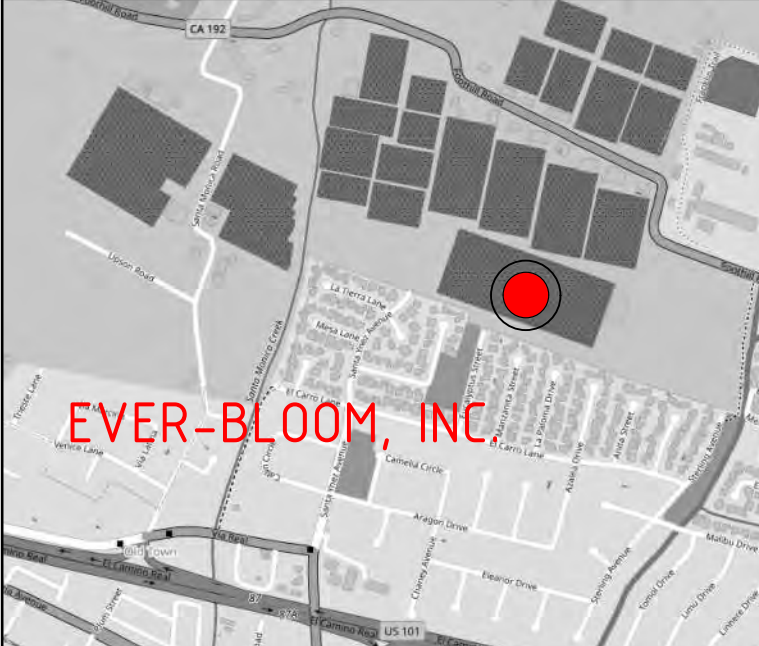


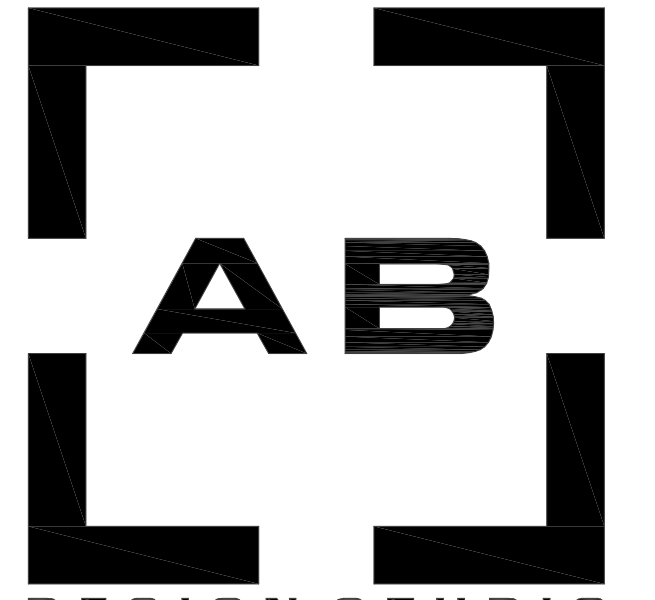
EVER-BLOOM, INC.

4701 FOOTHILL ROAD CARPINTERIA, CA 93013

5

project description	project data
VIOLATION ABATEMENT OF SEVERAL AS-BUILT ADDITIONS & ALTERATION W/IN EXISTING STRUCTURE.	OWNER INFO THE VAN WINGERDEN FAMILY TRUST C/O EDUARD P. & NADIA VAN WINGERDEN 4701 FOOTHILL ROAD CARPINTERIA, CA 93013
s h e e t i n d e x	PROJECT ADDRESS 4701 FOOTHILL ROAD CARPINTERIA, CA 93013
T.01 GENERAL INFO, PROJECT DATA, SITE PLAN	APN 004-003-008
01 CIVIL-SITE PLAN	LOT 18.49 ACRES / (805,424 SF)
A0.01 FENCING & SECURITY	COMPREHENSIVE PLAN AC (AGRICULTURAL COMMERCIAL)
A0.02 LIGHTING PLAN	LEGAL JURISDICTION SBAR
A0.03 TRANSPORTATION DEMAND MANAGEMENT PLAN	ZONE AG-1-10 (AGRICULTURAL 10 ACRE MIN.)
A0.04 ODOR CONTROL PLAN	SLOPE 2%
A0.05 NOISE PLAN	OCCUPANCY U
A2.00 OVERALL SITE PLAN	CONSTRUCTION TYPE V-B, III-B
A2.01 ENLARGED SITE PLAN	FIRE SPRINKLER NO
A2.02 AS-BUILT FLOOR PLANS	STORIES 1
A2.03 AS-BUILT FLOOR PLANS	PARKING SPACES PROVIDED TOTAL PARKING EVERBLOOM: 51 TOTAL PARKING STERLING: 10
A2.04 AS-BUILT FLOOR PLANS	FLOOD ZONE RECOVERY HIGH HAZARD FLOOD ZONE
A2.05 AS-BUILT FLOOR PLANS	EVERBLOOM
A2.06 ROOF PLAN	TOTAL EXISTING PERMITTED GREENHOUSE (GROSS) 460,071 STORAGE BUILDING / OFFICE / UTILITY ROOM & BOILER 14,204 UTILITY SHED 354 TOTAL EXISTING 474,629
A2.07 ROOF PLAN	NEW ALTERATION (NO NEW SQ FT) STORAGE BUILDING CONV. TO OFFICE 781 TOTAL NEW ALTERATION 781
A4.01 BUILDING ELEVATIONS	AS-BUILT ADDITIONS GREEN HOUSE 32,180 WATER TANKS 1,920 NON-CANNABIS STRUCTURE OFFICE 4,299 RESTROOMS 335 LOADING DOCK 821 UTILITY ROOMS 807 BOILER ROOM 433 IRRIG. ROOM 1,412 TOTAL AS-BUILT ADDITIONS 42,207
A4.02 BUILDING ELEVATIONS	PROPOSED ADDITIONS WATER TANKS 1,385 TOTAL PROPOSED ADDITIONS 1,385
A4.03 BUILDING ELEVATIONS	DEMOLITION AS-BUILT GREEN HOUSE 4,115 AS-BUILT & (E), R.O. ROOM 321 TWO CAR GARAGE 523 AS-BUILT STOR. 897 (E) WATER TANK 871 TOTAL DEMOLITION 6,727
A4.04 BUILDING ELEVATIONS - STERLING	COVERED STOR. RACKS (NOT NEW SF) 1,571
L1.0 EXISTING SITE PHOTOS	GRAND TOTAL GREENHOUSE 492,251 STORAGE BUILDING / OFFICE / UTILITY ROOM & BOILER 20,899 WATER TANKS 3,305 UTILITY SHED 354 IRRIGATION ROOM 1,412 GRAND TOTAL EVERBLOOM 518,221
L1.1 LANDSCAPE SCREENING PLAN	1495 STERLING AVE. (APN #004-005-002)
L1.2 LANDSCAPE SCREENING PLAN	LOT MERGER UNDER THIS PERMIT
L1.3 LANDSCAPE PHOTO SIMULATION	NO CHANGES TO SQ FT PROPOSED (E) GREENHOUSE 55,300 (E) WATER TANKS 445 (E) MISC STRUCTURES 1,884 GRAND TOTAL STERLING 57,629
	SITE COVERAGE (EVERBLOOM AND STERLING) STRUCTURES 575,850 55.8% IMPERVIOUS CONCRETE 80,348 7.8% LANDSCAPE 376,223 36.4% TOTAL LOT 1,032,421 100.0%
	building code THIS PROJECT SHALL COMPLY WITH 2019 CBC, 2019 CEC, 2019 OMC, 2019 CPC, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA UNIFORM ADMINISTRATIVE CODE, TITLE 24, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
	utility providers SANITARY SEWER SITE IS SEPTIC. CONTACT COUNTY OF ENVIRONMENTAL HEALTH SERVICE 225 CAMINO DEL REMEDIO SANTA BARBARA, CA 93110 805.681.4900 WATER CARPINTERIA VALLEY WATER DISTRICT 1301 SANTA YNEZ AVE, CA 93013 805.864.2816 GAS SO. CAL. GAS COMPANY 909.307.7070 ELECTRIC SO. CAL. EDISON COMPANY 1800.655.4555 CABLE COMMUNICATIONS COX COMMUNICATIONS 1800.234.3993 TELEPHONE COMMUNICATIONS FRONTIER COMMUNICATIONS
	vicinity map 
	building code APPLICABLE BUILDING CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS 2019 CALIFORNIA FIRE CODE UTILITY PROVIDERS: SANITARY SEWER- CARPINTERIA SANITARY DISTRICT WATER- CARPINTERIA VALLEY WATER DISTRICT GAS- SOUTHERN CALIFORNIA GAS COMPANY ELECTRIC- SOUTHERN CALIFORNIA EDISON COMPANY CABLE COMMUNICATIONS- COX COMMUNICATIONS TELEPHONE COMMUNICATIONS- VERIZON CALIFORNIA INC.

PLANNING



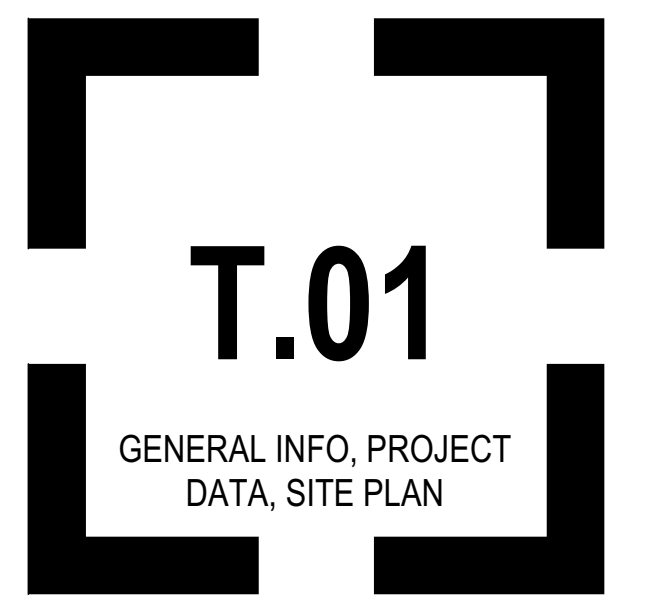
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

AB design studio, inc.
12/10/2021
plot stamp

- 05.31.2019 BAR SUBMITTAL
- 04.03.2020 PLANNING SUBMITTAL
- 06.04.2020 REVISED PROGRESS PLANS
- 06.12.2020 REVISED PROGRESS PLANS
- 06.30.2020 REVISED PROGRESS PLANS
- 09.30.2020 REVISED PROGRESS PLANS
- 09.30.2021 REVISED PROGRESS PLANS
- 12.10.2021 REVISED PROGRESS PLANS

EVER-BLOOM, INC.
PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013
OWNER CONTACT |
EVER-BLOOM, INC.



Development Impact Mitigation Fee Required

P & D Development Review Division
PERMIT COMPLIANCE REQUIRED PRIOR TO:

- Grading/Construction (Pre-construction Meeting)
- Final Building Inspection

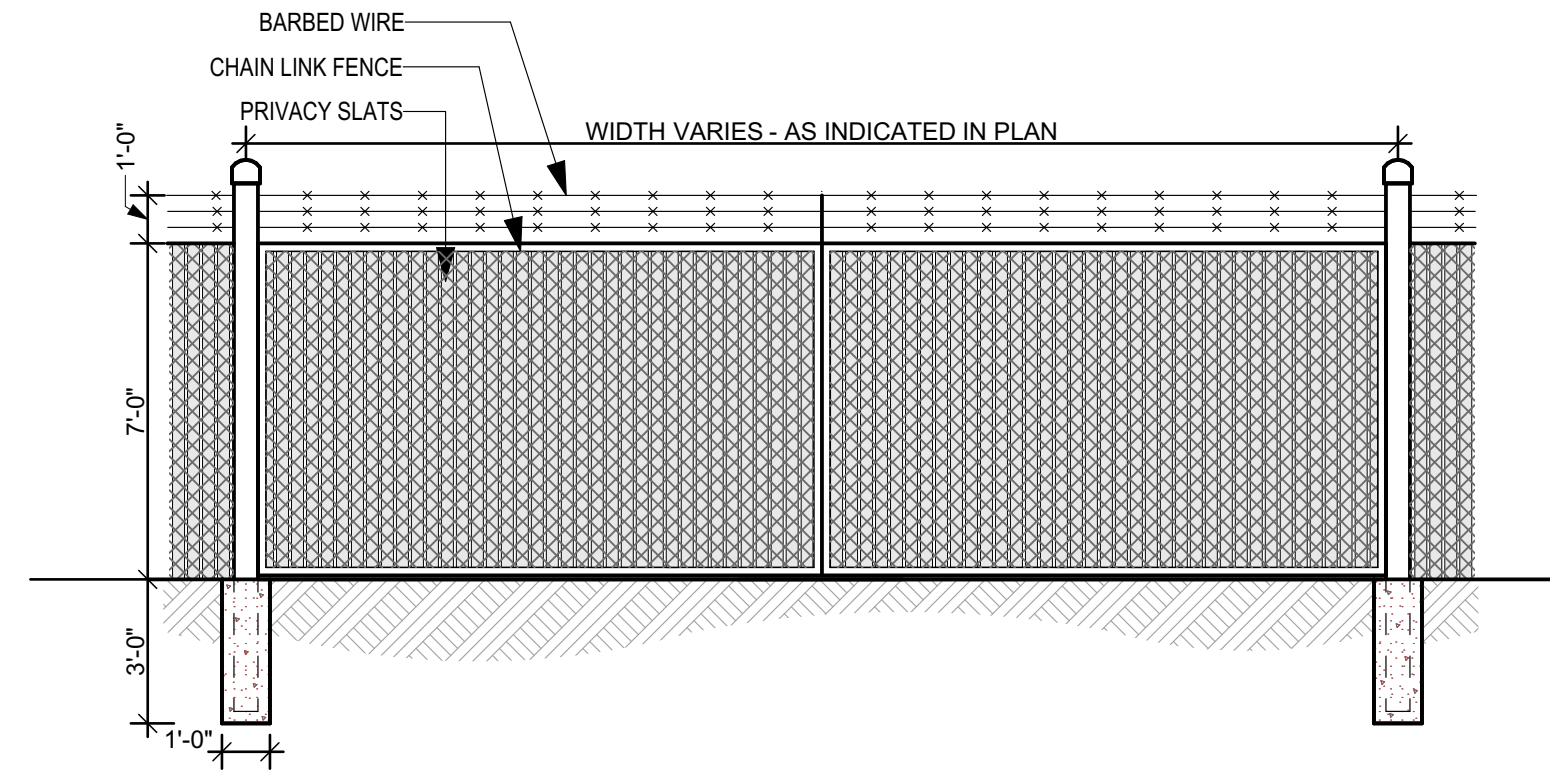
Please call (805) 884-8051

Cultural Resources: Stop Work at Encounter

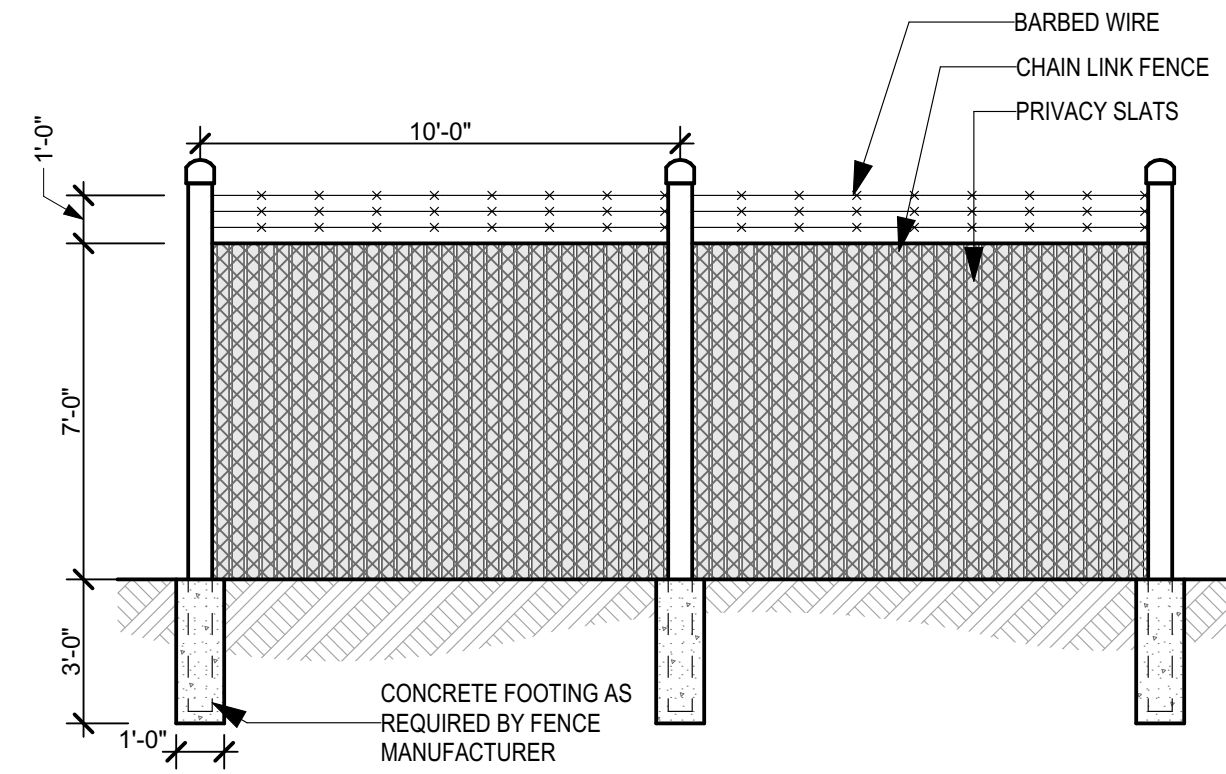
The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.

ZONING APPROVED
February 03, 2022

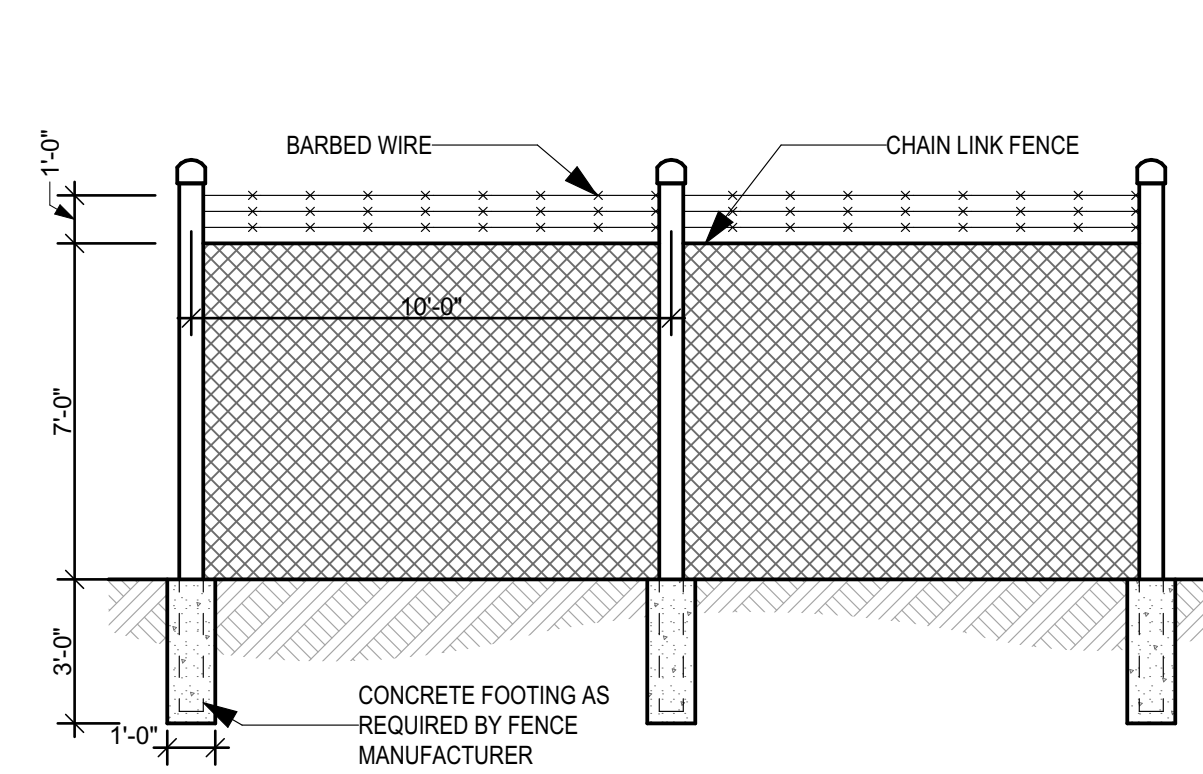
PLANNER: gvonkian
PLANNING & DEVELOPMENT



CHAINLINK DBL SWING GATE 3
SCALE: 1/4" = 1'-0"



CHAIN LINK FENCE W/PRIVACY SLATS 2
SCALE: 1/4" = 1'-0"



CHAIN LINK FENCE 1
SCALE: 1/4" = 1'-0"

plan legend

- PROPERTY LINE
- (N) 7' CHAIN LINK FENCE W/ 1' BARBED WIRE ON TOP AND NO PRIVACY TOTAL FENCE HEIGHT OF 8' (SEE ELEVATION 1)
- (N) 7' CHAIN LINK FENCE W/ 1' BARBED WIRE ON TOP AND PRIVACY SLATS TOTAL FENCE HEIGHT OF 8' (SEE ELEVATION 2)
- PROPOSE SECURITY CAMERA (DETAIL THIS SHEET OR APPROVED EQUAL)



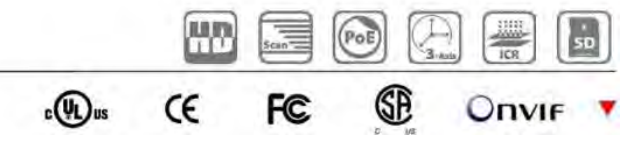
DS-2CD2312WD-I
1.3 MP EXIR Turret Network Camera



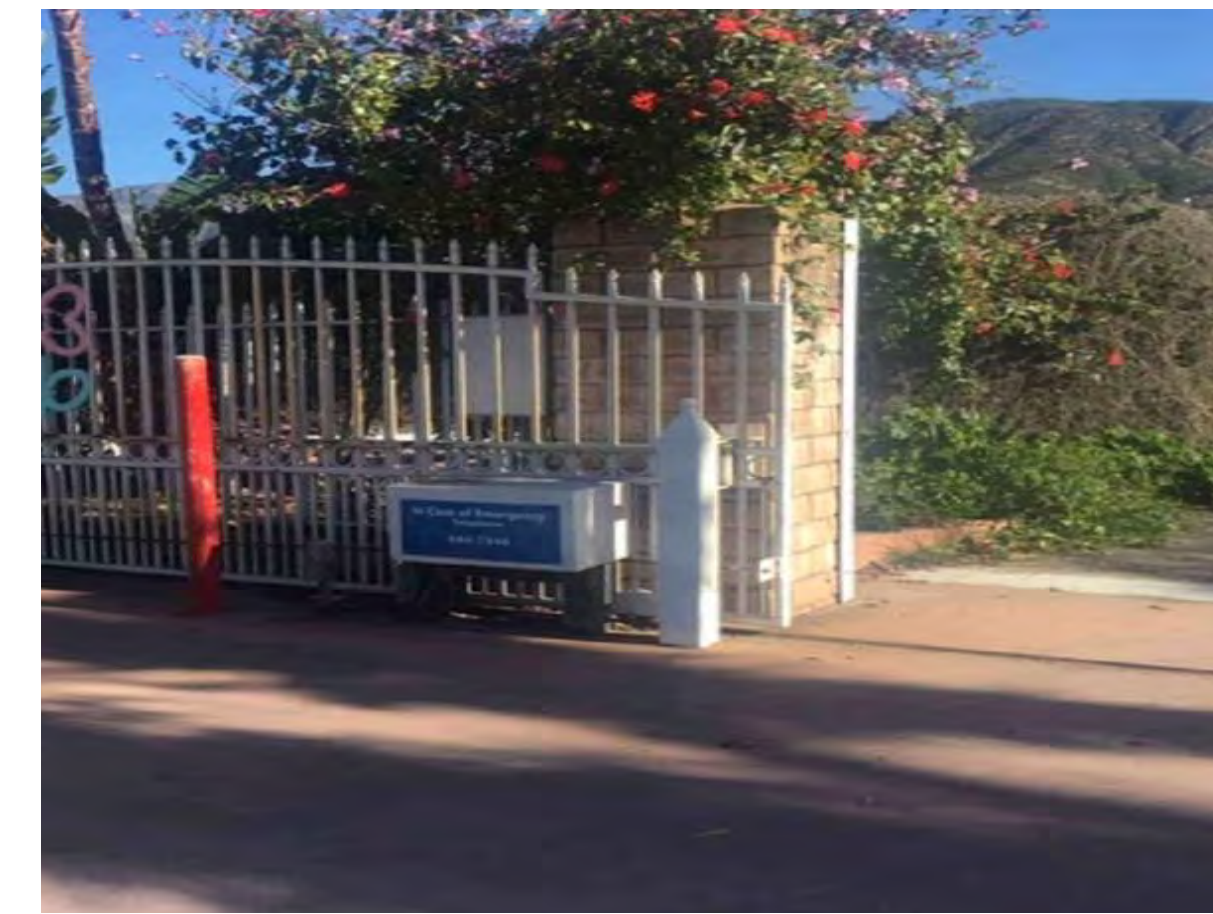
- 1/3" (1.3 MP) Progressive Scan CMOS
- 1280 x 960 Resolution @ 30 fps
- EXIR Range up to 100 ft (30 m)
- 2.8 mm, 4 mm, 6 mm, 8 mm, and 12 mm Lens Options
- H.264+, H.264, MJPEG
- 3D DNR, DWDR, BLC
- IP67 Protection
- 12 VDC and PoE (802.3af)

Hikvision's DS-2CD2312WD-I EXIR Turret Network Camera provides important new technology for any security application. The 2.8 mm, 4 mm, 6 mm, 8 mm, and 12 mm lens options provide 92.5° to 22° viewing angles. The camera features an EXIR range of up to 100 ft (30 m) for optimal nighttime viewing, and offers IP67 water protection.

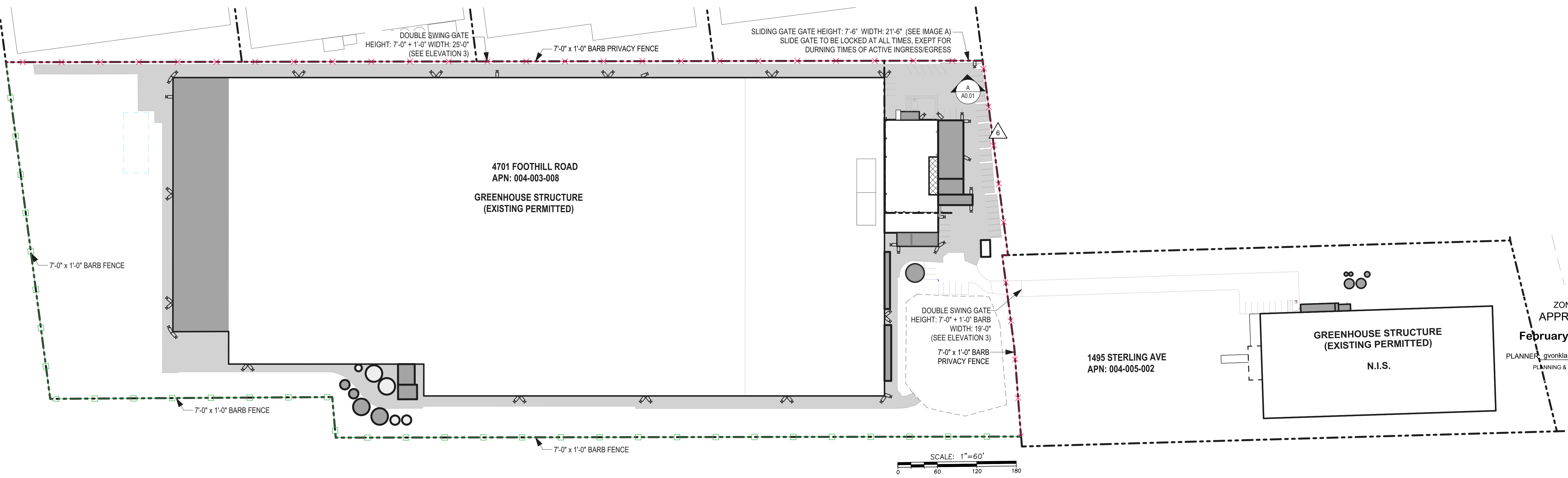
Available models:
DS-2CD2312WD-I



SECURITY CAMERA DETAIL

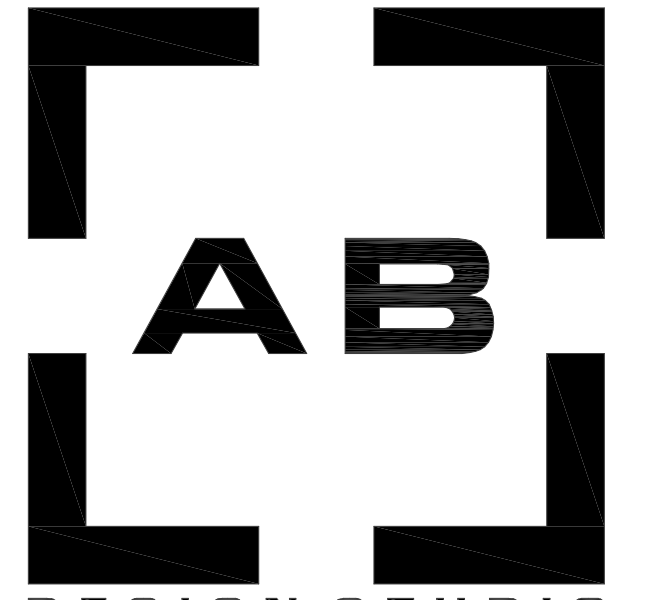


SECURE ENTRY GATE A



OVERALL SITE PLAN 1
SCALE: 1:900

PLANNING



DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

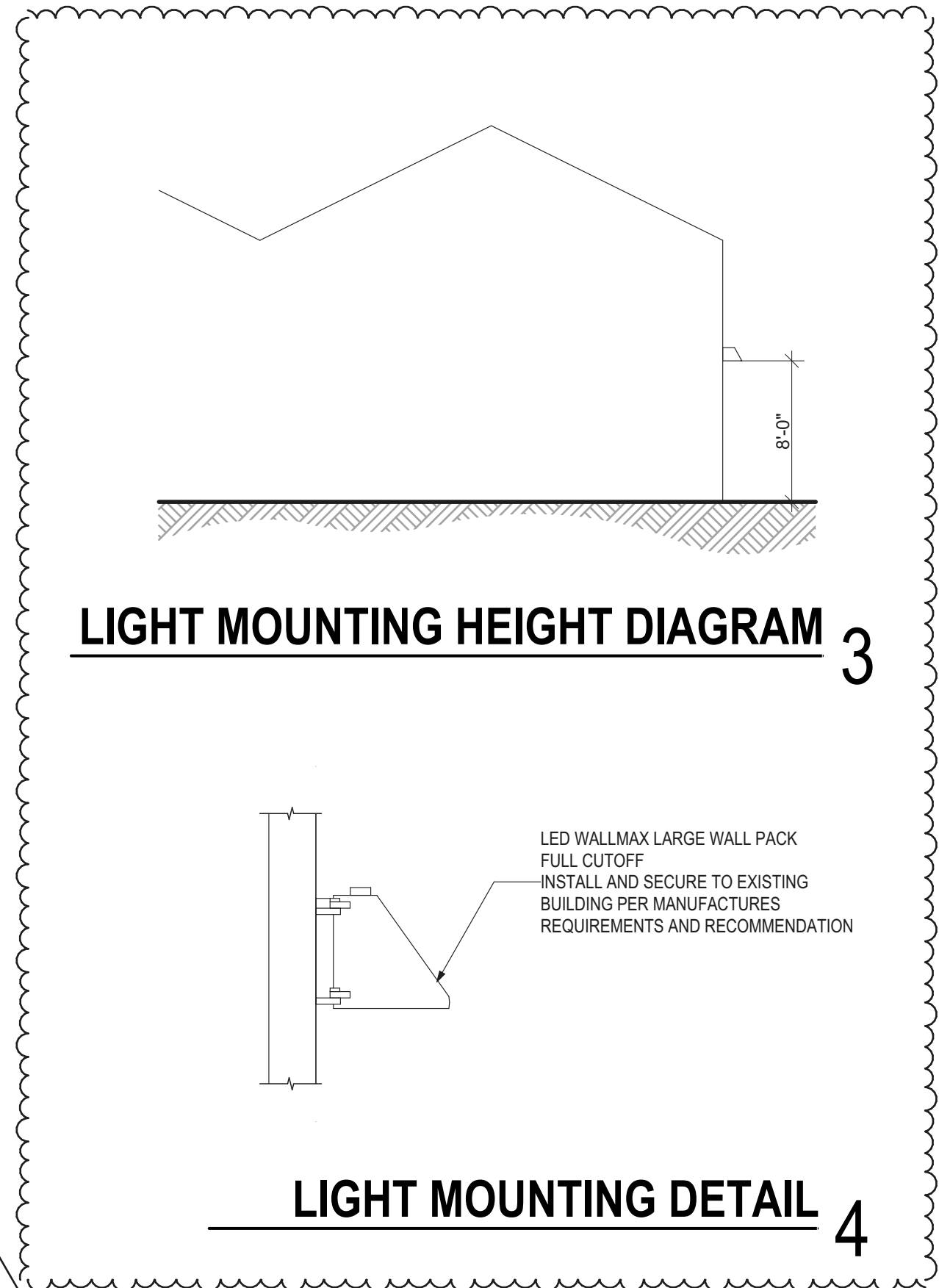
[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

AB design studio, inc.	12/10/2021
plot stamp	
print / revision	
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

EVER-BLOOM, INC.
PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013

ZONING APPROVED
February 03, 2022
PLANNER: gvonkian
PLANNING & DEVELOPMENT





MaxLite PROJECT NAME: _____ CATALOG NUMBER: _____
NOTES: _____ FIXTURE SCHEDULE: _____ Page: 1 of 3

LED WALLMAX LARGE WALL PACK: FULL CUTOFF WPCL SERIES

PRODUCT DESCRIPTION:
MaxLite's Wall Packs meet full cut off criteria established by the IESNA. Fixtures can mount to electrical box or direct to wall.

FEATURES:

- Replaces up to 250 Watt Metal Halide
- CCT 5000K
- Self-contained driver
- Maintenance free; no UV
- Dark To Dawn / Occupancy sensor compatible
- Can mount on electrical box or direct to wall
- LM-7980 data available
- 5 Year Limited Warranty
- 30W and 50W models available

CONTROLS:
120VAC/208-277VAC Photocontrol: Voltage-sensitve photocontrols power the fixture when light levels reach 30lux or below, and turn it off at 30 lux or higher. Operating temperature of 50° - 120°. Photocell mounted externally.

Motion/Daylight Sensor: Motion/Daylight Sensor: 0-10V passive infrared based motion sensor with integral photocontrol, allowing for three output states: 100%, 100%/50%/25% output, or 0% output. Detector lens, hold time, daylight threshold, and dimming level can be adjusted via the accessible push-button. The operating temperature of the sensor is -40°-161°F. At its maximum mounting height of 20 feet, the sensor can detect motion up to 35 feet away. Sensor mounted externally, embedded within fixture backhousing.

PHOTOMETRICS:
All IES files available online. Please see page 3 for foot-candle layouts.

WPCL	NOMINAL POWER EQUIVALENCY	GENERATION	VOLTAGE	CCT	FINISH	CONTROLS
WPCL Large Wall Pack, Cutoff	40w 175W MH equivalent 55w 250W MH equivalent	A+ Generation A	Us 120-277V AC Hs 347-480V	5000K	Bs: Beige W: White	(DMT): None MSs: Motion/Daylight Sensor (integrated) PCS: 100% Photocell PCT: 100% Photocell RS: Relay (Battery Backed)

NOTES:
1. 1' Clearance for wire run.
2. In the event of a power failure, the battery backup will switch to emergency mode (200 lumens output) and operate the fixture for a maximum of 90 minutes.

Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: www.maxlite.com | E-mail: info@maxlite.com
MAX 15009 MaxLite Revised: 01/2018

LIGHT SPECIFICATION - WALL MOUNT 2

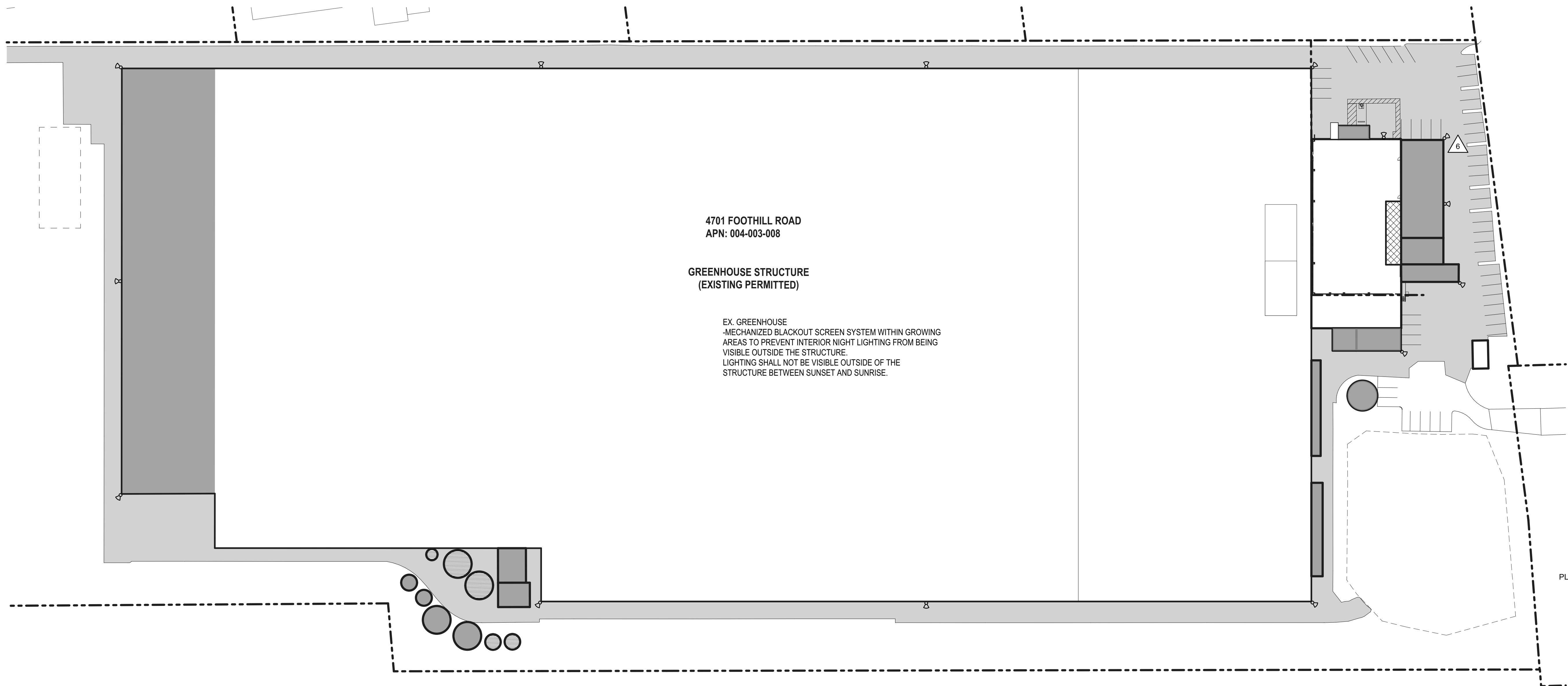
Legend

- EXISTING PERMITTED
- PROPOSED ADDITIONS
- AS-BUILT ADDITION TO REMAIN

plan legend

- PROPERTY LINE
- DOWN POINTING LED FLOOD LIGHTS HOODED ON A TIMER OF MOTION SENSOR

- general notes**
- PURSUANT TO ARTICLE II (SECTION 35-144J C.4) OF THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, ANY OUTDOOR LIGHTING USE FOR THE ILLUMINATION OF PARKING AREAS AND/OR LOADING AREAS, OR FOR SECURITY SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD. LIGHTING IS PROHIBITED IN HOOP STRUCTURES.
 - LIGHTING NECESSARY FOR SECURITY SHALL CONSIST SOLELY OF MOTION-SENSOR LIGHTS THAT DO NOT REMAIN ON LONGER THAN 10 TO 12 MINUTES AFTER ACTIVATION.
 - LIGHTING HEIGHT 8'-0"



PLANNING

LAB

DESIGN STUDIO

INCORPORATED

P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
project team

[CIVIL ENGINEER]

SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]

DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

AB design studio, inc.
12/10/2021

plot stamp

print / revision

05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

PROJECT INFO
PROJECT 19027.00
EVER-BLOOM, INC.

ZONING APPROVED
February 03, 2022

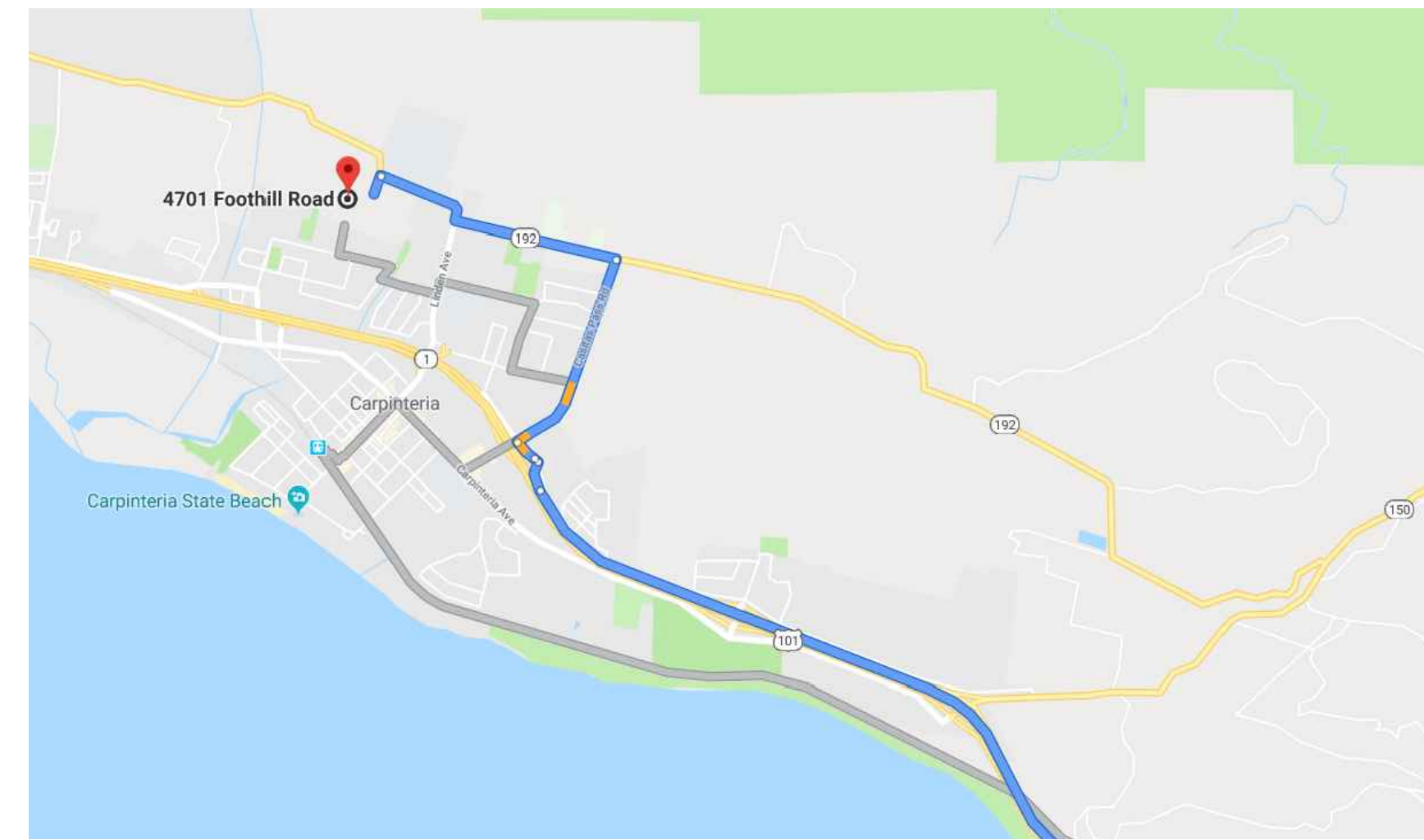
OWNER CONTACT: EVER-BLOOM, INC.
PLANNER: gvonkian
PLANNING & DESIGN

PROJECT ADDRESS: 4701 FOOTHILL ROAD CARPINTERIA, CA 93013

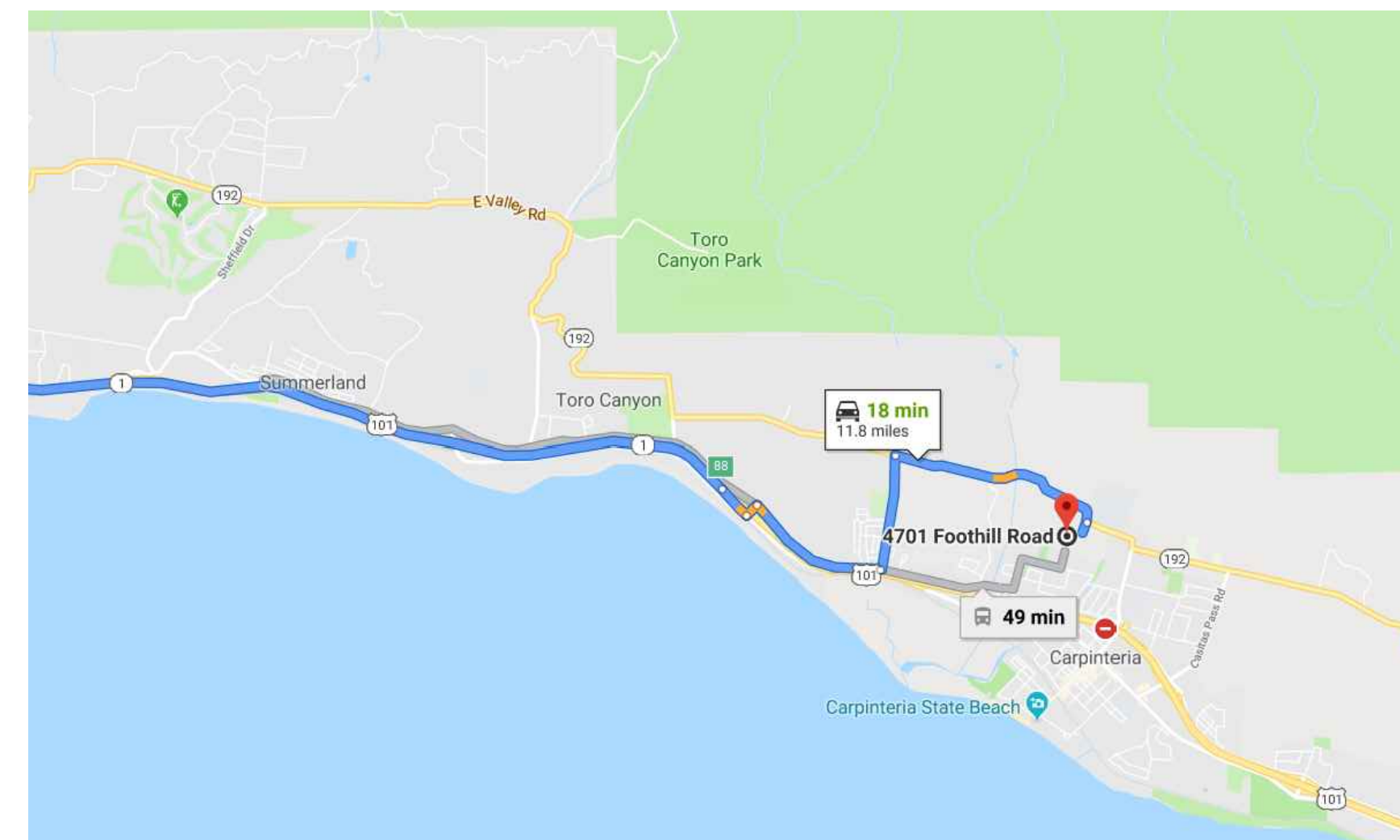
A0.02

LIGHTING PLAN

4701 FOOTHILL ROAD, CARPINTERIA
 APPLICANTS: EDUARD VAN WINDERDEN
 SITE TRANSPORTATION DEMAND MANAGEMENT PLAN NOTES AN EXHIBITS



TDM EXHIBIT 1. ALL ARRIVALS FROM NORTH OF THE PROJECT SITE WILL TAKE HIGHWAY 101 AND EXIT LINDEN AVENUE AND HEAD NORTH OVER THE HIGHWAY, THEN TURN LEFT (WEST) ONTO FOOTHILL ROAD. ACCESS TO THE PROPERTY IS THROUGH AN EXISTING DRIVEWAY.



TDM EXHIBIT 2. ALL ARRIVALS FROM SOUTH (EAST) OF THE PROJECT SITE WILL TAKE HIGHWAY 101 AND EXIT CASITAS PASS ROAD AND HEAD NORTH, THEN TURN LEFT (WEST) ONTO FOOTHILL ROAD/ CASITAS PASS ROAD. ACCESS TO THE PROPERTY IS THROUGH AN EXISTING DRIVEWAY.

Truck/Van Traffic and Travel Routes

Delivery of supplies on site are estimated to occur via an oversize commercial van (i.e. 20-foot 'Sprinter Van') or 20-foot box truck 3 times per week during regular business hours. Transport of product off site is estimated to occur via an oversize commercial van (i.e. 20-foot 'Sprinter Van') or 20-foot box truck 7.5 times/week, also during regular business hours. Drivers would be given advance notice to use the preferred travel route (Exhibits 1 & 2 herein).

Employee Traffic

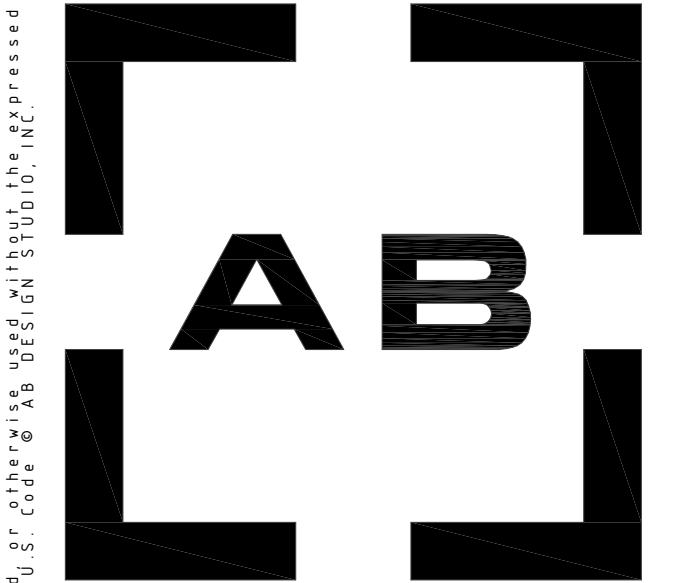
The proposed project includes the use of vanpooling and carpooling to reduce employee traffic trips. Project staff who are permanently employed on site will be incentivized to vanpool or carpool to the project during regular weekday operations by a vanpool provider such as CalVans or Commute with Enterprise or other established participant recognized by SBCAG's 'Traffic Solutions' program. The applicant will maintain the use of 1-3 vanpools throughout the life of the project for participating employees as well as employee cars for carpooling. Employees who volunteer to drive the vanpool will pay their regular wage while transporting fellow employees or staff. Employees who use the vanpool or who carpool can sign up for an incentive. Incentives will be gift cards from area merchants, these cards are awarded quarterly for those who substantiate their participation at 75% rate. The type of card and the amount will be regularly reviewed to ensure the incentive is sufficient to incentivize the employees to participate. Regular business hours for the project are proposed at 6:30 am – 3:30 pm, Monday – Friday.

Monitoring

The applicant will track participation in the program and a quarterly report will be provided to the Planning Department and SBCAG's 'Traffic Solutions' noting any changes to the TDM program, including any additional incentives for carpooling or expanded vanpooling and participation rates.

Development Standard No. 15 requires that packing and distribution facilities, loading docks, and delivery bays be centrally located within the greenhouse operations. Idling of trucks shall be prohibited between 9:00 p.m. and 7:00 a.m.

PLANNING



DESIGN STUDIO
 INCORPORATED
 P H | 8 0 5 . 9 6 3 . 2 1 0 0
 F X | 8 0 5 . 9 6 3 . 2 3 0 0
 4 2 0 E H A L E Y S T R E E T
 S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
 w w w . a b d e s i g n s t u d i o . i n c . c o m
 p r o j e c t t e a m

[CIVIL ENGINEER]
 SCOTT SMITH, P.E.
 COAST ENGINEERING &
 SURVEY, INC.
 5553 HOLLISTER AVE. #5
 GOLETA, CA 93117
 T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
 DANIEL MIZRACH, P.E.
 COFFMAN ENGINEERS, INC.
 626 WILSHIRE BOULEVARD,
 SUITE 1010
 LOS ANGELES, CA 90017
 T: (818) 285-2650



print / revision

12.31.2019 BAR SUBMITTAL

14.03.2020 PLANNING SUBMITTAL

16.04.2020 REVISED PROGRESS PLANS

16.12.2020 REVISED PROGRESS PLANS

16.30.2020 REVISED PROGRESS PLANS

19.30.2020 REVISED PROGRESS PLANS

19.30.2021 REVISED PROGRESS PLANS

12.10.2021 REVISED PROGRESS PLANS

PROJECT 19027.00

EVER-BLOOM, INC.

PROJECT ADDRESS | 4701 FOOTHILL ROAD

CARPINTERIA, CA 93013

OWNER CONTACT | EVER-BLOOM, INC.

February 03, 2022

PLANNER: gvonkian

PLANNING & DEVELOPMENT

APPROVED

ZONING

EVER-BLOOM, INC.

February 03, 2022

PLANNING & DEVELOPMENT

PLANNER: gvonkian

PLANNING & DEVELOPMENT

APPROVED

ZONING

EVER-BLOOM, INC.

February 03, 2022

PLANNING & DEVELOPMENT

PLANNER: gvonkian

PLANNING & DEVELOPMENT

APPROVED

ZONING

EVER-BLOOM, INC.

February 03, 2022

PLANNING & DEVELOPMENT

PLANNER: gvonkian

PLANNING & DEVELOPMENT

APPROVED


ZONING

EVER-BLOOM, INC.



plan legend

- PROPERTY LINE
- 6" PVC PERFORATED ODOR VENT PIPE CONNECTED TO ODOR ABATEMENT CONTROL SYSTEM
- REGENERATIVE CARBON SCRUBBERS



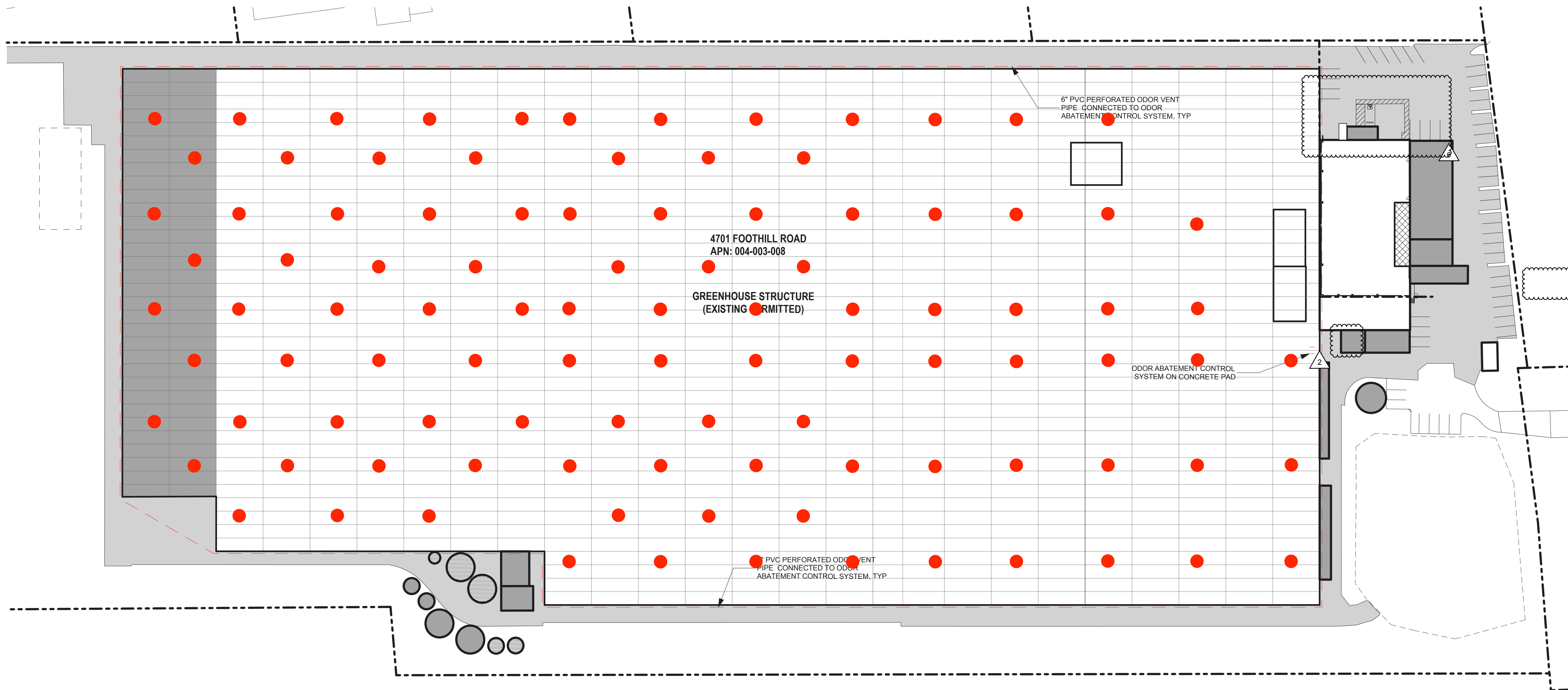
Technical specifications

Product Name	CFS3000
Start	Slow start
Capacity	3,000 m³/h
Size	2,271 x 800 x 800 mm
Weight	275 KG
Materials	Powder Coated Steel
Power input	480 VAC - 3 Phase delta

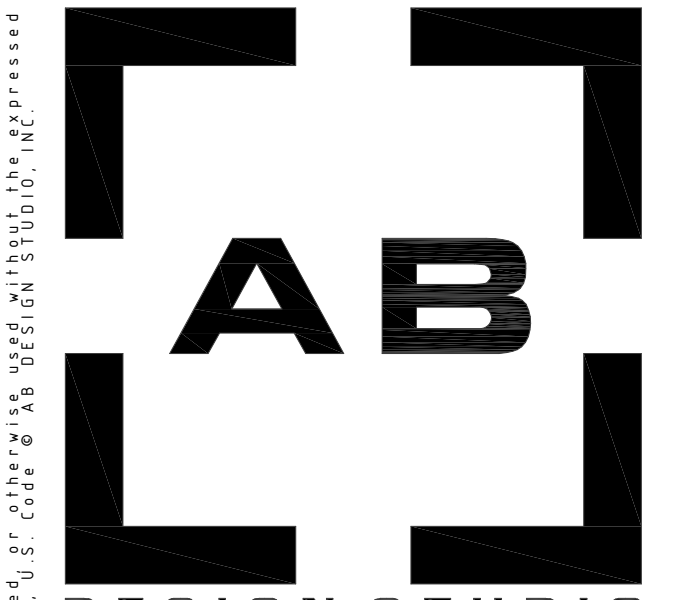
SREGENERATIVE CARBON SCRUBBER SPEC
CFS 3,000 **3**



ODOR CONTROL UNIT 2



ODOR CONTROL PLAN 1
SCALE: 1" = 50'



DESIGN STUDIO
INCORPORATED
P H | 805.963.2100
F X | 805.963.2300
420 E HALEY STREET
SANTA BARBARA | CALIFORNIA 93101
www.abdesignstudioinc.com
project team

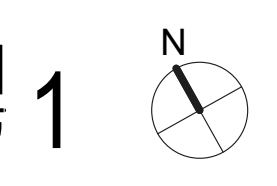
[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

AB design studio, inc.
9/30/2021
plot stamp

05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
PROJECT INFO	
EVER-BLOOM, INC.	

ZONING APPROVED
February 03, 2022
OWNER CONTACT: EVER-BLOOM, INC.
PLANNER: gvonkian
PLANNING & DEVELOPMENT



COPYRIGHT: ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF AB DESIGN STUDIO, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AB DESIGN STUDIO, INC.

Cooler Condensers:



Emergency Generator:

HIPOWER your partner for power
GASEOUS Generator Set
Model: HNG 400 T6U
Specification & Application Data

60Hz Standby Power Ratings kW & kVA

Voltage VAC	Phase	PF	LG	kW	kVA	NG
120/240	3	1.0	N.A.	N.A.	N.A.	N.A.
120/208	3	0.8	296	370	400	500
120/240 Delta	3	0.8	296	370	400	500
277/480	3	0.8	296	370	400	500
347/600**	3	0.8	297	371	400	500

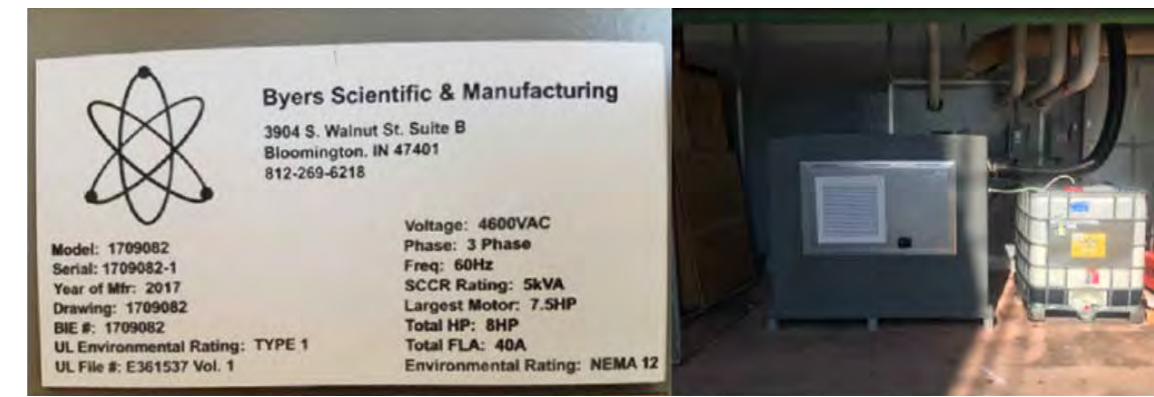
Rating Definitions: (N.A. = Not available for model design)
Standby - All Industrial Sets are Standby Rated, applicable for a varying emergency load for the duration of a utility power outage with no overload capability. Alternative: standby temperature rise is 100°C (212°F) prime rated.
Prime - Prime rating is applicable for supplying power to a varying load in lieu of utility for an unlimited amount of operating time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.
** 600 Volt configuration not available as UL2200 certified generator set.

Drawing depicts a typical model but may not include optional accessories.

Boiler:



Byers Scientific Odor Control:



Ever-Bloom Nursery Noise Plan

Ever-Bloom Nursery operates at 4701 Foothill Road, all in existing structures where noise levels never exceed 65 decibels at the property line in compliance with the Santa Barbara County Noise Element. Ever-Bloom utilizes 18 small fans per acre of cannabis cultivation to promote air circulation throughout the greenhouse. There is a Byers Scientific odor control machine, a boiler, an emergency backup generator, a reverse osmosis machine, a hot water pressure washer and two cooler condensers on the parcel. A noise survey was conducted along the perimeter of the parcel, combined decibel level for all noise sources never exceeded 65 dBA.

The South side of the parcel borders a residential neighborhood. Fifteen different readings were taken along the southern property line, all readings were between 46 dB and 56.3 dB

Below are images of all the noise making equipment on the property.

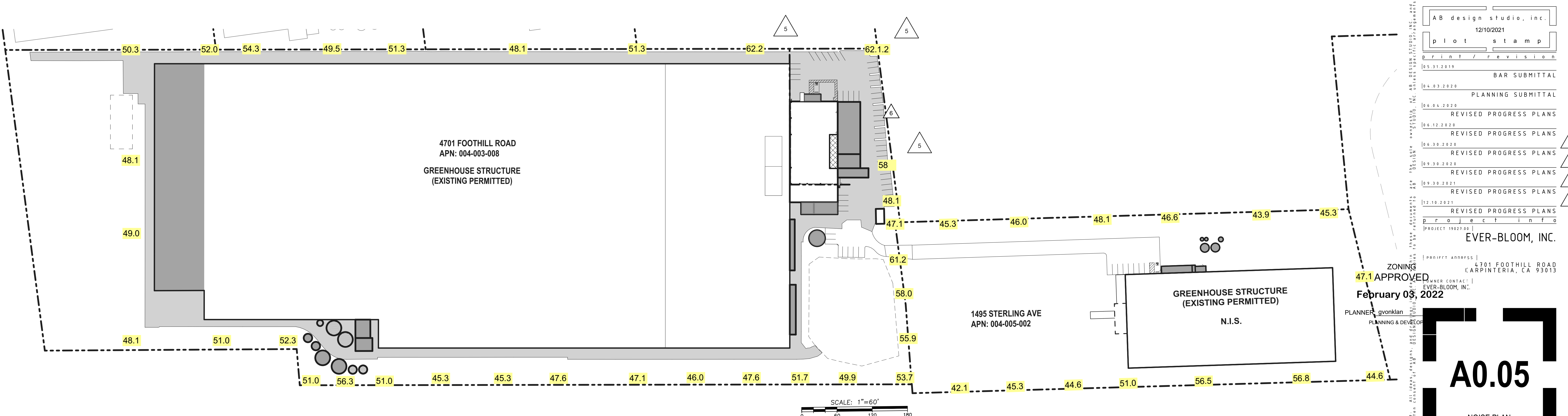
Fans:



Hot Pressure Washer:



Reverse Osmosis Machine:



PLANNING
LAB
DESIGN STUDIO
INCORPORATED

P H | 805.963.2100
F X | 805.963.2300
420 E HALEY STREET
SANTA BARBARA | CALIFORNIA 93101
www.abdesignstudioinc.com
project team

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING &
SURVEY, INC.
5553 HOLLISTER AVE #5
GOLTA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD,
SUITE 3010
LOS ANGELES, CA 90017
T: (818) 285-2650

AB design studio, inc.
12/10/2021
plot stamp
print / revision

05.31.2019
04.03.2020
06.04.2020
06.12.2020
06.30.2020
09.30.2020
09.30.2021
12.10.2021

BAR SUBMITTAL
PLANNING SUBMITTAL
REVISED PROGRESS PLANS
REVISED PROGRESS PLANS
REVISED PROGRESS PLANS
REVISED PROGRESS PLANS
REVISED PROGRESS PLANS

PROJECT INFO
PROJECT 19027.00
EVER-BLOOM, INC.

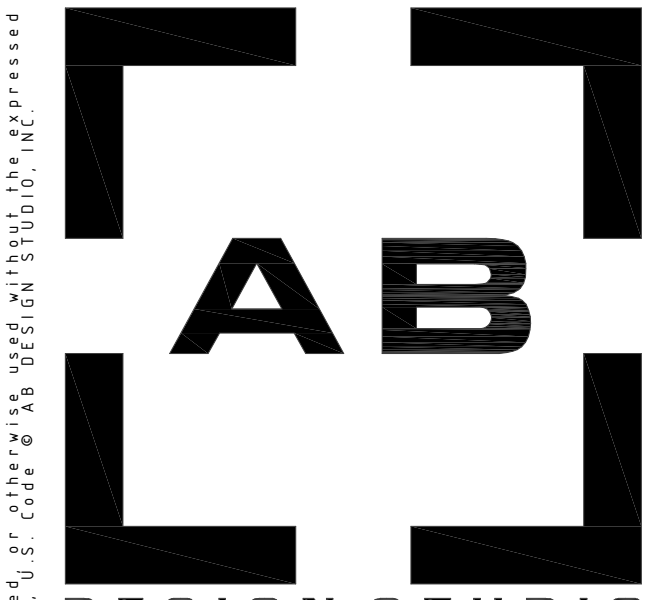
PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013

ZONING
47.1 APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DEVELOPMENT

A0.05
NOISE PLAN

NOISE PLAN
SCALE: 1:900

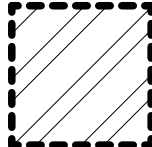
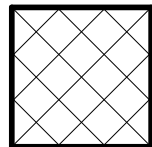

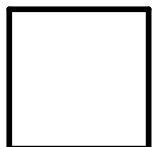
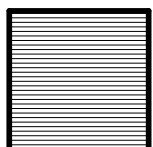
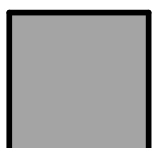


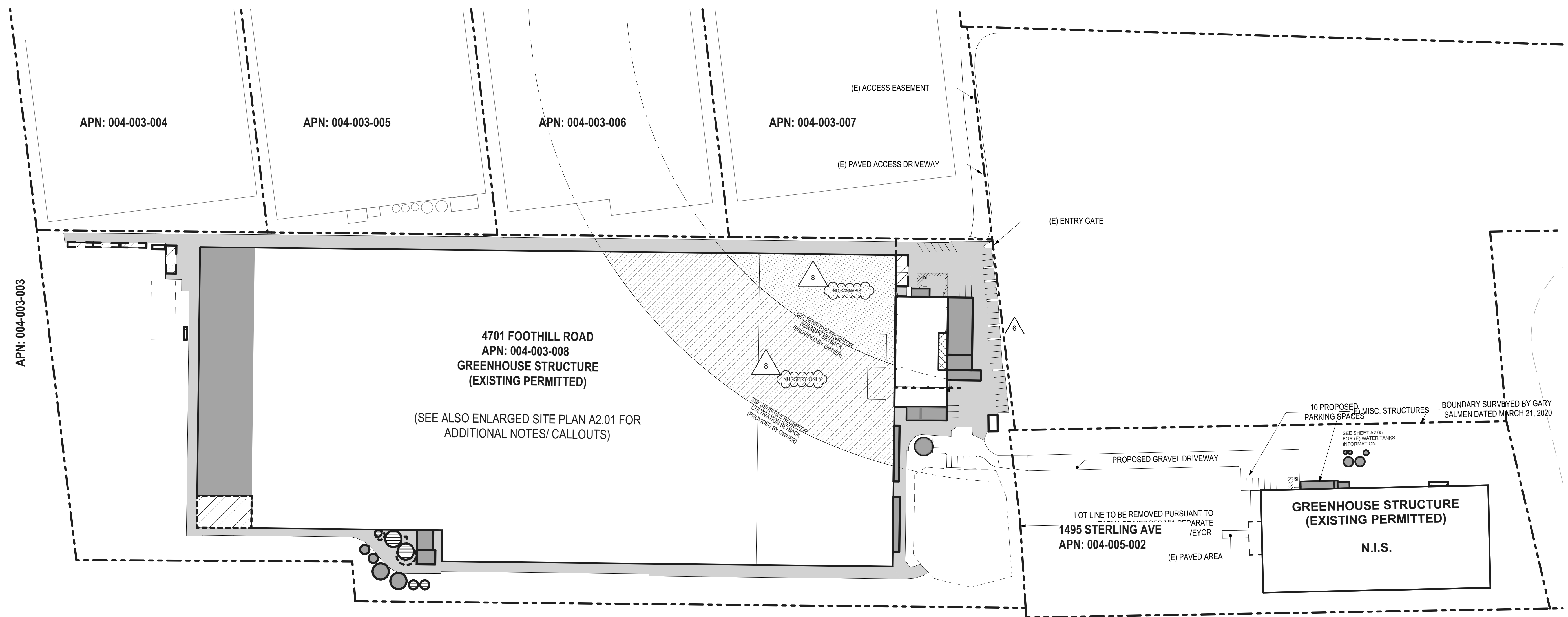
DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

Legend

-  AREA TO BE DEMO'D
-  PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
-  2 HOUR FIRE RATED WALL
-  EXISTING PERMITTED
-  PROPOSED ADDITIONS
-  AS-BUILT ADDITION TO REMAIN

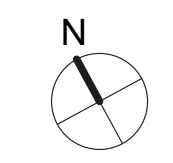


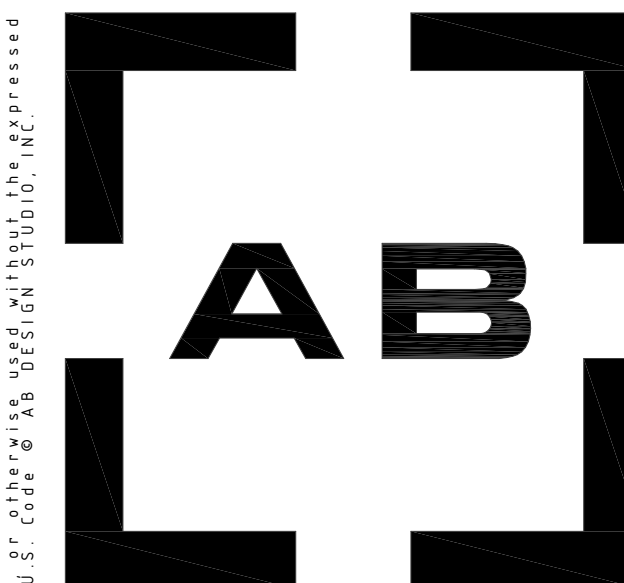
AB design studio, inc.	12/10/2021
plot stamp	
print / revision	
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS
PROJECT INFO	
PROJECT 19027.00	
EVER-BLOOM, INC.	

ZONING APPROVED
February 03, 2022
PLANNER: gvonkian
PLANNING & DEVELOPMENT

A2.00
OVERALL SITE PLAN

OVERALL SITE PLAN 1
SCALE: 1:1000

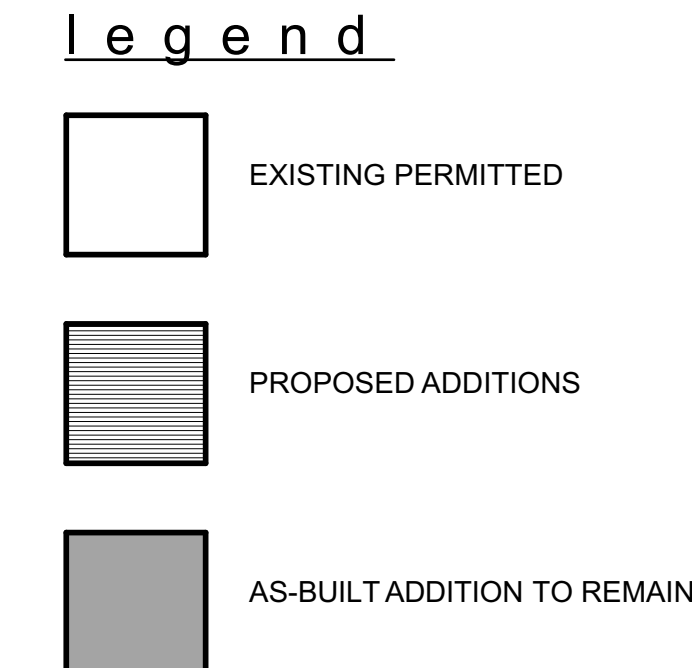
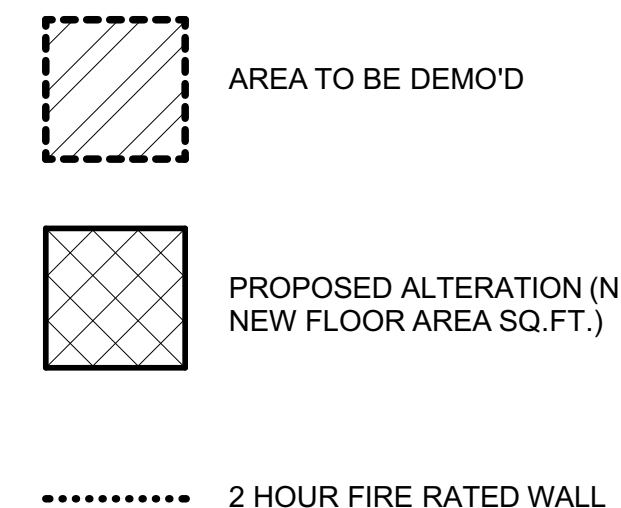




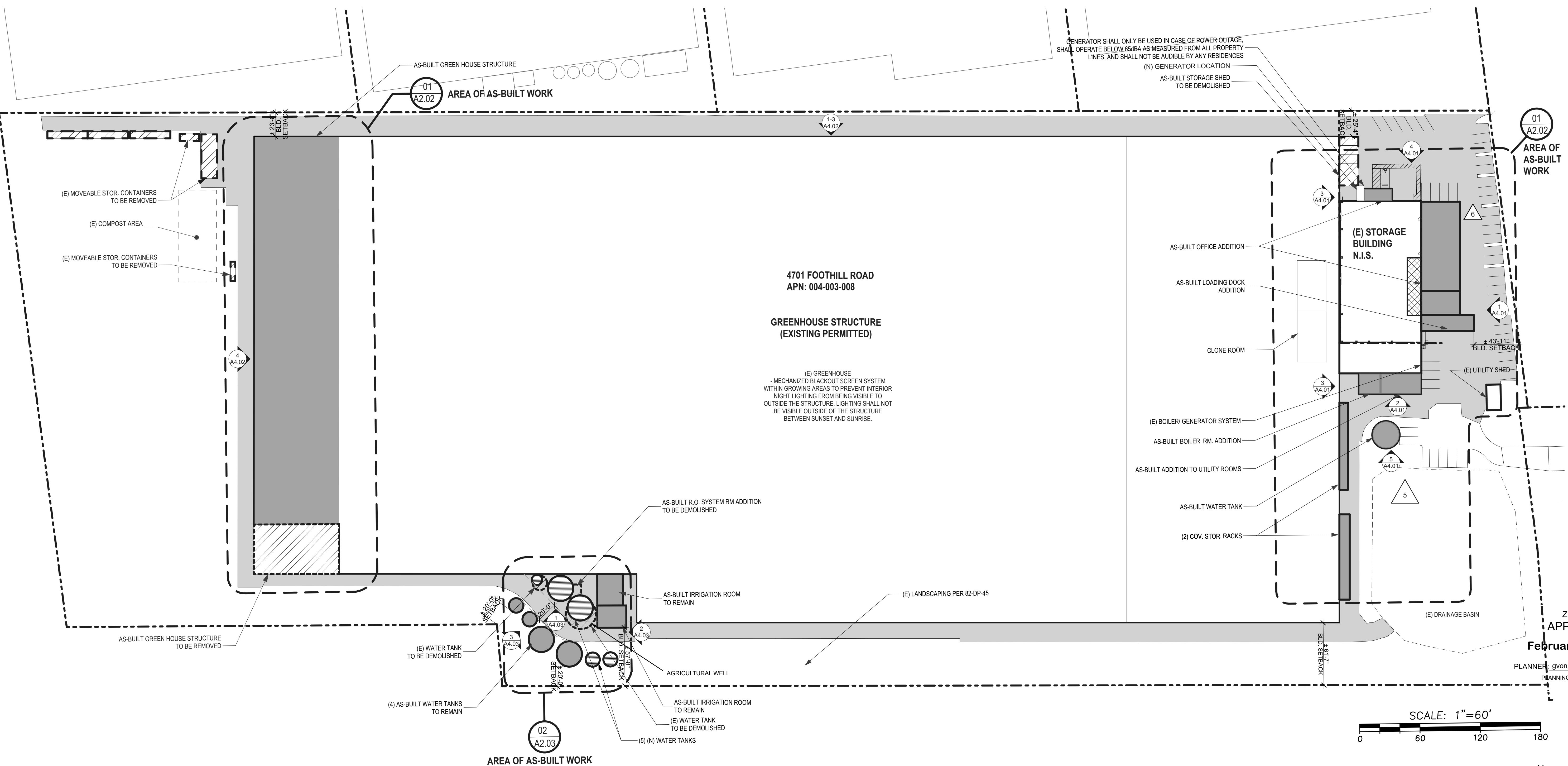
DESIGN STUDIO INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
w w w . a b d e s i g n s t u d i o . i n c . c o m
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650



general notes
1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

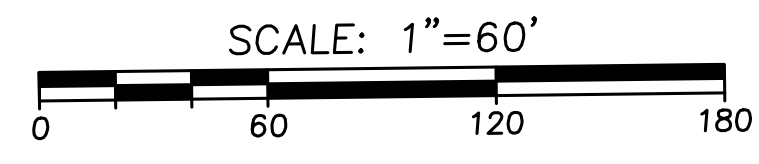


AB design studio, inc.
12/10/2021
plot stamp
print / revision

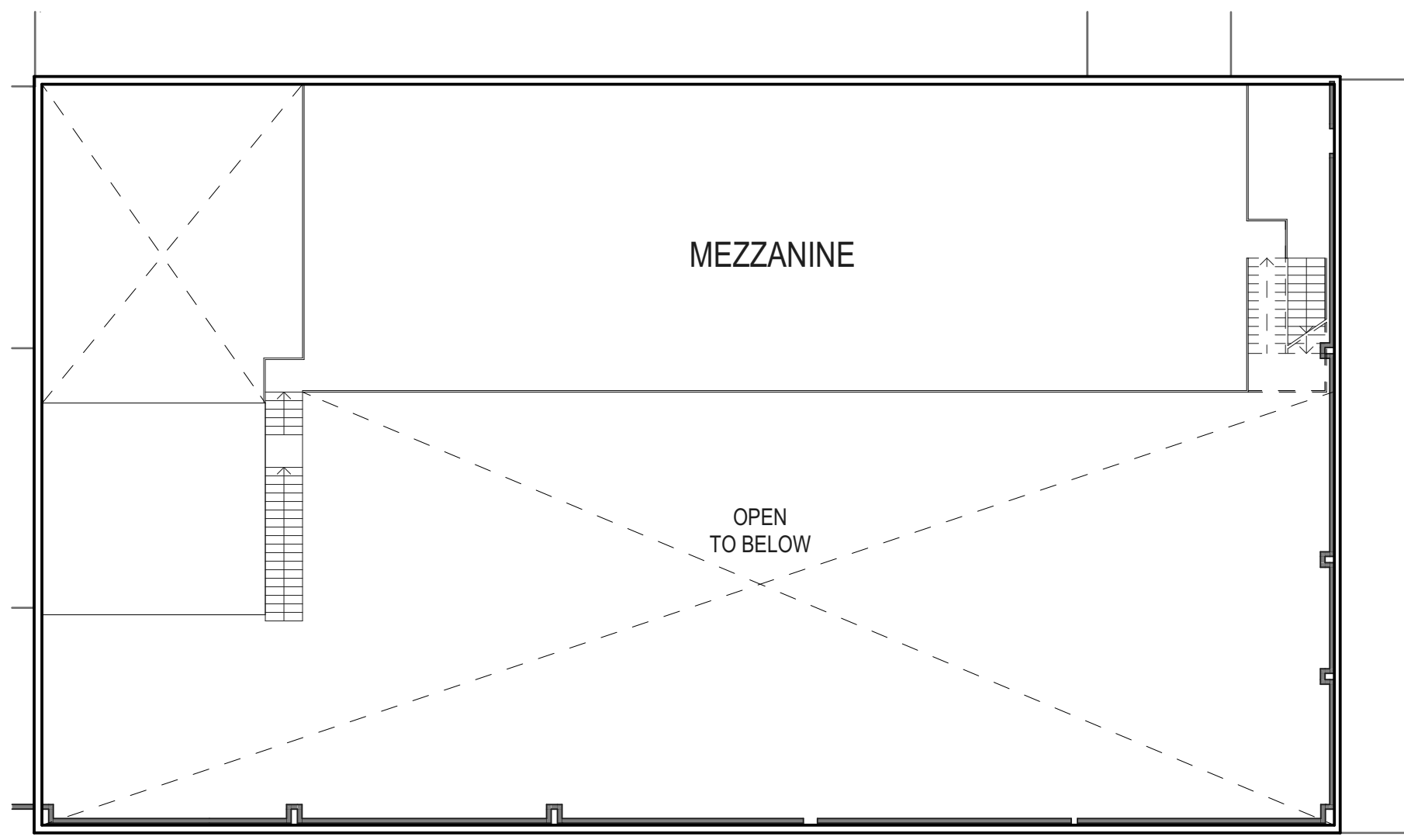
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

ZONING APPROVED
February 03, 2022
PLANNER: gvonkian
PLANNING & DEVELOPMENT

EVER-BLOOM, INC.
PROJECT ADDRESS | 4701 FOOTHILL ROAD CARPINTERIA, CA 93013
OWNER CONTACT | EVER-BLOOM, INC.
A2.01
ENLARGED SITE PLAN



SITE PLAN
SCALE: 1" = 50'



ENLARGED MEZZANINE FLOOR PLAN
SCALE: 1/16" = 1'-0" 2

keynotes

- 01 LINE OF EXISTING GREENHOUSE STRUCT.
- 02 EXISTING HARDSCAPE TO REMAIN
- 03 AS-BUILT ALTERATION LOC. W/IN FOOTPRINT & ROOFLINE OF GREENHOUSE
- 04 AS-BUILT ADDITION (SHOWN SHADED)
- 05 EXISTING STRUCTURE TO REMAIN
- 06 EXISTING STRUCTURE TO BE DEMOLISHED
- 07 TEMPORARY STRUCTURE (CLONE ROOM) LOC. UNDER ROOF OF (E) GREENHOUSE & DEFINED AS GREENHOUSE BY C.B.O.
- 08 AS-BUILT STRUCTURE TO BE DEMOLISHED

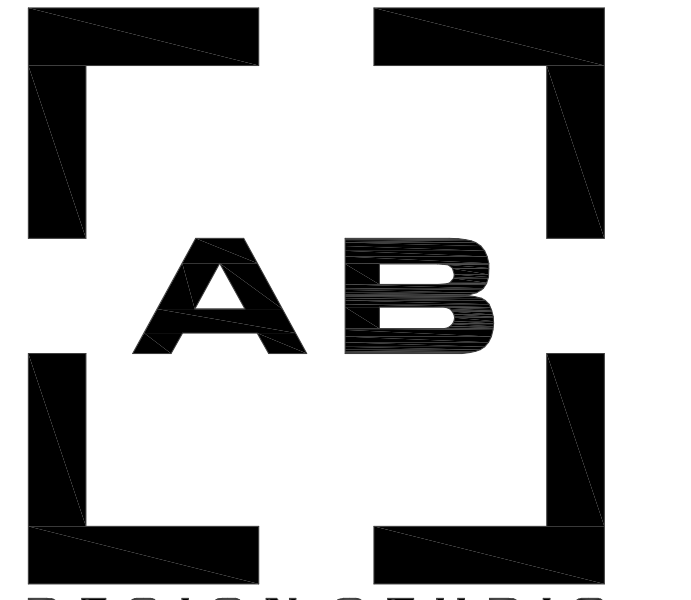
Legend

- EXISTING PERMITTED
- PROPOSED ADDITIONS
- AS-BUILT ADDITION TO REMAIN
- AREA TO BE DEMO'D
- PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
- PROPOSED ALTERATION TO WAREHOUSE (TO BE CONVERTED TO OFFICE)
- 2 HOUR FIRE RATED WALL

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

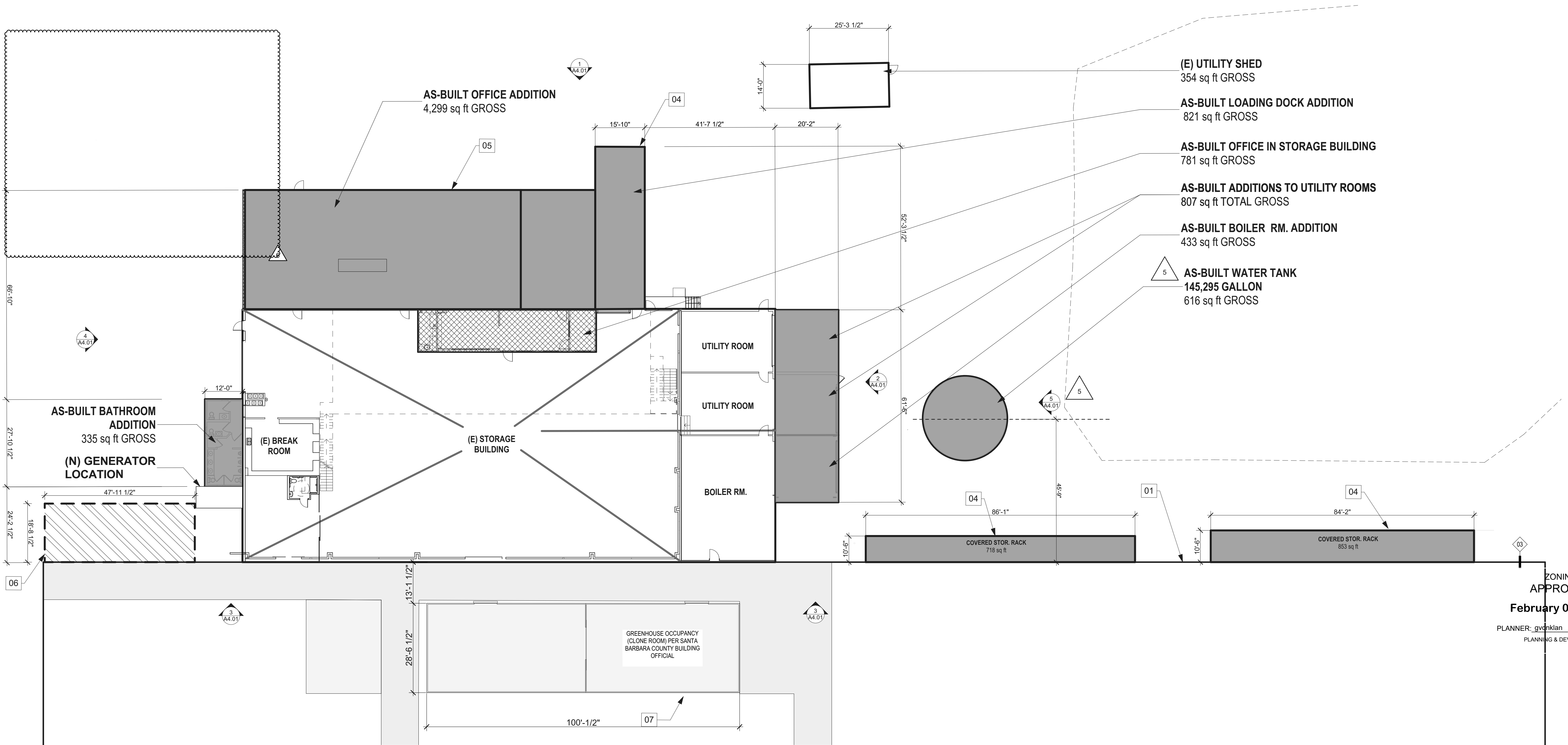
PLANNING



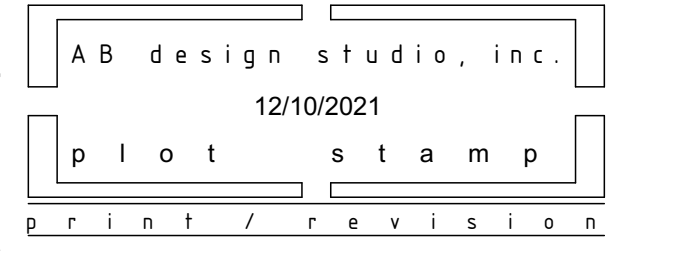
DESIGN STUDIO
INCORPORATED
P H | 805.963.2100
F X | 805.963.2300
420 E HALEY STREET
SANTA BARBARA | CALIFORNIA 93101
www.abdesignstudioinc.com
project team

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 3010
LOS ANGELES, CA 90017
T: (818) 285-2650



ENLARGED FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" 1



DATE	REVISION / DESCRIPTION
10.31.2019	BAR SUBMITTAL
10.03.2020	PLANNING SUBMITTAL
10.04.2020	REVISED PROGRESS PLANS
10.12.2020	REVISED PROGRESS PLANS
10.30.2020	REVISED PROGRESS PLANS
10.30.2021	REVISED PROGRESS PLANS
11.10.2021	REVISED PROGRESS PLANS

PROJECT INFO
EVER-BLOOM, INC.

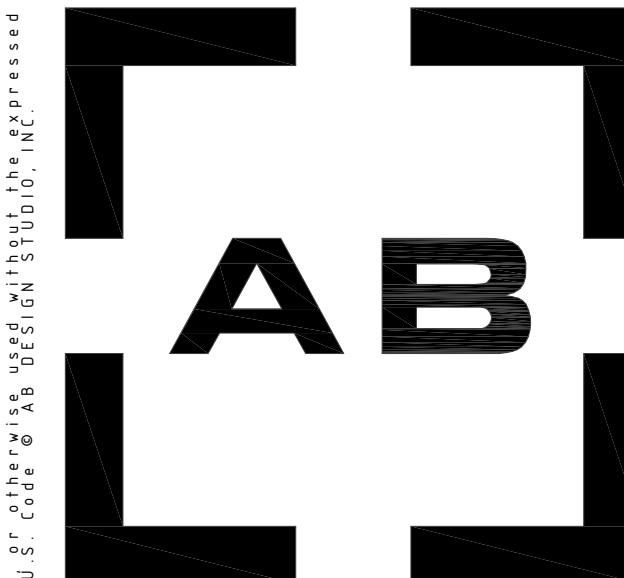
PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013

ZONING APPROVED
February 03, 2022

PLANNER: gvdhlan
PLANNING & DEVELOPMENT



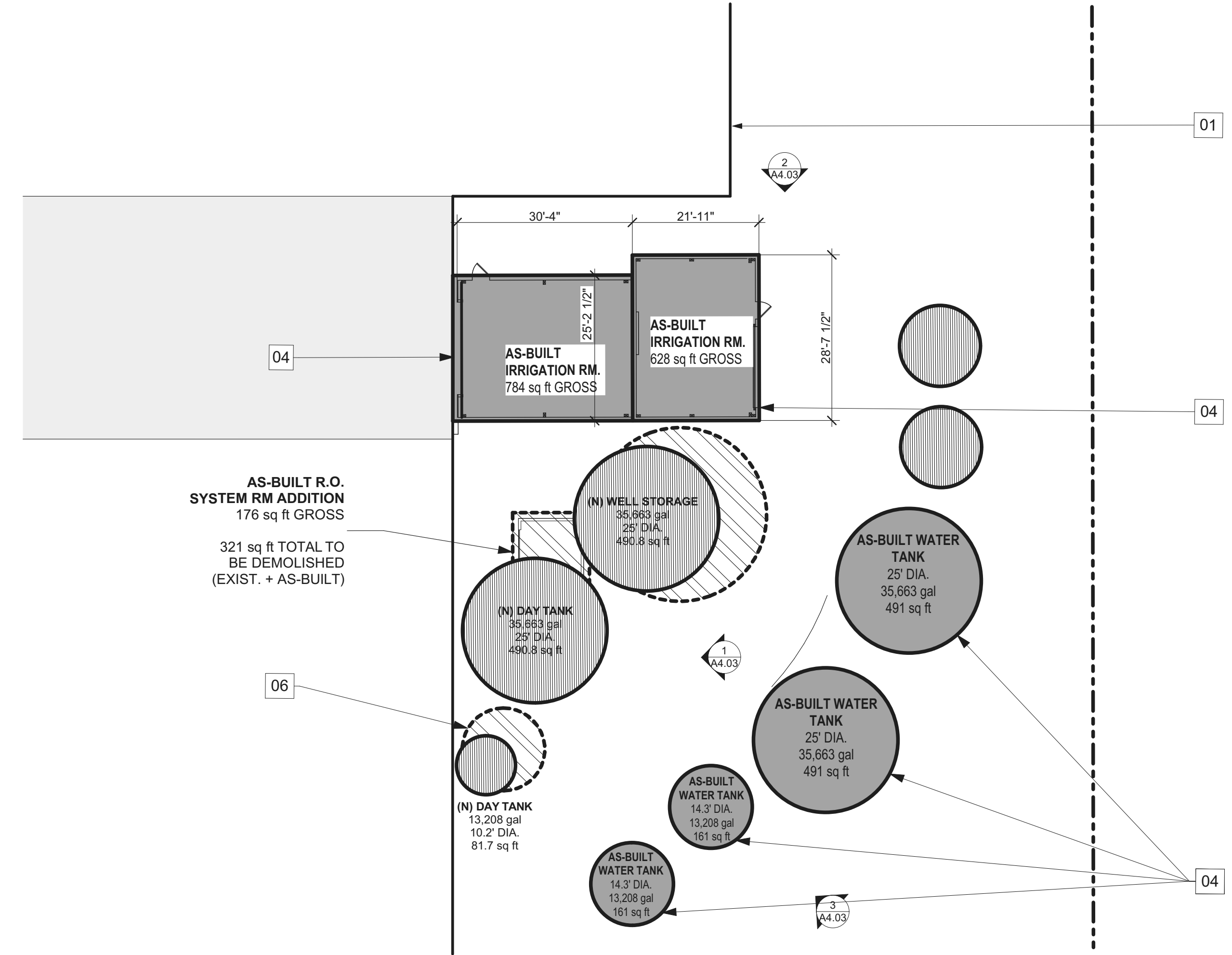
AS-BUILT FLOOR PLANS



DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650



Legend

- EXISTING PERMITTED
- PROPOSED ADDITIONS
- AS-BUILT ADDITION TO REMAIN
- AREA TO BE DEMO'D
- PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
- 2 HOUR FIRE RATED WALL

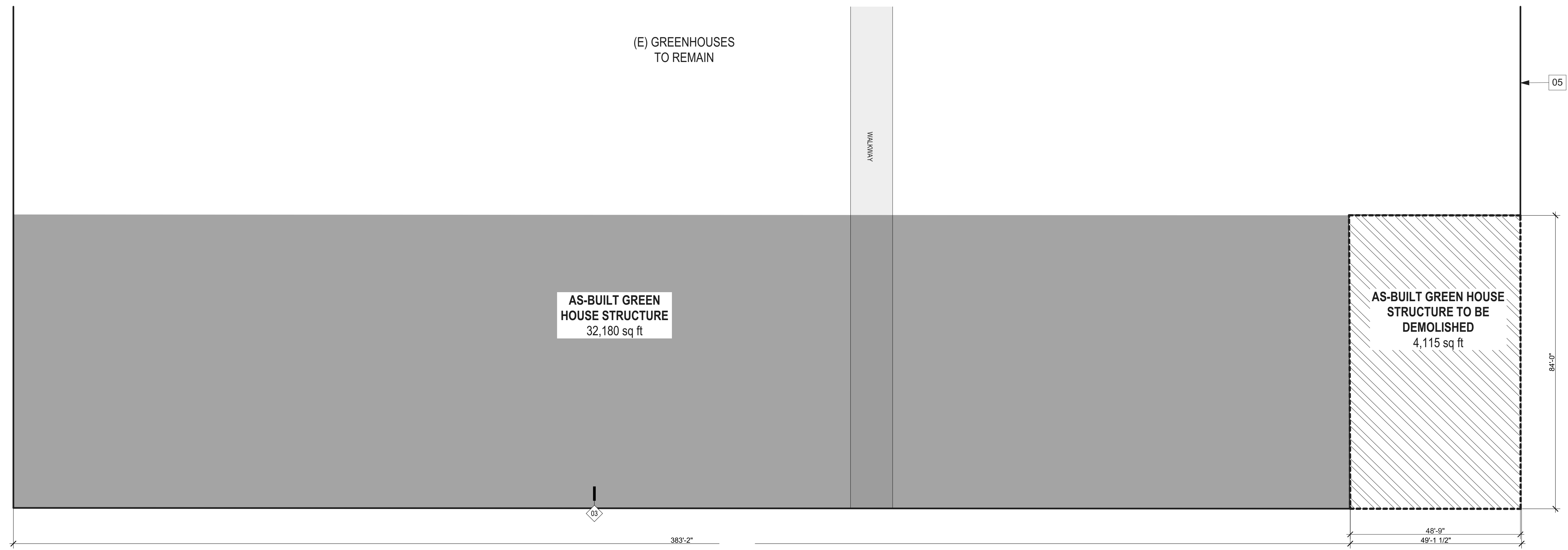
keynotes

- 01 LINE OF EXISTING GREENHOUSE STRUCT.
- 02 EXISTING HARDSCAPE TO REMAIN
- 03 AS-BUILT ALTERATION LOC. W/IN FOOTPRINT & ROOFLINE OF GREENHOUSE
- 04 AS-BUILT ADDITION (SHOWN SHADED)
- 05 EXISTING STRUCTURE TO REMAIN
- 06 EXISTING STRUCTURE TO BE DEMOLISHED
- 07 TEMPORARY STRUCTURE (CLONE ROOM) LOC. UNDER ROOF OF (E) GREENHOUSE & DEFINED AS GREENHOUSE BY C.B.O.
- 08 AS-BUILT STRUCTURE TO BE DEMOLISHED

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

ENLARGED FLOOR PLAN 2
SCALE: 1/16" = 1'-0"



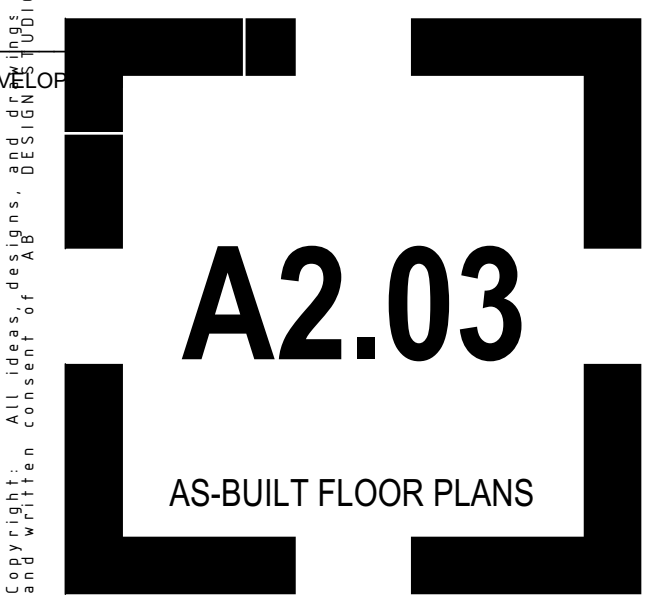
ENLARGED FLOOR PLAN 1
SCALE: 1/16" = 1'-0"

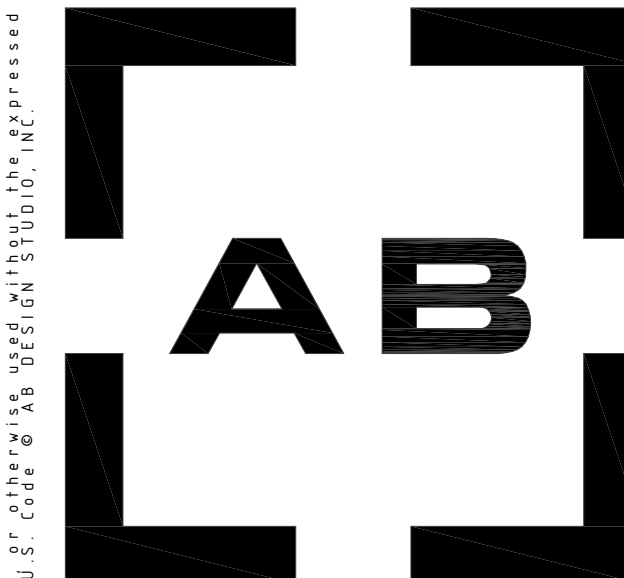


12/10/2021	print / revision
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS
PROJECT INFO	
EVER-BLOOM, INC.	

ZONING APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DEVELOPMENT





DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
w w w . a b d e s i g n s t u d i o . i n c . c o m
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

----- PROPERTY LINE

keynotes

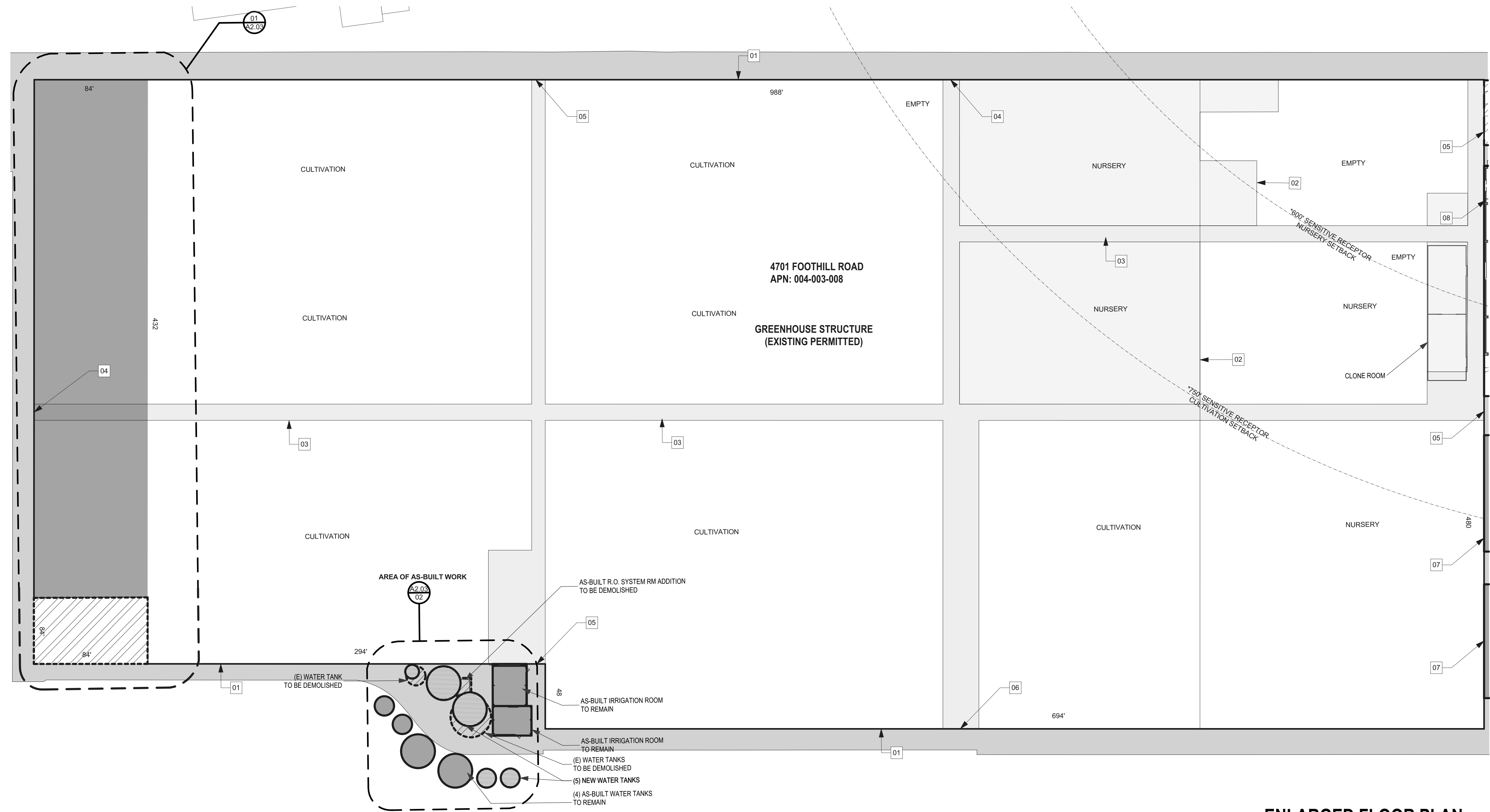
- 01 LINE OF EXISTING GREENHOUSE STRUCT.
- 02 EXISTING HARDSCAPE TO REMAIN
- 03 (E) CONCRETE WALKWAY
- 04 (E) DOUBLE SLIDING DOOR
- 05 (E) SLIDING DOOR
- 06 (N) SWING DOOR

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

Legend

- EXISTING PERMITTED
- PROPOSED ADDITIONS
- AS-BUILT ADDITION TO REMAIN
- AREA TO BE DEMO'D
- PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
- 2 HOUR FIRE RATED WALL

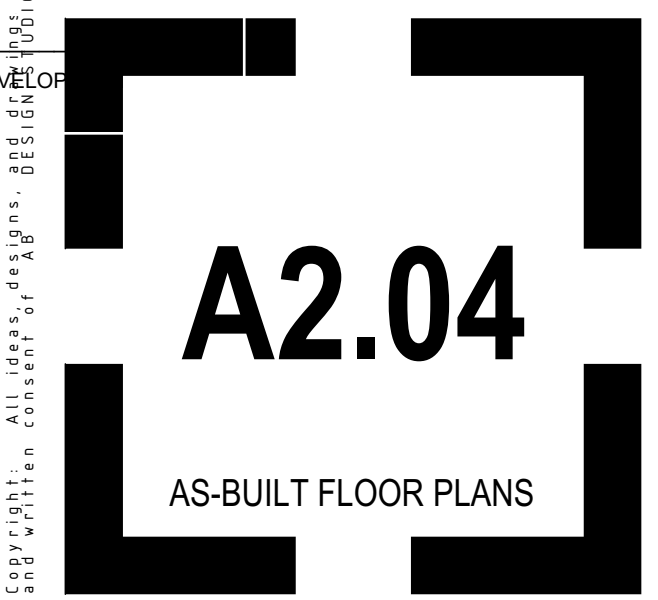


AB design studio, inc.
12/10/2021
plot stamp
print / revision

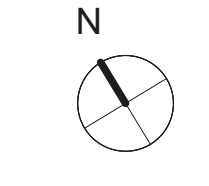
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

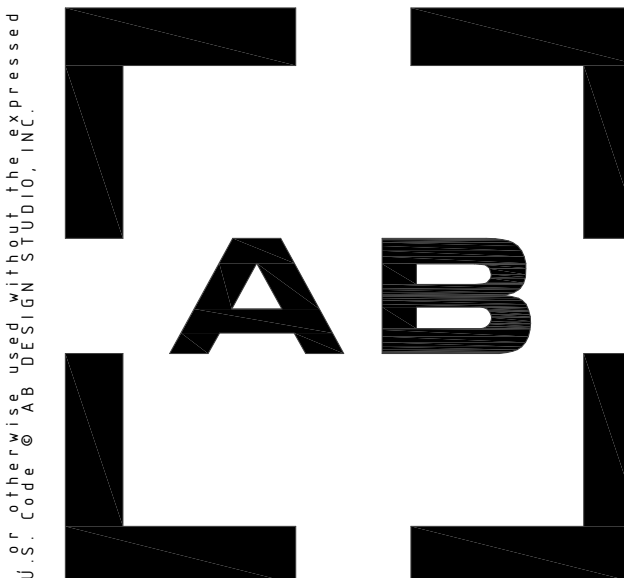
EVER-BLOOM, INC.
PROJECT 19027.00

ZONING APPROVED
February 03, 2022
PLANNER: gvonkian
PLANNING & DESIGN



ENLARGED FLOOR PLAN
SCALE: 1" = 40' 1





DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
project team

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

--- PROPERTY LINE

keynotes

- 01 LINE OF EXISTING GREENHOUSE STRUCT.
- 02 EXISTING HARDSCAPE TO REMAIN
- 03 (E) CONCRETE WALKWAY
- 04 (E) DOUBLE SLIDING DOOR
- 05 (E) SLIDING DOOR
- 06 (N) SWING DOOR

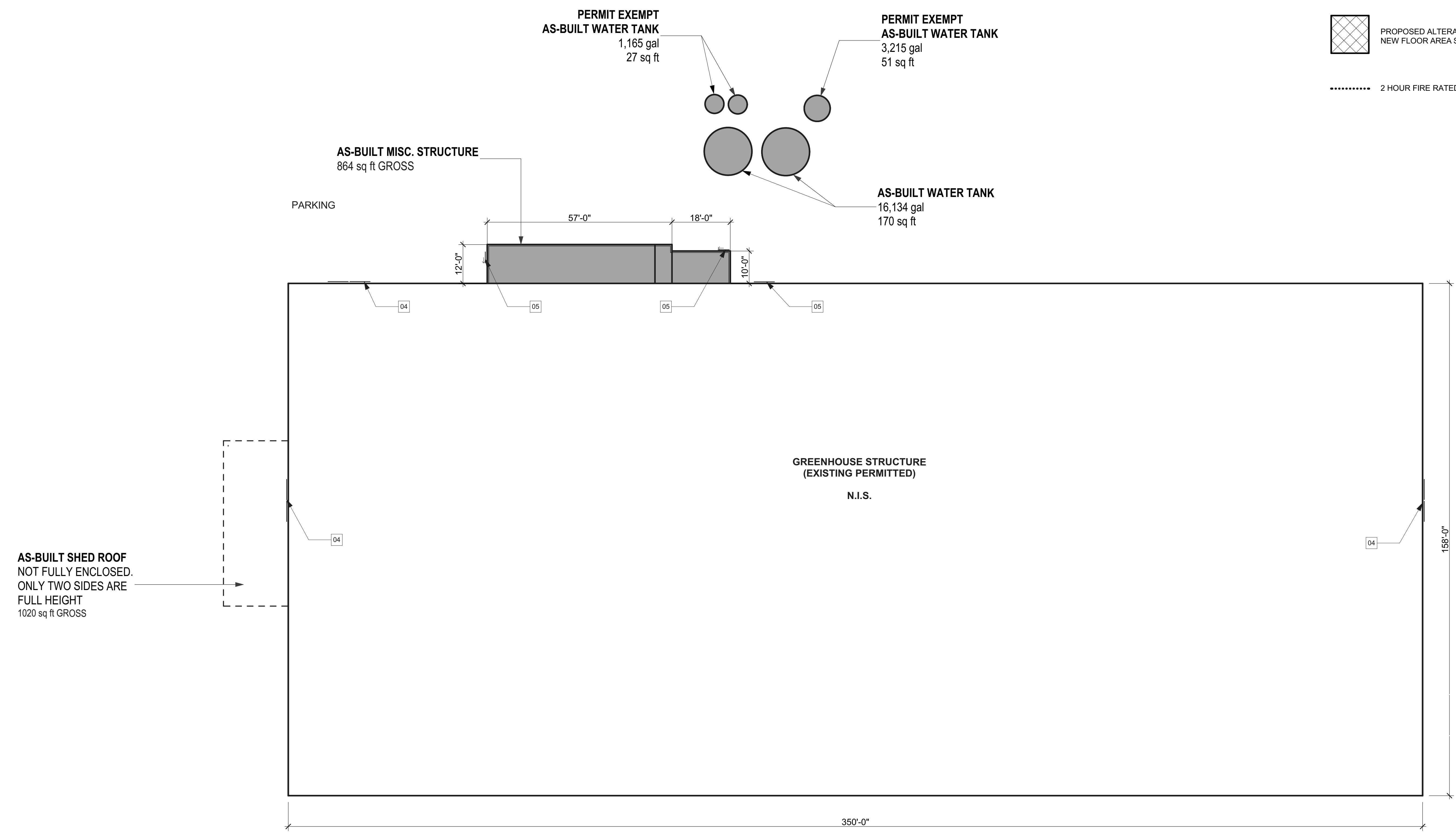
general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

Legend

- EXISTING PERMITTED
- PROPOSED ADDITIONS
- AS-BUILT ADDITION TO REMAIN
- AREA TO BE DEMO'D
- PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
- 2 HOUR FIRE RATED WALL

* EXISTING STRUCTURES NOT SHOWN ARE TO BE DEMOLISHED UNDER A SEPARATE PERMIT



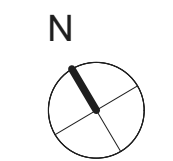
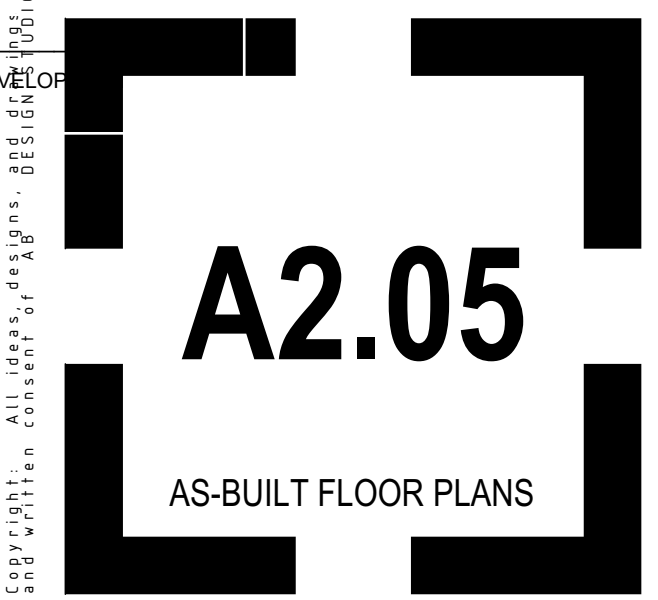
AB design studio, inc.
12/10/2021
plot stamp
Print / revision

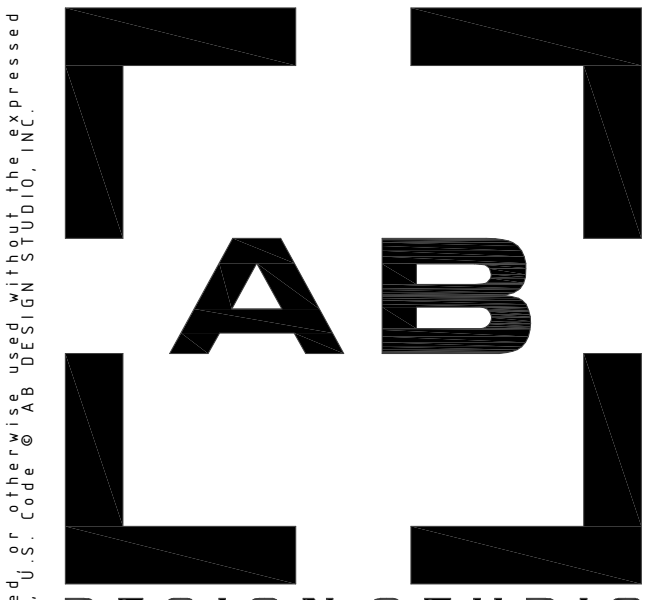
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

PROJECT INFO
PROJECT 19027.00
EVER-BLOOM, INC.
PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013

ZONING APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DEVELOPMENT





DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

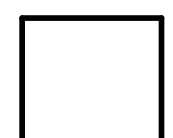
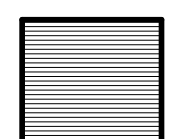

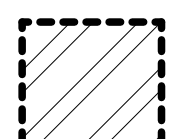
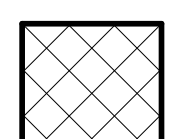

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 3010
LOS ANGELES, CA 90017
T: (818) 285-2650

keynotes

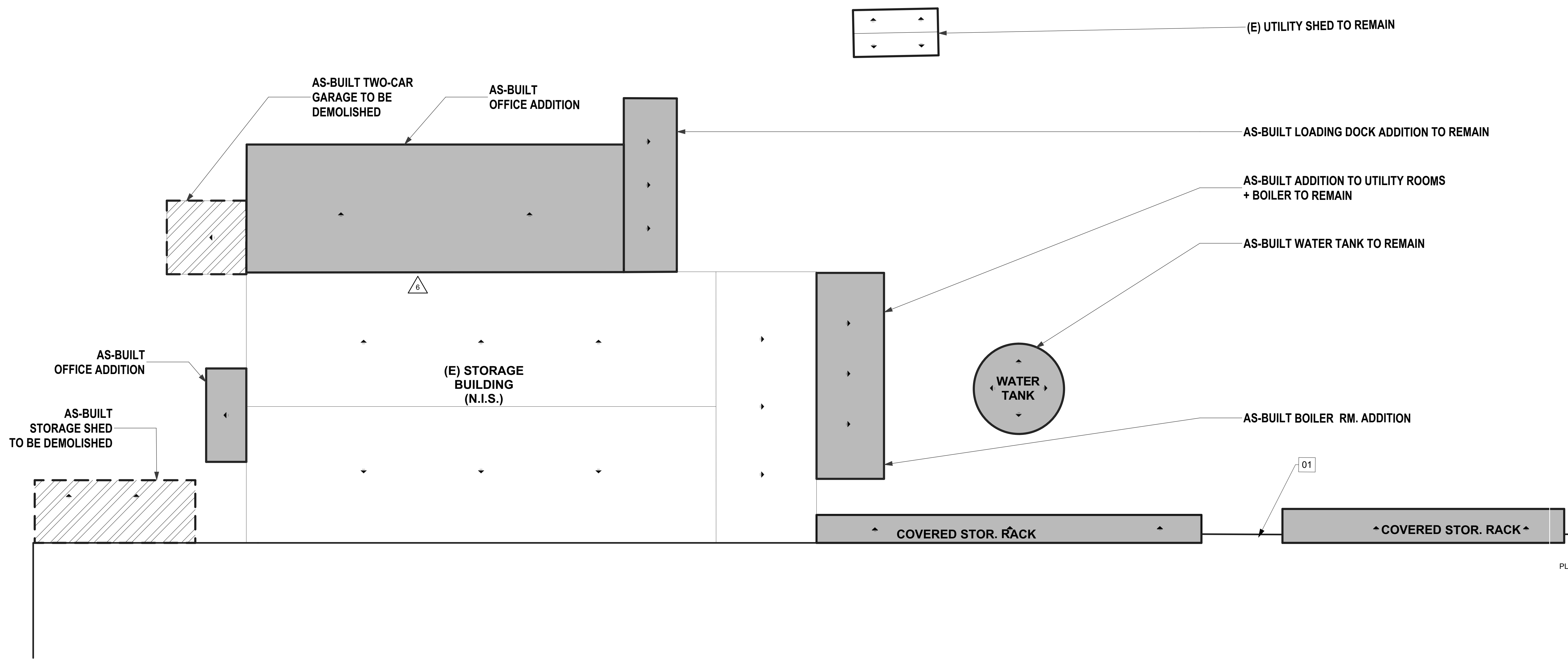
- 01 LINE OF EXISTING GREENHOUSE STRUCT.
- 02 EXISTING HARDSCAPE TO REMAIN
- 03 AS-BUILT ALTERATION LOC. W/IN FOOTPRINT & ROOFLINE OF GREENHOUSE
- 04 AS-BUILT ADDITION (SHOWN SHADED)
- 05 EXISTING STRUCTURE TO REMAIN
- 06 EXISTING STRUCTURE TO BE DEMOLISHED
- 07 TEMPORARY STRUCTURE (CLONE ROOM) LOC. UNDER ROOF OF (E) GREENHOUSE & DEFINED AS GREENHOUSE BY C.B.O.
- 08 AS-BUILT STRUCTURE TO BE DEMOLISHED

legend

-  EXISTING PERMITTED
-  PROPOSED ADDITIONS
-  AS-BUILT ADDITION TO REMAIN
-  AREA TO BE DEMO'D
-  PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
-  FIRE RATED WALL

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH



AB design studio, inc.
12/10/2021
plot stamp

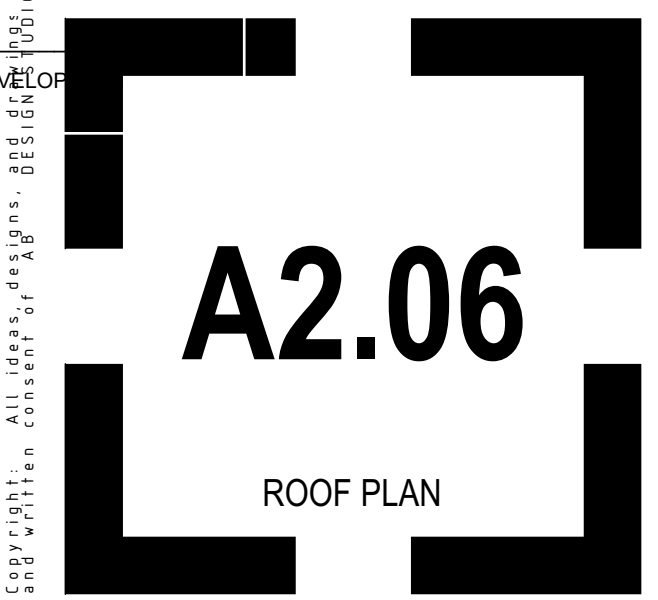
DATE	REVISION / DESCRIPTION
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

EVER-BLOOM, INC.
PROJECT 1902700

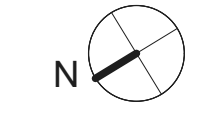
PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013

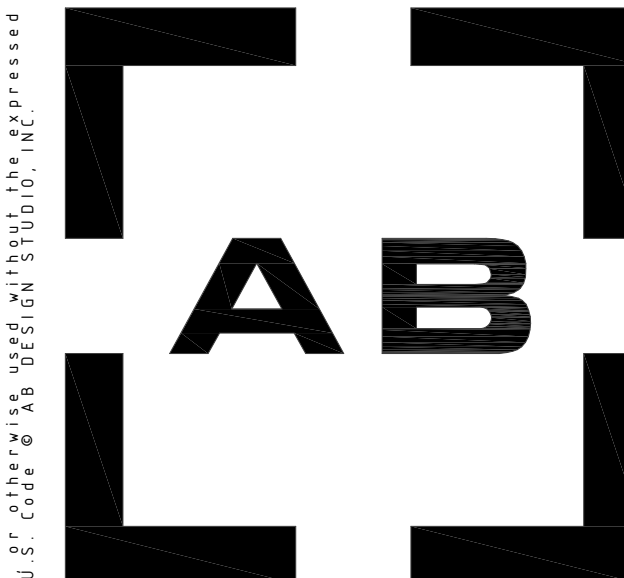
ZONING APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DEVELOPMENT



PARTIAL ROOF PLAN
SCALE: 1/16" = 1'-0"



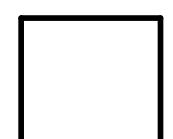
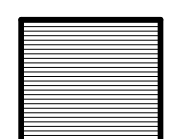

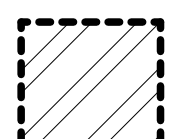
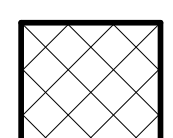



DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650

Legend

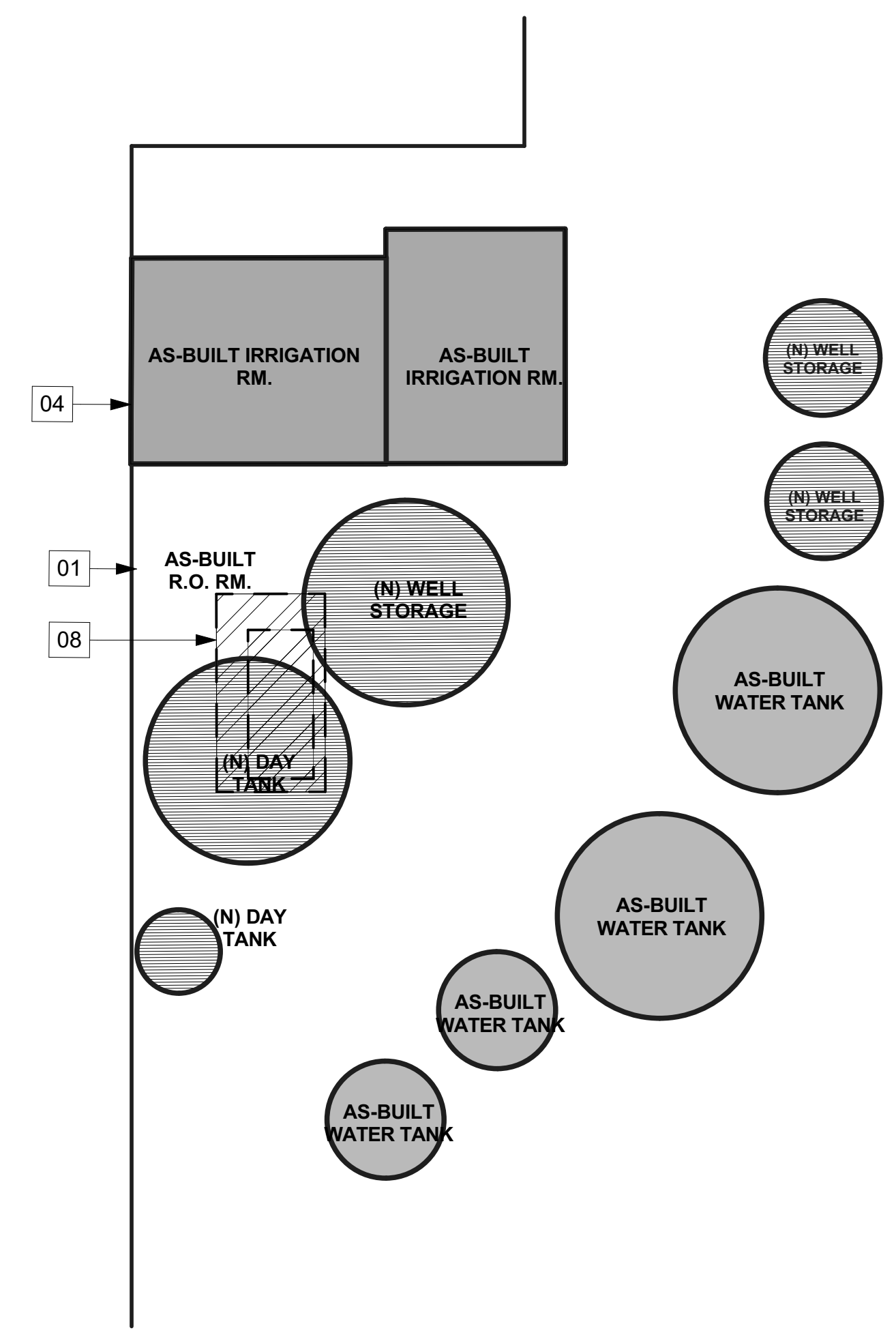
-  EXISTING PERMITTED
-  PROPOSED ADDITIONS
-  AS-BUILT ADDITION TO REMAIN
-  AREA TO BE DEMO'D
-  PROPOSED ALTERATION (NO NEW FLOOR AREA SQ.FT.)
-  FIRE RATED WALL

key notes

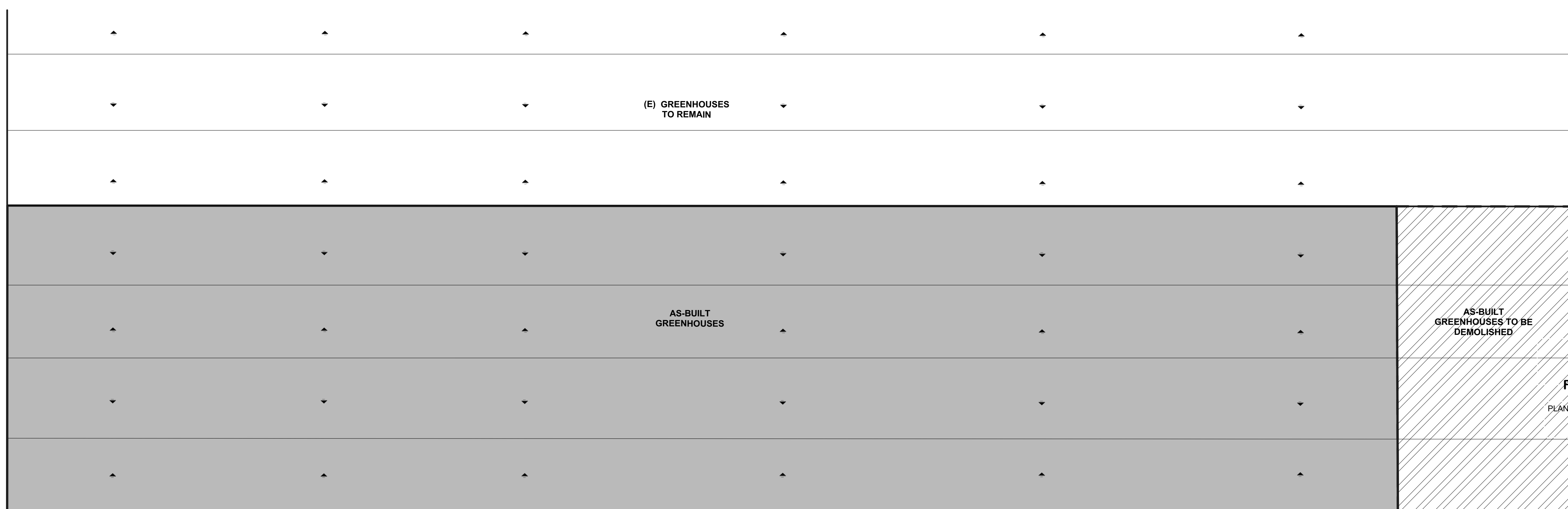
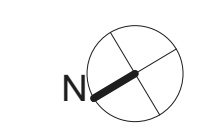
- 01 LINE OF EXISTING GREENHOUSE STRUCT.
- 02 EXISTING HARDSCAPE TO REMAIN
- 03 AS-BUILT ALTERATION LOC. W/N FOOTPRINT & ROOFLINE OF GREENHOUSE
- 04 AS-BUILT ADDITION (SHOWN SHADED)
- 05 EXISTING STRUCTURE TO REMAIN
- 06 EXISTING STRUCTURE TO BE DEMOLISHED
- 07 TEMPORARY STRUCTURE (CLONE ROOM) LOC. UNDER ROOF OF (E) GREENHOUSE & DEFINED AS GREENHOUSE BY C.B.O.
- 08 AS-BUILT STRUCTURE TO BE DEMOLISHED

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH



ENLARGED ROOF PLAN
SCALE: 1/16" = 1'-0"



GREENHOUSE ROOF PLAN
SCALE: 1/16" = 1'-0"

ZONING APPROVED

February 03, 2022

PLANNER: gvonkian
PLANNING & DEVELOPMENT

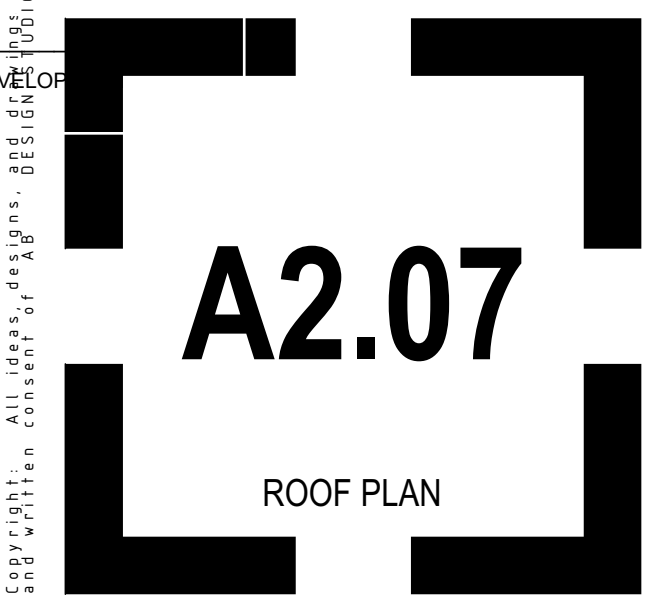


DATE	REVISION
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

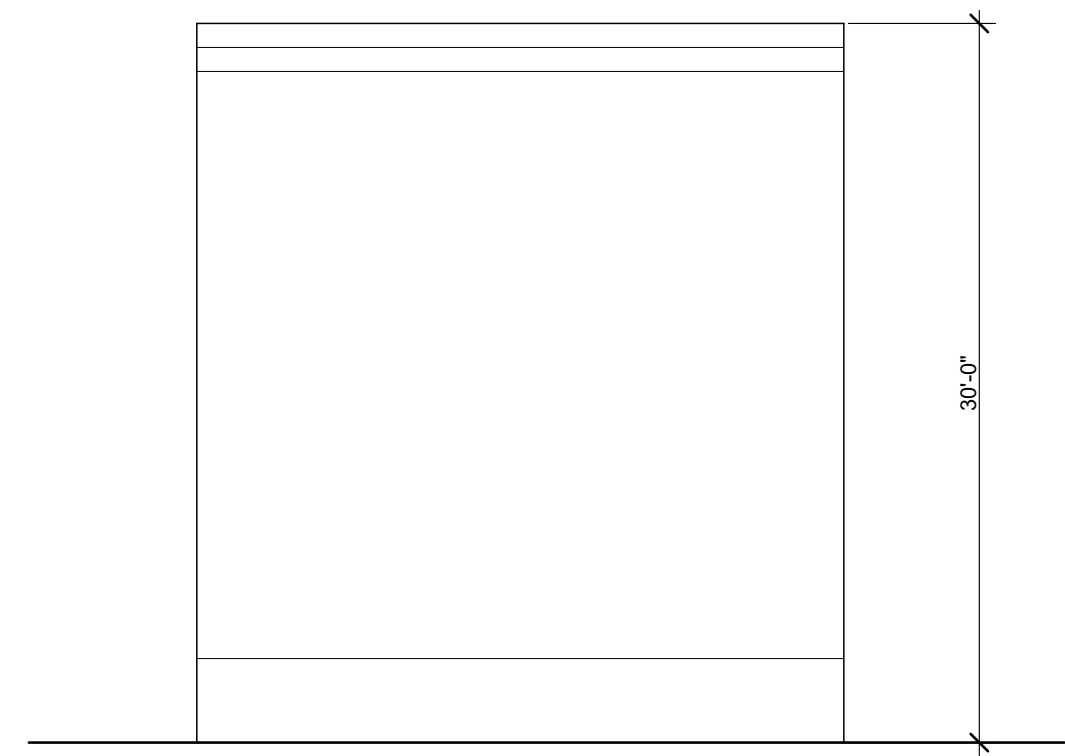
EVER-BLOOM, INC.

PROJECT ADDRESS | 4701 FOOTHILL ROAD CARPINTERIA, CA 93013

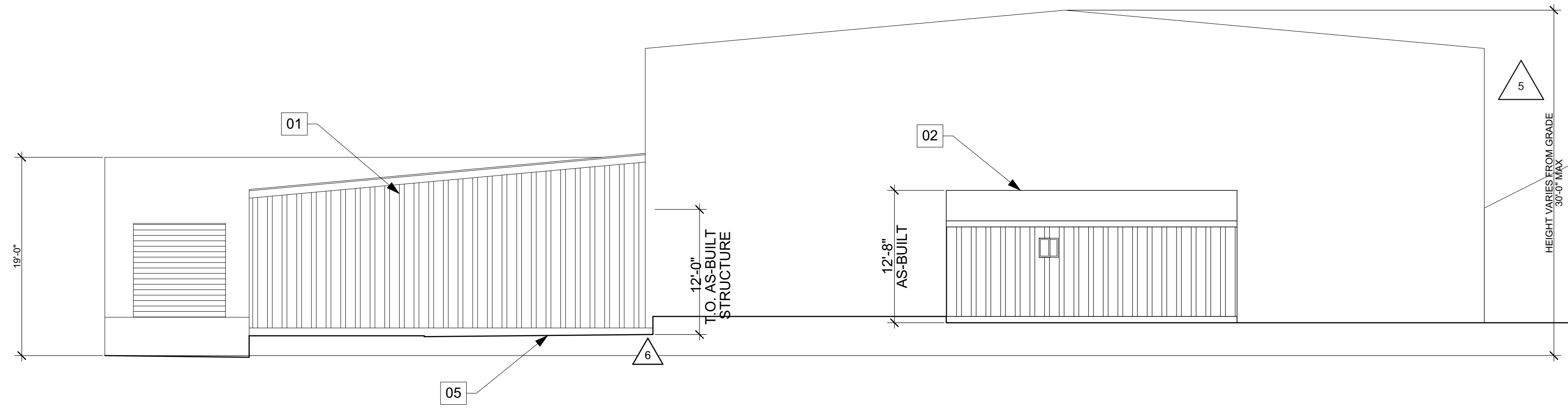
OWNER CONTACT | EVER-BLOOM, INC.



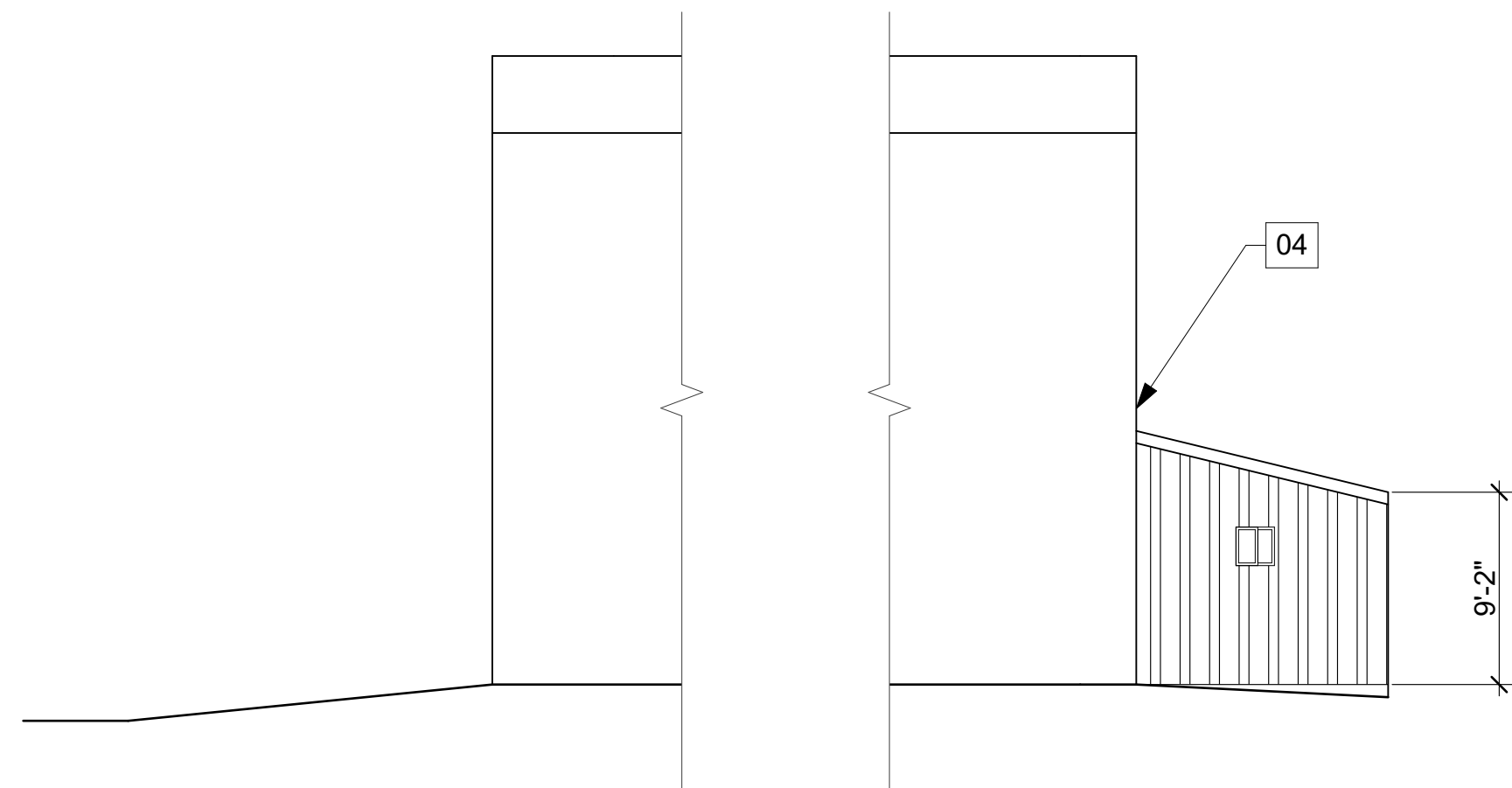
COPYRIGHT: ALL RIGHTS RESERVED. 02/03/2022



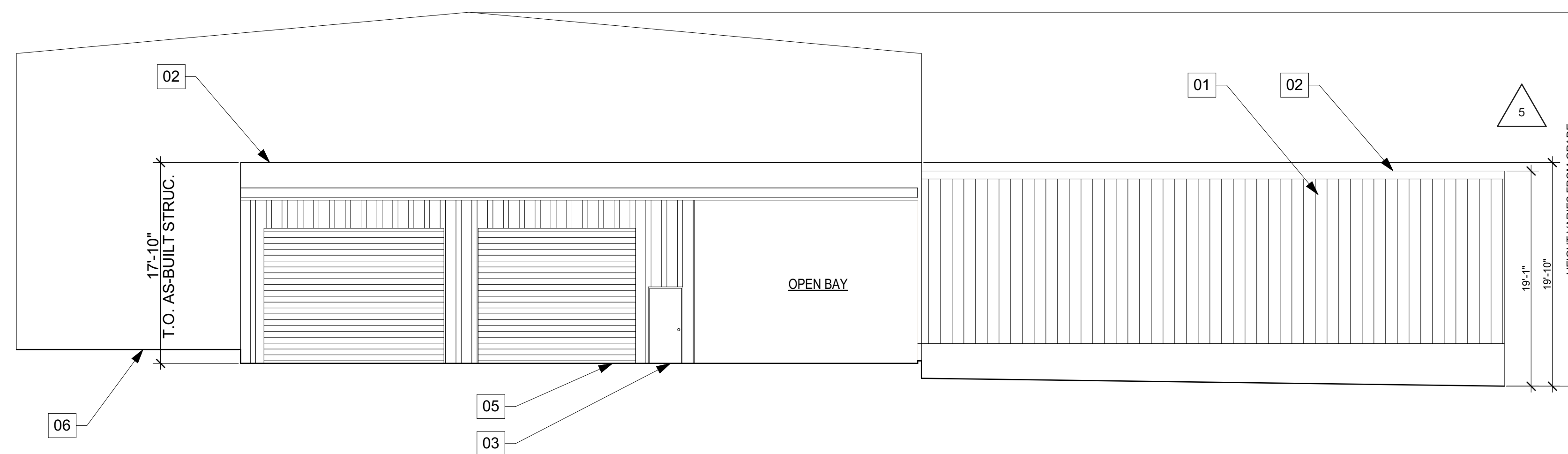
AS-BUILT WATER TANK ELEVATION 5
SCALE: 1/8" = 1'-0"



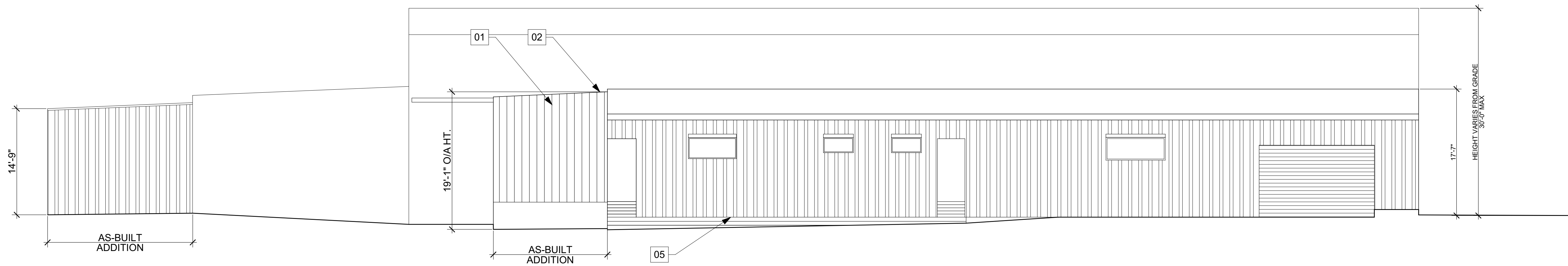
STORAGE BUILDING / OFFICE EAST ELEVATION 4
SCALE: 1/8" = 1'-0"



STORAGE BUILDING / OFFICE WEST ELEVATION 3
SCALE: 1/8" = 1'-0"



STORAGE BUILDING / OFFICE SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



STORAGE BUILDING / OFFICE NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"

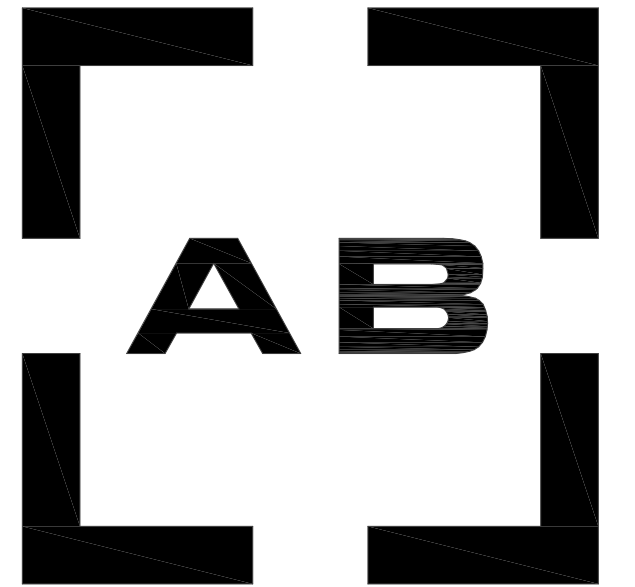
key notes

- 01 CORRUG. MTL. SIDING TO MATCH EXISTING
- 02 MTL. ROOF
- 03 PAINTED MTL. DOOR
- 04 PROFILE OF EXISTING STRUCTURE
- 05 MLT. ROLL-UP DOOR
- 06 PROFILE OF EXISTING STRUCTURE BEYOND
- 07 (E) POLYCARBONATE SIDING TO REMAIN
- 08 (E) DOOR
- 09 CORRUGATED MTL. SIDING - UNPAINTED
- 10 REFER TO DEMOLITION AS INDICATED

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

PLANNING



DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650



DATE	DESCRIPTION
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

PROJECT INFO
EVER-BLOOM, INC.

PROJECT ADDRESS | 4701 FOOTHILL ROAD
CARPINTERIA, CA 93013

APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DESIGN



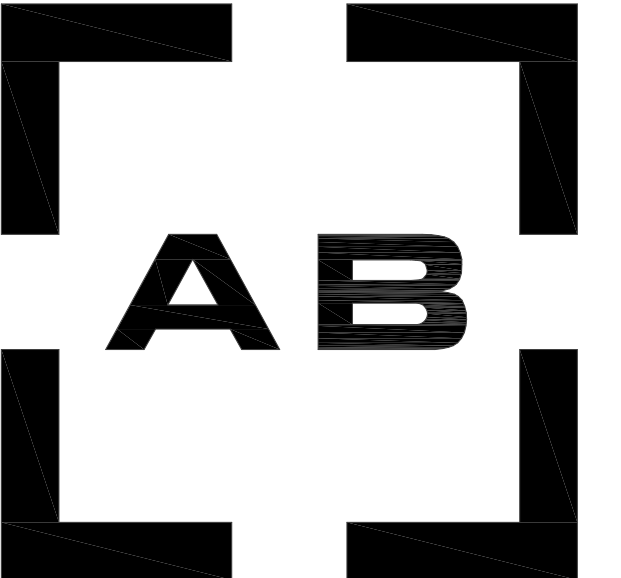
key notes

- 01 CORRUG. MTL. SIDING TO MATCH EXISTING
- 02 MTL. ROOF
- 03 PAINTED MTL. DOOR
- 04 PROFILE OF EXISTING STRUCTURE
- 05 MLT. ROLL-UP DOOR
- 06 PROFILE OF EXISTING STRUCTURE BEYOND
- 07 (E) POLYCARBONATE SIDING TO REMAIN
- 08 (E) DOOR
- 9 CORRUGATED MTL. SIDING - UNPAINTED
- 10 REFER TO DEMOLITION AS INDICATED

general notes

1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH

PLANNING



DESIGN STUDIO
INCORPORATED

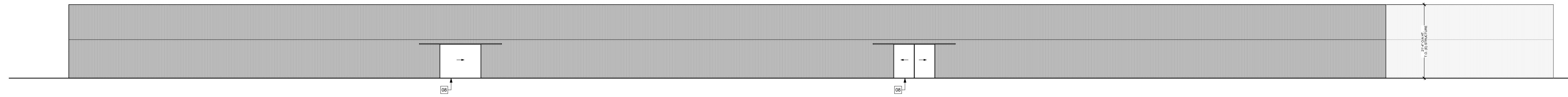
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
w w w . a b d e s i g n s t u d i o . i n c . c o m
p r o j e c t t e a m

[CIVIL ENGINEER]

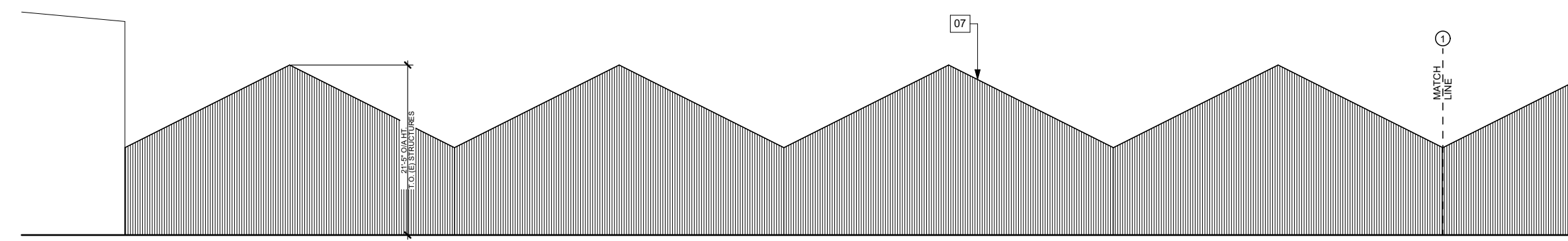
SCOTT SMITH, P.E.
COAST ENGINEERING &
SURVEY, INC.
5553 HOLLISTER AVE #5
GOLETA, CA 93117
T: (760) 522-1527

[FIRE PROTECTION ENGINEER]

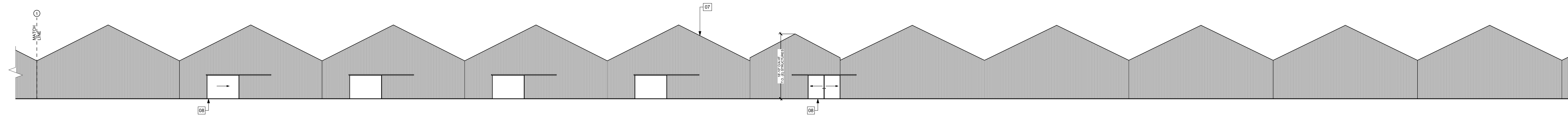
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD,
SUITE 1010
LOS ANGELES, CA 90017
T: (818) 285-2650



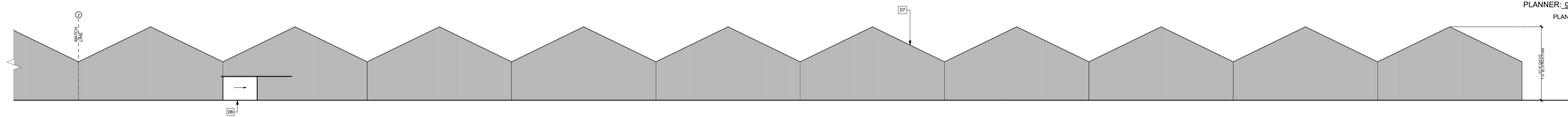
GREENHOUSE WEST ELEVATION 4
SCALE: 1/16" = 1'-0"



GREENHOUSE NORTH ELEVATION 3
SCALE: 1/16" = 1'-0"



GREENHOUSE NORTH ELEVATION 2
SCALE: 1/16" = 1'-0"



GREENHOUSE NORTH ELEVATION 1
SCALE: 1/16" = 1'-0"



12/10/2021

print / revision

05.31.2019 BAR SUBMITTAL

04.03.2020 PLANNING SUBMITTAL

06.04.2020 REVISED PROGRESS PLANS

06.12.2020 REVISED PROGRESS PLANS

06.30.2020 REVISED PROGRESS PLANS

09.30.2020 REVISED PROGRESS PLANS

09.30.2021 REVISED PROGRESS PLANS

12.10.2021 REVISED PROGRESS PLANS

PROJECT 19027.00

EVER-BLOOM, INC.

PROJECT ADDRESS | 4701 FOOTHILL ROAD

CARPINTERIA, CA 93013

OWNER CONTACT | EVER-BLOOM, INC.

PLANNER: gvonkian

PLANNING & DESIGN

APPROVED

February 03, 2022

ZONING

APPROVED

February 03, 2022

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

PLANNING & DESIGN

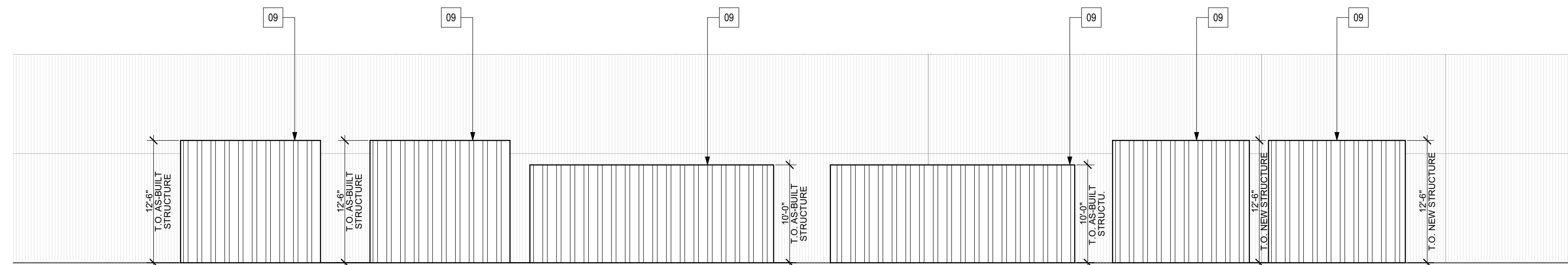


key notes

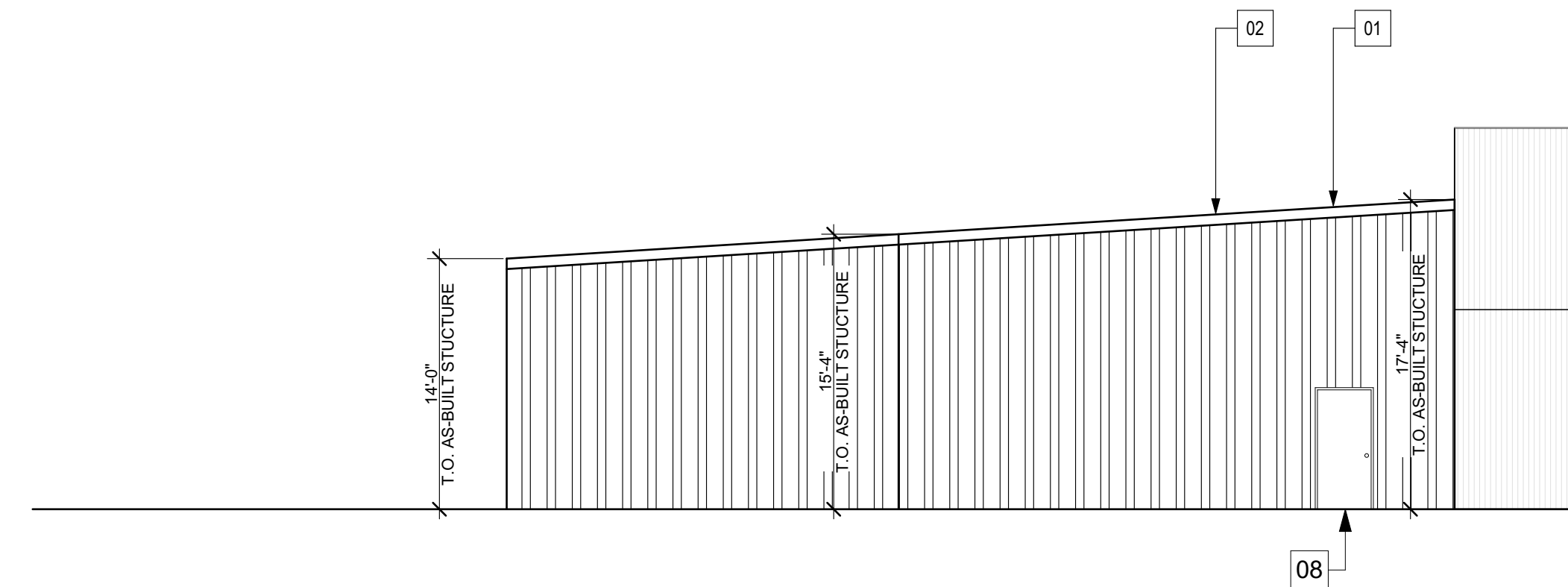
- 01 CORRUG. MTL. SIDING TO MATCH EXISTING
- 02 MTL. ROOF
- 03 PAINTED MTL. DOOR
- 04 PROFILE OF EXISTING STRUCTURE
- 05 MLT. ROLL-UP DOOR
- 06 PROFILE OF EXISTING STRUCTURE BEYOND
- 07 (E) POLYCARBONATE SIDING TO REMAIN
- 08 (E) DOOR
- 9 CORRUGATED MTL. SIDING - UNPAINTED
- 10 REFER TO DEMOLITION AS INDICATED

general notes

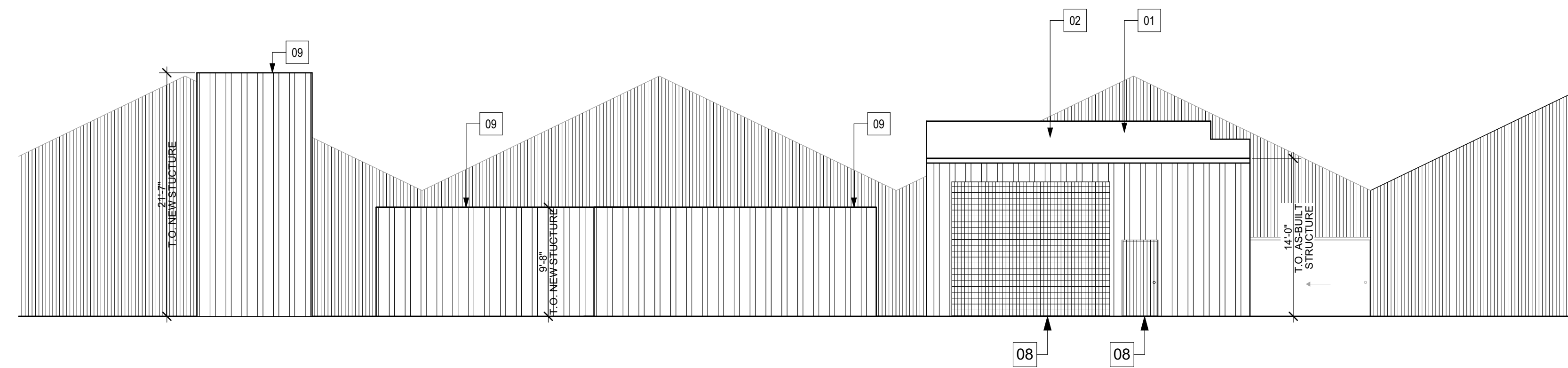
1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH



ELEVATION - WATER TANKS 3
SCALE: 1/8" = 1'-0"

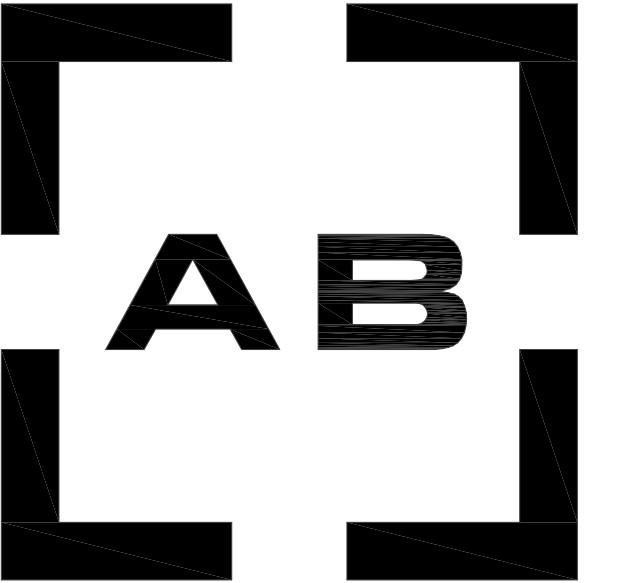


ELEVATION - IRRIGATION RM. 2
SCALE: 1/8" = 1'-0"



ELEVATION - WATER TANK & IRRIGATION RM. 1
SCALE: 1/8" = 1'-0"

PLANNING



DESIGN STUDIO
INCORPORATED

P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
w w w . a b d e s i g n s t u d i o . i n c . c o m
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING &
SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

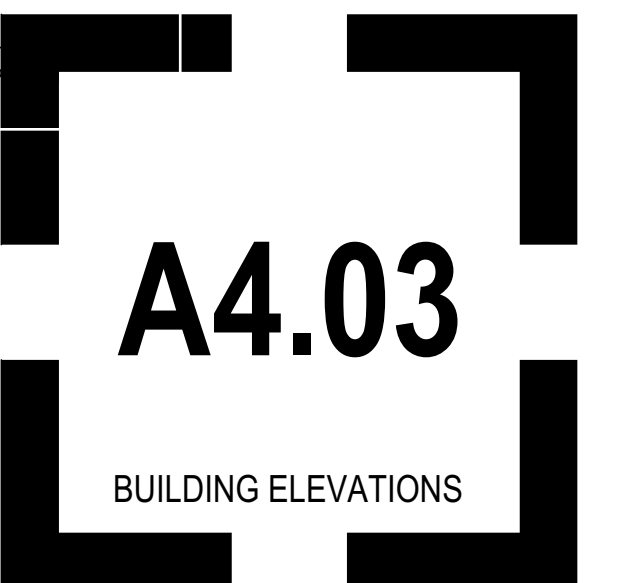
[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD,
SUITE 1019
LOS ANGELES, CA 90017
T: (818) 285-2650



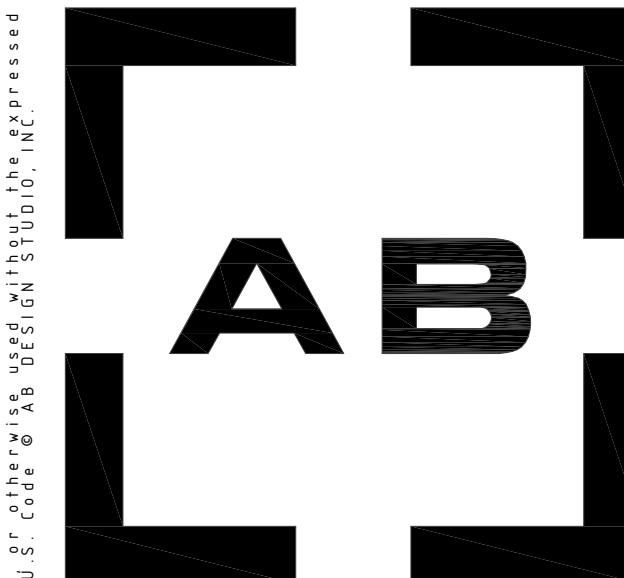
DATE	REVISION
12.10.2021	REVISION 8
12.10.2021	REVISION 7
12.10.2021	REVISION 6
12.10.2021	REVISION 5
12.10.2021	REVISION 4
12.10.2021	REVISION 3
12.10.2021	REVISION 2
12.10.2021	REVISION 1
12.10.2021	BAR SUBMITTAL
12.10.2021	PLANNING SUBMITTAL
12.10.2021	PROJECT INFO

ZONING APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DESIGN



COPYRIGHT: ALL RIGHTS RESERVED. 2021. AB DESIGN STUDIO, INC. 420 E. HALEY STREET, SANTA BARBARA, CA 93101. PROJECT 1902700



DESIGN STUDIO
INCORPORATED
P H | 8 0 5 . 9 6 3 . 2 1 0 0
F X | 8 0 5 . 9 6 3 . 2 3 0 0
4 2 0 E H A L E Y S T R E E T
S A N T A B A R B A R A | C A L I F O R N I A 9 3 1 0 1
www.abdesignstudioinc.com
p r o j e c t t e a m

[CIVIL ENGINEER]
SCOTT SMITH, P.E.
COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA 93117
T: (760) 522-1527

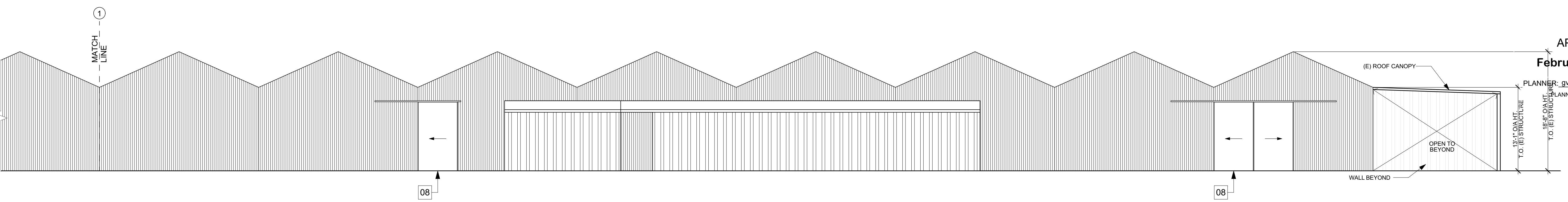
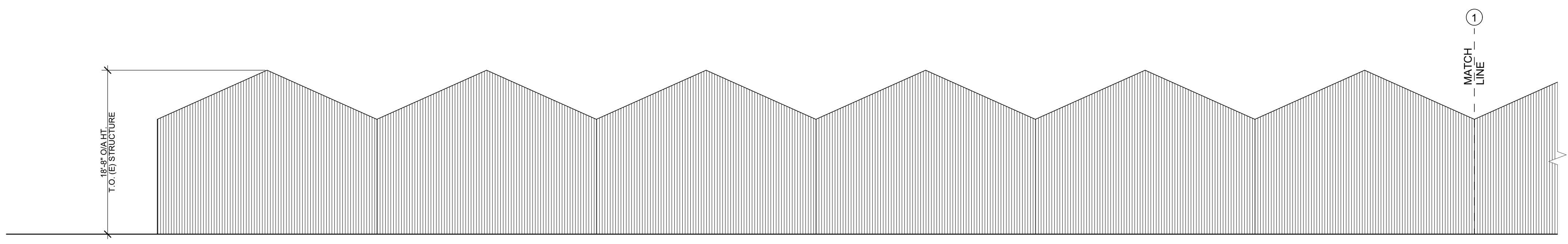
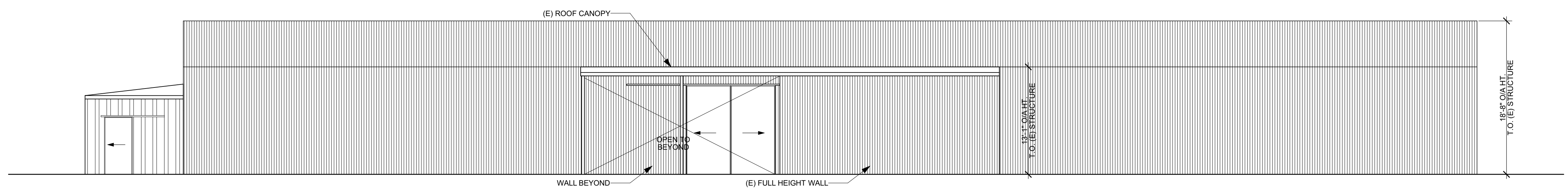
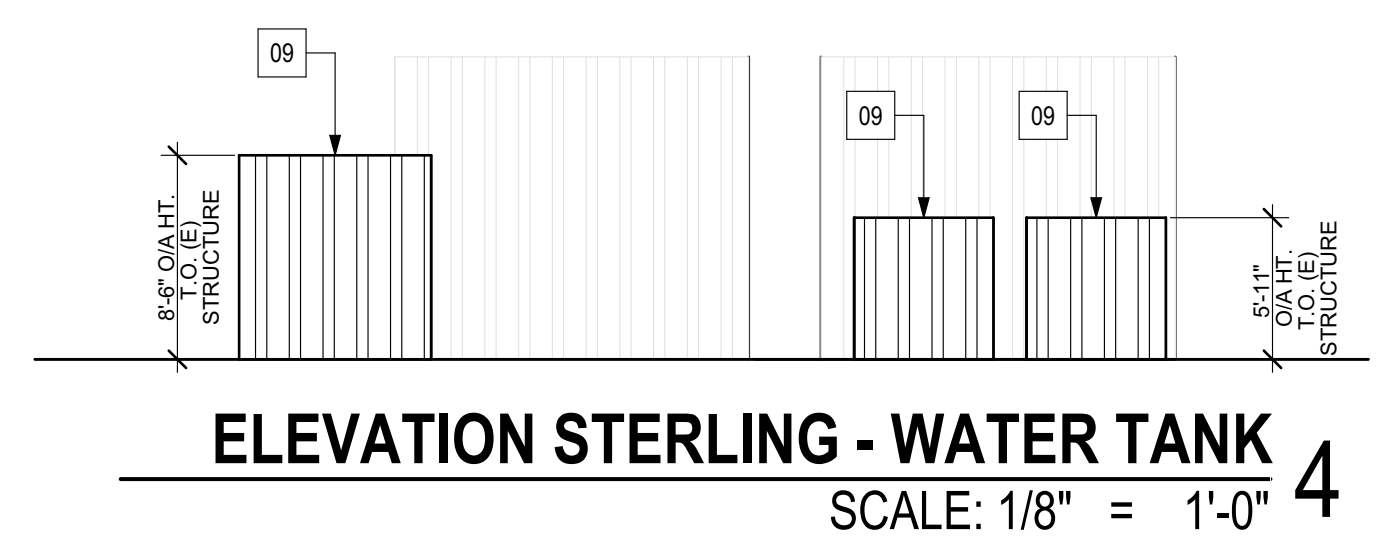
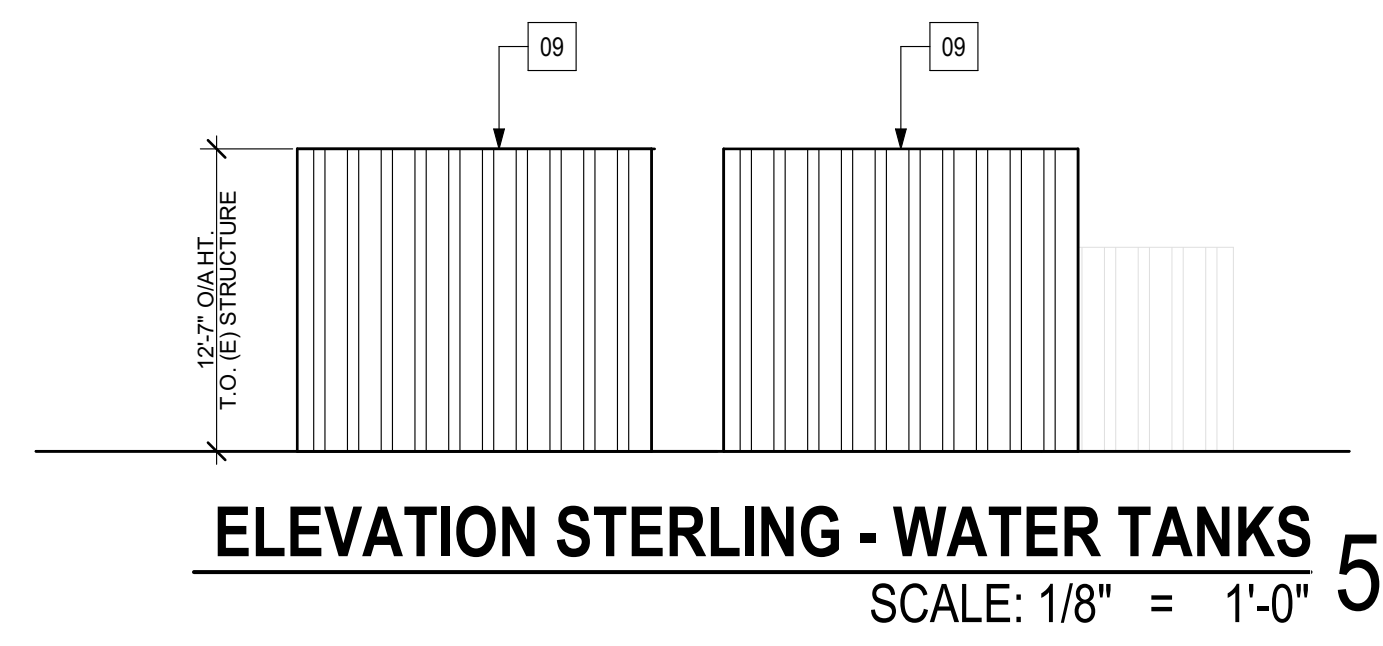
[FIRE PROTECTION ENGINEER]
DANIEL MIZRACH, P.E.
COFFMAN ENGINEERS, INC.
626 WILSHIRE BOULEVARD, SUITE 3010
LOS ANGELES, CA 90017
T: (818) 285-2650

key notes

- 01 CORRUG. MTL. SIDING TO MATCH EXISTING
- 02 MTL. ROOF
- 03 PAINTED MTL. DOOR
- 04 PROFILE OF EXISTING STRUCTURE
- 05 MLT. ROLL-UP DOOR
- 06 PROFILE OF EXISTING STRUCTURE BEYOND
- 07 (E) POLYCARBONATE SIDING TO REMAIN
- 08 (E) DOOR
- 09 CORRUGATED MTL. SIDING - UNPAINTED
- 10 REFER TO DEMOLITION AS INDICATED

general notes

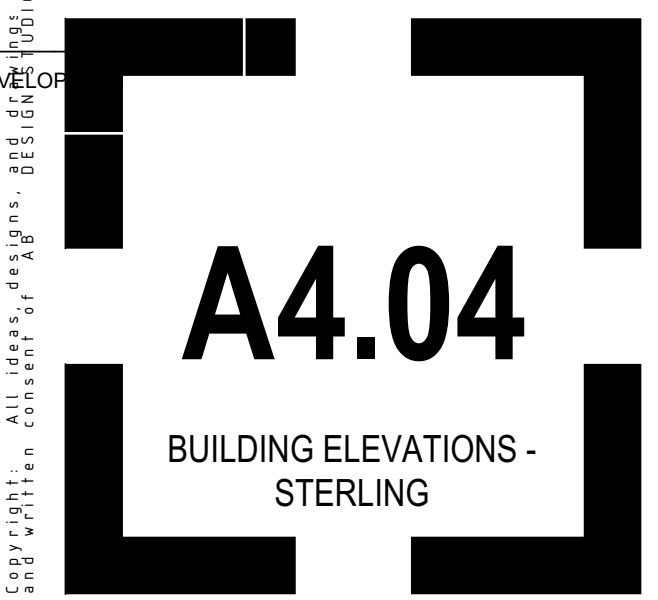
1. DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST INCH



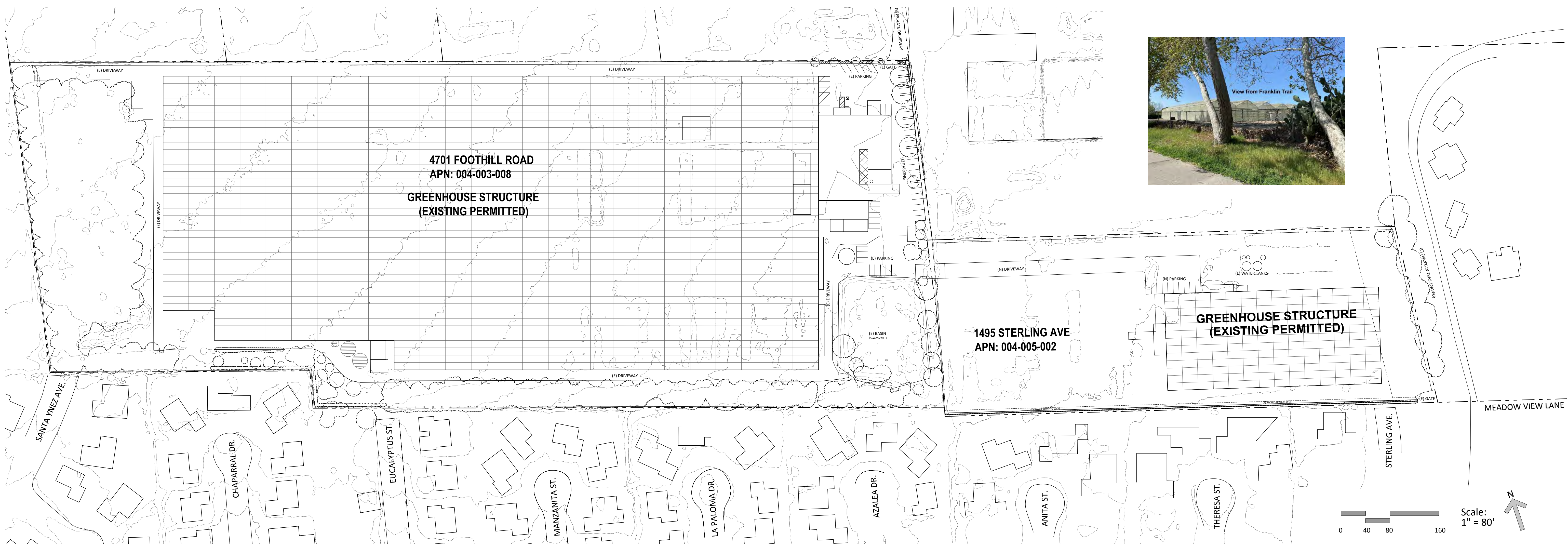
DATE	REVISION
05.31.2019	BAR SUBMITTAL
04.03.2020	PLANNING SUBMITTAL
06.04.2020	REVISED PROGRESS PLANS
06.12.2020	REVISED PROGRESS PLANS
06.30.2020	REVISED PROGRESS PLANS
09.30.2020	REVISED PROGRESS PLANS
09.30.2021	REVISED PROGRESS PLANS
12.10.2021	REVISED PROGRESS PLANS

EVER-BLOOM, INC.
PROJECT 1902700

ZONING APPROVED
February 03, 2022
OWNER CONTACT: EVER-BLOOM, INC.
PLANNER: gvonkian
PLANNING & DESIGN



COPYRIGHT © 2022 AB DESIGN STUDIO, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF AB DESIGN STUDIO, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, STORED IN A RETRIEVING SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AB DESIGN STUDIO, INC.

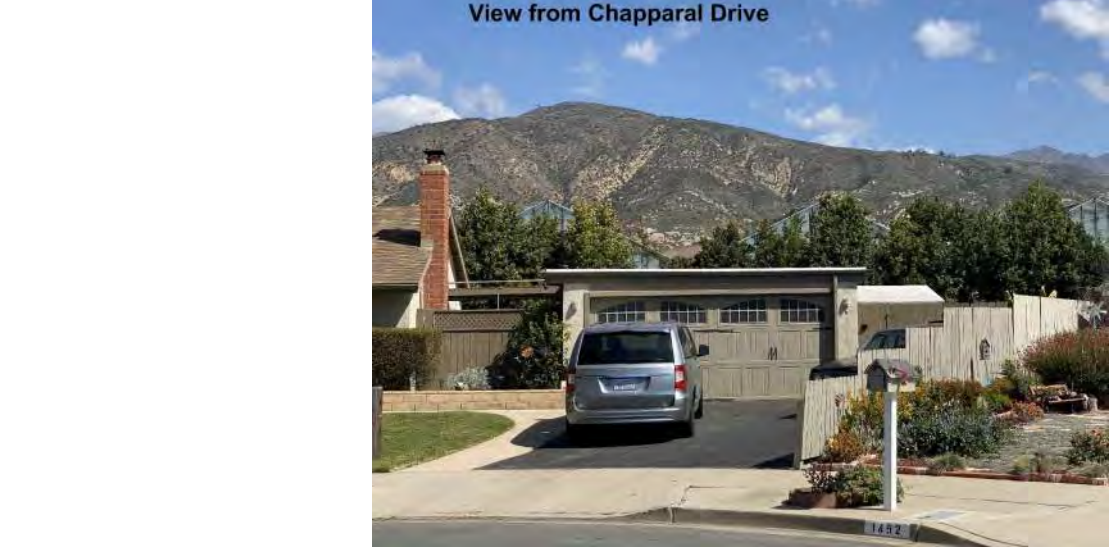
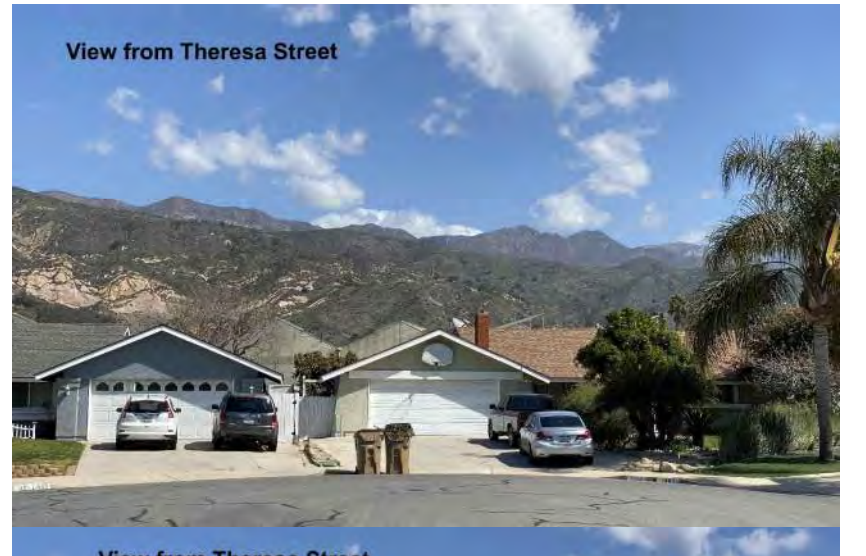
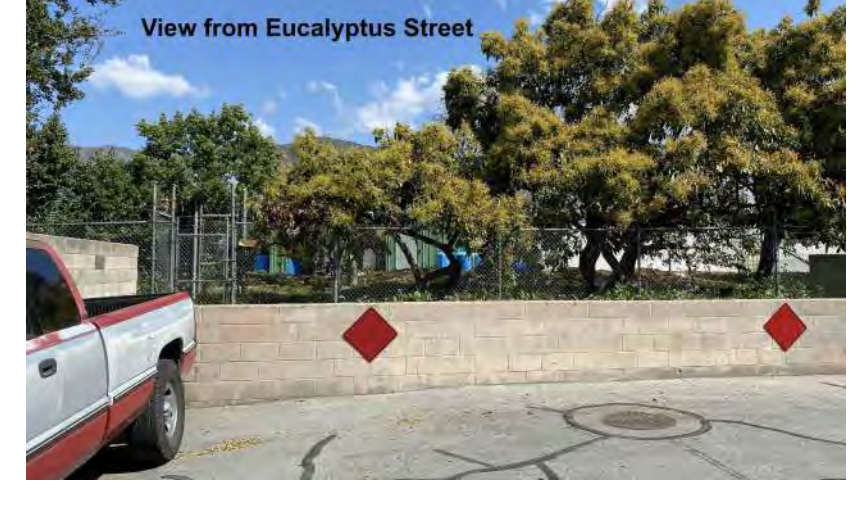
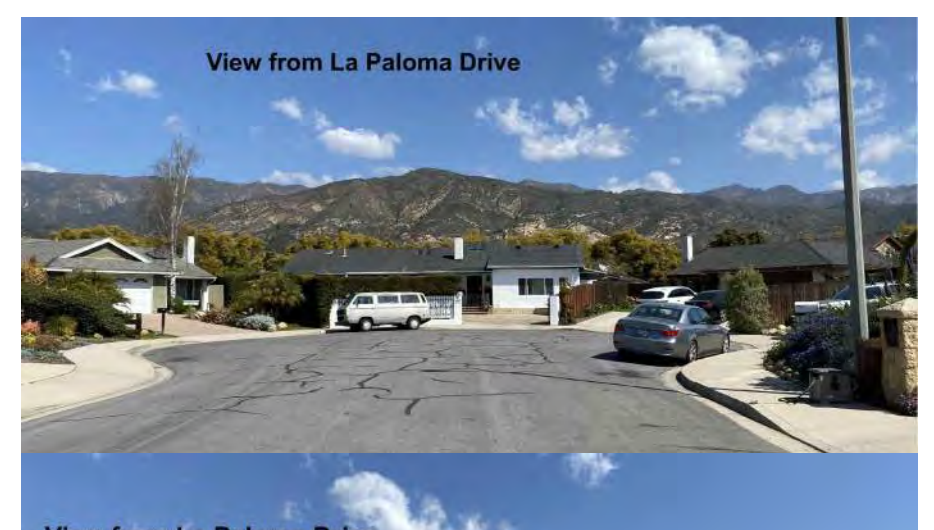
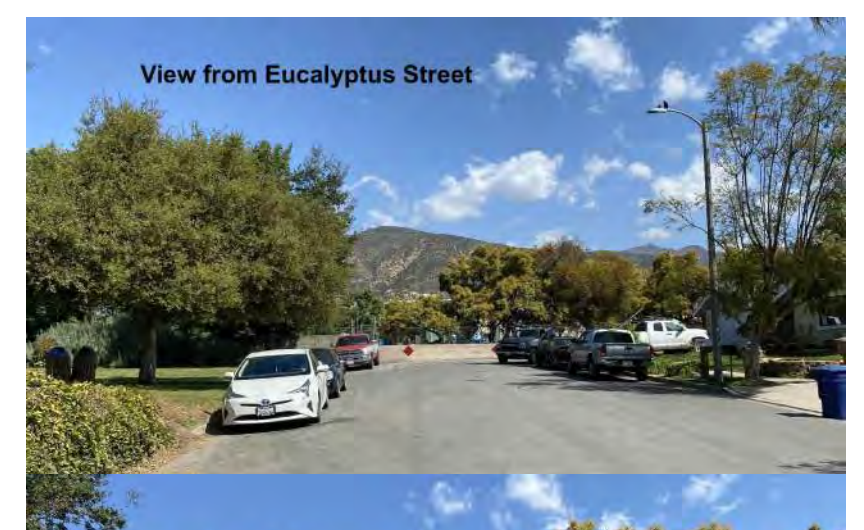
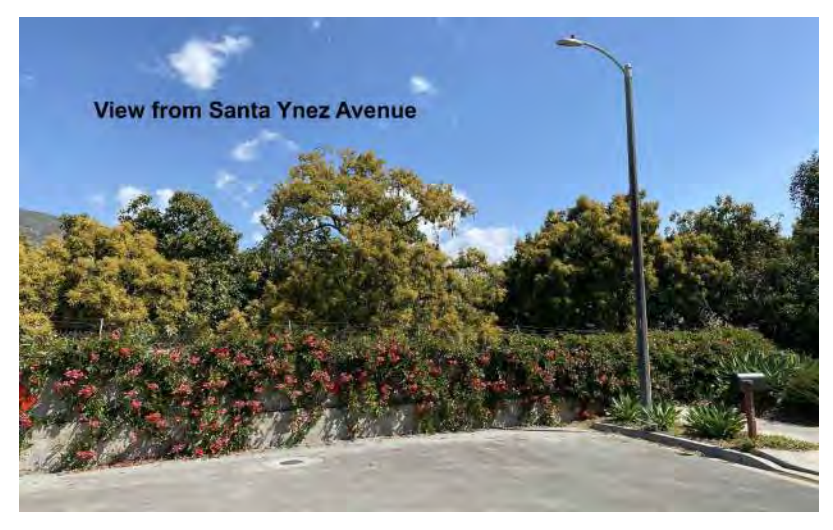


erin o carroll
 landscape architecture, PC
 105 West De La Guerra Street Unit J
 Santa Barbara CA 93101
 805.364.5075 www.erinocarroll.com



FOR REFERENCE ONLY

EVER-BLOOM INC
 4701 Foothill Rd
 Carpinteria, CA, 93013



ZONING APPROVED
 February 03, 2022

PLANNER: gvonkian
 PLANNING & DEVELOPMENT

Date/ Issue

2021.04.15

Sheet 1 of 4



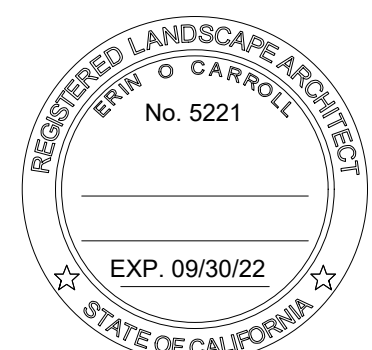
L1.0

EXISTING SITE PHOTOS

Drawing Name: C:\Users\erin\OneDrive\Desktop\In Progress Projects\Ever-Bloom Inc\Sheets\Construction Drawings\Planting Plan\L1.0 Existing Site Photos.dwg Plot date: 2021-04-15 4:06 PM



erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarrall.com



NOT FOR CONSTRUCTION

EVER-BLOOM INC
4701 Foothill Rd
Carpinteria, CA, 93013

LANDSCAPE SCREENING PLAN

APPROVED

PLANNING & DEVELOPMENT

Date/ Issue

2021.04.15

Sheet 2 of 4

L1.1

State Model Water Efficient Landscape Ordinance Notes:

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly for the efficient use of water in the irrigation design plan.

I have complied with the criteria of the MWELO and applied them accordingly for the efficient use of water in the irrigation design plan.

Erin O Carroll
Signature Printed Name Date
Erin O Carroll 2021.04.15

All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to the manufacturer's instructions and recommendations.

Slopes greater than 25% shall not be irrigated with an irrigation system with application rate exceeding 0.75 inches per hour unless an alternate technology is utilized and approved by the authority having jurisdiction.

A certificate of Completion Requirements in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project. The Certificate of Completion shall contain, at a minimum, the following:

- Project Information
- Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, an "as-built" plan shall be included with the certification. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes).
- Irrigation scheduling parameters used to set the controller (see MWELO Section 492.10)
- Landscape and irrigation maintenance schedule (see MWELO Section 492.11)
- Irrigation audit report (see MWELO Section 492.12)
- Soil analysis report (if not previously submitted with Landscape Documentation Package)

State Model Water Efficient Landscape Ordinance Water Use Calculations:

Water Efficient Landscape Worksheet									
Site Information									
Site Name	Ever-Bloom Inc.								
Site Type	Commercial								
Annual EIR (mcheyr)	44.3								
Regular Landscape Areas									
Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Emission Efficiency (EE)	ET&W (P/SG)	Hydrozone Area (sq ft)	ET&W x Area	Estimated Total Water Use (gals./yr.)		
Moderate Water Use Plantings	0.5	Drip	0.85	0.6	4,006	2,473	68,833		
Low Water Use Plantings	0.5	Drip	0.85	0.4	1,595	739	20,772		
SUBTOTAL							89,605	8,212	97,817
Special Landscape Areas									
High water use Reduced Trees adjacent to wet basins/areas (no supplemental irrigation required)	5,318								
Moderate water use Trees and Shrubs adjacent to wet basins/areas (no supplemental irrigation required)	3,373								
Urban Avocado Trees (pruned)	3,279								
SUBTOTAL							11,970	0	11,970
ESTIMATED TOTAL WATER USE (ET&W)							109,575	8,212	117,787
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)							495,513		
ET&W Calculations									
Regular Landscape Areas		Total ET&W x Area	3,212						
		Total Area	6,002						
		Average ET&W	0.54						
All Landscape Areas		Total ET&W x Area	3,212						
		Total Area	17,868						
		Shrub/ET&W	0.18						
Notes: ET&W meets MAWA requirement.									

Irrigation Notes:

Provide allowance in bid for up to (6) drip valves to irrigate all new and existing plantings indicated on sheets L1.1 and L1.2.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes.

The irrigation system shall be zoned according to microclimatic setting and plant water use requirements.

Contractor to provide irrigation to all plants. Existing irrigation system at existing plants shall remain in place, and be repaired as required. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all new and existing planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Do not trench within driplines of existing trees.

Adjust controller run times and emitters to eliminate all runoff.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of (1) year from completion of project.

Test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Irrigation controller run times shall be adjusted to not allow any irrigation water overspray onto paved surfaces.

4701 FOOTHILL ROAD
APN: 004-003-008

GREENHOUSE STRUCTURE
(EXISTING PERMITTED)

(N) Persea americana 'Hass' / Hass Avocado, typ.
Note: remove existing wire mesh on existing vine support and replace with 2"x2" McNichols wire mesh square, 1/4" thick, galvanized steel wire mesh. www.mcnichols.com. Train (E) Distictis buccinatoria / Red Trumpet Vine to (n) wire mesh with brown twine. Other existing plants on existing vine support to be removed.
(N) Distictis buccinatoria / Red Trumpet Vine

(E) Avocados to remain in place.

(N) Prunus ilicifolia ssp. ilicifolia / Catalina Cherry.

(E) Prunus ilicifolia ssp. ilicifolia / Catalina Cherry to remain in place.

(N) Ficus nitida / Indian Laurel, typ.

(E) Prunus ilicifolia ssp. ilicifolia / Catalina Cherry
(N) Bambusa oldhamii / Giant Timber Bamboo, typ.

(E) Avocados to remain in place.
(N) Persea americana 'Hass' / Hass Avocado, typ.

(E) Ligustrum lucidum / Broad Leaf Privet to remain in place.
(N) Persea americana 'Hass' / Hass Avocado, typ.
(N) Sequoia sempervirens / Coast Redwood

Irrigation Equipment

Item	Manufacturer	Model	Notes
Irrigation Sub Meter	Neptune	T-10, 1-1/2" size; lead free.	Install per manufacturer's specifications in valve box with gravel fill.
Backflow Device and pressure regulator.	Wilkins	975XL2TCU, 1-1/4" size with 500 XL with pressure gauge.	Install per manufacturer specifications.
Master Control Valve	Superior	3100 Normally closed master control valve. 1-1/4" size.	
Flow Sensor	Weathermatic	SLFSI-T15	Match mainline size.
Ball Valve	Spears	True Union I-2000, 1-1/4" size.	Install in locking rectangular valve box with gravel fill downstream of flow sensor.
Drip Valve Assemblies	Rainbird	XCZ-075-PRF (zones 4 GPM or less) and XCZ-100-PRF (zones greater than 4 GPM)	Install in locking rectangular valve box with gravel fill.
Direct burial irrigation wire	N.A.	Irrigation control wire #12UF AWG direct burial (U.L. approved).	
Controller with Weather Station	Weathermatic	SL1600 Smartline controller and SLW5 Smartlink wireless weather station.	Exterior wall mount controller. Mount weather station to site wall or building eave where open to sky in non visible location.
Dripline	Netafim	17mm TLCV blank tubing.	Install below bark mulch and stake every 6'.
Drip Emitters (pressure compensating)	Netafim	Techflow WPC 20-250, 2.0 GPH, Green color.	Install (1) per 1 gallon plant. Install (2) per 5 gallon plant. Install (4) per 15 gallon plant.
Drip Air Vacuum Relief Valve	Netafim	TLAVRV	Install in locking 6" round valve box at the high point of each planter.
Automatic Drip Flush Valve	Netafim	TLFV-1	Install in locking 6" round valve box with gravel fill.
Lateral Line	Lasco or equal	Schedule 40 PVC, 3/4" size, typ.	Bury below finish grade, 12" Min.
Mainline	Lasco or equal	Schedule 40 PVC, 1-1/4" size, typ.	Bury below finish grade, 18" Min.

Planting Notes:

If ground squirrels or gophers are present on site, plants shall be planted in gopher baskets constructed from gopher wire.

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting. Notify Landscape Architect 1 week prior to plant installation.

Prior to starting work, Contractor shall take representative soil samples from the project site. Soil shall be analyzed by an approved commercial soil testing laboratory for suitability for ornamental planting. A copy of the results of this analysis shall be submitted to the Owner and Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the rate and analysis of fertilizer & amendments to provide a suitable medium for planting. Plant backfill per soils report recommendations.

Plant backfill per planting specifications and agronomic soils report recommendations.

Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.

All plants are identified by typical symbols and quantities in each area. Plant quantities indicated on the plan are approximate and are provided for the convenience of the contractor. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. In the event of discrepancies in plant count, quantities indicated by plant symbols shall prevail.

Contractor shall provide and install 2" of mulch in all planted areas unless otherwise noted. Mulch to be ES-2 mulch from Agromin (800) 247-6646. Bark mulch shall not touch the stems or foliage of any plants.

Double-stake all trees with (2) Lodgepole pine stakes per tree and Cinch-Tie® tree straps.

All existing plants and trees to be removed must have their rootballs also completely removed.

Install 24" deep plastic root barrier wherever new trees are located within 8 feet of any hardscape or utility. Confirm locations of root barrier with Landscape Architect in field. Root barriers shall be installed in a linear layout. Circle shapes of root barrier around the rootballs of trees is not acceptable.

The Landscape Architect may reject plant materials that are sub-standard. Submit photos for approval by Landscape Architect prior to delivering plants to job site.

Do not alter existing grades or drainage patterns.

Contractor shall maintain the completed landscape installation on a weekly basis for a period of no less than 2 years after final completion. Failure to maintain the landscape areas will result in an extension of the maintenance period. All plants which are dead or unhealthy (as determined by Landscape Architect) must be replaced at no additional cost during the 2 year maintenance period.

Trees

Botanical Name	Common Name	Quant.	Size	Water Use/ Notes	Height x Width at installation	Height x Width at 5 years maturity
Bambusa oldhamii	Giant Timber Bamboo	42	30" Box	M H2O.	15'-16" H x 5' W	26'-30" H x 9' W
Cedrus deodara	Deodar Cedar	2	36" Box	L H2O. Natural form	12'-14" H x 6'-8" W	26'-31" H x 10'-13" W
Ficus nitida	Indian Laurel	48	36" Box	M H2O. Purchase at Moon Valley Nursery (Fillmore): (805) 521-4076.	15'-13" H x 4'-5" W	
Persea americana 'Hass'	Hass Avocado	11	24" Box	M H2O. Standard Form	6'-8" H x 3'-4" W	
Sequoia sempervirens	Coast Redwood	17	36" Box	H H2O. Natural form	12'-14" H x 6'-7" W	21'-23" H x 17'-19" W

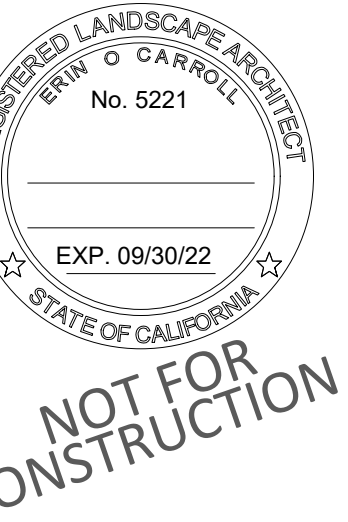
Shrubs and Vines

Botanical Name	Common Name	Quant.	Size	Water Use/ Notes	Height x Width at installation	Height x Width at 5 years maturity
Distictis buccinatoria	Red Trumpet Vine	2	15 Gal	M H2O. Train to vine support with brown twine.	6'-7" H x 3' W	18'-20" H x 15'-18" W
Prunus ilicifolia ssp. ilicifolia	Catalina Cherry	30	24" Box	L H2O	2'-3" H x 2' W	15'-18" H x 7'-9" W

Notes:

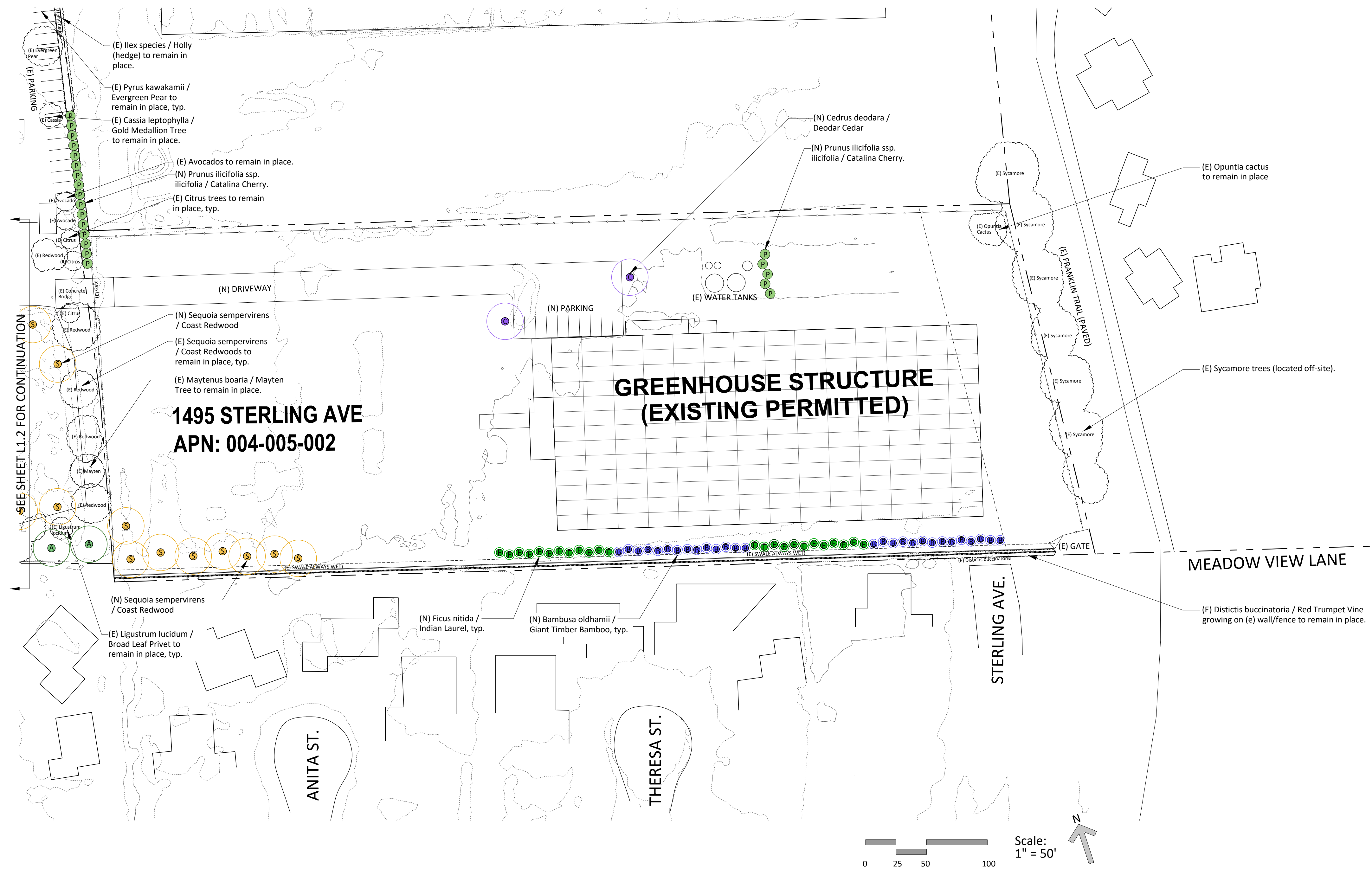
Plant quantities provided in this legend are the total combined plant count of all plants shown on sheets L1.1 and L1.2.

Total new landscape area shown on sheets L1.1 and L1.2 is 17,868 SF.



EVER-BLOOM INC
 1495 Sterling Ave.
 Carpinteria, CA, 93013

LANDSCAPE SCREENING PLAN



Trees

Botanical Name	Common Name	Quant.	Size	Water Use/ Notes	Height x Width at installation	Height x Width at 5 years maturity
(B) Bambusa oldhamii	Giant Timber Bamboo	42	30" Box	M H2O.	15'-16' H x 5' W	26'-30' H x 9' W
(C) Cedrus deodara	Deodar Cedar	2	36" Box	L H2O. Natural form	12'-14' H x 6'-8' W	26'-31' H x 10'-13' W
(G) Ficus nitida	Indian Laurel	48	36" Box	M H2O. Purchase at Moon Valley Nursery (Fillmore): (805) 521-4076.	15'-18' H x 4'-5' W	29'-33' H x 9' W
(A) Persea americana 'Hass'	Hass Avocado	11	24" Box	M H2O. Standard Form	6'-8' H x 3'-4' W	21'-23' H x 17'-19' W
(S) Sequoia sempervirens	Coast Redwood	17	36" Box	H H2O. Natural form	12'-14' H x 6'-7' W	21'-23' H x 17'-19' W

Shrubs and Vines

Botanical Name	Common Name	Quant.	Size	Water Use/ Notes	Height x Width at installation	Height x Width at 5 years maturity
(D) Distictis buccinatoria	Red Trumpet Vine	2	15 Gal	M H2O. Train to vine support with brown twine.	6'-7' H x 3' W	18'-20' H x 15'-18' W
(P) Prunus ilicifolia ssp. ilicifolia	Catalina Cherry	30	24" Box	L H2O	2'-3' H x 2' W	15'-18' H x 7'-9' W

Notes:

Plant quantities provided in this legend are the total combined plant count of all plants shown on sheets L1.1 and L1.2.

Total new landscape area shown on sheets L1.1 and L1.2 is 17,868 SF.

ZONING APPROVED

February 03, 2022

PLANNER: gvonkian
 PLANNING & DEVELOPMENT

Date/ Issue

2021.04.15

Sheet 3 of 4



L1.2



- (E) Queen Palms (off-site).
- (E) Greenhouse.
- (E) Magnolia tree (off-site).

- (E) Sycamore trees (off-site).
- (E) Sycamore tree (off-site).
- (E) Distictis buccinatoria / Red Trumpet Vine growing on (e) wall/fence to remain in place.

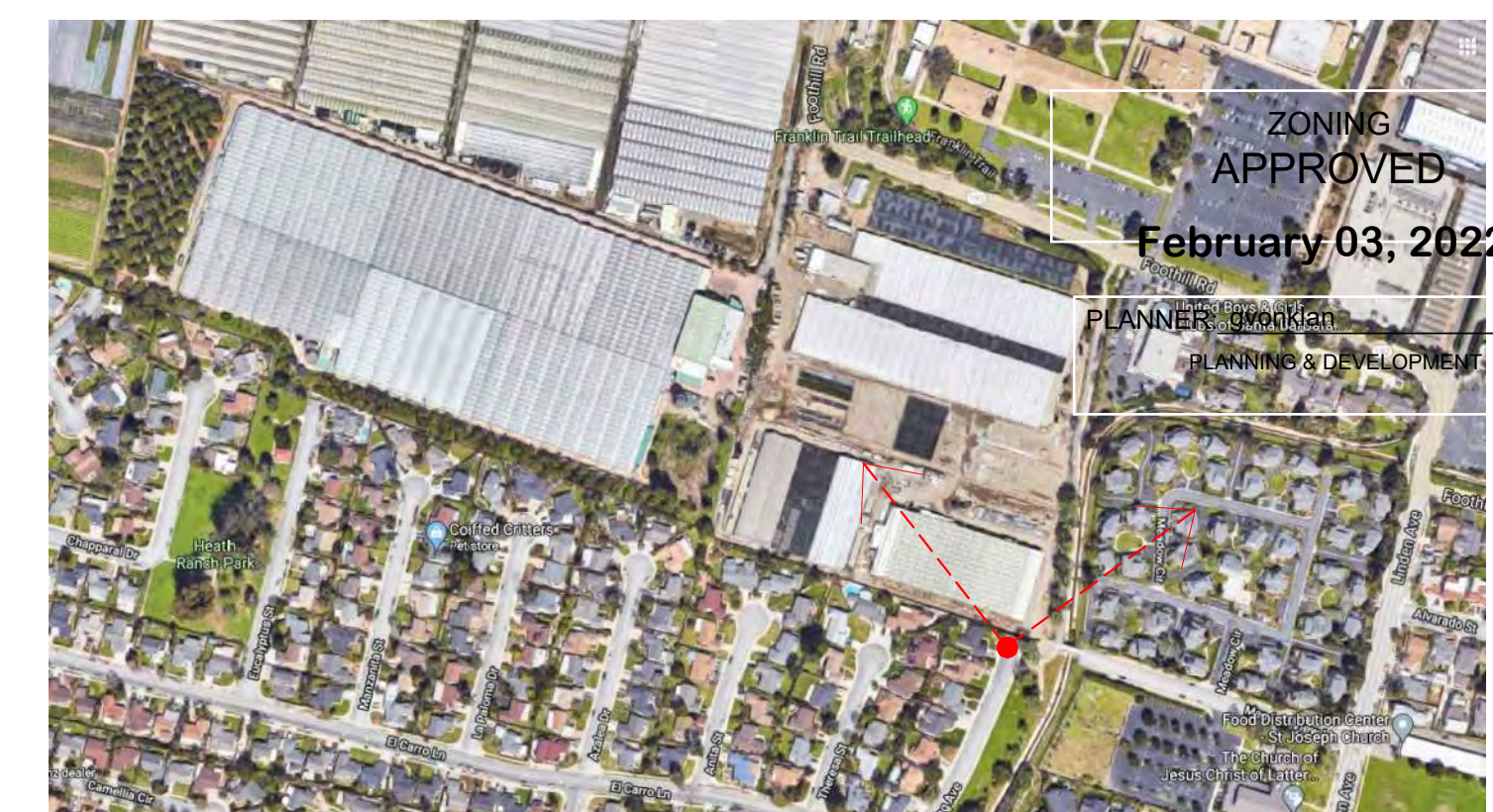
EXISTING VIEW LOOKING NORTH FROM STERLING AVE.



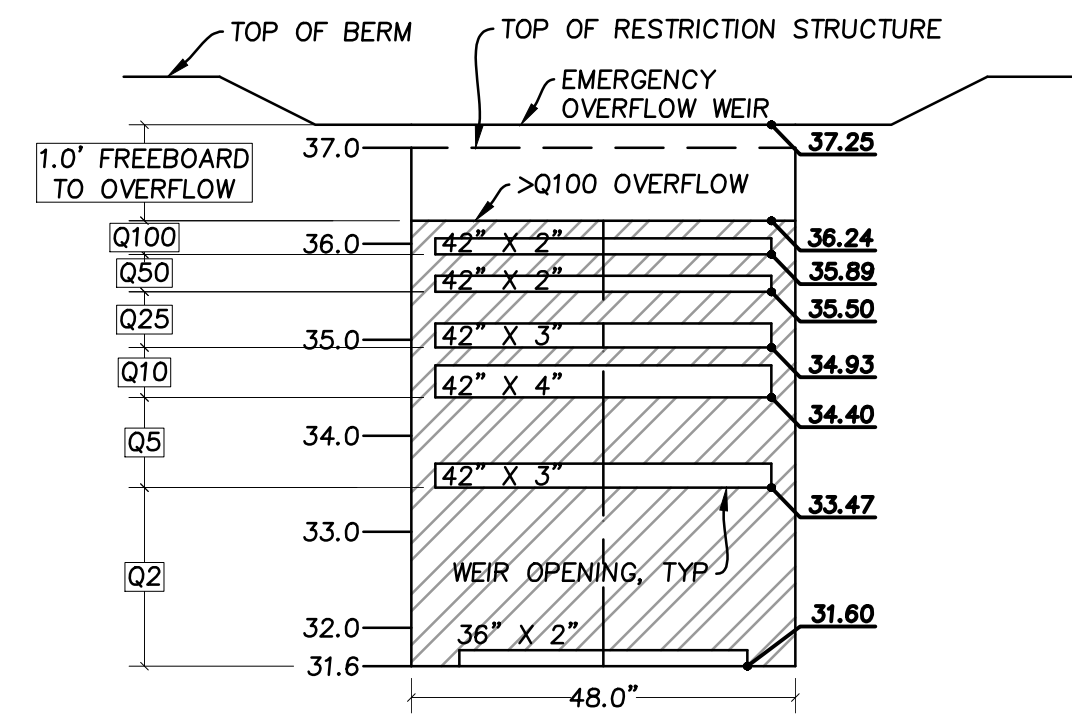
- (E) Queen Palms (off-site).
- (N) 30" Box Bambusa Bambusa oldhamii / Giant Timber Bamboo, typ. 15'-16' H x 5' W at time of installation, 26'-30' H x 9' W at 5 years maturity.
- (E) Greenhouse shown as red dashed line.
- (E) Magnolia tree (off-site).

- (E) Sycamore trees (off-site).
- (E) Sycamore tree (off-site).
- (E) Distictis buccinatoria / Red Trumpet Vine growing on (e) wall/fence to remain in place.

PROPOSED VIEW LOOKING NORTH FROM STERLING AVE. (proposed plantings shown at 5 years maturity)



KEY MAP Not to Scale

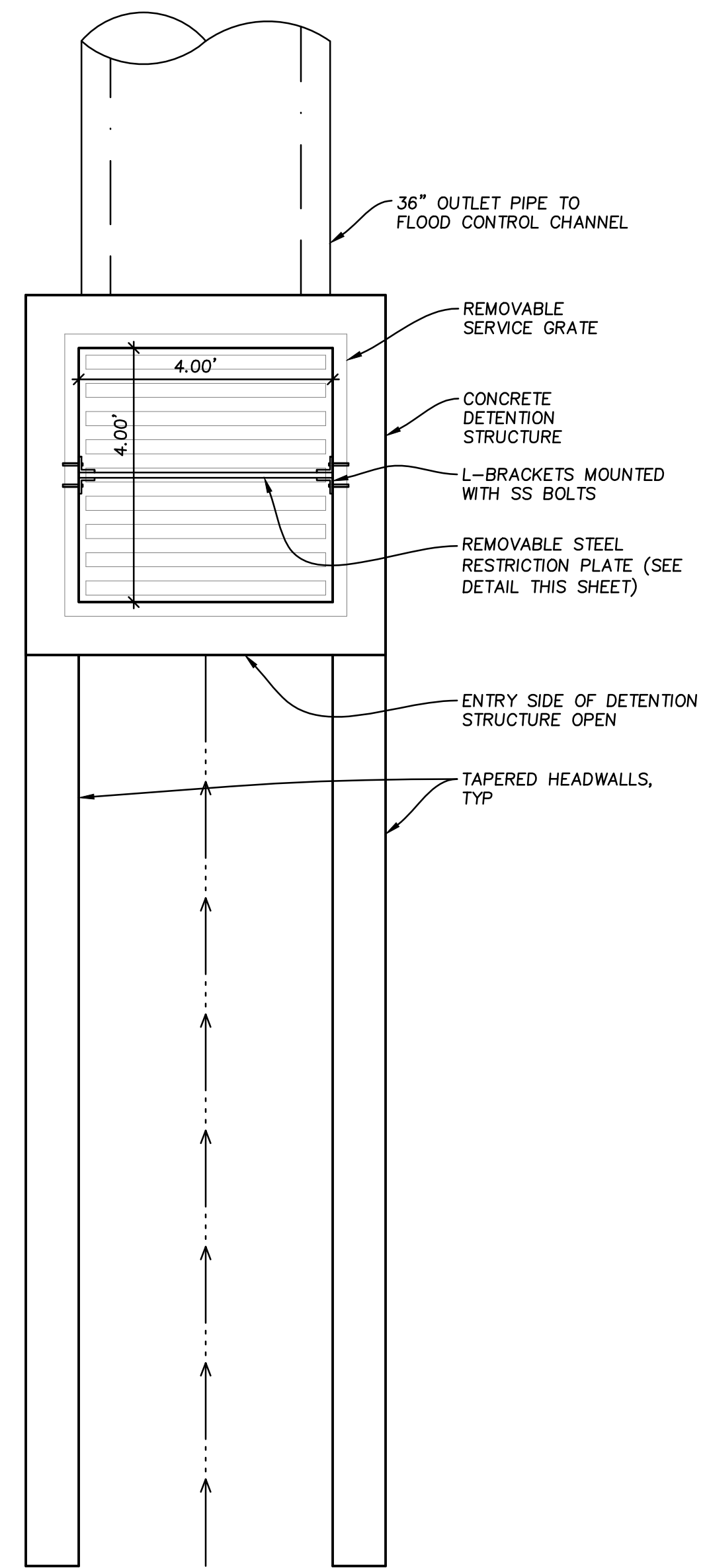


RESTRICTION PLATE DETAIL
SCALE 1" = 2"

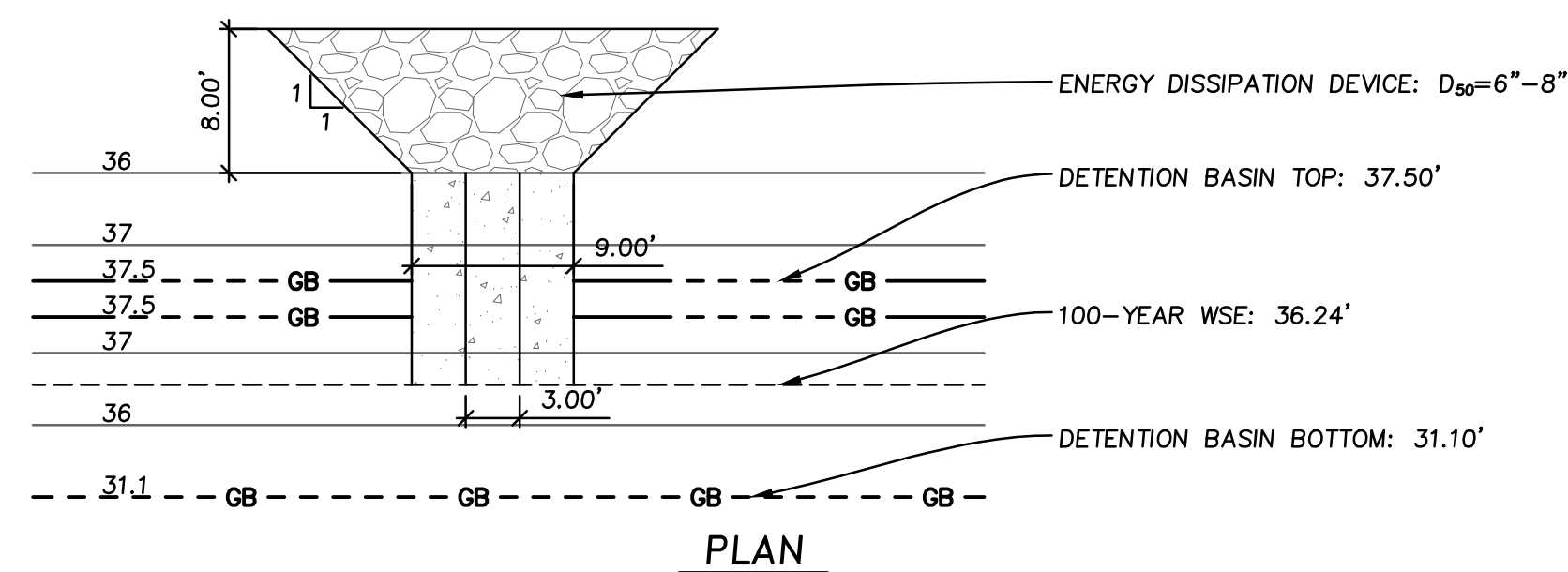
ELEVATION (FT)	SURFACE AREA (FT ²)	CUMULATIVE VOLUME (FT ³)	DETENTION VOLUME (FT ³)
31.1	15,106	0	0
31.6	16,135	7,810 (0.18 AF)	0
32	16,980	14,433	6,623
33	19,183	32,515	24,705
34	21,514	52,864	45,054
35	23,973	75,608	67,798
36	26,559	100,874	93,064
37	29,273	128,790 (2.96 AF)	120,980 (2.78 AF)

BASIN VOLUME TABULATION
NTS

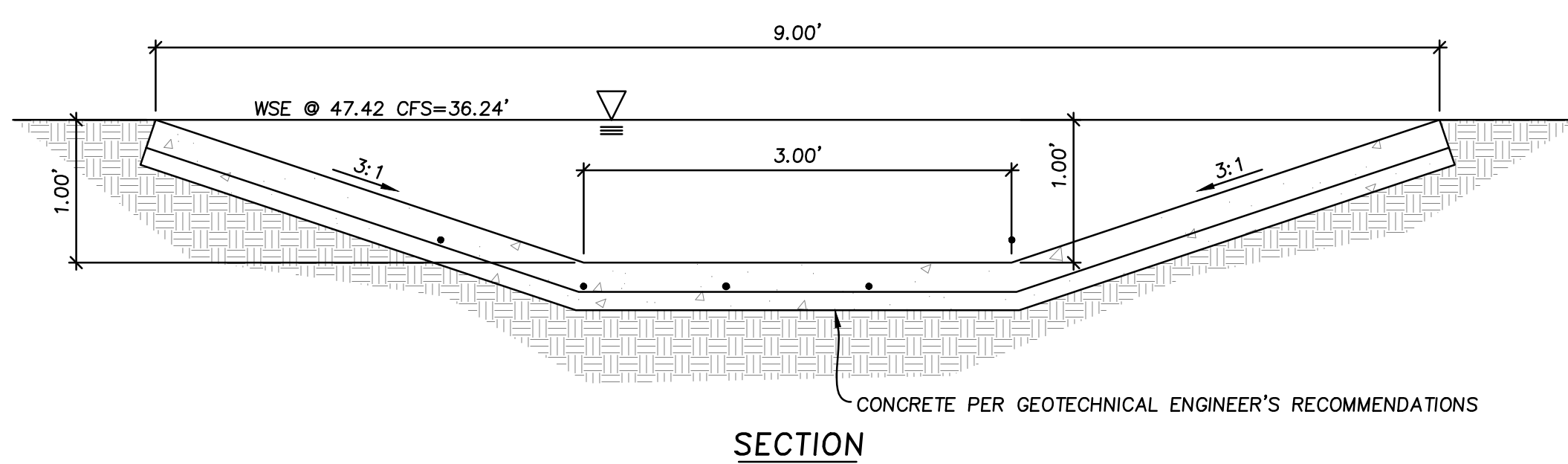
END OF RETENTION VOLUME, BEGINNING OF DETENTION VOLUME



OUTLET STRUCTURE PLAN VIEW
SCALE 1" = 2"



PLAN



SECTION

DETENTION BASIN SPILLWAY

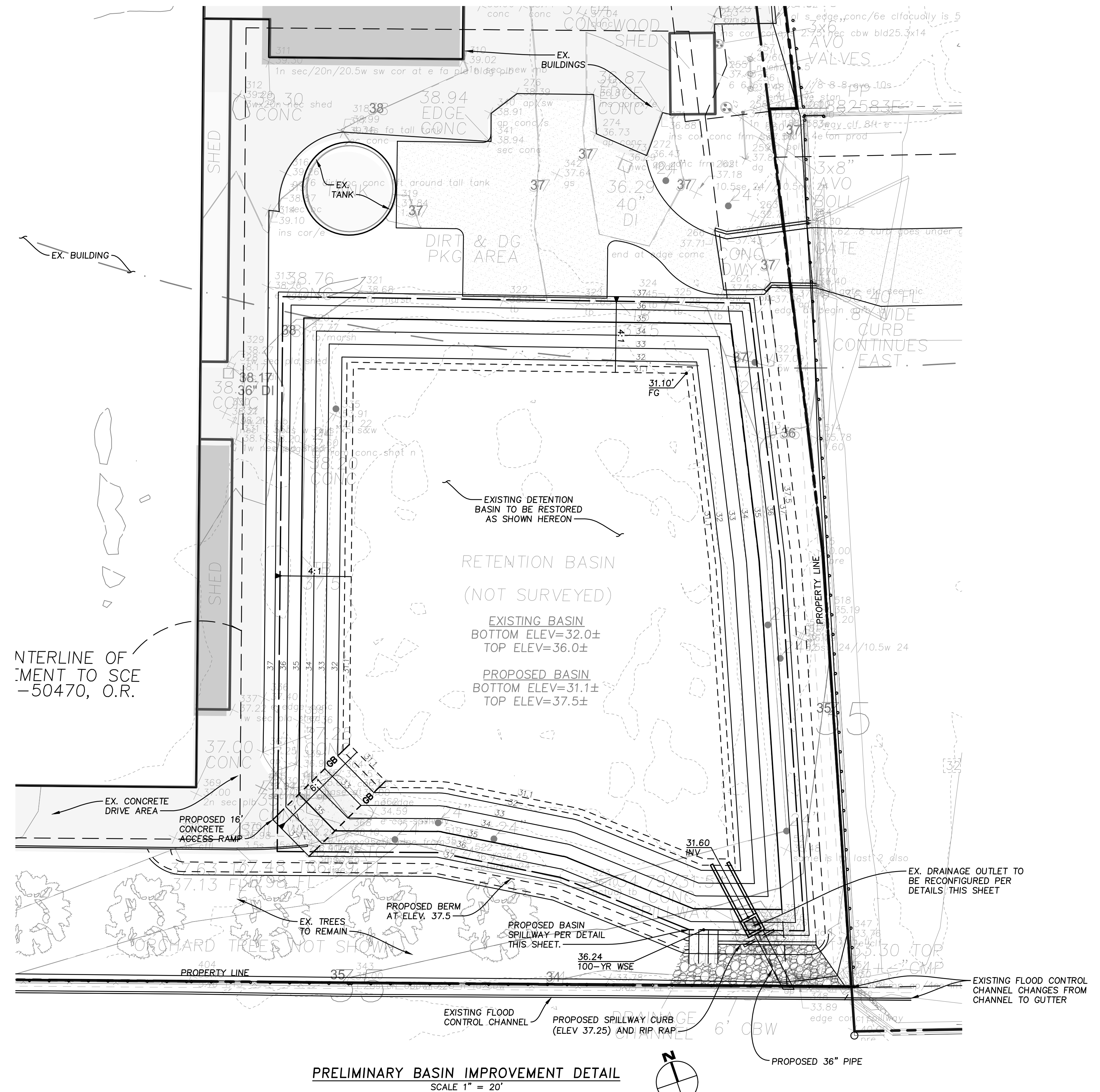
SCALE
NTS

PRELIMINARY GRADING STATISTICS

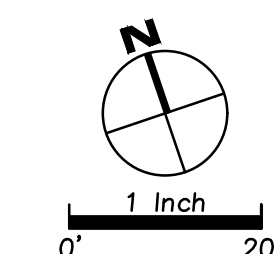
RAW CUT (ROUNDED TO NEAREST 100 CY)	1,300 CY
RAW FILL (ROUNDED TO NEAREST 100 CY)	300 CY

NOTES:

- EARTHWORK QUANTITIES ARE RAW ESTIMATES FOR PERMITTING ONLY, NOT FOR CONSTRUCTION OR PRICING ESTIMATION.
- EARTHWORK VOLUMES ARE CALCULATED FROM THE EXISTING COUNTY OF SANTA BARBARA LIDAR 2' CONTOUR GROUND SURFACE TO THE PROPOSED BASIN GRADE. THE ACCURACY OF THE EXISTING GROUND ELEVATION IN THE BASIN IS LIMITED DUE TO THE LACK OF DRY ACCESS AT TIME OF TOPOGRAPHIC MAPPING, THEREFORE THE LIDAR INFORMATION IS BEING USED. GIVEN THAT THE LIDAR IS AT 2' CONTOUR INTERVALS, EARTHWORK QUANTITIES MAY VARY SIGNIFICANTLY BASED ON ACTUAL BASIN BOTTOM ELEVATION.
- RAW QUANTITIES ABOVE HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR THE FOLLOWING:
 - DEMOLITION OF EXISTING MATERIALS
 - CLEARING, GRUBBING, OR SUBSIDENCE
 - SHRINKAGE OR EXPANSION
 - OVEREXCAVATION SHRINKAGE
 - FOOTING OR UTILITY SPOILS
- EARTHWORK QUANTITIES ARE INTENDED TO BALANCE ONSITE.



PRELIMINARY BASIN IMPROVEMENT DETAIL
SCALE 1" = 20'



ZONING
APPROVED
February 03, 2022

PLANNER: gvonkian
PLANNING & DEVELOPMENT



EVERBLOOM NURSERIES
PRELIMINARY
BASIN IMPROVEMENT PLAN
APNS 004-003-008, 004-005-002
4701 FOOTHILL ROAD & 1495 STERLING AVE
CARRPINTERIA, CA. 93013
JULY 12, 2019