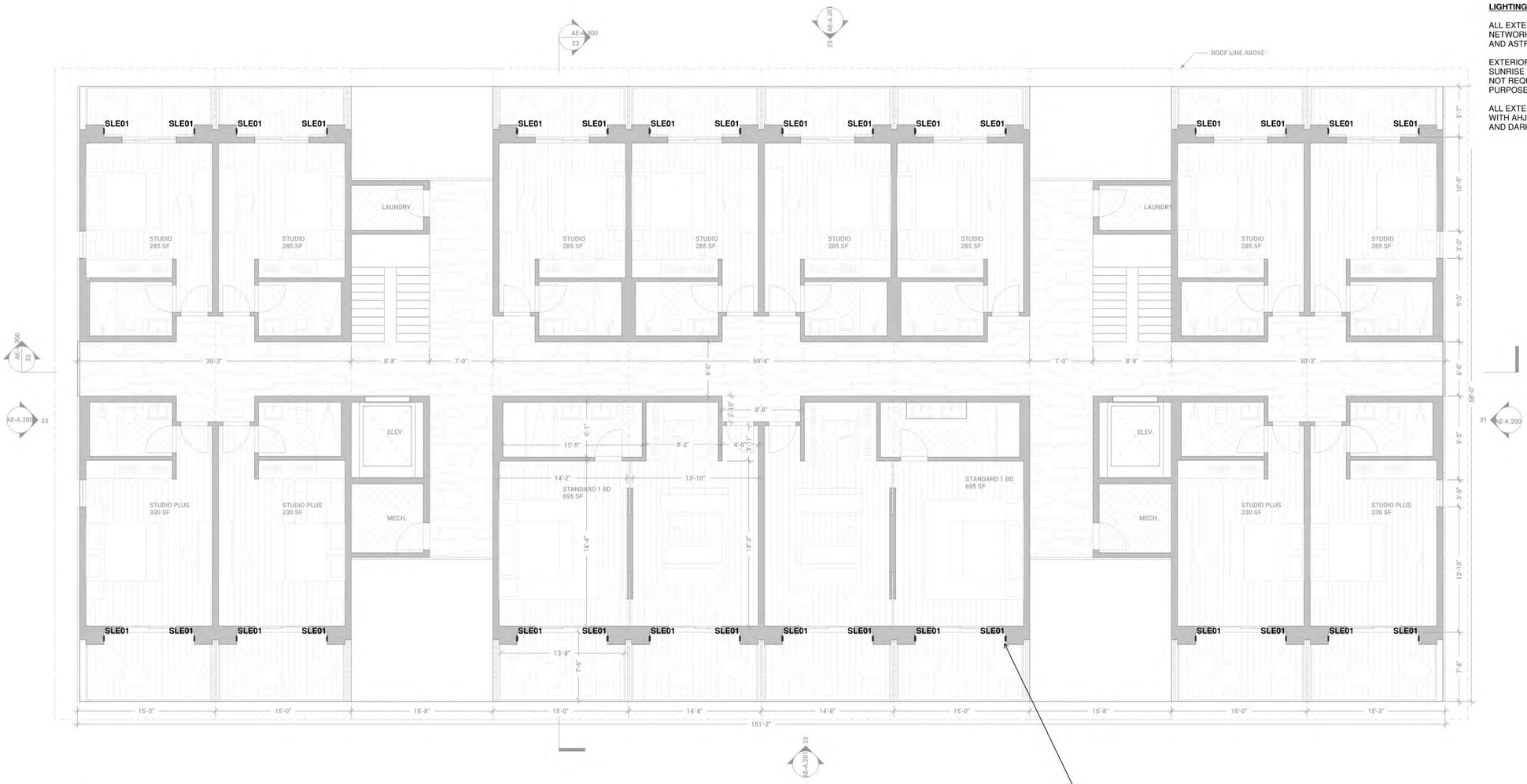
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - HOTEL LODGE FIRST FLOOR LIGHTING PLAN
Sheet No: **LT.EA100**



10 BUILDING EA - HOTEL LODGE SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

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SLE01 - RECESSED STEPLIGHT

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PLUS DESIGN, LLC
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1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC.
5300 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EA - HOTEL LODGE SECOND FLOOR LIGHTING PLAN
Sheet No: LT.EA101

LIGHTING LEGEND

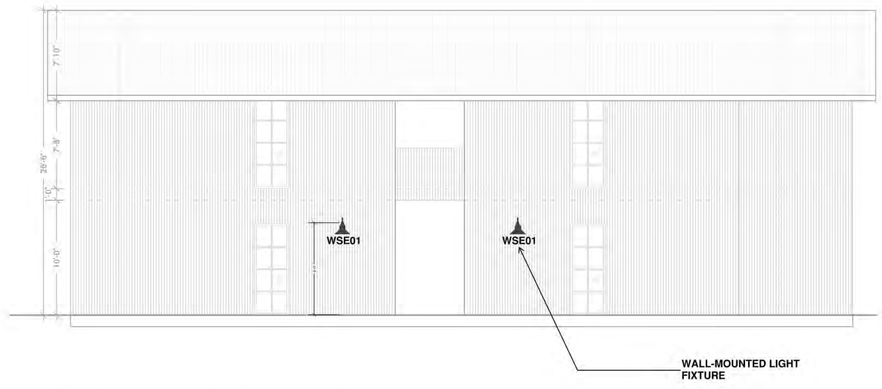
SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
—○—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

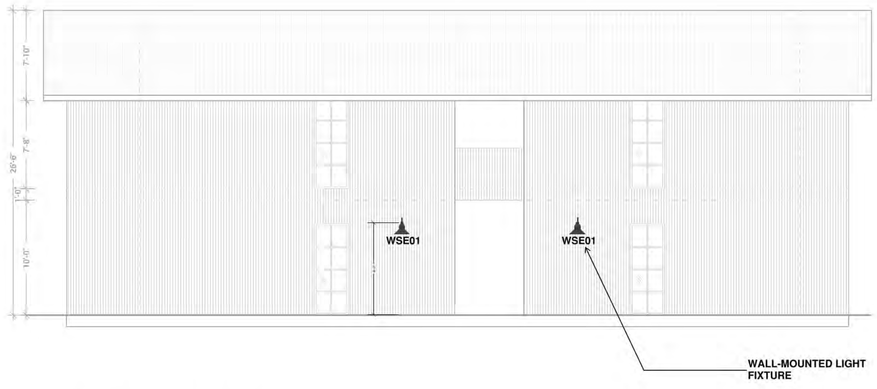
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



33 BUILDING EA - HOTEL LODGE WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING EA - HOTEL LODGE EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
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PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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WEST HOLLYWOOD, CA 90069

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GEOLOGIST
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: **09/14/2023**
Project No.: **PDS049**
Scale: **3/16" = 1'**
Sheet Size: **30" X 42"**
Sheet Title: **BUILDING EA - HOTEL LODGE EAST AND WEST ELEVATIONS LIGHTING PLAN**
Sheet No.: **LT.EA200**

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
♟	SURFACE-MOUNTED DOWNLIGHT
⌖	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⌖	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

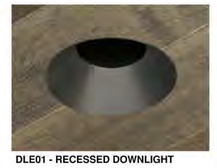
ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIG
SUNRISE TO 5 :EAS
NOT REQUIRE
PURPOSES.

ALL EXTERIOF :Y
WITH AHJ REC SS
AND DARK SK

33 BUILDING EA - HOTEL LODGE SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

23 BUILDING EA - HOTEL LODGE NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"


DLE01 - RECESSED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

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www.seanoconnorlighting.com

PROJECT:

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5885 CARPINTERIA AVE
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SURVEYOR
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GOLETA, CA 93117

SITE PLAN
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1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING EA - HOTEL LODGE NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

Sheet No.:
LT.EA201

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
♟	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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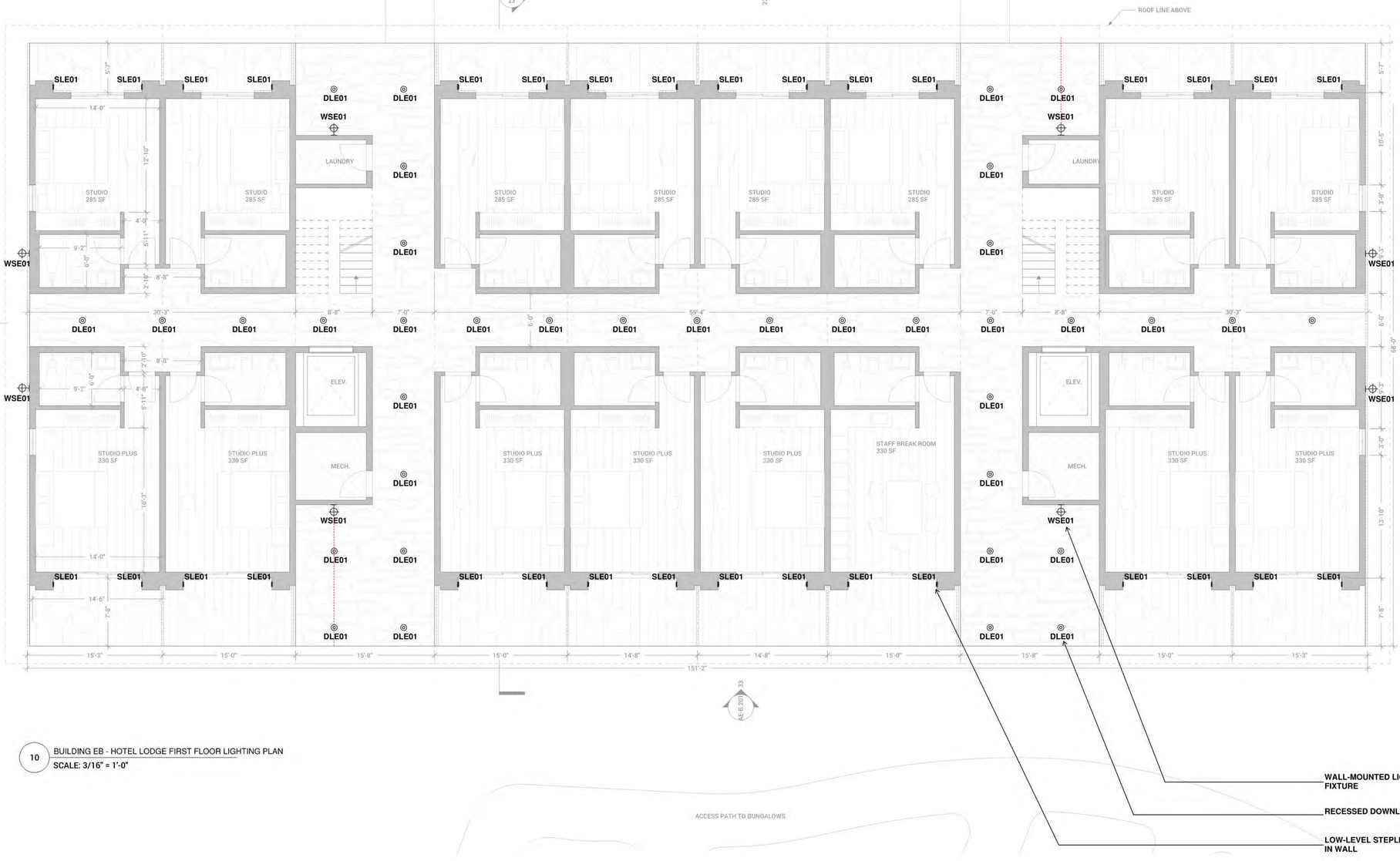

10 BUILDING EB - HOTEL LODGE FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

DLE01 - RECESSED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

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Los Angeles, California 90066
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Facsimile 310 859 5915
www.seanoconnorlighting.com

PROJECT:

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CLIENT
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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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760 N. SAN VICENTE BLVD, G-498
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FLOWERS & ASSOCIATES, INC.
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SANTA BARBARA, CA 93101

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GEOLOGIST
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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Date: 09/14/2023
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Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING EB - HOTEL LODGE FIRST FLOOR LIGHTING PLAN

Sheet No.:
LT.EB100

10 BUILDING EB - HOTEL LODGE SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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SLE01 - RECESSED STEPLIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 859 5900
Facsimile 310 859 5915
www.seanoconnorlighting.com

PROJECT:
5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
760 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
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FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

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1201 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EB - HOTEL LODGE SECOND FLOOR LIGHTING PLAN
Sheet No: LT.EB101

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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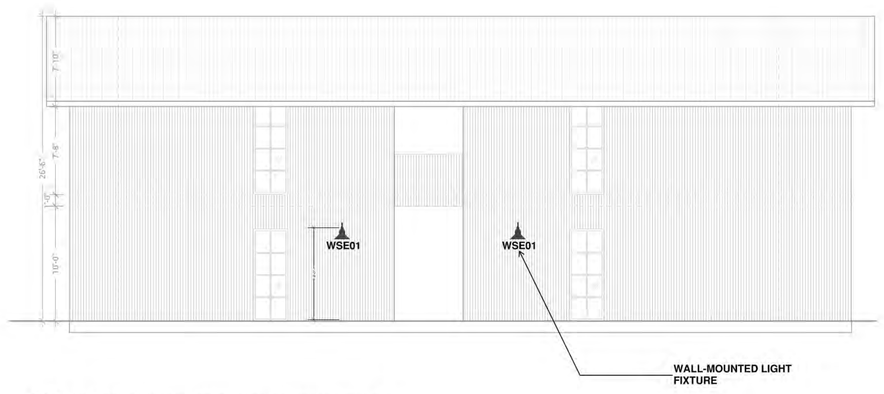
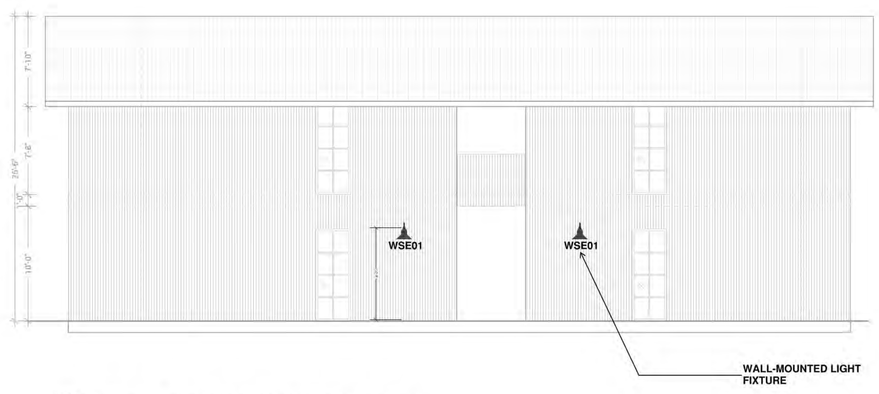


33 BUILDING EB - HOTEL LODGE WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING EB - HOTEL LODGE EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
750 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

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ISLAND PLANNING CORPORATION
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Date: 09/14/2023
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Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title
BUILDING EB - HOTEL LODGE EAST AND WEST ELEVATIONS LIGHTING PLAN

Sheet No:
LT.EB200

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
~~	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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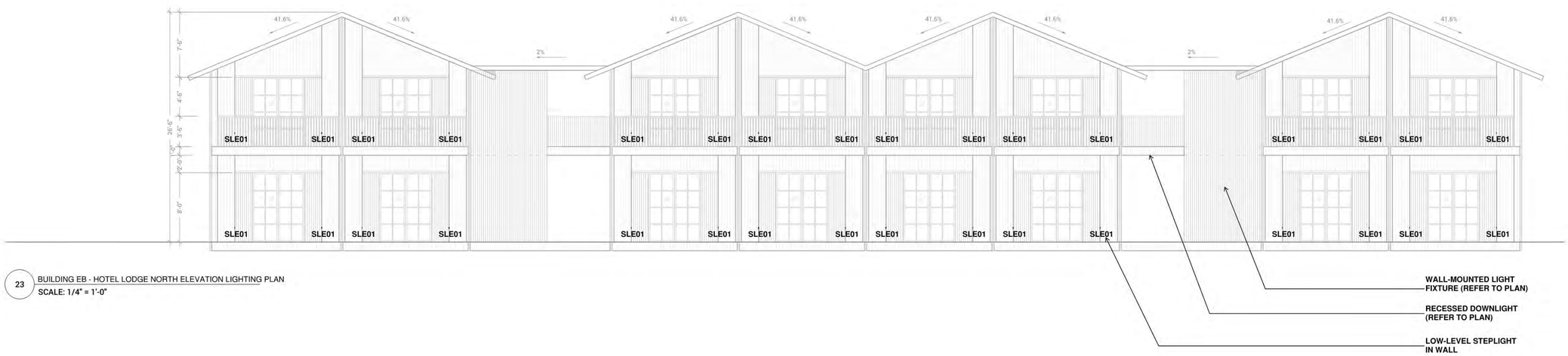
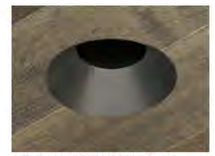
33 BUILDING EB - HOTEL LODGE SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING EB - HOTEL LODGE NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"


DLE01 - RECESSED DOWNLIGHT

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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PLUS DESIGN, LLC
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GEOCON WEST, INC.
5355 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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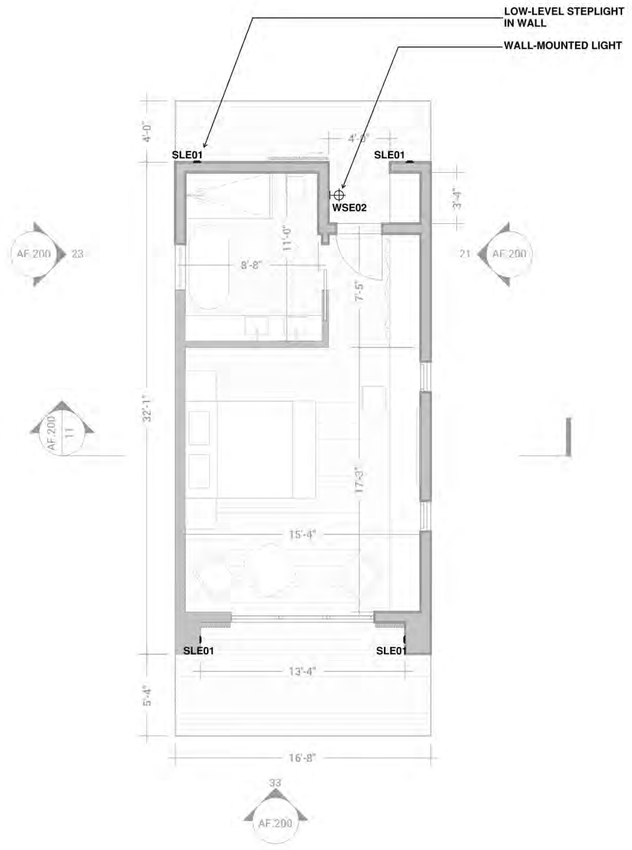
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING EB - HOTEL LODGE NORTH AND SOUTH ELEVATIONS LIGHTING PLAN
Sheet No.: LT.EB201



10 BUILDING F - TYP. STUDIO BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT:

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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PLUS DESIGN, LLC
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CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

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OLANO PLANNING CORPORATION
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MIAMI BEACH, FL 33139

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5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING F - TYP. STUDIO BUNGALOW LIGHTING PLAN
Sheet No: LT.F100

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
—○—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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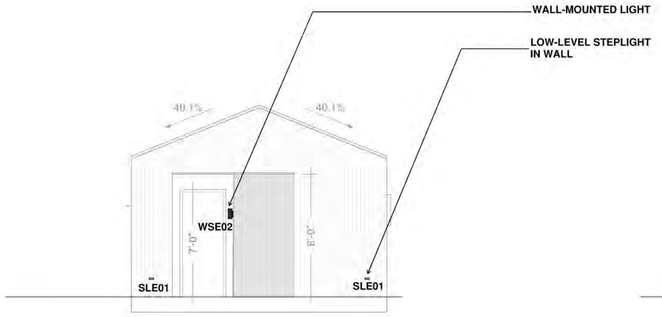
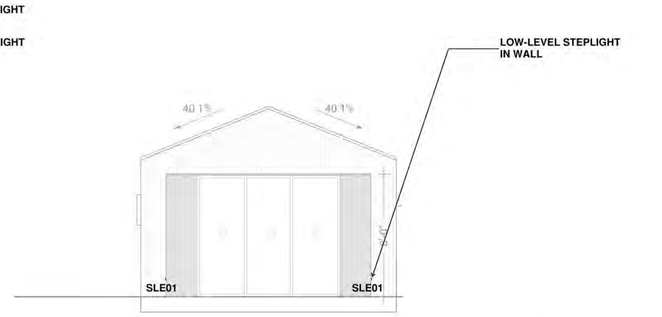


31 BUILDING F - TYP. STUDIO BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



33 BUILDING F - TYP. STUDIO BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
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Facsimile 310 859 5915
www.seanoconnorlighting.com

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
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ISLAND PLANNING CORPORATION
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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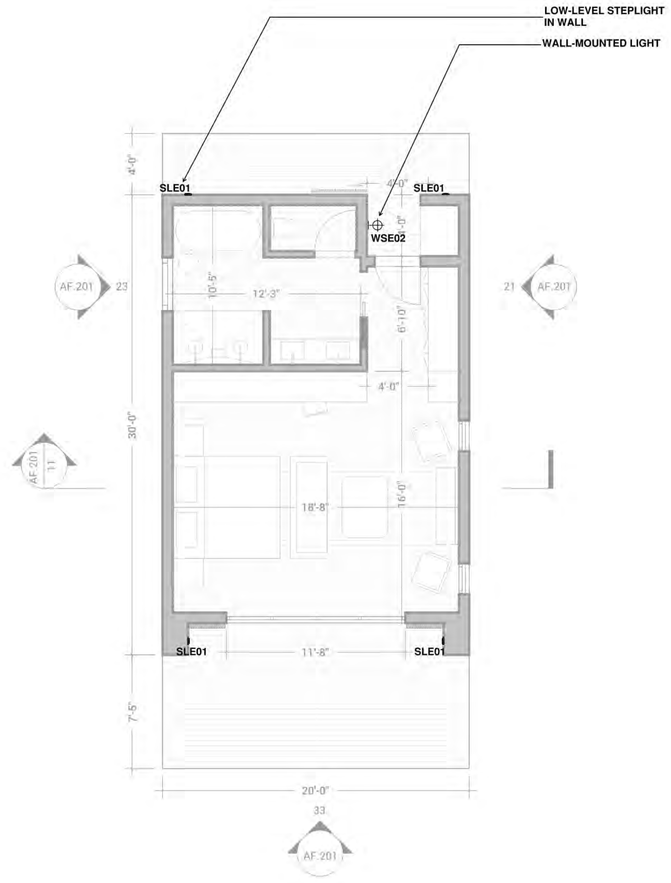
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: **09/14/2023**
Project No.: **PDS049**
Scale: **1/4" = 1'**
Sheet Size: **30" X 42"**

Sheet Title:
BUILDING F - TYP. STUDIO BUNGALOW NORTH AND SOUTH ELEVATION LIGHTING PLAN

Sheet No.:
LT.F200



10 BUILDING F - TYP. LUX STUDIO BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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Telephone 310 659 5900
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CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
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CLARO PLANNING CORPORATION
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MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC
220 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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No.	Description	Date
1	100%SD	09.14.2023

Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING F - TYP. LUX STUDIO BUNGALOW LIGHTING PLAN

Sheet No:
LT.F101

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
—○—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

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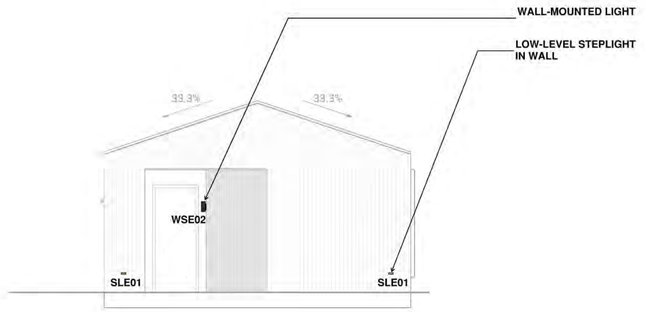
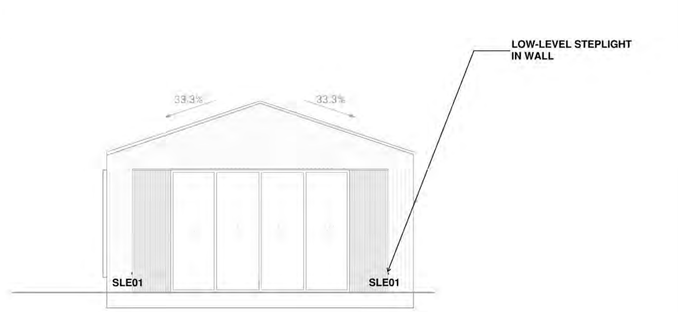


31 BUILDING F - TYP. LUX STUDIO BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



33 BUILDING F - TYP. LUX STUDIO BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

PLUS DESIGN
SEAN O'CONNOR LIGHTING
12961 [illegible] Boulevard
Los Angeles, California 900[illegible]
Telephone 3[illegible] 859 8900
Facsimile 31[illegible] 859 8915
www.seanoconnorlighting.com

700 N. San Vicente BLVD, G-499
WEST HOLLYWOOD, CA, 90069

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
700 N. SAN VICENTE BLVD, G-499
WEST HOLLYWOOD, CA 90069

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1625 STATE STREET, STE 1
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FLOWERS & ASSOCIATES, INC.
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ISLAND PLANNING CORPORATION
249 WASHINGTON AVE, STUDIO C
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GEOLOGIST
GEOCON WEST INC
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTEN AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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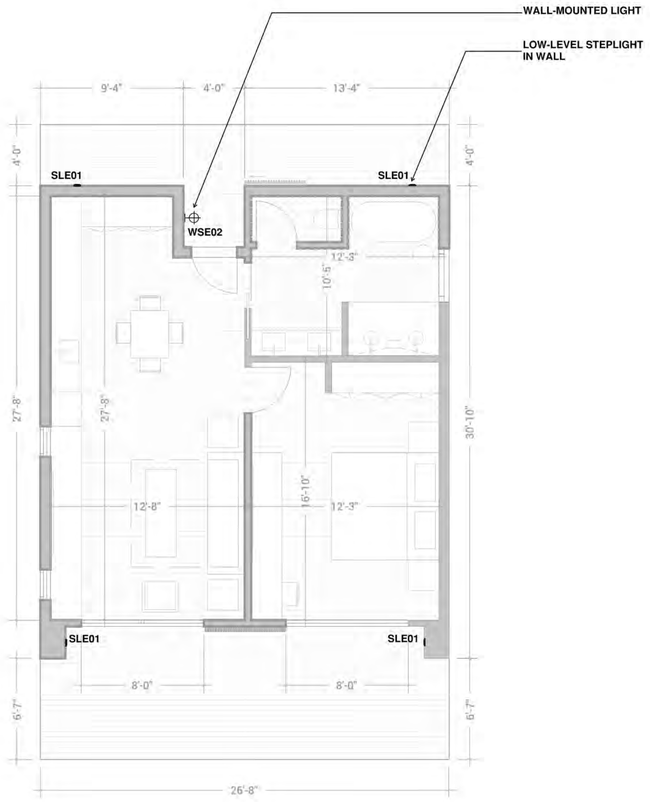
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING F - TYP. LUX STUDIO BUNGALOW NORTH ELEVATION LIGHTING PLAN

Sheet No:
LT.F201



33

AE.202

10 BUILDING F - TYP. 2BD BUNGALOW LIGHTING PLAN

SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

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PROJECT:

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
760 N. SAN VICENTE BLVD, G-499
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Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING F - TYP. 2BD BUNGALOW LIGHTING PLAN

Sheet No:
LT.F102

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
⏚	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
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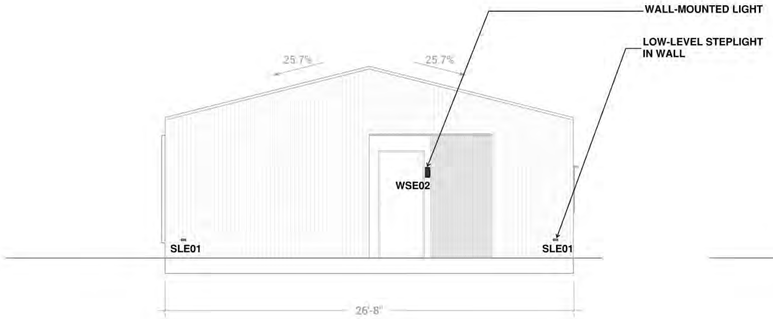
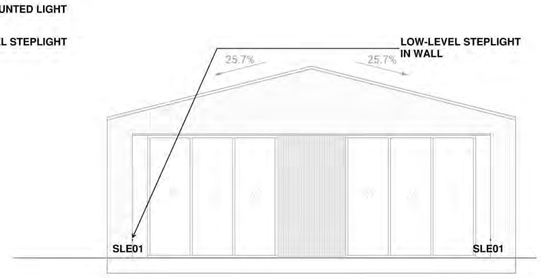


33 BUILDING F - TYP. 2BD BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING F - TYP. 2BD BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

PLUS DESIGN
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WEST HOLLYWOOD, CA, 90069

PROJECT:

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CARPINTERIA, CA 93013

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CARPINTERIA, CA 93013

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FLOWERS & ASSOCIATES, INC.
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SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
249 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST INC
3303 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTEN AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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GENERAL NOTES:

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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING F - TYP. 2BD BUNGALOW NORTH AND SOUTH ELEVATION LIGHTING PLAN

Sheet No:
LT.F202

LIGHTING LEGEND

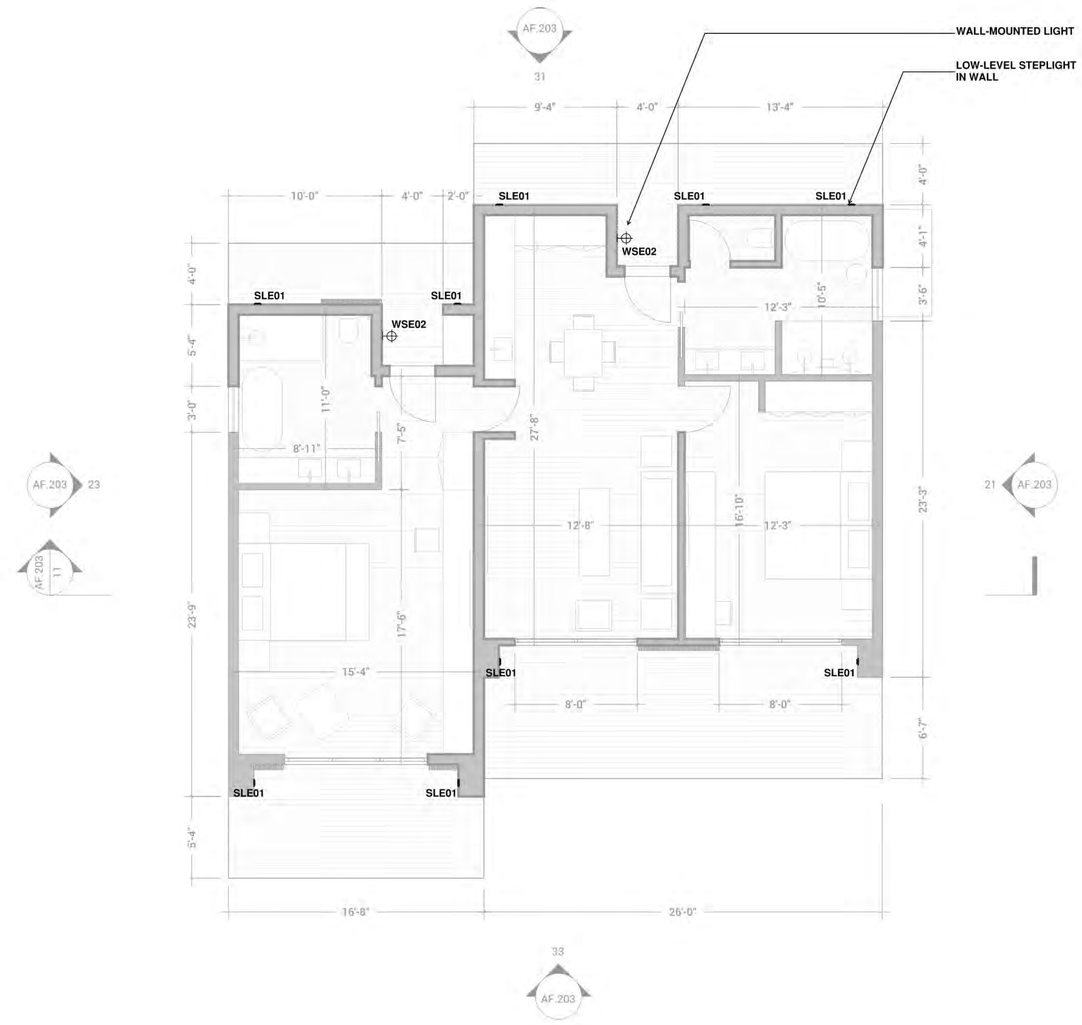
SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
◉	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
∿∿∿	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



10 BUILDING F - TYP. 3BD BUNGALOW LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
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Telephone 310 659 5900
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www.seanoconnorlighting.com

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SURVEYOR
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5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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ISSUES:

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Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: **BUILDING F - TYP. 3BD BUNGALOW LIGHTING PLAN**
Sheet No.: **LT.F103**

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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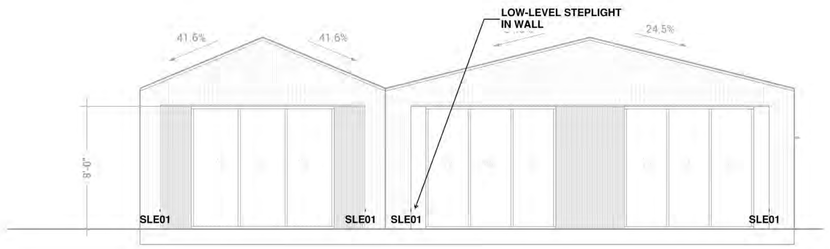
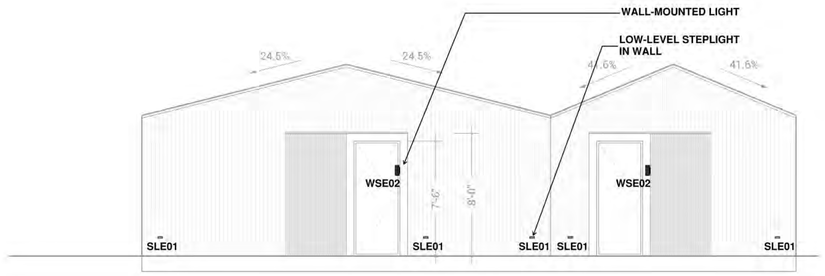


33 BUILDING F - TYP. 3BD BUNGALOW SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING F - TYP. 3BD BUNGALOW NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

SLE01 - RECESSED STEPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

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5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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GENERAL NOTES**LE01**

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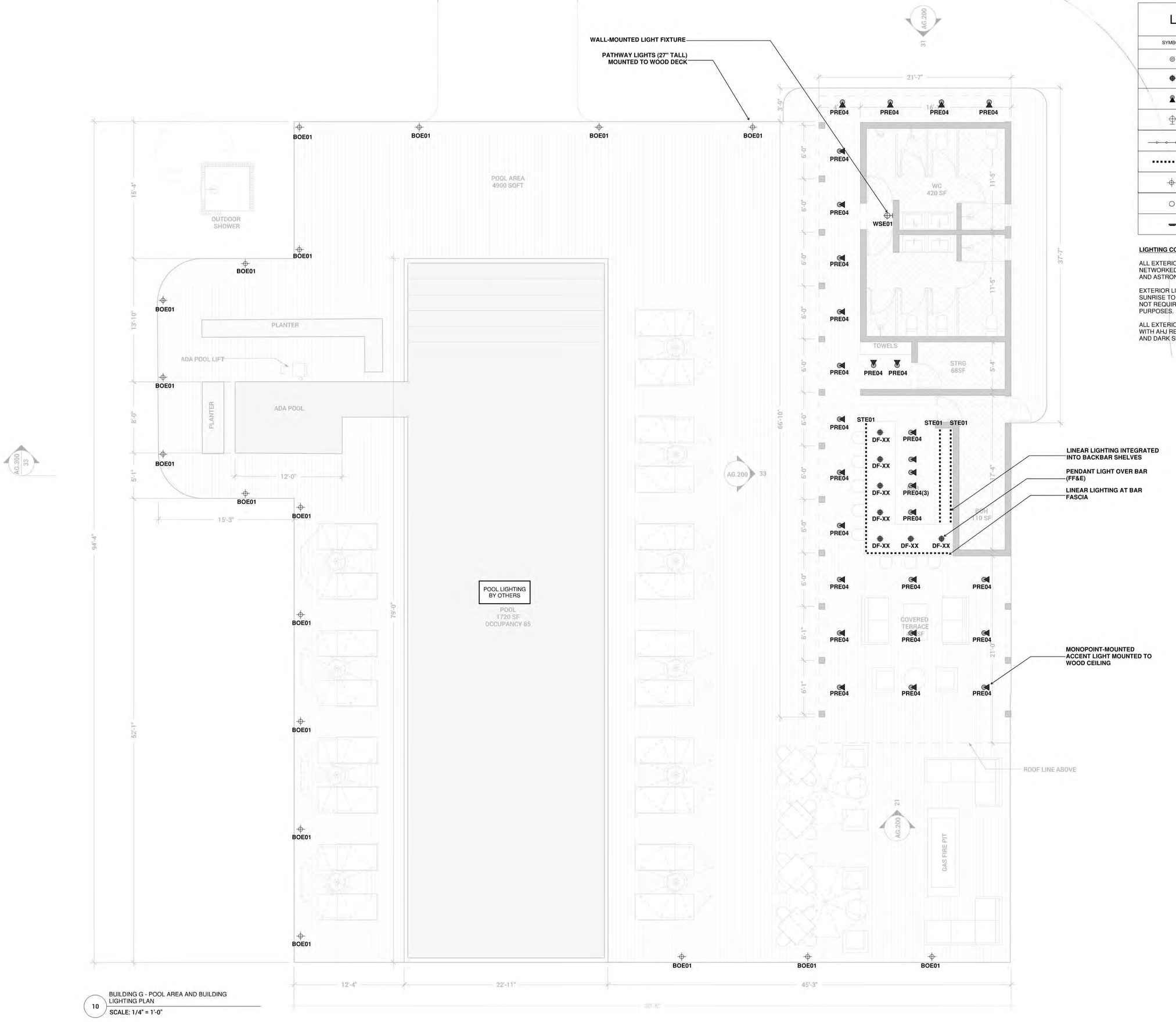
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title
BUILDING F - TYP. 3BD BUNGALOW NORTH AND SOUTH ELEVATION LIGHTING PLAN
Sheet No.
LT.F203



10 BUILDING G - POOL AREA AND BUILDING LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
♟	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
∿∿∿	FESTOON LIGHT
▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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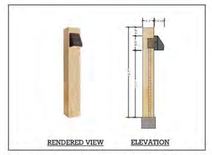

BOE01 - ILLUMINATED PATHWAY LIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

STE01 - LINEAR LED STRIPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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CARPINTERIA, CA 93013

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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
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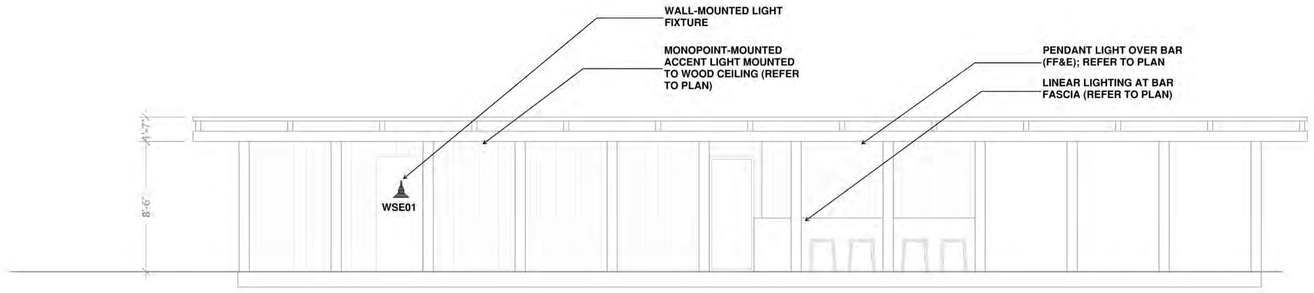
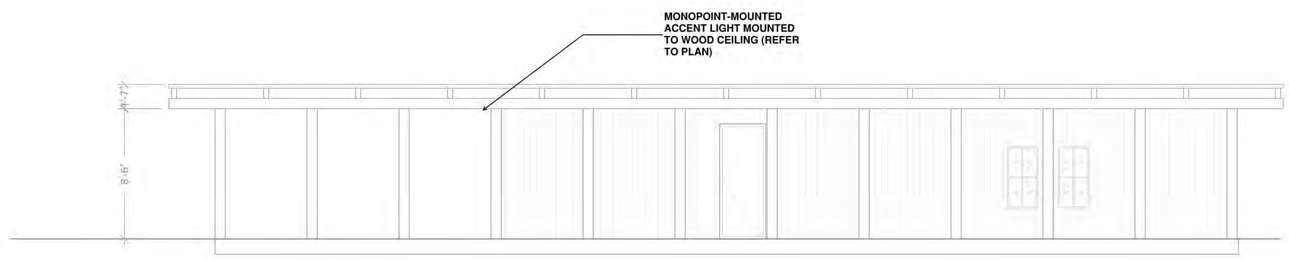
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING G - POOL AREA AND BUILDING LIGHTING PLAN
Sheet No.: LT.G100



33 BUILDING G - POOL CABANA WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING G - POOL CABANA EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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PRE04 - SURFACE MOUNTED DOWNLIGHT

STE01 - LINEAR LED STRIPLIGHT

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
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PROJECT:
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CARPINTERIA, CA 93013

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SURVEYOR
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5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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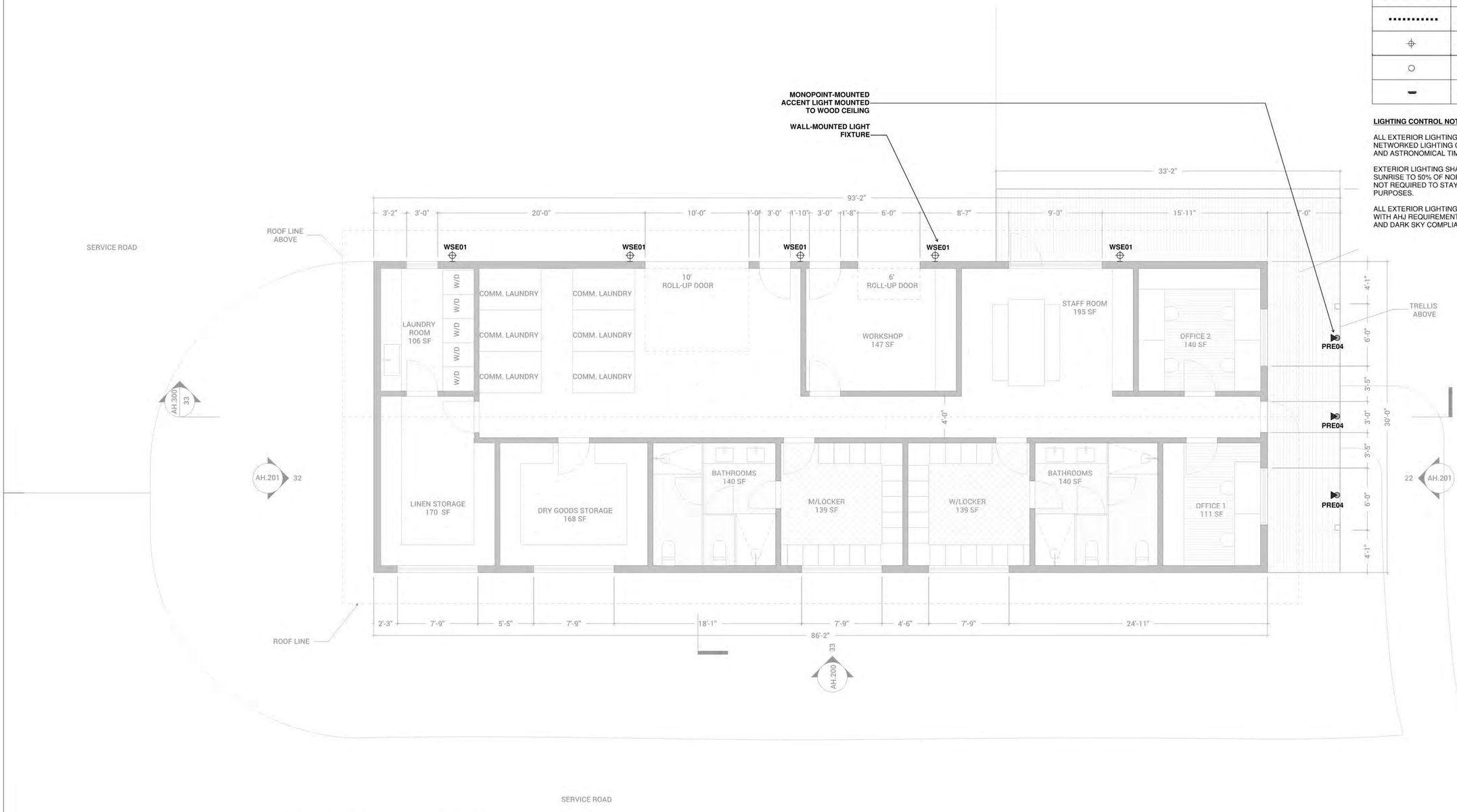
Sheet Size: 30" X 42"

Sheet Title:
BUILDING G - POOL AREA AND BUILDING EAST AND WEST ELEVATION LIGHTING PLAN

Sheet No.:
LT.G200



10 BUILDING H - HOTEL MAINTENANCE LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

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PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

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Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING H - HOTEL MAINTENANCE LIGHTING PLAN

Sheet No:
LT.H100

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
—○—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

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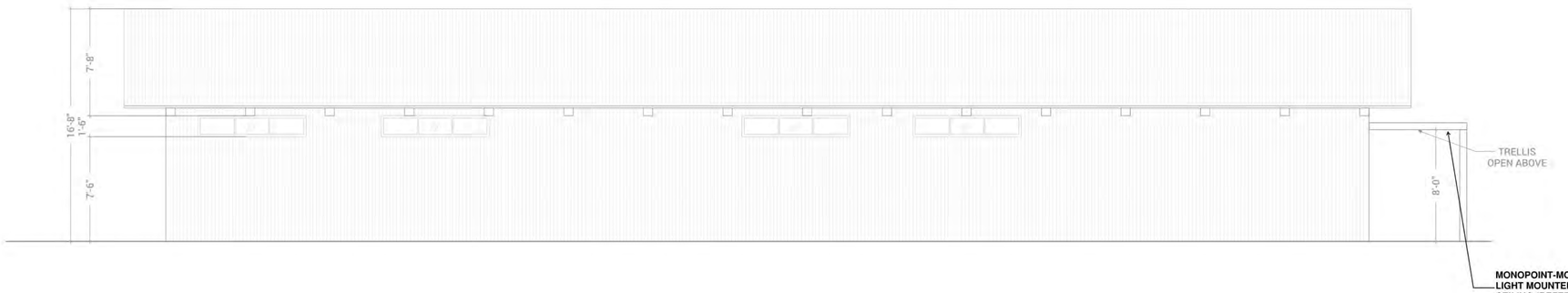
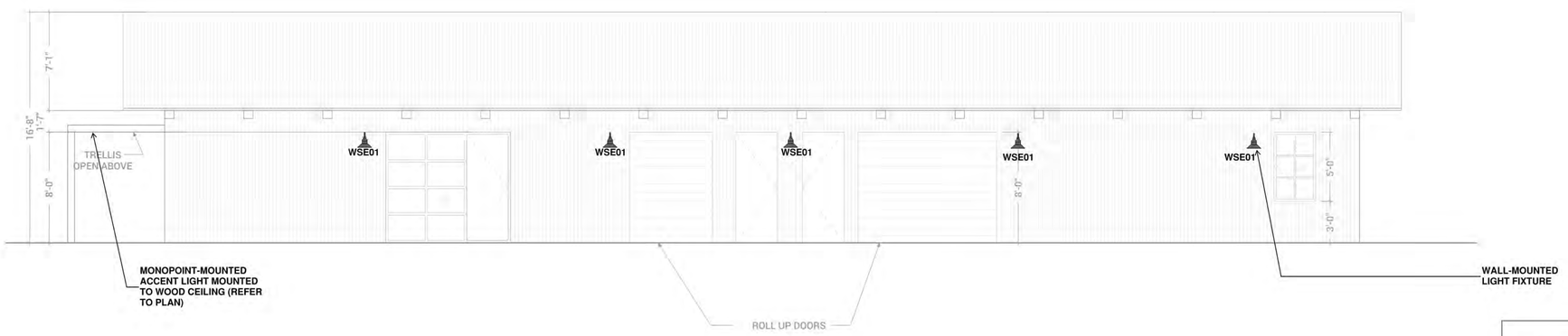


33 BUILDING H - HOTEL MAINTENANCE SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING H - HOTEL MAINTENANCE NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

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SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
248 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC
5300 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
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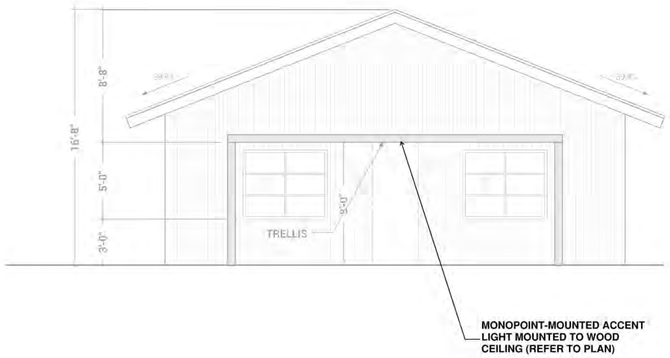
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING H - HOTEL MAINTENANCE NORTH AND SOUTH ELEVATIONS LIGHTING PLAN

Sheet No.
LT.H200



22 BUILDING H - HOTEL MAINTENANCE EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

PRE04 - SURFACE MOUNTED DOWNLIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
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GOLETA, CA 93117

SITE PLAN
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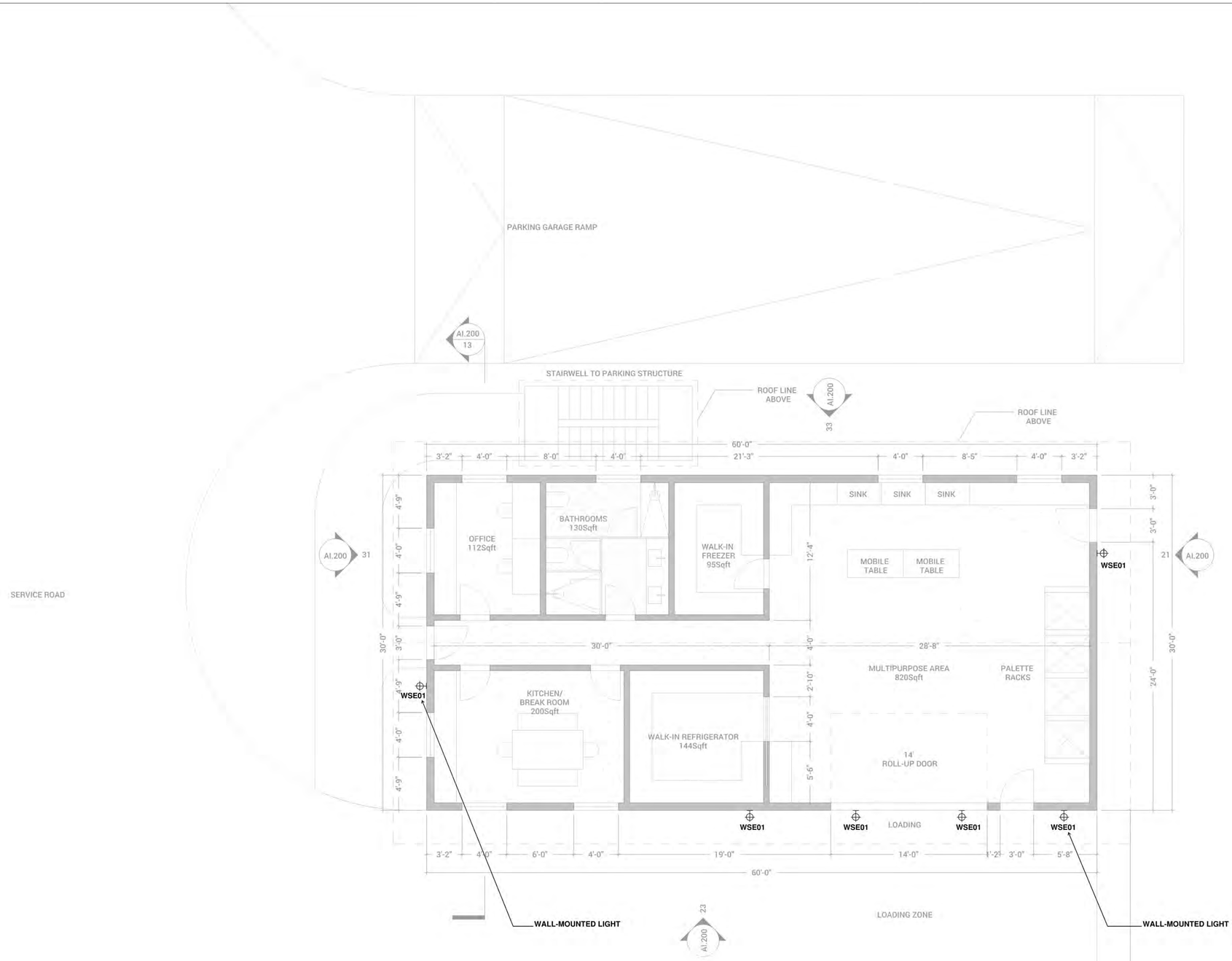
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
BUILDING H - HOTEL MAINTENANCE EAST ELEVATION LIGHTING PLAN

Sheet No:
LT.H201


PARKING GARAGE RAMP
A1.200
13
STAIRWELL TO PARKING STRUCTURE
ROOF LINE ABOVE
A1.200
33
ROOF LINE ABOVE
60'-0"
3'-2"
4'-0"
8'-0"
4'-0"
21'-3"
4'-0"
8'-5"
4'-0"
3'-2"
SINK
SINK
SINK
BATHROOMS
130Sqft
OFFICE
112Sqft
WALK-IN
FREEZER
95Sqft
MOBILE
TABLE
MOBILE
TABLE
WSE01
A1.200
31
A1.200
21
SERVICE ROAD
30'-0"
28'-8"
MULTIPURPOSE AREA
820Sqft
PALETTE
RACKS
KITCHEN/
BREAK ROOM
200Sqft
WALK-IN REFRIGERATOR
144Sqft
14'
ROLL-UP DOOR
WSE01
WSE01
LOADING
WSE01
WSE01
3'-2"
4'-0"
6'-0"
4'-0"
19'-0"
14'-0"
1'-2"
3'-0"
5'-8"
60'-0"
WALL-MOUNTED LIGHT
A1.200
23
LOADING ZONE
WALL-MOUNTED LIGHT
50'-0"

10 BUILDING I - FARM BUILDING LIGHTING PLAN

SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

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WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
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PROJECT:

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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: **BUILDING I - FARM BUILDING LIGHTING PLAN**
Sheet No.: **LT.I100**

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
⏚	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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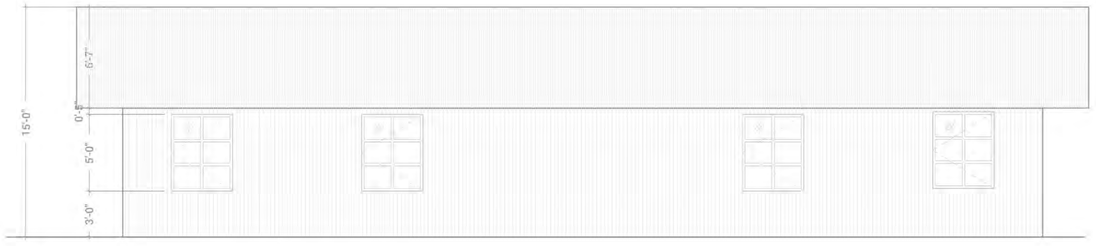
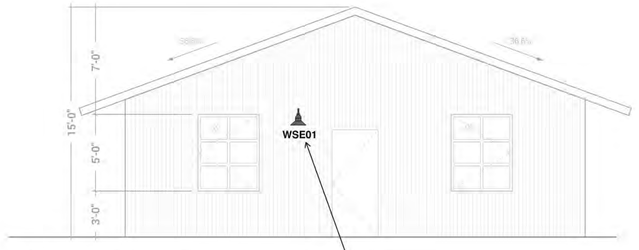
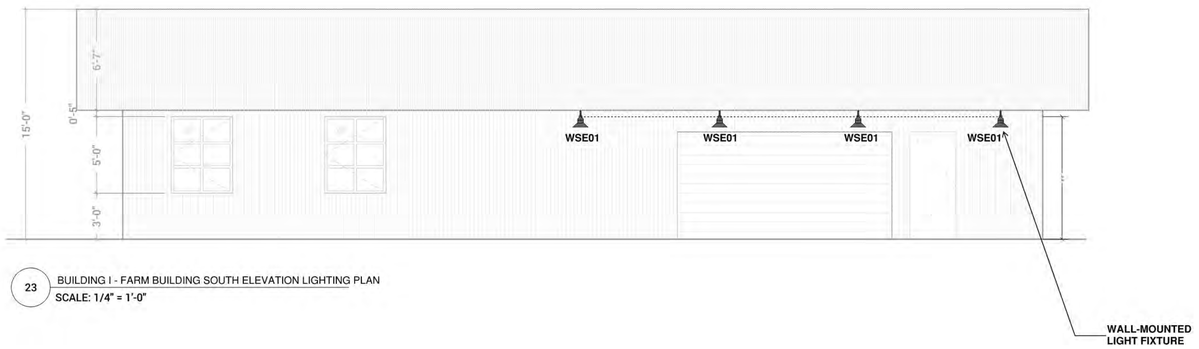


33 BUILDING I - FARM BUILDING NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING I - FARM BUILDING WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING I - FARM BUILDING SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

21 BUILDING I - FARM BUILDING EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
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PROJECT:

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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"
Sheet Title: **BUILDING I - FARM BUILDING ELEVATIONS LIGHTING PLAN**
Sheet No.: **LT.I200**

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
—○—○—○—○—○—	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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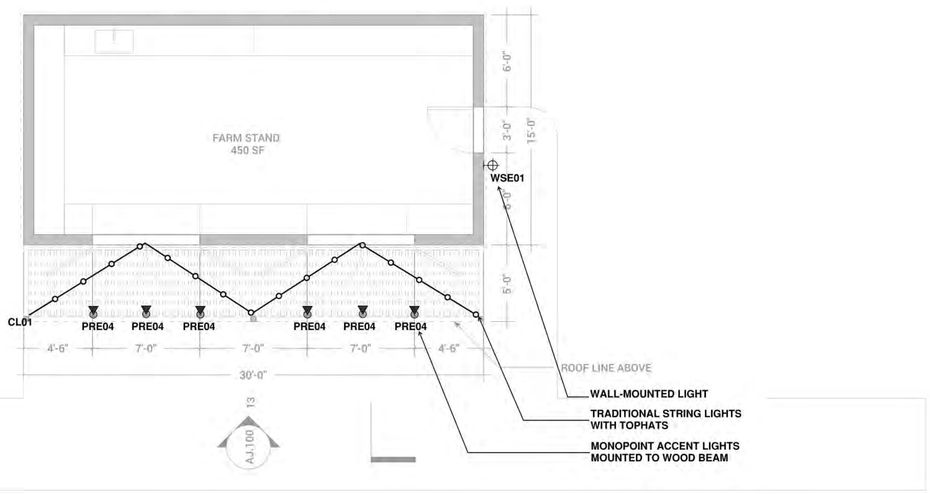

33 BUILDING J - FARM STAND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

CL01 - FESTOON LIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

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Scale	Sheet Size
1/4" = 1'	30" X 42"

Sheet Title
BUILDING J - FARM STAND LIGHTING PLAN

Sheet No:
LT.J100

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

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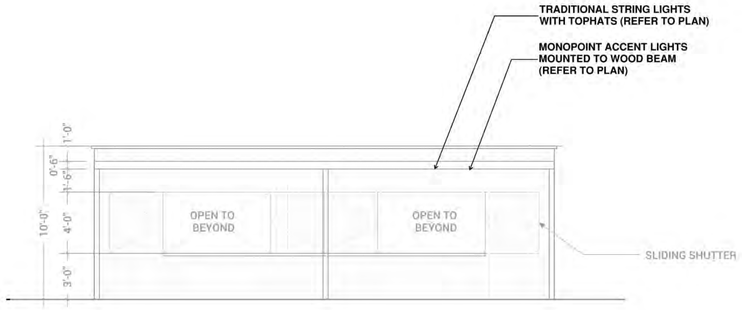
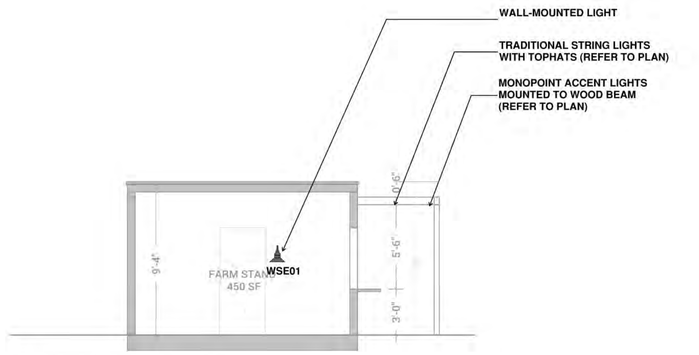


13 BUILDING J - FARM STAND SOUTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



31 BUILDING J - FARM STAND EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

CL01 - FESTOON LIGHT

PRE04 - SURFACE MOUNTED DOWNLIGHT

WSE01 - WALL-MOUNTED LIGHT

REFER TO MATERIAL SCHEDULE FOR FURTHER INFORMATION

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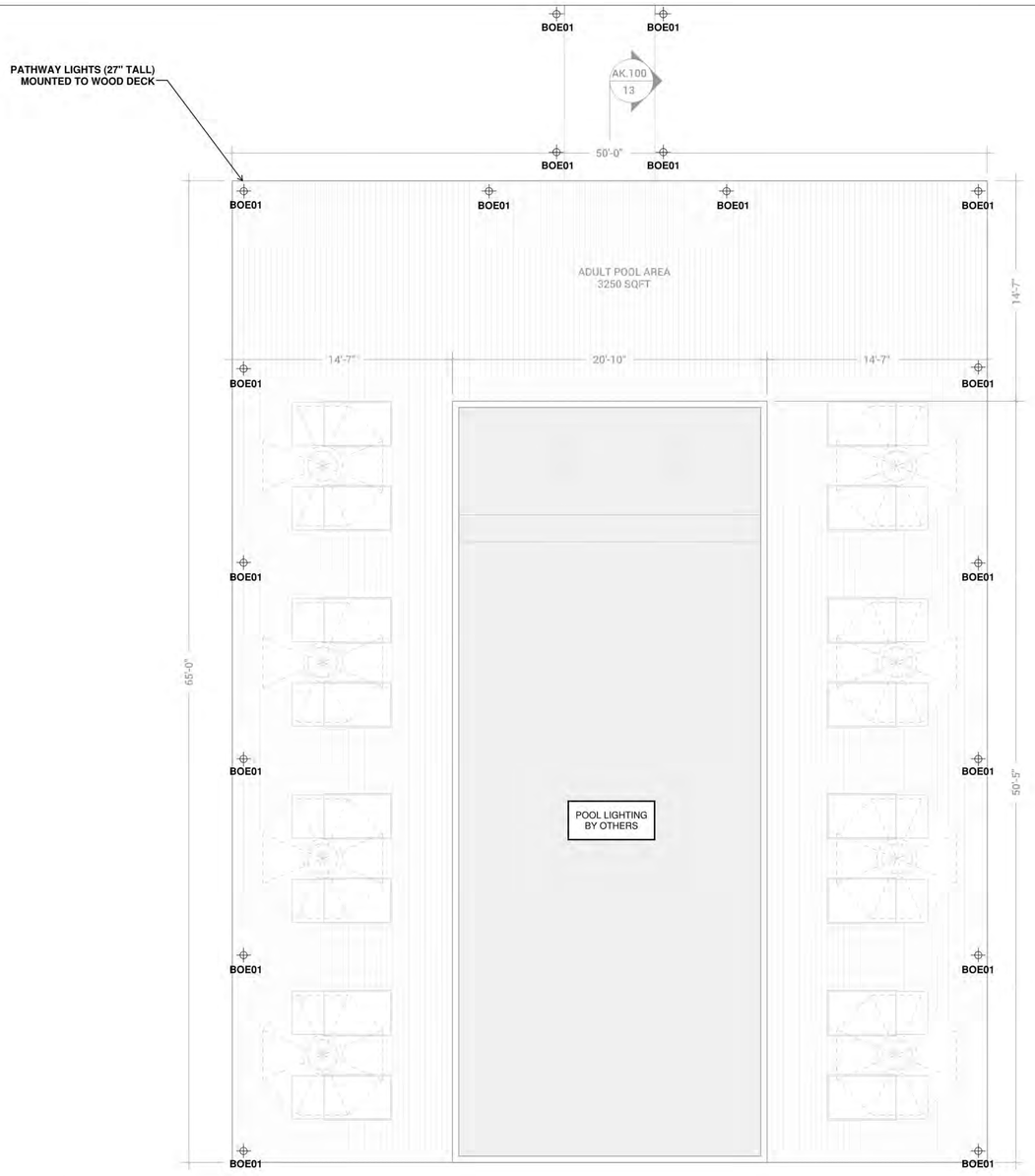
Sheet Title:
BUILDING J - FARM STAND SOUTH AND WEST ELEVATION LIGHTING PLAN

Sheet No:
LT.J200



23 AREA K - ADULT POOL LIGHTING PLAN

SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

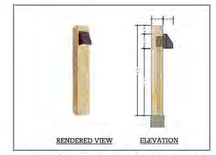
SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A NETWORKED LIGHTING CONTROL SYSTEM WITH DIMMING AND ASTRONOMICAL TIME-CLOCK PROGRAMMING.

EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.



RENDERED VIEW ELEVATION

BOE01 - ILLUMINATED PATHWAY LIGHT

SEAN O'CONNOR LIGHTING

12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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PLUS DESIGN, LLC
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WEST HOLLYWOOD, CA 90069

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FLOWERS & ASSOCIATES, INC.
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LANDSCAPE ARCHITECT
CLARO PLANNING CORPORATION
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GEOLOGIST
GEOCON WEST, INC
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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GENERAL NOTES:

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ISSUES:

No	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 1/4" = 1'
Sheet Size: 30" X 42"

Sheet Title:
AREA K - ADULT POOL LIGHTING PLAN

Sheet No:
LT.K100

10 BUILDING RA - RESIDENCE 1 FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
∿∿∿	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

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BURBANK, CA 91504

SURVEYOR
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5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
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ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RA - RESIDENCE 1 FIRST FLOOR LIGHTING PLAN
Sheet No: **LT.RA100**

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

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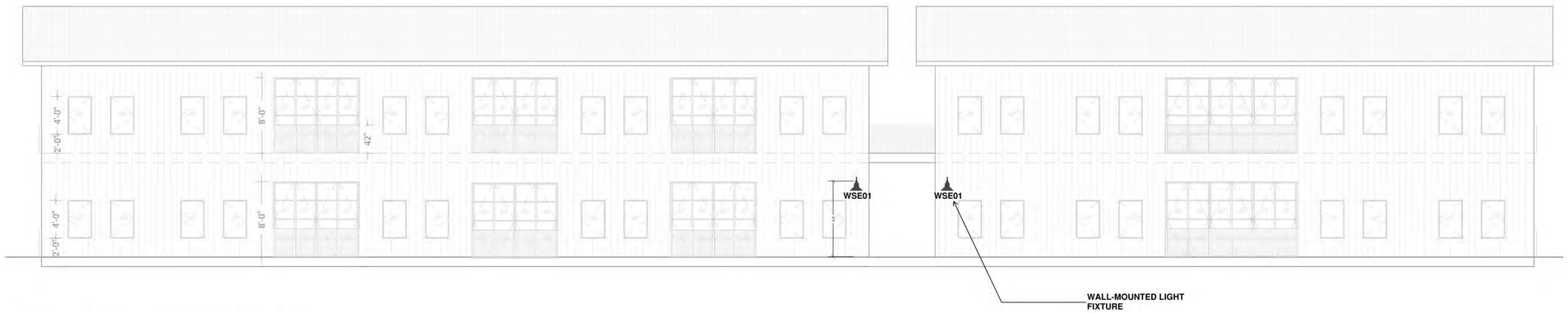
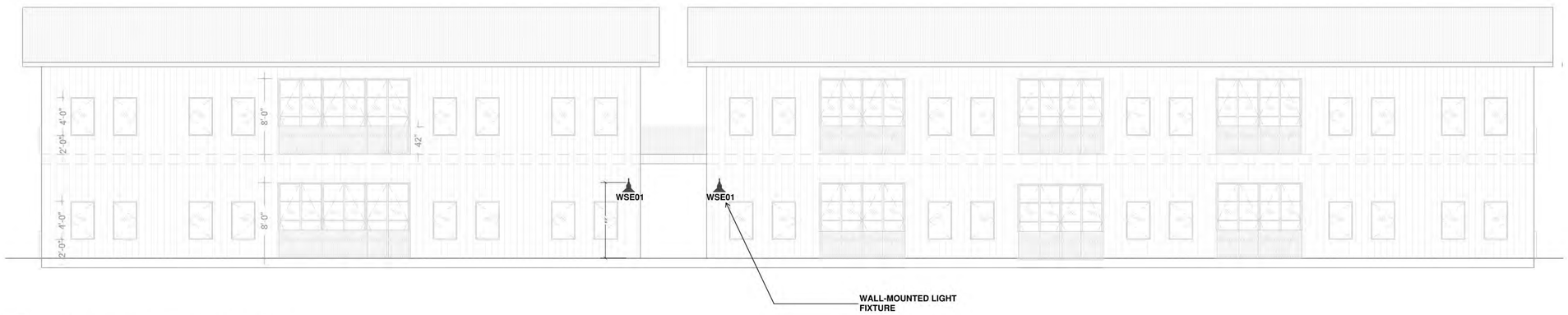


33 BUILDING RA - RESIDENCE 1 WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING RA - RESIDENCE 1 EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT:
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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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ISLAND PLANNING CORPORATION
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GEOLOGIST
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BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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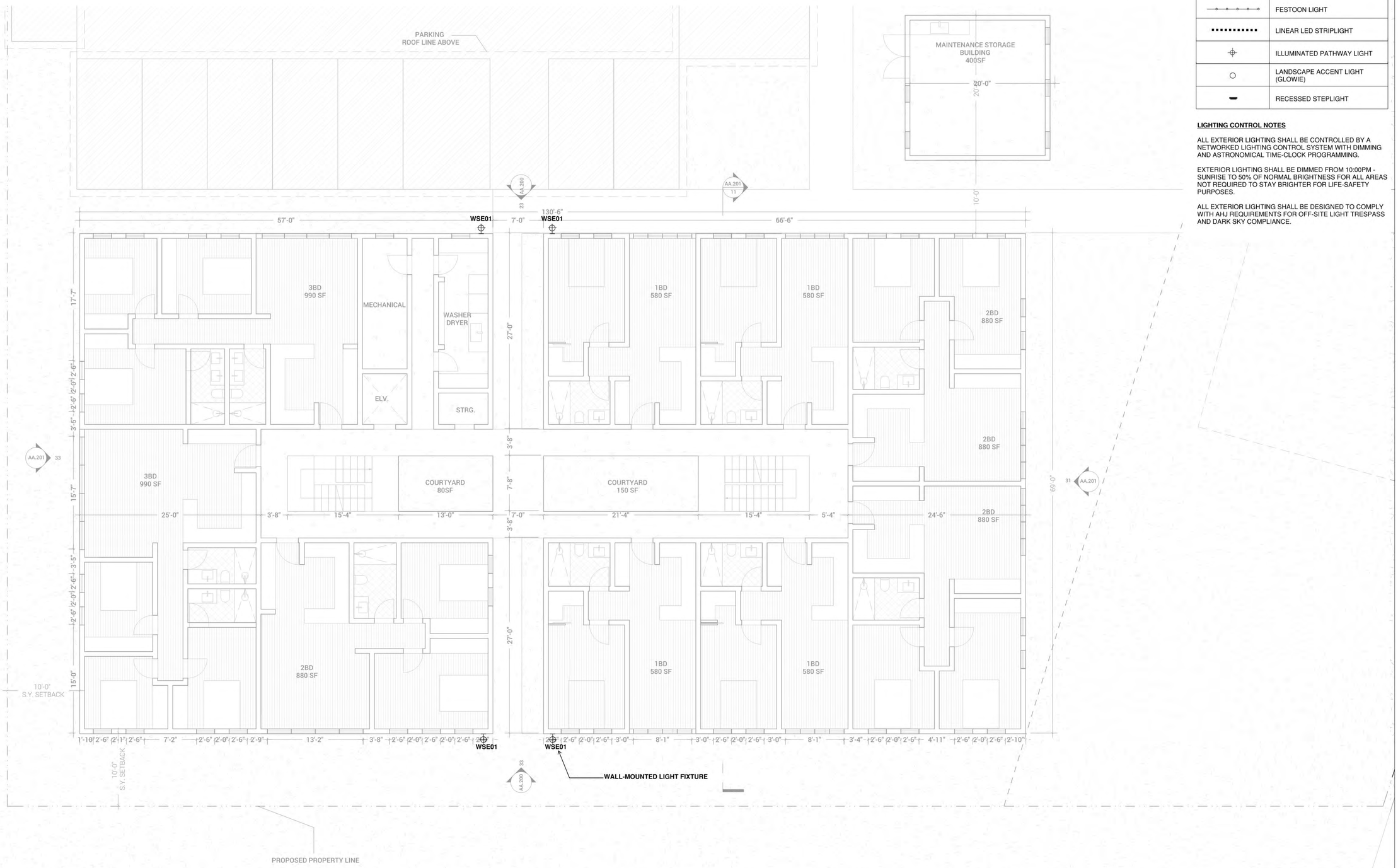
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: **BUILDING RA - RESIDENCE EAST AND WEST ELEVATIONS LIGHTING PLAN**
Sheet No.: **LT.RA200**



10 BUILDING RB - RESIDENCE 2 FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
~~	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
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Facsimile 310 659 5915
www.seanoconnorlighting.com

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CARPINTERIA, CA 93013

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CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
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GEOCON WEST, INC.
5300 N. SAN FERNANDO BLVD., STE 100
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SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

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1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RB - RESIDENCE 2 FIRST FLOOR LIGHTING PLAN
Sheet No: LT.RB100

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
▲	SURFACE-MOUNTED DOWNLIGHT
⊕	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
⊕	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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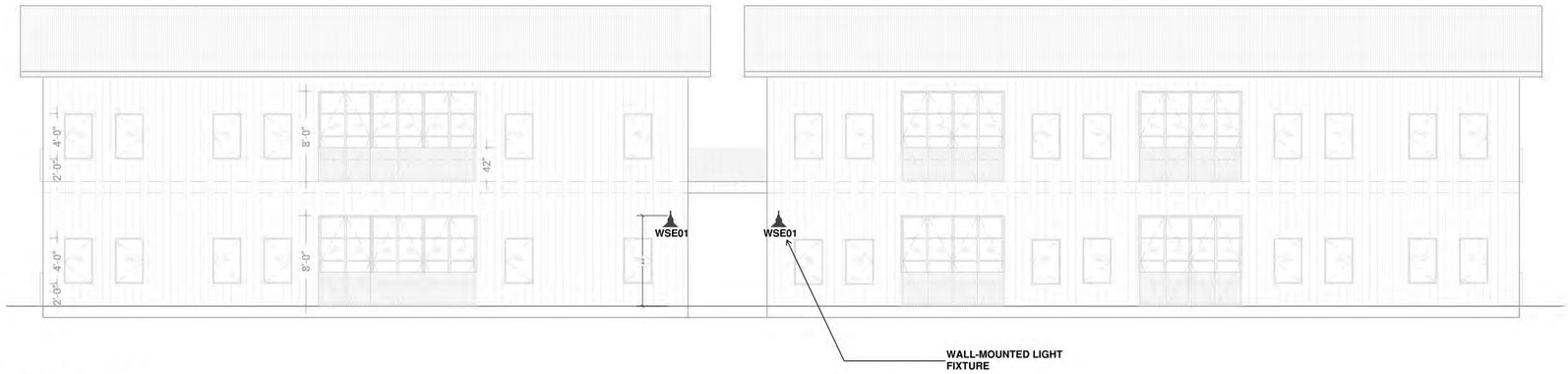
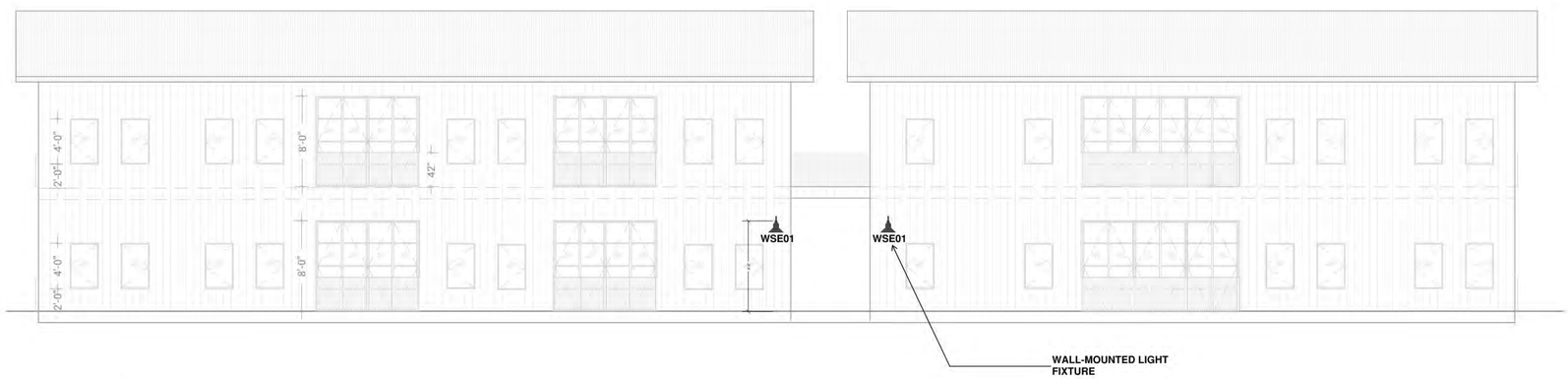


33 BUILDING RB - RESIDENCE B WEST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"



23 BUILDING RB - RESIDENCE 2 EAST ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
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Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT:

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5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

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CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
780 N. SAN VICENTE BLVD, G-498
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GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

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ISSUES:

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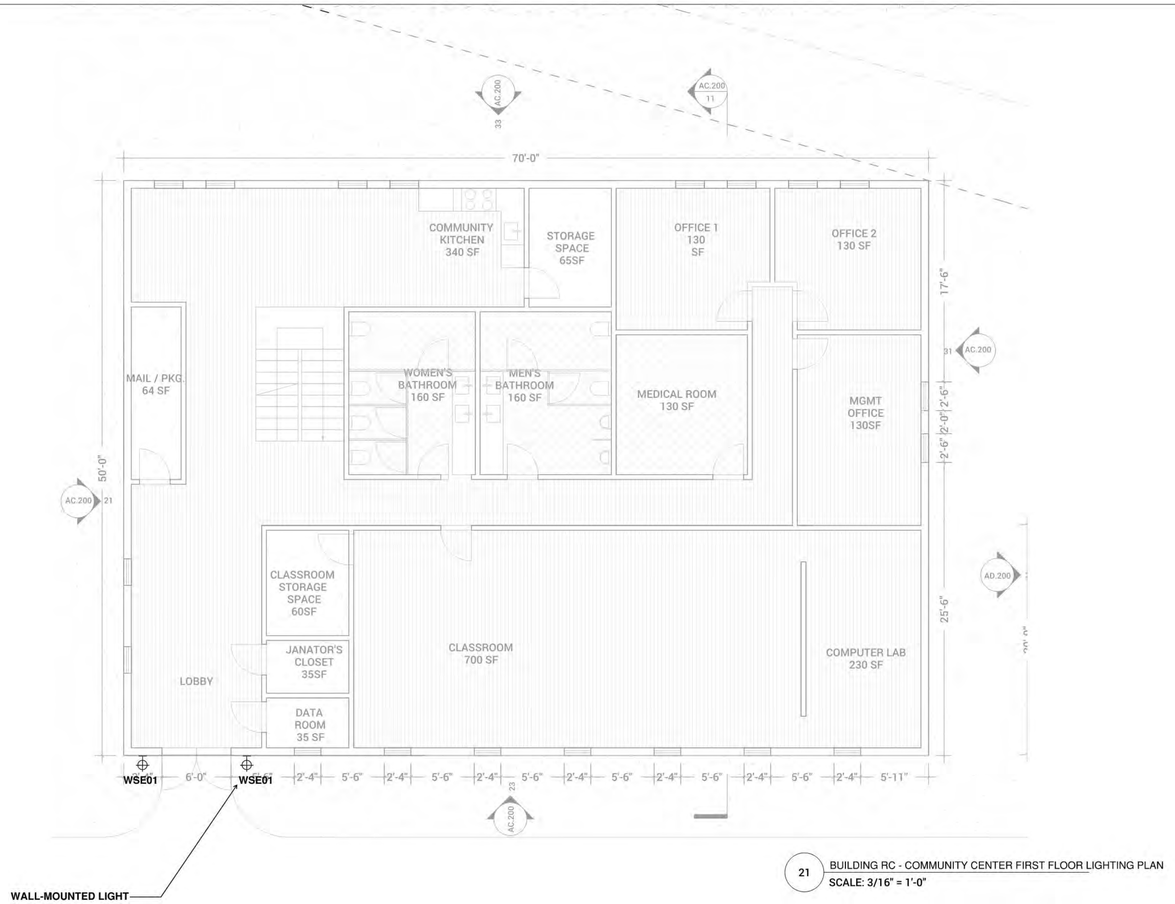
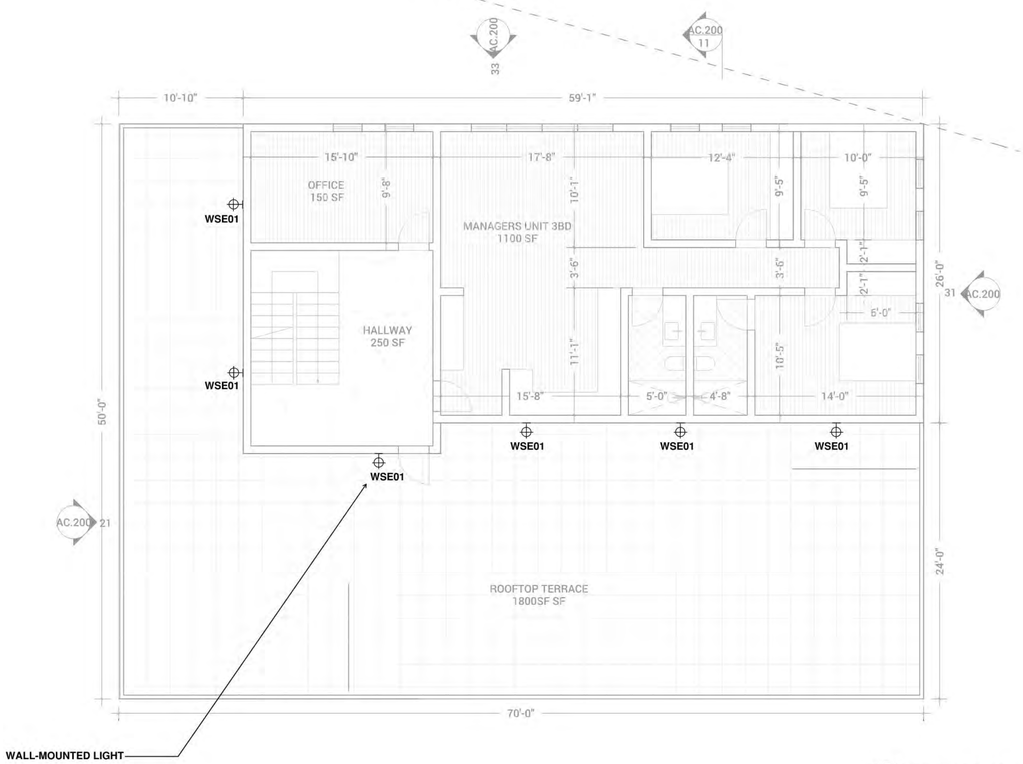
Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: BUILDING RB - RESIDENCE EAST AND WEST ELEVATIONS LIGHTING PLAN
Sheet No.: LT.RB200



21 BUILDING RC - COMMUNITY CENTER FIRST FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"



11 BUILDING RC - COMMUNITY CENTER SECOND FLOOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
◎	RECESSED DOWNLIGHT
●	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
——○——○——○——	FESTOON LIGHT
▪▪▪▪▪▪▪▪▪▪▪▪	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
○	LANDSCAPE ACCENT LIGHT (GLOWIE)
▬	RECESSED STEPLIGHT

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SITE PLAN
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No.	Description	Date
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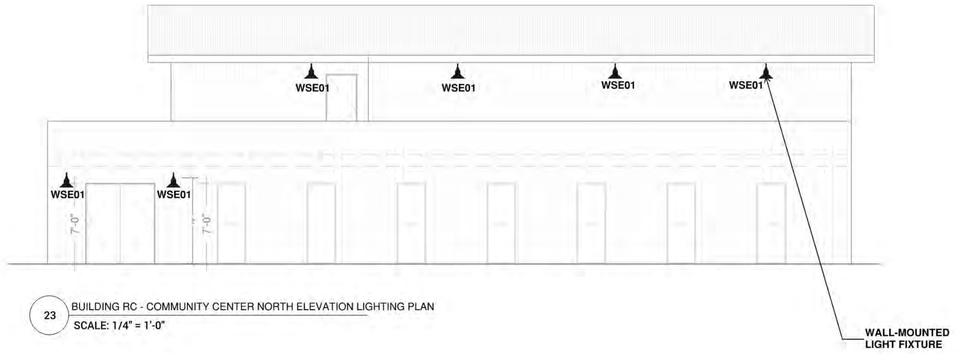
Date	Project No.
09/14/2023	PDS049
Scale	Sheet Size
3/16" = 1'	30" X 42"

Sheet Title
BUILDING RC - COMMUNITY CENTER FIRST AND SECOND FLOOR LIGHTING PLANS

Sheet No:
LT.RC100



23 BUILDING RC - COMMUNITY CENTER NORTH ELEVATION LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

LIGHTING CONTROL NOTES

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EXTERIOR LIGHTING SHALL BE DIMMED FROM 10:00PM - SUNRISE TO 50% OF NORMAL BRIGHTNESS FOR ALL AREAS NOT REQUIRED TO STAY BRIGHTER FOR LIFE-SAFETY PURPOSES.

ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO COMPLY WITH AHJ REQUIREMENTS FOR OFF-SITE LIGHT TRESPASS AND DARK SKY COMPLIANCE.

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING
12955 W. Washington Boulevard
Los Angeles, California 90066
Telephone 310 659 5900
Facsimile 310 659 5915
www.seanoconnorlighting.com

PROJECT:

5885 CARPINTERIA AVE
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

CLIENT
CARP BLUFF, LLC
5885 CARPINTERIA AVE
CARPINTERIA, CA 93013

PROJECT ARCHITECT
PLUS DESIGN, LLC
780 N. SAN VICENTE BLVD, G-499
WEST HOLLYWOOD, CA 90069

PLANNING CONSULTANT
L.E.P.P.S
1625 STATE STREET, STE 1
SANTA BARBARA, CA 93101

CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101

LANDSCAPE ARCHITECT
ISLAND PLANNING CORPORATION
249 WASHINGTON AVE, STUDIO C
MIAMI BEACH, FL 33139

GEOLOGIST
GEOCON WEST, INC
220 N. SAN FERNANDO BLVD., STE 100
BURBANK, CA 91504

SURVEYOR
WATERS CARDENAS LAND SURVEYING, LLP
5553 HOLLISTER AVE, STE 7&8
GOLETA, CA 93117

SITE PLAN
1/512" = 1'-0"

N

DESIGN INTENT ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

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3.ALL WORKS, SETTING OUT, MATERIALS, AND FINISHES ARE TO BE INSPECTED AND APPROVED BY THE CONSULTANT BEFORE THE COMMENCEMENT OF WORKS.
4.THIS DRAWING SET SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND ALL RELEVANT SECTIONS OF THE SPECIFICATIONS

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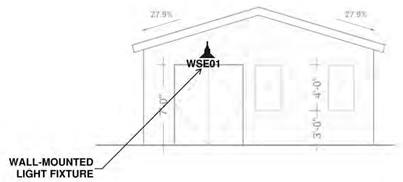
ISSUES:

No.	Description	Date
1	100%SD	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"

Sheet Title
BUILDING RC - COMMUNITY CENTER NORTH ELEVATION LIGHTING PLAN

Sheet No:
LT.RC200



33 BUILDING RD - MAINTENANCE STORAGE WEST ELEVATION LIGHTING PLAN

SCALE: 1/4" = 1'-0"

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	RECESSED DOWNLIGHT
	PENDANT LIGHT
	SURFACE-MOUNTED DOWNLIGHT
	WALL-MOUNTED LIGHT
	FESTOON LIGHT
	LINEAR LED STRIPLIGHT
	ILLUMINATED PATHWAY LIGHT
	LANDSCAPE ACCENT LIGHT (GLOWIE)
	RECESSED STEPLIGHT

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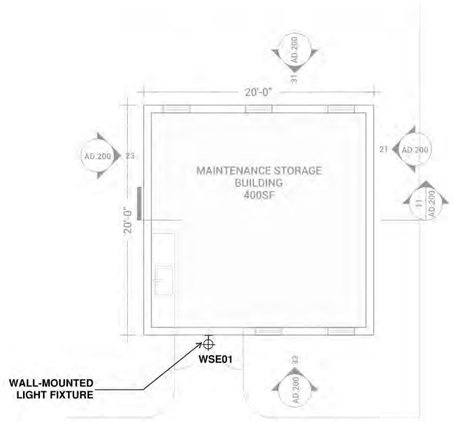

13 BUILDING RD - MAINTENANCE STORAGE LIGHTING PLAN

SCALE: 1/4" = 1'-0"

WSE01 - WALL-MOUNTED LIGHT

SEAN O'CONNOR LIGHTING

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CARPINTERIA, CA 93013

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750 N. SAN VICENTE BLVD, G-498
WEST HOLLYWOOD, CA 90069

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ISSUES:

No.	Description	Date
1	100%SD PROGRESS	09.14.2023

Date: 09/14/2023
Project No.: PDS049
Scale: 3/16" = 1'
Sheet Size: 30" X 42"
Sheet Title: **BUILDING RD - MAINTENANCE STORAGE AND WEST ELEVATION LIGHTING PLAN**
Sheet No.:

LT.RD100

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: December 14, 2023

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein.

ROLL CALL

Boardmembers present: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Johnson
Richard Little

Boardmembers absent: Patrick O'Connor

OTHERS PRESENT: Approximately 6 members of the public were in attendance.

PUBLIC COMMENT:

Patrick Crooks introduced himself as the new President of the Board for the Citizens for the Carpinteria Bluffs. Mr. Crooks encouraged the ARB members to consider the existing condition of the Bluffs and commented about policy inconsistencies referenced in the latest incomplete letter for the Carpinteria Farm project, which will be before the ARB at their next meeting (January 25, 2024). Mr. Crooks encouraged the ARB members to review existing City policies regarding views and open space, and asked staff if the January 25, 2024 meeting would be televised or available via Zoom or other electronic methods for public participation.

PROJECT REVIEW

1) Projects: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for final review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

Ex Parte Communications Disclosure: None

Staff Comments:

Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments including: adding an "eyebrow" roof feature over the windows on the west elevation, and to replace the previously proposed manzanita trees with strawberry trees (Arbutus marina). She further described plan updates including the proposed dark sky compliant light fixtures and reviewed the architectural details and materials. Ms. Souter noted that the project was approved by the Planning Commission on 9/5/23 and that the Planning Commission did not require any revisions or special conditions requiring ARB review.

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Applicant Comments:
The project architect, Jeremy Roberts, clarified the lighting details, including the dark sky compliant exterior fixtures and path light details and wattages.

Public Comment: None.

Boardmember Discussion:
Boardmember Johnson had questions regarding the wattage of the proposed light fixtures, which the architect clarified were low wattage LED.

The ARB members complimented the applicant on the successful execution of the project.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend Final approval as submitted.

VOTE: 4-0 (Boardmember O'Conner Absent)

2) Projects: Zins Condominium Triplex, Project 21-2083-DP/CDP
Address: 4905 Eighth Street
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for final review of a request to demolish an existing single-story 1,124 square-foot single family residence and construct a new 5,822 square-foot two-story condominium triplex with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation and described the updates to the project plans in response to the ARB's preliminary approval comments of: adding additional trees along Cedar Place and at the corner of Eight St. and Elm Ave.; adding additional landscaping in the courtyard; considering lowering the plate heights, and to raise the sill heights and shift the location of the living/dining room windows of Unit 3. Ms. Souter noted that the project was approved by the Planning Commission on 3/16/23 and that the previously proposed roof deck has been eliminated. She further described plan updates and requested ARB to specifically comment on the project's neighborhood compatibility, window placement, utility door location, landscaping, and overall frontage design.

Applicant Comments:
George Manuras, agent for the owner, responded to questions from the ARB regarding the utility door design and clarified the landscape changes and overall responses to the ARB's preliminary approval comments. Mr. Manuras commented that the utility door could have battens instead of being solid wood as reflected on the plans. Jerry Zins, owner, described the thought process for the window

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locations in response to comments from adjacent neighbors. Mr. Zins also questioned the proposed tree planter placement in relation to the driveway.

Public Comment: Nick Renfro spoke on behalf of his parents, who reside at 4910 7th Street. Mr. Renfro expressed privacy concerns about the location of Unit 3's bedroom windows (second story, south elevation), and asked if they could be relocated.

Boardmember Discussion:
Chair Stein and Boardmember Blakemore commented that the proposed tree placements will help mitigate neighbor privacy concerns.

Chair Stein expressed his preference for battens on the utility room door.

Boardmember Blakemore expressed concern that the proposed 24 path lights would be excessive and suggested that the number should be reduced by half (install every other light).

All Boardmembers expressed their overall support for the project.

ACTION: Motion by Boardmember Little, seconded by Boardmember Johnson, to recommend Final approval with condition to reduce number of path lights by half (12 total) and to add battens to the utility room door.

VOTE: 4-0 (Boardmember O'Conner Absent)

3) Projects: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for preliminary review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

Ex Parte Communications Disclosure: None.

Staff Comments:
Syndi Souter provided a presentation and described the overall scope of work. Ms. Souter described the updates to the project plans in response to the ARB's conceptual review comments of: converting the proposed carport to a garage; adding a deck or balcony to the front of the addition; providing a landscape plan; keeping the blue entry doors, and to be mindful of future sea level rise/flood impacts with the project design. Ms. Souter requested the ARB to specifically comment on the project's architectural style and massing of the second story addition, neighborhood compatibility, public views

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from street frontages, and landscape/hardscape and fence design. Ms. Souter also presented photos of the story pole installation and noted the views of the story poles from various vantage points surrounding the project site.

Applicant Comments:
George Manuras, agent for the owner, provided overall comments on the updates to the project in response to the ARB's conceptual review comments and specifically described how the fence location was chosen. Mr. Manuras expressed concern regarding pushing the fence further into the property given the small yard and that any required boarder or planting area on the street side of the fence would be damaged by cars parking along the street frontage. Mr. Bono, the owner, answered questions re: tree species raised by Boardmember Blakemore and clarified that he is open to a strawberry tree as an alternative. Mr. Bono and Mr. Manuras responded to questions from Boardmember Little clarifying the door locations on the ground floor and the related pathways/circulation, and provided clarification as to the patio locations on each side of the site.

Public Comment: None.

Boardmember Discussion:
Boardmember Blakemore provided overall positive comments regarding the landscape and hardscape plan, but requested that the applicant consider planting vines on the front yard fence if space allows considering the proximity to the right of way.

Boardmember Johnson asked Boardmember Blakemore if there is sufficient landscaping proposed along the northern property line and if there would be room for additional vine plantings. A general discussion between the applicant and the boardmembers ensued, with the consensus being that the applicant should explore the opportunity for planter pockets or planted pots to add landscaping along the northern fence line.

Chair Stein responded to clarifications from Mr. Bono as to how the proposed front fence would align with the neighbor's fence, and agreed that pushing the fence back is not required.

The ARB summarized their main comments:

- study opportunities to add plantings (vines) along fence fronting Dorrance Way and Holly Avenue, and
- study opportunities to add vertical plantings or vines along the north property line.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to recommend Preliminary approval with comments to Planning Commission attached.

VOTE: 4-0 (Boardmember O'Conner Absent)

4) Projects: The Row Business Park Landscape Improvements, 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners
Planner: Brian Banks

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Request of Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners to consider Project 23-2257-DPR/CDP for preliminary review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage and within the parking areas along the rear and side of each building. Also proposed is a new eight-foot wall along the Highway 101 frontage, pedestrian access improvements to join existing building access paths to the bikeway and sidewalk, and new bike parking areas. The 4.11-acre project site is zoned Commercial Planned Development with Residential Overlay (CPD/R) shown as APN 004-031-017, -018 and -019, and addressed as 4185 – 4198 Carpinteria Avenue.

Ex Parte Communications Disclosure: Boardmember Blakemore noted that her spouse is a tenant in one of the units, but had not discussed the project in detail with her spouse, and had no conflict.

Staff Comments:
Brian Banks presented the project and described the scope of work. Mr. Banks requested specific comments with respect to the overall landscape and hardscape design and choice of plan species, the need for plantings/vine on freeway side of proposed wall, and to confirm appropriateness and adequate setback of seating area from multi-use path on Carpinteria Avenue frontage.

Applicant Comments:
Sam Maphis, Landscape Architect provided a summary of the design intent and provided specific comments related to the distance of the proposed seating area from the path. Mr. Maphis expressed that he studied the distance of the lowest course of the staked wall, which would be approximately 12 inches from the path, and that the wall is battered so the next courses are setback even further. He further expressed that the closest portion of the wall is at the apex of the curve and so most of the wall is setback much further from the path. Mr. Maphis also provided additional information on the proposed tree species and clarified the material for the proposed 8 ft CMU wall.

Boardmember Discussion:
Boardmember Blakemore asked if another material for the patio wall was considered, such as Corten steel, to keep with the more contemporary feel of the recent façade improvements and create a greater setback without needed to stack the wall. Mr. Maphis explained that the wall will have a “clean” interlocking pattern that would be compatible and the idea is the wall is more of a landscape feature than part of the design of the buildings and the green screen will break up buildings and pull together with the landscaping.

Boardmember Little asked if there were any building code considerations for the height of the patio wall, and Mr. Maphis and Boardmember confirmed that with the wall less than 30 inches, there are no railing requirements or building code implications.

Boardmember Johnson asked about the wall material and finish and confirmed that the color and material will match the buildings. He also asked if the wall could be broken-up or jogged in some way.

Chair Stein was concerned about graffiti and the “blank canvas” of having a wall with no vine screening. The whole board concurred with this concern. Boardmember Johnson suggested an opening be incorporated into the wall. Mr. Maphis and the Board discussed the concept of creating a

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scupper or "notch" at certain intervals along the planting grade to allow the creeping plant species to cover the freeway side of the wall in addition to the interior side of the wall as currently proposed.

Boardmember Little questioned if the bicycle racks are of sufficient size to allow e-bikes. Mr. Maphis clarified that the racks are designed as bollards so there should not be any spacing concerns.

Boardmember Blakemore questioned if any path lighting is proposed and Mr. Maphis clarified that no lighting is proposed and will study to confirm that existing lighting is sufficient by code for safety of pedestrians. Boardmember Blakemore also wanted to confirm no clean up or plant removal is proposed to the west "triangle" along the railroad tracks, which was confirmed by Mr. Maphis and Staff.

The ARB summarized their main comments:

- provide details on patio wall pattern and design
- incorporate notches into freeway wall to allow vine to cover freeway side of wall in addition to property side of wall
- confirm if path lighting is required for safety and if so, provide lighting details on final plans.

ACTION: Motion by Boardmember Blakemore, seconded by Boardmember Johnson, to recommend Preliminary approval with comments to the Director attached.

VOTE: 4-0 (Boardmember O'Conner Absent)

OTHER BUSINESS: None.

CONSENT CALENDAR:

5. Action Minutes of the Architectural Review Board Meeting of October 26, 2023

   ACTION: Motion by Boardmember Stein, seconded by Boardmember Blakemore, to adopt the minutes as proposed.

   VOTE: 3-0-1 (Johnson abstain; O'Conner absent)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF: None.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:05 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, January 25, 2024. All Boardmembers present indicated they expect to be in attendance.

_____
Chair, Architectural Review Board

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ATTEST:

_____
Secretary, Architectural Review Board

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