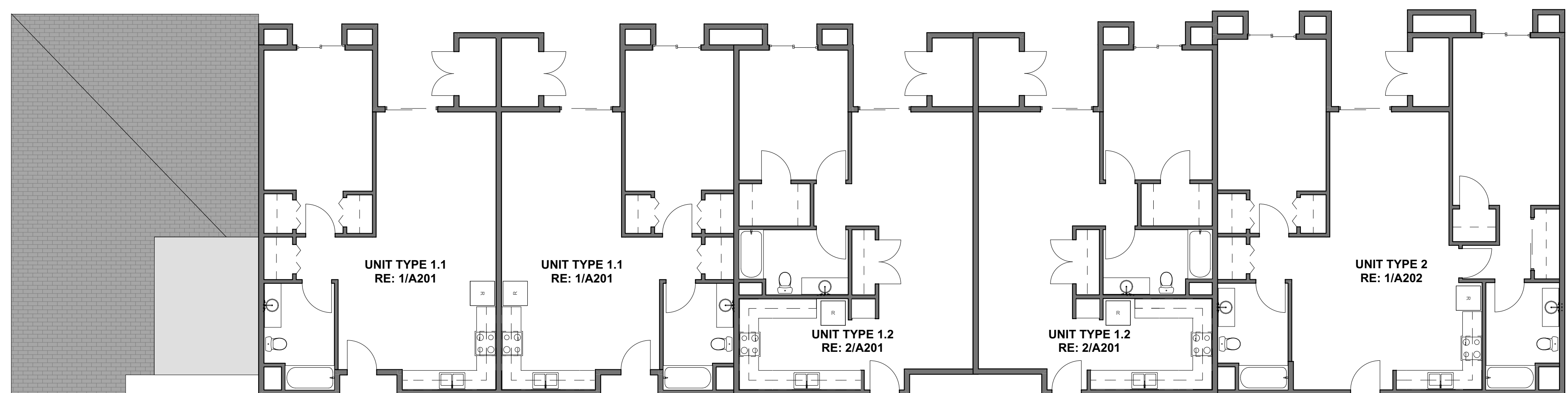
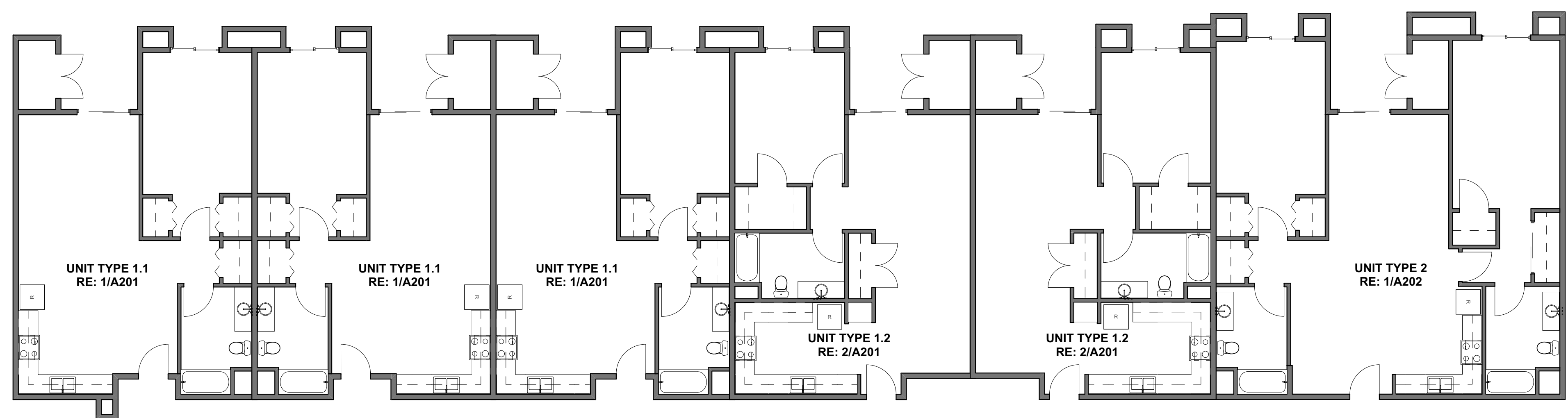
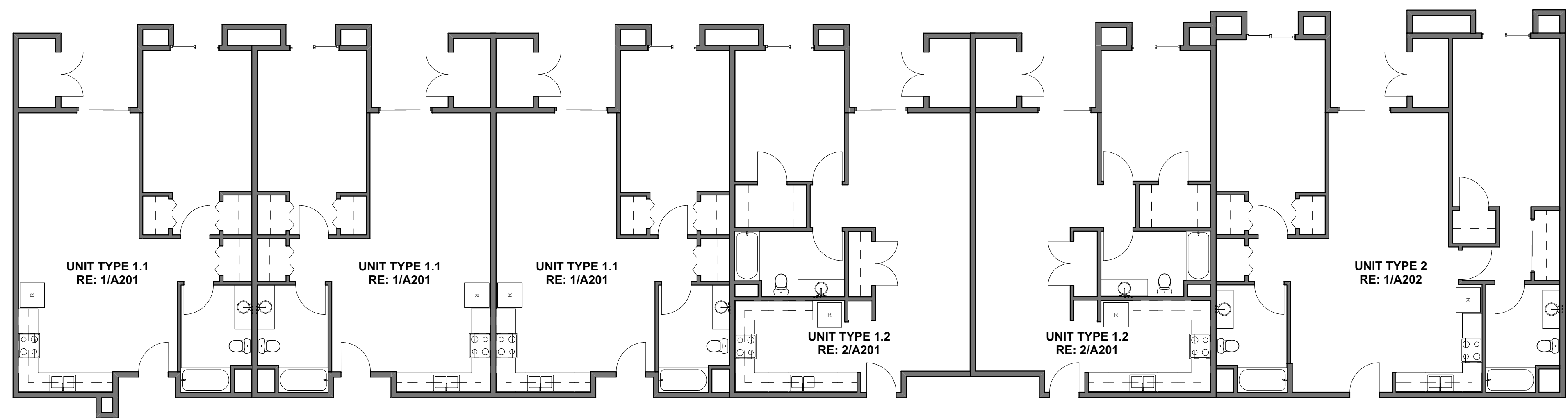




3 BUILDING TYPE B THIRD FLOOR



2 BUILDING TYPE B SECOND FLOOR



1 BUILDING TYPE B FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

A) DO NOT SCALE DRAWINGS.

B) ALL NEW WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ACCESSIBILITY AND LIFE SAFETY CODES AND REQUIREMENTS.



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APPLICATION SET

BARCELLUS SENIOR APARTMENTS

502, 510, AND 524 BARCELLUS AVENUE

SANTA MARIA, CA 93454

BARCELLUS SENIOR HOUSING LP
1502 WYATT AVE

1507 W YALE AVE
ORANGE CA 92867

← 1" ACTUAL →

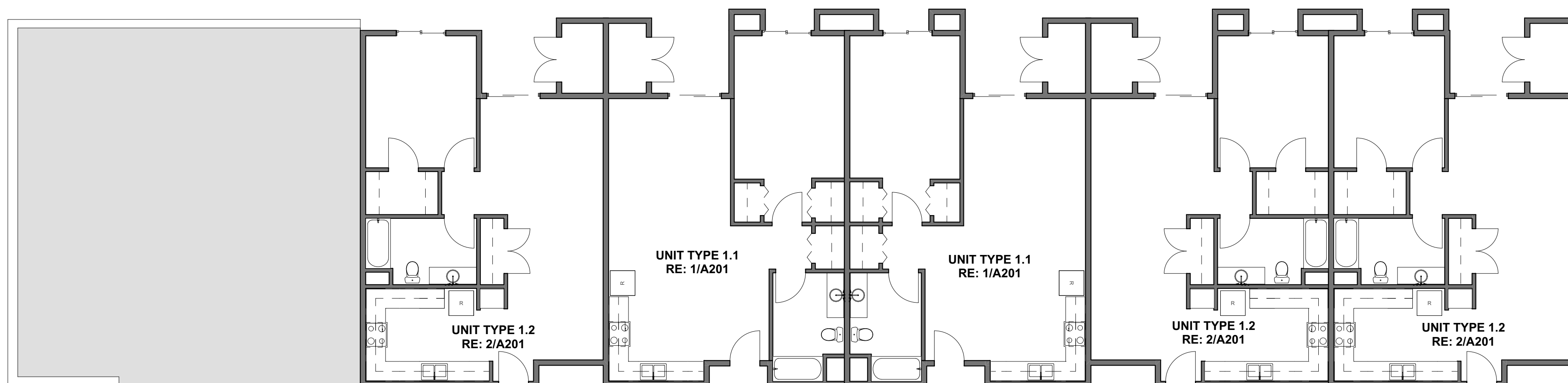
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A102

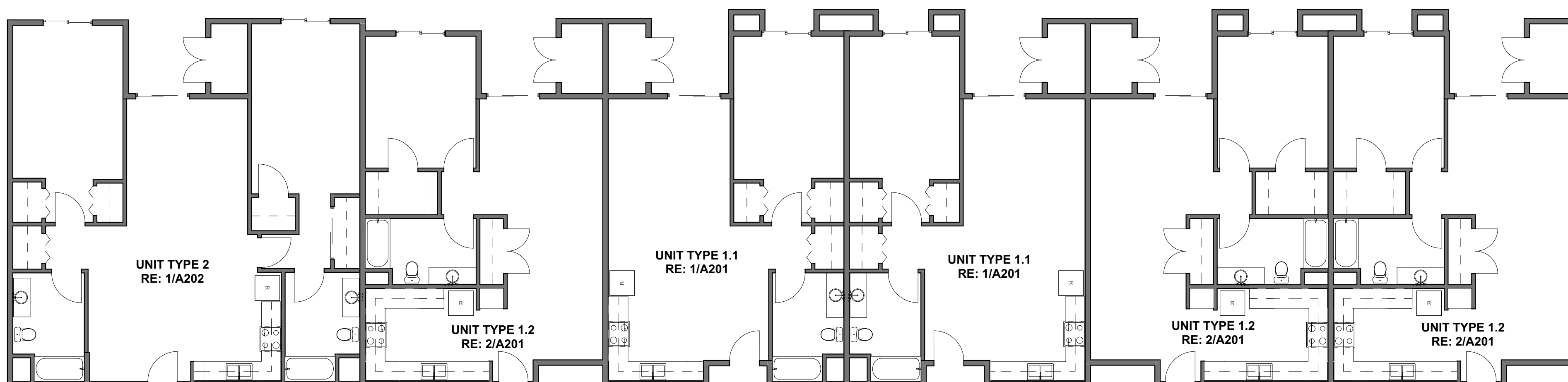
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OVERALL FLOOR PLANS

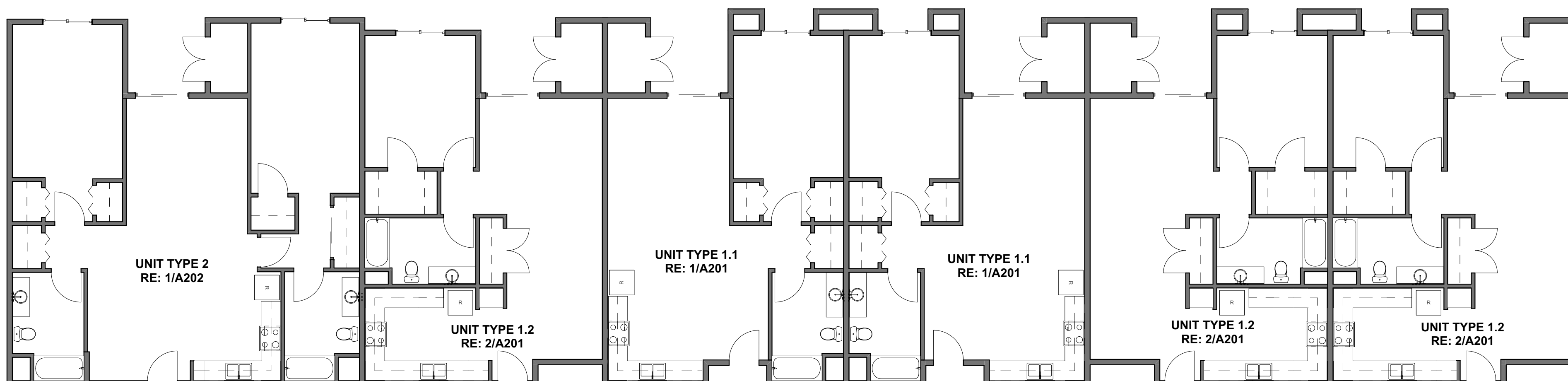


3 BUILDING TYPE C THIRD FLOOR

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



2 BUILDING TYPE C SECOND FLOOR



3 BUILDING TYPE C FIRST FLOOR PLAN

GENERAL FLOOR PLAN NOTES:

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SANTA MARIA, CA 93454
BARCELLUS SENIOR HOUSING LP
1507 W YALE AVE
ORANGE, CA 92867

1" ACTUAL

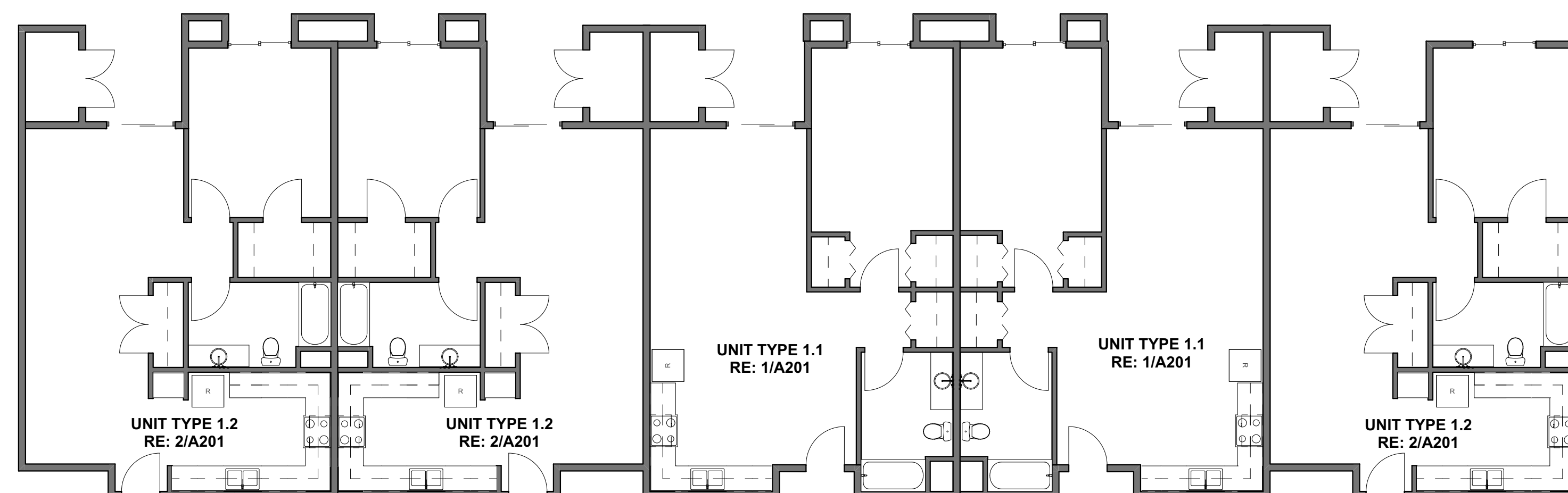
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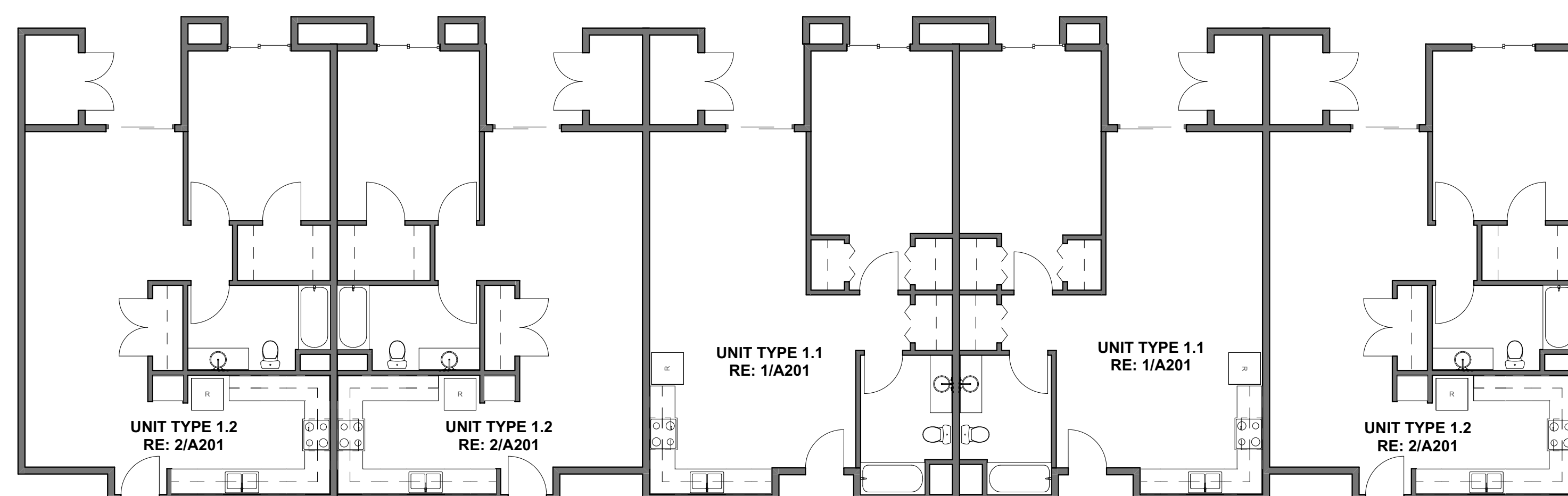
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PLOTTED ON: 12/22/22

10 P ED

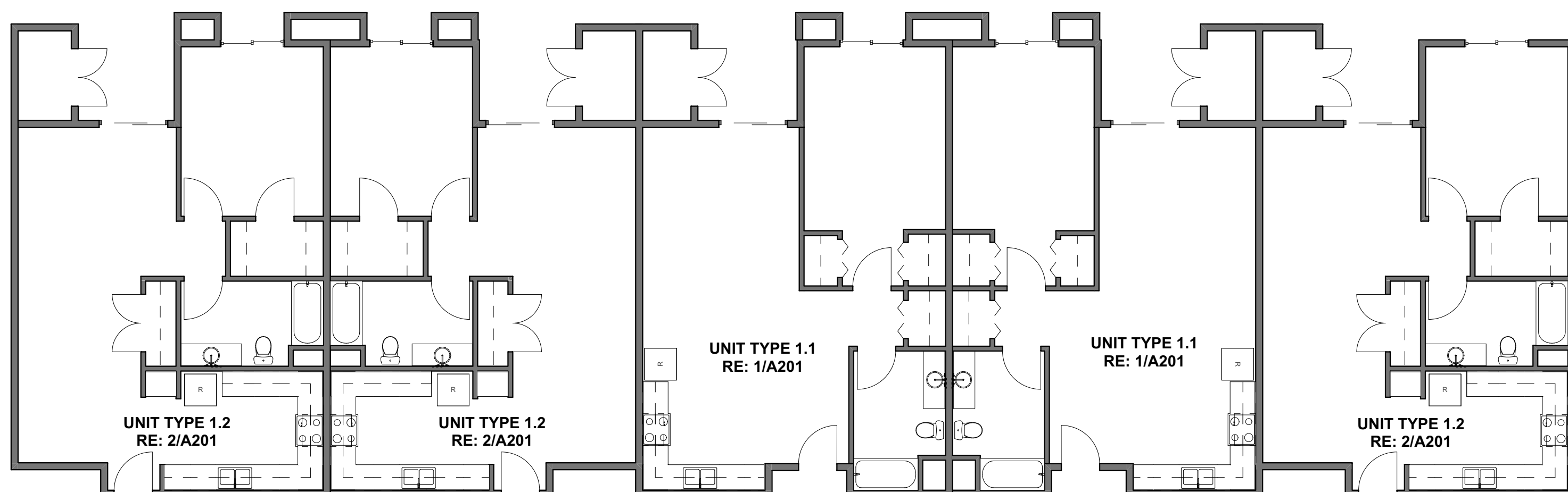


3 BUILDING TYPE D THIRD FLOOR



2 BUILDING TYPE D SECOND FLOOR

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



1 BUILDING TYPE D FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES:

A) DO NOT SCALE DRAWINGS.

B) ALL NEW WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ACCESSIBILITY AND LIFE SAFETY CODES AND REQUIREMENTS.



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BARCELLUS SENIOR HOUSING LP
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ORANGE, CA 92867

1° ACTUAL

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A104

PLOTTED ON: 12/22/22

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OVERALL FLOOR PLANS



B) ALL NEW WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ACCESSIBILITY AND LIFE SAFETY CODES AND REQUIREMENTS.



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SANTA MARIA, CA 93454
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ORANGE, CA 92667

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MARK	DATE	REVISIONS
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SCALE:	AS NOTED	
DRAWN BY:	ATL	
CHECKED:		
PROJECT:	15-2-01	

A105

PLOTTED ON: 12/22/22

10	P	ED	***
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OVERALL FLOOR PLANS



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BARCELLUS SENIOR HOUSING LP

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ORANGE, CA 92867

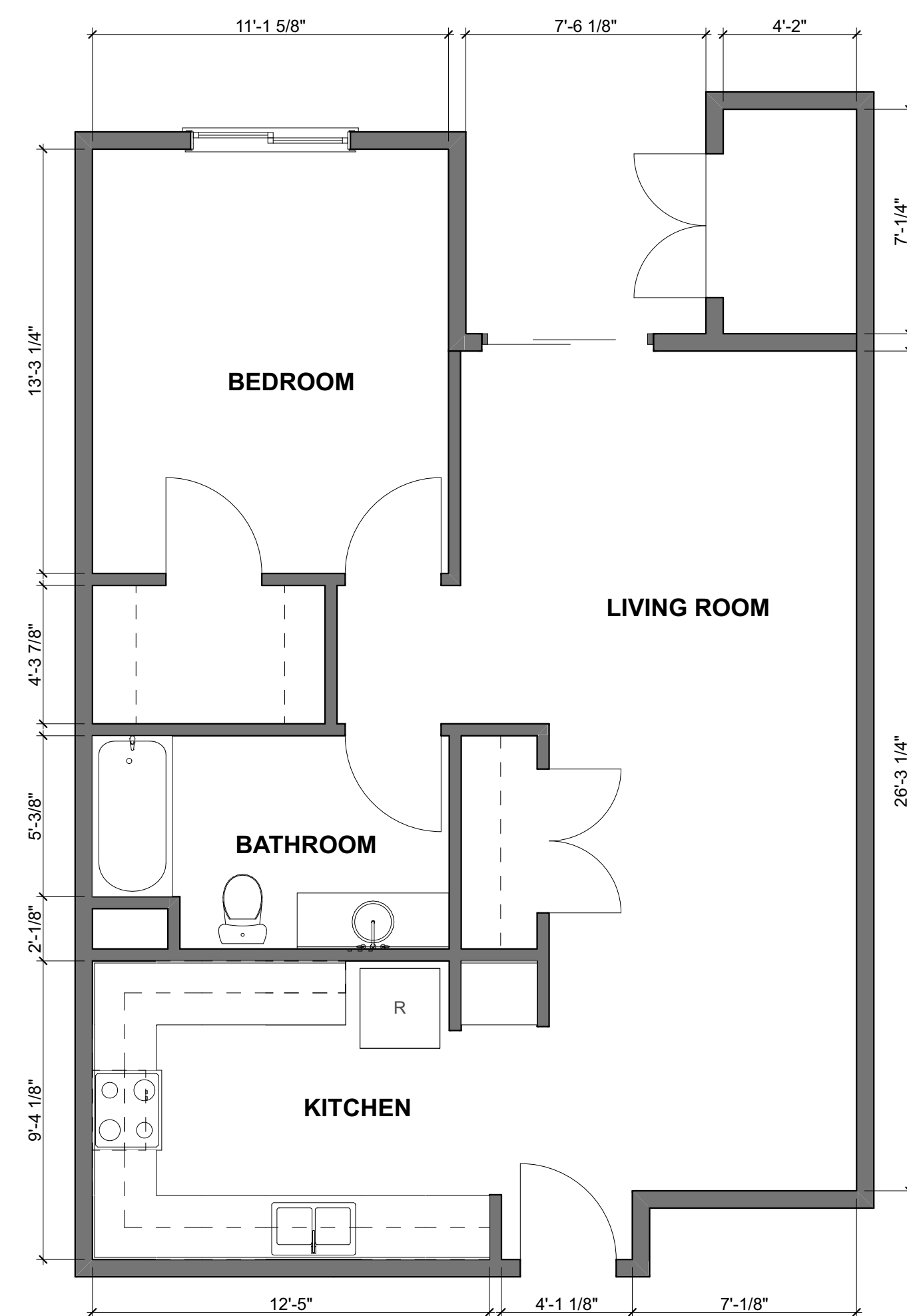
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AFFECTING ALL LABELED SCALES

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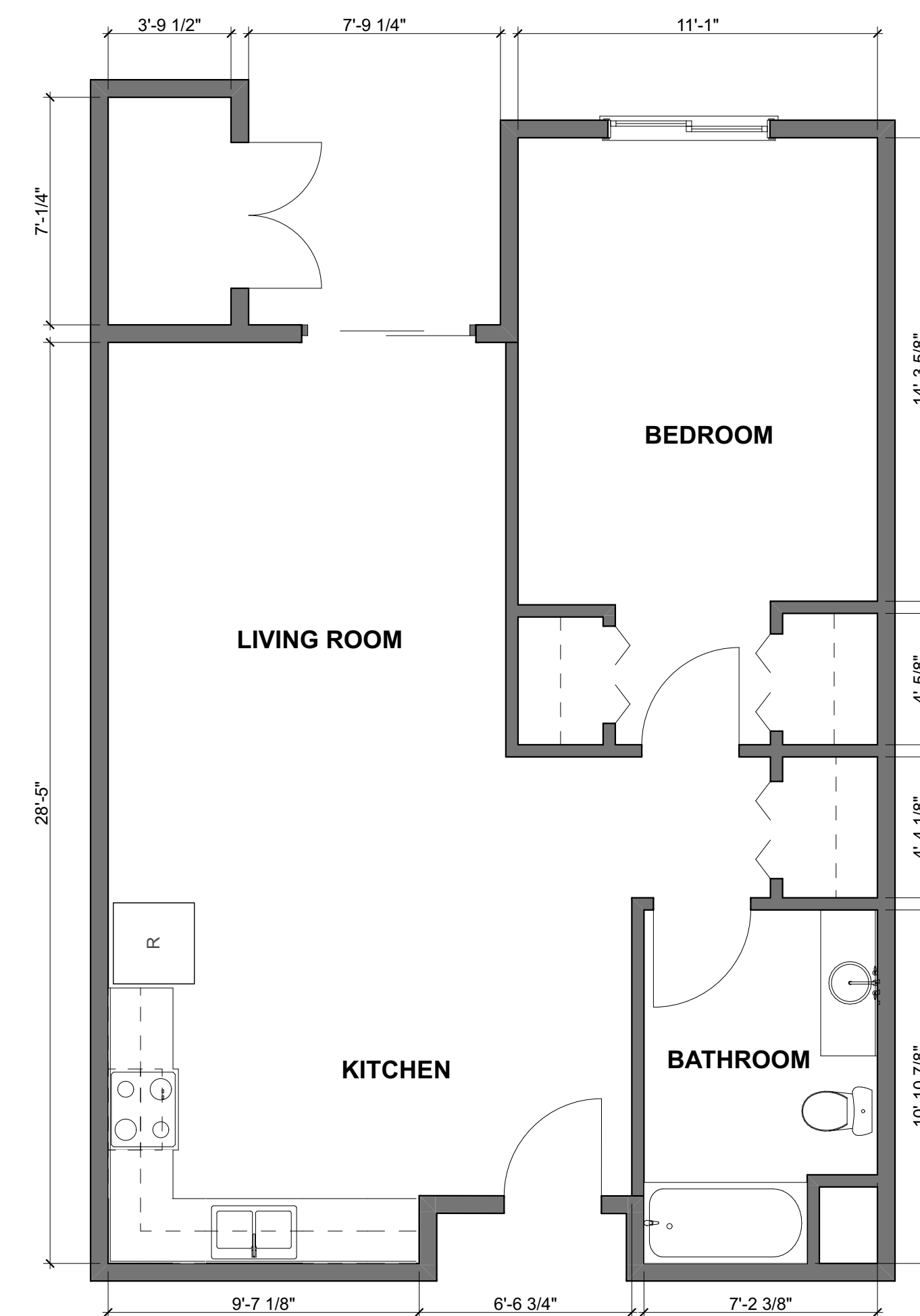
A106

PLOTTED ON: 12/22/22



2 UNIT TYPE 1.2 PROPOSED PLAN

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



1 UNIT TYPE 1.1 PROPOSED PLAN

GENERAL UNIT PLAN NOTES:
A) DO NOT SCALE DRAWINGS.



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APPLICATION SET

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SANTA MARIA, CA 93454
 BARCELLUS SENIOR HOUSING LP
 1507 W YALE AVE
 ORANGE, CA 92867

1" ACTUAL

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ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

MARK	DATE	REVISIONS
ISSUE DATE:	**ISSUE DATE:	
SCALE:	AS NOTED	
DRAWN BY:	ATM	
CHECKED:		
PROJECT:	15-2-01	

A201

PLOTTED ON: 12/22/2

ENLARGED UNIT PLANS



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

A) DO NOT SCALE DRAWINGS



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BARCELLUS SENIOR HOUSING LP
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ORANGE, CA 92867

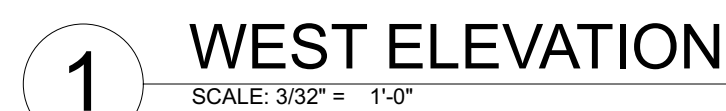
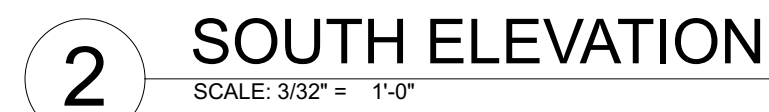
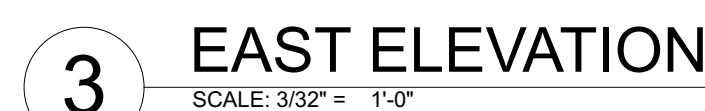
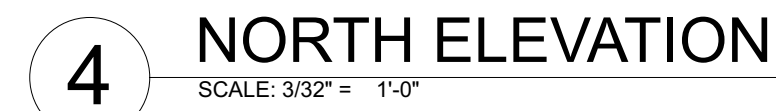
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A202

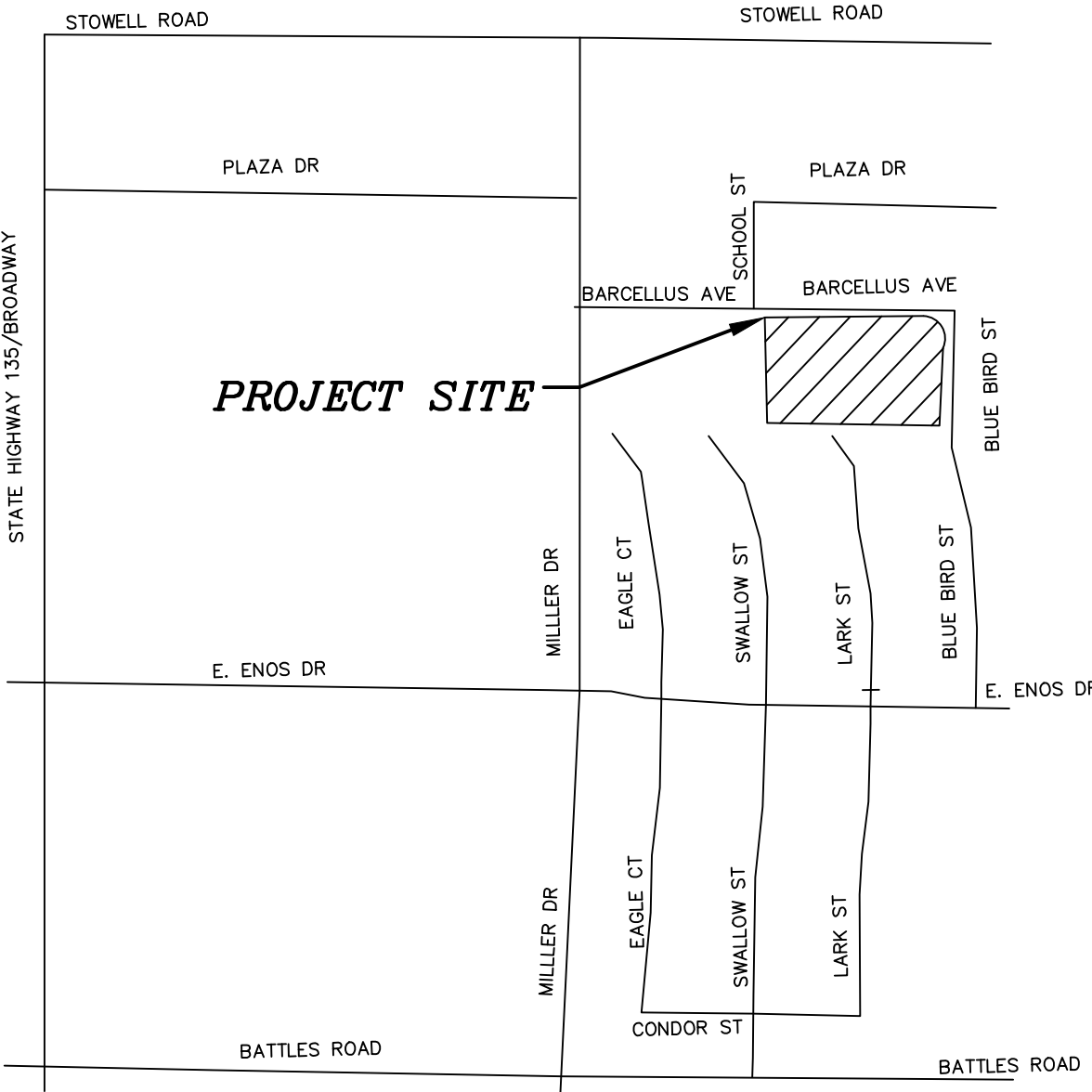
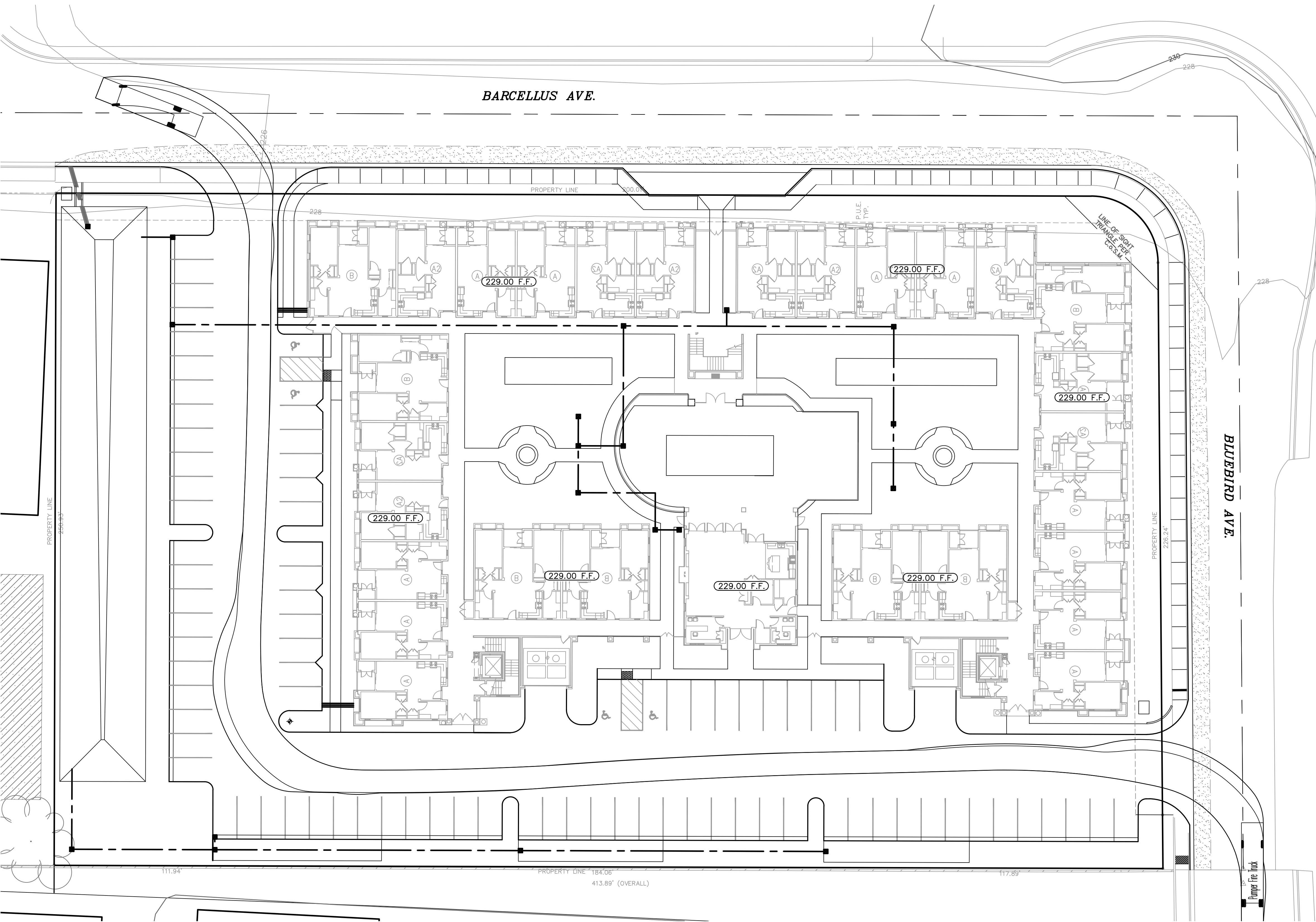
PLOTTED ON: 12/22/22

ENLARGED UNIT PLANS

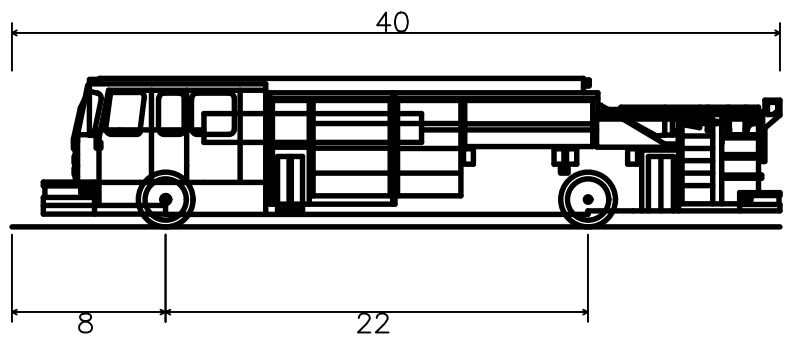


BARCELLUS APARTMENTS

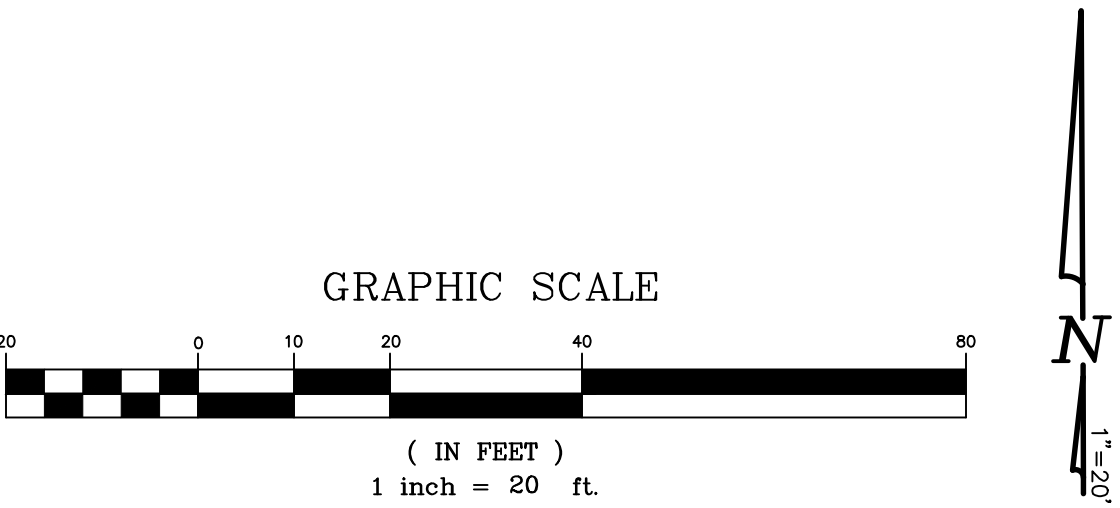
FIRE TRUCK TURNING EXHIBIT



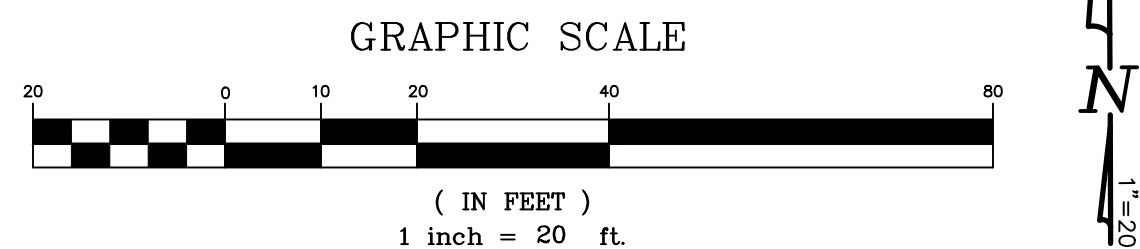
VICINITY MAP
N.T.S.



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



PRELIMINARY GRADING PLAN



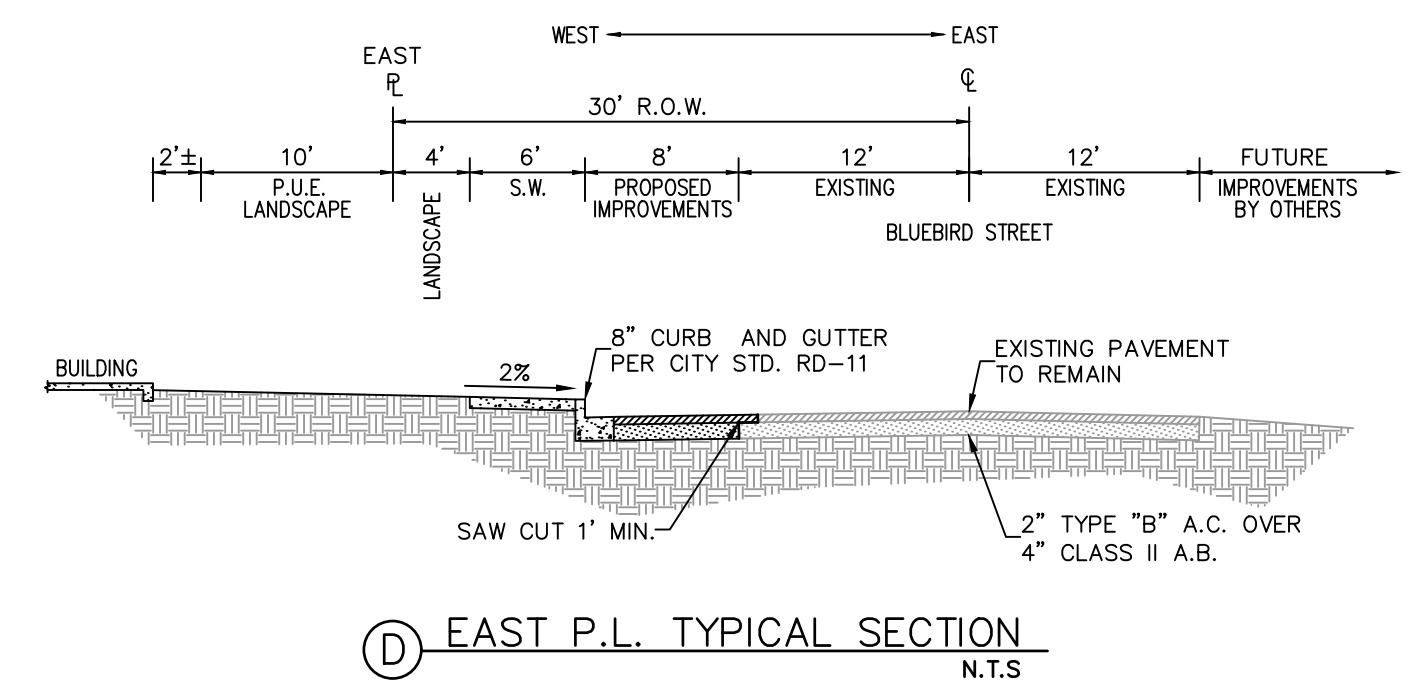
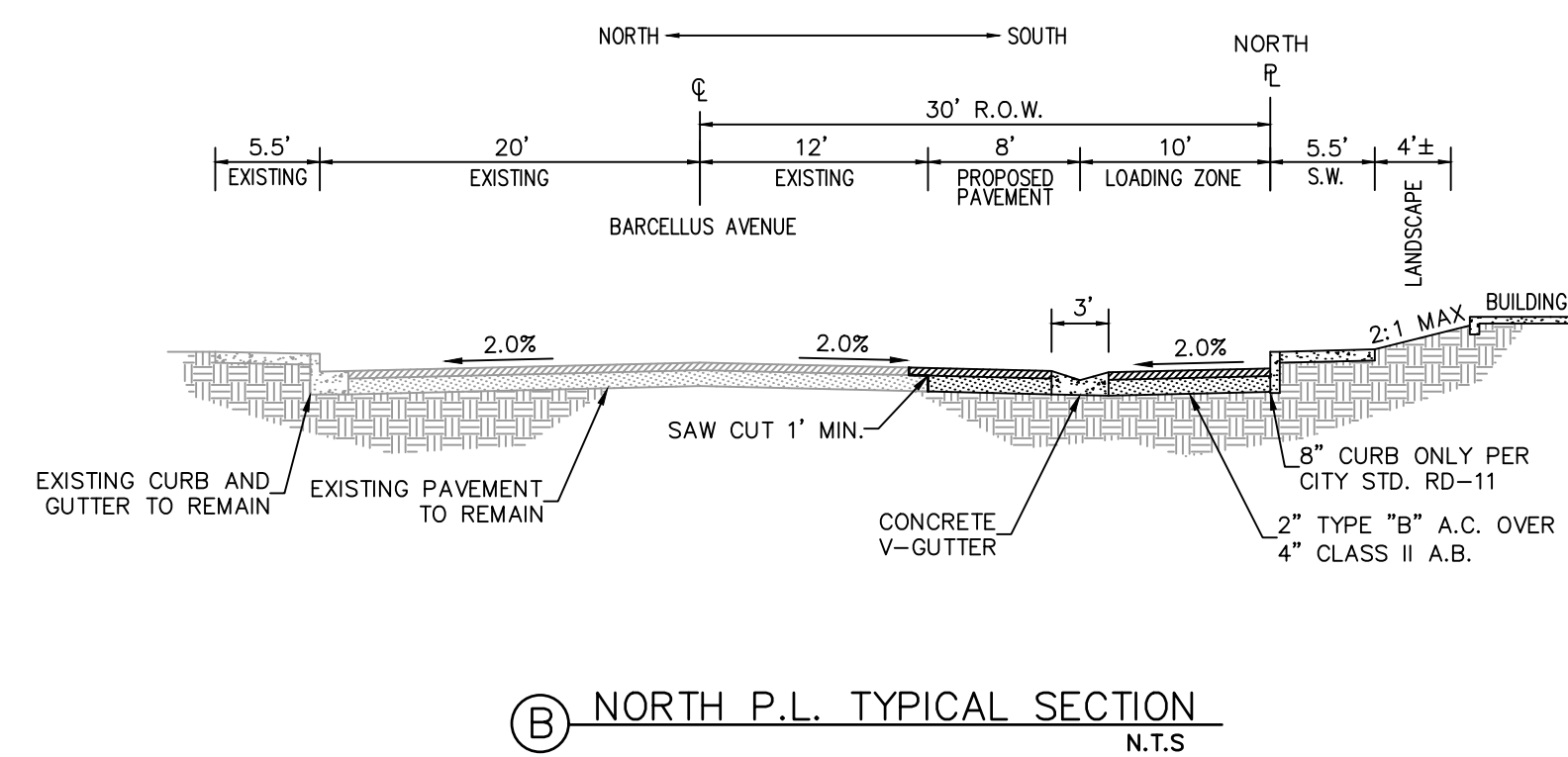
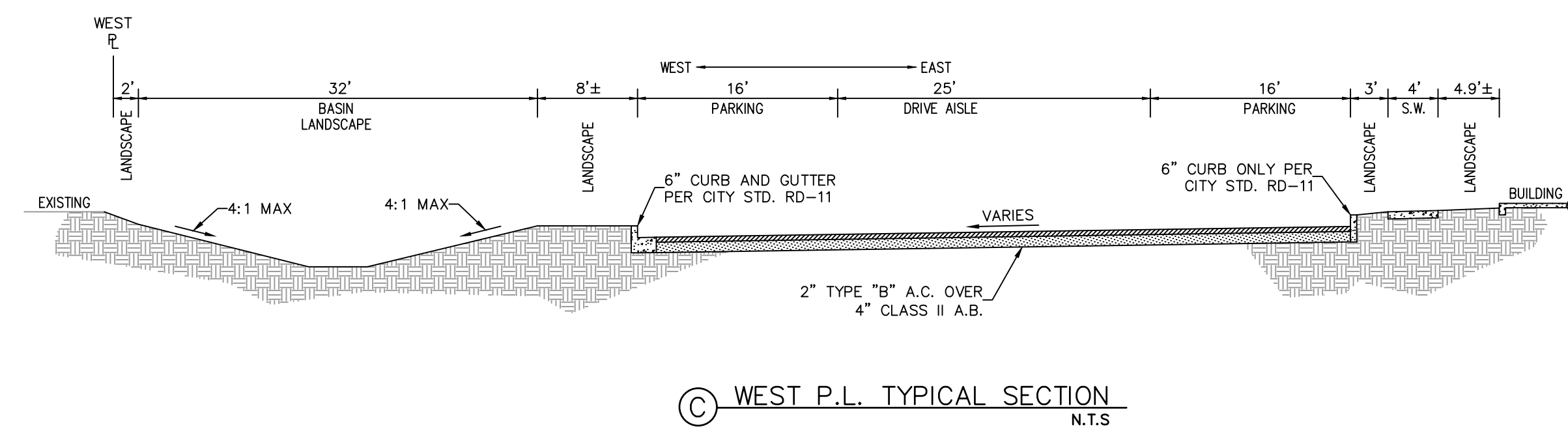
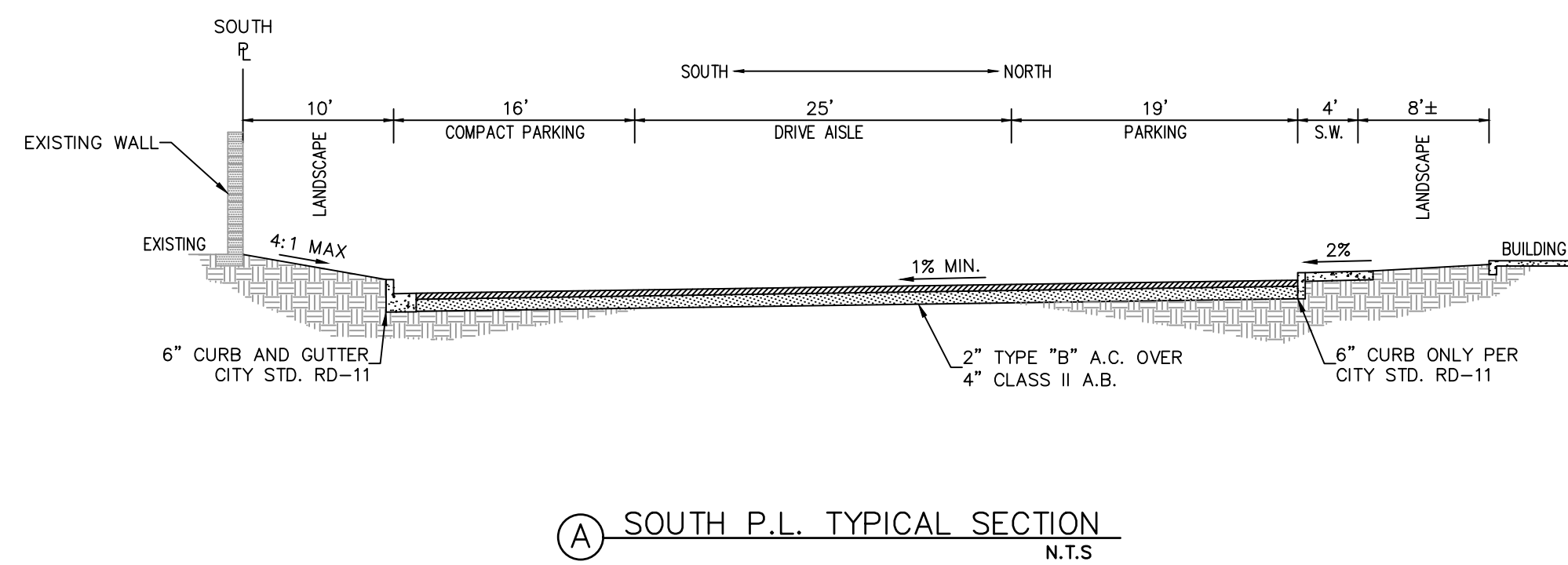
WATER COURSES
PROPOSED STORM DRAIN
PROJECT BOUNDARY
LOT LINE
CENTERLINE
FLOW LINE
CURB FACE
EXIST. CURB LINE
EASEMENT LINE
EXIST. E.P./LIP OF GUTTER
SLUMPSTONE WALL
SLOPE (AS SHOWN)
EXIST. CONTOURS

STORM DRAIN MANHOLE	②	ABBREVIATIONS	
(E) STORM DRAIN MANHOLE	③	TOP OF CURB	T.C.
SAN. SEWER MANHOLE	④	FLOWLINE	F.L.
(E) SEWER MANHOLE	⑤	EDGE OF PAVEMENT	E.P.
PROPOSED STREET LIGHT	⑥	ASPHALT CONCRETE	A.C.
(E) STREET LIGHT	⑦	HIGH POINT	H.P.
PROPOSED FIRE HYDRANT	⑧	LOW POINT	L.P.
(E) FIRE HYDRANT	⑨	FINISHED GRADE	F.G.
CATCH BASIN	⑩	BACK OF WALK	B.W.
SEWER CLEANOUT	⑪	TOP OF WALL	T.O.W.
	•	TOP OF FOOTING	T.O.F.
FINISHED FLOOR	•	TOP OF BANK	T.O.B.
	•	GRADE BREAK	G.B.
EXISTING GRADE	•	RIGHT OF WAY	R/W
PROPOSED GRADE	•	(E) EXISTING	(E)
	•	MEASURED	(M)
	•	CALCULATED	(C)
	•	PROPERTY LINE	P/L, PL, R

RAW CUT:	3,391 CY	EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE, OVER-EXCAVATION, EXCAVATION OR POOL EXCAVATION
RAW FILL:	665 CY	
NET:	2,726 CY RAW CUT	

BARCELLUS APARTMENTS

PRELIMINARY GRADING PLAN



12/28/22

BARCELLUS APARTMENTS
PRELIMINARY GRADING PLAN
SHEET 2 OF 2

b BETHEL
engineering
2624 Airpark Dr.
Santa Maria, California 93455
(805) 934-5767

BARCELLUS APARTMENTS

DEVELOPMENT PLAN

EXISTING PARCEL INFORMATION:

ASSESSOR'S PARCEL NO: 128-067-032
GROSS PARCEL AREA: 128-067-033
NUMBER OF LOTS: 128-067-034
PROPOSED ZONING: 2.37 AC
PLANNED DEVELOPMENT
HIGH DENSITY RESIDENTIAL
PD/R-3

OWNER/APPLICANT

MARK FUGATE,
CHARTER BROKERAGE
PO BOX 365
SANTA MARIA, CA 93456

UTILITIES

WATER: CITY OF SANTA MARIA
SEWER: CITY OF SANTA MARIA
ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
GAS: S.O. CA. GAS CO.
TELEPHONE: VERIZON
CABLE TV: COMCAST OF SANTA MARIA

F.I.R.M. DESIGNATION
SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 500 YEAR FLOOD PLAIN)

BUILDING DATA

UNIT TYPE "A" 1BD 61 UNITS
UNIT TYPE "B" 2BD 19 UNITS
BUILDING HEIGHT 3 STORIES TOTAL 80 UNITS

PARKING REQUIREMENTS

1 SPACE EMPLOYEE 2 SPACES
1 SPACE/3 UNITS (<600 S.F.)
1 SPACE/UNIT (>600 S.F.)
STANDARD SPACES TOTAL 42 SPACES
44 SPACES

ACCESSIBLE SPACES REQUIRED

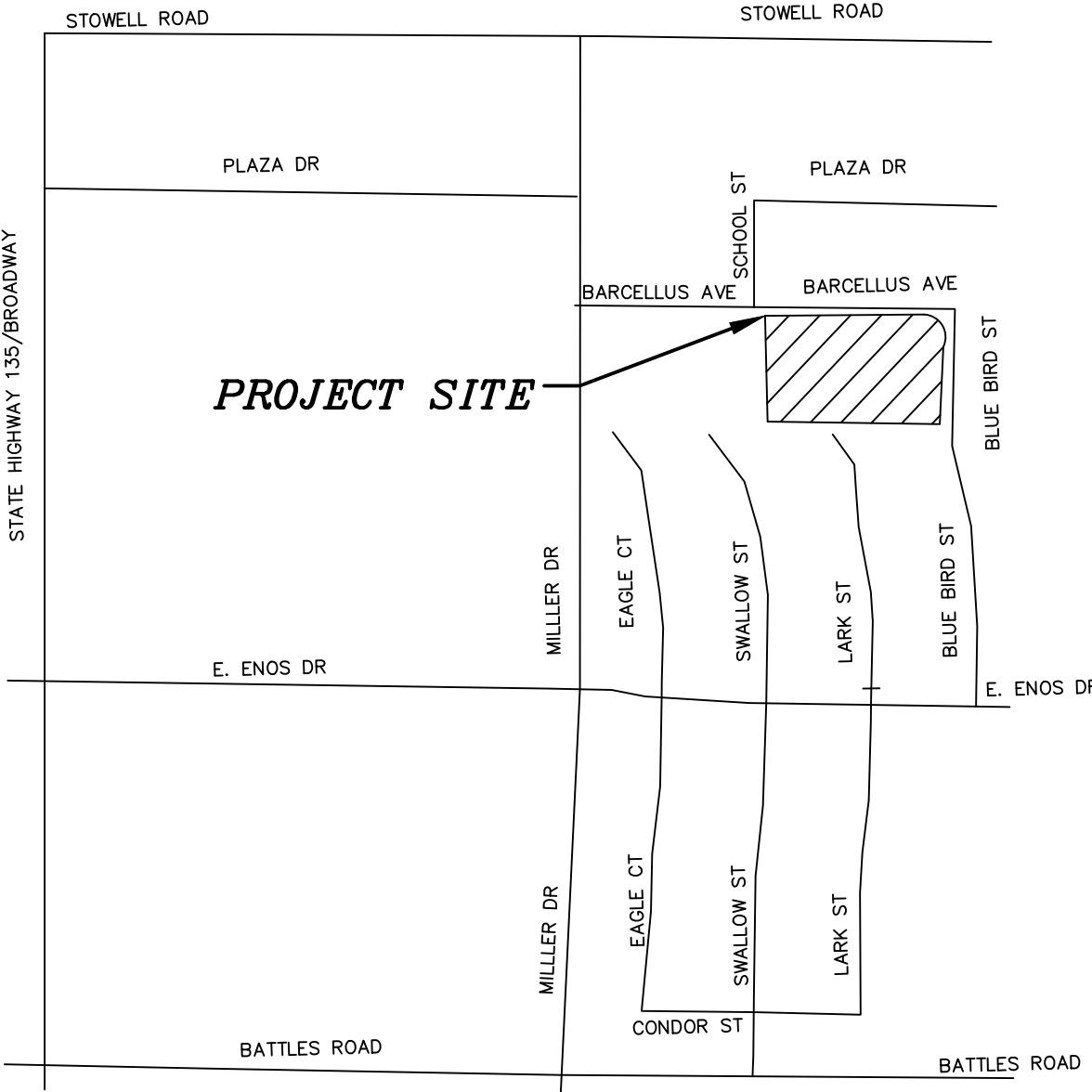
VAN ACCESSIBLE 4 SPACES
STD ACCESSIBLE 0 SPACES
TOTAL 4 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES 71 SPACES
GUEST SPACES (UNCOVERED) 7 SPACES
ACCESSIBLE SPACES (VAN) 4 SPACES
EMPLOYEE PARKING 2 SPACES
TOTAL 84 SPACES

SITE STATISTICS

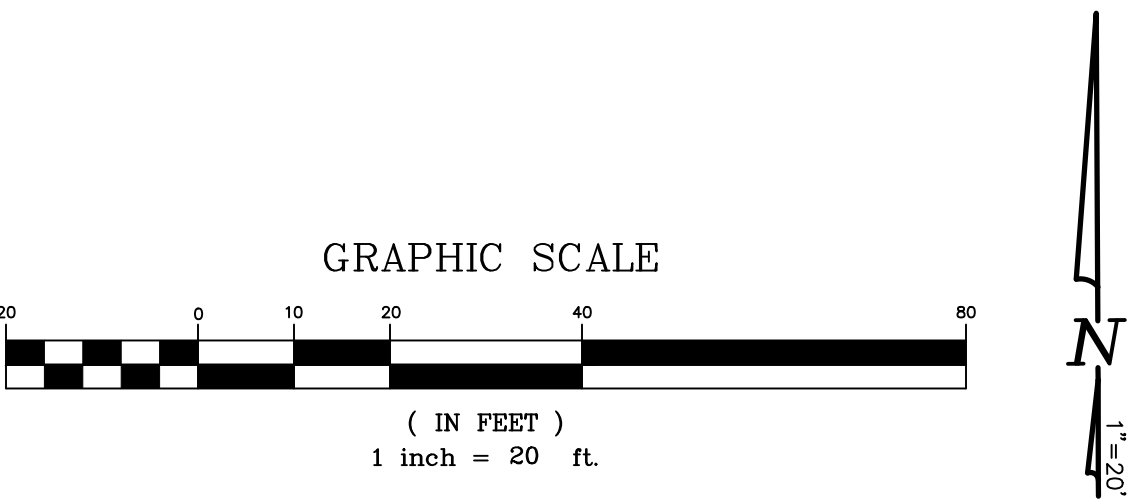
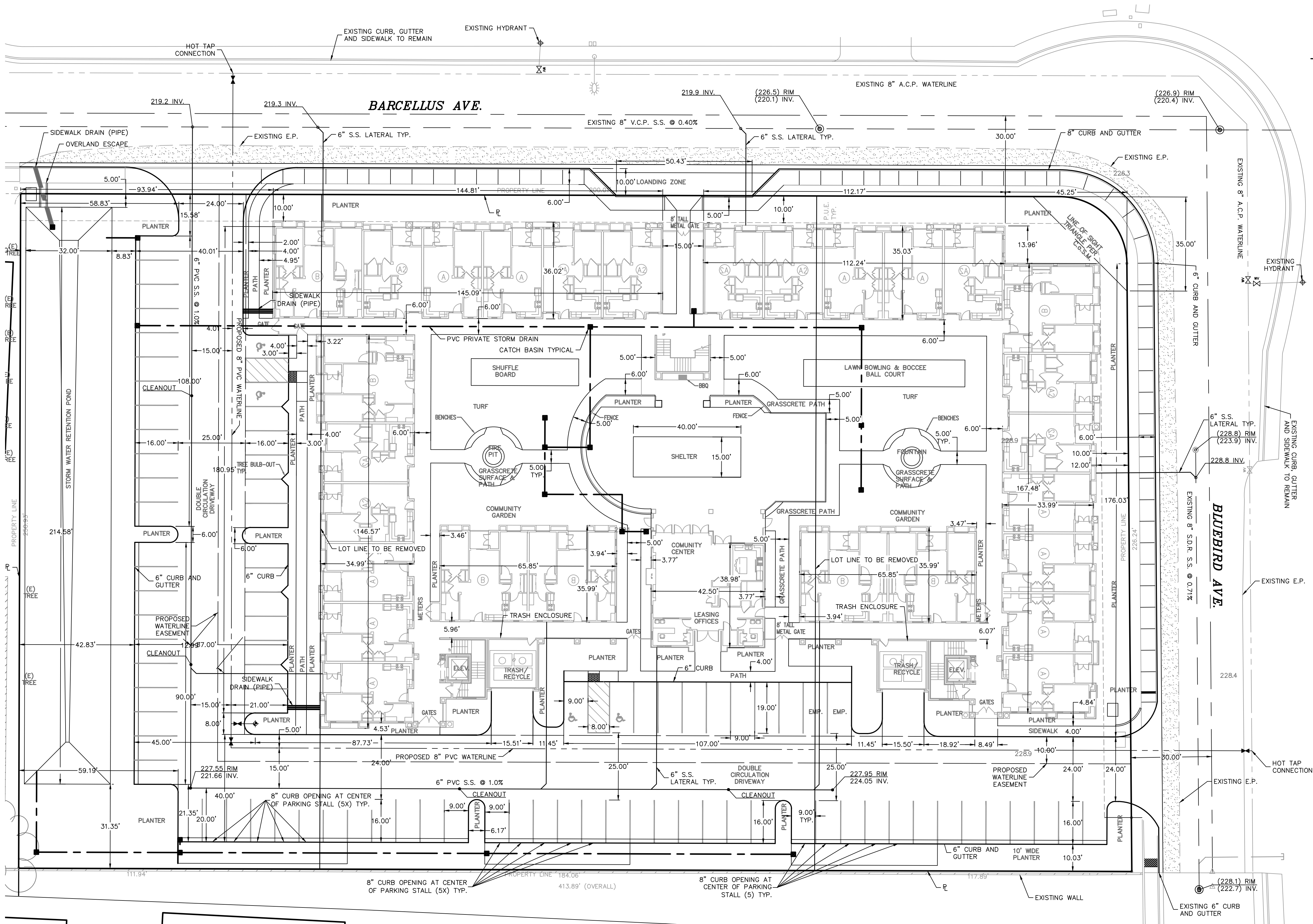
BUILDING FOOTPRINT 33,259 SF (32.2%)
PARKING LOTS/DRIVEWAYS 27,128 SF (26.3%)
LANDSCAPING/OPEN AREAS 24,313 SF (23.5%)
(250 SF/UNIT)
COMMON HARDSCAPE 18,537 SF (18.0%)
TOTAL 103,237 SF (100%)



VICINITY MAP
N.T.S.

LEGEND

- CENTERLINE
- PROPERTY LINE
- EXISTING LOT LINE
- EXIST. CURB LINE
- NEW CURB LINE
- R.O.W. LINE
- SANITARY SEWER
- EXIST. SANITARY SEWER
- STORM DRAIN
- WATER LINE
- EXIST. WATER LINE
- EXIST. E.P./LIP OF GUTTER
- SLUMPSTONE WALL
- PROPOSED EASEMENT
- CLEAN OUT
- EXIST. CLEAN OUT
- MANHOLE
- EXIST. MANHOLE
- FIRE HYDRANT
- EXIST. FIRE HYDRANT
- STREET LIGHT
- EXIST. STREET LIGHT
- EXIST. STREET LIGHT
- EXIST. WATER VALVE
- WATER VALVE
- MONUMENT
- STOP SIGN
- STREET SIGN
- POWER POLE
- WATER SERVICE
- SEWER LATERAL
- EXIST. UTILITIES



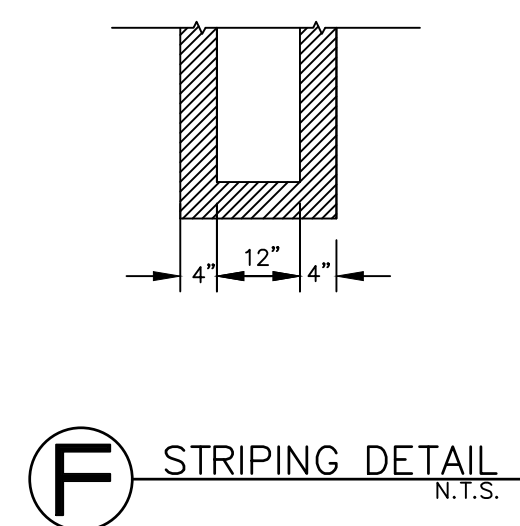
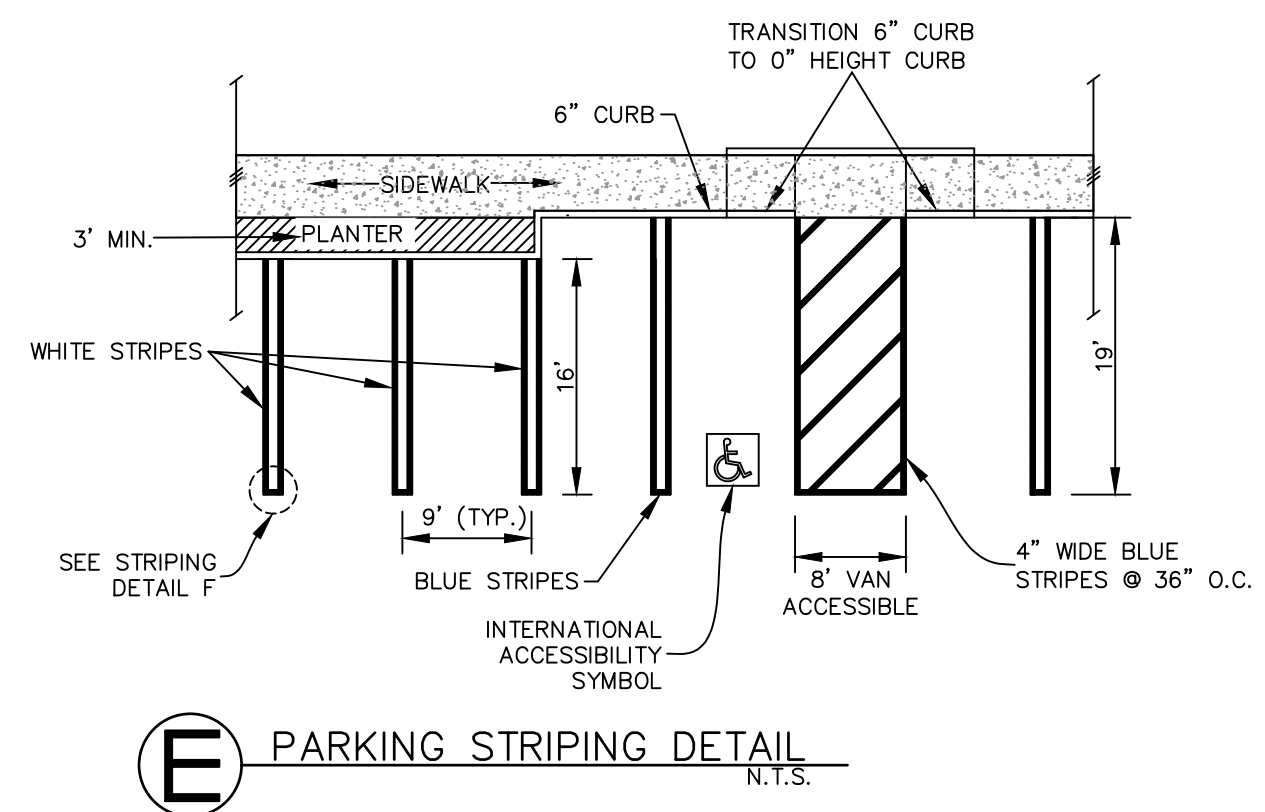
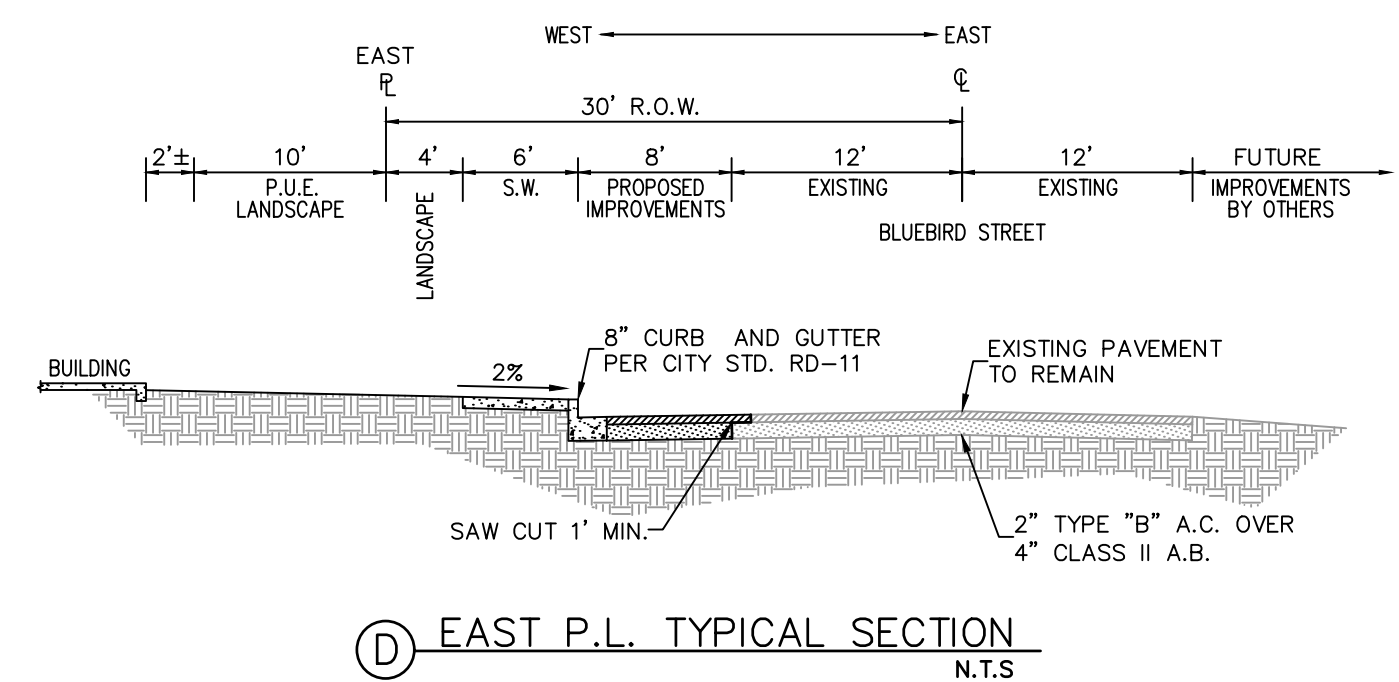
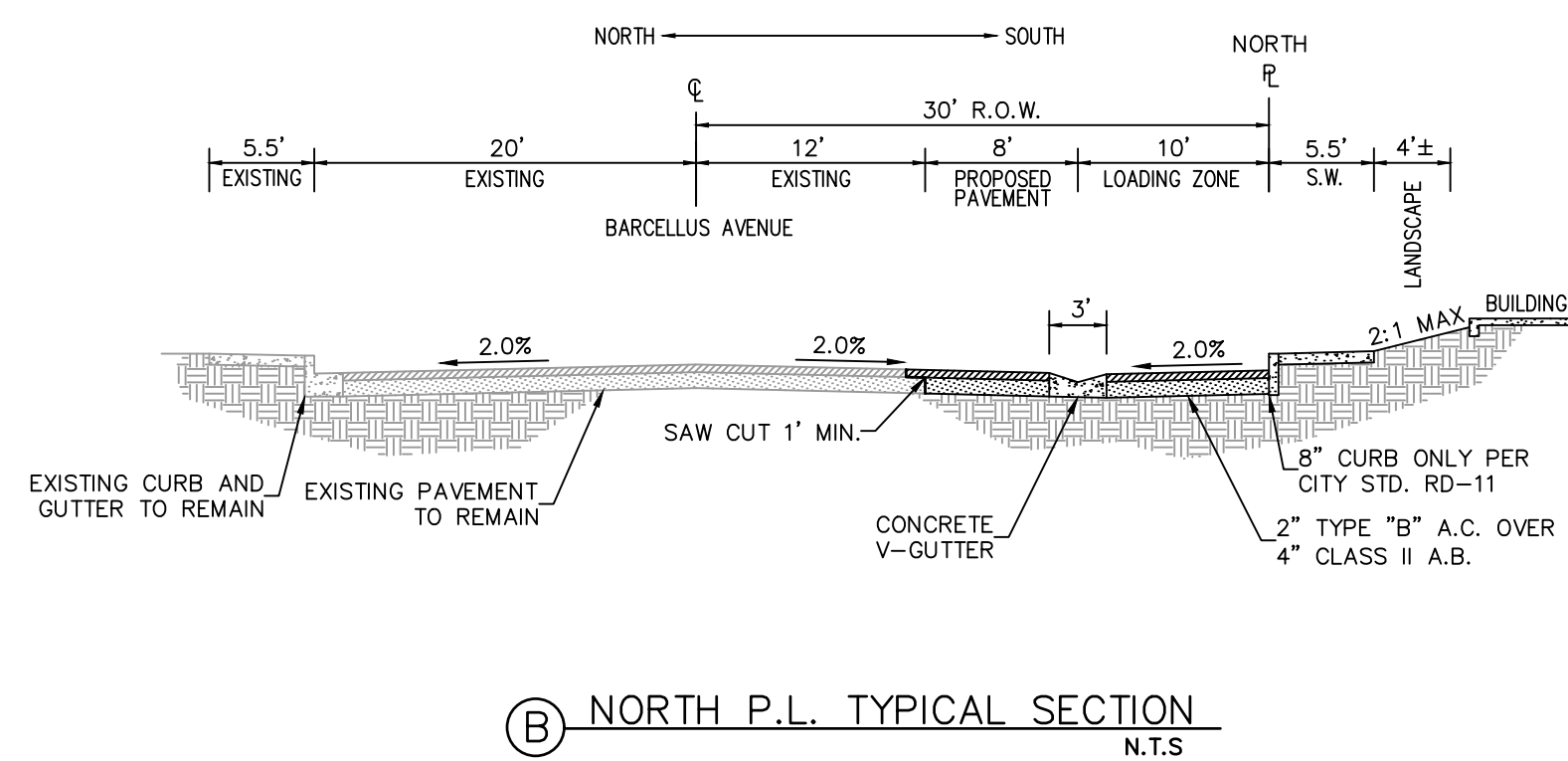
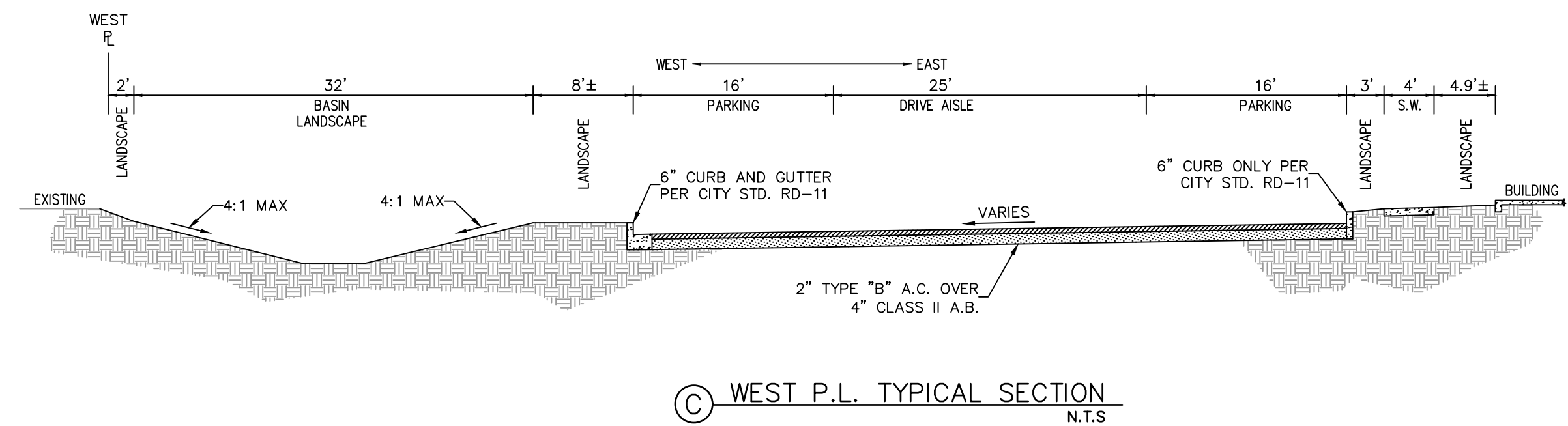
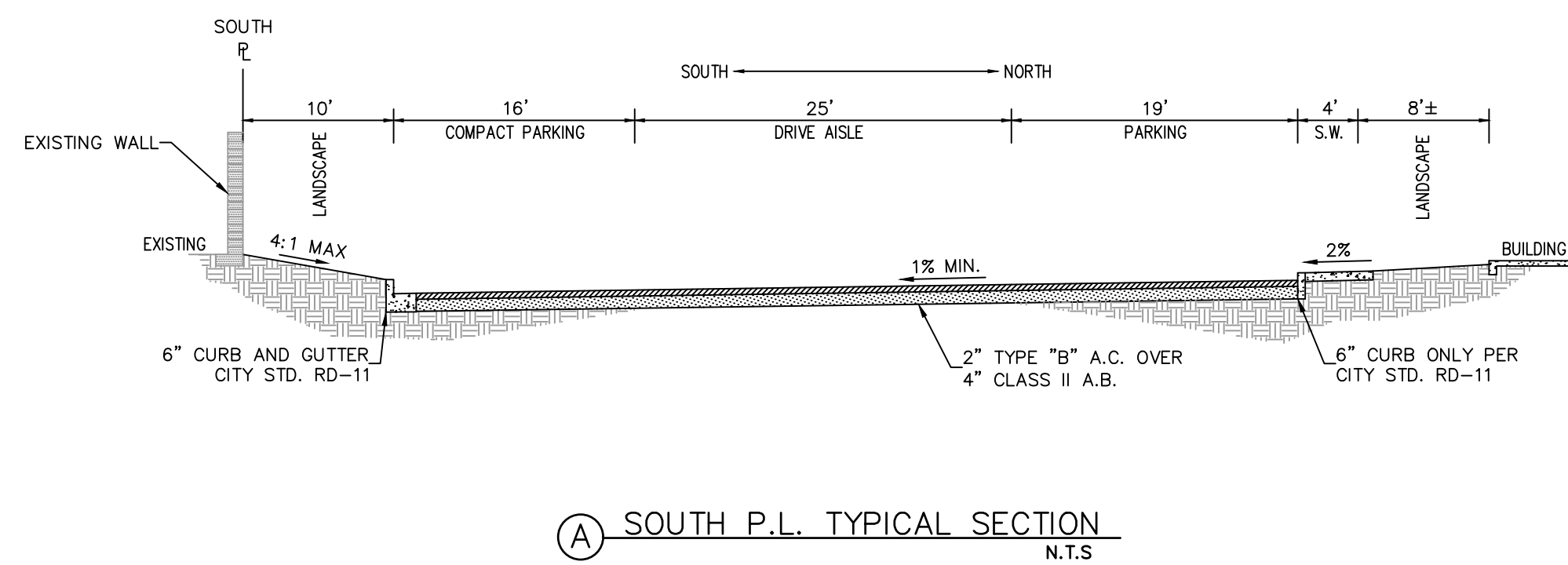
12/28/22

BARCELLUS APARTMENTS
DEVELOPMENT PLAN
SHEET 1 OF 2

BETHEL
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2624 Airpark Dr.
Santa Maria, California 93455
(805) 934-5767

BARCELLUS APARTMENTS

DEVELOPMENT PLAN



C:\Users\Sean Ogawa\Desktop\Barcellus Senior Housing\Landscape\Conceptual\CLP.dwg, 12/28/2022 10:30:21 AM, DWG To PDF.pc3

Appendix B - Water Efficient Landscape Work sheet

Reference Evapotranspiration (ETO): 47.4
Project: Barcellus Senior Housing

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 Total Water Use (ETWU) e
Regular Landscape Areas							
Very Low	0.1	drip	0.81	0.12	-	-	-
Low	0.25	drip	0.81	0.31	27,505.00	8,489.20	249,480.54
Medium	0.5	drip	0.81	0.62	4,166.00	2,571.60	75,574.33
High	0.8	drip	0.81	0.99	-	-	-
Non-Irrigated	0.0	n/a	100	0.00	-	-	-
				Totals	31,671.00	11,060.80	325,054.86
Special Landscape Areas							
Turf				1	4,698.00	3,758.40	110,451.86
						-	-
						-	-
						-	-
						-	-
						-	-
				Totals	4,698.00	3,758.40	110,451.86
ETWU Total						435,506.72	
Maximum Allowed Water Allowance (MAWA)»							494,771.96

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)	14,819.20
Total Area (A+C)	35,429.40
Sitewide ETAF (B+D) ÷ (A+C)	0.42

Regular	
Total ETAF x Area (B)	11,060.80
Total Area (A)	31,671.00
Average ETAF (B ÷ A)	0.35

City of Santa Maria Site Calculations

Percentage of Landscape:	Sq. Ftg.
Total site area	103,392
Landscape area	36,369
Enhanced paving	-
Landscape area percentage:	35%

Site Tree Requirements:					
Requirement	Criteria	Basis	Required	Provided	(+/-)
Parking stalls	1 per 6 parking stalls	88	15	15	0
Wall area	1 per 30' of wall	256	9	9	0
Basin frontage	1 per 25' of basin perimeter	0	0	0	0
Additional trees provided				17	17
Totals:			23	41	18

Site Tree Requirements:					
Requirement	Criteria	Basis	Required	Provided	(+/-)
Barcellus Ave.	1 per 40' of street frontage	410	10	10	0
Blue Bird Ave.	1 per 40' of street frontage	247	6	7	1
Additional trees provided				0	0
Totals:			16	17	1

PLEINAIRE
DESIGN GROUP

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

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BARCELLUS SENIOR HOUSING

E BARCELLUS AVENUE // SANTA MARIA, CALIFORNIA 93454

SHEET TITLE

MWELO
CALCULATIONS
& NOTES

OWNER Charter Brokerage
2625 S Miller Street, Suite 107
Santa Maria, California 93455

T: 805.922.6646

DATE 2022.12.28
21552

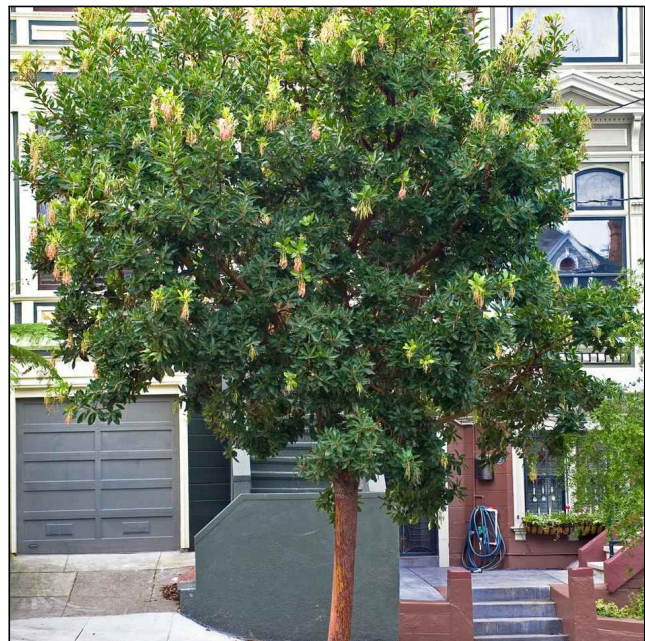
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CLP-02

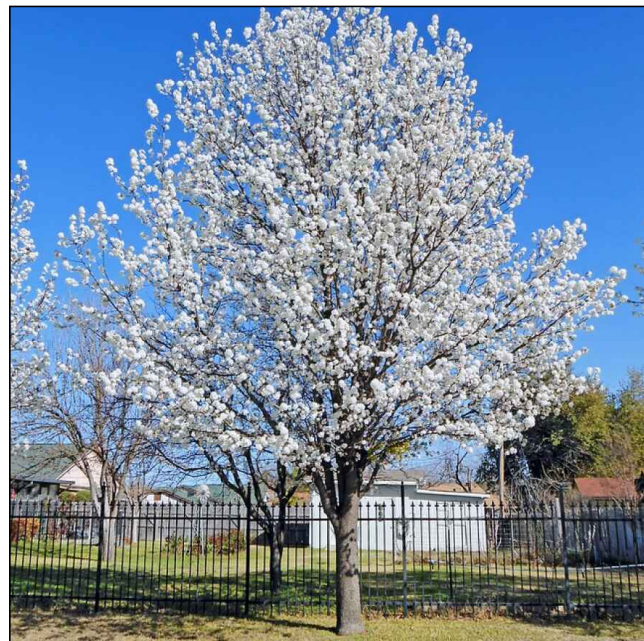
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Natchez Crape Myrtle



Marina Strawberry Tree



Bradley Flowering Pear



Chinese Pistache



Drake Elm



Bronze Loquat



John Dourley Manzanita



Walker's Low Catmint



Ballerina Indian Hawthorn



Liriope



Senecio



Sunset Manzanita



Province French Lavender



Otto Quast Spanish Lavender



Alaska Azalea



Wheeler's Dwarf J. Mock Orange



Fornight Lily



Morning Light Westringia



Carmel Creeper



Santa Barbara Daisy



Bronze Baby Phormium



Hidcote English Lavender



Trailing Rosemary



Heavenly Bamboo



Bearberry Cotoneaster



Lily-Of-The-Nile



Putah Creek Myoporum



Little John Callistemon



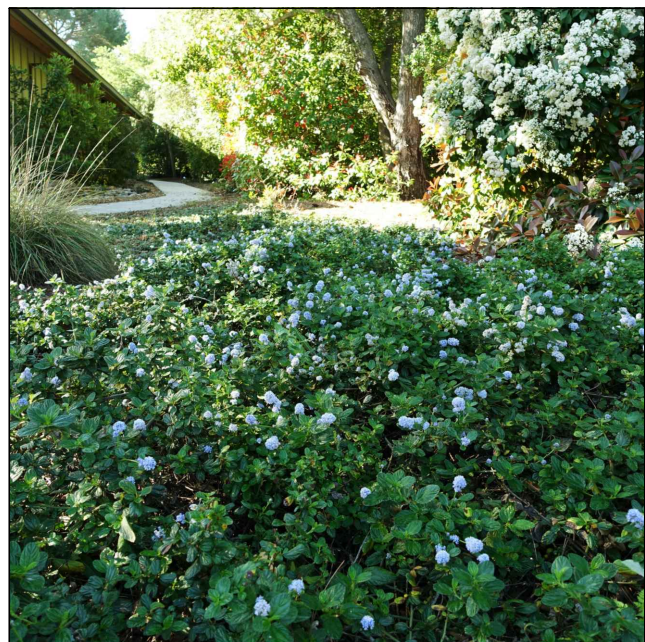
Natal Plum



Iceberg Rosemary



California Gray Rush



Anchor Bay Ceanothus



Appleblossom Yarrow



Small Cape Rush



Berkeley Sedge



Canyon Prince Wild Rye

NOTE:
PLANT IMAGERY SHOWN IS
REPRESENTATIVE ONLY. FINAL
SELECTIONS MAY VARY. SEE
CONCEPTUAL PLANTING
LEGEND FOR MORE
INFORMATION.

PLEINAIRE
DESIGN GROUP

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BARCELLUS SENIOR HOUSING

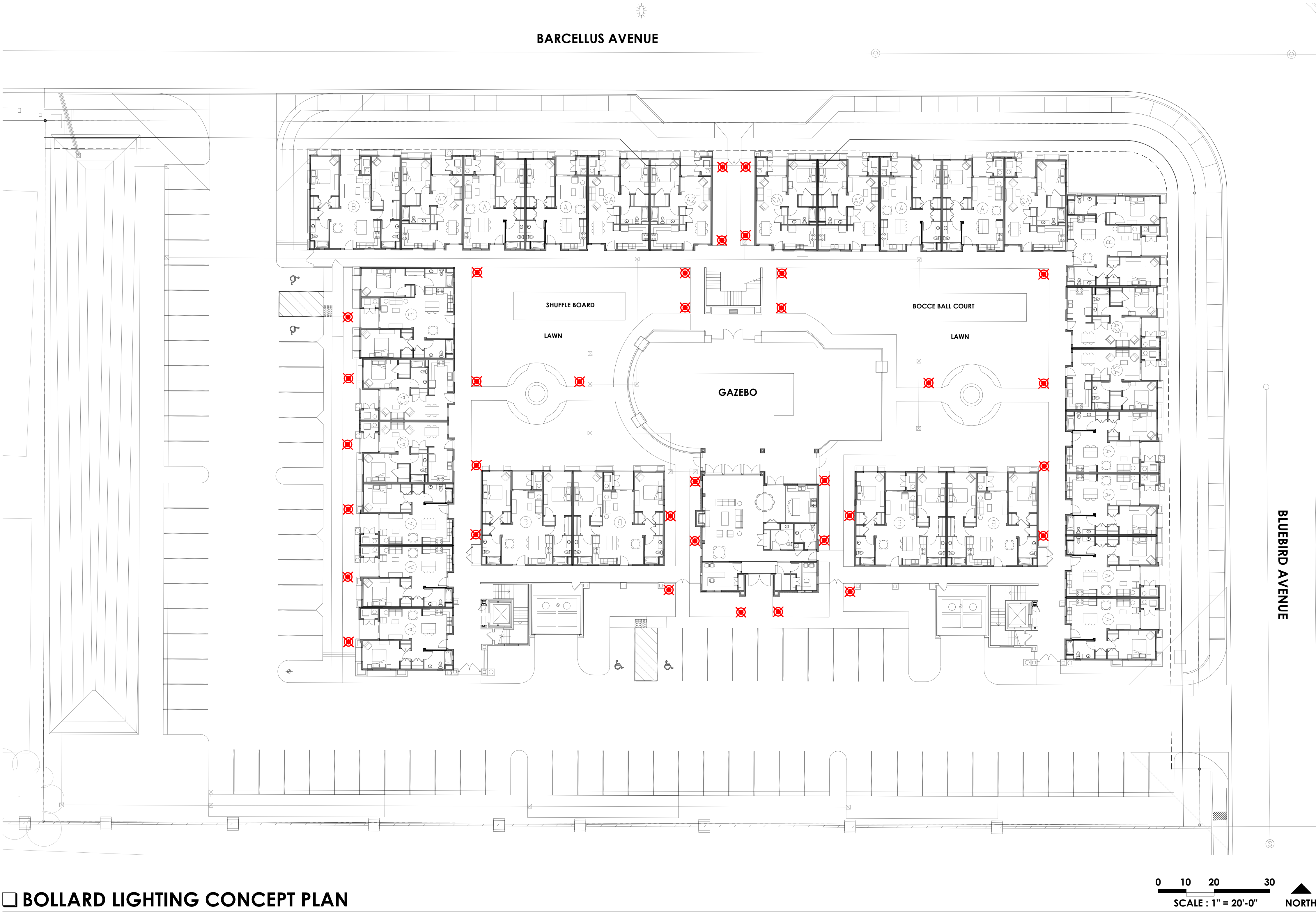
E BARCELLUS AVENUE // SANTA MARIA, CALIFORNIA 93454

SHEET TITLE

PLANT
IMAGERY

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SHEET NO. 21552

CLP-03



□ BOLLARD LIGHTING CONCEPT PLAN



Bollard Light - BEGA Wood System

LIGHTING LEGEND

✖ BOLLARD LIGHT

BARCELLUS SENIOR HOUSING

E BARCELLUS AVENUE // SANTA MARIA, CALIFORNIA 93454

SHEET TITLE

BOLLARD
LIGHTING
CONCEPT PLAN

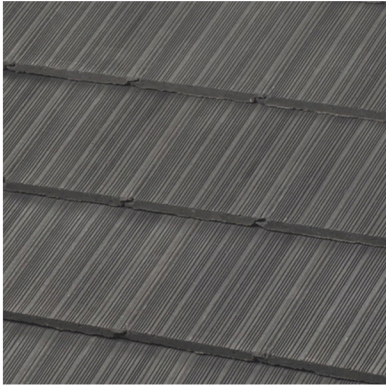
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CLP-04

BARCELLUS SENIOR APARTMENTS - EXTERIOR MATERAILS



1 - SHAKER ROOF SHINGLES - CHARCOAL BLEND SAXONY SHAKE, CONCRETE ROOF TILE BY "BORAL"



2 - CHESTNUT BROWN LAP SIDING



3 - PAINTED METAL GUARDRAILS (OR SIMILAR)



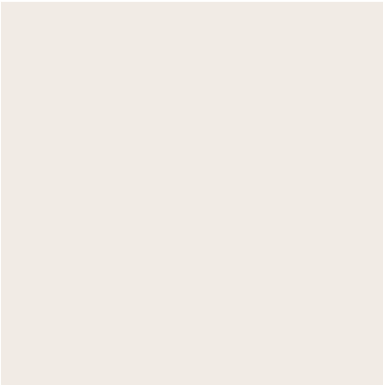
4 - LACE TEXTURE STUCCO (BROWN)



5 - EXTERIOR WALL MOUNTED LIGHT FIXTURE (OR SIMILAR)



6 - WALL RECESSED DECORATIVE METAL GRILLE (OR SIMILAR)



7 - ARCADE WHITE SW7100 WINDOW SURROUND



8 - STONE VENEER



9 - PAINTED CUPOLA WITH LOUVER VENT (NOT PICTURED)