



SITE PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY

ARCHITECT/RESPONSIBLE DESIGN PROFESSIONAL: TOM B. MARTINEZ & ASSOCIATES, 2624 AIR PARK DRIVE, SANTA MARIA, CALIF. 93455, (805) 934-5737 ATTN: TOM MARTINEZ

CIVIL ENGINEER: STANTEC, 2646 SANTA MARIA WAY, SUITE 107, SANTA MARIA, CALIF. 93455, (805) 357-1950 ATTN: BUDDY HAIN

STRUCTURAL ENGINEER: SMITH STRUCTURAL GROUP, LLP, 811 CAPITAN WAY, SUITE 240, SAN LUIS OBISPO, CALIF. 93401, (805) 439-2110 ATTN: LEE ENGELMEIER

SOILS ENGINEER: PACIFIC COAST TESTING, 524 EAST CHAPEL STREET, SANTA MARIA, CALIF. 93454, (805) 349-0140 ATTN: RICK ARMERO

ELECTRICAL DESIGN/BUILD CONTRACTOR: JMPE, 156 W. ALAMAR AVE., SANTA BARBARA, CALIF. 93105, (805) 569-9216 ATTN: JOHN MALONEY

MECHANICAL ENGINEER: AGME, 629 STATE STREET, SUITE 210, SANTA BARBARA, CALIF. 93101, (805) 966-0844 ATTN: WAYNE ADAMS

PLUMBING ENGINEER: AGME, 629 STATE STREET, SUITE 210, SANTA BARBARA, CALIF. 93101, (805) 966-0844 ATTN: JOHN GRINDALE

LANDSCAPE ARCHITECT: TEN OVER STUDIOS, 539 MARSH STREET, SAN LUIS OBISPO, CALIF. 93401, (805) 541-1010 ATTN: JULIA OBEROFF

UTILITIES:

ELECTRICAL SERVICE: PACIFIC GAS AND ELECTRIC, 2445 SKYWAY DRIVE, SANTA MARIA, CALIF. 93455

PHONE SERVICE: FRONTIER, 1223 W. FAIRWAY DRIVE, SANTA MARIA, CALIF. 93455

GAS SERVICE: THE GAS COMPANY, 3186 INDUSTRIAL PARKWAY, SANTA MARIA, CALIF. 93455

CABLE T.V.: COMCAST CABLE, 2323 THOMPSON WAY, SANTA MARIA, CALIF. 93455

WATER SERVICE: GOLDEN STATE WATER COMPANY, 2330 A STREET, SUITE A, SANTA MARIA, CALIF. 93455

SEWER SERVICE: LAGUNA SANITATION DISTRICT, 640 WEST FOSTER ROAD, SANTA MARIA, CALIF. 93455

EXISTING EASEMENT LEGEND

- 1 10'-0" WIDE FOR SANITARY SEWER AND INCIDENTAL PURPOSES GRANTED TO THE LAGUNA COUNTY SANITATION DISTRICT, RECORDED AS INST. NO. 5636, IN BOOK 1975 PAGE 1918, OF OFFICIAL RECORDS
- 2 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES RESERVED TO SPE CORPORATION, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS
- 3 AN EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NON-COMMERCIAL RECREATIONAL PURPOSES, NATURAL RESOURCES RECOVER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT 1981-17947 AND RE-RECORDED AUGUST 3, 1981 AS INSTRUMENT NO. 1981-17947. NOTE: BLANKET IN NATURE OVER LOT 89 OF TRACT 13345, UNIT 1
- 4 AND EASEMENT FOR INGRESS AND EGRESS PURPOSES TO STEPHEN K. LEBARD, RECORDED APRIL 16, 2016 AS INSTRUMENT NO. 2016-001694. NOTE: TO BE REMOVED.
- 5 A PERMANENT EASEMENT FOR CLARK AVENUE ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0076452 OF OFFICIAL RECORDS.

PROPOSED EASEMENT LEGEND

- A PROPOSED 30'-0" WIDE PRIVATE ACCESS FROM STEVE LEBARD TO OASIS AND MR. KNIGHT
- B 30'-0" WIDE PUBLIC MULTI-PURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA
- C 30'-0" WIDE PRIVATE UTILITY FROM STEVE LEBARD TO PG&E
- D 20'-0" WIDE PRIVATE ACCESS AND UTILITY EASEMENT FROM OASIS TO MR. KNIGHT
- E 10'-0" WIDE SEWER FROM MR. KNIGHT TO OASIS
- F 20'-0" WIDE PRIVATE UTILITY FROM STEVE LEBARD TO OASIS
- G 5'-0" WIDE PEDESTRIAN ACCESS FROM STEVE LEBARD TO OASIS
- H 25'-0" WIDE PRIVATE ACCESS AND PRIVATE UTILITY FROM OASIS TO STEVE LEBARD
- I VARIABLE WIDTH PRIVATE CONSTRUCTION AND GRADING FROM STEVE LEBARD TO OASIS
- J 25'-0" WIDE PUBLIC MULTI-PURPOSE TRAIL FROM OASIS TO COUNTY OF SANTA BARBARA
- K 25'-0" WIDE PUBLIC MULTI-PURPOSE TRAIL FROM STEVE LEBARD TO COUNTY OF SANTA BARBARA

GENERAL DATA

ASSESSOR'S PARCEL NUMBER: 105-020-053, 054
 PROJECT ADDRESS: CORNER OF FOXENWOOD DRIVE AND CLARK AVENUE ORCUTT, CALIF. 93455
 OWNER/APPLICANT: OASIS CENTER, C/O DAISY DOUGHERTY, P. O. BOX 2637, SANTA MARIA, CA 93457
 DESCRIPTION OF WORK: CONSTRUCT A NEW 14,069 SF SENIOR CENTER BUILDING ALONG WITH A 1,592 SF BAR-B-QUE/STORAGE BUILDING, PARKING AREA AND WALKING PATH
 LAND USE / ZONING: OS-OPEN SPACE/REC-RECREATION
 OCCUPANCY GROUP: A-3 ASSEMBLY AREA, B - OFFICES
 RISK CATEGORY: CATEGORY II
 BUILDING: TWO STORY
 CONSTRUCTION TYPE (CBC): II-B, SPRINKLERED
 SEISMIC DESIGN CATEGORY: D
 BASIC WIND SPEED: 85 (3 SEC) EXPOSURE C
 BUILDING HEIGHT: 24'-6" - PROPOSED

PROJECT SHALL COMPLY W/ CALIFORNIA CODE OF REGULATIONS, TITLE 24, THE 2016 CBC, CGBC, CM, CPC, CEC, CFC AND THEIR RESPECTIVE AMENDMENTS, CALIFORNIA STATE LAW REGULATING ENERGY CONSERVATION AND ACCESS FOR THE DISABLED, AND THE COUNTY OF SANTA BARBARA LAND USE AND DEVELOPMENT CODE.
 ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON SITE PLAN.
 NO HAZARDOUS MATERIALS SHALL BE STORED OR USED WITHIN THE BUILDING WHICH EXCEED QUANTITIES LISTED IN 2016 CBC, TABLES 307.1(1) AND 307.1(2)

SITE DATA/BREAKDOWN

SENIOR CENTER BUILDING	14,069 SF	6.1%
BAR-B-QUE / STORAGE BUILDING	1,592 SF	0.6%
CONCRETE HARDSCAPE, CONCRETE CURBS AND RETAINING WALLS	14,761 SF	6.4%
LANDSCAPE AREA	85,823 SF	37.2%
DRY CREEK AREA	627 SF	0.27%
TURF AREA	9,750 SF	
OFF-SITE LANDSCAPE AREA	2,279 SF	
PAVED AREA, (PARKING AND BIKE PATH)	45,323 SF	19.6%
OFF-SITE PAVED AREA	7,512 SF	
CLASS II BASED PARKING AREA	23,967 SF	10.4%
DG WALKING TRAIL	9,731 SF	4.2%
UNDEVELOPED AREA	31,045 SF	13.4%
TOTAL LOT AREA - 5.28 ACRES	230,195.41 SF	100%

PARKING TABULATION

DESCRIPTION	AREA	PARKING FACTOR	SPACES REQUIRED
FIRST FLOOR OFFICE	520 SF	1/300 SF	1.73
SECOND FLOOR OFFICE	722 SF	1/300 SF	2.41
EDUCATION AREA	1,825 SF	1/300 SF	6.08
ASSEMBLY AREA	6,470 SF	1/30 SF	215.67
STORAGE ROOMS	490 SF	1/1000 SF	0.49
BBO - STORAGE BUILDING			
EDUCATION AREA	503 SF	1/300 SF	1.67
STORAGE ROOM	189 SF	1/1000 SF	0.19
TOTAL PARKING REQUIRED:			228.24 = 228
PARKING PROVIDED:			143

AS PART OF THIS APPLICATION WE WILL BE REQUESTING A MODIFICATION TO THE CURRENT PARKING REQUIREMENTS AS SPECIFIED IN THE COUNTY OF SANTA BARBARA LAND USE AND DEVELOPMENT CODE REDUCING THE REQUIRED PARKING TO 143 TOTAL SPACES

SHEET INDEX

- C-1.0 COVER SHEET / INDEX
- C-2.0 ENLARGED SITE PLAN
- C-2.1 ENLARGED SITE PLAN
- C-3.0 FLOOD PLAIN MAP
- C-4.0 PROJECT SITE AND AREA IMAGES
- C-5.0 SITE IMAGE AND SITE SECTION
- C-6.0 TOPOGRAPHIC MAP
- 1 OF 1 CONCEPTUAL GRADING PLAN
- A-1.0 OVERALL FIRST FLOOR PLAN - SENIOR CENTER
- A-1.1 ENLARGED FIRST FLOOR PLAN - SENIOR CENTER
- A-1.2 ENLARGED FIRST FLOOR PLAN - SENIOR CENTER
- A-1.3 SECOND FLOOR PLAN - SENIOR CENTER
- A-1.4 FLOOR PLAN - BBO / STORAGE BUILDING
- A-3.0 EXTERIOR ELEVATION - SENIOR CENTER
- A-3.1 EXTERIOR ELEVATIONS - BBO / STORAGE BUILDING
- A-4.0 ROOF PLAN - SENIOR CENTER
- A-4.1 ROOF PLAN - BBO / STORAGE BUILDING
- L-1.0 OVERALL PLANTING PLAN AND PLANT LIST
- L-1.1 ENLARGED PLANTING PLAN
- L-1.2 ENLARGED PLANTING PLAN

REVISIONS BY

tom b. martinez & associates ARCHITECTURE INC.

M&A

COVER SHEET

SHEET TITLE: OASIS SENIOR CENTER

Project for: OASIS SENIOR CENTER To be located at: 1320 WEST MCCOY LANE ORCUTT, CALIF. 93455

DATE: Aug 10, 20

DESIGNER: TBM

CHECK BY: TBM

DATE: Aug 10, 20

SHEET: C-1.0