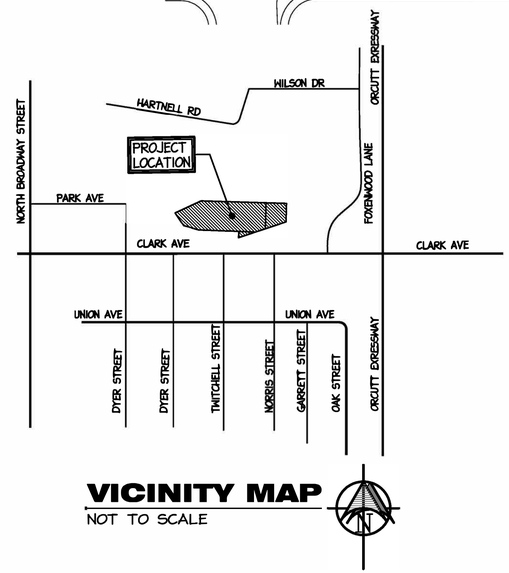




VICINITY MAP

NOT TO SCALE

SITE PLAN

SCALE: 1" = 50'-0"

GENERAL DATA

ASSESSOR'S PARCEL NUMBER:	105-020-063, 064
PROJECT ADDRESS:	CORNER OF FOXENWOOD DRIVE AND CLARK AVENUE ORCUTT, CALIF. 93455
OWNER/ APPLICANT:	OASIS CENTER C/O DOUG 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, CGBSC, CMC, 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	6.11%
BAR-B-QUE / STORAGE BUILDING	1,592 SF	0.69%
CONCRETE HARDSCAPE: CONCRETE CURBS AND RETAINING WALLS:	13,681 SF 3,267 SF	5.94% 1.42%
LANDSCAPE AREA	100,760 SF	43.78%
DRY CREEK AREA:	1,561 SF	0.67%
TURF AREA:	99,759 SF	
OFF-SITE LANDSCAPE AREA	2,279 SF	
PAVED AREA, (PARKING AND BIKE PATH):	45,323 SF	19.69%
OFF-SITE PAVED AREA	7,512 SF	
CLASS II BASED PARKING AREA	26,793 SF	11.64%
DG WALKING TRAIL	9,731 SF	4.22%
UNDEVELOPED AREA:	13,445 SF	5.84%
TOTAL LOT AREA - 5.28 ACRES	230,135.41 SF	100%

PARKING TABULATION

SENIOR CENTER

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	64,70 SF	1/30 SF	215.67
STORAGE ROOMS	490 SF	1/1000 SF	0.49

BBQ - STORAGE BUILDING

DESCRIPTION:	AREA:	PARKING FACTOR:	SPACES REQUIRED:
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:	155

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 AND USE DEVELOPMENT CODE REDUCING THE REQUIRED PARKING TO 155 TOTAL SPACES

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 3139 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

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:	DENNIS BETHEL & ASSOCIATES 2624 AIR PARK DRIVE SANTA MARIA, CALIF. 93455 (805) 934-5767 ATTN.: RUSS GARRISON
SOILS ENGINEER:	PACIFIC COAST TESTING, INC. 524 EAST CHAPEL STREET SANTA MARIA, CALIF. 93454 (805) 631-5108 ATTN. RICK ARMERO
ELECTRICAL DESIGN/BUILD CONTRACTOR	JIMPE ELECTRIC DESIGN 156 WEST ALAMAR, SUITE B SANTA BARBARA, CALIF. 93015 (805) 569-9216 ATTN. JOHN MALONEY
LANDSCAPE DESIGN:	JIM NISHIMORI DESIGN 705 EAST MAIN STREET SANTA MARIA, CALIF. 93458 (805) 928-5756 ATTN. JIM NISHIMORI

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 - BBQ / STORAGE BUILDING
A-3.0 EXTERIOR ELEVATION - SENIOR CENTER
A-3.1 EXTERIOR ELEVATIONS - BBQ / STORAGE BUILDING
A-4.0 ROOF PLAN - SENIOR CENTER
A-4.1 ROOF PLAN - BBQ / STORAGE BUILDING

L-1.0 OVERALL PLANTING PLAN AND PLANT LIST
L-1.1 ENLARGED PLANTING PLAN
L-1.2 ENLARGED PLANTING PLAN

Figure 2-17

REVISIONS	BY

tom b. martinez & associates
ARCHITECTURE INC.
2624 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4918

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SHEET TITLE: **COVER SHEET**

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

JOB NO :	17101
DRAWN BY :	MM
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	C-1.0

REFERENCE KEY NOTES:

1. ACCESSIBLE PARKING ENTRY SIGNAGE.
2. INSTALL ACCESSIBLE PARKING SIGN POLE SIGN.
3. ACCESSIBLE PATH OF TRAVEL
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY; WHITE FIGURE ON BLUE BACKGROUND.
5. FIRE DEPARTMENT APPROVED KEY BOX LOCATION.
6. 5'-0" ACCESSIBLE CONCRETE WALKWAY FROM RIGHT-OF-WAY
7. RETENTION BASIN, SEE CIVIL SHEETS
8. A.C. PAVING
9. LANDSCAPE, SEE LANDSCAPE PLANS
10. 6" CONCRETE 'A' CURB.
11. DASHED LINE INDICATES CONCRETE CURB TO BE PAINTED 'RED' TO DESIGNATED 'NO PARKING'.
12. CONCRETE WHEEL STOP.
13. NEW TRASH ENCLOSURE
14. PARKING STRIPING
15. LIGHT POLE
16. 2" DECOMPOSED GRANITE WALK WAY OVER 5" COMPACTED SUB-GRADE TO 90% W/ 2% MAX. CROSS SLOPE AND 5% MAX. SLOPE, 5'-0" MIN. WIDTH
17. THIS AREA INDICATES CLASS II BASE PARKING AREA
18. INDICATES TRUNCATED DOMES
19. INDICATES EDGE OF A.C. PAVEMENT
20. INDICATES PICNIC TABLE, OWNER SUPPLIED AND INSTALLED
21. INDICATES BICYCLE RACK.
22. INDICATES CONCRETE HARDSCAPE
23. INDICATES ACCESSIBLE PARKING STALL INSIGNIA.
24. INDICATES RAIN WATER COLLECTION DEVICE.
25. 12'-0" WIDE CLASS I CALTRANS BICYCLE PATH, ASPHALT CONCRETE FINISH
26. 4'-0" WIDE SINGLE DIRECTION CLASS II CALTRANS BICYCLE LANE
27. INDICATES RETAINING WALL, +4'-6" MAXIMUM HEIGHT.
28. INDICATES TRANSITION FROM CONCRETE WALKWAY TO DECOMPOSED GRANITE WALKING PATH
29. INDICATES STOP SIGN FOR BICYCLES AT BICYCLE PATH

OASIS SENIOR CENTER

BBQ-STORAGE BUILDING

N 89° 59' 45" E 197.69'

N 89° 59' 45" E 437.31'

N 00° 00' 15" W 254.52'

N 89° 25' 04" W 150.02'

S 00° 19' 56" W 00.66'

N 89° 25' 04" W 100.00'

N 00° 19' 56" E 69.82'

N 69° 50' 15" E 275.59'

20'-0" ACCESS EASEMENT

N 00° 00' 15" E 322.24'

ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

ENLARGED SITE AREA

SITE KEY

N.T.S.

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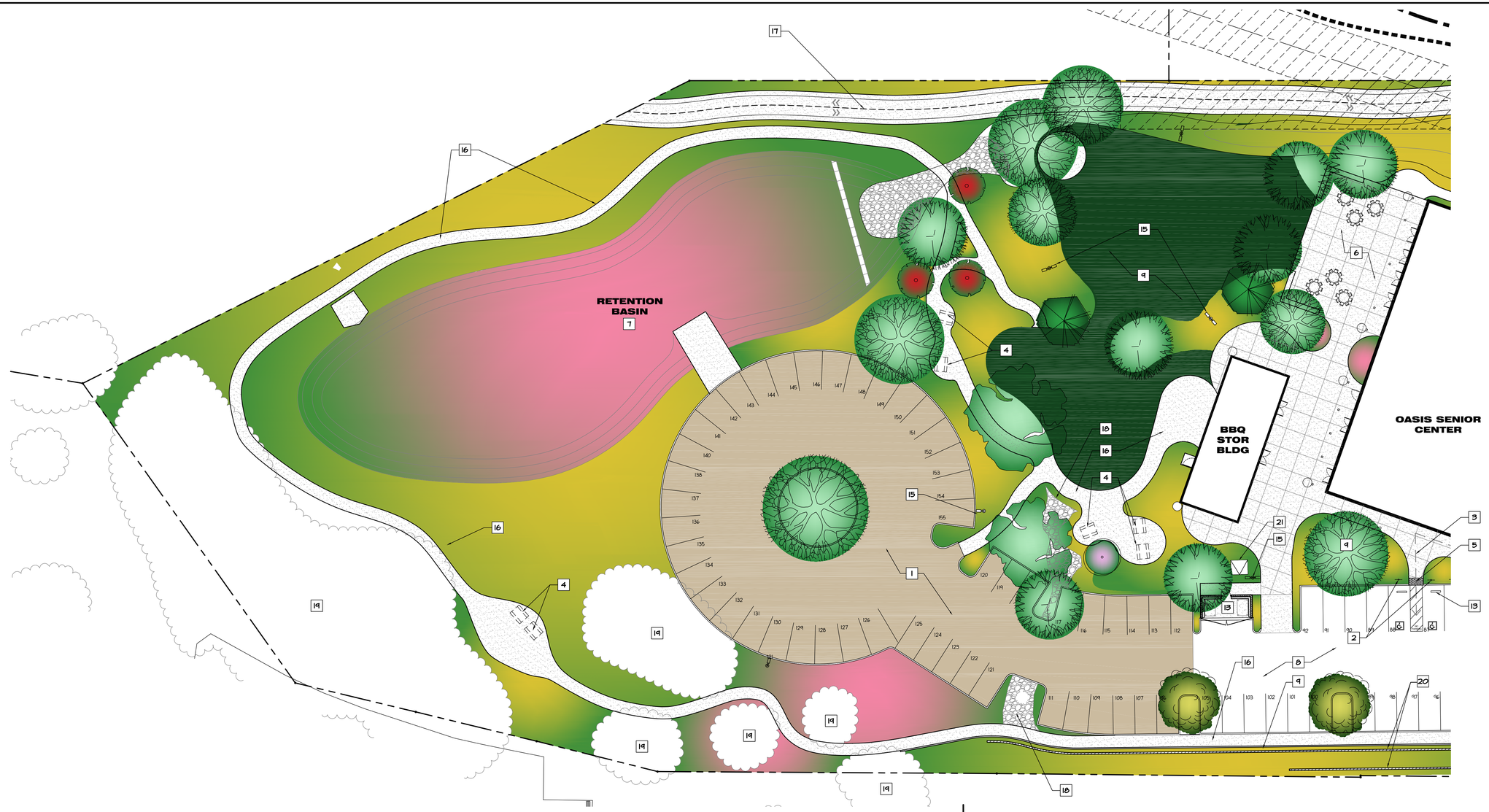
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SHEET TITLE :
ENLARGED SITE PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Mar 25, 19
SHEET :	C-2.0

Figure 2-18



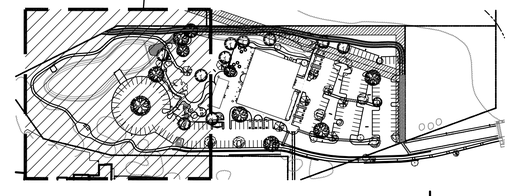
ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

REFERENCE KEY NOTES:

1. THIS AREA INDICATES CLASS II BASE PARKING AREA
2. INSTALL ACCESSIBLE PARKING STALL POLE SIGN.
3. ACCESSIBLE PATH OF TRAVEL
4. INDICATES PICNIC TABLE, OWNER SUPPLIED AND INSTALLED
5. INDICATES TRUNCATED DOMES.
6. CONCRETE HARDSCAPE
7. RETENTION BASIN, SEE CIVIL SHEETS
8. A.C. PAVING
9. LANDSCAPE, SEE LANDSCAPE PLANS
10. 6" CONCRETE 'A' CURB
11. INDICATES EDGE OF PAVEMENT
12. CONCRETE WHEEL STOP
13. NEW TRASH ENCLOSURE
14. PARKING STRIPING
15. LIGHT POLE
16. 2" DECOMPOSED GRANITE WALK WAY OVER 5" COMPACTED SUB-GRADE TO 90% W/ 2% MAX. CROSS SLOPE AND 5% MAX. SLOPE, 5'-0" MIN. WIDTH
17. 12'-0" WIDE CLASS I CALTRANS BICYCLE PATH, ASPHALT CONCRETE FINISH
18. INDICATES DRY CREEK FEATURE
19. EXISTING TREES TO REMAIN
20. INDICATES RETAINING WALL, +4'-6" MAXIMUM HEIGHT.
21. ELECTRICAL TRANSFORMER LOCATION

ENLARGED SITE AREA



SITE KEY

N.T.S.

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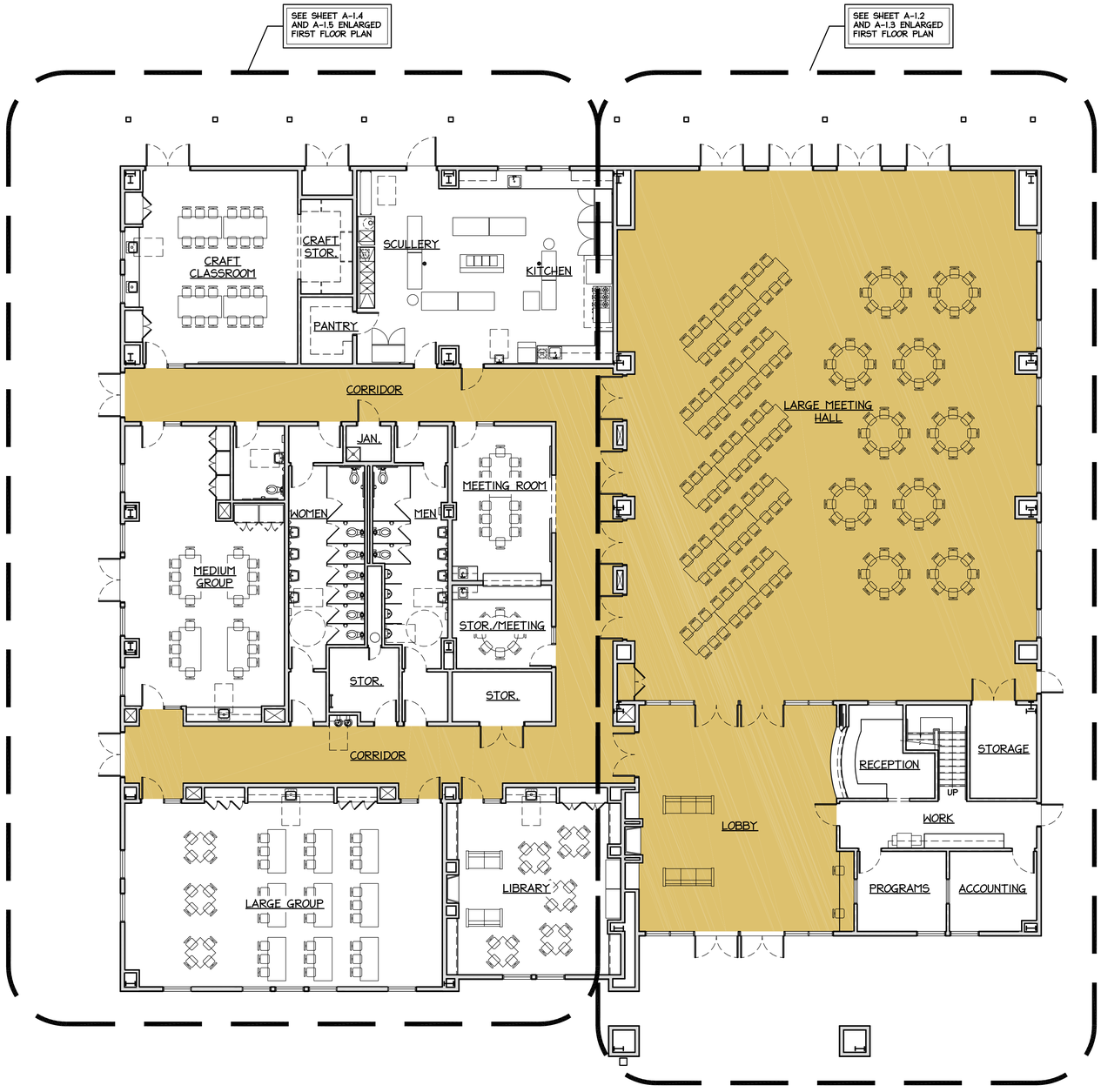
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SHEET TITLE :
ENLARGED SITE PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	C-2.1

Figure 2-19



OVERALL FIRST FLOOR PLAN - SENIOR CENTER

SCALE: 1/8" = 1'-0"

14,036 SF

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS

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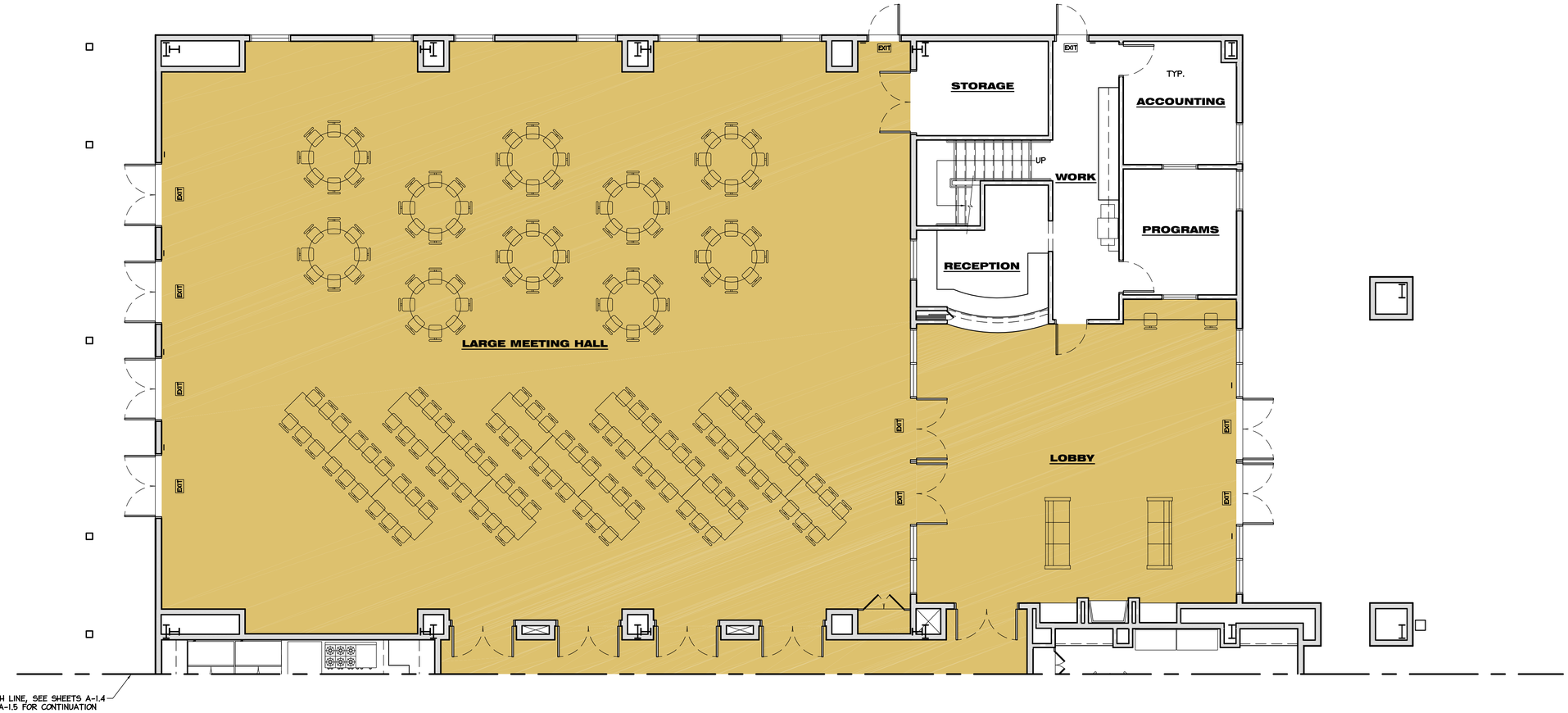
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SHEET TITLE:
OVERALL FIRST FLOOR PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	mm/TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	A-1.0

Figure 2-20



ENLARGED FIRST FLOOR PLAN - SENIOR CENTER

SCALE: 3/16" = 1'-0"

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS

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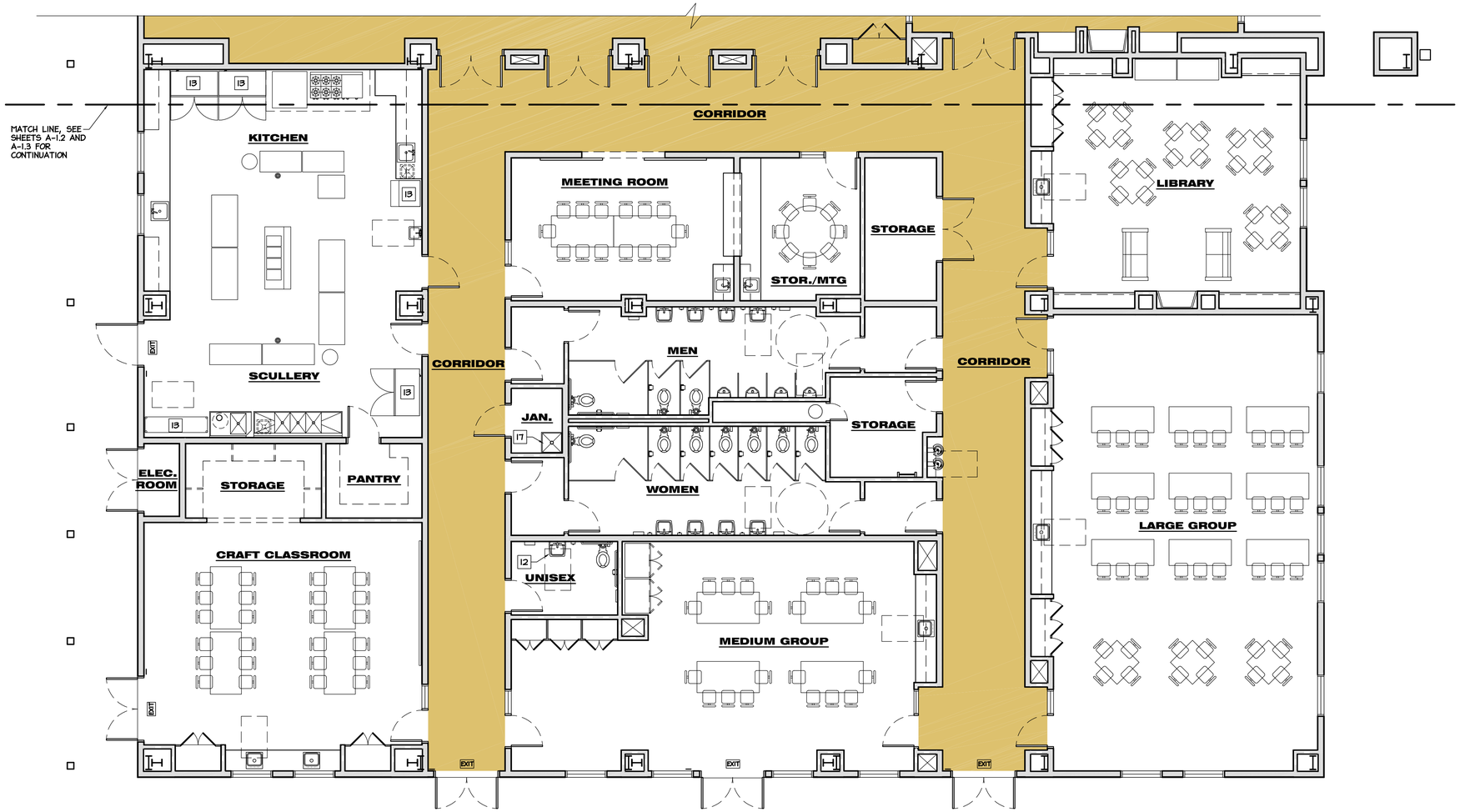
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SHEET TITLE:
ENLARGED FIRST FLOOR PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	mm/TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	A-1.1

Figure 2-21



ENLARGED FIRST FLOOR PLAN - SENIOR CENTER

SCALE: 3/16" = 1'-0"

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS

REVISIONS	BY

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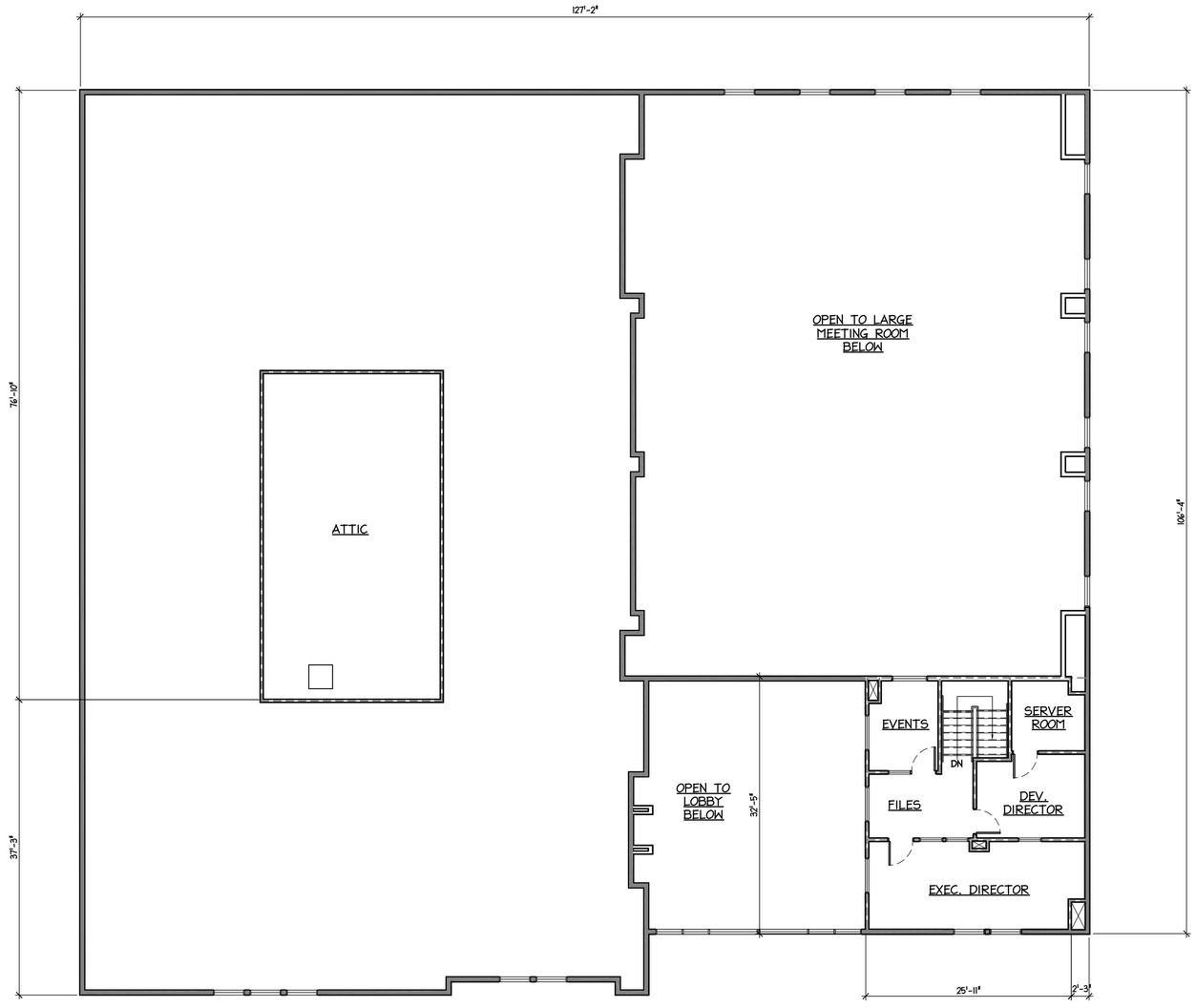
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SHEET TITLE:
ENLARGED FIRST FLOOR PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	mm/TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	A-1.2

Figure 2-22



SECOND FLOOR PLAN - SENIOR CENTER

SCALE: 1/8" = 1'-0"

OFFICE SPACE: 810 SF
ATTIC SPACE: 966 SF

DRAWING LEGEND:

- 600S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- 400S162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.

REVISIONS	BY

tom b. martinez & associates
ARCHITECTURE INC.
2624 MR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4916

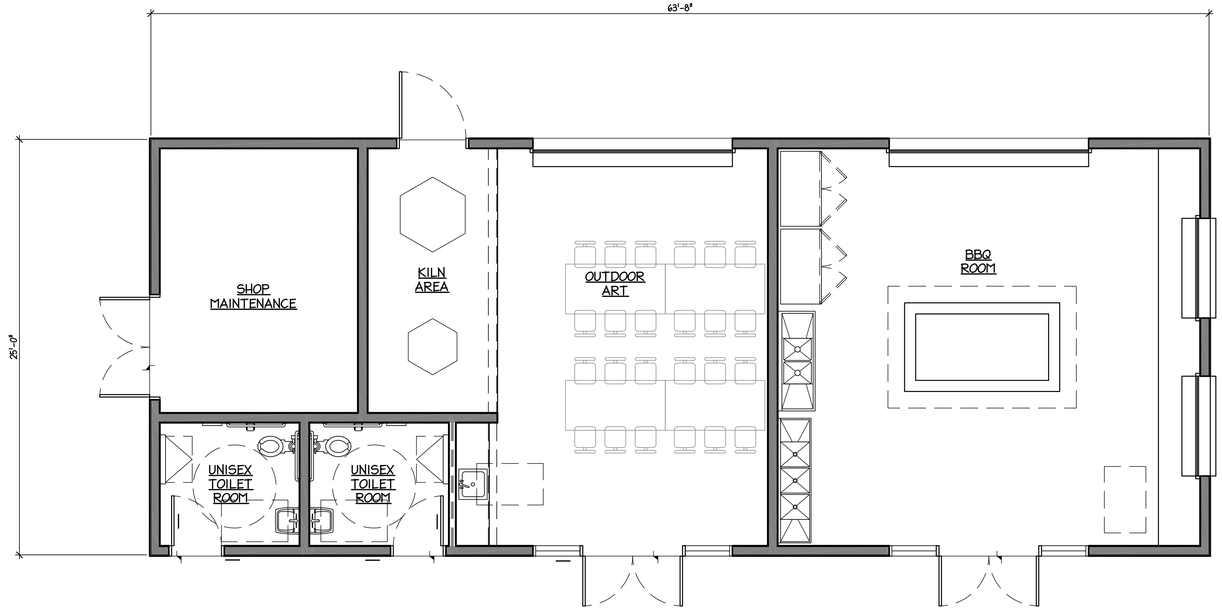
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SHEET TITLE: **SECOND FLOOR PLAN**
SENIOR CENTER

Project for: OASIS SENIOR CENTER
To be located at: FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	mm/TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	A-1.3

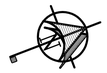
Figure 2-23



FLOOR PLAN

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

1,592 SF



DRAWING LEGEND:

- 6005162-43 STUD WALL W/ 5/8" THK. GYP BD INTERIOR FINISH, CORRUGATED METAL PANEL EXTERIOR FINISH SEE PLAN FOR STUD SIZE AND FINISH
- 4005162-43 STUD WALL W/ 5/8" THK. GYP BD EACH SIDE, SEE PLAN FOR STUD SIZE AND FINISH
- INDICATES DOOR, SEE PLAN FOR SIZE AND TYPE. SEE PLAN FOR HARDWARE PACKAGE
- GLASS WINDOW PANEL, SEE PLAN FOR SIZE, GLAZING, FRAME, AND FINISH
- INDICATES CASED OPENING, SEE PLAN FOR SIZE.
- EXIT — INDICATES ILLUMINATED EXIT SIGN ABOVE EXIT DOOR, SEE ELECTRICAL SHEETS
- INDICATES ROLL UP DOOR, SEE PLAN FOR SIZE AND LOCATION
- SC — INDICATES SOLID CORE DOOR
- TEMP — INDICATES TEMPERED GLASS WINDOW

REVISIONS	BY

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SHEET TITLE:
FLOOR PLAN
BBQ - STORAGE BUILDING
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

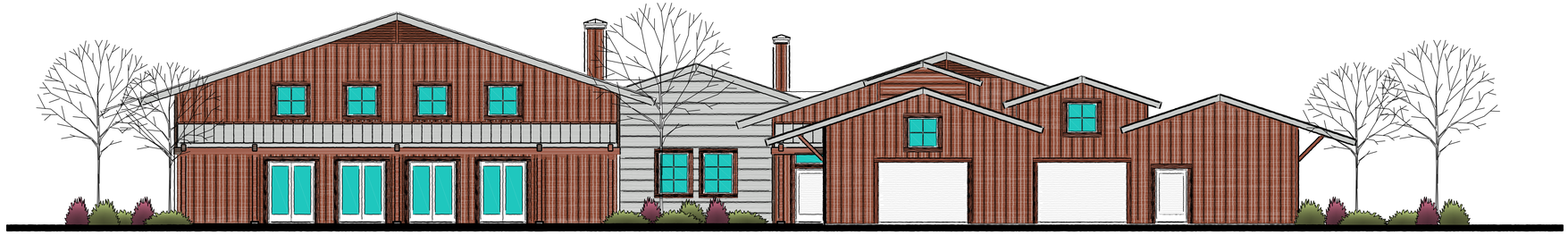
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DATE :	Aug 08, 19
SHEET :	**A-1.4**

Figure 2-24



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	BY

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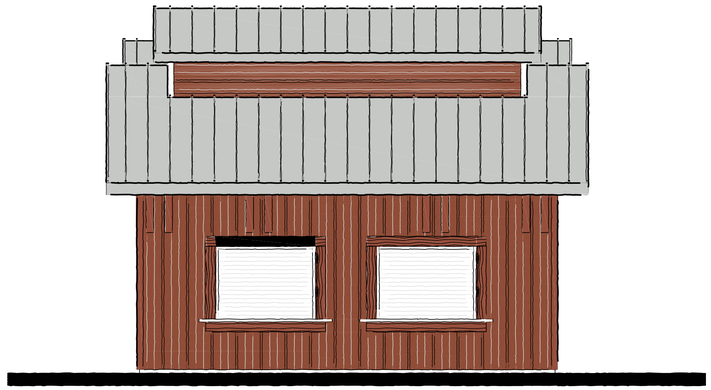
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BUILDING ELEVATIONS
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

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Figure 2-25



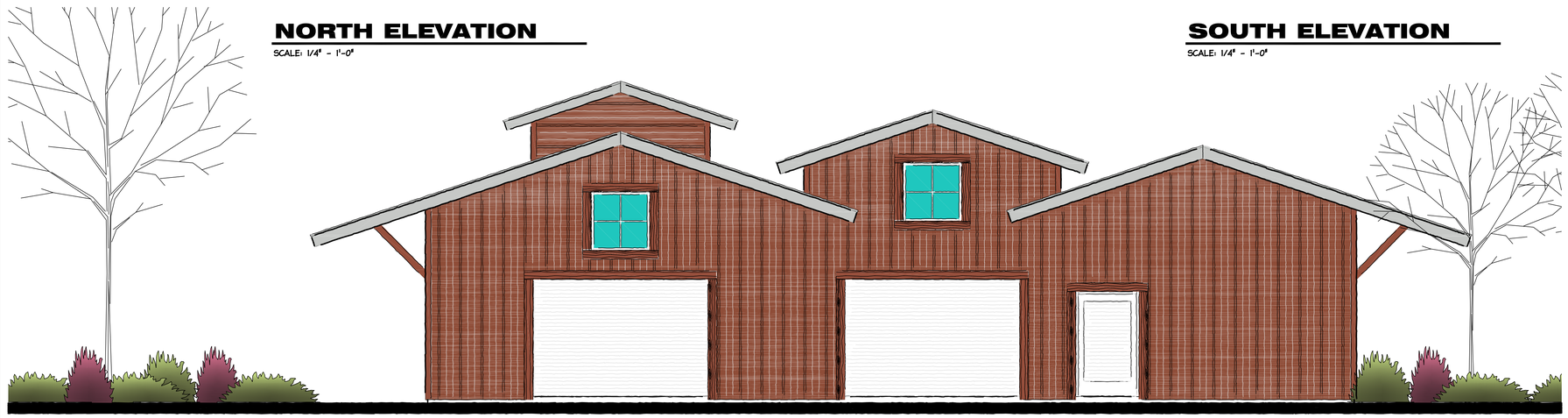


NORTH ELEVATION

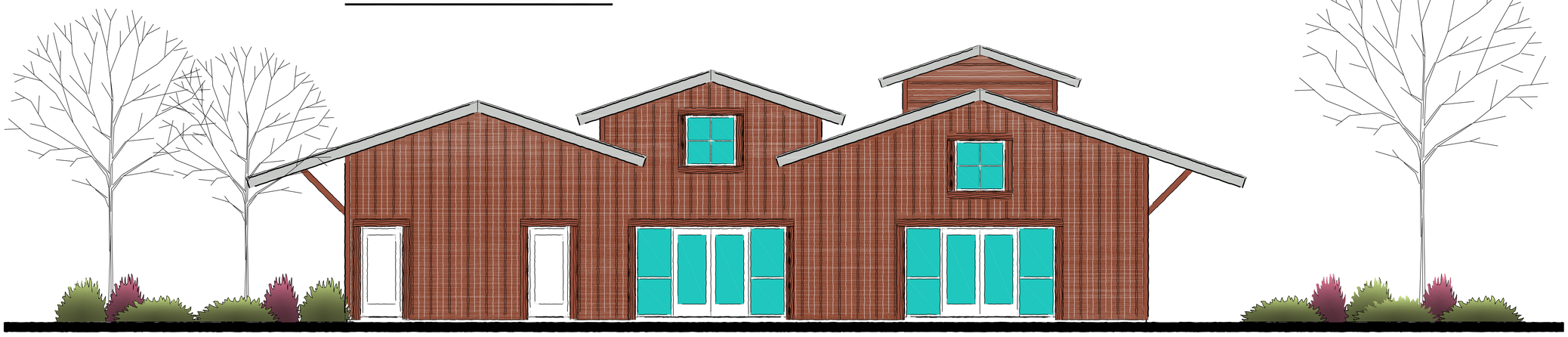
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

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



WEST ELEVATION



EAST ELEVATION

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

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BBQ / STORAGE BUILDING
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
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DATE :	Aug 08, 19
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Figure 2-26



ROOF PLAN - SENIOR CENTER

SCALE: 1/8" = 1'-0"

Figure 2-27

REVISIONS	BY

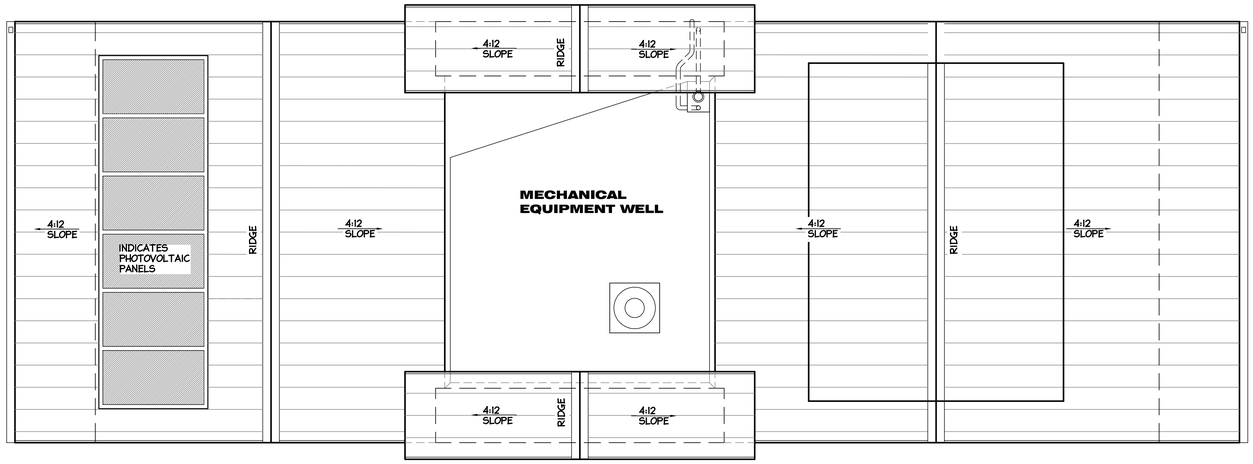
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SHEET TITLE:
ROOF PLAN
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	RA/TWS
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ROOF PLAN - BBQ BUILDING

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

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BBQ / STORAGE BUILDING
SENIOR CENTER

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OASIS SENIOR CENTER
To be located at:
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ORCUTT, CALIF. 93455

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SHEET :	A-4.1

Figure 2-28



OVERALL PLANTING PLAN

SCALE: 1" = 30'-0"

PLANT LIST AND SPECIES GROUPING

REVISIONS	BY

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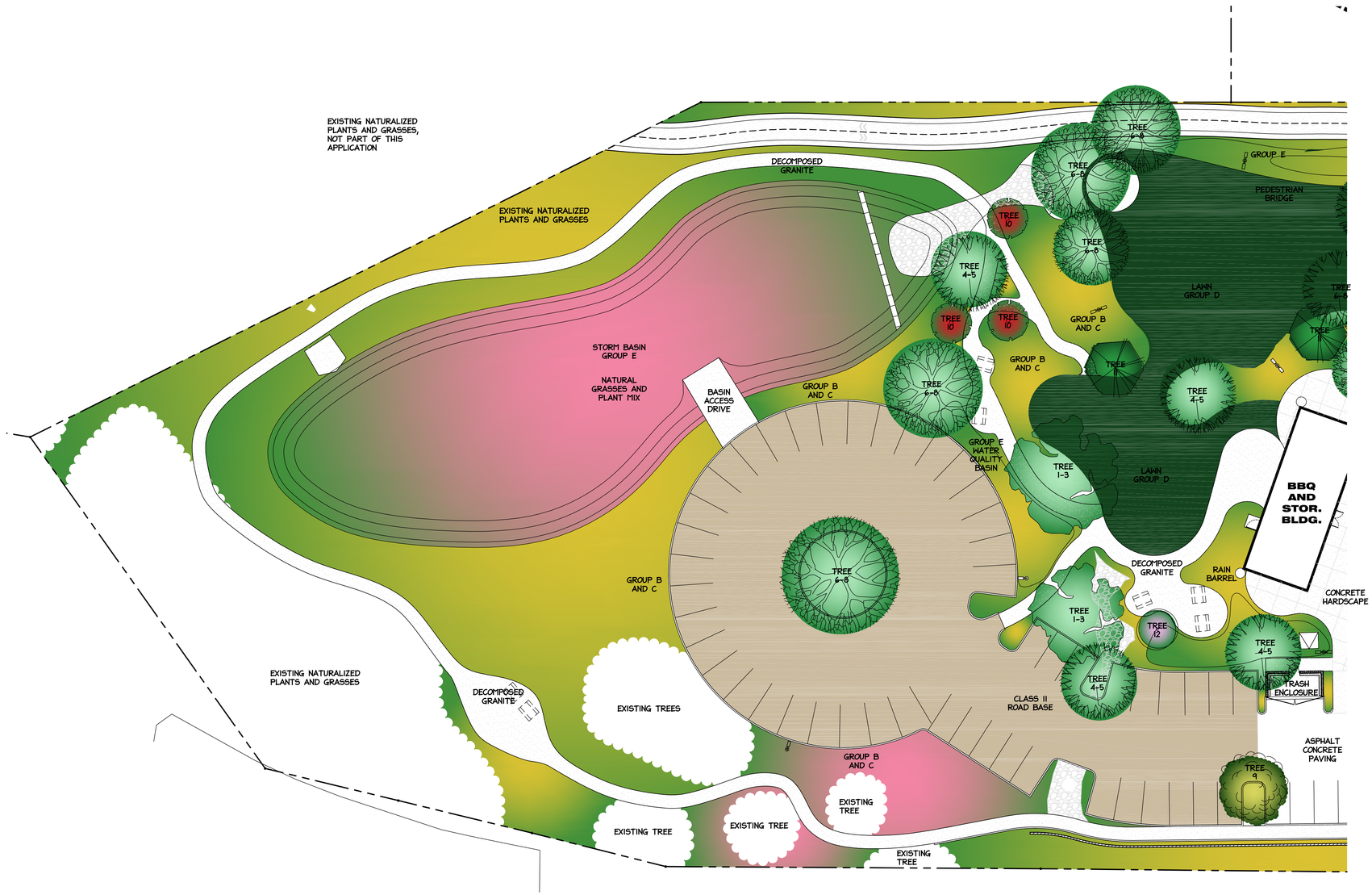
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SHEET TITLE : **OVERALL PLANTING PLAN AND PLANT LIST**
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 09, 19
SHEET :	**L-1.0**

Figure 2-29



ENLARGED PLANTING PLAN

SCALE: 1" = 20'-0"

Figure 2-30

REVISIONS	BY

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SHEET TITLE :

ENLARGED PLANTING PLAN

SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	L-1.1



ENLARGED PLANTING PLAN

SCALE: 1" = 20'-0"

REVISIONS	BY

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SHEET TITLE :

ENLARGED PLANTING PLAN

SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
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DATE :	Mar 25, 19
SHEET :	L-1.2

Figure 2-31

PROPERTY LINE

APPROXIMATE LIMITS OF GRADING

TOP = 323.0
BOT = 320.0

FF = 328.67

FF = 328.38

PROPERTY LINE

APPROXIMATE LIMITS OF GRADING

APPROXIMATE LIMITS OF GRADING

PROPERTY LINE

EXISTING GRADE

RETAINING WALL AND SWALE

WALL HEIGHT PER PLAN

2:1

RETAINING WALL

WALL HEIGHT PER PLAN

FINISHED GRADE

TYPICAL WALL HEIGHT SECTION
SCALE: NTS

DESIGN ASF CHECKED BPH
36-ENG SAVE DATE: 4/8/2019 8:52:04 AM PLOT BY: Fuller, Andrew PLOT DATE: 4/8/2019 8:52:40 AM

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345

FRANCIS "BUDDY" HAIN 79821
PROJECT ENGINEER R.C.E. DATE

OASIS SENIOR CENTER
PRELIMINARY GRADING PLAN

700 BLOCK OF E. CLARK AVE
ORCUTT, CALIFORNIA

STANTEC PROJECT NO.
2064118600

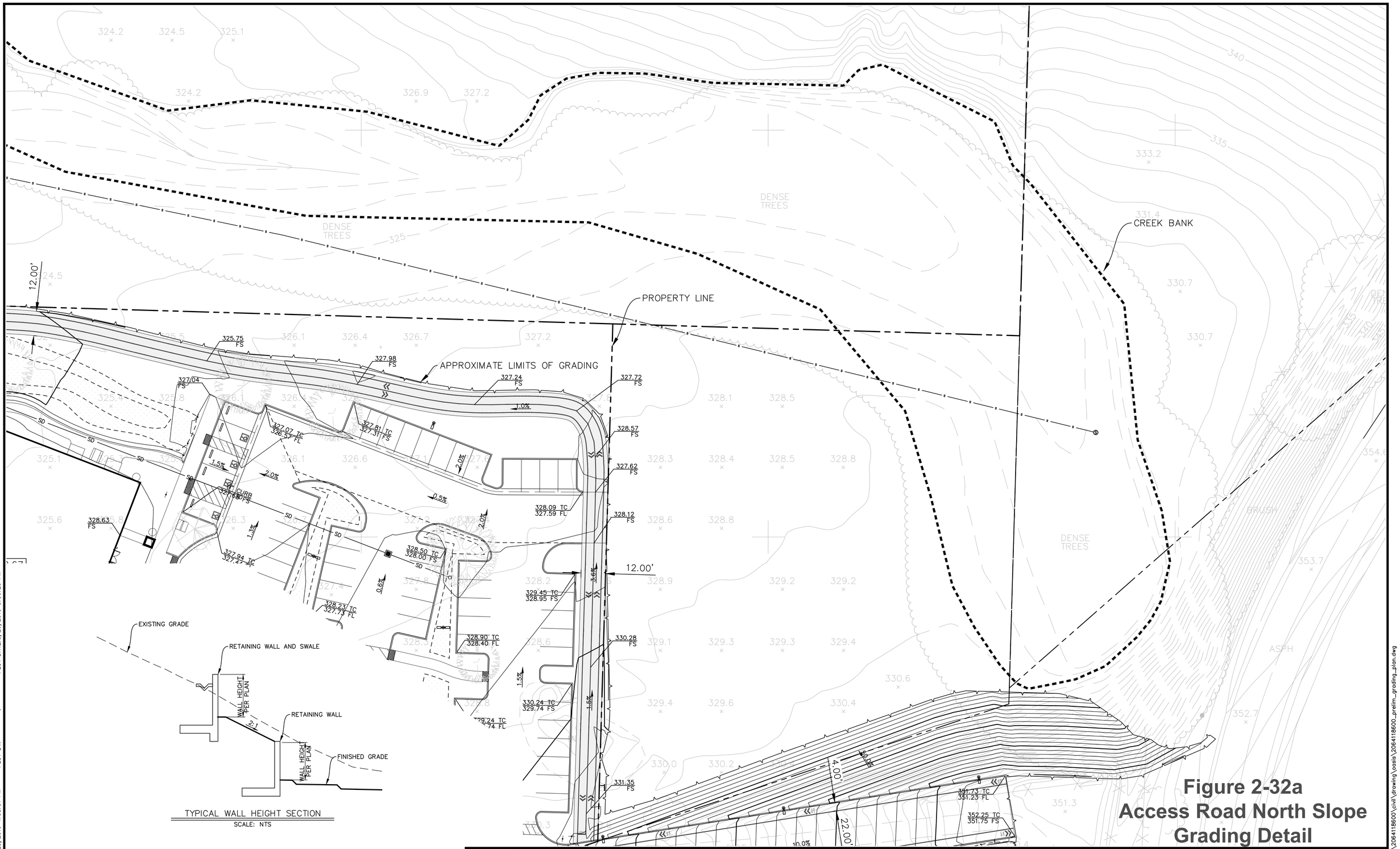
SHEET
1 OF 1

PLAN DATE
3/25/2019

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Figure 2-32



TYPICAL WALL HEIGHT SECTION
SCALE: NTS

Figure 2-32a
Access Road North Slope Grading Detail

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345
FRANCIS "BUDDY" HAIN 79821
PROJECT ENGINEER R.C.E. DATE

OASIS SENIOR CENTER
PRELIMINARY GRADING PLAN

700 BLOCK OF E. CLARK AVE
ORCUTT, CALIFORNIA

STANTEC PROJECT NO. 2064118600
SHEET 1 OF 1
PLAN DATE 8/26/2019

DESIGN ASF CHECKED BFH
36-ENG SAVE DATE: 4/23/2019 4:38:31 PM PLOT BY: Hain, Buddy PLOT DATE: 8/26/2019 3:50:20 PM
DRAWING: v: \2064\active\2064118600\civil\drawing\oasis\2064118600_prelim_grading_plan.dwg

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ORCUTT CREEK

BBQ-STORAGE BUILDING

OASIS COMMUNITY CENTER

FUTURE BUILDING

FOXENWOOD LN.

E. CLARK AVE.

NORRIS ST.

UTILITY LEGEND

TELEPHONE BOX	T
UNDERGROUND ELECTRIC	UE
OVERHEAD ELECTRIC	OE
OVERHEAD TELEPHONE & CABLE	T
SANITARY SEWER	SS
DOMESTIC WATER	W
GAS	G
WATER METER	WM
FIRE HYDRANT	FH
STORM DRAIN	
LOCATION OF PG&E TRANSFORMER	E
SIGN AND POLE	
SEWER CLEANOUT	C.O.
POWER POLE	PP
FIRE HYDRANT	FH

REFERENCE KEY NOTES:

1. EXISTING TRUNK SEWER
2. EXISTING WATER MAIN LINE
3. EXISTING OVERHEAD TELEPHONE LINE
4. EXISTING OVERHEAD POWER LINE
5. EXISTING FIRE HYDRANT
6. EXISTING POWER POLE
7. EXISTING OVERHEAD CABLE LINE
8. PROPOSED SEWER LATERAL
9. PROPOSED UNDERGROUND POWER LINE
10. PROPOSED PG&E J-BOX
11. PROPOSED WATER LINE
12. PROPOSED WATER METER
13. PROPOSED FIRE HYDRANT
14. PROPOSED GAS LINE
15. PROPOSED GAS METER
16. PROPOSED WATER LINE POINT OF CONNECTION
17. PROPOSED POWER POLE
18. PROPOSED OVERHEAD POWER LINE

UTILITIES:

ELECTRICAL SERVICE:	PACIFIC GAS AND ELECTRIC 2445 SKYWAY DRIVE SANTA MARIA, CAL. 93455
PHONE SERVICE:	FRONTIER - CALIFORNIA 1223 W. FAIRWAY DRIVE SANTA MARIA, CAL. 93455
GAS SERVICE:	THE GAS COMPANY P.O. BOX 818 GOLETA, CAL. 93116-0818
CABLE T.V.:	COMCAST CABLE 2323 THOMPSON WAY SANTA MARIA, CAL. 93455
WATER:	GOLDEN STATE WATER CO. 2330 A ST, UNIT A SANTA MARIA, CAL. 93455
SEWER SERVICE:	LAGUNA COUNTY SANITATION DISTRICT, SANTA BARBARA COUNTY 620 W. FOSTER RD. SANTA MARIA, CAL. 93455

UTILITY PLAN - OPTION 2

SCALE: 1" = 40'-0"

REVISIONS	BY

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SANTA MARIA, CA 93455
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FAX (805) 934-4916

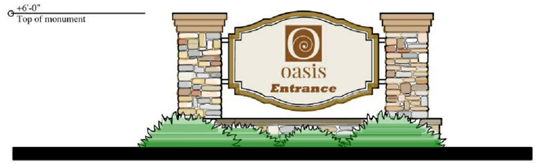
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SHEET TITLE: **UTILITY PLAN**

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

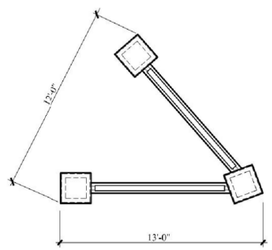
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SHEET:	U-1.0

Figure 2-33



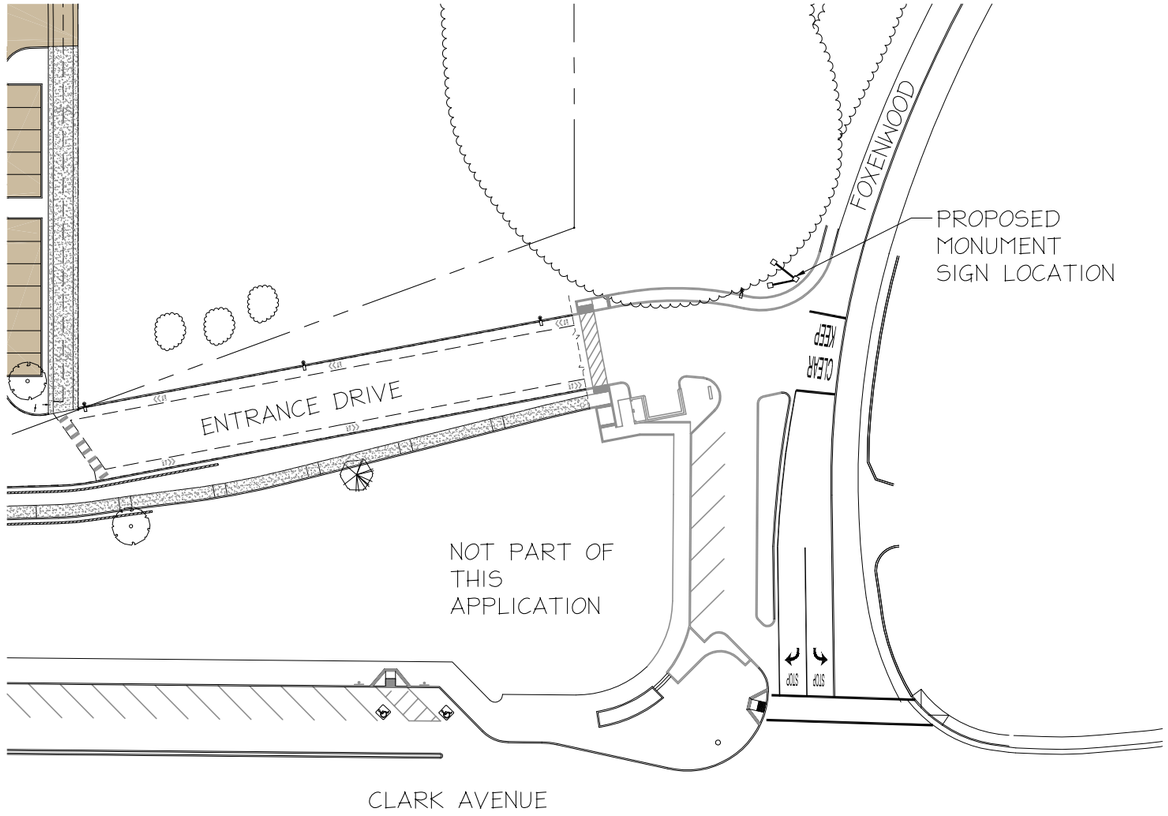
Sign Elevation

Oasis Center at Orcutt Creek Park



Sign Plan View

Oasis Center at Orcutt Creek Park



M&A tom b. mart nez & associates ARCHITECTURE INC.

2624 AIR PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX NO. (805) 934-4916

PROJECT FOR :
OASIS SENIOR CENTER
TO BE LOCATED AT:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIFORNIA 93455

SHEET TITLE :

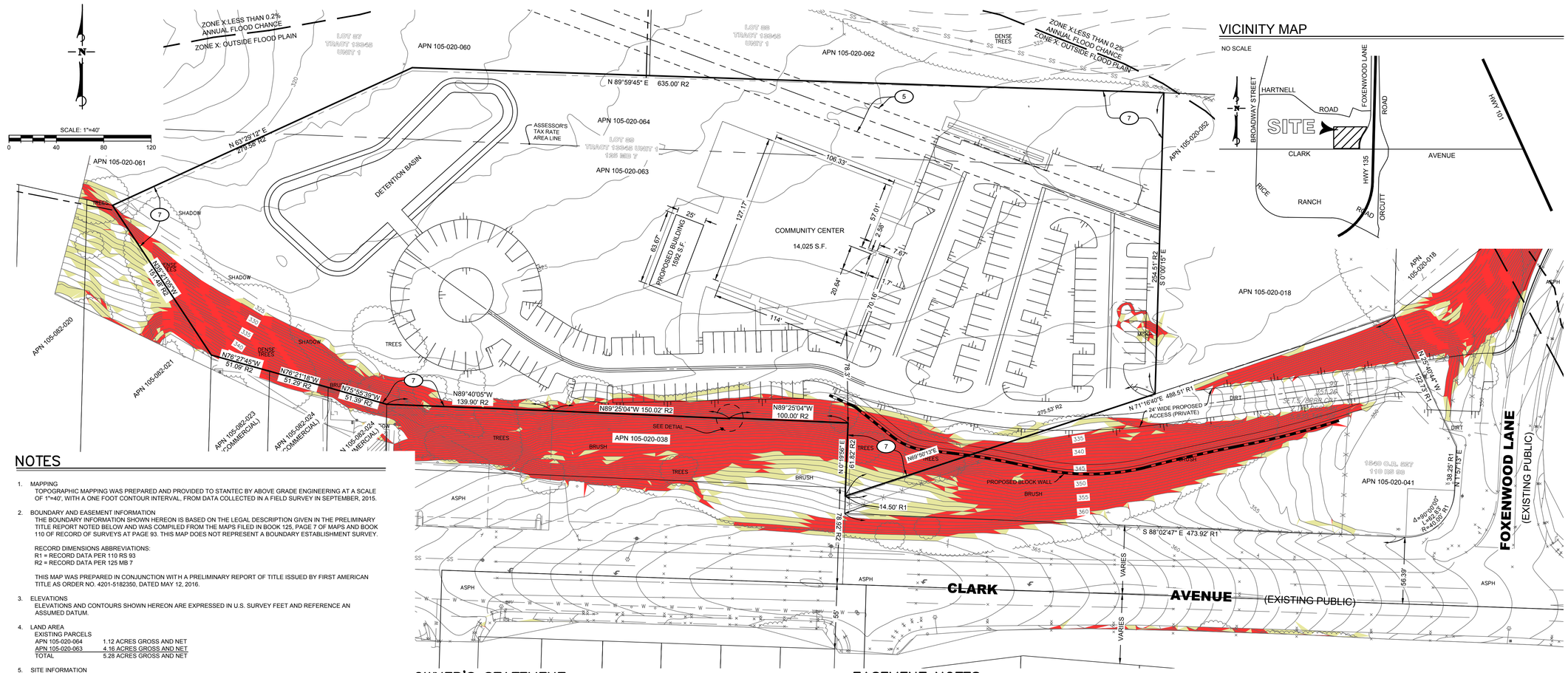
PRELIMINARY MONUMENT SIGN

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COPYRIGHT _____

DATE: AUG. 8, 2019
JOB NO : 17101
1 of 1

Figure 2-34



VICINITY MAP

NO SCALE

NOTES

1. MAPPING
   TOPOGRAPHIC MAPPING WAS PREPARED AND PROVIDED TO STANTEC BY ABOVE GRADE ENGINEERING AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY IN SEPTEMBER, 2015.

2. BOUNDARY AND EASEMENT INFORMATION
   THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM THE MAPS FILED IN BOOK 125, PAGE 7 OF MAPS AND BOOK 110 OF RECORD OF SURVEYS AT PAGE 93. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

   RECORD DIMENSIONS ABBREVIATIONS:
   R1 = RECORD DATA PER 110 RS 93
   R2 = RECORD DATA PER 125 MB 7

   THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIRST AMERICAN TITLE AS ORDER NO. 4201-5182350, DATED MAY 12, 2016.

3. ELEVATIONS
   ELEVATIONS AND CONTOURS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND REFERENCE AN ASSUMED DATUM.

4. LAND AREA
   EXISTING PARCELS
   APN 105-020-064 1.12 ACRES GROSS AND NET
   APN 105-020-063 4.16 ACRES GROSS AND NET
   TOTAL 5.28 ACRES GROSS AND NET

5. SITE INFORMATION
   LOCATION: NORTHWEST CORNER OF CLARK AVENUE AND FOXENWOOD LANE

   ZONNING AND LAND USE DESIGNATION (COUNTY OF SANTA BARBARA):
   APN 105-020-063 & -064 RECREATIONAL
   APN 105-020-041 OLD TOWN - GENERAL COMMERCIAL
   PARKING SPACES: 146 NEW EMPLOYEES: 4
   OVERFLOW PARKING LOCATED AT: NONE PROPOSED
   PROPOSED WATER CONNECTION: GOLDEN STATE
   PROPOSED SEWER CONNECTION: LAGUNA COUNTY SANITATION
   PROPOSED FIRE PROTECTION: COUNTY FIRE DEPARTMENT
   PROPOSED POLICE PROTECTION: COUNTY SHERIFFS DEPARTMENT
   PROPOSED SCHOOL: N/A
   TRANSPORTATION ACCESS: FOXENWOOD LANE

6. FLOOD HAZARD
   THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MAP NUMBER OR COMMUNITY PANEL 0452G, EFFECTIVE DATE: DATED DECEMBER 4, 2012.

   ZONE X: AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE OR LESS OF FLOOD RISK.

SURVEYOR'S STATEMENT

THIS TENTATIVE RECORDED MAP MODIFICATION EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON RECORD INFORMATION.

IAN McCLAIN, PLS 8310 DATE: 7/29/2016

PROFESSIONAL LAND SURVEYOR IAN McCLAIN NO. 8310 STATE OF CALIFORNIA

Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

OWNER'S STATEMENT

ORCUTT AREA SENIORS IN SERVICE INC., A CALIFORNIA NON-PROFIT CORPORATION
P.O. BOX 2637, ORCUTT, CA 93457

SIGNATURE DATE: PHONE NUMBER:
NAME (PRINT): TITLE:

SIGNATURE DATE: PHONE NUMBER:
NAME (PRINT): TITLE:

LEGAL DESCRIPTION

APNs: 105-020-063 & -064
LOT 89 OF TRACT 13345 UNIT 1, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 125 AND PAGES 7-10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, MINERALS, AND HYDROCARBONS AND ALL SUBSTANCES OF A MINERAL CHARACTER IN, ON OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND.

EASEMENT NOTES

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)

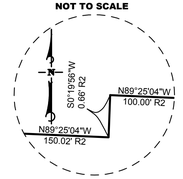
(5) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NONCOMMERCIAL 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 I**

PROPOSED CHANGE

THIS MODIFICATION SEEKS TO REMOVE THIS LABEL AND DESIGNATION "NOT A BUILDING SITE" AND "OPEN SPACE" OF LOT 89 OF TRACT 13345 UNIT 1, RECORDED NOVEMBER 14, 1983 IN BOOK 125 OF MAPS AT PAGES 7 THROUGH 10.

DETAIL
NOT TO SCALE



SLOPES TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	20.00%	30.00%	
2	30.00%	10000.00%	

AVERAGE SLOPE: 11.93%

16RRM-00000-00001
TENTATIVE RECORDED MAP MODIFICATION
OASIS SENIOR CENTER
ORCUTT

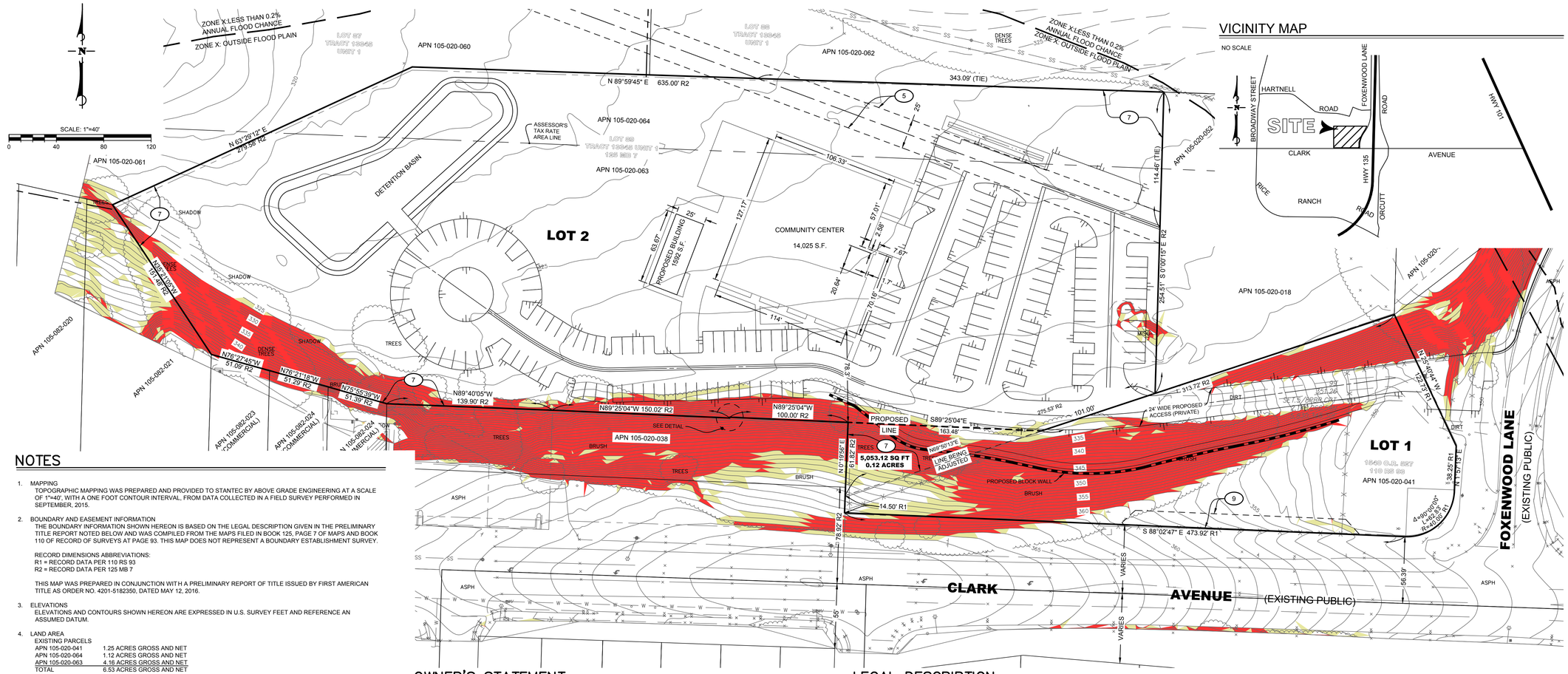
COUNTY OF SANTA BARBARA, CALIFORNIA
July 29, 2016

SHEET 1 OF 1

PLOT SCALE:1:268.53 PLOT DATE:7/29/2016 12:17:26 PM PLOT BY:McClain, Ian SAVE DATE: 7/19/2016 5:12:51 PM 36-EXB

DRAWING:x:\2064\active\2064118600\gis\cad\2064118600trmm.dwg

Figure 2-35



NOTES

1. MAPPING
   TOPOGRAPHIC MAPPING WAS PREPARED AND PROVIDED TO STANTEC BY ABOVE GRADE ENGINEERING AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED IN SEPTEMBER, 2015.

2. BOUNDARY AND EASEMENT INFORMATION
   THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM THE MAPS FILED IN BOOK 125, PAGE 7 OF MAPS AND BOOK 110 OF RECORD OF SURVEYS AT PAGE 93. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

   RECORD DIMENSIONS ABBREVIATIONS:
   R1 = RECORD DATA PER 110 RS 93
   R2 = RECORD DATA PER 125 MB 7

   THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIRST AMERICAN TITLE AS ORDER NO. 4201-5182350, DATED MAY 12, 2016.

3. ELEVATIONS
   ELEVATIONS AND CONTOURS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND REFERENCE AN ASSUMED DATUM.

4. LAND AREA
   EXISTING PARCELS

APN 105-020-041	1.25 ACRES GROSS AND NET
APN 105-020-064	1.12 ACRES GROSS AND NET
APN 105-020-063	4.16 ACRES GROSS AND NET
TOTAL	6.53 ACRES GROSS AND NET

   PROPOSED LOTS

PARCEL 1	1.37 ACRES GROSS AND NET : 9.6% INCREASE IN SIZE
PARCEL 2	5.16 ACRES GROSS AND NET : 2.3% DECREASE IN SIZE
TOTAL	6.53 ACRES GROSS AND NET : 1.8% TOTAL CHANGE

5. SITE INFORMATION
   LOCATION: NORTHWEST CORNER OF CLARK AVENUE AND FOXENWOOD LANE

   ZONNING AND LAND USE DESIGNATION (COUNTY OF SANTA BARBARA):
   APN 105-020-063 & -064 RECREATIONAL
   APN 105-020-041 OLD TOWN - GENERAL COMMERCIAL
   PARKING SPACES: 146 NEW EMPLOYEES: 4
   OVERFLOW PARKING LOCATED AT: NONE PROPOSED
   PROPOSED WATER CONNECTION: GOLDEN STATE
   PROPOSED SEWER CONNECTION: LAGUNA COUNTY SANITATION
   PROPOSED FIRE PROTECTION: COUNTY FIRE DEPARTMENT
   PROPOSED POLICE PROTECTION: COUNTY SHERIFFS DEPARTMENT
   PROPOSED SCHOOL: N/A
   TRANSPORTATION ACCESS: FOXENWOOD LANE

6. FLOOD HAZARD
   THE SUBJECT PROPERTY LIES WITHIN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MAP NUMBER OR COMMUNITY PANEL 0452G, EFFECTIVE DATE: DATED DECEMBER 4, 2012.

   ZONE X: AREAS DETERMINED TO BE 0.2% ANNUAL CHANCE OR LESS OF FLOOD RISK.

SURVEYOR'S STATEMENT

THIS TENTATIVE LOT LINE ADJUSTMENT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON RECORD INFORMATION.

IAN McCLAIN, PLS 8310 DATE: 7/29/2016

PROFESSIONAL LAND SURVEYOR IAN McCLAIN NO. 8310 STATE OF CALIFORNIA

Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

OWNER'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

STEPHAN K. LeBARD AND DEBORAH A. LeBARD, TRUSTEES OF THE STEPHEN AND DEBORAH LeBARD REVOCABLE TRUST (OWNERS OF APN 105-020-041)
5290 GLADEWOOD, SANTA MARIA, CA 93455

STEPHEN LEBARD _____ DATE:_____ PHONE NUMBER:_____

DEBORAH LEBARD _____ DATE:_____ PHONE NUMBER:_____

ORCUTT AREA SENIORS IN SERVICE INC., A CALIFORNIA NON-PROFIT COPROATION (OWNERS OF APN 105-020-063 & -064)
P.O. BOX 2637, ORCUTT, CA 93457

SIGNATURE _____ DATE:_____ PHONE NUMBER:_____
NAME (PRINT): _____ TITLE: _____

SIGNATURE _____ DATE:_____ PHONE NUMBER:_____
NAME (PRINT): _____ TITLE: _____

EASEMENT NOTES

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)

(5) AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1981 AS INSTRUMENT NO. 81-17826 OF OFFICIAL RECORDS.

(7) AN EASEMENT FOR EXCLUSIVE RIGHT TO DEVELOP USE, AND MAINTAIN THE PROPERTY FOR OPEN SPACE AND NONCOMMERCIAL 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 I**

(9) A PERMANENT EASEMENT FOR CLARK AVENUE ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-0076452 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

LOT 1 (APN: 105-020-041)
THAT PART OF THE PORTION OF LAND IN SECTION 10, TOWNSHIP 9 NORTH, RANGE 34 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 21, 1958 IN VOLUME 1540 OF OFFICIAL RECORDS AT PAGE 527, RECORDS OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF COURSE 3 OF PARCEL ONE OF THE ABOVE SAID DEED TO THE STATE; THENCE (A) ALONG SAID COURSE SOUTH 70°12'38" WEST 492.09 FEET TO THE WESTERLY TERMINUS THEREOF; THENCE (B) ALONG COURSE 2 OF SAID PARCEL ONE, SOUTH 01°59'39" WEST 4.69 FEET; THENCE (C) SOUTH 88°02'47" EAST 474.01 FEET; THENCE (D) EASTERLY TANGENT TO LAST DESCRIBED COURSE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 40 FEET THROUGH AN ANGLE OF 90° FOR A DISTANCE OF 62.83 FEET; THENCE (E) NORTH 01°57'13" EAST 38.25 FEET; THENCE (F) NORTH 25°40'44" WEST 122.73 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED.

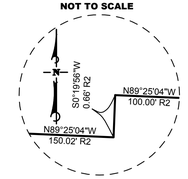
BELOW A DEPTH OF FIVE HUNDRED FEET BY QUITCLAIM DEED RECORDED APRIL 19, 1974 AS INSTRUMENT NO. 13798 IN BOOK 2511, PAGE 1154, OF OFFICIAL RECORDS.

SAID LAND IS SHOWN ON MAP RECORDED IN BOOK 110, PAGE 93 OF RECORD OF SURVEYS OF SAID COUNTY.

LOT 2 (APNs: 105-020-063 & -064)
LOT 89 OF TRACT 13345 UNIT 1, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 125 AND PAGES 7-10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, MINERALS, AND HYDROCARBONS AND ALL SUBSTANCES OF A MINERAL CHARACTER IN, ON OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND.

DETAIL
NOT TO SCALE



SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	20.00%	30.00%	
2	30.00%	10000.00%	

AVERAGE SLOPE: 11.93%

16LLA-00000-00004
TENTATIVE LOT LINE ADJUSTMENT
OASIS SENIOR CENTER
ORCUTT

COUNTY OF SANTA BARBARA, CALIFORNIA
July 29, 2016

SHEET 1 OF 1

PLOT SCALE:1:268.53 PLOT DATE:7/29/2016 12:09:09 PM PLOT BY:McClain, Ian SAVE DATE: 7/29/2016 12:06:14 PM 36-EXB

DRAWING:x:\2064\active\2064118600\gen\cad\2064118600lla.dwg

Figure 2-36



DFIRM
National Flood Insurance Program

Legend

Special Flood Hazard Area's Subject to Inundation by the 1% Annual Chance Flood

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a chance of being equaled or exceeded in any given year. Flood Insurance Required.

- A — No Base Flood Elevations determined
- AE — Base Flood Elevations Determined
- AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined
- VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined
- FLOODWAY — The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Other Flood Areas

- Shaded X — Areas of 0.2% annual chanceflood; areas of 1% annual chance floodwith average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Flood Insurance not required.
- FIRM Panels — Stream Flowline
- BFE's — FIS Profile X-Sections

This map is for reference only. Although every effort has been made to ensure the accuracy of information errors and conditions originating from physical sources used to develop the data shown may be reflected on this map. Santa Barbara County shall not be liable for any errors, omissions, or damages that result from inappropriate use of this document. No level of accuracy is claimed for the boundary lines shown hereon and lines should not be used to obtain coordinate values, bearings or distances.

Coordinate System: State Plane California Zone V NAD 1983
Elevations shown referenced to North American Vertical Datum of 1988

This map was prepared utilizing procedures and information from the Federal Emergency Management Agency

Community Number: 060331

Map Number
06083C0452G

Effective Date
December 4, 2012

Compiled by the Public Works Resource Management Agency, GIS Section, 2007.

REVISIONS | BY

tom b. martinez & associates
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2624 MR. PARK DRIVE
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PHONE (805) 934-5737
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SHEET TITLE : **FLOOD PLAIN MAP**
SENIOR CENTER

Project for: OASIS SENIOR CENTER
To be located at: FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	C-3.0

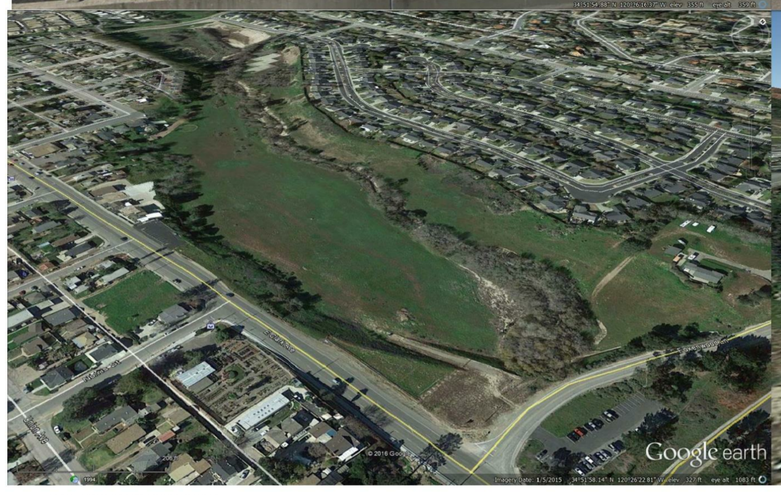
Figure 2-37

VIEW OF INTERSECTION FROM FREEWAY OVERPASS - SITE IS NOT VISIBLE



VIEW OF SITE FROM MAIN ACCESS FOXENWOOD LANE





AERIAL VIEW OF SITE LOOKING WEST



AERIAL VIEW OF SITE ACCESS RAMP

REVISIONS	BY

tom b. martinez & associates
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FAX (805) 934-4916

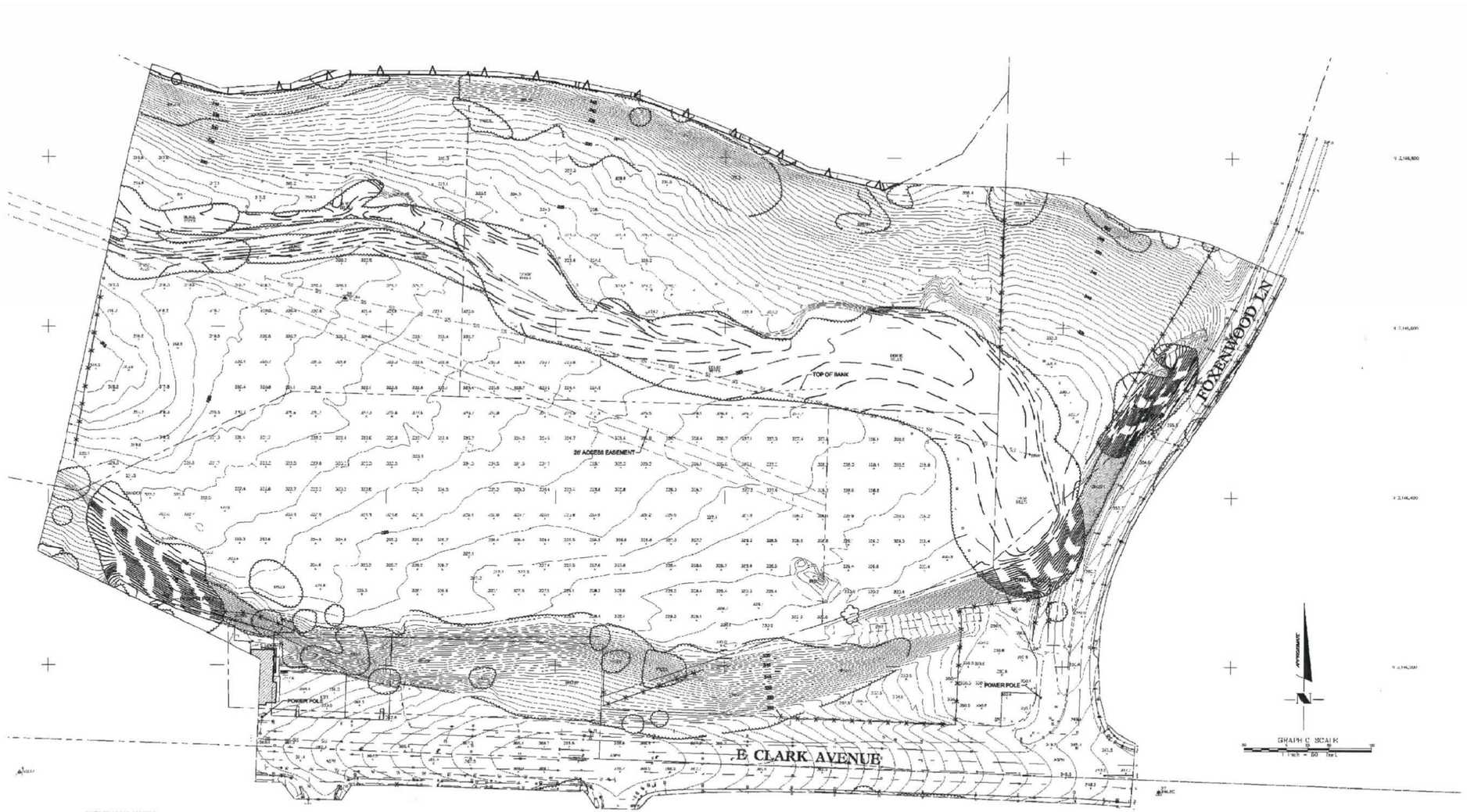
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SHEET TITLE :
SITE AND AREA IMAGES
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	**C-4.0**

Figure 2-38



SURVEYOR'S NOTES:

1. NO PRELIMINARY TITLE REPORT WAS PROVIDED THEREFORE NO EASEMENTS HAVE BEEN PLOTTED.

2. SURFACE EVIDENCE OF UTILITIES MAY BE SHOWN ON THIS MAP. WE MAKE NO WARRANTEE AS TO THE LOCATION, TYPE OR DEPTH OF UNDERGROUND UTILITIES. THE SURVEYOR HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. NO BOUNDARY SURVEY WAS REQUESTED, NO BOUNDARY SURVEY WAS PERFORMED. PROPERTY INFORMATION SHOWN IS BASED ON RECORD DATA WITH ROTATION TO FOUND MONUMENTS AS SHOWN

TEMPORARY BENCH MARK:

A FOUND MAG NAIL AND SHINER IN THE AC PAVEMENT ON CLARK AVENUE SHOWN AS POINT NUMBER 13 HEREON HAVING AN ELEVATION OF 368.38 FEET.

DRAWING NOTE:

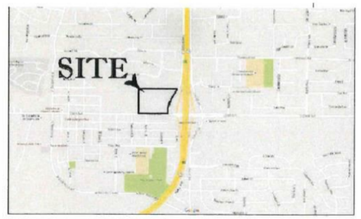
THE ORIGINAL DRAWING WAS PREPARED USING AUTOCAD CIVIL 3D 2014. THE PROGRAM UTILIZES "COGO POINTS" THAT ARE PROPRIETARY TO CIVIL 3D. THESE POINTS CAN BE SEEN IN OTHER COMPATIBLE VERSIONS OF AUTOCAD BY DOWNLOADING THE APPROPRIATE OBJECT ENABLER FROM THE AUTODESK WEBSITE.

IF THE FOLLOWING COGO POINT APPEARS AS A RECTANGULAR BOX, THE OBJECT ENABLER IS EITHER NOT PRESENT OR WAS NOT INSTALLED CORRECTLY.

COGO POINT:

LEGEND

	BLOCK WALL/RETAINING WALL	TS	TRAFFIC SIGNAL BOX
SD	STORM DRAIN GRATE		FIRE HYDRANT
	STORM DRAIN MAN HOLE		HANDICAP PARKING
	SEWER MANHOLE		TELEPHONE VAULT
	VALVE		PACIFIC GAS & ELECTRIC VAULT
S	SEWER LINE	WM	WATER METER
W	WATER LINE	JP	JOINT POLE
T	TELEPHONE		LIGHT STANDARD
E	ELECTRIC LINE		STREET LIGHT
SD	STORM DRAIN LINE	M	MEASURED
	FOUND MONUMENT	R	RECORD



VICINITY MAP - N.T.S - ORCUTT, CA

ABOVE GRADE ENGINEERING
1304 Broad Street, San Luis Obispo, CA 93401
phone:(805) 540-5115 • fax:(805) 540-5116

TOPOGRAPHIC MAP

LOT 88 OF TRACT 13345, UNIT I IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS SHOWN ON MAP FILED IN BOOK 135, PAGES 7 THROUGH 10 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

REVISIONS	BY

tom b. martinez & associates
ARCHITECTURE INC.
2624 MR. PARK DRIVE
SANTA MARIA, CA 93455
PHONE (805) 934-5737
FAX (805) 934-4916

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SHEET TITLE :
TOPOGRAPHIC MAP
SENIOR CENTER

Project for:
OASIS SENIOR CENTER
To be located at:
FOXENWOOD LANE AND CLARK AVENUE
ORCUTT, CALIF. 93455

JOB NO :	17101
DRAWN BY :	TWS
CHECK BY :	TBM
DATE :	Aug 08, 19
SHEET :	C-6.0

Figure 2-39

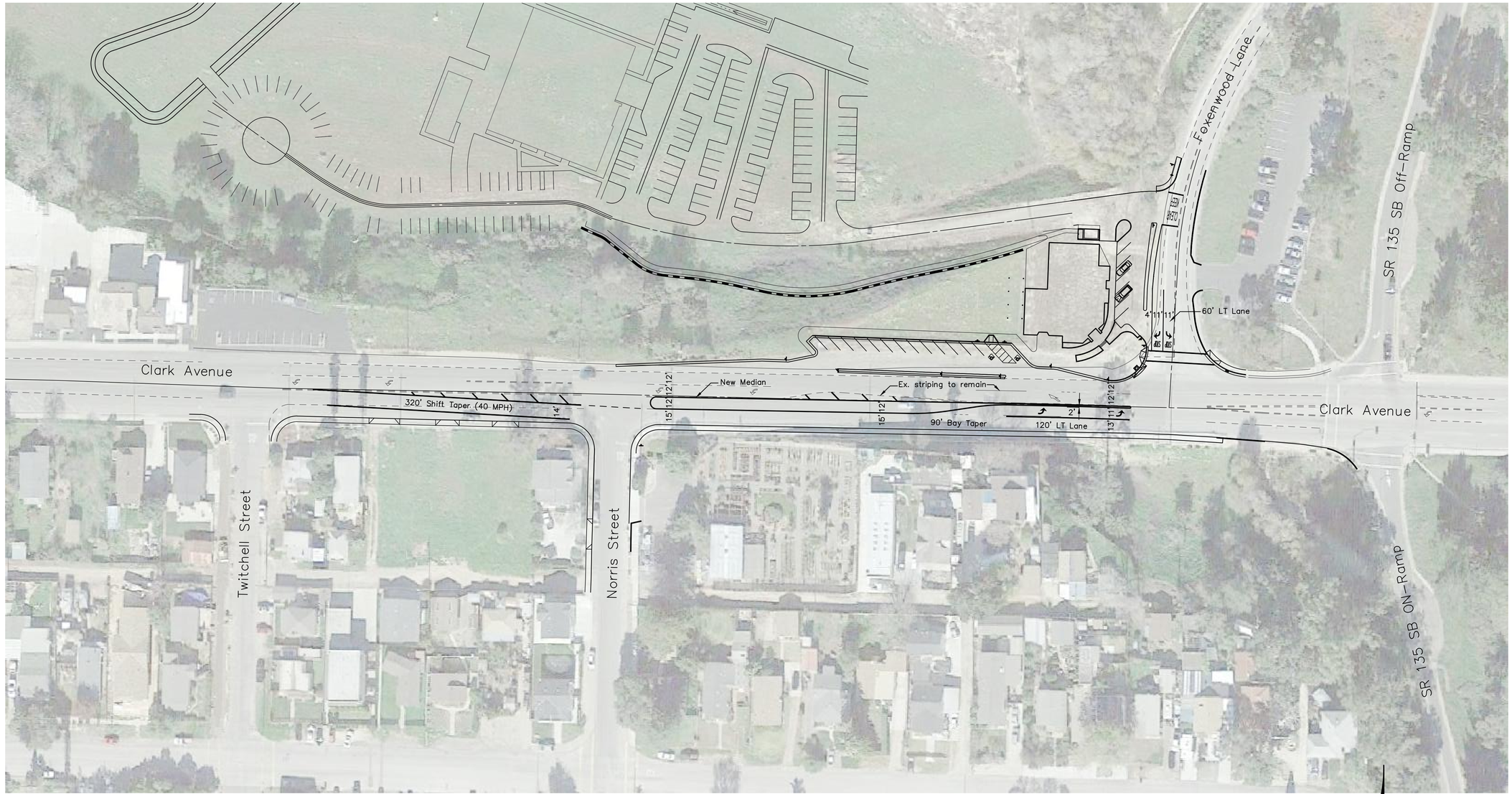


Figure 2-40 Roadway Improvements

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345
BUDDY HAIN 79821 10/4/2016
PROJECT ENGINEER R.C.E. DATE

REGISTERED PROFESSIONAL ENGINEER
FRANCIS F HAIN
NO 79821
CIVIL
STATE OF CALIFORNIA

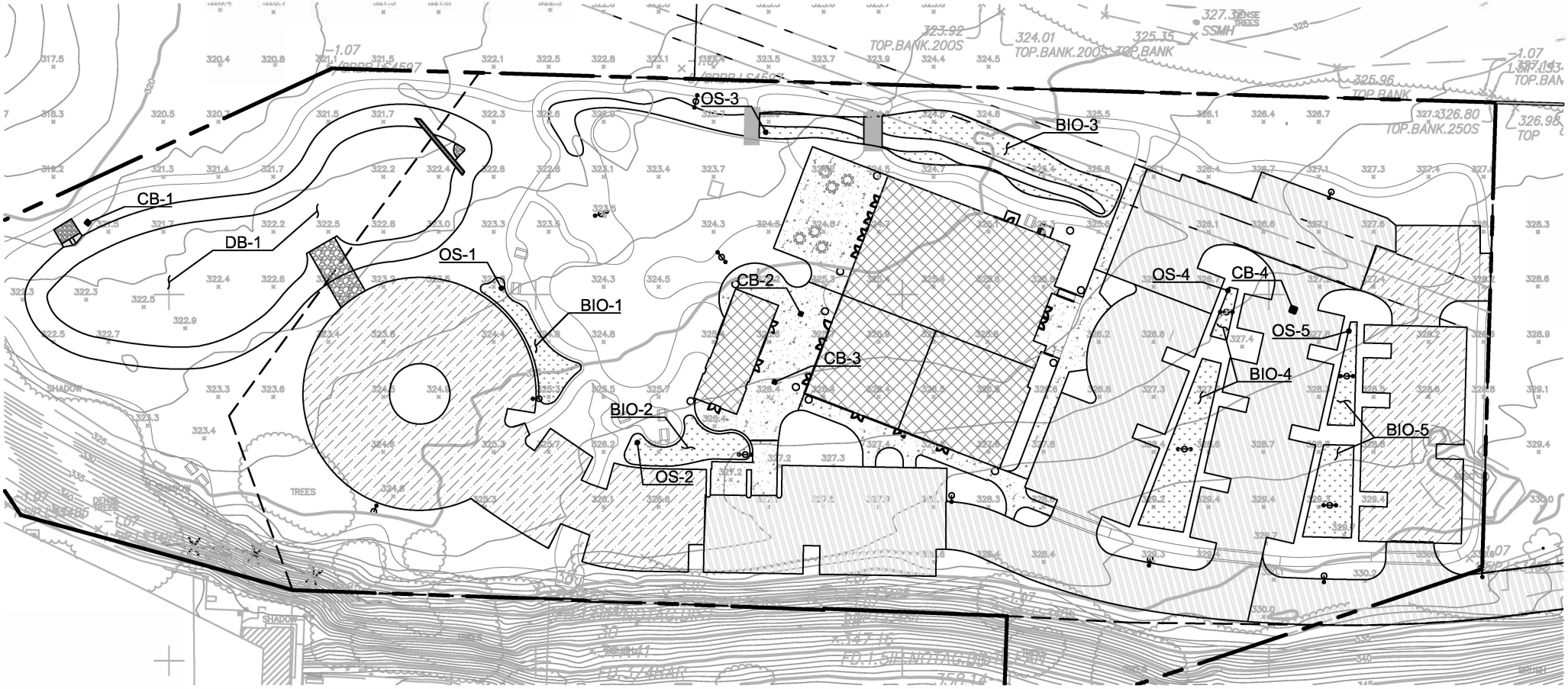
PRELIMINARY

LEBARD PROPERTY
KEY SITE 18
OPTION 2
OASIS
ORCUTT, CALIFORNIA

STANTEC PROJECT NO.
2064118600
SHEET
1 OF 1
PLAN DATE
10/4/16

DESIGN DESIGNED CHECKED CHECKED
36-ENG SAVE DATE: 10/4/2016 12:53:17 PM PLOT BY:Bowman, Katie PLOT DATE:10/4/2016 2:24:26 PM
DRAWING: v:\2064\active\206411860O\traffic\acad\combined site.dwg

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LEGEND

- PAVEMENT
- CONCRETE FLATWORK
- GRAVEL
- ROOF
- BIO-RETENTION

ABBREVIATIONS

BIO: BIO-RETENTION AREA
CB: CATCH BASIN
DB: DETENTION BASIN
OS: OVERFLOW STRUCTURE

STORMWATER / DRAINAGE FEATURES

NO SCALE

Figure 2-41