

# BILLIWHACK RANCH RENOVATION

## PROJECT NOTES

- DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWING.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
- PERMITS AND INSPECTIONS: THE OWNER SHALL PAY FOR ALL PLANNING/ZONING AND BUILDING PERMIT FEES.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION BUILDING CODE, S.T.M. SPECIFICATIONS, AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES AND REGULATIONS. WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.
- THE CONTRACTORS SHALL ARRANGE FOR ALL TESTING AND INSPECTION REQUIRED BY APPLICABLE CODES, ORDINANCES AND DIRECTIVES OF THE GOVERNING BUILDING OFFICIAL. THE OWNER WILL PAY ALL COSTS FOR SUCH TESTING AND INSPECTIONS IF THE TESTS INDICATE CONFORMANCE. THE CONTRACTOR SHALL PAY COSTS WHEN TESTS AND INSPECTIONS INDICATE NON-CONFORMANCE.
- THE SCOPE OF WORK FOR EACH DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT AND FACILITIES NECESSARY TO DO ALL OF THE WORK INDICATED IN THE DRAWINGS AND SPECIFIED THEREIN.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS DISCOVERED WHILE BIDDING AND CLARIFICATION SHALL BE MADE PRIOR TO THE START OF CONSTRUCTION.
- THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE UNLESS NOTED OR SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK TO COMPLETION OF THE PROJECT AS INDICATED IN THE DRAWINGS AND SPECIFICATIONS AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS AND PROCEDURES.
- APPLICABLE TRADES SHALL USE A COMMON DATUM WALL TO BE DESIGNATED BY THE CONSTRUCTION SUPERVISOR FOR ALL CRITICAL MEASUREMENTS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- MATERIAL AND PAINT COLORS TO BE SELECTED BY ARCHITECT PRIOR TO FABRICATION.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. WHERE UTILITIES ARE ENCOUNTERED OTHER THAN THOSE KNOWN AND SHOWN, IMMEDIATELY NOTIFY THE OWNER, AND ENTER INTO NEGOTIATION FOR THE PERFORMANCE OF THE REQUIRED WORK, WHICH SHALL BE OVER AND ABOVE THE AMOUNT OF THE BID PROPOSAL. ANY REQUIRED REROUTING OF EXISTING UTILITY SERVICE SHALL BE APPROVED BY THE LOCAL UTILITY COMPANY PRIOR TO COMMENCING THAT WORK.
- EXAMINE THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF THE EXISTING ELEMENTS TO REMAIN. WHERE QUESTIONS OR DISCREPANCIES ARISE, CONSULT THE ARCHITECT ABOUT THE EXTENT AND/OR INTENT OF THE REQUIRED WORK BEFORE COMMENCING WORK.
- ALL DIMENSIONS ARE TO FACE OF PLYWOOD, CONCRETE OR MASONRY UNLESS NOTED OTHERWISE.
- UNLESS OTHERWISE SPECIFIED HEREIN, THE CONTRACTORS, UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE STATING THAT ALL WORK PERFORMED AS PART OF THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, AND THAT DURING SAID ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND/OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED IN PLACE INCLUDING ANY WORK OF OTHERS WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR MATERIALS AND BY THE REPAIR AND/OR REPLACEMENT OF SUCH WORKMANSHIP AND/OR MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND RUBBISH RESULTING FROM THEIR PORTION OF THE WORK SPECIFIED HEREIN AND DEPOSIT IT IN AN ON-SITE CONTAINER, PROVIDED BY THE CONTRACTOR.
- WHEREVER EXISTING WORK IS DAMAGED BY REMOVAL OF ADJACENT WORK OR ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIALS TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.
- DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT.
- EACH CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE FOR THE DURATION OF THE CONTRACT WITH MINIMUM BODILY INJURY LIMITS OF \$500,000 FOR EACH PERSON AND \$500,000 FOR EACH ACCIDENT/MATERIAL PROPERTY DAMAGE INSURANCE MINIMUM LIMITS OF \$500,000 FOR EACH ACCIDENT. THE OWNER SHALL BE NAMED AS ADDITIONAL INSURED AS RESPECTS LIABILITY INSURANCE. EACH CONTRACTOR SHALL MAINTAIN WORKERS COMPENSATION INSURANCE IN FULL COMPLIANCE WITH ALL LOCAL AND STATE LAWS AND ANY AGREEMENTS. THE OWNER SHALL PROVIDE FIRE AND VANDALISM INSURANCE AT HIS OWN EXPENSE. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR SHALL BE NAMED AS ADDITIONAL INSURED AS RESPECTS THE INSURANCE POLICY.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.
- CONTRACTOR IS TO PROVIDE (3) THREE COPIES OF SHOP DRAWINGS FOR ALL WOODWORK, COUNTERS, CABINETS, SPECIALTIES, AND METALWORK AND ALL MECHANICAL AND ELECTRICAL LAYOUTS AND DETAILS FOR ARCHITECT'S APPROVAL.
- SUBSTITUTIONS, REVISIONS OR CHANGES MAY BE ALLOWED ONLY IF SUCH ITEMS ARE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED BY THE ARCHITECT IN WRITING. ALL SUBSTITUTIONS MUST BE AT LEAST OF EQUAL QUALITY, DESIGN AND PERFORMANCE. THE CONTRACTOR IS LIABLE FOR REPLACEMENT, REPAIR AND DELAYS CAUSED BY ANY UNAUTHORIZED SUBSTITUTION OF ANY ITEM FOR THIS PROJECT. ALL REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE THE PROJECT NAME, DESCRIPTION OF THE ITEM, REASON FOR SUBSTITUTION AND COMPLETE SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR COMPARABLE ITEMS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY REQUEST.
- CATALOG CUTS OF ALL LIGHT FIXTURES, ACCESSORIES AND EQUIPMENT REQUIRED SHALL BE SUBMITTED IN TRIPLICATE TO THE ARCHITECT FOR APPROVAL.
- TAKE PRECAUTION TO PROVIDE NECESSARY BARRICADES AND/OR SHORING DURING THE COURSE OF DEMOLITION. IF AT ANY TIME THE SAFETY OF THE ADJACENT STRUCTURE OR PERSONNEL WOULD APPEAR TO BE ENDANGERED, CEASE OPERATION AND NOTIFY OWNER. DO NOT RESUME OPERATION UNTIL SAFE CONDITIONS HAVE BEEN REESTABLISHED AND PERMISSION BY THE OWNER HAS BEEN GRANTED TO RESUME OPERATION.
- ALL ELECTRICAL, PLUMBING, MECHANICAL AND STRUCTURAL WORKS SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- ALL ADJACENT DOCUMENTATION IS CONSIDERED A PART OF THIS DOCUMENT.
- REFER TO ADDITIONAL GENERAL AND SPECIFIC NOTES CONTAINED IN THE VARIOUS CONSULTANT SECTIONS OF THESE DRAWINGS.
- CONTRACTOR SHALL OBTAIN THE OWNER'S APPROVAL FOR LOADING SPACES, CONSTRUCTION SHEDS, BUILDING MATERIALS STORAGE AND EQUIPMENT ON SITE.

## SHEET INDEX

- A-1 PROJECT INFORMATION AND INDEX
- A-2 EXISTING SITE PLAN
- A-3 EXISTING ENLARGED SITE PLAN
- A-4 BUILDING H2 EXISTING AND PROPOSED PLANS & ELEVATIONS

## PROJECT TEAM

GENERAL CONTRACTOR:  
 N.M. CONSTRUCTION  
 NATE WHITSON  
 2267 ALISO CANYON RD, SANTA PAULA, CA 93060  
 805 479 7405

## PROJECT DATA

OWNER:  
 BILLIWHACK RANCH, LLC  
 3565 N. FIGUEROA STREET  
 LOS ANGELES, CA 90065  
 PHONE 213-308-0015

APN: 064-0-130-125 AND 064-0-130-145  
 ZONE: AE-40  
 SITE AREA: 97.73 ACRES  
 GENERAL PLAN DESIGNATION: AGRICULTURE  
 HIGH FIRE AREA: YES  
 MAXIMUM BUILDING HEIGHT: 35'-0" PRINCIPAL IF SETBACK AT LEAST 15' FROM ALL SIDES, 25'-0" ALL OTHERS

FRONT YARD SETBACK: 20'-0" FROM PROPERTY LINE  
 REAR YARD SETBACK: 15'-0"  
 SIDE YARD SETBACK: 10'-0"  
 HISTORIC DESIGNATION: SITE OF MERIT, 1996 SANTA CLARA VALLEY HISTORIC RESOURCES SURVEY

## SCOPE OF WORK

BUILDING H2: AFTER THE FACT REMOVAL OF ALL INVOLUNTARY DAMAGED PORTIONS OF EXISTING, HISTORIC, SITE OF MERIT, 2,646 SQUARE FOOT, (5) BEDROOM DUPLEX. REHABILITATE EXISTING SUPER STRUCTURE, UTILIZING SALVAGED MATERIALS WHERE POSSIBLE PER BOS APPROVED APPEAL ON 9/26/23, ITEM 74. PARTIALLY ABATE VIOLATION #CV22-0472.

CALIFORNIA HISTORIC BUILDING CODE TO BE USED.

HISTORIC RESOURCES REPORT BY SAN BUENAVENTURA RESEARCH ASSOCIATES (AUTHOR OF THE WESTERN SANTA CLARA VALLEY HISTORIC RESOURCES SURVEY) DATED 4/9/2020, DRAFTED FOR THE PROJECT SUBMITTED 6/19/2019, TO BE USED TO VALIDATE THE PROPOSED WORK. THEIR FINDING ON THE PROPOSED PROJECT, SUBMITTED ON 6/19/2019, IS: "Overall, this project conforms to the Secretary of Interior's Standards in terms of the treatment of existing historic fabric and the design of the proposed new construction."

## EXISTING & PROPOSED BUILDING USES & FLOOR AREAS

BLDG. NO.	EXISTING USE	PROPOSED USE	FOOTPRINT SF	GROSS FLOOR SF	DEMO/ALTERED SF	ADDITION SF	NET SF	REQ'D PARKING SPACES
1A	STORAGE & MAINTENANCE BLDG.	NO CHANGE	9,985	9,510	0	0	9,510	-
H1	Agricultural Barn and Unpermitted Dwelling	NO CHANGE	2,370	2,185	0	0	2,185	2
1	AGRICULTURAL BARN	NO CHANGE	5,341	5,115	0	0	5,115	-
2	FARMWORKER DWELLING AND AG STORAGE	NO CHANGE	4,564	4,151	0	0	4,564	2
3	EQUIPMENT STORAGE BLDG.	NO CHANGE	4,564	4,356	0	0	4,356	-
4	TWO STORY AG STRUCTURE	NO CHANGE	7,612	17,310	0	0	17,310	-
5	RANCH MAINTENANCE BLDG.	NO CHANGE	9,291	9,090	0	0	9,090	-
6	RANCH EQUIPMENT STORAGE BLDG.	NO CHANGE	5,356	5,137	0	0	5,137	-
H2	HISTORIC DUPLEX	Legal Nonconforming Duplex and Carport	3,095	2,944	3,095	3,095	2,944	-
	HAMMER MILL BARN	NO CHANGE	1,448	1,346	0	0	1,346	-
	THREE GRAIN SILOS	NO CHANGE	543 EACH	488 EACH	0	0	488 EACH	-
TOTALS			55,255	62,608	3,095	3,095	62,608	4

## SITE STATISTICS

TOTAL BUILDING COVERAGE	55,255 SQUARE FEET
PERMEABLE GRAVEL DRIVEWAY	1,264,621 SQUARE FEET
AREA UNDER CROP	2,859,192 SQUARE FEET OR 65 ACRES
TOTAL SITE AREA	4,257,119 SQUARE FEET OR 97.73 ACRES
* NO CHANGES TO IMPERVIOUS OR PERMEABLE SQUARE FOOTAGE.	

## BUILDING DENSITY CALCULATIONS

TOTAL BUILDING COVERAGE	55,255 SQUARE FOOT GROSS
TOTAL SITE AREA	4,257,328 SQUARE FOOT GROSS OR 97.73 ACRES
BUILDING AREA 55,255/SITE AREA 4,257,328 = 1.3% LESS THAN 5% ALLOWED.	

## CODE INFORMATION

BUILDING TYPE	R-3
CONSTRUCTION TYPE	TYPE V
ROOF TYPE	CLASS 'A'
BUILDING HEIGHT	35'-0" MAX PRINCIPAL IF SETBACK AT LEAST 15' FROM ALL SIDES, 25'-0" ALL OTHERS
BUILDING SQUARE FOOTAGE	5% MAX
THIS PROJECT WILL COMPLY WITH	
CBC 2022 AS DIRECTED BY THE CHBC	
CHBC 2022 CALIFORNIA HISTORICAL BUILDING CODE	
CMC 2022	
CFC 2022	
NCZO	

County of Ventura  
 July 22, 2024  
 Cultural Heritage Board Meeting  
 Item 6a  
 Exhibit 1 – Proposed Plans and Elevations

## VICINITY MAP



DATE: 7/14/24

NO. REVISION: 4

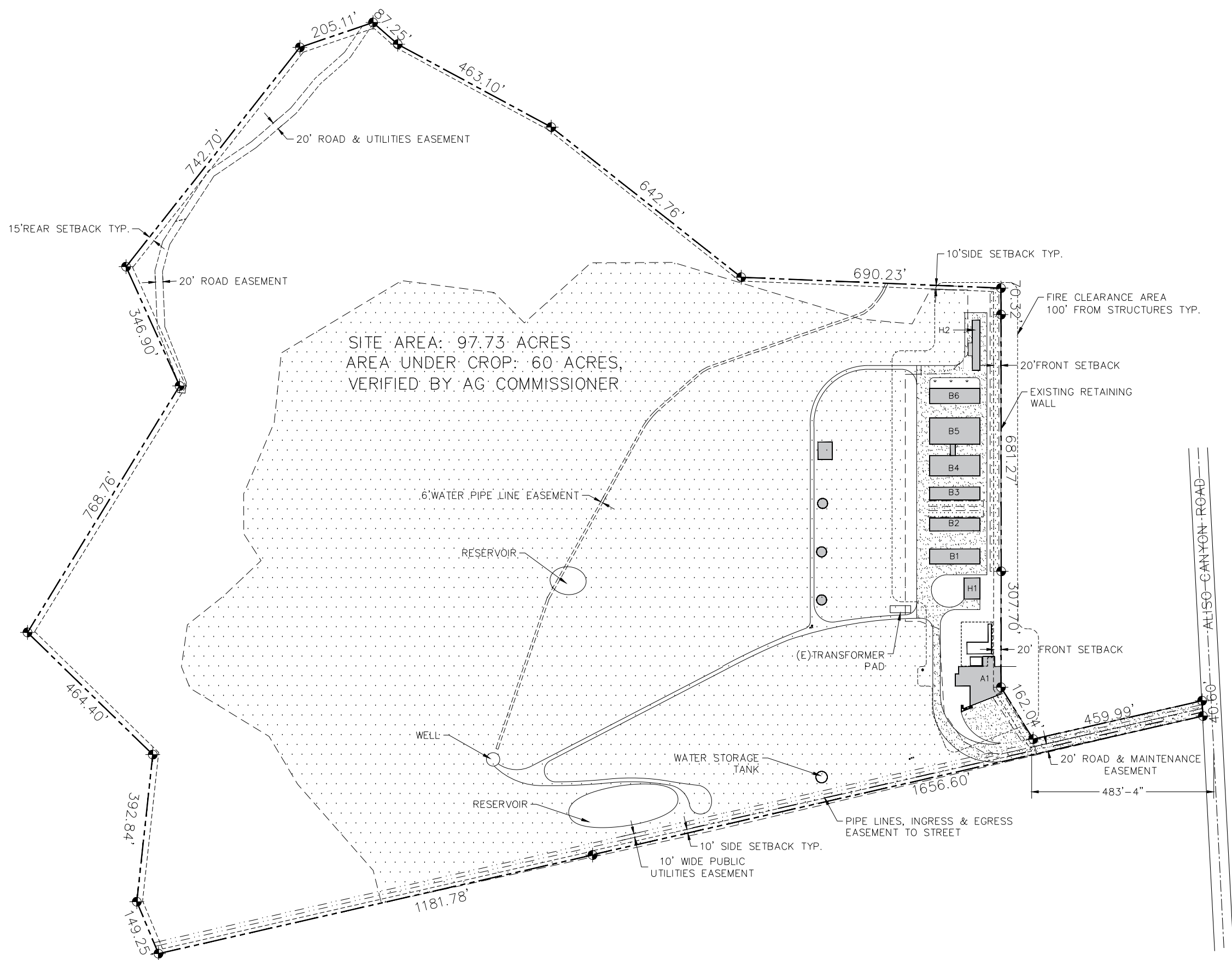
APN: 064-0-130-125 AND 064-0-130-145

BILLIWHACK RANCH  
 2275 ALISO CANYON ROAD  
 SANTA PAULA, CA 93060

BILLIWHACK RANCH RENOVATION

SHEET CONTENTS

PROJECT INFORMATION AND INDEX	1
DRAWN	CHECKED
PROPERTY NO.	-
DEVELOPMENT NO.	-
PROJECT NO.	2275
DATE	7/14/2024
SHEET NUMBER	A-1



SITE AREA: 97.73 ACRES  
 AREA UNDER CROP: 60 ACRES,  
 VERIFIED BY AG COMMISSIONER

SITE PLAN  
 1"=100'



DATE	7/14/24
NO. REVISION	
APN: 064-0-130-125 AND 064-0-130-145	
BILLWHACK RANCH 2275 ALISO CANYON ROAD SANTA PAULA, CA 95060	
BILLWHACK RANCH RENOVATION	
SHEET CONTENTS	
SITE PLAN	
DRAWN	CHECKED
PROPERTY NO.	
DEVELOPMENT NO.	
PROJECT NO.	2275
DATE	7/14/2024
SHEET NUMBER	A-2

2,613 SQ. FT. (H2) REHABILITATE INVOLUNTARILY DAMAGED, HISTORIC, DUPLEX PER BOS APPROVED APPEAL ON 9/26/23, ITEM 74 TO PARTIALLY ABATE VIOLATION #CV22-0472

5,356 SQ. FT. (6) (E) RANCH EQUIPMENT STORAGE BLDG. / NO CHANGE

9,291 SQ. FT. (5) (E) RANCH MAINTENANCE BLDG. / NO CHANGE

17,310 SQ. FT. (4) (E) TWO STORY AG STRUCTURE / NO CHANGE

1,448 SQ. FT. (E) HAMMER MILL BARN / NO CHANGE

4,564 SQ. FT. (3) (E) EQUIPMENT STORAGE BLDG. / NO CHANGE

4,564 SQ. FT. (2) FARMWORKER DWELLING UNIT & AG USE / NO CHANGE

543 SQ. FT. (E) GRAIN SILO / NO CHANGE

5,341 SQ. FT. (1) (E) AGRICULTURAL BARN BUILDING / NO CHANGE

543 SQ. FT. (E) GRAIN SILO / NO CHANGE

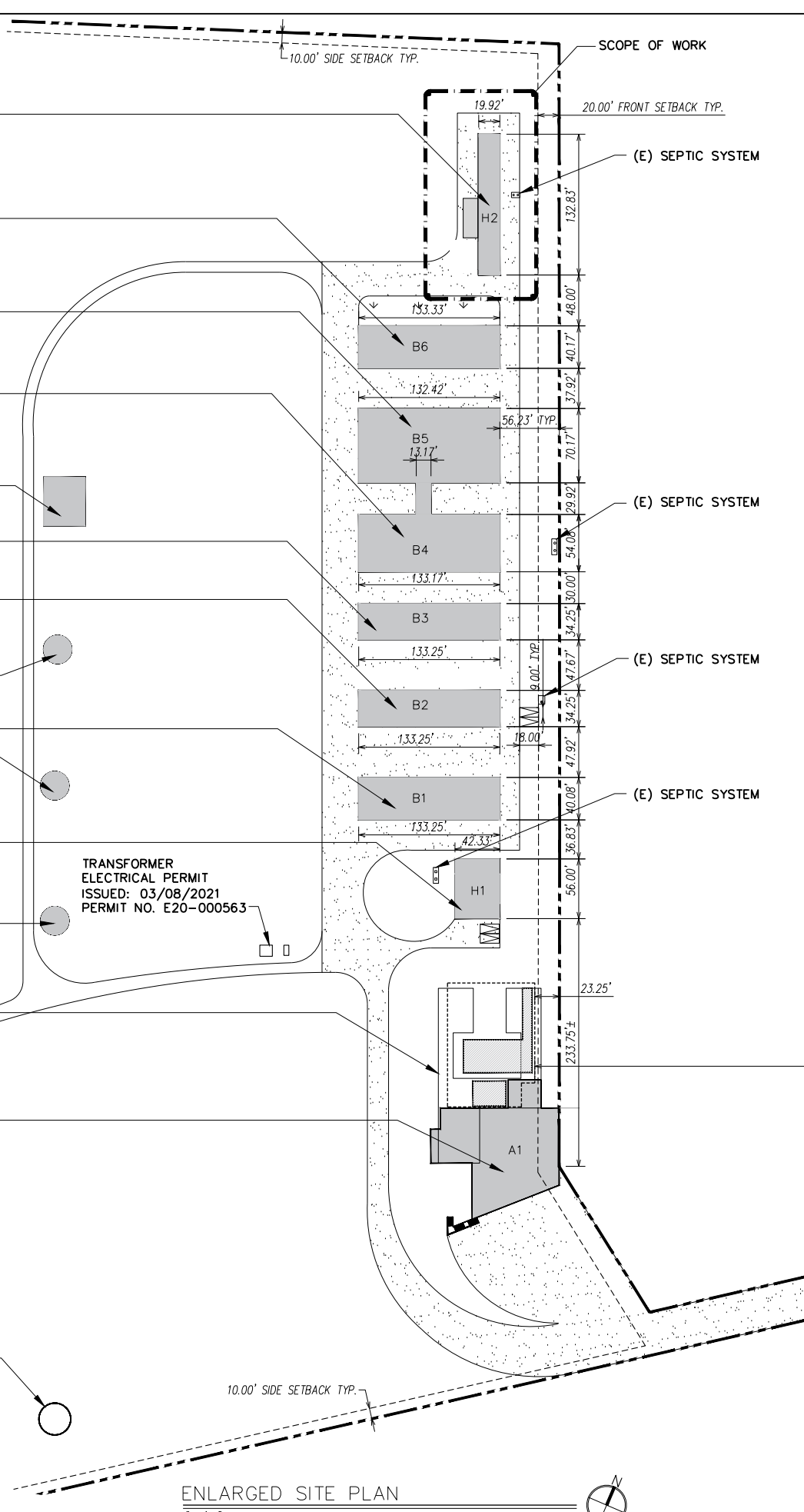
2,370 SQ. FT. (H1) PRINCIPAL DWELLING / NO CHANGE

543 SQ. FT. (E) GRAIN SILO / NO CHANGE

PRIOR TWO STORY DORMITORY/HOTEL PREVIOUSLY DEMOLISHED

9,985 SQ. FT. (1A) (E) STORAGE & MAINTENANCE BLDG. / NO CHANGE

25,000 GALLON DOMESTIC WATER STORAGE TANK



EXISTING & PROPOSED BUILDING USES & FLOOR AREAS

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SITE STATISTICS

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SCOPE OF WORK

BUILDING H2: AFTER THE FACT REMOVAL OF ALL INVOLUNTARILY DAMAGED PORTIONS OF EXISTING, HISTORIC, SITE OF MERIT, 2,646 SQUARE FOOT, (5) BEDROOM DUPLEX. REHABILITATE EXISTING SUPER STRUCTURE, UTILIZING SALVAGED MATERIALS WHERE POSSIBLE PER BOS APPROVED APPEAL ON 9/26/23, ITEM 74. PARTIALLY ABATE VIOLATION #CV22-0472. CALIFORNIA HISTORIC BUILDING CODE TO BE USED.

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ENLARGED SITE PLAN  
1"=50'-0"

DATE: 7/14/24

NO. REVISION: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

A.P.N.: 064-0-130-125 AND 064-0-130-145

BILLIWHACK RANCH  
2275 ALISO CANYON ROAD  
SANTA PAULA, CA 95060  
BILLIWHACK RANCH RENOVATION

SHEET CONTENTS  
ENLARGED SITE PLAN

PROPERTY NO.:  
DEVELOPMENT NO.:  
PROJECT NO.: 2275  
DATE: 7/14/2024  
SHEET NUMBER: A-3

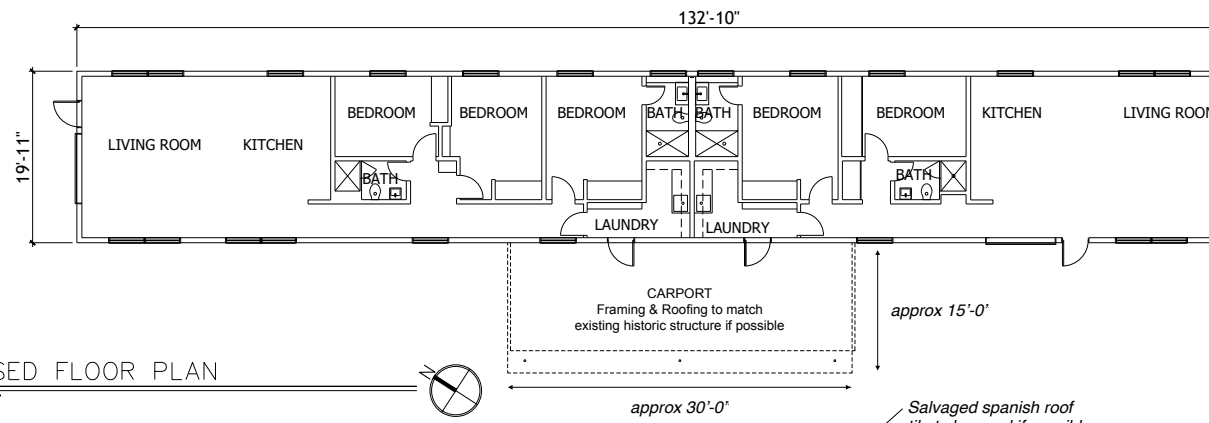
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CALIFORNIA HISTORIC BUILDING CODE TO BE USED.

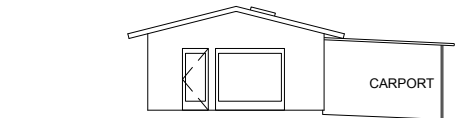
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Angeli de Covolo, Inc.  
122 E. Arrellaga Street  
Santa Barbara, California 93101  
805 452 2999

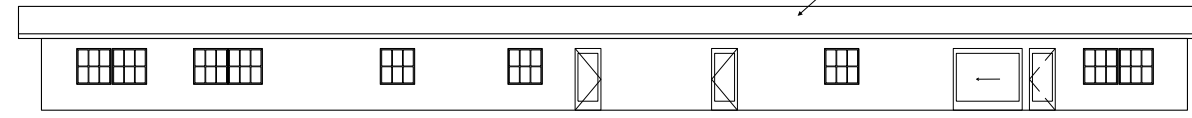


PROPOSED FLOOR PLAN

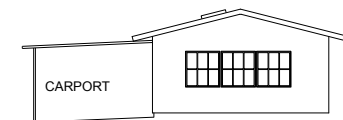
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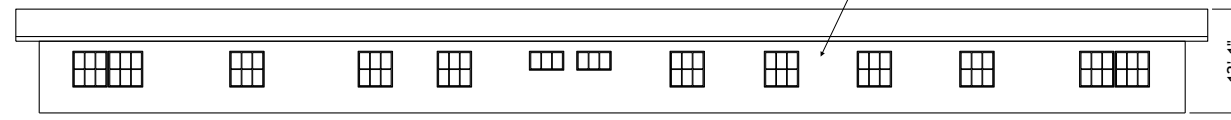
7 PROPOSED NORTH ELEVATION  
SCALE 1/8"=1'-0"



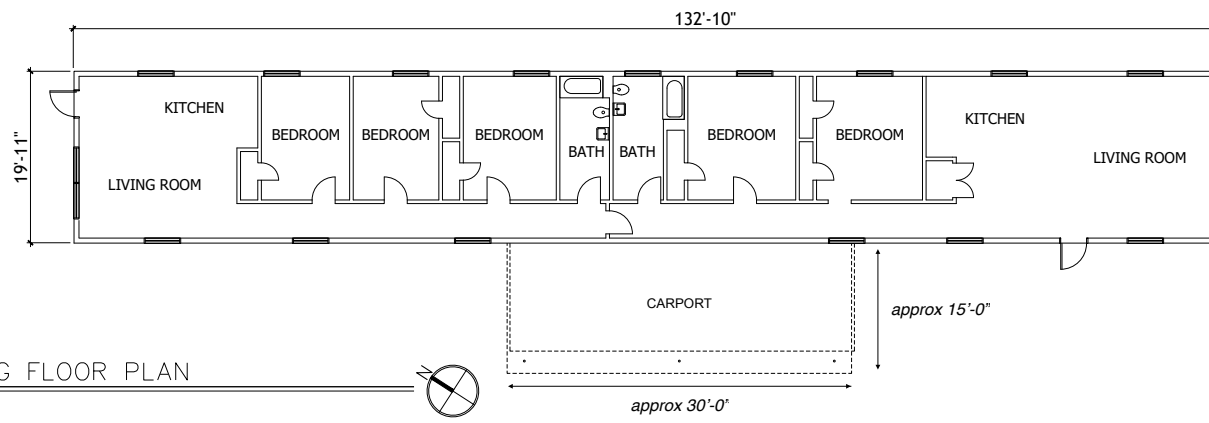
8 PROPOSED EAST ELEVATION  
SCALE 1/8"=1'-0"



5 PROPOSED SOUTH ELEVATION  
SCALE 1/8"=1'-0"

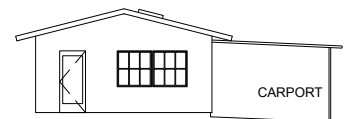


6 PROPOSED WEST ELEVATION  
SCALE 1/8"=1'-0"

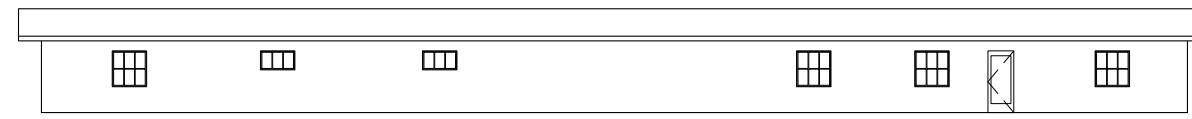


EXISTING FLOOR PLAN

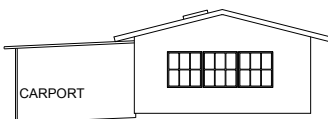
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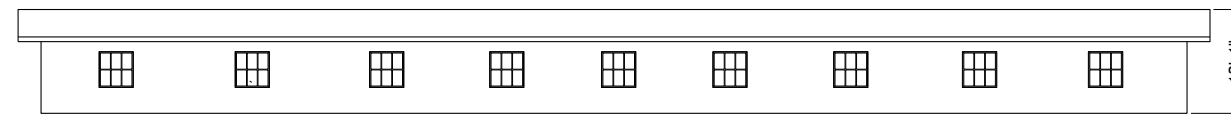
3 EXISTING NORTH ELEVATION  
SCALE 1/8"=1'-0"



4 EXISTING EAST ELEVATION  
SCALE 1/8"=1'-0"



1 EXISTING SOUTH ELEVATION  
SCALE 1/8"=1'-0"



2 EXISTING WEST ELEVATION  
SCALE 1/8"=1'-0"

DATE	7/14/24
NO. REVISION	
A.P.N.	064-0-130-125 AND 064-0-130-145
SHEET CONTENTS	BILLWHACK RANCH RENOVATION
PROJECT NO.	2275
DATE	7/14/2024
SHEET NUMBER	A-4