Cave Landing Ranch

Cover Sheet

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LEONARD GRANT, ARCHITECT

June 9, 2010

Cave Landing | Ranch

Statistics

PROJECT STATISTICS:

PROPERTY OWNER:
San Miguelito Partners
110 Newport Center Drive, Suite 200
Newport Beach, CA 92660

APPLICANT:
Robert and Judi McCarthy
1800 9th Street
Bakersfield, CA 93301

APPLICANT REPRESENTATIVE:
Dave Watson
805.773.0819

PROJECT ADDRESS:
1616 Cave Landing Road
Avila Beach, CA

LEGAL DESCRIPTION:
Parcel 2, Parcel Map COAL 96-036

ASSESSOR PARCEL NUMBER:
076-231-063 and -065

LOT SIZE:
37.06 ACRES, 1,614,333.6 SF

LAND USE & ZONING DESIGNATION:
Land Use: Residential Rural, 20 – 40 Acres/D.U.
Zoning: Rural Residential
Planning Area: San Luis Bay Coastal
Community: Avila Beach

BUILDING SETBACKS:

Allowable Front:	25 FT	Proposed:	564 FT
Allowable Sides:	25 FT	Proposed:	East 141 FT West 239 FT
Allowable Rear:	30 FT	Proposed:	1445 FT

BUILDING AREAS – GROSS:
Residence:
Basement: 1,300 SF
Main Level: 4,200 SF
Total: 5,500 SF

Barn:
Garage: 1,000 SF
Secondary Dwelling: 1,000 SF

SITE COVERAGE:
40% of Lot Size
Allowable: 645,733.44 SF Proposed: 5,200 SF

BUILDING HEIGHT

Allowable Building Height:	35 FT
Proposed Barn	33 FT
Proposed Residence	21.5 FT

GREEN

LANDSCAPING:
Native plants with low water needs
Long term re-vegetation
Edible Garden
High efficiency irrigation system

SITE PLANNING:
Build on previously disturbed section of the site
East-West axis to optimize solar gain
Compose home along natural terrain
Visually compatible with hillside
Mitigate site impacts, balance cut & fill
Bio-swales

CONSTRUCTION:
Mass floors and walls
Modular Building components -
S. I. P. S. Paneling or Off-site Fabrication
Daylight harvesting with clearstory windows, light shelves, skylights and reflective surfaces

MECHANICAL/ ELECTRICAL/ PLUMBING:
Consider drainage cistern/ rain water Harvesting
Passive heating and cooling ventilation techniques
Solar collectors for energy and water heating

FINISHES/ COLORS/TEXTURES:
Choose Environmentally Preferable Products
Reclaimed wood
Interior building materials, paints and sealants
specify materials to optimize indoor air quality
Sympathetic colors and textures to blend with the site

CONSULTANTS:

Architecture
LGA Architecture Inc.
Leonard Grant, AIA
P| 805.773.7113

Civil and Structural Engineering
Cannon Associates
Ed Collins, Susan Roberts, Todd Smith
P| 805.781.8430

Landscape Architecture
JGS Designs
Jeffrey Gordon Smith
P| 805.825.2118

Biology
Terra Verde Environmental Consulting
Brooke Langle
P| 805.896.5479

Archaeology
Gibson's Archaeology Consulting
Robert Gibson, JA Parsons
P| 805.238.5411

Planning
Watson Planning Consultants
David Watson, AICP
P| 805.773.0819

Engineering Geologist
GeoInsite, Inc.
Bill Cole
P| 408.839.5404

Soils Engineers
EarthSystems Pacific
Dennis Shallenberger, Rick Gorman
P| 805.544.3276

Septic Systems Engineers
GeoSolutions
Richard Pfost
P| 805.543.8539

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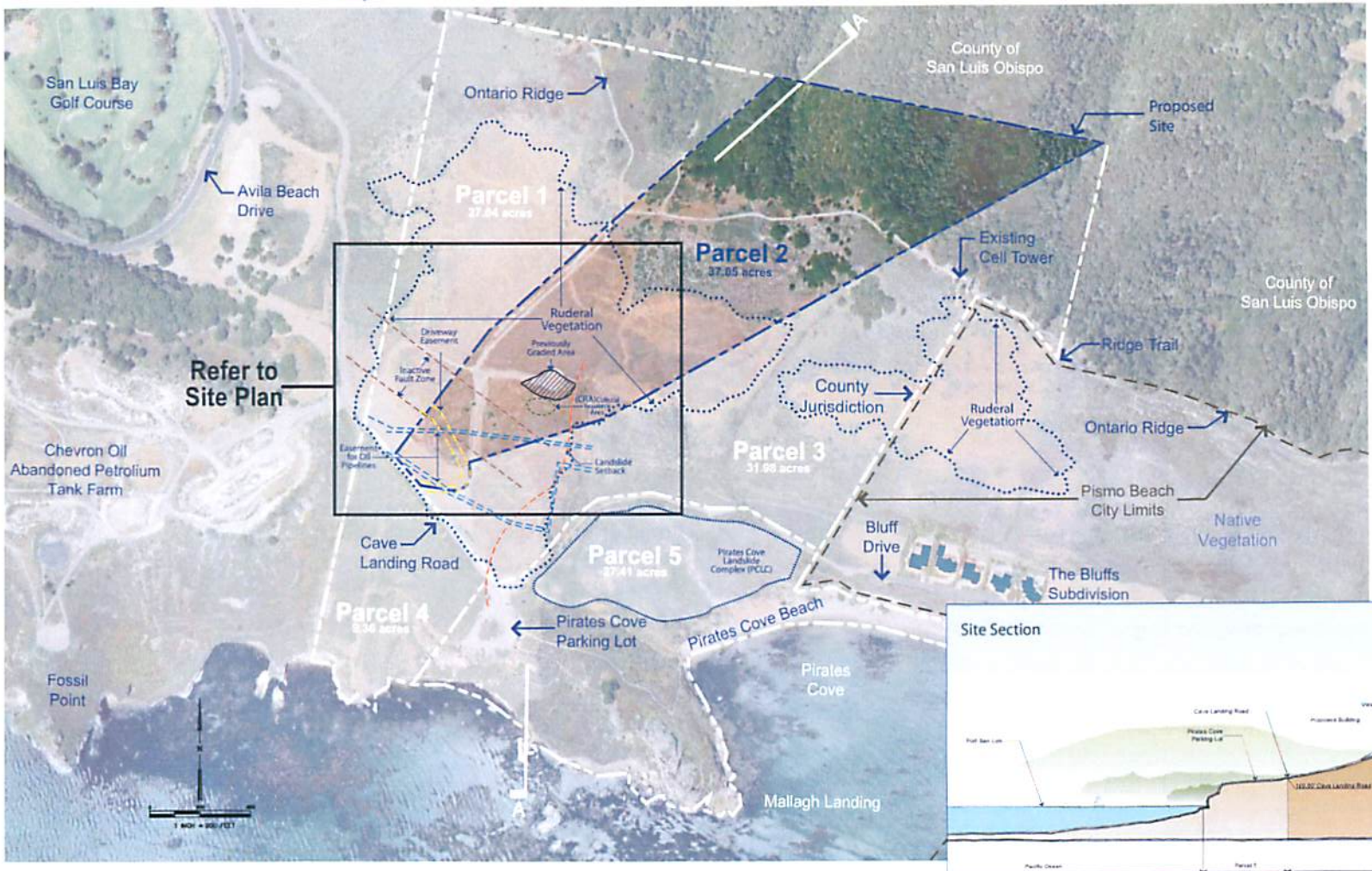
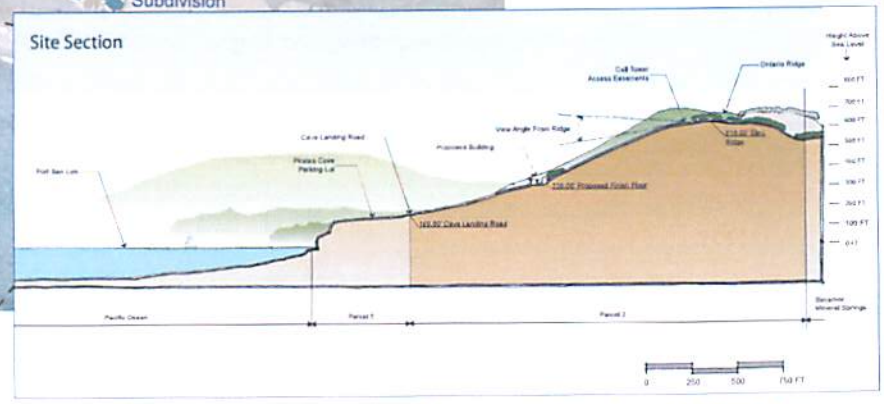
Site Analysis Map & Vicinity Map





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P1

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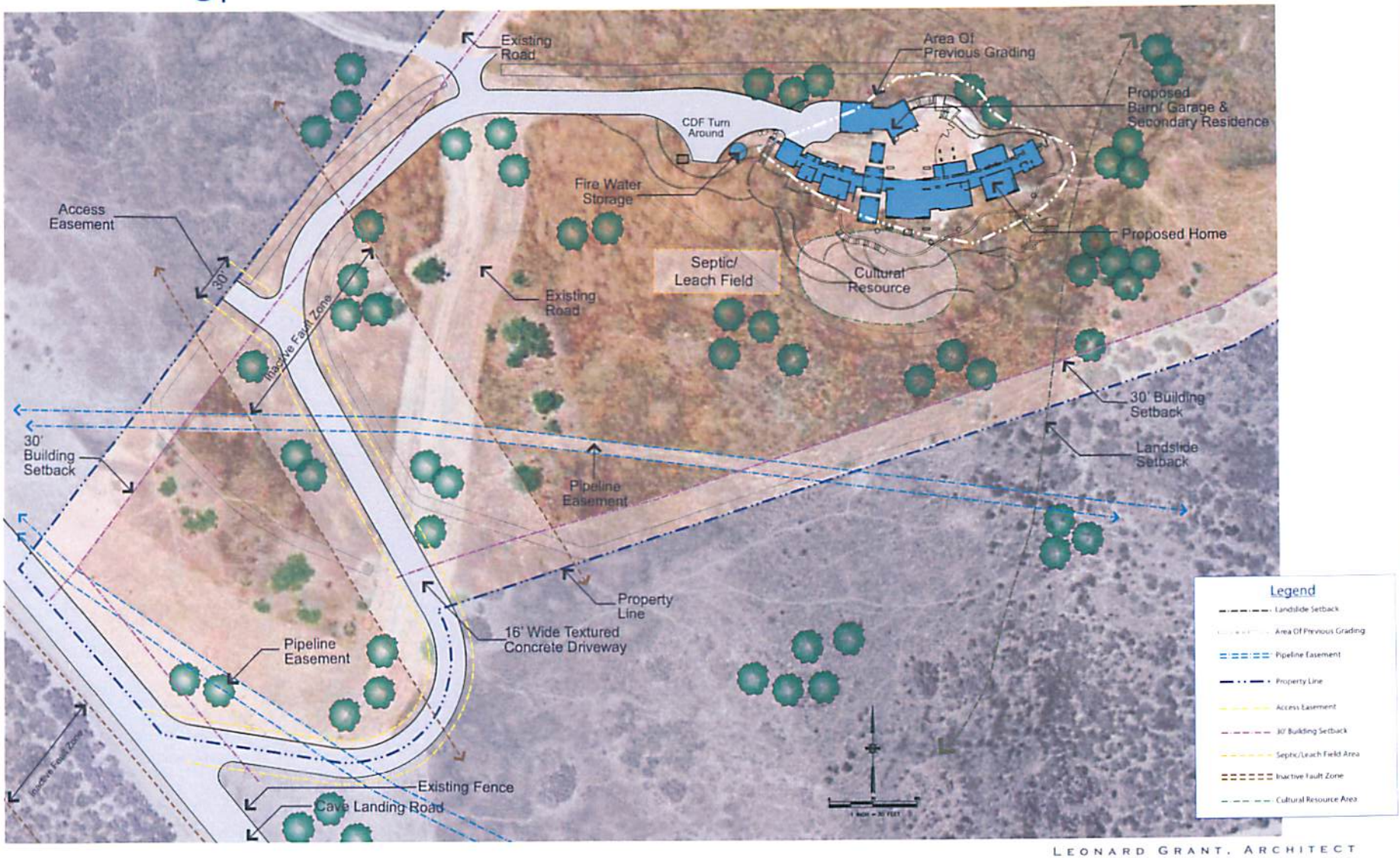
Cave Landing | Ranch

Site Plan



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LICENSE NUMBER C29474

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P2

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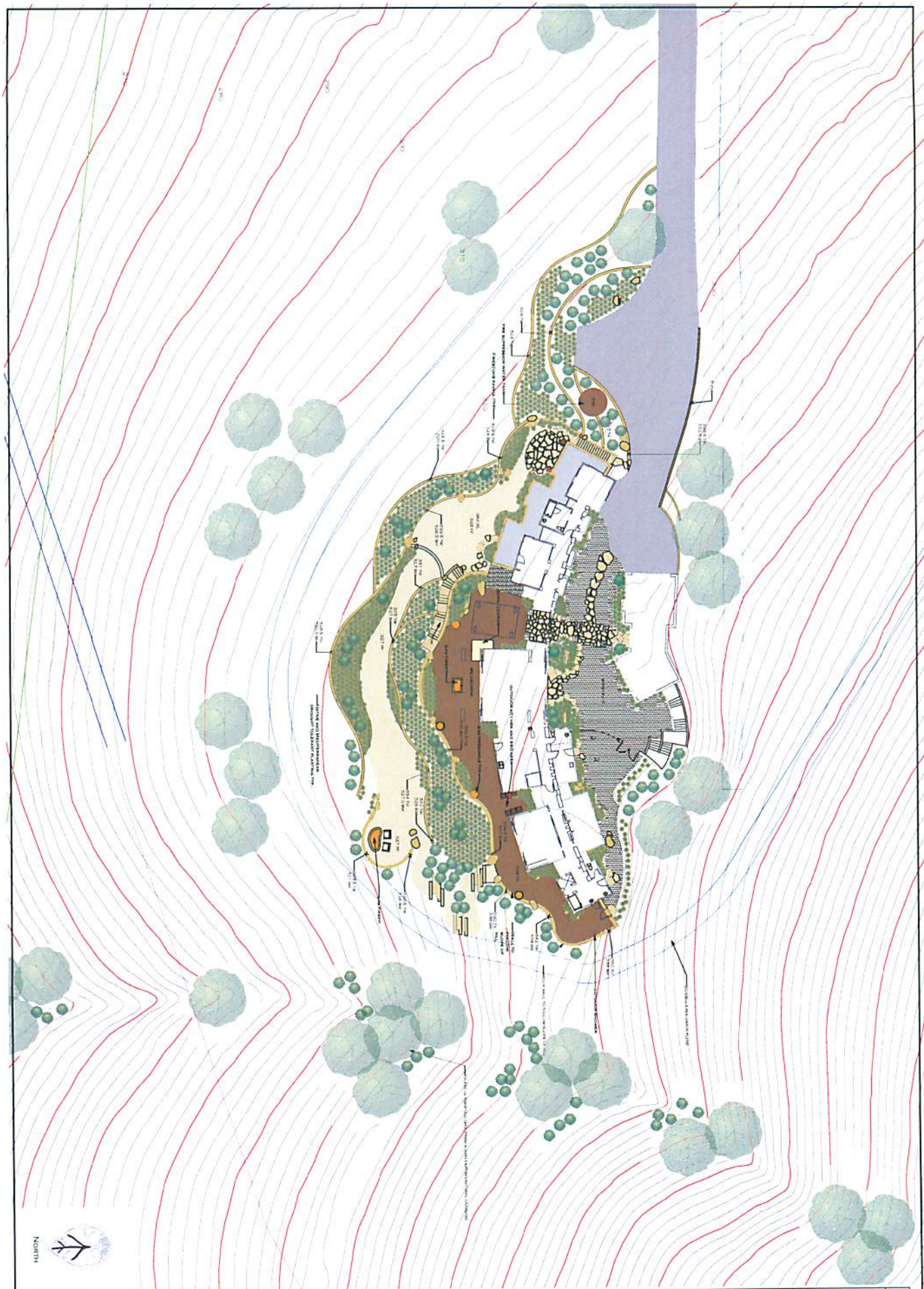

NORTH

SHEET:	SCALE:		
L-1	1/16"=1'-0"	CAVE LANDING RANCH	CONCEPTUAL LANDSCAPE PLAN: HOUSE
	DATE: 4/30/10		

JEFFREY GORDON SMITH

Landscape Design Intent

Area use of coastal native chaparral will primarily be used to vegetate the site with and attempt to blur the line between the disturbed land previously used for agriculture and grazing, with that of the established coastal sage scrub found on surrounding undisturbed property.

Hardscape is a rel fection of the undulating coves and bluffs below. Curvaceous walls below the house will soften the horizontal and vertical lines of the architecture. The stone will be similar to stone found on site in terms of color and texture.

Conceptual Site Plan shows potential placement of Quercus Agrifolia (Coastal Live Oaks). Placement along existing natural drainage areas mimics the natural habitat restoration process. Oaks are to be placed in groups and will vary in planting size from 5 gal-42" box. Large specimen oaks will be called out for strategic instant screening.

SHEET:	SCALE:			
L-2	1/32"=1'-0"	CAVE LANDING RANCH	CONCEPTUAL SITE PLAN	JEFFREY GORDON SMITH
	DATE: 4/30/10			

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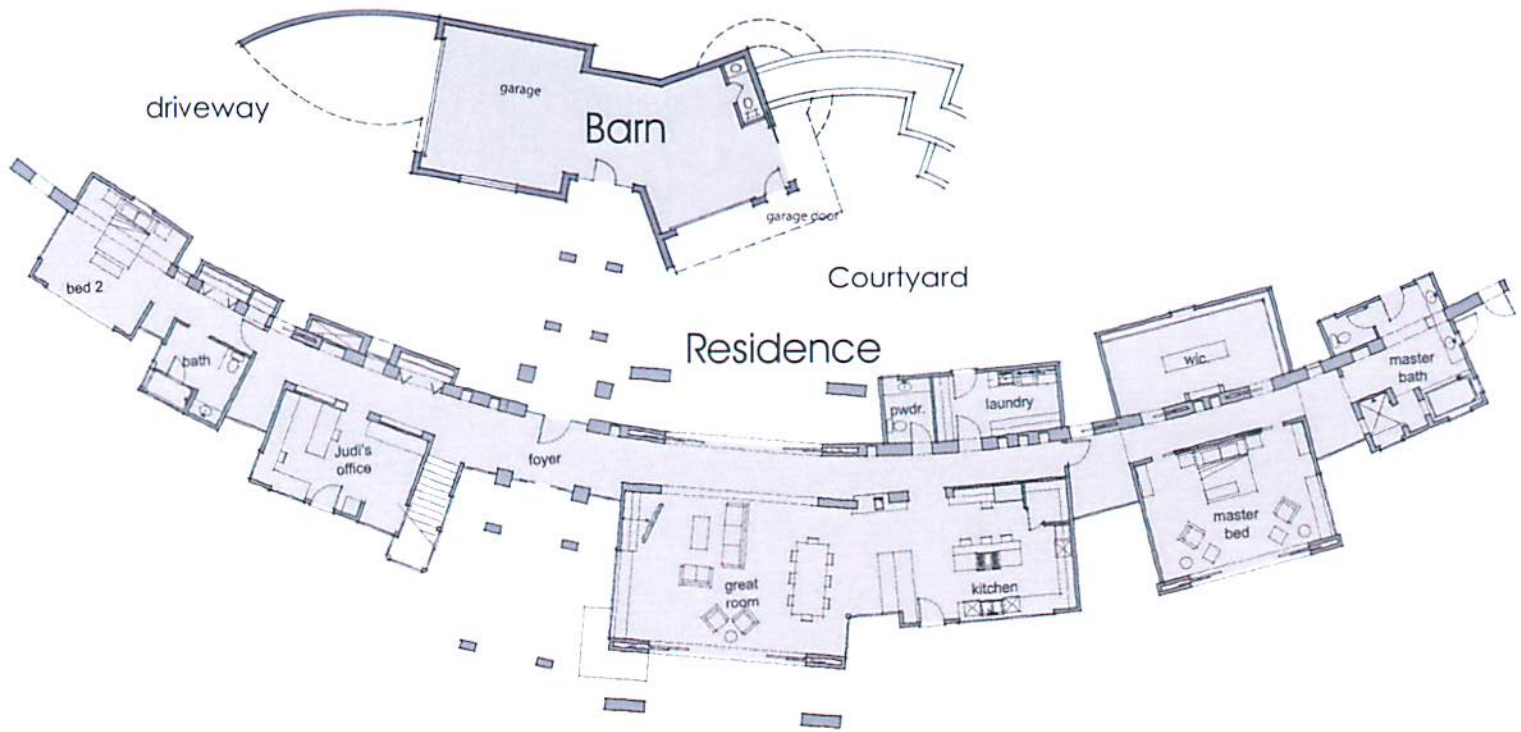
Main Residence/ Secondary Residence Floor Plan

Barn/ Secondary Residence
Lower Floor Plan



Main Level Floor Plan

Scale: 1/8"=1'

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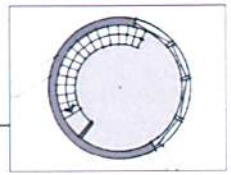
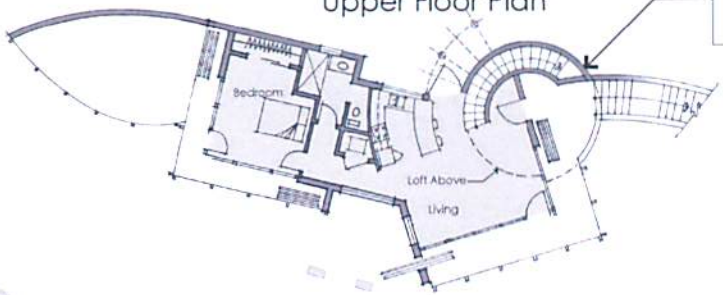
Main Residence/ Secondary Residence Floor Plan

Loft Plan



Barn/ Secondary Residence
Upper Floor Plan



Basement Level Floor Plan

Scale: 1/8"=1'

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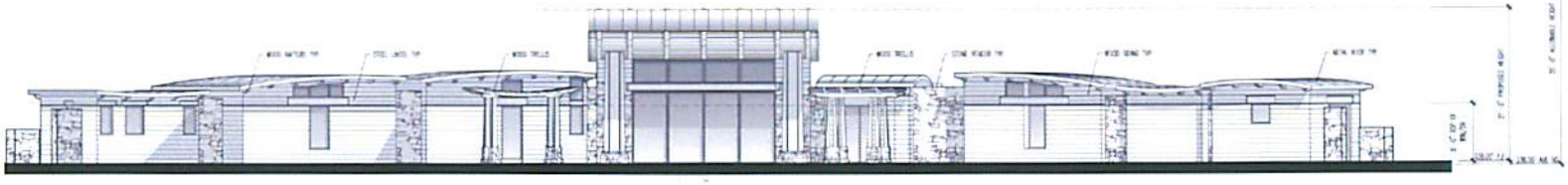
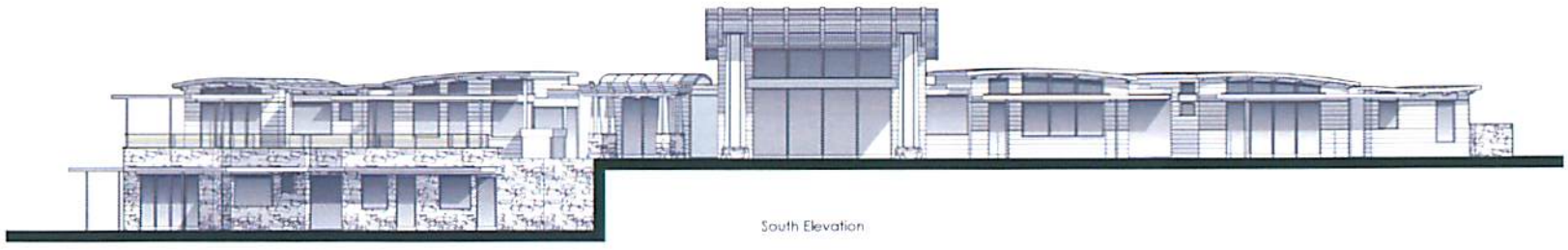
Elevations

West Elevation

East Elevation



North Elevation



South Elevation

Scale: 1/8"=1'

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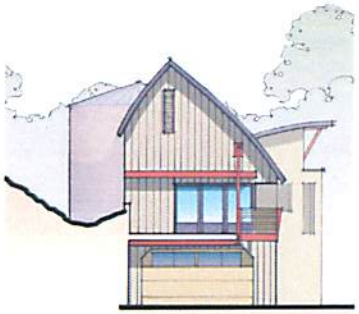
Elevations

Right Elevation

Rear Elevation

Barn From Courtyard



Left Elevation

Main Residence View from Courtyard N.T.S.

Main Residence View from Gate N.T.S.

Scale: 1/8"=1

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Colors and Materials

(Case Study of Talley Vineyards in Arroyo Grande, CA)

Colors extracted from the project site

Main Residence View from Parking Lot N.T.S.

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Views From Parcels 1, 2, and 3

View 1 From Entry Gate at Parcel 1 N.T.S

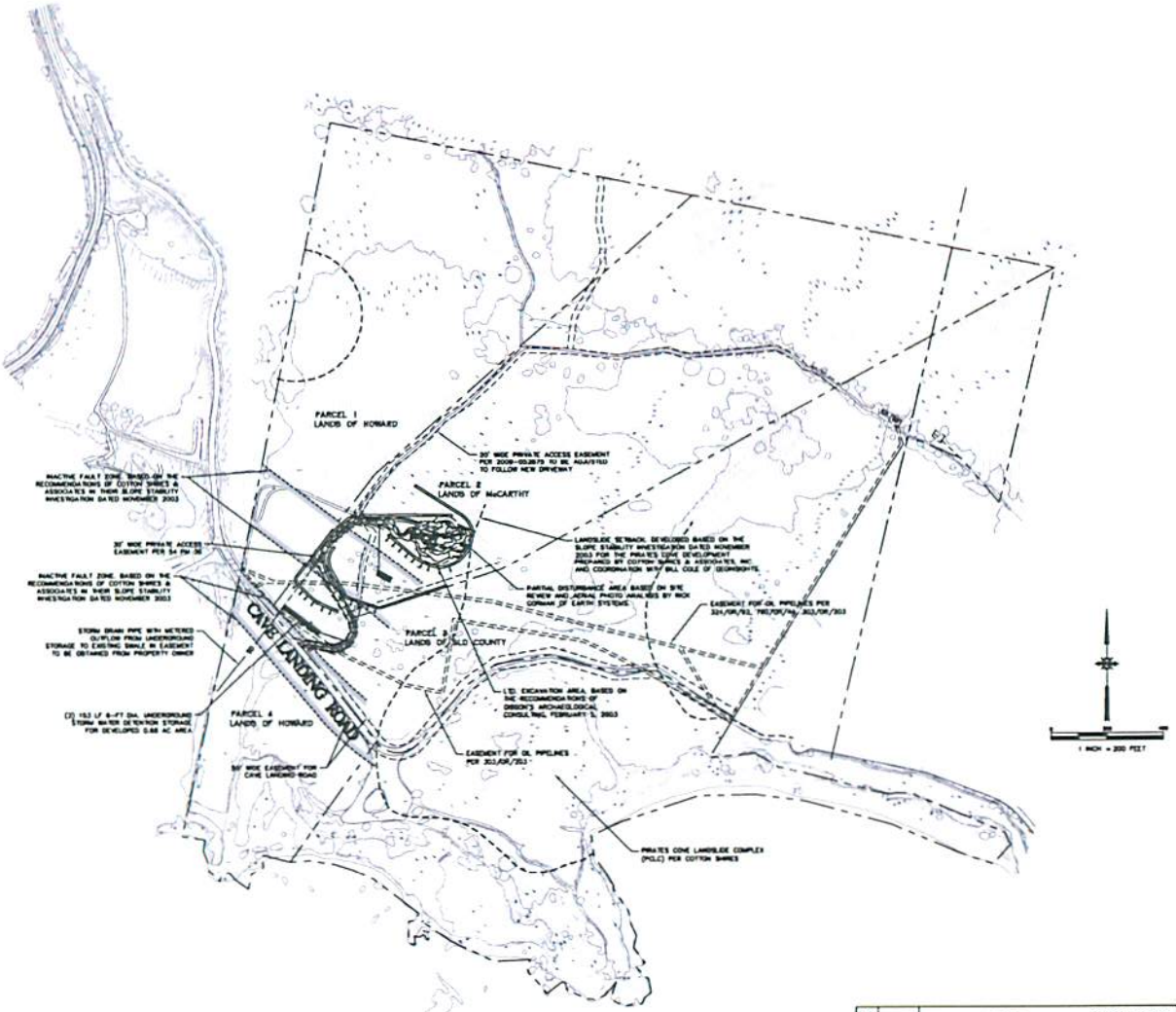
View 2 From Entry Gate at Parcel 2 N.T.S

View 1- Looking East From Cave Landing Road N.T.S

View 2- Looking East From Cave Landing Road N.T.S

View 3 From Parking Lot at Parcel 3 N.T.S

View 3 N.T.S.



FOR REVIEW ONLY

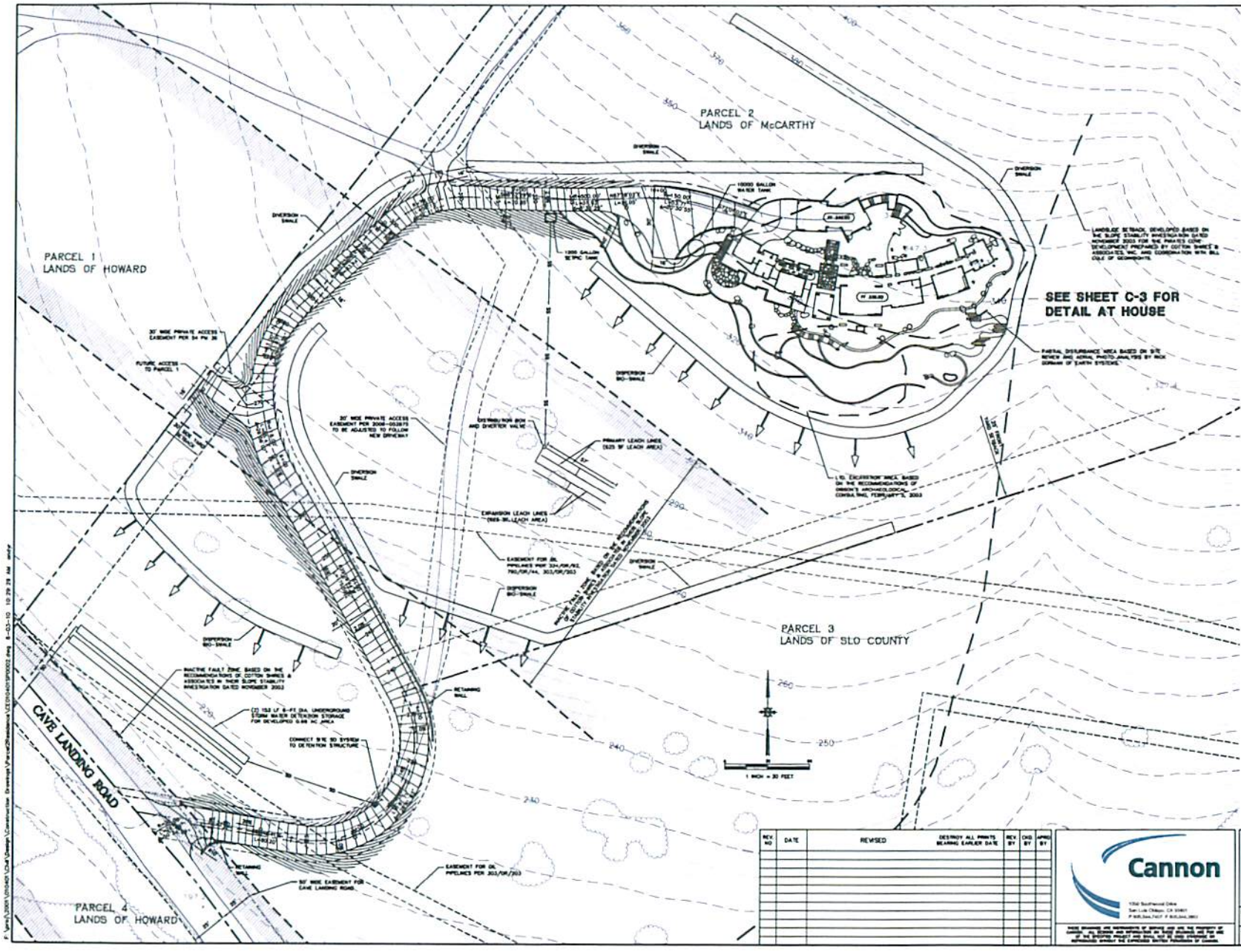
REV NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV BY	CKD BY	APRD BY

Cannon

McCARTHY RESIDENCE
CONCEPTUAL PLAN
SITE MAP

COUNTY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
ARR	2010-06-03	010401
CHECKED BY	SCALE	SHEET
	1" = 200'	C-1



ESTIMATED EARTHWORK QUANTITIES

3500 CY CUT
4000 CY FILL

FOR REVIEW ONLY

REV. NO	DATE	REVISED	DESTROY ALL PRINTS BEARING EARLIER DATE	REV. BY	CKD. BY	APRD. BY

Cannon

McCARTHY RESIDENCE
CONCEPTUAL PLAN
GRADING PLAN

COUNTY OF SAN LUIS OBISPO, CA

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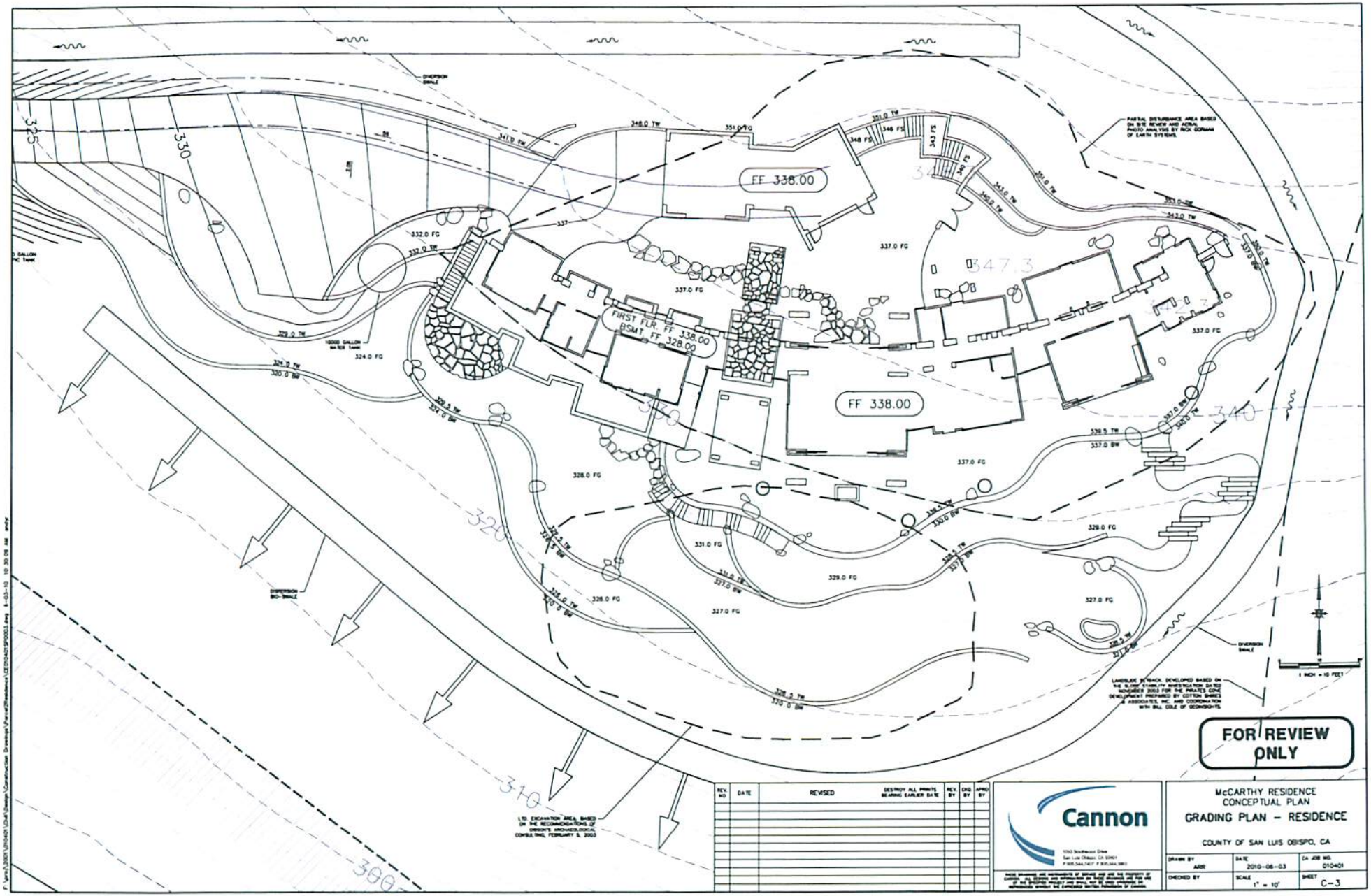
CHECKED BY	SCALE	SHEET
	1" = 30'	C-2


FF 338.00
FIRST FLR. FF 338.00
BSMT. FF 328.00
FF 338.00
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McCARTHY RESIDENCE
CONCEPTUAL PLAN
GRADING PLAN – RESIDENCE
COUNTY OF SAN LUIS OBISPO, CA
DRAWN BY ARR
DATE 2010-06-03
CA JOB NO. 010401
CHECKED BY
SCALE 1" = 10'
SHEET C-3