

100 N. BROADWAY

SANTA MARIA, CA





SHEET INDEX

COVER SHEET

SHEET INDEX

PROJECT SUMMARY

VIEW ALONG E MAIN STREET

VIEW ALONG N BROADWAY

G0.0

G0.1

G0.2

G0.3

G0.4

CIVIL ENGINEERING

GRADING & DRAINAGE PLAN

GRADING & DRAINAGE PLAN

GRADING & DRAINAGE PLAN

1

2

3

ARCHITECTURE

SITE PLAN

FIRE ACCESS PLAN

BUILDING PLANS - LEVELS 1 & 2

BUILDING PLANS - LEVELS 3-6 & ROOF LEVEL

UNIT PLANS

BUILDING ELEVATIONS

BUILDING ELEVATIONS - SOUTH

BUILDING ELEVATIONS - EAST

BUILDING ELEVATIONS - NORTH

BUILDING ELEVATIONS - WEST

SHADOW STUDY

COLOR AND MATERIAL BOARD

A1.0

A1.1

A2.0

A2.1

A3.0

A4.0

A4.1

A4.2

A4.3

A4.4

A5.0

A6.0

LANDSCAPE ARCHITECTURE

PLANTING PLAN - GROUND FLOOR

PLANTING PLAN - ROOF TOP

PLANTING DETAILS

PLANTING NOTES & LEGEND

TREE INVENTORY PLAN

L- 2.0

L- 2.1

L- 2.2

L- 2.3

L- 2.4

PROJECT TEAM

APPLICANT/OWNER:

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3203 LIGHTNING STREET,
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VEHICLE PARKING SUMMARY					
RESIDENTIAL STALLS REQUIRED					
UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS REQUIRED		
STUDIOS	15	0.5	8		
1-BEDROOM	53	0.5	27		
2-BEDROOM	38	0.5	19		
3-BEDROOM	44	0.5	22		
TOTAL UNITS	150				
TOTAL RESIDENTIAL STALLS REQUIRED		0.5	76		
USPS STALL REQUIRED			1		
TOTAL STALLS REQUIRED			77		
EV STALLS REQUIRED					
EV CATEGORY		QTY.	RATIO	REQ.	
EV READY W/ CHARGING STATION (EVCS)		76	10%	8	
EV READY (EVR)			40%	30	
RESIDENTIAL EVCS STALLS REQUIRED			50%	38	
EV ACCESSIBLE (INCLUDED IN EVCS COUNT)		38	1 PER 25	2	
NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT. ONE (1) ADA EV STALL FOR EVERY TWENTY-FIVE (25) EV STALLS W/ AN 8' MIN. ACCESSIBLE AISLE.					
ACCESSIBLE STALLS REQUIRED					
USE TYPE	QTY.	RATIO	REQ.	OF REQUIRED	
				STD	VAN
RESIDENTIAL (ASSIGNED)	76	0.02	2	1	1
TOTAL ACCESSIBLE STALLS REQUIRED:			2	1	1
NOTE: THE REQUIRED ADA STALLS ARE INCLUDED IN PARKING COUNT. ONE (1) VAN ADA STALL FOR EVERY EIGHT (8) ADA RESIDENTIAL STALLS REQUIRED. ONE (1) VAN ADA STALL FOR EVERY SIX (6) ADA NON-RESIDENTIAL STALLS REQUIRED.					
RESIDENTIAL STALLS PROVIDED					
PARKING TYPE	STALL COUNT PER USE				TOTAL STALLS PROVIDED
	EVCS		EVR	STANDARD	
	CHARGER	CHARGER ACC			
STANDARD	6		32	21	59
STANDARD ACCESSIBLE	0	1	0	1	2
TANDEM PARKING	0		0	16	16
SUBTOTAL	6	7	32	38	77
TOTAL	83				
USPS STALL PROVIDED					1
TOTAL STALLS PROVIDED					78

GROSS BUILDING AREA	
LEVEL	TOTAL GROSS FLOOR AREA (SQ. FT.)
LEVEL 1 (PODIUM)	39,267
LEVEL 2	31,563
LEVEL 3	31,563
LEVEL 4	31,563
LEVEL 5	31,563
LEVEL 6	31,563
TOTAL	197,082

OVERALL UNIT SUMMARY				
UNIT TYPE	AVERAGE UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
STUDIO	411	15	6,165	10.0%
1-BEDROOM	583	53	30,899	35.3%
2-BEDROOM*	778	38	29,564	25.3%
3-BEDROOM*	1,105	44	48,620	29.3%
TOTAL	727	150	109,083	100%

* INCLUDING ONE MANAGER'S UNIT.

100 N. BROADWAY			
PROJECT DESCRIPTION	A SIX-STORY AFFORDABLE MULTI-FAMILY DEVELOPMENT WITH 150 AFFORDABLE UNITS		
PROJECT LOCATION	100 N. BROADWAY SANTA MARIA, CA 93454	APN	121-224-035
EXISTING USE	PARK	COMMUNITY PLAN	DOWNTOWN SPECIFIC PLAN
PROPOSED USE	MULTI-FAMILY RESIDENTIAL	ZONING OVERLAY	GATEWAY DISTRICT
GROSS LOT AREA	48,996 SQ. FT.	1.12 AC	
GROSS BUILDING AREA	197,082 SQ. FT.	FAR	4.02
SITE COVERAGE	39,267 SQ. FT.	80.14%	
NO. OF STORIES	6-STORIES		
PROPOSED TYPE OF CONSTRUCTION	5-STORY TYPE III-A OVER 1 LEVEL OF RAISED PODIUM TYPE I-A	AUTOMATIC SPRINKLER	YES
TOTAL UNITS	150 DU		
DENSITY (DU/AC)	134 DU/AC		

DEVELOPMENT STANDARDS			
CATEGORY	REQUIRED		PROVIDED
SETBACKS	FRONT	0 FT.	± 7'-0" (MAIN STREET)
	SIDE (EACH)	5 FT.	± 7'-3" (EAST) ± 7'-6" (WEST)
	REAR	10 FT.	± 7'-6"
	SITE VISIBILITY TRIANGLE	35' FROM THE CURB LINE AT THE CORNER AND CONNECTING TWO POINTS	YES
BUILDING HEIGHT	70' MAX.**		± 62'-5" (TOP OF ROOF) ± 77'-6" (TOP OF STAIR) ± 82'-8" (TOP OF ARCHITECTURAL TOWER ELEMENT)
VEHICULAR PARKING	STUDIO: 0.5 SPACES / UNIT FOR UNITS <400 SF = 7.5 STALLS 1-BR: 0.75 SPACES / UNIT FOR UNITS 400-600 SF = 40.5 STALLS 2 & 3-BR: 1 SPACE / UNIT FOR UNITS >600 SF = 82 STALLS TOTAL REQUIRED: 130 STALLS		PARKING RATIO: 0.5 S/DU TOTAL PROVIDED: 78 STALLS
BICYCLE PARKING	SHORT-TERM	0.05 PER BEDROOM, 2 MIN. 0.05 x 276 BEDROOMS= 14 STALLS	SHORT-TERM: 14 STALLS LONG-TERM: 138 STALLS
	LONG-TERM	0.5 PER BEDROOM, 2 MIN. 0.5 x 276 BEDROOMS = 138 STALLS	
ON-SITE OPEN SPACE	15% MIN. LANDSCAPING ON-SITE. REQUIRED: 7,349 SQ. FT.		TOTAL COMMON OPEN SPACE INTERIOR: ±2,390 SQ. FT. -FITNESS: ±570 SQ. FT. -COMMUNITY ROOM: ±800 SQ. FT. -LEASING: ±1,020 SQ. FT. COMMON OPEN SPACE EXTERIOR: ±7,141 SQ. FT. -COURTYARD A: ±4,334 SQ. FT. -CORTYARD B: ±2,807 SQ. FT TOTAL COMMON OPEN SPACE (INTERIOR + EXTERIOR): ± 9,531 SQ. FT.
	EFFICIENCY PROJECT: COMMON OPEN SPACE (INTERIOR): 150 SQ. FT. MIN., 10 SQ. FT. / UNIT REQUIRED: 1,500 SQ. FT.		
	EFFICIENCY PROJECT: COMMON OPEN SPACE (EXTERIOR): 150 SQ. FT. MIN., 10 SQ. FT. / UNIT REQUIRED: 1,500 SQ. FT.		

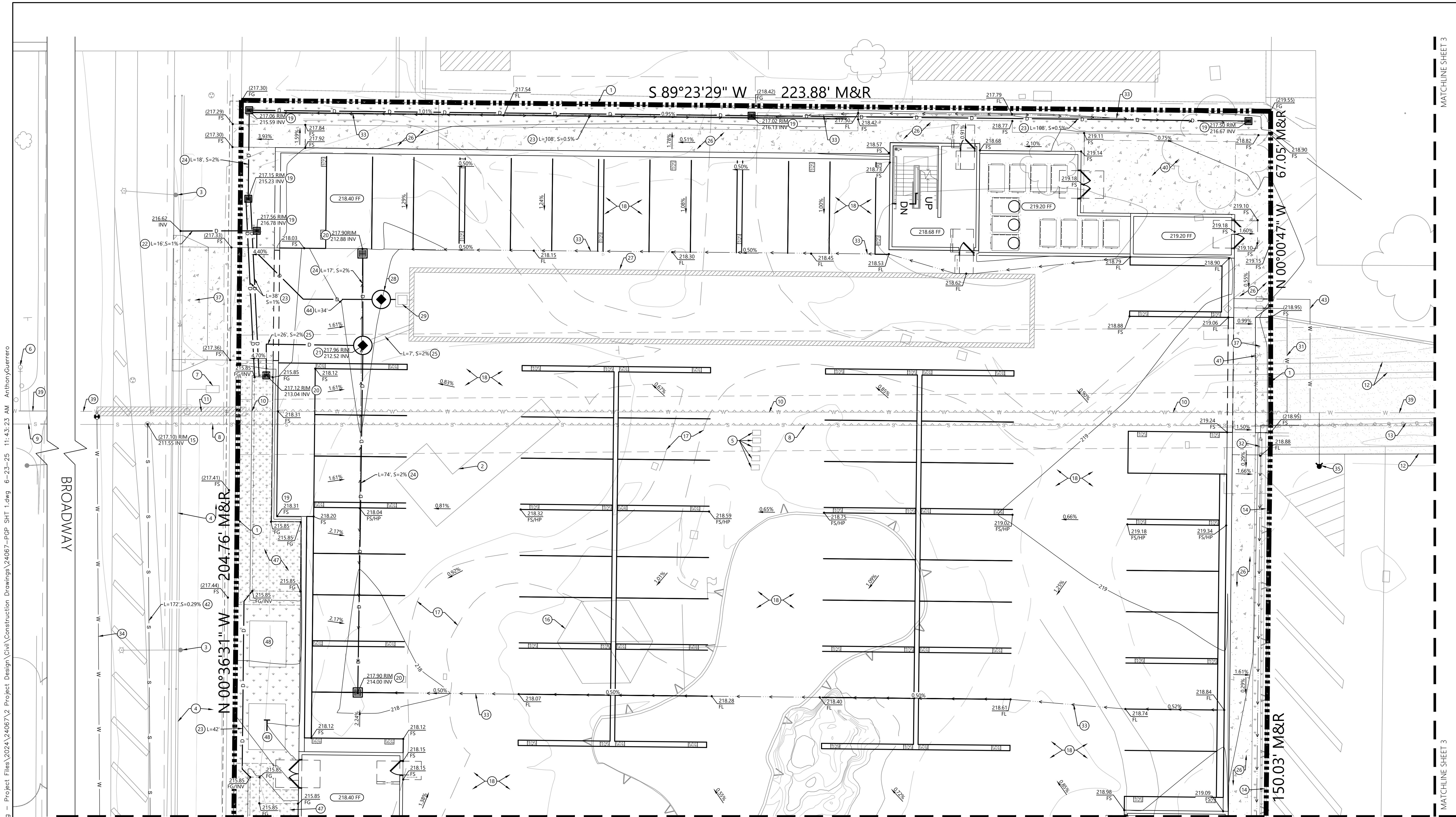
* SETBACK CAN BE REDUCED TO 0' THROUGH THE DOWNTOWN PERMIT

** EXTRA HEIGHT MAY BE CONSIDERED FOR ARCHITECTURAL ELEMENTS OR FEATURES THROUGH THE DOWNTOWN PERMIT









CONSTRUCTION NOTES

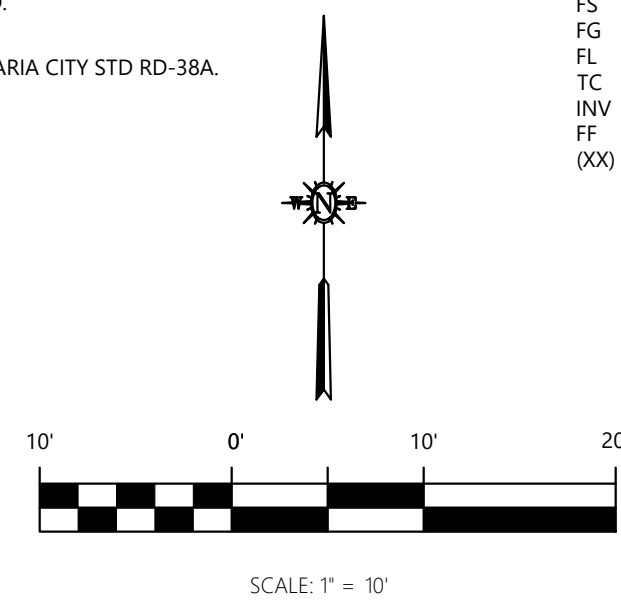
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|----|--|----|---|
| 1 | EXISTING PROPERTY LINE | 13 | EXISTING WALL TO BE DEMOLISHED |
| 2 | EXISTING PLAYGROUND AREA TO BE DEMOLISHED | 14 | EXISTING WALL TO BE REMAIN |
| 3 | EXISTING STREETLIGHTS TO REMAIN | 15 | EXISTING SANITARY SEWER MANHOLE TO REMAIN |
| 4 | EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN AND BE REPAIR AS REQUESTED BY CITY OF SANTA MARIA | 16 | EXISTING GAZEBO TO BE REMOVED |
| 5 | EXISTING ON-SITE EQUIPMENT TO BE REMOVED. CONTRACTOR TO VERIFY UTILITY BEFORE REMOVAL. | 17 | EXISTING CONCRETE TO BE REMOVED |
| 6 | EXISTING FIRE HYDRANT TO REMAIN | 18 | PROPOSED GROUND FLOOR CONCRETE PER STRUCTURAL PLANS AND SOILS REPORT RECOMMENDATIONS. |
| 7 | EXISTING WATER METER AND SERVICE TO BE REMOVED | 19 | PROPOSED 12" MIDSTATE CATCH BASIN OR APPROVED EQUAL. |
| 8 | EXISTING 8" VCP SANITARY SEWER TO BE REMOVED | 20 | PROPOSED 24" MIDSTATE CATCH BASIN OR APPROVED EQUAL. |
| 9 | EXISTING 8" VCP SANITARY SEWER TO BE REMAIN | 21 | PROPOSED 48" STORM DRAIN MANHOLE |
| 10 | EXISTING 8" C.I. WATER LINE TO BE REMOVED | 22 | PROPOSED 4" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. |
| 11 | EXISTING 8" C.I. WATER LINE TO BE ABANDONED | 23 | PROPOSED 6" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. |
| 12 | EXISTING CONCRETE CURB TO BE REMOVED | | |

- | | | | |
|----|---|----|---|
| 24 | PROPOSED 8" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. | 32 | PROPOSED FIRE SYSTEM SERVICE LINE WITH DDCV WITH FDC PER CITY STANDARDS |
| 25 | PROPOSED 12" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. | 33 | PROPOSED FLOWLINE |
| 26 | PROPOSED SIDEWALK, 4" THICK WITH #3 REBAR AT 24" O.C. EACH WAY WITH COMPACTION PER SOILS REPORT RECOMMENDATIONS. | 34 | PROPOSED 8" PVC WATERLINE PER CITY OF SANTA MARIA STANDARDS |
| 27 | PROPOSED UNDERGROUND CONCRETE STORAGE FACILITY:
14 FEET WIDE, 134 LONG, 3.5' TALL
6,566 CUBIC FEET OF STORAGE
12" WIDE WALLS
INVERT OF CONCRETE STORAGE FACILITY: 212.50 ELEVATION
TOP OF CONCRETE STORAGE FACILITY: 216.00 ELEVATION | 35 | PROPOSED FIRE HYDRANT PER CITY OF SANTA MARIA STD DTL WA-31. |
| 28 | PROPOSED STORM DRAIN SYSTEM PUMP TO PUMP STORM WATER TO PROPOSED CATCH BASIN PUMP TO MEET FOLLOWING:
25-YEAR OUTLET FLOW = 0.54 CFS
50-YEAR OUTLET FLOW = 0.74 CFS
100-YEAR OUTLET FLOW = 0.98 CFS | 36 | PROPOSED ADA PARKING |
| 29 | PROPOSED STORM DRAIN OUTLET JUNCTION STRUCTURE: 8" PIPE FROM JUNCTION STRUCTURE TO PUMP MANHOLE
1.0' ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 212.50 ELEVATION
4.0' ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 213.75 ELEVATION
6.0' ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 215.11 ELEVATION | 37 | PROPOSED DRIVEWAY PER CITY OF SANTA MARIA STD DTL RD-13A |
| 30 | PROPOSED 6" SDR 35 SEWER LATERAL AT 2% MINIMUM. | 38 | EXISTING 10" C.I. WATER LINE TO REMAIN |
| | | 39 | EXISTING 8" C.I. WATER LINE TO REMAIN |
| | | 40 | 6" SLAB WITH #4 REBAR AT 24" O.C. PER CITY OF SANTA MARIA STD DTL MS-16B |
| | | 41 | EXISTING HYDRANT TO BE REMOVED |
| | | 42 | PROPOSED 8" PVC SANITARY SEWER LINE |
| | | 43 | PROPOSED LANDSCAPE METER PER CITY WA-15B TO TIE INTO EXISTING WATER METER PER CITY WA-15B |

- (44) PROPOSED 6" PVC STORM DRAIN FORCE MAIN.
- (45) PROPOSED SANITARY SEWER MANHOLE PER CITY STD SS-10D.
- (46) CORNER LAYOUT HEIGHT RESTRICTION PER CITY OF SANTA MARIA CITY STD RD-38A
- (47) DIRECT INFILTRATION BASIN: 215.85 BOTTOM OF BASIN
- (48) PROPOSED PG&E TRANSFORMER

LEGEND

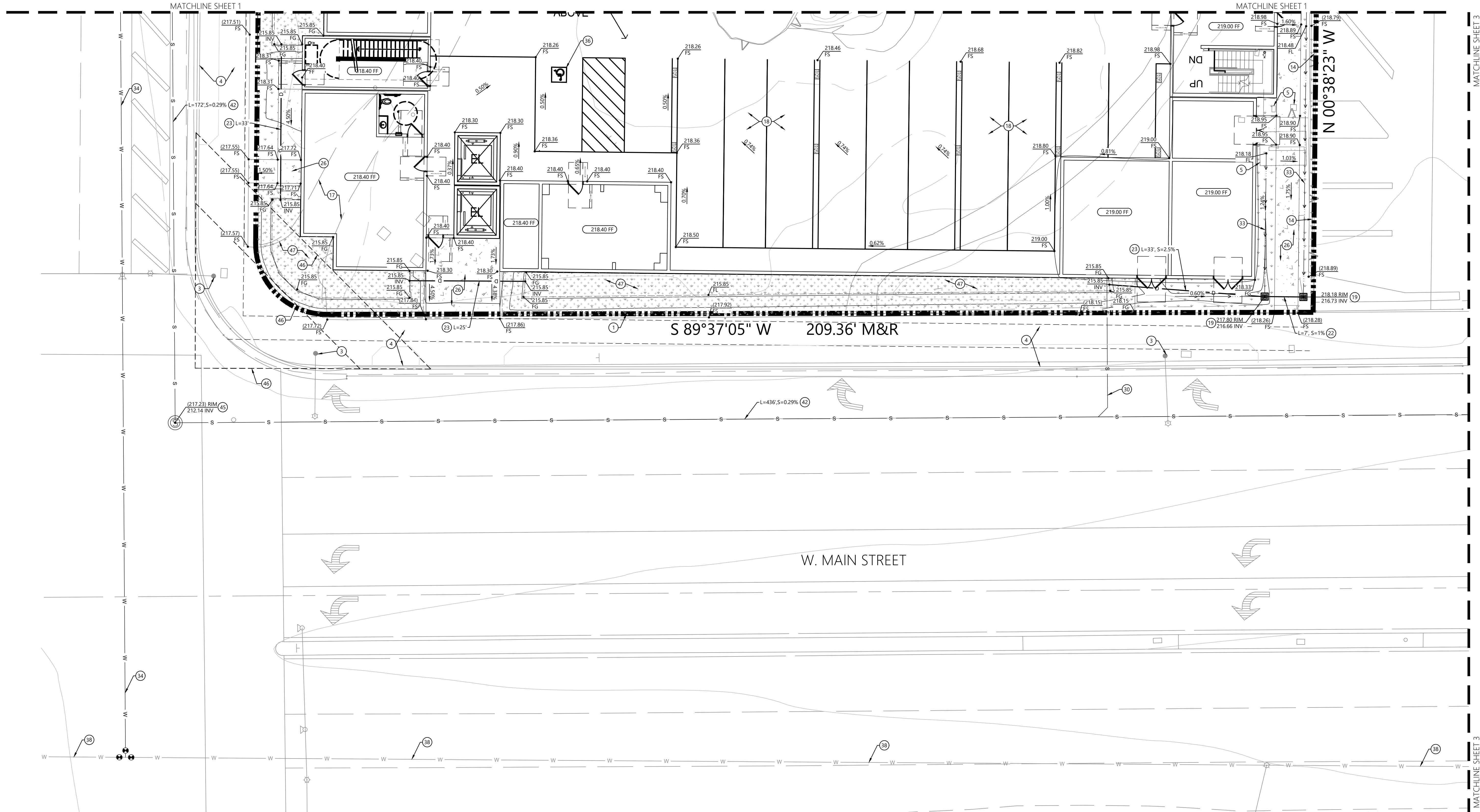
TOW	TOP OF WALL
FS	FINISHED SURFACE
FG	FINISHED GROUND
FL	FLOWLINE
TC	TOP OF CURB
INV	INVERT
FF	FINISHED FLOOR
(XX)	EXISTING GRADE



SCALE: 1" = 10'

[illegible]

GRADING & DRAINAGE PLAN
DOWNTOWN LOT 2
100 N. BROADWAY
APN: 121-224-035
PRELIMINARY GRADING PLAN
SANTA MARIA, CA



CONSTRUCTION NOTES

- EXISTING PROPERTY LINE
- EXISTING PLAYGROUND AREA TO BE DEMOLISHED
- EXISTING STREETLIGHTS TO REMAIN
- EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN AND BE REPAIR AS REQUESTED BY CITY OF SANTA MARIA
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- EXISTING WALL TO BE REMAIN
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- EXISTING GAZEBO TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- PROPOSED 12" MIDSTATE CATCH BASIN OR APPROVED EQUAL
- PROPOSED 24" MIDSTATE CATCH BASIN OR APPROVED EQUAL
- PROPOSED 48" STORM DRAIN MANHOLE
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- PROPOSED 6" PVC SD PIPE, LENGTH AND SLOPE PER PLAN.

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- PROPOSED UNDERGROUND CONCRETE STORAGE FACILITY: 14 FEET WIDE, 134 LONG, 3.5' TALL, 6,556 CUBIC FEET OF STORAGE, 12" WIDE WALLS, INVERT OF CONCRETE STORAGE FACILITY: 212.50 ELEVATION, TOP OF CONCRETE STORAGE FACILITY: 216.00 ELEVATION
- PROPOSED STORM DRAIN SYSTEM PUMP TO PUMP STORM WATER TO PROPOSED CATCH BASIN PUMP TO MEET FOLLOWING: 25-YEAR OUTLET FLOW = 0.54 CFS, 50-YEAR OUTLET FLOW = 0.74 CFS, 100-YEAR OUTLET FLOW = 0.98 CFS
- PROPOSED STORM DRAIN OUTLET JUNCTION STRUCTURE: 8" PIPE FROM JUNCTION STRUCTURE TO PUMP MANHOLE: 1.0' ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 212.50 ELEVATION, 4.0' ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 213.75 ELEVATION, 6.0' ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 215.11 ELEVATION
- PROPOSED 6" SDR 35 SEWER LATERAL AT 2% MINIMUM.

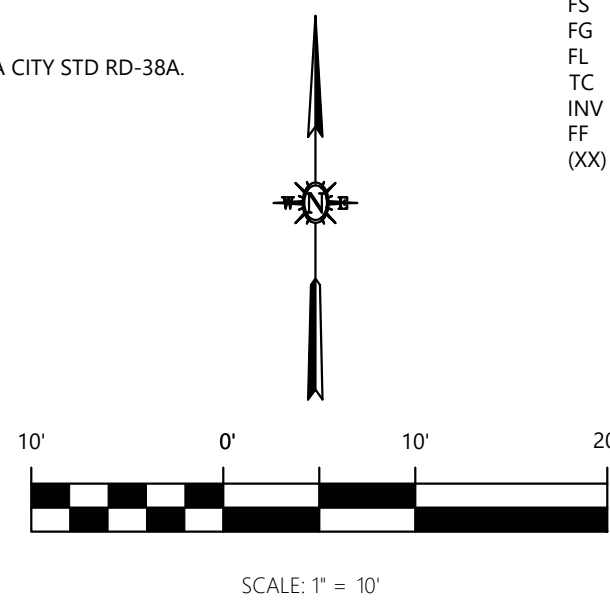
- PROPOSED DOMESTIC METER PER CITY WA-15B TO TIE INTO EXISTING WATER WITH WATER SERVICE PER CITY STD WA-13B AND NON-FIRE BACKFLOW PERVENTION PER CITY STD WA-29.
- PROPOSED FIRE SYSTEM SERVICE LINE WITH DDCV WITH FDC PER CITY STANDARDS
- PROPOSED FLOWLINE
- PROPOSED 8" PVC WATERLINE PER CITY OF SANTA MARIA STANDARDS
- PROPOSED FIRE HYDRANT PER CITY OF SANTA MARIA STD DTL WA-31.
- PROPOSED ADA PARKING
- PROPOSED DRIVEWAY PER CITY OF SANTA MARIA STD DTL RD-13A
- EXISTING 10" C.I. WATER LINE TO REMAIN
- EXISTING 8" C.I. WATER LINE TO REMAIN
- 6" SLAB WITH #4 REBAR AT 24" O.C. PER CITY OF SANTA MARIA STD DTL MS-168
- EXISTING HYDRANT TO BE REMOVED
- PROPOSED 8" PVC SANITARY SEWER LINE
- PROPOSED LANDSCAPE METER PER CITY WA-15B TO TIE INTO EXISTING WATER WITH WATER SERVICE PER CITY STD WA-13B AND NON-FIRE BACKFLOW PERVENTION PER CITY STD WA-29.

- PROPOSED 6" PVC STORM DRAIN FORCE MAIN.
- PROPOSED SANITARY SEWER MANHOLE PER CITY STD SS-10D.
- CORNER LAYOUT HEIGHT RESTRICTION PER CITY OF SANTA MARIA CITY STD RD-38A.
- DIRECT INFILTRATION BASIN: 215.85 BOTTOM OF BASIN
- PROPOSED PG&E TRANSFORMER

LEGEND

TOW
FS
FS
FG
FG
TC
INV
FF
(XX)

TOP OF WALL
FINISHED SURFACE
FINISHED GROUND
FLOWLINE
TOP OF CURB
INVERT
FINISHED FLOOR
EXISTING GRADE



GRADING & DRAINAGE PLAN

DOWNTOWN LOT 2

100 N. BROADWAY

APN: 121-224-035

PRELIMINARY GRADING PLAN

SANTA MARIA, CA

APP

REVISIONS

REV

DATE

DRAFTED BY

DATE

SCALE

JOB NO.

SHEET

2 OF 3

APPROVAL:

CLAD

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR
LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL
CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE
PREPARED BY THESE DATA.

PERMIT NO.:

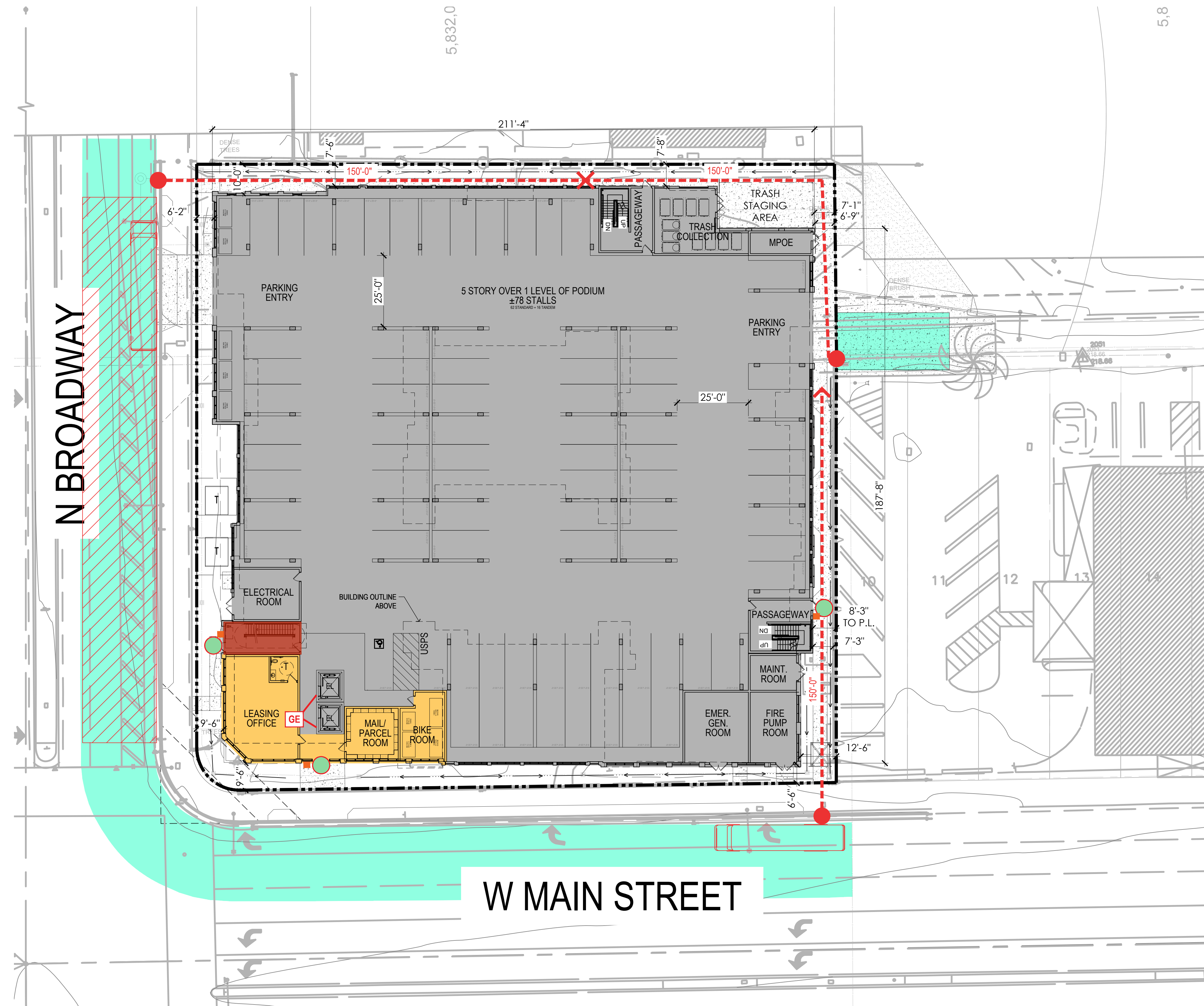


LEASING & AMENITIES

PARKING STRUCTURE

TRAFFIC ENGINEERING NOTES

-
- Architectural site plan showing the proposed building layout at the intersection of N Broadway and W Main Street. The plan includes various rooms, parking areas, and setbacks.
- Rooms and Areas:**
- 5 STORY OVER 1 LEVEL OF PODIUM (478 STALLS)
 - TRASH STAGING AREA / LOADING ZONE
 - PASSAGEWAY
 - TRASH COLLECTION
 - MPOE
 - PARKING ENTRY
 - ELECTRICAL ROOM
 - LEASING OFFICE
 - MAIL/PARCEL ROOM
 - BIKE ROOM
 - USPS
 - EMER. GEN. ROOM
 - FIRE PUMP ROOM
 - MAINT. ROOM
- Dimensions and Setbacks:**
- 211'-4" (Overall width)
 - 7'-6" (Setback from N Broadway)
 - 7'-8" (Setback from N Broadway)
 - 7'-1" / 6'-9" (Setback from W Main Street)
 - 187'-8" (Overall length)
 - 25'-0" (Internal width dimension)
 - 25'-0" (Internal length dimension)
 - 9'-6" (Setback from W Main Street)
 - 12'-6" (Setback from W Main Street)
 - 8'-3" TO P.L. (Setback from W Main Street)
 - 7'-3" (Setback from W Main Street)
 - 6'-6" (Setback from W Main Street)
 - 6'-2" (Setback from N Broadway)
 - 10'-0" (Setback from N Broadway)
- Other Features:**
- VISIBILITY TRIANGLE PER CITY STANDARD DETAIL RD-38A
 - BUILDING OUTLINE ABOVE



LEGEND

- FIRE LANE
- FIRE AERIAL APPARATUS ACCESS
- STAIRWELL WITH ROOF ACCESS
- APPROXIMATE LOCATION OF SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS, SUB-KEYED KNOX KEY SWITCH OR KNOX PADLOCK
- MAIN ACCESS POINT TO BUILDING
- 150' HOSE PULL
- GURNEY-SIZE ELEVATOR
- FIRE APPARATUS

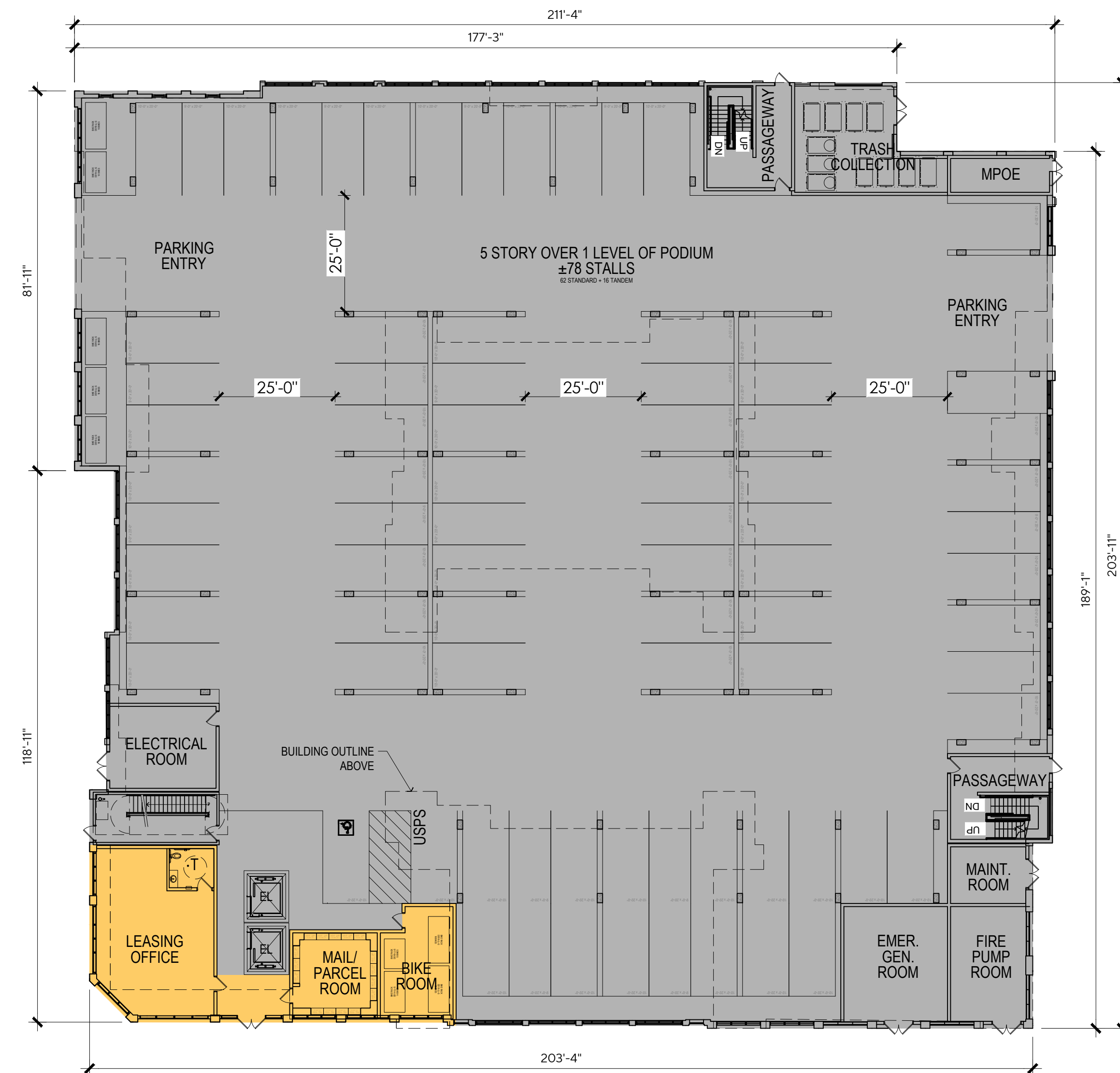
REFER TO CIVIL AND LANDSCAPE EXHIBITS FOR MORE INFORMATION

LEGEND

- RESIDENTIAL
- LEASING & AMENITIES
- PARKING STRUCTURE



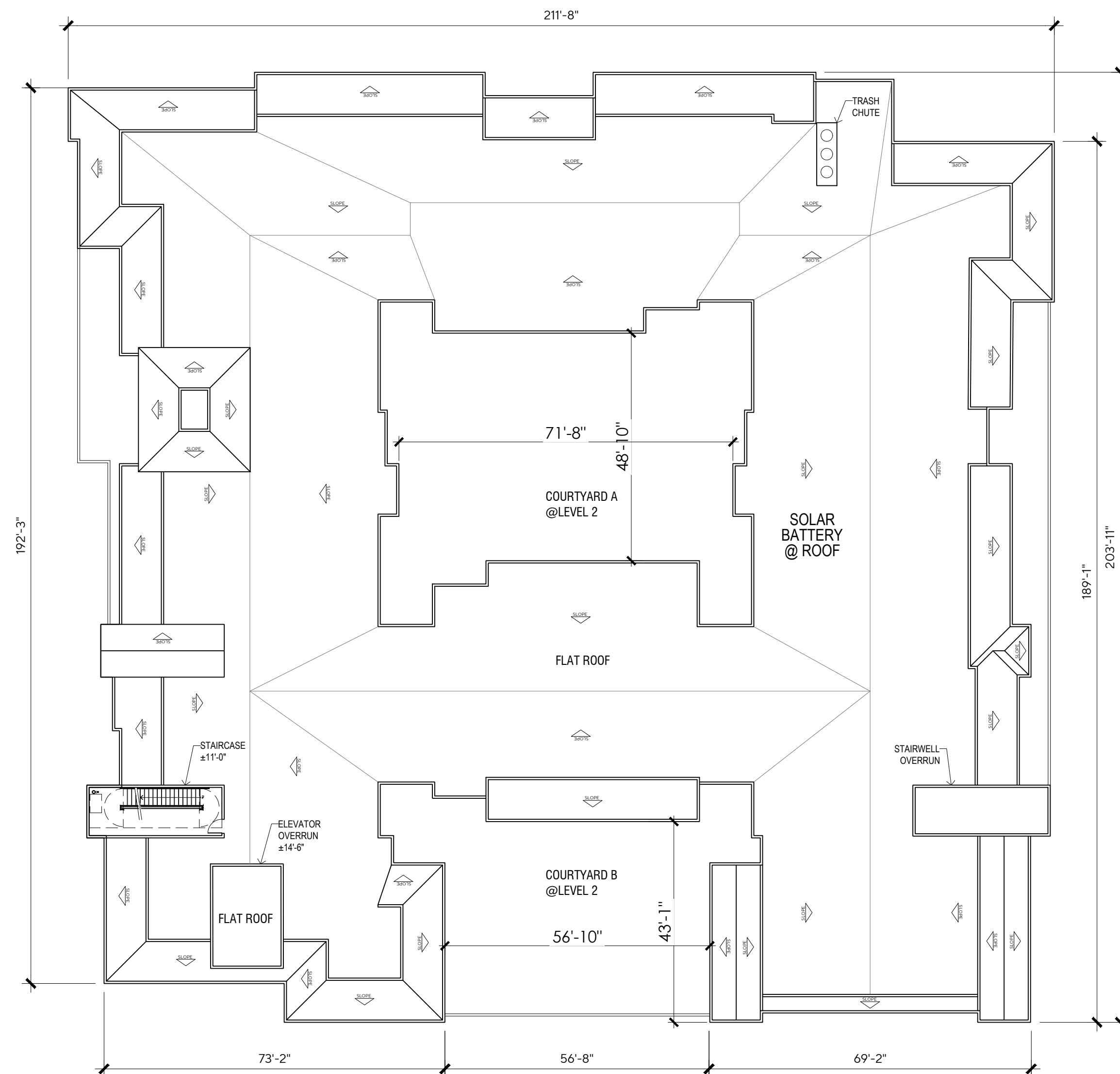
LEVEL 2



LEVEL 1

LEGEND

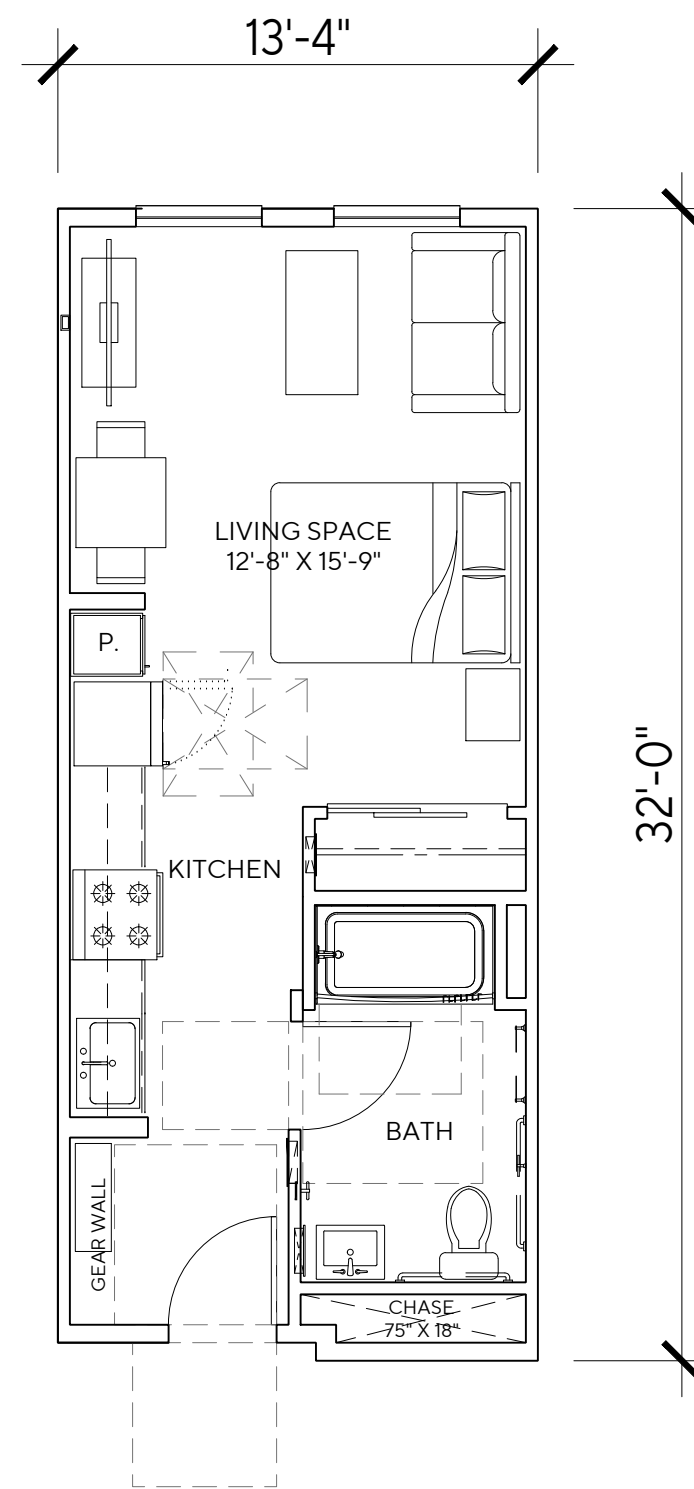
- RESIDENTIAL
- LEASING & AMENITIES
- PARKING STRUCTURE



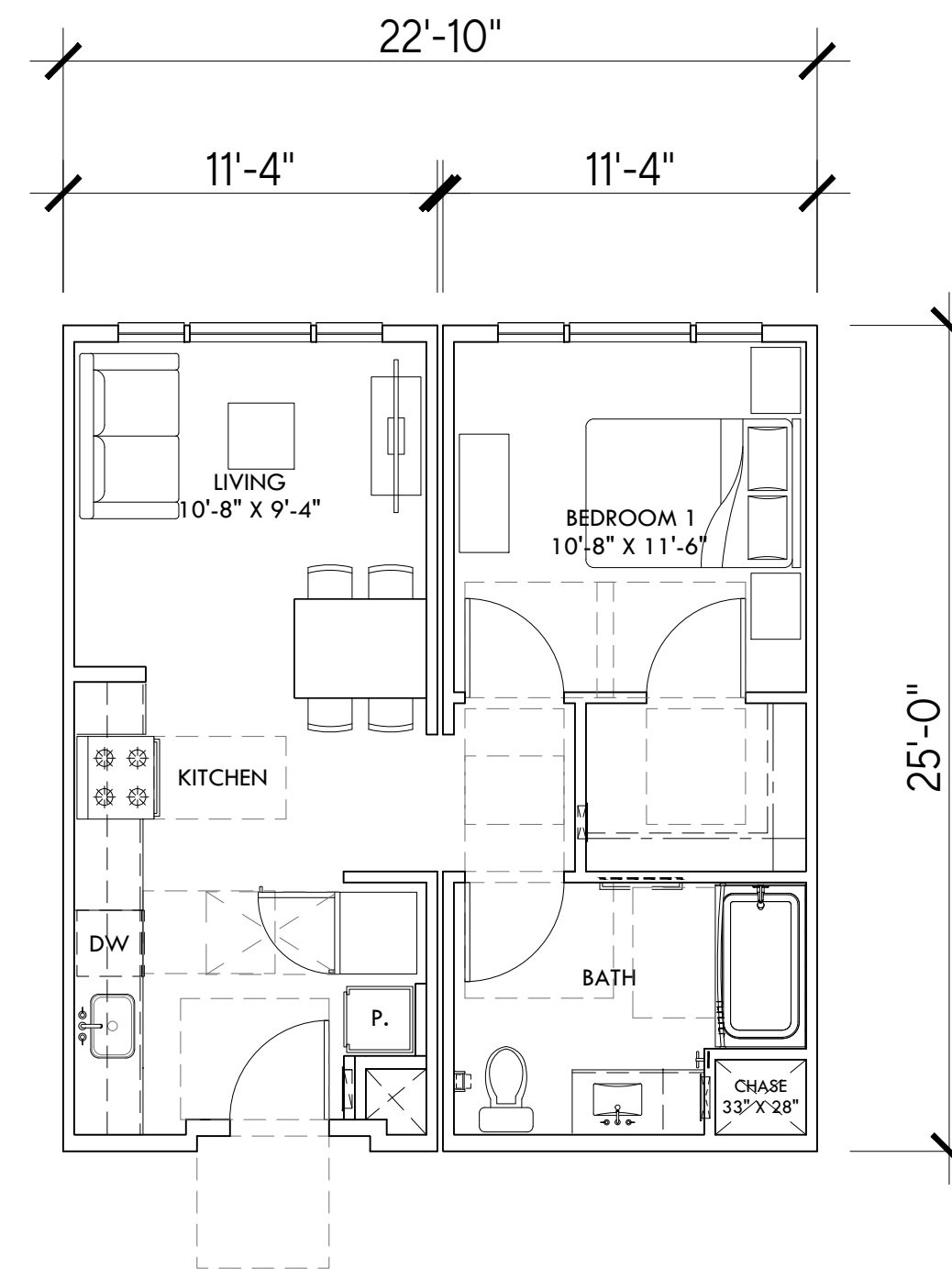
ROOF LEVEL



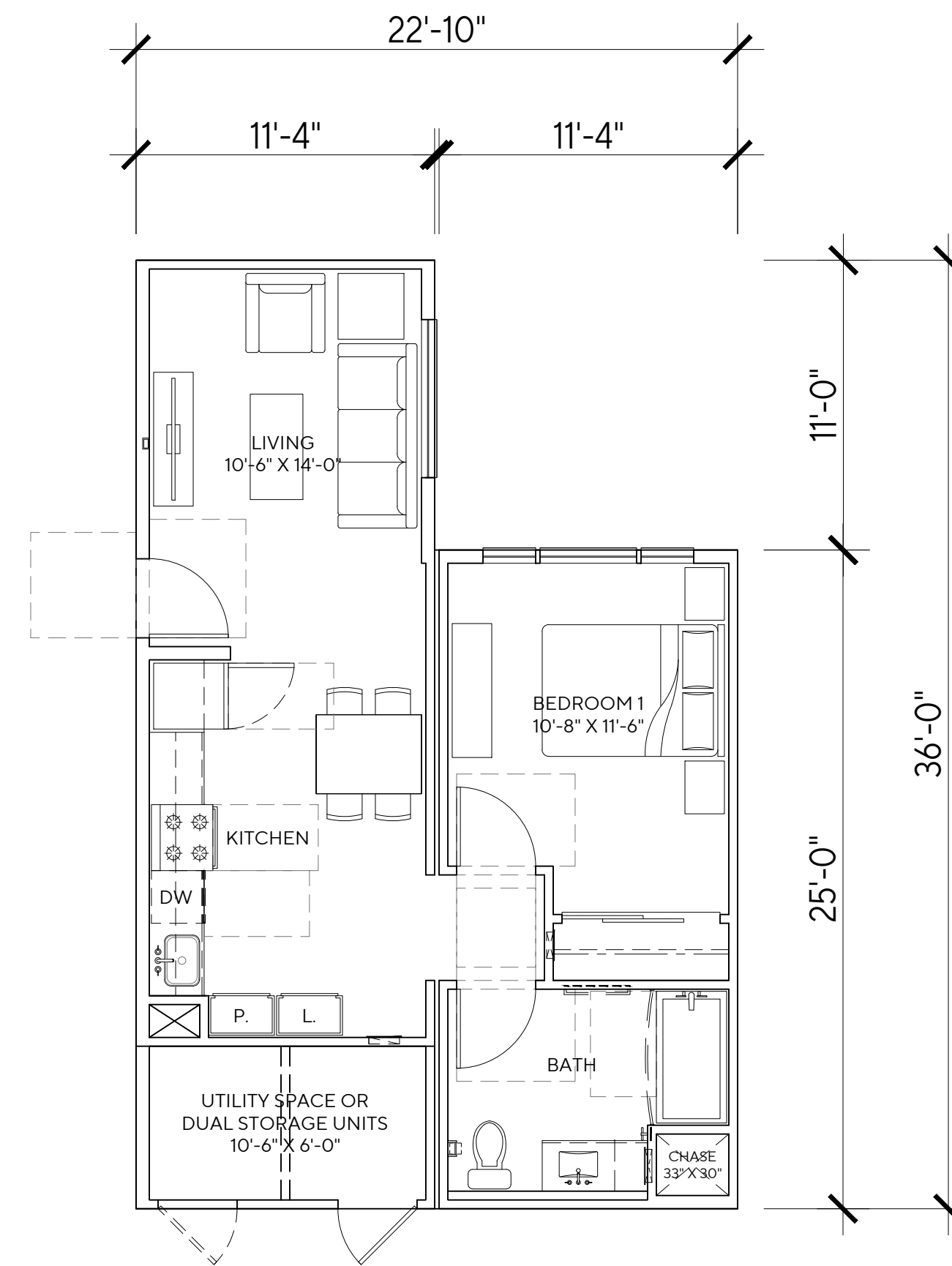
LEVELS 3-6



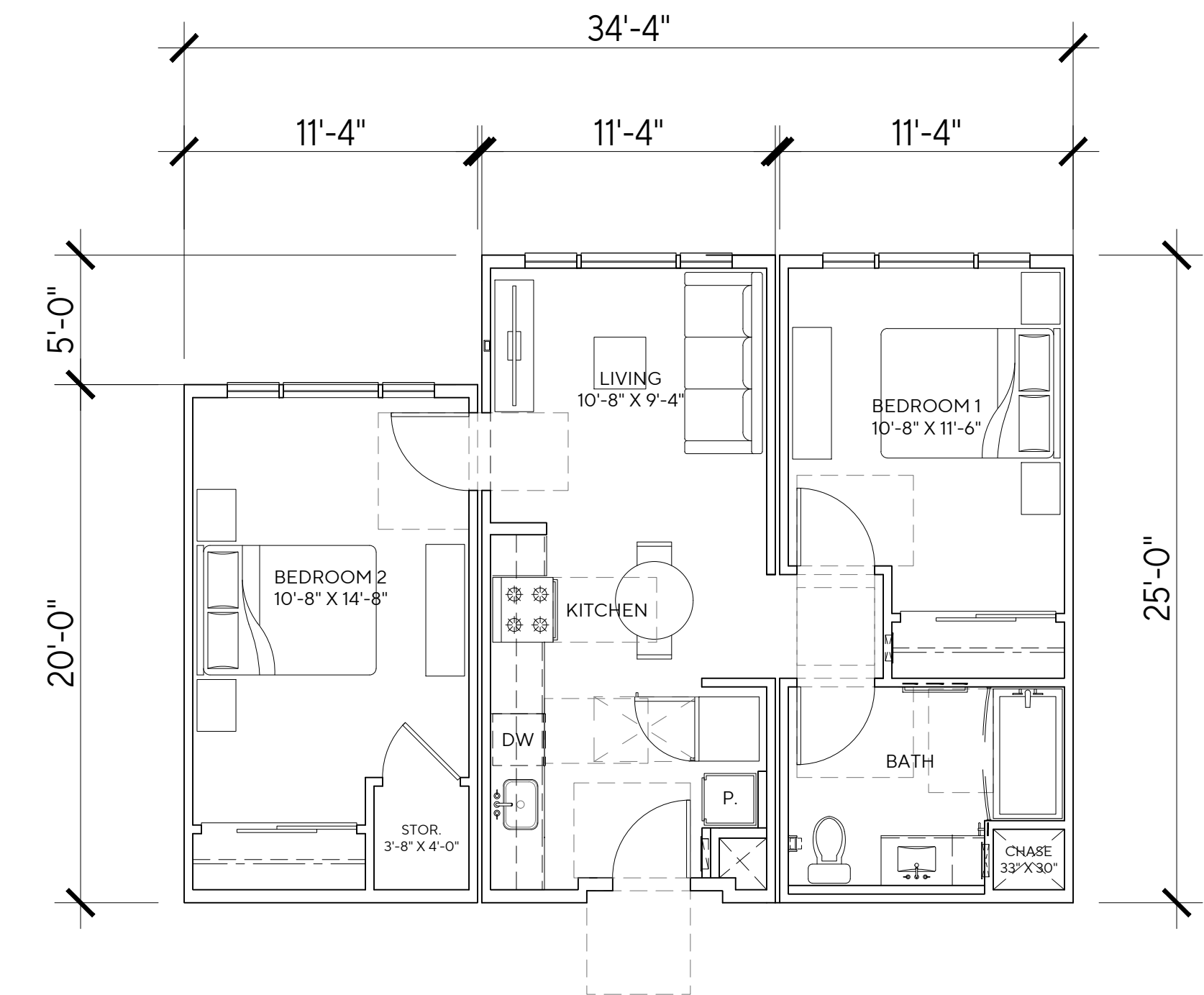
UNIT S1
AFFORDABLE STUDIO - 1 BATH
UNIT AREA: 411 SQ. FT.



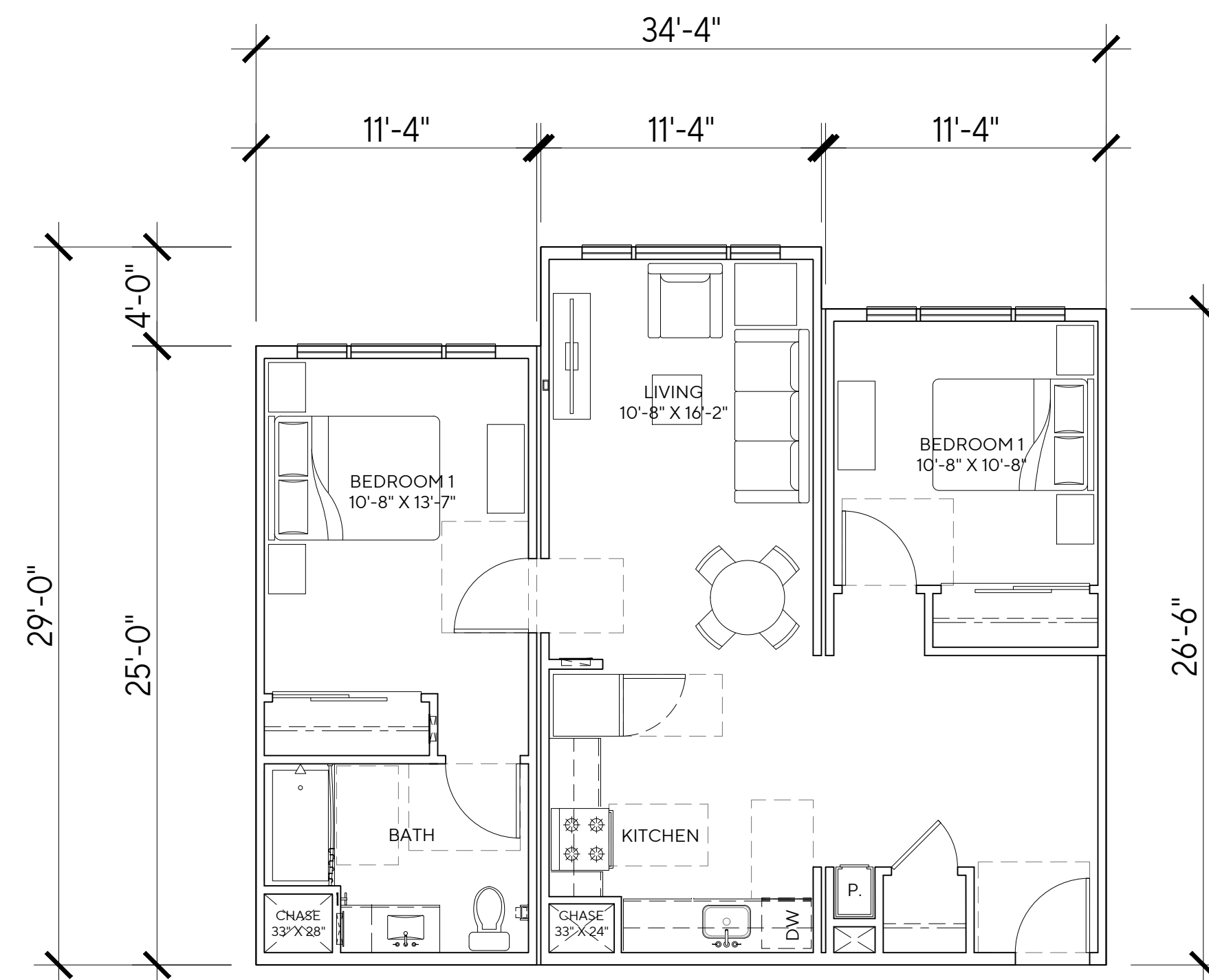
UNIT A1
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 554 SQ. FT.



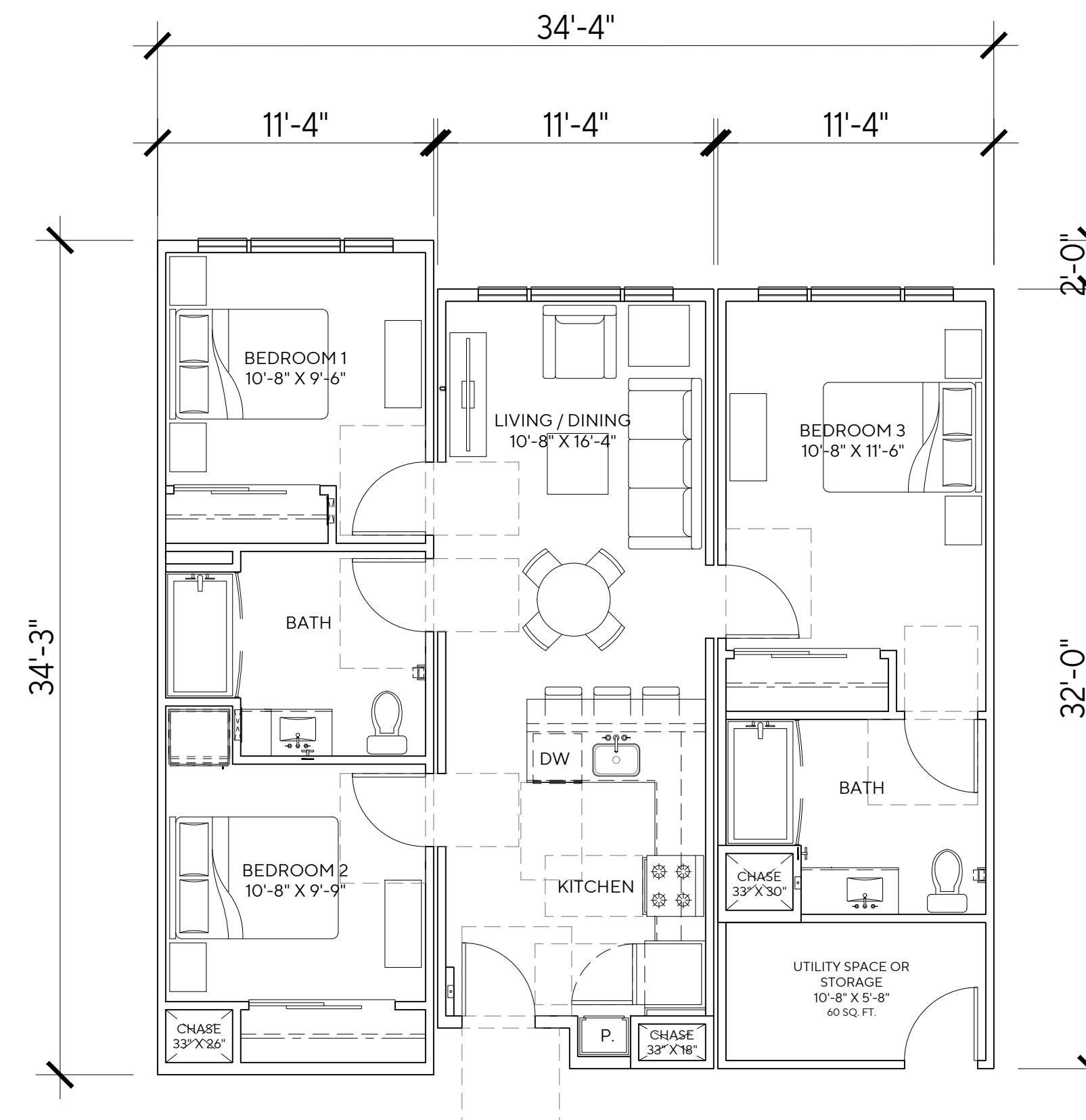
UNIT A2-A
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 612 SQ. FT.



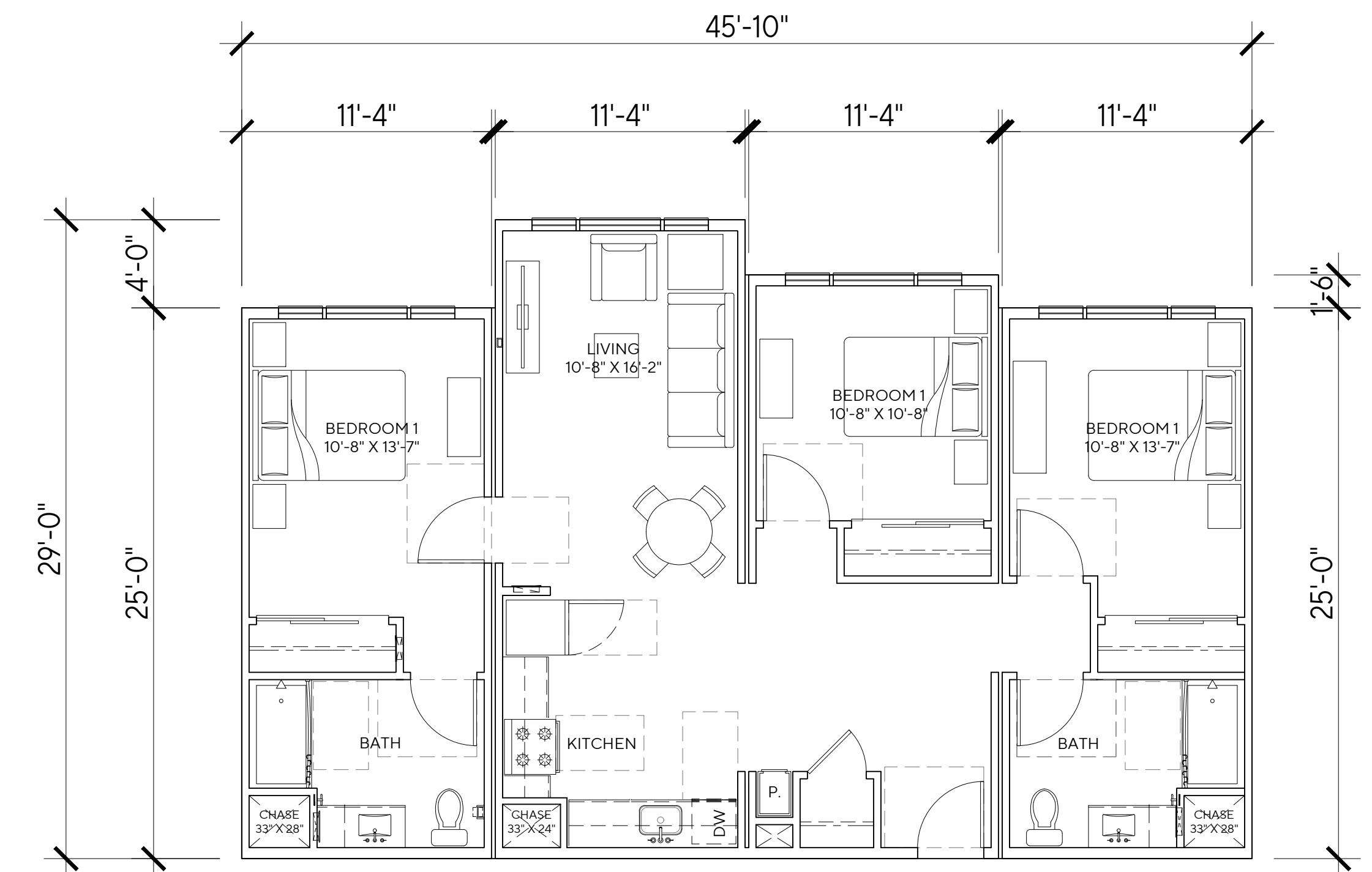
UNIT B1
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 778 SQ. FT.



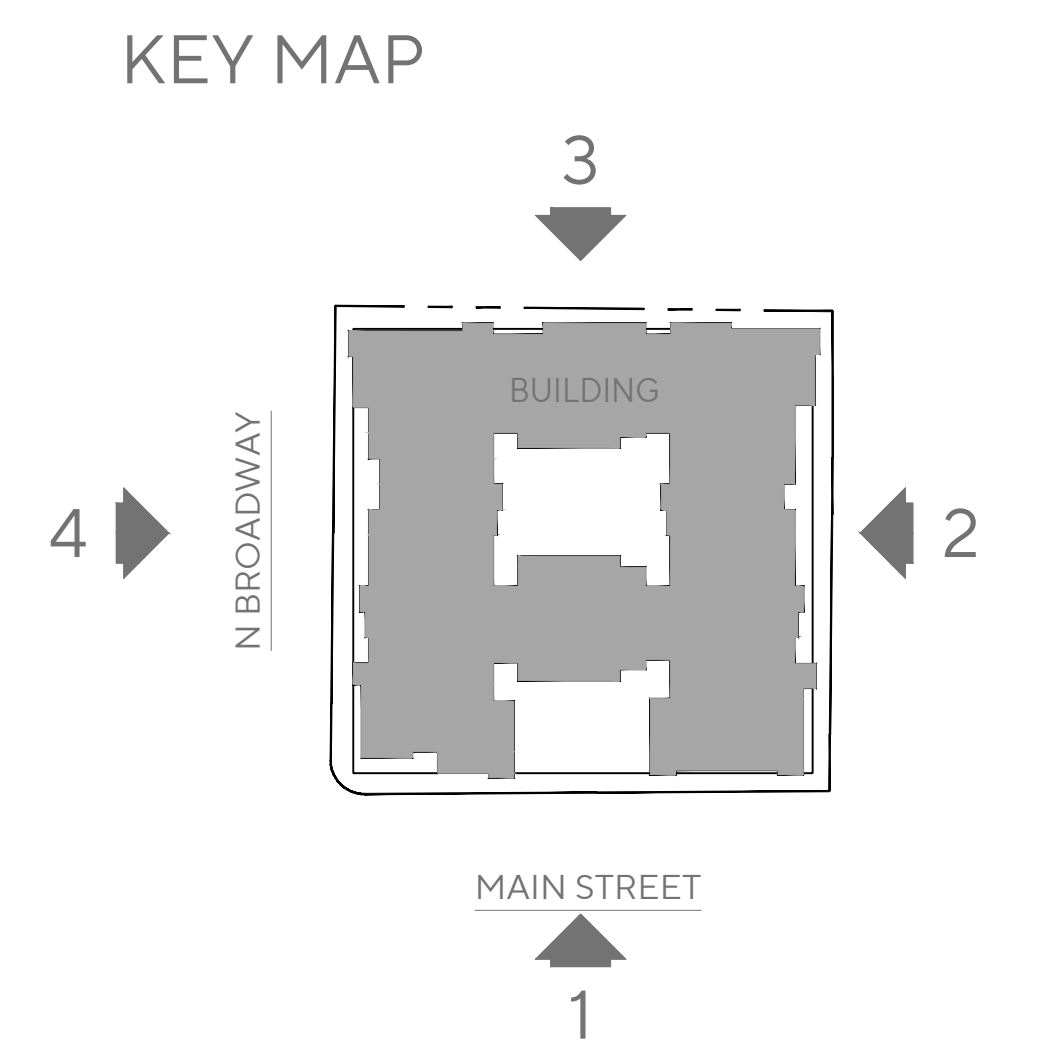
UNIT B2
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 903 SQ. FT.



UNIT C1
AFFORDABLE 3 BED - 2 BATH
UNIT AREA: 1018 SQ. FT.



UNIT C2
AFFORDABLE 3 BED - 2 BATH
UNIT AREA: 1191 SQ. FT.



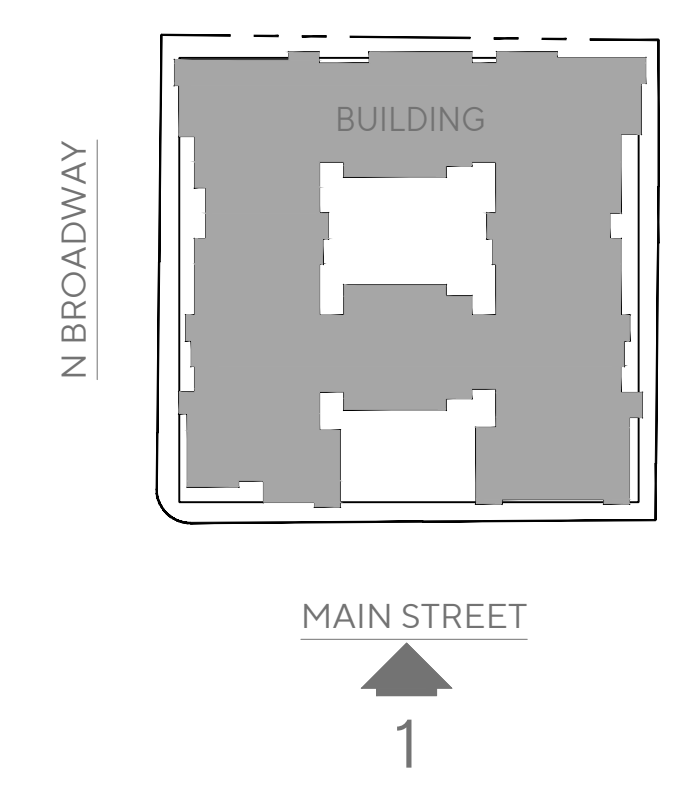


LEGEND

- 1 RUSTICATED STUCCO
- 2 FOAM TRIM
- 3 FOAM FRIEZE
- 4 FOAM MOLDING/CORNICE
- 5 BOLT-ON JULIETTE
- 6 VINYL WINDOWS AND DOORS
- 7 METAL AWNING
- 8 DECORATIVE CROSSHEAD
- 9 DECORATIVE DOWNSPOUT
- 10 MURAL - TBD
- 11 WEEPING VINES

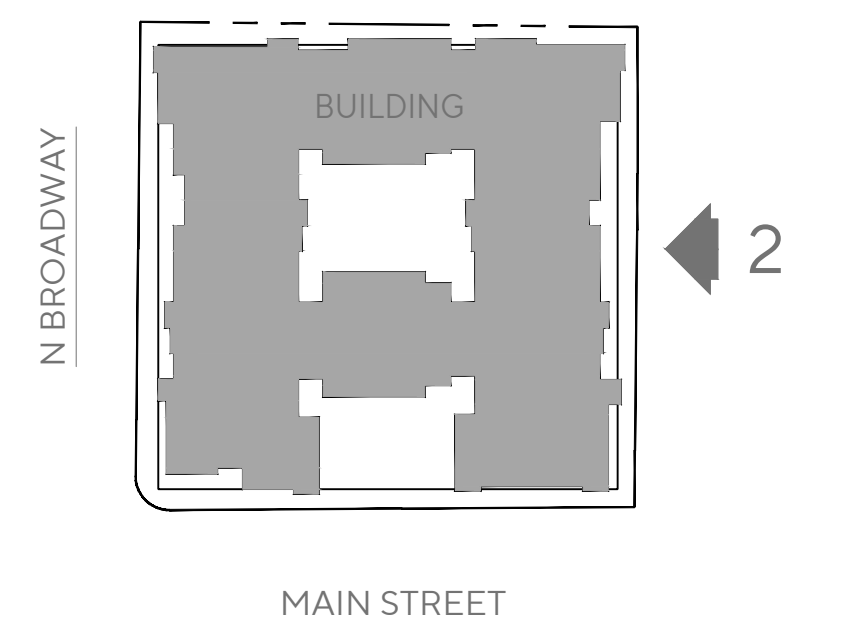


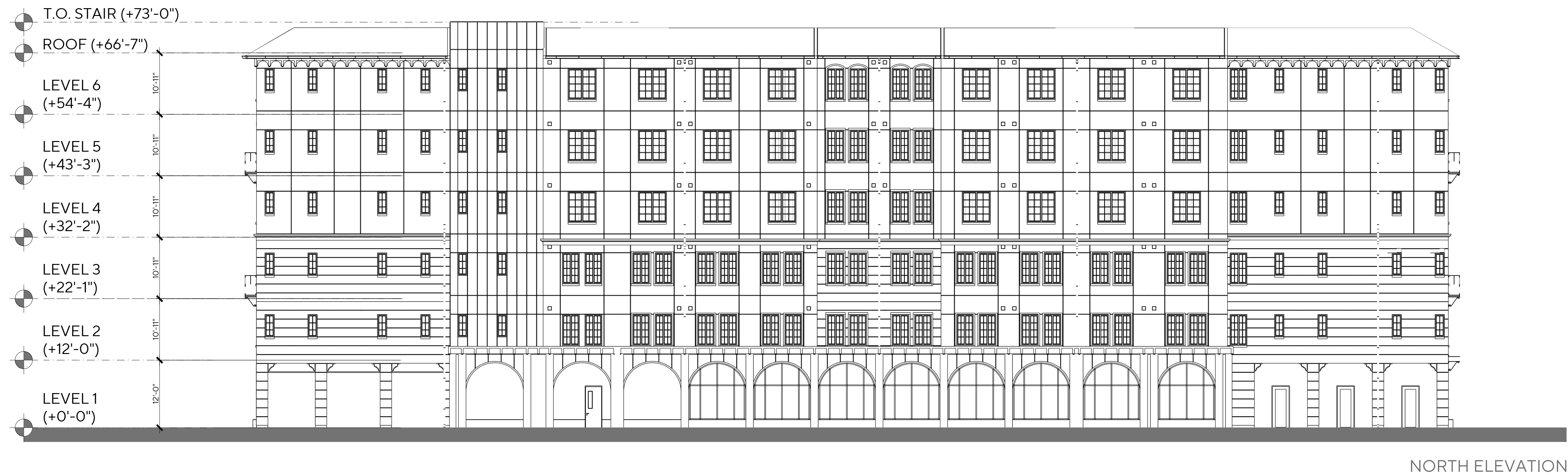
KEY MAP





KEY MAP

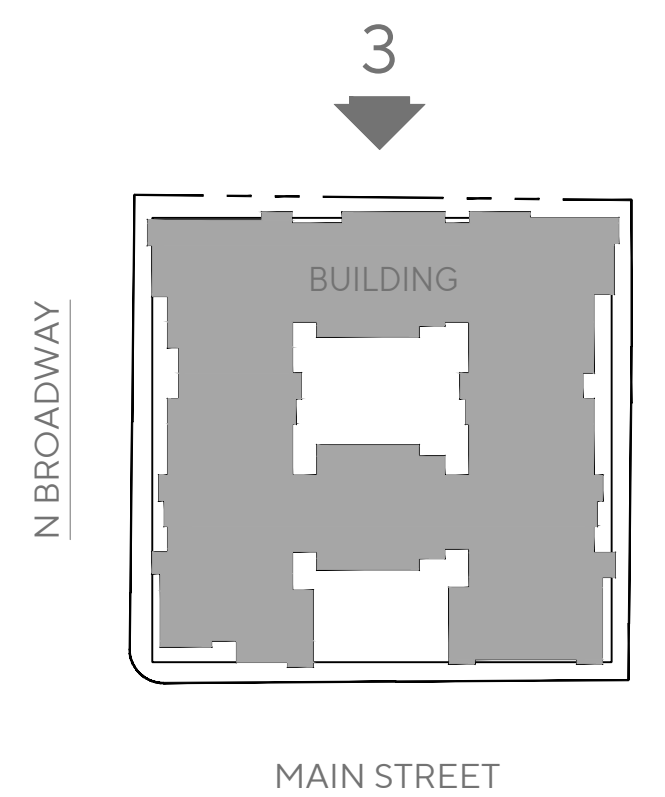




LEGEND

- 1 RUSTICATED STUCCO
- 2 FOAM TRIM
- 3 FOAM FRIEZE
- 4 FOAM MOLDING/CORNICE
- 5 BOLT-ON JULIETTE
- 6 VINYL WINDOWS AND DOORS
- 7 METAL AWNING
- 8 DECORATIVE CROSSHEAD
- 9 DECORATIVE DOWNSPOUT
- 10 MURAL - TBD
- 11 WEEPING VINES

KEY MAP





WEST ELEVATION

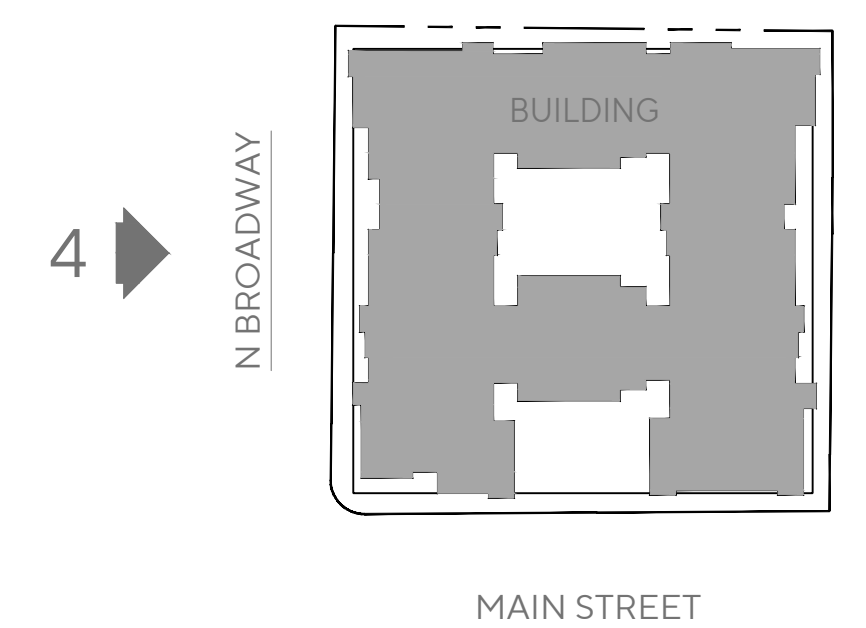
LEGEND

- 1 RUSTICATED STUCCO
- 2 FOAM TRIM
- 3 FOAM FRIEZE
- 4 FOAM MOLDING/CORNICE
- 5 BOLT-ON JULIETTE
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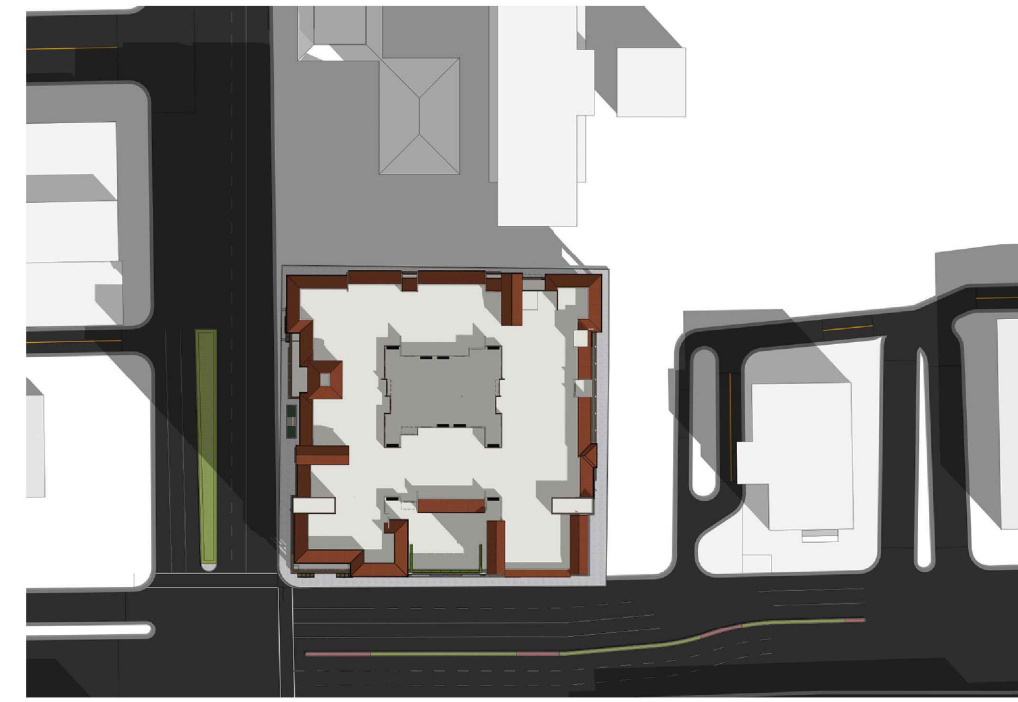
WEST ELEVATION

KEY MAP





INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 9 AM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 10 AM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 11 AM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 12 PM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 1 PM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 2 PM



INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 9 AM



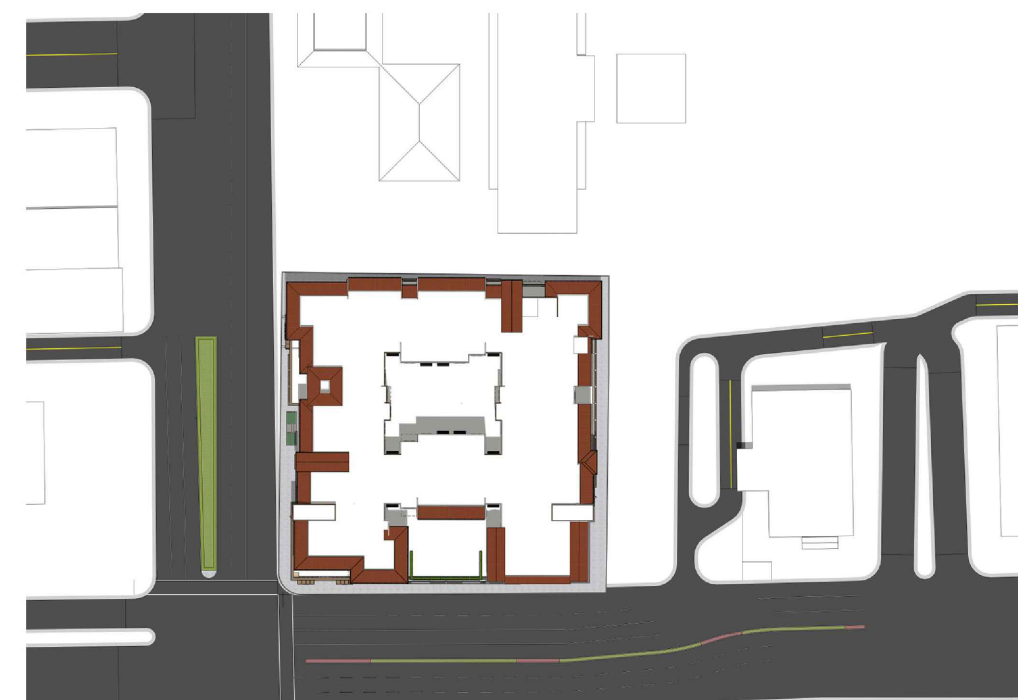
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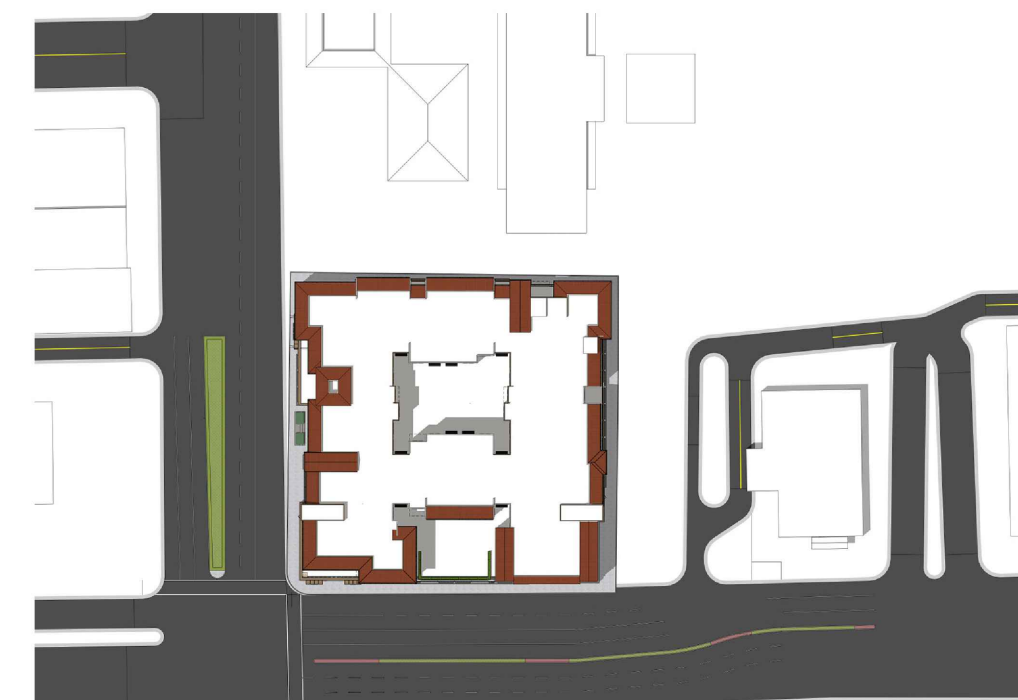
INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 11 AM



INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 12PM



INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 1 PM

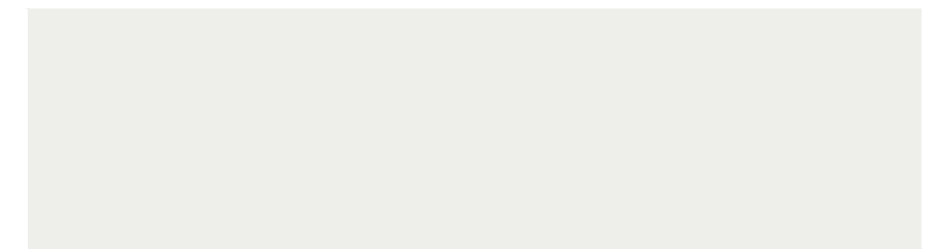


INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 2 PM





COLORS



A. SW 7006 EXTRA WHITE



B. SW 7671 ON THE ROCKS



C. SW 7513 SANDENING



D. SW 7513 FOOTHILLS



E. SW 7048 URBANE BRONZE

MATERIALS



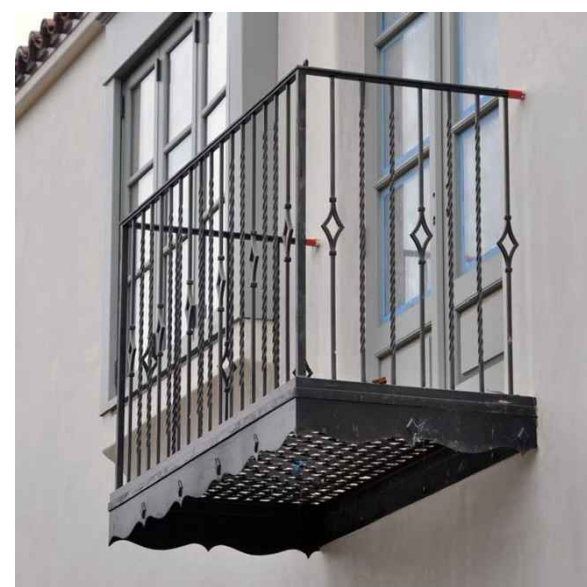
1. STUCCO - 20/30
LIGHT SAND FINISH



2. SPANISH TILE ROOF
OR SIMILAR



3. METAL CANOPY
FRAME



4. METAL RAILING
DARK BRONZE



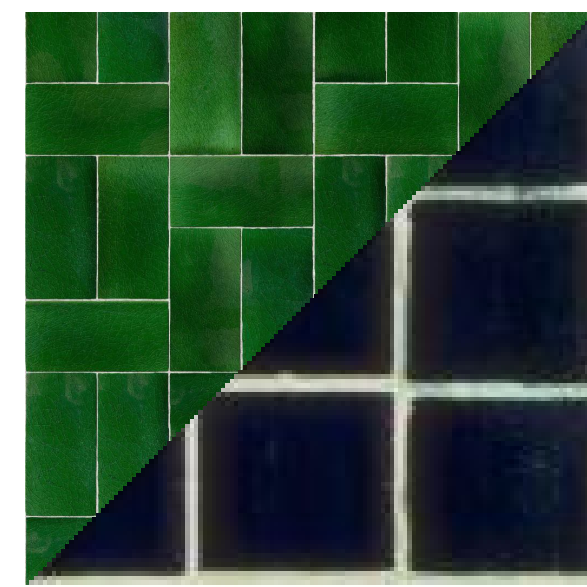
5. VINYL WINDOWS
DARK BRONZE



6. ALUMINUM
WINDOW SYSTEM

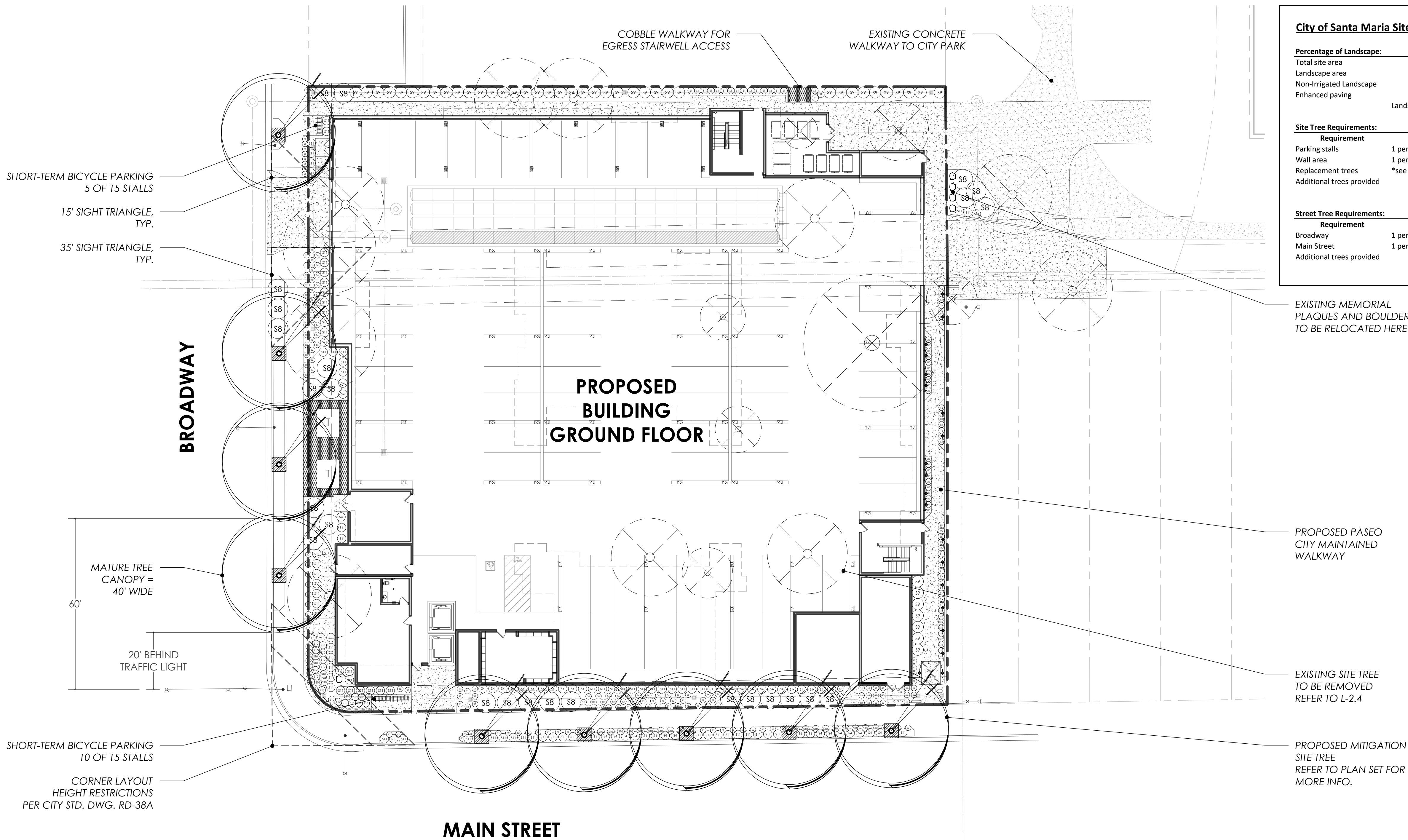


7. FOAM TRIMS

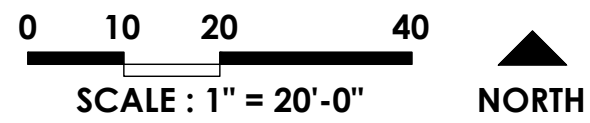


8. DECORATIVE TILES

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PLANTING PLAN - GROUND FLOOR



PLANT LEGEND

TREES

SYMBOL	NAME
	T1 RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY INDIAN HAWTHORN
	T2 HOWEA FORSTERIANA KENTIA PALM
	T3 EXISTING TREE TO BE REMOVED

STREET TREES

SYMBOL	NAME
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)

SHRUBS

SYMBOL	NAME
	S1 ASPIDISTRA ELATOR CAST IRON PLANT
	S2 CAREX DIVULSA BERKELEY SEDGE

SHRUBS

SYMBOL	NAME
	S3 CAREX OSHIMENSIS 'CARFIT01' EVERCOLOR EVEREST VARIEGATED SEDGE
	S4 DIETES GRANDIFLORA FORTNIGHT LILY
	S5 HOSTA TARDIFOLIA 'EL NINO' EL NINO HOSTA
	S6 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER
	S7 LIRIOPE MUSCARI BLUE LILY TURF
	S8 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM
	S9 NANDINA DOMESTICA HEAVENLY BAMBOO
	S10 PELARGONIUM 'SANTA MARIA CENTENNIAL' SANTA MARIA CENTENNIAL GERANIUM
	S11 WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY
	S12 WOODWARDIA FIMBRIATA GIANT CHAIN FERN

SHRUBS

SYMBOL	NAME
	S13 ZANTEDESCHIA AETHIOPICA WHITE CALLA LILY

GROUNDCOVERS

SYMBOL	NAME
	G1 COBBLES
	G2 TURF ARTIFICIAL

VINES

SYMBOL	NAME
	V1 GREWIA OCCIDENTALIS LAVENDER STAR FLOWER

City of Santa Maria Site Calculations

Percentage of Landscape:	Sq. Ftg.
Total site area	48,996
Landscape area	6,737
Non-Irrigated Landscape	1,440
Enhanced paving	415
Landscape area percentage:	18%

Site Tree Requirements:

Requirement	Criteria	Basis	Required	Provided	(+/-)
Parking stalls	1 per 6 parking stalls	78	13	13	0
Wall area	1 per 30' of wall	139	5	5	0
Replacement trees	*see matrix	36	36	0	-36
Additional trees provided				0	0
Totals:			54	18	-36

Street Tree Requirements:

Requirement	Criteria	Basis	Required	Provided	(+/-)
Broadway	1 per 40' of street frontage	107	3	4	1
Main Street	1 per 40' of street frontage	187	5	5	0
Additional trees provided				0	0
Totals:			8	9	1

GENERAL NOTES

- MINIMUM PLANT SIZES: STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
- IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
- POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE SUB METER.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF SANTA MARIA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF SANTA MARIA STANDARDS AND CODES.
- FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
- ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
- DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
- STREET TREES ARE TO BE SELECTED FROM THE CITY OF SANTA MARIA APPROVED TREE LIST.

PLEINAIRE DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com



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100 N BROADWAY

100 NORTH BROADWAY // SANTA MARIA, CALIFORNIA 93454

REVISION DATE

SHEET TITLE

PLANTING PLAN - GROUND FLOOR

OWNER

DATE 2025.06.06

PROJECT NO. 22450

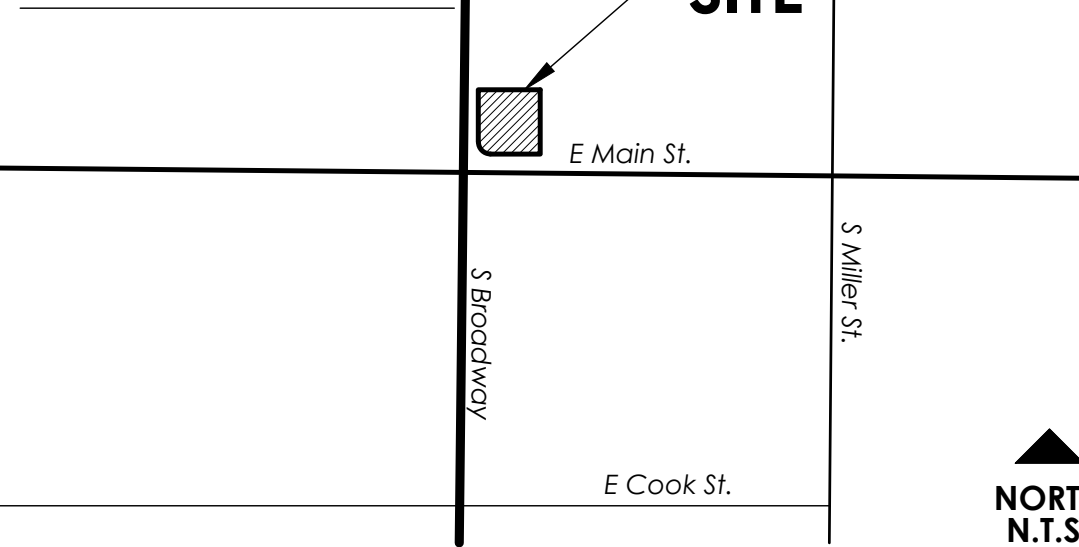
DRAWN BY A.O.

CHECKED BY K.J.S.

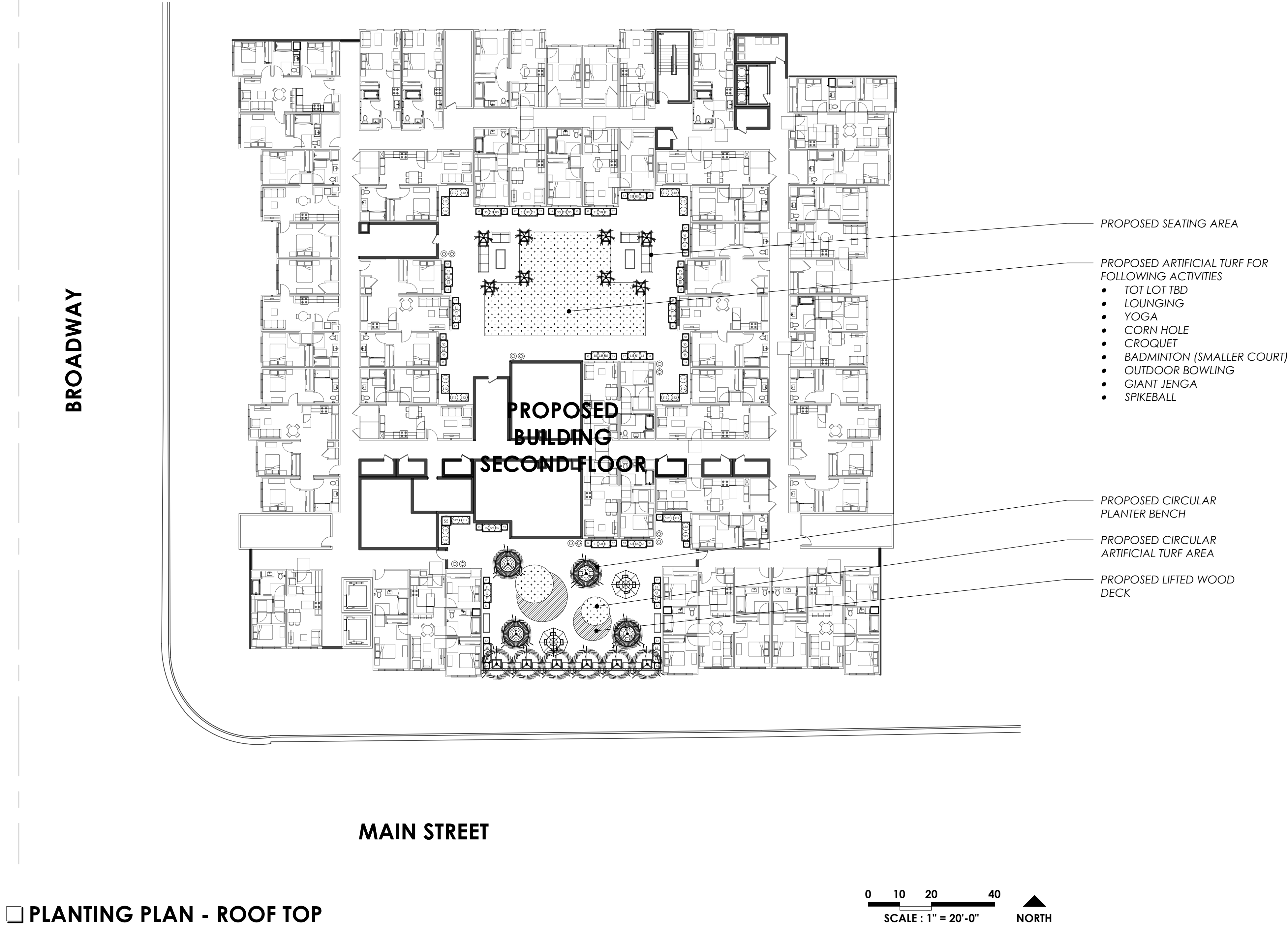
SHEET NO.

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VICINITY MAP



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PLANT LEGEND

TREES

SYMBOL	NAME
	T1 RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY INDIAN HAWTHORN
	T2 HOWEA FORSTERIANA KENTIA PALM
	T3 EXISTING TREE TO BE REMOVED

STREET TREES

SYMBOL	NAME
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)

SHRUBS

SYMBOL	NAME
S1	S1 ASPIDISTRA ELATIOR CAST IRON PLANT
S2	S2 CAREX DIVULSA BERKELEY SEDGE
S3	S3 CAREX OSHIMENSIS 'CARFIT01' EVERCOLOR EVEREST VARIEGATED SEDGE
S4	S4 DIETES GRANDIFLORA FORTNIGHT LILY
S5	S5 HOSTA TARDIFOLIA 'EL NINO' EL NINO HOSTA
S6	S6 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER
S7	S7 LIRIOPE MUSCARI BLUE LILY TURF
S8	S8 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM
S9	S9 NANDINA DOMESTICA HEAVENLY BAMBOO
S10	S10 PELARGONIUM 'SANTA MARIA CENTENNIAL' SANTA MARIA CENTENNIAL GERANIUM
S11	S11 WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY
S12	S12 WOODWARDIA FIMBRIATA GIANT CHAIN FERN
S13	S13 ZANTEDESCHIA AETHIOPICA WHITE CALLA LILY

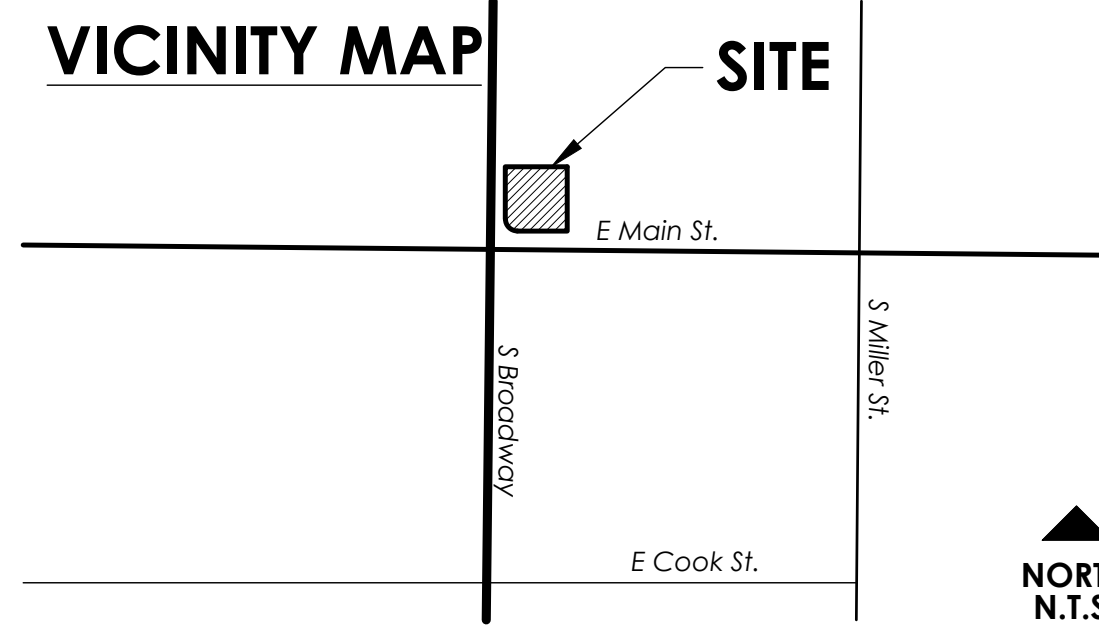
GROUNDCOVERS

SYMBOL	NAME
	G1 COBBLES
	G2 TURF ARTIFICIAL

VINES

SYMBOL	NAME
	V1 GREWIA OCCIDENTALIS LAVENDER STAR FLOWER

VICINITY MAP



PLEINAIRE DESIGN GROUP

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100 N BROADWAY

100 NORTH BROADWAY // SANTA MARIA, CALIFORNIA 93454

REVISION DATE

SHEET TITLE

PLANTING PLAN - ROOF TOP

OWNER

DATE 2025.06.06

PROJECT NO. 22450

DRAWN BY A.O.

CHECKED BY K.J.S.

SHEET NO.

L-2.1

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CITY OF SANTA MARIA
CERTIFICATE OF LANDSCAPE
COMPLETION

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 244

Project Name: _____

Project Address: _____

Building Permit Number: _____

Project/Tract Number: _____

Applicant: _____

Applicant's Address: _____

Phone No: _____ Mobile Phone No: _____

Email: _____

Property Owner: _____

Property Owner's Address: _____

Phone No: _____ Email: _____

Property Owner Authorization:

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Signature Name (printed) Date

Please provide the dates the following actions occurred:

Date the Landscape Documentation Package was submitted to the Community Development Department: _____

Date the Landscape Documentation Package was approved by the Community Development Department: _____

Date that a copy of the Water Efficient Landscape Worksheet was submitted to the Community Development Department: _____

1 of 2

CERTIFICATION OF INSTALLATION ACCORDING TO THE
LANDSCAPE DOCUMENTATION PACKAGE

Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor:

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature Name (printed) Date

Title: _____

License No. or Certification No. _____

Company: _____

Company Address: _____

Phone No: _____ Mobile Phone No: _____

Email: _____

THE FOLLOWING DOCUMENTS MUST BE ATTACHED TO THIS FORM:

IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.
(Not Required for Prescriptive Compliance Landscape Projects)

SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6. Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.
(Not Required for Prescriptive Compliance Landscape Projects)

2 of 2

GENERAL PLANTING NOTES

- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
- CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
 - PER 1000 SQUARE FEET:
 - 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
 - 14 POUNDS 12-12-12 FERTILIZER
 - 15 POUNDS SOIL SULFUR
- EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
 - PER CUBIC YARD OF SOIL:
 - 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
 - 1 POUND 12-12-12 FERTILIZER
 - 1 1/2 POUNDS IRON SULFATE (20% IRON)
 - 2/3 CUBIC YARD TOPSOILPLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
- SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.
- FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
- UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
- ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
- ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
- ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

SOIL AGRONOMY TEST REQUIRED. SAMPLE TO BE
TAKEN AFTER SITE GRADING IS COMPLETE. REFER TO
SPECIAL INSPECTIONS ON COVERSHEET



CITY OF SANTA MARIA
PRELIMINARY
WATER EFFICIENT LANDSCAPE WORKSHEET

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 244

City of Santa Maria Reference Evapotranspiration (ETo): 47.4

Project:

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE)c	ETAF (Pf/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water (ETWU) e	Total Use
Regular Landscape Areas								
Very Low	0.1	drip	0.81	0.12	-	-	-	-
Low	0.2	drip	0.81	0.25	-	-	-	-
Low	0.3	drip	0.81	0.37	5,092.52	1,871.30	-	54,993.85
Medium	0.5	drip	0.81	0.62	1,684.17	1,039.61	-	30,552.14
Non-irrigated	0		0.81	0.00	1,854.89	-	-	-
				Totals	8,591.58	2,910.92	-	85,545.99

Special Landscape Areas								
Turf				1	-	-	-	-
								-
								-
								-
								-
								-
				Totals	-	-	-	-
							ETWU Total	85,545.99
Maximum Allowed Water Allowance (MAWA).								113,620.15

a Hydrozone #/Planting Description E.g. 1.) front lawn 2.) medium water use planting	b Irrigation Method overhead spray or drip	c Irrigation Efficiency 0.75 for spray head 0.81 for drip
d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.	e MAWA (Annual Gallons Allowed) = (Eto) [0.62] [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.	

ETAF Calculations:
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area (B+D)	2,910.92
Total Area (A+C)	8,591.58
Sitewide ETAF (B+D) ÷ (A+C)	0.34

Regular	
Total ETAF x Area (B)	2,910.92
Total Area (A)	8,591.58
Average ETAF (B ÷ A)	0.34

PLANT LEGEND

TREES

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	T1 RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY INDIAN HAWTHORN	15 GAL.	MED	10
	T2 HOWEA FORSTERIANA KENTIA PALM	15 GAL.	MED	8
	T3 EXISTING TREE TO BE REMOVED			18

STREET TREES

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)	24" BOX	LOW	9

SHRUBS

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	S1 ASPIDISTRA ELATIOR CAST IRON PLANT	1 GAL.	LOW	55
	S2 CAREX DIVULSA BERKELEY SEDGE	1 GAL.	LOW	127
	S3 CAREX OSHIMENSIS 'CARFIT01' EVERCOLOR EVEREST VARIEGATED SEDGE	1 GAL.	LOW	70
	S4 DIETES GRANDIFLORA FORTNIGHT LILY	1 GAL.	LOW	46
	S5 HOSTA TARDIFOLIA 'EL NINO' EL NINO HOSTA	1 GAL.	LOW	42
	S6 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	LOW	27
	S7 LIRIOPE MUSCARI BLUE LILY TURF	1 GAL.	LOW	20
	S8 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL.	LOW	26
	S9 NANDINA DOMESTICA HEAVENLY BAMBOO	1 GAL.	LOW	46
	S10 PELARGONIUM 'SANTA MARIA CENTENNIAL' SANTA MARIA CENTENNIAL GERANIUM	1 GAL.	LOW	60
	S11 WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY	1 GAL.	LOW	85
	S12 WOODWARDIA FIMBRIATA GIANT CHAIN FERN	1 GAL.	LOW	24
	S13 ZANTEDESCHIA AETHIOPICA WHITE CALLA LILY	1 GAL.	LOW	29

GROUNDCOVERS

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	G1 COBBLES	2"-4"	N/A	415 S.F.
	G2 TURF ARTIFICIAL		N/A	1,440 S.F.

VINES

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	V1 GREWIA OCCIDENTALIS LAVENDER STAR FLOWER	1 GAL.	MED	20

PLEINAIRE
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedlg.com



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100 N BROADWAY

100 NORTH BROADWAY // SANTA MARIA, CALIFORNIA 93454

REVISION DATE

SHEET TITLE

PLANTING
NOTES & LEGEND

OWNER

DATE 2025.06.06

PROJECT NO. 22450

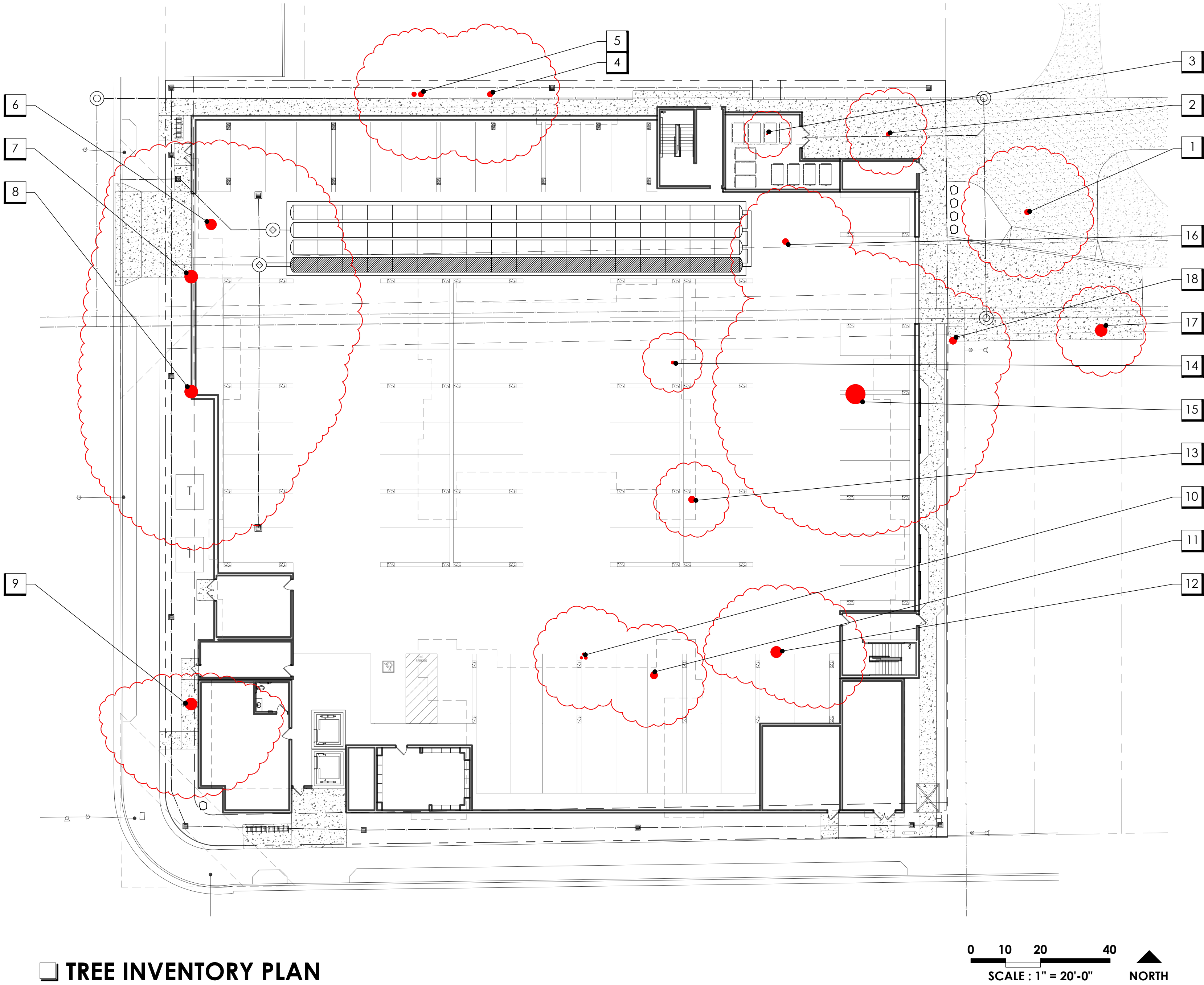
DRAWN BY A.O.

CHECKED BY K.J.S.

SHEET NO.

L-2.2

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TREE SURVEY

Client: The Vernon Group - SMDR Lot 2
P.O. Box 4040
Santa Barbara, CA 93140

Date: 30-Jan-25

Disposition
[1] Remain
[2] Remove

Tree #	Species	Common Name	DBH	Canopy	Disposition	Notes
1	Sequoia sempervirens	Coast Redwood	26	N-18', E-18', S-18', W-18'	2	Removed due construction
2	Pinus sp.	Black Pine	12	N-12', E-10', S-10', W-11'	2	Removed due construction
3	Magnolia grandiflora	Magnolia	4	N-4', E-4', S-4', W-4'	2	Dedicated tree, Removed due construction
4	Afrocarpus falcatus	African Fern Pine	18	N-19', E-19', S-19', W-19'	2	Removed due construction
5	Afrocarpus falcatus	African Fern Pine	15,18	N-18', E-18', S-18', W-18'	2	Removed due construction
6	Platanus occidentalis	Mexican Sycamore	36	N-23', E-36', W-30'	2	Removed due construction
7	Platanus occidentalis	Mexican Sycamore	44	E-36', W-30'	2	Removed due construction
8	Platanus occidentalis	Mexican Sycamore	44	E-36', S-45', W-30'	2	Removed due construction
9	Platanus occidentalis	Mexican Sycamore	40	N-8', E-26', S-26', W-26'	2	Removed due construction
10	Arbutus	Madrone	8,8,10	N-14', E-14', S-14', W-14'	2	Removed due construction
11	Pinus sp.	Pine	24	N-14', E-14', S-14', W-14'	2	Removed due construction
12	Platanus occidentalis	Mexican Sycamore	38	N-18', E-25', S-10', W-21'	2	Removed due construction
13	Pinus sp.	Pine	22	N-10', E-10', S-10', W-10'	2	Removed due construction
14	Eucalyptus sp.	Eucalyptus	10	N-8', E-8', S-8', W-8'	2	Removed due construction
15	Eucalyptus sp.	Eucalyptus	66	N-40', E-40', S-40', W-40'	2	Removed due construction
16	Afrocarpus falcatus	African Fern Pine	20	N-15', E-18', S-20', W-14'	2	Removed due construction
17	Phoenix canariensis	Canary Island Date Palm	40	N-15', E-15', S-15', W-15'	2	Removed due construction
18	Schinus molle	Peruvian Pepper Tree	24	N-12', E-20', S-10', W-6'	2	Senescent, Removed due construction

Tree Inventory

City of Santa Maria Requirements:

Project: The Vernon Group - SMDR Lot 2, Santa Maria

Date: 30-Jan-25

No.	Genus, species	Common Name	Street Tree	Trunk Qty.	Avg. (ft.) Canopy	Trunk Dia. (in.)	Remove	24" box Rep. Req.	Notes
1	Sequoia sempervirens	Coast Redwood		1	36	26	x	2	
2	Pinus sp.	Black Pine		1	20	12	x	2	
3	Magnolia grandiflora	Magnolia		1	8	4	x	2	
4	Afrocarpus falcatus	African Fern Pine		1	38	18	x	2	
5	Afrocarpus falcatus	African Fern Pine		2	36	18	x	2	
6	Platanus occidentalis	Mexican Sycamore		1	60	36	x	2	
7	Platanus occidentalis	Mexican Sycamore		1	60	44	x	2	
8	Platanus occidentalis	Mexican Sycamore		1	60	44	x	2	
9	Platanus occidentalis	Mexican Sycamore		1	60	40	x	2	
10	Arbutus	Madrone		3	28	10	x	2	
11	Pinus sp.	Pine		1	28	24	x	2	
12	Platanus occidentalis	Mexican Sycamore		1	35	38	x	2	
13	Pinus sp.	Pine		1	20	22	x	2	
14	Eucalyptus sp.	Eucalyptus		1	16	10	x	2	
15	Eucalyptus sp.	Eucalyptus		1	80	66	x	2	
16	Afrocarpus falcatus	African Fern Pine		1	30	20	x	2	
17	Phoenix canariensis	Canary Island Date Palm		1	30	40	x	2	
18	Schinus molle	Peruvian Pepper Tree		1	24	24	x	2	
Total of 24" Box Replacement Trees:								36	
Replacement trees provided on site:									
Amount to be paid to City:								\$ 9,000.00	

City of Santa Maria Tree Replacement Requirements Per Municipal Code Section 12.44.03:

Size Of Tree Removed	Replace With
6" to 8" trunk diameter (at 4'-6" height)	2-24" box size trees (3" to 5" trunk diameter)
9" to 12" trunk diameter (at 4'-6" height)	4-24" box size trees (3" to 5" trunk diameter)
12" to 14" trunk diameter (at 4'-6" height)	6-24" box size trees (3" to 5" trunk diameter)
6" trunk diameter street tree (at 4'-6" height)	2-24" box size trees (3" to 5" trunk diameter)

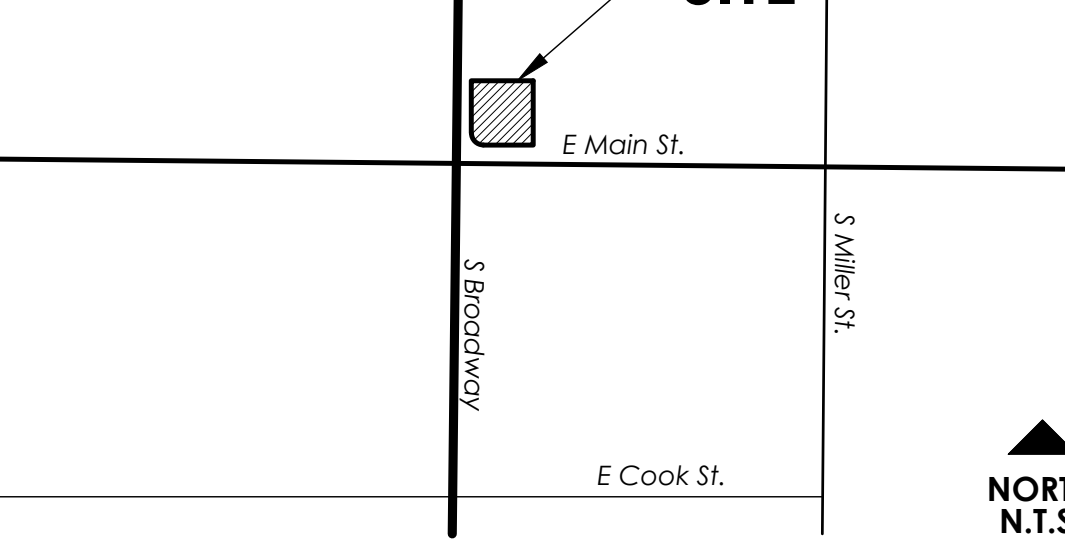
TREE MITIGATION NOTES

- PER THE PRE-APPLICATION COMMENTS 38, & 39, A TOTAL OF EIGHTEEN (18) EXISTING TREES ARE TO BE REMOVED AND REPLACED (MITIGATED) AT A 2:1 RATIO. A TOTAL OF THIRTY-SIX (36) REPLACEMENT TREES ARE NEEDED.
- CLIENT WILL PAY IN LIEU FEE TO CITY.

TREE INVENTORY LEGEND

SYMBOL	NAME
	EXISTING TREE CANOPY TO BE REMOVED
	EXISTING TREE TRUNK TO BE REMOVED

VICINITY MAP



PLEINAIRE DESIGN GROUP

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805.349.9695 // www.pleinairedg.com



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100 N BROADWAY

100 NORTH BROADWAY // SANTA MARIA, CALIFORNIA 93454

REVISION DATE

SHEET TITLE

TREE INVENTORY PLAN

OWNER

DATE

2025.06.06

PROJECT NO.

22450

DRAWN BY

A.O.

CHECKED BY

K.J.S.

SHEET NO.

L-2.4