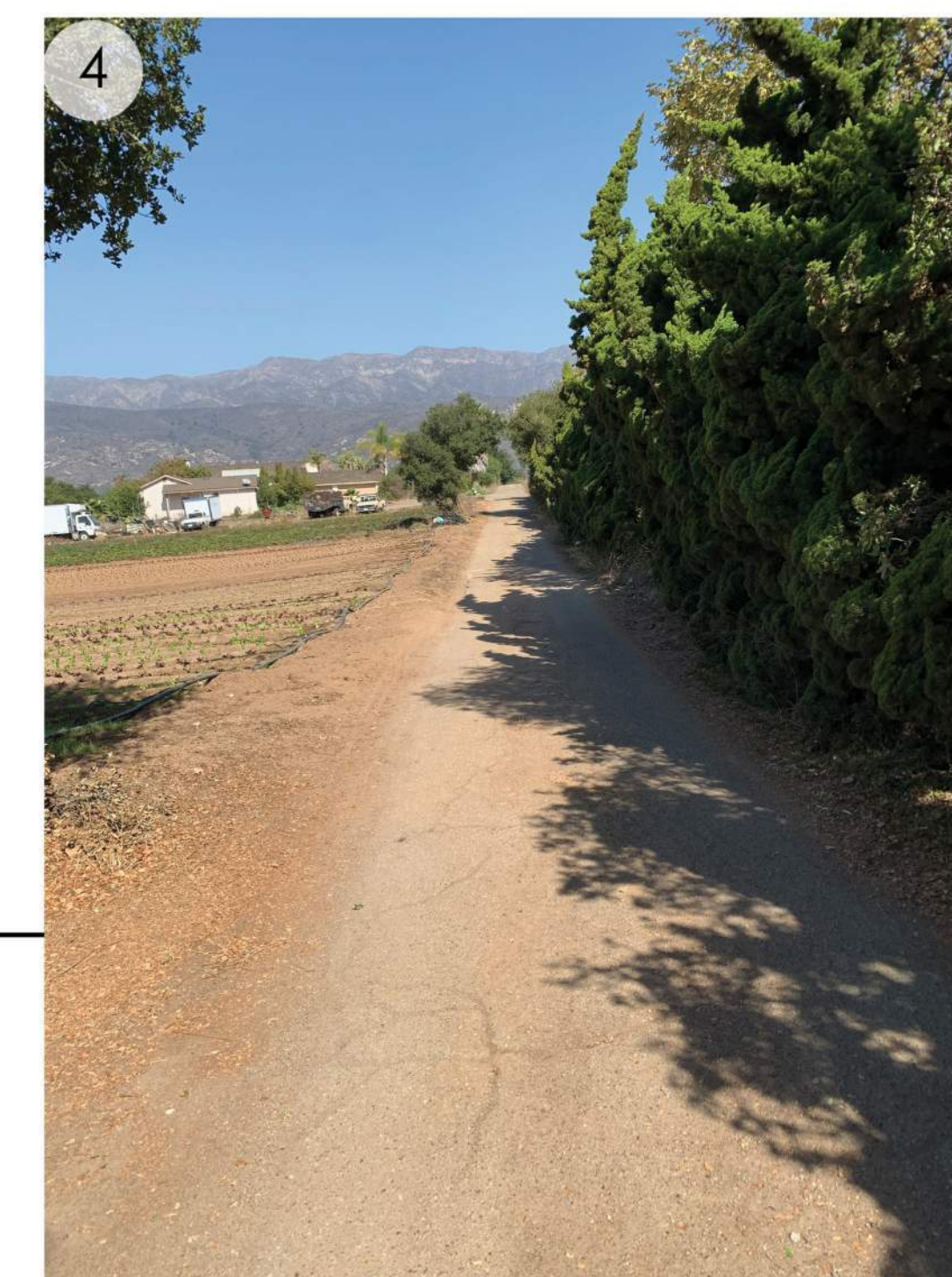




PROJECT SITE



PARKING LOT DATA

TOTAL PARKING:
PARKING REQUIRED: 245 UNCOVERED*
VISITOR PARKING FACTORED INTO DENSITY BONUS PARKING RATIOS
PARKING PROVIDED: 276 UNCOVERED

MARKET RATE:
PARKING REQUIRED: 196 UNCOVERED*
(60) 1-BEDROOM UNITS: 60 SPACES
(68) 2-BEDROOM UNITS: 136 SPACES
PARKING PROVIDED: 227 UNCOVERED
ADA STALLS REQUIRED: 12 TOTAL (2 VAN)
ADA STALLS PROVIDED: 12 TOTAL (2 VAN)
EV STALLS REQUIRED: 23 STALLS
EV STALLS PROVIDED: 24 STALLS
ACC. EV STALLS REQUIRED: 2 TOTAL (1 VAN)
ACC. EV STALLS PROVIDED: 2 TOTAL (1 VAN)

AFFORDABLE BUILDING:
PARKING REQUIRED: 49 UNCOVERED*
(8) STUDIO UNITS: 8 SPACES
(25) 1-BEDROOM UNITS: 25 SPACES
(8) 2-BEDROOM UNITS: 16 SPACES
PARKING PROVIDED: 49 UNCOVERED
ADA STALLS REQUIRED: 3 TOTAL (1 VAN)
ADA STALLS PROVIDED: 3 TOTAL (1 VAN)
EV STALLS REQUIRED: 5 STALLS
EV STALLS PROVIDED: 5 STALLS
ACC. EV STALLS REQUIRED: 2 TOTAL (1 VAN)
ACC. EV STALLS PROVIDED: 2 TOTAL (1 VAN)

* REQUIRED PARKING PER STATE DENSITY BONUS CODE CAL GOV CODE 65915 (p) (1)

BICYCLE PARKING:
SHORT TERM: 16 SPACES
LONG TERM: 16 SPACES

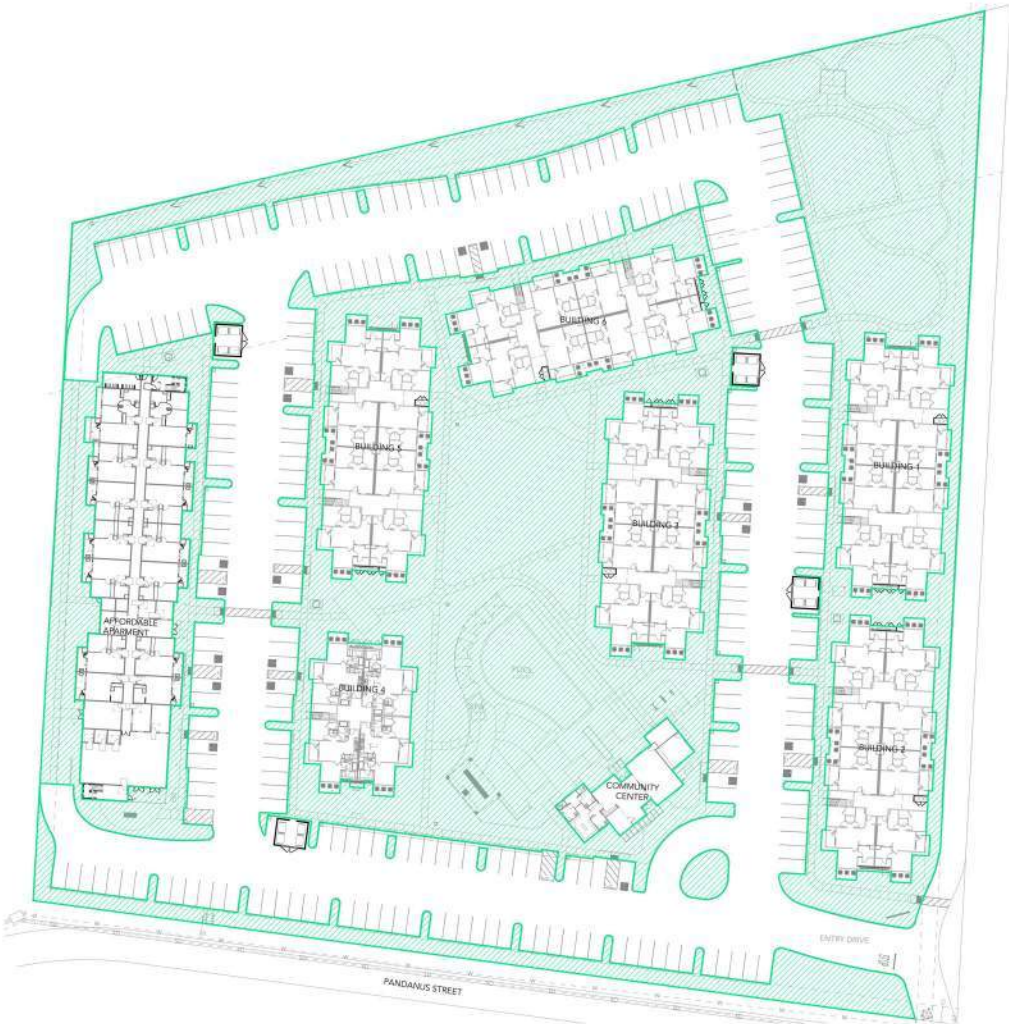
ON SITE EASEMENTS

- EASEMENT 1 25.45' WIDE EASEMENT TO THE COUNTY OF SANTA BARBARA FOR ROAD PURPOSES
- EASEMENT 2 24' WIDE INGRESS/EGRESS AND UTILITY EASEMENT
- EASEMENT 3 16' WIDE PRIVATE ROADWAY INGRESS/EGRESS AND UTILITIES EASEMENT
- EASEMENT 4 10' WIDE ROAD EASEMENT
- EASEMENT 5 10' WIDE ROADWAY AND UTILITY EASEMENT



1 SCHEMATIC SITE PLAN
SCALE: 1/32" = 1'-0"

BAILLARD AVE MULTI FAMILY HOUSING
1101 BAILLARD AVE, CARPINTERIA, CA 93013



COMMON OPEN SPACE: 120,724 SF (41.9%)

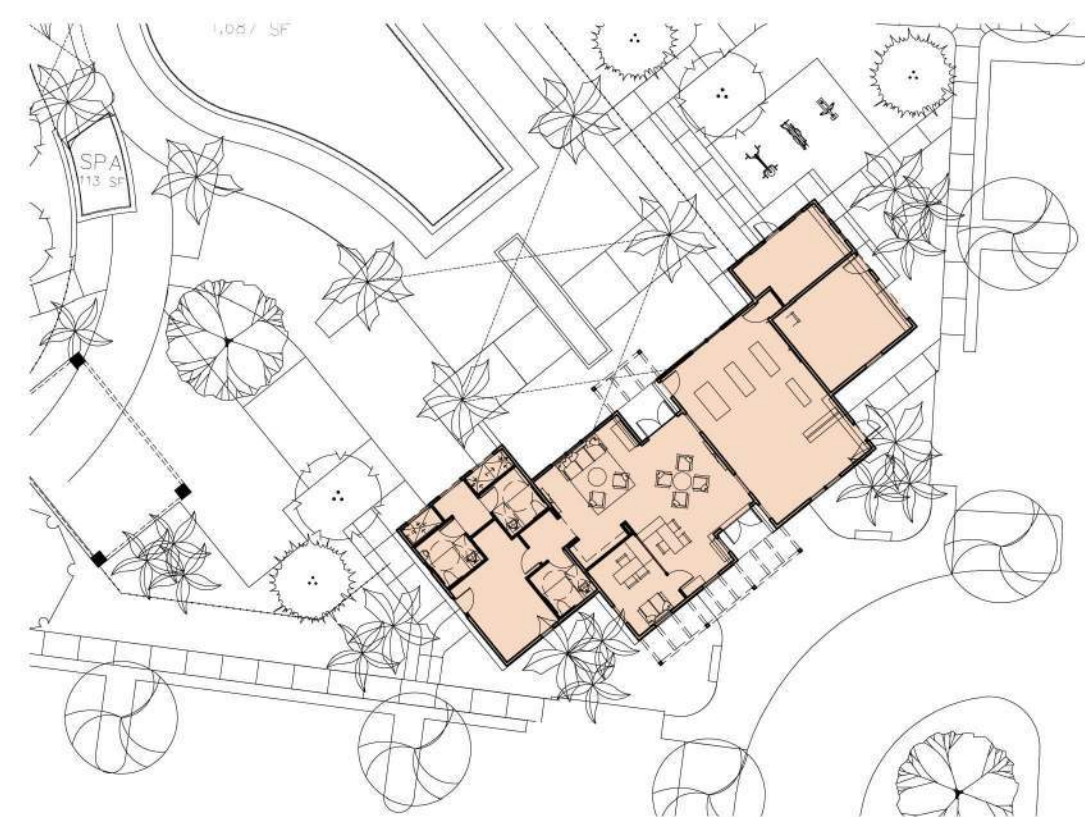
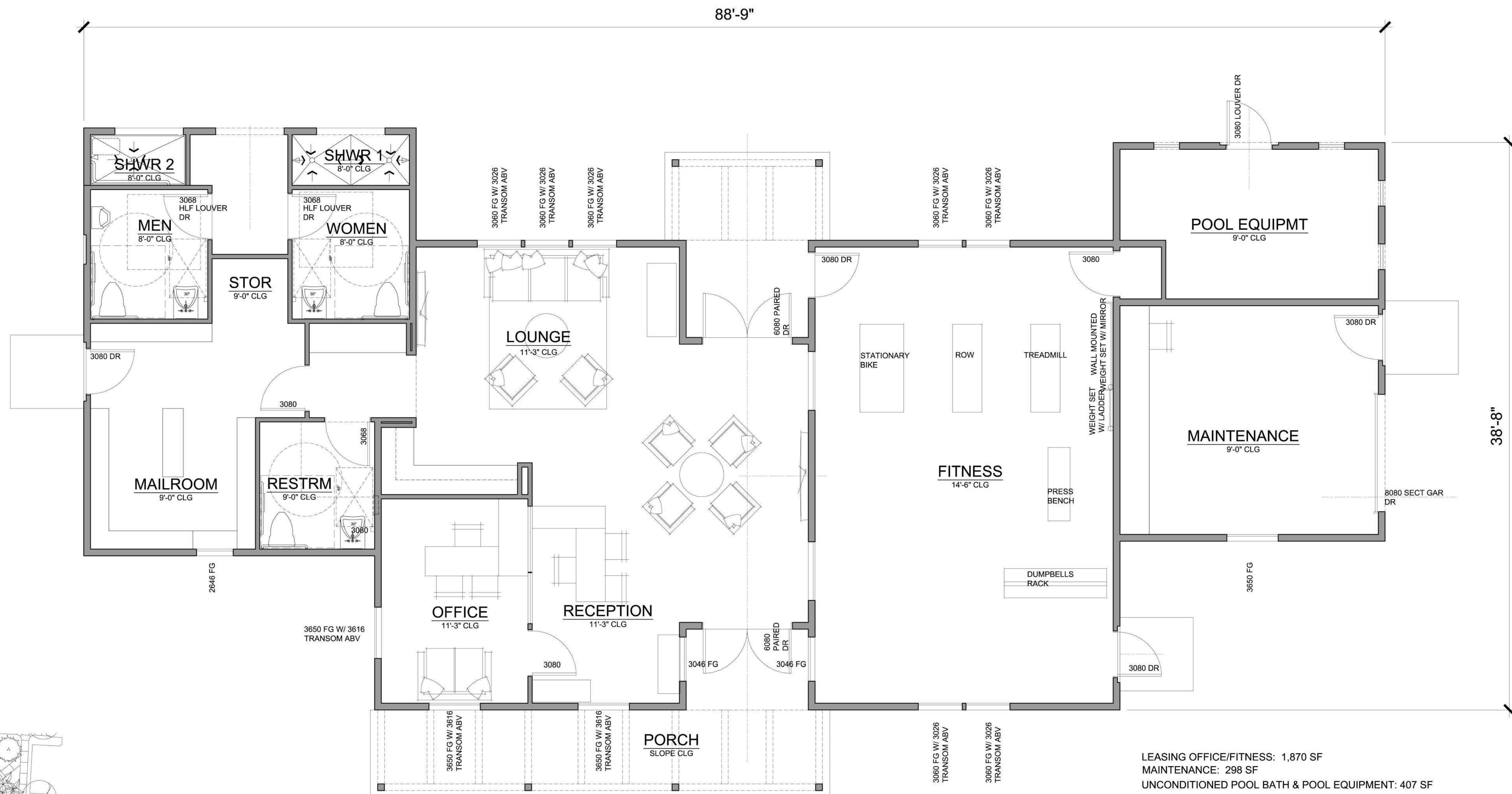
OPEN SPACE EXHIBIT

SITE ACCESSIBILITY NOTES

- ACCESSIBLE PATH OF TRAVEL:
1. THE ACCESSIBLE ROUTES OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES, SURFACE IS STABLE AND SLIP RESISTANT. THIS PATH SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN AND PROTRUDING OBJECTS GREATER THAN A 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" [2019 CBC 11B-402]
 2. ACCESSIBLE ROUTES OF TRAVEL ARE TO AND FROM THE FOLLOWING: "SITE ARRIVAL POINTS" ON RAYMOND AVE. AND PACKER PLACE, RESIDENTIAL ENTRANCES TO UNIT, ACCESSIBLE PARKING STALLS, TRASH ENCLOSURE, EV-A CHARGING STALL, BICYCLE PARKING, TOT LOT, AND COMMUNITY CENTER.
 3. FLOOR AND GROUND SURFACES: FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. [2019 CBC 11B-302.1]
 4. CHANGES IN LEVELS: VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. [2019 CBC 11B-303, FIGURES 11B-303.2 & 11B-303.3]
 5. PROTRUDING OBJECTS: PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH CBC 11B-307. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" AFF OR GROUND SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAXIMUM. [2019 CBC 11B-307.2]
 6. FREE STANDING OBJECTS MOUNTED ON POSTS SHALL OVERHANG CIRCULATION PATHS 12" MAX WHEN LOCATED 27" MIN AND 80" MAX AFF. WHERE A SIGN OR OBSTRUCTION IS MOUNTED BETWEEN POSTS AND THE CLEAR DISTANCE BETWEEN POSTS IS GREATER THAN 12", THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27" MAX OR 80" MIN AFF.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASEMENT
- ACCESSIBLE PATH OF TRAVEL (SHALL BE 48" MIN. CBC 11B-403.5)
- 2 STORY POTION OF BUILDING
- 1 STORY POTION OF BUILDING
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL
- ELECTRICAL VEHICLE CHARGING STALL



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147 City Place Drive, Santa Ana, Ca 92705
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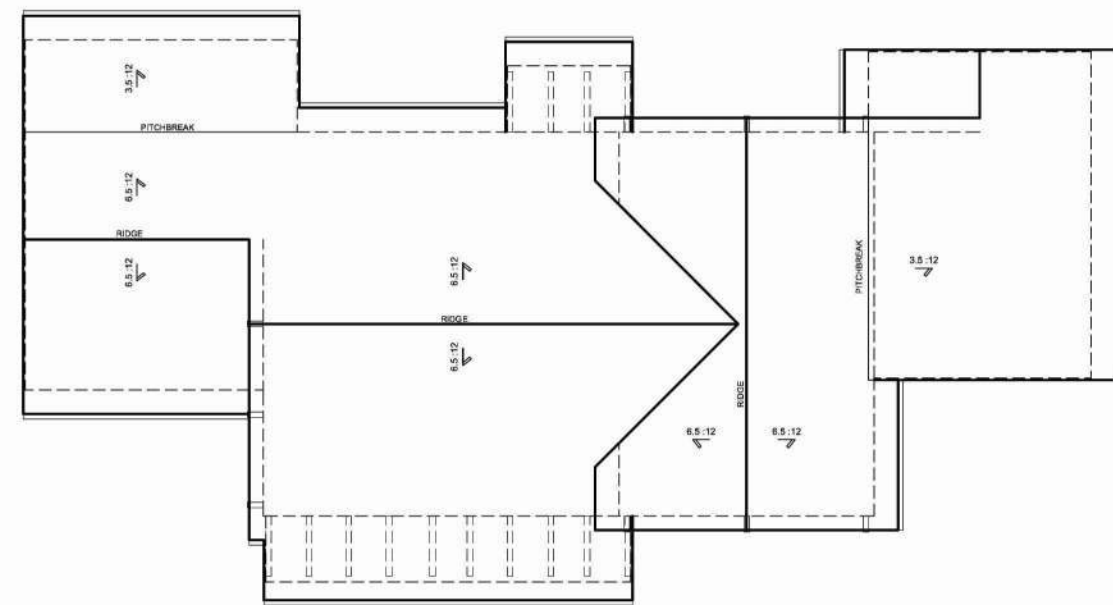
BAILARD MULTI FAMILY DEVELOPMENT

1101 & 1103 BAILARD AVE, CARPINTERIA, CA 93013

0 2' 8'
1' 4'

FLOOR PLANS AC.1

COMMUNITY CENTER 10/29/21



ROOF- NTS



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



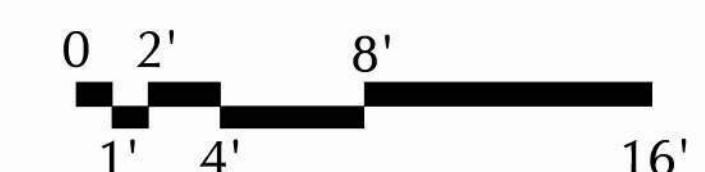
RIGHT ELEVATION



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BAILARD MULTI FAMILY DEVELOPMENT

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ELEVATIONS AC.2

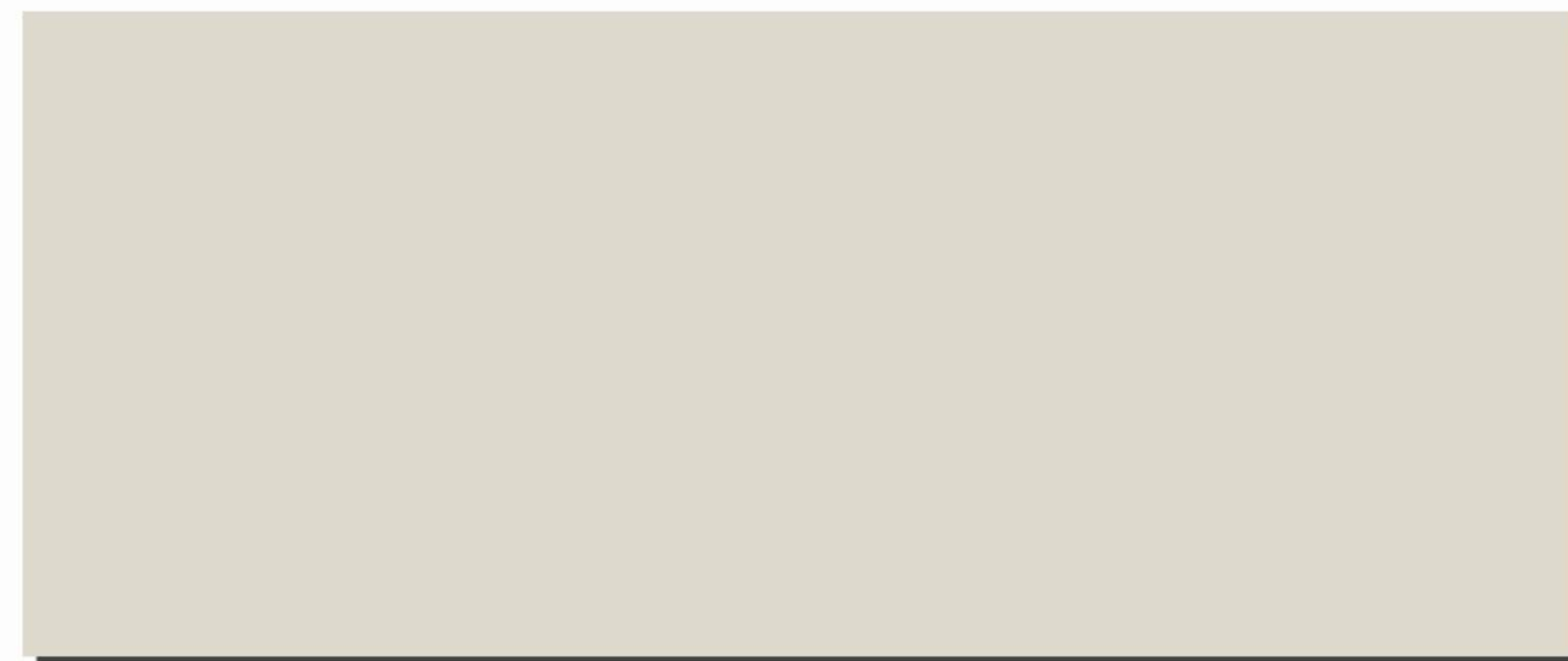
COMMUNITY CENTER 10/29/21



FRONT ELEVATION

COLORS AND MATERIALS

- 1 - STUCCO
- 2 - VERTICAL SIDING
- 3 - WOOD TRIM
- 4 - GARAGE DOOR
- 5 - ACCENT
- 6 - EXTERIOR DOORS
- 7 - GUTTERS
- 8 - WINDOWS
- 9 - ROOFING
- 10 - STANDING SEAM METAL ROOF



1 STUCCO 1
OMEGA 16/20 FINISH
MATCH SW7628 "WINDFRESH WHITE"



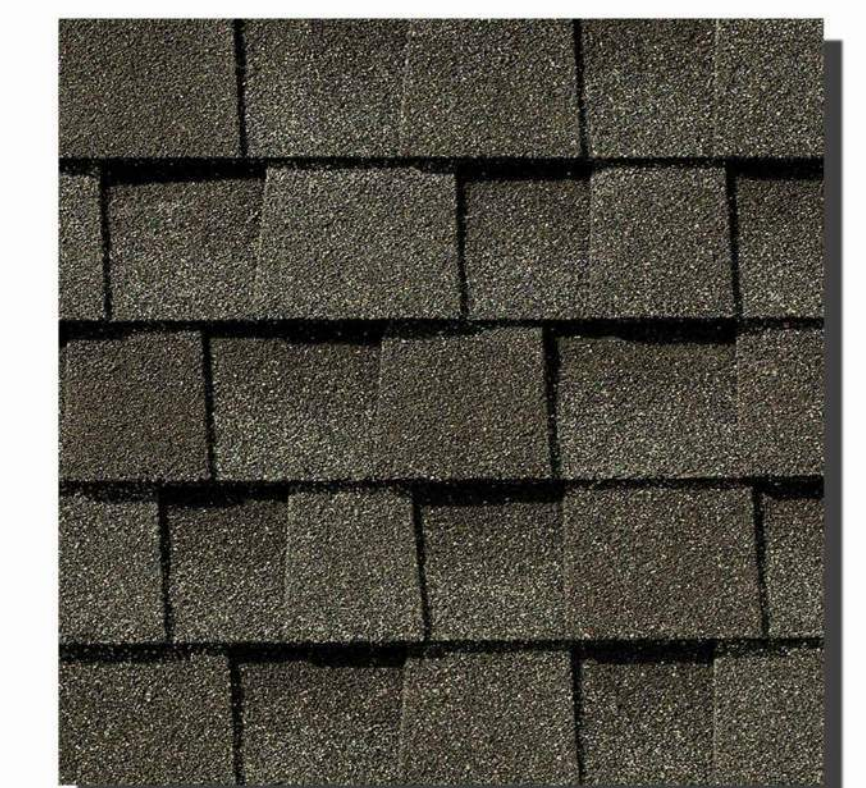
3 WOOD TRIM
SW7047 "PORPOISE"



5 ACCENT
SW7048
URBANE BRONZE



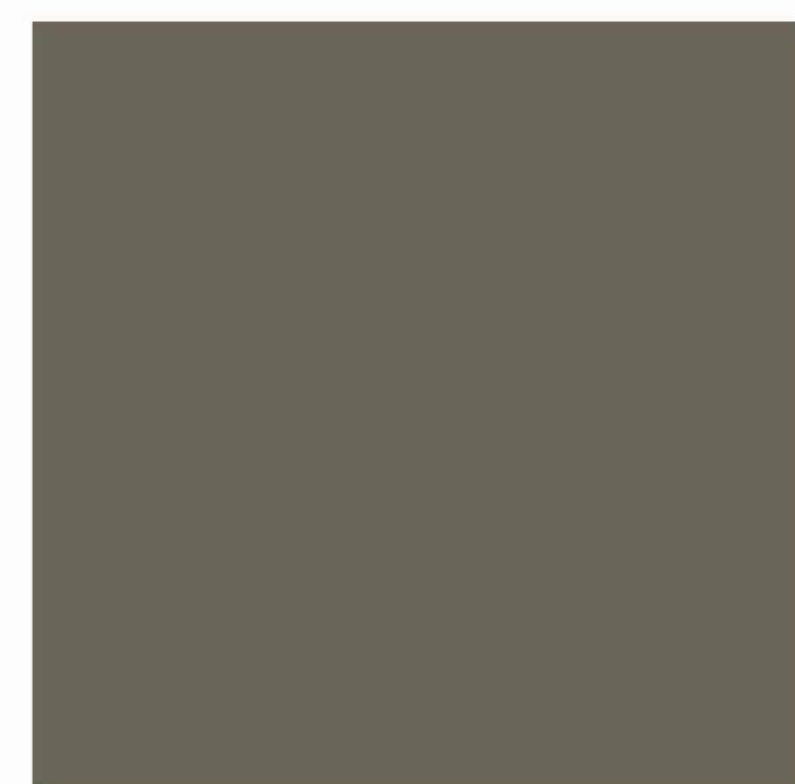
7 GUTTERS
AND DOWNSPOUTS
CUSTOM-BILT
MUSKET



9 ROOFING
GAF
COMPOSITION SHINGLE
WEATHERED WOOD



2 VERTICAL SIDING
HARDIE
BOARD AND BATTEN W/ 3/4" STRIPS
SW7017 "DORIAN GRAY"



4 GARAGE DOOR
WAYNE DALTON
SW7047 "PORPOISE"



6 EXTERIOR DOORS
THERMA TRU S2200XR
ENTRY DOOR (8'-0")



8 WINDOWS
MILGARD VINYL
STYLELINE SERIES
BRONZE



10 STANDING SEAM
METAL ROOF
WESTERN STATES METAL ROOFING
MATTE MUSKET GRAY

MARKET RATE BUILDING TYPE 2 (QTY 4)							
UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT %
A1	724	12	4	48	34,752	50%	50%
B1	981	12	4	48	47,088	50%	50%
TOTAL	853 AVERAGE	24		96	81,840	100%	

MARKET RATE BUILDING TYPE 2-ALT (QTY 1)							
UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT %
A1	724	12	1	12	8,688	55%	55%
B1	981	10	1	10	9,810	45%	45%
TOTAL	841 AVERAGE	22		22	18,498	100%	

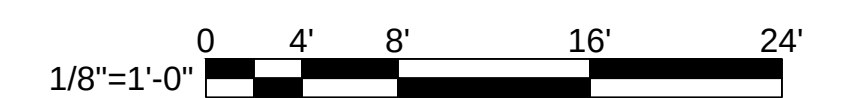
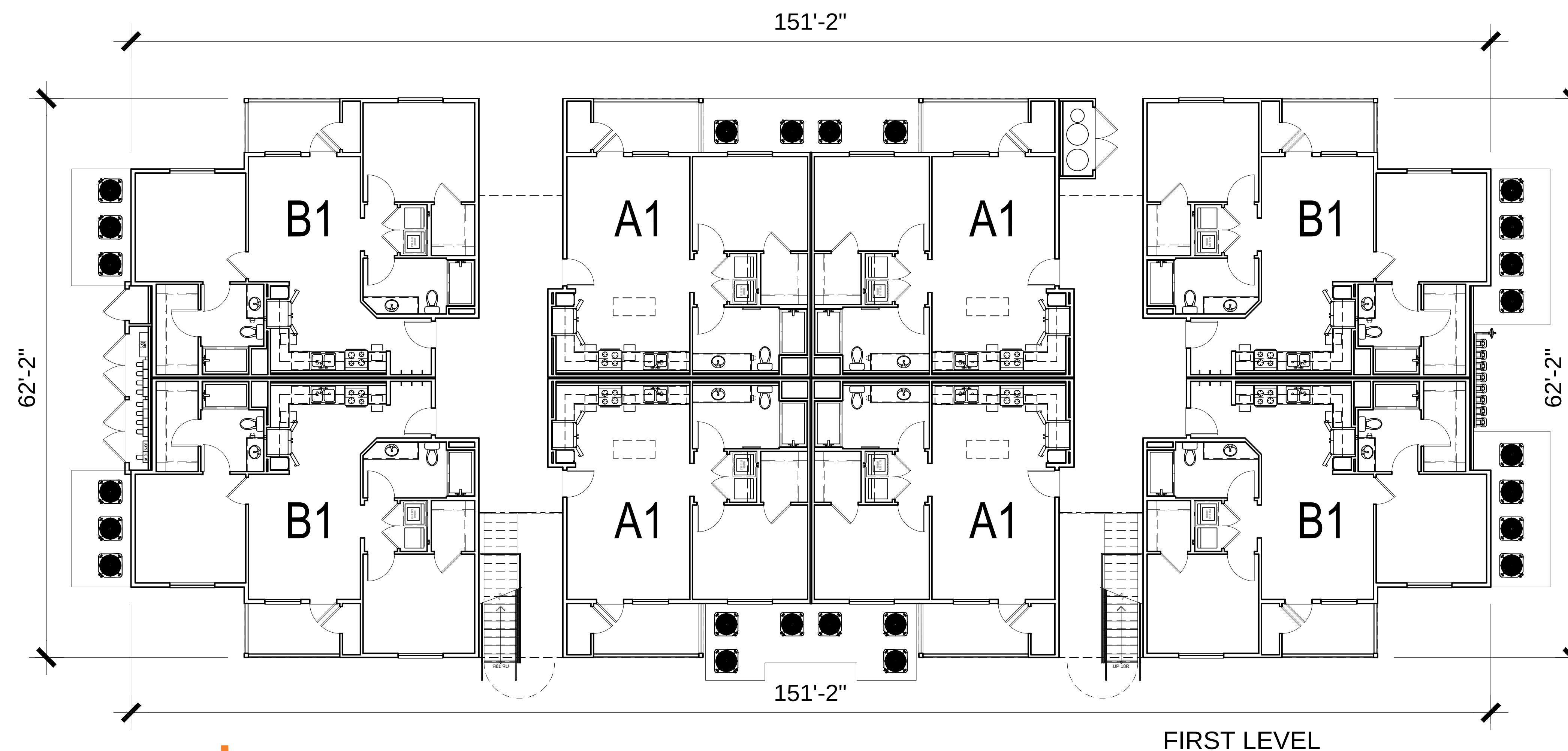
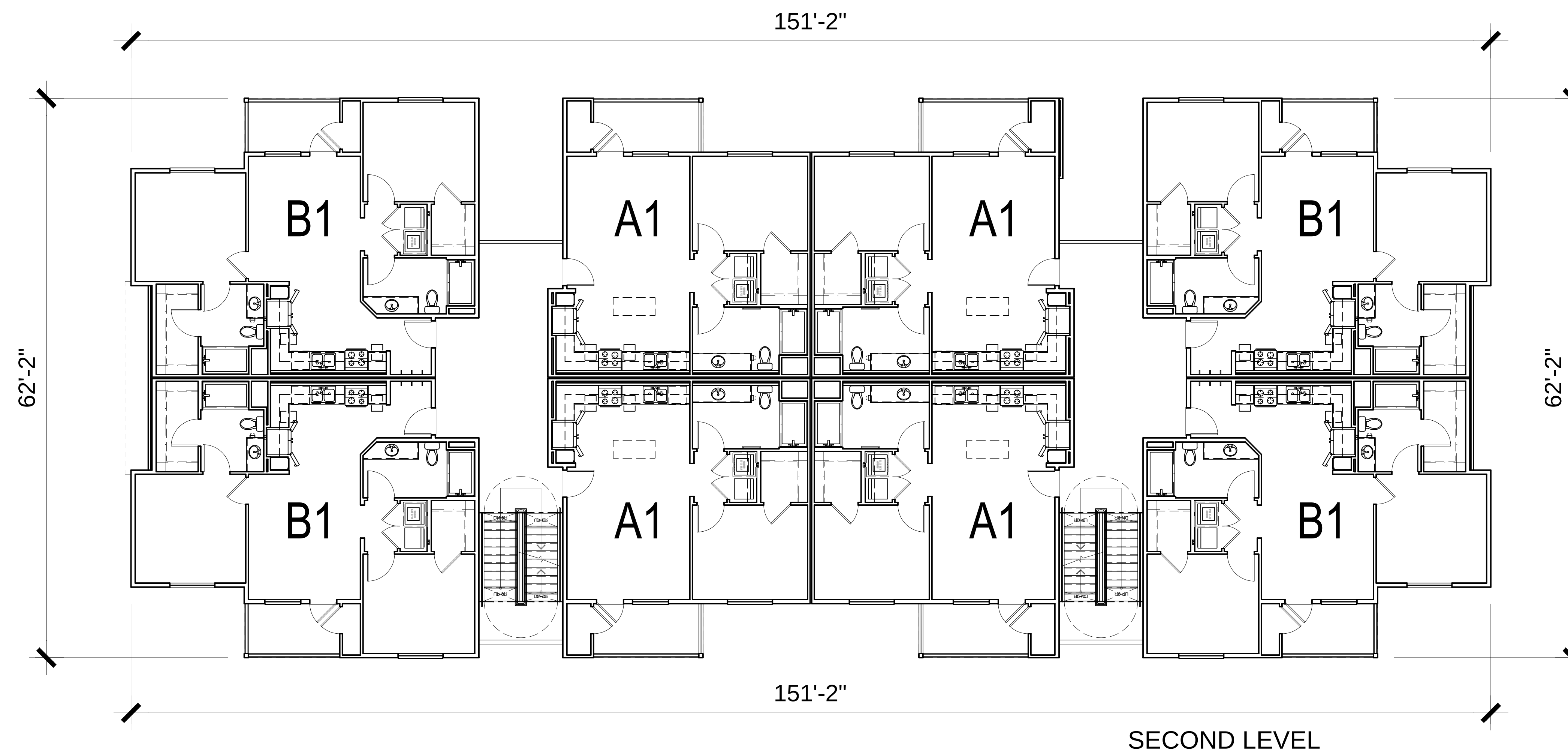
MARKET RATE BUILDING TYPE 3-ALT. (QTY 1)							
UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT %
B1	981	5	1	5	4,905	50%	50%
B2	1,099	5	1	5	5,495	50%	50%
TOTAL	1040 AVERAGE	10		10	10,400	100%	

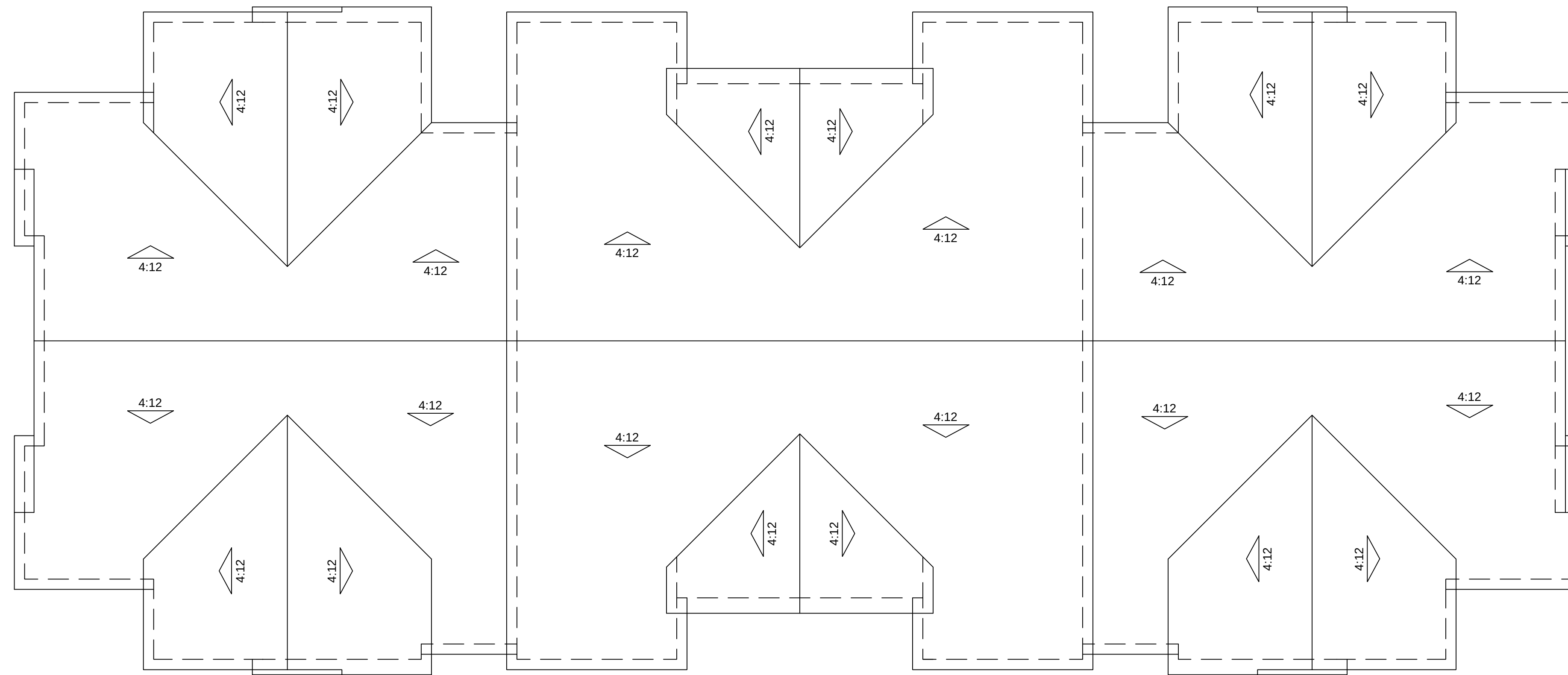
UNIT SUMMARY FOR MARKET RATE					
UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS		TOTAL NET SQ. FT.	UNIT %
A1	724	60		43,440	47%
B1	981	63		61,803	49%
B2	1,099	5		5,495	4%
TOTAL	865 AVERAGE	128		110,738	100%

PRIVATE OPEN SPACE PROVIDED FOR MARKET RATE			
UNIT TYPE	PATIO/ BALCONY	NUMBER OF UNITS	TOTAL SQ. FT.
A1	65	60	3,900
B1	56	63	3,528
B2	70	5	350
TOTAL PROVIDED		128	7,778

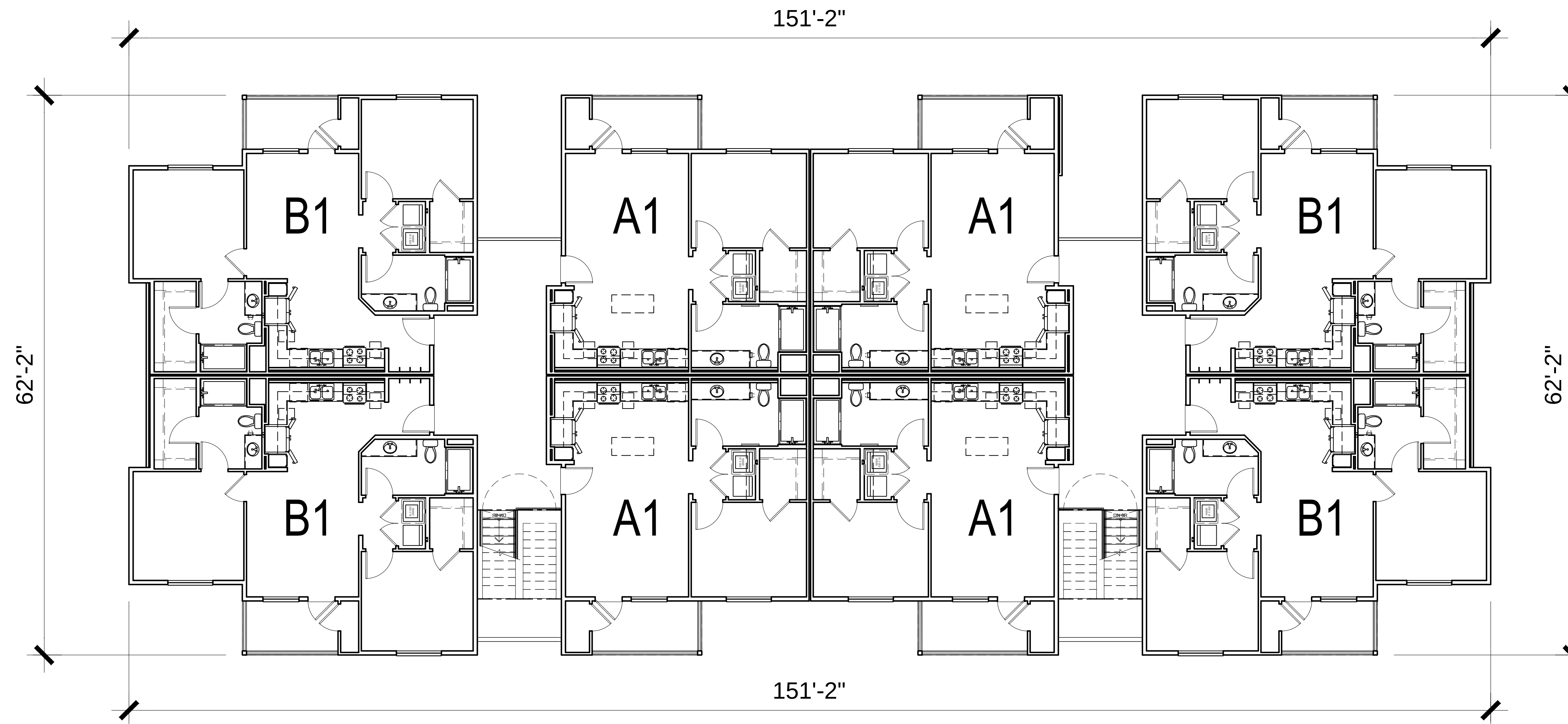
MARKET RATE BUILDINGS GROSS SQFT.					
BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	# OF BLDG	TOTAL SQFT.
2	8,690	8,637	8,134	4	101,844
2-ALT	8,690	8,637	5,926	1	23,253
3-ALT	4,976	4,891	4,741	1	14,608
TOTAL	22,356	22,165	18,801	6	139,705
TOTAL BUILDINGS COVERAGE ON SITE =		48,426 SQFT.			

CODE SUMMARY	
CODE	ADOPTED EDITION
BUILDING CODE	2019 CALIFORNIA BUILDING CODE
FIRE CODE	2019 CALIFORNIA FIRE CODE
ENERGY CODE	2019 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2019 CALIFORNIA ELECTRICAL CODE
POOL CODE	2015 UNIFORM SWIMMING POOL CODE
CAL GREEN	2019 CALIFORNIA GREEN CODE
PLANNING CODE	CARPINTERIA MUNICIPAL CODE

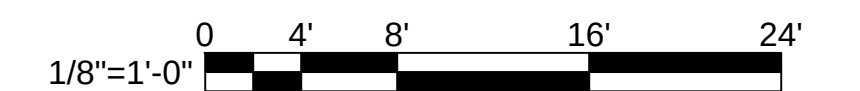




ROOF LEVEL



THIRD LEVEL



GENERAL NOTES

REFER TO SHEETS AM6.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

MATERIALS LEGEND

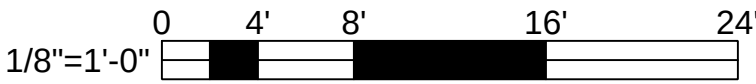
- 1 HARDIE SIDING
- 2 WOOD WINDOW TRIM
- 3 WOOD TRIM BAND
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 METAL GUARDRAIL
- 8 STONE VENEER



LEFT ELEVATION



FRONT ELEVATION

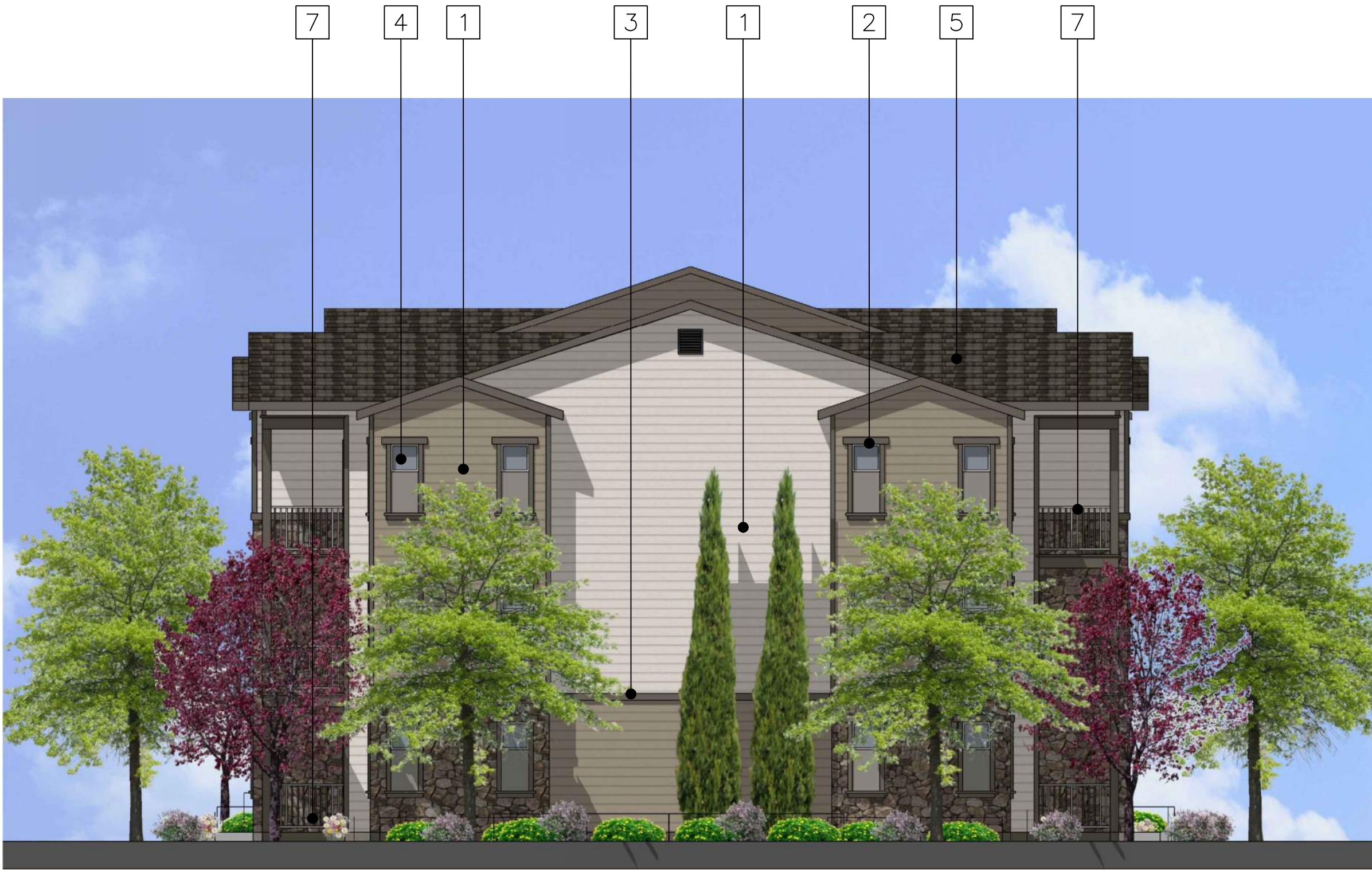


GENERAL NOTES

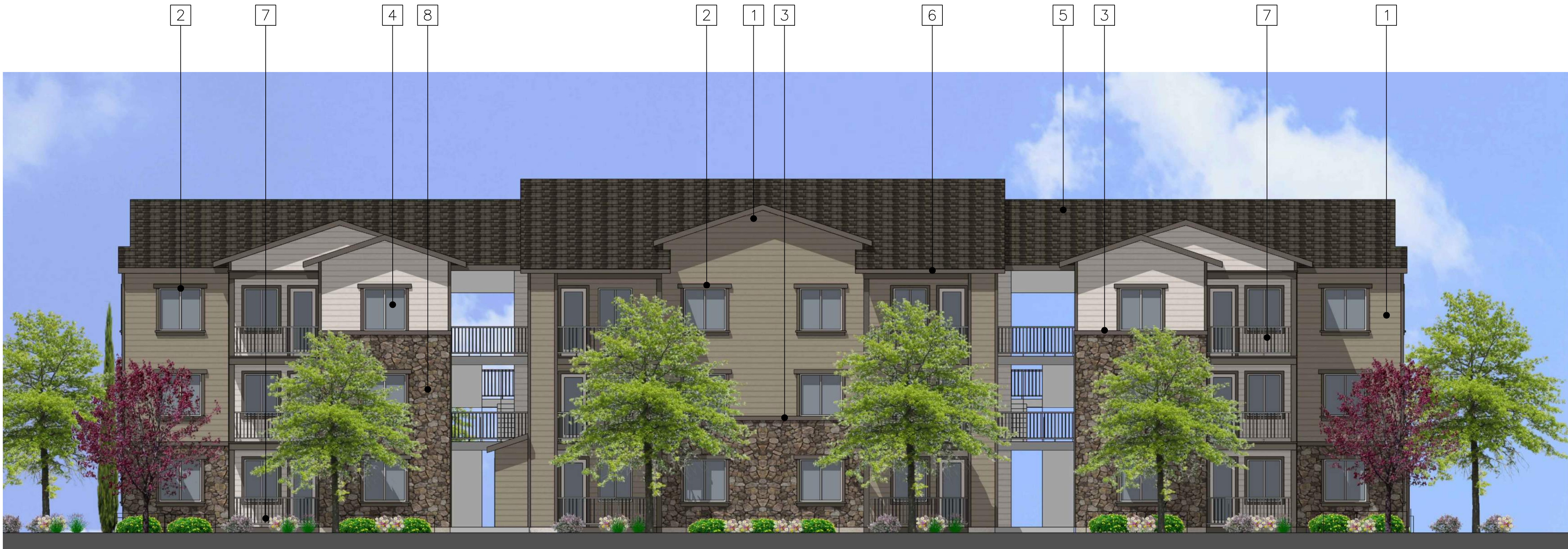
REFER TO SHEETS AM6.0 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

MATERIALS LEGEND

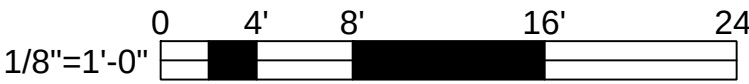
- 1 HARDIE SIDING
- 2 WOOD WINDOW TRIM
- 3 WOOD TRIM BAND
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 METAL GUARDRAIL
- 8 STONE VENEER



RIGHT ELEVATION



REAR ELEVATION



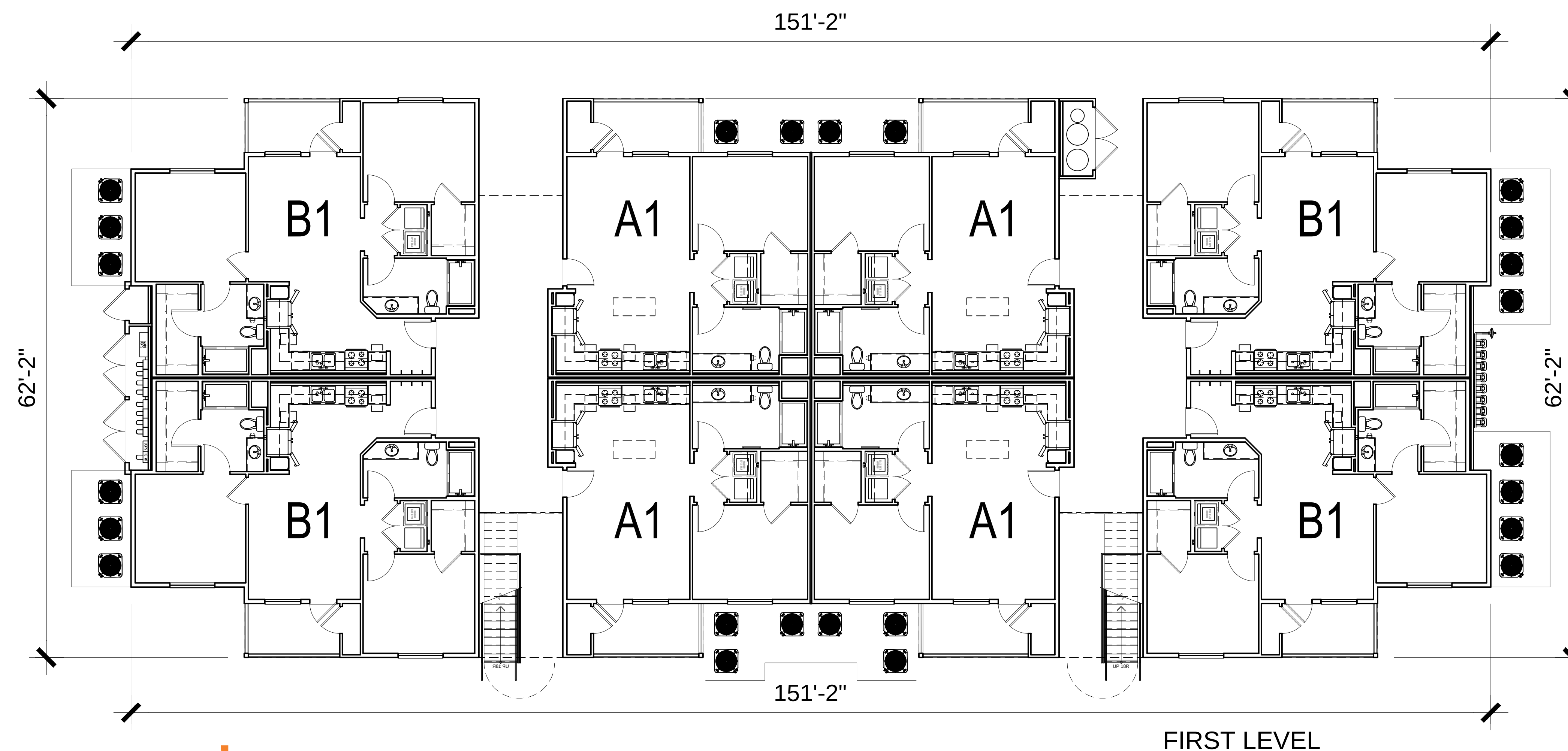
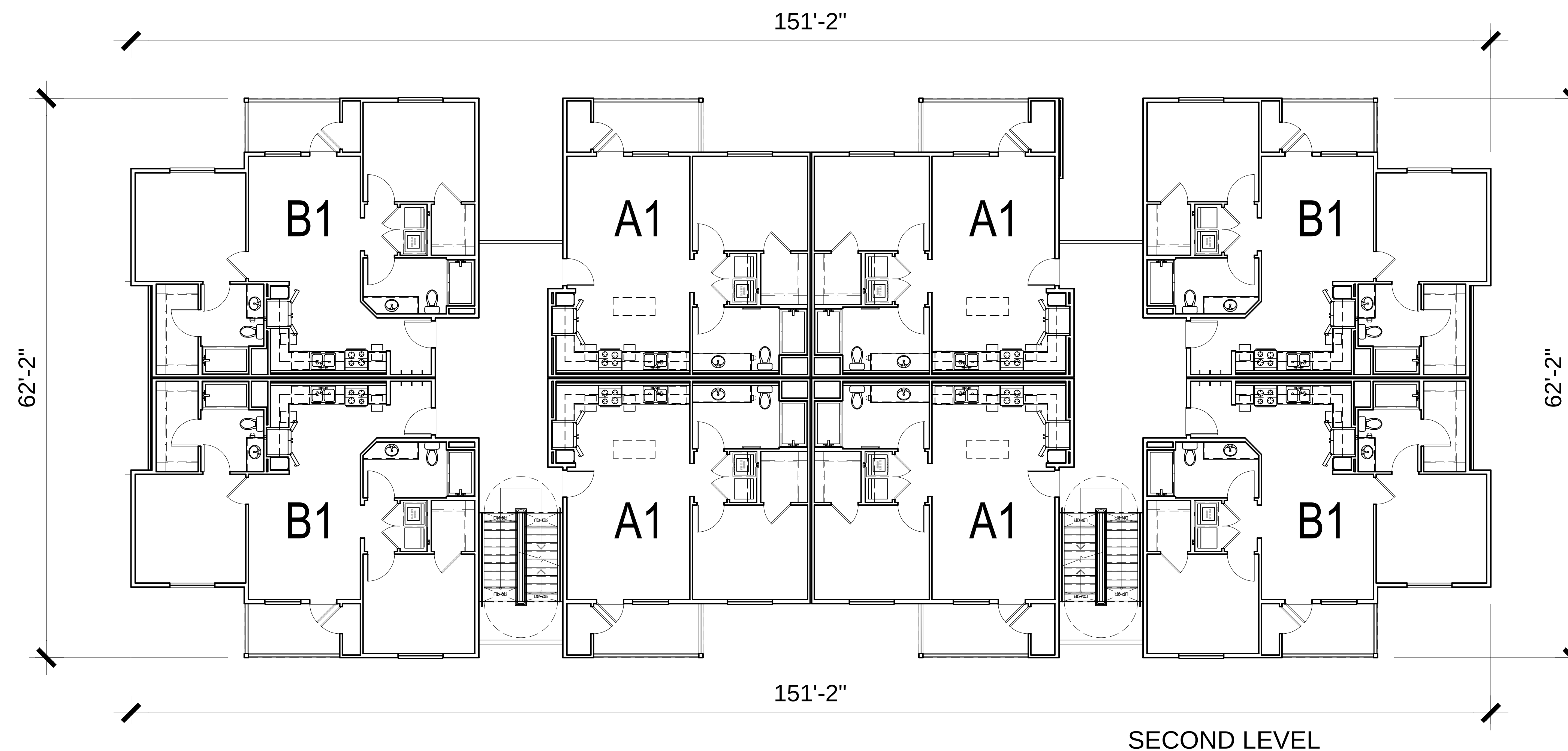
ARCHITECTS ORANGE
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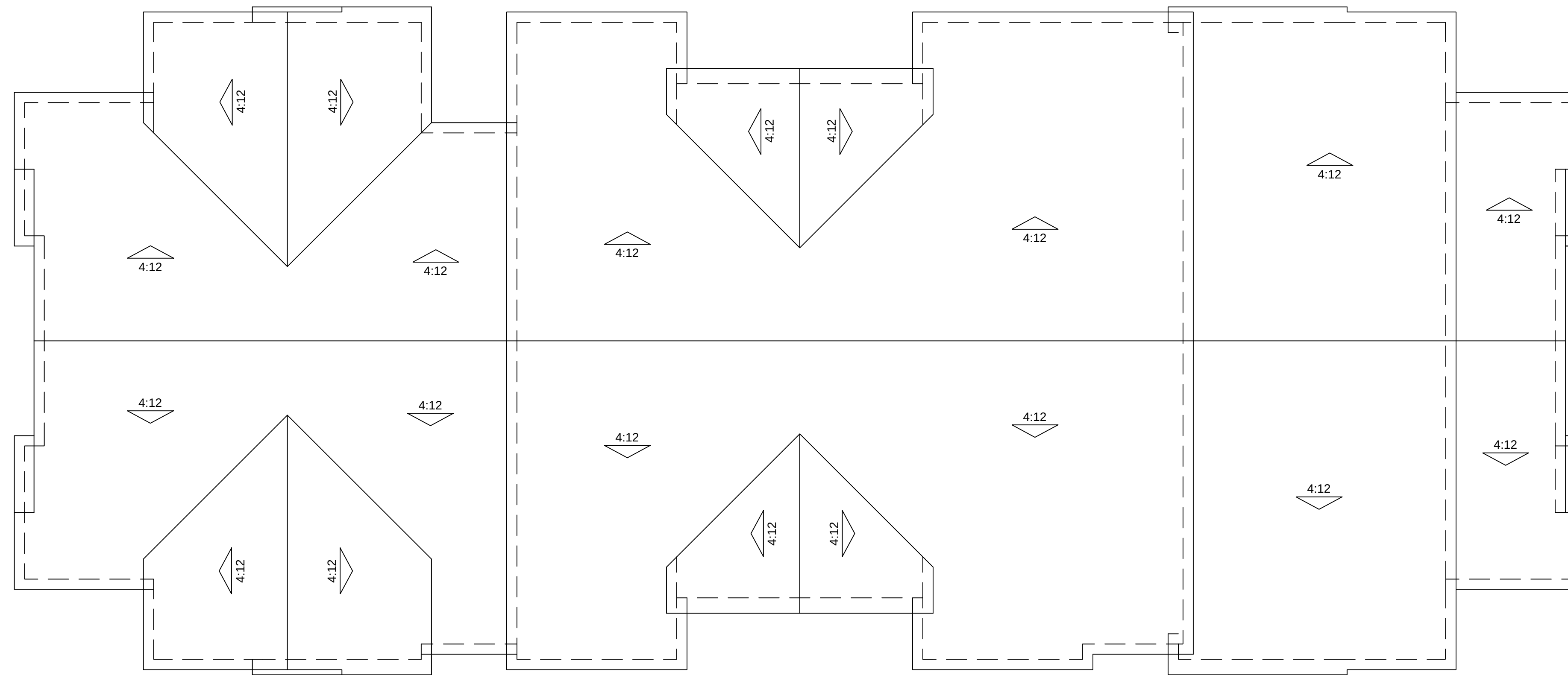
BAILARD MULTI FAMILY DEVELOPMENT
1101 & 1103 BAILARD AVE, CARPINTERIA, CA 93013

ELEVATIONS TYPE 2 AM2.3

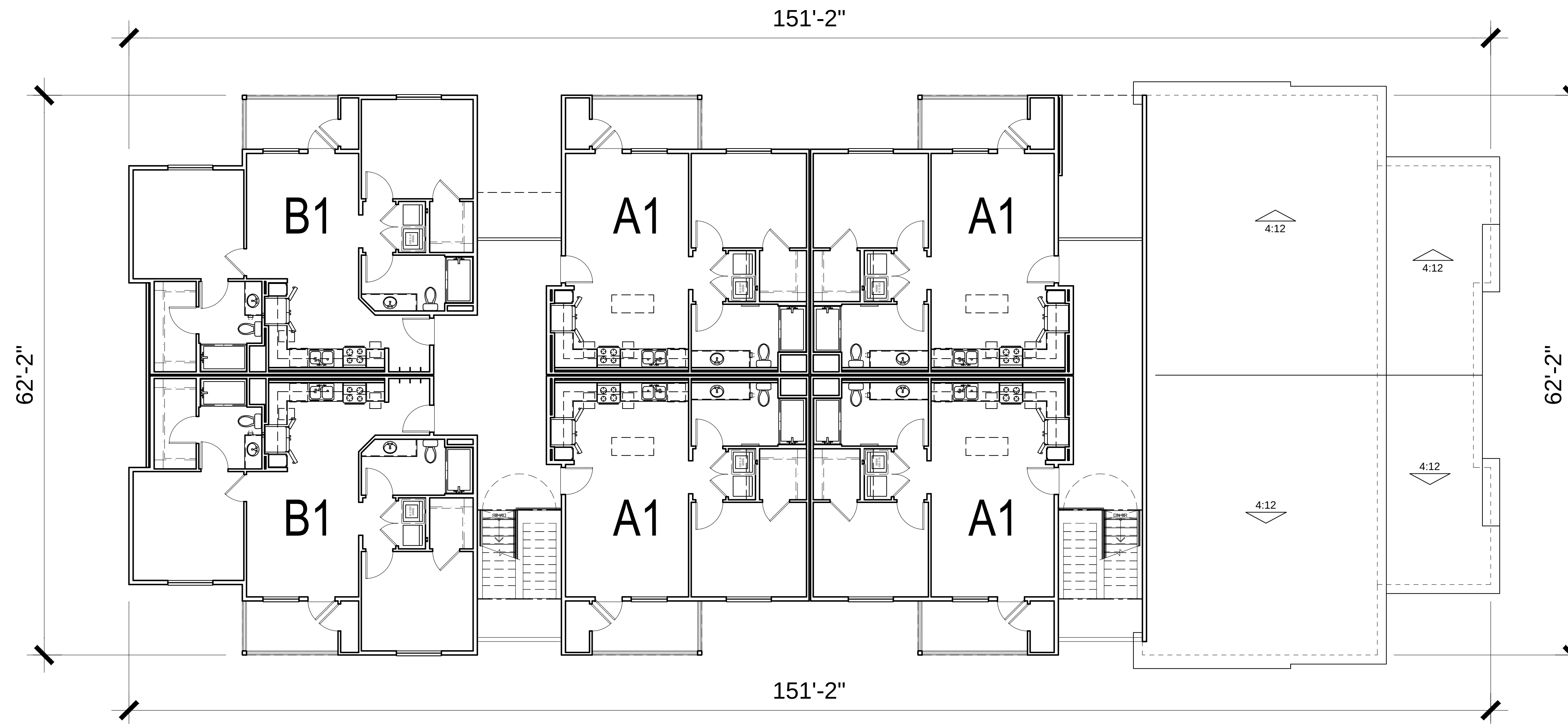
JOB# 2021-388

MARKET RATE APARTMENTS 10.29.2021

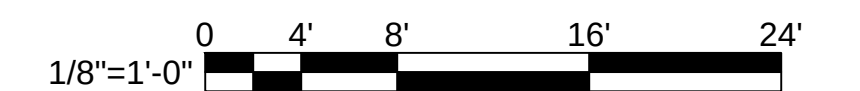




ROOF LEVEL



THIRD LEVEL



GENERAL NOTES

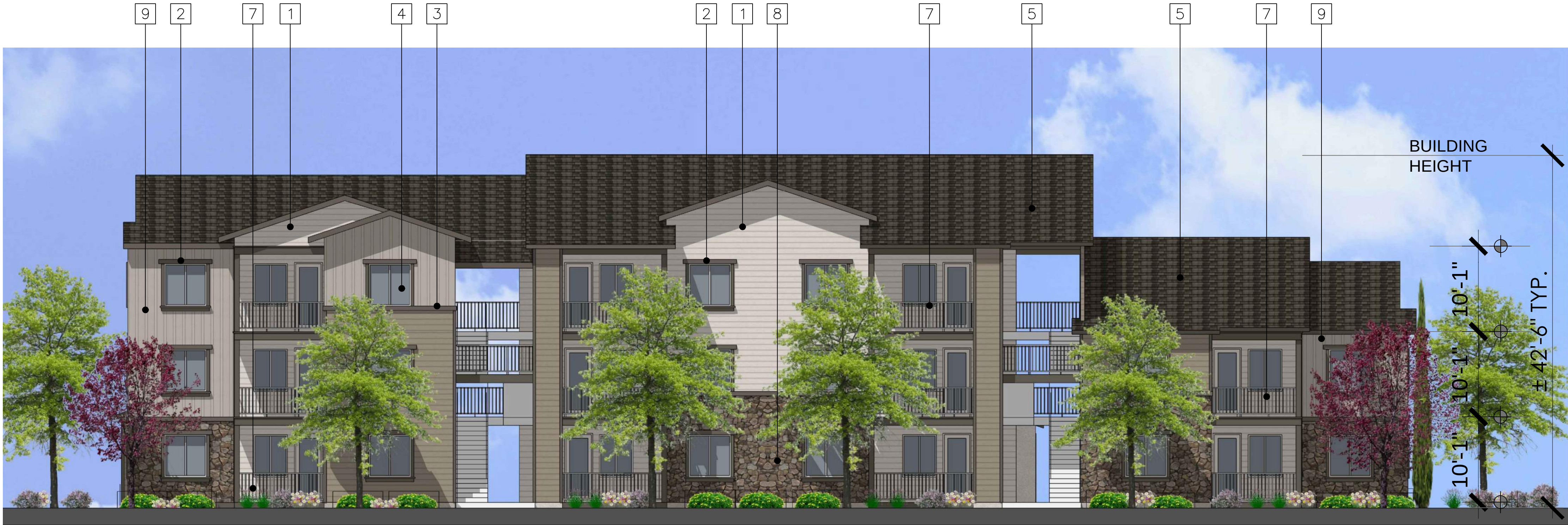
REFER TO SHEETS AM6.1 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

MATERIALS LEGEND

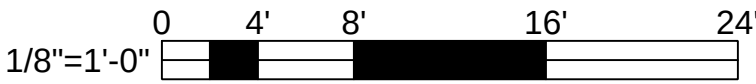
- 1 HARDIE SIDING
- 2 WOOD WINDOW TRIM
- 3 WOOD TRIM BAND
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 METAL GUARDRAIL
- 8 STONE VENEER
- 9 HARDIE BOARD AND BATTEN



LEFT ELEVATION



FRONT ELEVATION

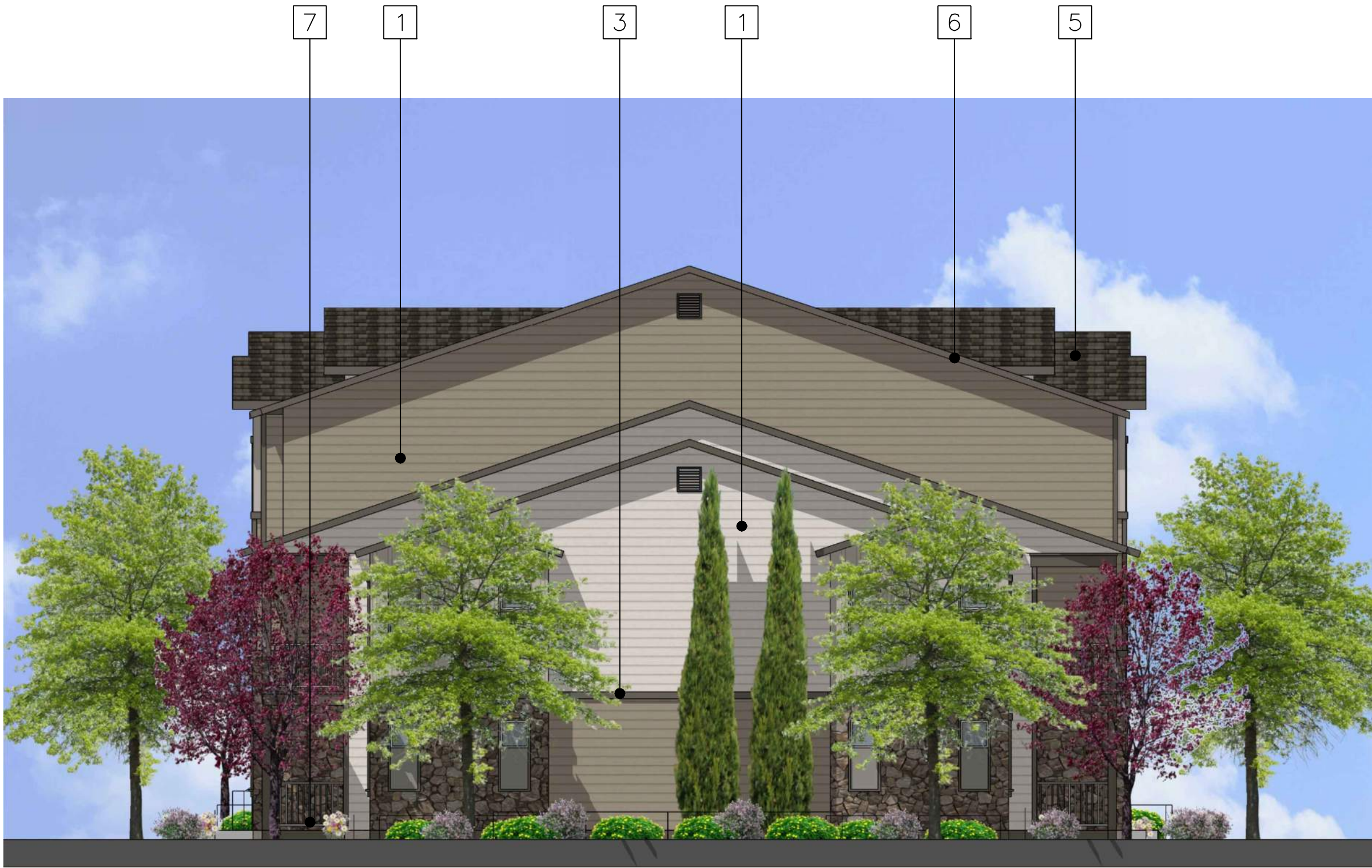


GENERAL NOTES

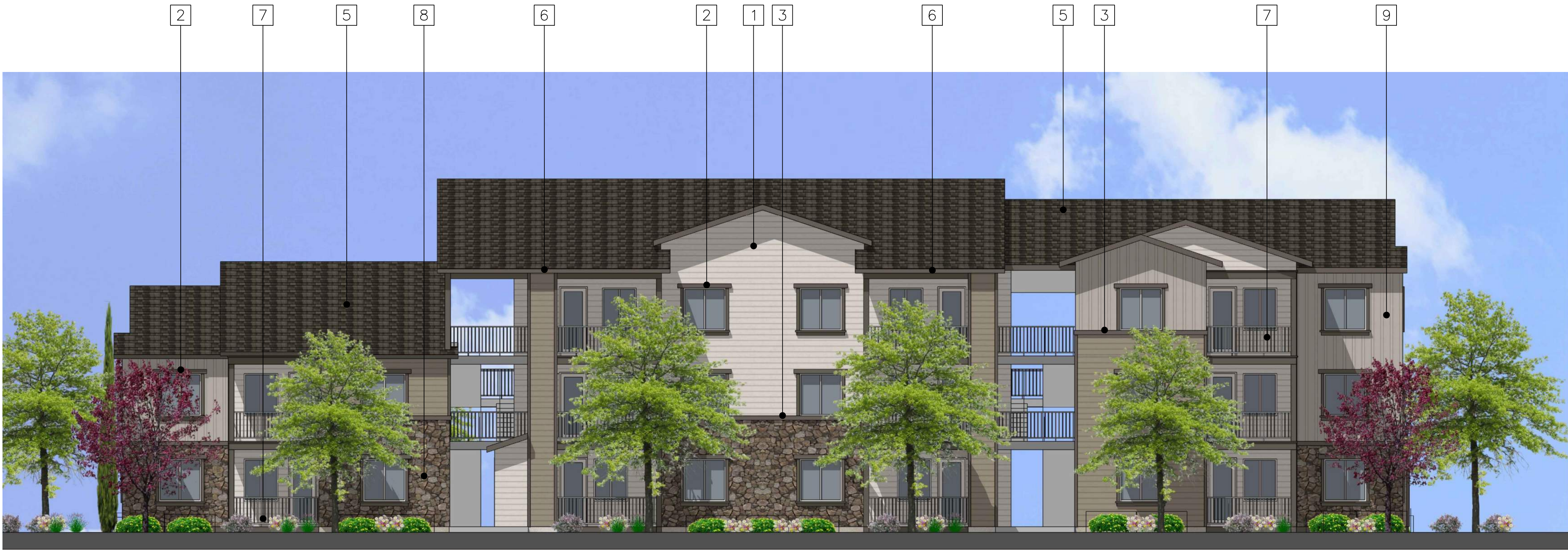
REFER TO SHEETS AM6.1 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

MATERIALS LEGEND

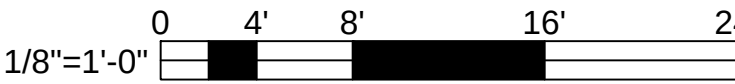
- 1 HARDIE SIDING
- 2 WOOD WINDOW TRIM
- 3 WOOD TRIM BAND
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 METAL GUARDRAIL
- 8 STONE VENEER
- 9 HARDIE BOARD & BATTEN OR EQUAL



RIGHT ELEVATION



REAR ELEVATION

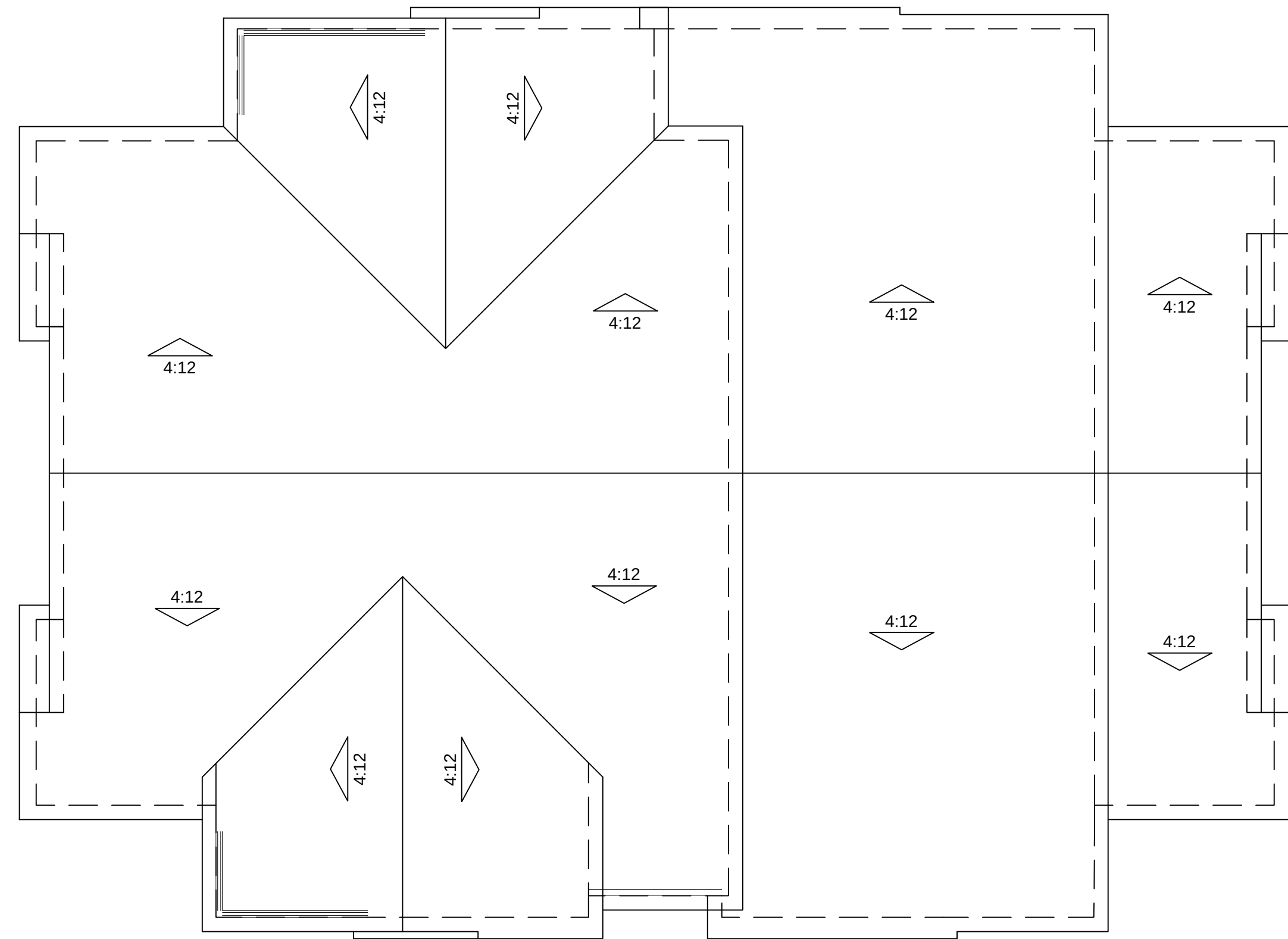


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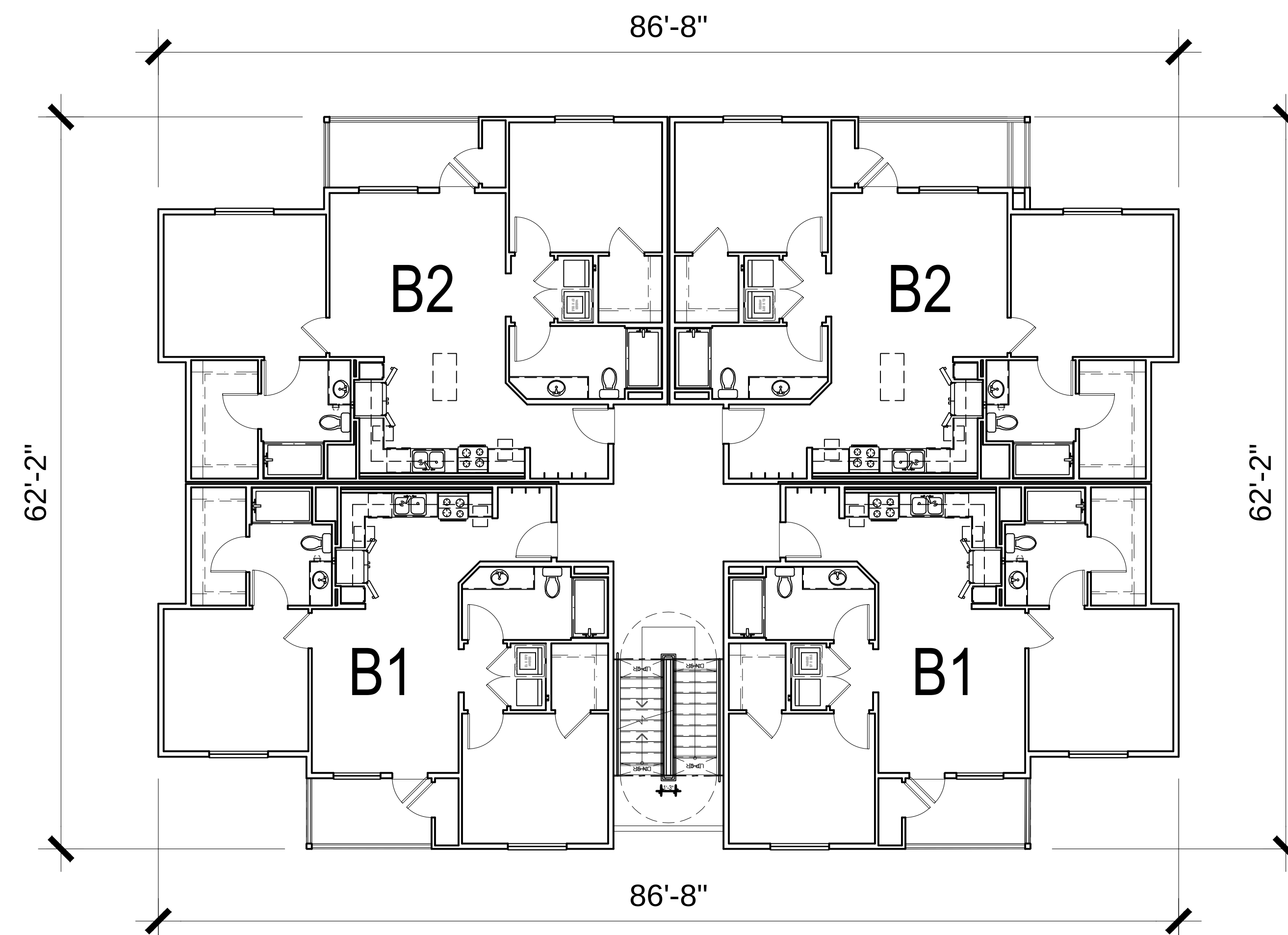
BAILARD MULTI FAMILY DEVELOPMENT
1101 & 1103 BAILARD AVE, CARPINTERIA, CA 93013

ELEVATIONS TYPE 2 ALT. AM3.3

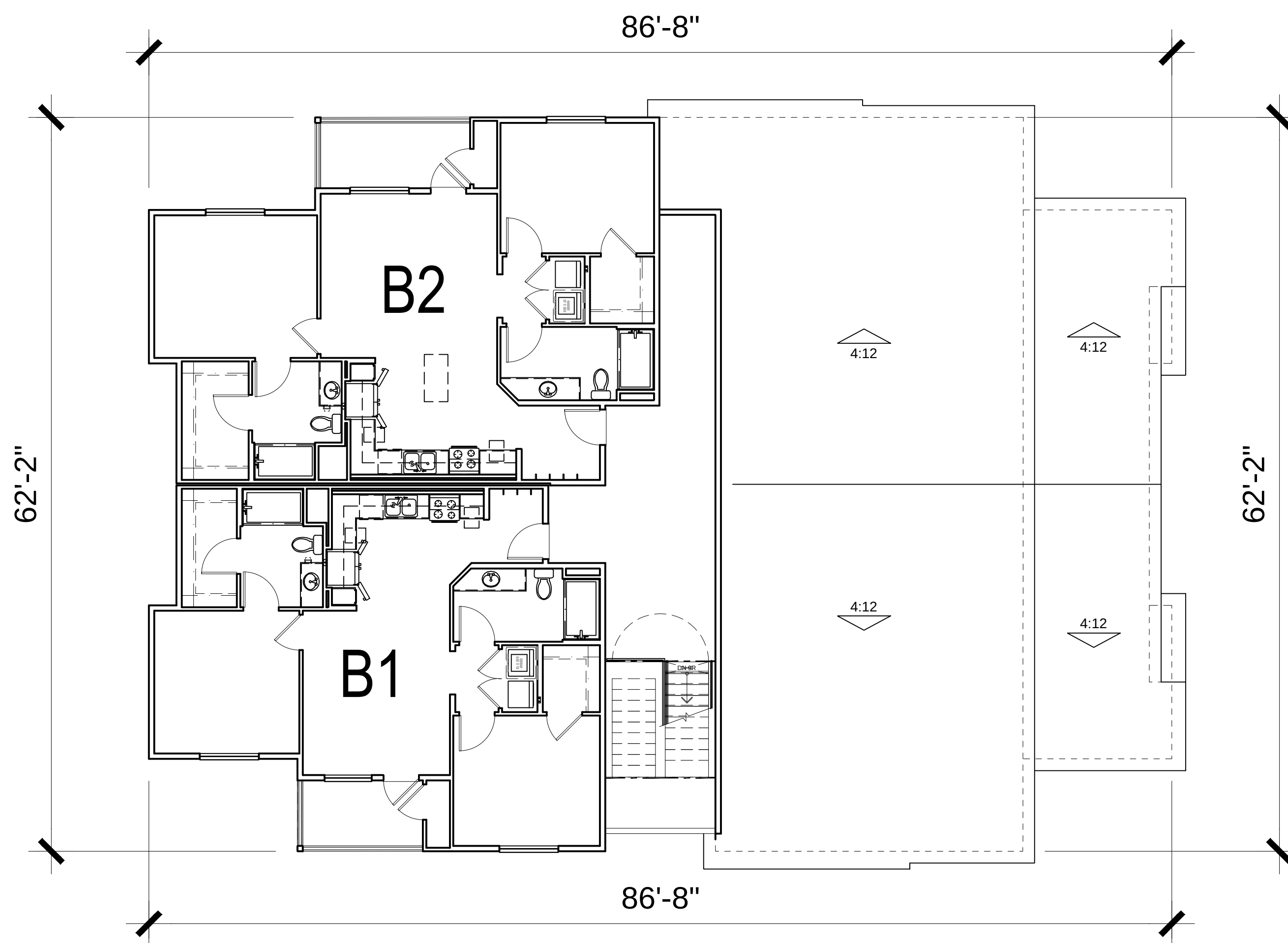
JOB# 2021-388 MARKET RATE APARTMENTS 10.29.2021



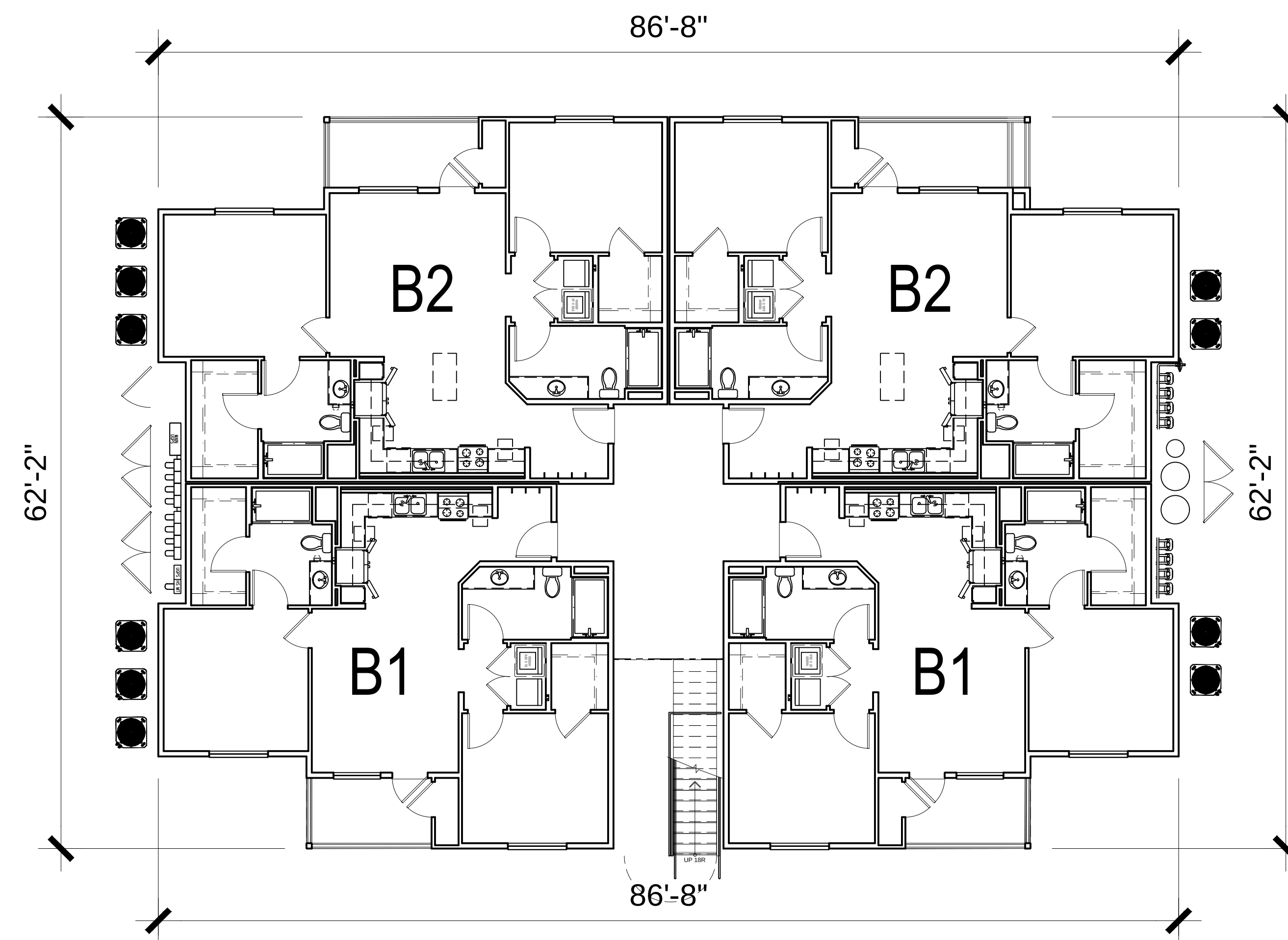
ROOF LEVEL



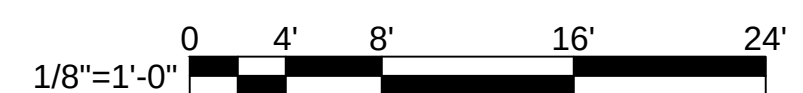
SECOND LEVEL



THIRD LEVEL



FIRST LEVEL



GENERAL NOTES

REFER TO SHEETS A6.1 FOR ENLARGED ELEVATIONS WITH MATERIALS KEYNOTED

MATERIALS LEGEND

- 1 HARDIE SIDING
- 2 WOOD WINDOW TRIM
- 3 WOOD TRIM BAND
- 4 VINYL WINDOW
- 5 GAF TIMBERLINE - BARKWOOD ROOF
- 6 WOOD FASCIA
- 7 METAL GUARDRAIL
- 8 STONE VENEER
- 9 HARDIE BOARD AND BATTEN



LEFT ELEVATION



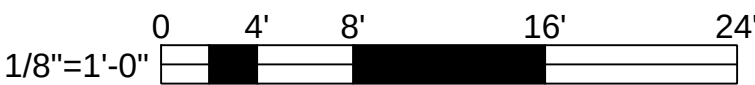
FRONT ELEVATION

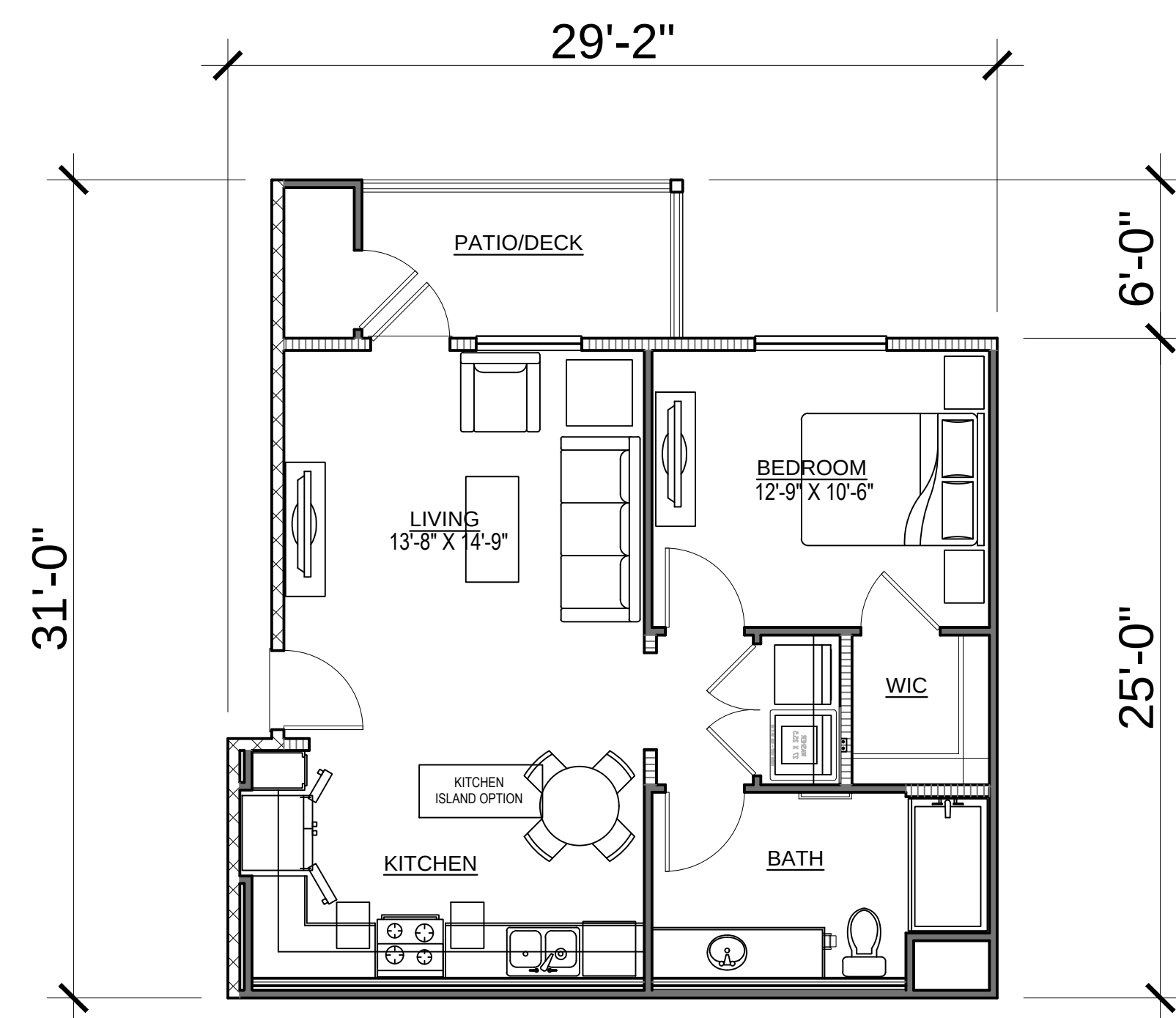


RIGHT ELEVATION



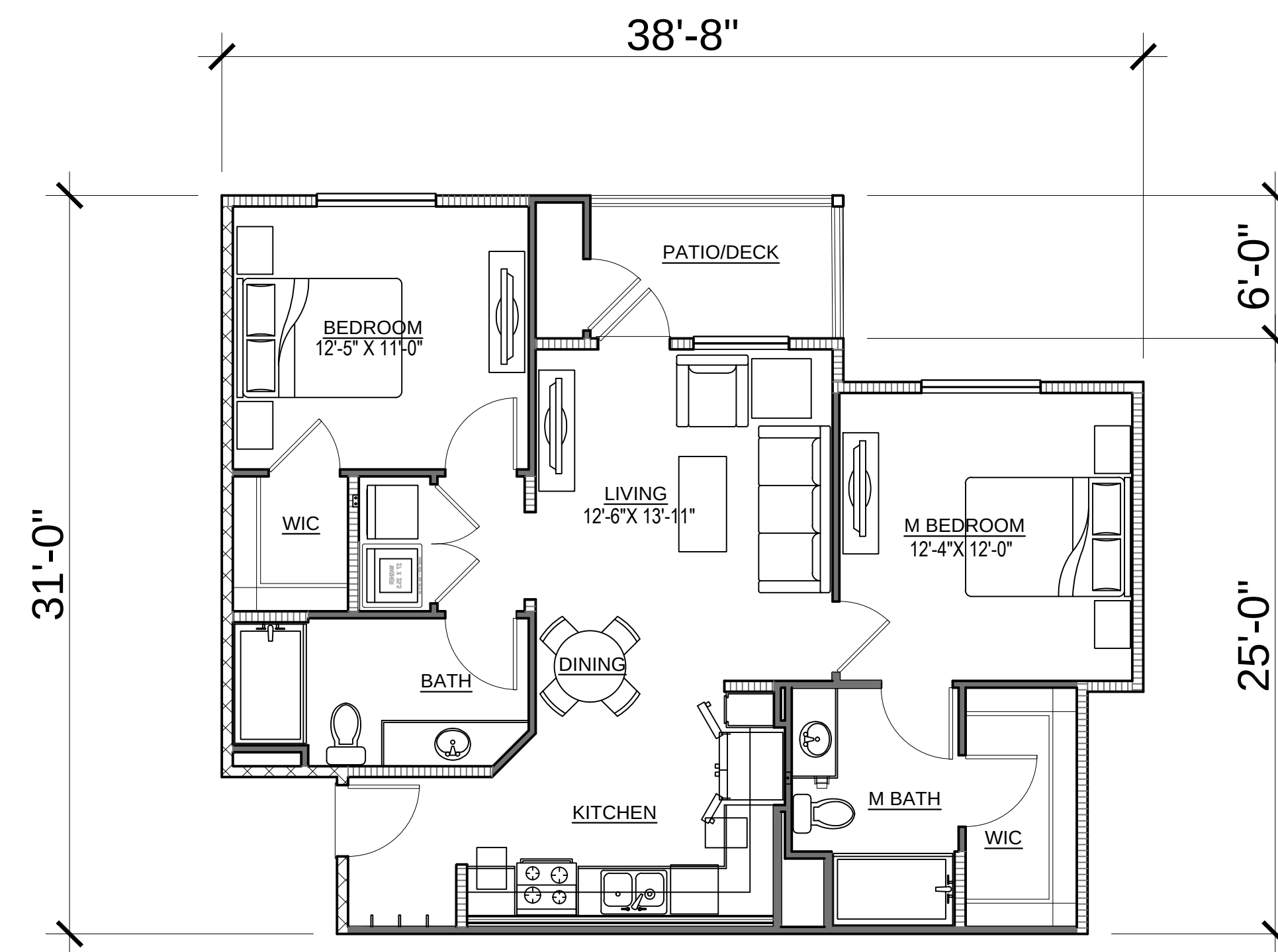
REAR ELEVATION





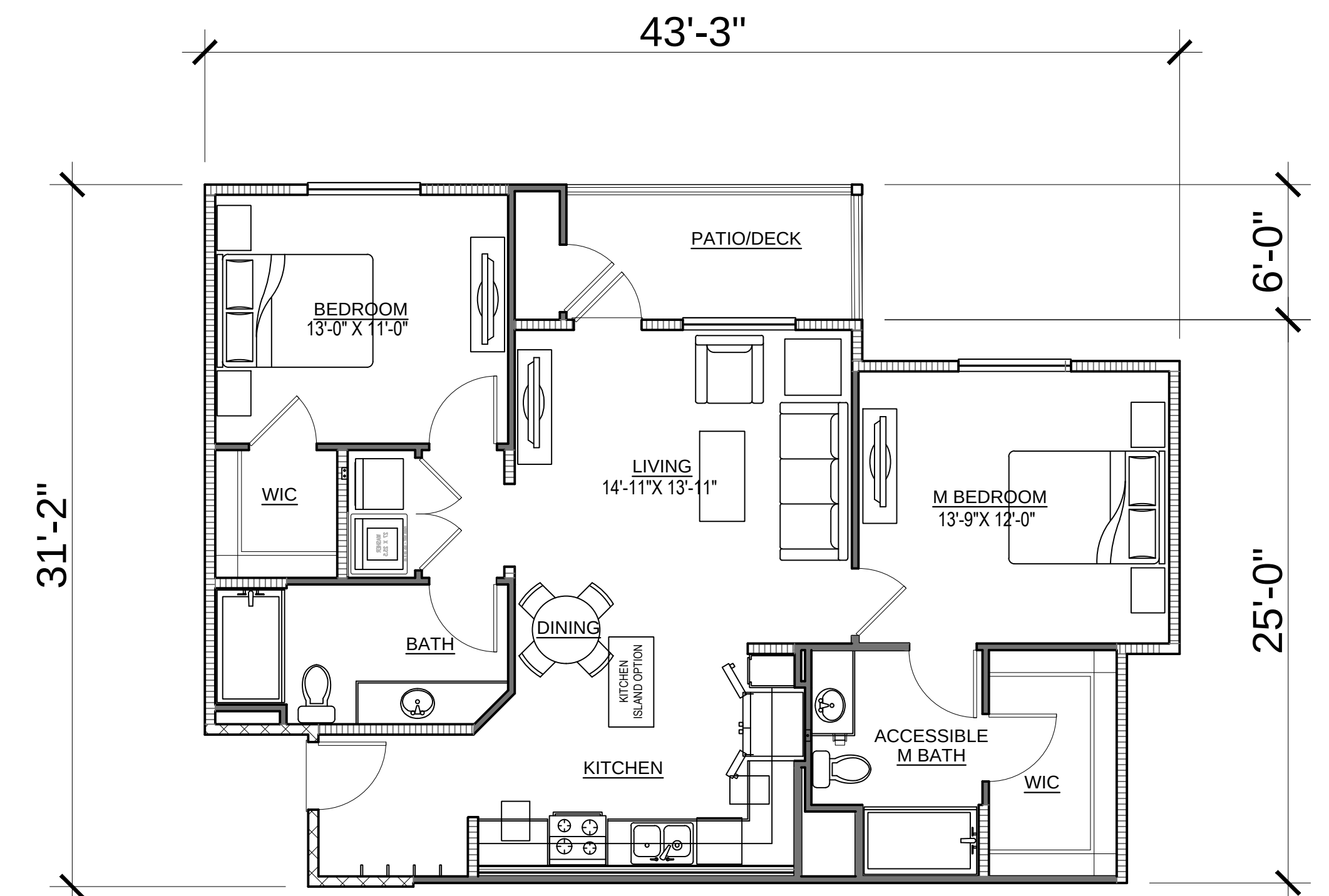
UNIT A1: 1BR / 1BA

LIVABLE AREA: 724 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.
COUNT: 60 = 47%



UNIT B1: 2BR / 2BA

LIVABLE AREA: 981 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.
COUNT: 63 = 49%



UNIT B2: 2BR / 2BA

LIVABLE AREA: 1099 SQ. FT.
PATIO/BALCONY: 70 SQ. FT.
COUNT: 5 = 4%





1



HARDIE LAP SIDING
COLOR MANSION TAN

2



HARDIE LAP SIDING
COLOR LOTUS FLOWER

3



ELDORADO STONE
COUNTRY RUBBLE-
POLERMO

4



GAF TIMBERLINE
BARKWOOD

5



SW 7047 PORPOISE

7



SW 7042 SHOJI WHITE

8



METAL GUARDRAIL
PAINTED SW 7042 SHOJI
WHITE



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BAILARD MULTI FAMILY DEVELOPMENT

1101 & 1103 BAILARD AVE, CARPINTERIA, CA 93013

C & M SCHEME 1 AM6.0

JOB# 2021-388

MARKET RATE APARTMENTS 10.29.2021



1



HARDIE LAP SIDING
COLOR MANSION TAN

2



HARDIE LAP SIDING
COLOR LOTUS FLOWER

3



ELDORADO STONE
COUNTRY RUBBLE-
POLERMO

4



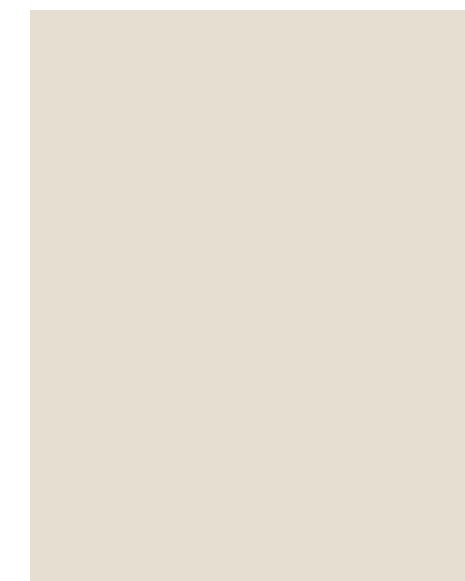
GAF TIMBERLINE
BARKWOOD

5



SW 7047 PORPOISE

7



SW 7042 SHOJI WHITE

8



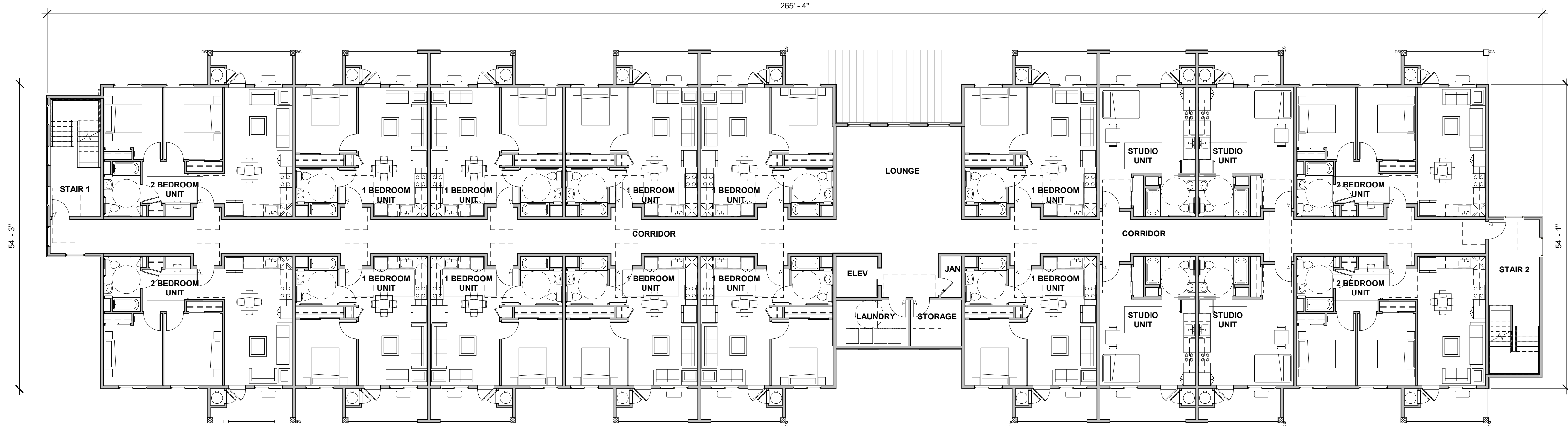
METAL GUARDRAIL
PAINTED SW 7042 SHOJI
WHITE

9



HARDIE BOARD & BATTEN
COLOR SWEET CREAM

2
AA.7

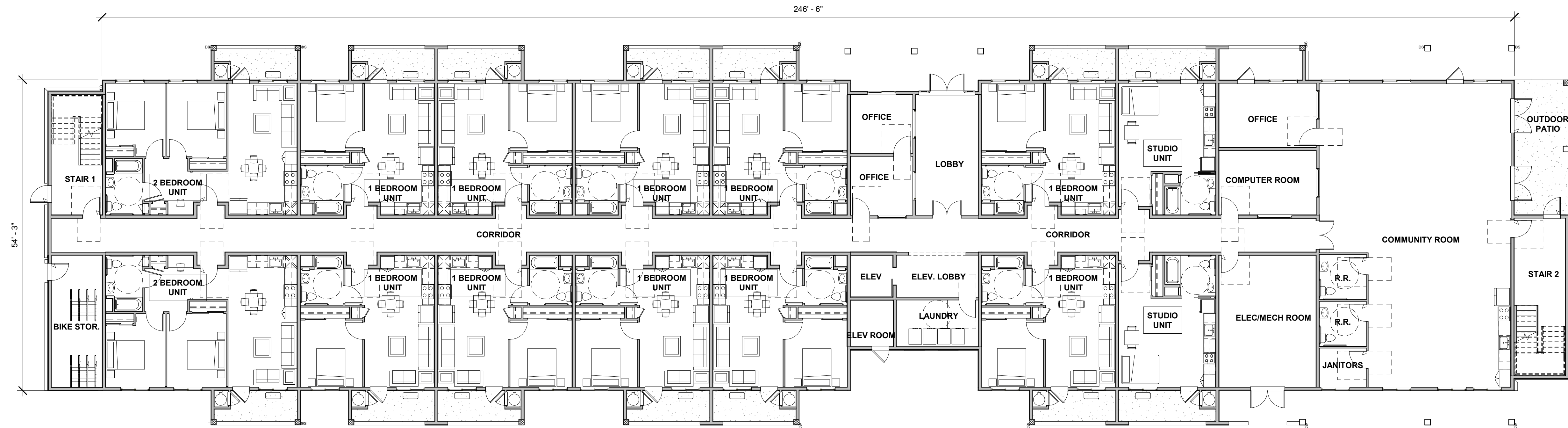


SECOND FLOOR - UNIT COUNT
 (4) TYPE A - STUDIO
 (10) TYPE B - 1BD/1BA
 (4) TYPE C - 2 BD/1BA

2 - SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

4
AA.7

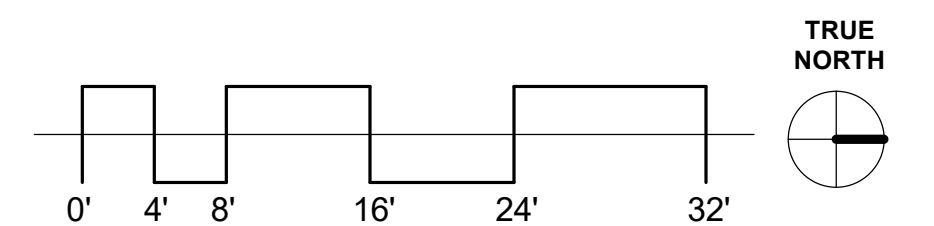
2
AA.7



GROUND FLOOR - UNIT COUNT
 (2) TYPE A - STUDIO
 (10) TYPE B - 1BD/1BA
 (2) TYPE C - 2 BD/1BA

1 - GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

4
AA.7

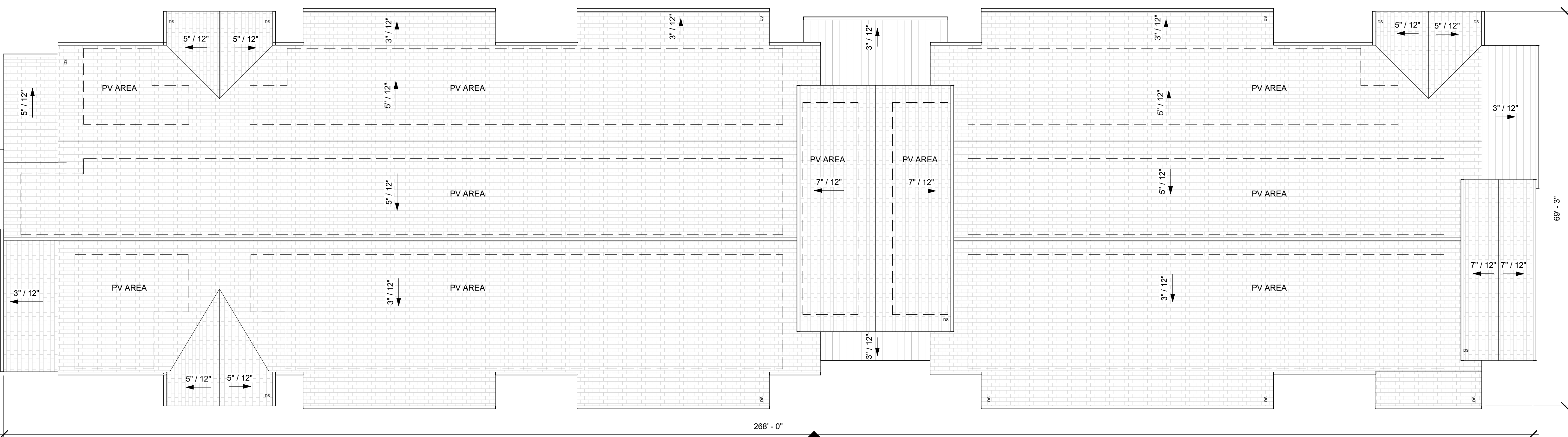


2
AA.7

1
AA.7

3
AA.7

4
AA.7



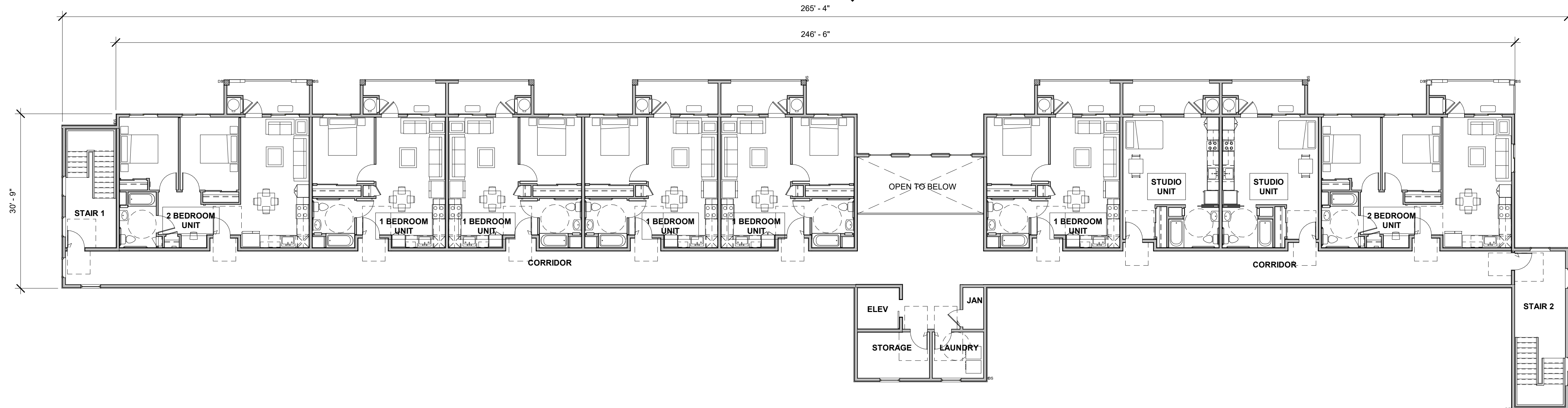
2 **04 - ROOF PLAN**
SCALE: 3/32" = 1'-0"

2
AA.7

1
AA.7

3
AA.7

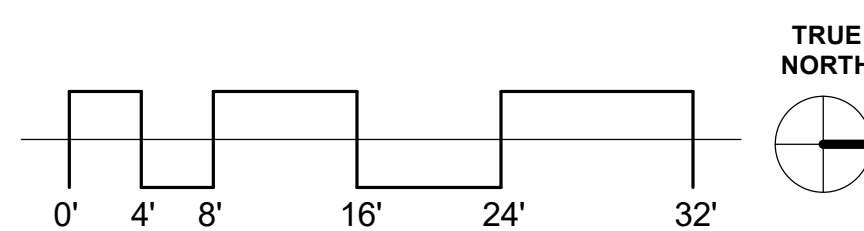
4
AA.7



1 **03 - THIRD FLOOR PLAN**
SCALE: 3/32" = 1'-0"

THIRD FLOOR - UNIT COUNT

- (2) TYPE A - STUDIO
- (5) TYPE B - 1BD/1BA
- (2) TYPE C - 2 BD/1BA





1 East Elevation Render
SCALE: 1" = 10'-0"



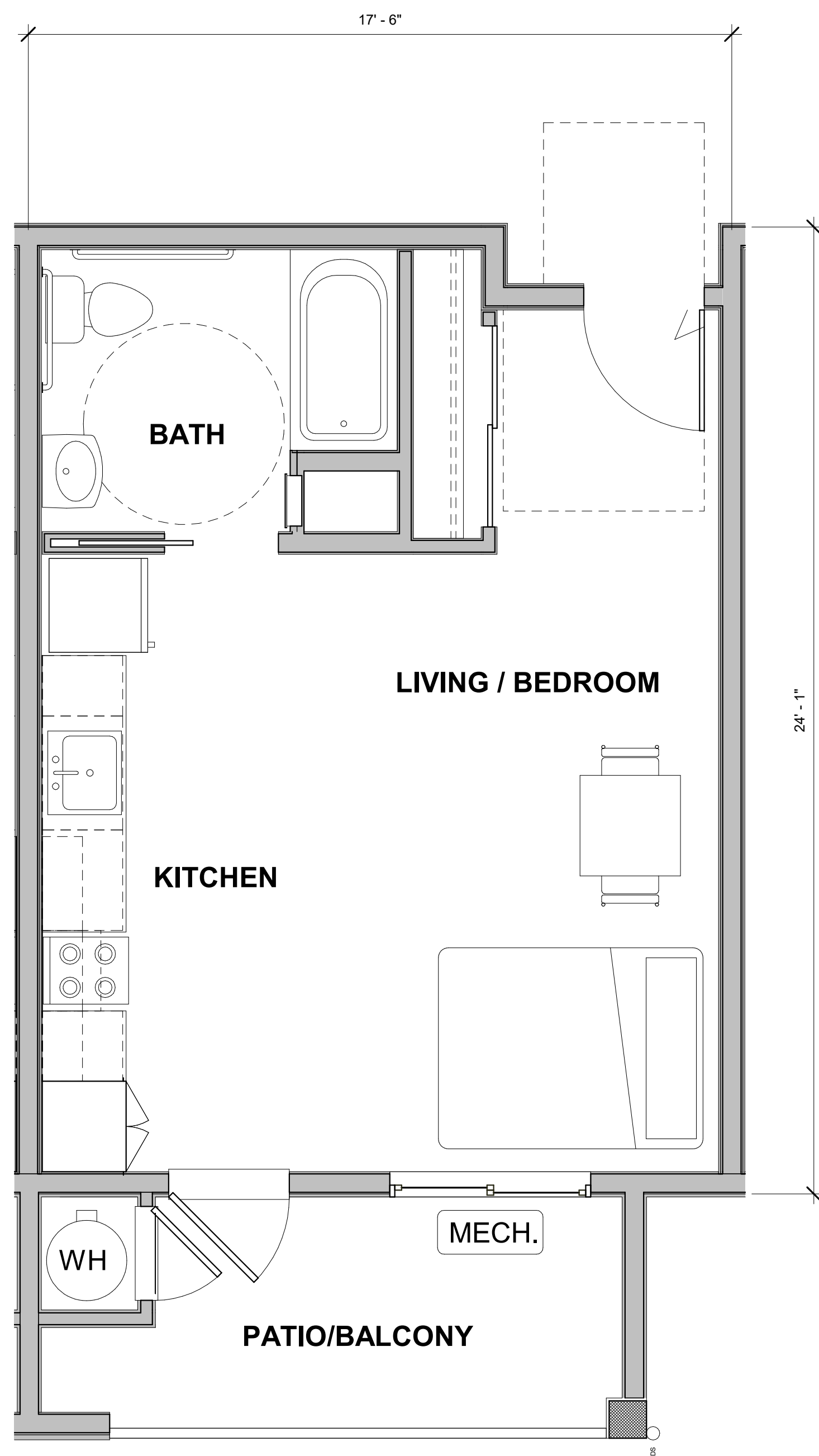
2 North Elevation Render
SCALE: 1" = 10'-0"



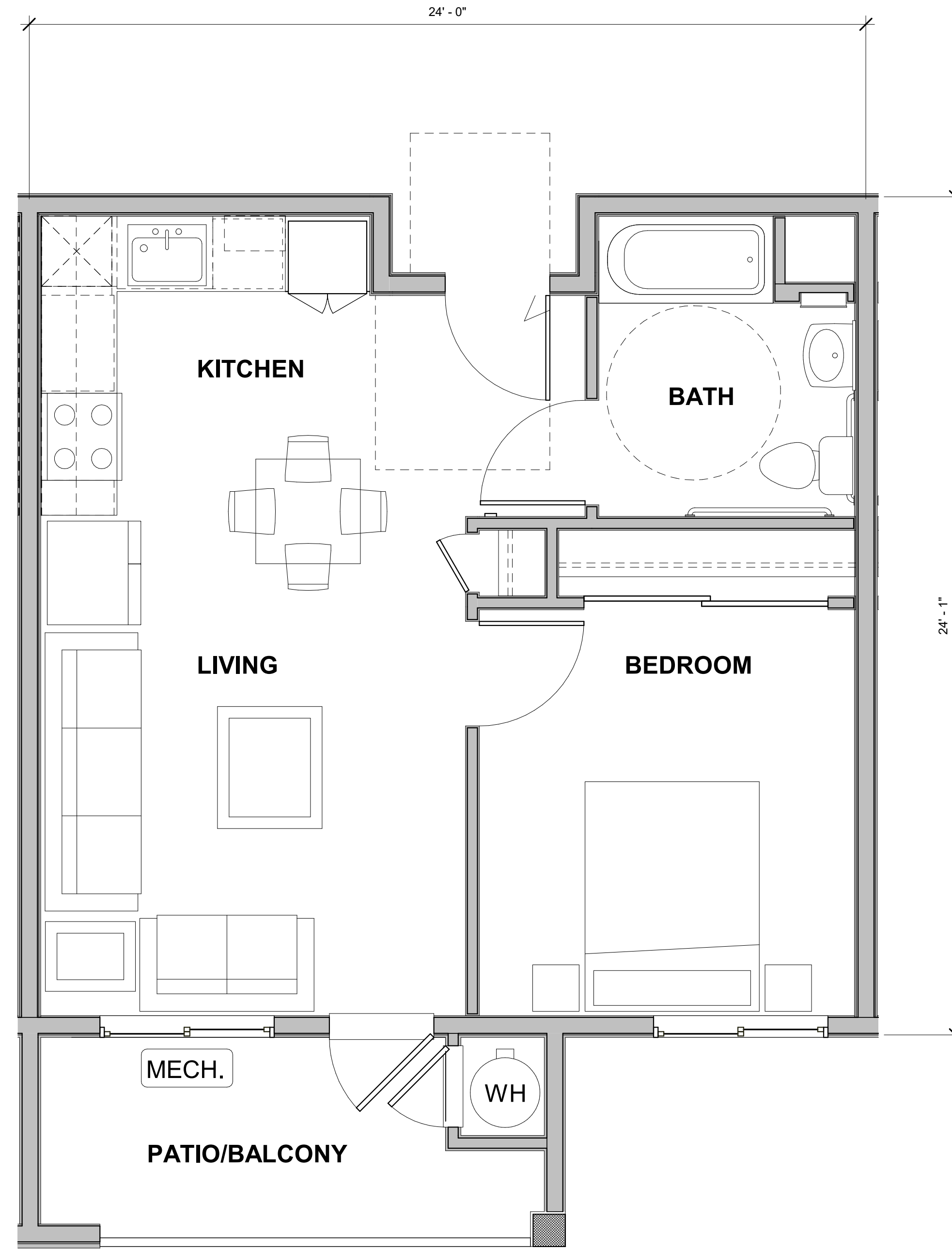
3 South Elevation
SCALE: 1" = 10'-0"



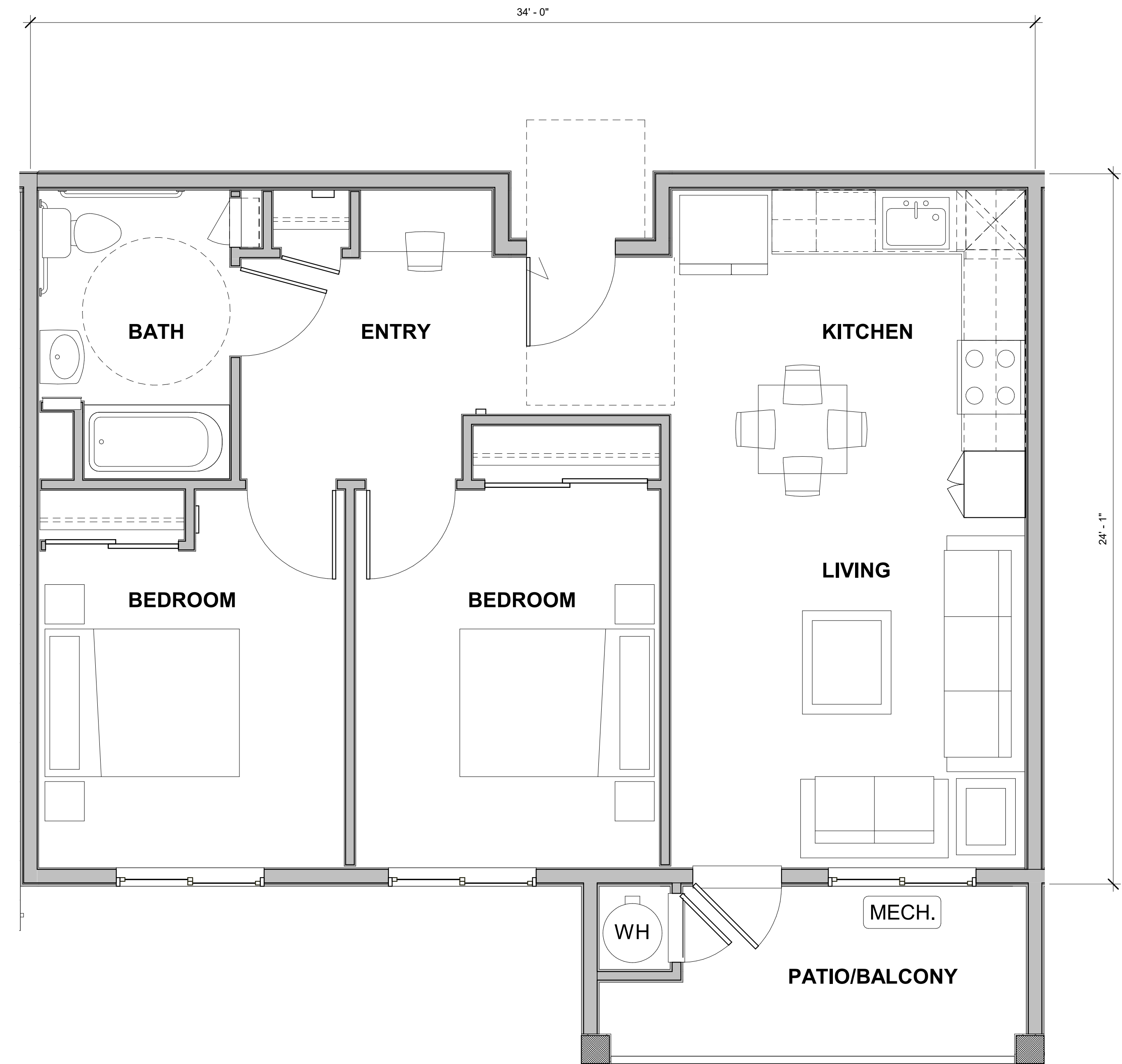
4 West Elevation Render
SCALE: 1" = 10'-0"



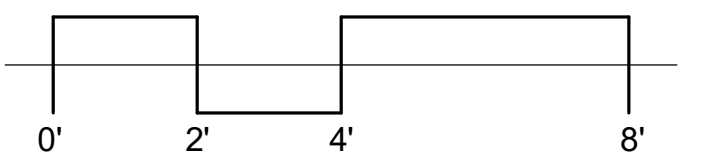
1 **TYPE A - STUDIO (377 SF)**
 SCALE: 3/8" = 1'-0"
 PATIO/BALCONY (82.1 SF)



3 **TYPE B - 1 BD 1 BA (520 SF)**
 SCALE: 3/8" = 1'-0"
 PATIO/BALCONY (82.1 SF)

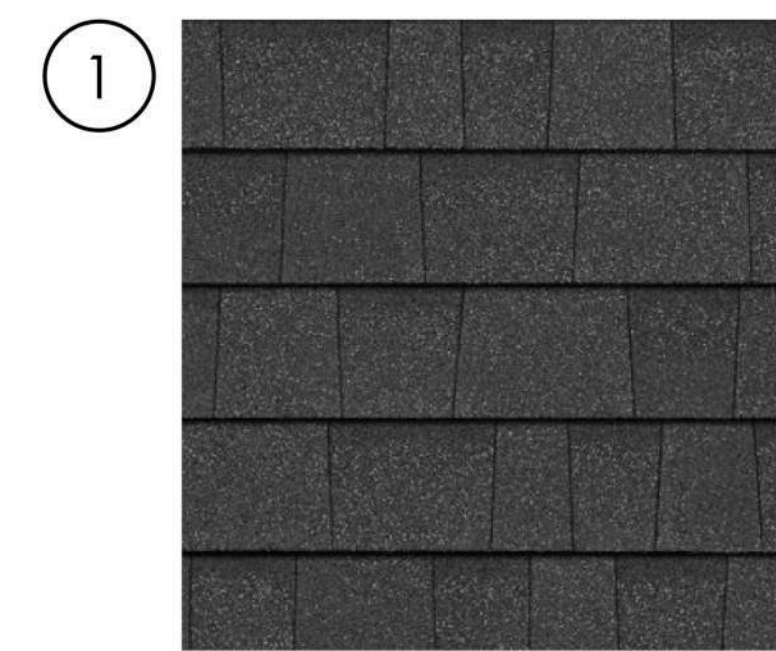


2 **TYPE C - 2 BD 1 BA (751 SF)**
 SCALE: 3/8" = 1'-0"
 PATIO/BALCONY (82.5 SF)



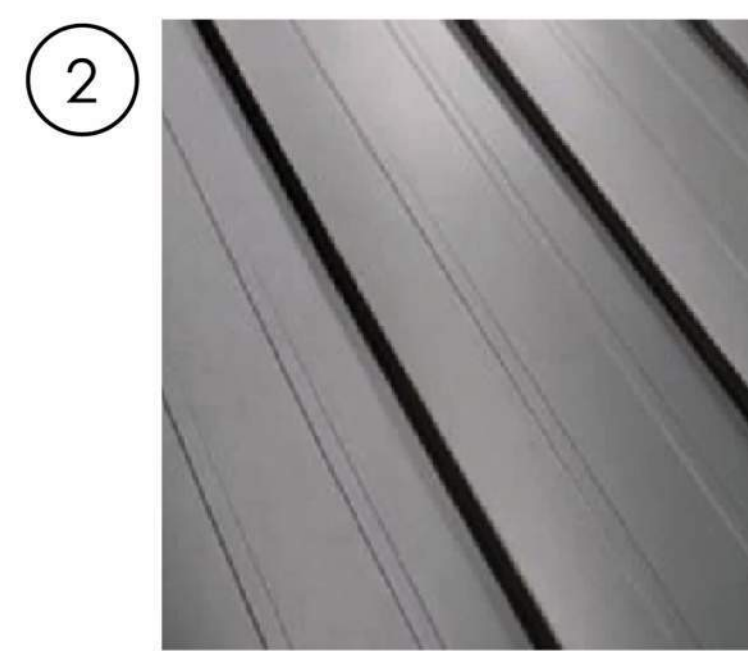
UNIT SUMMARY FOR AFFORDABLE APARTMENT BUILDING

UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	NET SF
TYPE A	8	377 SF	3,016 SF
TYPE B	25	520 SF	13,000 SF
TYPE C	8	751 SF	6,008 SF
TOTAL PROVIDED:	41		22,024 SF



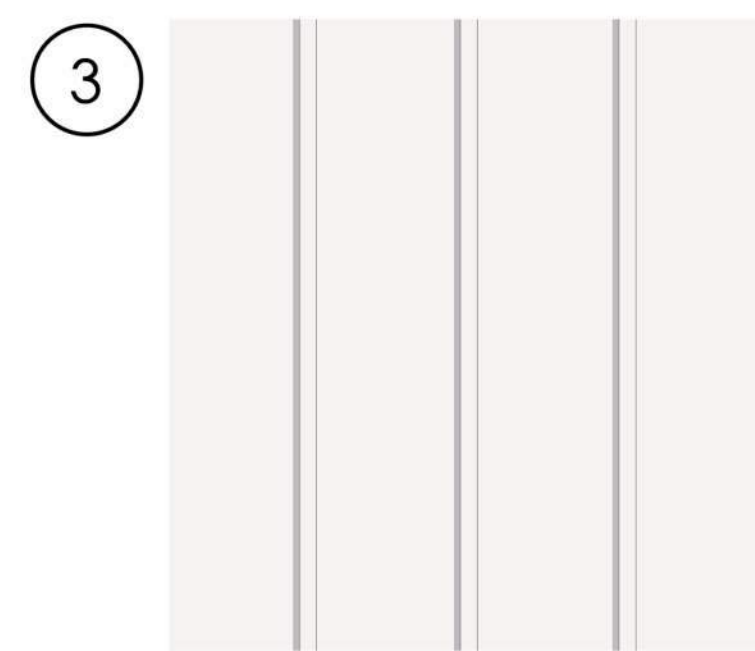
Roofing

Asphalt Shingle
Owen's Corning
Trudefinition Duration Cool
Night Sky



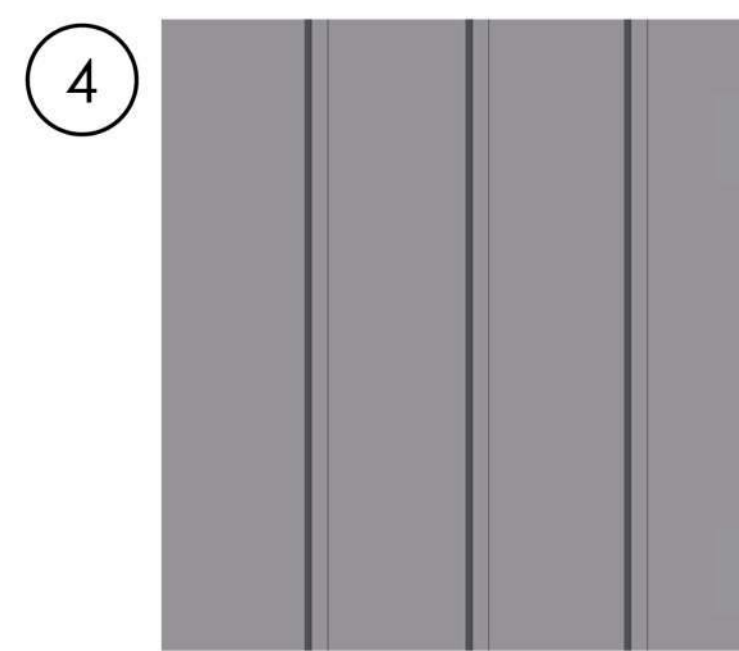
**Standing Seam
Metal Awnings**

Match Dunn Edwards:
Black Tie DE6357



**Board and Batten
Vertical Siding**

LP Siding
Match Dunn Edwards:
Angel Feather DEW397



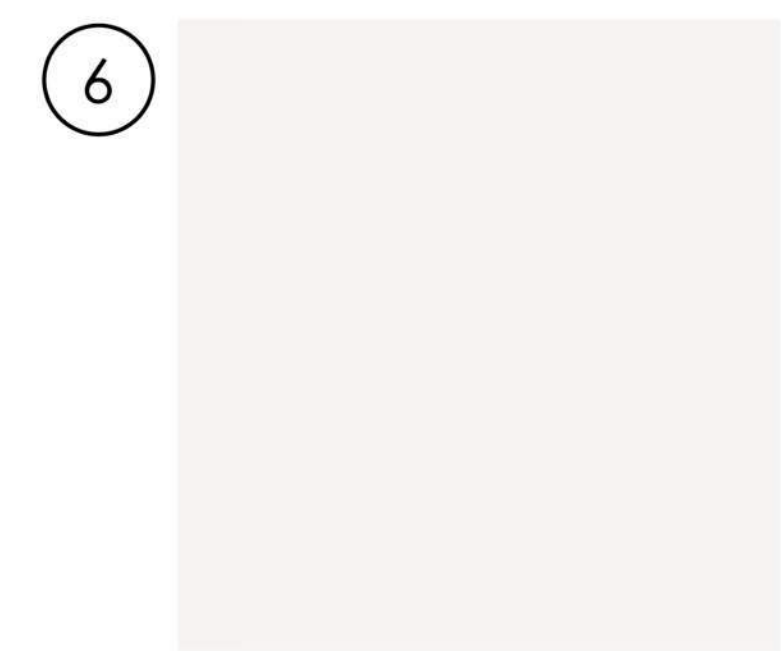
**Board and Batten
Vertical Siding**

LP Siding
Match Dunn Edwards:
Formal Gray DE6382



**Shutters, Gutters, &
Downspouts**

Match Dunn Edwards:
Black Tie DE6357



**Window & Door Trim,
Roof Beams, & Corbels**

LP Siding
Match Dunn Edwards:
Angel Feather DEW397



Stucco (1) & Trim

LaHabra
16/20 Cement Finish Texture
Match Dunn Edwards:
Angel Feather DEW397



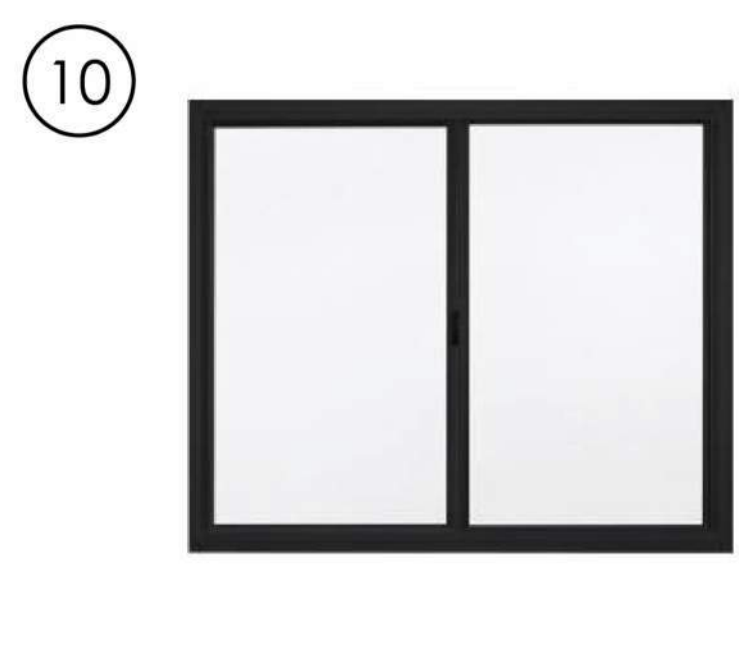
Stone Low Walls

Brampton Artiste
Stone Marble Gray



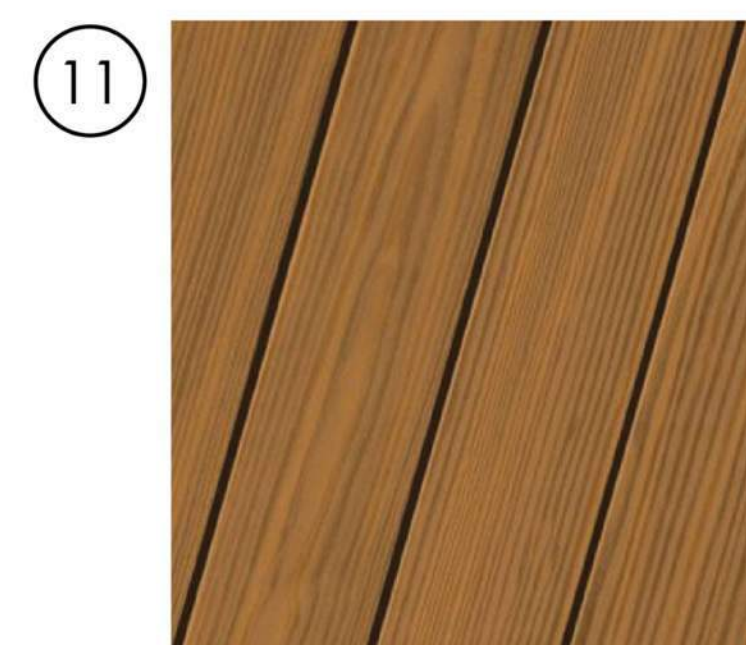
Exterior Doors

Therma-Tru Fiberglass
Painted Black



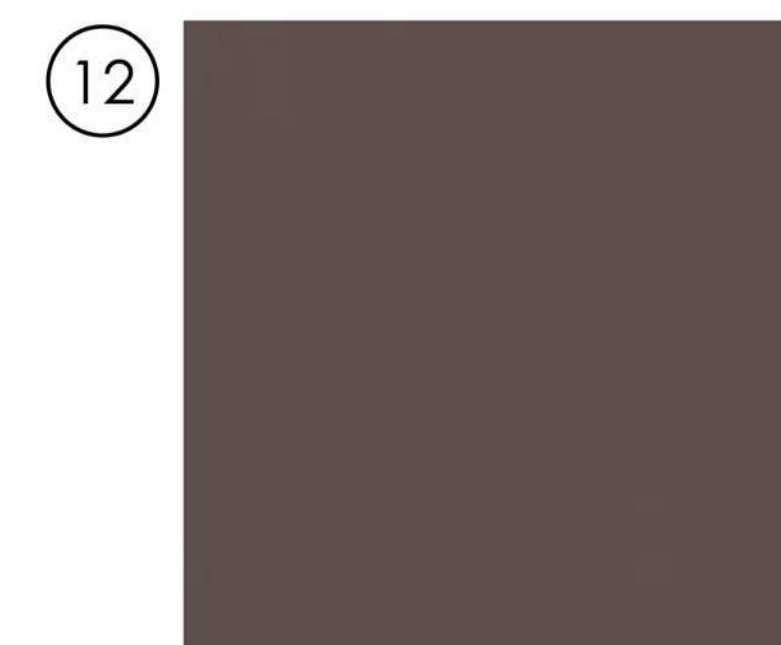
Windows

Milgard Vinyl
Black



Wood Posts

Olympic
Timberline
Semi Transparent Stain



Metal Railings

Match Dunn Edwards:
Nomad DET697