



**LANDSCAPE NOTES**

**VCFD fuel modification zones and definitions**

**zone 1:** 5-30 foot buildings, structures, etc.

Landscaping in this area will consist of groundcovers and succulents. Non-flammable materials for paths and patios will be used. Regular maintenance, including tree trimming, will occur to reduce all dead vegetation, and ensure removal of all ladder fuels. Low-level vegetation that allows the fire to spread from the ground to the tree canopy.

**zone 1:** 30-100 foot buildings, structures, etc.

This area consists of regionally adapted plantings. Shrubs will not be higher than 4-6 feet. Shrubs or shrub clusters planted in this area will be spaced to retain an overall open character. Trees or tree groups will have a spacing of at least 15 feet from other trees.

**proposed trees**

**Quantity:** 32 (excluding new citrus trees)

**Name:** *Quercus agrifolia* (Crest Line Plant) or other native drought tolerant species

**Size/Mitigation Requirements:** Total cross-sectional area of breast height of all proposed trees must equal (at a minimum) the mitigation total square inches indicated in the arborist report at the time that mitigation is required.

It is recommended that larger DBH trees be planted along entry drives or other high visibility areas.

**Purpose:** Trees are proposed for the purposes of mitigation of removed trees, screening, visual reintegration of parking elements and to provide shade and improved aesthetics of drivable/parking areas.

**proposed plant palette for erosion control and/or revegetation**  
(if needed in areas of re-grading per CIVIL)

Hydroseed low-growing native grasses

**stalls:** decomposed granite

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**Krishnamurti Education Center**

**CUP Masterplan Update**

Property Owner:  
Krishnamurti Foundation of America  
c/o Jacob Skajler, Executive Director

Address:  
1098 McAndrew Road  
Ojai, CA 93023

APN:  
029003328  
029003327  
029003326  
029003325  
029003324

EXISTING BUILDING / SITE FEATURE KEY NOTE	
01 Arya Vihara - Guest House	10 Citrus Tree Grove
02 Lawrence Cottage	11 Vegetable and Flower Garden
03 Laundry	12 Rear Lawn
04 Pine Cottage - Library / Study Center	13 Front Lawn
05 Pine Cottage Annex - Guest House	15 Walking Path
06 Administration / Archives	16 Trash Enclosure
07 Yoga Pavilion	17 Olive Tree Orchard and Swales
08 Exhibit Display (former garage/storage)	
09 Badminton Court	

PROPOSED BUILDING / SITE FEATURE KEY NOTE	
A Dining Pavilion + Kitchen	J Gravel Service Road
B Visitor Arrival/Bookstore	K Accessible Parking Stall
C Cottage Retreat (12 residential units total)	L Yoga Pavilion Water Cooler
D Solar Array	M Yoga Pavilion Storage Shed
E Maintenance Storage/Garage + Book Storage	O Outlook Seating
G Restroom Enclosure	P Parking
H Shade Structure	
I Fire Suppression Water Tanks	

**LEGEND: LANDSCAPE AND ARCHITECTURAL SITE PLAN**

----- property boundary	permeable parking/drive (DG)	(E) site stone wall
- - - - - setback	permeable hardscape (DG or paver) (patio, plaza, deck)	(E) existing tree
----- internal lot lines	asphalt paved drive	(N) proposed tree
----- easement	(E) existing building to remain	
----- proposed historic district	(N) proposed structure	

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**Site Plan**

Proposed Site Plan  
Architectural & Landscape

**A1.0**

CUP Update 08.25.19

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**Krishnamurti  
Education  
Center**

**CUP Masterplan  
Update**

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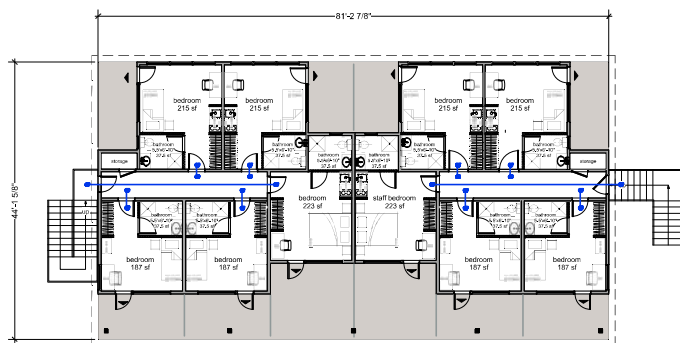
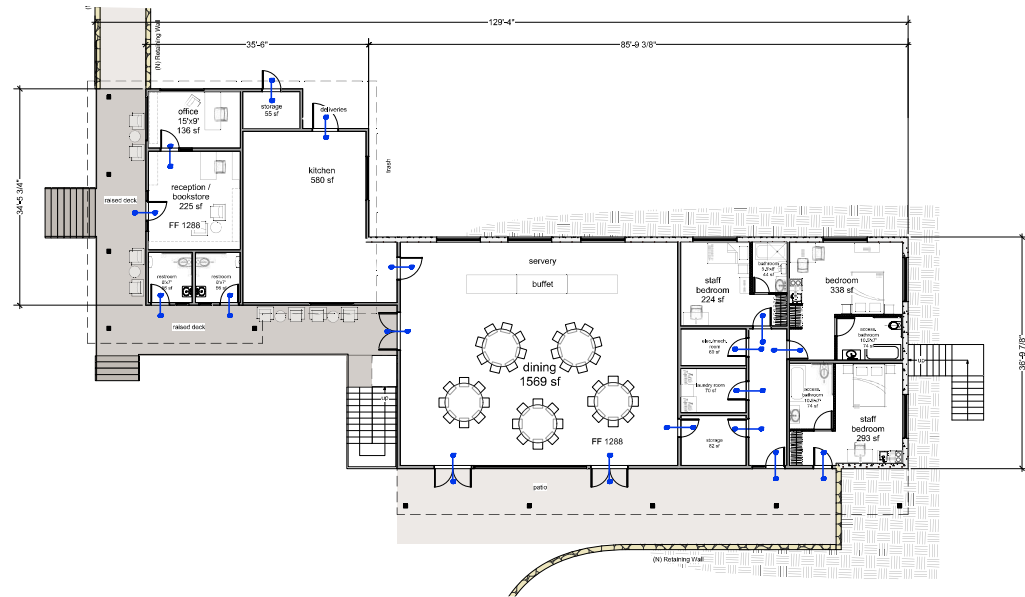
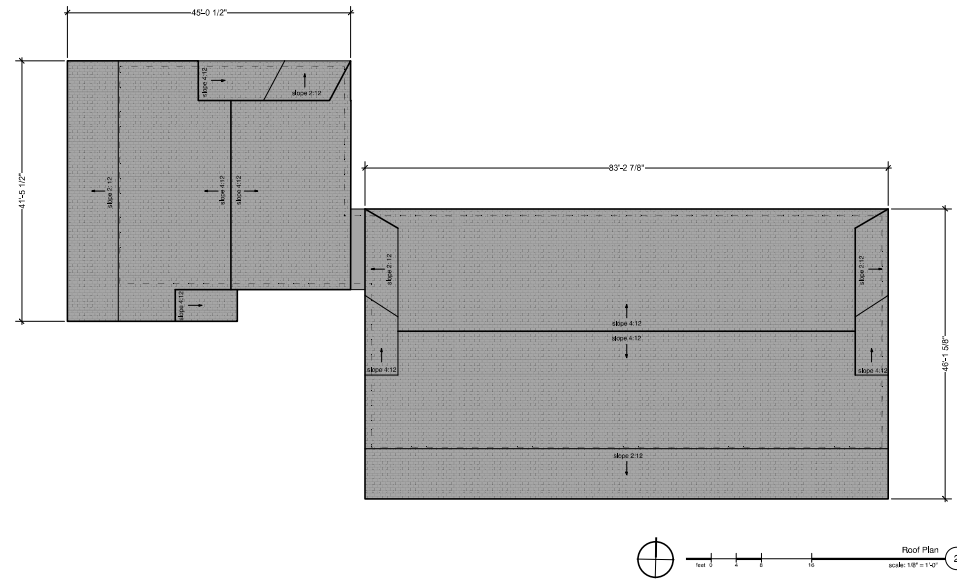
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**Retreat/Canteen Plans**

**Floor Plans**

**A2.0**  
CUP Update 02.07.17



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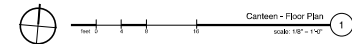
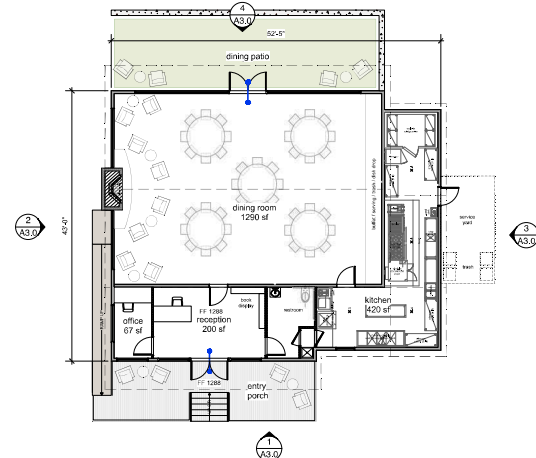
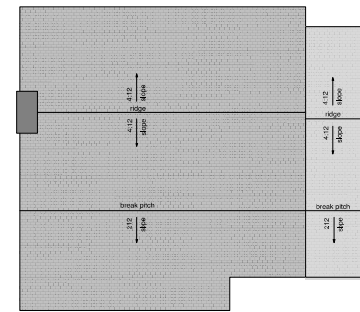
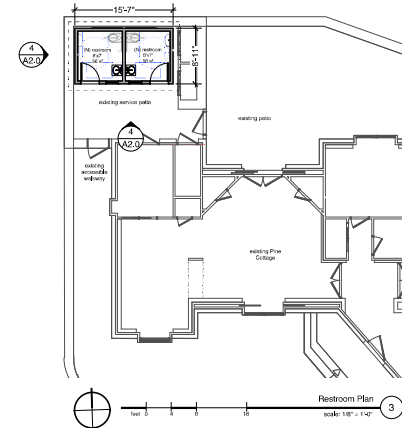
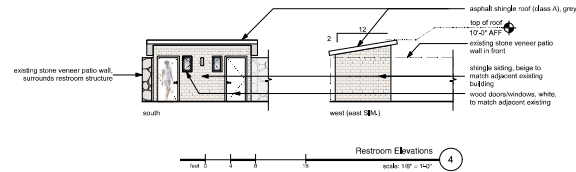
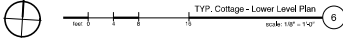
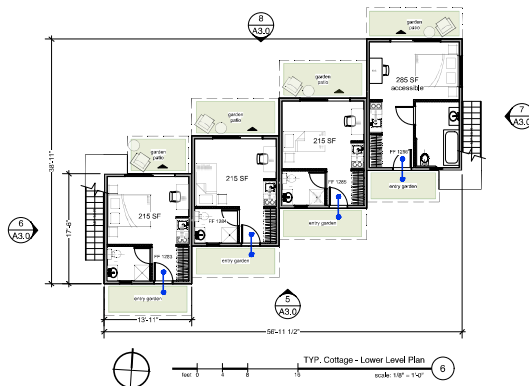
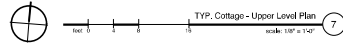
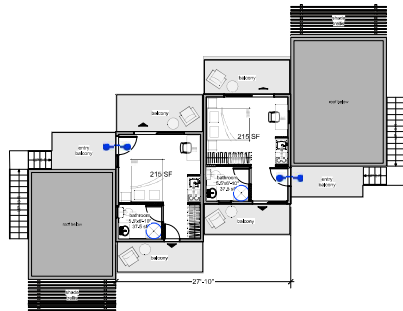
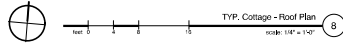
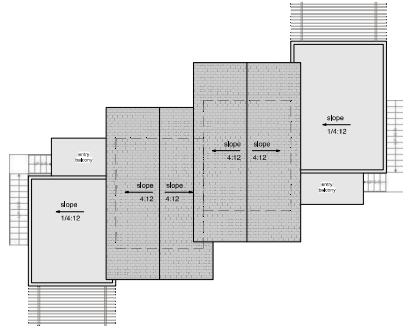
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**Proposed Bdg. Plans**

Canteen + Kitchen  
Reception + Book Store  
TYP. Cottage  
Restrooms @ Pine Cottage

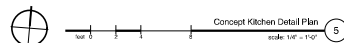
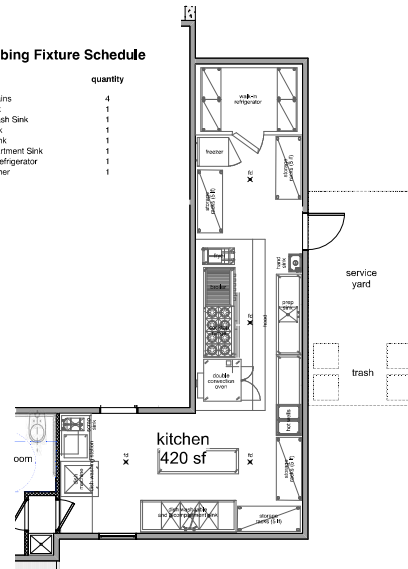
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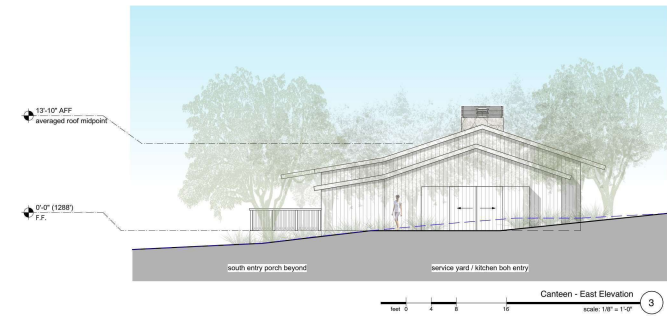
CUP Update 08.29.19



**Plumbing Fixture Schedule**

fixture	quantity
Floor Drains	4
Mop Sink	1
Hand Wash Sink	1
Prep Sink	1
Scrap Sink	1
3-Compartment Sink	1
Walk-In refrigerator	1
Dishwasher	1





**LEGEND: EXTERIOR ELEVATIONS**

— — — — — existing grade

— — — — — proposed grade

**LEGEND: EXTERIOR FINISHES**

walls: light colored board and batten or metal siding

roofs: grey asphalt shingle

ground walls: PTD, wood post, PTD, wood cap

doors and windows: metal clad wood, light colored stone

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## Krishnamurti Education Center

### CUP Masterplan Update

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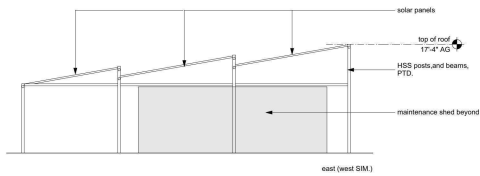
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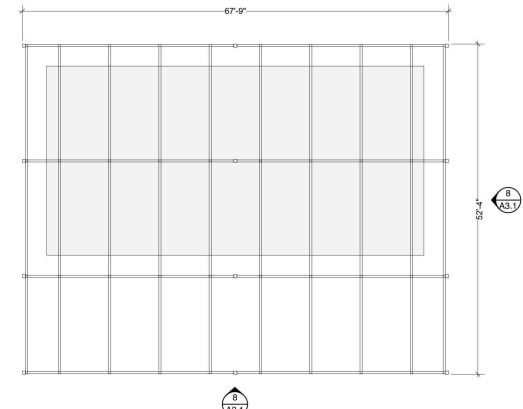
### Proposed Bdg. Elev.

Canteen + Kitchen  
Reception + Bookstore  
TYP. Cottage

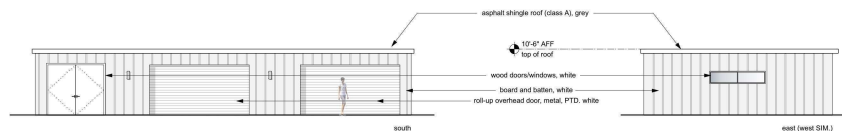
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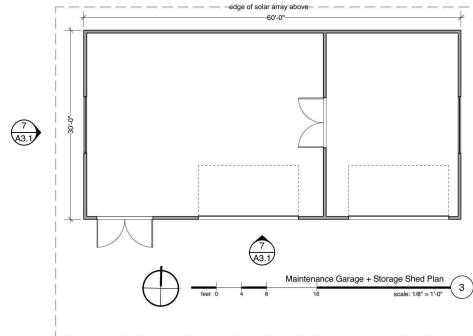
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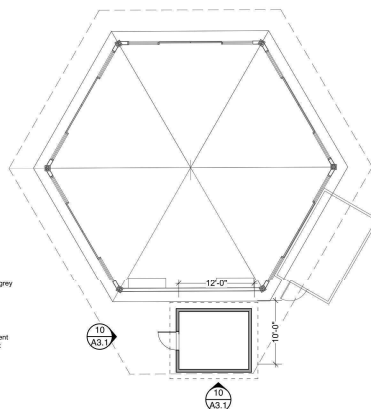
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Maintenance Garage/Shed Elevations 7  
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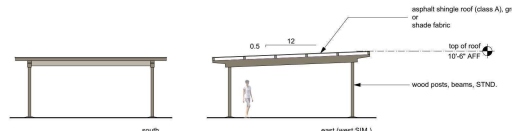


Maintenance Garage + Storage Shed Plan 3  
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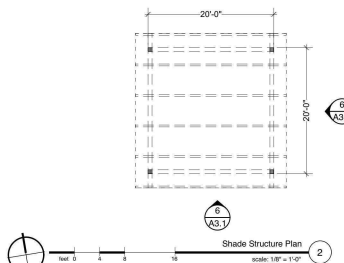


Pavilion Storage Shed Elevations 10  
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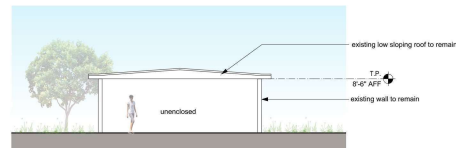
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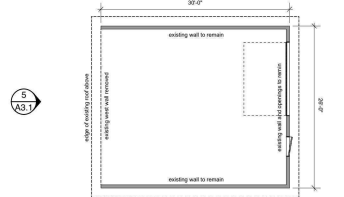
Shade Structure Elevations 6  
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Shade Structure Plan 2  
scale: 1/8" = 1'-0"



Interpretive Structure - West Elevation 1  
scale: 1/8" = 1'-0"



Interpretive Structure Plan 1  
scale: 1/8" = 1'-0"

# LANDSCAPE NOTES

proposed plant palette for erosion control  
and/or revegetation  
(if needed in areas of re-grading per CIVIL.)  
Hydroseeded low-growing native grasses

permeable parking TYP. - material palette  
stalls: decomposed granite

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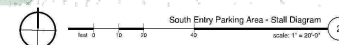
## Docking Exhibit

Parking Diagrams

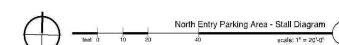
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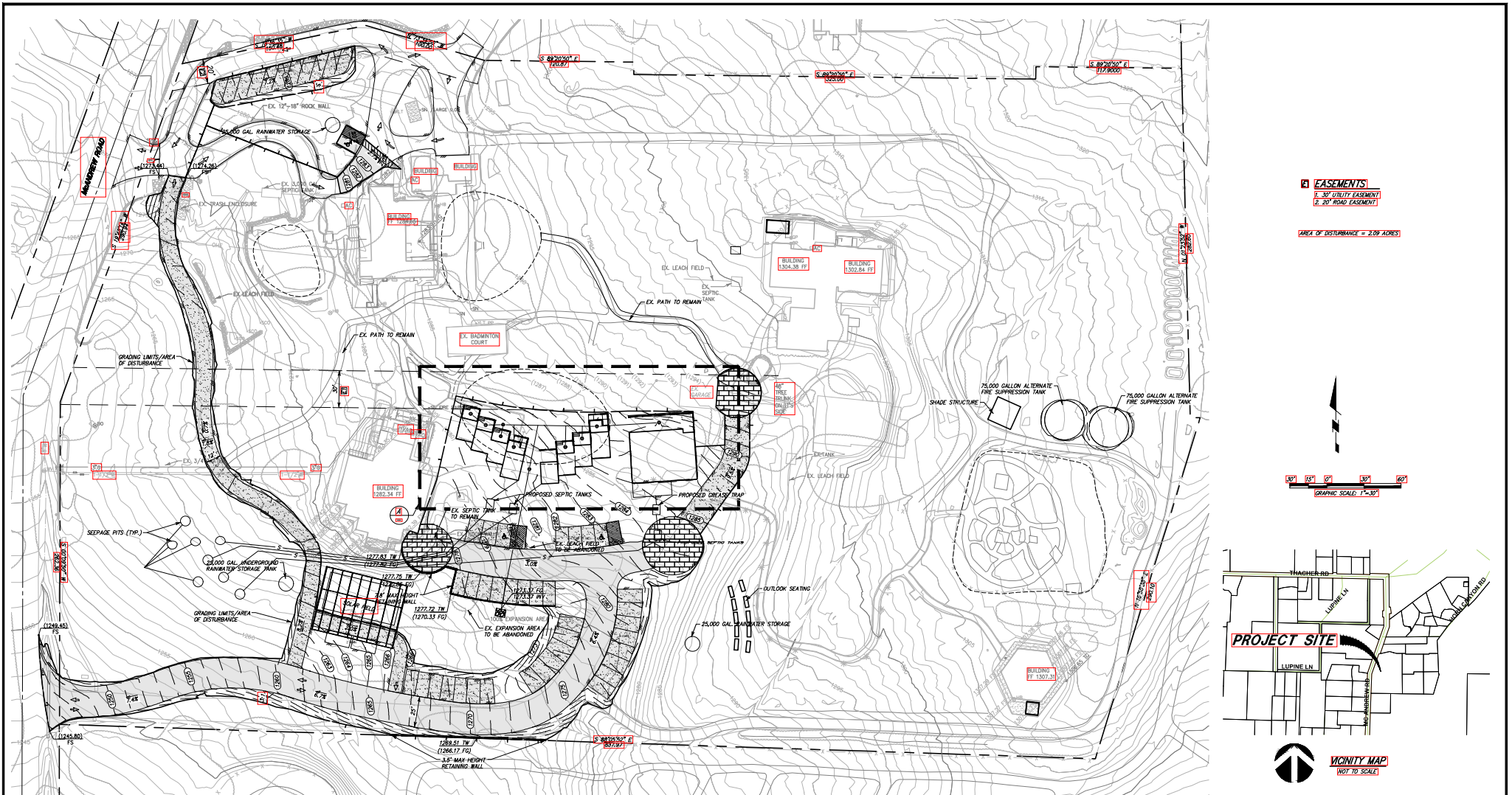


36 parking stalls (includes 2 HC)



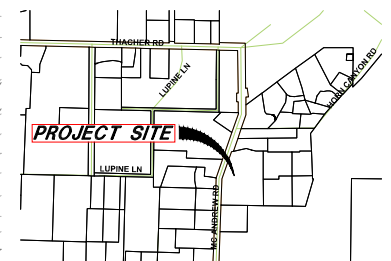
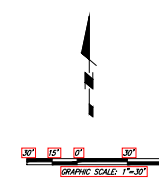
12 parking stalls (includes 1 HC)





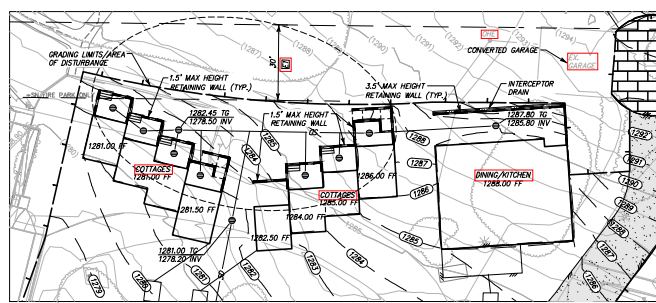
**EASEMENTS**  
1. 30' UTILITY EASEMENT  
2. 30' ROAD EASEMENT

AREA OF DISTURBANCE = 2.09 ACRES



**VICINITY MAP**  
(NOT TO SCALE)

LEGEND		
PROPOSED	EXISTING	ABBREVIATIONS
STORM DRAIN	STORM DRAIN	FS FINISH SURFACE
SURFACE DRAIN	WATER	FS FINISH GRADE
WATER	SEWER	INV INVERT
SEWER	GAS	TOP OF GRADE
FIRE LINE	TELEPHONE	CSH C/SIDEWALK
EASEMENT LINE	WATER VALVE	EXP EXISTING
RETAINING WALL	FIRE HYDRANT	CLW CLOW LINE
FIRE HYDRANT	STREET LIGHT	PVT PRIVATE
AC PAVEMENT		
GRANITE OR GRAVEL PAVEMENT		
PERMEABLE PAVERS		



**COTTAGE AREA**  
1" = 20'

 <b>JENSEN DESIGN</b> DESIGN & CONSTRUCTION, INC. www.jensendesign.com	1672 DONLOW STREET VENTURA, CALIF. 93003 PHONE: 805/454-6977 FAX: 805/454-6976	<b>PRELIM. GRADING PLAN</b> FOR <b>KRISHNAMURTI FOUNDATION</b> 1070 MCANDREW ROAD OJAI AREA OF VENTURA COUNTY COUNTY OF VENTURA STATE OF CALIFORNIA	<b>SHEET</b> <b>1</b> OF 1	
	SCALE: 1" = 30'			DATE: 9/21/2019
	FILE: JENSEN			FILE: NAME: 1070_P01.dwg

● = Location of Midweek Programs and Dialogues

