

PROJECT APPLICATION BOOKLET

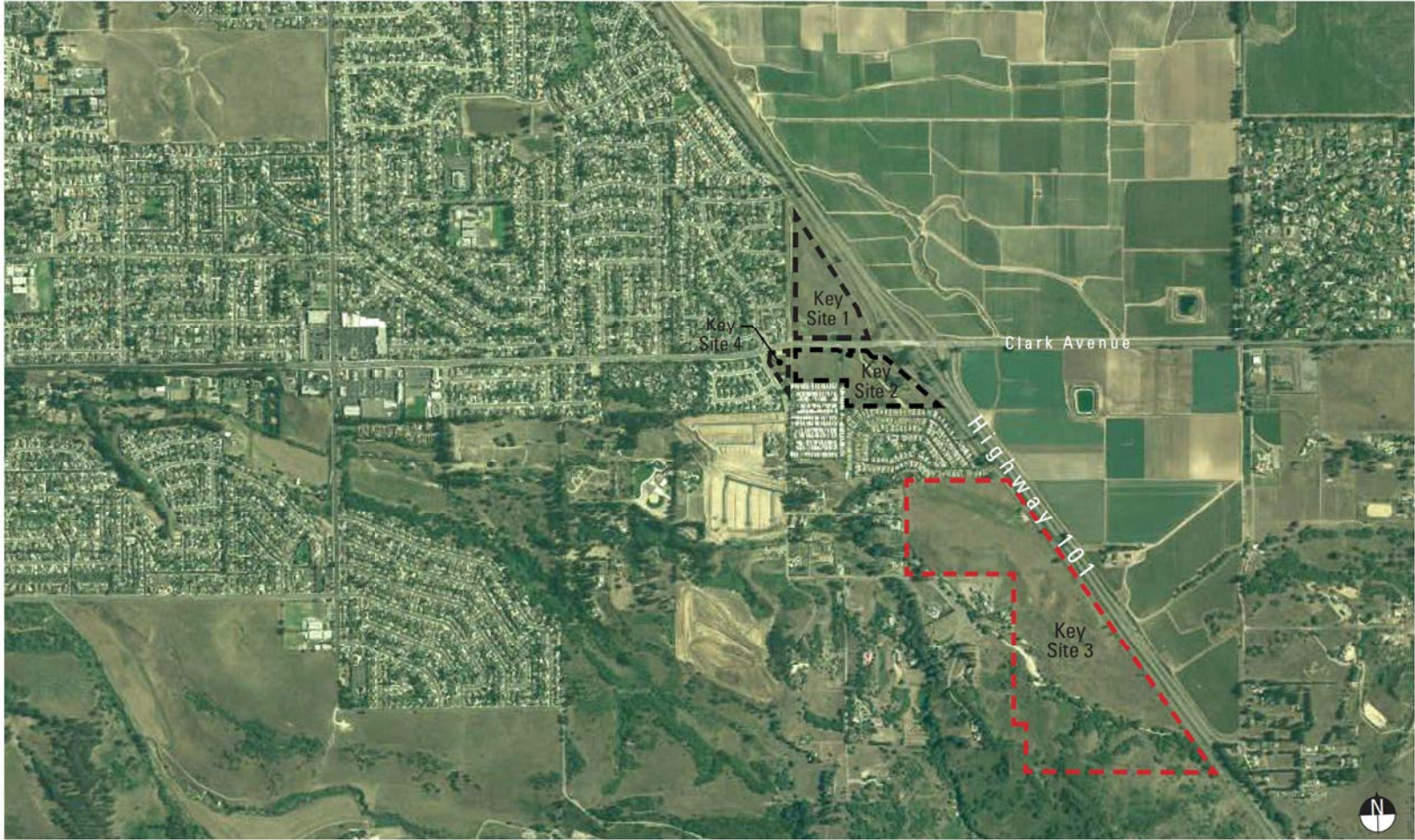
ORCUTT  
KEY  
SITE 3

FEBRUARY 2016

Project Case Numbers: 13GPA-0000S, 13R2N-00000-00001, 13TRM-00000-00001, 13DVP-0000-00010

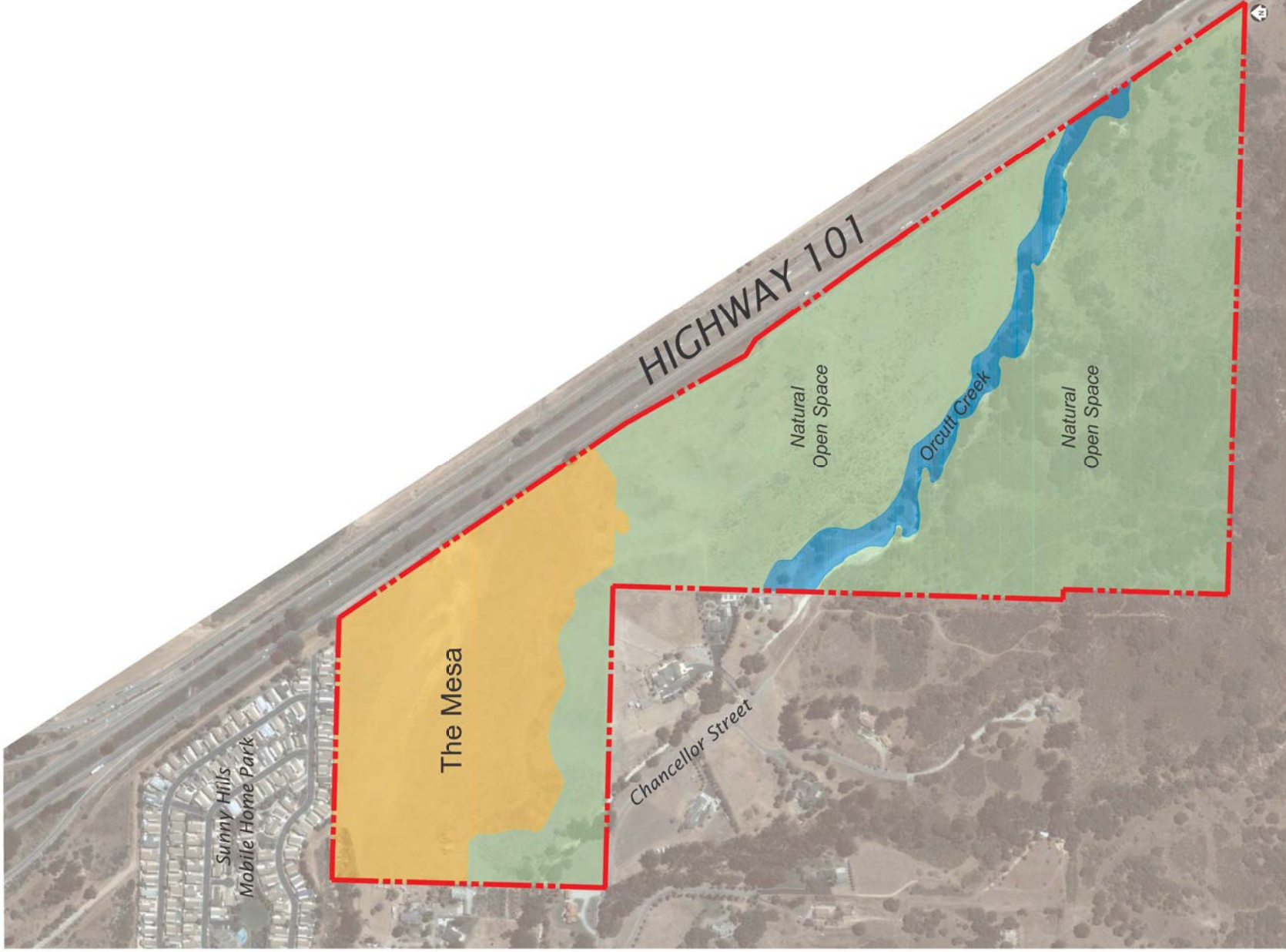
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**Site Location**  
**Aerial Photograph**

**Orcutt Key Site 3**  
**COUNTY OF SANTA BARBARA, CA**

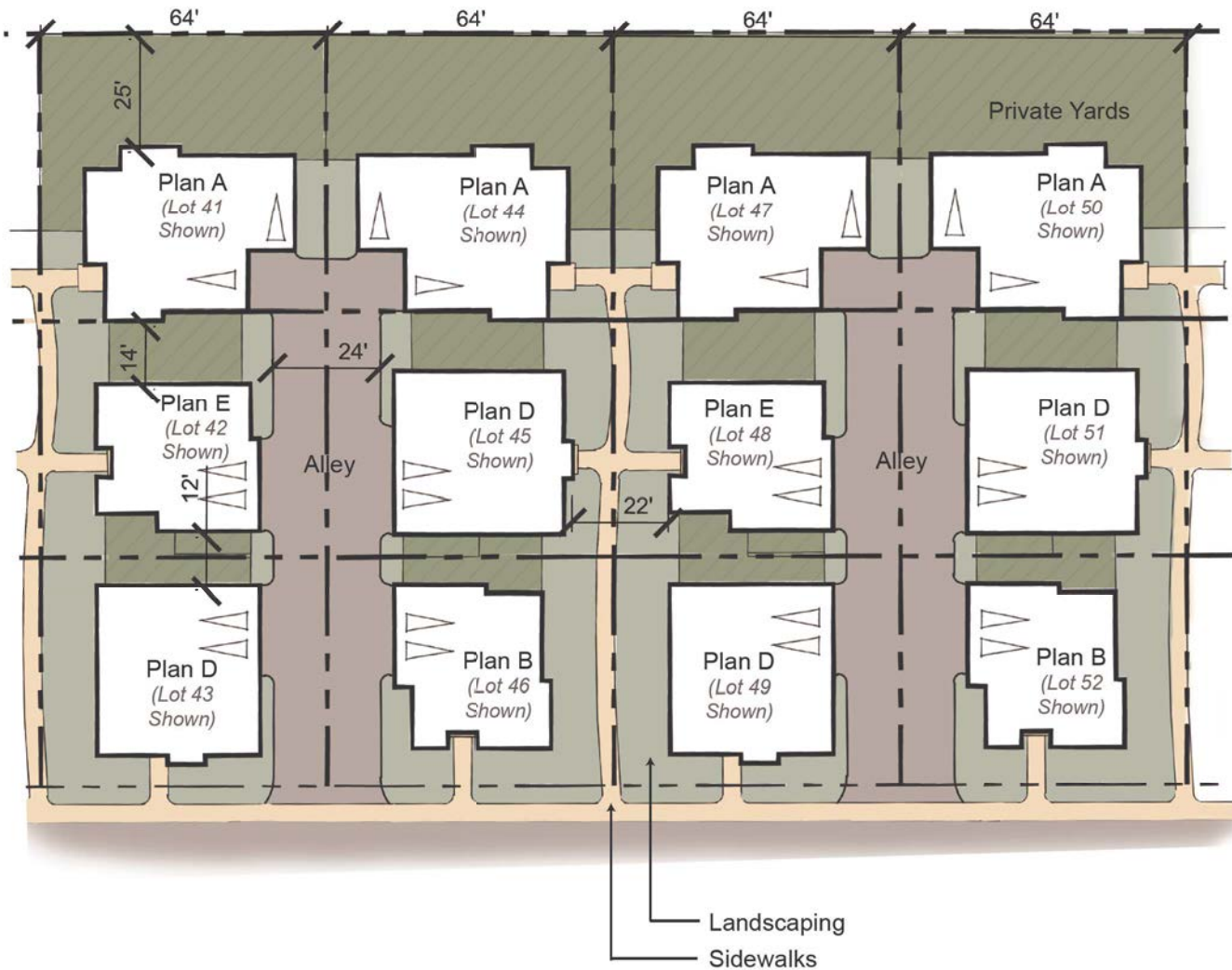


Site Aerial Photo



### Illustrative Site Plan- Full Site





-  Maintained by Private Home Owner
-  Maintained by Home Owner's Association (Includes Alley, Sidewalks & Walkways)

Notes:  
 Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

Plan A = Single Story  
 Other Plans = Two Story

**Cluster - 6-Pack Concept Diagram  
 (Lots 41 to 52)**



Farmhouse - Plan D - Right

Americana - Plan E - Front

Farmhouse - Plan A - Front



**Cluster - 6-Pack Green Court Elevation View to West- Plans D,E,A**

**Orcutt Key Site 3**

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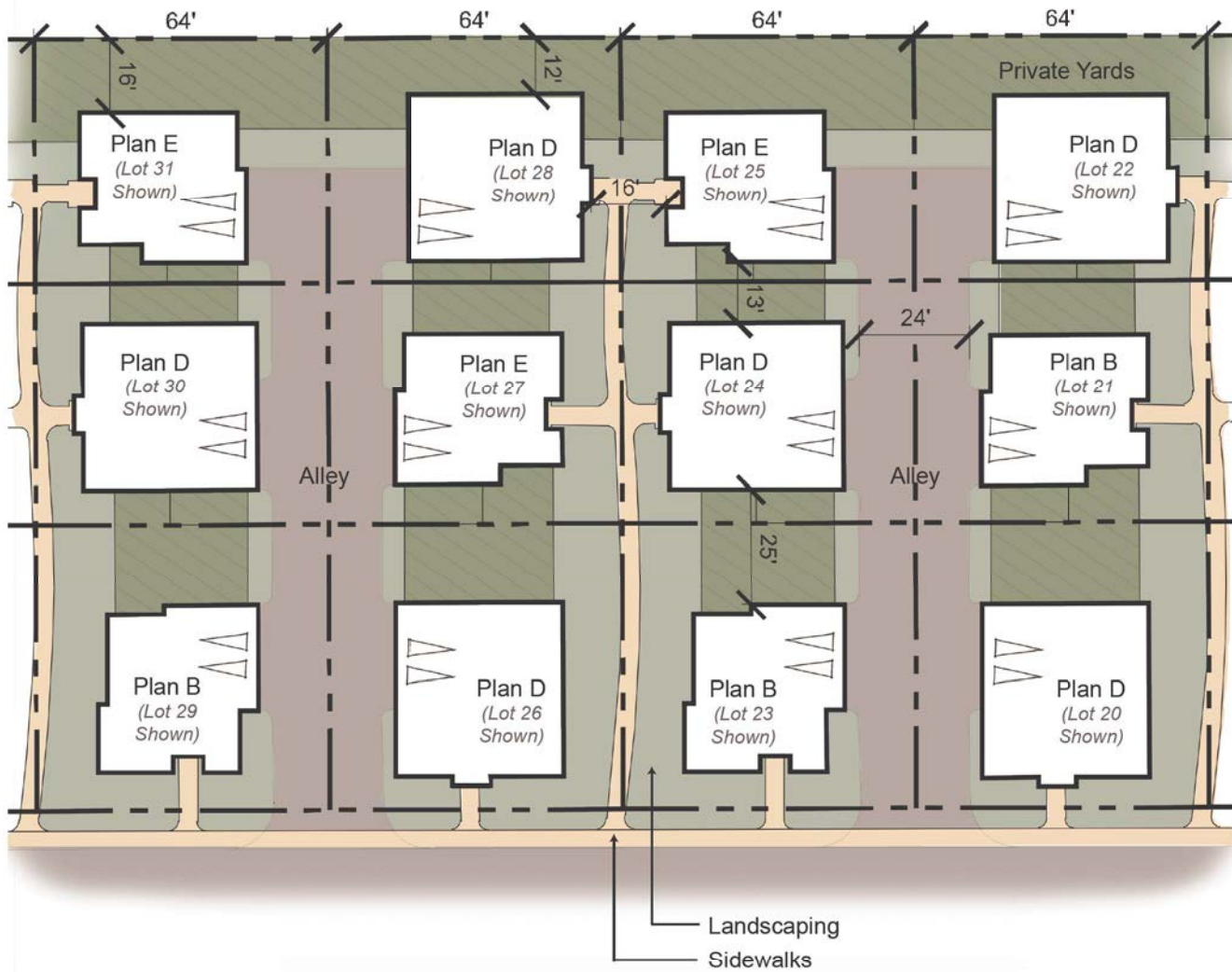
the mesa - architectural floor plans and elevations

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**Cluster - 6-Pack Concept Diagram  
 (Lots 20 to 31)**



Farmhouse - Plan D - Right

Americana - Plan E - Front

Farmhouse - Plan D - Front



**Cluster - 6-Pack Green Court Elevation View to South - Plans D,E,D**

**Orcutt Key Site 3**

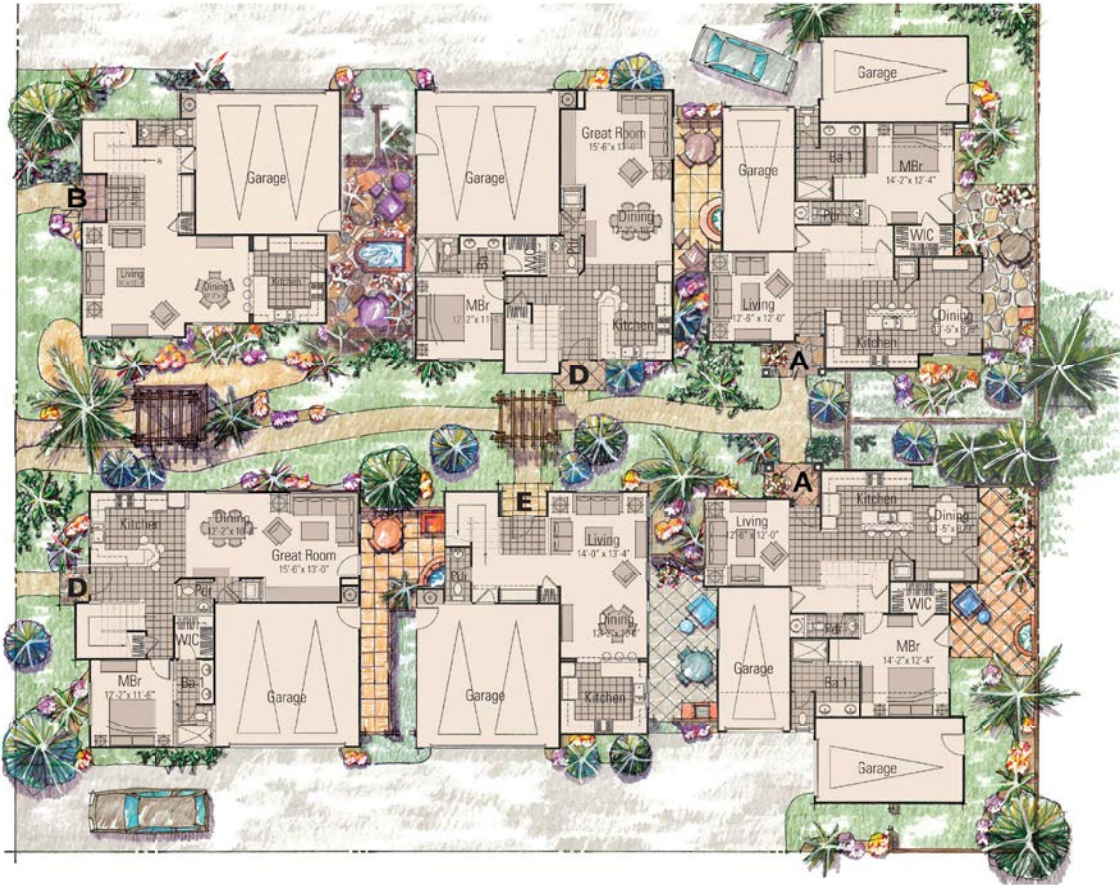
**COUNTY OF SANTA BARBARA, CA**

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Note:

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### 6-Pack Cluster - First Floor

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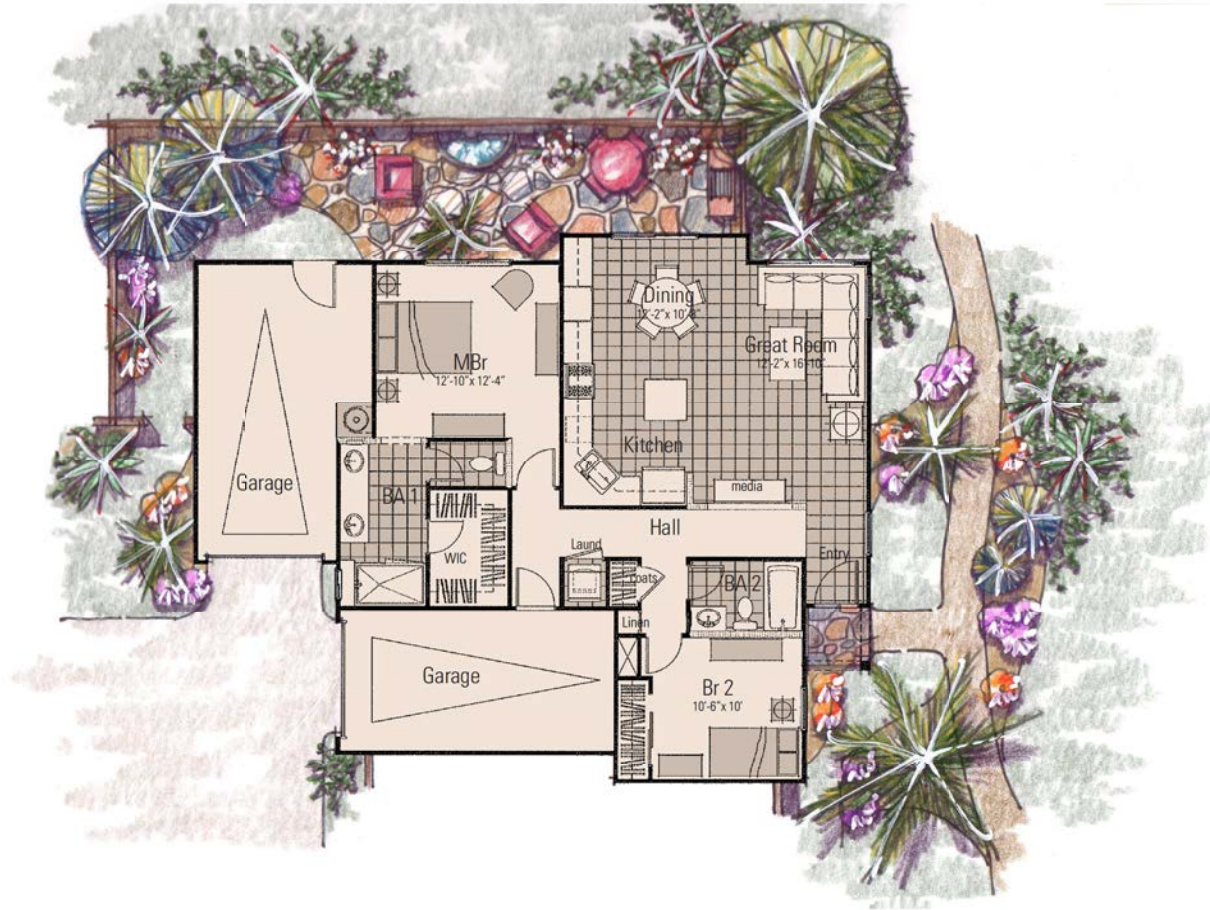
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**Note:**

Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

**6-Pack Cluster - Second Floor**



**Plan A - Single Story (1,087 S.F.)**



Americana - Plan A - Front





Farmhouse - Plan A - Front



Farmhouse - Plan A - Rear



**Plan A - Elevations**

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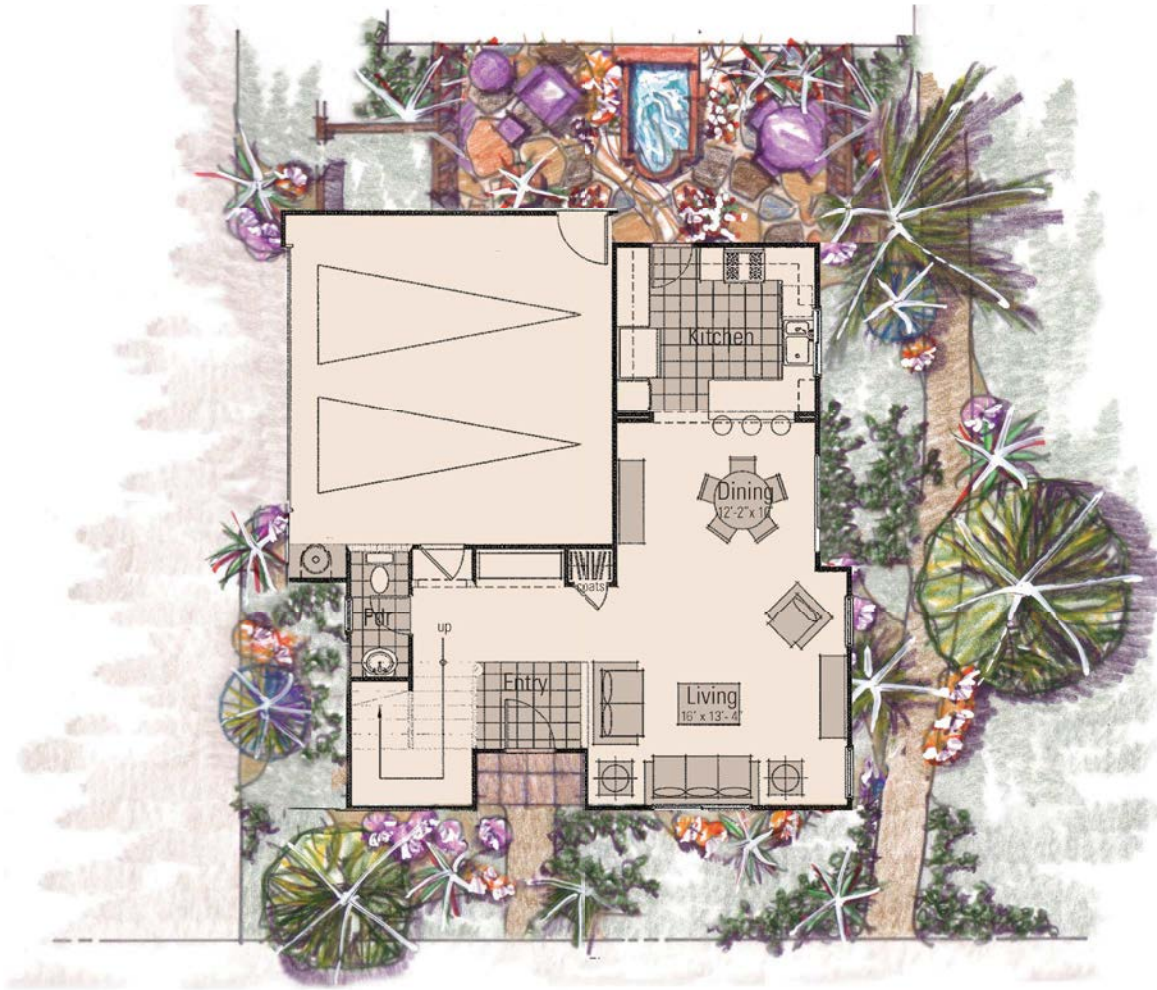


Farmhouse - Plan A - Right

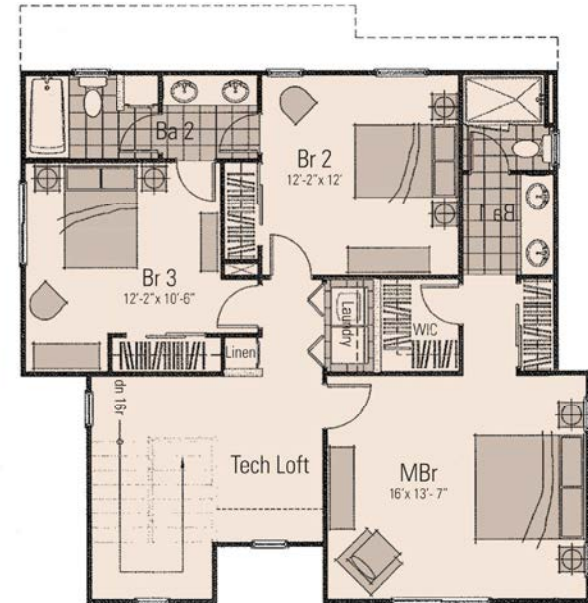


**Plan A - Elevations**





First Floor - 689 S.F.



Second Floor - 920 S.F.

**Plan B - Two Story (1,609 S.F.)**

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Farmhouse - Plan B - Front



### Plan B - Elevations



Americana - Plan B - Front



Americana - Plan B - Left



**Plan B - Elevations**

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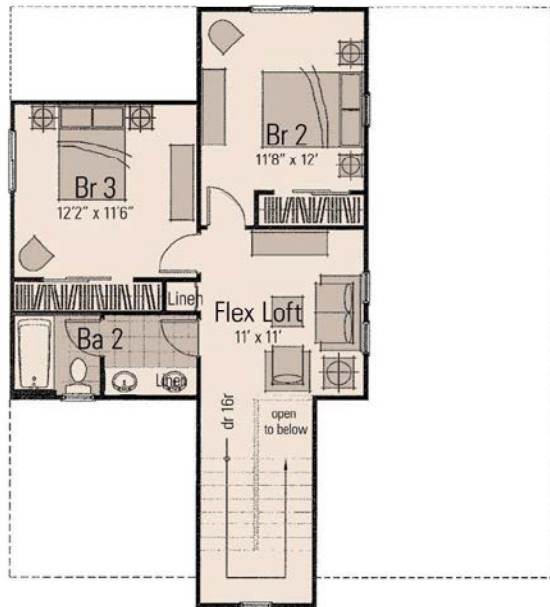
Americana - Plan B - Right



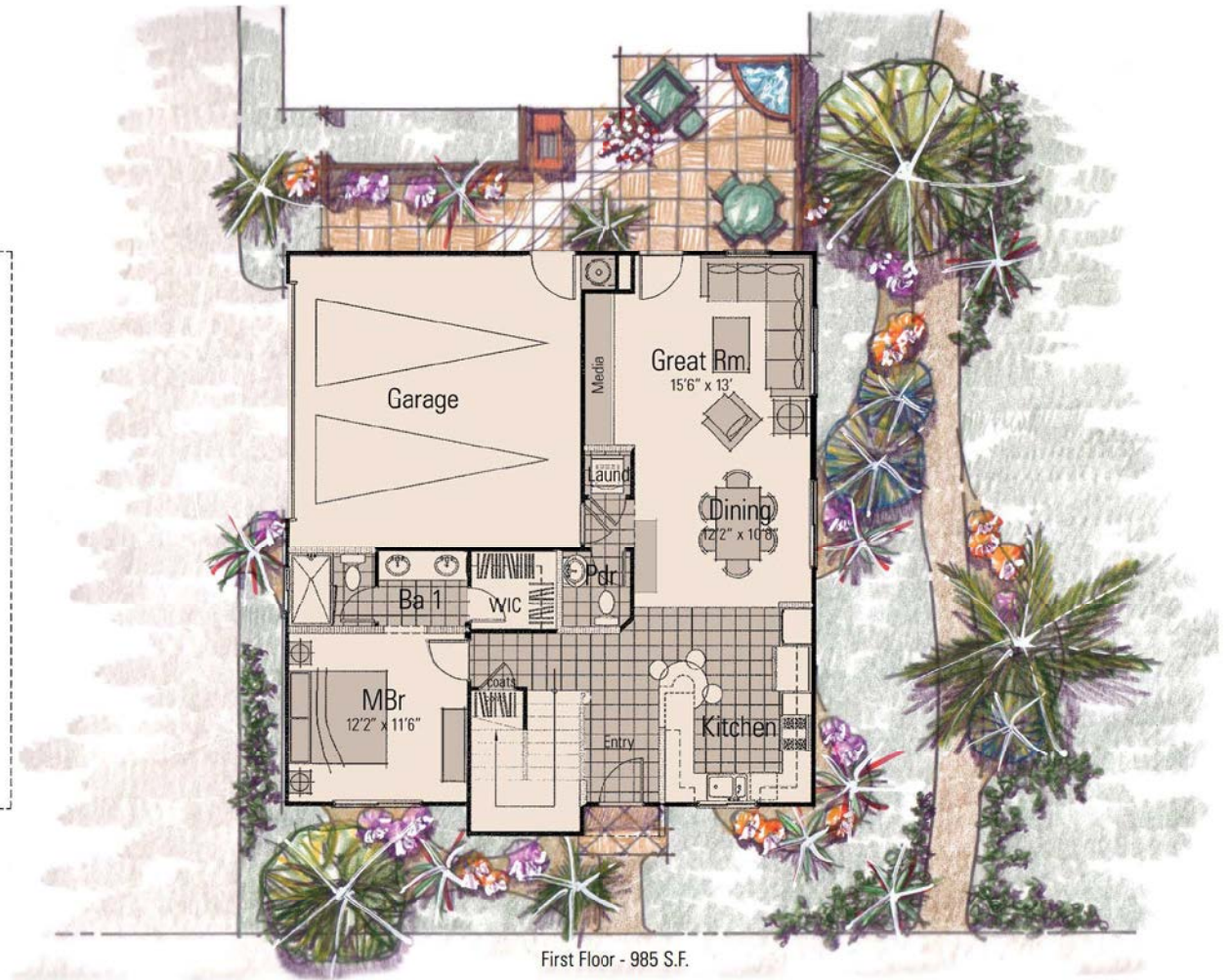
Americana - Plan B - Rear



**Plan B - Elevations**



Second Floor - 568 S.F.



First Floor - 985 S.F.

**Plan D - Two Story (1,553 S.F.)**

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Americana - Plan D - Front



### Plan D - Elevations

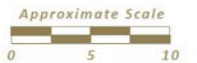


Farmhouse - Plan D - Front



Farmhouse - Plan D - Rear

**Plan D - Elevations**





Farmhouse - Plan D - Left

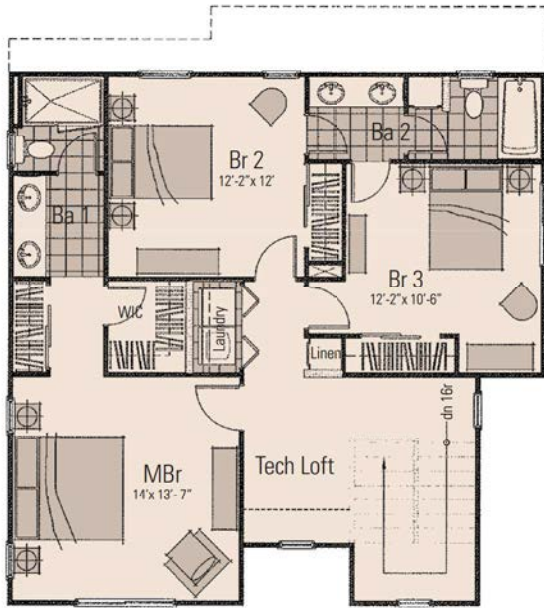


Farmhouse - Plan D - Right

**Plan D - Elevations**







Second Floor - 916 S.F.

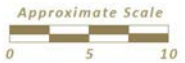


First Floor - 680 S.F.

**Plan E - Two Story (1,596 S.F.)**



Farmhouse - Plan E - Front



Plan E - Elevations



Americana - Plan E - Front



Americana - Plan E - Rear



**Plan E - Elevations**

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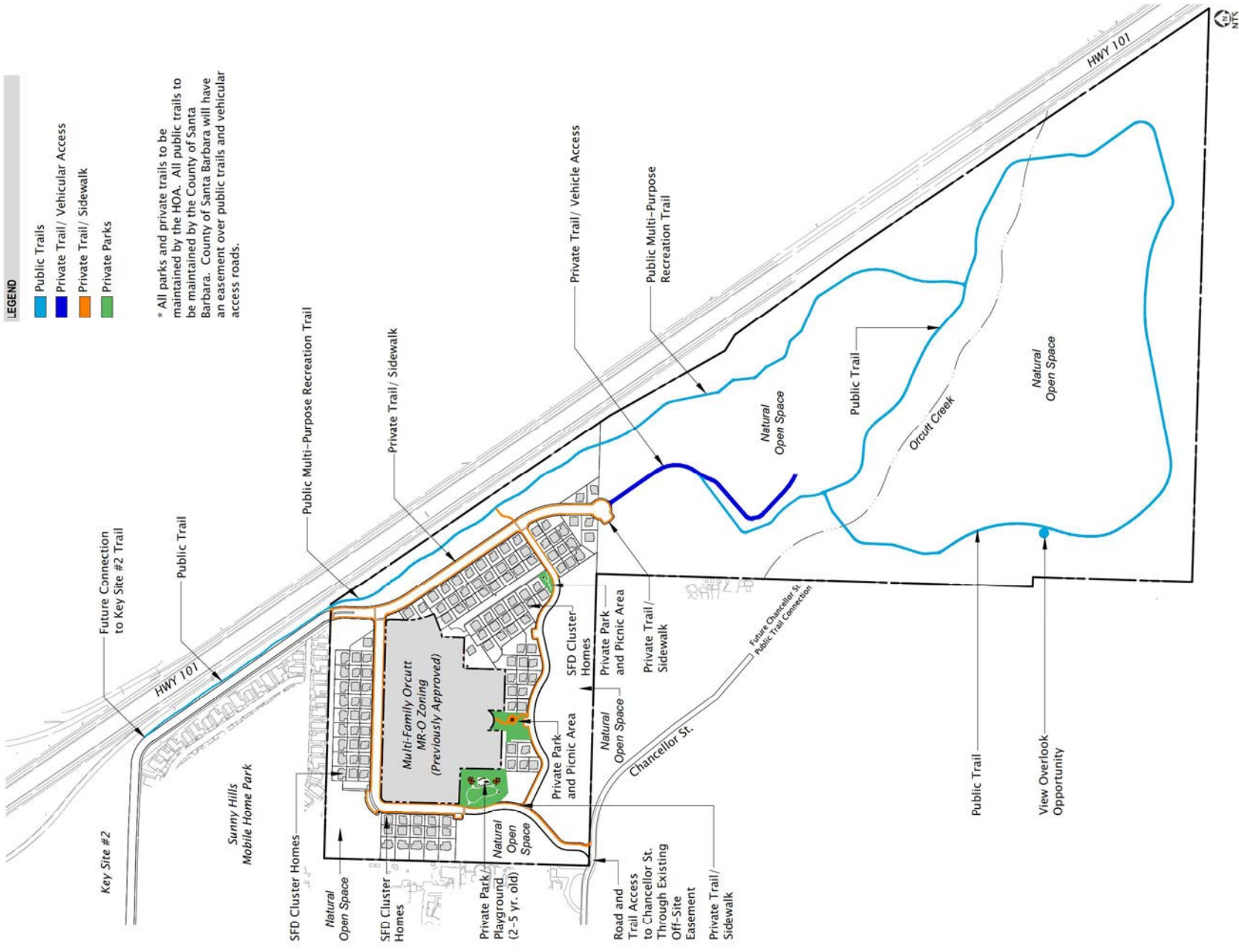
Americana - Plan E - Left



Americana - Plan E - Right



**Plan E - Elevations**

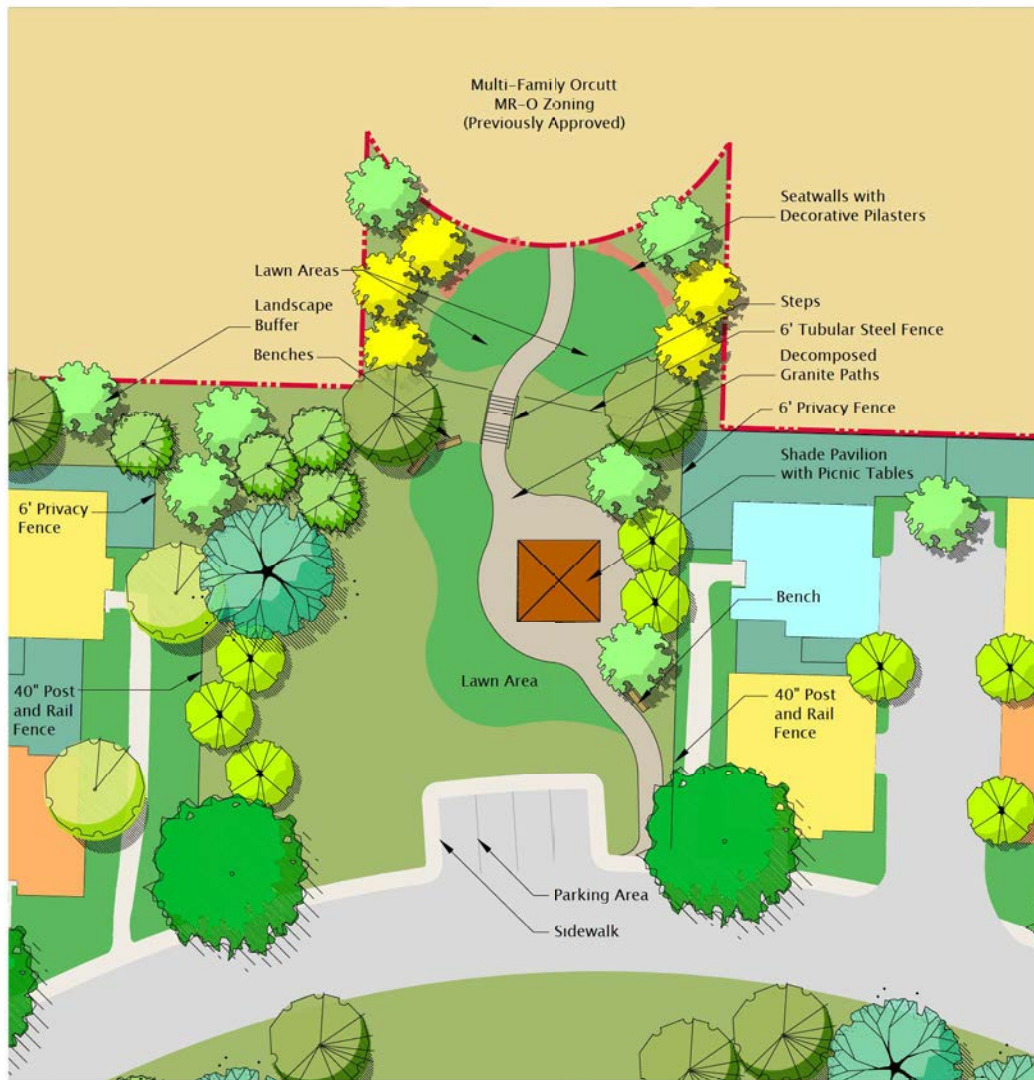


**LEGEND**

- █ Public Trails
- █ Private Trail/ Vehicular Access
- █ Private Trail/ Sidewalk
- █ Private Parks

\* All parks and private trails to be maintained by the HOA. All public trails to be maintained by the County of Santa Barbara. County of Santa Barbara will have an easement over public trails and vehicular access roads.

**Parks and Trails Plan**



**CONCEPTUAL PLANT LEGEND**

**Non-Drought Tolerant**

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

**Drought Tolerant**

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

**Other Designated Landscaped Areas**

- Private Landscape Areas (Backyards)
- Natural Open Space

Note: Refer to Plant List for Conceptual Plant Legend



6' Tubular Steel Fence

Decomposed Granite Trails



Park Concept



**CONCEPTUAL PLANT LEGEND**

**Non-Drought Tolerant**

- Small Tree
- Medium Tree
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**Other Designated Landscaped Areas**

- Private Landscape Areas (Backyards)
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Note: Refer to Plant List for Conceptual Plant Legend



Shade Pavilion with Picnic Tables



Playground Equipment (2-5 years old)

**Private Playground Enlargement: 2-5 yrs.**

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**Orcutt Key Site 3**  
**COUNTY OF SANTA BARBARA, CA**



CONCEPTUAL PLANT LEGEND	
Non-Drought Tolerant	
	Small Tree
	Medium Tree
	Large Tree
	Shrubs And Groundcovers
Drought Tolerant	
	Small Tree
	Medium Tree
	Large Tree
	Shrubs And Groundcovers
Other Designated Landscaped Areas	
	Private Landscape Areas (Backyards)
	Natural Open Space
Note: Refer to Plant List for Conceptual Plant Legend	



Picnic Areas



Decorative Seatwall



Western Redbud



New Zealand Flax



Little John Bottlebrush



Blue Chalk Sticks



Mexican Feather Grass



Honey Locust



Heuchera



California Poppy



**CONCEPTUAL PLANT LEGEND**

**Non-Drought Tolerant**

**Small Tree**

 <i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
 Lagerstroemia indica	Crape Myrtle
 Magnolia g. 'Little Gem'	Southern Magnolia
 Malus 'Madonna'	Flowering Crabapple
 Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum

**Medium Tree**

 Liquidambar styraciflua	Sweet Gum
 Fraxinus angustifolia 'Raywood'	Raywood Ash
 Ginkgo biloba 'Autumn Gold'	Maidenhair Tree
 Gleditsia triacanthos	Honey Locust
 Koeleruteria paniculata	Golden Rain Tree
 Nyssa sylvatica	Sour Gum
 Pistacia chinensis	Chinese Pistache
 Pyrus kawakamii	Evergreen Pear
 Robinia x ambigua 'Idahoensis'	Idaho Locust

**Large Tree**

 Calocedrus decurrens	Incense Cedar
 Cinnamomum camphora	Camphor Tree
 Jacaranda mimosifolia	Jacaranda
 Liriodendron tulipifera 'Fastigiata'	Tulip Tree
 Pinus canariensis	Canary Island Pine
 Sequoia sempervirens 'Aptos Blue'	Coast Redwood
 Ulmus parvifolia	Chinese Evergreen Elm

**Shrubs And Groundcovers**

 Agave attenuata	Agave
 Anigozanthus spp.	Kangaroo Paw
 Bougainvillea 'San Diego Red'	Bougainvillea
 Callistemon viminalis 'Little John'	Little John Bottlebrush
 Camellia japonica	Camellia
 Cistus 'Sunset'	Magenta Rockrose
 Coprosma kirkii	Creeping Mirror Plant
 Cotoneaster horizontalis	Cotoneaster
 Euphorbia characias ssp. wulfenii	Euphorbia
 Hemerocallis spp.	Daylily
 Heuchera sanguinea	Coral Bells
 Lavandula angustifolia	English Lavender
 Leonotis leonurus	Lion's Tail
 Loropetalum chinense	Fringe Flower
 Myoporum parvifolium	Myoporum
 Nasella tenuissima	Mexican Feather Grass
 Nephrolepis cordifolia	Southern Sword Fern
 Osmanthus fragrans	Sweet Olive
 Pennisetum setaceum 'Rubrum'	Purple Fountain Grass
 Penstemon hybrids	Penstemon
 Pittosporum tenuifolium	Pittosporum
 Phormium spp.	New Zealand Flax
 Rosa spp.	Rose
 Rosmarinus officinalis	Rosemary
 Salvia spp.	Sage
 Senecio mandraliscae	Blue Chalk Sticks
 Trachelospermum jasminoides	Star Jasmine
 Lawn (Tall Fescue Blend)	

Note:  
Planter areas designated as Non-Drought Tolerant planting may include plants from the Drought Tolerant planting list and will be grouped separately to optimize efficient irrigation practices.

Irrigation Statement:  
The irrigation system will be a combination of low flow spray, drip, and bubbler emission devices. The watering schedule will be programmed and operated by an automatic controller that will regulate water usage to maximize water efficiency. The system will be designed so it reduces the amount of overspray, drift, and wasted water.

**Drought Tolerant**

**Small Tree**

 <i>Cercis occidentalis</i>	Western Redbud
 X Chitalpa tashkentensis 'Pink Dawn'	Chitalpa
 Hakea laurina	Sea Urchin Hakea
 Lagunaria patersonii	Primrose Tree

**Medium Tree**

 <i>Aesculus californica</i>	California Buckeye
 Albizia julibrissin	Silk Tree
 Arbutus 'Marina'	Strawberry Tree
 Lyonothamnus floribundus	Catalina Ironwood
 Melaleuca quinquinervia	Cajeput Tree
 <i>Timbalularia californica</i>	California Laurel



**Large Tree**

 <i>Quercus agrifolia</i>	Coast Live Oak
 <i>Quercus suber</i>	Cork Oak
 <i>Quercus tomentella</i>	Island Oak

**Shrubs And Groundcovers**

 <i>Arctostaphylos</i> spp.	Manzanita
 Baccharis pilularis	Dwarf Coyote Bush
 <i>Carpenteria californica</i>	Bush Anemone
 <i>Ceanothus</i> spp.	California Lilac
 <i>Cercocarpus betuloides</i>	Mountain Mahogany
 <i>Dendromecon harfordii</i>	Island Bush Poppy
 <i>Eriogonum grande rubescens</i>	Red Buckwheat
 <i>Eschscholzia californica</i>	California Poppy
 <i>Fremontodendron californicum</i>	Flannel Bush
 <i>Garrya elliptica</i>	Coast Silk Tassel
 <i>Heteromeles arbutifolia</i>	Toyon
 <i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Wild Rye
 <i>Lupinus</i> spp.	Lupine
 <i>Mimulus aurantiacus</i>	Sticky Monkey Flower
 <i>Muhlenbergia rigens</i>	Deer Grass
 <i>Nassella pulchra</i>	Purple Needle Grass
 <i>Penstemon heterophyllus</i>	Foothill Penstemon
 <i>Prunus ilicifolia</i>	Holly-Leaved Cherry
 <i>Rhamnus californica</i>	Coffeeberry
 <i>Rhus integrifolia</i>	Lemonade Berry
 <i>Romneya coulteri</i>	Matilija Poppy
 <i>Sambucus mexicana</i>	Elderberry
 <i>Sidalcea malviflora</i>	Checkerbloom
 <i>Salvia</i> spp.	Sage

**Other Designated Landscape Areas**

-  Private Landscape Areas (Backyards)
-  Natural Open Space

**Plant List**

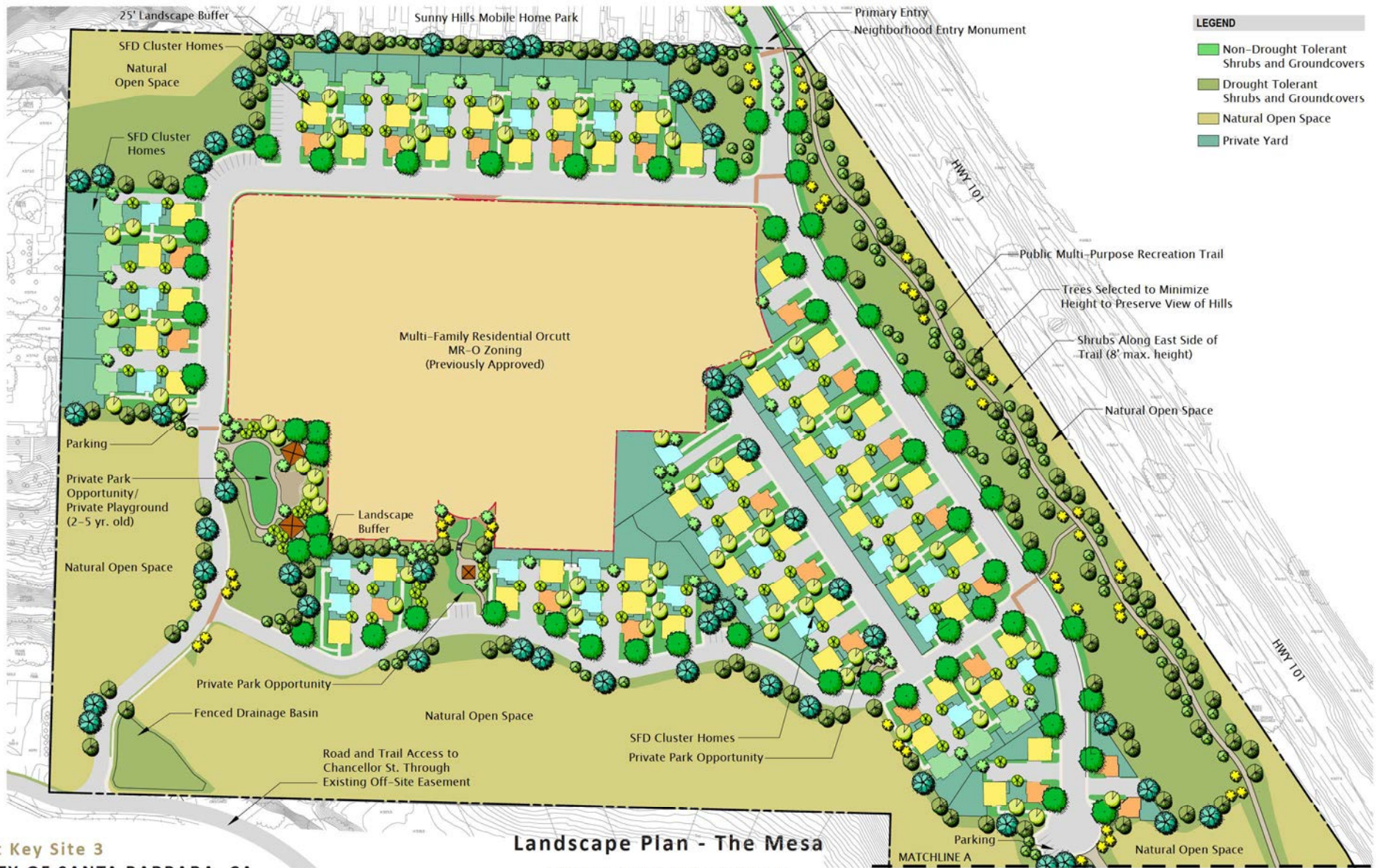
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Orcutt Key Site 3  
 COUNTY OF SANTA BARBARA, CA

Landscape Plan - The Mesa

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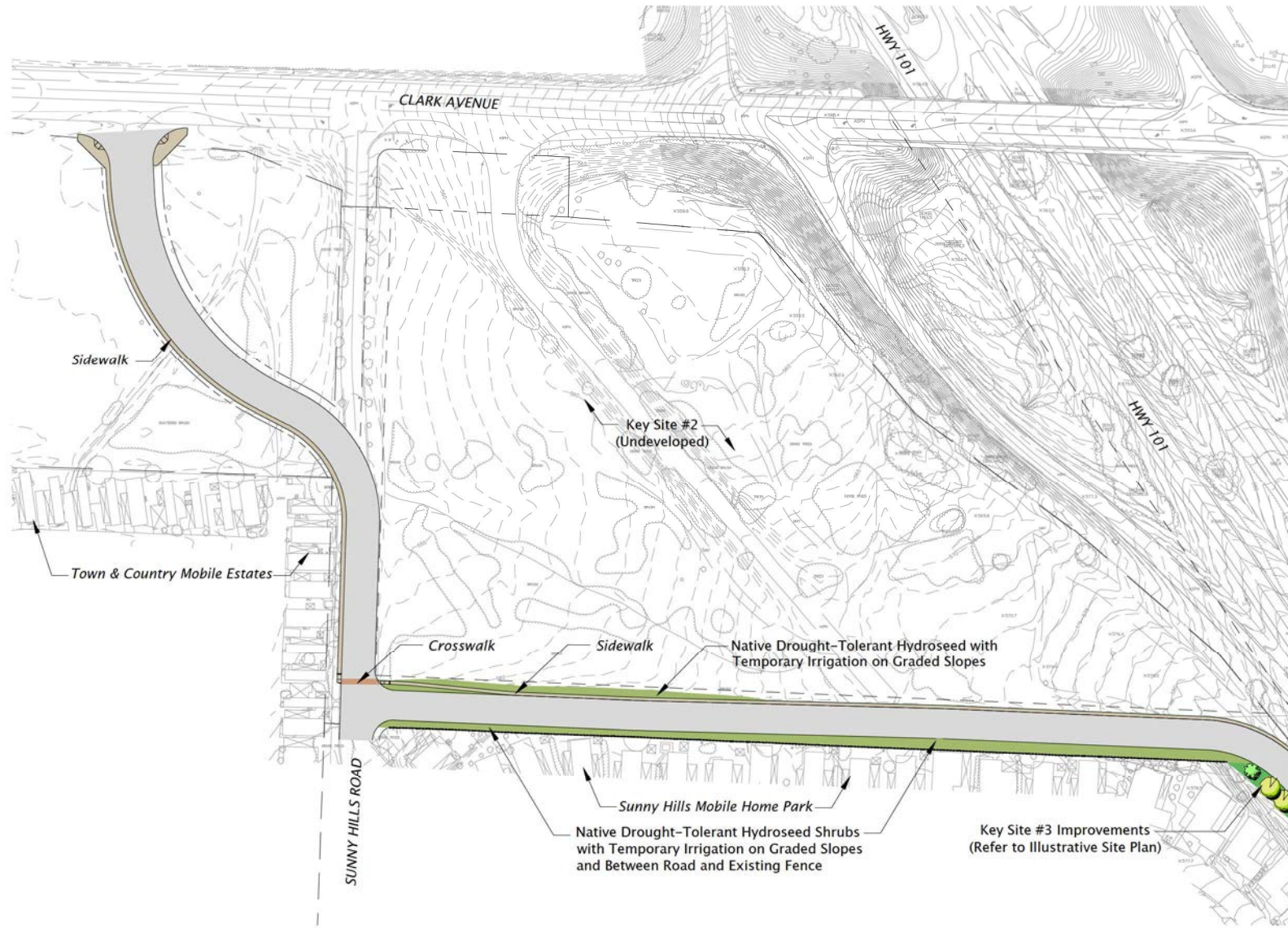
**Project Entry from Key Site #2**

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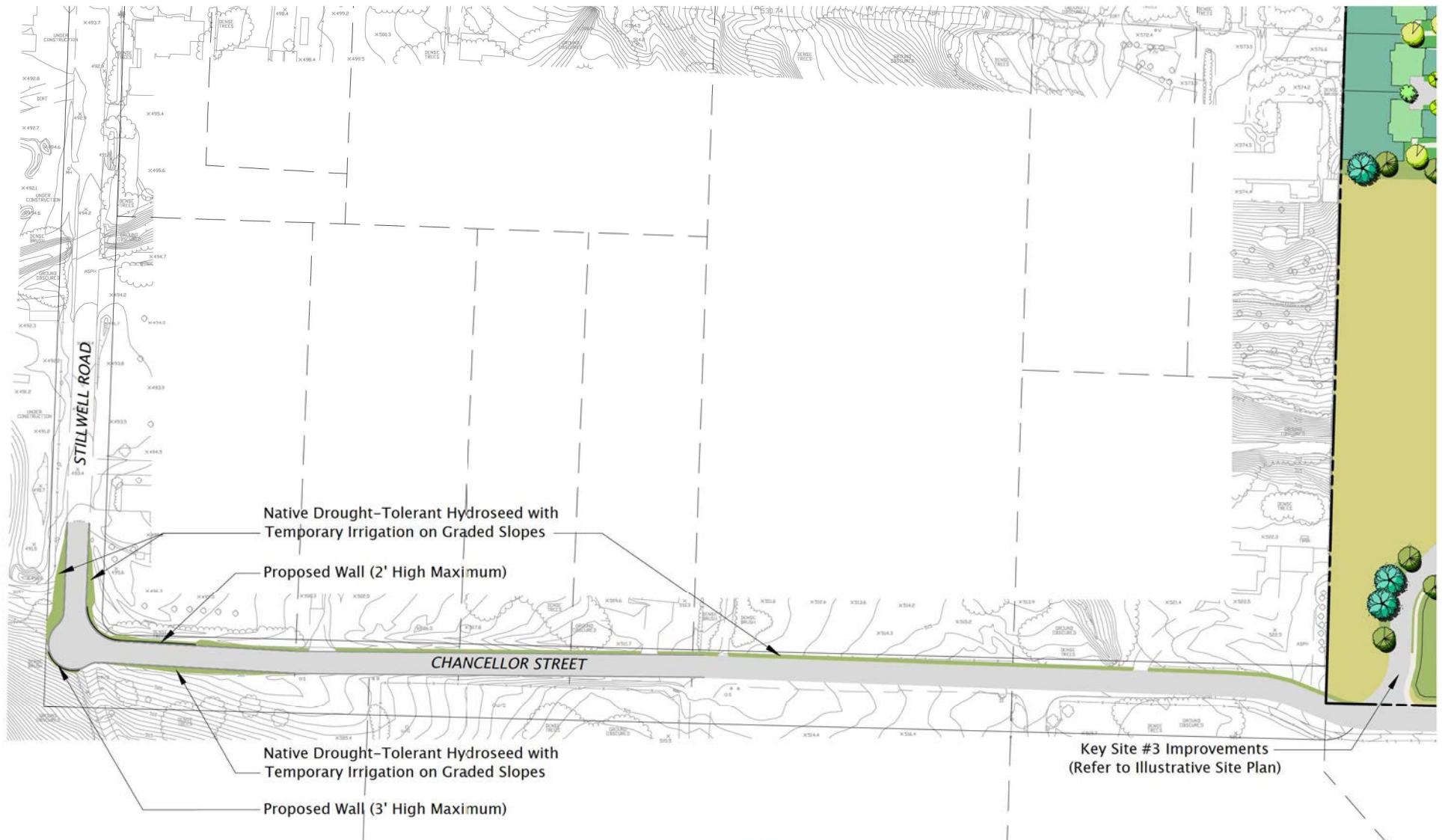


**Access Road from Clark Avenue**

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**Access Road from Chancellor Street**

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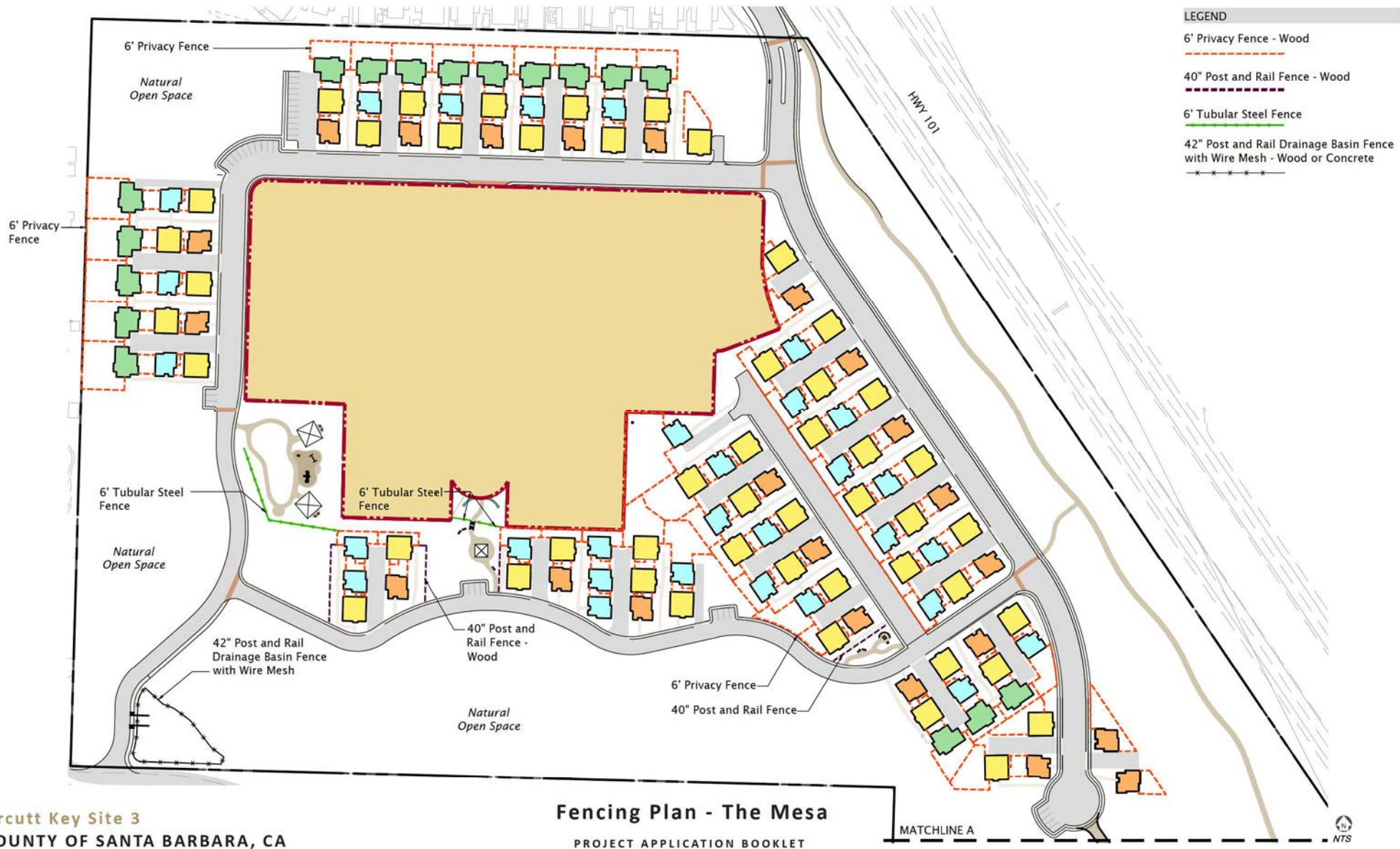
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**Orcutt Key Site 3**  
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- LEGEND**
- 6' Privacy Fence - Wood
  - 40" Post and Rail Fence - Wood
  - 6' Tubular Steel Fence
  - 42" Post and Rail Drainage Basin Fence with Wire Mesh - Wood or Concrete



**Orcutt Key Site 3**  
**COUNTY OF SANTA BARBARA, CA**

**Fencing Plan - The Mesa**

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MATCHLINE A





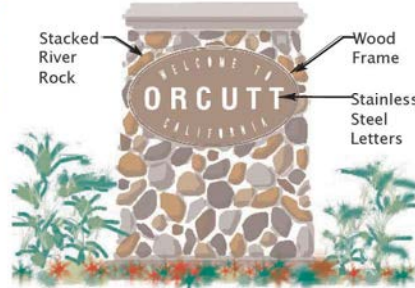
Decomposed Granite Public Multi-Purpose Recreation Trail



Benches and Trash Receptacles



Playground Equipment



Proposed Residential Neighborhood Entry Monument



Picnic Area Beneath Trees



Decorative Streetlights



Sidewalks and Landscaped Parkways



Decorative Intersection Paving Treatment



Drinking Fountain



6' Tubular Steel Fence



40" Post and Rail Fence



Benches



Decorative Landscape Walls



6' Privacy Fence



42" Post and Rail Drainage Basin Fence with Wire Mesh

## Amenities and Fencing - Conceptual Images

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