

# ADDITION AND CHANGE OF USE 1687 & 1693 MISSION DRIVE SOLVANG, CA 93463

## PLANNING APPLICATION REVIEW

This plans are under review by City Staff of Solvang. Plans are not approved and are subject to change.



ON DESIGN, LLC  
Architecture  
Planning  
Interior Design

Keith Nolan  
C-22451

RECEIVED

Feb 24 2025

CITY OF SOLVANG  
PLANNING & BUILDING



### CONTACT INFORMATION

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831 CLIFF DRIVE SUITE 100  
SANTA BARBARA, CA 93109

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### CODE REQUIREMENT:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (C.B.C.)
- 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
- CALIFORNIA ADMINISTRATIVE CODE 2022 (TITLES 24 & 25)
- 2022 CALIFORNIA MECHANICAL CODE (2022 C.M.C.)
- 2022 CALIFORNIA PLUMBING CODE (2022 C.P.C.)
- 2022 CALIFORNIA ELECTRICAL CODE (2022 C.E.C.)
- CITY ORDINANCES
- FEDERAL OSHA
- COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA ADMINISTRATIVE CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA REFERENCED STANDARDS CODE

### PROJECT STATISTICS

EXISTING	NET	GROSS
<b>1ST FLOOR</b>		
1693 MISSION DRIVE	13,455 SF	15,005 SF
1687 MISSION DRIVE	3,965 SF	4,100 SF
<b>SUBTOTAL 1ST FLOOR</b>	<b>17,420 SF</b>	<b>19,105 SF</b>
<b>2ND FLOOR</b>		
1693 MISSION DRIVE	12,855 SF	13,470 SF
1693 MISSION DRIVE - COVERED WALKWAY	0 SF	3,475 SF
<b>SUBTOTAL 2ND FLOOR</b>	<b>12,855 SF</b>	<b>16,945 SF</b>
<b>TOTAL EXISTING</b>	<b>30,275 SF</b>	<b>36,050 SF</b>
<b>DEMO</b>		
<b>1ST FLOOR</b>	<b>NET</b>	<b>GROSS</b>
1693 MISSION DRIVE	245 SF	245 SF
1687 MISSION DRIVE	0 SF	0 SF
<b>SUBTOTAL 1ST FLOOR</b>	<b>245 SF</b>	<b>245 SF</b>
<b>2ND FLOOR</b>		
1693 MISSION DRIVE	1,290 SF	1,290 SF
1693 MISSION DRIVE - COVERED WALKWAY	0 SF	60 SF
<b>SUBTOTAL 2ND FLOOR</b>	<b>1,290 SF</b>	<b>1,350 SF</b>
<b>TOTAL DEMO</b>	<b>1,535 SF</b>	<b>1,595 SF</b>
<b>TOTAL REMAINING</b>	<b>28,740 SF</b>	<b>34,455 SF</b>
<b>PROPOSED</b>		
<b>1ST FLOOR</b>	<b>NET</b>	<b>GROSS</b>
1693 MISSION DRIVE	925 SF	1,200 SF
1687 MISSION DRIVE	415 SF	440 SF
<b>SUBTOTAL 1ST FLOOR</b>	<b>1,340 SF</b>	<b>1,640 SF</b>
<b>2ND FLOOR</b>		
1693 MISSION DRIVE	2,090 SF	2,215 SF
1693 MISSION DRIVE - WALKWAY	0 SF	1,565 SF
<b>SUBTOTAL 2ND FLOOR</b>	<b>2,090 SF</b>	<b>3,780 SF</b>
<b>TOTAL PROPOSED</b>	<b>3,430 SF</b>	<b>5,420 SF</b>
<b>TOTAL REMAINING</b>	<b>32,170 SF</b>	<b>41,475 SF</b>

### PARKING

**REQUIRED**

RESTAURANT (1 SPACE PER 300 SF DEVOTED TO PATRONS + 1 PER 2 EMPLOYEES)  
CHOMP - 3,910 SF GROSS (2,604 SF FOR PATRONS + 10 EMPLOYEES)  
14 SPACES REQUIRED

COFFEE SHOP - 1,350 SF GROSS (810 SF FOR PATRONS + 4 EMPLOYEES)  
5 SPACES REQUIRED

ICE CREAM SHOP - 2,075 SF GROSS (860 SF FOR PATRONS + 4 EMPLOYEES)  
5 SPACES REQUIRED

**SUBTOTAL REQUIRED RESTAURANT PARKING: 24 SPACES**

COMMERCIAL (1 SPACE PER 300 SF)  
1ST FLOOR COMMERCIAL - 8,860 SF GROSS  
30 SPACES REQUIRED

RESIDENTIAL (1 SPACE PER UNIT + 1 PER 5 FOR GUESTS)  
36 SPACES REQUIRED

**SUBTOTAL REQUIRED COMMERCIAL PARKING: 90 SPACES**

**TOTAL REQUIRED PARKING: 90 SPACES**

**TOTAL EXISTING PARKING: 65 SPACES**

**TOTAL PROPOSED PARKING: 62 SPACES**

**IN LIEU FEE FOR 3 SPACES**

NOTE:  
PER MUNICIPAL CODE 11-11-13.B.2.b.ii, NO ADDITIONAL PARKING IS REQUIRED AS THE CHANGE OF USE IS A PERMITTED USE.

### UTILITY STATEMENT OF INTENT

THE EXISTING PARCELS ARE DEVELOPED AND CURRENTLY SERVED BY UTILITY AND SERVICE PROVIDERS. APPLICANT PROPOSED TO MAINTAIN SERVICE WITH SLIGHT EXPANSION TO ACCOMMODATE THE ADDITION.

### PROJECT INFORMATION

APN: 139-143-025, 026  
PROJECT ADDRESS: 1687 & 1693 MISSION DRIVE, SOLVANG, CA 93463

EXISTING ZONING: VMU  
EXISTING GP LAND USE: TOURIST RELATED / VILLAGE COMMERCIAL  
GROSS LOT SIZE: 61,557 SF / 1.41 ACRE (COMBINED PARCELS)  
NET LOT SIZE: 58,923 SF / 1.35 ACRE (COMBINED PARCELS)  
CONST TYPE: V-B  
HIGH FIRE: NO

### SITE COVERAGE

EXISTING	
BUILDING:	23,667 SF / 38.5%
IMPERMEABLE HARDSCAPE	31,914 SF / 51.8%
PERMEABLE HARDSCAPE	0 SF / 0.0%
LANDSCAPE	3,342 SF / 5.4%
ROW	2,634 SF / 4.3%
<b>TOTAL</b>	<b>61,557 SF / 100.0%</b>
PROPOSED	
BUILDING:	25,718 SF / 41.8%
IMPERMEABLE HARDSCAPE	28,623 SF / 46.5%
PERMEABLE HARDSCAPE	0 SF / 0.0%
LANDSCAPE	4,582 SF / 7.4%
ROW	2,634 SF / 4.3%
<b>TOTAL</b>	<b>61,557 SF / 100.0%</b>

**STORMWATER NOTE**  
THE PROPOSED PROJECT CREATES 4,443 SF OF IMPERVIOUS SURFACE IS A TIER 1 PROJECT.

### OPEN SPACE

COMMON  
1,295 SQUARE FEET  
PRIVATE  
1,000 SQUARE FEET

### VICINITY MAP



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### PROJECT DESCRIPTION

THE PROJECT INCLUDES TWO PARCELS, 1687 AND 1693 MISSION DRIVE. 1687 MISSION DRIVE IS DEVELOPED WITH A SINGLE STORY COMMERCIAL BUILDING WITH MULTIPLE TENANT SPACES. 1693 MISSION DRIVE IS DEVELOPED WITH A TWO STORY MULTI-TENANT BUILDING WITH PARKING AT THE REAR.

THE TWO PARCELS ARE PROPOSED TO BE MERGED INTO A SINGLE PARCEL. THERE ARE MINOR DEMOLITION AND ADDITIONS PROPOSED TO THE STRUCTURES. A NEW TWO-STORY BUILDING IS PROPOSED ALONG THE 1ST PLACE STREET FRONTAGE AT THE REAR OF THE 1687 MISSION DRIVE STRUCTURE. THE SECOND FLOOR OF THE EXISTING 1693 MISSION DRIVE BUILDING IS PROPOSED TO BE CONVERTED TO RESIDENTIAL USES. THREE RESIDENTIAL UNITS ARE PROPOSED TO BE LOCATED ON THE GROUND FLOOR OF THE SITE. A TOTAL OF 30 STUDIO RESIDENTIAL UNITS ARE PROPOSED.

THREE PARKING SPACES ARE PROPOSED TO BE REMOVED FOR A TOTAL OF 62 ONSITE PARKING SPACES TO BE PROVIDED.

### WORK IN RIGHT-OF-WAY

A CITY OF SOLVANG ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL FRONTAGE WORK INCLUDING UTILITY CONNECTIONS.

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• P.O. BOX 598 • Santa Barbara • California • 93102 •

ADDITION AND CHANGE OF USE  
1687 & 1693 Mission Drive, Solvang, CA 93463

TITLE SHEET

Revisions

Project Manager  
KN

Drawn By

Scale

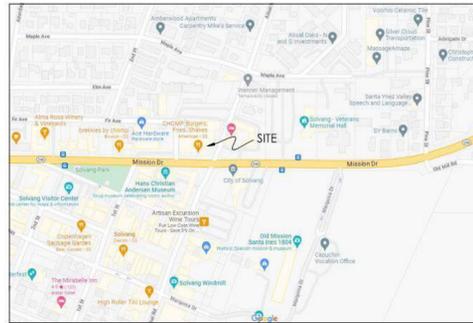
VARIES

Print Date

2025-01-31

T-1.1





VICINITY MAP

NO SCALE

SURVEYOR'S NOTES

THIS SURVEY WAS ORIGINALLY PERFORMED MARCH 1-8, 2023 AT THE REQUEST OF LONNIE ROY AT A SCALE OF 1" = 20' WITH A 1 FOOT CONTOUR INTERVAL WITH ADDITIONAL WORK ADDED JULY 12, 2023 WITHIN THE CLOUDED AREA. THE BOUNDARY SHOWN HEREON IS NOT A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

THE BASIS OF BEARINGS FOR THIS SURVEY IS CC583(1991.35) ZONE V BASED UPON STATIC TIES TO CORS STATION "ORES" AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 171, PAGE 24 ET SEQ. OF RECORD OF SURVEYS.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 17 AS LISTED HEREON HAVING AN ELEVATION OF 488.07.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 BASED ON MEASURED TIES TO CITY OF SOLVANG BENCHMARK 91-33 HAVING A PUBLISHED ELEVATION OF 485.65' AS SHOWN ON THE CITY OF SOLVANG BENCHMARK LISTING. ALL MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE IN GRID.

NOTE: ALL RECORD DATA SHOWN HEREON HAS NOT BEEN CONVERTED TO ANY DATUM. PLEASE REFER TO THE RECORD FOR FULL DETAILS.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

RECORD DATA

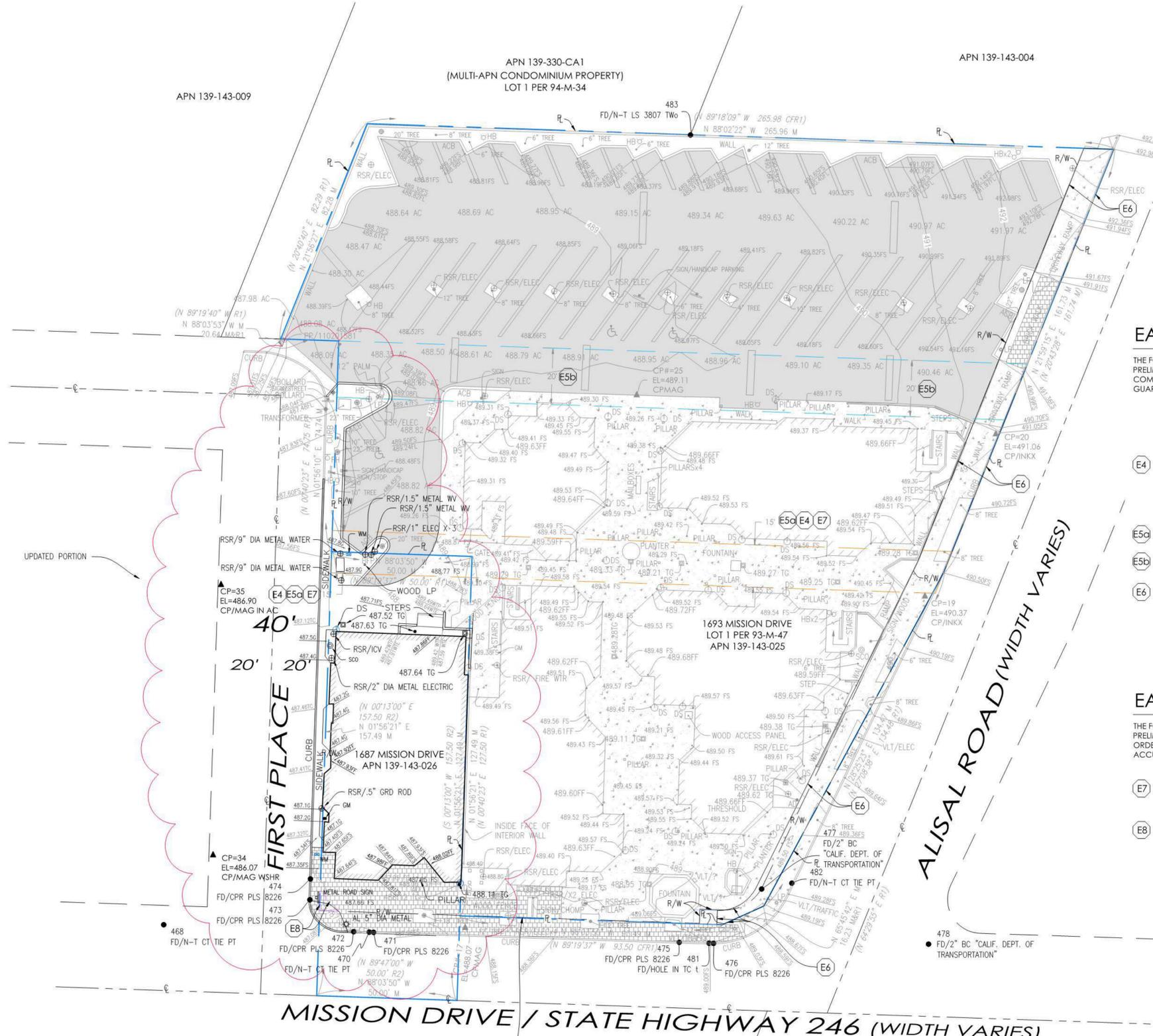
R1 = RECORD DATA PER MAP OF TRACT NO. 12,288 FILED IN BOOK 93, PAGES 46-47 OF MAPS.

R2 = RECORD DATA PER GRANT DEED RECORDED AS INSTRUMENT NUMBER 2016-0013738 OF OFFICIAL RECORDS.

LEGEND

THESE STANDARD SYMBOLS AND ABBREVIATIONS MAY BE FOUND IN THE DRAWING

CL	LEGAL CENTERLINE	---	ADJACENT BOUNDARY
BL	BOUNDARY LINE	---	MEASURED BOUNDARY
R/W	RIGHT-OF-WAY	---	SETBACK LINES
AC	ASPHALTIC CONCRETE	---	EASEMENT LINES
AD	AREA DRAIN	---	RIGHT-OF-WAY
APN	ASSESSORS PARCEL NUMBER	---	CENTERLINE
BC	BRASS CAP	---	CHAIN LINK FENCE
BFP	BACK FLOW PREVENTER	---	WOOD FENCE
BK	BOOK	---	OHW
BW	BACK OF WALK	---	OVERHEAD WIRE
BLK	BLOCK	---	
CLF	CHAIN LINK FENCE	---	ASPHALT SURFACE
CONC	CONCRETE	---	BRICK SURFACE
CP	CONTROL POINT	---	CONCRETE SURFACE
DI	DROP INLET	---	BUILDING
EBOX	ELECTRICAL BOX	---	TREE DRIPLINE (ACTUAL SIZE)
EL	ELEVATION	---	
ELEC	ELECTRIC	---	TREE WITH TRUNK DIAMETER
FF	FINISH SURFACE	---	GAS METER
FH	FIRE HYDRANT	---	WATER METER
FL	FLOWLINE	---	POWER POLE
FNC	FENCE	---	DOWN SPOUT
FS	FINISH SURFACE	---	SPOT ELEVATION TICK
GM	GAS METER	---	SPOT ELEVATION LEADER
GR	GAS RISER	---	SPOT ELEVATION AT DECIMAL
HB	HOSE BIB	---	FOUND MONUMENT AS NOTED
ICV	IRRIGATION CONTROL VALVE	---	SEARCHED: NOTHING FOUND OR SET
IP	IRON PIPE	---	SET MONUMENT
LP	LAMP POST	---	GROMATICI CONTROL ONLY
M	MEASURED	---	
MH	MANHOLE	---	
NG	NATURAL GROUND	---	
PB	PULL BOX	---	
PG	PAGE	---	
PVMT	PAVEMENT	---	
R	RECORD DATA	---	
RR	RAILROAD RAIL	---	
ROW	RIGHT OF WAY	---	
RD	ROOF DRAIN	---	
RSR	RISER	---	
SCO	SEWER CLEANOUT	---	
SMH	SEWER MANHOLE	---	
TG	TOP OF AREA DRAIN GRATE	---	
TRANS	TRANSFORMER	---	
TC	TOP OF CURB	---	
VLT	VAULT	---	



**PLANNING APPLICATION REVIEW**

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EASEMENT NOTES: APN 139-143-025

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED SEPTEMBER 22, 2022 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4206-6906667. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

- ITEM 3 - AN FOR WATER PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF MARIA ANDERSON, A WIDOW, RECORDED NOVEMBER 16, 1923 IN BOOK 218 OF DEEDS, PAGE 458. NOT PLOTTABLE. REFERENCES THE LOCATION OF AN EXISTING WATER MAIN NOT SHOWN ON SURVEY MAPS.
- ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H. JENSEN, ET. UX, RECORDED AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.
- ITEM 5 - THE FOLLOWING TWO EASEMENTS IN FAVOR OF VALLEY PUMP AND SUPPLY, A CO-PARTNERSHIP, ARE REFERRED TO IN A DEED RECORDED AS INSTRUMENT NO. 8976 IN BOOK 684, PAGE 203 OF OFFICIAL RECORDS:
  - E4 - AN IDENTICAL EASEMENT TO THE ONE DESCRIBED IN ITEM 4 BUT IN FAVOR OF VALLEY PUMP AND SUPPLY.
  - E5a - A 20' WIDE EASEMENT FOR INGRESS, EGRESS AND FOR PUBLIC UTILITIES.
- ITEM 6 - A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SANTA BARBARA, RECORDED MARCH 30, 1973 AS INSTRUMENT NO. 1973-11981 IN BOOK 2454, PAGE 690 OF OFFICIAL RECORDS.
- ITEM 8 - RELINQUISHMENT OF ABUTTER'S RIGHTS OF INGRESS AND EGRESS AS DESCRIBED IN THE DOCUMENT RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

EASEMENT NOTES: APN 139-143-026

THE FOLLOWING LIST OF EASEMENTS CORRESPONDS TO THE LIST OF EASEMENTS IN THE PRELIMINARY TITLE REPORT DATED JUNE 22, 2023 BY FIRST AMERICAN TITLE COMPANY ORDER NO. 4201-7005589. GROMATICI CAN NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF SAID DOCUMENT.

- ITEM 4 - A 15' WIDE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF JENS H. JENSEN, ET. UX, RECORDED APRIL 23, 1946 AS INSTRUMENT NO. 6483 IN BOOK 673, PAGE 315 OF OFFICIAL RECORDS.
- ITEM 5 - AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MAY 21, 1987 AS INSTRUMENT NUMBER 1987-038229 OF OFFICIAL RECORDS.

NOTE: THE LOCATION OF THE NORTHERLY RIGHT OF WAY OF MISSION DR DIFFERS SLIGHTLY BETWEEN THE CALTRANS MONUMENTATION MAP OF SAID ROAD AND THE MAP OF TRACT 12,288 RECORDED IN BOOK 93, PAGES 46 AND 47 OF MAPS (R1). BOTH LINES ARE SHOWN HEREON.



THIS WORK WAS PERFORMED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.



Gromatici Land Surveying, Inc.  
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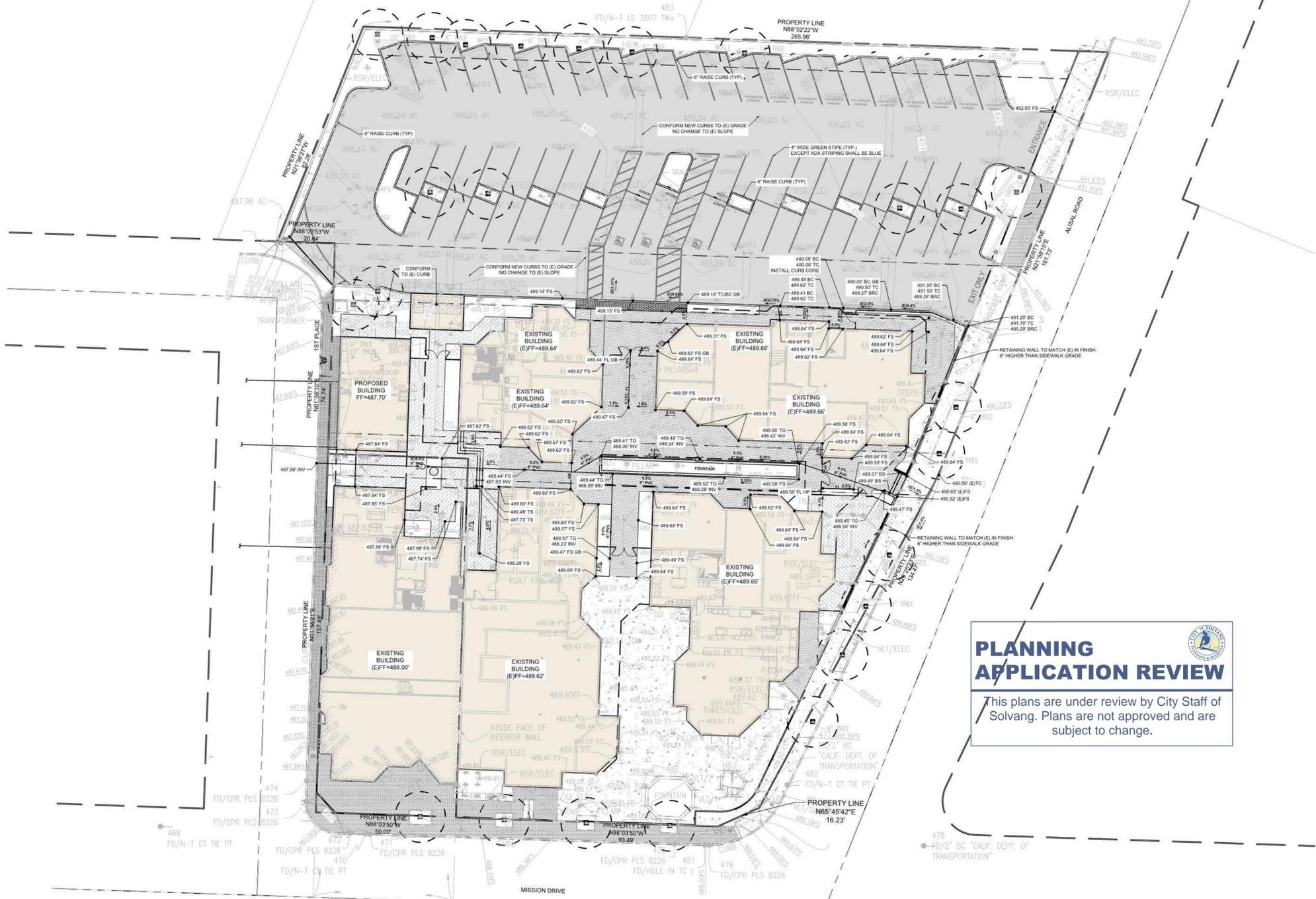
TOPOGRAPHIC SURVEY  
 OF  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 APN 139-143-025  
 AUGUST 8, 2023 SHEET 1 OF 1

REV. NO.	DESCRIPTION OF CHANGES	DATE
1	ADDED TOPOGRAPHIC DATA FOR 1687 MISSION DRIVE	8/8/2023

DRAWING NAME: 2023-900TOP01.DWG  
 DATE OF WORK PERFORMED: 2023-03-01 TO 08 & 2023-07-12  
 LAYOUT NAME: 24236  
 ORIG. DATE: 2023-04-05  
 POINT FILE: 2023-900CP.CRD  
 DRAWN BY: EK

REQUEST OF: LONNIE ROY, PLA  
 TITLE: LAND USE PLANNER, ON DESIGN ARCHITECTS  
 ADDRESS:  
 CITY:  
 PHONE: 805-896-7896  
 EMAIL: lroy@architects-ca.com





**PLANNING APPLICATION REVIEW**

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**PRELIMINARY GRADING PLAN**

SCALE: 1" = 20'-0"

ESTIMATED EARTHWORK UNDER BUILDING	
465 CY	Cut
465 CY	Fill
0 CY	Export
0 CY	Import
SITE GRADING	
70 CY	Cut
70 CY	Fill
0 CY	Export
0 CY	Import



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**ADDITION AND CHANGE OF USE**  
1687 & 1693 Mission Drive, Solvang, CA 93463  
**PRELIMINARY GRADING PLAN**

Revisions	
Project Manager	KN
Drawn By	
Scale	VARIES
Print Date	2025-01-31

A-1.2

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**MIXED USE**  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 PLAN - LEVEL 1



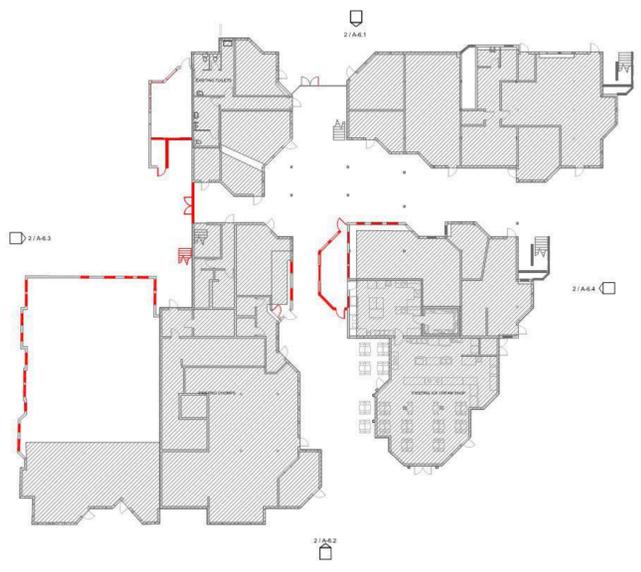
Revision Schedule

Project Manager DSG  
 Scale VARIES  
 PrintDate 12/05/2024

A-2.1

**PLANNING APPLICATION REVIEW**

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2. FIRST FLOOR PLAN - EXISTING

SCALE: 1" = 30'-0"



1. FIRST FLOOR PLAN - PROPOSED

SCALE: 1" = 10'-0"

**LEGEND**

- NEW
- EXISTING
- DEMO
- OUT OF SCOPE

**NORTH** PROJECT NORTH

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**MIXED USE**  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 PLAN - LEVEL 2



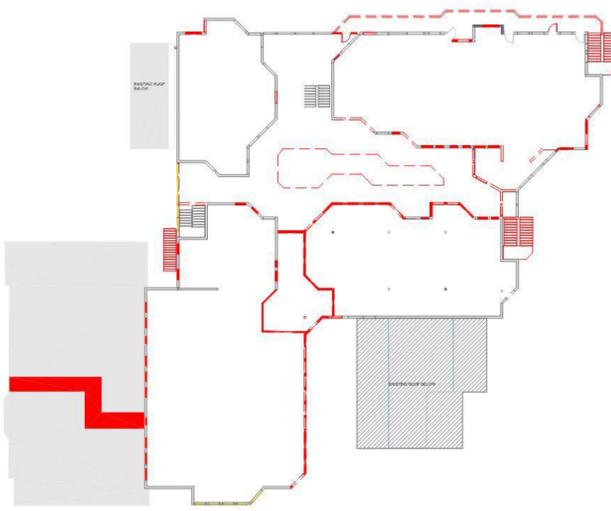
Revision Schedule

Project Manager DSG  
 Scale VARIES  
 PrintDate 12/05/2024

A-2.2

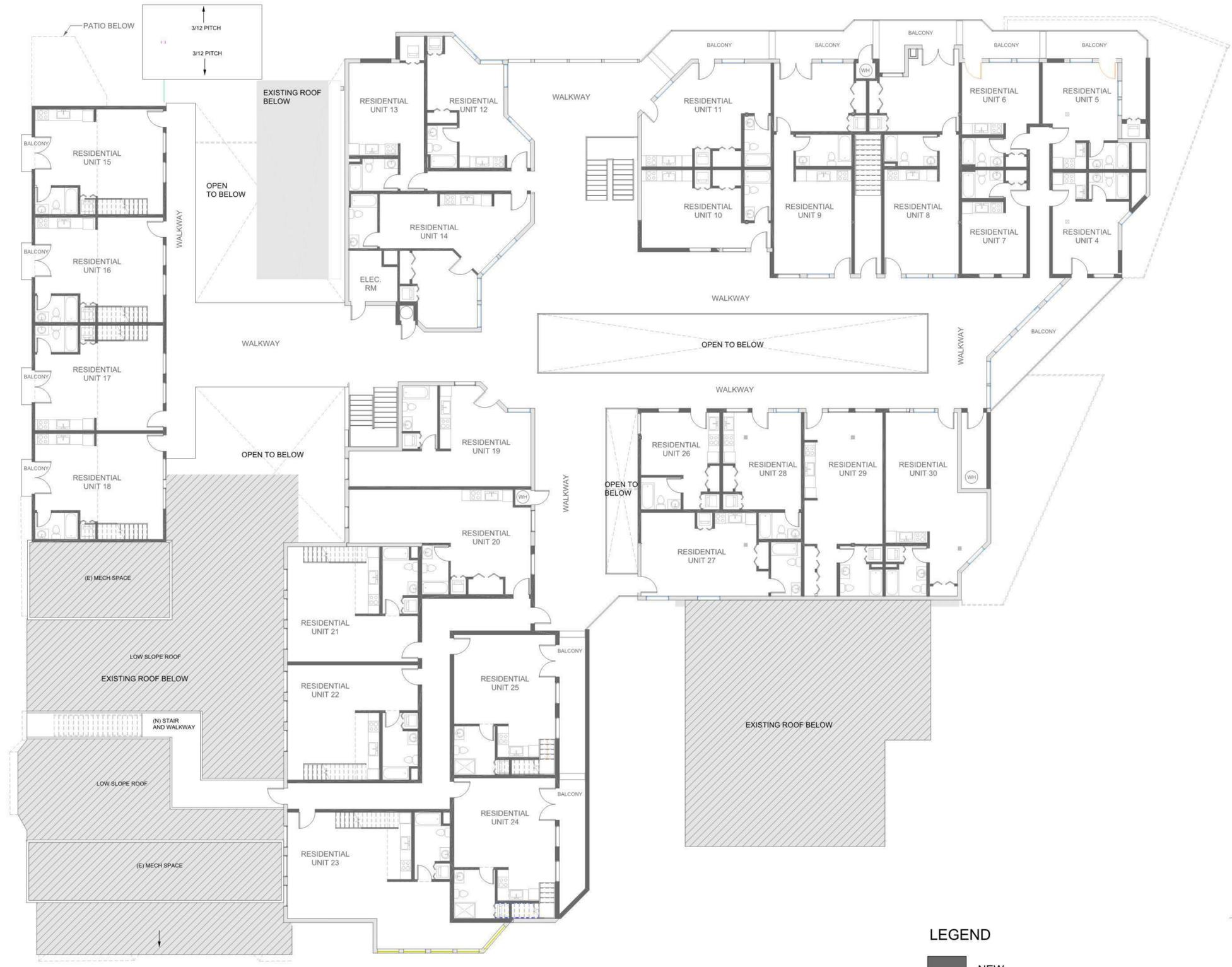
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2. SECOND FLOOR PLAN - EXISTING

SCALE: 1" = 30'-0"



1. SECOND FLOOR PLAN - PROPOSED

SCALE: 1" = 10'-0"

**LEGEND**

- NEW
- EXISTING
- DEMO
- OUT OF SCOPE

**NORTH** PROJECT NORTH



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**MIXED USE**  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
**ROOF PLAN**



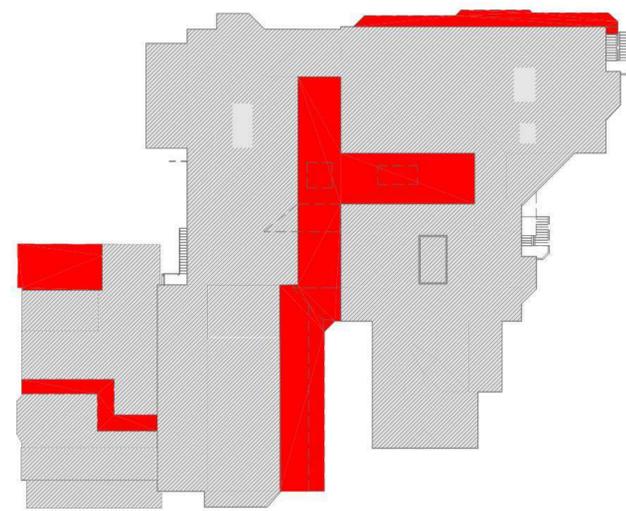
Revision Schedule

Project Manager: DSG  
 Scale: VARIES  
 PrintDate: 12/05/2024

A-3.1

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2. ROOF PLAN - EXISTING

SCALE: 1" = 30'-0"



1. ROOF PLAN - PROPOSED

SCALE: 1" = 10'-0"

**LEGEND**

- NEW
- EXISTING
- DEMO
- OUT OF SCOPE

**NORTH PROJECT NORTH**



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MIXED USE  
 1693 MISSION DRIVE  
 SOLVANG, CA 93463  
 ELEVATIONS

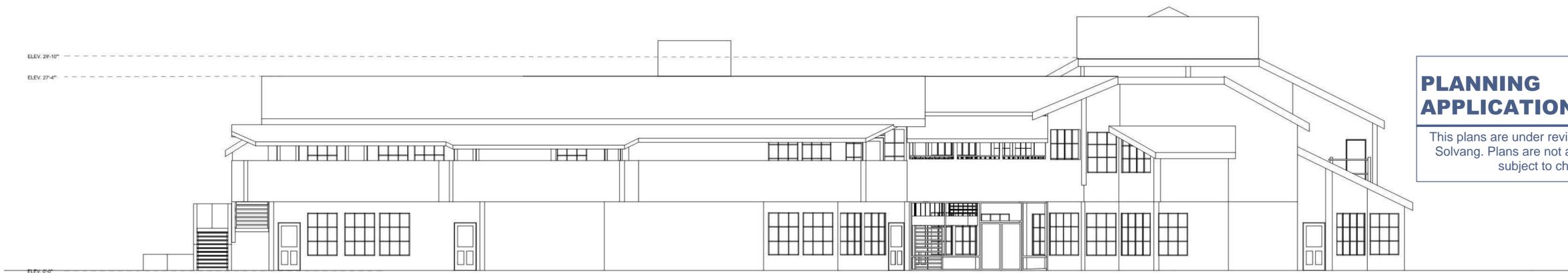


Revision Schedule

Project Manager DSG  
 Scale 1/8" = 1'-0"  
 PrintDate 12/05/2024

A-6.1

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2. NORTH ELEVATION - EXISTING

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



1. NORTH ELEVATION - PROPOSED

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

**PLANNING APPLICATION REVIEW**



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**MIXED USE  
1693 MISSION DRIVE  
SOLVANG, CA 93463  
ELEVATIONS**



Revision Schedule

Project Manager DSG

Scale 1/8" = 1'-0"

PrintDate 12/05/2024

A-6.2



2. SOUTH ELEVATION - EXISTING

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



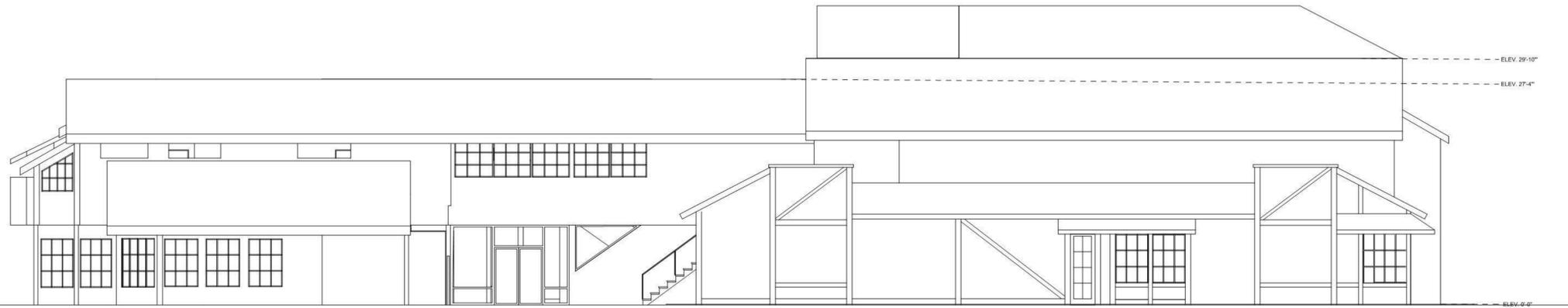
1. SOUTH ELEVATION - PROPOSED

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

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**PLANNING APPLICATION REVIEW**

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2. WEST ELEVATION - EXISTING

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



1. WEST ELEVATION - PROPOSED

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



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Planning  
Interior Design  
Keith Nolan  
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MIXED USE  
1693 MISSION DRIVE  
SOLVANG, CA 93463  
ELEVATIONS



Revision Schedule

Project Manager DSG  
Scale 1/8" = 1'-0"  
PrintDate 12/05/2024

A-6.3

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Revision Schedule

Project Manager DSG  
 Scale 1/8" = 1'-0"  
 PrintDate 12/05/2024

A-6.4



**PLANNING  
 APPLICATION REVIEW**

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2. EAST ELEVATION - EXISTING

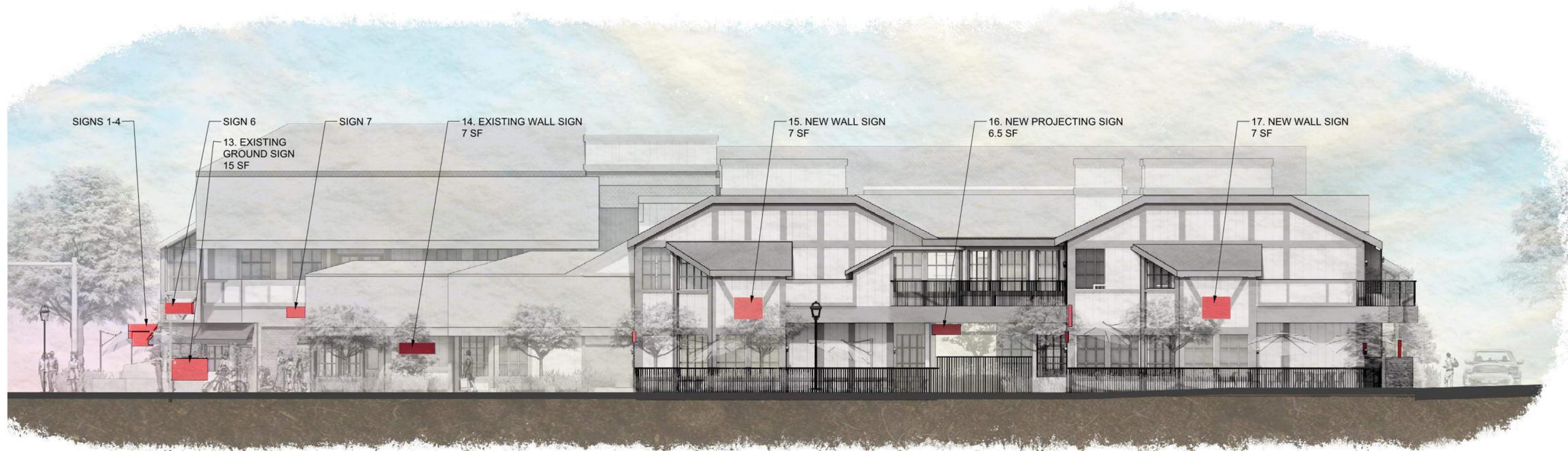
SCALE: 1/8" = 1'-0"



1. EAST ELEVATION - PROPOSED

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

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2. EAST ELEVATION - SIGN

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

**PLANNING APPLICATION REVIEW**



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1. WEST ELEVATION - SIGN

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



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1693 MISSION DRIVE  
SOLVANG, CA 93463  
SIGN ELEVATIONS



Revision Schedule

Project Manager DSG  
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A-6.5

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2. SOUTH ELEVATION - SIGN

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



1. NORTH ELEVATION - SIGN

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

**PLANNING APPLICATION REVIEW**

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**MIXED USE**  
 1693 MISSION DRIVE  
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**SIGN ELEVATIONS**



Revision Schedule

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**LS181HSV5**  
Single Zone High Efficiency Wall Mounted  
Outdoor Unit (ODU) - LSU181HSV5, Indoor Unit (IDU) - LSN181HSV5

<b>Performance:</b>		
<b>Cooling:</b>		
Cooling Capacity (Min/Rated/Max) (Btu/h)	3,070 ~ 18,000 ~ 29,515	
SEER2	22.0	
EER2	12.55	
<b>Heating:</b>		
Heating Capacity (Min/Rated/Max) (Btu/h)	3,070 ~ 21,600 ~ 38,898	
HSPF2	9.5	
Max. Heating @ Indoor 70°F DB		
Outdoor 18°F DB / 17°F WB	22,340 (103%)	
Outdoor 6°F DB / 5°F WB	19,300 (89%)	
Outdoor -3°F DB / -4°F WB	16,760 (77%)	
<b>Outdoor Unit:</b>		
MCP (A)	30	
MCA (A)	19	
Cooling / Heating Rated Amps (A)	13.42 / 15.48	
Compressor (A)	14.3	
Fan Motor (A)	0.78	
<b>Total Power Input:</b>		
Cooling Power Input (kW)	1.43	
Heating Power Input (kW)	1.73	
<b>Electrical:</b>		
Power Supply (V/Hz/W)	208-230 / 60 / 1	
<b>Piping:</b>		
Liquid Line (in. O.D.)	ø3/8	
Vapor Line (in. O.D.)	ø5/8	
Additional Refrigerant (oz./ft.)	0.38	
Min. / Max. Pipe Length (ft.)	9.8 / 114.8	
Piping Length (no add'l refig., ft.)	24.6	
Max. Elevation (ft.)	49.2	
<b>Controls Features:</b>		
• 24-Hour on/off timer	• Condensate Sensor Connection	• Self-cleaning indoor coil
• 4-Way auto swing	• Sleep mode	• Sleep mode
• Auto changeover	• Inverter (variable speed compressor)	• Cooling only function
• Auto restart	• Built-in Wi-Fi via Thermo	• Built-in base pan heater
• Jet cool/let heat	• IDU compatible with Multi-F-COOLs	
• Built-in low ambient standard, down to 14°F (cooling mode)	• Smart Diagnosis	
	• 3M Micro Filter	
<b>Optional Accessories:</b>		
<input type="checkbox"/> MultiSite™ CRCL - PREMITFEND	<input type="checkbox"/> AC Smart 5 - PACSSA000	
<input type="checkbox"/> MultiSite CRCL+ - PREMITBVC1	<input type="checkbox"/> ACP 5 - PACPSA000	
<input type="checkbox"/> MultiSite Comm. Mgr - PBACNBT80A	<input type="checkbox"/> Low Ambient Wind Baffle Kit	
<input type="checkbox"/> 485 - PAINTBALL	<input type="checkbox"/> Cooling to 0°F - 2LABSP00A	
<input type="checkbox"/> Dry Contact - PDRCB320		
<input type="checkbox"/> MultiSite LON Module - PWA0NDKWD		



<b>Operating Range:</b>	
<b>Outdoor Unit:</b>	
Cooling (°F DB)	14 to 118
Heating (°F WB)	-4 to 65
<b>Indoor Unit:</b>	
Cooling (°F WB)	53 to 75
Heating (°F DB)	60 to 86
<b>System Data:</b>	
Refrigerant Type	R410A
Refrigerant Control	EEV
Refrigerant Charge (lbs.)	3.85
ODU Sound Pressure (Cooling / Heating) (±1 dB(A)) <sup>1</sup>	55 / 55
IDU Sound Pressure (Cooling / Heating) (±1 dB(A)) <sup>1</sup>	47 / 42 / 37 / 31
Heating (H/M/L) (±1 dB(A)) <sup>1</sup>	47 / 42 / 37
ODU Net / Shipping Weight (lbs.)	127.9 / 152.2
IDU Net / Shipping Weight (lbs.)	25.6 / 32.2
Heat Exchanger Coating	GoldFin™
<b>Fan:</b>	
ODU Type	Propeller
IDU Type	Cross Flow
Fan Speeds (Fan/Cool/Heat)	6 / 6 / 6
Quantity (ODU + IDU)	1 + 1
Motor/Drive	Brushless Digitally Controlled/Direct
ODU Max. Air Flow Rate (CFM)	2,119
IDU Air Flow	
Cooling, Max/H/M/L (CFM)	706 / 530 / 477 / 371
Heating, Max/H/M/L (CFM)	706 / 547 / 494 / 371
Dehumidification (pints./hr.)	5.3

**Notes:**

- Acceptable operating voltage: 187V-231V
- Piping lengths are dependent.
- Sound Pressure levels are based on an average receiver under ISO Standard 3745.
- Additional refrigerant is required for outdoor units installed at altitudes above 2,000 feet. Additional refrigerant is not required for indoor units.
- See engineering manual for variable speed compressor.
- Power wiring cable size must comply with applicable local and national code.
- The indoor coil must be installed with the indoor unit.
- See engineering manual for variable speed compressor.

Verify correct accessory capability for the subject equipment. For a complete list of available accessories, contact your LG representative.

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**JavaScript Decibel Calculators**  
Inverse Square Law • Power Ratios • Voltage Ratios • T and H-Pads  
Combining Decibels • Atmospheric Absorption

**Decibels and Distance**  
This calculator requires a JavaScript capable browser

This calculation will give you the amount of attenuation, in decibels, you can expect with a change in receiver distance, in a free field (outdoors). For example if you were standing 10 feet from a noise source, and were to move 100 feet away from that noise source, you would expect to see a drop in level of 20dB. Sound that is radiated from a point source drops in level at 6dB per doubling of distance. If you start at 50 feet from the source and move to 100 feet from the source you will have a 6dB drop in level. If you move from 500 feet to 1000 feet, you will have a 6dB drop in level. For the record, the formula to calculate this level drop is:  $Decibels\ of\ Change = 20 \log_{10}(distance\ 1 / distance\ 2)$ , and you can calculate it on any scientific calculator.

Reference listening distance in feet or meters, from the noise source:

New receiver distance in feet or meters, from the source:

This is the number of decibels of level drop/rise you would find:

[JavaScript Help](#)

This information is provided with no warranty of its accuracy, or applicability, and any use made of this information is done so at the sole risk of the user.

**Mc<sup>2</sup> System Design Group, Inc.**  
223 - 901 West 3rd Street, North Vancouver, BC V7P 3P9 Ph: 604-986-8181  
116-5100 Anderson Way, Vernon, BC V1T 0C4 Ph: 604-986-8181

SOUND PRESSURE LEVEL = 55  
MECHANICAL LOCATION CLOSEST TO PROPERTY LINE = 29'  
SOUND PRESSURE LEVEL AT PROPERTY LINE = 55 dB(A) - 29 dB(A) = 26 dB(A)

**PROGRESS LIGHTING MEDIUM WALL LANTERN**  
P560053-020-30

The full reflector provides illumination that is compliant with Dark Sky requirements for full cutoff lighting.  
Meets California Title 24 J&B 2016



**PLANNING APPLICATION REVIEW**

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4. Mini-Split Spec

2. Exterior Light

NO SCALE

1. MATERIALS



Architecture  
Planning  
Interior Design  
Keith Nolan  
C-22541

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**MIXED USE**  
1693 MISSION DRIVE  
SOLVANG, CA 93463  
**MATERIALS**



Revision Schedule

Project Manager: DSG  
Scale: 1/8" = 1'-0"  
Print Date: 12/05/2024

A-6.7

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

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**PLANTING LEGEND (ALL SHEETS):**

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
	Existing Tree - Protect in place						
	Platanus x acerifolia	London Plane Tree	15 Gal.	As Shown	Standard	M	
	Cercis occidentalis	Western Redbud	15 Gal.	As Shown	Multi Trunk	M/L	
	Podocarpus macrophyllus	Yew pine	15 Gal.	As Shown	Standard	M/L	

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
<b>PERIMETER/PARKING LOT LANDSCAPING</b>							
	Callistemon 'Little John'	Little John Dwarf Bottlebrush	1 Gal.	48" O.C.	-	L	
	Muhlenbergia rigens	Deer Grass	1 Gal.	36" O.C.	-	L	
	Salvia 'Bee's Bliss'	Bee's Bliss Groundcover Sage	1 Gal.	60" O.C.	-	L	
	Cistus x purpureus	Orchid Rockrose	1 Gal.	60" O.C.	-	L	
	Carex divulsa	Berkely Sedge	1 Gal.	24" O.C.	-	L	
	Achillea millefolium	Yarrow	Seed	-	-	L	
	Parthenocissus tricuspidata	Boston Ivy	1 Gal.	As Shown	-	L	

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
<b>COURTYARD LANDSCAPING</b>							
	Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	1 Gal.	30" O.C.	-	L	
	Liriope muscari 'Variegata'	Lily Turf	1 Gal.	30" O.C.	-	M	
	Nephrolepis cordifolia	Sword Fern	1 Gal.	36" O.C.	-	M	
	Ajuga reptans	Common bugle	Flats	9" O.C.	-	M	
	Berberis aquifolium var. repens	Creeping Barberry	1 Gal.	36" O.C.	-	L	

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**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



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Interior Design

Keith Nolan  
C-22451

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**ADDITION AND CHANGE OF USE**  
1687 & 1693 Mission Drive, Solvang, CA 93463  
**PRELIMINARY LANDSCAPE PLAN**

Revisions	
Project Manager	KN
Drawn By	
Scale	VARIES
Print Date	

L-1.0

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