

OWNER:
 ENCINA MEADOWS EAST LP.
 C/O The Towbes Group, INC.
 21 E. Victoria, Ste. 200
 Santa Barbara, CA 93101
 (805) 962-2121

ARCHITECT:
 C&A Architects
 330 E. Canon Perdido St., Ste. A
 Santa Barbara, CA 93101
 (805) 962-4575

STRUCTURAL ENGINEER:
 ESI-FYE, Inc.
 1000 E. 16th St., Unit B
 Santa Ana, CA 92701
 (714) 835-2800

CIVIL ENGINEER:
 Penfield & Smith
 111 E. Victoria St.
 Santa Barbara, CA 93101
 (805) 966-9801

LANDSCAPE ARCHITECT:
 Suding Design
 10 E. Lacey St.
 Santa Barbara, CA 93101
 (805) 687-9455

ORIGINAL PROJECT DATA

GROSS LAND AREA: (524 AC)
 NET LAND AREA: 189,660 SF. (4.35 AC)
 BUILDING COVERAGE:
 APARTMENT BLD'GS: 31,248 SF.
 CARPORTS: 16,800 SF.
 LAUNDRY STORAGE: 720 SF.
 TOTAL BLD'G AREA: 48,768 SF. (25.7%)
 TOTAL OPEN SPACE: 91,896 SF. (48.5%)
 TOTAL DAW AND PAVING: 48,996 SF. (25.8%)
 TOTAL UNITS - 83 (59 1-BED AND 24 2-BED)
 PARKING -
 COVERED - 83
 UNCOVERED - 44
 TOTAL SPACES - 127

PROPOSED PROJECT DATA

PROPOSED BUILDING COVERAGE:
 APARTMENT BLD'GS: 31,248 SF.
 CARPORTS: 16,800 SF.
 LAUNDRY STORAGE: 720 SF.
 NEW CLUBHOUSE ADD: 704 SF.
 TOTAL BLD'G AREA: 48,472 SF. (26.3%)
 TOTAL OPEN SPACE: 91,932 SF. (48.1%)
 TOTAL DAW AND PAVING: 48,996 SF. (25.8%)
 PROPOSED ADDITION REDUCES
 OPEN SPACE AREA BY 0.31%

PROJECT DATA

OWNER: ENCINA MEADOWS EAST LP.
 PROJECT ADDRESS: 5651 - 5739 ENCINA ROAD
 GOLETA, CA 93111
 PARCEL NUMBER: 069-110-074
 ZONE: DR - 16
 GENERAL PLAN DES: -
 SEISMIC ZONE: 4
 OCCUPANCY: R-2 (APARTMENTS)
 CONSTRUCTION TYPE: TYPE V-B
 SFRINKLERS: NO
 BUILDING HEIGHT:
 ACTUAL HT. = 15'-6" EXISTING
 NEW PORTION = 12'-9" PROPOSED

BUILDING AREA

	GROSS	NET
EXISTING BUILDING AREA:	951 SF.	916 SF.
NEW ADDITION AREA:	704 SF.	669 SF.
TOTAL PROPOSED AREA:	1,655 SF.	1,585 SF.
TRELLIS AREA:	164 SF.	
ALLOWABLE BUILDING AREA:	7,000 SF.	

CODES
 CALIFORNIA BUILDING CODE, 2007 EDITION
 CALIFORNIA PLUMBING CODE, 2007 EDITION
 CALIFORNIA MECHANICAL CODE, 2007 EDITION
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 LOCAL AMENDMENTS
 CALIFORNIA TITLE 24

THE TOWBES GROUP, INC.
 ENCINA MEADOWS
 CLUBHOUSE ADDITION

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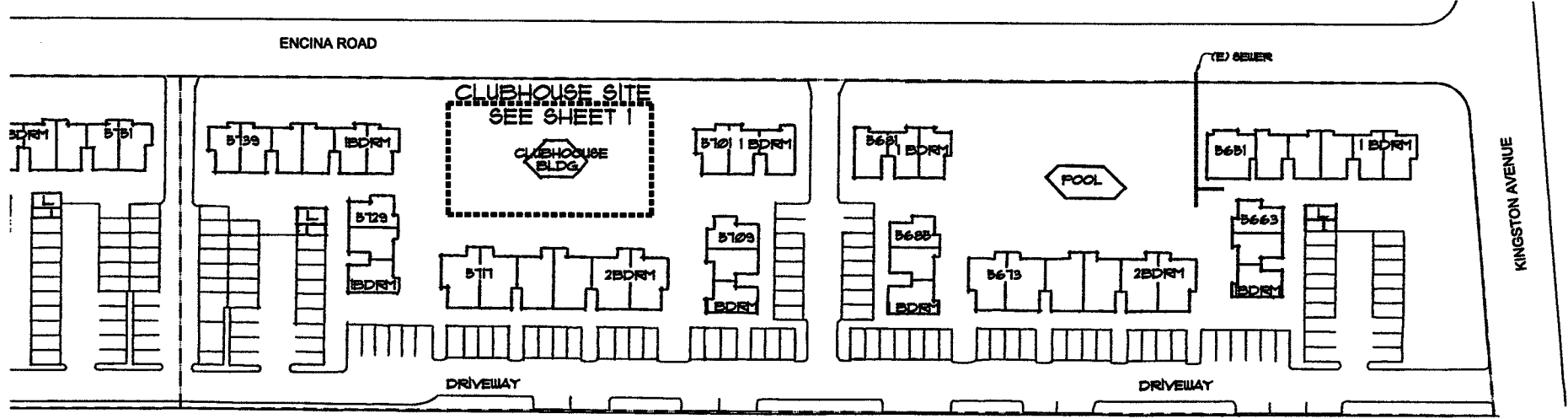
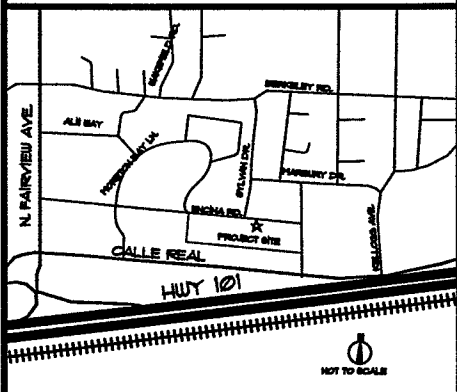
- COVER SHEET WITH OVERALL SITE PLAN
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RECEIVED
 AUG 17 2010
 City of Goleta
 Planning & Environmental Svcs

SCOPE OF WORK

AN ADDITION OF 704 SF. IS TO BE ADDED TO THE EXISTING 951 SF. CLUBHOUSE BUILDING MAKING IT A TOTAL OF 1,655 SF. A NEW BBQ AREA WITH 2 BBQ'S AND AN OVERHEAD (164 SF.) TRELLIS STRUCTURE IS ALSO PROPOSED. THE BUILDING ADDITION REDUCES THE LANDSCAPED AREA BY 704 SF. THIS REDUCING THE OPEN SPACE BY APPROX. 0.31%. THE EXISTING BUILDING IS TO BE RAISED APPROXIMATELY 24" TO PREVENT LONG TERM AND ON GOING FLOODING ISSUES. THIS REQUIRES IMPORT OF APPROX. 120 CY OF FILL.

VICINITY MAP



PROJECT SITE PLAN
 THIS PLAN WAS CREATED FROM A SCANNED IMAGE
 AND IS TO BE USED FOR REFERENCE PURPOSES ONLY.

APPROX SCALE: 1"=50'-0"



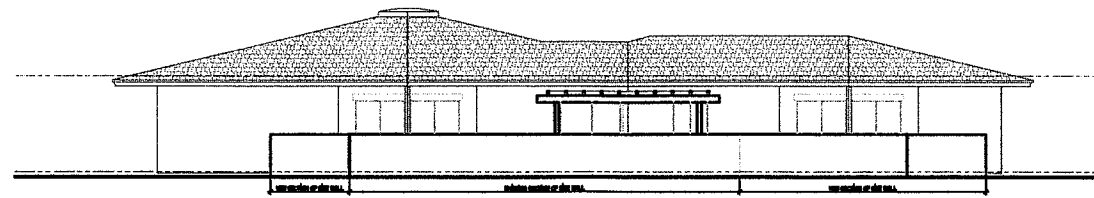
330 EAST CANON PERDIDO, SUITE A
 SANTA BARBARA, CA 93101
 805.962.4575
THE TOWBES GROUP ARCHITECTS
 CARL SCHNEIDER, AIA

THE TOWBES GROUP
 ENCINA MEADOWS CLUBHOUSE

CURRENT SET DATE:
 7-15-10
 JOB NO. 014-2000

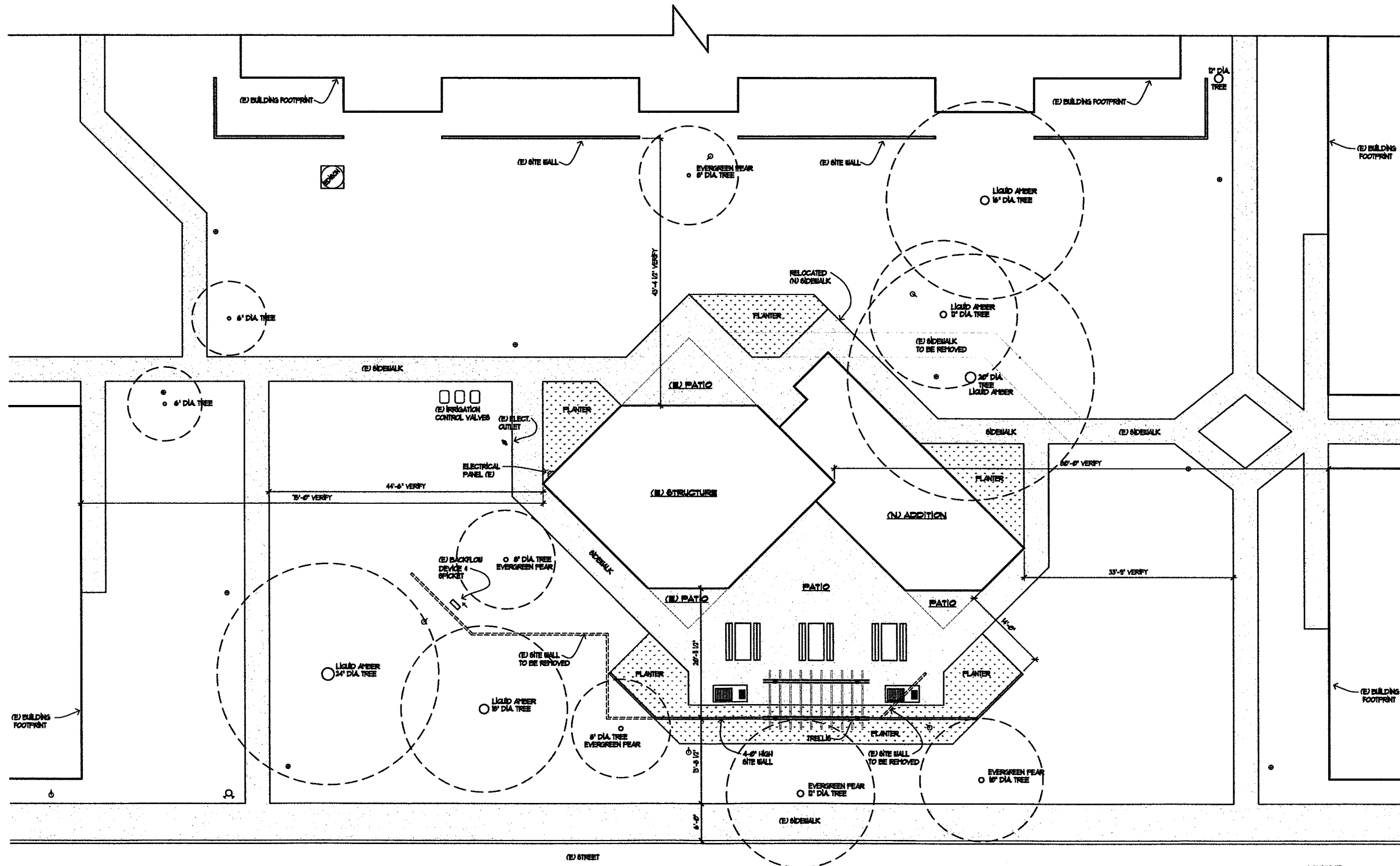
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 User: carl.schneider
 Plot: 100%
 Plot Device: HP DesignJet 500

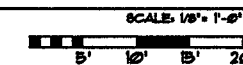


BUILDING ELEVATION FROM STREET

1/8" = 1'-0"



CLUBHOUSE SITE W/ FLOOR PLAN



- LEGEND**
- (E) UP LIGHT
 - (E) PATH LIGHT
 - ⊗ (E) FIRE HYDRANT
 - ⊕ (E) SWITCH
 - ⊕ (E) WALL MOUNTED LIGHT

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 ENCINA MEADOWS

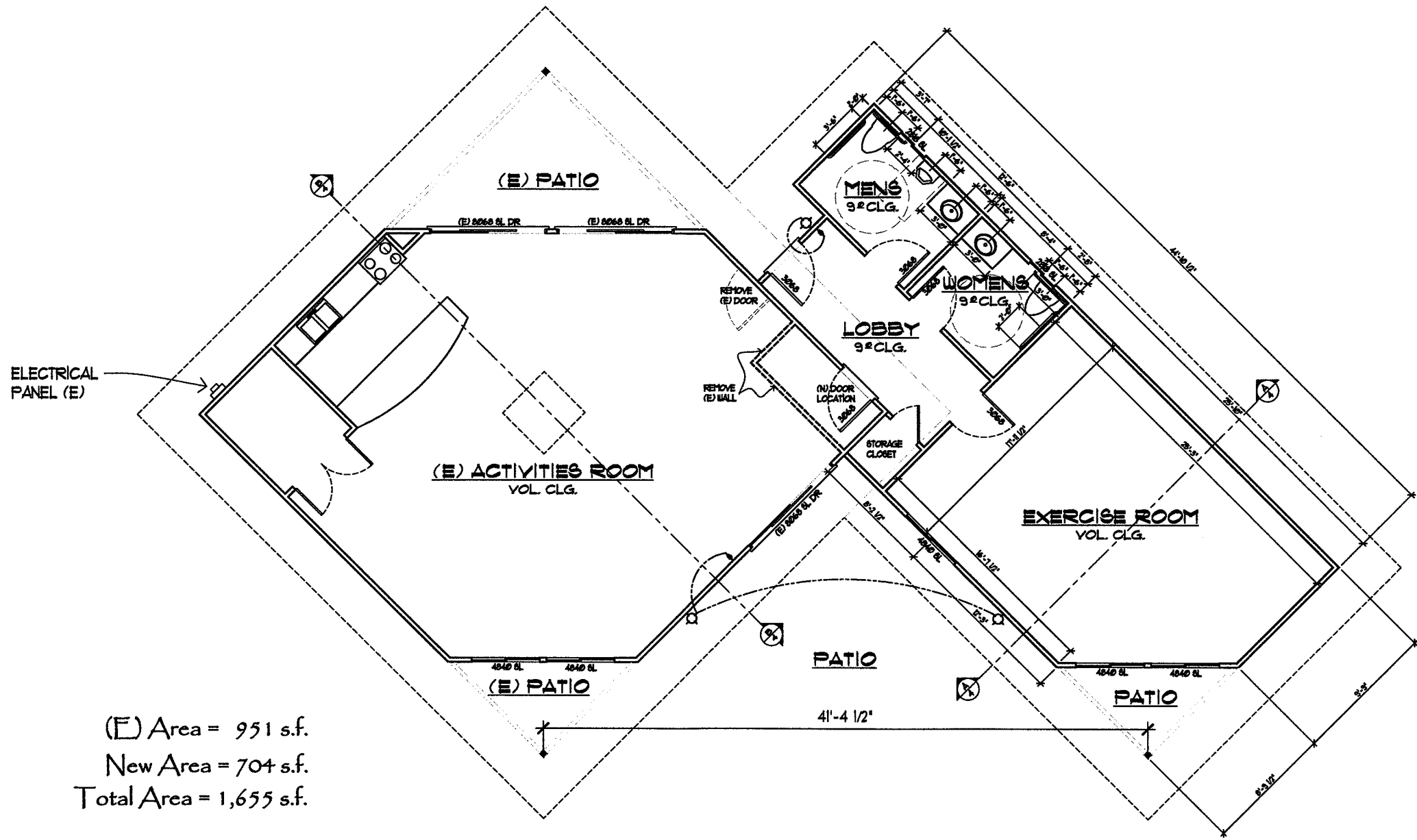
CLUBHOUSE
 SITE W/ FLOOR PLAN

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 7-8-10

1

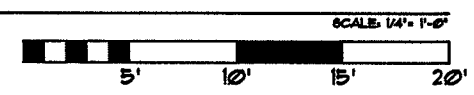
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(E) Area = 951 s.f.
 New Area = 704 s.f.
 Total Area = 1,655 s.f.

CLUBHOUSE FLOOR PLAN



330 EAST CANON FERRIDO, SUITE A
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ENCINA MEADOWS

CLUBHOUSE
 FLOOR PLAN

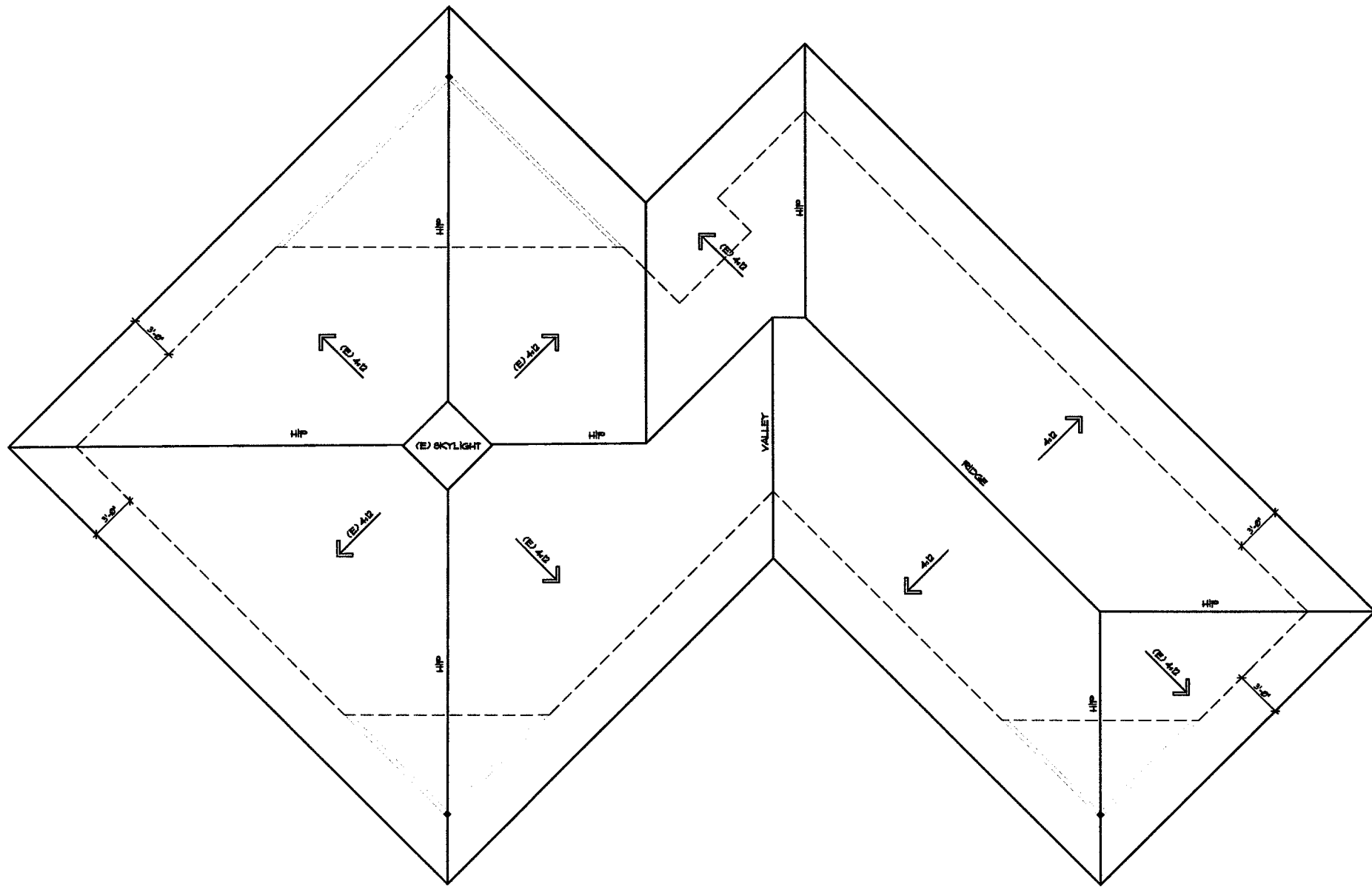
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CLUBHOUSE FLOOR PLAN



CLUBHOUSE
ROOF PLAN

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8-10

3

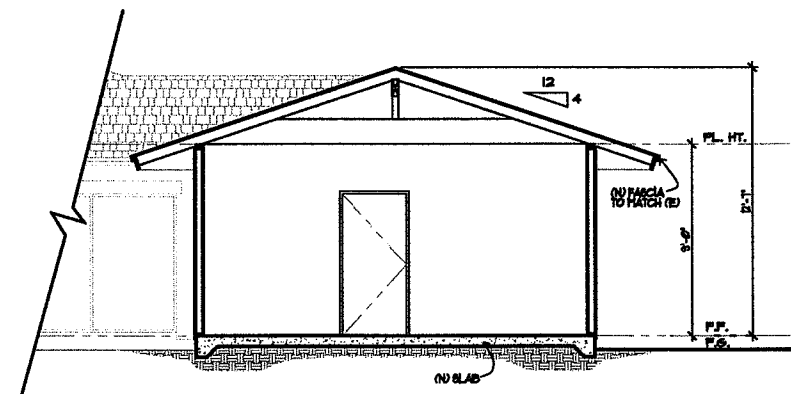
THE TOWBES GROUP
ENCINA MEADOWS

CSi ARCHITECTS
CARL SCHNEIDER, AIA
330 EAST CANON FERRUDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

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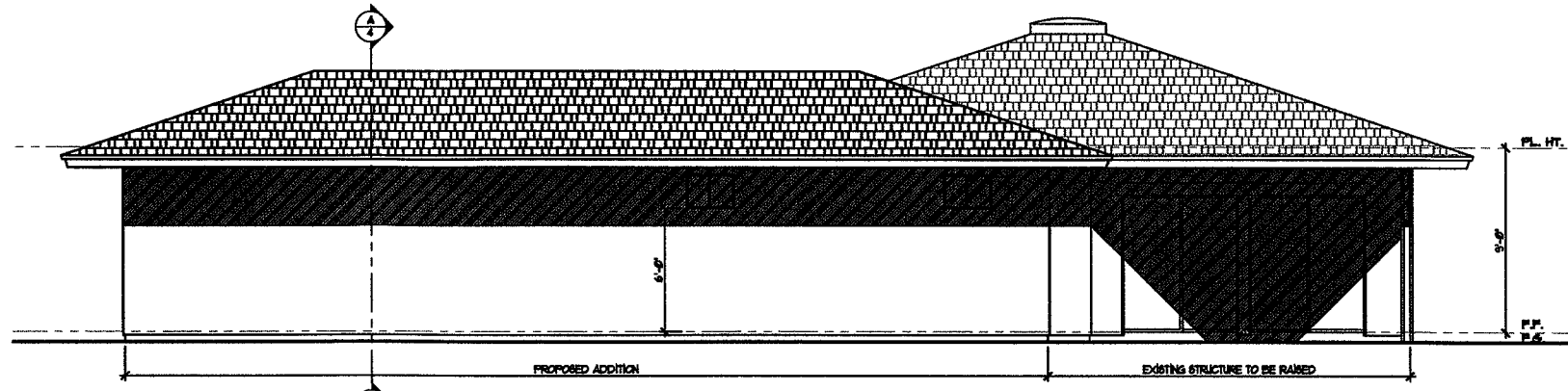
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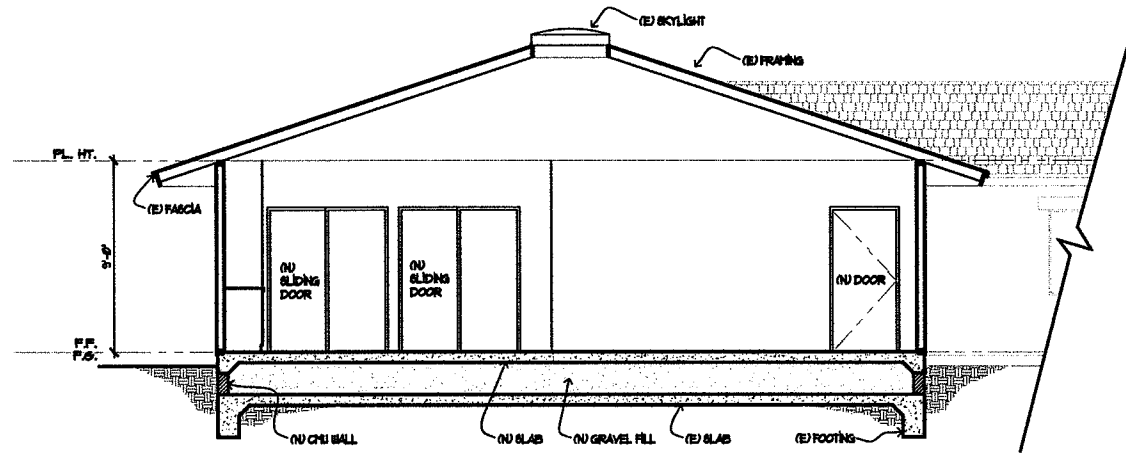
SECTION A

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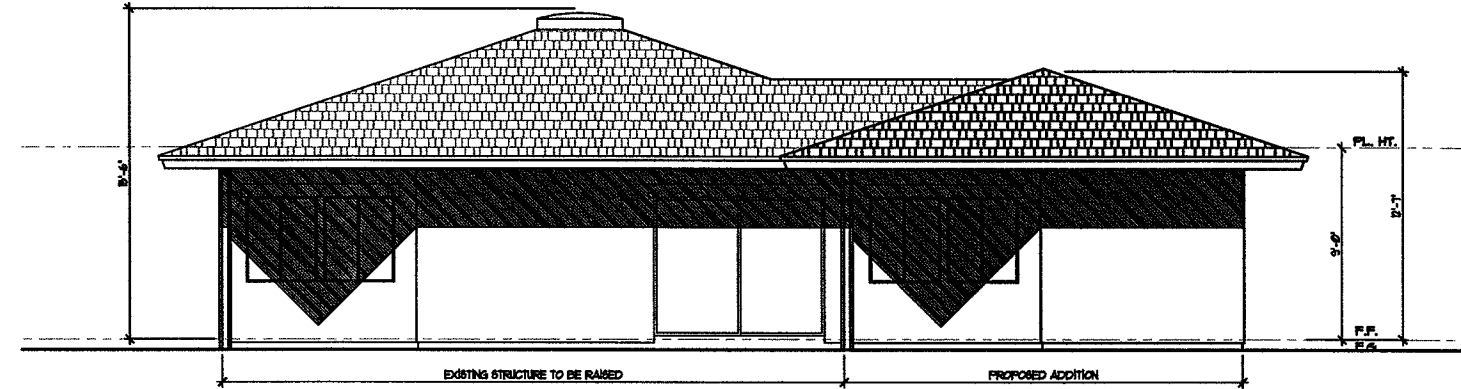
WEST ELEVATION

SCALE: 1/4" = 1'-0"



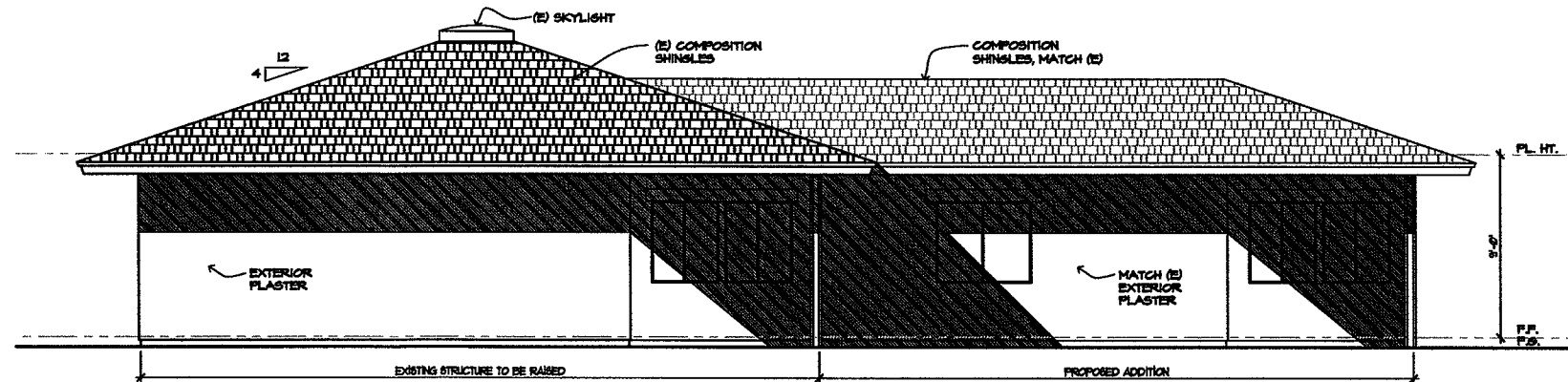
SECTION B

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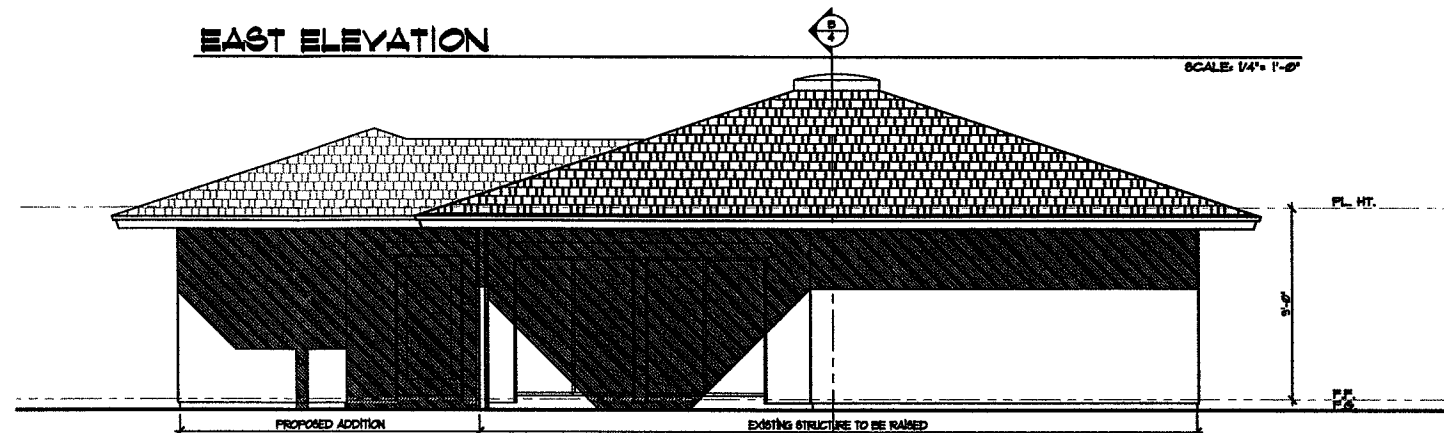
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

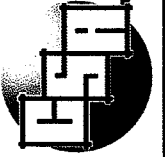


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



380 EAST CANON PERDIDO, SUITE A
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CARL SCHNEIDER, AIA®
ARCHITECT

August 17, 2016, 11:43 AM
Drawing: ELEVATIONS & SECTIONS

THE TOWBES GROUP
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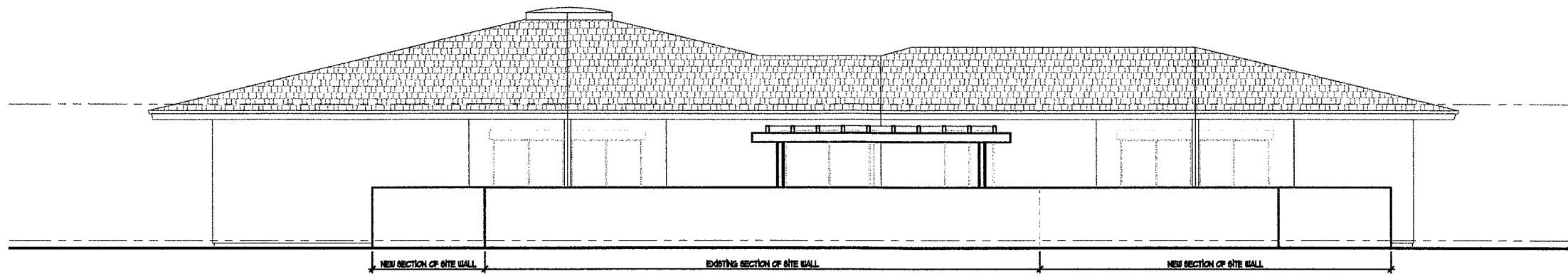
CLUBHOUSE
ELEVATIONS
& SECTIONS



014-2000
7-6-16

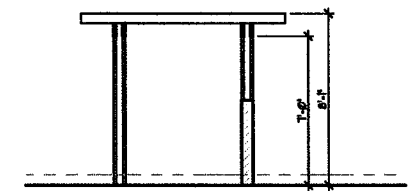
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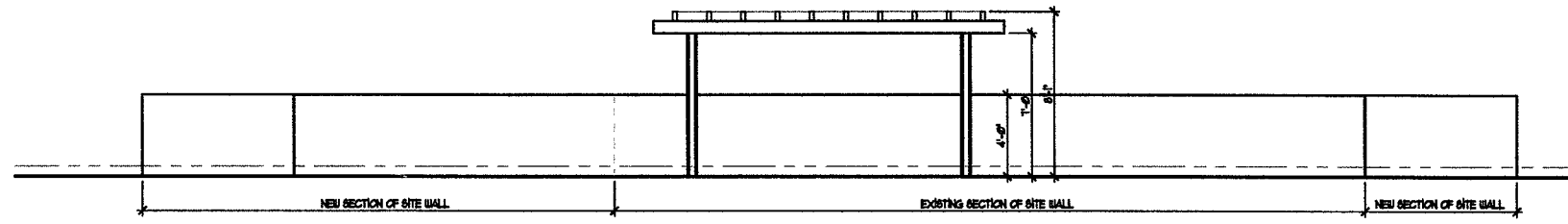
BUILDING, TRELLIS & PATIO WALL ELEVATION FROM STREET

SCALE: 1/4" = 1'-0"



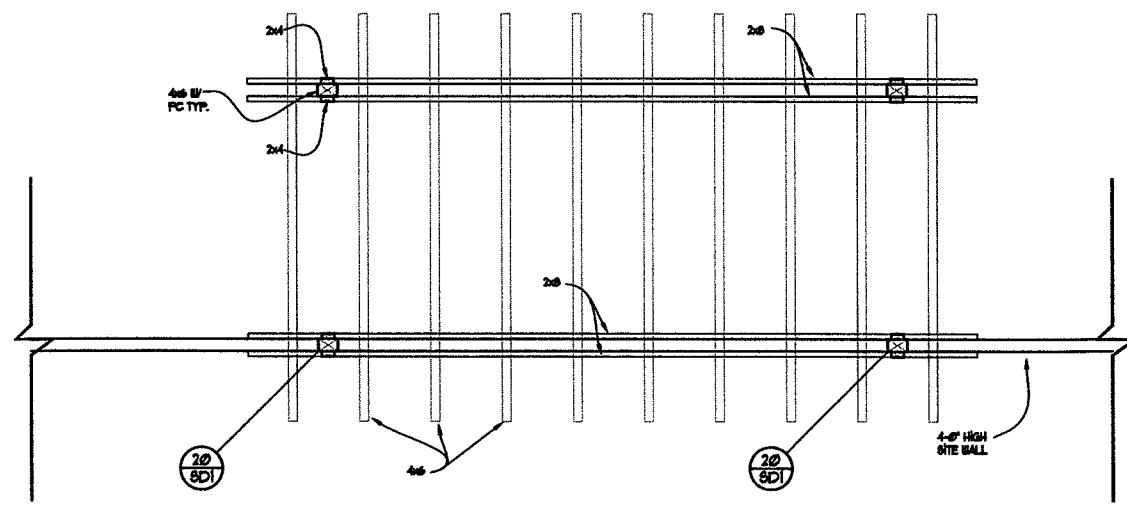
TRELLIS & PATIO WALL ELEVATION - WEST

SCALE: 1/4" = 1'-0"



TRELLIS & PATIO WALL ELEVATION - NORTH

SCALE: 1/4" = 1'-0"



TRELLIS FRAMING PLAN

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

330 EAST CANON PERDIDO
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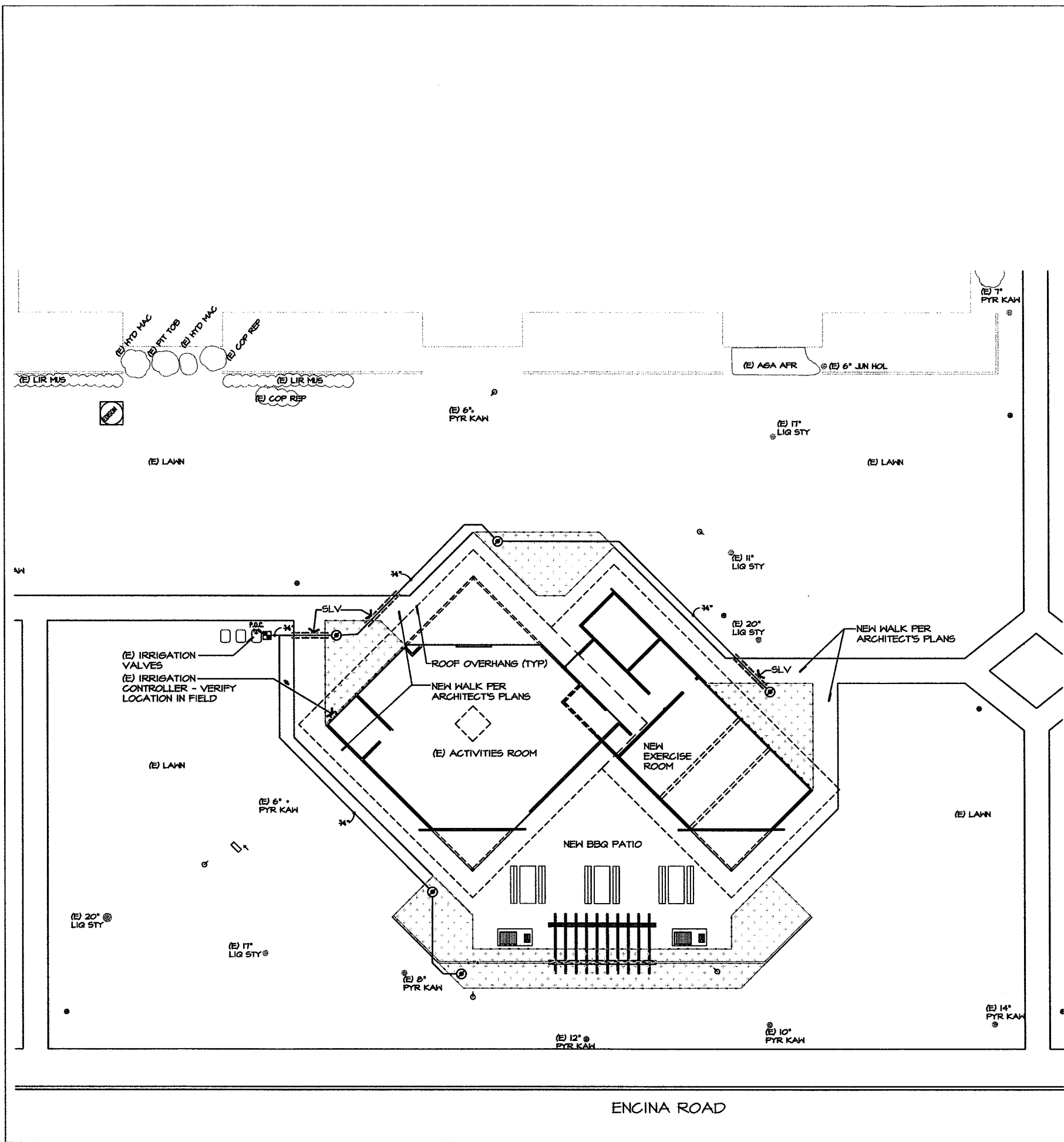
THE TOWBES GROUP
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CLUBHOUSE
TRELLIS PLANS

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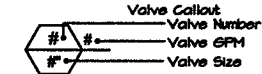
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☐	WEATHERMATIC 11024-FCR DRIP CONTROL VALVE, 1" LOW FLOW VALVE, WITH 3/4" DRIP FILTER AND 20PSI PRESSURE REGULATOR PER DETAIL.	1
⊙	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN DRIP BOX.	5
☐ (stippled)	AREA TO RECEIVE DRIP EMITTERS TORO T-DR104-A SINGLE OUTLET EMITTER, 10 - 50 PSI, 1.0 GPH, PRESSURE-COMPENSATING. 0.5 GPH=BLUE, 1.0 GPH=BLACK, 2.0 GPH=RED. Emitter Notes: 1 gal plant to receive 1 -04 emitter. 1 gal plant to receive 1 -04 emitter. 3 gal plant to receive 2 -04 emitters. 5 gal plant to receive 3 -04 emitters. 5 gal plant to receive 3 -04 emitters. 15 gal plant to receive 4 -04 emitters.	900 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	POINT OF CONNECTION AT 1" EXISTING PRESSURE MAINLINE EXISTING CONTROLLER MOUNTED ON BUILDING
— (dashed)	IRRIGATION LATERAL LINE: BLU-LOCK AND PVC CLASS 200
— (solid)	IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315
— (double line)	PIPE SLEEVE: PVC CLASS 160 SDR 26 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.



CRITICAL ANALYSIS

Water Source Information: TGI Grounds

FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	20.24 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	65.00 psi
Pressure Available:	65.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	3.36 gpm
Flow Available at POC:	20.24 gpm
Residual Flow Available:	16.88 gpm
Pressure Req. at Critical Station:	29.00 psi
Loss for Fittings:	0.00 psi
Loss for Main Line:	0.00 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Critical Station Pressure at POC:	29.00 psi
Pressure Available:	65.00 psi
Residual Pressure Available:	36.00 psi

IRRIGATION NOTES:

- SYSTEM DESIGN BASED ON THE FOLLOWING
 - 65 PSI STATIC PRESSURE ACCORDING TO EFEMIO, TGI.
 - 1" MAINLINE STUB AT (E) VALVES
 - AVAILABLE GPM = 20 GPM (75% SAFE FLOW)
- LOCATION OF LINES AND VALVES IS DIAGRAMMATIC ONLY. LOCATE IN PLANTING AREAS WHEREVER POSSIBLE.
- CONNECT AT (E) SHRUB VALVE. RETROFIT (E) SHRUB VALVE TO DRIP. REPLACE (E) VALVE WITH NEW DRIP ASSEMBLY PER DETAILS. ENSURE PROPER OPERATION OF NEW VALVE WITH EXISTING CONTROLLER.
- CONTROLLER - EXISTING.
- ADJUST (E) LAWN SPRINKLERS- PROVIDE HEAD TO HEAD COVERAGE WITH NO OVERSPRAY TO WALKS OR BUILDINGS.
- REFER TO WRITTEN SPECIFICATIONS ACCOMPANYING THESE PLANS.
- HEADS SHOWN ON LEGEND FUNCTION ONLY AS KEY TO PLANS. REFER TO PLANS FOR ACTUAL INSTALLATION REQUIREMENTS.
- HAND TRENCH UNDER DRIP LINE OF EXISTING TREES IF TO REMAIN.
- ALL PIPE (PRESSURE AND NON PRESSURE LINES) UNDER PAVING (ASPHALT, AC, CONCRETE ETC.) SHALL BE INSTALLED MINIMUM OF 24" BELOW TOP OF PAVING IN CLASS 160 PVC SLEEVES.

●●●●●●●●
SUDING DESIGN
 Landscape Architects
 10 East Islay Street
 Santa Barbara, CA 93101
 Telephone (805) 687-9455
 Facsimile (805) 687-9453

Date
 8/17/10

ENCINA MEADOWS CLUBHOUSE REMODEL
 Encina Road
 Goleta, California



Drawn By CK
 Sheet
L-1
 of 3
 Job No. 07232CLUB

SCALE 1/8" = 1'-0"
IRRIGATION PLAN

ENCINA ROAD



PLANT_SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	CIT LIM	CITRUS AURANTIIFOLIA 'BEARSS' SEMI-DWARF	SEMI-DWARF BEARSS LIME TREE	15 GAL	1
	CIT IMP	CITRUS X LIMON 'IMPROVED MEYER' SEMI-DWARF STANDARD- DOUBLE STAKE	SEMI-DWARF MEYER LEMON	15 GAL	1
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	LAV HID	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL @ 2'-6" OC	6
	PAN ROS	PANDOREA JASMINOIDES 'ROSEA' TRAIN ON TRELLIS	JASMINE PANDOREA	5 GAL @ 4' OC	2
	PHO DUS	PHORMIUM 'DARK DELIGHT'	NEW ZELAND FLAX	3 -OR- 5 GAL @ 3'-6" OC	21
	PHO YEL	PHORMIUM 'YELLOW WAVE'	NEW ZELAND FLAX	3 -OR- 5 GAL @ 3'-6" OC	5
	PIT VAR	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL @ 4' OC @	7
	ROS TUS	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1 GAL @ 3' OC @	8
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	AGA STO	AGAPANTHUS X 'STORM CLOUD'	DARK BLUE LILY OF THE NILE	1 GAL @ 2' OC	37
	ANI HAR	ANIGOZANTHOS X 'HARMONY'	RED AND YELLOW KANGAROO PAW	5 GAL @ 2'-6" OC	11
	HEM YEL	HEMEROCALLIS X 'YELLOW'	YELLOW EVERGREEN DAYLILY	1 GAL @ 2' OC	31
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	GAZ SUN	GAZANIA RIGENS 'SUN GOLD'	GAZANIA	FLATS @ 8" OC	187 SF
POTS	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY
	POT 'A'	CORDYLINA AUSTRALIS 'PINK STRIPE' / IPOMOEA BATATAS 'CHARTREUSE'	PINK STRIPE DRACAENA / CHARTREUSE SHEET POTATO VINE	5 GAL / 4" POT	1 / 2
	POT 'B'	CORDYLINA BAUERI 'FESTIVAL GRASS' / LOTUS BERTHELOTTII	FESTIVAL GRASS CORDYLINA / PARROT'S BEAK	3 -OR- 5 GAL / 4" POT	1 / 2
	POT 'C'	CORDYLINA X 'RENEGADE' / SEDUM 'ANGELINA'	RENEGADE CORDYLINA / CHARTREUSE SEDUM	2 GAL / 4" POT	1 / 2

NOTE: POT 'A', 'B', 'C' TO BE 24" D X 30" HT.
GLAZED POTS TO BE SELECTED (ISLAND VIEW NURSERY)
POTS SHALL HAVE SELF WATERING RESERVOIRS

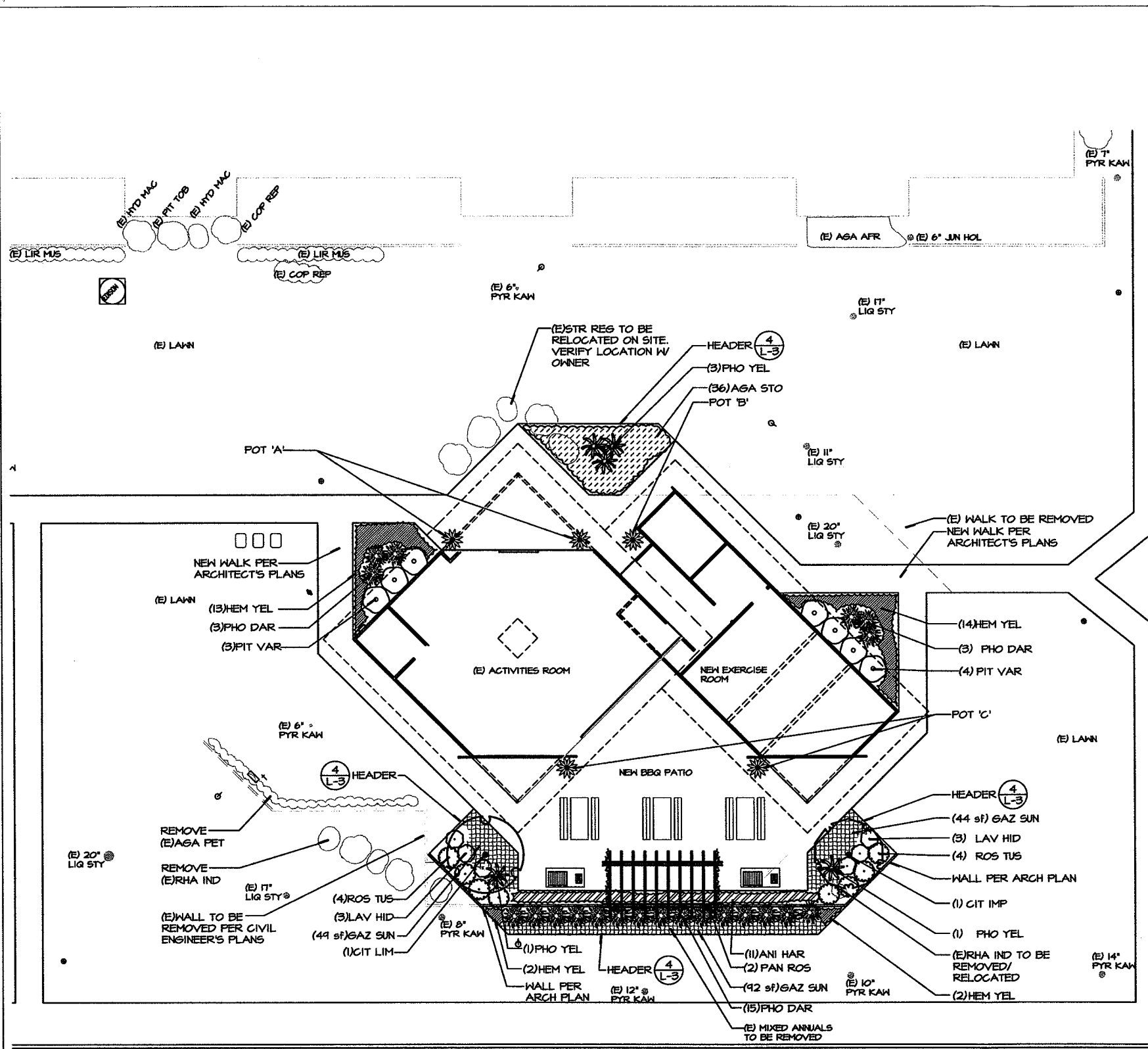
EXISTING VEGETATION LEGEND

TREES	SYMBOL	BOTANICAL NAME / COMMON NAME
JUN HOL		JUNIPERUS CHINENSIS TORULOSA / HOLLYHOOD JUNIPER
LIG STY		LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM
PYR KAH		PYRUS KAWAKAMII / EVERGREEN PEAR
NOTE: ALL (E) TREES TO REMAIN		
SHRUBS/GROUND COVER	SYMBOL	BOTANICAL NAME / COMMON NAME
AGA AFR		AGAPANTHUS AFRICANUS / LILY-OF-THE-NILE
COP REP		COFROSHA REPENS / MIRROR PLANT
HEM HYB		HEMEROCALLIS HYBRIDS / DAYLILY
HYD MAC		HYDRANGEA MACROPHYLLA / GARDEN HYDRANGEA
LIR MUS		LIRIOPE MUSCARI / LILY TURF
PIT TOB		PITTOSPORUM TOBIRA / MOCK ORANGE
RHA IND		RHAPHIOLEPIS INDICA / INDIAN HANTHORN
STR REG		STRELITZIA REGINAE / BIRD OF PARADISE

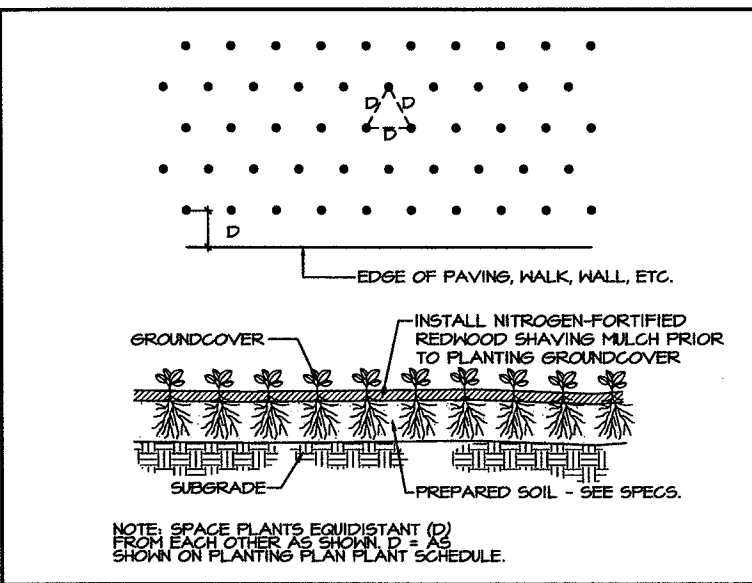
PLANTING NOTES:

- SUBMIT SOIL TEST ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PLANT INSTALLATION PER SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT OF UNAVAILABLE PLANTS IN WRITING TWO WEEKS PRIOR TO ANTICIPATED PLANTING DATE PER SPECIFICATIONS.
- CONTRACTOR SHALL GUARANTEE PLANTS PER SPECIFICATIONS.
- INSTALL ALL PLANT MATERIAL PER DETAILS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL LOCATE AND VERIFY LOCATION OF ALL UTILITIES PRIOR TO START OF WORK. NOTIFY GENERAL CONTRACTOR AND OWNER OF DISCREPANCIES THAT PRECLUDE EXECUTION OF WORK PER PLANS.
- CONTRACTOR SHALL LAY OUT ALL TREES AND PLANTS PER PLAN AND OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING. 48 HOUR NOTICE FOR SITE REVIEW IS REQUIRED.
- INSTALL 3" OF MULCH IN ALL NEW PLANTING AREAS PER SPECIFICATIONS.

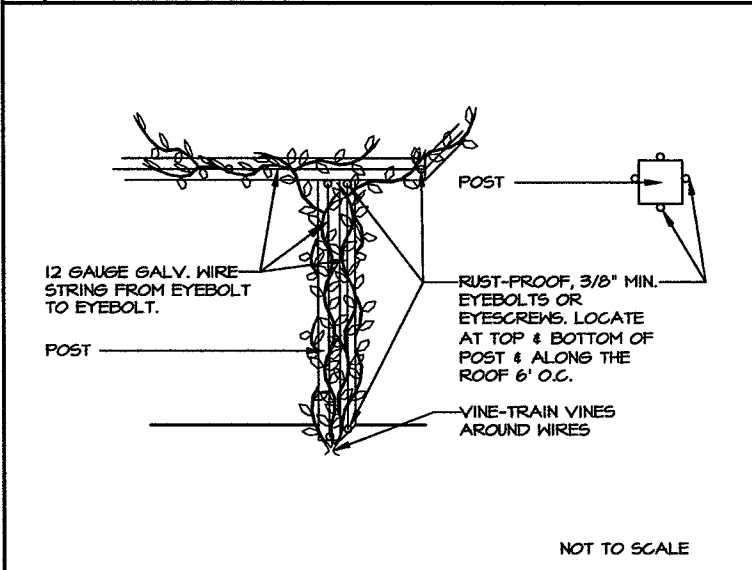
SCALE 1/8" = 1'-0"
PLANTING PLAN



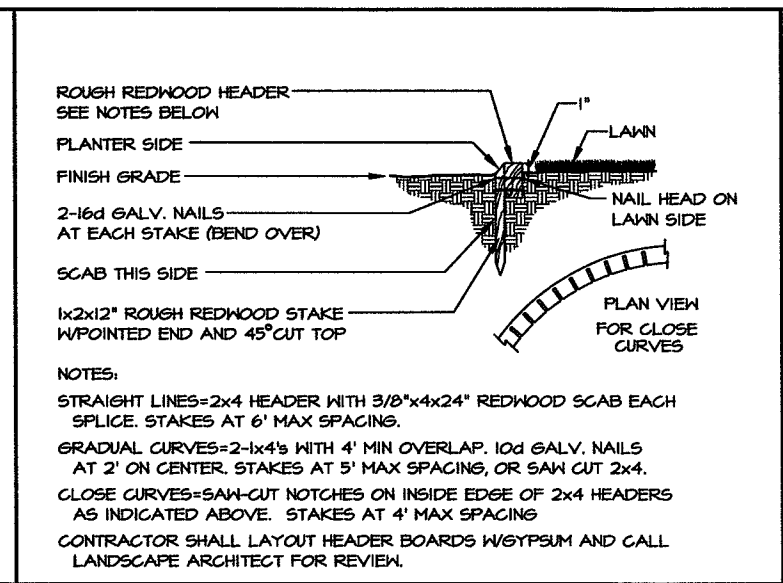
ENCINA ROAD



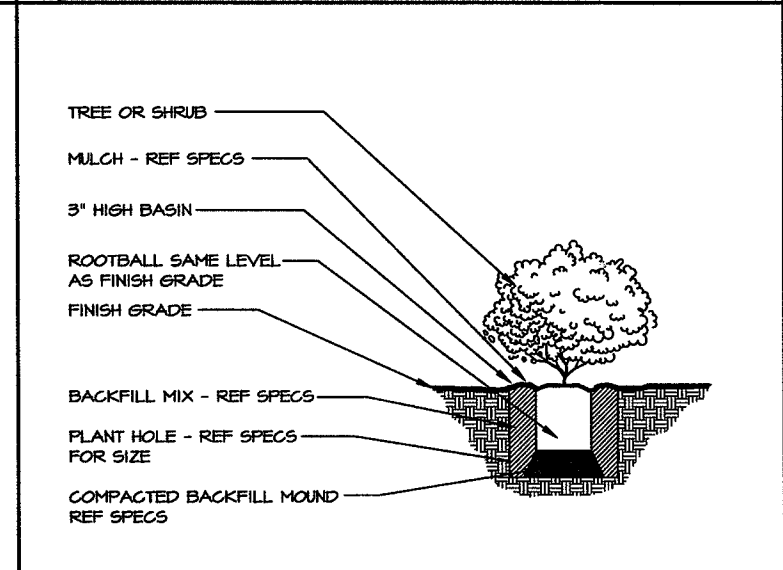
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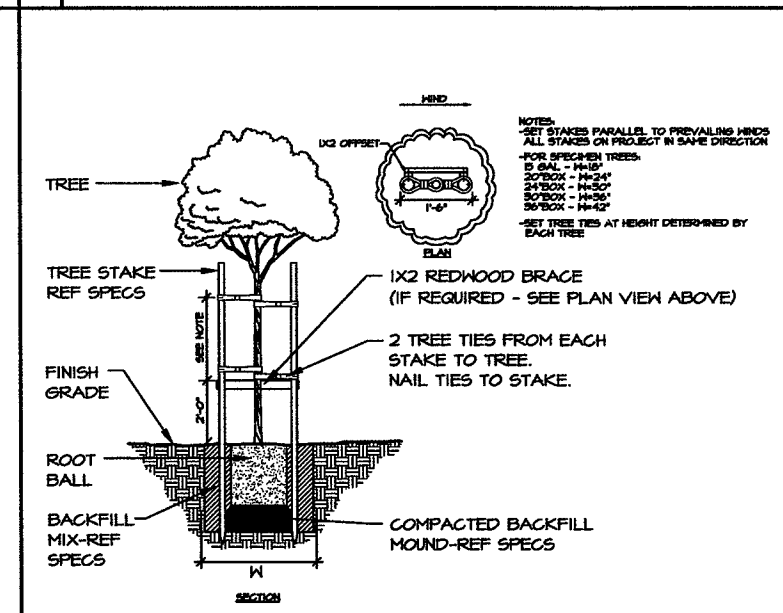
8 VINE TIE TO POST



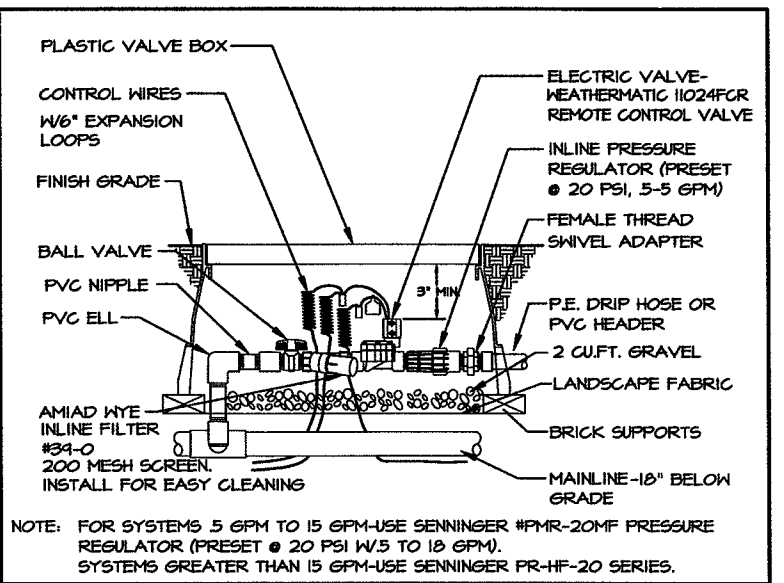
4 REDWOOD HEADER



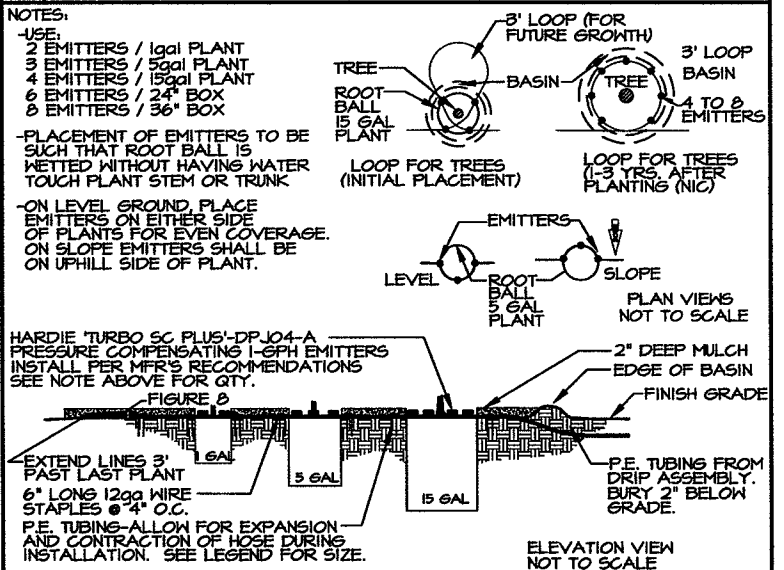
5 TREE OR SHRUB PLANTING



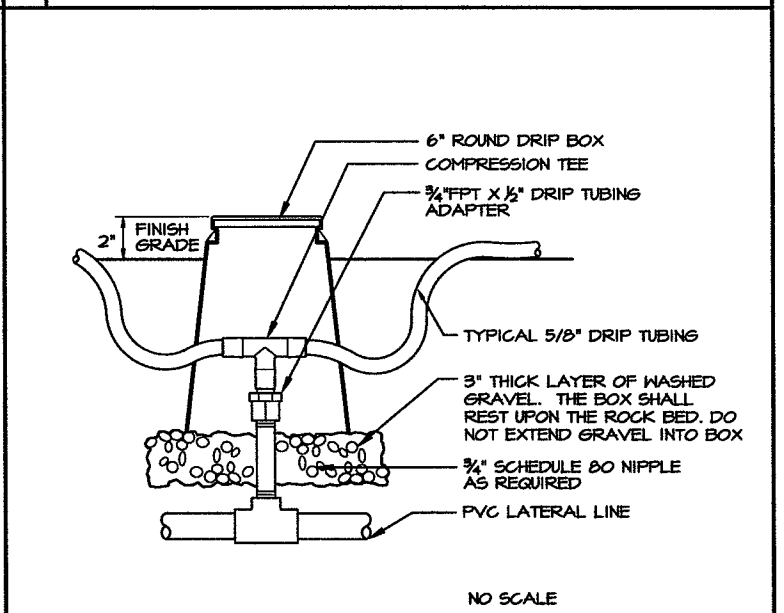
6 DOUBLE TREE STAKE



1 DRIP ASSEMBLY



2 EMITTER



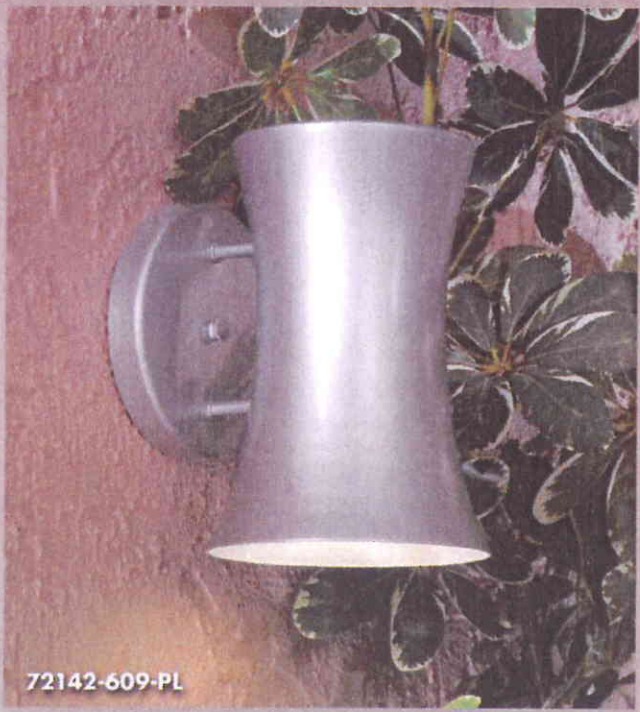
3 DRIP ZONE CONTROL - PLANTING AREA

DETAILS

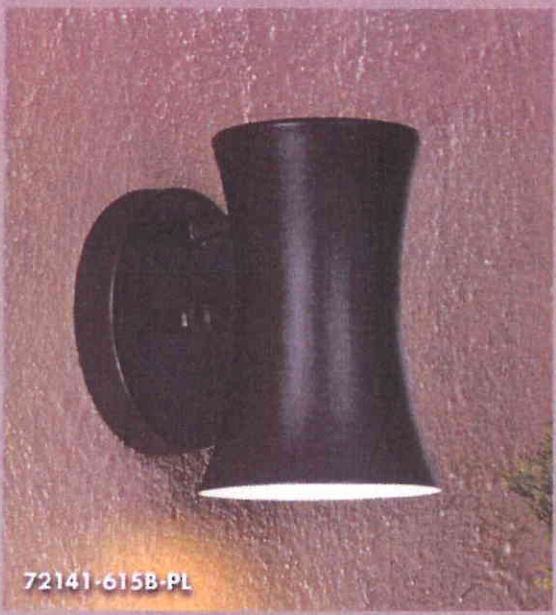
NEW FAMILY

Forio

Forio represents a simple and efficient option for the budget conscious.



72142-609-PL



72141-615B-PL

FINISHES:

- 615B - Dorian Bronze™
- 609 - Silver

FEATURES:

- Steel Shade
- Hand Applied Multi-Step Finish
- California Title 24 Compliant ←←
- International Dark-Sky Approved for Fully Shielded ←←

72141-609-PL

4 1/2" W x 6 3/4" H
5 3/4" EXT.
1-13W GU24 SPIRAL CFL INCL.
PHOTOCELL INCL.

72141-615B-PL

4 1/2" W x 6 3/4" H
5 3/4" EXT.
1-13W GU24 SPIRAL CFL INCL.
PHOTOCELL INCL.

72142-609-PL

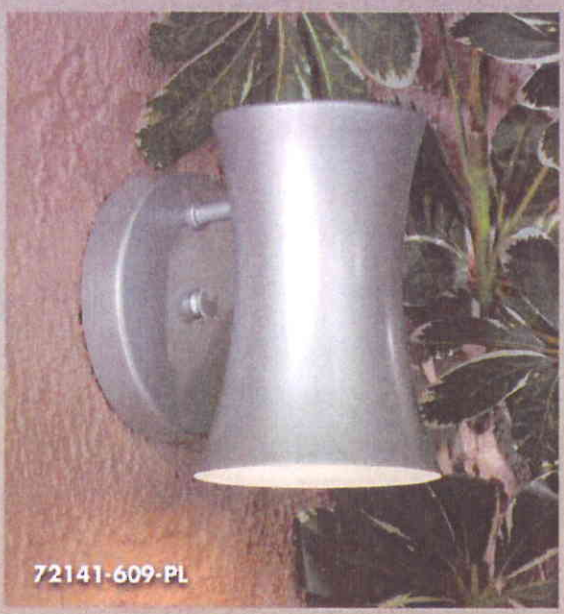
6 3/4" W x 9 3/8" H
8 3/4" EXT.
1-26W GU24 SPIRAL CFL INCL.
PHOTOCELL INCL.

72142-615B-PL *

6 3/4" W x 9 3/8" H
8 3/4" EXT.
1-26W GU24 SPIRAL CFL INCL.
PHOTOCELL INCL.



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MANUFACTURER: MINKA-LAVERY
WATTAGE: 26W