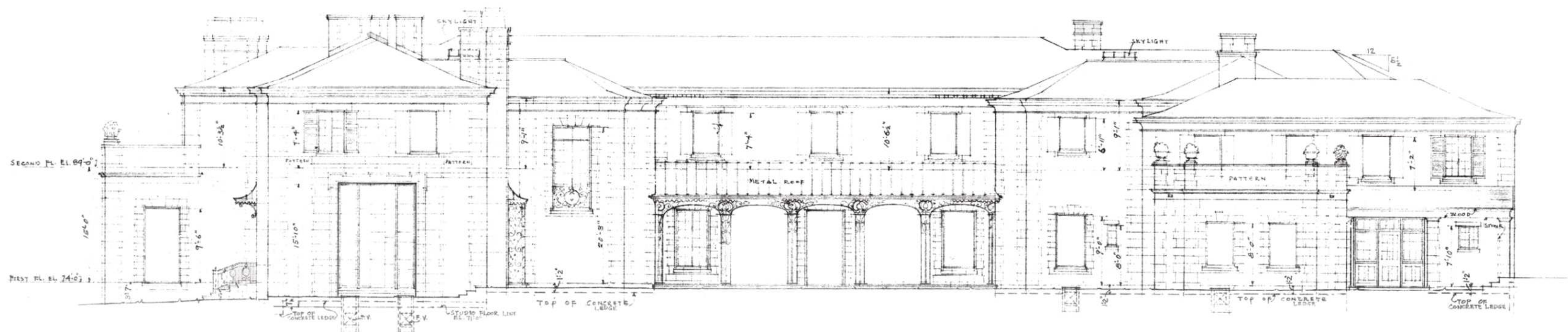


Bellosguardo

FOUNDATION

Bellosguardo Estate
Santa Barbara



1. A Conditional Use Permit to allow a quasi public use in a PUD 3.0 Zone (SBMC Chapter 28.94); and

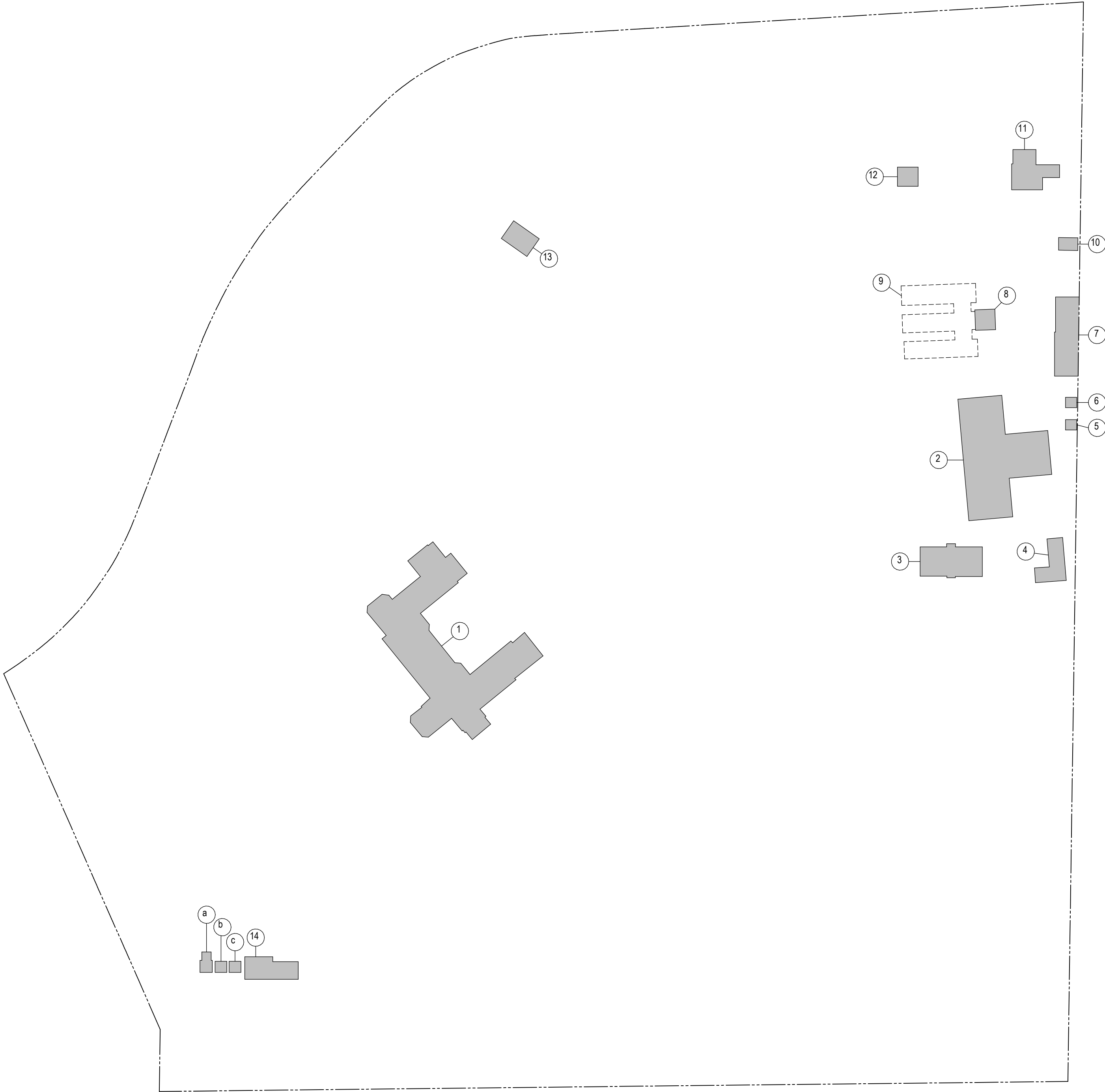
2. A Coastal Development Permit to allow a change of use in the Appealable Jurisdiction of the City's Coastal Zone (SMBC §28.44.060)."

SHEET INDEX:

	COVER SHEET
A1.01	SITE PLAN - WITH SANTA BARBARA PRT INFO
A1.01.1	SITE MAP
C0.01	PARKING PLAN COMPOSITE VIEW
C1.00	PARKING PLAN ENLARGEMENTS
C1.01	PARKING PLAN ENLARGEMENTS
A1.02	ENLARGED SITE PLAN @ MAIN HOUSE
A1.02.1	ENLARGED SITE PLAN @ REAR COURTYARD
A1.02.2	ENLARGED SITE PLAN @ PARKING LOT # 2 & 3
A1.03	LIFE SAFETY PLAN DRAWINGS
A1.04	CODE ANALYSIS FOR PLUMBING FIXTURE COUNTS - FOR REFERENCE ONLY
A1.05	SURVEY INFO BY MBS (OWNER CONSULTANT)
A1.06	SURVEY INFO BY MBS (OWNER'S CONSULTANT)
A1.07	NOT USED
A1.08	NOT USED
A1.08B	PARKING PHOTOS FOR HLC SUBMITTAL
A1.08C	PARKING PHOTOS FOR HLC SUBMITTAL
A1.09	NOT USED
A1.10	NOT USED
A1.11	CUT SHEETS FOR PAINT & RAMPS
A1.12	TRASH ENCLOSURE & BIKE LOT # 8 SKETCH/PHOTOS
A1.13	NOT USED
A1.14	VALET PARKING LAYOUTS

ZGF

11/4/2021 10:16:25 AM



EXISTING BLDGS.

- 1 MAIN RESIDENCE
- 2 CARRIAGE HOUSE/BARN
- 3 LATH GREEN HOUSE
- 4 STORAGE BLDG.
- 5 STORAGE BLDG.
- 6 STORAGE BLDG.
- 7 EQUIPMENT STORAGE BLDG.
- 8 STORAGE BLDG.
- 9 GLASS GREEN HOUSE (IN DISREPAIR, NO ADMITANCE)
- 10 STORAGE BLDG.
- 11 CARETAKER/MANAGER'S RESIDENCE
- 12 CARETAKER/MANAGER'S GARAGE
- 13 ANDREE'S COTTAGE
- 14 BEACH HOUSE/CABAÑAS
- 14a CABAÑA
- 14b CABAÑA
- 14c CABAÑA

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CIVIL

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T 213-418-0201

PARKING

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100 NORTH HOPE AVE, SUITE 4
SANTA BARBARA, CA 93110
T 805-687-4418

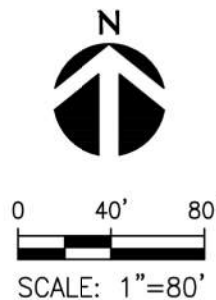
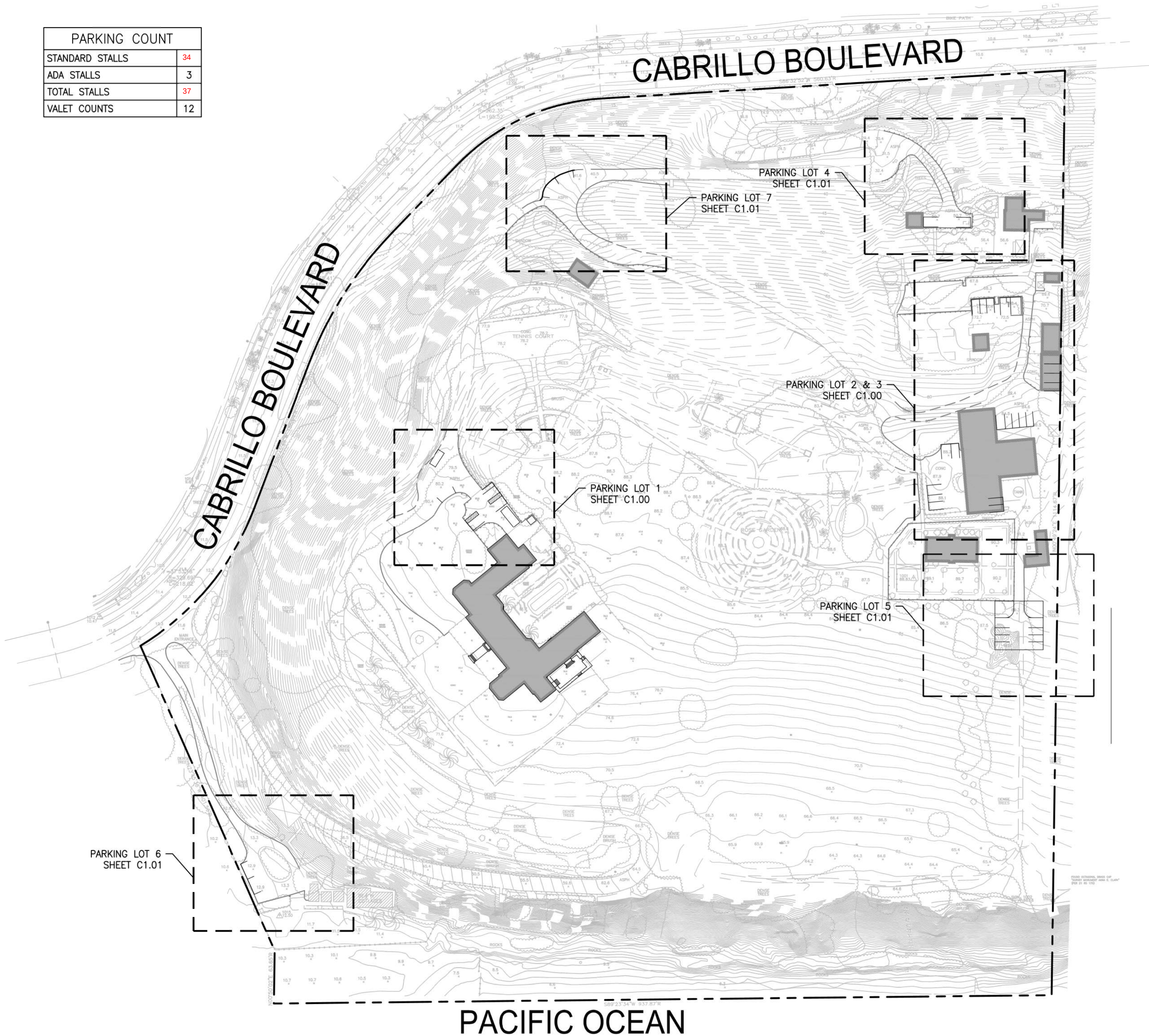
SURVEYOR

MBS LAND SURVEYS
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
T 805-594-1960

Revisions

P:\2018\1800731 Bellosguardo Feasibility Study\DWG\SHEET\1800731-C0.01GP.dwg, May 18, 2021 - 10:04am

PARKING COUNT	
STANDARD STALLS	34
ADA STALLS	3
TOTAL STALLS	37
VALET COUNTS	12



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STAMP

REVISIONS		
DATE		ISSUED FOR

DATE	12.04.2020
PROJECT NUMBER	1800731
DESIGNED BY	EP
DRAWN BY	CP
CHECKED BY	JG
SCALE	AS SPECIFIED

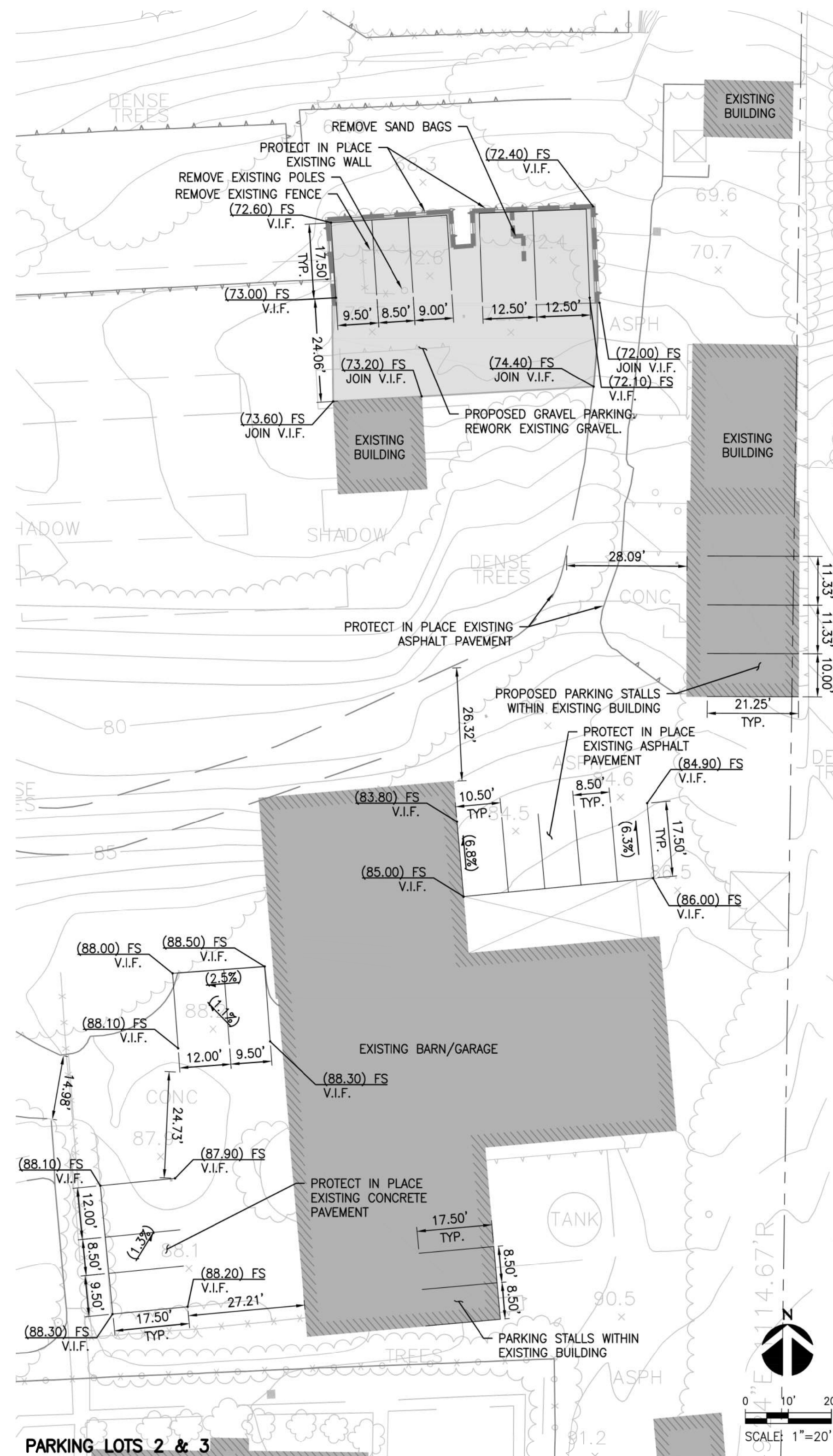
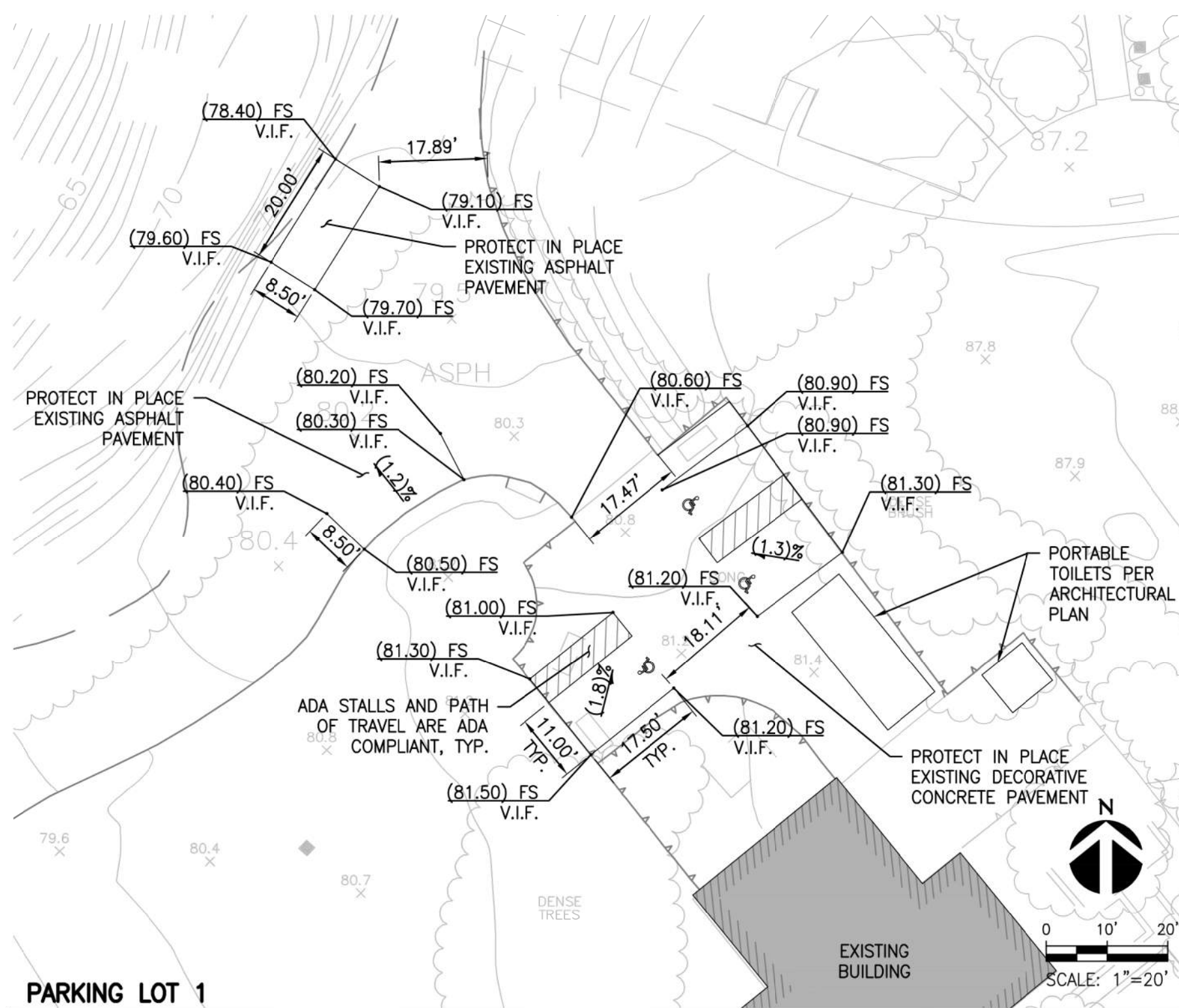
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BELLOSGUARDO

1407 E CABRILLO BLVD
SANTA BARBARA, CA

DRAWING TITLE
**PARKING PLAN
COMPOSITE VIEW**

SHEET NUMBER (EXHIBIT NUMBER)

C0.01



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DATE	12.04.2020
PROJECT NUMBER	1800731
DESIGNED BY	EP
DRAWN BY	CP
CHECKED BY	JG
SCALE	AS SPECIFIED

SCALE AS SPECIFIED

PROJECT DESCRIPTION

BELLOSGUARDO

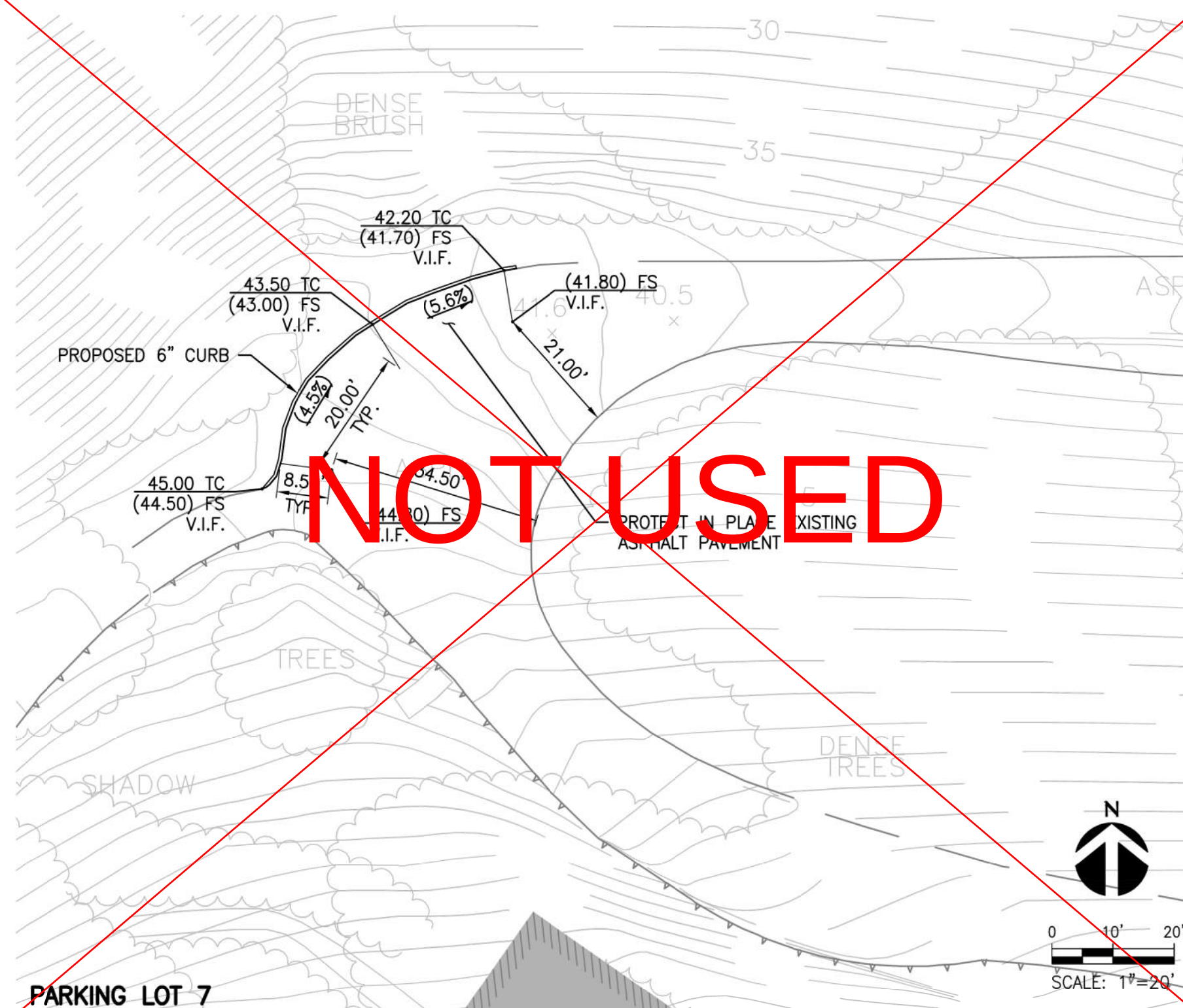
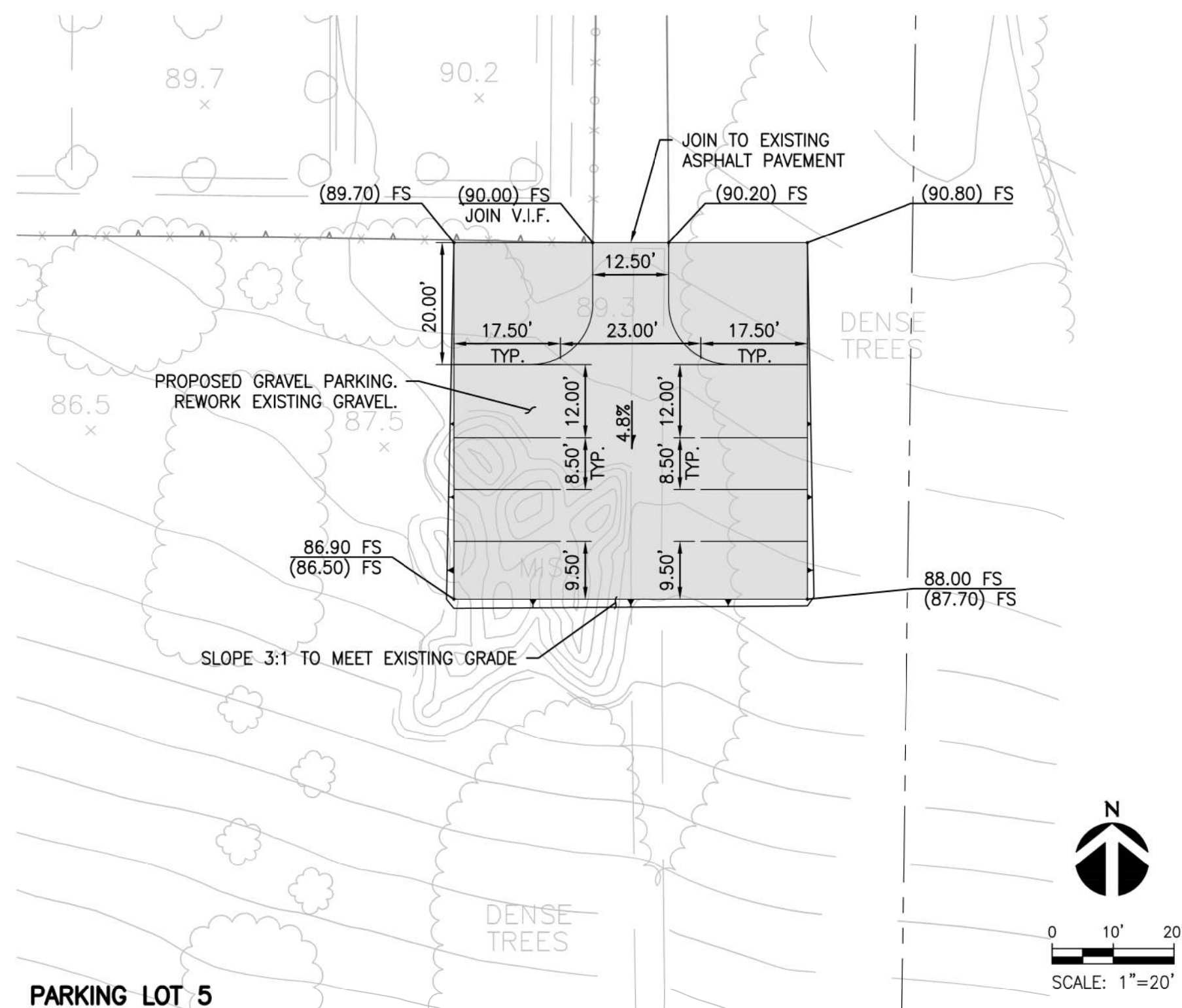
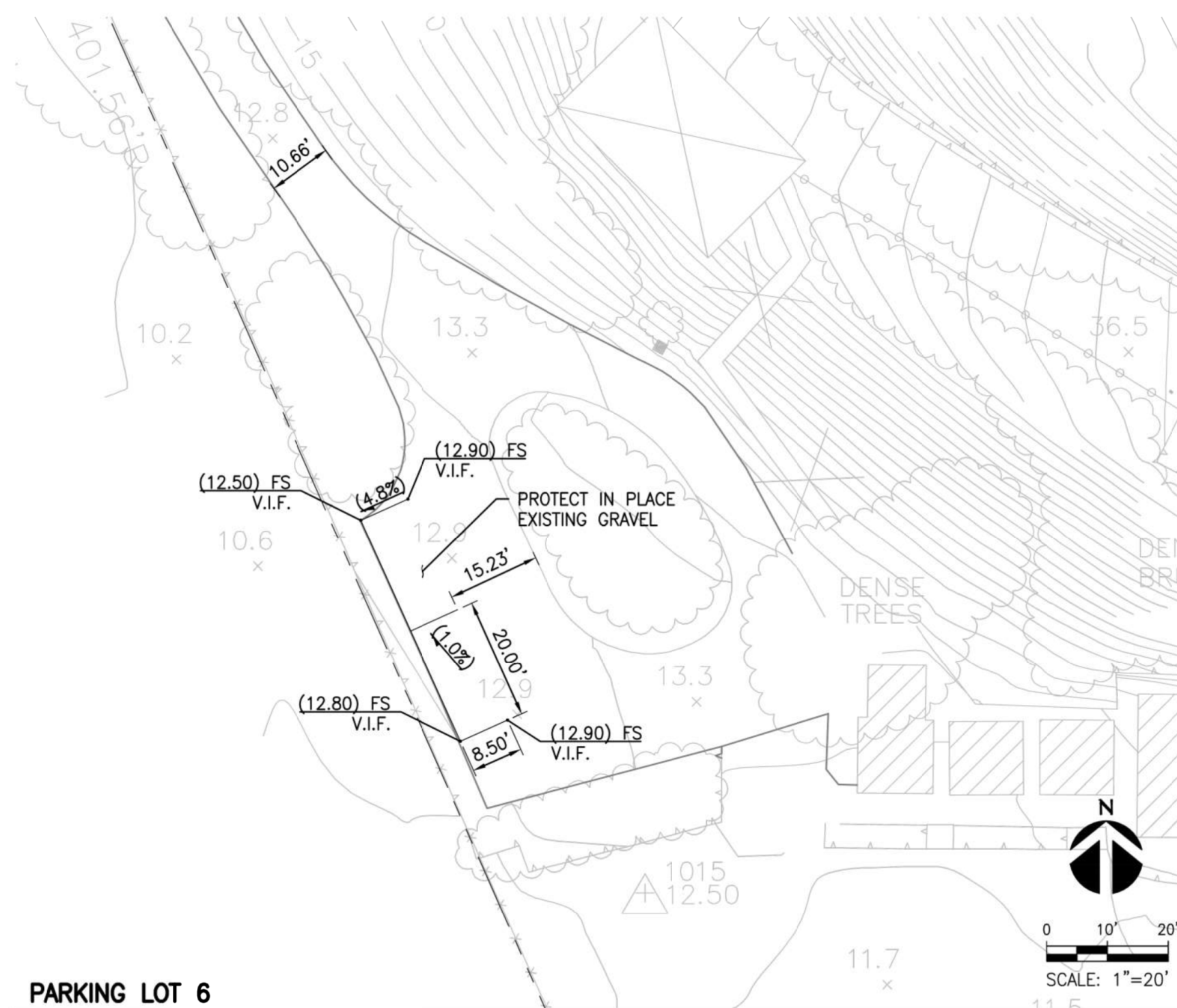
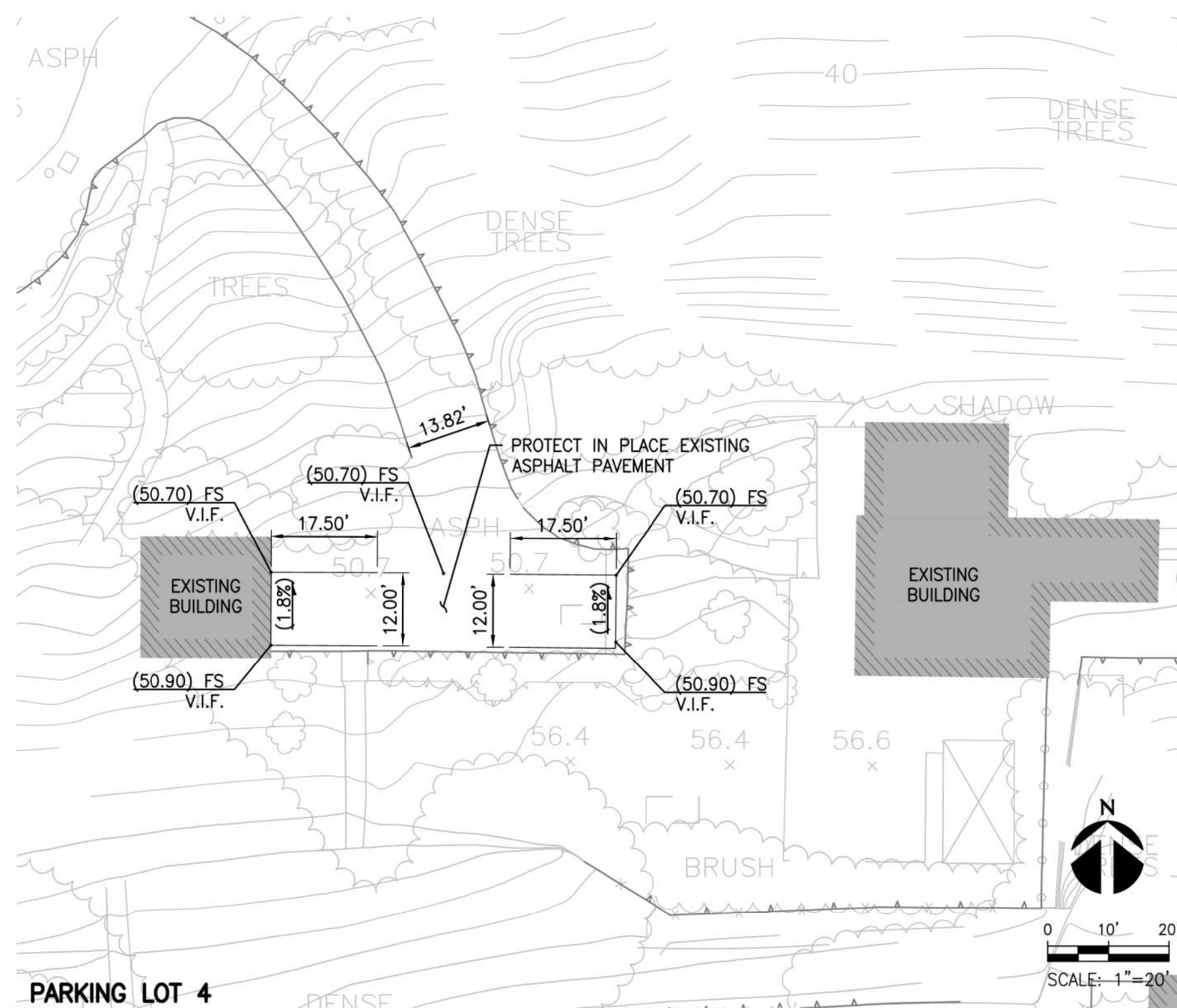
1407 E CABRILLO BLVD
SANTA BARBARA, CA

DRAWING TITLE

**PARKING PLAN
ENLARGEMENTS**

SHEET NUMBER (EXHIBIT NUMBER)

C1.00



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DATE	12.04.2020
PROJECT NUMBER	1800731
DESIGNED BY	EP
DRAWN BY	CP
CHECKED BY	JG
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

BELLOSGUARDO

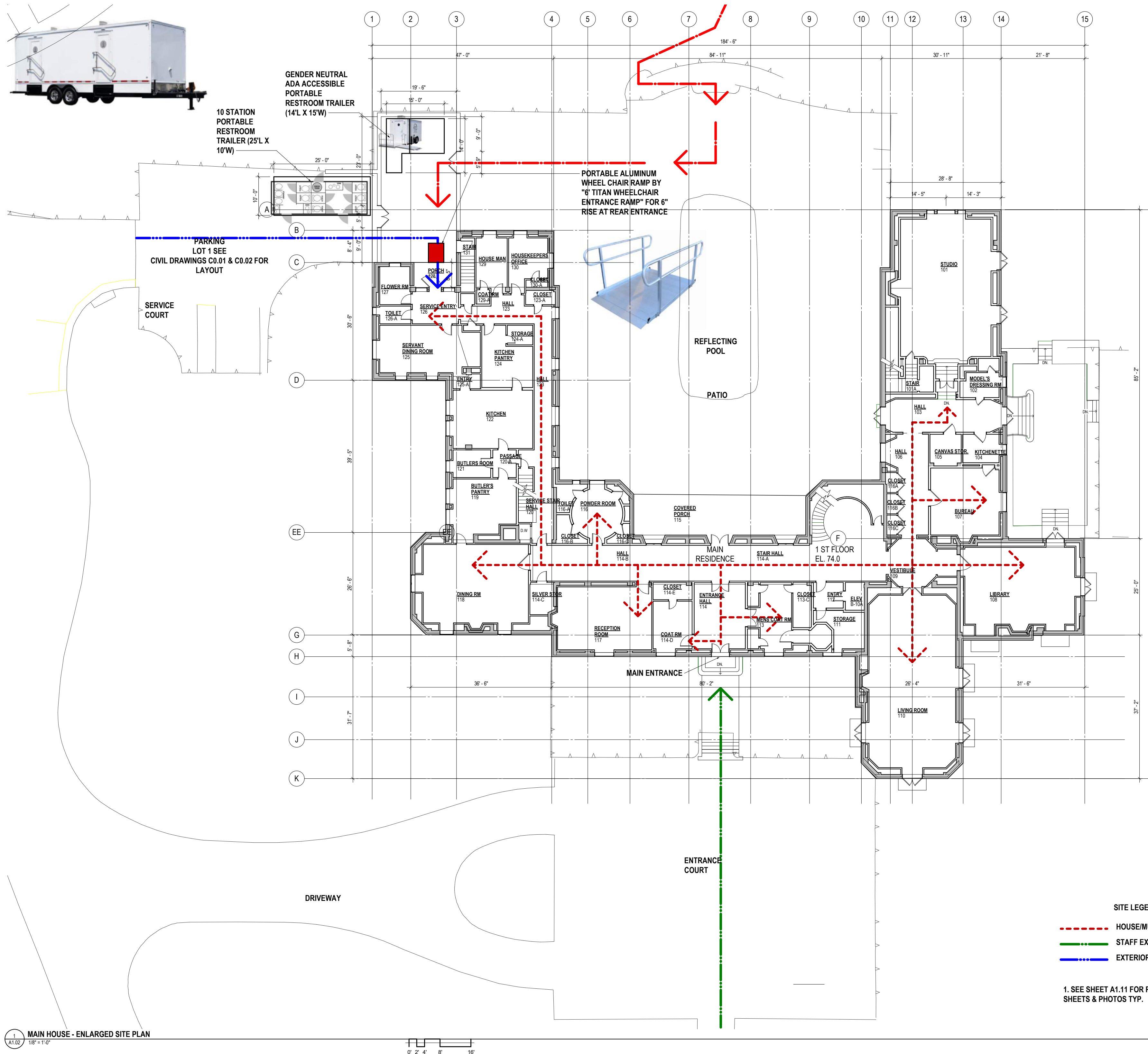
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SANTA BARBARA, CA

DRAWING TITLE

PARKING PLAN
ENLARGEMENTS

SHEET NUMBER (EXHIBIT NUMBER)

C1.01



- SITE LEGEND**
- HOUSE/MUSEUM TOUR ROUTE
 - STAFF EXTERIOR ACCESSIBLE PATH OF TRAVEL
 - EXTERIOR ACCESSIBLE PATH OF TRAVEL

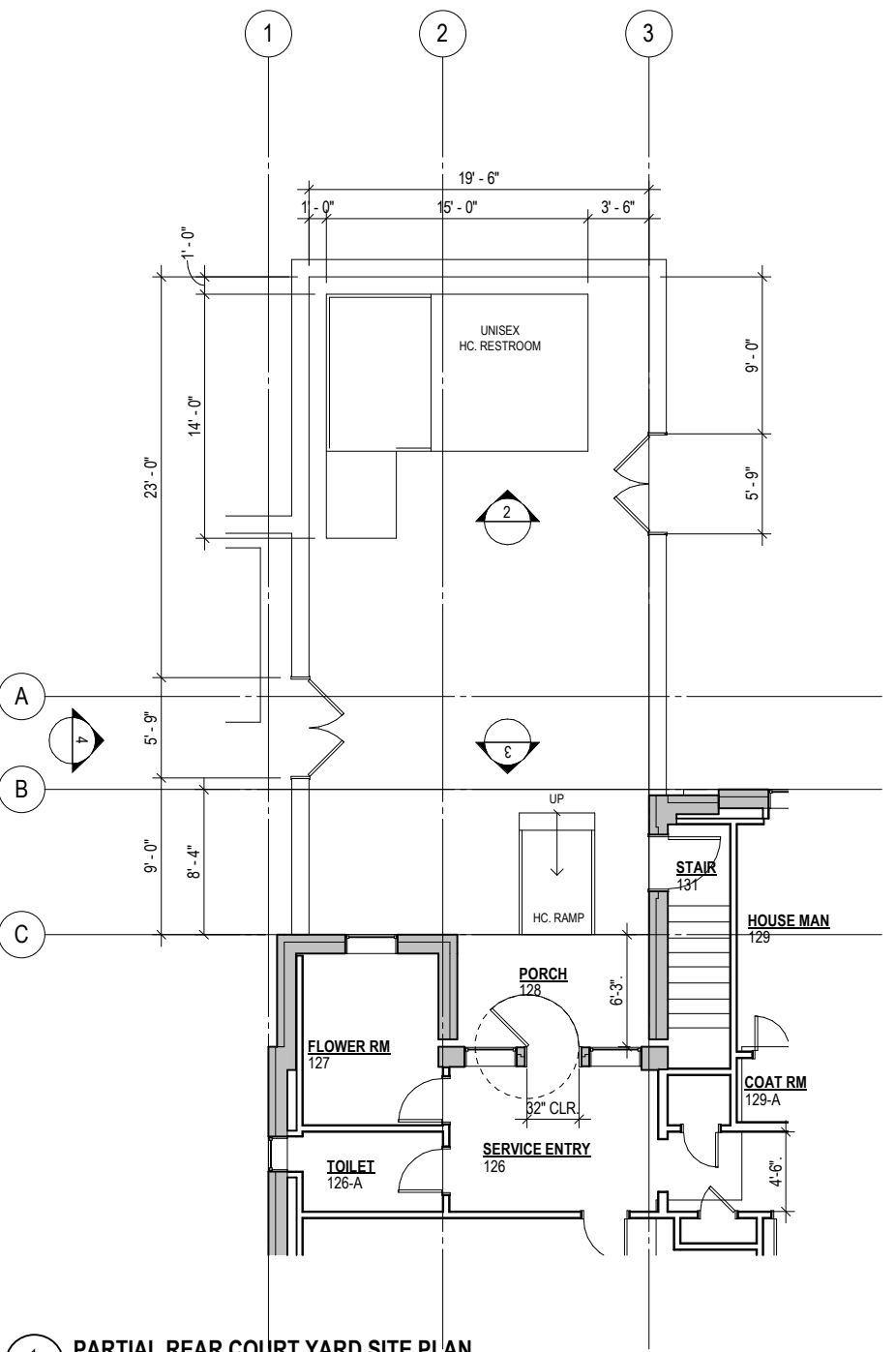
1. SEE SHEET A1.11 FOR RAMP & PAINT CUT SHEETS & PHOTOS TYP.



5 GENDER NEUTRAL ADA ACCESSIBLE PORTABLE RESTROOM TRAILER
A1.02R1 N.T.S



3 PHOTO
A1.02R1 N.T.S



1 PARTIAL REAR COURT YARD SITE PLAN
A1.021 3/16" = 1'-0"

MENU

SEARCH

Wheelchair Ramps / Access Ramps

6' Aluminum Wheelchair Entry Ramp With Handrails | 48" Wide

Item No. 32321

Quantity 1

View Manual

Availability: In Stock

FREE SHIPPING

\$605.64

\$545.08

ADD TO CART

Description

The Titan Ramps® 48" Wide 6' Long Aluminum Wheelchair Entry Ramp With Handrails is the perfect solution for a semi-permanent access ramp to go home or commercial business. These ramps are carefully designed using corrosion-resistant aluminum for years of maintenance-free use, making th entry ramps an excellent investment. The 48" wide design complies with the Massachusetts and California Building Code. The ramps feature a slip re surface which is ideal for wheelchairs, scooters, walkers, canes, and crutches. The full-length handrails aid users as they walk the ramp. These solid r also have a tip-up transition plate, allowing the transfer from the ramp to the raised surface effortless. The 6' ramp should be used on surfaces no m than 6" high to comply with Americans with Disabilities Act (ADA). The bottom flexible transition lip allows for an easy ramp to ground transfer. Thare handrails in the usable ramp area, avoiding any tripping hazard. This listing is for the 48" wide, 6' long ramp with full-length handrails.

HEAVY DUTY ALUMINUM DESIGN: The 7' long ramp is constructed from heavy duty aluminum, making it durable and lightweight. The corrosion r aluminum will keep the ramp looking and performing like new for years to come, with little to no maintenance.

4 PHOTO
A1.02R1 N.T.S

2 PHOTO
A1.02R1 N.T.S

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T 805-594-1960

Revisions

Bellosguardo
FOUNDATION

1407 E CABRILLO BLVD.
SANTA BARBARA, CA

Drawing Title

ENLARGED SITE
PLAN @ REAR
COURTYARD

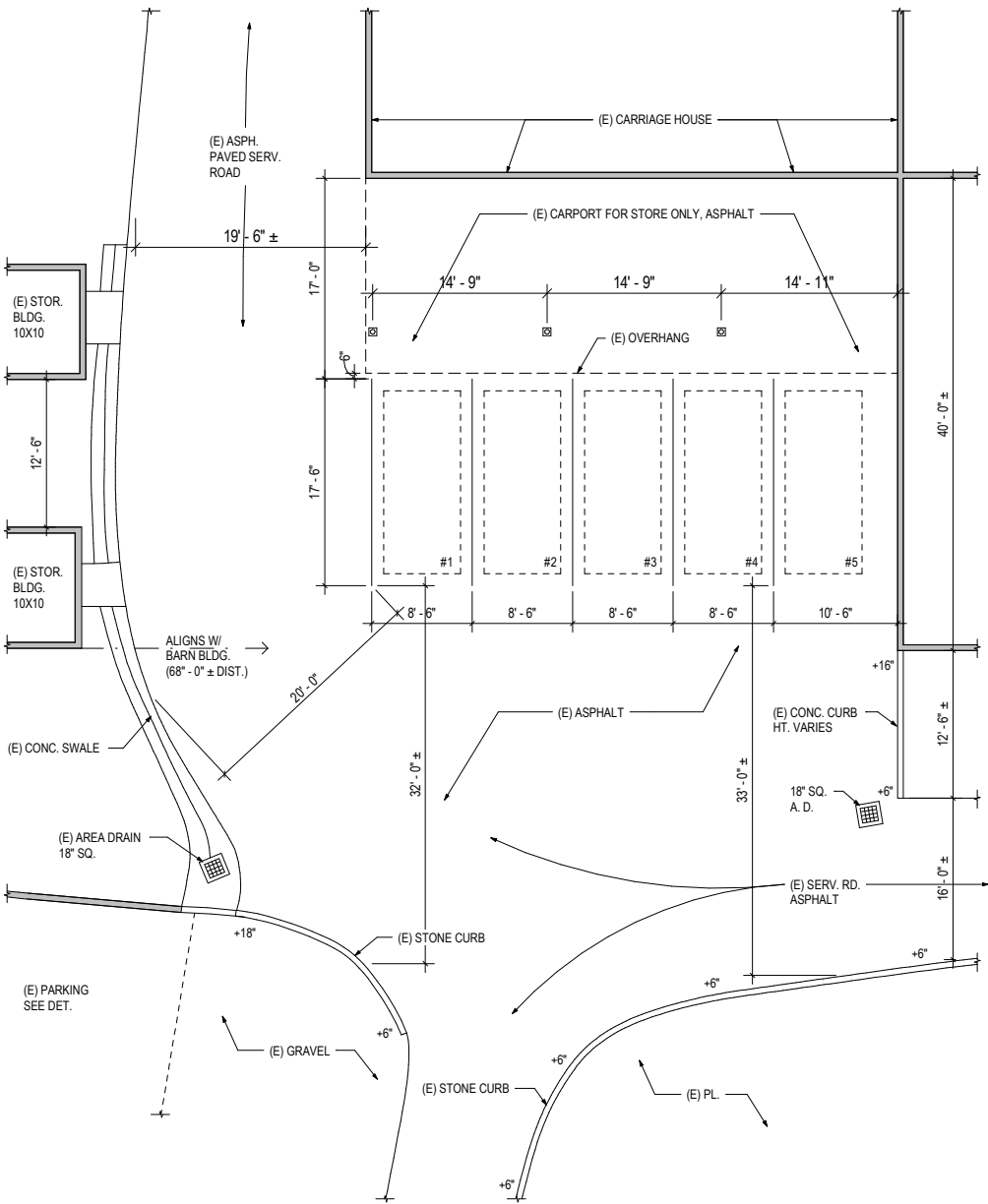
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Drawn By: Author
Checked By: Checker

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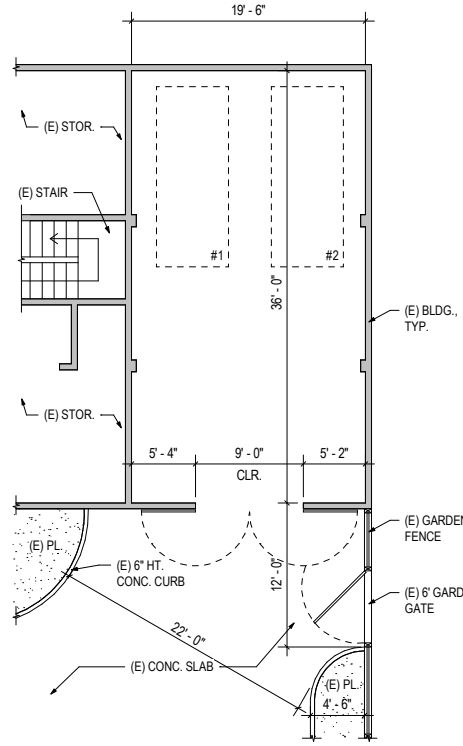
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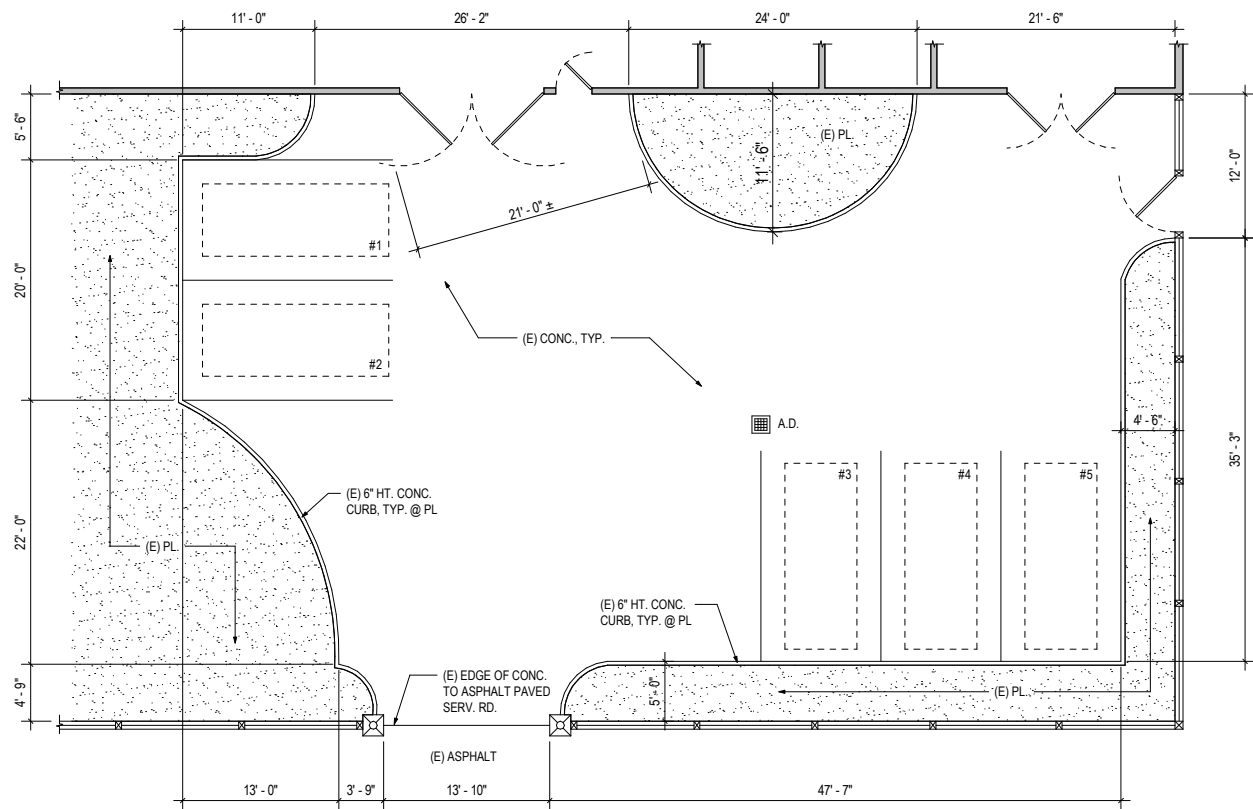
6 RAMP - CUT SHEET
A1.02R1 N.T.S



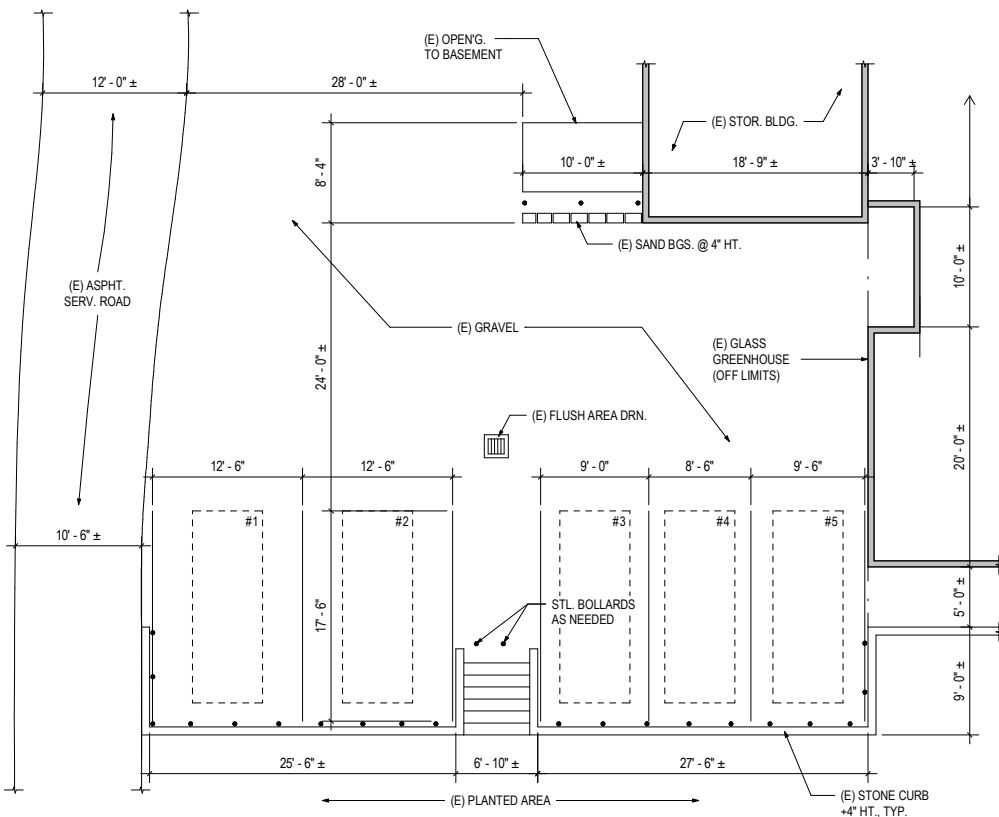
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A1.02.2 1/8" = 1'-0"



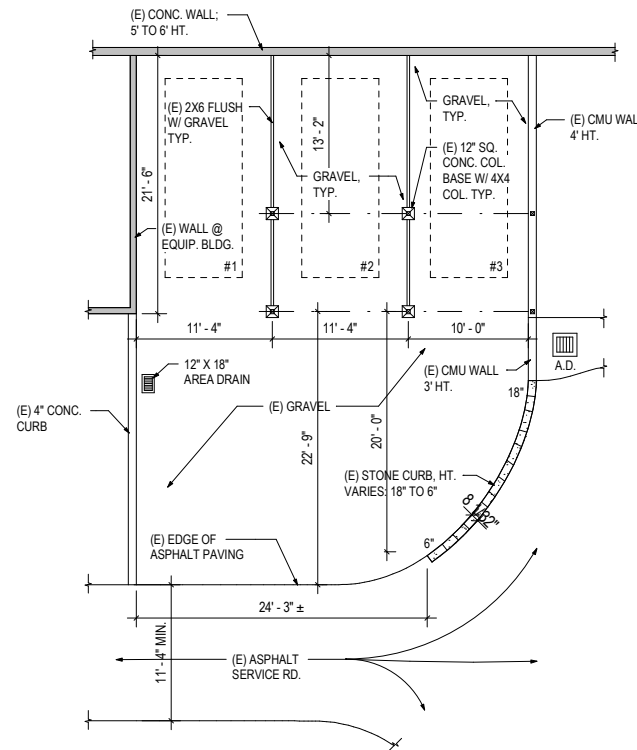
2 Parking Lot 2B
A1.02.2 1/8" = 1'-0"



3 Parking Lot 2C
A1.02.2 1/8" = 1'-0"



4 Parking Lot 3A
A1.02.2 1/8" = 1'-0"

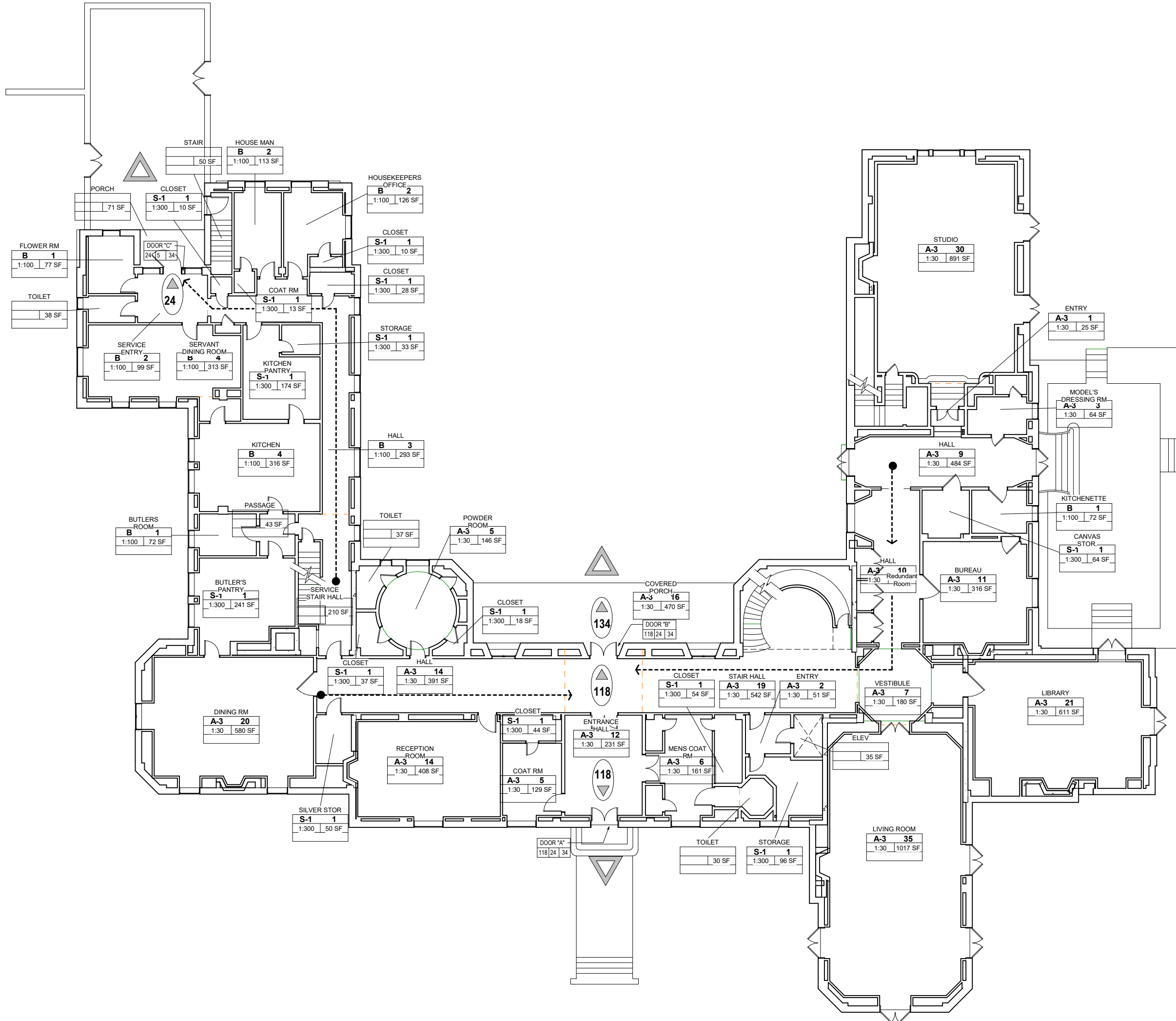
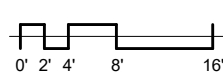


5 Parking Lot 3B
A1.02.2 1/8" = 1'-0"

1
A1.03

FLOOR PLAN - LEVEL 1 - LIFE SAFETY

1/8" = 1'-0"



1

LIFE SAFETY CALCULATIONS

LIFE SAFETY - LEVEL 1					
NUMBER	ROOM NAME	Area	Occupant Load	Occupant Load Factor	Occupancy Group
101	STUDIO	891 SF	30	30	A-3
101A	STAIR	132 SF	0	1	
102	MODEL'S DRESSING RM	64 SF	3	30	A-3
103	HALL	484 SF	9	30	A-3
103-A	ENTRY	25 SF	1	30	A-3
103B	STAIR	Not Placed	0	1	
104	KITCHENETTE	72 SF	1	100	B
105	CANVAS STOR.	64 SF	1	300	S-1
106	HALL	Redundant Room	10	30	A-3
107	BUREAU	316 SF	11	30	A-3
108	LIBRARY	611 SF	21	30	A-3
109	VESTIBULE	180 SF	7	30	A-3
110	LIVING ROOM	1017 SF	35	30	A-3
111	STORAGE	96 SF	1	300	S-1
112	ENTRY	51 SF	2	30	A-3
112-A	ELEV	35 SF	0	1	
113	MENS COAT RM	161 SF	6	30	A-3
113-A	TOILET	30 SF	0	1	
113-B	CLOSET	15 SF	1	300	S-1
113-C	CLOSET	54 SF	1	300	S-1
113-D	CLOSET	17 SF	1	300	S-1
114	ENTRANCE HALL	231 SF	12	30	A-3
114-A	STAIR HALL	542 SF	19	30	A-3
114-B	HALL	391 SF	14	30	A-3
114-C	SILVER STOR	50 SF	1	300	S-1
114-D	COAT RM	129 SF	5	30	A-3
114-E	CLOSET	44 SF	1	300	S-1
115	COVERED PORCH	470 SF	16	30	A-3
116	POWDER ROOM	146 SF	5	30	A-3
116-A	TOILET	37 SF	0	1	
116-B	CLOSET	37 SF	1	300	S-1
116-C	CLOSET	18 SF	1	300	S-1
116A	CLOSET	9 SF			
116B	CLOSET	13 SF			
117	RECEPTION ROOM	408 SF	14	30	A-3
118	DINING RM	580 SF	20	30	A-3
119	BUTLER'S PANTRY	241 SF	1	300	S-1
120	SERVICE STAIR HALL	210 SF	0	1	
120-A	PASSAGE	43 SF	0	1	
121	BUTLER'S ROOM	72 SF	1	100	B
122	KITCHEN	316 SF	4	100	B
123	HALL	293 SF	3	100	B
123-A	CLOSET	28 SF	1	300	S-1
123-C	CLOSET	10 SF	1	300	S-1
124	KITCHEN PANTRY	174 SF	1	300	S-1
124-A	STORAGE	33 SF	1	300	S-1
125	SERVANT DINING ROOM	313 SF	4	100	B
125-A	ENTRY	28 SF	0	1	
126	SERVICE ENTRY	99 SF	2	100	B
126-A	TOILET	38 SF	0	1	
127	FLOWER RM	77 SF	1	100	B
128	PORCH	71 SF	0	1	
129	HOUSE MAN	113 SF	2	100	B
129-A	COAT RM	13 SF	1	300	S-1
130	HOUSEKEEPERS OFFICE	126 SF	2	100	B
130-A	CLOSET	10 SF	1	300	S-1
131	STAIR	50 SF	0	1	
		9795 SF	276		

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T 805-594-1960

Revisions

1407 E CABRILLO BLVD.
SANTA BARBARA, CA

Drawing Title

LIFE SAFETY
PLAN, FIRST
FLOOR

Date: 2021.11.04
Job No: L24437 bell
Drawn By: Author
Checked By: Checker

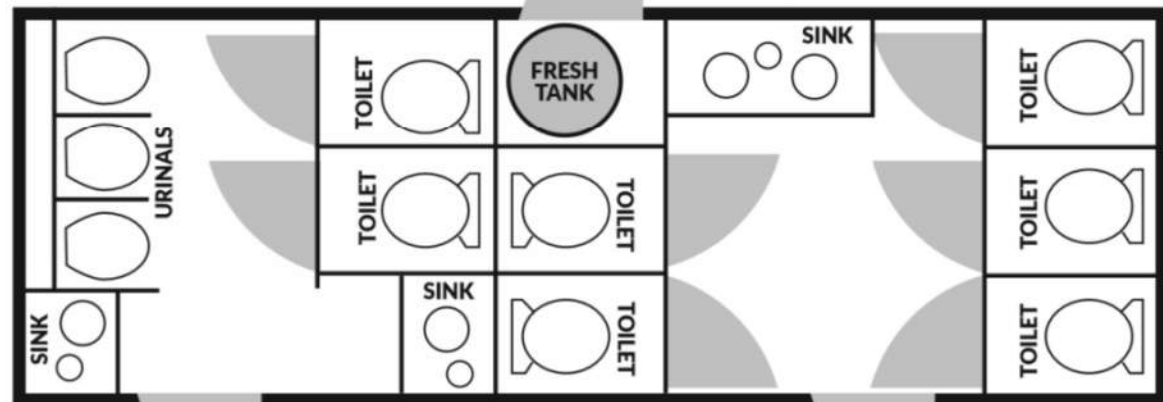
Drawing No.

1 FLOOR PLAN - LEVEL 1 - PLUMBING FIXTURE COUNTS
A1.04 1/8" = 1'-0"



MAIN FEATURES INCLUDE:
14 FT L (INCLUDES THE TONGUE) X 15 FT W (INCLUDES THE RAMP)
105 GALLON FRESH WATER TANK
150 GALLON WASTE TANK
HIGH CLEARANCE PREFORMED SINK (ADA COMPLIANT)
SELF CLOSING FAUCET WITH FRONT PUSH OPERATION
FLUSHING (ADA COMPLIANT)
WWW.LUXURYFLUSH.COM

6 LUXURY FLUSH - 10 STATION PORTABLE RESTROOM TRAILER



MAIN FEATURES INCLUDE:
25 FT L (INCLUDES THE TONGUE) X 10 FT W (INCLUDES THE STAIRS)
320 GALLON FRESH WATER TANK
750 GALLON WASTE TANK
5 WOMEN'S STALLS WITH 2 SINGLE SINK VANITIES
3 FLUSHING URINALS AND 2 MEN'S STALLS WITH 2 SINGLE SINK VANITIES
WWW.LUXURYFLUSH.COM

5 CPC TABLE 422.1 MINIMUM PLUMBING FACILITIES

PLUMBING FIXTURES AND FIXTURE FITTINGS									
TABLE 422.1 MINIMUM PLUMBING FACILITIES ¹									
Each building shall be provided with sanitary facilities, including provisions for persons with disabilities as prescribed by the Department Having Jurisdiction. Table 422.1 applies to new buildings, additions to a building, and changes of occupancy or type in an existing building resulting in increased occupant load.									
For occupancies for persons with disabilities, Chapter 11A or 11B of the California Building Code shall be used.									
The total occupant load shall be determined in accordance with the (BSC, BSA-SS & BSA-SSCC) Occupant Load Table A.									
Exceptions: (1) BSCP A-AC & BSCP D-1 For applications listed in Sections 1.8.2.2 and 1.8.2.3 regulated by the Department of Housing and Community Development, each building shall be provided with sanitary facilities, including provisions for persons with disabilities as prescribed by the Department. Concomitantly building required to be accessible to persons with disabilities shall comply with California Code of Regulations, Title 24, Part 2, Chapter 11A. Permanent buildings in multi-use parks and special occupancy parks required to be accessible by persons with disabilities, shall comply with California Code of Regulations, Title 24, Part 2, Chapter 11B. (2) BSCP B-1 For limited density owner-built rural dwelling sanitary facilities, the type, design and number of facilities as required and approved by the local health official shall be provided to the dwelling site. It shall not be required that such facilities be adjacent to the dwelling.									
TYPE OF OCCUPANCY ²	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	WATER CLOSETS (FIXTURES PER PERSON)	URINALS (FIXTURES PER PERSON)	OTHER
A-1 Assembly occupancy (fixed or permanent seating) - theaters, concert halls and auditoriums	Male: 1: 1-100 2: 201-100 3: 201-100 4: 201-100 5: 201-100 6: 201-100 7: 201-100 8: 201-100 9: 201-100 10: 201-100 11: 201-100 12: 201-100 13: 201-100 14: 201-100 15: 201-100 16: 201-100 17: 201-100 18: 201-100 19: 201-100 20: 201-100 21: 201-100 22: 201-100 23: 201-100 24: 201-100 25: 201-100 26: 201-100 27: 201-100 28: 201-100 29: 201-100 30: 201-100 31: 201-100 32: 201-100 33: 201-100 34: 201-100 35: 201-100 36: 201-100 37: 201-100 38: 201-100 39: 201-100 40: 201-100 41: 201-100 42: 201-100 43: 201-100 44: 201-100 45: 201-100 46: 201-100 47: 201-100 48: 201-100 49: 201-100 50: 201-100 51: 201-100 52: 201-100 53: 201-100 54: 201-100 55: 201-100 56: 201-100 57: 201-100 58: 201-100 59: 201-100 60: 201-100 61: 201-100 62: 201-100 63: 201-100 64: 201-100 65: 201-100 66: 201-100 67: 201-100 68: 201-100 69: 201-100 70: 201-100 71: 201-100 72: 201-100 73: 201-100 74: 201-100 75: 201-100 76: 201-100 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201-100 156: 201-100 157: 201-100 158: 201-100 159: 201-100 160: 201-100 161: 201-100 162: 201-100 163: 201-100 164: 201-100 165: 201-100 166: 201-100 167: 201-100 168: 201-100 169: 201-100 170: 201-100 171: 201-100 172: 201-100 173: 201-100 174: 201-100 175: 201-100 176: 201-100 177: 201-100 178: 201-100 179: 201-100 180: 201-100 181: 201-100 182: 201-100 183: 201-100 184: 201-100 185: 201-100 186: 201-100 187: 201-100 188: 201-100 189: 201-100 190: 201-100 191: 201-100 192: 201-100 193: 201-100 194: 201-100 195: 201-100 196: 201-100 197: 201-100 198: 201-100 199: 201-100 200: 201-100 201: 201-100 202: 201-100 203: 201-100 204: 201-100 205: 201-100 206: 201-100 207: 201-100 208: 201-100 209: 201-100 210: 201-100 211: 201-100 212: 201-100 213: 201-100 214: 201-100 215: 201-100 216: 201-100 217: 201-100 218: 201-100 219: 201-100 220: 201-100 221: 201-100 222: 201-100 223: 201-100 224: 201-100 225: 201-100 226: 201-100 227: 201-100 228: 201-100 229: 201-100 230: 201-100 231: 201-100 232: 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201-100 618: 201-100 619: 201-100 620: 201-100 621: 201-100 622: 201-100 623: 201-100 624: 201-100 625: 201-100 626: 201-100 627: 201-100 628: 201-100 629: 201-100 630: 201-100 631: 201-100 632: 201-100 633: 201-100 634: 201-100 635: 201-100 636: 201-100 637: 201-100 638: 201-100 639: 201-100 640: 201-100 641: 201-100 642: 201-100 643: 201-100 644: 201-100 645: 201-100 646: 201-100 647: 201-100 648: 201-100 649: 201-100 650: 201-100 651: 201-100 652: 201-100 653: 201-100 654: 201-100 655: 201-100 656: 201-100 657: 201-100 658: 201-100 659: 201-100 660: 201-100 661: 201-100 662: 201-100 663: 201-100 664: 201-100 665: 201-100 666: 201-100 667: 201-100 668: 201-100 669: 201-100 670: 201-100 671: 201-100 672: 201-100 673: 201-100 674: 201-100 675: 201-100 676: 201-100 677: 201-100 678: 201-100 679: 201-100 680: 201-100 681: 201-100 682: 201-100 683: 201-100 684: 201-100 685: 201-100 686: 201-100 687: 201-100 688: 201-100 689: 201-100 690: 201-100 691: 201-100 692: 201-100 693: 201-100 694: 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201-100 772: 201-100 773: 201-100 774: 201-100 775: 201-100 776: 201-100 777: 201-100 778: 201-100 779: 201-100 780: 201-100 781: 201-100 782: 201-100 783: 201-100 784: 201-100 785: 201-100 786: 201-100 787: 201-100 788: 201-100 789: 201-100 790: 201-100 791: 201-100 792: 201-100 793: 201-100 794: 201-100 795: 201-100 796: 201-100 797: 201-100 798: 201-100 799: 201-100 800: 201-100 801: 201-100 802: 201-100 803: 201-100 804: 201-100 805: 201-100 806: 201-100 807: 201-100 808: 201-100 809: 201-100 810: 201-100 811: 201-100 812: 201-100 813: 201-100 814: 201-100 815: 201-100 816: 201-100 817: 201-100 818: 201-100 819: 201-100 820: 201-100 821: 201-100 822: 201-100 823: 201-100 824: 201-100 825: 201-100 826: 201-100 827: 201-100 828: 201-100 829: 201-100 830: 201-100 831: 201-100 832: 201-100 833: 201-100 834: 201-100 835: 201-100 836: 201-100 837: 201-100 838: 201-100 839: 201-100 840: 201-100 841: 201-100 842: 201-100 843: 201-100 844: 201-100 845: 201-100 846: 201-100 847: 201-100 848: 201-10								



VICINITY MAP

SYMBOL LEGEND:

—	FENCE LINE	—	RETAINING WALL
—S—	SEWER MAIN	—	PG&E BOX
—W—	WATER MAIN	—	GAS METER
—G—	GAS MAIN	—	TELEPHONE BOX
—E—	ELEC/TELEPHONE/CABLE	—	SIGNAL BOX
—O—	OVERHEAD ELECTRIC	—	CABLE T.V. BOX
—	DROP INLET AT CURB	—	ELECTRIC BOX
—	DROP INLET	—	TELEPHONE MANHOLE
—	STORM DRAIN MANHOLE	—	STREET LIGHT
—	FIRE HYDRANT	—	JOINT POLE
—	WATER WELL	—	POWER POLE
—	WATER VALVE	—	GUT WIRE
—	WATER METER		
—	SEWER MANHOLE		
—	SEWER CLEANOUT		

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BUD	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COR	CORNER	RB	REBAR
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CMP	CONCRETE METAL PIPE	R10	CANOPY RADIUS
CMU	CONCRETE MASONRY UNITS	SD	STORM DRAIN
CWN	CROWN OF STREET	SL	POINT ON SLOPE
DI	DROP INLET	SS	STAIRS
EG	EXISTING GRADE	STR	STEP
EP	EDGE OF PAVEMENT	STR	STAIRS
FD	FOUND	TOP	TOP OF SLOPE
FL	FLOW LINE	TOE	TOE OF SLOPE
FF	FINISH FLOOR	TW	TOP OF WALL
FW	FACE OF WALL	W	WATER
HSE	HOUSE COR	WL	WALL
GR	GRASS	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON FEBRUARY 3, 2015.



MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

- NO TITLE SEARCH LITER REPORT WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (UGA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY (SEE 225 DEEDS 34 AND 21 RS 173). THE EAST LINE WAS DETERMINED FROM THE FOUND OCTAGONAL BRASS CAP MONUMENT STAMPED "SURVEY MONUMENT - ANNA A. CLARK" AND THE EAST FACE OF THE CONCRETE WALL. THE RIGHT-OF-WAY FOR CABRILLO BOULEVARD WAS DETERMINED FROM FOUND MONUMENTS OFFSET INTO THE BIKE PATH PER CAL TRANS MONUMENTATION MAP BOOK 2 AT PAGE 179. WEST BOUNDARY ADJACENT TO EAST BEACH DETERMINED FROM RECORD COURSES CALCULATED FROM EAST LINE. THIS POSITION FITS WITH THE WEST FACE OF EXISTING WALL.

BASIS OF BEARINGS AND BENCH MARK:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON CITY OF SANTA BARBARA CONTROL MONUMENTS NO. 0028 AND 0027 AS SHOWN ON RECORD OF SURVEY BY PERFIELD & SMITH RECORDED IN BOOK 147 OF RECORDS OF SURVEY AT PAGE 70. THE HORIZONTAL DATUM BEING NAD83 (1983) AND THE VERTICAL DATUM BEING NAVD83 (0028 1978+112.51 6058772.04 14.68 BC IN WELL AT CABRILLO & NINOS DR. 0027 1978500.56 6062203.67 17.67 BC IN WELL AT CABRILLO & CHANNEL DR.

SITE DATA:

ADDRESS: 1407 CABRILLO BOULEVARD, SANTA BARBARA
ASSESSOR'S PARCEL NO. APN 017-383-002
TOTAL AREA 23.48 AC.

TOPOGRAPHIC MAP
"Bellosguardo"

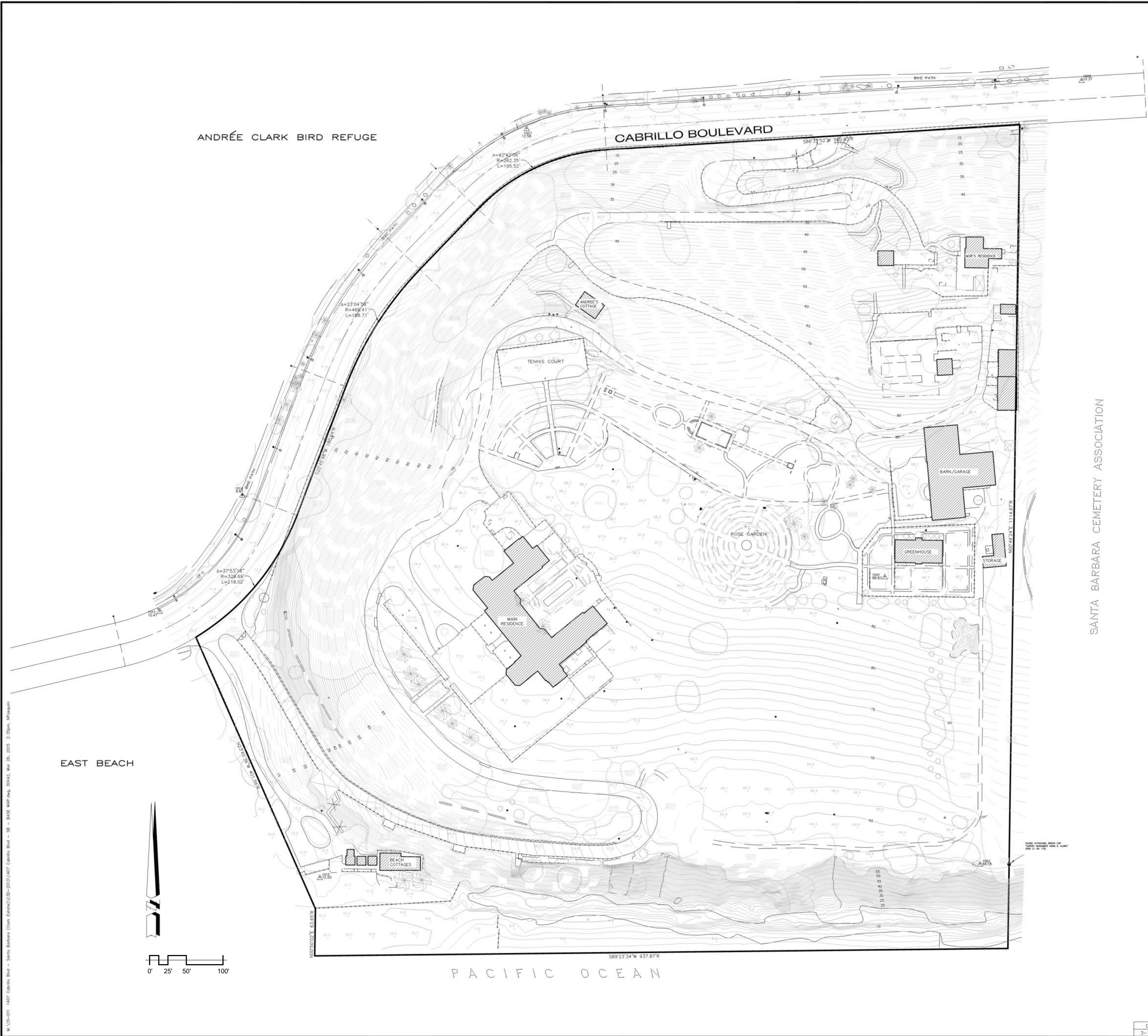
BELLOSGUARDO ESTATE, IN THE CITY OF SANTA BARBARA AS PER MAP NO. 1 AS DESCRIBED IN DEED TO WILLIAM A. CLARK PER BOOK 225 OF DEEDS AT PAGE 94, SANTA BARBARA COUNTY RECORDS.

CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA
AT THE REQUEST OF THE BELLOSGUARDO FOUNDATION

FEBRUARY, 2015 SCALE: 1"=50'

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELOO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960
March 26, 2015 JOB #15-011

DATE	REVISION
3-17-15	ADDED DRIVEWAY AND GARDEN PATHWAYS



SANTA BARBARA CEMETERY ASSOCIATION

Revisions

Bellosguardo
FOUNDATION

1407 E CABRILLO BLVD.
SANTA BARBARA, CA

Drawing Title

SURVEY INFO BY
MBS (OWNER'S
CONSULTANT)

Date: 2021.11.04

Job No: 124437 bell

Drawn By: Nick Awori

Checked By: Nick Awori

Drawing No.

A1.05



ORTHOPHOTO MAP
"Bellosguardo"
BELLOSGUARDO ESTATE IN THE CITY OF SANTA BARBARA AS PER MAP
NO. 1 AS DESCRIBED IN DEED TO WILLIAM A. CLARK PER BOOK 225
OF DEEDS AT PAGE 84, SANTA BARBARA COUNTY RECORDS
CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA
AT THE REQUEST OF THE BELLOSGUARDO FOUNDATION
FEBRUARY, 2015 SCALE: 1"=50'
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
805-594-1960
August 25, 2015 JOB #15-011

SITE DATA:
ADDRESS: 1407 CARRILLO BOULEVARD, SANTA BARBARA
ASSESSOR'S PARCEL NO. APN 017-383-002
TOTAL AREA 53.48 AC



FIGURE 3



PARKING COUNT	
STANDARD STALLS	33
ADA STALLS	3
COMPACT STALLS	3
TOTAL STALLS	39
VALET COUNT ADDS 12 ADDITIONAL	
SEE CIVIL DRAWINGS FOR MORE INFO.	
IS FOR PHOTO REFERENCE ONLY	



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T 213-418-0201

PARKING
ATE
100 NORTH HOPE AVE, SUITE 4
SANTA BARBARA, CA 93110
T 805-687-4418

SURVEYOR
MBS LAND SURVEYS
3563 SUELDO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
T 805-594-1960



FIGURE 4A



FIGURE 4B



FIGURE 1 & 2



FIGURE 5A



FIGURE 5B



FIGURE 2

Bellosguardo
FOUNDATION

1407 E CABRILLO BLVD.
SANTA BARBARA, CA

Drawing Title
**PARKING PHOTOS
FOR HLC
SUBMITTAL**

Date: 2021.11.04
Job No: L24437 bell
Drawn By: Author
Checked By: Checker
Drawing No:

A1.08B



Figure 8



PARKING COUNT

STANDARD STALLS	33
ADA STALLS	3
COMPACT STALLS	3
TOTAL STALLS	39

VALET COUNT ADDS 12 ADDITIONAL

SEE CIVIL DRAWINGS FOR MORE INFO.

IS FOR PHOTO REFERENCE ONLY



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T 805-594-1960



Figure 6



Figure 7

Revisions

Bellosguardo
FOUNDATION

1407 E CABRILLO BLVD.
SANTA BARBARA, CA

Drawing Title

PARKING PHOTOS
FOR HLC
SUBMITTAL

Date: 2021.11.04
Job No: L24437 bell
Drawn By: Author
Checked By: Checker

Drawing No.

A1.08C

RDR Value

243.186.002

Returnable

30-Day

Shewn

Flat Matte

Substrate/Surface Use Type

All Surface

Transparency

Sold

Warranty / Certifications

Manufacturer Warranty

Satisfaction guaranteed for full refund of purchase price

How can we improve our product information? Provide feedback.

Exterior Paint # 2 - Page 5

Add to Cart

15

in stock

at the Bakerfield

Add 15, Bay 107, Test to Me

Check Nearby Stores

Free Delivery on \$45 order

Get it by Thu, Dec 9

Get it tomorrow for as low as \$35.00

Delivery Options

Your Fastest Checkout

Turn on Instant Checkout

Or buy now with

We're unable to ship this item to: AK, GU, HI, PR, VI

Easy returns in store and online

Learn about our return policy

Product Overview

The Rust-Oleum 18 oz. Flat Yellow Stripping Spray Paint (6-Pack) is ideal for marking parking lots, floors, aisles, roads and more. The weather- and abrasion-resistant oil-based formula is designed to adhere to concrete, brick, asphalt, gravel, soil and grass and can be used with the Rust-Oleum Strips Stripping Machine. It takes 15 minutes to touch in just 15 minutes for quick and efficient use and work will not wear up to 275 sq. ft.

- Creates solid lines with only a single coat
- Applies to concrete, asphalt, gravel, soil, grass and more
- Draws to the touch in 15 minutes for fast applications
- Creates stripes up to 400 ft.
- Convenient 6-pack spray-and-roll can
- Flat finish
- Use with the Rust-Oleum Professional Stripping Machine
- Clean up with mineral spirits
- Actual paint colors may vary from on-screen and printer representations
- California residents see Prop 65 (WARNING)

Get Everything You Need

Current Product

Rust-Oleum Professional 18 oz. Flat Traffic Yellow Inverted Stripping Spray Paint (Contractor 6-Pack)

(127)

Item Selected

Rust-Oleum Professional Stripping Machine

(146)

Select This Item

Everbilt 1.5 x 1.5 Brown/Grey Heavy Duty Trip

(212)

Select This Item

Rust-Oleum Professional Industrial Chisel Auxiliary Stripping Wheel

(4)

Select This Item

Rust-Oleum Professional Marking Wheel

(76)

Select This Item

Exterior Paint # 2 - Page 2

Specifications

Dimensions

Container Size

1 GA-Gallon

Coverage Area (sq. ft.)

400 ft²

Details

Application Method

Brush/Paint Sprayer/Roller

Coating Product Category

Paint

Color Family

White

Color/Finish

White

Concrete/Masonry Surface Application

Basement Wall/Exterior Wall/Driveway Wall

Dry To Touch Time (hours)

60-90

Interior/Exterior

Exterior/Interior

Kid

No

Maximum Optimal Temperature (°F)

90

Minimum Optimal Temperature (°F)

50

Paint & Primer in One

No

Paint/Seal Base Material

Acrylic

Paint/Seal Clean Up

Soap & Water

Paint/Seal Key Features

Water Resistant/Paint & Primer in One

Paint/Seal/Maintenance Product Type

Masonry, Stucco & Brick

Recommended Number of Coats

Exterior Paint #1 - Page 4

Home / Paint / Exterior Paint / Masonry, Stucco & Brick Paint

Home 202000046

Made in 2020

Item 241-020114

1 gal. White Flat Masonry, Stucco and Brick Interior/Exterior Paint

BEHR

MASONRY, STUCCO & BRICK PAINT

Interior/Exterior

Shewn

Save to Favorites

Print

BEHR

1 gal. White Flat Masonry, Stucco and Brick Interior/Exterior Paint

★★★★★ (242)

Write a Review

Questions & Answers (17)

Great for use on exterior surfaces like stucco, concrete and brick

Provides optimal adhesion, coverage and color retention

20-year satisfaction guarantee

\$22⁹⁶

Save up to \$180 on your qualifying purchase.

Apply for a Home Depot Consumer Card

Shewn

Flat Matte

Item Selected

Select

REQUEST A PAINTER

Request to Visit Home

What to Expect

Quantity

-

1

+

Pick Up In Store Today

Add to Cart

15

in stock at the Bakerfield

Add 15, Bay 107, Test to Me

Check Nearby Stores

We'll Deliver It to You

Add to Cart

Free Delivery on \$45 order

Get it by Thu, Dec 9

Get it tomorrow for as low as \$35.00. Delivery Options

Your Fastest Checkout

Turn on Instant Checkout

Exterior Paint #1 - Page 1

FREE SHIPPING STEWARDS

R

TITAN

RAMPS

MENU

SEARCH

Wheelchair Ramps / Access Ramps

6" Aluminum Wheelchair Entry Ramp With Handrails | 48" Wide

Item No. 322321

Quantity

1

View Manual

Availability: In Stock

FREE SHIPPING

\$405.64 - \$545.08

ADD TO CART

Description

The Titan Ramps™ 6" Wide 6' Long Aluminum Wheelchair Entry Ramp With Handrails is the perfect solution for a semi-permanent access ramp to go home or commercial business. These ramps are carefully designed using corrosion-resistant aluminum for years of maintenance-free use, making this entry ramp an excellent investment. The 48" wide design complies with the Massachusetts and California Building Code. The ramps feature a slip-resistant surface which is ideal for wheelchairs, scooters, walkers, canes, and crutches. The full-length handrails aid users as they walk the ramp. These solid ramps also have a top lip transfer plate, allowing the transfer from the ramp to the raised surface effortless. The 6" ramp should be used on surfaces no more than 6" high to comply with Americans with Disabilities Act (ADA). The bottom flexible transition lip allows for an easy ramp to ground transfer. There are handrails in the usable ramp area, avoiding any tripping hazard. This listing is for the 48" wide, 6' long ramp with full-length handrails.

HEAVY DUTY ALUMINUM DESIGN: The 7" long ramp is constructed from heavy-duty aluminum, making it durable and lightweight. The corrosion-resistant aluminum will keep the ramp looking and performing like new for years to come, with little to no maintenance.

TITAN RAMP - Page 1

Get Everything You Need

Current Product

6 Pack

Rust-Oleum Professional 18 oz. Flat Traffic Yellow Inverted Stripping Spray Paint (Contractor 6-Pack)

(127)

Item Selected

Rust-Oleum Professional Stripping Machine

(146)

Select This Item

Everbilt 1.5 x 1.5 Brown/Grey Heavy Duty Trip

(212)

Select This Item

Rust-Oleum Professional Industrial Chisel Auxiliary Stripping Wheel

(4)

Select This Item

Rust-Oleum Professional Marking Wheel

(76)

Select This Item

Exterior Paint # 2 - Page 3

2

Recurator

30-Day

Shewn

Flat Matte

Substrate/Surface Use Type

Concrete/Masonry/Other

Time before recoating (hours)

4

Transparency

Solid

Vertical/Horizontal

Vertical

Warranty / Certifications

Manufacturer Warranty

Limited Warranty

Exterior Paint #1 - Page 5

Or buy now with

We're unable to ship this item to: AK, GU, HI, PR, VI

Easy returns in store and online

Learn about our return policy

Product Overview

The BEHR® Masonry, Stucco and Brick Paint is a high-quality, flat acrylic latex paint with a 20-year satisfaction guarantee. The non-solvent-formulating, white and yellow-recoat finish also provides excellent adhesion, coverage and water repellency and color retention. Ideal for use on properly prepared interior/exterior vertical surfaces such as: stucco, masonry and concrete, concrete block and brick as well as adjacent wood and metal.

- Ideal for interior and exterior concrete and masonry walls
- 20-year customer satisfaction guarantee
- Self-priming
- Absorb and moisture resistant finish (ideal for use on weathered stucco)
- Excellent fade, coverage, adhesion and water repellency
- Acrylic base
- Limited warranty
- Durable flat finish
- Up to 400 sq. ft. per gallon
- Easy clean-up with soap and water
- Actual paint colors may vary from on-screen and printer representations
- Deluxe gloss includes a paint care free in the following states: CA, CO, CT, DC, HI, IL, IN, MI, NY, RI and VT
- Click here to learn more about [Eco Options](#) and [Clean Air](#)
- Click here to learn more about [Eco Options](#) and [Clean Air](#)
- Which type of exterior paint is best for your home?

Info & Guides

- Buying Guide
- FAQs
- Specifications
- Use and Care Manual
- Warranty

You will need additional hardware to view PDF documents

Download a free copy from the Adobe Web site.

Get Everything You Need

Current Product

BEHR

MASONRY, STUCCO & BRICK PAINT

Interior/Exterior

Shewn

Save to Favorites

Print

BEHR

1 gal. White Flat Masonry, Stucco and Brick Interior/Exterior Paint

★★★★★ (242)

Write a Review

Questions & Answers (17)

Great for use on exterior surfaces like stucco, concrete and brick

Provides optimal adhesion, coverage and color retention

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\$22⁹⁶

Save up to \$180 on your qualifying purchase.

Apply for a Home Depot Consumer Card

Shewn

Flat Matte

Item Selected

Select

REQUEST A PAINTER

Request to Visit Home

What to Expect

Quantity

-

1

+

Pick Up In Store Today

We'll Deliver It to You

Exterior Paint #1 - Page 2

simple two-step assembly allows you to easily remove the handrails when they are not needed.

SLIP-RESISTANT SURFACE: The top of the 6" ramp features a slip-resistant surface. This allows people using wheelchairs, scooters, crutches, walkers, and powerchairs to easily access your home or business via the 48" wide entry ramp.

DESIGNED FOR RESIDENTIAL AND COMMERCIAL USE: The entry ramp is built to a 48" width and includes full-length handrails, which complies with building codes, including the Massachusetts and California Building Code which is set at 48" wide. This allows you to use this 6" ramp and handrails at home or for your business.

SOLID ONE-PIECE RAMP: The entire ramp is constructed as one piece and the handrails easily bolt to the sides. Therefore, set up and installation is a simply lay the ramp onto the ground and the raised edge and bolt on the railings. The transitional lip can be anchored to top surface for a semi-permanent installation.

Details

Features:

48" Wide Entry Ramp Meets MA and CA Building Code for ADA Ramps

Constructed from aluminum

Anti-rust and corrosion resistant

6" Handrails included

All hardware included

Solid one-piece ramp design for ease of use

Handrails can be removed if needed

Ramp Specifications:

Weight: 65 LB

Length: 72"

Inside Width: 47 1/2"

Overall Width: 48 3/4"

Inside Lip Height: 6-7/8"

Capacity: 850 LB

Handrails Specifications:

Length: 6'

Weight: 36 1/2"

Diameter: 1 1/2"

Handrail Spacing: 3"

Color: Brushed Aluminum

Additional Info

WARNING: Cancer and Reproductive Harm: [www.P65Warnings.ca.gov](#)

Reviews

Questions

RECOMMENDED PRODUCTS

TITAN RAMP - Page 2

Specifications

Dimensions

Container Size

18 GZ-Gallon

Details

Coating Product Category

Paint

Color Family

Yellow

Color/Finish

Yellow

Value

Coverage Area (sq. ft.)

270

Dry to Touch (hrs.)

18

HLS Value

41.8, 39.8, 33.8

HSB Value

18/20/2

Interior/Exterior

Exterior/Interior

Kid

No

Number per Package

6

Paint Key Features

No additional features

Paint Product Form

Aerosol Spray

Paint/Seal Base Material

Oil

Paint/Seal Clean Up

Mineral Spirits

Paint/Seal/Maintenance Product Type

Traffic & Marking

Professional Paint Supplier & Value

Pro Supplies

Exterior Paint # 2 - Page 4

Home / Paint / Industrial & Commercial Paint / Stripping & Marking Spray Paint

Home 202000046

Made in 2020

Item 241-020114

18 oz. Flat Traffic Yellow Inverted Stripping Spray Paint (Contractor 6-Pack)

BEHR

MASONRY, STUCCO & BRICK PAINT

Interior/Exterior

Shewn

Save to Favorites

Print

BEHR

18 oz. Flat Traffic Yellow Inverted Stripping Spray Paint (Contractor 6-Pack)

★★★★★ (127)

Write a Review

Questions & Answers (17)

Flat dry marking paint for industrial use, also used on concrete

Strips asphalt, concrete, epoxy and oil-parking lots and other surfaces

Spray paint marks up to 400 sq. ft. per can with 2 in. lines

\$27⁵²

Save up to \$180 on your qualifying purchase.

Apply for a Home Depot Consumer Card

Shewn

Flat Matte

Item Selected

Select

Quantity

-

1

+

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Exterior Paint # 2 - Page 1

Home / Paint / Exterior Paint / Masonry, Stucco & Brick Paint

Home 202000046

Made in 2020

Item 241-020114

1 gal. White Flat Masonry, Stucco and Brick Interior/Exterior Paint

BEHR

MASONRY, STUCCO & BRICK PAINT

Interior/Exterior

Shewn

Save to Favorites

Print

BEHR

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★★★★★ (242)

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Shewn

Flat Matte

Item Selected

Select

Quantity

-

1

+

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Exterior Paint #1 - Page 3

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T 415-554-7500

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700 SOUTH FLOWER STREET
LOS ANGELES, CA 90071
T 213-418-0201

PARKING

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100 NORTH HOPE AVE, SUITE 4
SANTA BARBARA, CA 93110
T 805-687-4418

SURVEYOR

MBS LAND SURVEYS
3563 SUELO ST. UNIT Q
SAN LUIS OBISPO, CA 93401
T 805-594-1960

Revisions

Bellosguardo
FOUNDATION

1407 E CABRILLO BLVD.
SANTA BARBARA, CA

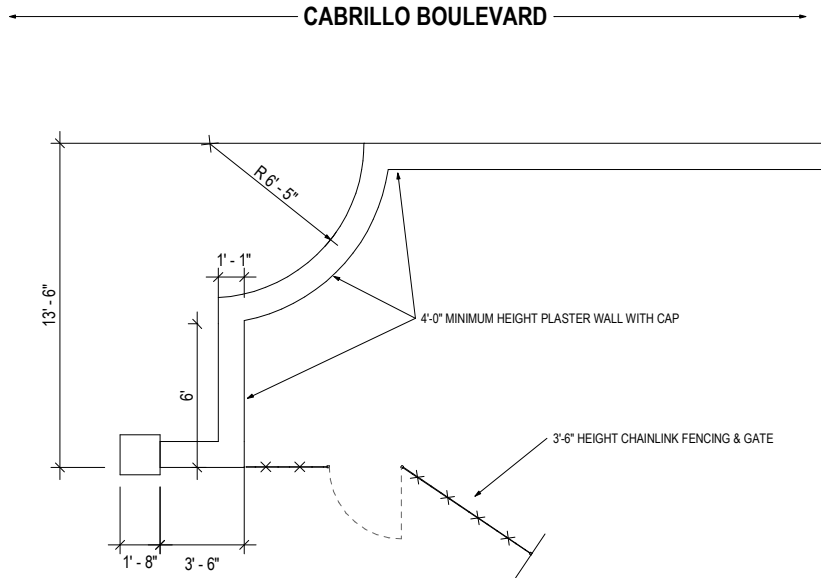
Drawing Title

CUT SHEETS -
RAMPS & PAINT -
HLC SUBMITTAL

Date: 2021.11.04
Job No: 124437-bell
Drawn By: Author
Checked By: Checker

Drawing No.

A1.11



1 Existing Trash Enclosure
A1.12 1/4" = 1'-0"



Product Specifications

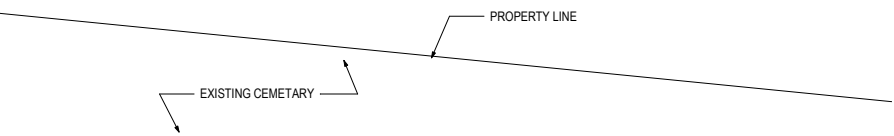


Campus Racks 8-Slot Double-Sided
Spec Sheet (PDF)

Thank you!!

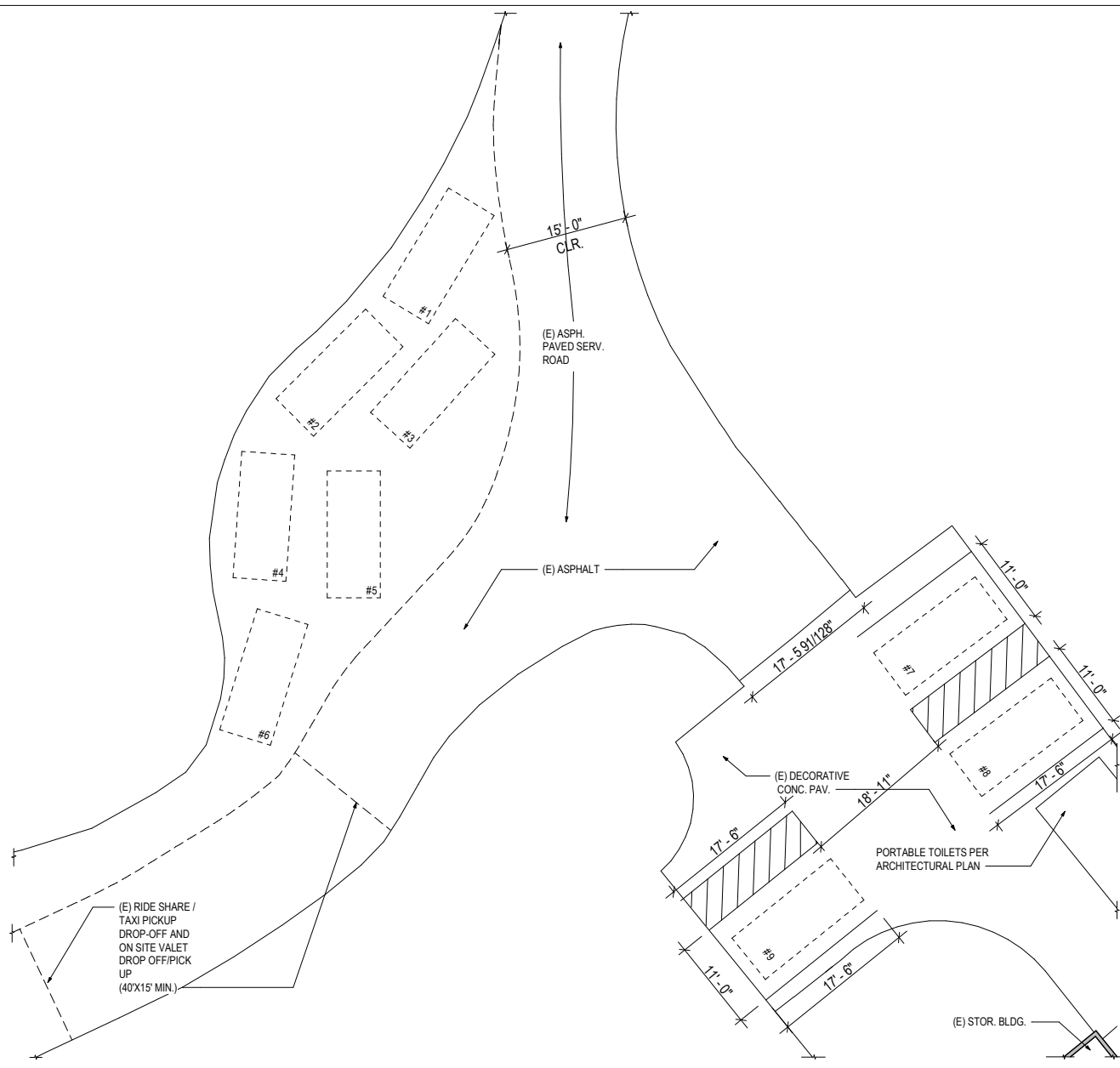
8 Bike Slots
Rack Dimensions: 19.5" Deep x 76" Long
Footprint Dimensions: 114" deep x 100" long
Requires: 4 Bolts to flat work
Details: see [spec sheets](#)

NOTE: We provide a shopping cart to allow you to explore rack options and pricing, but each order requires separate calculation of truck freight for shipping. This must be done by our real live staff people in order to find the best available options for your location.

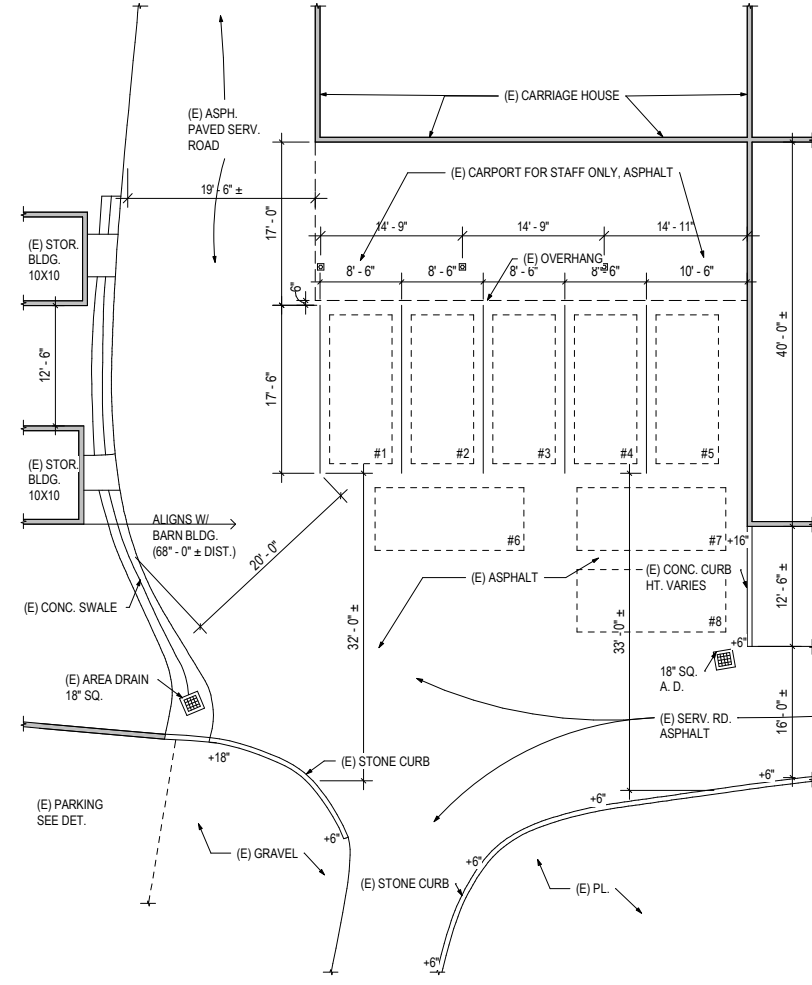


BIKE PARKING LOT 8 AT STORAGE BLDG

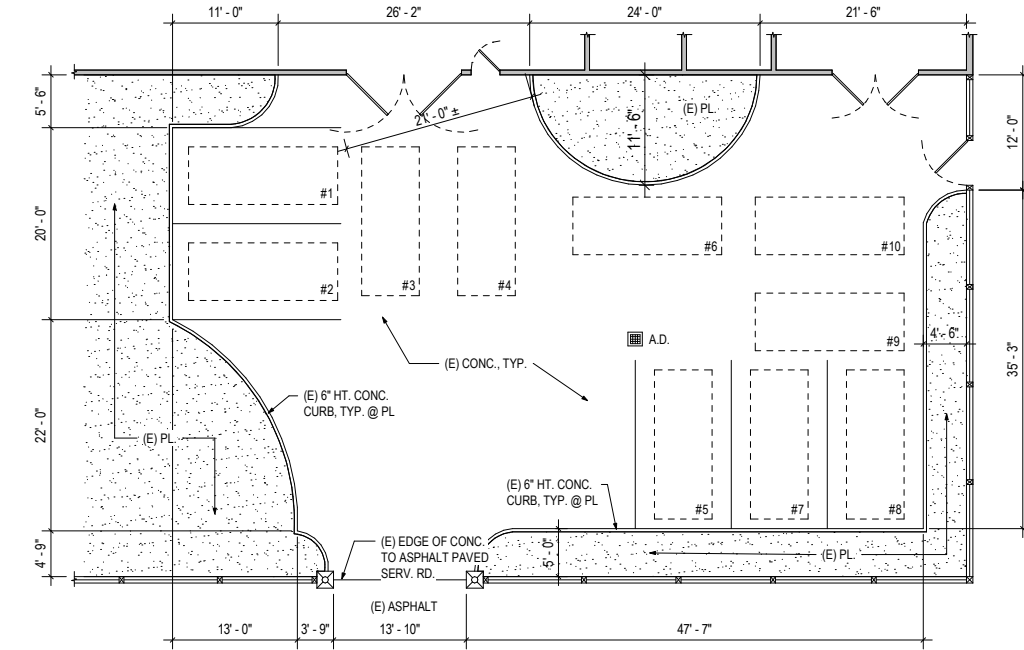
NOTE:
1 BIKE RACK REQUIRED PER 7 VEHICLE SPACES; 43 PARKING SPACES = 6 BIKE RACKS REQUIRED; WE ARE PROVIDING 9 BIKE RACKS



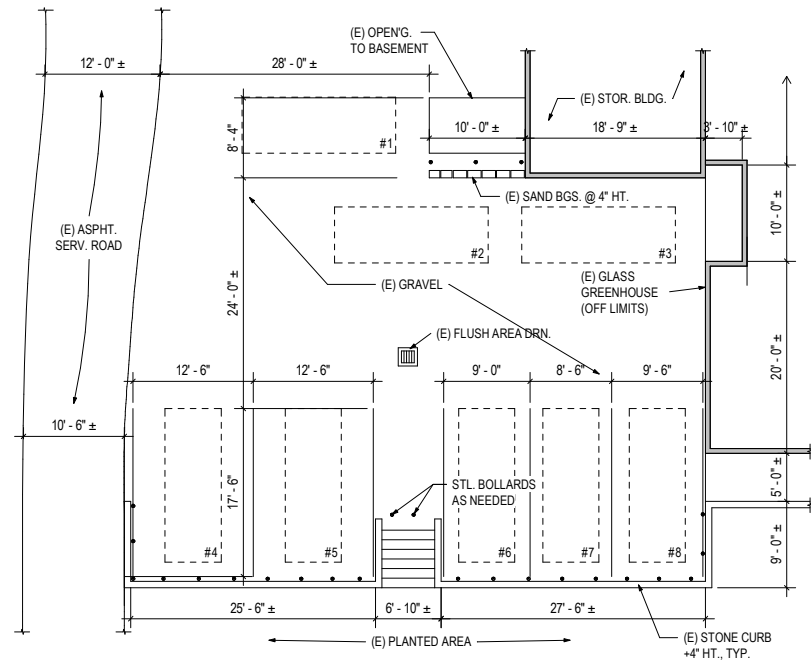
1 PARKING LOT 1 LAYOUT
A1.14 1" = 10'-0"



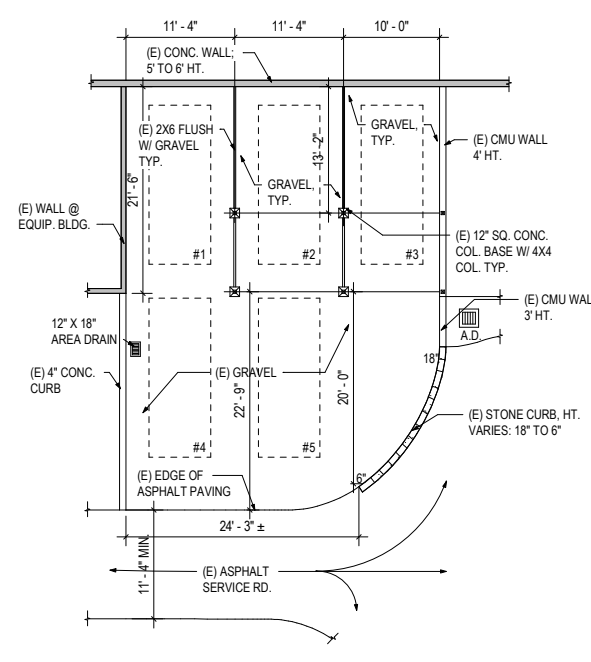
2 PARKING LOT 2A LAYOUT
A1.14 1" = 10'-0"



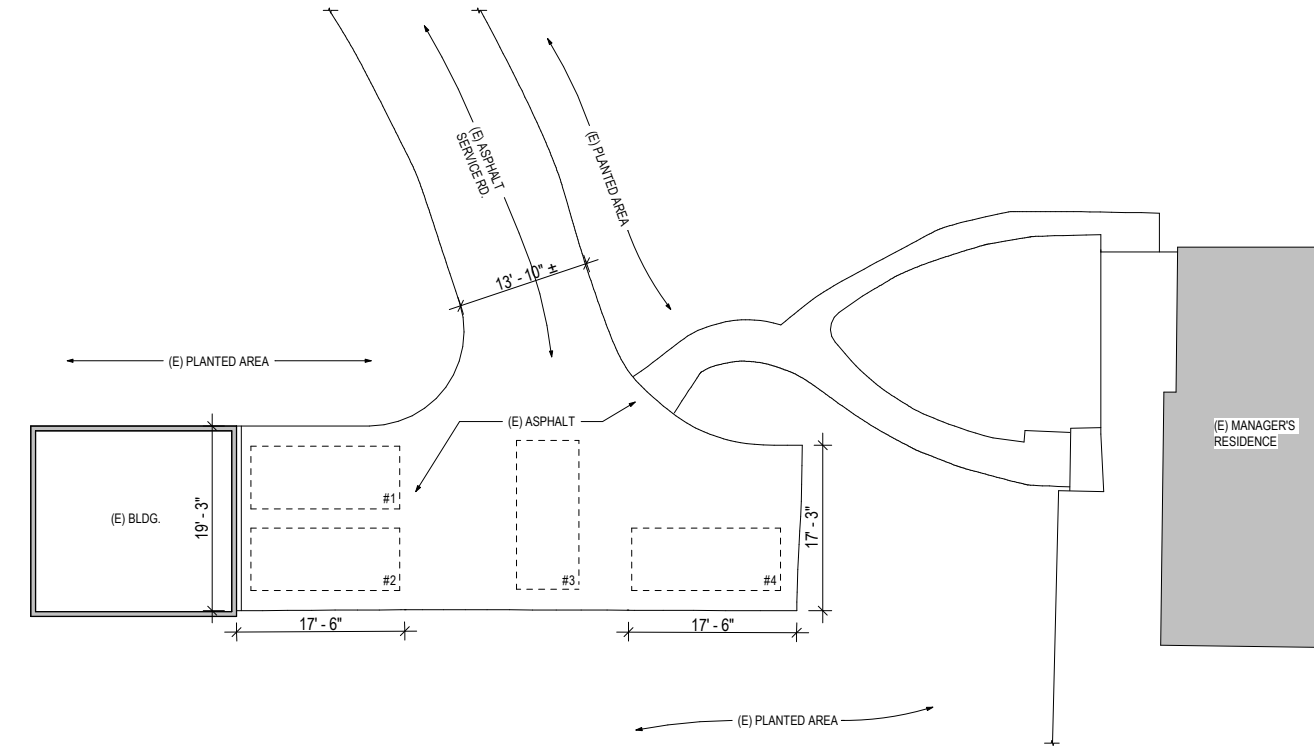
3 PARKING LOT 2C LAYOUT
A1.14 1" = 10'-0"



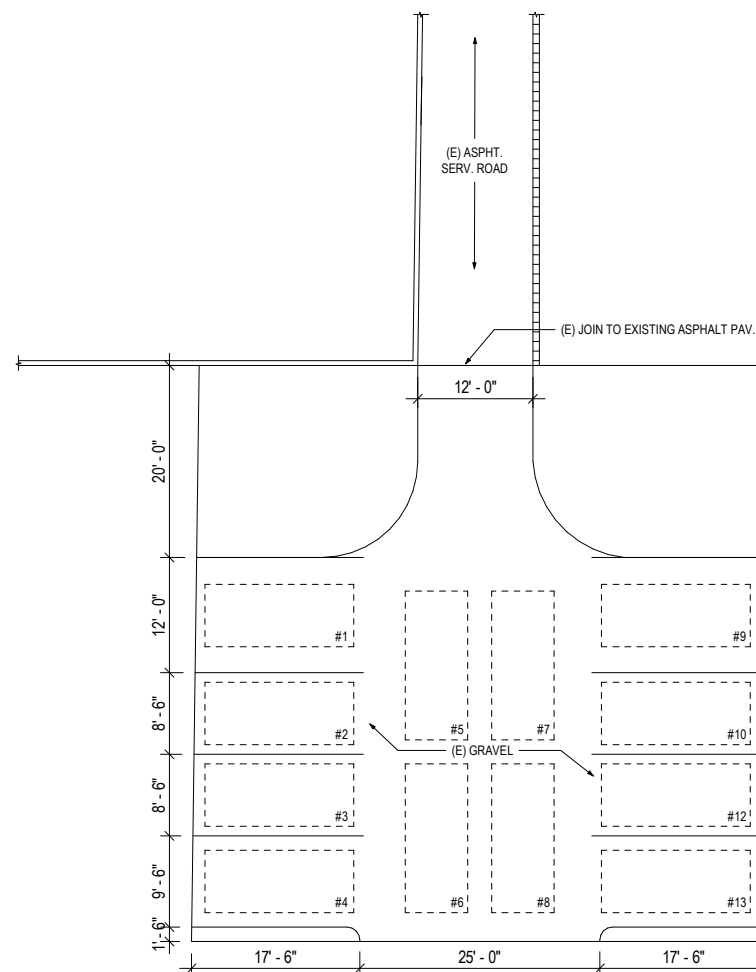
4 PARKING LOT 3A LAYOUT
A1.14 1" = 10'-0"



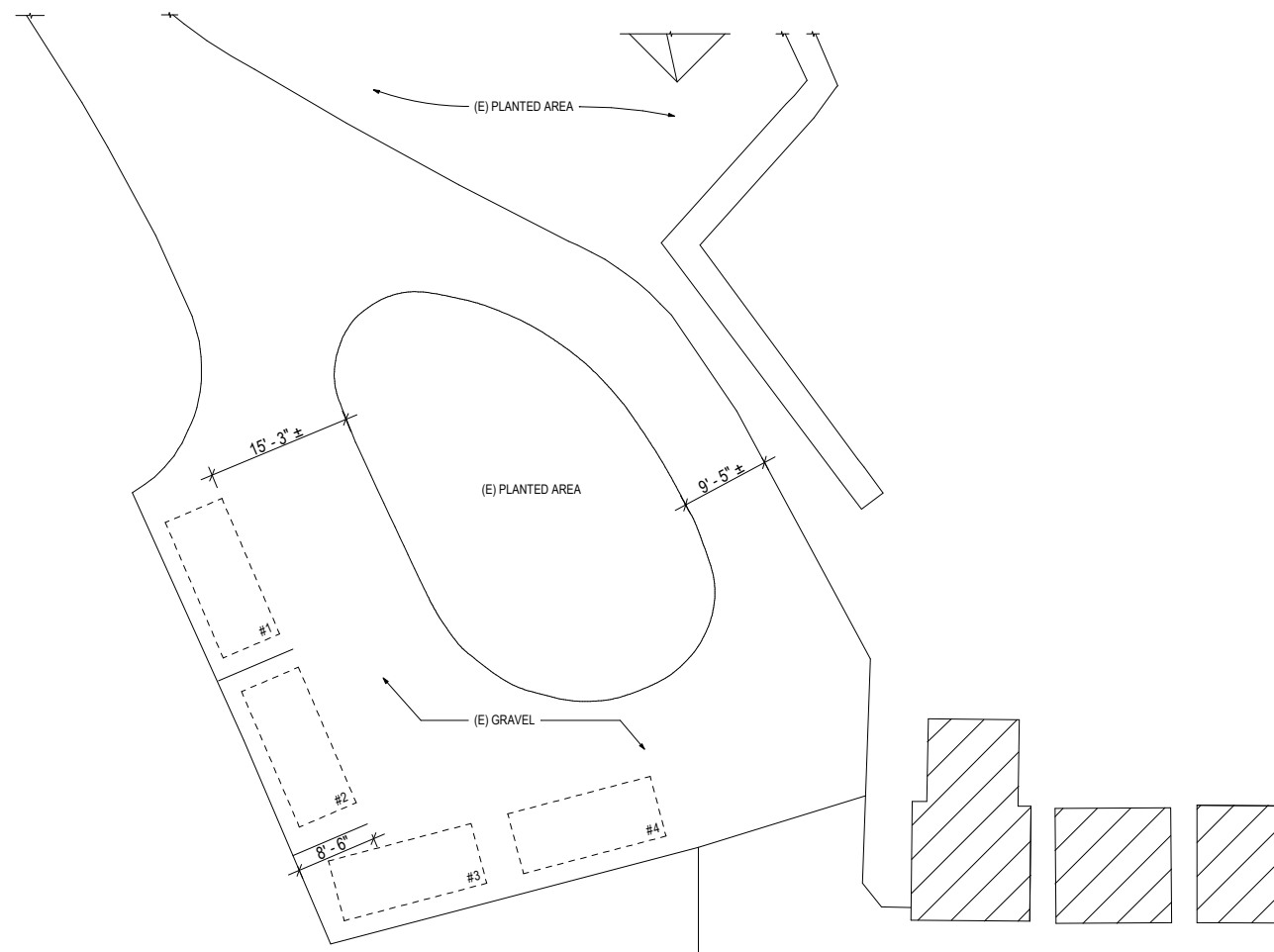
5 PARKING LOT 3B LAYOUT
A1.14 1" = 10'-0"



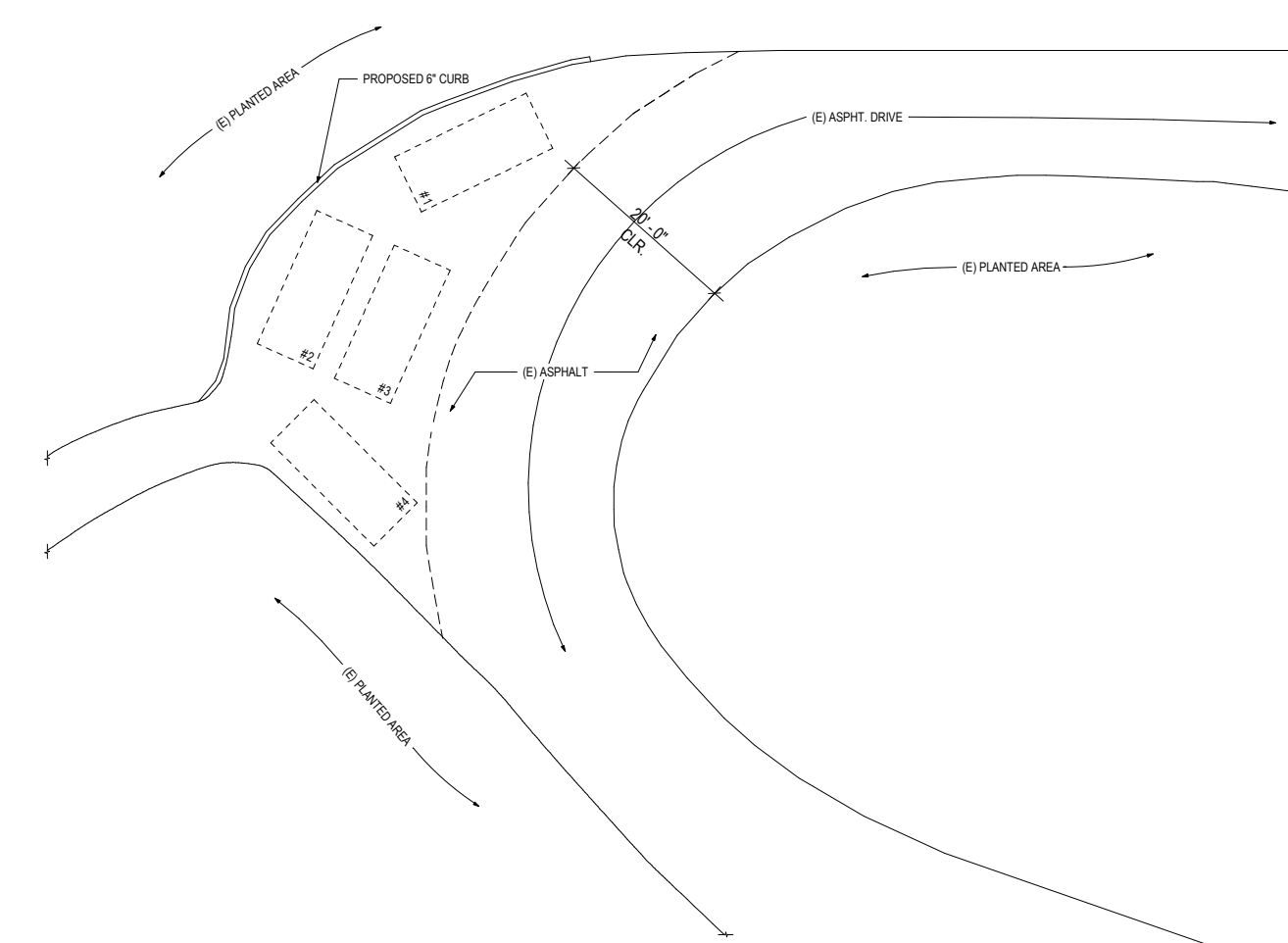
6 PARKING LOT 4 LAYOUT
A1.14 1" = 10'-0"



7 PARKING LOT 5 LAYOUT
A1.14 1" = 10'-0"



8 PARKING LOT 6 LAYOUT
A1.14 1" = 10'-0"



9 PARKING LOT 7 LAYOUT
A1.14 1" = 10'-0"