CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 12, 2015

Agenda Item # D-3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 14-1733-DP/CDP **Planner:** Steve Goggia
Address: 4295 Carpinteria Avenue
APN: 003-210-030
Zoning: Commercial Planned Development with a Residential Overly (CPD/R)
Applicant: Roger Van Wert for Norman's Nursery, Inc.

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request to demolish an existing private tennis court on a primarily vacant parcel and to construct a two-story, four-unit condominium project. The proposal includes four three-bedroom units of approximately 2,300 square feet each (including garage). The maximum building height for the two units fronting Carpinteria Avenue would be 29 feet from finished grade. The two units facing the Carpinteria Salt Marsh would have a maximum building height of 29 feet six inches from finished grade. Vehicular and pedestrian access would be provided off of Carpinteria Avenue via controlled vehicular and pedestrian gate.

Each unit includes a two-car garage and private yard area. Two shared guest parking spaces would be provided. The project includes minor grading, drainage improvements, underground utility connections, perimeter site walls, new permeable hardscape and new site landscaping.

Plans are attached as Exhibit A. Story poles were erected at the site on January 27, 2015. Photos of the story poles are included as Exhibit B.

PROJECT SETTING

The project site is located at 4295 Carpinteria Avenue, on the coastal side, between Pear Street and Estero Way. The neighborhood is located in Design Sub-Area 2 (Downtown/Old Town District). The 13,616 square foot, rectangular parcel is surrounded by a mix of residential and commercial uses, including the Vista del Estero mixed-use condominium development adjacent to the east and a single family dwelling to the west. To the south are railroad tracks and the Carpinteria Salt Marsh. Residential condominium and apartment developments are located to the north, across Carpinteria Avenue.

PROJECT ANALYSIS

The Sanctuary Beach project would be developed pursuant to Chapter 14.49, the Residential Overlay District (R) of the City's Zoning Code. While the underlying zoning designation is Commercial Planned Development (CPD), the Residential Overlay allows for new residential-only development in the areas within the overlay. Residential-only projects are to be developed pursuant to the standards of the underlying commercial zone district and the standards identified in Chapter 14.49.

Development Standards

The following table shows the project's compliance with the Carpinteria Municipal Code (CMC) standards.

Standard	Requirement/Allowance	Proposal
Density (R Overlay) *0.31 acre site*	20 units per acre maximum (6 units maximum)	4 units
Building Height	30 feet maximum	29 feet (Units 1 & 2) 29.5 feet (Units 3 & 4)
Building Setbacks **Front**	35 feet from the street centerline and 5 feet from the property line	43 feet from street centerline and 7.8 feet from the property line (Units 1 & 2)
Sides	none	1.3 feet min. (Units 1 & 2) 3 feet (Units 3 & 4)
Rear	none	22.6 feet min. (Units 3 & 4)
Distance Between Buildings	Minimum one-half the sum of the heights of opposing buildings (29.3 feet)	43 feet
Common Open Space	20% min. (2,723 square feet)	22% (3,009 square feet)
Landscape	Not less than 10% of the site, exclusive of common open space (1,361 square feet)	10% (1,362 square feet)
Parking	8 covered resident spaces 2 guest spaces	8 resident spaces in garages 2 guest spaces

Staff notes that the proposal is consistent with the development requirements presented above, however the overall size and scale of the two-story buildings appear quite large for the site, especially in relation to the smaller residential structures to the west. The combination of structures near the maximum height, adjacent to property lines with the minimum amount of common open space and landscaping provided are all good indicators that the size and scale of the proposed structures are too large for this site. **Staff recommends that the applicant's team look to ways to reduce the overall size and height of the buildings with input from the ARB.**

Policy Analysis

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

Although the underlying zoning designation is commercial, the project includes residential-only uses pursuant to the Residential Overlay and appears appropriate given the existing residential and mixed uses of the adjacent properties.

Community Design Objectives

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.*

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.*

Adjacent and nearby properties are developed with an assortment of predominantly residential structures with a mix of sizes. As previously indicated, the sizes of the proposed two-story structures are quite large and at a similar scale to the three-story condominiums to the east. There are a number of ways to reduce the mass and scale of the structures. In addition to lowering second floor plate heights and vaulting the ceilings, reducing the pitch of the roof also reduces the overall height.

Additionally, rooms on the second floors are relatively generous in size and the library/bonus rooms add to the overall scale of the second floor. The square footage and bulk could be reduced by stepping in the second floor from the first floor. Doing so would also add articulation to what otherwise are long, uninterrupted wall faces with second story façades rising straight up from first floor walls. While this type of construction is less expensive to engineer and build, it can result in boxy looking structures.

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 neighborhood includes a number of Spanish architectural styled buildings. **Staff requests the Board's comments on this particular style as it relates to a desire to reduce the overall height and second story massing. Would a Cape Cod or Coastal Craftsman architectural style better reflect the City's seaside character and be better suited to a reduced roof pitch and second story wall setbacks?**

Frontage Design

Community Design Element Policy CD-5a: *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

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 front façade of the building bordering Carpinteria Avenue is located less than 12 feet from the back of the public sidewalk. Because the second floor wall is stacked directly on top of the first, the building presents an intimidating impression to pedestrians and from the public right-of-way. The proposed vehicular and pedestrian gates reinforce this feeling. There are no welcoming architectural elements presented to the street. Staff notes that other residential developments in the vicinity include entry porches and similar architectural features that face Carpinteria Avenue. Several of these include small forecourts that serve to buffer residents from noise and privacy impacts from the street. **Staff requests that the applicant and ARB consider alternate schemes to soften the appearance of the structure as seen from the public street frontage. Staff is also interested in the ARB's reaction to the proposed vehicular and pedestrian gates.**

Landscape Plantings

CD-14-Implementation Policy 8: *Landscaping shall be designed to maximize the use of native drought-tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter.*

The proposed Landscape Plan shows an extensive variety of plant materials. Staff is of the impression that many of the proposed species may outgrow the limited space (i.e., Monterey Cypress trees along the side yards). **Staff requests comments from the Board regarding the landscape proposal and recommends consideration of other planting options for species that can grow to maturity in the setback area without impacting the hardscape areas or requiring significant canopy pruning adjacent to structures.**

Privacy

The proposal includes rooftop decks for each unit. The decks on the building facing Carpinteria Avenue have been incorporated into the center of the structure, thus minimizing privacy impacts. The roof decks for the structure facing the marsh allow unrestricted visual access to the side and rear yards of the adjacent neighbors. In similar situations, the Board has recommended visual barriers such as opaque glass additional side wall height to prevent occupants from looking directly down into side and rear yards of neighbors.

Second floor windows for either structure don't appear to compromise the privacy of adjacent neighbors due to size and placement. **Staff requests that the Board recommend measures to further reduce privacy impacts to the adjacent neighbors.**

Water Quality and Lighting

OSC-3c: *Development adjacent to the required buffer around wetlands should not result in adverse impacts including but not limited to sediment, runoff, chemical and fertilizer contamination, noise, light pollution and other disturbances.*

Implementation Policy 12: *Maintain a minimum 100-foot setback/buffer strip in a natural condition along the upland limits of all wetlands. No structures other than those required to support light recreational, scientific and educational uses shall be permitted within the setback, where such structures are consistent with all other wetland development policies and where all feasible measures have been taken to prevent adverse impacts. The minimum setback may be adjusted upward to account for site-specific conditions affecting avoidance of adverse impacts.*

Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution 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.*

The project site is located north of the Carpinteria Salt Marsh, designated as an Environmentally Sensitive Habitat Area (ESHA) and Open Space. The railroad tracks and an access road separate the site from the Marsh. The project includes rain gardens in several locations and will be conditioned to implement a Storm Water Control Plan (SWCP) to be consistent with these policies. Additionally, the project will be conditioned to use night-sky friendly lighting; floodlights will not be permitted.

ISSUE AREAS

- Measures to reduce the overall height, size, bulk and scale of the structures;
- Architectural style;
- Carpinteria Avenue frontage;
- Privacy impacts to neighbors; and
- Landscaping.

STAFF RECOMMENDATION

Staff recommends that the ARB comment on the issues raised and provide recommendations to the applicant's team regarding the issues raised in this report. A continuance to allow the applicant's team to make changes and return for a revised preliminary review is recommended.

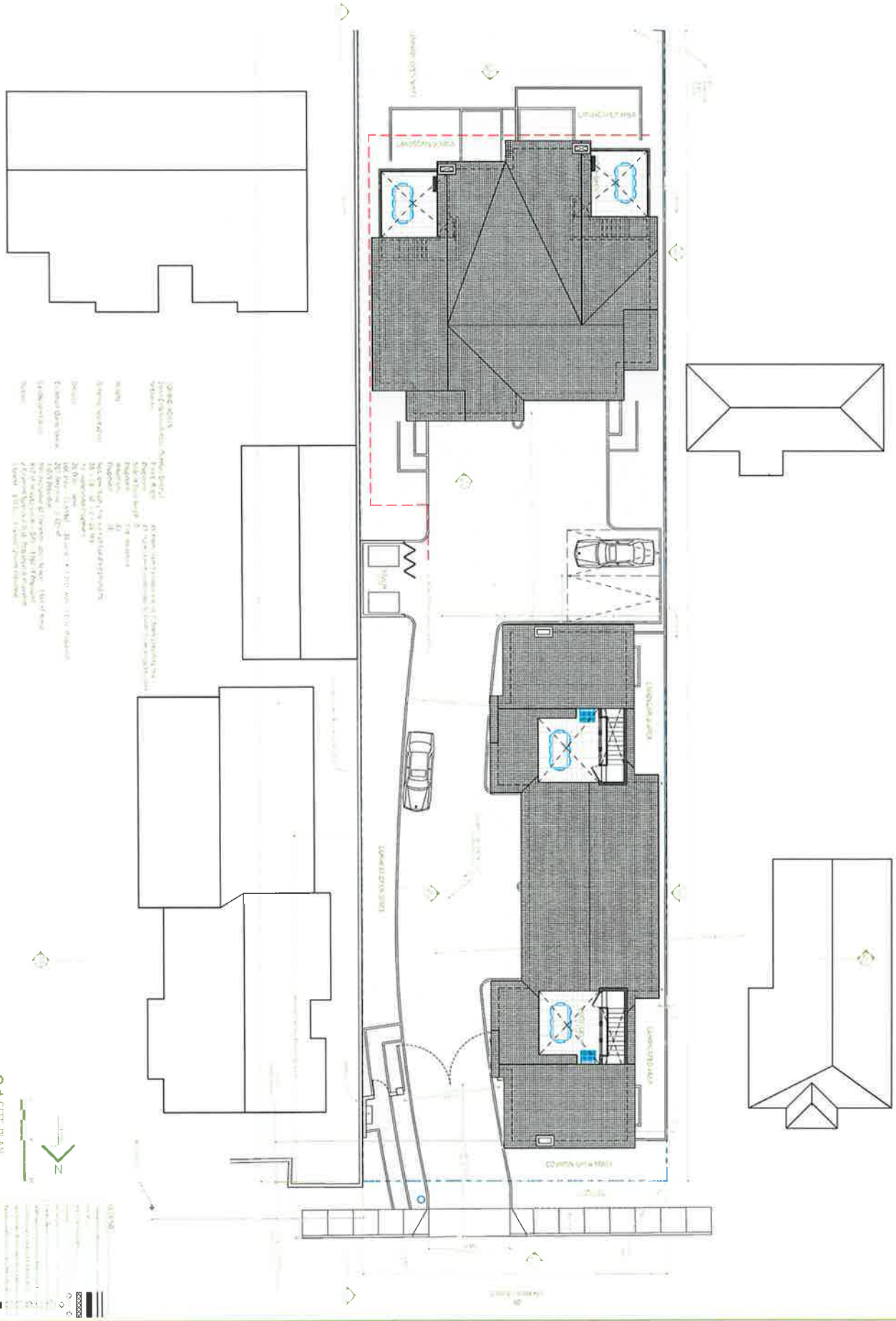
ATTACHMENTS

Exhibit A –Project Sheets Set (Site Plan, Floor Plan, Elevations, Landscape Plan, etc.)

Exhibit B - Story Pole Photos

Exhibit A
Project Sheets Set

Sanctuary Beach Condominiums
Preliminary ARB Review, February 12, 2015



01 SITE PLAN

A-20

SITE PLAN WITH ROOF PLAN

REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.

Licensed Architect C31042 State of California

A-21

FLOOR PLANS
UNITS 1 & 2

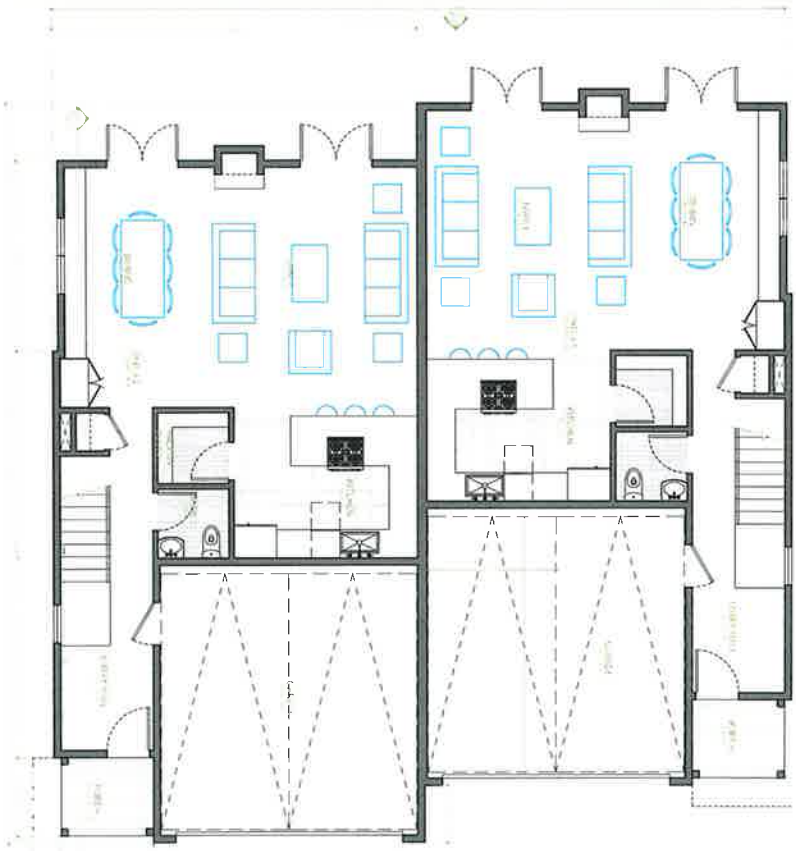
REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.

Licensed Architect
C31042
State of California

02 2ND FLOOR PLAN



01 1ST FLOOR PLAN

N

A-22

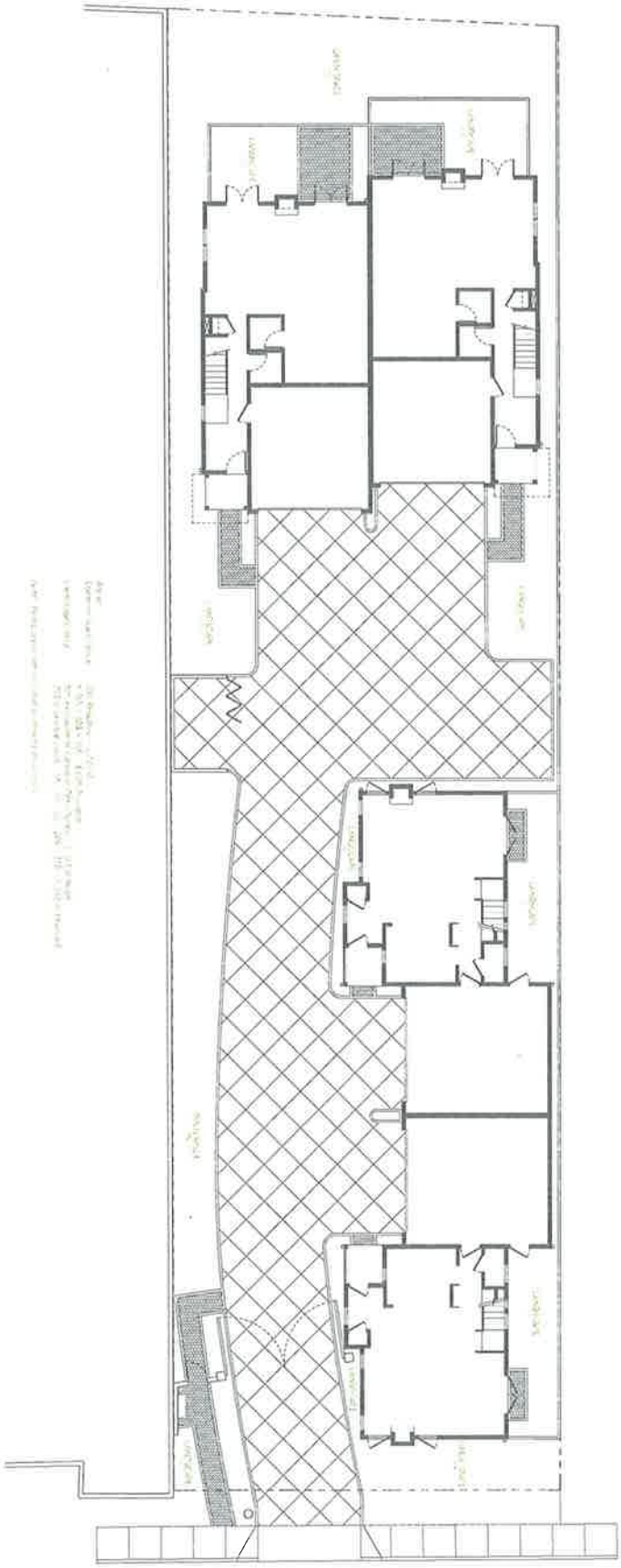
FLOOR PLANS
UNITS 3 & 4

REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.

Licensed Architect
C31042
State of California



01 SITE PLAN

N

A-23

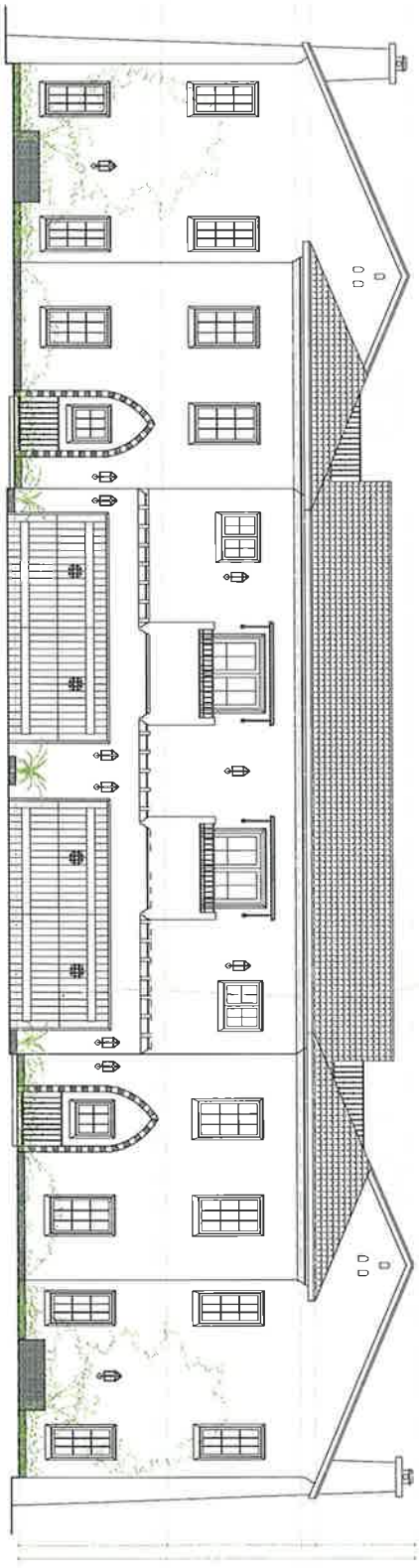
OPEN SPACE AND LANDSCAPED AREAS

REV	DATE	DESCRIPTION	BY
1			
2			
3			

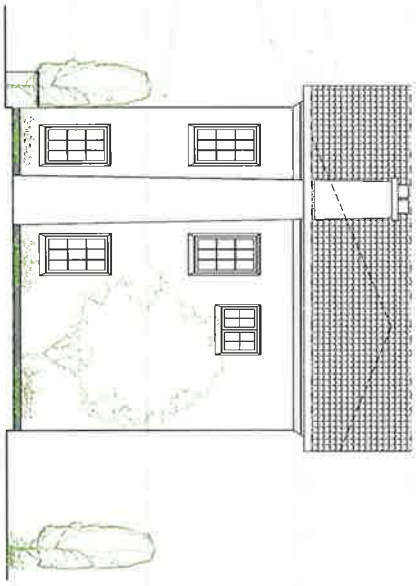
SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.

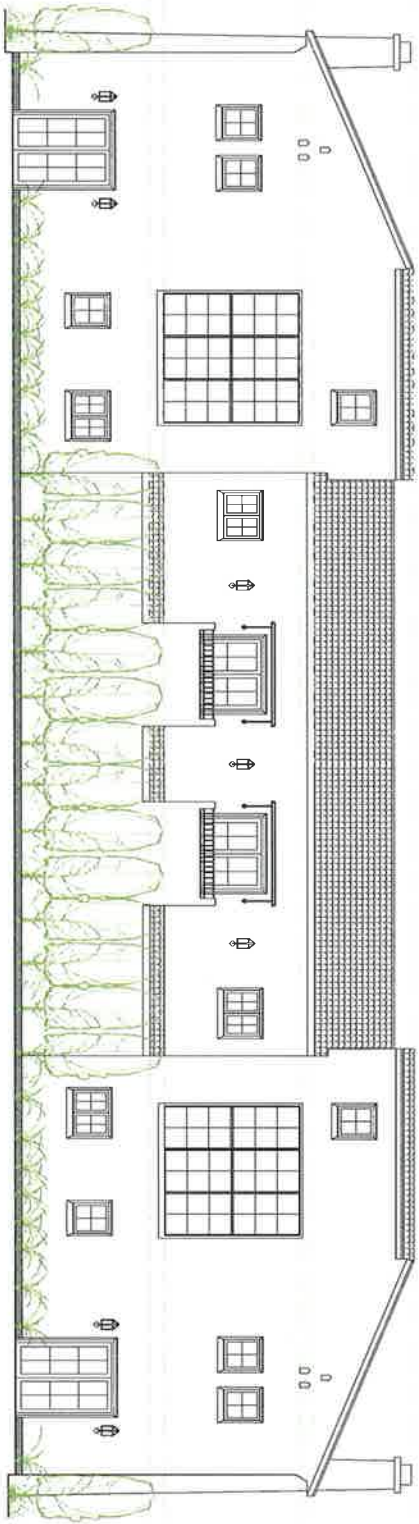
Licensed Architect
C31042
State of California



01 E ELEVATION



02 N ELEVATION



03 W ELEVATION

A-30

ELEVATIONS UNITS 1 & 2

REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.

Licensed Architect
C31042
State of California

03 S ELEVATION

02 E ELEVATION

01 N ELEVATION

Jamie B. Myer Architects, Inc.

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

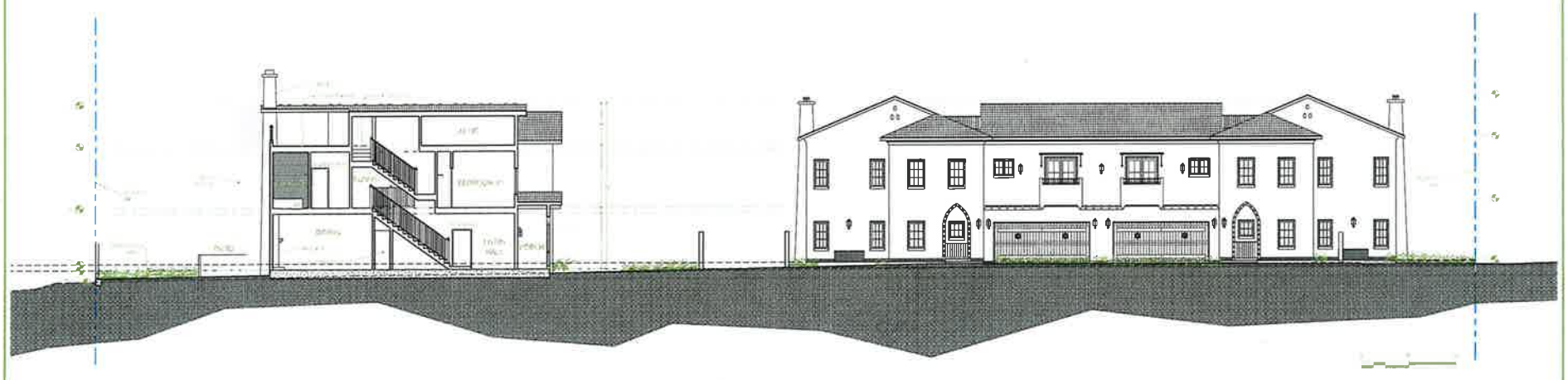
REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]

ELEVATIONS UNITS 3 & 4

A-31

Jamie B. Myer Architects, Inc.

02 SECTION



01 SECTION

Jamie B. Myer Architects, Inc

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

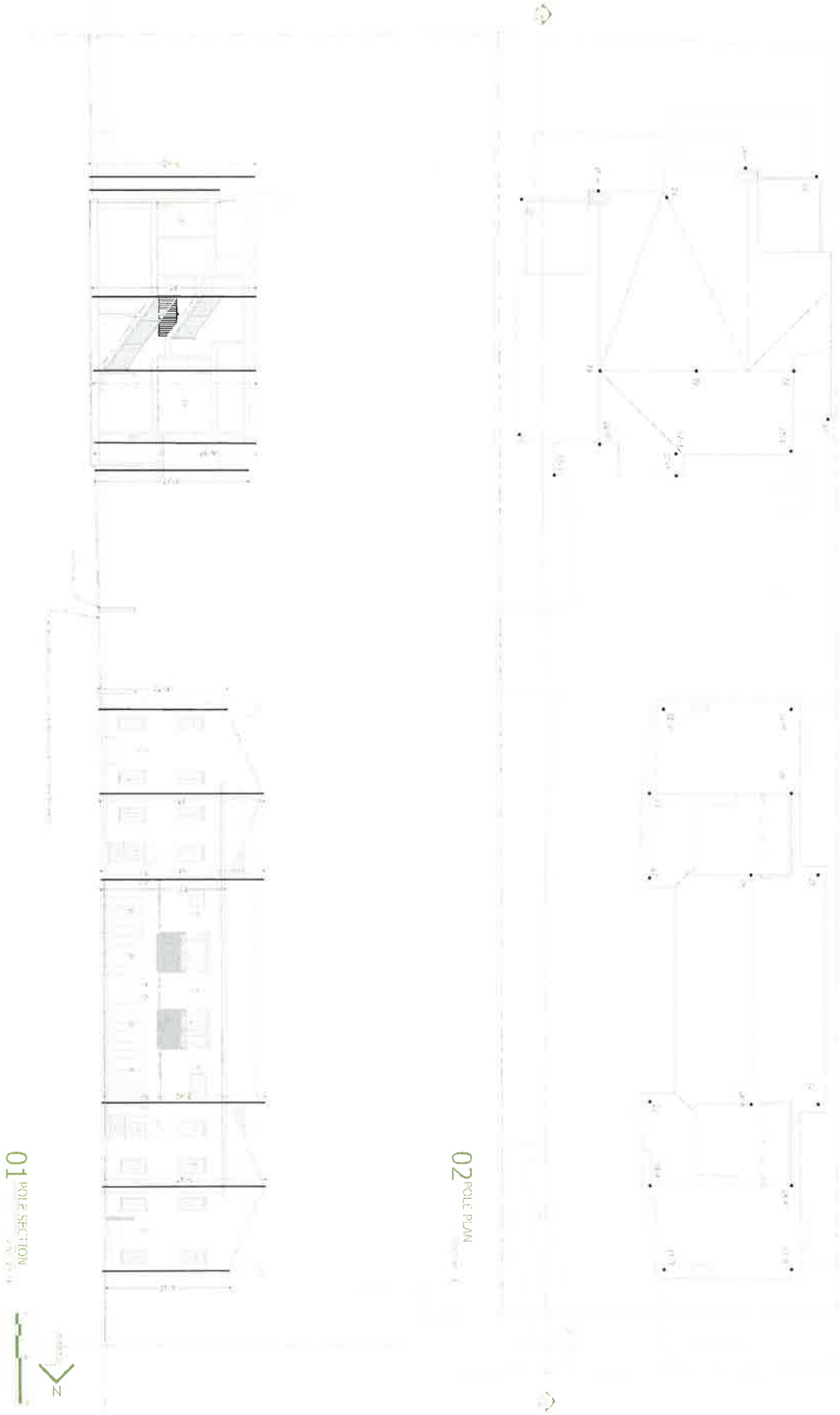
REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]

Jamie B. Myer Architects, Inc.

C31042

SECTIONS

A-32



A-40

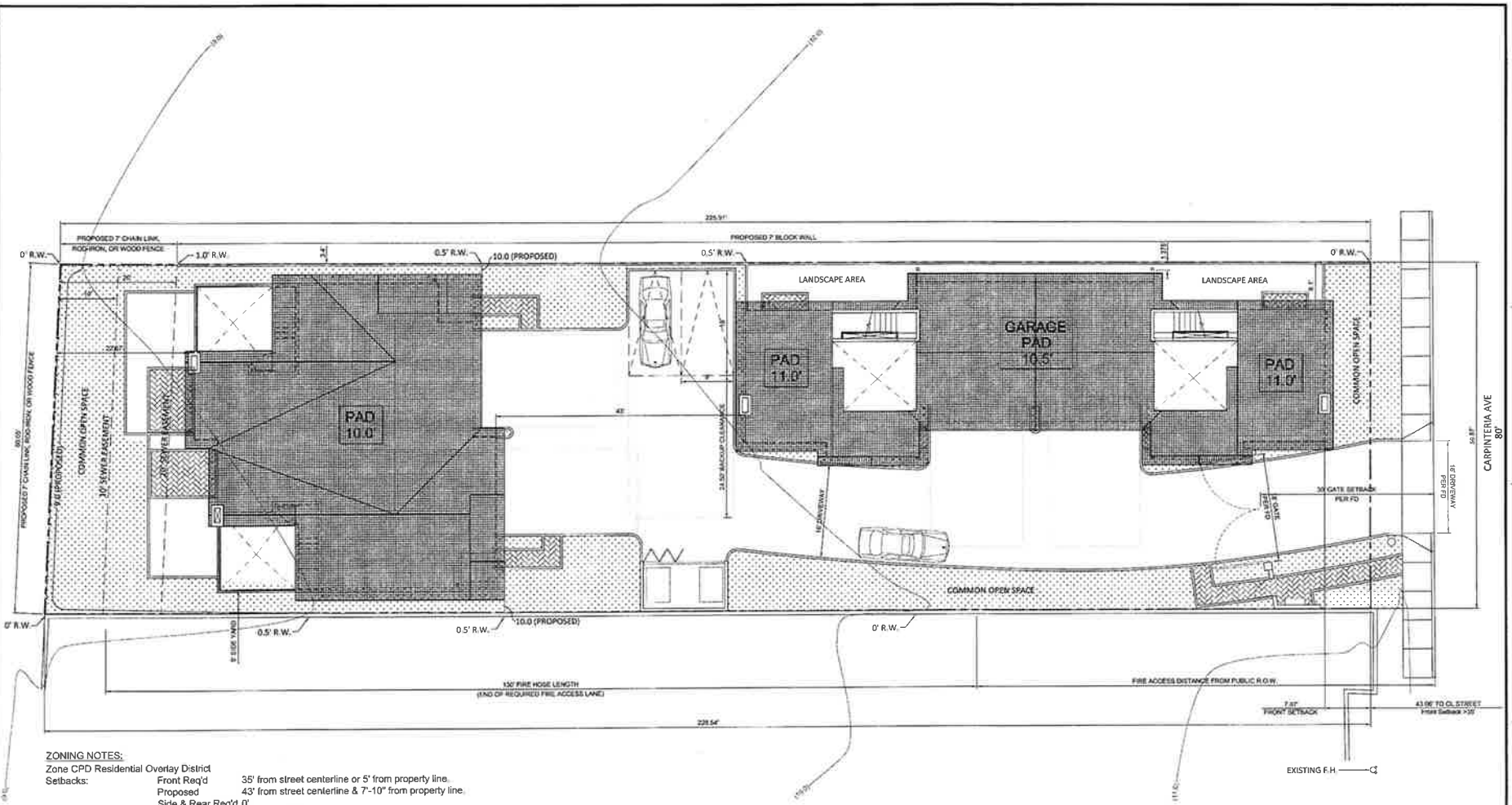
STORY POLE PLAN

REV	DATE	DESCRIPTION	BY
1	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.

Licensed Architect
C31042
State of California



ZONING NOTES:

Zone CPD Residential Overlay District

Setbacks:	Front Req'd	35' from street centerline or 5' from property line.
	Proposed	43' from street centerline & 7'-10" from property line.
	Side & Rear Req'd	0'
	Proposed	1'-4" Minimum
Height:	Maximum	30'
	Proposed	28'
Building Separation:	Not less than 1/2 the sum of building's heights	
	28' + 28' = 56' / 2 = 28' Min.	
	43' separation Proposed.	
Density:	20 D.U. / Acre	
	Lot Area = 13,616 sf = .31 acre = 6.2 D.U. max, 4 D.U. Proposed	
Common Open Space:	20% Required = 2,723 sf.	
	3,009 Provided	
Landscaped Area:	10% exclusive of Common Open Space = 1,361 sf Req'd	
	817 sf private yards + 545 = 1,362 sf Provided	
Parking:	2 Covered Spaces / D.U. Required & Provided	
	1 Guest / 3 D.U. = 2 Guest Spaces Provided.	

- Landscape within the fire department 5' wide path-of-travel sideyard will consist of low growing sedge grasses with slender screening shrubs along property line, so as not to impede on pedestrian clearance required around building.

- All onsite utilities to be underground, See Utility Plan C-2.

- Driveway in the Carpenteria Ave. R/W to be PCC. All onsite driveway, walks & patios to be porous materials.

LDC LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 East Foothill Boulevard, Suite 200
Pasadena, Ca 91107
(626) 578-7000 FAX (626) 578-7373

PLAN NORTH

0 8' 16'

01 SITE PLAN
SCALE: 1/8"=1'

Jamie B. Myer Architects, Inc.
1730 ¾ Westwood Blvd
Los Angeles, CA 90024
www.MyerArchitects.com
Info@MyerArchitects.com
310.424.9421

Licensed Architect C31042

REV	DATE	DESCRIPTION	BY

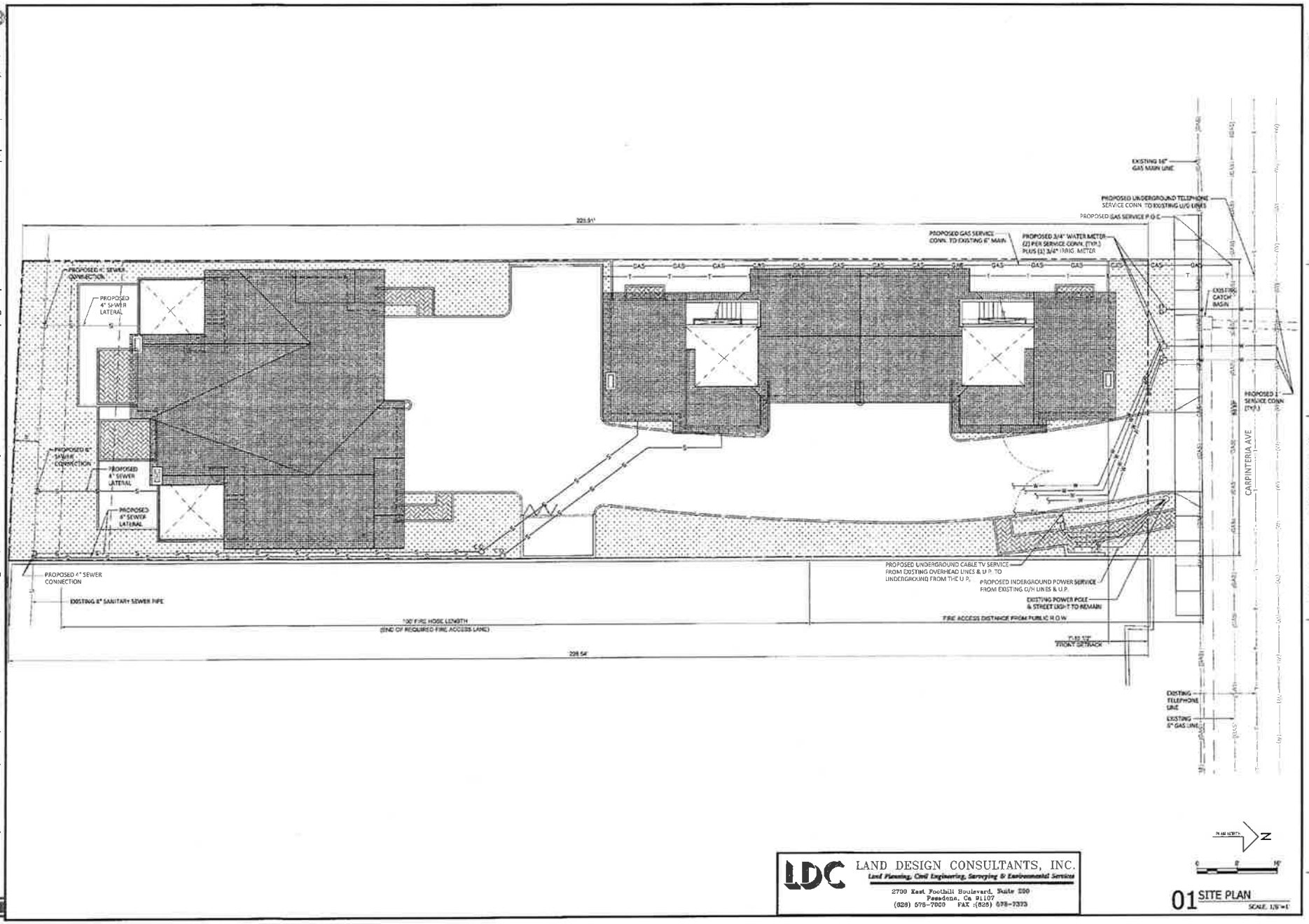
SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

11/04/2014

SITE PLAN

C-1

Jamie B. Myer Architects, Inc. | 1730 ¾ Westwood Blvd Los Angeles, CA 90024 www.MyerArchitects.com This page is printed on 24" x 36" Arch-D paper | 50% Recycled Bond



LDC LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 East Foothill Boulevard, Suite 200
Pasadena, Ca 91107
(626) 578-7000 FAX :(626) 578-7373

01 SITE PLAN
SCALE: 1/8"=1'

Jamie B. Myer Architects, Inc.
1730 ¾ Westwood Blvd
Los Angeles, CA 90024
www.MyerArchitects.com
info@MyerArchitects.com
310.424.9421

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

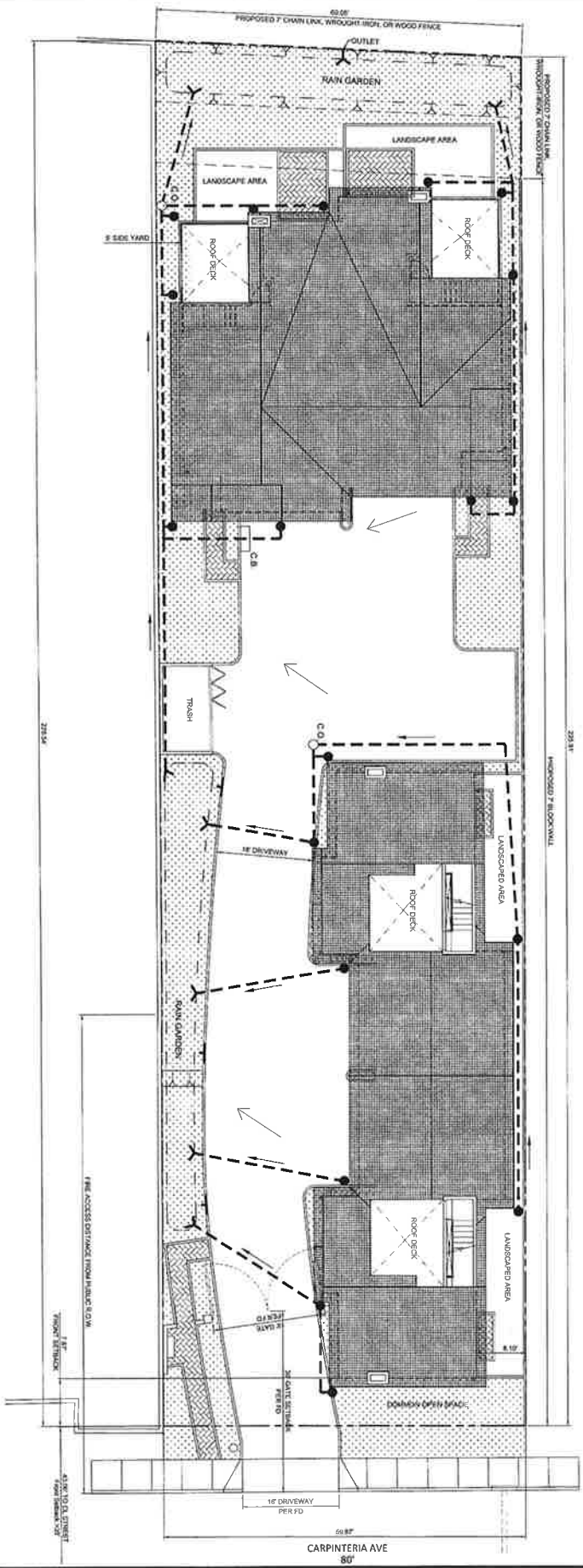
REV	DATE	DESCRIPTION	BY

UTILITY PLAN

10/21/2014

C-2

Jamie B. Myer Architects, Inc. | 1730 ¾ Westwood Blvd Los Angeles, CA 90024 www.MyerArchitects.com This page is printed on 24" x 36" Arch-D paper | 50% Recycled Bond



NOTE: AREA DRAIN & INLETS TO BE LOCATED AS NEEDED IN THE FINAL DESIGN

BMP:
- RAIN GARDENS
- PERVIOUS PIPES & OUTSIDE OF BUILDINGS, TYP.
- DRIVEWAYS, GUEST PARKING, PATIOS & WALKWAYS ALL PERVIOUS MATERIALS.

KEY:

- DOWNSPOUT FOR ROOFS
- AREA DRAINS
- C.O. CLEAN OUTS - JUNCTION STRUCTURES
- CURB OPENING FOR RAIN GARDEN
- C.B. CATCH BASIN
- IMPERVIOUS ROOF AREA AND DECKS
- SURFACE DRAINAGE DIRECTION
- PIPE FLOW DIRECTION

NOTE:
COMPLY WITH COUNTY OF SANTA BARBARA AND CITY OF CARPENTERIA TECHNICAL GUIDES & REGULATIONS FOR LIDS.

01 SITE PLAN
SCALE: 1/8"=1'

LDC LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 East Foothill Boulevard, Suite 200
Pasadena, CA 91107
(626) 578-7000 FAX (626) 578-7373

C-3

LID EXHIBIT

11/04/2014

REV	DATE	DESCRIPTION	BY

SANCTUARY BEACH
4295 Carpinteria Avenue
Carpinteria, CA

Jamie B. Myer Architects, Inc.
1730 ¾ Westwood Blvd
Los Angeles, CA 90024
www.MyerArchitects.com
Info@MyerArchitects.com
310.424.9421
Licensed Architect C31042 State of California

J:\Civil 3D Projects\9703401\50_Sheet Sets\08_Exhibits\C-3 LID Exhibit.dwg Nov 04, 2014 11:34 am NBENAVIDES

SANCTUARY BEACH

4295 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

LANDSCAPE PLANS

GENERAL NOTES:

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS.
2. UPON EXECUTION OF THE CONTRACT, PROVIDE THE LANDSCAPE ARCHITECT AND OWNER WITH A CRITICAL PATH SCHEDULE TO INCLUDE EACH ITEM, LEAD TIME, ORDER AND INSTALLATION DATE FOR SUBSTANTIAL COMPLETION.
3. PROVIDE FOR POSITIVE DRAINAGE. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE, MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON ENGINEER'S GRADING DRAWINGS.
4. CONTRACTOR TO VERIFY AND STAKE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE HELD LIABLE FOR DAMAGES TO EXISTING UTILITIES INCURRED BY INSTALLATION OF THE WORK.
5. REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION.
6. CHECK DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCIES OR POSSIBLE DEPENDENCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER.
7. VERIFY PROPERTY LINES PRIOR TO COMMENCING WORK. NO CONSTRUCTION ITEM, INCLUDING FOOTINGS, SHALL EXTEND BEYOND PROPERTY LINE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK. PIPING, CONDUIT AND SLEEVES SHALL BE SET IN PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
9. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISH STRUCTURE. CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, TEMPORARY SUPPORTS, AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
10. GIVE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOB SITE VISIT.
11. FORMS AND ALIGNMENT OF PAVING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING.
12. FOR SUBMITTALS, SAMPLES AND SHOP DRAWINGS REQUESTED, SUBMIT IN TRIPLICATE TO LANDSCAPE ARCHITECT WITH ONE COPY TO THE OWNER UNLESS OTHERWISE SPECIFIED.
13. PROPOSED SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.
14. DIMENSIONS ARE FROM OUTSIDE FACE OF THE BUILDING, PAVING AND WALLS UNLESS OTHERWISE NOTED. ANGLES ARE 90 OR 45 UNLESS OTHERWISE NOTED.
15. COORDINATE AND COOPERATE WITH CONTRACTORS OF ATTACHED, ADJOINING AND INTERFACING WORK OF OTHER TRADES.
16. MATERIALS AND WORKMANSHIP: CONFORM TO LATEST UNIFORM BUILDING CODES AND APPLICABLE GOVERNING AGENCY CODES AND ORDINANCES. NO PART OF CONTRACT DOCUMENTS TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST NOTIFY LANDSCAPE ARCHITECT AND OWNER.

VICINITY MAP

KEY MAP

LANDSCAPE SHEET INDEX

SHEET	DRAWING TITLE	SHEET NO
CS	COVER SHEET	1
LI-1	IRRIGATION PLAN	2
LI-2	IRRIGATION CALCULATIONS	3
LP-1	PLANTING PLAN	4
LPD-1	IRRIGATION DETAILS	5
LPD-2	IRRIGATION / PLANTING DETAILS	6
IS-1	IRRIGATION SPECIFICATIONS	7
PS-1	PLANTING SPECIFICATIONS	8

OWNER / CLIENT
Norman's Nursery, Inc.
8665 Duarte Road
San Gabriel, California 91775
(626) 285-9795
Contact: Theodore P. Norman

ARCHITECT
Jaime B. Meyer Architects, Inc
1730 ¾ Westwood Blvd.
Los Angeles, California 90024
(310) 4249421
Contact: Jaime Meyer

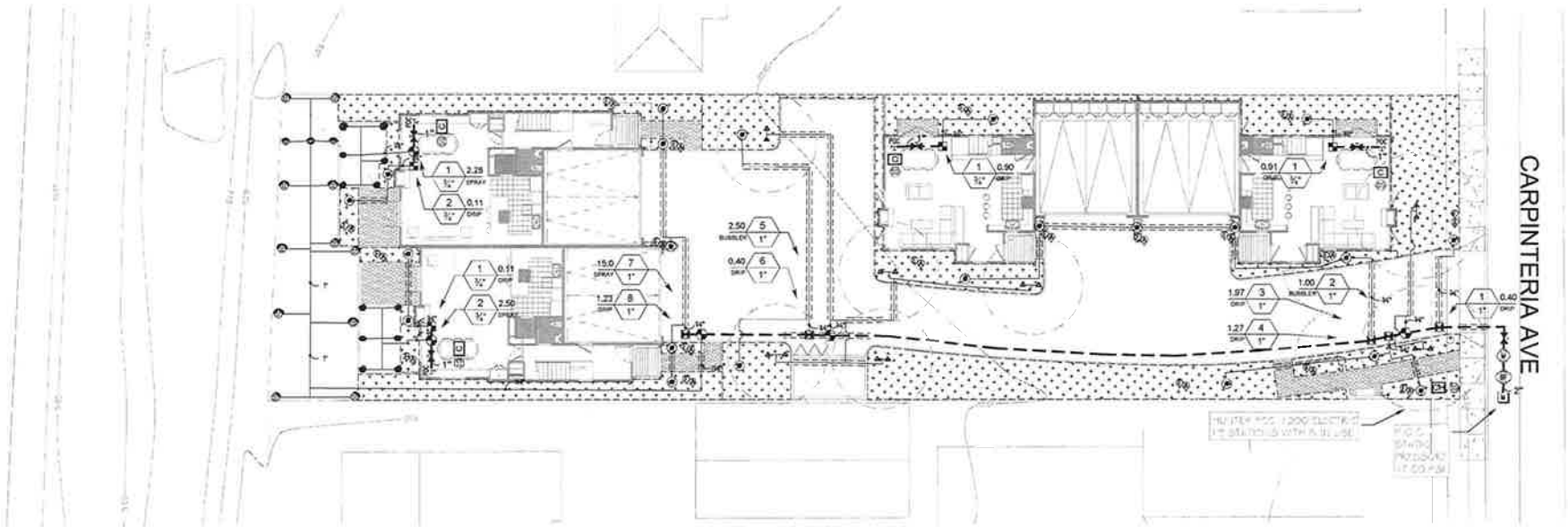
LANDSCAPE ARCHITECT
DePalma Design Group
589 Spring Street
Oak View, California 93022
805) 649-4601
Contact: Richard DePalma

SANCTUARY BEACH
4295 CARPINTERIA AVENUE
CARPINTERIA, CALIFORNIA 93013

DRAWING TITLE:
COVER SHEET

CS

SOUTHERN PACIFIC RAILROAD



C	Hunter PC-400i Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, indoor model	4
CH	Hunter PCC-1200 Light Commercial & Residential Controller, 12-Station fixed controller, 120 VAC, Outdoor model	1
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	5
M	Water Meter 1"	1
POC	Water Meter 1"	1
POC 1"	Point of Connection 3/4"	5
	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size	912.0 l.f.
— — —	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe,	211.5 l.f.
=========	Pipe Sleeve: PVC Schedule 40	274.8 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

	Rain Bird XACZ-100-PRF Medium Flow Drip Control Kit, 1" Anti-Siphon Valve Filter, 1" RBY Filter, and 40psi pressure regulator, for above grade installation. 5gpm to 15gpm.	5
P	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	22
EP	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	19
AV	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	4
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1 gal plant to receive 1 of 0.5 GPH emitter. 5 gal plant to receive 1 of 1.0 GPH emitter. 15 gal plant to receive 2 of 2.0 GPH emitters.	3,127 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird ASVF Electric Remote Control Valve, with Atmospheric Backflow Preventer. 3/4", 1" Available.	2
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration	9
	Matco-Norca TBA Brass Shut Off Ball Valve, 1/2" to 4". Two Piece Body, Blow-Out Proof Stem, Chrome Plated Solid Brass Ball, Threaded, with PTFE Seats. Same size as mainline pipe.	5
M	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
Q T H F	Rain Bird 1806-SAM-PRS 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Nipar Seal, 1/2" NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, and Pressure Regulating.	7	30	
Q T H F	Rain Bird 1806-SAM-PRS 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Nipar Seal, 1/2" NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, and Pressure Regulating.	2	30	
4V 6V 10V	Rain Bird 1806-SAM-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Nipar Seal, 1/2" NPT Female Threaded Inlet, With Seal-A-Matic Check Valve, and Pressure Regulating.	3	30	
Q H F	Hunter PROS-12-PRS30 5' radius Shrub Spray, 30 psi regulated 12.0" Pop-Up. Co-molded nipar seal with UV Resistant Material	1	30	
Q T H F	Hunter PROS-12-PRS30 12' radius Shrub Spray, 30 psi regulated 12.0" Pop-Up. Co-molded nipar seal with UV Resistant Material	2	30	
Q T H 10	Hunter PROS-12-PRS30 12' radius Shrub Spray, 30 psi regulated 12.0" Pop-Up. Co-molded nipar seal with UV Resistant Material	6	30	
Q T H 10	Hunter PROS-12-PRS30 15' radius Shrub Spray, 30 psi regulated 12.0" Pop-Up. Co-molded nipar seal with UV Resistant Material	1	30	
Q H	Hunter PROS-12-PRS30 17' radius Shrub Spray, 30 psi regulated 12.0" Pop-Up. Co-molded nipar seal with UV Resistant Material	4	30	
1482 1485 1481 1484	Rain Bird 1806-SAM-PRS-1400 Flood Flood Bubbler 6.0" popup with check valve and pressure regulator	14	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird XACZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2gpm-5gpm.	4	

SEE SHEET IPD-1 ~ IPD-2 FOR IRRIGATION DETAILS.
SEE SHEET IS-1 FOR IRRIGATION SPECIFICATIONS.

(IN FEET)
1 inch =30 ft.

SANCTUARY BEACH
4295 CARPINTERIA AVENUE
CARPINTERIA, CALIFORNIA 93013

HORNICK MURPHY, INC
1660 OLIVERA ROAD, SUITE C
SOLANA BEACH, CA 92075
619.794.1176

DESIGN GROUP
805.644.4455

DRAWING TITLE
IRRIGATION PLAN

DATE: 07.28.14
SCALE:
DRAWN BY:
JOB NUMBER: 2014-6
SHEET

LI-1
SHEET 2 OF 6

CRITICAL ANALYSIS HOA

Generated: 2014-07-27 21:44

P.O.C. NUMBER 01
Water Source Information

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 28.49 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 60.00 psi
Elevation Change: 5.00 ft
Service Line Size: 1 1/4"
Length of Service Line: 20.00 ft
Pressure Available: 56.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 15.00 gpm
Flow Available at POC: 28.49 gpm
Residual Flow Available: 13.49 gpm

Critical Station: 8
Design Pressure: 50.00 psi
Elevation Loss: 0.00 psi
Friction Loss: 1.93 psi
Fittings Loss: .14 psi
Loss through Valve: 2.35 psi
Pressure Req. at Critical Station: 34.46 psi
Loss for Fittings: 0.03 psi
Loss for Main Line: 0.21 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 3.70 psi
Loss for Master Valve: 2.35 psi
Loss for Water Meter: 1.20 psi
Critical Station Pressure at POC: 42.01 psi
Pressure Available: 56.00 psi
Residual Pressure Available: 13.99 psi

WATER PRESSURE NOTE:
CONTRACTOR SHALL VERIFY P.O.C. STATIC PRESSURE IN FIELD PRIOR TO BEGINNING ANY WORK. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES NOT SIMILAR TO STATIC PRESSURE GIVEN BY WATER PURVEYOR

PSI 60 PSI
CITY OF CARPINTERIA NOT ABLE TO VERIFY

NOTE:
ALL TURF & SHRUB SPRAY, ROTARY, ROTORS & BUBBLER HEADS SHALL BE PLACED 2'-0" FROM IMPERVIOUS SURFACE PER AB 1881 GUIDELINES

NOTE A:
POINT OF CONNECTION SHALL BE A 1" WATER METER WITH A 2" SERVICE LINE VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THIS POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NOTE B:
CONTROLLERS SHALL BE A HUNTER PCC-1200, 12 STATION CONTROLLER ASSEMBLY. INSTALLED IN AN INDOOR CABINET AS PART OF CONTROLLER ASSEMBLY. FINAL LOCATION OF CONTROLLERS AND ELECTRICAL P.O.C SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK

NOTE:
THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO INSTALLED WITHIN PLANTING AREAS

VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.

NOTES:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

ALL LATERAL LINES WITH GREATER THAN FIVE FEET OF ELEVATION CHANGE SHALL HAVE THE KING BROS. MOD. NO. KSC-(XXX)-S (APPROPRIATE LINE SIZE) SWING CHECK VALVE INSTALLED AT EVERY FIVE (5) FEET OF ELEVATION CHANGE MINIMUM. CONTRACTOR SHALL VERIFY ALL SWING CHECK VALVE LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

ALL RCVS CONTROLLING IRRIGATION HEADS ON SLOPE SHALL BE INSTALLED WITH A LINE SIZED KING BROS. MOD. NO. KSC-(XXX)-S (APPROPRIATE LINE SIZE) SWING CHECK VALVE. INSTALL SWING CHECK VALVE DIRECTLY DOWN STREAM OF THE RCV TO PREVENT DRAINAGE OF WATER IN PVC LATERAL INTO VALVE BOX DURING RCV MAINTENANCE.
IRRIGATION SLEEVES SHOWN FOR MAJOR STREET, DRIVEWAY AND HARDSCAPE CROSSINGS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL SLEEVING BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE

ALL PIPING, MAINLINE AND LATERAL, AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF IRRIGATION PIPE SLEEVES. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 24INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING

HOA

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

Enter value in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Click on the blue cell on right to Pick City Name:	Carpinteria	Name of City
ET_o of City from Appendix A	44.90	ET_o (inches/year)
Enter total landscape including SLA	3,204.00	LA (ft^2)
Enter Special Landscape Area		SLA (ft^2)
Results:		
MAWA = $(ET_o) \times (0.62) \times [(0.7 \times LA) + (0.3 \times SLA)]$	62,439.55	Gallons
	8,346.99	Cubic Feet
	83.47	HCF
	0.19	Acre-feet
	0.06	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

ET_o of City from Appendix A	44.90	ET_o (inches/year)
Landscape Area	3,204.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
Enter Effective Precipitation	0.00	Eppt (in/yr)
Results:		
MAWA=$(ET_{o-Eppt}) \times (0.62) \times [(0.7 \times LA) + (0.3 \times SLA)]$		Gallons
		Cubic Feet
		HCF
		Acre-feet
		Millions of Gallons

HOA

Estimated Total Water Use
Equation:
$ETWU = (ET_o) \times (0.62) \times ((PF \times HA/IE) + SLA)$

Enter values in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Enter Irrigation Efficiency (equal to or greater than 0.71)	0.00
Irrigation Efficiency Default Value	0.71

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2)	PF x HA (ft^2)
1	Med	0.50	395	200
2	Low	0.20	10	2
3	Low	0.20	735	147
4	Low	0.20	257	51
5	Low	0.20	20	4
6	Med	0.50	307	154
7	Low	0.20	852	170
8	Low	0.20	624	125
				0
				0
				0
				0
				0
				853
	SLA	1	0	0
		Sum	3,204	

Results				
MAWA =	62,440	ETWU=	33,438	Gallons
			4,470	Cubic Feet
			45	HCF
			0.10	Acre-feet
			0.03	Millions of Gallons

ETWU complies with MAWA

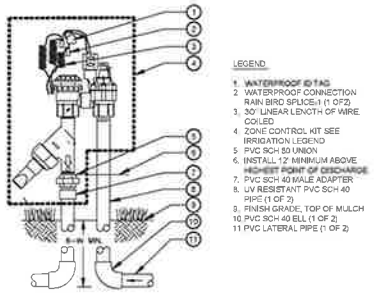
SEE SHEET IPD-1 ~ IPD-2 FOR IRRIGATION DETAILS.
SEE SHEET IS-1 FOR IRRIGATION SPECIFICATIONS.

SANCTUARY BEACH
605 CARPINTERIA AVENUE
CARPINTERIA, CALIFORNIA 93013

DRAWING TITLE:
IRRIGATION CALCULATIONS

DEPALMA DESIGN GROUP
593 SPRING STREET
OAKVIEW, CA 93022
805-649-5451

DATE: 07.28.2014
SCALE:
DRAWN BY:
JOB NUMBER: 2014.6
SHEET
LI-2

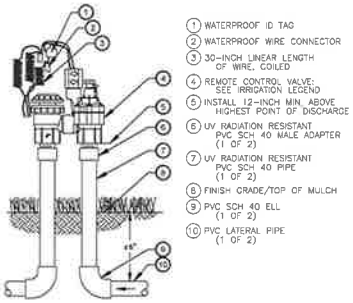


LEGEND

1. WATERPROOF ID TAG
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-I-11 OR 2
3. 30" LINEAR LENGTH OF WIRE COILED
4. ZONE CONTROL KIT SEE IRRIGATION LEGEND
5. PVC SCH 80 UNION
6. INSTALL 12" MINIMUM ABOVE HIGHEST POINT OF DISCHARGE
7. PVC SCH 40 MALE ADAPTER
8. UV RESISTANT PVC SCH 40 PIPE (1 OF 2)
9. FINISH GRADE; TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

D DRIP ASVF REMOTE CONTROL VALVE

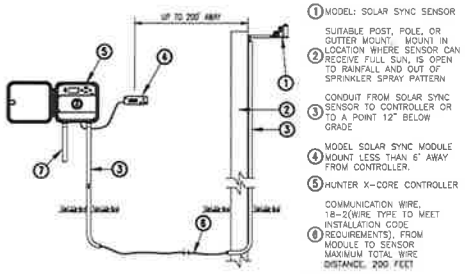
NTS



1. WATERPROOF ID TAG
2. WATERPROOF WIRE CONNECTOR
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. REMOTE CONTROL VALVE; SEE IRRIGATION LEGEND
5. INSTALL 12-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

C ASVF REMOTE CONTROL VALVE

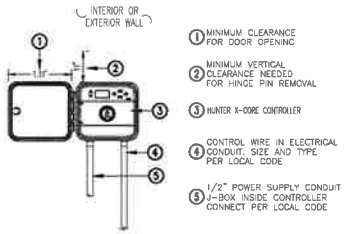
NTS



1. MODEL: SOLAR SYNC SENSOR
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
4. MODEL SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER.
5. HUNTER X-CORE CONTROLLER
6. COMMUNICATION WIRE, 18-2(WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS), FROM MODULE TO SENSOR MAXIMUM TOTAL WIRE DISTANCE, 200 FEET
7. POWER SOURCE

B SOLAR-SYNC SENSOR

NTS



1. MINIMUM CLEARANCE FOR DOOR OPENING
2. MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL
3. HUNTER X-CORE CONTROLLER
4. CONTROL WIRE IN ELECTRICAL CONDUIT, SIZE AND TYPE PER LOCAL CODE
5. 1/2" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

A INDOOR IRRIGATION CONTROLLER

NTS

LEGEND:

1. HARDSCAPE SURFACE
2. APPROVED BACKFILL
3. CLEAN SAND (REFER TO ENGINEERS PLANS/REPORT FOR MATERIAL
4. LATERAL (NON-PRESSURE) W/SLEEVE
5. MAIN LINE (PRESSURE) W/SLEEVE
6. LOW VOLTAGE CONTROL WIRES, SLEEVE SIZE AS REQUIRED
7. MIN. 24" PEDESTRIAN PAVEMENT, MIN. 30" VEHICULAR PAVEMENT, (OR PER LOCAL CODE)

NOTES:

A. PVC IRRIGATION SLEEVES TO BE SCH 40
B. JOINTS TO BE SOLVENT WELDED AND WATERTIGHT
C. SLEEVES TO BE SIZED TWICE DIAMETER OF PIPE
D. SLEEVES TO EXTEND MIN. 12" BEYOND HARDSCAPE

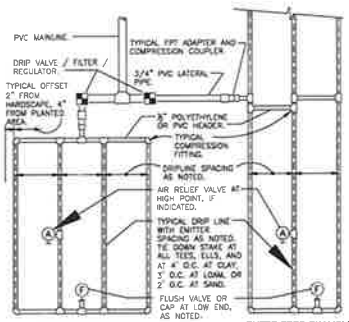
SECTION

LEGEND

1. TURF
2. FINISH GRADE
3. POP-UP SPRAY SPRINKLER, RAIN BIRD 1806-PRS W/PLASTIC MPR NOZZLE
4. PVC SCH 80 NIPPLE, LENGTH AS REQUIRED
5. PVC SCH 40 ELL
6. PVC SCH 40 STREET ELL
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE

G POP-UP TURF SPRAY

NTS



END FEED EXAMPLE

CENTER FEED EXAMPLE

F DRIP EMITTER LAYOUT

NTS

MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	88	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	86	175	135	218	171
60	125	98	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.98	1.44
18	18	0.65	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.87 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.8 PSI
2"	59.4 GPM	1.8 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	60.4 GPM	2.0 PSI

SLOPED CONDITION NOTE:

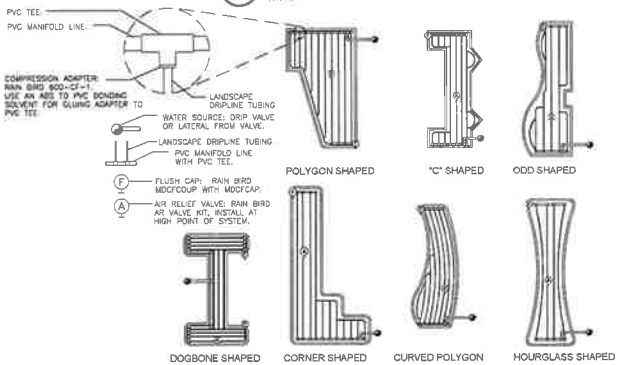
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅓ OF SLOPE.
4. INSTALL DRIPLINE AT 2X2 GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE

I TYPICAL DRIPLINE REQUIREMENTS

N.T.S.

E PIPE SLEEVING

NTS



SANCTUARY BEACH
RAIN CHAMPION & AVENUE
CORONADO, CALIFORNIA 92118

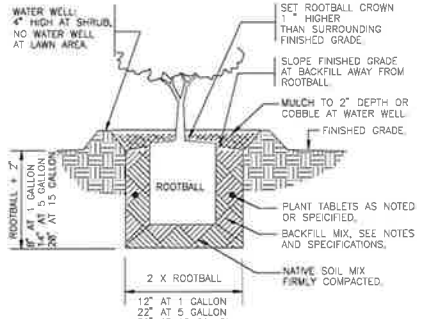
HOWARD BARRETT, A.C.
1010 WOODWARD STREET
SAN DIEGO, CA 92103
619-294-5788

DRAWING TITLE:
IRRIGATION DETAILS

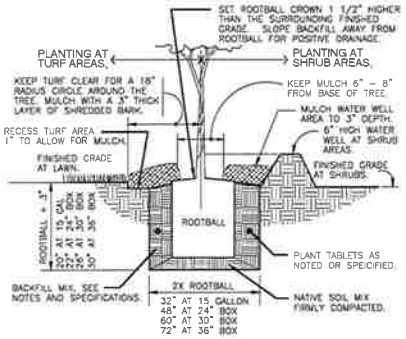
DEPALMA DETAILGROUP
1010 WOODWARD STREET
OAKLEY, CA 92103
619-294-5788

DATE 03.28.2016
SCALE 1=1
DRAWN BY DDM
JOB NUMBER 20166

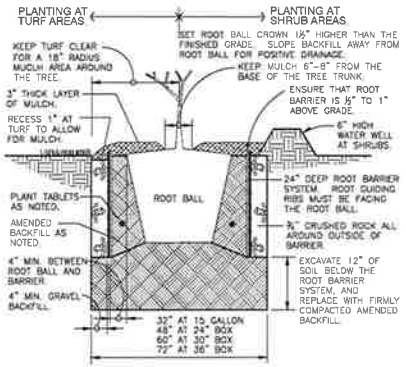
SHEET
LPD-1



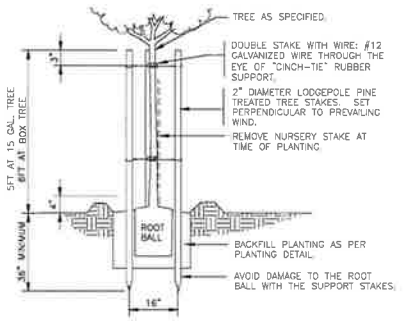
D SHRUB PLANTING PIT
NTS



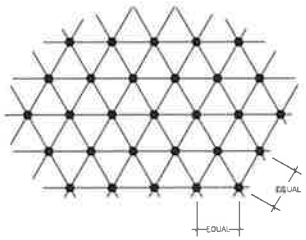
C TREE PLANTING PIT
NTS



B ROOT BARRIER
NTS

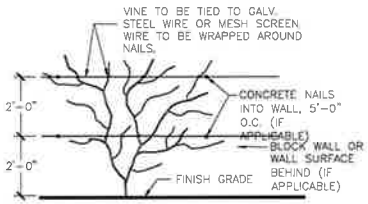


A TREE STAKING (36" BOX & SMALLER)
NTS



NOTE
ALL SHRUBS AND GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING UNLESS OTHERWISE INDICATED ON PLANS. PLANT A MINIMUM OF 18" FROM SIDEWALKS, CURBS OR DRAINAGE SWALES.

F PLANT SPACING
NTS



NOTE:
FOR BELOW GRADE CONDITIONS, SEE SHRUB PLANTING DETAILS.

E VINE/ESPALIER PLACEMENT
NTS

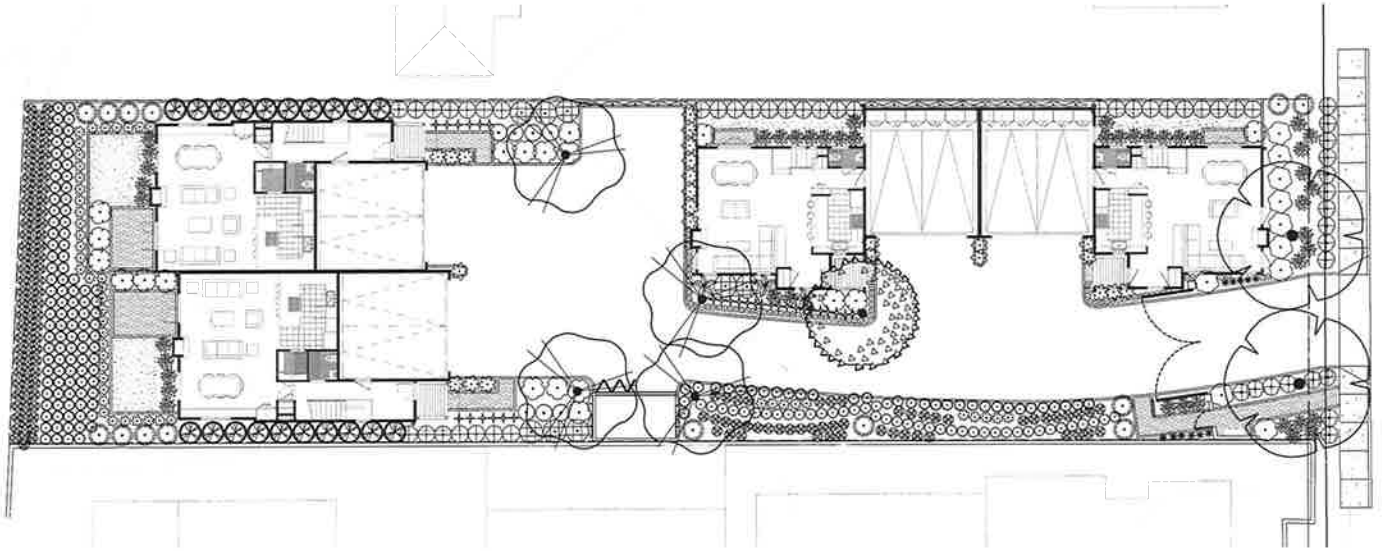
SANCTUARY BEACH
4295 CARPINTERIA AVENUE
CARPINTERIA, CALIFORNIA 93013

DRAWING TITLE:
IRRIGATION PLANTING DETAILS

DEPALMA DESIGN GROUP
593 SPRING STREET
OAKVIEW, CA 93022
805-649-4451

DATE 01/30/2014
SCALE
DRAWN BY
JOB NUMBER 20164
SHEET
LPD-2

SOUTHERN PACIFIC RAILROAD



CARPINTERIA AVE

PLANTING NOTES

1 REFER TO PLANTING PLANS, PLAN NOTES, PLANT LEGEND, AND PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION. REFER TO IRRIGATION PLANS, NOTES AND DETAILS FOR RELATED LANDSCAPE WORK.

2 NOTIFY OWNER'S REPRESENTATIVE (REP.) 48 HOURS MINIMUM PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.

3 VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF FIELD CONDITIONS THAT VARY FROM THOSE SHOWN ON DRAWINGS AND SEEK CORRECTIONS AND DIRECTIONS BEFORE PROCEEDING WITH WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.

4 LOCATE AND MARK ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT PROTECT FROM DAMAGE ALL UTILITIES, AREAS AND STRUCTURES IN AND AROUND LANDSCAPE WORK AREAS. ASSUME FULL RESPONSIBILITY AND EXPENSE FOR REPAIR AND REPLACEMENT OF DAMAGES CAUSED BY CONTRACTOR.

5 LOCATION OF N I C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS HYDRANTS, TRANSFORMERS, AND OTHER STRUCTURES OR ELEMENTS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY FIELD CONDITIONS WHETHER SHOWN HEREON OR NOT. WHEN SHOWN ITEMS DO NOT CORRESPOND TO FIELD CONDITIONS, REPORT DISCREPANCIES TO OWNER'S REP. FOR CLARIFICATIONS AND INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.

6 PLANTING ACCESSORIES & MATERIAL

A TREE TIE: CINCH TIE BY V I T. PRODUCTS, 800-729-1314 OR APPROVED EQUAL.
B TREE GUARD: 4" DIA. X 9' HT. PLASTIC TRUNK PROTECTOR, "ARBOR GUARD" BY DEEP ROOT PARTNERS, 800-458-7668 OR APPROVED EQUAL.
C FERTILIZER TABLETS: AGRIFORM 20-10-5, THREE 20 GRAM TABLETS OR APPROVED EQUAL FOR 15 GALLON OR LARGER SIZE TREES. TWO 10 GRAM TABLETS FOR 5 GALLON SIZE PLANTS. ONE 10-GRAM TABLET FOR 1 GALLON SIZE.
D ROOT BARRIER: CENTURY ROOT BARRIER 24"x20' ROLLS OR APPROVED EQUAL.
E MULCH: 2" LAYER BARK MULCH IN ALL PLANTER AREAS. SUBMIT SAMPLE FOR APPROVAL.

7 PRE-PLANTING PREPARATION

A PROCEED WITH PLANTING WORK ONLY AFTER IRRIGATION WORK IS COMPLETED, TESTED, AND APPROVED BY OWNER'S REP. PROTECT IRRIGATION SYSTEM FROM DAMAGE.
B ROUGH GRADE PLANTING AREAS UNIFORMLY SMOOTH, DEVOID OF DEPRESSIONS, TO CONFORM TO THE GRADING PATTERNS ESTABLISHED BY CIVIL ENGINEERING DRAWINGS. ENSURE POSITIVE WATER REMOVAL TO DRAINAGE ELEMENTS OR STRUCTURES PROVIDED BY OTHERS. NOTIFY OWNER'S REP. WHEN ADDITIONAL AREA DRAINS AND SUBSURFACE DRAINAGE ARE REQUIRED FOR PROPER DRAINAGE OF PLANTING AREAS.
C ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING WALLS AND FOUNDATIONS FOR PLANTING AREAS ADJACENT SUCH STRUCTURES.
D REMOVE ALL ROCKS GREATER THAN 2" DIAMETER AND ALL DEBRIS AND DELETERIOUS MATERIAL FROM PLANTING AREAS.
E PREPARE PLANTING BEDS PER SOIL TEST REPORT'S RECOMMENDATIONS ADDING AMENDMENTS, FERTILIZER, AND OTHER MATERIAL AS SPECIFIED TO SITE TOP SOIL.

8 PLANTS: ALL PLANTS OF THE SAME SPECIES/CULTIVAR/VARIETY SHALL HAVE MATCHING FORM, FLOWER COLOR, AND SIZE, IN HEALTHY AND THRIVING CONDITION, FREE FROM INJURIES, DISEASES, PESTS AND ROOT-BOUND OR GIRDLING ROOTS. REPLACE REJECTED PLANTS WITH MATCHING SPECIES, SIZE AND FORM.

9 LAWNS: INSTALL VARIETY AS SHOWN ON PLANS AND IS SUITED FOR THE LOCAL CLIMATIC CONDITIONS, SUBJECT TO OWNER'S REP.'S APPROVAL.

A ROTOTILL TO 6" DEPTH AND GRADE SOIL TO SMOOTH GRADIENT AT 1 INCH BELOW FINISH GRADE.
B INSTALL PLUGS PER MANUFACTURER'S RECOMMENDATION.
C IRRIGATE LAWN THOROUGHLY AFTER INSTALLATION. ADJUST SPRINKLERS AS NECESSARY FOR UNIFORM COVERAGE. CONTINUE REGULAR IRRIGATION UNTIL SOD ROOTS ESTABLISH INTO SOIL AND THROUGHOUT MAINTENANCE PERIOD.

10 PLANTING

A IRRIGATE PLANTING AREAS TO BRING TOP 6" OF SOIL TO FIELD CAPACITY. ALLOW SOIL TO DRAIN. DO NOT WORK SOIL UNTIL IT RETURNS TO A MOIST FRIABLE CONDITION. TREE EXCAVATIONS MAY REQUIRE ADDITIONAL IRRIGATION. FLOOD TREE PITS AS REQUIRED TO MOISTEN SUBGRADE.
B PLACE PLANTS IN THEIR CONTAINERS AT THE LOCATIONS PER PLANS FOR APPROVAL BY OWNER'S REP. MAKE MINOR ADJUSTMENTS AS REQUIRED BY FIELD CONDITIONS AND TO ALLOW OPTIMAL IRRIGATION COVERAGE.
C PLANT QUANTITIES GIVEN ON PLANT LEGEND ARE FOR GENERAL GUIDANCE ONLY. PROVIDE THE SPECIFIED PLANT SPECIES IN THE QUANTITIES AT THE REQUIRED SPACING TO ACHIEVE THE DESIGN EFFECT/INTENT SHOWN ON THE PLANS.
D PLANT GROUND COVER AND SHRUB MASSES ACCORDING TO TRIANGULATED SPACING DIAGRAM UNLESS OTHERWISE SHOWN OR NOTED.
E FOR TREES WITHIN 5 FEET OF PAVEMENT AND SLAB FOUNDATIONS PRIOR TO TREE PLACEMENT, INSTALL ROOT BARRIER FABRIC WITH ROOT INHIBITING PELLETS 18" DEEP ALL AROUND THE PLANT PIT, WITH 4" MINIMUM END OVERLAP.
F PLANT TREES, SHRUBS, VINES, AND GROUND COVERS AS SHOWN ON DETAILS.
G INSTALL 3" DEEP BARK MULCH IN SHRUB BEDS.

11 WARRANTY: WARRANT PLANT MATERIAL AND IRRIGATION SYSTEM FOR ONE YEAR FROM FINAL ACCEPTANCE OF COMPLETED WORK. REPLACE DEAD OR DYING PLANTS AND BROKEN IRRIGATION COMPONENTS WITHIN THIS PERIOD.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cupressus macrocarpa / Monterey Cypress	24"box	20
	Laurus nobilis / Sweet Bay	24"box	2
	Metrosideros excelsa / New Zealand Christmas Tree	24"box	4
	Pittosporum undulatum / Victorian Box Multi-Trunk	24"box	1

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Achillea tomentosa / Woolly Yarrow	5 gal	11
	Alyogyne huegelii / Blue Hibiscus	5 gal	8
	Armeria maritima / Common Thrift	1 gal	75
	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	5 gal	9
	Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	5 gal	18
	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	15 gal	34
	Erigeron karvinskianus / Fleabane	1 gal	30
	Hebe x 'Patty's Purple' / Hebe	5 gal	45
	Hibiscus rosa-sinensis / Chinese Hibiscus	5 gal	10
	Phormium tenax 'Amazing Red' / Dwarf Red Flax	5 gal	24
	Phormium x 'Evening Glow' / Evening Glow New Zealand Flax	5 gal	3
	Rhaphiolepis umbellata 'Minor' / Dwarf Yeddo Hawthorne Standard	5 gal	7
	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal	10

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	14
	Carex glauca / Blue Sedge	5 gal	139
	Juncus patens / California Gray Rush	5 gal	46
	Muhlenbergia pubescens / Soft Blue Mexican Muhly	1 gal	139
	Nassella tenuissima / Texas Needle Grass	5 gal	42

VINE/ESPALIER	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Mandevea jasminoides / Bower Vine	5 gal	14

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Turf Sod / Drought Tolerant Fescue Blend	sod		357 sf

10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

SANCTUARY BEACH
1256 CARPINTERIA AVENUE
CARPINTERIA, CALIFORNIA 93013

NORMAN HUBBARD / ARC
1256 CARPINTERIA AVE.
SAN GABRIEL, CA 91775
626.284.3978

DRAWING TITLE: PLANTING PLAN

DATE: 07.29.2014
SCALE: 1"=10'
DRAWN BY:
JOB NUMBER: 2014-9

LP-1
SHEET 4 OF 9

Exhibit B
Story Pole Photos

Sanctuary Beach Condominiums
Preliminary ARB Review, February 12, 2015