CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 12, 2015

Agenda Item # D-2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 15-1751-DP/CDP **Planner:** Steve Goggia
Address: 5775 Carpinteria Avenue
APN: APN 001-170-018
Zoning: Community Facility District (CF)
Applicant: Matt Roberts, Director of Parks and Recreation

Project Review:
☐ Conceptual
☑ Preliminary
☐ Final

PROJECT DESCRIPTION

This is the preliminary review of a request of Matt Roberts, Director of Parks and Recreation for the City of Carpinteria to consider Case No. 15-1751-DP/CDP for a proposal to expand the existing foyer at the west side of City Hall, reconfigure the outdoor hardscape and landscape along the west and front sides and improve the main entrance to the lobby. Hardscape improvements include new entry terraces, benches and walkways at both public entrances; landscape improvements include bioswales and drought tolerant landscaping. New signage is also proposed.

Plans are attached as Exhibit A.

PROJECT SETTING

The City Hall campus includes the main building built in the late 1960s of approximately 14,250 square feet housing staff offices, the Council Chambers, meeting rooms and the Santa Barbara County Sheriff's substation. A separate building of approximately 4,000 square feet houses offices, a workshop and storage for Public Works.

The 4.8-acre parcel is zoned Community Facility District (CF), has a General/Coastal Plan designation of Public Facility (PF) and is located in the Coastal Appeals Overlay District (CA).

PROJECT ANALYSIS

The proposal includes a reconfiguration of the Council Chambers, relocating the main entrance from the back of the hearing room to an expanded foyer serving as an antechamber to the Council Chambers. Relocating the main entrance to the hearing room as proposed would in turn allow the existing back wall inside the Council Chambers to be removed (the Chumash mural would be repositioned to the back wall facing the chambers) expanding the public seating area by approximately 145 square feet.

Carpinteria Municipal Code

Parking

There are currently 100 marked parking spaces at the City Hall campus; four of these are accessible. The Zoning Code requires one parking space per 250 square feet of gross floor area for administrative/professional offices (§14.54.040.2.b.3). Using this analysis alone, the 14,250 square foot building, less the 1,500 square foot Council Chambers would require 51 parking spaces.

Zoning Code Section 14.54.040.2.a.(1) specifies one parking space per 28 square feet for places of general assembly without fixed seats. The 1,500 square foot Council Chambers would require 54 parking spaces. Taken together, approximately 105 parking spaces would be required. However, the City Hall campus is unique in that several activities occur at different times of the day; the largest of these being public hearings in the Council Chambers after business hours (conjunctive use). Should the Planning Commission determine there is a need for additional parking spaces, they could be accommodated on the City Hall campus site.

Signs

The proposal also includes two new City Hall monument signs with metal letters pin-mounted to freestanding poured-in-place concrete walls. The position of the proposed sign at the entrance to the City Hall campus appears to meet the requirement that all signs must be set back so as to not obstruct the visibility for ingress and egress from a public right-of-way or endanger pedestrians, motorists or the public (CMC§14.58.0703.c).

General Plan/Coastal Plan Neighborhood Policies

CITYWIDE COMMUNITY DESIGN OBJECTIVES

Community Design Element Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

Policy CD-11c: *All public spaces and facilities should reflect quality design.*

The proposed foyer expansion would maintain the mid-century modern architectural charm of City Hall using similar surfaces and details. Staff notes that the proposed exterior color scheme replaces the predominant off-white wall color with two shades of tan. Staff requests the Board consider the proposed colors in relation to the setting and architectural style of City Hall.

Policy CD-11f: *Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.*

OSC-6-Implementation Policy 33: *In order to protect watersheds in the City, all development shall minimize water quality impacts, particularly due to storm water discharges from existing, new and redeveloped sites by implementing the following measures:*

a. *Site design BMPs, including but not limited to reducing imperviousness, conserving natural areas, minimizing clearing and grading and maintaining predevelopment rainfall runoff characteristics, shall be considered at the outset of the project.*
b. *Source control Best Management Practices (BMPs) shall be preferred over treatment control BMPs when considering ways to reduce polluted runoff from development sites. Local site and soil conditions and pollutants of concern shall be considered when selecting appropriate BMPs.*
c. *Treatment control BMPs, such as bio-swales, vegetated retention/detention basins, constructed wetlands, stormwater filters, or other areas designated to control erosion and filter stormwater pollutants prior to reaching creeks and the ocean, shall be implemented where feasible.*
d. *Structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.*
e. *Permits for new development shall be conditioned to require ongoing maintenance where maintenance is necessary for effective operation of required BMPs. Verification of maintenance shall include the permittee's signed statement accepting responsibility for all structural and treatment control BMP maintenance until such time as the property is transferred and another party takes responsibility. The City, property owners, or homeowners associations, as applicable, shall be required to maintain any drainage device to insure it functions as designed and intended. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. Owners of these devices will be responsible for insuring that they continue to function properly and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, should be carried out prior to the next rainy season.*

Landscape improvements include replacing non-native plant material with primarily natives and incorporating bioswales and a bio-retention basin to filter and collect stormwater runoff.

Community Design Element Objective CD-13: *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

The proposed lighting is shown on the Landscape Plans; the fixtures are shown on Sheet L3.1. With the exception of the LED floodlights proposed to illuminate the monument signs, the fixtures are night sky friendly. Staff would appreciate the Board's input on the proposed fixtures in the effort to minimize photopollution to the maximum extent possible.

SUMMARY OF ISSUES

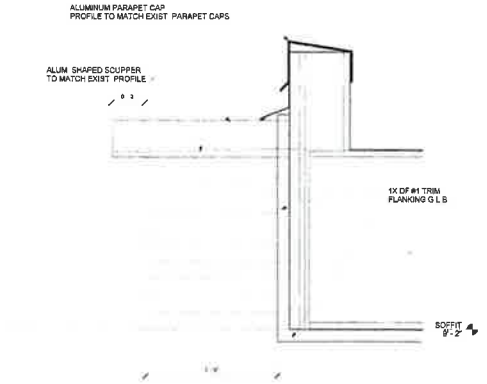
- Architectural elements and colors;
- Hardscape and Landscape site design; and
- Outdoor lighting.

RECOMMENDATION

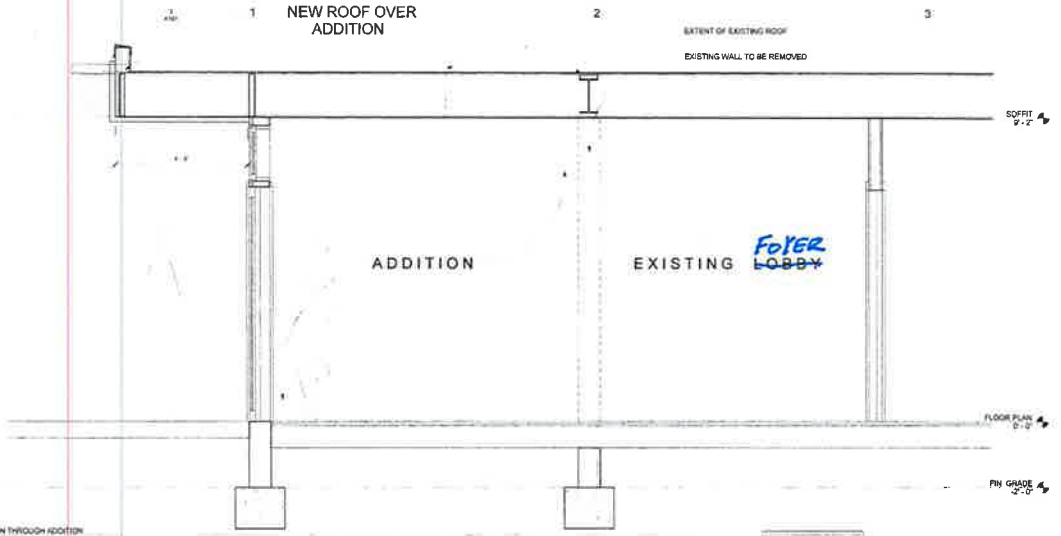
The Board should comment on the issues raised above. If the Board feels the project meets acceptable design criteria, the Board should recommend preliminary approval of the project to the Planning Commission.

ATTACHMENTS

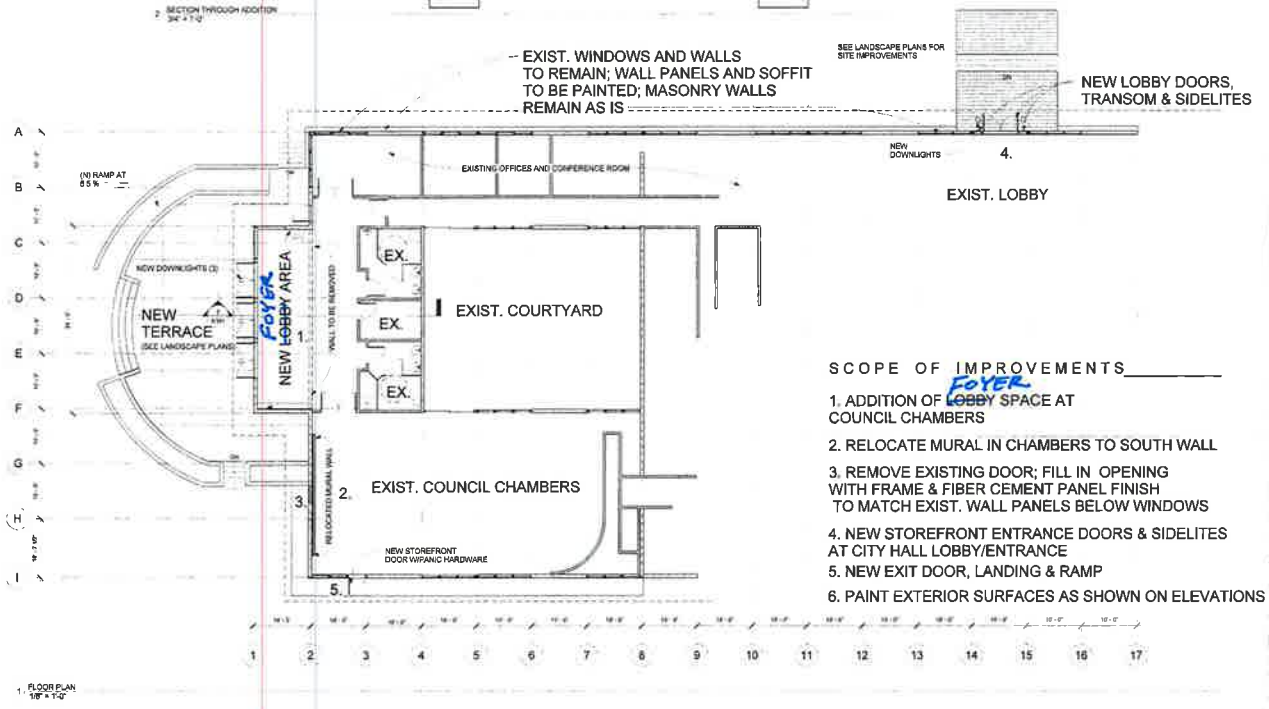
Exhibit A – Reduced Plan Sheet Set



3 SCUPPER/BEAM DETAIL
3" = 1'-0"



2 SECTION THROUGH ADDITION
3/4" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

SCOPE OF IMPROVEMENTS

1. ADDITION OF ~~LOBBY~~ FOYER SPACE AT COUNCIL CHAMBERS
2. RELOCATE MURAL IN CHAMBERS TO SOUTH WALL
3. REMOVE EXISTING DOOR; FILL IN OPENING WITH FRAME & FIBER CEMENT PANEL FINISH TO MATCH EXIST. WALL PANELS BELOW WINDOWS
4. NEW STOREFRONT ENTRANCE DOORS & SIDELITES AT CITY HALL LOBBY/ENTRANCE
5. NEW EXIT DOOR, LANDING & RAMP
6. PAINT EXTERIOR SURFACES AS SHOWN ON ELEVATIONS

CARAWAN ARCHITECTURE
FAULCONER & ASSOCIATES
ARCHITECTS & PLANNERS
750 E. SANTA CLARA ST. #107 VENTURA, CA 93001 805.648.2494

PROJECT ADDRESS
CITY HALL IMPROVEMENTS
5775 CARPINTERIA AVE.
CARPINTERIA, CA

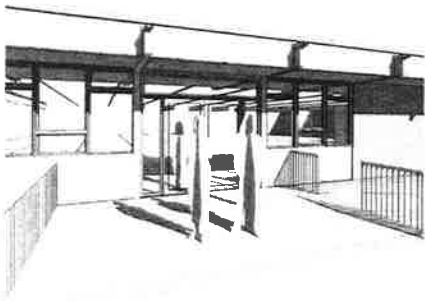
PROJECT OWNER:
CITY OF CARPINTERIA
5775 CARPINTERIA AVE.
CARPINTERIA, CA

REVISIONS

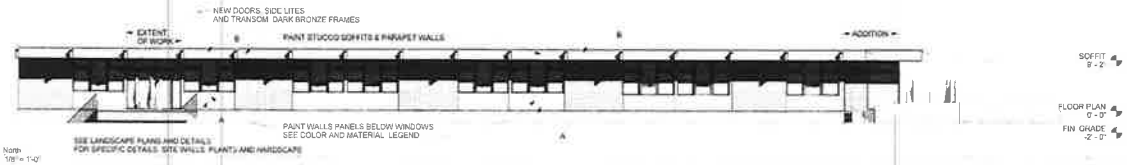
NO.	REVISION	DATE

SHEET INFO
DATE 1-20-15
A101
FLOOR PLAN

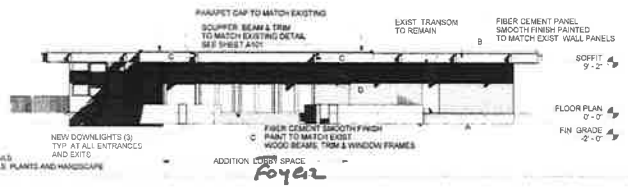
EXHIBIT A



4 NEW DOORS AT ENTRY



1 North 1/8" = 1'-0"



2 West 1/8" = 1'-0"

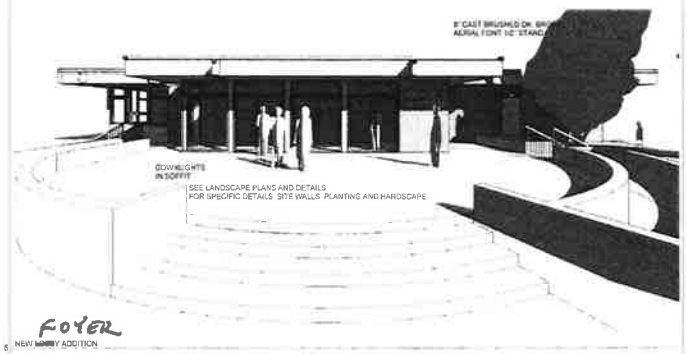
MATERIALS LEGEND

EXISTING WALL PANELS BENEATH WINDOWS
A. DUNN EDWARDS DE 6123 "TRAIL DUST"

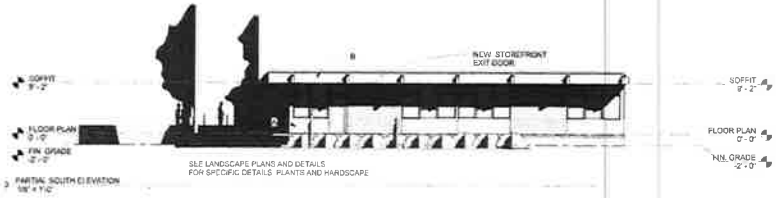
EXISTING SOFFIT
B. DUNN EDWARDS DE 6122 "DRY CREEK"

EXPOSED WOOD: POSTS, BEAMS AND TRIM
C. NEW EXPOSED WOOD TO MATCH EXISTING

NEW MASONRY WALLS
D. 8X4X16 "ATLAS" SPLIT FACED STRUCTURAL MASONRY BY INTERSTATE BRICK COMPANY. COLOR, TEXTURE & GROUT TO MATCH EXISTING MASONRY WALLS



5 NEW LOBBY ADDITION



3 PARTIAL SOUTH ELEVATION 1/8" = 1'-0"

6 NEW EXIT DOOR AT CHAMBERS

CARAWAN ARCHITECTURE
Des Carawan Architect

FAULCONER & ASSOCIATES
ARCHITECTS & PLANNERS
2901 E. SANTA CLARA ST. #107 VENTURA CA 93001 805.648.2394
faulconerassociates@gmail.com

PROJECT ADDRESS
CITY HALL IMPROVEMENTS
5775 CARPINTERIA AVE.
CARPINTERIA CA

PROJECT OWNER
CITY OF CARPINTERIA
5775 CARPINTERIA AVE.
CARPINTERIA CA

REVISIONS

NO.	REVISIONS	DATE

SHEET INFO

DATE 1-20-15

A102

ELEVATIONS

NEW EXIT DOOR FROM COUNCIL CHAMBERS

NEW DOORS AND SIDELITES AT CITY HALL ENTRANCE

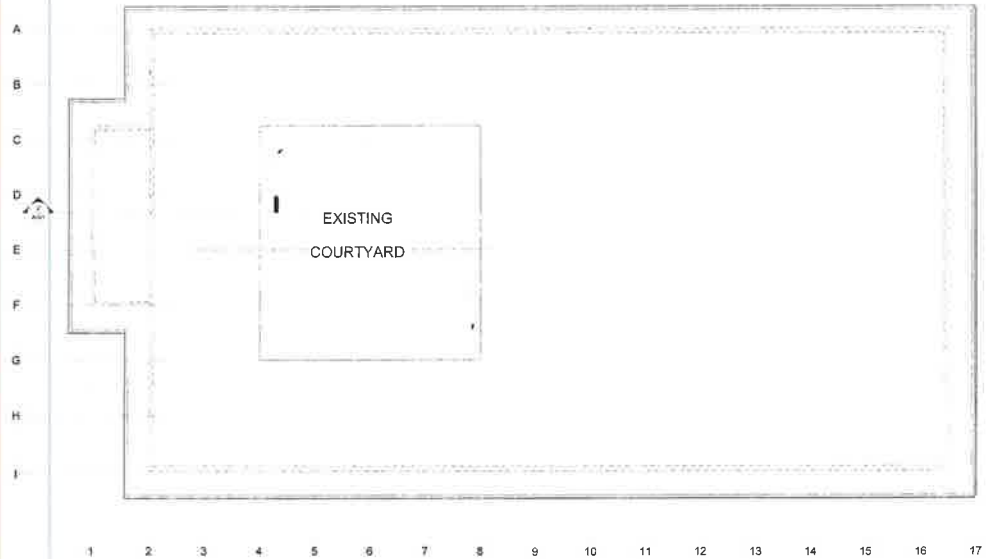
ADDITION TO EXISTING ~~LOBBY~~ Foyer AT COUNCIL CHAMBERS

NOTE SEE LANDSCAPE PLANS FOR PLANTING, HARDSCAPE, SITE WALLS AND DETAILS

Foyer ~~LOBBY~~ ADDITION AND TERRACE

NEW L~~OBBY~~ Foyer ADDITION AND SITE WALLS

SEE ELEVATIONS SHEET A102
FOR SIGNAGE AT THIS LOCATION



1 ROOF PLAN
1/8" = 1'-0"

CARAWAN ARCHITECTURE

FAULCONER ASSOCIATES
ARCHITECTS & PLANNERS

PROJECT ADDRESS
CITY HALL IMPROVEMENTS
5775 CARPINTERIA AVE
CARPINTERIA CA

PROJECT OWNER
CITY OF CARPINTERIA
5775 CARPINTERIA AVE
CARPINTERIA CA

REVISIONS
NO REVISIONS DATE

SHEET INFO
DATE 1-20-15
A103

ROOF PLAN AND RENDERINGS

OOKING SOUTH AT FRONT ENTRY

RENDER 2 LOOKING NORTH AT ENTRY FOUNTAIN

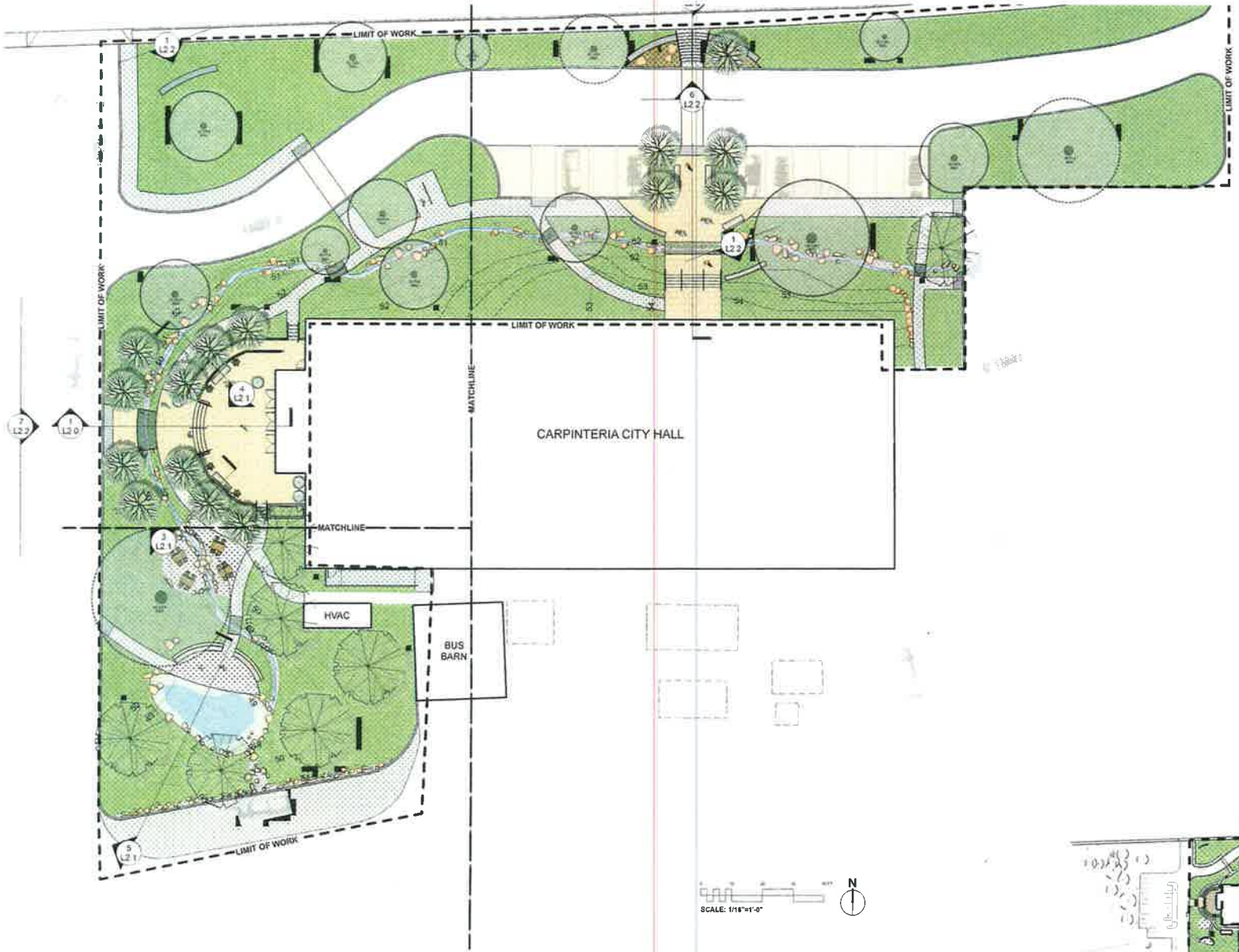
RECEIVED
JAN 26 2015
COMMUNITY DEVELOPMENT
DEPARTMENT

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

REVS / SUBS
NO DESCRIPTION

SHEET
R1.0

RENDERINGS



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

N

SHEET INDEX

RENDERINGS	R1.0
SITE OVERVIEW	L1.0
LAYOUT, MATERIALS AND LIGHTING	L1.1
LAYOUT, MATERIALS AND LIGHTING	L1.2
LAYOUT, MATERIALS AND LIGHTING	L1.3
SECTIONS AND ELEVATIONS	L2.0
SECTIONS AND ELEVATIONS	L2.1
ELEVATIONS	L2.2
MATERIALS BOARD	L3.0
LIGHTING IMAGERY	L3.1
PLANTING IMAGERY	L4.0
PLANTING	L4.1
PLANTING	L4.2
PLANTING	L4.3

VICINITY MAP

CARPINTERIA CITY HALL

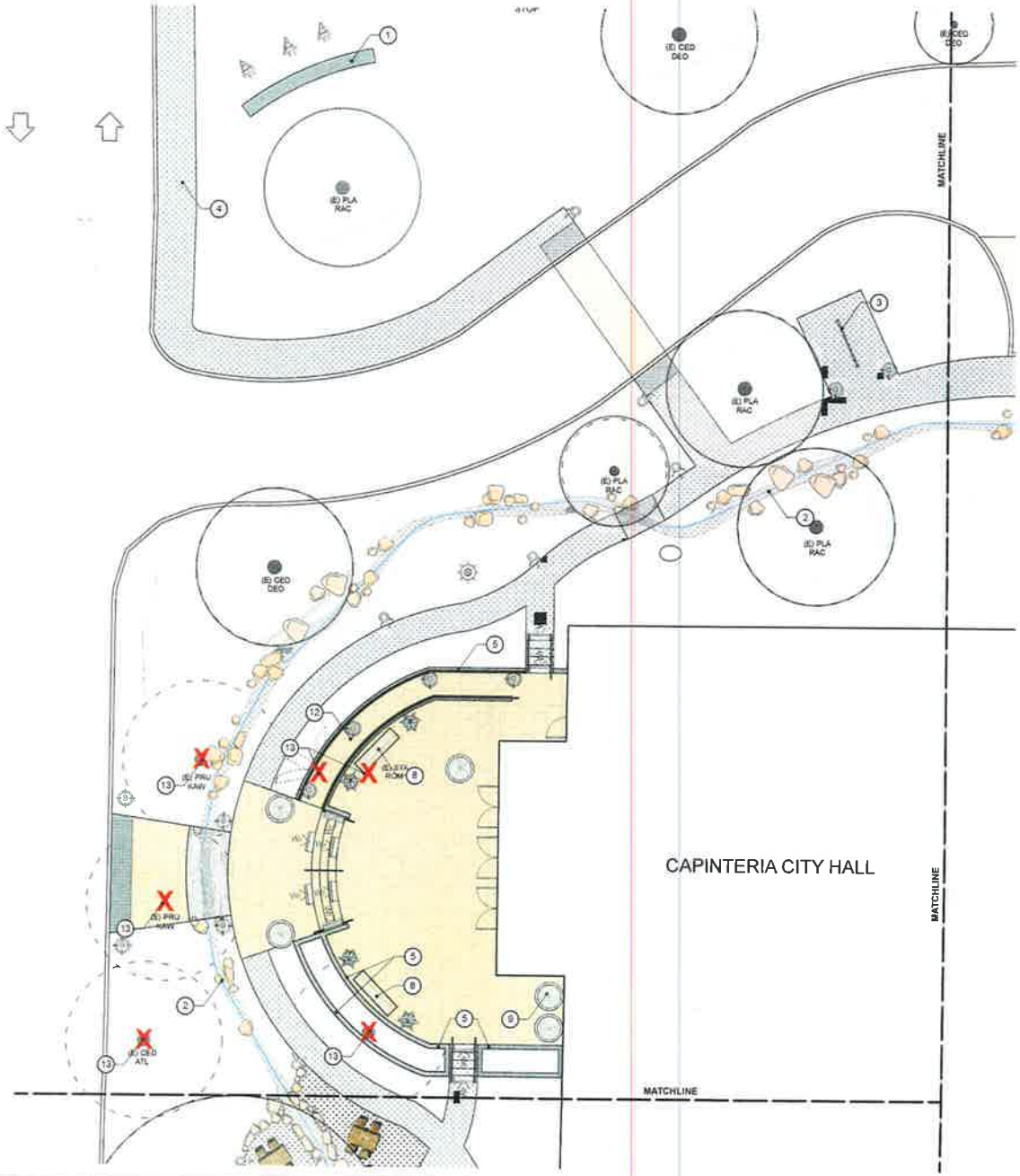
5775 Carpinteria Ave.
Carpinteria, CA

REVS / SUBS

NO DESCRIPTION

SHEET:
L-1.0

SITE OVERVIEW



PLAN KEY

1. SITE SIGNAGE ON FREE-STANDING CONCRETE WALL
2. BIO SWALE VARYING WIDTHS BOULDER & STONE LINED
3. BIKE PARKING RELOCATE (E)
4. BUS STOP ACCESS
5. CAST IN PLACE COLORED CONCRETE WALLS FORMWORK EXPRESSED ON WALLS
6. ENTRY WATER FEATURE ON FACE OF RETAINING WALL
7. DETENTION BASIN
8. BENCH / TABLE SEE SHEET L3 0
9. PLANT CONTAINERS SEE SHEET L3 0
10. SEAT WALL
11. FLAG POLE
12. ADA COMPLIANT RAMP ACCESS
13. TREE REMOVE TYP
14. PLANTER AREA

MATERIALS

- CONCRETE PAVING SAND MEDIUM BROOM FINISH
- 12" x 12" x 2 3/4" WAUSAU PAVERS TRAFFIC-RATED SEASHELL FINISH COLOR TBD SEE SHEET L3 0
- 24" x 24" x 2 1/2" WAUSAU PAVERS SEASHELL FINISH COLOR TBD SEE SHEET L3 0
- 12" x 12" x 2 1/2" WAUSAU ADA WARNING PAVERS COLOR TBD SEE SHEET L3 0
- GRAVEL MULCH
- STABILIZED DECOMPOSED GRANITE
- ALUMINUM GRATING SPAN OVER BIOSWALE

LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	MODEL	LAMP
W1	Bega-US	Wall Light	2109	LED
F1	Bega-US	Flood Light	7507 538	LED
P1	Bega-US	Path Light	7263	LED
G	Bega-US	In-Ground	8673	LED
B	Bega-US	Bollard	8673	LED
	-	Relocated Light Standard	-	-

0 5 10 15 20 FT

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

N

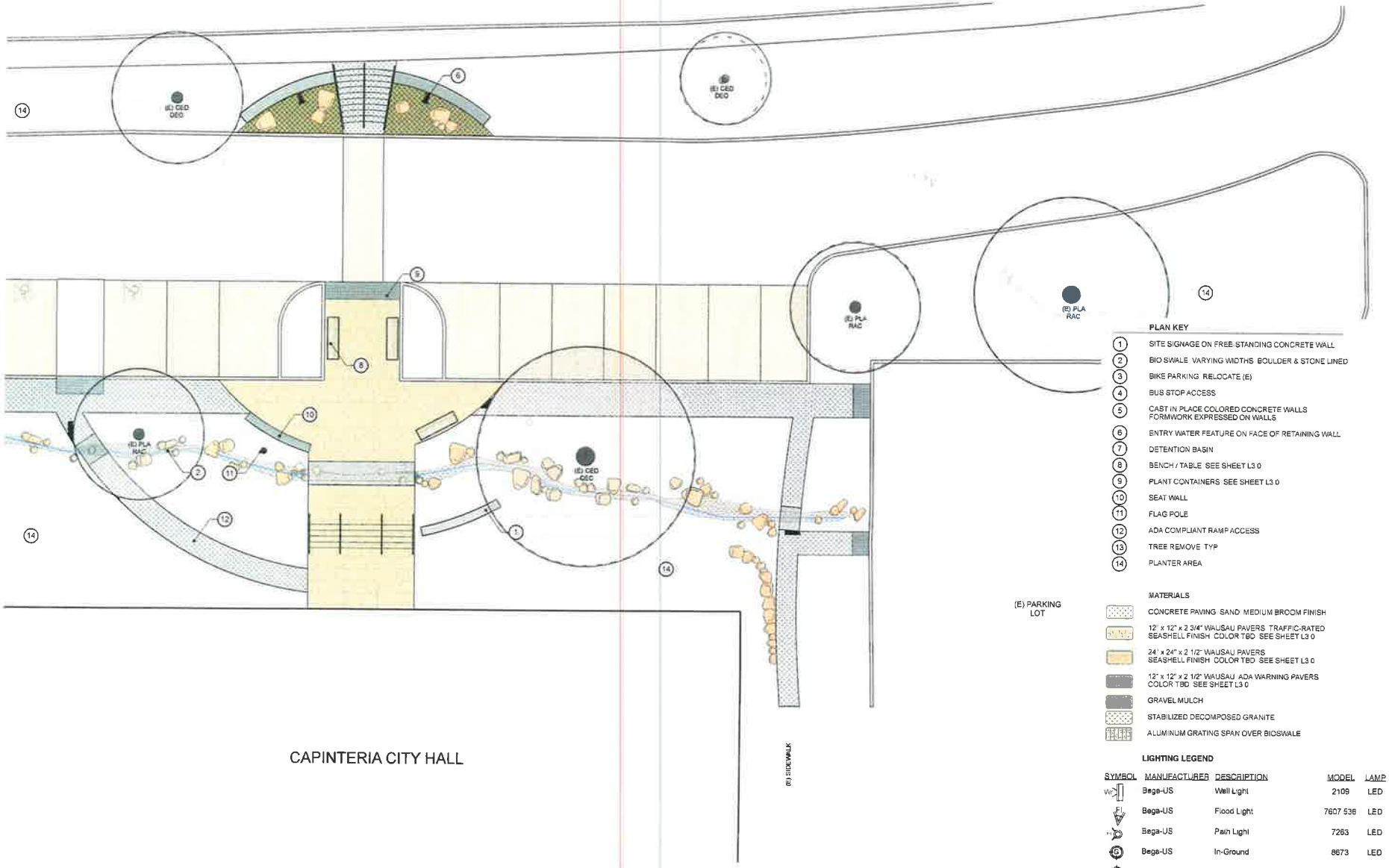
LAYOUT, MATERIALS AND LIGHTING

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE 01 26 18
DRAWN BY HM
CHECKED BY HM
PROJECT # 1210

REVS / SUBS
NO DESCRIPTION

SHEET
L-1.1



PLAN KEY

1. SITE SIGNAGE ON FREE STANDING CONCRETE WALL
2. BIO SWALE VARYING WIDTHS BOULDER & STONE LINED
3. BIKE PARKING RELOCATE (E)
4. BUS STOP ACCESS
5. CAST IN PLACE COLORED CONCRETE WALLS FORMWORK EXPRESSED ON WALLS
6. ENTRY WATER FEATURE ON FACE OF RETAINING WALL
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8. BENCH / TABLE SEE SHEET L3 0
9. PLANT CONTAINERS SEE SHEET L3 0
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MATERIALS

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- GRAVEL MULCH
- STABILIZED DECOMPOSED GRANITE
- ALUMINUM GRATING SPAN OVER BIOSWALE

LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	MODEL	LAMP
W	Bega-US	Wall Light	2109	LED
Fl	Bega-US	Flood Light	7607 536	LED
P	Bega-US	Path Light	7263	LED
G	Bega-US	In-Ground	8673	LED
B	Bega-US	Bollard	8673	LED
S	-	Relocated Light Standard	-	-

0 5 10 15 20 FT N

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

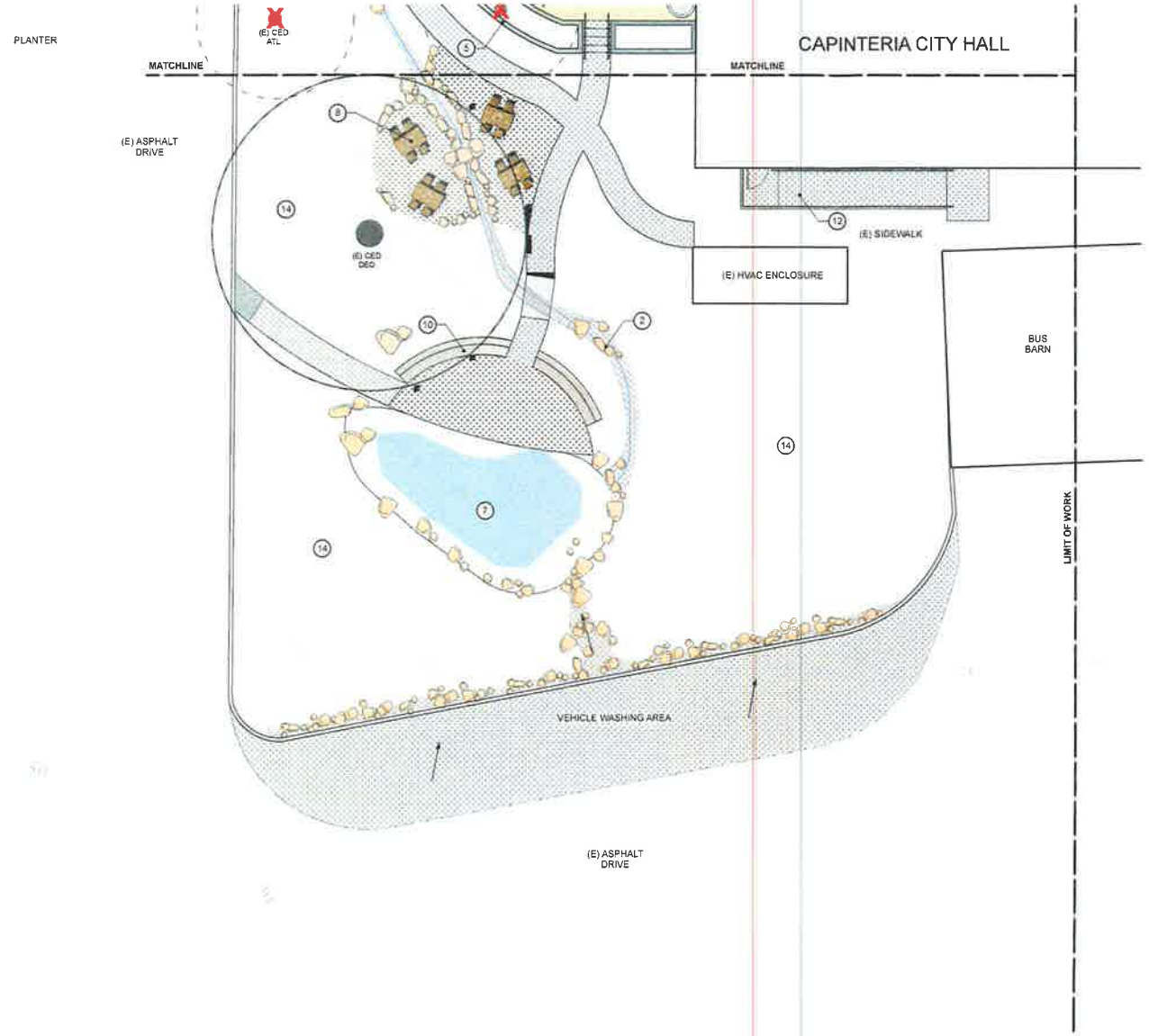
LAYOUT, MATERIALS AND LIGHTING

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE: 01 26 15
DRAWN BY: KM
CHECKED BY: RM
PROJECT #: 1210

REVS / SUBS
NO. DESCRIPTION

SHEET:
L-1.2



PLAN KEY

1. SITE SIGNAGE ON FREE-STANDING CONCRETE WALL
2. BIO SWALE VARYING WIDTHS BOULDER & STONE LINED
3. BIKE PARKING RELOCATE (E)
4. BUS STOP ACCESS
5. CAST IN PLACE COLORED CONCRETE WALLS FORMWORK EXPRESSED ON WALLS
6. ENTRY WATER FEATURE ON FACE OF RETAINING WALL
7. DETENTION BASIN
8. BENCH / TABLE SEE SHEET L3 0
9. PLANT CONTAINERS SEE SHEET L3 0
10. SEAT WALL
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12. ADA COMPLIANT RAMP ACCESS
13. TREE REMOVE TYP
14. PLANTER AREA

MATERIALS

- CONCRETE PAVING SAND MEDIUM BROOM FINISH
- 12" x 12" x 2 3/4" WAUSAU PAVERS TRAFFIC-RATED SEASHELL FINISH, COLOR TBD SEE SHEET L3 0
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LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	MODEL	LAMP
WL	Bega-US	Wall Light	2109	LED
FL	Bega-US	Flood Light	7607 538	LED
PL	Bega-US	Path Light	7263	LED
IG	Bega-US	In-Ground	8673	LED
BL	Bega-US	Bollard	8673	LED
		Relocated Light Standard	-	-

0 5 10 15 20 FT N

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

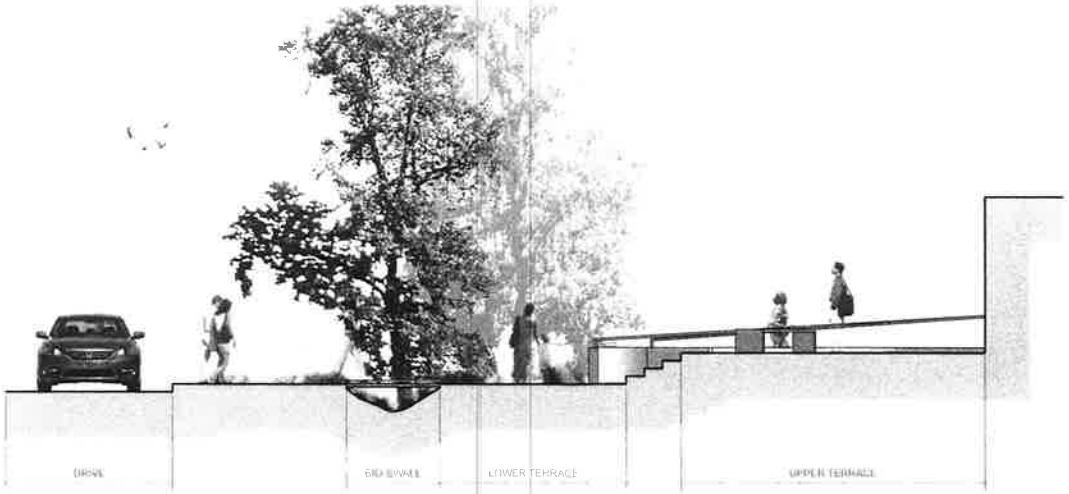
LAYOUT, MATERIALS AND LIGHTING

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE:
DRAWN BY:
CHECKED BY:
PROJECT #:

REVS / SUBS
NO. DESCRIPTION

SHEET:
L-1.3



SECTION/ ELEVATION: WEST ENTRANCE (1)
1/4"=1'-0"

SECTION/ ELEVATION: NORTH ENTRANCE (2)
1/4"=1'-0"

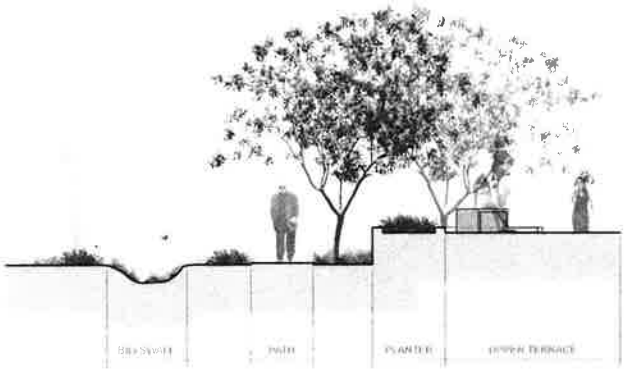
CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE: 01.29.15
DRAWN BY: HM
CHECKED BY: HM
PROJECT #: 1210

REVS / SUBS
NO DESCRIPTION

SHEET
L-2.0

SECTION/ ELEVATIONS



SECTION/ ELEVATION 3
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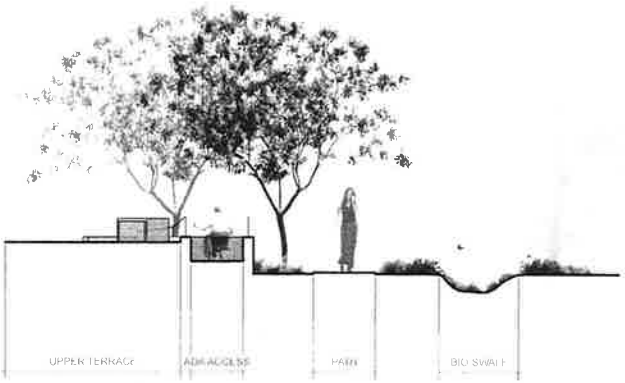


SECTION/ ELEVATION 4
1/4"=1'-0"

SECTION/ ELEVATION: DETENTION BASIN AND LOOK-OUT 5
1/4"=1'-0"

CARPINTERIA CITY HALL

5775 Carpinteria Ave.
Carpinteria, CA

REVS / SUBS

NO	DESCRIPTION

SHEET.

L-2.1

SECTION/ ELEVATIONS

WATER FEATURE
STEEL WATER TROUGH DROPS
TO GRAVEL W/ SUBTERRANEAN
BASIN AND PUMP

ELEVATION: ENTRY FOUNTAIN AND STAIR 6
1/4"=1'-0"

ELEVATION: WEST ENTRY 7
1/4"=1'-0"

A. MAIN BUILDING ENTRY

PIN-MOUNTED METAL LETTERS & NUMBERS, POWDERED COATED, COLOR TBD. UPLIGHT WASH W/ LOW VOLTAGE LED FIXTURE., TYP

FREE-STANDING POURED-IN-PLACE, CONCRETE WALL INTEGRAL COLOR, SNAP-TIE FINISH

B. STREET ENTRY SIGN

SITE SIGNAGE 1
1/2"=1'-0"

ELEVATIONS

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE 01.26.15
DRAWN BY RM
CHECKED BY PM
PROJECT # 1203

REVS / SUBS
NO DESCRIPTION

SHEET
L-2.2

VEGAY CONCRETE PLANTERS, FINISH AND COLOR TBD

RELOCATED EXISTING BIKE RACKS

CAST-IN-PLACE COLORED CONCRETE WALLS. FAIR-FACED FACADE, TYP.

ENTRY SIGNAGE. METAL CHARACTERS PIN-MOUNTED TO POURED-IN-PLACE CONCRETE

POURED-IN-PLACE CONCRETE WALLS. FAIR-FACED FACADE, TYP.

ANODIZED ALUMINUM I-BAR GRATING W/ LOW RAILING, TYP.

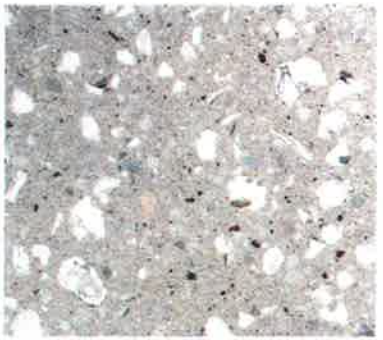
87" BACKLESS Slimcrete® BENCH W/ TEAK WOOD INSERT

POWDERED COATED TUBE STEEL HANDRAILS, TYP.

ADA WARNING PAVERS, TYP.

ENTRY AREAS 24" x 24" x 2 1/2" WAUSAU PAVERS, SEASHELL FINISH, COLOR TBD

PARKING 12" x 12" x 2 3/4" WAUSAU PAVERS, SEASHELL FINISH, COLOR TBD



WAUSAU PAVERS, SEASHELL FINISH, TYP.

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

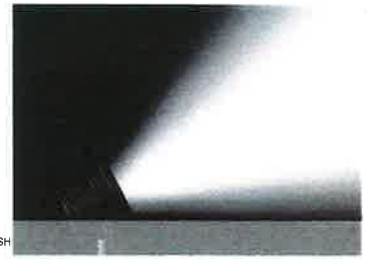
REVS / SUBS
NO DESCRIPTION

SHEET
L-3.0

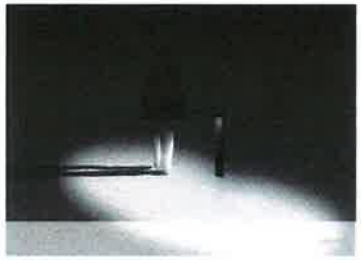
MATERIALS BOARD AND DESIGN IMAGERY

LIGHTING ELEMENTS:

RECESSED WALL LIGHTS BEGA-US 2109 LED, ALUMINUM FINISH



FLOOD LIGHTS BEGA-US 7607 LED 539, ALUMINUM FINISH



PATH LIGHTS BEGA-US 7253 LED, DIRECT BURIAL, ALUMINUM FINISH

IN-GROUND LIGHTS BEGA-US 8673 LED, ALUMINUM FINISH

BOLLARD LIGHTS BEGA-US 8673 LED, ALUMINUM FINISH

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

REVS / SUBS
NO. DESCRIPTION

SHEET
L-3.1

CALIFORNIA SYCAMORE
PLATANUS RACEMOSA

CHITALPA
CHITALPA X TASHKENTENSIS

SHRUBS:

BUSH ANEMONE
CARPINTERIA CALIFORNICA

PACIFIC WAX MYRTLE
MYRICA CALIFORNICA

TOYON
HETEROMELES ARBUTIFOLIA

CLEVELAND SAGE
SALVIA CLEVELANDII

BUSH MONKEY FLOWER
MIMULUS AURANTIACUS 'JELLY BEAN GOLD'

GROUNDCOVERS:

NEW GOLD LANTANA
LANTANA X 'NEW GOLD'

CEANOTHUS 'YANKEE POINT'
CEANOTHUS SPP

MANZANITA 'PACIFIC MIST'
ARCOSTAPHYLOS SPP

COYOTE BRUSH 'PIGEON POINT'
BACCHARIS PILULARIS

SEASIDE DAISY 'WAYNE RODERICK'
ERIGERON GLAUCUS

ORNAMENTAL GRASSES:

CANYON PRINCE WILD RYE
LEYMUS CONDENSATUS

DEER GRASS
MUHLENBERGIA RIGENS

KARL FOERSTER FEATHER REED GRASS
CALAMAGROSTIS ACUTIFLORA

RIPARIAN ZONES:

WIRE GRASS
JUNCUS PATENS

DUNE SEDGE
CAREX PANSA

RED FESCUE
FESTUCA RUBRA

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

REVS / SUBS
NO DESCRIPTION

SHEET
L-4.0

PARTIAL PLANT PALETTE

CONCEPTUAL PLANTING KEY:

ZONE 1 -

CHITALPA *CHITALPA X TASHKENTENSIS*	COYOTE BRUSH 'PIGEON POINT' *BACCHARIS PILULARIS*
SEASIDE DAISY 'WAYNE RODERICK' *ERIGERON GLAUCUS*	DEER GRASS *MUHLENBERGIA RIGENS*
NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	CANYON PRINCE WILD RYE *LEYMUS CONDENSATUS*

ZONE 2

NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	DEER GRASS *MUHLENBERGIA RIGENS*
CEANOTHUS 'YANKEE POINT' *CEANOTHUS SPP*	

ZONE 3

CHITALPA *CHITALPA X TASHKENTENSIS*	CLEVELAND SAGE *SALVIA CLEVELANDII*
SEASIDE DAISY 'WAYNE RODERICK *ERIGERON GLAUCUS*	CEANOTHUS 'YANKEE POINT' *CEANOTHUS SPP*
NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	FEATHER REED GRASS *CALAMAGROSTIS ACUTIFLORA*
MANZANITA 'PACIFIC MIST' *ARCOSTAPHYLOS SPP*	BUSH ANEMONE *CARPINTERIA CALIFORNICA*
PACIFIC WAX MYRTLE *MYRICA CALIFORNICA*	

ZONE 4

CHITALPA *CHITALPA X TASHKENTENSIS*	MANZANITA 'PACIFIC MIST' *ARCOSTAPHYLOS SPP*
NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	PACIFIC WAX MYRTLE *MYRICA CALIFORNICA*
CLEVELAND SAGE *SALVIA CLEVELANDII*	BUSH ANEMONE *CARPINTERIA CALIFORNICA*

ZONE 5

CALIFORNIA SYCAMORE *PLATANUS RACEMOSA*	WIRE GRASS *JUNCUS PATENS*
TOYON *HETEROMELES ARBUTIFOLIA*	DUNE SEDGE *CAREX PANSA*
CANYON PRINCE WILD RYE *LEYMUS CONDENSATUS*	RED FESCUE *FESTUCA RUBRA*
CLEVELAND SAGE *SALVIA CLEVELANDII*	

ZONE 6 - BIOSWALE

WIRE GRASS *JUNCUS PATENS*	BLACK-EYED SUSAN *RUDBECKIA HIRTA*
DUNE SEDGE *CAREX PANSA*	RED FESCUE *FESTUCA RUBRA*

TREE LEGEND

CHITALPA
CHITALPA X TASHKENTENSIS

CALIFORNIA SYCAMORE
PLATANUS RACEMOSA

0 5 10 15 20 FT N

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

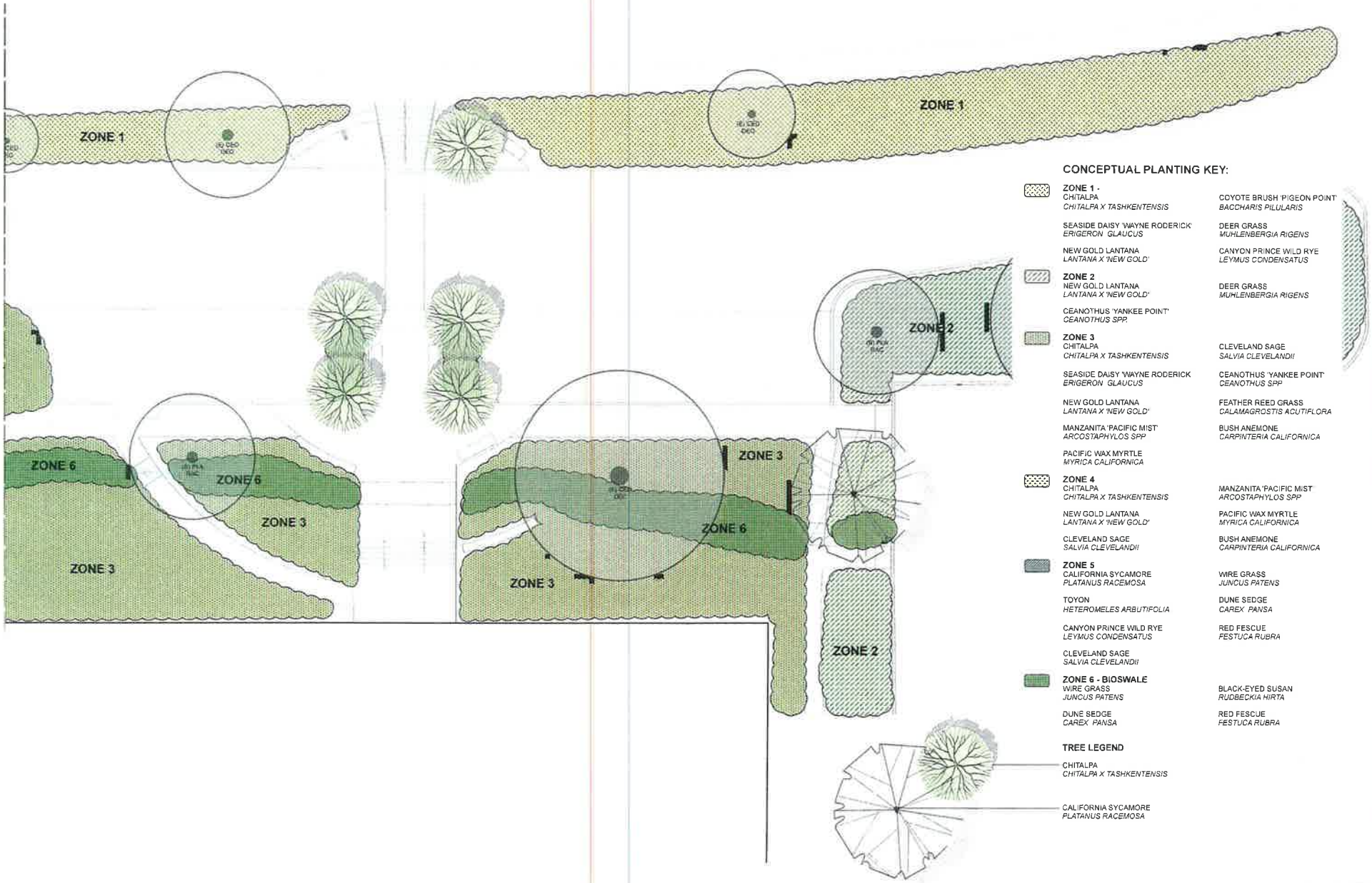
PLANTING PLAN

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE
DRAWN BY
CHECKED BY
PROJECT #

REVS / SUBS
NO. DESCRIPTION

SHEET
L-4.1



CONCEPTUAL PLANTING KEY:

ZONE 1 -

CHITALPA
CHITALPA X TASHKENTENSIS

SEASIDE DAISY 'WAYNE RODERICK'
ERIGERON GLAUCUS

NEW GOLD LANTANA
LANTANA X 'NEW GOLD'

COYOTE BRUSH 'PIGEON POINT'
BACCHARIS PILULARIS

DEER GRASS
MUHLENBERGIA RIGENS

CANYON PRINCE WILD RYE
LEYMUS CONDENSATUS

ZONE 2

NEW GOLD LANTANA
LANTANA X 'NEW GOLD'

CEANOTHUS 'YANKEE POINT'
CEANOTHUS SPP.

DEER GRASS
MUHLENBERGIA RIGENS

ZONE 3

CHITALPA
CHITALPA X TASHKENTENSIS

SEASIDE DAISY 'WAYNE RODERICK'
ERIGERON GLAUCUS

NEW GOLD LANTANA
LANTANA X 'NEW GOLD'

MANZANITA 'PACIFIC MIST'
ARCOSTAPHYLOS SPP

PACIFIC WAX MYRTLE
MYRICA CALIFORNICA

CLEVELAND SAGE
SALVIA CLEVELANDII

CEANOTHUS 'YANKEE POINT'
CEANOTHUS SPP

FEATHER REED GRASS
CALAMAGROSTIS ACUTIFLORA

BUSH ANEMONE
CARPINTERIA CALIFORNICA

ZONE 4

CHITALPA
CHITALPA X TASHKENTENSIS

NEW GOLD LANTANA
LANTANA X 'NEW GOLD'

CLEVELAND SAGE
SALVIA CLEVELANDII

MANZANITA 'PACIFIC MIST'
ARCOSTAPHYLOS SPP

PACIFIC WAX MYRTLE
MYRICA CALIFORNICA

BUSH ANEMONE
CARPINTERIA CALIFORNICA

ZONE 5

CALIFORNIA SYCAMORE
PLATANUS RACEMOSA

TOYON
HETEROMELES ARBUTIFOLIA

CANYON PRINCE WILD RYE
LEYMUS CONDENSATUS

CLEVELAND SAGE
SALVIA CLEVELANDII

WIRE GRASS
JUNCUS PATENS

DUNE SEDGE
CAREX PANSA

RED FESCUE
FESTUCA RUBRA

ZONE 6 - BIOSWALE

WIRE GRASS
JUNCUS PATENS

DUNE SEDGE
CAREX PANSA

BLACK-EYED SUSAN
RUDBECKIA HIRTA

RED FESCUE
FESTUCA RUBRA

TREE LEGEND

CHITALPA
CHITALPA X TASHKENTENSIS

CALIFORNIA SYCAMORE
PLATANUS RACEMOSA

0 5 10 15 20 FT N

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

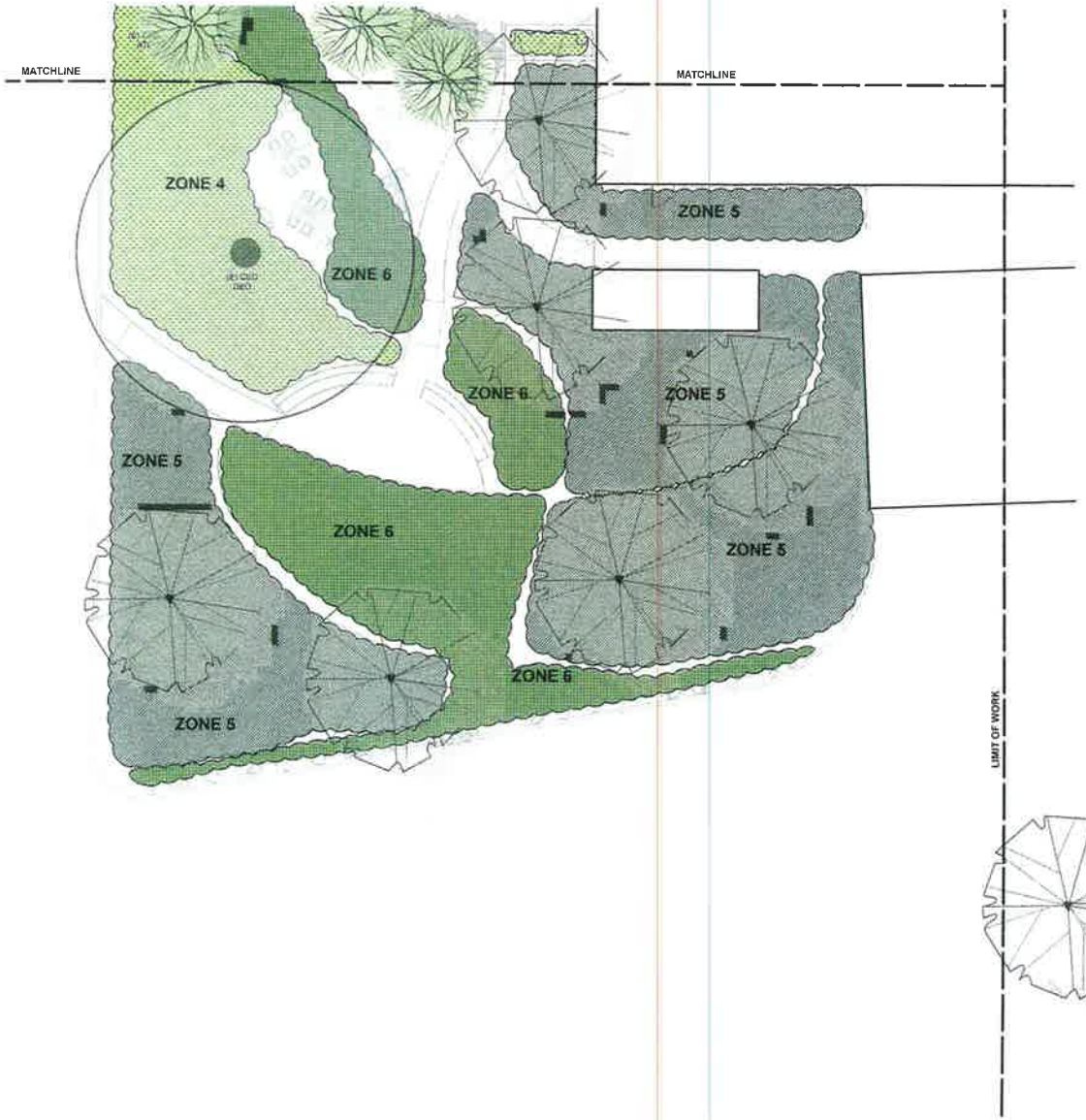
PLANTING PLAN

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

DATE 01.29.13
DRAWN BY HM
CHECKED BY HM
PROJECT # 1210

REVS / SUBS
NO DESCRIPTION

SHEET
L-4.2



CONCEPTUAL PLANTING KEY:

ZONE 1 -

CHITALPA *CHITALPA X TASHKENTENSIS*	COYOTE BRUSH 'PIGEON POINT' *BACCHARIS PILULARIS*
SEASIDE DAISY 'WAYNE RODERICK' *ERIGERON GLAUCUS*	DEER GRASS *MUHLENBERGIA RIGENS*
NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	CANYON PRINCE WILD RYE *LEYMUS CONDENSATUS*

ZONE 2

NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	DEER GRASS *MUHLENBERGIA RIGENS*
CEANOTHUS 'YANKEE POINT' *CEANOTHUS SPP*	

ZONE 3

CHITALPA *CHITALPA X TASHKENTENSIS*	CLEVELAND SAGE *SALVIA CLEVELANDII*
SEASIDE DAISY 'WAYNE RODERICK *ERIGERON GLAUCUS*	CEANOTHUS 'YANKEE POINT' *CEANOTHUS SPP*
NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	FEATHER REED GRASS *CALAMAGROSTIS ACUTIFLORA*
MANZANITA 'PACIFIC MIST' *ARCOSTAPHYLOS SPP*	BUSH ANEMONE *CARPINTERIA CALIFORNICA*
PACIFIC WAX MYRTLE *MYRICA CALIFORNICA*	

ZONE 4

CHITALPA *CHITALPA X TASHKENTENSIS*	MANZANITA 'PACIFIC MIST' *ARCOSTAPHYLOS SPP*
NEW GOLD LANTANA *LANTANA X 'NEW GOLD'*	PACIFIC WAX MYRTLE *MYRICA CALIFORNICA*
CLEVELAND SAGE *SALVIA CLEVELANDII*	BUSH ANEMONE *CARPINTERIA CALIFORNICA*

ZONE 5

CALIFORNIA SYCAMORE *PLATANUS RACEMOSA*	WIRE GRASS *JUNCUS PATENS*
TOYON *HETEROMELES ARBUTIFOLIA*	DUNE SEDGE *CAREX PANSA*
CANYON PRINCE WILD RYE *LEYMUS CONDENSATUS*	RED FESCUE *FESTUCA RUBRA*
CLEVELAND SAGE *SALVIA CLEVELANDII*	

ZONE 6 - BIOSWALE

WIRE GRASS *JUNCUS PATENS*	BLACK-EYED SUSAN *RUDBECKIA HIRTA*
DUNE SEDGE *CAREX PANSA*	RED FESCUE *FESTUCA RUBRA*

TREE LEGEND

CHITALPA
CHITALPA X TASHKENTENSIS

CALIFORNIA SYCAMORE
PLATANUS RACEMOSA

0 5 10 15 20 FT N

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

PLANTING PLAN

CARPINTERIA CITY HALL
5775 Carpinteria Ave.
Carpinteria, CA

REVS / SUBS
NO DESCRIPTION

SHEET
L-4.3