CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of April 16, 2015

Agenda Item # D-5

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 15-1752-CUP/CDP **Planner:** Steve Goggia
Address: 5464 Carpinteria Avenue
APN: 001-070-066
Zoning: CPD
Applicant: Ken Marshall, Agent for Steadfast Carpinteria

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a proposal to convert a 51,539 square foot two-story office building into a licensed Residential Care Facility for the Elderly (R.C.F.E). The facility would be licensed by the California Department of Social Services and would include 70 units with 76 beds. The Assisted Living wing would provide 57 beds while the Memory Care wing would provide 19 beds.

The adaptive reuse of the building would include complete interior demolition of all non-load bearing walls and new interior construction of living units that have private bathrooms, ranging in size from 370 to 782 square feet on the first and second floors. To make the existing entry conform to ADA and building codes, the entry sidewalk would be raised and a porte cochere would be added, providing an easily accessible entrance into the building. With the addition of the porte cochere, the number of parking stalls available for the project would be reduced from 187 to 176. The only other changes to the building's exterior are a first floor parapet to conceal roof mounted kitchen equipment, replacement and new windows, doors and a rear trellis serving the outdoor dining area.

Minor landscape changes are also proposed. Outdoor amenities, such as gardens, walking paths, courtyard patios and sitting areas would be designed throughout the facility grounds. The memory care area would have its own secured exterior area with landscape appropriate for the use. Project plans are included as Exhibit A. A color board will be presented at the meeting.

PROJECT SETTING

The project site is located on Carpinteria Avenue between the Casitas Plaza Shopping Center and Carpinteria Creek. The site is bounded by Carpinteria Avenue to the west, the Casitas Plaza Shopping Center to the north, the U.S. 101 Freeway to the east, and a heavily vegetated City-

owned parcel (Carpinteria Creek corridor) to the south. The adjacent 2.24-acre vacant lot to the west is under the same ownership holdings but not included in this current proposal. The subject parcel is encumbered with an ingress, egress and parking easement in favor of the vacant lot.

The subject property is zoned Commercial Planned Development (CPD) and has a General Plan/Coastal Plan designation of General Commercial (GC).

PROJECT HISTORY

The existing office building was permitted in 1981 (Development Plan D-15-81) and built in 1985. This Development Plan made reference to a second phase of development in which the adjacent 2.24-acre parcel would be built-out with a restaurant of 5,500 square feet with 200 seats. However, as no plans were ever submitted for this second phase, this parcel was instead landscaped as a part of the 1985 site development.

PROJECT ANALYSIS

Carpinteria Municipal Code

Pursuant to §14.62.030 - Conditional Use Permit, rest homes (assisted living facilities) may be permitted in any district in which they are not otherwise permitted, subject to the granting of a Conditional Use Permit.

The proposed new porte cochere and trellis structure would be located well outside of the established district setbacks. The new parapet to conceal the rooftop mounted kitchen equipment is well below the second floor roofline.

Pursuant to §14.54.040.1.e, the proposal would require 80 parking spaces (one per each 3 beds plus one per each employee). The current plans call for a reduction from 187 to 176 parking spaces. It is likely that the applicants would return at a future date to convert additional parking spaces to open space/landscape areas.

The Board's comments on the proposed new porte cochere, outdoor dining trellis, first floor parapet, new windows, doors and landscaping would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Coastal Plan designation of General Commercial (GC), and is zoned Commercial Planned Development (CPD). The City's General Plan/Coastal Plan contains a Community Design Element, which contains both general over-arching city-wide policies and specific sub-area policies. The project site is in Design Sub-area 2 (Downtown/ Old Town District).

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Objective CD-1: *The size, scale and form of buildings, and their placement on a parcel should be compatible with the adjacent and nearby properties, and with the dominant neighborhood or district development 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-10c: *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and resident to walk, shop, and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

The new porte cochere and trellis elements are in keeping with the architectural style of the building. The porte cochere would add a visible entry element to the structure as seen from the street.

Landscaping

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.*

Implementation Policy 1: *Use of native, locally adapted species shall be encouraged and shall be required within and adjacent to ESHA.*

Implementation Policy 2: *More urban "formal" landscape designs may be used in the immediate vicinity, entryways or interior site areas of the commercially developed areas. Urban landscape species shall not be used adjacent to sensitive habitat areas.*

The existing landscape plantings are proposed to be augmented with additional plantings to replace trees that have been lost over time or in outdoor areas modified for the new use. Staff suggests that pursuant to the policies above, native species be used on the south side of the building adjacent to Carpinteria Creek.

Lighting

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

The submitted plan set does not include a new lighting plan at this time, although any new lighting fixtures would be reviewed for dark sky compliance.

RECOMMENDATION

The Board should comment on the proposal. If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Exhibit A- Site Plan, Elevations, Floor Plans, Sections, & Landscape Plan

Assisted Living and Memory Care Center

Steadfast Senior Living

Unit Mix

Unit Name	Unit Type	Beds	Qty
AL1	ASSISTED LIVING - 1 BED	1	26
AL5	ASSISTED LIVING - STUDIO	1	26
ALZ 1	ALZHEIMER - 1 BED	1	7
ALZ 2	ALZHEIMER - 2 BED	2	6
		70	70

Building Area Calculations by Phase

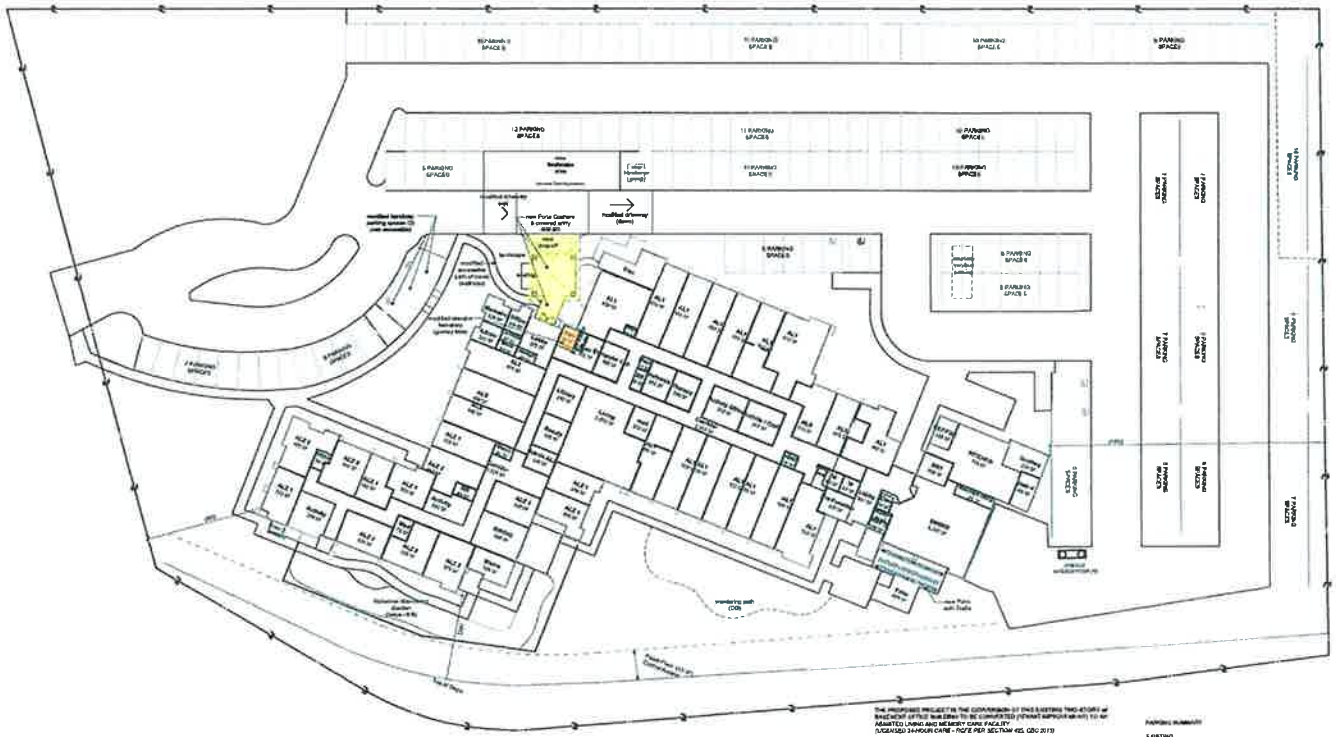
Area Type	Qty.	Area (SF)
Phase 1		
ALZHEIMER - 1 BED	7	2,130
ALZHEIMER - 2 BED	6	2,200
ASSISTED LIVING - 1 BED	26	13,124
ASSISTED LIVING - STUDIO	26	9,769
	70	27,251 sq ft
ADMINISTRATION		872
CIRCULATION		7,864
DINING		1,936
DRESSING		251
HOUSEKEEPING		276
KITCHEN		1,284
LAUNDRY		377
LOBBY		2,717
MECHANICAL		777
NURSING SERVICE		913
RESIDENT ACTIVITY		4,942
RESTROOMS		861
STAFF LOCKERS		298
STORAGE		886
TOTAL		24,280
TOTAL BLDG		51,530
FIRST FLOOR (GROUND LEVEL)		26,440 SF
SECOND FLOOR		18,346 SF
TOTAL PROGRAM SPACE		44,786 SF
BASEMENT		4,738 SF
TOTAL		51,530 SF

PLANNING SET

A1 SITE PLAN
A2 EXISTING LANDSCAPE & PHOTO'S
A3 FIRST FLOOR PLAN
A4 SECOND FLOOR PLAN
A5 BASEMENT FLOOR PLAN
A6 ROOF PLAN
A7 EXTERIOR ELEVATIONS
A8 CIVIL - PRELIMINARY GRADING PLAN
A9 LANDSCAPE - PRELIMINARY PLANTING PLAN
A10 LANDSCAPE - PRELIMINARY IRRIGATION PLAN
A11 SITE - UTILITY PLAN

THE FOLLOWING DRAWINGS WERE ADDED TO THE SET FOR REFERENCE ONLY (ORIGINAL DRAWINGS)
PLEASE REFER TO THESE FOR ADDITIONAL INFORMATION

A12 ALTA SURVEY (2014)
A13 C-1 SITE GRADING w/ SEWER (1985)
A14 C-3 WATER PLAN (1985) & WATER DISTRICT PLANS
A15 P-1, P-2 & P-3 PLUMBING PLANS [WASTE & WATER] (1985)
A16 E-1 SITE - ELECTRICAL (1985)
A17 L-2 PLANTING PLAN (1985)
A18 L-1 IRRIGATION PLAN (1985)



THE PROPOSED PROJECT IS THE CONVERSION OF THIS EXISTING TWO-STORY w/ BASEMENT UNITED INN EBER TO BE COMPLETED (TENANT IMPROVEMENT) TO AN ASSISTED LIVING AND MEMORY CARE FACILITY
(LICENSED 24-HOUR CARE - PER SECTION 425, CBC 2013)

EXISTING FACILITY (CONSTRUCTED in 1985)
OCCUPANCY GROUP: R-2 (OFFICE)
CONSTRUCTION TYPE V-B SPRINKLED
SQ FTG: 51,530 SF
LOT COVERAGE (BLDG): 18%

PROPOSED (TENANT IMPROVEMENT)
OCCUPANCY GROUP: I-1 (LICENSED 24-HOUR CARE)
CONSTRUCTION TYPE V-A, SPRINKLED
SQ FTG: SAME (TENANT IMPROVEMENT)
LOT COVERAGE (BLDG): SAME (TENANT IMPROVEMENT)
LOT COVERAGE (PORTS-COCHERE): 8'x61'=488 SF = 0.4%

SCOPE OF WORK TO INCLUDE:
TENANT IMPROVEMENT TO INTERIOR WALL LAYOUT
DINING/SOCIAL KITCHEN & LAUNDRY
ADDITIONAL ADA ACCESSIBLE ROOMS
EXISTING FLOOR HEIGHTS ADJUSTED TO OPTIMALIZE DESIGN
ELEVATION REVISED IN ORDER TO ACCOMODATE 4-6 FEET
ADDITIONAL DOOR & WINDOWS (EGRESS, LIGHT & VENTILATION)
STALLS AT GRADE ROOM
MODIFIED COVERED ENTRY AND ACCESSIBLE COVERAGE
FLAT ROOF w/ PARAPET AT KITCHEN (HVAC EQUIPMENT)

PARKING SUMMARY

EXISTING	
PARKING SPACES (STANDARD)	214 SPACES
HANDICAP SPACES	6 SPACES
TOTAL	219 SPACES
PROPOSED	
PARKING SPACES (STANDARD)	201 SPACES
HANDICAP SPACES (STANDARD)	4 SPACES
HANDICAP SPACES (VAN ACCESSIBLE)	2 SPACES
COURTESY VAN	1 SPACE
TOTAL	208 SPACES

2 SPACES USED FOR VAN ACCESSIBLE
7 SPACES UNUSABLE PER PROPOSED DRIVEWAY ENTRY
4 SPACES ALLOCATED FOR USE COURTESY VAN SPACE

IPA IRWIN PARTNERS ARCHITECTS
248 Fletcher Avenue Suite B-2 Costa Mesa CA 92626
(714) 557 3448 www.ipacs.com
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Site Plan

PROJECT NO: m1418
PLOT DATE 3/31/2015

RECEIVED
APR 02 2015
COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT A

IPA IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
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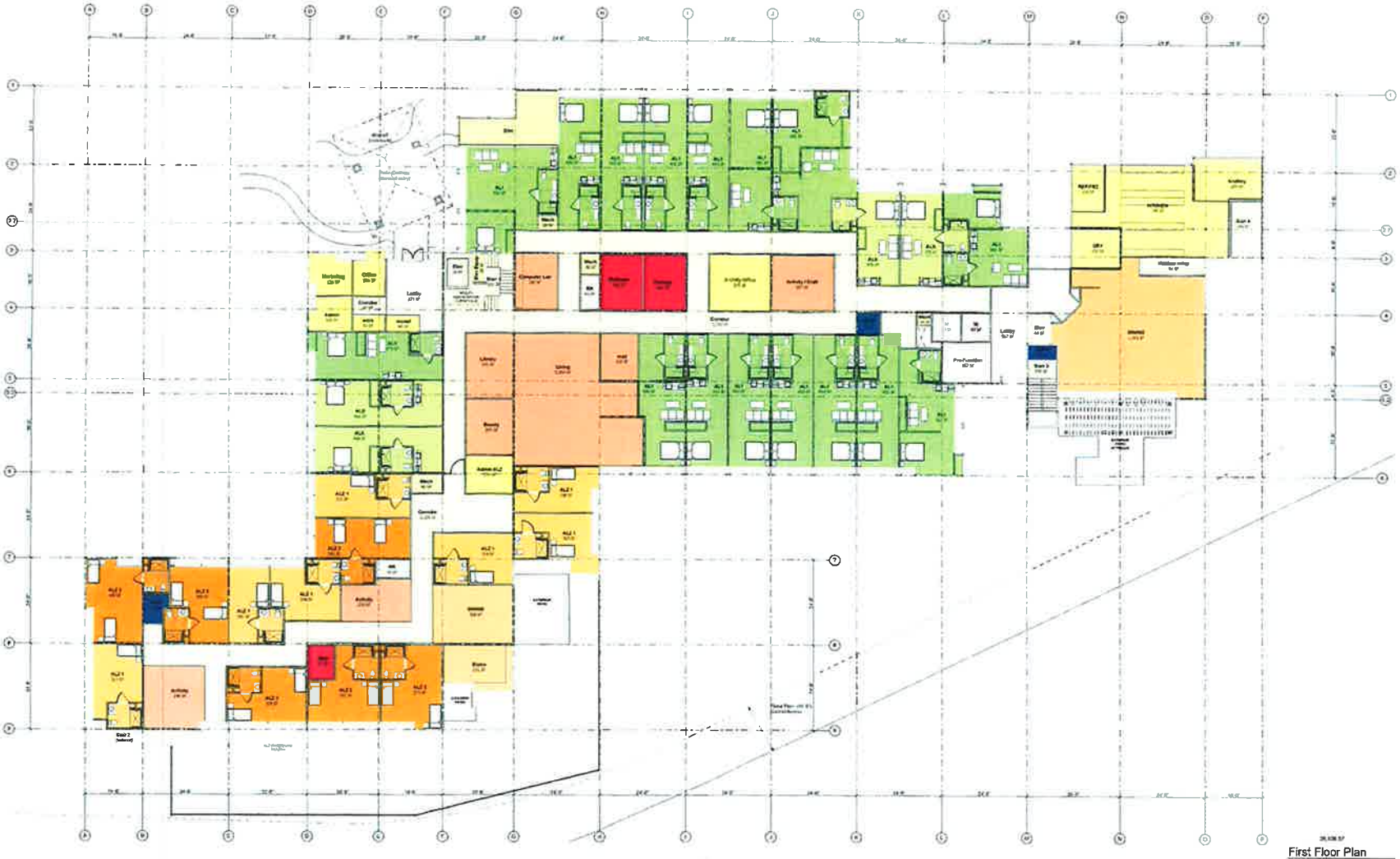
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5484 Carpinteria Avenue
Carpinteria, CA 93013

Existing Landscape
A2

PROJECT NO. m1418
PLOT DATE 3/17/2015



First Floor Plan

IPA IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
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ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
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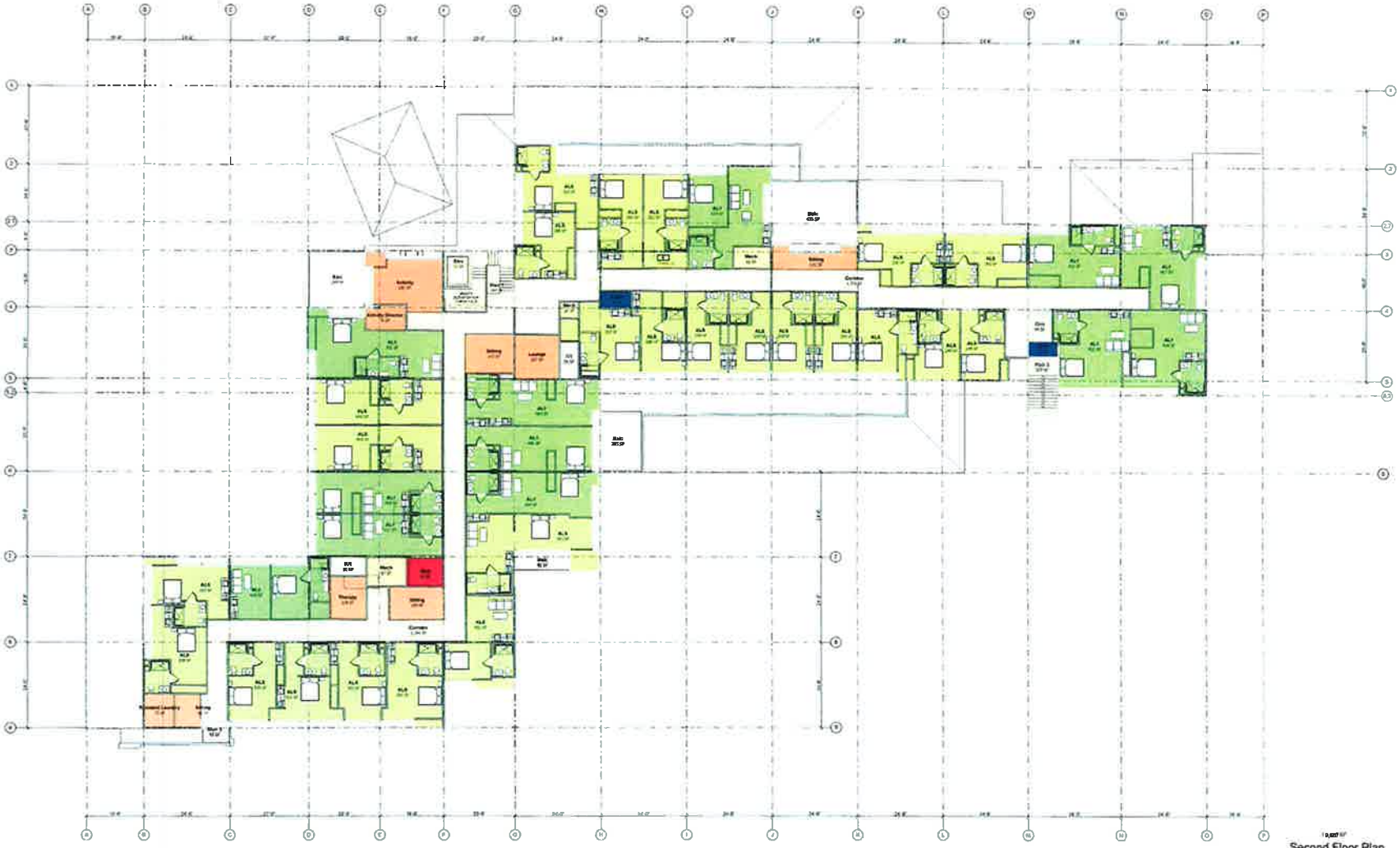
First Floor Plan & Site Plan
A3

PROJECT NO: m1419
PLOT DATE: 3/17/2015



Second Floor Plan

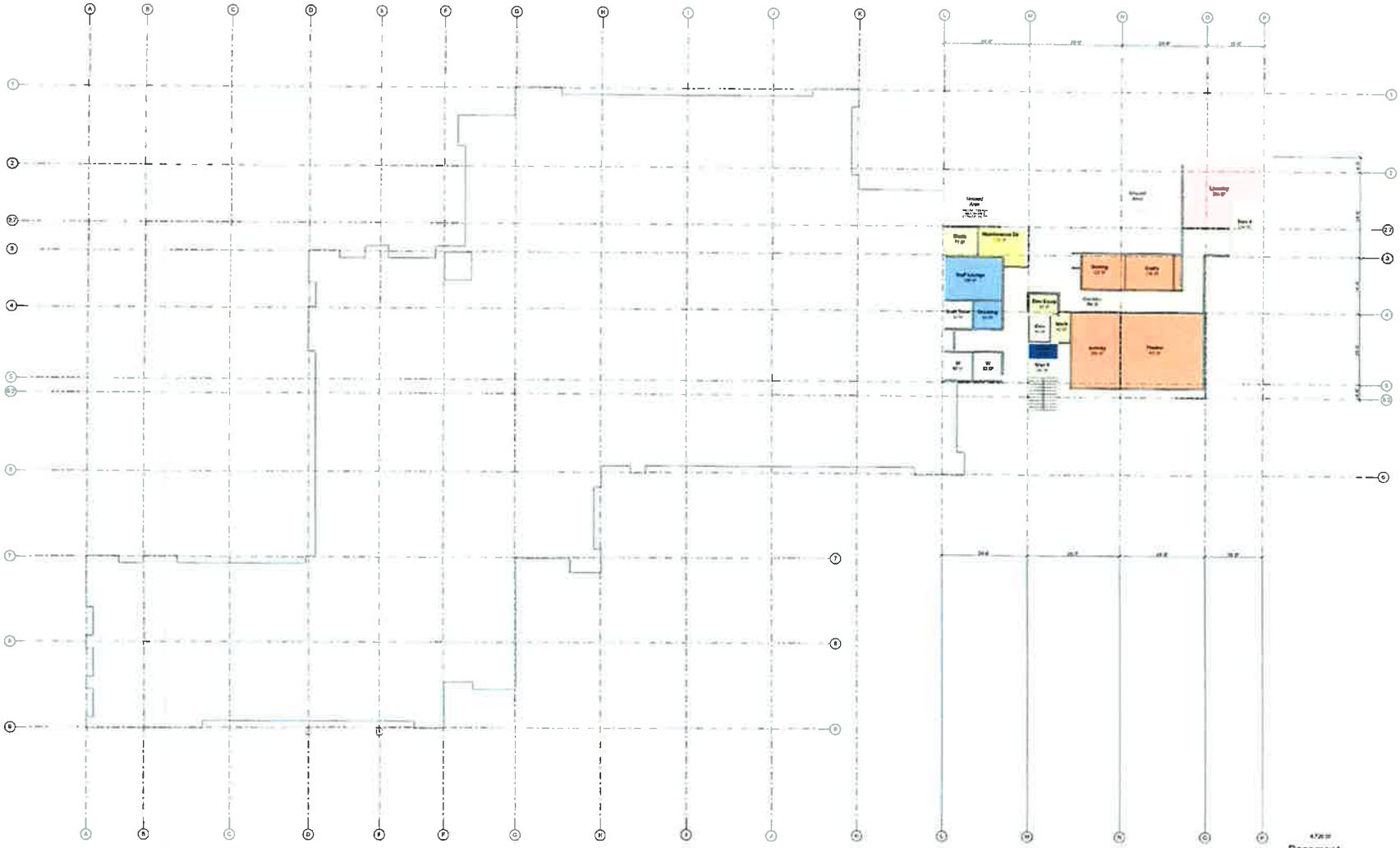
IPA IRWIN PARTNERS ARCHITECTS
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Second Floor Plan
A4

PROJECT NO: n1418
PLOT DATE: 3/17/2015



Basement
SCALE 1" = 10'

IPA IRWIN PARTNERS ARCHITECTS
745 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
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ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

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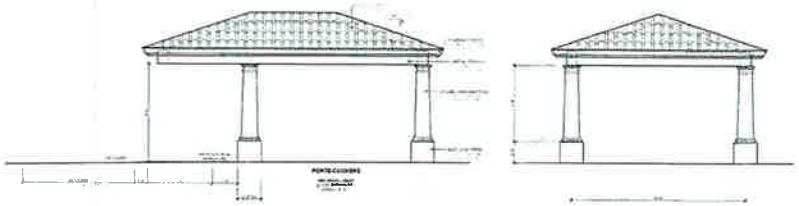
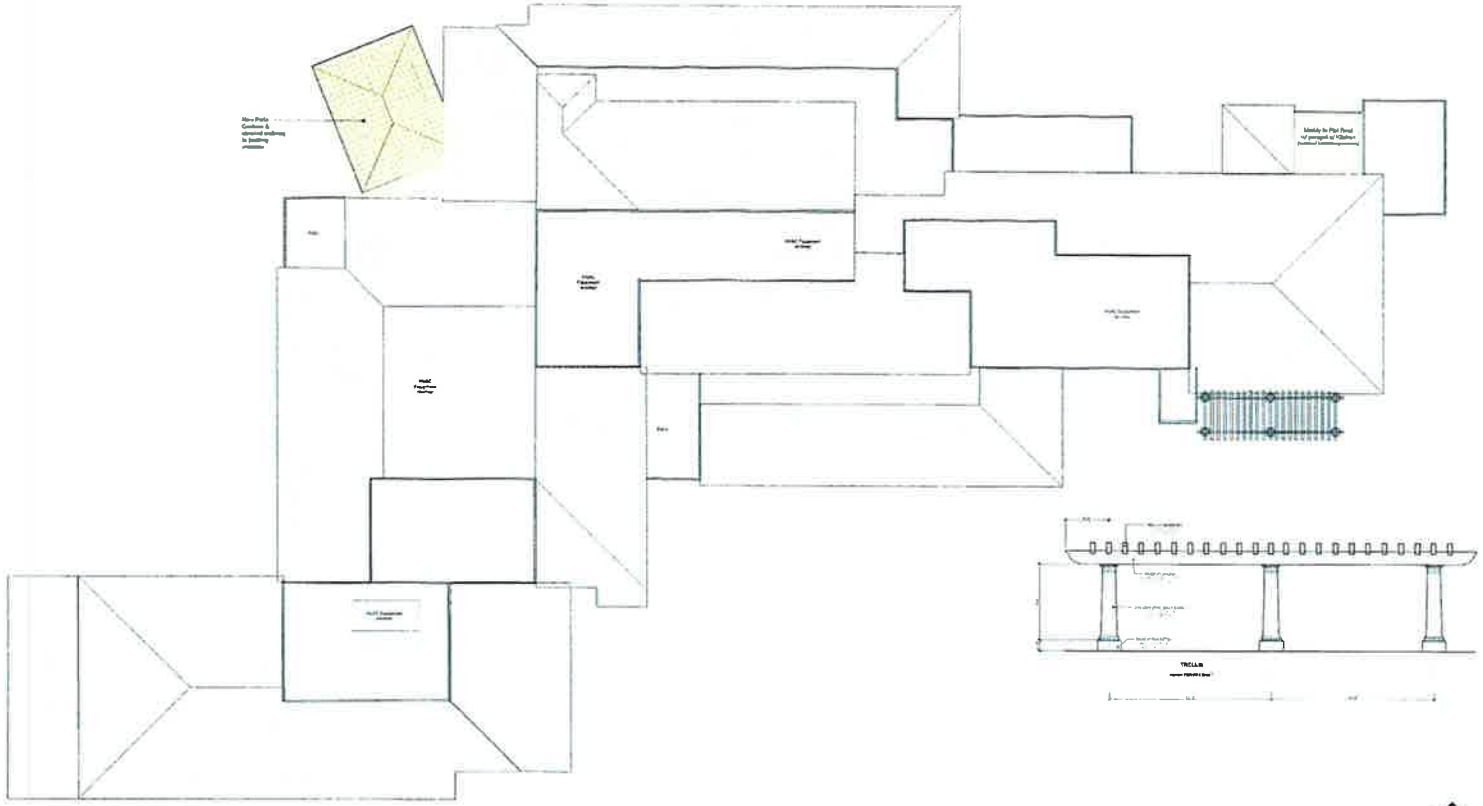
5464 Carpinteria Avenue
Carpinteria, CA 93013

Basement Plan
A5

PROJECT NO: m1419
PLOT DATE 3/17/2015





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ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Roof Plan
A6

PROJECT NO: m1419
PLOT DATE: 3/17/2015

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

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ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Exterior Elevations
A7

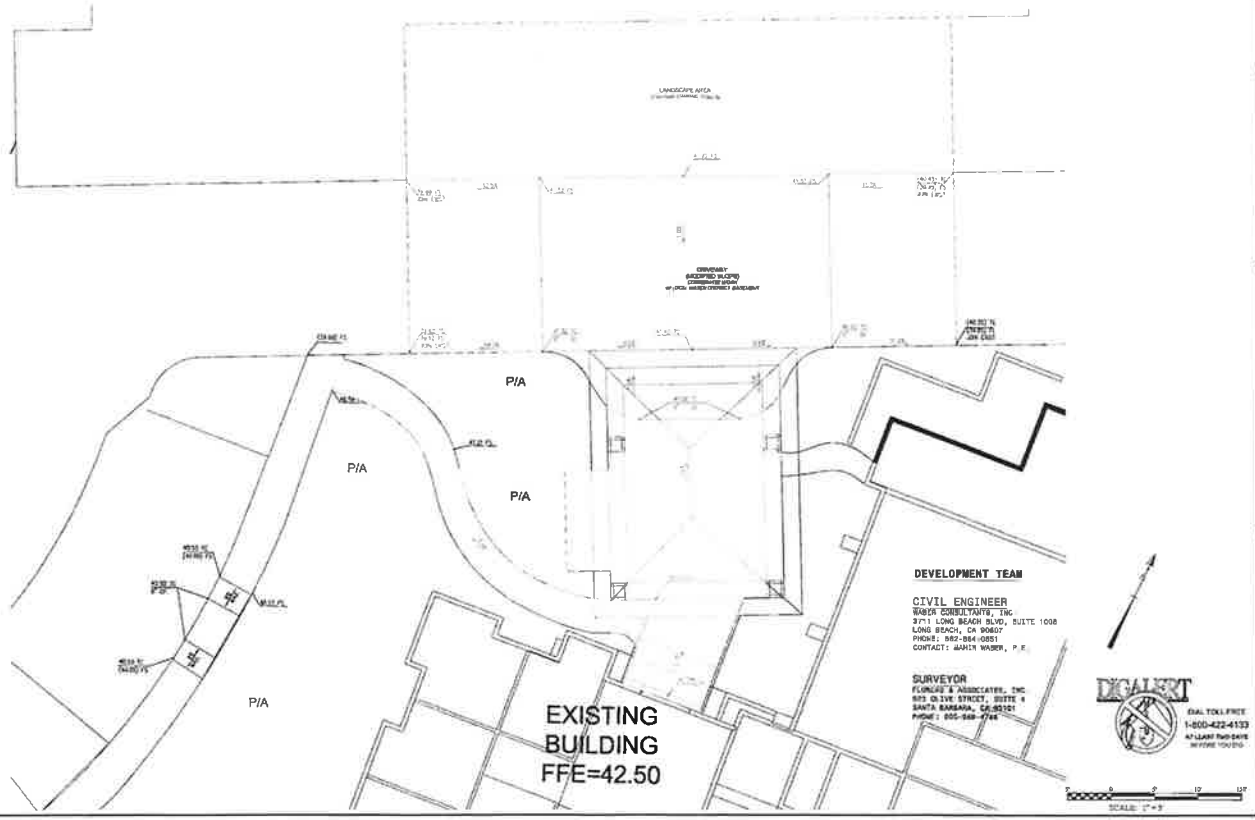
PROJECT NO. m1410
PLOT DATE 3/17/2015

"STEADFAST SENIOR LIVING"

5464 Carpinteria Avenue

CARPINTERIA, CA 93013

PRELIMINARY GRADING PLAN



REVISIONS

DATE	DESCRIPTION

Waber Consultants INC

CIVIL IMPROVEMENT PLANS
PRELIMINARY GRADING & DRAINAGE PLAN
STEADFAST SENIOR LIVING PROJECT
5464 CARPINTERIA AVENUE
CARPINTERIA, CA 93013

C01

Preliminary Landscape Plan

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	24" BOX
	LAGERSTROEMAINDICA	CRAPE MYRTLE	24" BOX
	TIPUANU TIPU	TIPU TREE	24" BOX
	SHRUBS		
+	HEMEROCALLIS SPECIES DOUBLE YELLOW" - DAY LILY 5 GALLON		
	PHORMIUM TENAX 'PLATTS BLACK' - NEW ZEALAND FLAX 5 GALLON		
	AGAVE ATTENUATA - AGAVE 5 GALLON		
	RAPHIOLEPSIS INDICA - MAJESTIC BEAUTY 5 GALLON		
	GROUND COVER		
	TRACHELOSPERMUM ASIATICUM - ASIATIC STAR JASMINE 1 GALLON AT 18" TO 24" O.C. TRIANGLE SPACING		

REMOVED AREAS

A. ENTRY
1 LANDSCAPE (1,133 SF)
2 LANDSCAPE (1,162 SF)
3 TREE (48" BOX)
4 LANDSCAPE (2,842 SF)
5 TRELLIS

B. PARKING AREA (DRIVEWAY & DROP-OFF)
1 PARKING AREA (AC PAVING) (1,134 SF)

C. ALZ DINING (ENTRY & PATIO)
1 LANDSCAPE (70 SF)
2 LANDSCAPE (180 SF)

D. ALZ WANDERING AREA - 2ND FLOOR
1 LAWN (24 SF)

E. GRAND PATIO & TRELLIS
1 LANDSCAPE (474 SF)
2 LANDSCAPE REMOVED & REPLACED (100, 38 & 88 SF)
3 TREE

TOTAL
REMOVED LANDSCAPE 893 SF
& TWO (2) TREES

ADDED NEW AREAS

A. ENTRY
1 NEW LANDSCAPE (341 SF)
2 NEW LANDSCAPE (410 SF)
3 NEW TREES (2 - 24" BOX)
4 NEW PATHWAY (164 SF)
5 NEW ENTRY WALK (388 SF)
6 NEW COVERED ENTRY

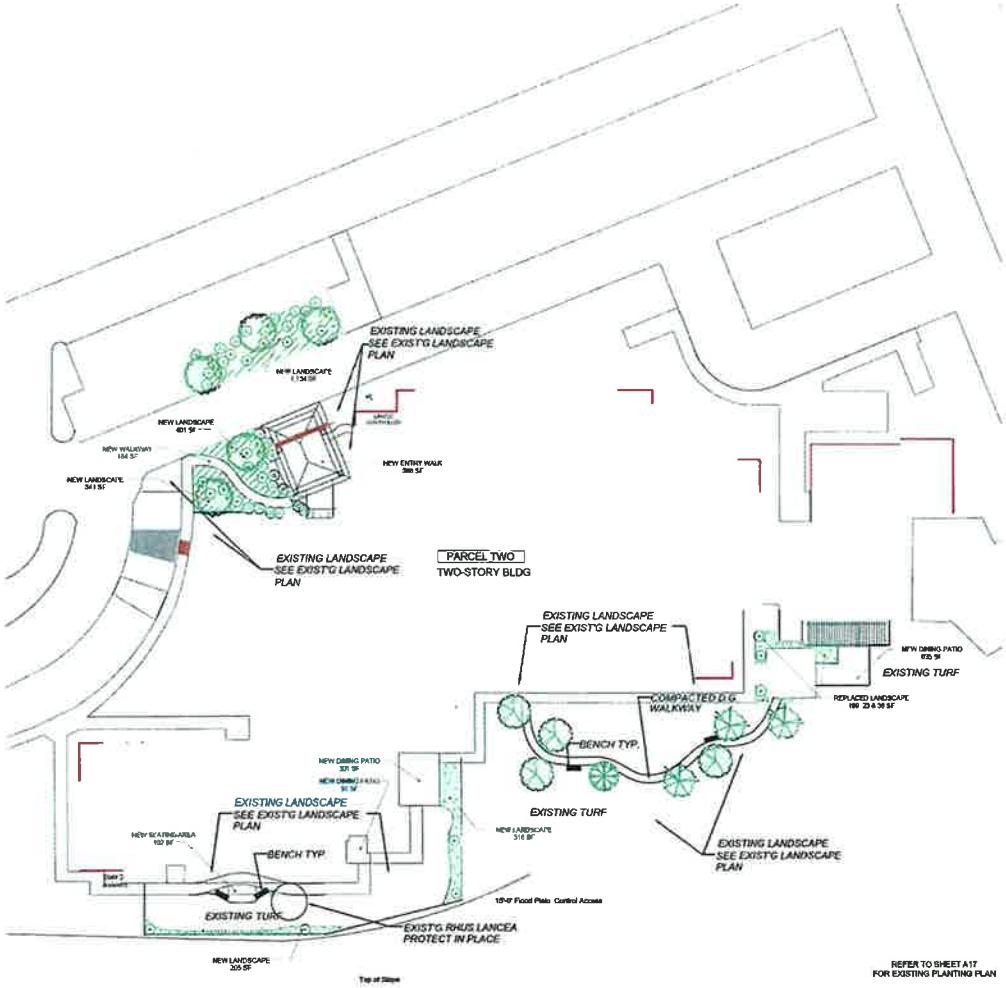
B. PARKING AREA (DRIVEWAY & DROP-OFF)
1 NEW LANDSCAPING (1,134 SF)
2 NEW TREES (3 - 24" BOX)

C. ALZ DINING (ENTRY & PATIO)
1 NEW PATIO CONC. (201 SF)
2 NEW DINING PATIO CONC. (201 SF)

D. ALZ WANDERING AREA - 2ND FLOOR
1 NEW SEATING AREA - CONC. (122 SF)
2 NEW LANDSCAPE (200 SF)
3 NEW LANDSCAPE (512 SF)

E. GRAND PATIO & TRELLIS
1 LANDSCAPE REMOVED & REPLACED (100, 38 & 88 SF)
2 NEW PATIO CONC & TRELLIS (600 SF)
3 NEW PATHWAY (24 SF)
4 NEW TREES (4 - 24" BOX)

TOTAL
ADDED NEW LANDSCAPE 3,499 SF
& THIRTEEN (13) TREES (24" BOX)



REFER TO SHEET A17
FOR EXISTING PLANTING PLAN

IPA IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite D-2 Costa Mesa CA 92626
(714) 957 2448 www.ipaarc.com
ARCHITECTURE PLANNING CONSULTING

VAI ASSOCIATES INC.
Landscape Architects
2310 Chandler Road, suite #102, Turlock Calif 95380
Tel (209) 576 1675 e-mail vai-arch@pacbell.net

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Landscape Plan
A9

PROJECT NO: m1419
PLOT DATE: 3/18/2015

Preliminary Irrigation Plan

IRRIGATION LEGEND

SYMBOL	MANUFACTURE/MODEL NO	DESCRIPTION	PSI	GPM	RADIUS
	RAINBIRD 1806 VAN 4 SERIES 1/4, 1/2	POP UP NOZZLE	25	.24, .32	4'
	RAINBIRD 1806 VAN 6 SERIES 1/4, 1/2	POP UP NOZZLE	25	.34, .62	6'
	RAINBIRD 1806 VAN 18 SERIES 1/4, 1/2	POP UP NOZZLE	25	1.17, 2.35	15'
	RAINBIRD "GB" SERIES REMOTE CONTROL VALVE				
	SCH 40 PVC LATERAL LINE (BURY MIN. 12" BELOW FIN. GRADE) SIZE NOTED				
	SCH. 40 PVC MAIN LINE (BURY MIN. 18" BELOW. FIN. GRADE) SIZE NOTED				
	SCH. 40 PVC SLEEVE UNDER PAVEMENT (TWO TIMES SIZE OF PIPE)				

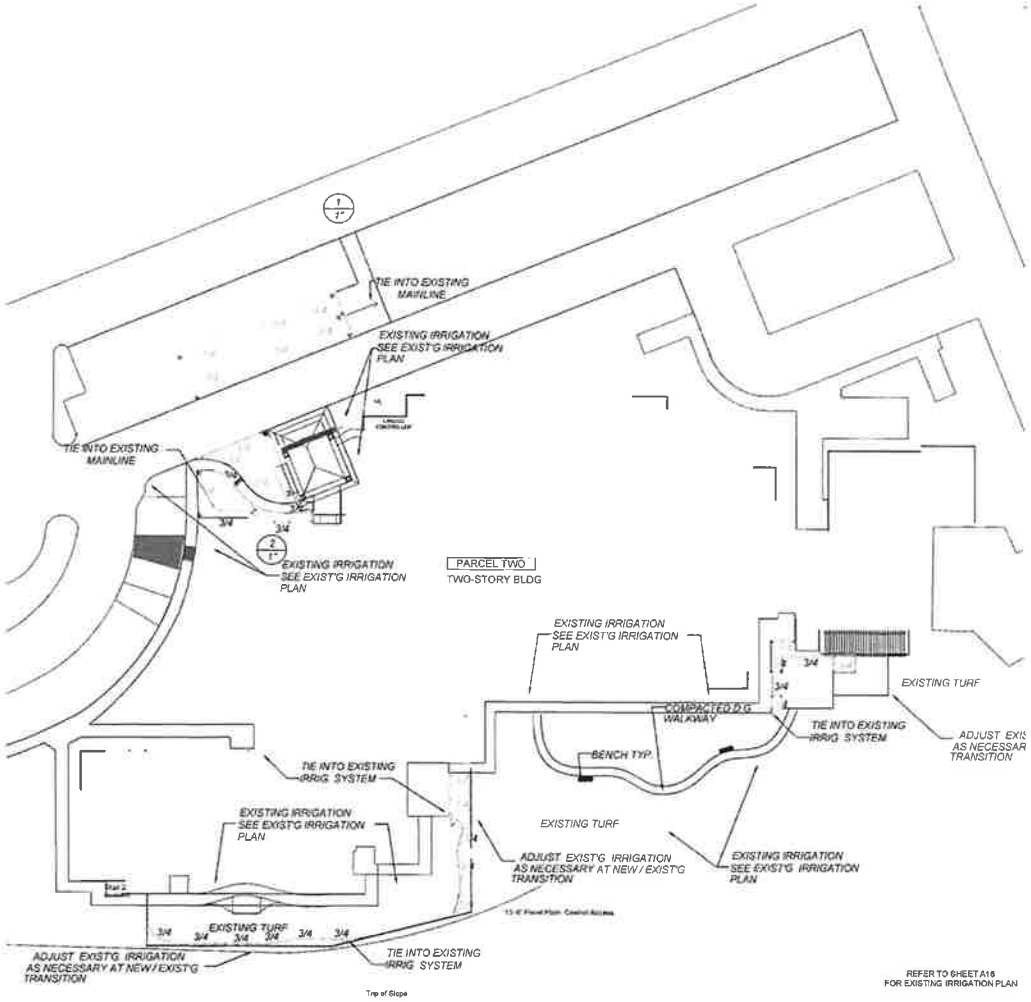
VALVE NO

VALVE SIZE

TIE INTO EXISTING CONTROLLER - CONTRACTOR TO VERIFY ACTUAL FIELD CONDITIONS TO STARTING WORK.

IRRIGATION NOTES:

1. ALL UNDERGROUND CONTROL WIRE CONNECTIONS. USE 14 GAUGE DIRECT BURIAL WIRE.
2. USE COPPER PIPE AND FITTINGS FOR BACKFLOW PREVENTOR CONNECTIONS.
3. INSTALL REMOTE CONTROL VALVES IN VALVE VAULT WITH 1 CUBIC FOOT (BOX TO BE GREEN COLOR IN SHRUB AREAS) GRAVEL SUMP BENEATH.
4. OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FROM APPROPRIATE AGENCIES.
5. INSTALL IRRIGATION SYSTEM IN CONFORMANCE TO ALL LOCAL AGENCY CODES
6. CONTRACTOR SHALL GUARANTEE OPERATION OF IRRIGATION SYSTEM AND ALL PARTS FOR ONE YEAR FROM DATE OF OWNERS ACCEPTANCE.
7. CONTRACTOR SHALL ADJUST EXISTING IRRIGATION SYSTEM AS NECESSARY TO INSURE PROPER AND COMPLETE COVERAGE AND OPERATION.



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VAI ASSOCIATES INC
Landscape Architects

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Irrigation Plan
A10

PROJECT NO: m1419
PLOT DATE: 3/17/2015

Assisted Living and Memory Care Center

Steadfast Senior Living

AME
Design Group, Inc.

Date February 6, 2015
From Chassam Shrestin
CEO/Managing Principal
AME Design Group, Inc
2082 Business Center Drive
Suite 235
Irvine, CA 92612

To James Pasta
Vice President
Steadfast Commercial Properties
18100 Von Karman Suite 500
Irvine, CA 92612

Re Estimated Daily Water Consumption at
Pacific Summit
5464 Carpinteria Ave
Carpinteria CA 93013

Dear James,
AME Design Group, Inc has prepared the following calculation for the estimated daily water consumption for the proposed building use in comparison to the estimated existing building use at full capacity using the California Plumbing Code, Appendix "H"

Estimated "Existing" Office Building water consumption load based on type "B" occupancy, total building area of 31,539 square feet including basement and circulation (needs to be confirmed). Building area without the basement is 46,786 square feet, assuming circulation of 75% resulting in a total "occupied" area of 35,090 square feet
Office occupancy load is 100 square feet/person, therefore a total number of occupants of 350
Offices gallon/day load is 20 gallons/person resulting in 7,000 gallons/day of water consumption

Estimated "Proposed" Assisted Living/Memory Care Center water consumption load based on using Code Occupancy "Institutional" (Residential) for the # of beds/residence, Hospital for Kitchen and Laundry Occupancy since Assisted/Memory Care Living category is not defined in the Code
- 75 beds/residence @ 75 gallon/day = 5,625 gallons/day

- Kitchen 0 gallon/day per meal, 3 meals/day, 75 residence = 2,025 gallons/day
- Laundry 30 gallon/day per residence = 1,000 gallons/day. However residents laundry gets done once a week, therefore 3,000/7 = 430 gallon/day

Estimated Total 8,080 gallons/day

So, in summary the difference in the total water consumption per day between the existing building and the proposed facility usage is
8,080 – 7,000 = 1,080 gallons/day.

Should you have any questions, please feel free to call us at 949 553 3170

Chassam Shrestin

SEWER (KITCHEN)
ESTIMATED DRAINAGE LOAD FOR KITCHEN IS 1/4 FIXTURE UNITS

IRRIGATION
ESTIMATED USAGE FOR BOTH PARCELS FOR ALL IRRIGATION VALVES IS 635 GALLONS PER MINUTE. THE MAXIMUM DEMAND AT ONE TIME IS 50 GALLONS PER MINUTE. THERE IS AN EXISTING 2" BACK-FLOW PREVENTOR. THE EXISTING WATER METER (2") IS FOR BOTH IRRIGATION AND DOMESTIC WATER

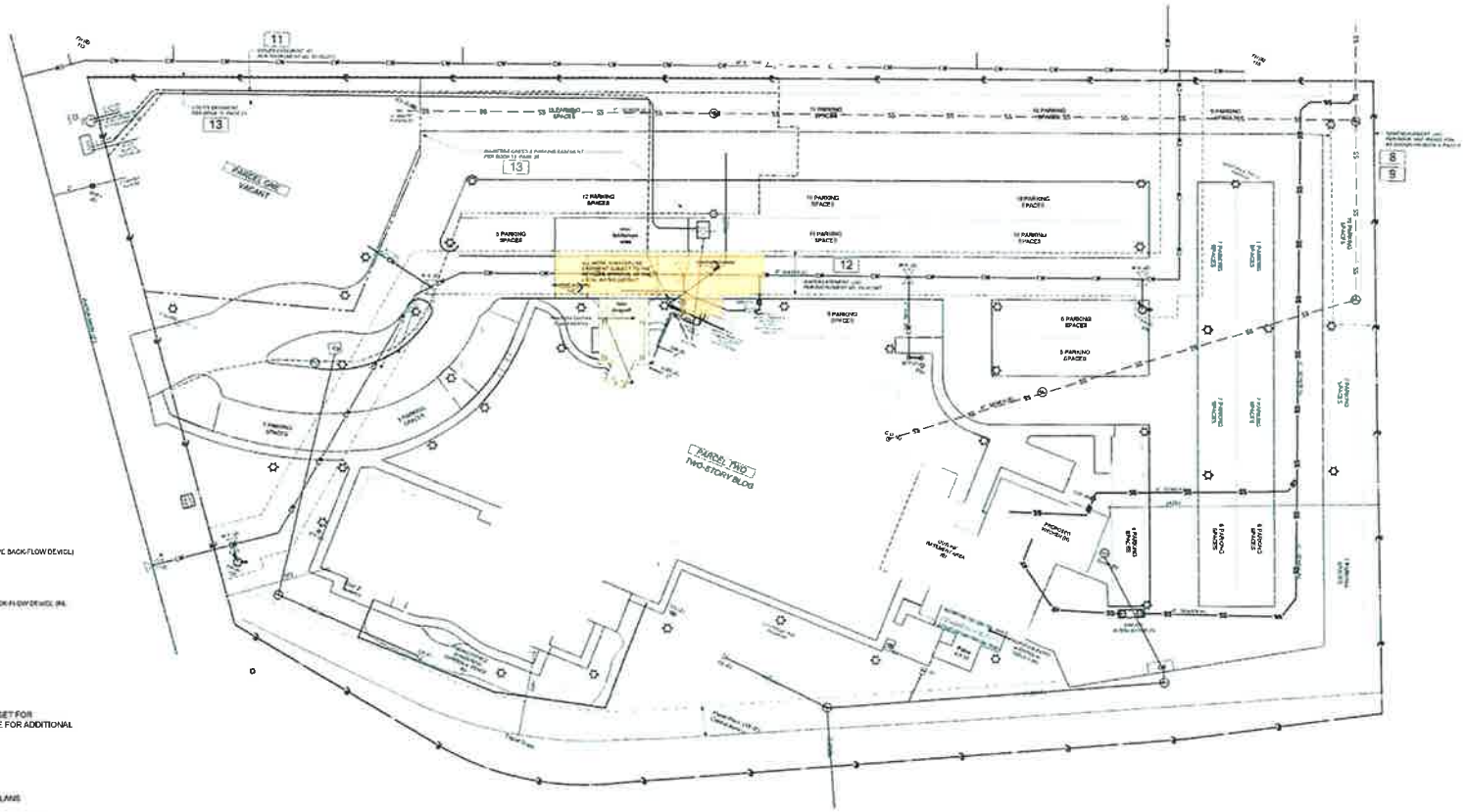
WATER METERS
PROPOSED WORK

W86-1 (2") AT VACANT PARCEL (FUTURE)
A. DOWN-SIZE EXISTING 2" METER TO 1" PER WATER DISTRICT APPROVAL
(ALL WORK TO BE PERFORMED BY THE LOCAL WATER DISTRICT)

W86-2 (2") CURRENTLY USED FOR BOTH IRRIGATION & DOMESTIC WATER
A. USE EXISTING 2" METER FOR BLDG ONLY (RE-LOCATE EXIST LANDSCAPE BACK-FLOW DEVICE)
B. ADD A NEW BACK-FLOW DEVICE FOR THE DOMESTIC WATER LINE
C. MODIFY CONNECTIONS TO THE EXISTING BLDG WATER LINE AS REQ'D

NEW LOCATION

W86-2 NEW LOCATION FOR 1" WATER METER FOR IRRIGATION WITH EXISTING BACK-FLOW DEVICE (RE-LOCATED)
A. MODIFY CONNECTIONS TO EXISTING IRRIGATION LINES AS REQ'D



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A13 C-1 SITE GRADING w/ SEWER (1985)
A14 C-3 WATER PLAN (1985) & WATER DISTRICT PLANS
A15 P-1, P-2 & P-3 PLUMBING PLANS (WASTE & WATER) (1985)
A16 E-1 SITE - ELECTRICAL (1985)
A17 L-2 PLANTING PLAN (1985)
A18 L-1 IRRIGATION PLAN (1985)

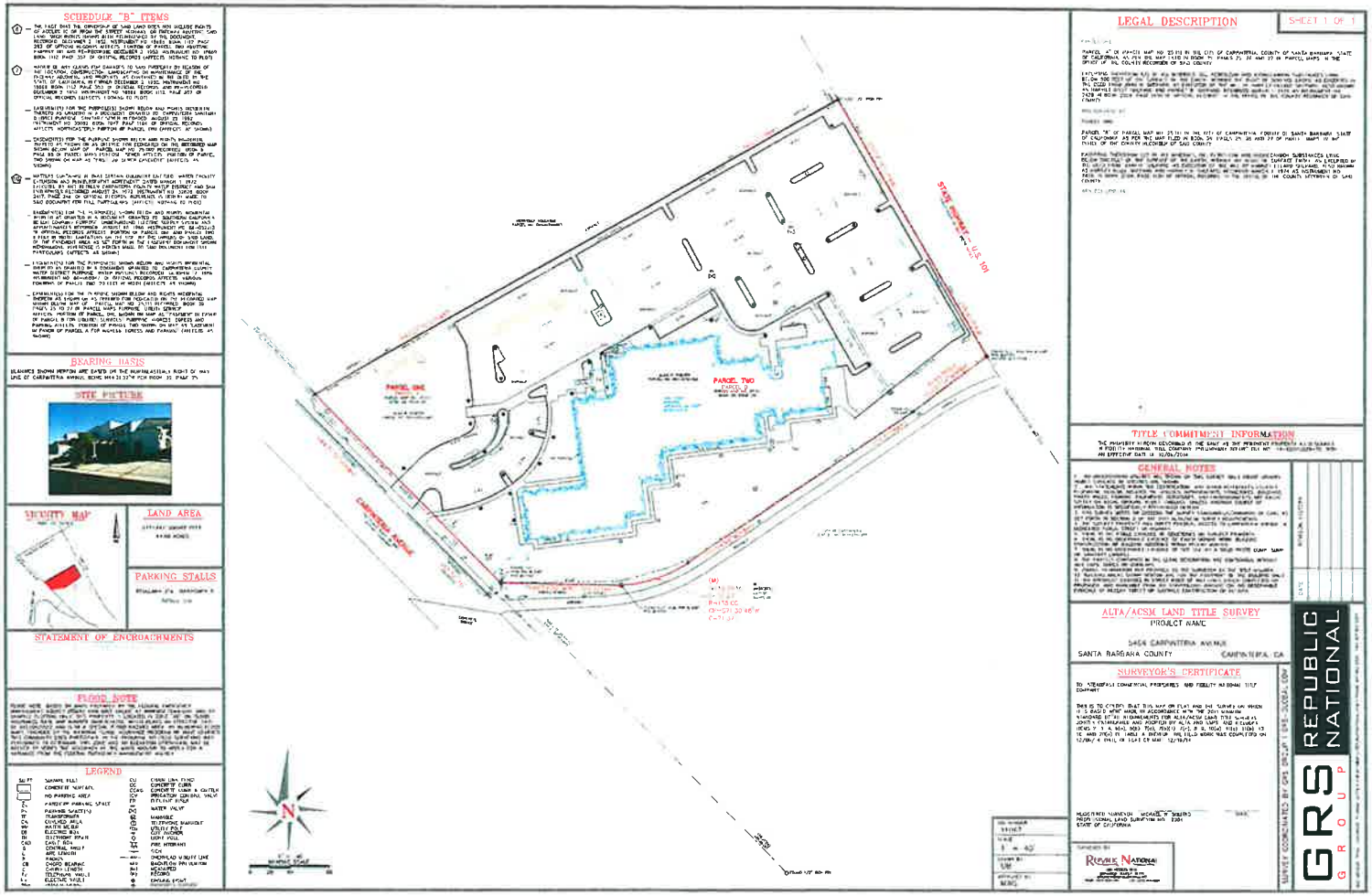
IPA IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue Suite B-2 Costa Mesa CA 92626
(714) 557 2440 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Utility Plan
A11

PROJECT NO: m1419
PLOT DATE: 3/17/2015



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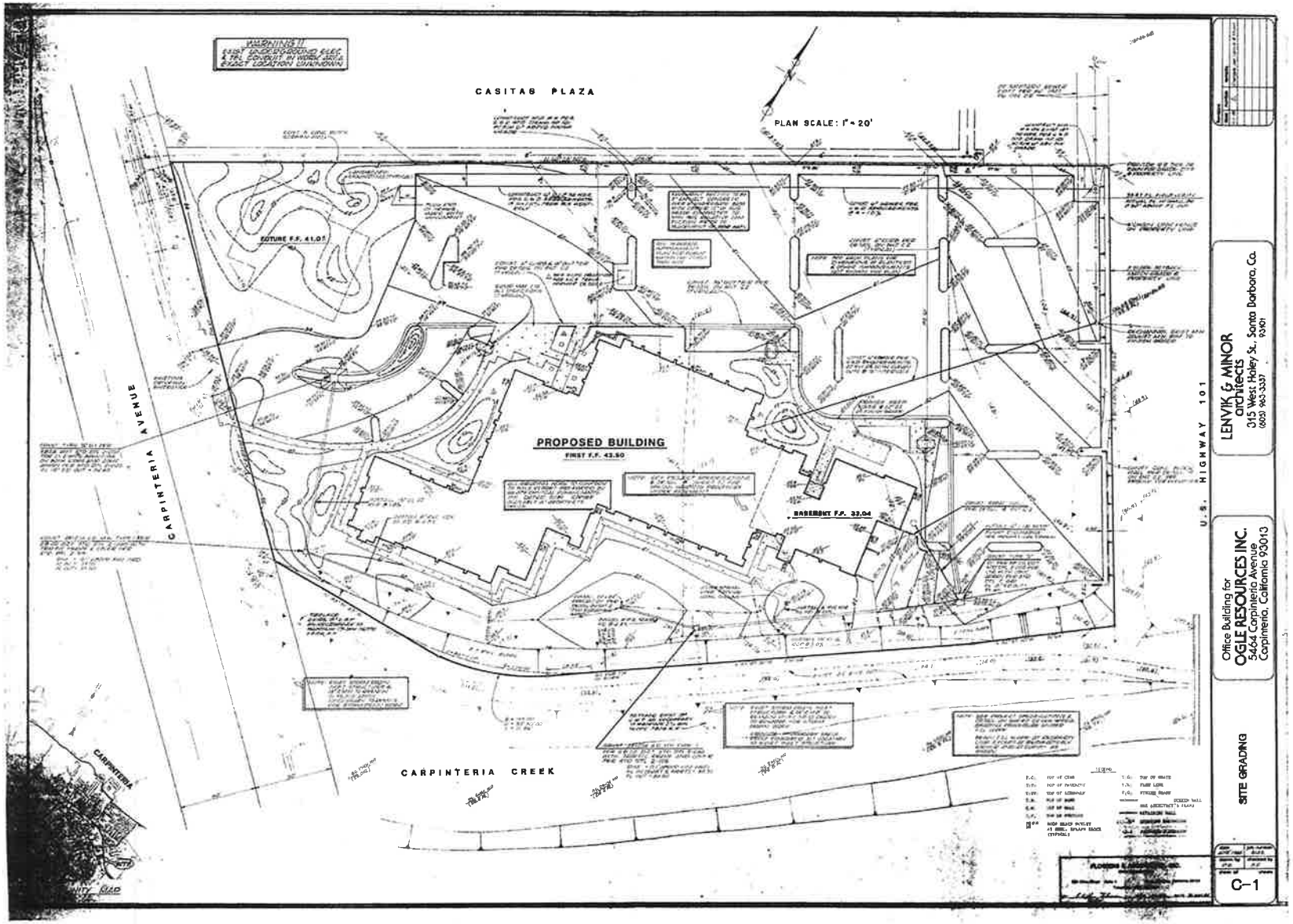
(714) 557 2449 www.ipaac.com
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

ALTA survey
A12

PROJECT NO: m1416
PLOT DATE 3/17/2015



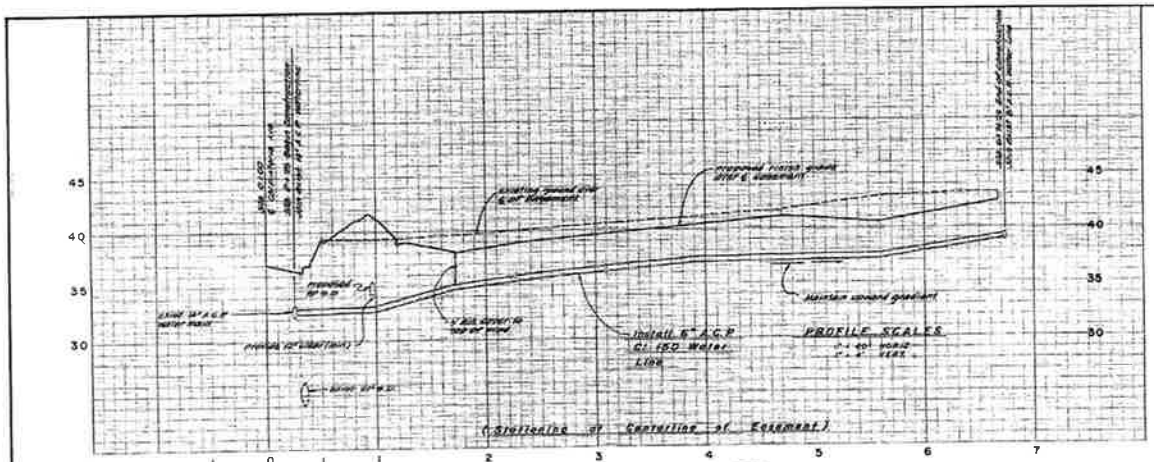
IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 957-2448 www.irwin.com
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Civil - Sewer & Storm
A13

PROJECT NO: m1419
PLOT DATE: 3/17/2015



GENERAL REQUIREMENTS OF CONTRACTOR:

1. CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ANY AND ALL CHANGES INTO THE CONSTRUCTION AS PROPOSED ON THESE PLANS AND SPECIFICATIONS, FOR THE PURPOSE OF PROVIDING THE ENGINEER WITH A BASIS FOR AS-BUILT DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE ACCEPTED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
3. OFFSITE GRADING OR OTHER CONSTRUCTION WORK NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OFFSITE PROPERTY OWNER.
4. CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE JOB SITE AND THAT HE SHALL, AT HIS EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF ITS OPERATIONS.
5. AS GENERAL ONE MAPS TRIED TO DEPICT THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE, HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS AND, THEIR LOCATION WHERE SHOWN IS APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES INCLUDING SERVICE CONNECTIONS WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS.

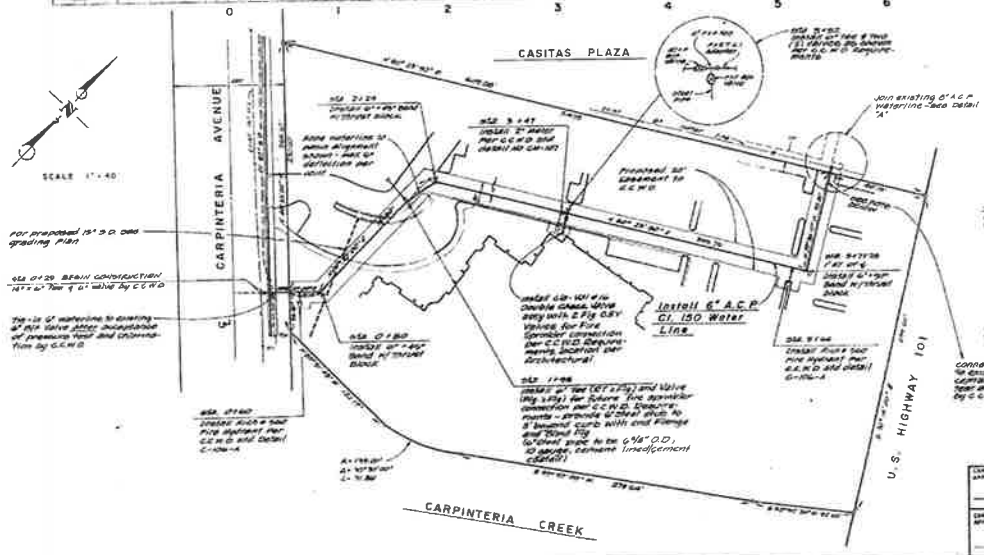
UPON LEARNING OF THE EXISTENCE AND LOCATION OF ANY UNDERGROUND FACILITIES NOT SHOWN ON SHOWN INACCURATELY ON THE PLANS, OR NOT PROPERLY MARKED BY THE UTILITY OWNER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE ENGINEER FOR GUIDANCE.

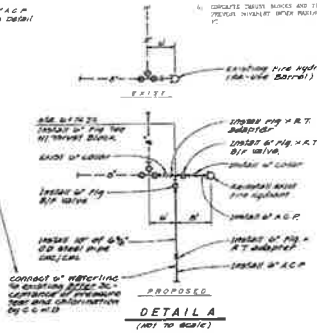
6. CONSTRUCTION CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND MAINTAIN OR MAKE A RECONSTRUCTION OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.

SOUTHERN CALIFORNIA GAS COMPANY PHONE: (805) 964-7802	COX CABLE OF SANTA BARBARA PHONE: (805) 687-6221
SOUTHERN CALIFORNIA EDISON COMPANY PHONE: (805) 965-4119	GENERAL TELEPHONE COMPANY PHONE: (805) 963-2011
CARPINTERIA COUNTY WATER DISTRICT PHONE: (805) 684-7816	SOUTHERN CALIFORNIA GAS COMPANY COASTAL DEPARTMENT/STA DIVISION PHONE: (805) 967-4612
CARPINTERIA SANITARY DISTRICT PHONE: (805) 684-7961	UNDERGROUND SERVICE ALERT PHONE: 1-800-422-4133

WATER MAIN IMPROVEMENT NOTES

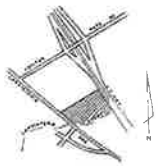
1. ALL PUBLIC WATER MAIN IMPROVEMENTS SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SPECIFICATIONS FOR CONSTRUCTING WATER FACILITIES BY PRIVATE CONTRACT FOR CARPINTERIA COUNTY WATER DISTRICT (CCWD)
2. WATER MAINS SHALL BE INSTALLED WITHIN THE ROADWAYS AND THE CITY HAVE RIGHT OF WAY TO SPECIFIED.
3. ALL PUBLIC AND WATER MAIN SHALL BE INSPECTED BY INSPECTOR TO STATED CHART.
4. WATERMAIN PIPE SHALL BE CLASS 150 ASBESTOS CEMENT PIPE CONFORMING TO THE REFERENCED STANDARD SPECIFICATIONS.
5. WATERMAIN PIPE FITTINGS SHALL BE CEMENT LINED CAST IRON WITH RING TYPE JOINTS CONFORMING TO THE REFERENCED STANDARD SPECIFICATIONS.
6. CONCRETE THRUST BLOCKS AND TIE-RODS SHALL BE INSTALLED AT ALL FITTINGS AS NECESSARY TO PREVENT INTERNAL WATER PRESSURE FLOW AND PRESSURE. MINIMUM BEARING AREA SHALL BE 9 SQ. FT.





PRELIMINARY

NOT FOR CONSTRUCTION



C-3

CARPINTERIA COUNTY WATER DISTRICT APPROVED BY	
ENGINEER	DATE
CARPINTERIA COUNTY WATER DISTRICT APPROVED BY	
MANAGER	DATE

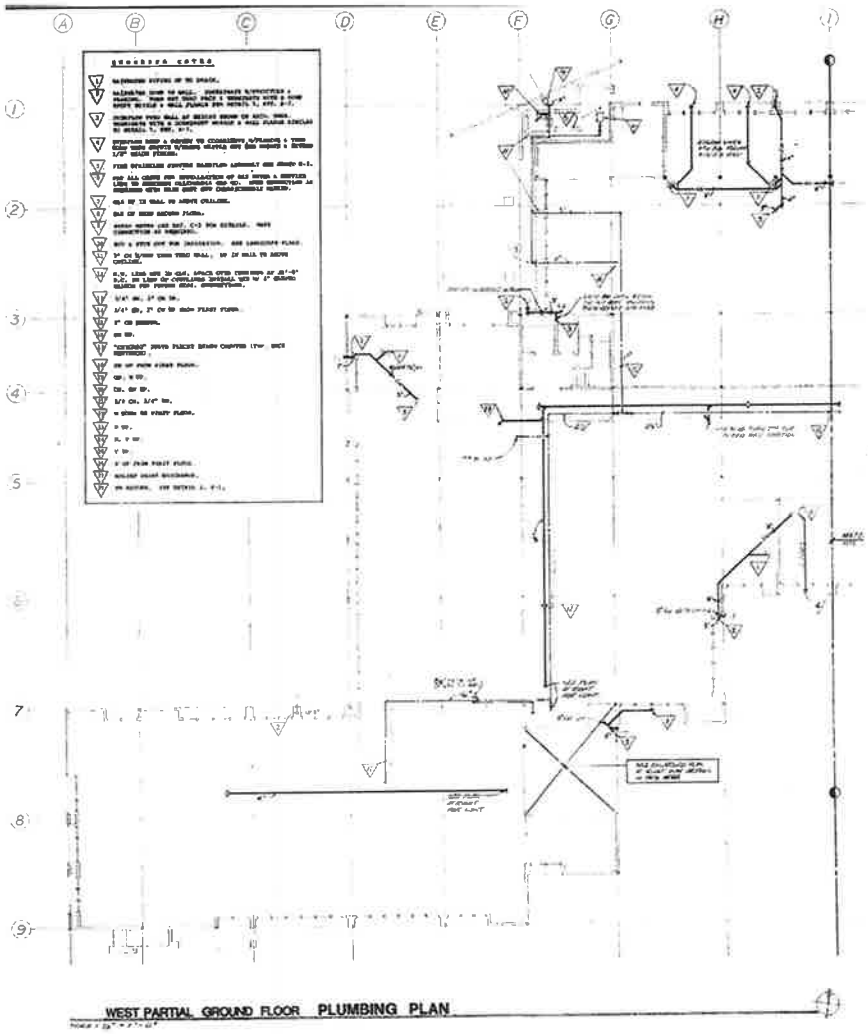
REVISIONS

DESIGN J.E. CHECK S.F.

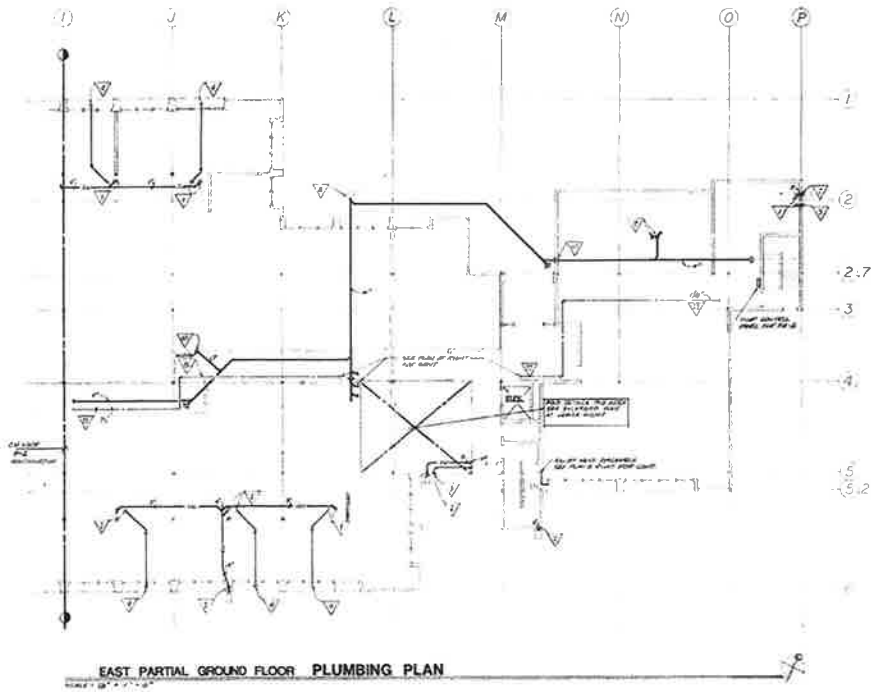
WATER MAIN EXTENSION
OGLE RESOURCES, INC.
5464 CARPINTERIA AVENUE
CITY OF CARPINTERIA CALIFORNIA

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
820 East Carrillo Street Suite B Santa Barbara, California 93101
Telephone (805) 966-7774

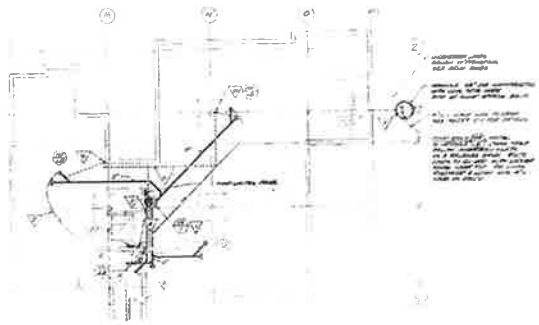
W.O. 8145



WEST PARTIAL GROUND FLOOR PLUMBING PLAN



EAST PARTIAL GROUND FLOOR PLUMBING PLAN



BASEMENT PLUMBING PLAN

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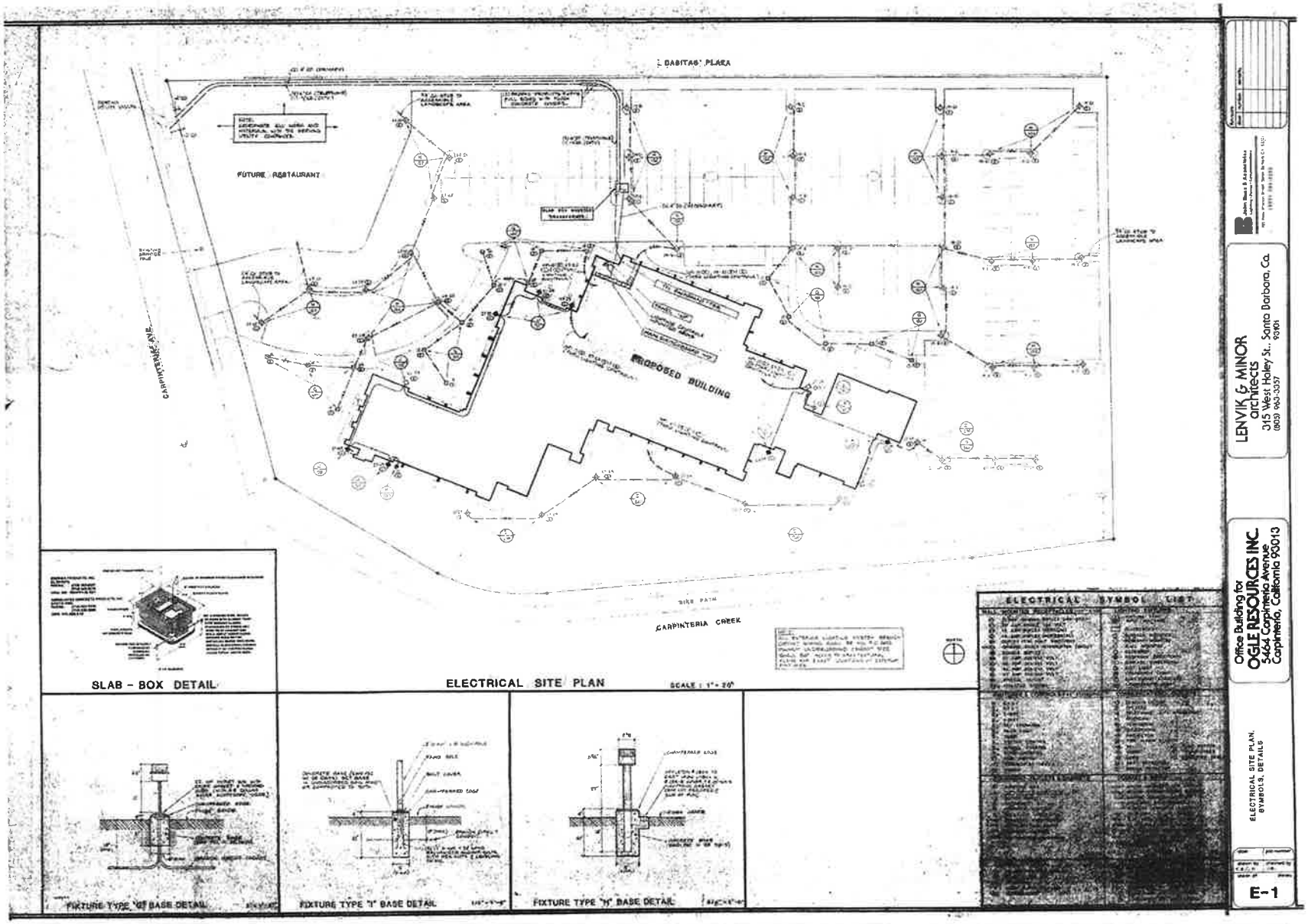
245 Fischer Avenue Suite H 2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Plumbing - Water & Waste
A15

PROJECT NO m1419
PLOT DATE 3/12/2015



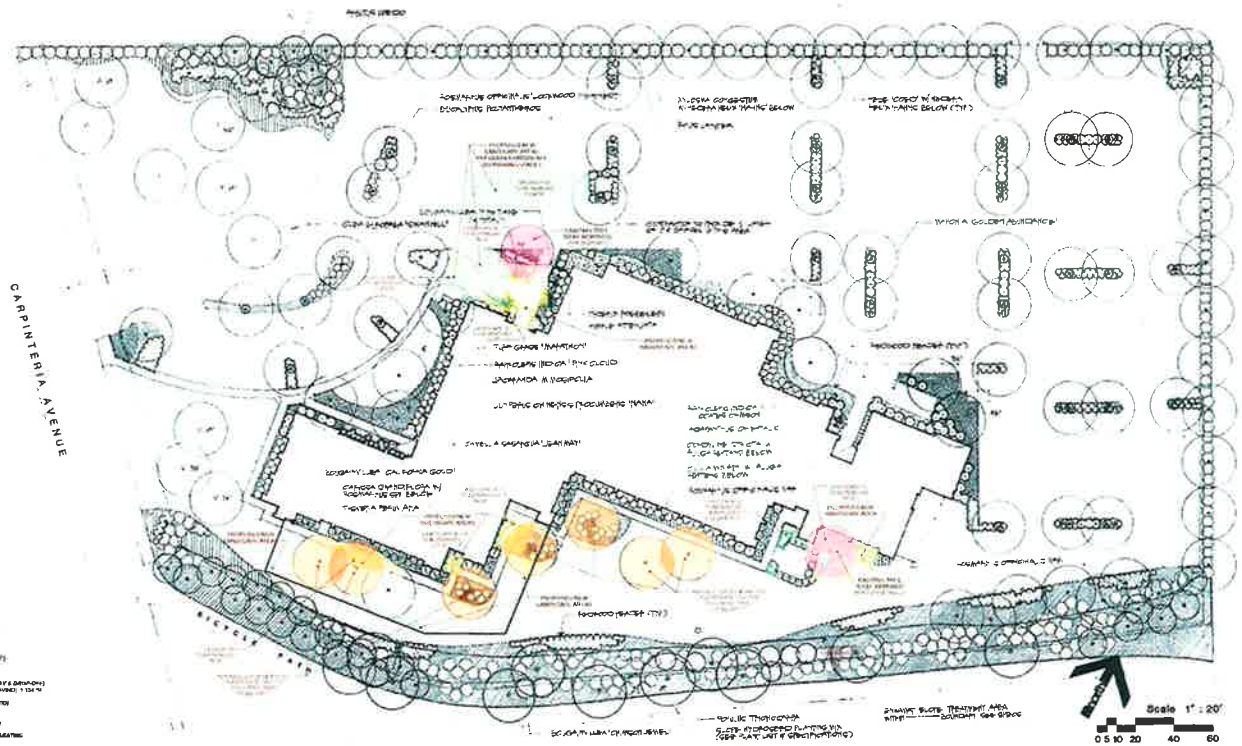
IRWIN PARTNERS ARCHITECTS

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Electric
A16

PROJECT NO. n1419
PLOT DATE 3/12/2015



KEY TO PLANT SYMBOLS

TREES/PALMS

SHRUBS/SUCCULENTS

GROUNDCOVERS

PLANTING NOTES

LENVIK & MINOR architects
315 West Haley St., Santa Barbara, Ca. 93101
(805) 963-3357

Office Building for
OGLE RESOURCES INC.
5464 Carpinteria Avenue
Carpinteria, California 93013

PLANTING PLAN

L-2

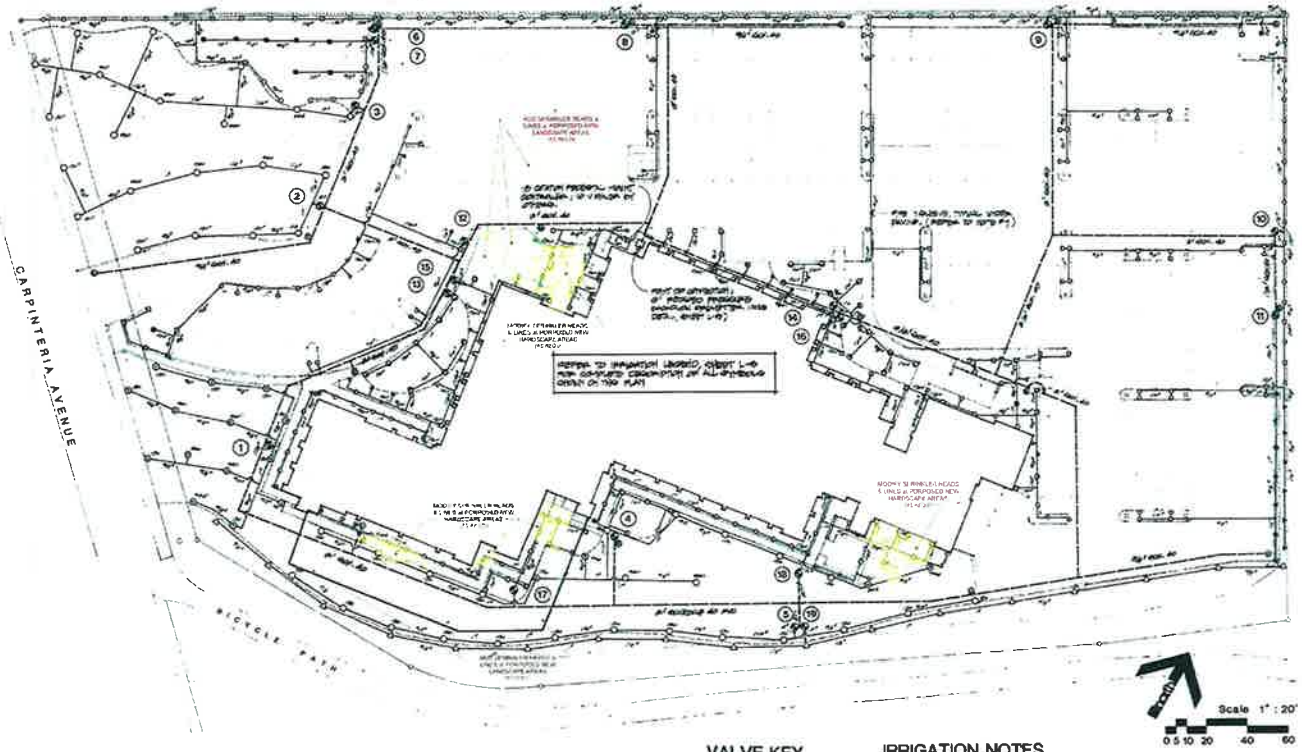
IRWIN PARTNERS ARCHITECTS

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Landscape
A17

PROJECT NO: m1419
PLOT DATE: 3/16/2015



VALVE KEY

NO.	SIZE	G.P.M.
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	[illegible]	[illegible]
12	[illegible]	[illegible]
*13	[illegible]	[illegible]
*14	[illegible]	[illegible]
15	[illegible]	[illegible]
16	[illegible]	[illegible]
17	[illegible]	[illegible]
18	[illegible]	[illegible]
19	[illegible]	[illegible]
20		

* [illegible]

IRRIGATION NOTES

1) POINT OF CONNECTION (P.O.C.) IS AT THE APPROXIMATE LOCATION SHOWN. APPROVED BACKFLOW PREVENTER TO BE INSTALLED PER DETAIL DRAWINGS, SHEET L-4.

2) VALVES SHALL BE INSTALLED IN LOCKING PLASTIC VALVE BOXES, ADJACENT TO PAVED AREAS (2'-0" MAXIMUM) FOR EASE OF ACCESS.

3) ALL SPRINKLER HEADS (WITH THE EXCEPTION OF BUBBLERS) SHALL BE INSTALLED ON POP-UP TYPE BODIES PER DESIGNATION OF LPC/DBR.

4) CONTRACTOR SHALL ADJUST SPRINKLER HEADS TO PROVIDE MAXIMUM COVERAGE OF PLANTED AREAS WITH MINIMUM OVERSPRAY ONTO BUILDINGS, WALKWAYS AND DRIVES.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE IRRIGATION SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES.

6) [illegible]

7) ALL PIPING INSTALLED UNDER PAVING, THROUGH WALLS OR FOOTINGS SHALL BE PLACED INSIDE CLASS 160 PVC SLEEVES OF APPROVED SIZE TO ALLOW FREE MOVEMENT OF THE PIPE IN THE SLEEVE.

8) CONTRACTOR SHALL INSTALL LINE-SIZE PRESSURE REDUCERS WHERE NECESSARY TO PROVIDE OPTIMUM PRESSURE TO SPRINKLER HEADS. SEE IRRIGATION LEGEND FOR MINIMUM PSI REQUIREMENT. DO NOT ALLOW PRESSURE TO EXCEED [illegible] IN ANY LATERAL LINE.

9) THE LOCATIONS OF ALL VALVES AND BACKFLOW DEVICES ARE APPROXIMATE. LANDSCAPE ARCHITECT SHALL APPROVE FINAL LOCATIONS PRIOR TO INSTALLATION

LENVIK & MINOR
architects
315 West Haley St., Santa Barbara, Ca. 93101
(805) 963-3357

Office Building for
OGLE RESOURCES INC.
5464 Carpinteria Avenue
Carpinteria, California 93013

IRRIGATION PLAN

L-1

IRWIN PARTNERS ARCHITECTS
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(714) 557 2446 www.iopac.com
ARCHITECTURE PLANNING CONSULTING

Assisted Living and Memory Care Center

Steadfast Senior Living
5464 Carpinteria Avenue
Carpinteria, CA 93013

Irrigation
A18

PROJECT NO: m1419
PLOT DATE: 3/12/2015