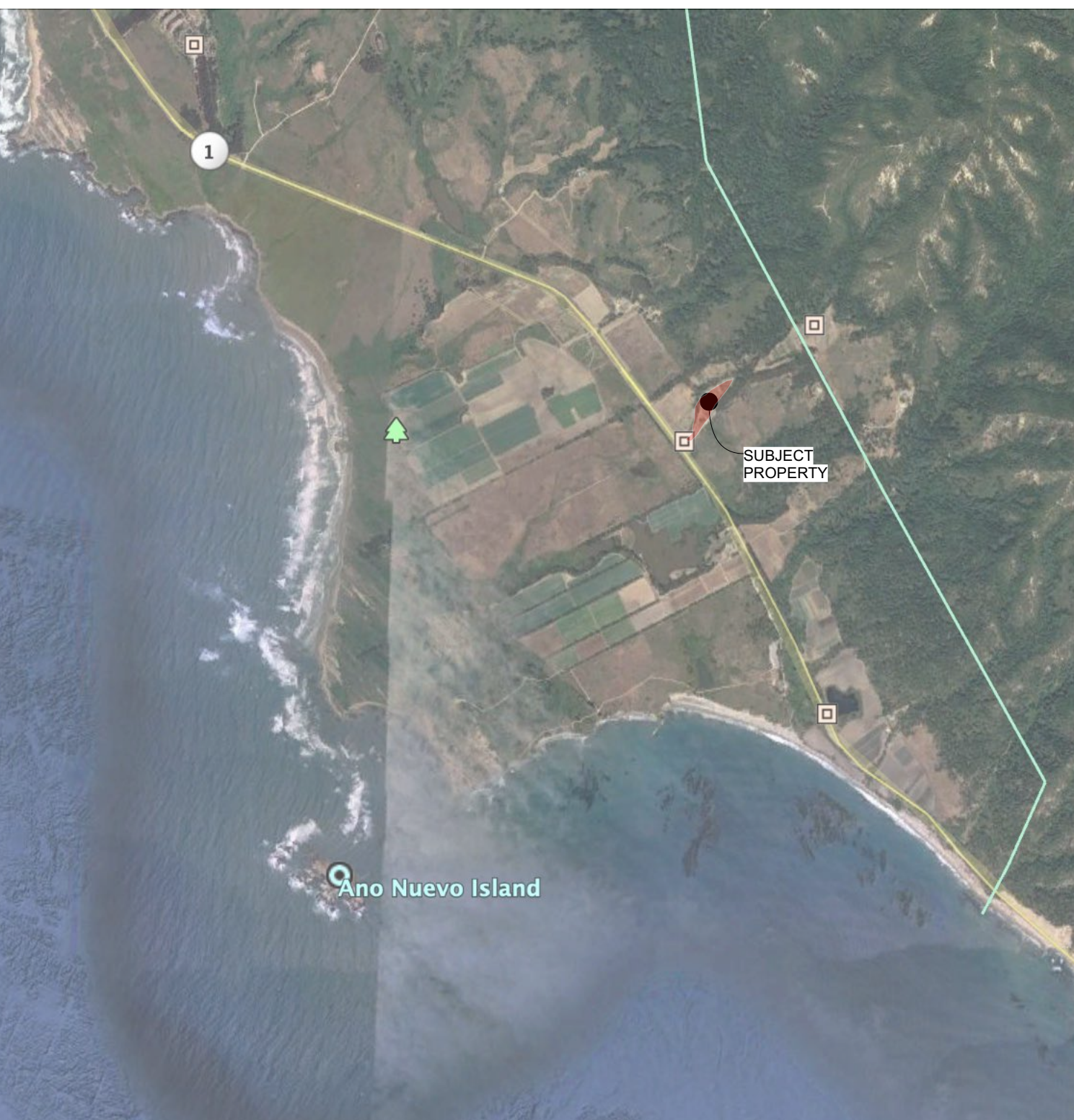
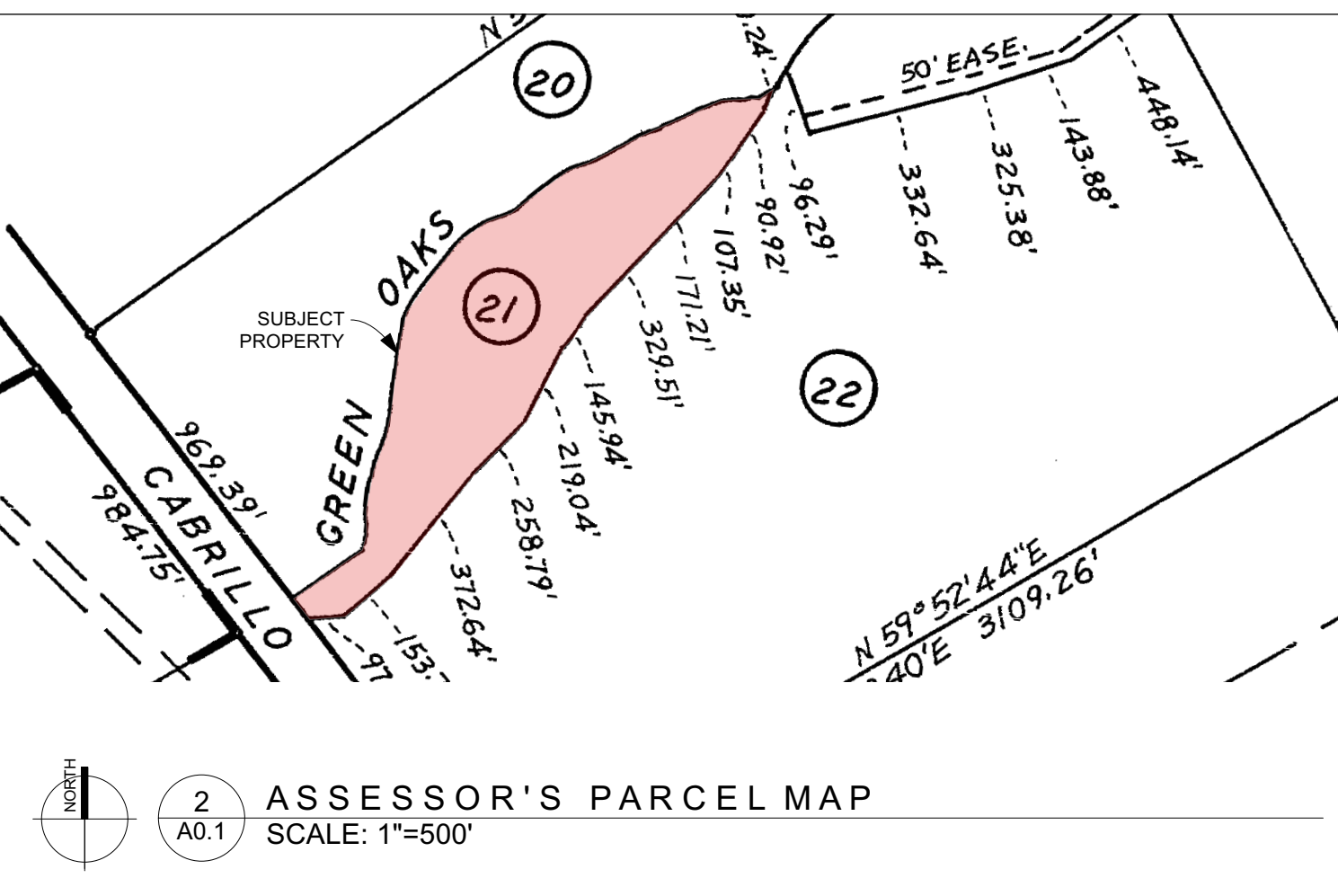


ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED
[P1]	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND
[P2]	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL
[P3]	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY
[P4]	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED
[P5]	-	-	PROPOSED	50 AMP	3 PHASE	BARN
[P6]	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA
[P7]	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE
[P8]	200 AMP	ACTIVE	-	-	1 PHASE	SHED
[P9]	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG
[P10]	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN
[P11]	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE

METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE
[M1]	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD
[M2]	200 AMP	INACTIVE	ACTIVATE	200	3 PHASE	-
[M3]	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY



- FEMA FLOOD HAZARD ZONE (APPROX.)
- BASE FLOOD ELEVATION AS MAPPED BY SHERWOOD DESIGN ENGINEERS (2021)
- AGRICULTURAL CENTER EASEMENT
- PHASE 2: PROPOSED SEPTIC SYSTEM EXPANSION, S.C.D. C5.0
- PHASE 1: (E) CARGO CONTAINERS TO BE REMOVED WHEN FUTURE AGRICULTURAL SHED IS COMPLETE, UNDER SEPARATE PERMIT
- NEW LOCATION FOR (E) 5,000 GALLON WATER STORAGE TANKS RELOCATED FROM OTHER SITE LOCATIONS, SCREEN w/ PLANTING TO THE SOUTH & WEST, UNDER CONSTRUCTION, S.C.D. C2.0 FOR EXACT LOCATION
- (E) 5,000 GALLON WATER STORAGE TANK TO BE RELOCATED NORTH, UNDER CONSTRUCTION
- 20'-0" SIDE SETBACK
- 30'-0" FRONT SETBACK
- PARKING ON (E) GRAVEL, S.C.D. C2.0
- PHASE 2: ACCESSIBLE PARKING & ACCESS AISLE, (N) CONCRETE PAVING, S.C.D. C2.0, C6.0
- 30' RIPARIAN ZONE SETBACK FROM TOP OF BANK, SEE FARMSTAND DRAINAGE REPORT BY SHERWOOD DESIGN ENGINEERS, DATED 4/7/2022

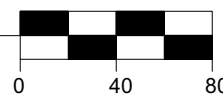
MASTER PLAN
SCALE: 1" = 80'

- (E) 5,000 GALLON WATER STORAGE TANK TO BE RELOCATED NEAR THE FARMSTAND, UNDER CONSTRUCTION
- (E) SHED TO REMAIN
- PHASE 1: LEGALIZE (E) OUTDOOR KITCHEN, SEE SHEET A1.1
- (E) "STEELE FAMILY HUNTING LODGE" (MULTI-PURPOSE AG BUILDINGS) TO REMAIN
- (E) SHED TO REMAIN
- PHASE 3: (E) "PANTRY" (SHED) TO BE DECONSTRUCTED, PROPOSED BATHROOM IN FOOTPRINT OF (E) SHED. ONCE SEPTIC SYSTEM EXPANSION IS COMPLETE, SEE SHEET A1.2
- THE STEELE FAMILY FARMHOUSE FIRE REBUILD, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION
- FIRE SUPPRESSION WATER LINE & WET DRAFT HYDRANT, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION
- (E) SEPTIC SYSTEM SERVING FARMHOUSE REBUILD & OUTDOOR KITCHEN TO REMAIN, APPROVED PERMIT BLD2021-00921. (E) LEACH FIELD & EXPANSION ZONE TO REMAIN, SEE ATTACHED EXISTING WASTEWATER SYSTEM ANALYSIS (06/2022)
- FIRE APPARATUS TURNAROUND, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION

- FIRE APPARATUS TURNOUT, APPROVED PERMIT BLD2021-00921, UNDER CONSTRUCTION

- PHASE 1: REMOVE (E) PRODUCE WASHING SYSTEM AT BACK OF FARMSTAND, ONCE CREAMERY RENOVATION IS COMPLETE.
- PHASE 2: (E) FARMSTAND TO BE RENOVATED, WITH PROPOSED ACCESSIBLE RAMP AND DECK ADDITION, SEE SEPARATE FARMSTAND RENOVATION DRAWING SET
- (E) CULVERT UNDER RD, TYP.
- CENTERLINE OF CREEK PER SURVEY
- 50' ACCESS EASEMENT

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)



SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
- STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
- PROPOSED STRUCTURE
- BASE FLOOD ELEVATION
- FEMA FLOOD ZONE
- RIPARIAN SETBACK
- PRIME AGRICULTURAL SOILS
- AGRICULTURAL CENTER EASEMENT
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- (N) WATER PIPE
- (E) WATER PIPE
- (N) FIRE WATER LINE
- (E) SEWER PIPE
- (N) SEWER GRAVITY PIPE
- (N) SEWER FORCE MAIN PIPE
- (E) LEACH FIELD
- (N) LEACH FIELD
- SSC04
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- ELECTRICAL SUB-PANEL
- ELECTRICAL METER

MASTER PLAN NOTES

1. WATER AND WASTEWATER SYSTEM BY SHERWOOD DESIGN ENGINEERS. SEE CIVIL DRAWINGS DATED 4/7/2022 FOR DRAWINGS AND SPECIFICATIONS.
2. GRADING AND DRAINAGE PLAN AND REPORT FOR FARMSTAND AREA BY SHERWOOD DESIGN ENGINEERS, SEE CIVIL DRAWINGS DATED 4/7/2022.
3. GRADING AND DRAINAGE FOR EACH PHASE AND PROJECT TO BE INCLUDED IN SEPARATE APPLICATIONS.
4. SITE ELECTRICAL SYSTEM DRAWINGS AND NOTES ON SHEET E1.1.
5. ALL PHASES AND PROJECTS REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022.
6. PARKING AND TRAFFIC, REFER TO TRAFFIC REPORT BY HEXAGON TRAFFIC CONSULTANTS, INC. DATED 11/16/2022.
7. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/7/2021.
7. PROJECT PHASING, SEE SHEET A0.2

PROJECT DIRECTORY

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DRAWING INDEX

- A0.1 COVER SHEET & SITE PLAN
A0.2 PROJECT PHASING SITE PLAN
- A1.1 EXISTING OUTDOOR KITCHEN
- A1.2 PROPOSED BUNKHOUSE & BATHHOUSE CONCEPT
- E1.1 ELECTRICAL SITE PLAN

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Site plan for

Pie Ranch

2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Cover Sheet & Master Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET:

A0.1

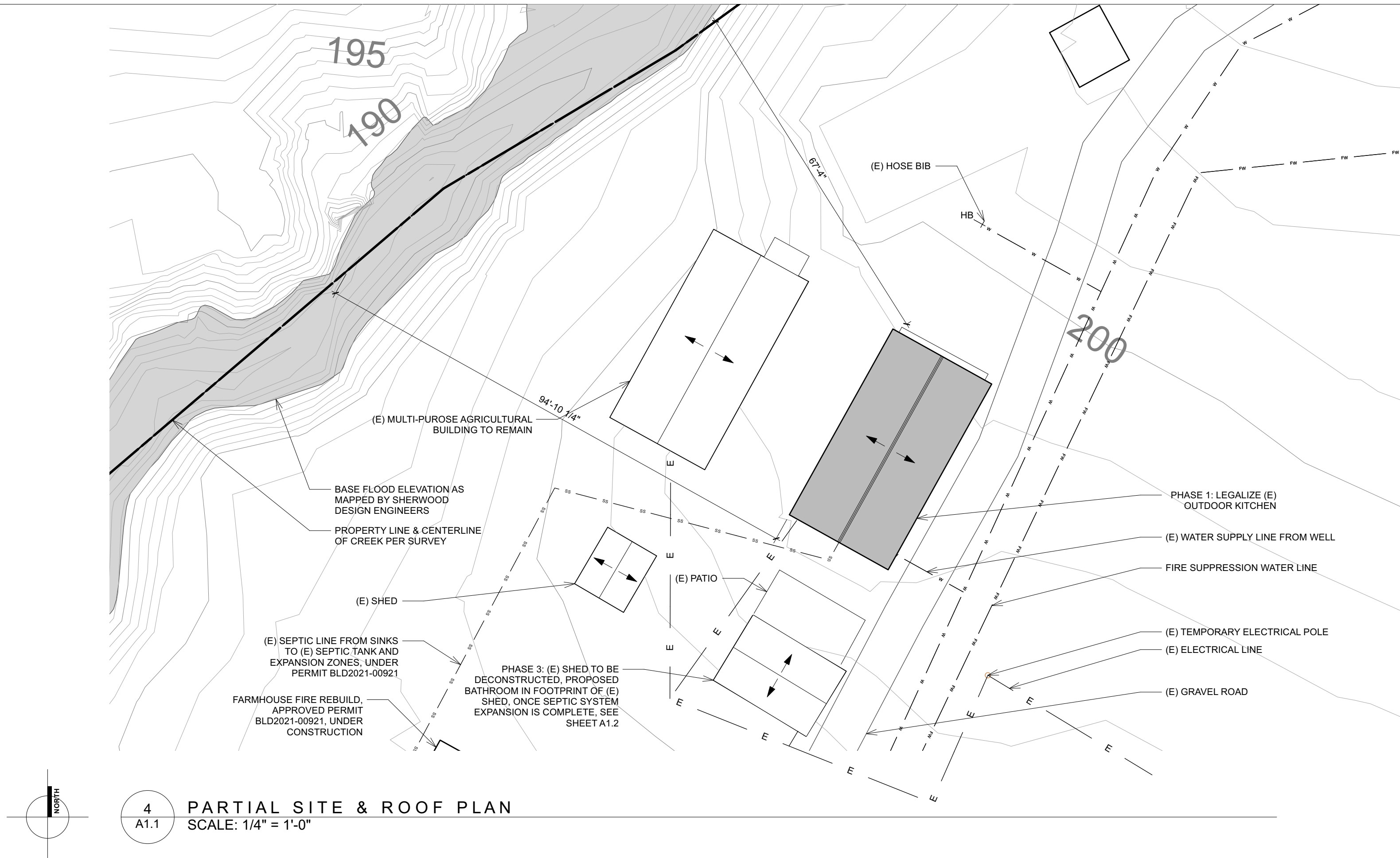


VIEW FROM SOUTHEAST. COUNTERS & SINKS INSTALLED

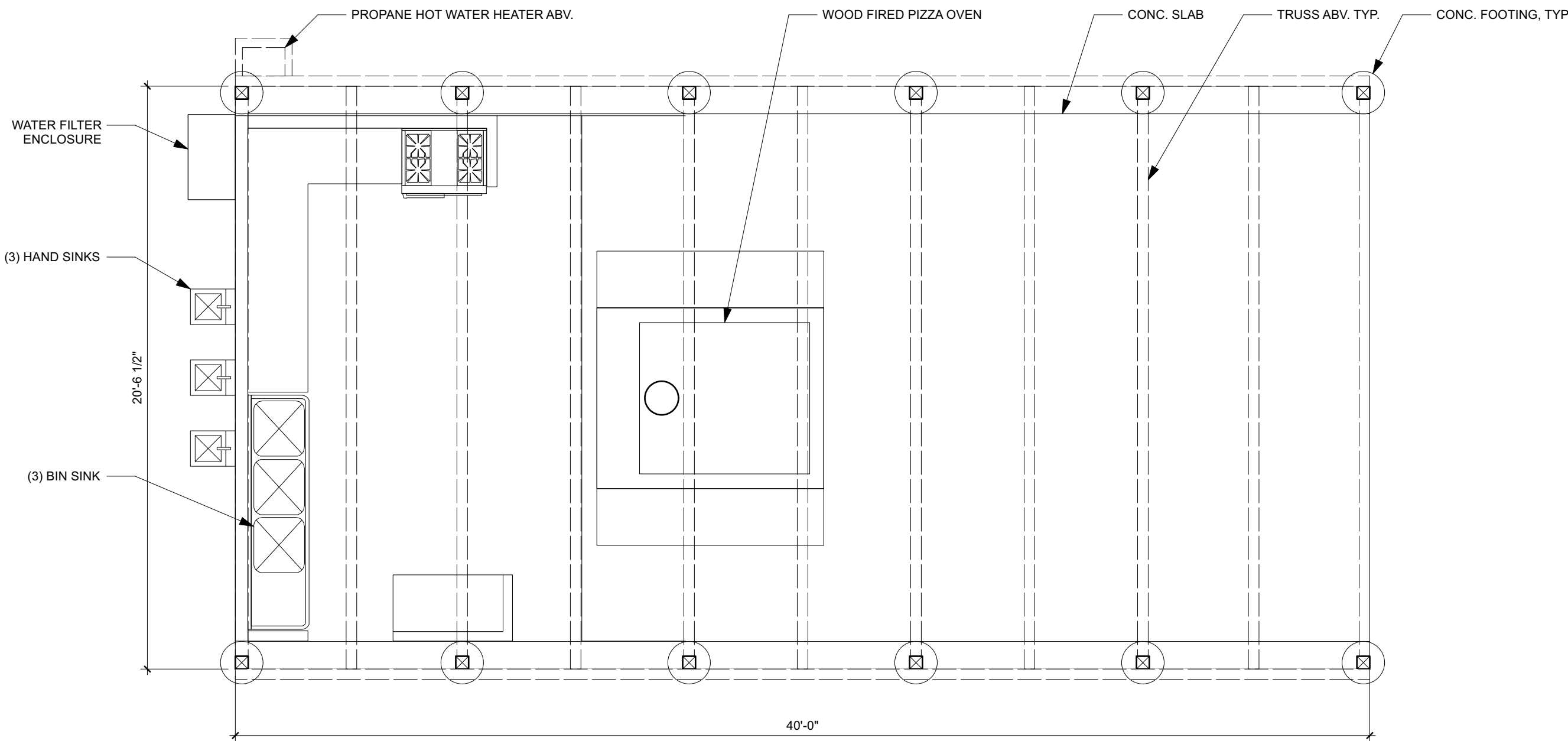


VIEW FROM NORTH, EAST, SOUTHEAST (CLOCKWISE FROM TOP)

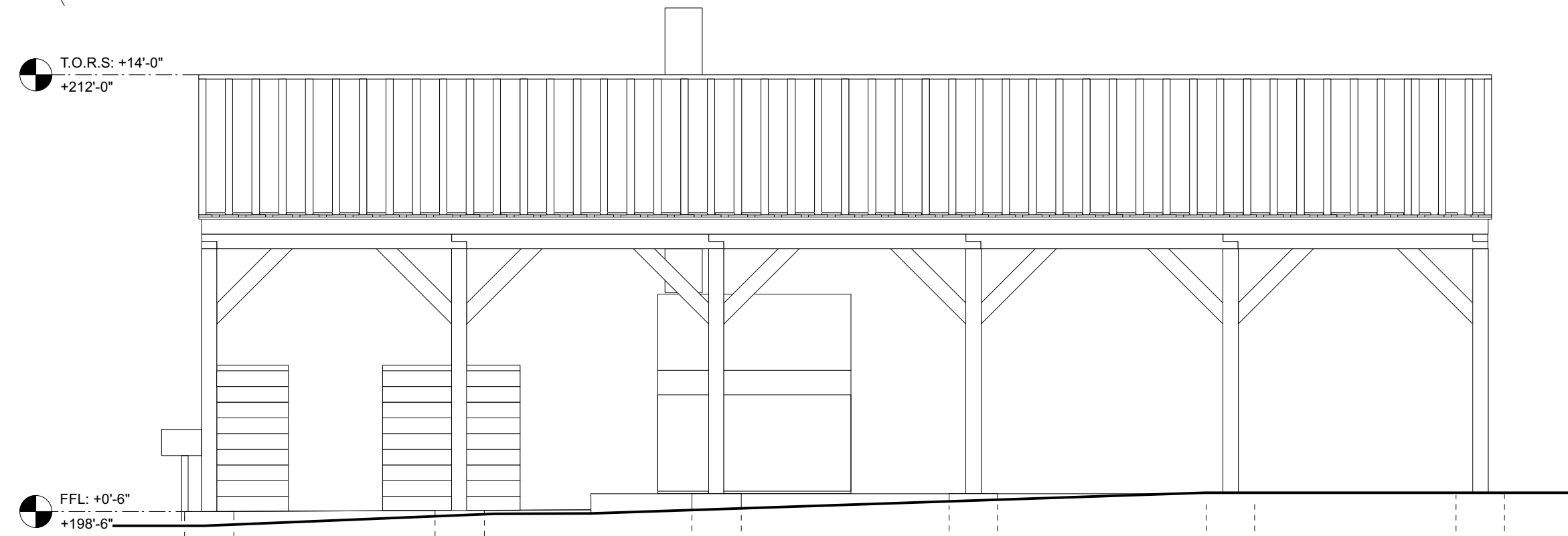
5 AS BUILT PHOTOS
A1.1 N.T.S.



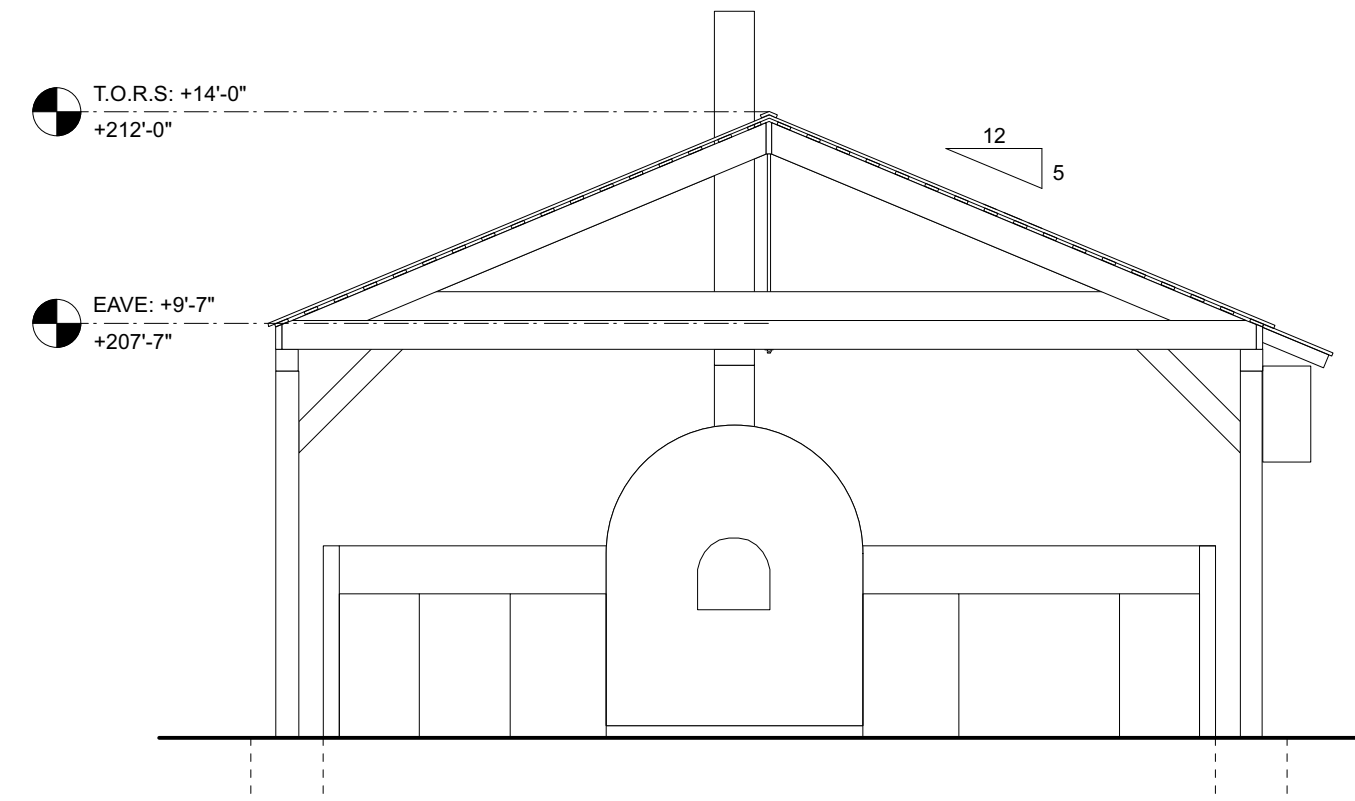
4 PARTIAL SITE & ROOF PLAN
A1.1 SCALE: 1/4" = 1'-0"



3 OUTDOOR KITCHEN FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION (WEST ELEV. SIM.)
A1.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION (SOUTH ELEV. SIM.)
A1.1 SCALE: 1/4" = 1'-0"

SHEET NOTES

1. FLOOR PLAN AND ELEVATIONS OF THE OUTDOOR KITCHEN BASED ON AS-BUILT DRAWINGS PREPARED BY EVAN MARKIEWICZ DESIGN CONSULTING (2011).
2. DRAWINGS UPDATED BY ARKIN TILT ARCHITECTS (2021).
3. REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022.
4. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

Revision Date I.D.



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Site plan for
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2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Existing Outdoor Kitchen

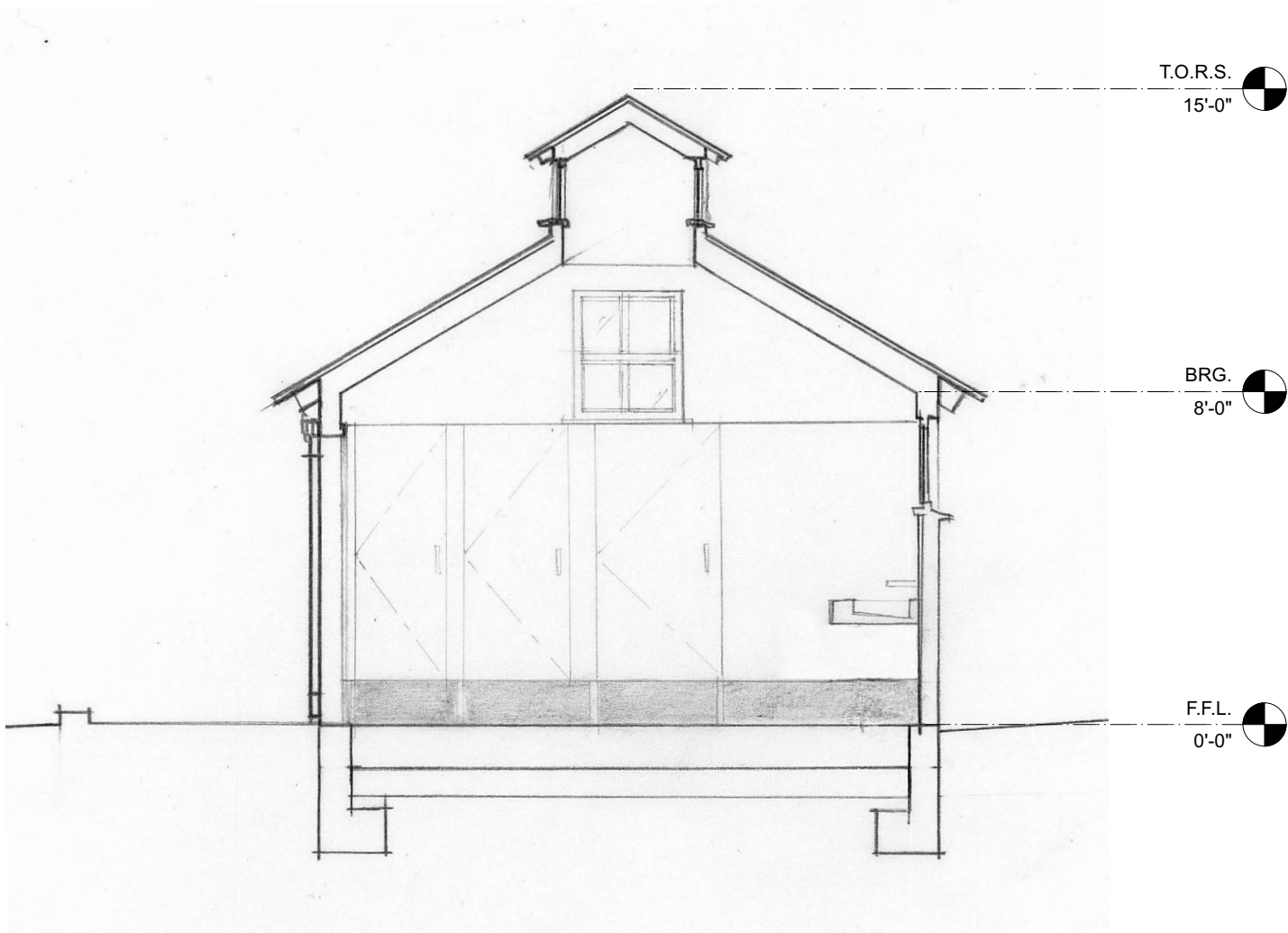
DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET:

A1.1

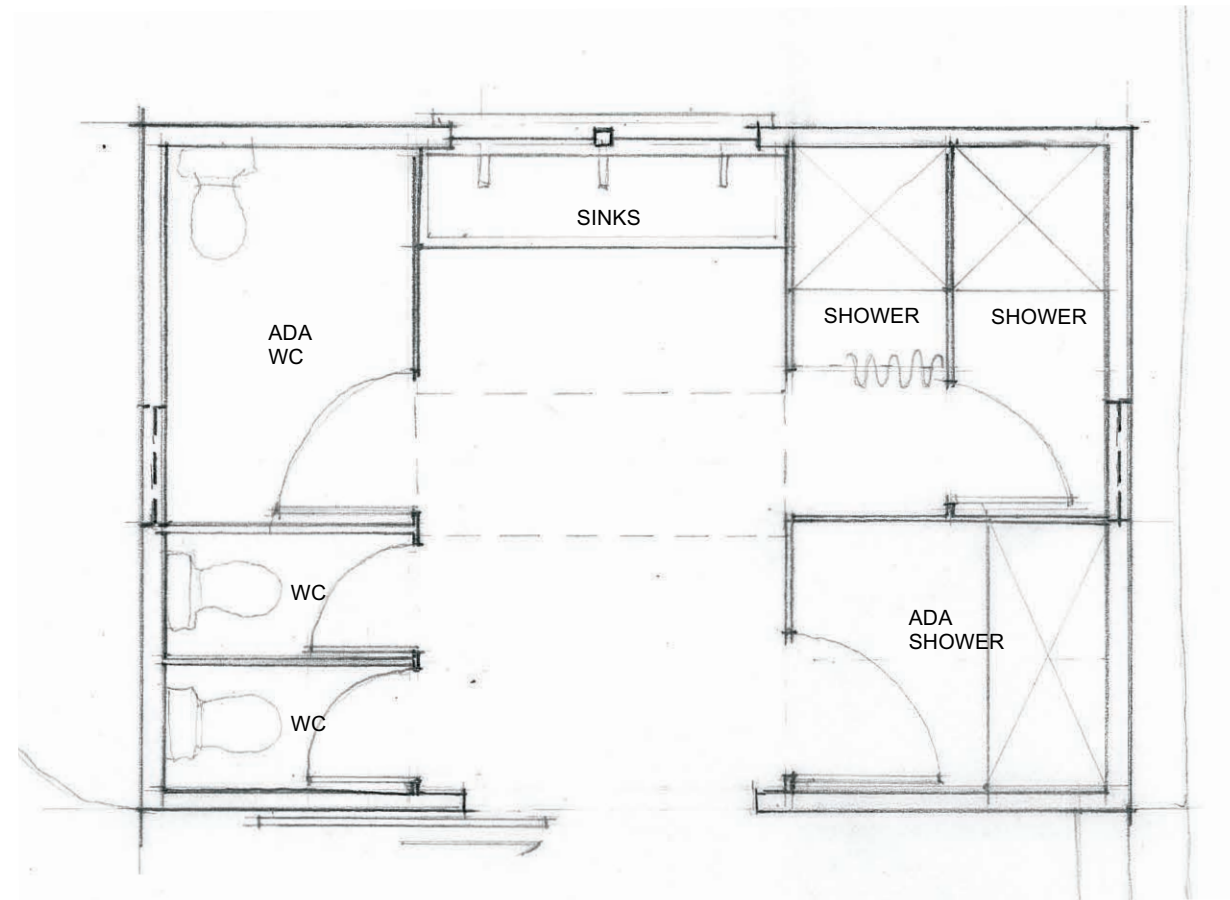


(E) "PANTRY" SHED TO BE DEMOLISHED, PROPOSED BATHROOM TO BE BUILT IN (E) FOOTPRINT. SEE PHASING PLAN A0.2

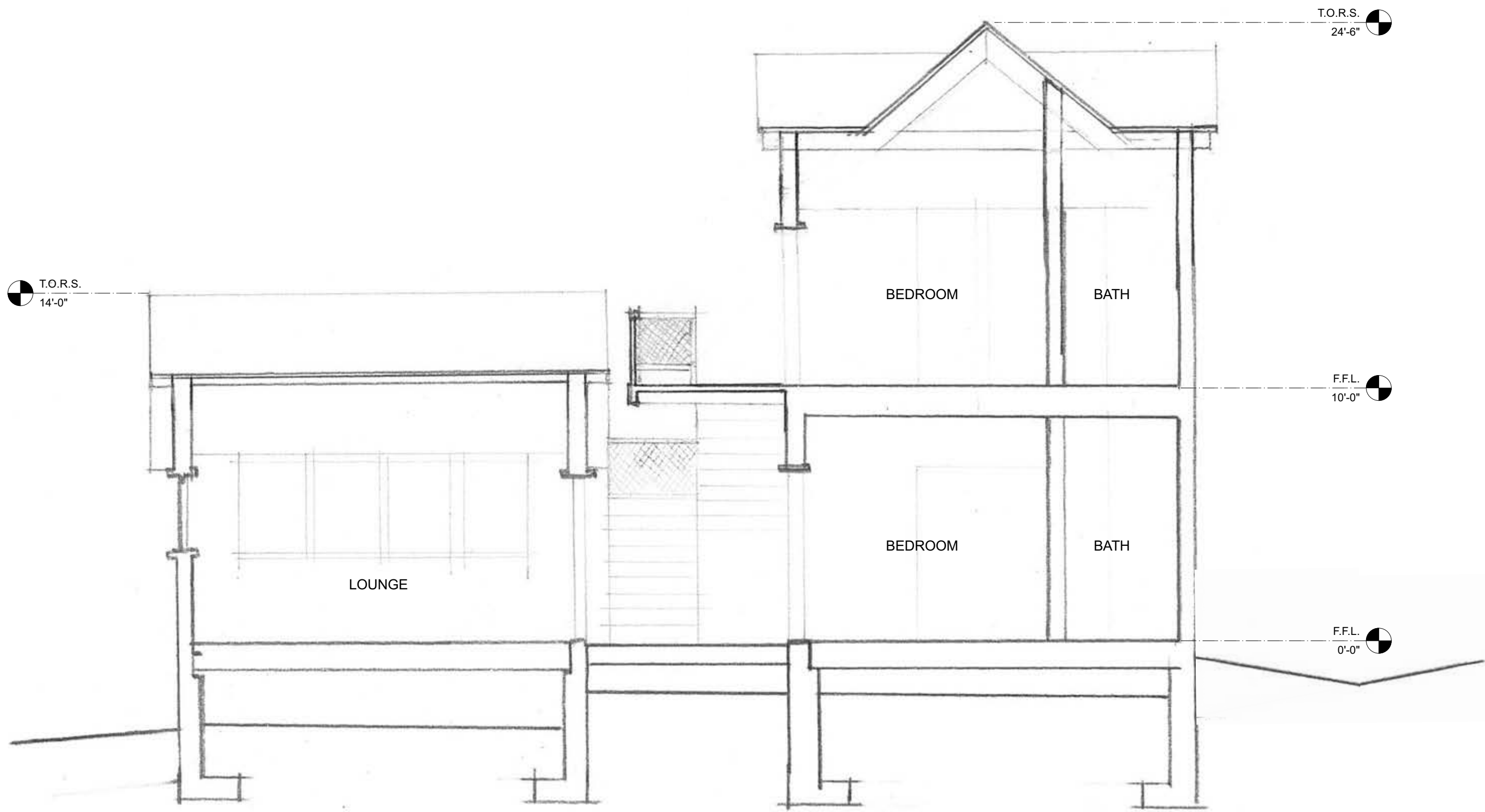
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A1.2 (E) "PANTRY" (SHED) VIEW FROM WEST



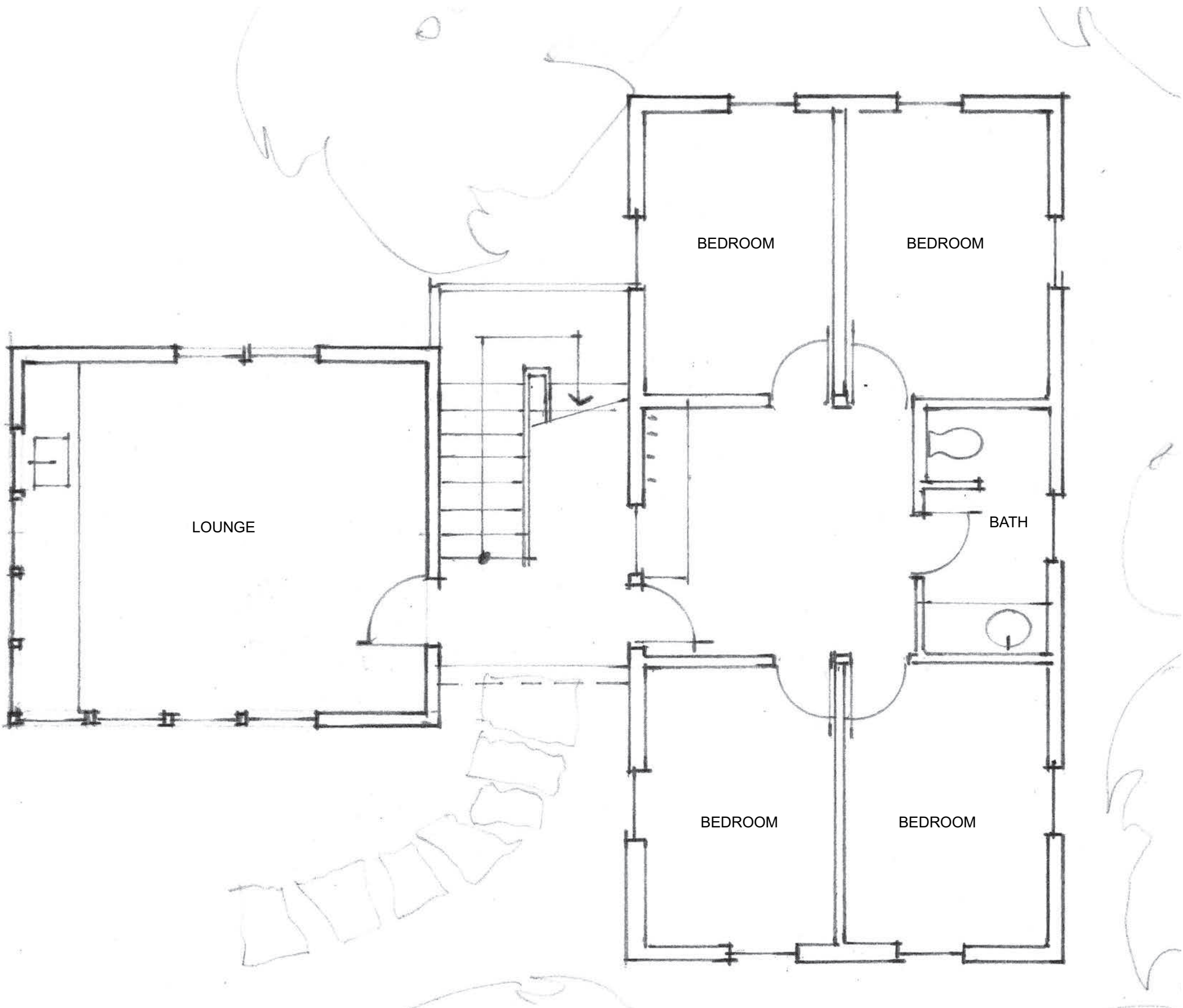
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A1.2 BATHROOM SECTION DIAGRAM
SCALE: 1/4" = 1'-0"



3
A1.2 BATHROOM PLAN DIAGRAM
SCALE: 1/4" = 1'-0"



2
A1.2 BUNKHOUSE SECTION DIAGRAM
SCALE: 1/4" = 1'-0"



1
A1.2 BUNKHOUSE PLAN DIAGRAM
SCALE: 1/4" = 1'-0"

PROJECT DATA	
BUNKHOUSE PHASE 3	
USE: ORGANIZED CAMPS, GROUP C	
MAXIMUM HEIGHT: 32'	
SIZE: 1500 SF	
FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED, TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.	
BATHROOM PHASE 3	
USE: ORGANIZED CAMPS, GROUP C	
MAXIMUM HEIGHT: 18'	
SIZE: 300 SF	
FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED, TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.	

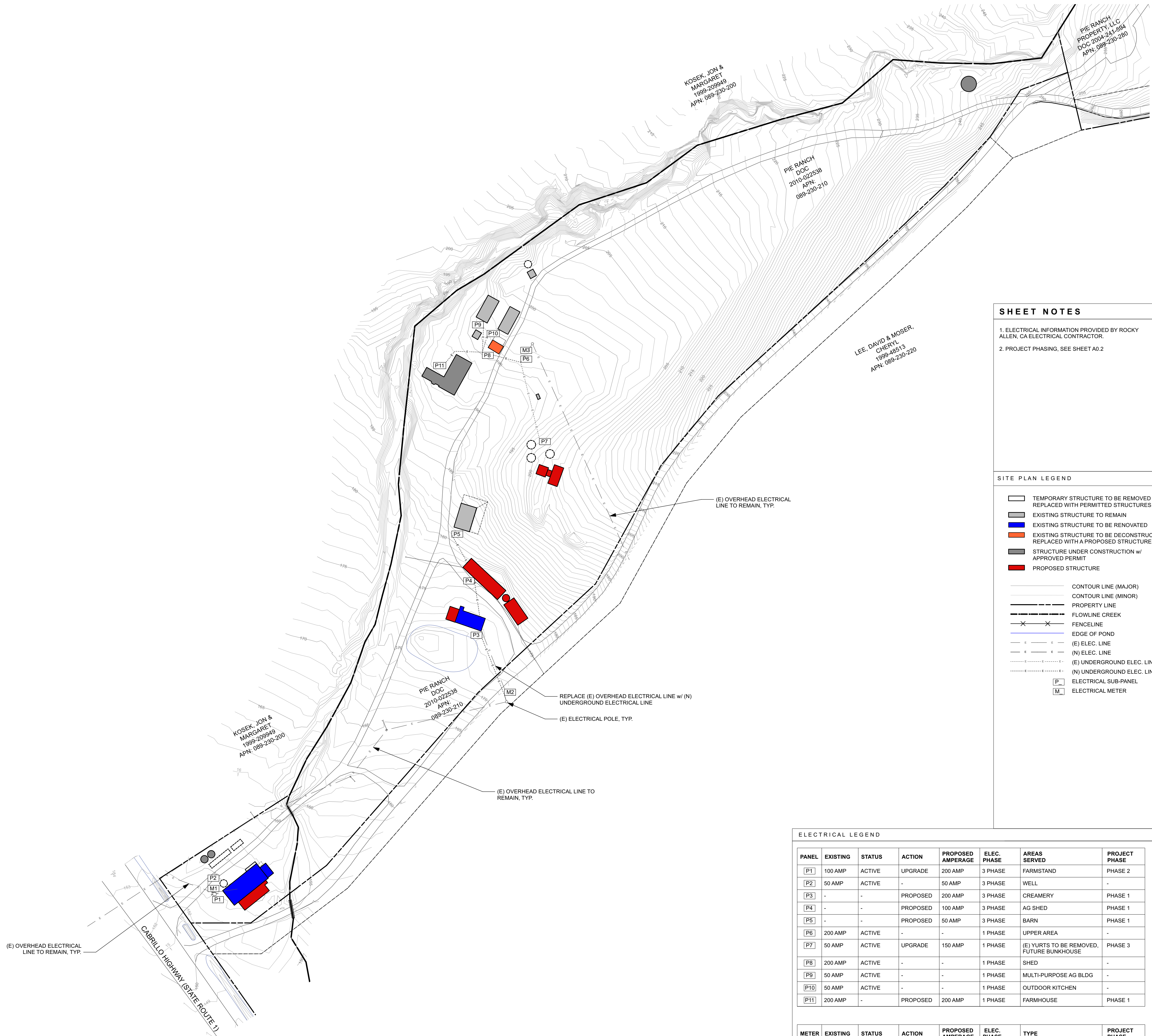
ARKIN · TILT
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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Bunkhouse &
Bathroom

DATE: 12/21/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET:



SHEET NOTES

1. ELECTRICAL INFORMATION PROVIDED BY ROCKY ALLEN, CA ELECTRICAL CONTRACTOR.
2. PROJECT PHASING, SEE SHEET A0.2

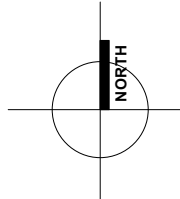
SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
EXISTING STRUCTURE TO REMAIN
EXISTING STRUCTURE TO BE RENOVATED
EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
PROPOSED STRUCTURE
- CONTOUR LINE (MAJOR)
CONTOUR LINE (MINOR)
PROPERTY LINE
FLOWLINE CREEK
FENCELINE
EDGE OF POND
(E) ELEC. LINE
(N) ELEC. LINE
(E) UNDERGROUND ELEC. LINE
(N) UNDERGROUND ELEC. LINE
ELECTRICAL SUB-PANEL
ELECTRICAL METER

ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED	PROJECT PHASE
P1	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND	PHASE 2
P2	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL	-
P3	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY	PHASE 1
P4	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED	PHASE 1
P5	-	-	PROPOSED	50 AMP	3 PHASE	BARN	PHASE 1
P6	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA	-
P7	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE	PHASE 3
P8	200 AMP	ACTIVE	-	-	1 PHASE	SHED	-
P9	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG	-
P10	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN	-
P11	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE	PHASE 1

METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE	PROJECT PHASE
M1	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD	PHASE 1
M2	200 AMP	INACTIVE	ACTIVATE	200 AMP	3 PHASE	-	PHASE 1
M3	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY	PHASE 1



1
E1.1

ELECTRICAL SITE PLAN
SCALE: 1" = 80'

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)

