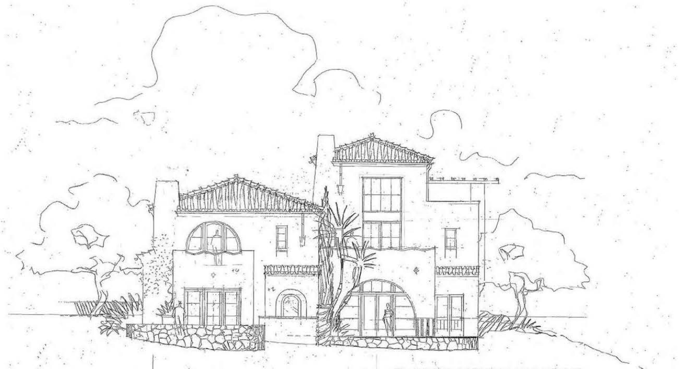
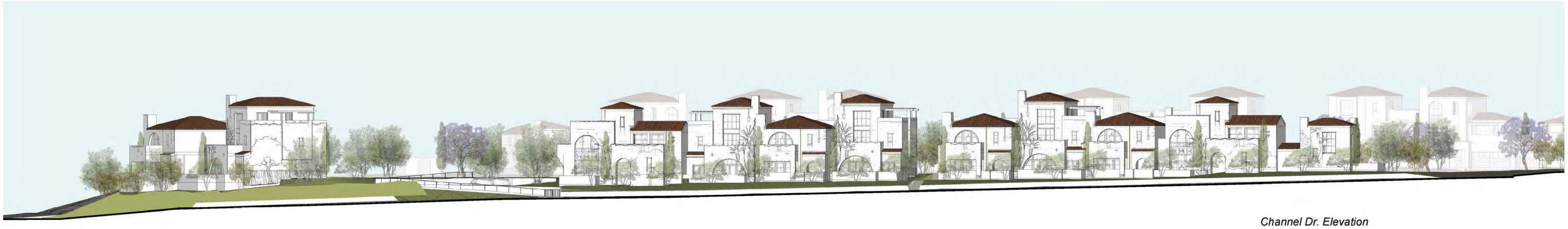
MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

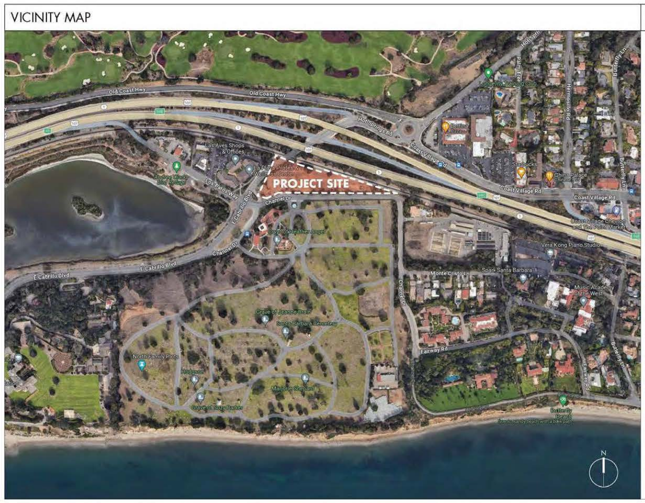


The Hot Springs Village is a composition of varying Spanish Mediterranean traditional architecture...



Channel Dr. Elevation

VICINITY MAP



PROJECT DESCRIPTION

The project consists of a new multi-family project on a vacant lot with 22 two and three-story units with an average unit size of 1,421 SF. The unit mix will be comprised of a total of (5) studios, (5) 2-bedrooms, and (12) 3-bedroom units. The proposed development is under the Variable Density R-3 zone requiring 53,200 SF of Lot Area of the available 65,340 SF Net Lot Area, or approximately 14.6 d.u./acre.

Under the Builder's Remedy Application, the proposed project would provide 20% of Affordable Units, 4.4 units and the remaining fraction provided with in-lieu fees.

The project would provide a total of 50 parking spaces with garages, including 10 guest parking spaces on site. The project requires a setback modification for minor encroachments along Channel Drive and Cabrillo Boulevard.

This Planning Application is submitted pursuant to Government Code § 65941.1, which provides that "[w]ithin 180 calendar days after submitting a preliminary application..., the development proponent shall submit an application for a development project that includes all of the information required to process the development application consistent with Sections 65940, 65941, and 65941.5." In addition, this Planning Application shall support Applicant's forthcoming application for amendments to the Local Coastal Program and Zoning Map, as suggested by the City in its PRT letter, which is scheduled to be heard before the Planning Commission on August 8th, 2024.

Air Quality Highway 101

The project is located within 250 feet of Highway 101 and is subject to the Air Quality Design Standards listed in SBMC Chapter 22.65.

Fire Extinguishing Systems

MC 8.04, Section 903.2.20 - An automatic fire sprinkler system is required for this building under a separate permit.

Storm Water Runoff Analysis

This project falls under Tier 4 City of Santa Barbara 2020 Guidance requirements. See Preliminary Stormwater Control Plan, **Sheet C-6.1**

PROJECT TEAM

OWNER
1 HSR GP, LLC • Brian Holland
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SURVEYOR
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Santa Barbara, CA 93103
Phone: (805) 692-6921
Contact: Contact Name
Email: email address

SHEET INDEX

GENERAL

G001	Title Sheet
G002	Project Data
G003	Context Photos
TS100	Topographic Survey

CIVIL

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C3.0	Preliminary Grading Plan
C3.1	Preliminary Grading Plan
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C3.3	Preliminary Offsite Improvement Plan
C4.0	Preliminary Site Sections
C5.0	Preliminary Utility Plan
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C6.1	Preliminary Stormwater Control Plan

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A113	Third Floor Plan
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A121	Unit Plans
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A303	Exterior Elevations - Building 3
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L1.00A	Construction Schedule and Notes
L1.00B	Construction Plan - Overall Site
L1.01	Construction Plan
L1.02	Construction Plan
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L2.52	Irrigation Details
L3.00A	Planting Schedule and Notes
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L4.00B	Lighting Plan - Overall Site

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

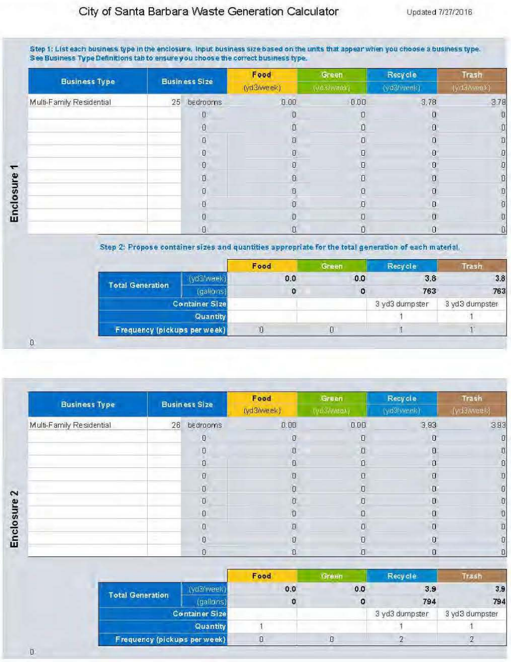
TITLE SHEET
G001

SCALE: NONE
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715

WASTE GENERATION



City of Santa Barbara Waste Generation Calculator

Updated 7/27/2016

Step 1: List each business type in the enclosure. Input business size based on the units that appear when you choose a business type. See Business Type Definitions tab to ensure you choose the correct business type.

Enclosure 1

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	25	bedrooms	0.00	0.00	3.78	3.78
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0

Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	3.8	3.8
	(gallons)	0	0	763	763
Container Size				3 yd3 dumpster	3 yd3 dumpster
Quantity				1	1
Frequency (pickups per week)		0	0	1	1

0

Enclosure 2

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	26	bedrooms	0.00	0.00	3.93	3.93
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0
		0	0	0	0	0

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	3.9	3.9
	(gallons)	0	0	794	794
Container Size				3 yd3 dumpster	3 yd3 dumpster
Quantity		1		1	1
Frequency (pickups per week)		0	0	2	2

0

PROJECT DATA

APN	017-393-002 & 017-393-03	
ZONING	R-1/S-D-3	
GROSS SITE AREA	108995SF	
NET SITE AREA	88524SF	(LESS CABRILLO BLVD DEDICATION
PROPOSED DENSITY	11 DU/ACRE (NET LOT AREA)	
PROPOSED UNITS	22 UNITS	

VARIABLE DENSITY ANALYSIS	QUANTITY	LOT AREA RQU'D	TOTAL LOT AREA
STUDIO	5UNITS	1600SF/UNIT	8000SF
2-BR	5UNITS	2320SF/UNIT	11600SF
3-BR	12UNITS	2800SF/UNIT	33600SF
	22UNITS		53200SF

SF SUMMARY / UNIT MIX				
UNIT TYPE	GROSS AREA	QUANTITY	UNIT MIX	SUBTOTAL (S.F.)
STUDIO A	631SF	5	22.7%	3155SF
UNIT TYPE 2BR_A	1405SF	3	13.6%	4215SF
UNIT TYPE 2BR_B	1450SF	2	9.1%	2900SF
UNIT TYPE 3BR_A	1662SF	4	18.2%	6648SF
UNIT TYPE 3BR_B	1879SF	4	18.2%	7516SF
UNIT TYPE 3BR_C	1706SF	4	18.2%	6824SF
TOTAL		22	100.0%	31258SF
AVG UNIT SIZE				
AFFORDABLE UNITS (PER SB330)	4.4 UNITS (20%)			

UNIT TYPE	NET FIRST FLOOR BUILDING FOOTPRINT	50% NET FIRST FLOOR BUILDING FOOTPRINT	THIRD FLOOR NET AREA	< 50%
STUDIO A	439SF	219.5SF	0SF	YES
UNIT TYPE 2BR_A	865SF	432.5SF	373SF	YES
UNIT TYPE 2BR_B	1063SF	531.5SF	81SF	YES
UNIT TYPE 3BR_A	977SF	488.5SF	405SF	YES
UNIT TYPE 3BR_B	1104SF	552SF	458SF	YES
UNIT TYPE 3BR_C	1130SF	565SF	0SF	YES

LOT COVERAGE ANALYSIS		
BUILDINGS FOOTPRINT	23770SF	27%
HARDSCAPE AREAS (ROAD, SIDEWALKS, PATIOS, TRASH ENCL	29500SF	33%
LANDSCAPE AREAS	35254SF	40%
SUBTOTAL	88524SF	100%

BUILDING ACCESSIBILITY		CBC 1102A
BUILDINGS WITH 3 OR MORE DWELLING UNITS	4	
TOTAL DWELLING UNITS IN APARTMENT BUILDINGS WITH 3 OR MORE DWELLING UNITS	16	
REQUIRED NUMBER OF ACCESSIBLE UNITS	2	CBC 1102A.3.1
ACCESSIBLE VISITOR PARKING	1	CBC 1109A.5

SETBACKS (R3)	1-2 STORY	3 -STORY
FRONT		
REDUCED SETBACKS (IF NET 3RD FLR SF <50% 1ST FLR AREA)	10 FT	20 FT
INTERIOR	6 FT ST/2ND FLR - 6 FT	
REDUCED SETBACKS (IF NET 3RD FLR SF <50% 1ST FLR AREA)		3RD FLR -10 FT
REAR	SAME	1ST FLR - 6 FT
	SAME	D/3RD FLR - 10 FT

PARKING ANALYSIS (R3 ZONE)			
PARKING REQ'D		SUBTOTAL	RATIO
	5STD	6.25	1.25/Studio
	52BR	10	2/2BR
	123BR	24	2/3BR
		40 SPACES	
VISITOR/GUEST PARKING:		10	1/4 SPACES
TOTAL PARKING REQUIRED		50 SPACES	
PARKING PROVIDED			
PRIVATE GARAGE		39	
SURFACE RESIDENT (STUDIO		1	
SURFACE GUEST		10	
TOTAL ON-SITE PARKING		50 SPACES	
SURPLUS PARKING		-0 SPACES	

EV SPACES REQUIRED		
EV CAPABLE SPACES (10%)	5 SPACES	GBC 4.106.4.2.2.1
EV READY SPACES (25%)	13 SPACES	GBC 4.106.4.2.2.2
EV CHARGERS (5%)	3 SPACES	GBC 4.106.4.2.2.3

EV SPACES PROVIDED		
EV CAPABLE SPACES (10%)	0 SPACES	GBC 4.106.4.2.2.1
EV READY SPACES (25%)	39 SPACES	GBC 4.106.4.2.2.2
EV CHARGERS (5%)	3 SPACES	GBC 4.106.4.2.2.3

OPEN SPACE (R3)	OUTDOOR LIVING SPACE RQU'D		METHOD A - PRIVATE OUTDOOR LIVING SPACE PROVIDED (MIN.)		
1. PRIVATE OPEN SPACE R	1ST FLR	2ND/3RD FLR	UNITS	1ST FLR	2ND/3RD FLR
STUDIO	100SF	60SF	UNIT 1	100SF	
1BR	120SF	72SF	UNIT 2	140SF	
2BR	140SF	84SF	UNIT 3		96SF
3BR	160SF	96SF	UNIT 4		96SF
	MIN. 10 FT DIM.	MIN. 6 FT DIM.	UNIT 5		96SF
			UNIT 6	160SF	
			UNIT 7		96SF
			UNIT 8		96SF
			UNIT 9	140SF	
			UNIT 10	160SF	
			UNIT 11	160SF	
			UNIT 12	100SF	
			UNIT 13		84SF
			UNIT 14		96SF
			UNIT 15		84SF
			UNIT 16	100SF	
			UNIT 17		96SF
			UNIT 18		96SF
			UNIT 19		96SF
			UNIT 20		84SF
			UNIT 21	100SF	
			UNIT 22	100SF	
2. OPEN SPACE (10% NET LOT AREA)		8852.4SF	35254SF PROVIDED 40%		
3. COMMON OPEN AREA	15 FT X 15 FT	225SF	3322SF PROVIDED		

PROJECT REPORTS

THE PROJECT MUST COMPLY WITH ALL REQUIREMENTS NOTED IN THE FOLLOWING REPORTS:

1. ACOUSTICAL REPORT, DATED AUGUST 30, 2024, PREPARED BY 45dB ACOUSTICS, LLC
2. ARBORIST REPORT, DATED SEPTEMBER 18, 2024, PREPARED BY BILL SPIEWAK, REGISTERED CONSULTING ARBORIST
3. PHASE 1 ARCHAEOLOGICAL RESOURCES REPORT, DATED SEPTEMBER 2024, PREPARED BY DAVID STONE, M.A., RPA
4. PRELIMINARY GEOTECHNICAL INVESTIGATION, DATED AUGUST 30, 2024, PREPARED BY PACIFIC MATERIALS LABORATORY, RON PIKE, G.E.
5. SOIL INFILTRATION TESTS, DATED SEPTEMBER 5, 2024, PREPARED BY PACIFIC MATERIALS LABORATORY, RON PIKE, G.E.
6. PHASE I ENVIRONMENTAL SITE ASSESSMENT, DATED OCTOBER 4, 2024, PREPARED BY HARO ENVIRONMENTAL, ELLIOT HARO, PRINCIPAL SCIENTIST
7. PRELIMINARY TITLE REPORT, DATED AUGUST 14, 2023, PREPARED BY CHICAGO TITLE COMPANY, TRISHA KENNEY
8. TRAIN RISK ASSESSMENT, DATED AUGUST 22, 2024, PREPARED BY DUDEK, ADAM POLL, QEP, LEED AP BD+C

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

PROJECT DATA

G002

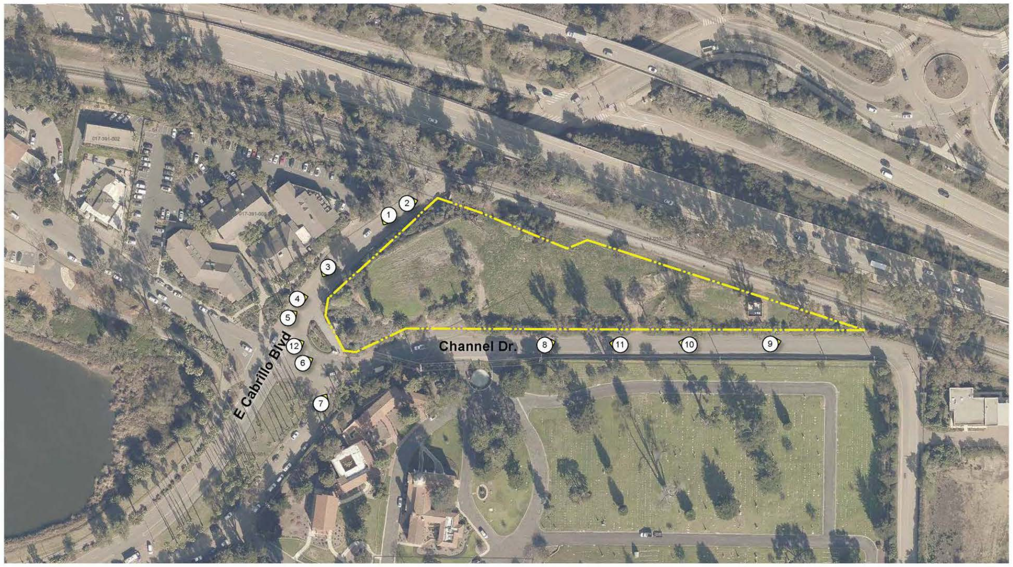
SCALE: NONE
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.6715

View from Piedras Channel Dr. towards East ⑨

View from E.Cabrillo towards North East ⑤

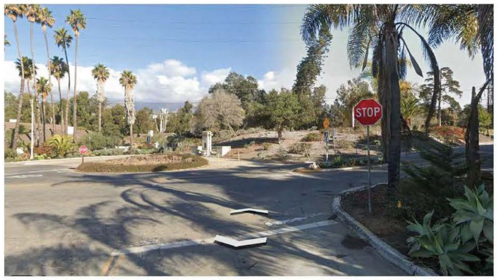


KEY MAP

View from Channel Dr. towards West ⑩

View from Intersection towards North East ⑥

View from Channel Dr. towards West ⑪


View from Channel Dr. towards North ⑦

View from E.Cabrillo towards South East ③

View from E.Cabrillo towards South West ①

View towards Historic Fountain ⑫

View from Channel Dr. towards East ⑧

View from E.Cabrillo towards East ④

View from E.Cabrillo towards North East ②

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

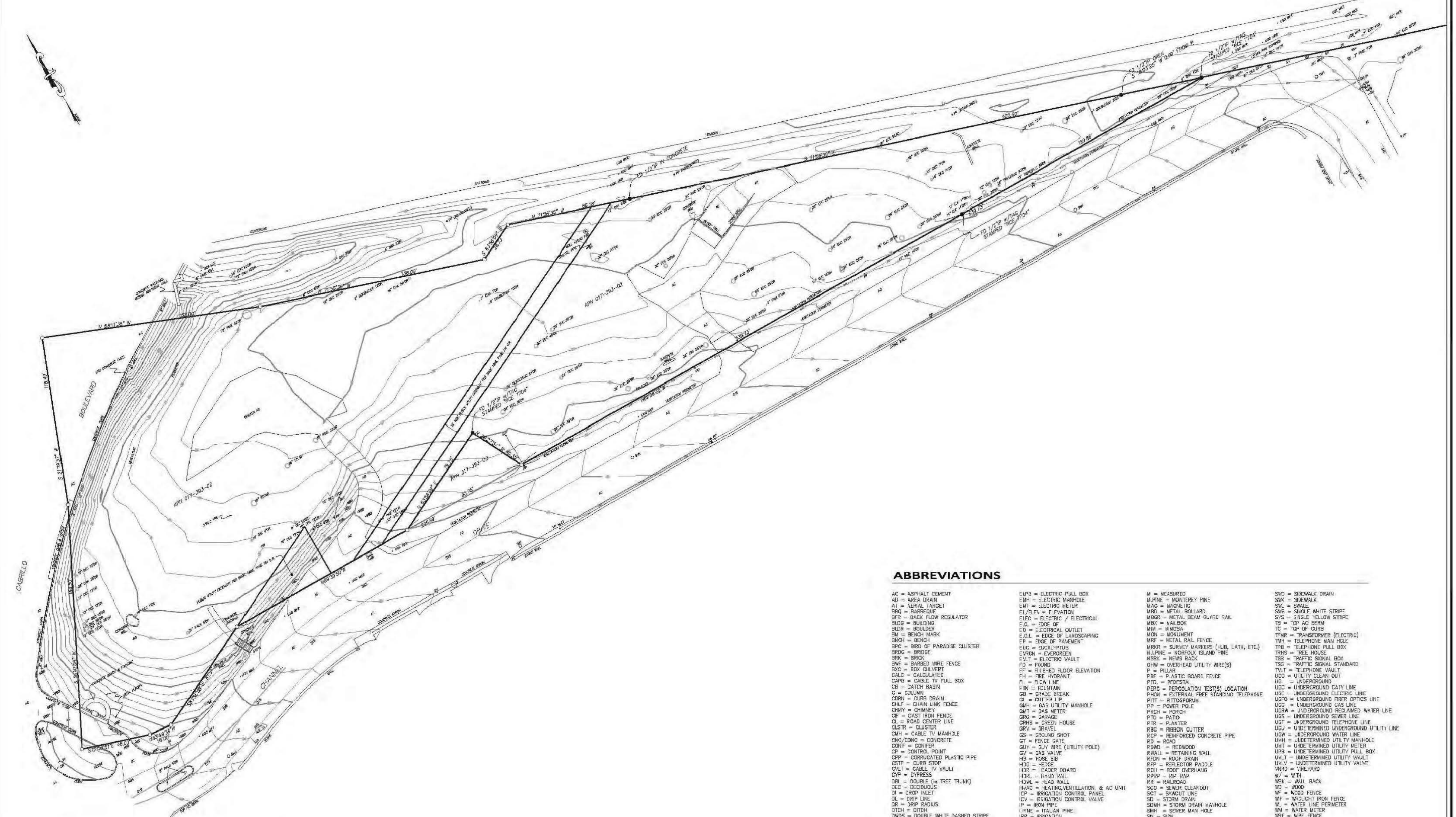
Context Photos

G003

SCALE: NONE
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



ABBREVIATIONS

AC = ASPHALT CEMENT
AD = AREA DRAIN
AT = AERIAL TARGET
BBQ = BARBEQUE
BFR = BACK FLOW REGULATOR
BLDG = BUILDING
BLDR = BOULDER
BM = BENCH MARK
BNCH = BENCH
BPC = BIRD OF PARADISE CLUSTER
BRDG = BRIDGE
BRK = BRICK
BWF = BARBED WIRE FENCE
BXC = BOX CULVERT
CALC = CALCULATED
CAPB = CABLE TV PULL BOX
CB = CATCH BASIN
C = COLUMN
CDRN = CURB DRAIN
CHLF = CHAIN LINK FENCE
CHMY = CHIMNEY
CIF = CAST IRON FENCE
CL = ROAD CENTER LINE
CLSTR = CLUSTER
CMH = CABLE TV MANHOLE
CNC/CONC = CONCRETE
CONIF = CONIFER
CP = CONTROL POINT
CPP = CORRUGATED PLASTIC PIPE
CSTP = CURB STOP
CVLT = CABLE TV VAULT
CYP = CYPRESS
DBL = DOUBLE (ie: TREE TRUNK)
DEC = DECIDUOUS
DI = DROP INLET
DL = DRIP LINE
DR = DRIP RADIUS
DTCH = DITCH
DWDS = DOUBLE WHITE DASHED STRIPE
DWS = DASHED WHITE STRIPE
DWY = DRIVEWAY
DYDS = DOUBLE YELLOW DASHED STRIPE
DYS = DOUBLE YELLOW STRIPE
ECP = ELECTRIC CONTROL PANEL
ELPB = ELECTRIC PULL BOX
EMH = ELECTRIC MANHOLE
EMT = ELECTRIC METER
EL/ELEV = ELEVATION
ELEC = ELECTRIC / ELECTRICAL
E.O. = EDGE OF
EO = ELECTRICAL OUTLET
E.O.L. = EDGE OF LANDSCAPING
EP = EDGE OF PAVEMENT
EUC = EUCALYPTUS
EVRGN = EVERGREEN
EVLT = ELECTRIC VAULT
FD = FOUND
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FL = FLOW LINE
FTN = FOUNTAIN
GB = GRADE BREAK
GL = GUTTER LIP
GMH = GAS UTILITY MANHOLE
GMT = GAS METER
GRG = GARAGE
GRHS = GREEN HOUSE
GRV = GRAVEL
GS = GROUND SHOT
GT = FENCE GATE
GUY = GUY WIRE (UTILITY POLE)
GV = GAS VALVE
HB = HOSE BIB
HDG = HEDGE
HDR = HEADER BOARD
HDRL = HAND RAIL
HDWL = HEAD WALL
HVAC = HEATING,VENTILLATION, & AC UNIT
ICP = IRRIGATION CONTROL PANEL
ICV = IRRIGATION CONTROL VALVE
IP = IRON PIPE
I.PINE = ITALIAN PINE
IRR = IRRIGATION
JUN = JUNIPER
LNDG = LANDING
LSLT = LANDSCAPE LIGHT
LSTD = LIGHT STANDARD
LT = LIGHT (MISCELLANEOUS)
M = MEASURED
M.PINE = MONTEREY PINE
MAG = MAGNETIC
MBD = METAL BOLLARD
MBGR = METAL BEAM GUARD RAIL
MBX = MAILBOX
MIM = MIMOSA
MON = MONUMENT
MRF = METAL RAIL FENCE
MRKR = SURVEY MARKERS (HUB, LATH, ETC.)
N.I.PINE = NORFOLK ISLAND PINE
NSRK = NEWS RACK
OHW = OVERHEAD UTILITY WIRE(S)
P = PILLAR
PBF = PLASTIC BOARD FENCE
PED. = PEDESTAL
PERC = PERCOLATION TEST(S) LOCATION
PHON = EXTERNAL FREE STANDING TELEPHONE
PITT = PITTOSPORUM
PP = POWER POLE
PRCH = PORCH
PTO = PATIO
PTR = PLANTER
RBG = RIBBON GUTTER
RCP = REINFORCED CONCRETE PIPE
RD = ROAD
RDWD = REDWOOD
RWALL = RETAINING WALL
RFDN = ROOF DRAIN
RFP = REFLECTOR PADDLE
ROH = ROOF OVERHANG
RPRP = RIP RAP
RR = RAILROAD
SCO = SEWER CLEANOUT
SCT = SAWCUT LINE
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SMH = SEWER MAN HOLE
SN = SIGN
SPK = SPRINKLER
SRF = SPLIT RAIL FENCE
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
STN = STONE, BOULDER
SWD = SIDEWALK DRAIN
SWK = SIDEWALK
SWL = SWALE
SWS = SINGLE WHITE STRIPE
SYS = SINGLE YELLOW STRIPE
TB = TOP AC BERM
TC = TOP OF CURB
TFMR = TRANSFORMER (ELECTRIC)
TMH = TELEPHONE MAN HOLE
TPB = TELEPHONE PULL BOX
TRHS = TREE HOUSE
TSB = TRAFFIC SIGNAL BOX
TSG = TRAFFIC SIGNAL STANDARD
TVLT = TELEPHONE VAULT
UCO = UTILITY CLEAN OUT
UG = UNDERGROUND
UGC = UNDERGROUND CATV LINE
UGE = UNDERGROUND ELECTRIC LINE
UGFO = UNDERGROUND FIBER OPTICS LINE
UGG = UNDERGROUND GAS LINE
UGRW = UNDERGROUND RECLAIMED WATER LINE
UGS = UNDERGROUND SEWER LINE
UGT = UNDERGROUND TELEPHONE LINE
UGU = UNDETERMINED UNDERGROUND UTILITY LINE
UGW = UNDERGROUND WATER LINE
UMH = UNDETERMINED UTILITY MANHOLE
UMT = UNDETERMINED UTILITY METER
UPB = UNDETERMINED UTILITY PULL BOX
UVLT = UNDETERMINED UTILITY VAULT
UVLV = UNDETERMINED UTILITY VALVE
VNRD = VINEYARD
w/ = WITH
WBK = WALL BACK
WD = WOOD
WF = WOOD FENCE
WIF = WROUGHT IRON FENCE
WL = WATER LINE PERIMETER
WM = WATER METER
WRF = WIRE FENCE
WTE = WALL TOE
WTP = WALL TOP
WV = WATER VALVE
WWF = WOOD & WIRE FENCE

BOUNDARY DISCLAIMER

THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE PROPERTY BOUNDARIES SHOWN ON THIS MAP AND THEIR SPATIAL RELATIONSHIP TO EACH OTHER AND TO THE IMPROVEMENTS SHOWN HEREON ARE APPROXIMATE. THEIR LOCATIONS ARE BASED UPON LIMITED MONUMENTATION AND RECORD INFORMATION.

REV	DATE	BY

MNS ENGINEERS INC
201 N. Calle Cesar Chavez, Ste. 300
Santa Barbara, CA 93103
805.692.6921 Phone

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

SBCEM.150308.00 * 2068TP1.dwg * 10/26/15 * RCS * E-File

NOTE: Surveyed in 2001.

CONTROL POINTS:
CP N/A
CP N/A

Mark E. Reinhardt
No. 6392

October 2015

Mark E. Reinhardt, PLS 6392

Santa Barbara Cemetery

CHANNEL DRIVE TOPOGRAPHY

1" = 30'
0 30 60 90 120

PROJECT NO.
SBCEM.150308.00

SHEET 1
OF 1

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

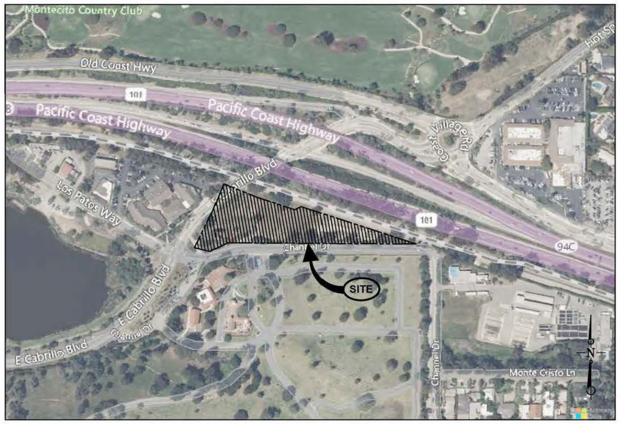
TOPOGRAPHIC SURVEY
TS100

SCALE: 1"=30'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.6715

PRELIMINARY SITE IMPROVEMENT PLANS
MULTI-FAMILY HOUSEING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA



VICINITY MAP
NOT TO SCALE

ESTIMATED EARTHWORK QUANTITIES:

SITE: 1,700 CUBIC YARDS CUT / 1,700 CUBIC YARDS FILL

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.1	PRELIMINARY GRADING & DRAINAGE PLAN
C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
C3.3	PRELIMINARY OFFSITE IMPROVEMENT PLAN
C4.0	PRELIMINARY SITE SECTIONS
C5.0	PRELIMINARY UTILITY PLAN
C6.0	EXISTING DRAINAGE EXHIBIT
C6.1	PRELIMINARY STORMWATER CONTROL PLAN

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

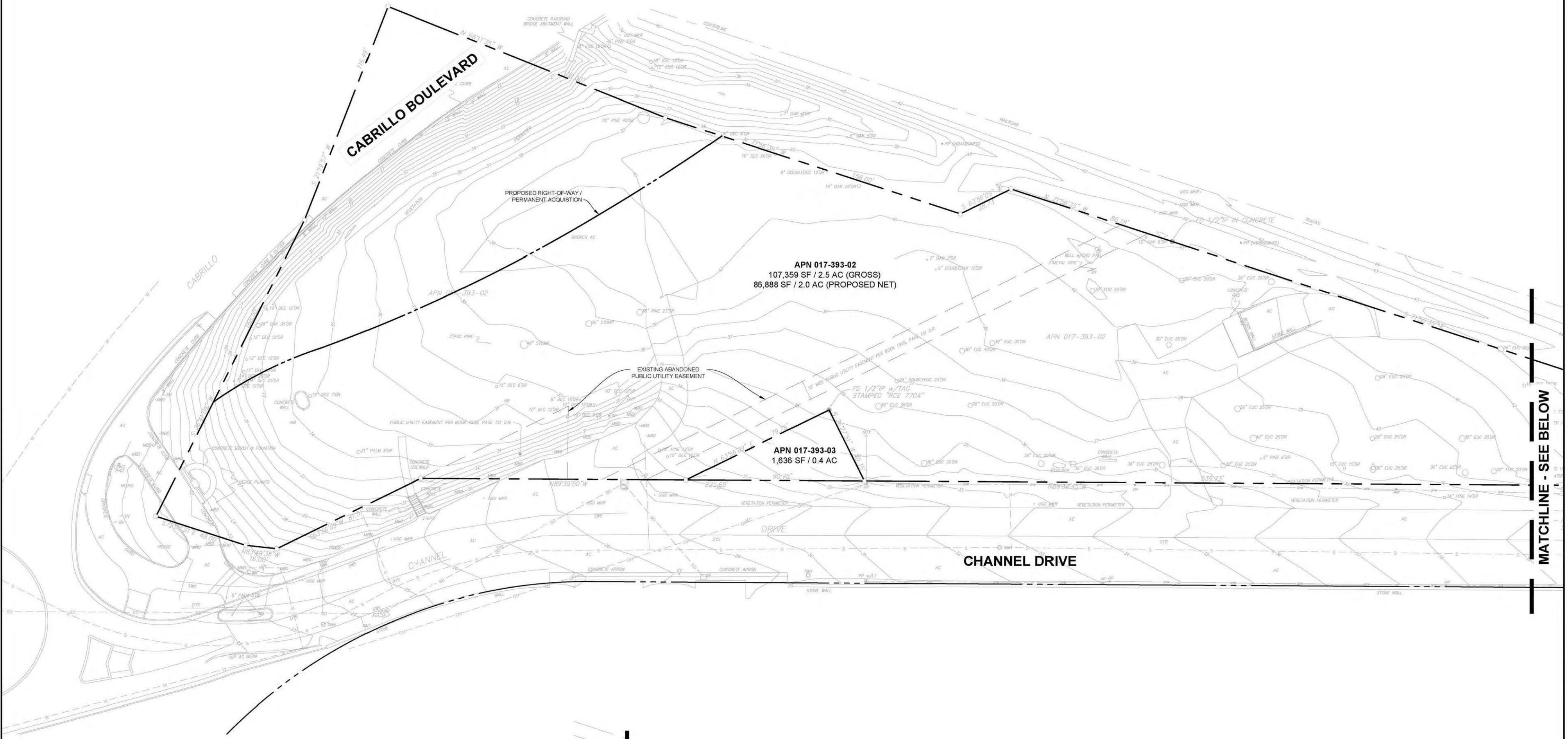
PRELIMINARY GRADING PLANS
MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

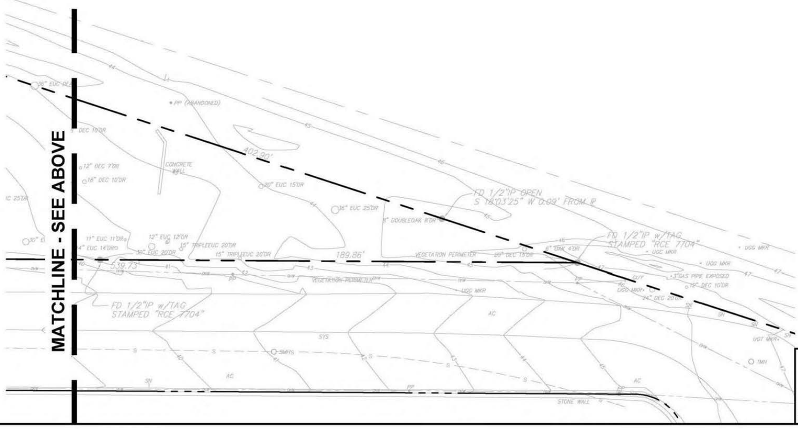
C-1.0
DATE: 03/17/2025

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE: ________

REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHMIDT No. 71335 CIVIL STATE OF CALIFORNIA


CABRILLO BOULEVARD
CABRILLO
PROPOSED RIGHT-OF-WAY / PERMANENT ACQUISTION
APN 017-393-02
107,359 SF / 2.5 AC (GROSS)
86,888 SF / 2.0 AC (PROPOSED NET)
EXISTING ABANDONED PUBLIC UTILITY EASEMENT
APN 017-393-03
1,636 SF / 0.4 AC
N 71°56'35" W
158.00'
N 63°56'09" E
79.75'
90.75'
N89°39'50"W
225.69'
FD 1/2"IP w/TAG STAMPED "RCE 7704"
CHANNEL DRIVE
CHANNEL
DRIVE
MATCHLINE - SEE BELOW



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CALL TOLL FREE 1-800-422-4133

EXISTING CONDITIONS PLAN

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

C-2.0
DATE: 03/17/2025

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ________

ROBERT A. SCHMIDT
No. 71335

PLOTTED: Monday, March 17, 2025 3:30:11 PM
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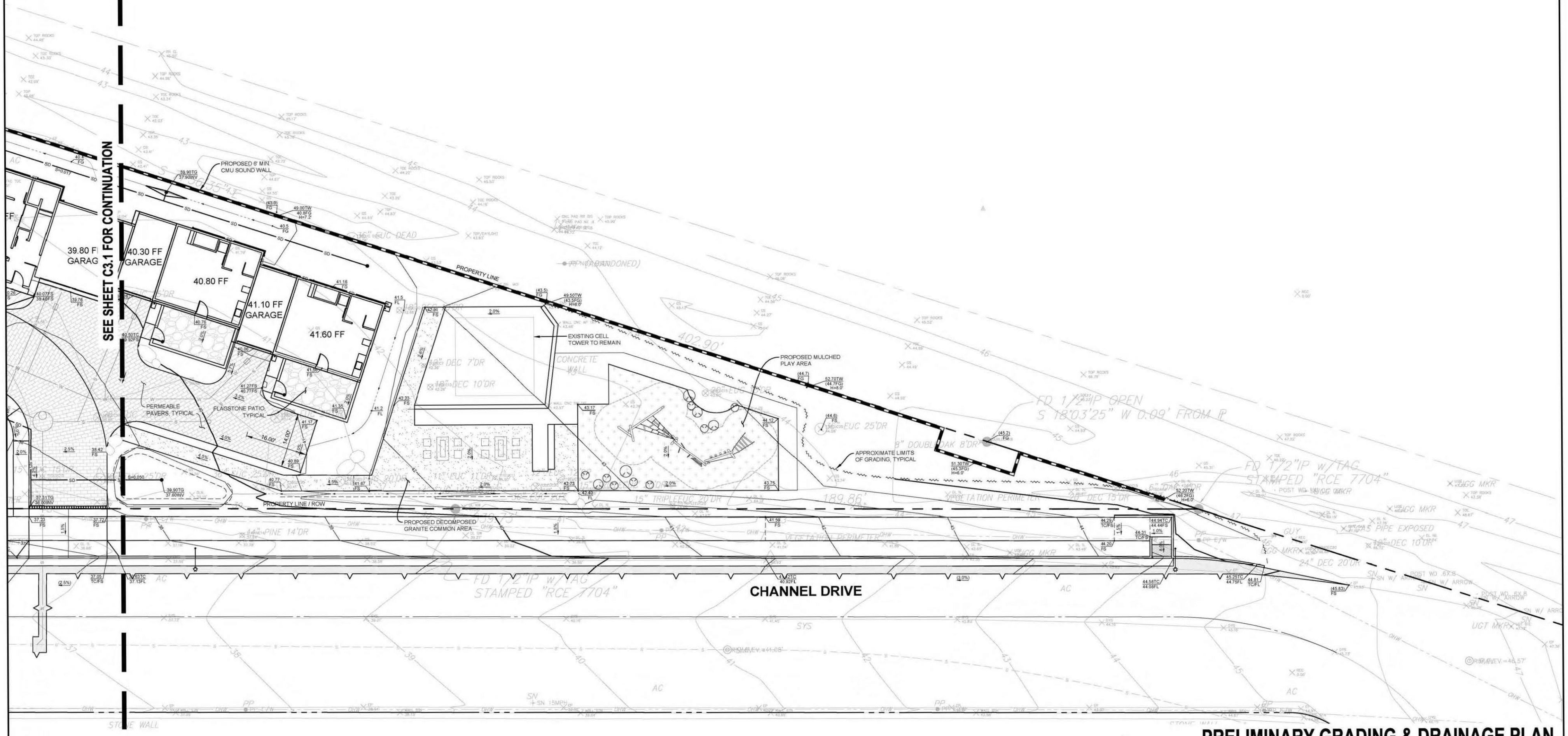

IMPORTANT NOTICE

ALL UTILITY LCCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

NOTE: ALL STORM DRAIN CATCH BASINS, PIPES, AND CONNECTIONS TO BE WATER TIGHT

N

SCALE: 1"=10'
GRAPHIC SCALE
0 10 20 30

PRELIMINARY GRADING & DRAINAGE PLAN

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

C-3.2
DATE: 03/17/2025

F&A
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CONSTRUCTION ENGINEERING

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE: ________

ROBERT A. SCHMIDT
No. 71335

PLOTTED: Monday, March 17, 2025 3:30:38 PM
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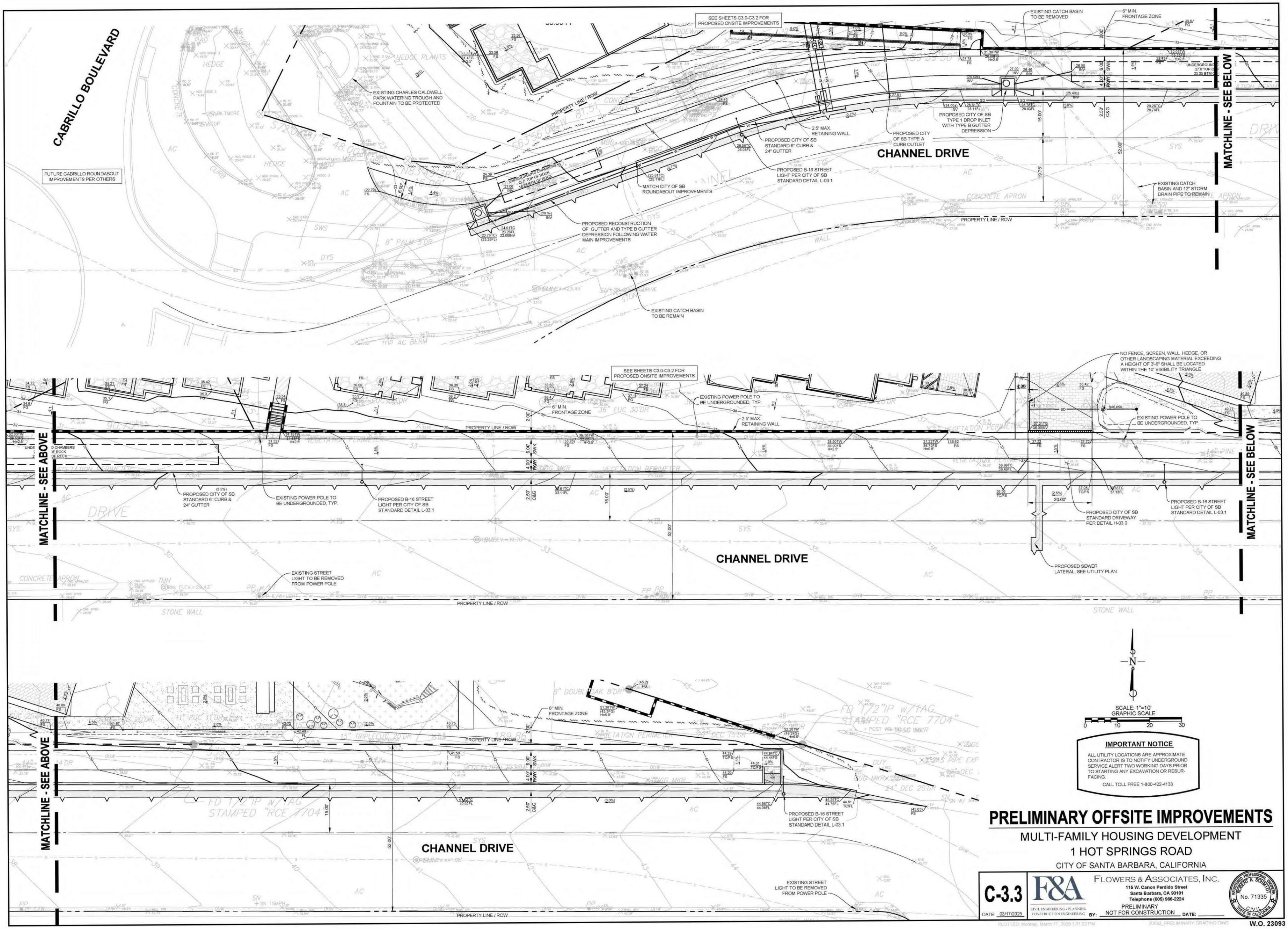
CABRILLO BOULEVARD
CHANNEL DRIVE
SEE SHEETS C3.0-C3.2 FOR PROPOSED ONSITE IMPROVEMENTS
EXISTING CATCH BASIN TO BE REMOVED
6" MIN. FRONTAGE ZONE
EXISTING CHARLES CALDWELL PARK WATERING TROUGH AND FOUNTAIN TO BE PROTECTED
FUTURE CABRILLO ROUNDABOUT IMPROVEMENTS PER OTHERS
PROPERTY LINE / ROW
2.5' MAX. RETAINING WALL
PROPOSED CITY OF SB STANDARD 6" CURB & 24" GUTTER
PROPOSED B-16 STREET LIGHT PER CITY OF SB STANDARD DETAIL L-03.1
MATCH CITY OF SB ROUNDABOUT IMPROVEMENTS
PROPOSED RECONSTRUCTION OF GUTTER AND TYPE B GUTTER DEPRESSION FOLLOWING WATER MAIN IMPROVEMENTS
PROPOSED CITY OF SB TYPE A CURB OUTLET
PROPOSED CITY OF SB TYPE 1 DROP INLET WITH TYPE B GUTTER DEPRESSION
EXISTING CATCH BASIN AND 12" STORM DRAIN PIPE TO REMAIN
EXISTING CATCH BASIN TO BE REMAIN
UNDERGROUND CHAMBERS
MATCHLINE - SEE BELOW
MATCHLINE - SEE ABOVE
SWK
PKWY
C&G
52.00'
15.00'
19.75'
2.00'
4.00'
6.00'
2.50'
EXISTING POWER POLE TO BE UNDERGROUNDED, TYP.
NO FENCE, SCREEN, WALL, HEDGE, OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3'-6" SHALL BE LOCATED WITHIN THE 10' VISIBILITY TRIANGLE
PROPOSED CITY OF SB STANDARD DRIVEWAY PER DETAIL H-03.0
PROPOSED SEWER LATERAL, SEE UTILITY PLAN
EXISTING STREET LIGHT TO BE REMOVED FROM POWER POLE
20.00'
STONE WALL
CONCRETE APRON
AC
SYS
DRIVE
FD 1/2" IP W/ TAG STAMPED "RCE 7704"
N
SCALE: 1"=10'
GRAPHIC SCALE
0
10
20
30

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY OFFSITE IMPROVEMENTS

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

C-3.3
DATE: 03/17/2025

F&A
FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

PRELIMINARY
NOT FOR CONSTRUCTION
BY: DATE:

ROBERT A. SCHMIDT
No. 71335
CIVIL

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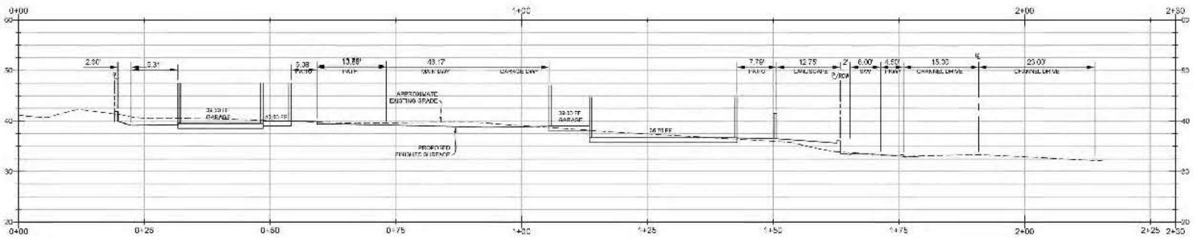

SECTION A-A

SCALE: 1" = 10' HORIZ. & VERT.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY SITE SECTIONS

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

C-4.0

DATE: 03/17/2025

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

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Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE: ________

ROBERT A. SCHMIDT
No. 71335

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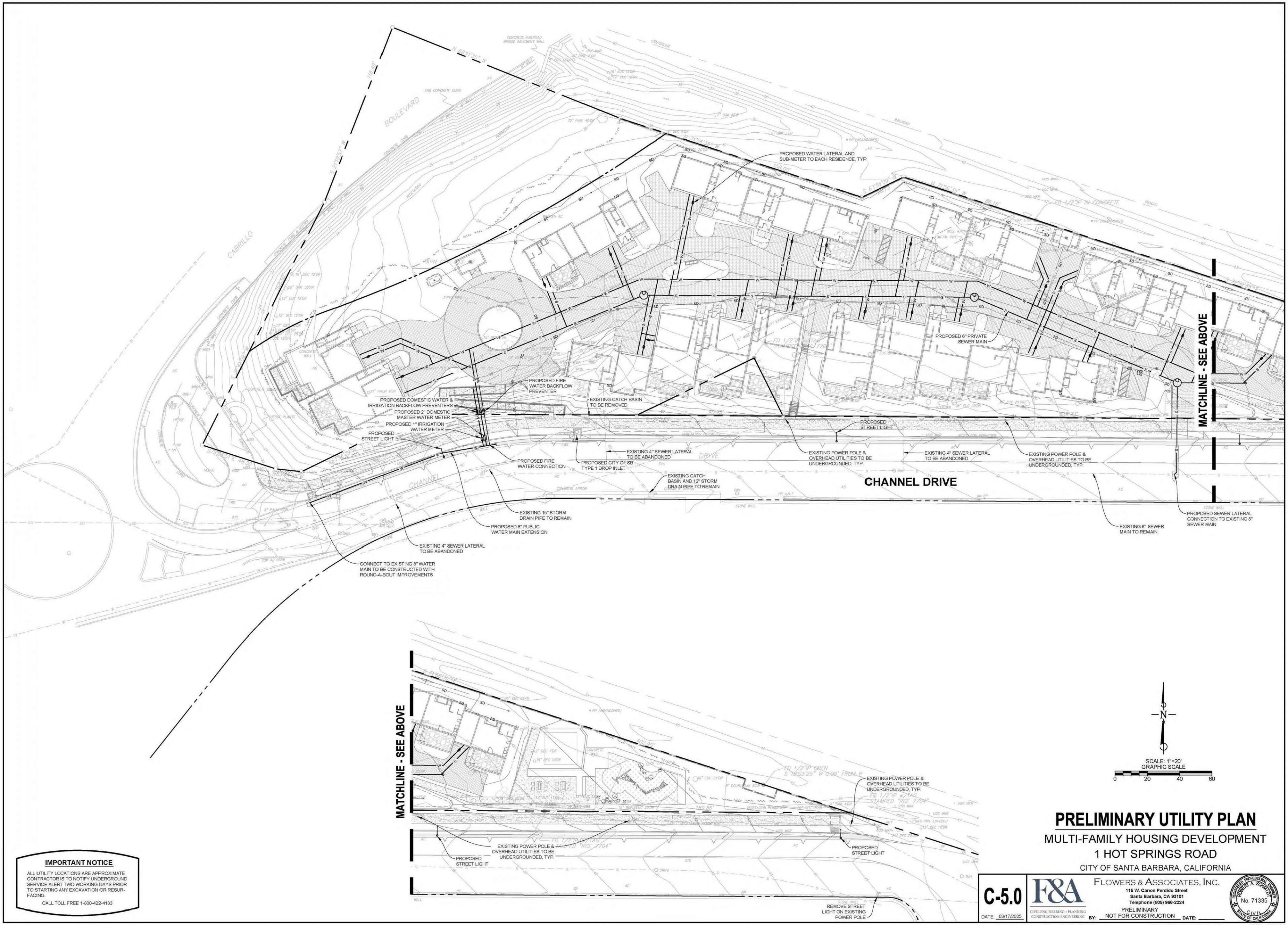
PROPOSED WATER LATERAL AND SUB-METER TO EACH RESIDENCE, TYP.
PROPOSED 6" PRIVATE SEWER MAIN
PROPOSED FIRE WATER BACKFLOW PREVENTER
PROPOSED DOMESTIC WATER & IRRIGATION BACKFLOW PREVENTERS
PROPOSED 2" DOMESTIC MASTER WATER METER
PROPOSED 1" IRRIGATION WATER METER
PROPOSED STREET LIGHT
EXISTING CATCH BASIN TO BE REMOVED
PROPOSED FIRE WATER CONNECTION
PROPOSED CITY OF SB TYPE 1 DROP INLET
EXISTING 4" SEWER LATERAL TO BE ABANDONED
EXISTING CATCH BASIN AND 12" STORM DRAIN PIPE TO REMAIN
EXISTING POWER POLE & OVERHEAD UTILITIES TO BE UNDERGROUNDED, TYP.
PROPOSED STREET LIGHT
EXISTING 4" SEWER LATERAL TO BE ABANDONED
EXISTING POWER POLE & OVERHEAD UTILITIES TO BE UNDERGROUNDED, TYP.
CHANNEL DRIVE
EXISTING 15" STORM DRAIN PIPE TO REMAIN
PROPOSED 8" PUBLIC WATER MAIN EXTENSION
EXISTING 4" SEWER LATERAL TO BE ABANDONED
CONNECT TO EXISTING 8" WATER MAIN TO BE CONSTRUCTED WITH ROUND-A-BOUT IMPROVEMENTS
EXISTING 8" SEWER MAIN TO REMAIN
PROPOSED SEWER LATERAL CONNECTION TO EXISTING 8" SEWER MAIN
MATCHLINE - SEE ABOVE
CABRILLO
BOULEVARD
CHANNEL
DRIVE
MATCHLINE - SEE ABOVE
EXISTING POWER POLE & OVERHEAD UTILITIES TO BE UNDERGROUNDED, TYP.
PROPOSED STREET LIGHT
EXISTING POWER POLE & OVERHEAD UTILITIES TO BE UNDERGROUNDED, TYP.
PROPOSED STREET LIGHT
REMOVE STREET LIGHT ON EXISTING POWER POLE
N
SCALE: 1"=20'
GRAPHIC SCALE
0
20
40
60

IMPORTANT NOTICE

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CALL TOLL FREE 1-800-422-4133

PRELIMINARY UTILITY PLAN

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

C-5.0
DATE: 03/17/2025

F&A
CIVIL ENGINEERING • PLANNING
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FLOWERS & ASSOCIATES, INC.
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Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE: ______

ROBERT A. SCHMIDT No. 71335

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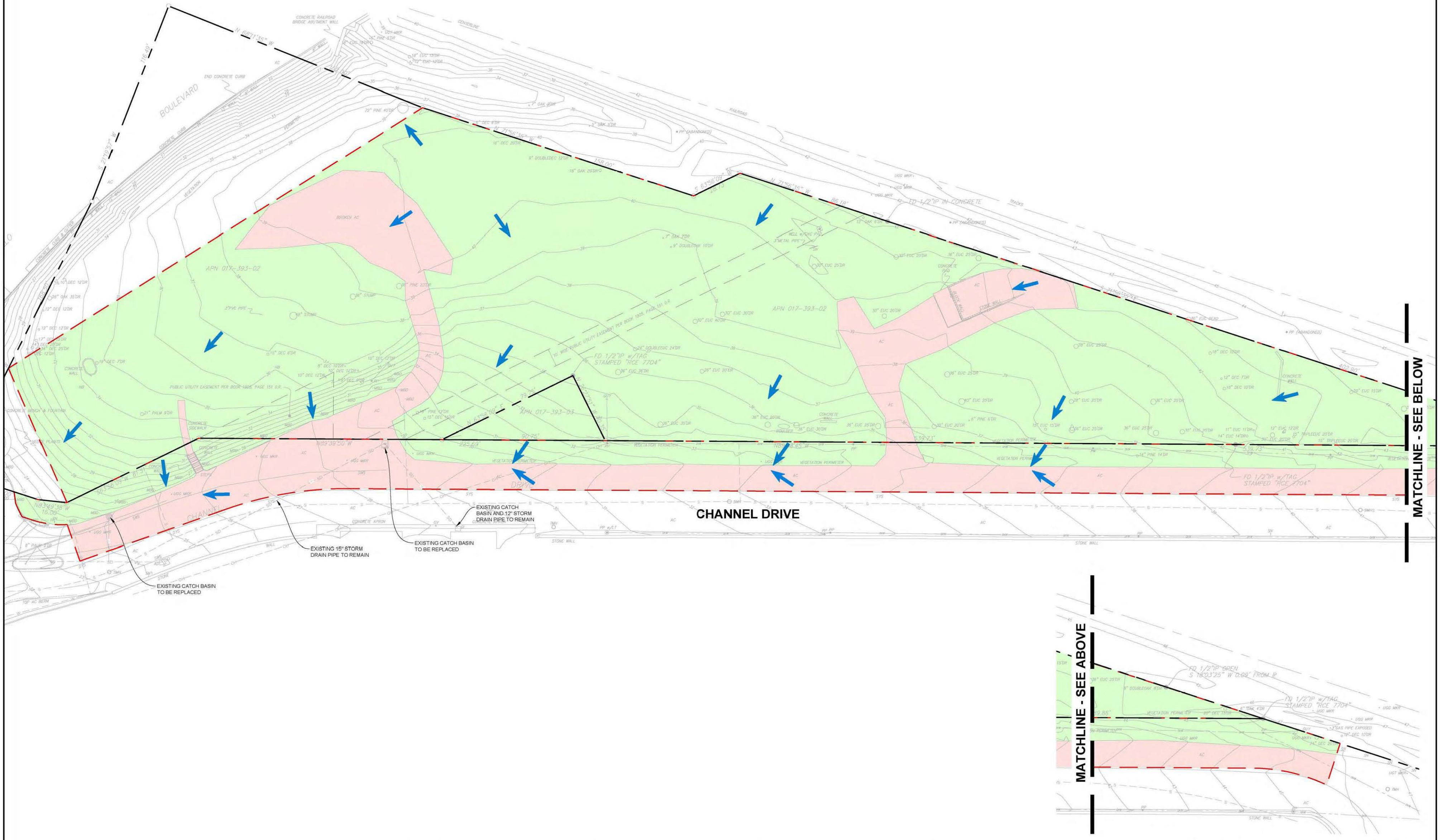
CHANNEL DRIVE
MATCHLINE - SEE BELOW
MATCHLINE - SEE ABOVE
APN 017-393-02
APN 017-393-03
BOULEVARD
CONCRETE RAILROAD BRIDGE ABUTMENT WALL
RAILROAD
EXISTING CATCH BASIN AND 12" STORM DRAIN PIPE TO REMAIN
EXISTING CATCH BASIN TO BE REPLACED
EXISTING 15" STORM DRAIN PIPE TO REMAIN
EXISTING CATCH BASIN TO BE REPLACED
FD 1/2"IP W/TAG STAMPED "RCE 7704"
PUBLIC UTILITY EASEMENT PER BOOK 1808, PAGE 151 O.R.
STONE WALL

EXISTING DRAINAGE EXHIBIT

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
CITY OF SANTA BARBARA, CALIFORNIA

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LEGEND

— — — —	PROPERTY LINE
— — —	PROJECT BOUNDARY LINE
➡	DIRECTION OF FLOW FOR SURFACE RUNOFF
🟥	EXISTING IMPERVIOUS AREA
🟩	EXISTING PERVIOUS AREA

PROJECT PARCEL - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	78,765 SF
IMPERVIOUS AREA	10,365 SF
TOTAL SITE	89,130 SF

PUBLIC RIGHT OF WAY - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	10,592 SF
IMPERVIOUS AREA	15,110 SF
TOTAL SITE	25,702 SF

N

SCALE: 1"=20'
GRAPHIC SCALE
0 20 40 60

C-6.0

DATE: 03/17/2025

F&A
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CONSTRUCTION ENGINEERING

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE:

ROBERT A. SCHMIDT No. 71335

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W.O. 23093

NOTE: ALL STORM DRAIN PIPE TO BE WATER TIGHT JOINTS.

PROJECT PARCEL - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	78,765 SF
IMPERVIOUS AREA	10,365 SF
TOTAL SITE	89,130 SF
PROPOSED:	
PERVIOUS AREA	64,544 SF
-41,064 SF LANDSCAPE	
-23,480 SF PERMEABLE PAVERS	
IMPERVIOUS AREA	24,586 SF
TOTAL SITE	89,130 SF

PROPOSED NEW IMPERVIOUS AREA = 20,944 SF
PROPOSED REPLACED IMPERVIOUS AREA = 3,242 SF
EXISTING TO REMAIN IMPERVIOUS AREA = 400 SF

NEW + REPLACED IMPERVIOUS AREA (24,186 SF) > 15,000 SF = TIER 4

PROJECT RIGHT OF WAY - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	10,592 SF
IMPERVIOUS AREA	15,110 SF
TOTAL SITE	25,702 SF
PROPOSED:	
PERVIOUS AREA	6,667 SF
IMPERVIOUS AREA	19,035 SF
TOTAL SITE	25,702 SF

PROPOSED NEW IMPERVIOUS AREA = 5,163 SF
PROPOSED REPLACED IMPERVIOUS AREA = 4,077 SF
EXISTING TO REMAIN IMPERVIOUS AREA = 9,795 SF

NEW + REPLACED IMPERVIOUS AREA (9,223 SF) < 15,000 SF = TIER 3

PROJECT PARCEL REQUIREMENTS

VOLUME REDUCTION:	**4,565 CF**
TREATMENT:	**2,048 CF**

PROJECT RIGHT OF WAY REQUIREMENTS

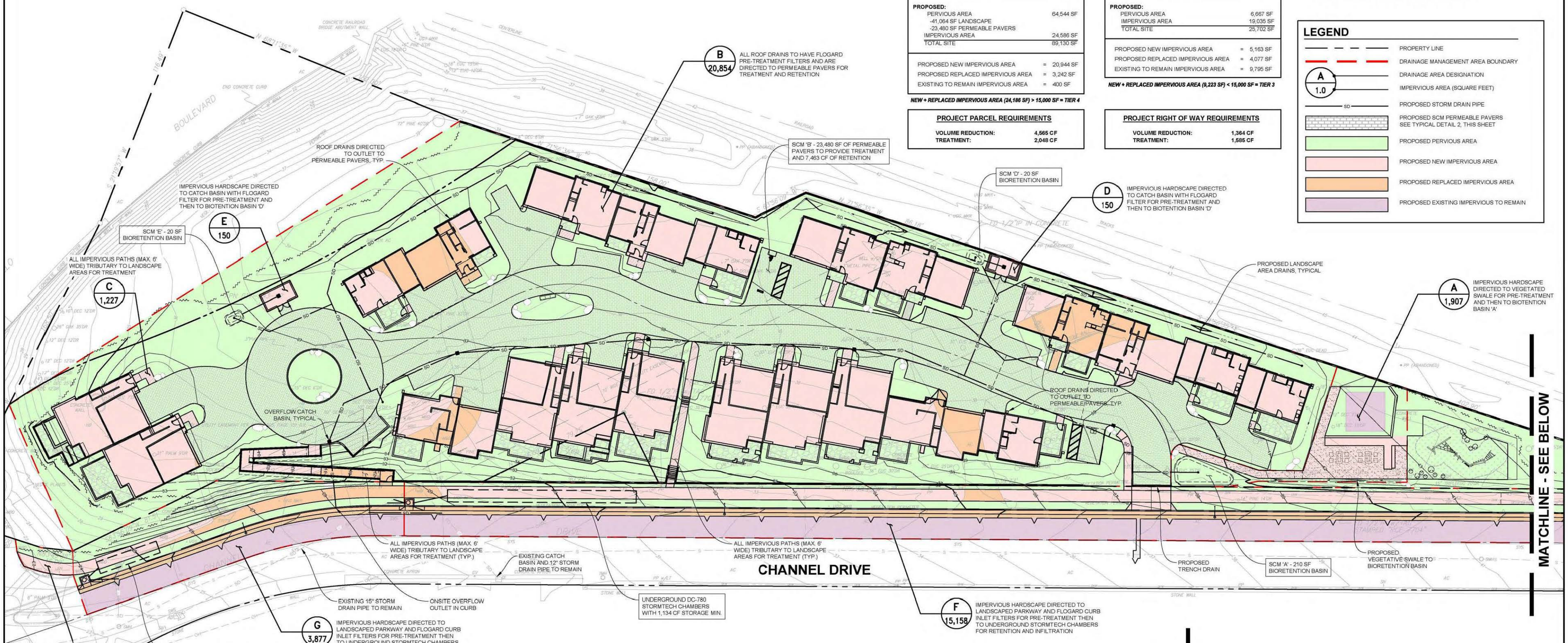
VOLUME REDUCTION:	**1,364 CF**
TREATMENT:	**1,585 CF**

GENERAL STORM WATER MANAGEMENT NOTES

1. THIS PLAN IS TO BE CONSTRUCTED IN CONJUNCTION WITH THE STORM WATER CONTROL PLAN FOR THIS PROJECT INCLUDING REPORT AND ANY SUBSEQUENT EXHIBITS.
2. SEE PRELIMINARY GRADING, DRAINAGE, AND SITE IMPROVEMENT PLAN FOR DETAILED GRADING AND CONSTRUCTION NOTES FOR SITE IMPROVEMENTS.

LEGEND

— — – – —	PROPERTY LINE
🟥 – – –	DRAINAGE MANAGEMENT AREA BOUNDARY
A	DRAINAGE AREA DESIGNATION
1.0	IMPERVIOUS AREA (SQUARE FEET)
—— SD ——	PROPOSED STORM DRAIN PIPE
▨	PROPOSED SCM PERMEABLE PAVERS SEE TYPICAL DETAIL 2, THIS SHEET
🟩	PROPOSED PERVIOUS AREA
🟥	PROPOSED NEW IMPERVIOUS AREA
🟧	PROPOSED REPLACED IMPERVIOUS AREA
🟪	PROPOSED EXISTING IMPERVIOUS TO REMAIN

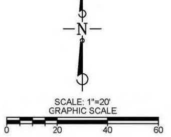

B
20,854
ALL ROOF DRAINS TO HAVE FLOGARD PRE-TREATMENT FILTERS AND ARE DIRECTED TO PERMEABLE PAVERS FOR TREATMENT AND RETENTION
ROOF DRAINS DIRECTED TO OUTLET TO PERMEABLE PAVERS, TYP.
SCM 'B' - 23,480 SF OF PERMEABLE PAVERS TO PROVIDE TREATMENT AND 7,463 CF OF RETENTION
SCM 'D' - 20 SF BIORETENTION BASIN
D
150
IMPERVIOUS HARDSCAPE DIRECTED TO CATCH BASIN WITH FLOGARD FILTER FOR PRE-TREATMENT AND THEN TO BIOTENTION BASIN 'D'
IMPERVIOUS HARDSCAPE DIRECTED TO CATCH BASIN WITH FLOGARD FILTER FOR PRE-TREATMENT AND THEN TO BIOTENTION BASIN 'D'
E
150
SCM 'E' - 20 SF BIORETENTION BASIN
ALL IMPERVIOUS PATHS (MAX. 6' WIDE) TRIBUTARY TO LANDSCAPE AREAS FOR TREATMENT
C
1,227
BOULEVARD
OVERFLOW CATCH BASIN, TYPICAL
PROPOSED LANDSCAPE AREA DRAINS, TYPICAL
A
1,907
IMPERVIOUS HARDSCAPE DIRECTED TO VEGETATED SWALE FOR PRE-TREATMENT AND THEN TO BIOTENTION BASIN 'A'
ROOF DRAINS DIRECTED TO OUTLET TO PERMEABLE/PAVERS, TYP.
MATCHLINE - SEE BELOW
ALL IMPERVIOUS PATHS (MAX. 6' WIDE) TRIBUTARY TO LANDSCAPE AREAS FOR TREATMENT (TYP.)
ALL IMPERVIOUS PATHS (MAX. 6' WIDE) TRIBUTARY TO LANDSCAPE AREAS FOR TREATMENT (TYP.)
EXISTING CATCH BASIN AND 12" STORM DRAIN PIPE TO REMAIN
CHANNEL DRIVE
PROPOSED TRENCH DRAIN
SCM 'A' - 210 SF BIORETENTION BASIN
PROPOSED VEGETATIVE SWALE TO BIORETENTION BASIN
EXISTING 15" STORM DRAIN PIPE TO REMAIN
ONSITE OVERFLOW OUTLET IN CURB
UNDERGROUND DC-780 STORMTECH CHAMBERS WITH 1,134 CF STORAGE MIN.
F
15,158
IMPERVIOUS HARDSCAPE DIRECTED TO LANDSCAPED PARKWAY AND FLOGARD CURB INLET FILTERS FOR PRE-TREATMENT THEN TO UNDERGROUND STORMTECH CHAMBERS FOR RETENTION AND INFILTRATION
G
3,877
IMPERVIOUS HARDSCAPE DIRECTED TO LANDSCAPED PARKWAY AND FLOGARD CURB INLET FILTERS FOR PRE-TREATMENT THEN TO UNDERGROUND STORMTECH CHAMBERS FOR RETENTION AND INFILTRATION
UNDERGROUND DC-780 STORMTECH CHAMBERS WITH 370 CF STORAGE MIN.
H
165
UNABLE TO TREAT (TIER 3 EXEMPT <5%)

MATCHLINE - SEE ABOVE
FD 1/2"IP OPEN S 18°3'25" W 0.09' FROM P
FD 1/2"IP w/TAG STAMPED "RCE 7704"
STONE WALL

I UNDERSTAND THIS PROJECT IS SUBJECT TO CITY OF SANTA BARBARA TIER 4 STORMWATER REQUIREMENTS AND AGREE TO CONTRACT WITH THE CIVIL ENGINEER SUCH THAT A STAMPED LETTER VERIFYING THAT ALL POST CONSTRUCTION BMP'S ARE INSTALLED AS DESIGNED AND APPROVED.

I ALSO AGREE TO MAINTAIN THE PROPOSED STORMWATER BMP'S INCLUDING BIORETENTION AREA AND PERMEABLE PAVERS PURSUANT TO SBMC 22.87.030.

____
PROPERTY OWNER



SCALE: 1"=20'
GRAPHIC SCALE

IMPORTANT NOTICE

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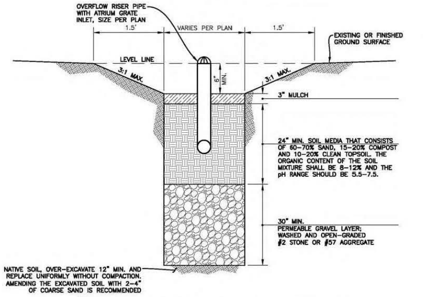
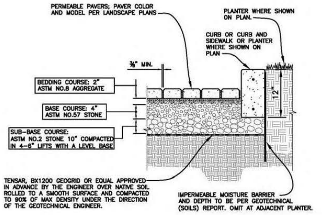
CALL TOLL FREE 1-800-422-4133

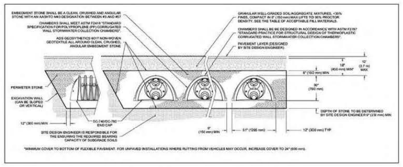

OVERFLOW RISER PIPE WITH ATRIUM GRATE INLET, SIZE PER PLAN
1.5'
VARIES PER PLAN
1.5'
EXISTING OR FINISHED GROUND SURFACE
LEVEL LINE
3:1 MAX.
3:1 MAX.
6" MIN.
3" MULCH
24" MIN. SOIL MEDIA THAT CONSISTS OF 60–70% SAND, 15–20% COMPOST AND 10–20% CLEAN TOPSOIL. THE ORGANIC CONTENT OF THE SOIL MIXTURE SHALL BE 8–12% AND THE pH RANGE SHOULD BE 5.5–7.5.
30" MIN. PERMEABLE GRAVEL LAYER; WASHED AND OPEN–GRADED #2 STONE OR #57 AGGREGATE
NATIVE SOIL, OVER–EXCAVATE 12" MIN. AND REPLACE UNIFORMLY WITHOUT COMPACTION. AMENDING THE EXCAVATED SOIL WITH 2–4" OF COARSE SAND IS RECOMMENDED

① TYPICAL BIORETENTION DETAIL
NOT TO SCALE

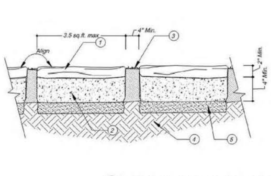

PERMEABLE PAVERS; PAVER COLOR AND MODEL PER LANDSCAPE PLANS
PLANTER WHERE SHOWN ON PLAN.
CURB OR CURB AND SIDEWALK OR PLANTER WHERE SHOWN ON PLAN
3/8" MIN.
BEDDING COURSE: 2" ASTM NO.8 AGGREGATE
BASE COURSE: 4" ASTM NO.57 STONE
SUB–BASE COURSE: ASTM NO.2 STONE 10" COMPACTED IN 4–6" LIFTS WITH A LEVEL BASE
12"
TENSAR, BX1200 GEOGRID OR EQUAL APPROVED IN ADVANCE BY THE ENGINEER OVER NATIVE SOIL ROLLED TO A SMOOTH SURFACE AND COMPACTED TO 90% OF MAX DENSITY UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.
IMPERMEABLE MOISTURE BARRIER AND DEPTH TO BE PER GEOTECHNICAL (SOILS) REPORT. OMIT AT ADJACENT PLANTER.

NOTES:
1. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
2. STRUCTURAL SECTION SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
3. FOR EDGING CURB CONSTRUCT WEAKENED PLANE CONTROL JOINTS @ 10' INTERVALS AND CONSTRUCT 1/2" RADIUS ON ALL EXPOSED CORNERS.
4. AGGREGATE SPECIFICATIONS ARE PER ASTM D448–12.
5. ALL BASE MATERIAL SHALL BE WASHED, OPEN GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.

② TYPICAL PERMEABLE PAVEMENT DETAIL
NOT TO SCALE


EMBEDMENT STONE SHALL BE A CLEAN, CRUSHED AND ANGULAR STONE WITH AN AASHTO M43 DESIGNATION BETWEEN #3 AND #57
CHAMBERS SHALL MEET ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
ADS GEOSYTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR EMBEDMENT STONE
GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES, COMPACT IN 6" (150 mm) MAX LIFTS TO 95% PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS.
CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
PAVEMENT LAYER (DESIGNED BY SITE DESIGN ENGINEER)
PERIMETER STONE
EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)
12" (300 mm) MIN
SC-740/DC-780 END CAP
SITE DESIGN ENGINEER IS RESPONSIBLE FOR THE ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS
18" (450 mm) MIN*
12' (3.7 m) MAX
6" (150 mm) MIN
30" (760 mm)
DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 9" (230 mm) MIN
6" (150 mm) MIN
51" (1295 mm)
12" (300 mm) TYP
*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

③ TYPICAL UNDERGROUND CHAMBERS DETAIL
NOT TO SCALE



① *See Plan for material and dimensions. Irregular pattern. Maximum surface irregularity within stone to be no more than 1/8". Layout 20 S.F. as a mockup for review by the Landscape Architect prior to setting.*

② *4" min. thick mortar footing. Plaster joints tight to bond mortar and stone to help seal against moisture separation. Clean joints to subgrade to allow groundcover to grow between joints.*

③ *Amended soil with turf to match existing turf in joints.*

④ *Compacted subgrade to 90% Max relative density or per Soils Report recommendations.*

⑤ *3" Aggregate no. 8 gravel, washed and open graded.*

④ TYPICAL PERMEABLE FLAGSTONE DETAIL
NOT TO SCALE

NOTE: ALL STORM DRAIN CATCH BASINS, PIPES, AND CONNECTIONS TO BE WATER TIGHT

PRELIMINARY STORMWATER CONTROL PLAN

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD

CITY OF SANTA BARBARA, CALIFORNIA

C-6.1
DATE: 03/17/2025

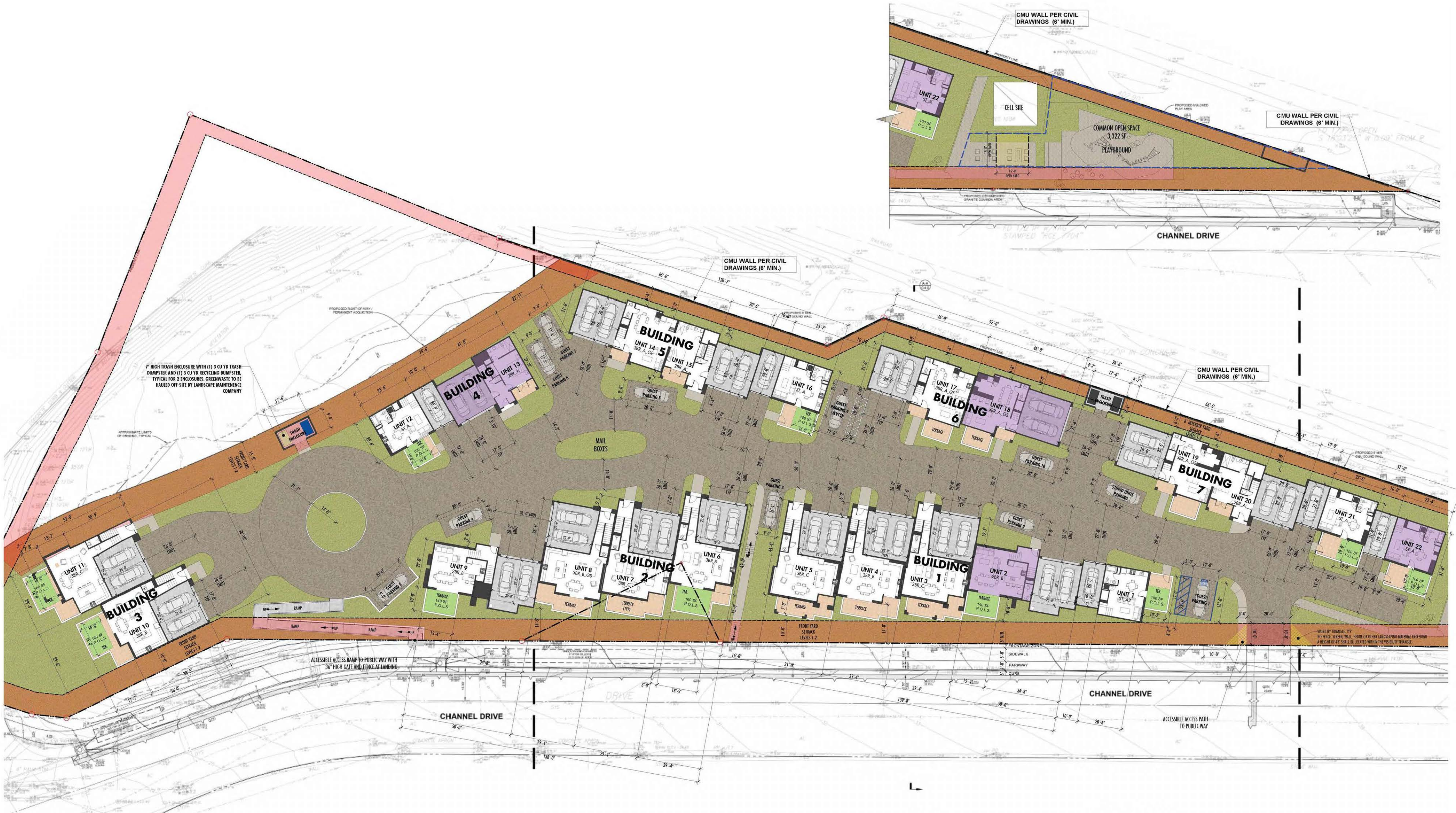
F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE: ________

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 71335
CIVIL
STATE OF CALIFORNIA

PLOTTED: Monday, March 17, 2025 3:31:39 PM
23093_PRELIMINARY GRADING.DWG
W.O. 23093



LEGEND

▨	Affordable Units

CONSTRUCTION NOTES

Fire Extinguishing Systems:
MC 8.04, Section 903.2.20 - An automatic fire sprinkler system is required for this building under a separate permit.

FIRST FLOOR PLAN

Scale: 1/16" = 1'-0"

N

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

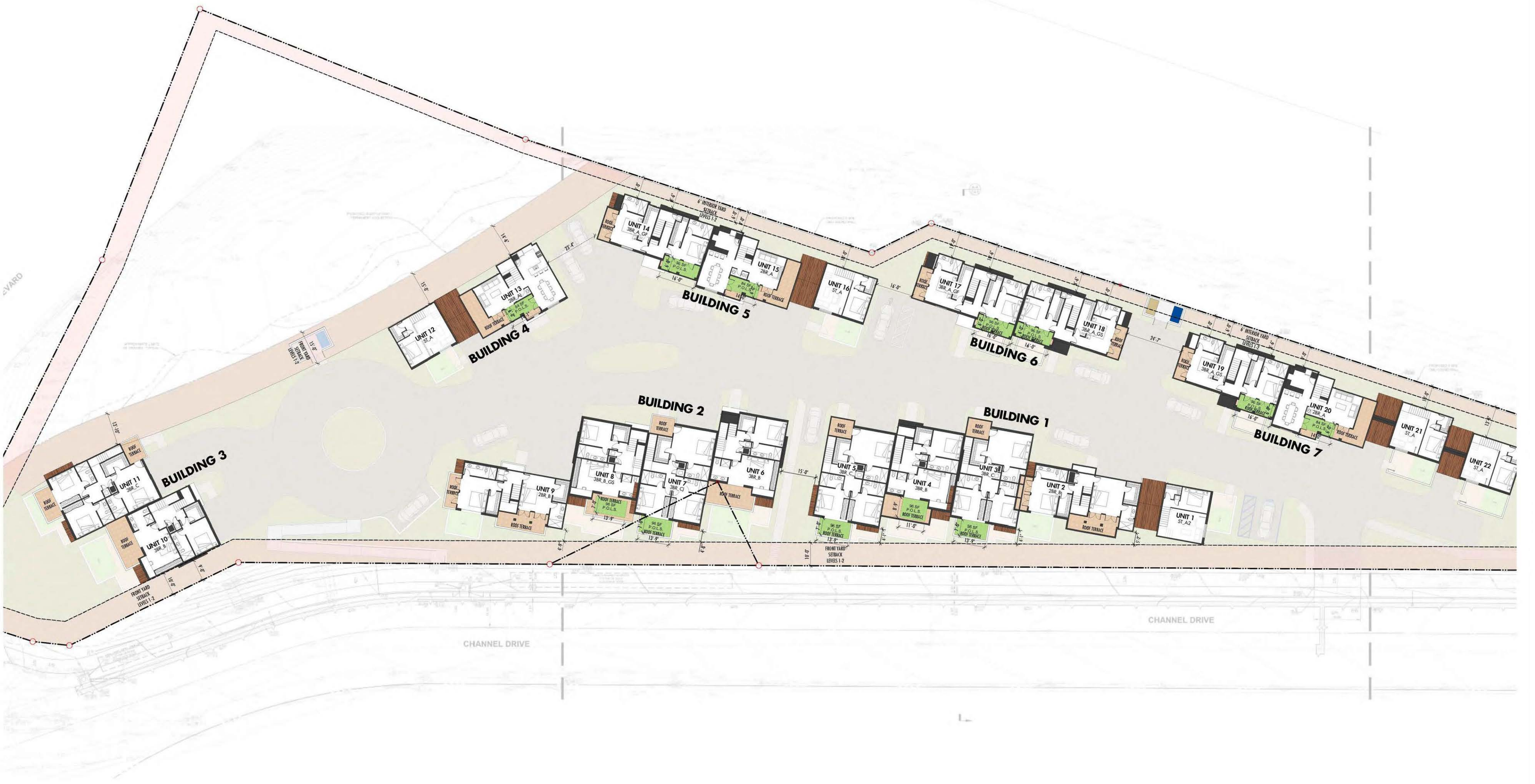
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

FIRST FLOOR PLAN

A111

SCALE: 1" = 16'
DATE: MARCH 19, 2025

DESIGNARC



SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

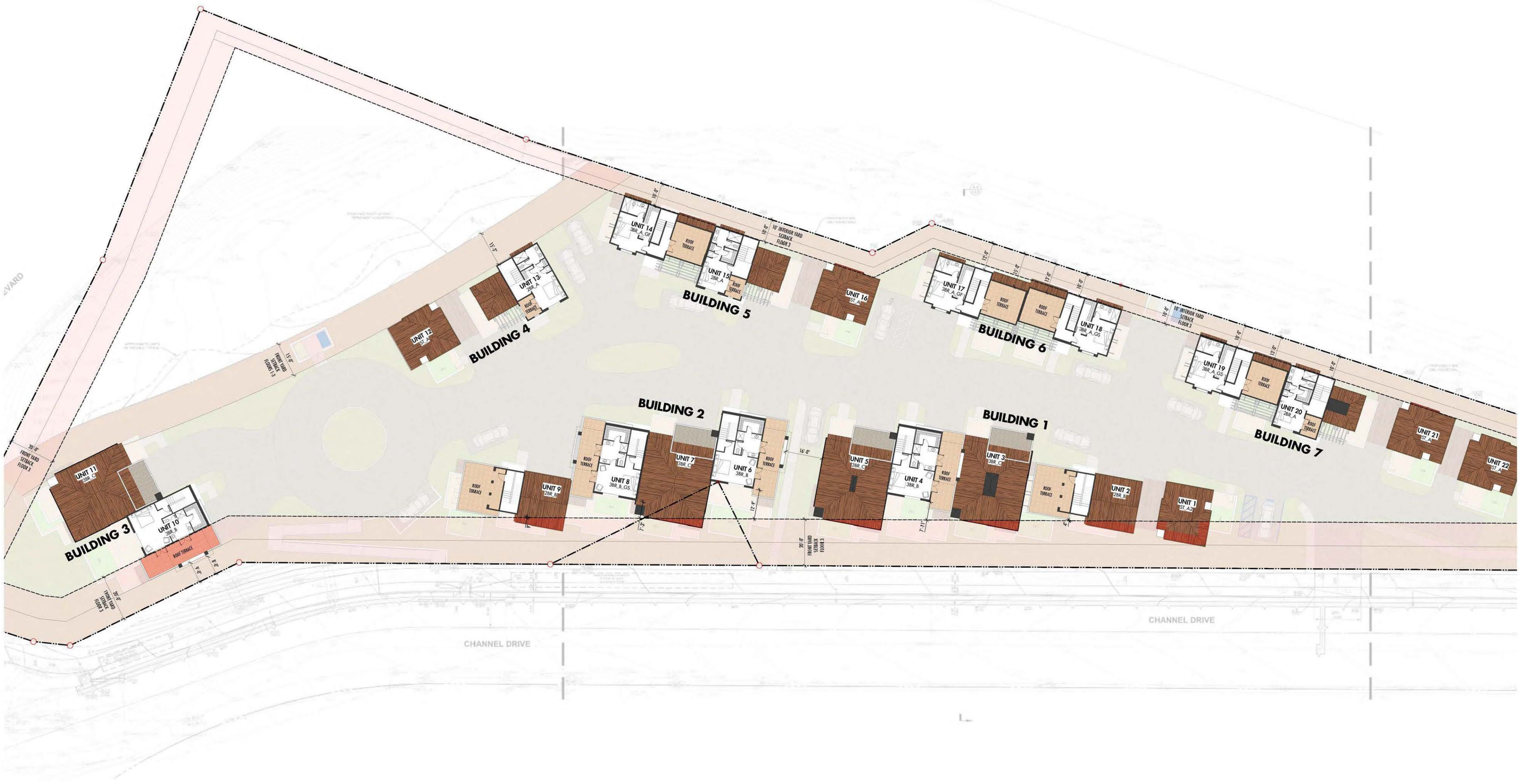
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

SECOND FLOOR PLAN
A112

SCALE: 1" = 16'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



THIRD FLOOR PLAN

Scale: 1/16" = 1'-0"

N

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

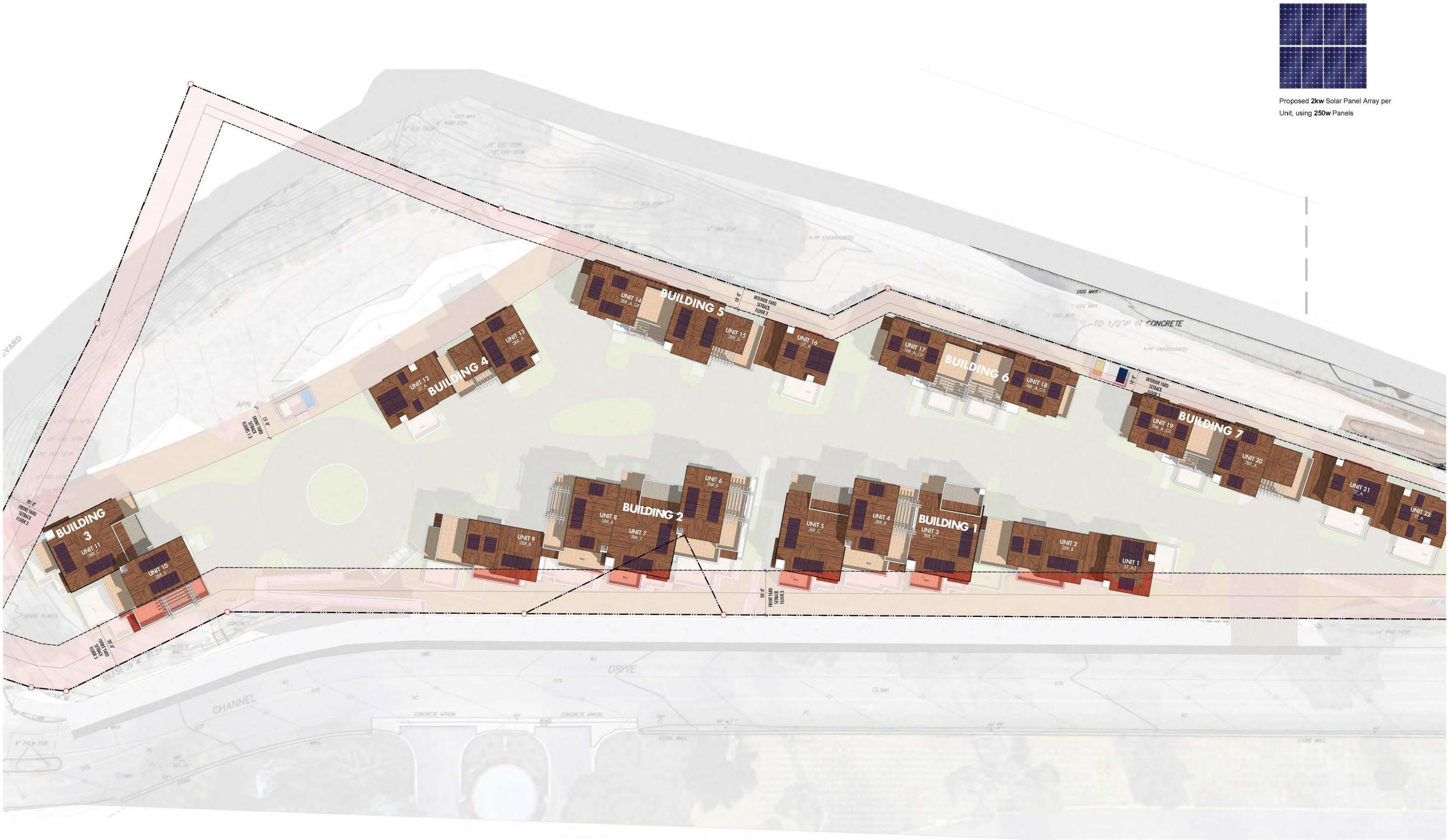
THIRD FLOOR PLAN

A113

SCALE: 1" = 16'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.3715


Proposed **2kw** Solar Panel Array per Unit, using **250w** Panels

ROOF PLAN

Scale: 1/16" = 1'-0"

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

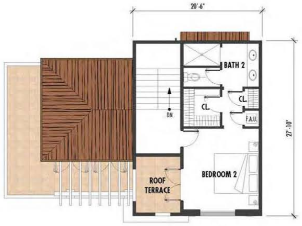
ROOF PLAN

A114

SCALE: 1" = 16'
DATE: MARCH 19, 2025

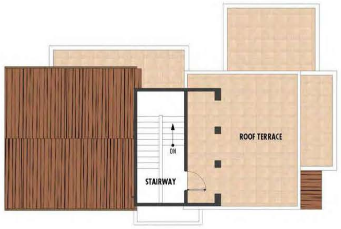
DESIGNARC

29 West Calle Laureles, CA 93105 T 805.687.1525 F 805.687.8715



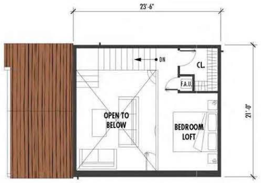
2BR-A THIRD FLOOR PLAN

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



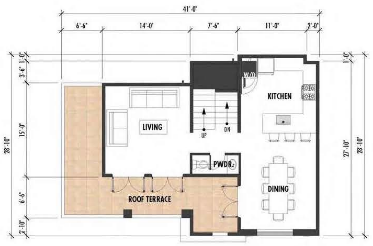
2BR-B THIRD FLOOR PLAN

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



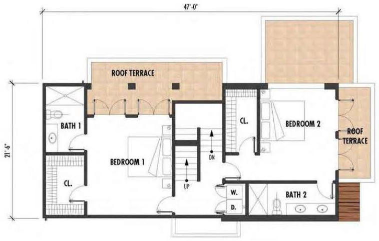
ST-A SECOND FLOOR PLAN

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



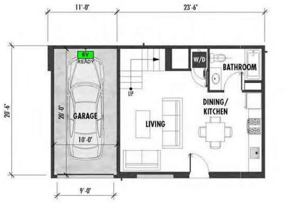
2BR-A SECOND FLOOR PLAN

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



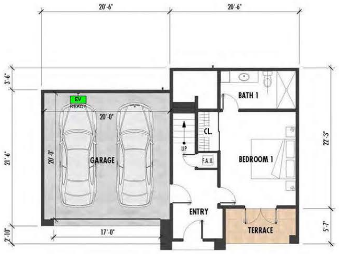
2BR-B SECOND FLOOR PLAN

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



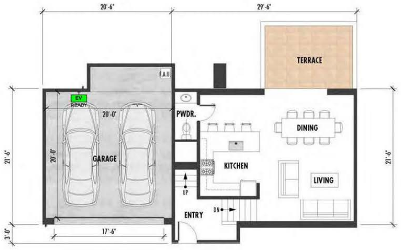
ST-A FIRST FLOOR PLAN

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



2BR-A FIRST FLOOR PLAN

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



2BR-B FIRST FLOOR PLAN

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

UNIT PLANS

A120

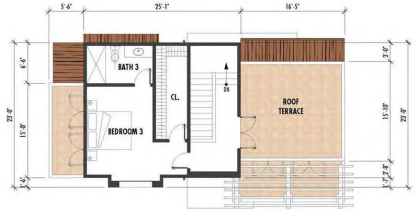
MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

SCALE: 1" = 8'
DATE: MARCH 19, 2025

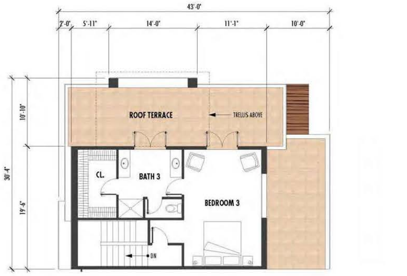
DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



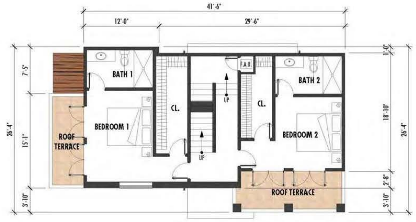
3BR-A-GS THIRD FLOOR PLAN

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



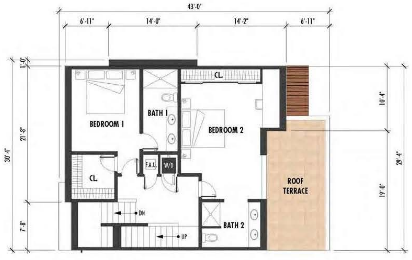
3BR-B THIRD FLOOR PLAN

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



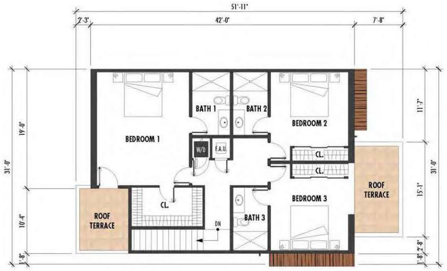
3BR-A-GS SECOND FLOOR PLAN

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



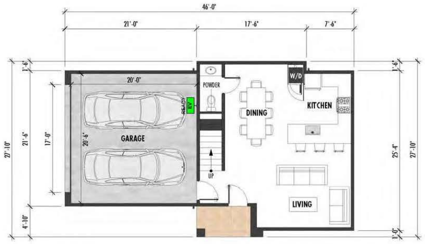
3BR-B SECOND FLOOR PLAN

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



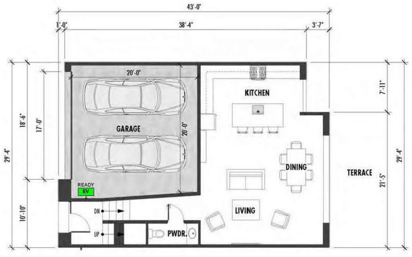
3BR-C SECOND FLOOR PLAN

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



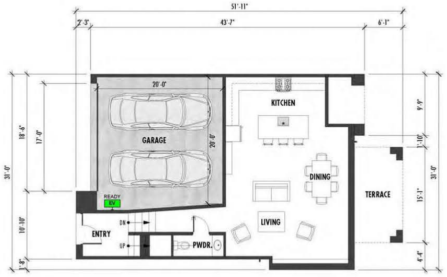
3BR-A-GS FIRST FLOOR PLAN

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



3BR-B FIRST FLOOR PLAN

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



3BR-C FIRST FLOOR PLAN

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

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

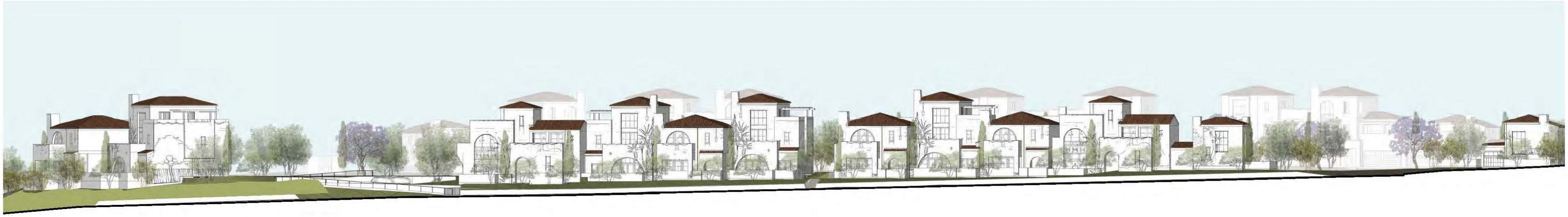
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

UNIT PLANS

A121

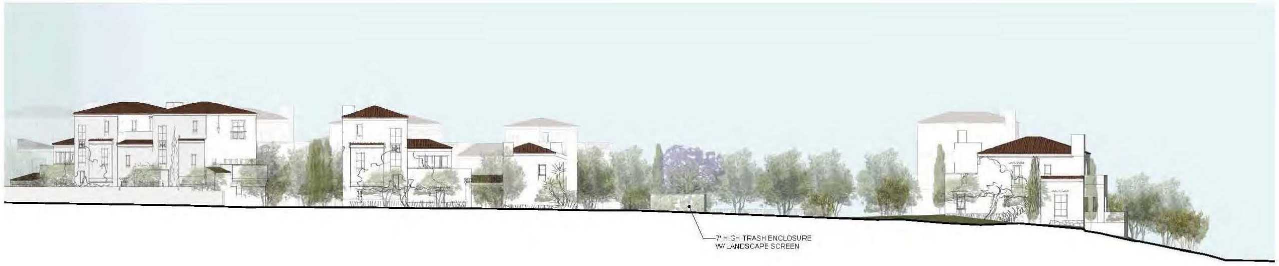
DESIGNARC

SCALE: 1" = 8'
DATE: MARCH 19, 2025



CHANNEL DRIVE ELEVATION

Scale: 1/16" = 1'-0"



CABRILLO BOULEVARD ELEVATION

Scale: 1/16" = 1'-0"

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

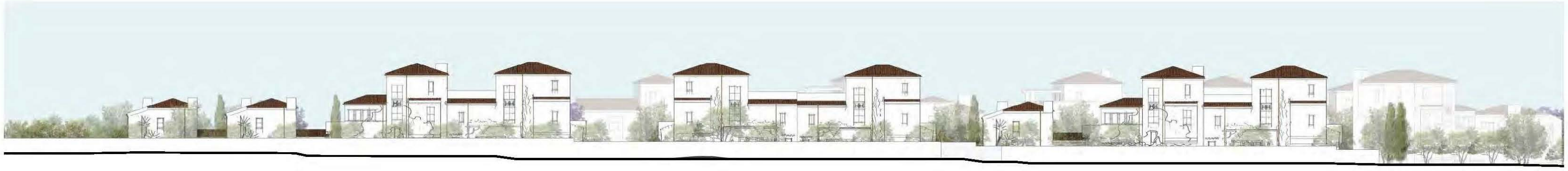
EXTERIOR ELEVATIONS - STREET

A200

SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.6715



HIGHWAY 101 ELEVATION

Scale: 1/16" = 1'-0"

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

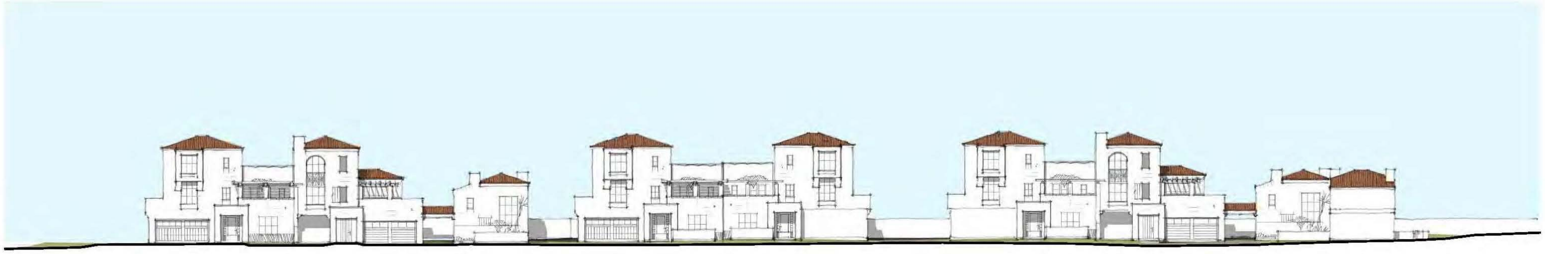
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

EXTERIOR ELEVATIONS - STREET

A201

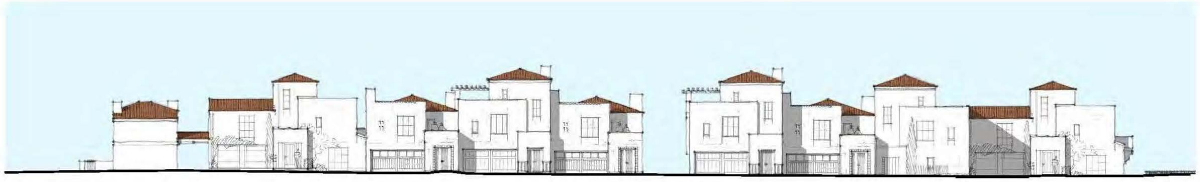
SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC



INTERIOR STREET ELEVATION - NORTH SIDE OF STREET

Scale: 1/16" = 1'-0"



INTERIOR STREET ELEVATION - SOUTH SIDE OF STREET

Scale: 1/16" = 1'-0"

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

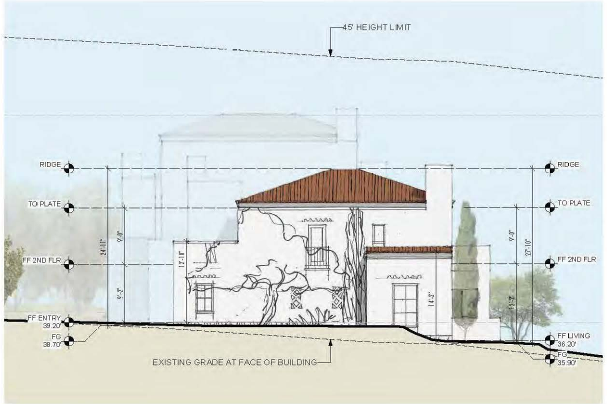
EXTERIOR ELEVATIONS - STREET

A202

SCALE: 1" = 8'
DATE: MARCH 19, 2025

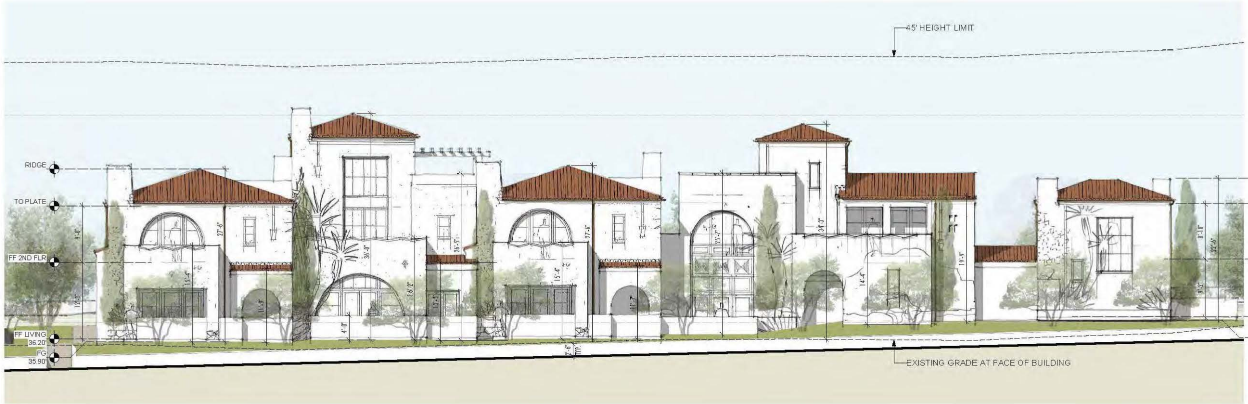
DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715



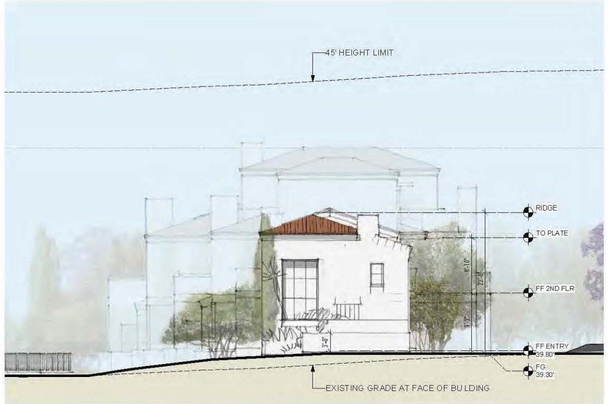
West Elevation - Building 1

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



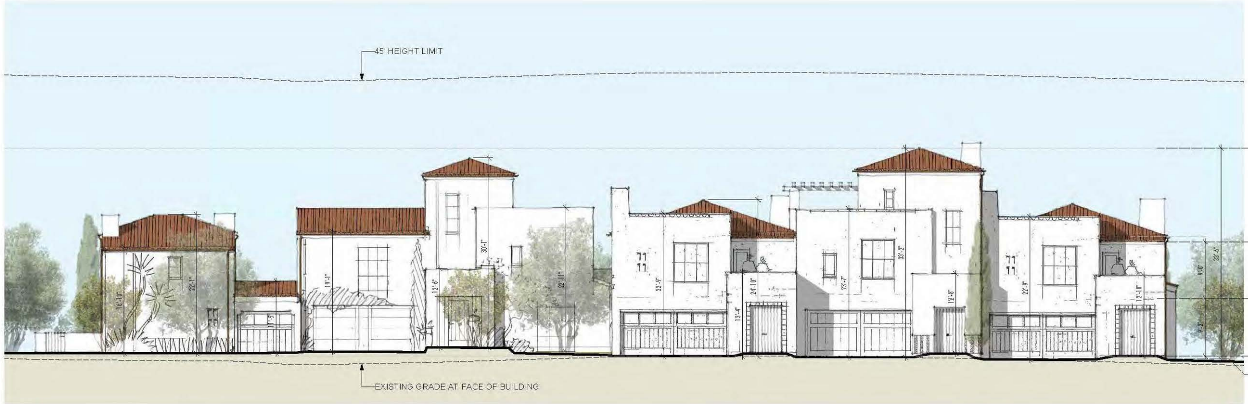
South Elevation - Building 1

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



East Elevation - Building 1

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



North Elevation - Building 1

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

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

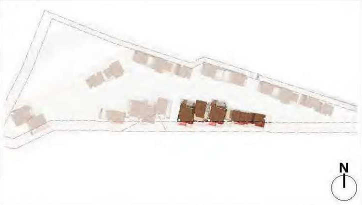
COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	⬜
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	🟦
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	🟫

MATERIALS

- 01 MISSION CLAY TILE ROOF COLOR: **TERRA COTTA / MATCH EXISTING 2 PIECE EAVE KICK**
- 02 "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: **EGG SHELL - LRV (76)**
- 03 WROUGHT IRON RAILING RUSTOLEUM PAINT COLOR: **BLACK SATIN FINISH**
- 04 (N) METAL GUTTERS, DOWNSPOUTS, & LEADER BOXES: **COPPER**
- 05 DOOR SURROUNDS: **CERMAMIC TILE**
- 06 (N) PLASTER SCREEN W/ WINDOW BEYOND
- 07 QUARTZ TIMBERLINE ALUMINUM CLAD WOOD CORE WINDOWS EXTERIOR COLOR: **HISTORIC TEAL**
- 08 QUARTZ TIMBERLINE ALUMINUM CLAD WOOD CORE DOORS EXTERIOR COLOR: **HISTORIC TEAL**
- 09 (N) DOUG FIR ENTRY DOORS & GARAGE DOORS : **STAINED WOOD**
- 10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

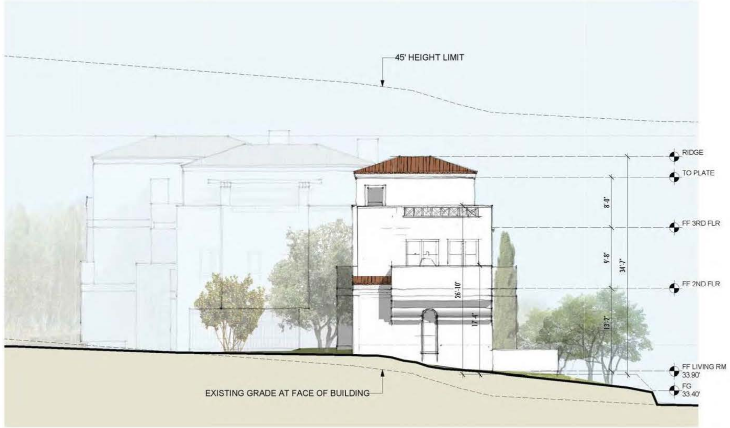
Exterior Elevations - Building 1

A301

SCALE: 1" = 8'
DATE: MARCH 19, 2025

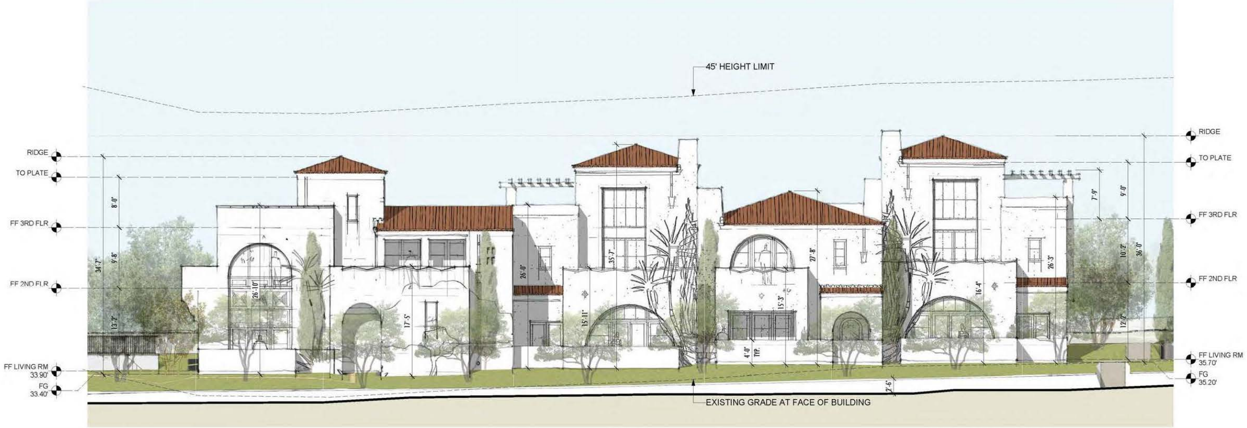
DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715



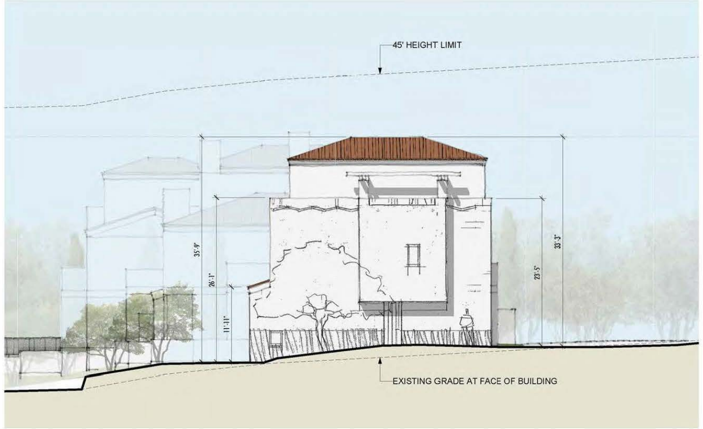
West Elevation - Building 2

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



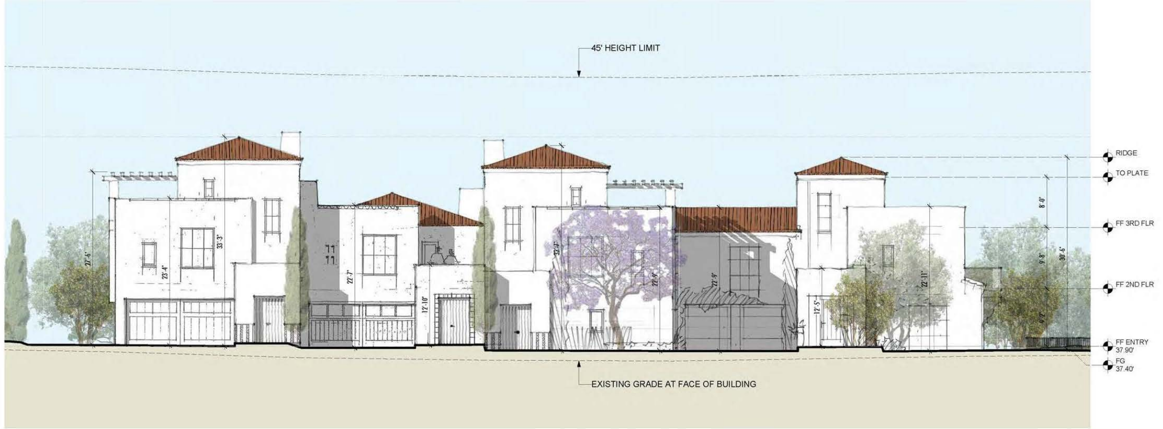
South Elevation - Building 2

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



East Elevation - Building 2

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



North Elevation - Building 2

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

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	⬜
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	🟦
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	🟫

MATERIALS

01 MISSION CLAY TILE ROOF
COLOR: **TERRA COTTA / MATCH EXISTING**
2 PIECE EAVE KICK

02 "LA HABRA" INTEGRAL COLOR PLASTER
SMOOTH HAND TROWELED FINISH
COLOR: **EGG SHELL - LRV (76)**

03 WROUGHT IRON RAILING
RUSTOLEUM PAINT
COLOR: **BLACK SATIN FINISH**

04 (N) METAL GUTTERS, DOWNSPOUTS, &
LEADER BOXES: **COPPER**

05 DOOR SURROUNDS: **CERMAMIC TILE**

06 (N) PLASTER SCREEN
W/ WINDOW BEYOND

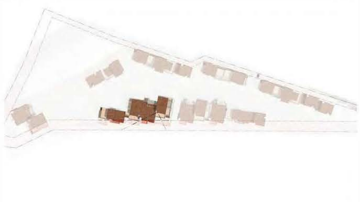
07 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE WINDOWS
EXTERIOR COLOR: **HISTORIC TEAL**

08 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE DOORS
EXTERIOR COLOR: **HISTORIC TEAL**

09 (N) DOUG FIR ENTRY DOORS &
GARAGE DOORS : **STAINED WOOD**

10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



Exterior Elevations - Building 2

A302

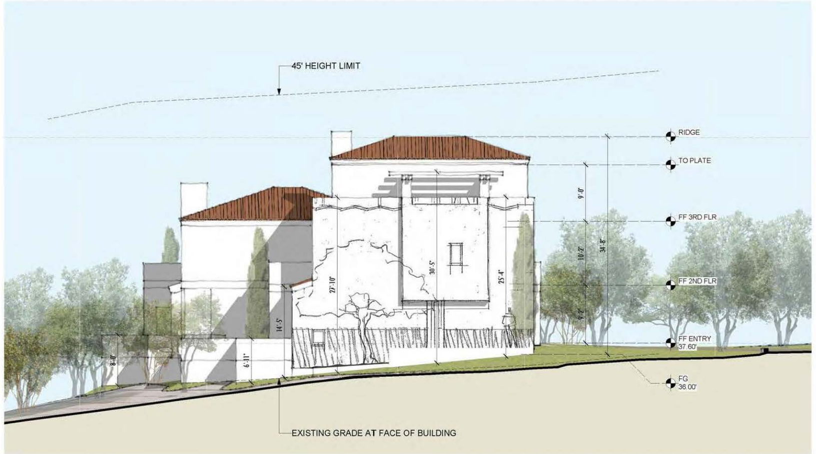
MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

SCALE: 1" = 8'
DATE: MARCH 19, 2025

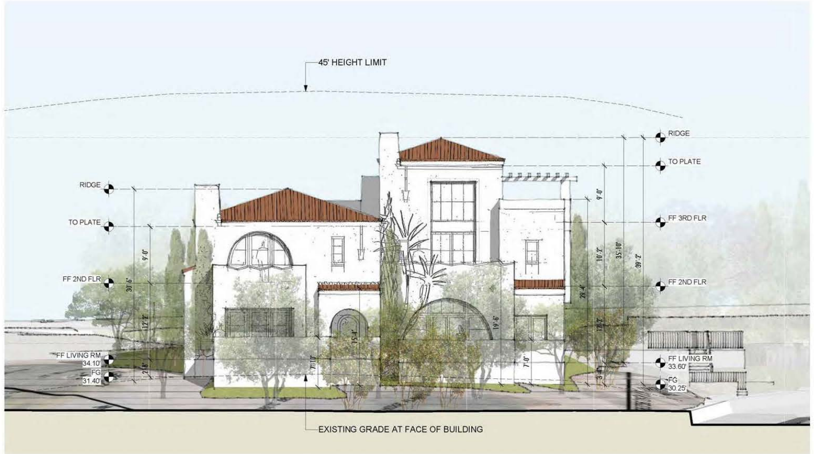
DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



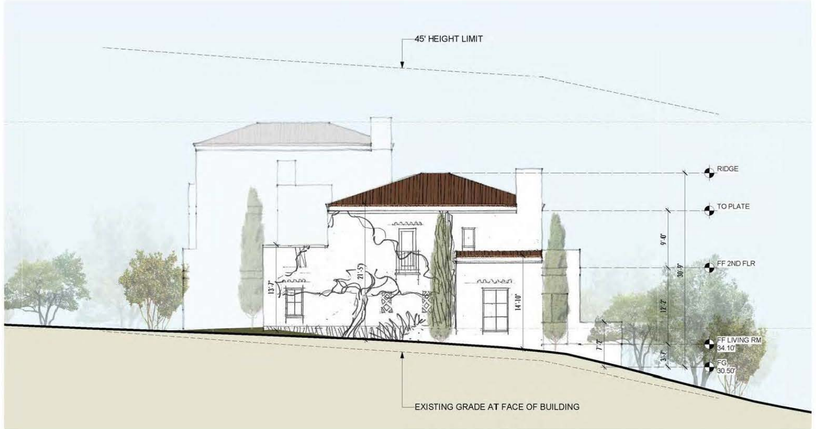
South Elevation - Building 3

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



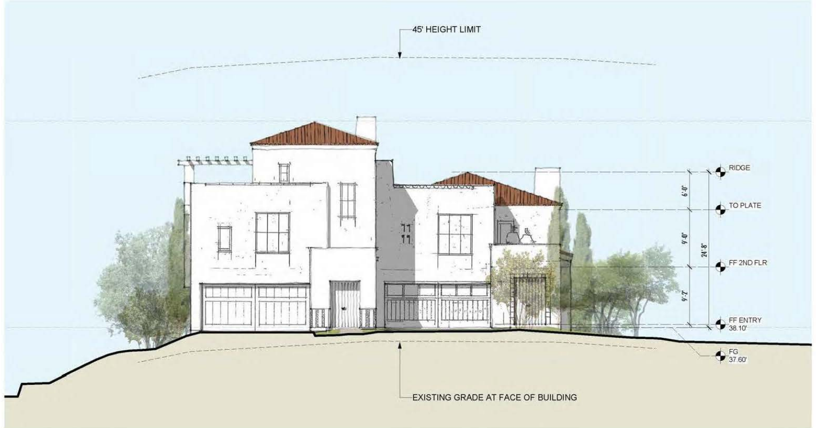
West Elevation - Building 3

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



North Elevation - Building 3

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



East Elevation - Building 3

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

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	⬜
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	🟦
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	🟫

MATERIALS

01 MISSION CLAY TILE ROOF
COLOR: **TERRA COTTA / MATCH EXISTING**
2 PIECE EAVE KICK

02 "LA HABRA" INTEGRAL COLOR PLASTER
SMOOTH HAND TROWELED FINISH
COLOR: **EGG SHELL - LRV (76)**

03 WROUGHT IRON RAILING
RUSTOLEUM PAINT
COLOR: **BLACK SATIN FINISH**

04 (N) METAL GUTTERS, DOWNSPOUTS, &
LEADER BOXES: **COPPER**

05 DOOR SURROUNDS: **CERMAMIC TILE**

06 (N) PLASTER SCREEN
W/ WINDOW BEYOND

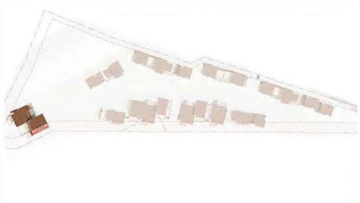
07 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE WINDOWS
EXTERIOR COLOR: **HISTORIC TEAL**

08 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE DOORS
EXTERIOR COLOR: **HISTORIC TEAL**

09 (N) DOUG FIR ENTRY DOORS &
GARAGE DOORS : **STAINED WOOD**

10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



Exterior Elevations - Building 3

A303

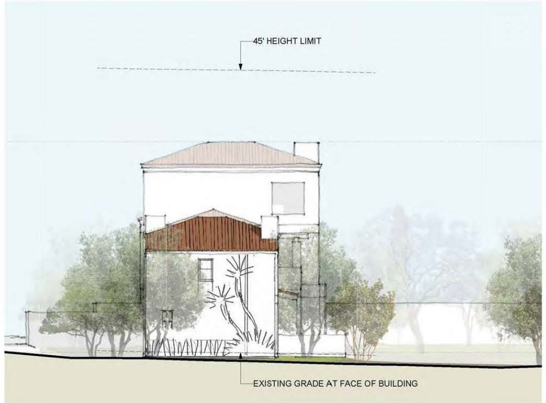
DESIGNARC

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

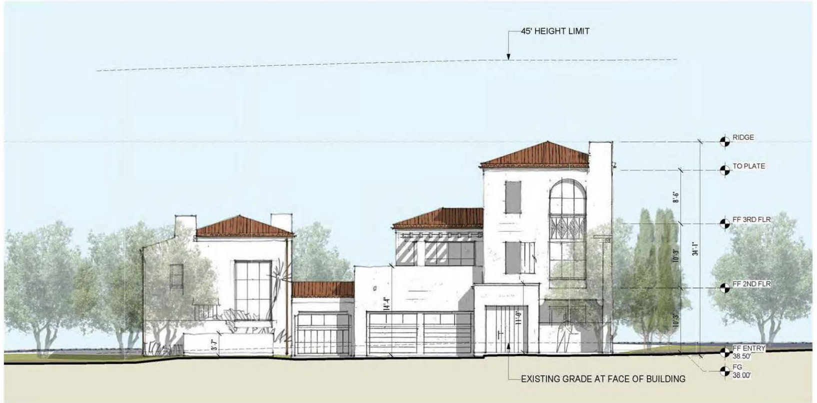
SCALE: 1" = 8'
DATE: MARCH 19, 2025

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



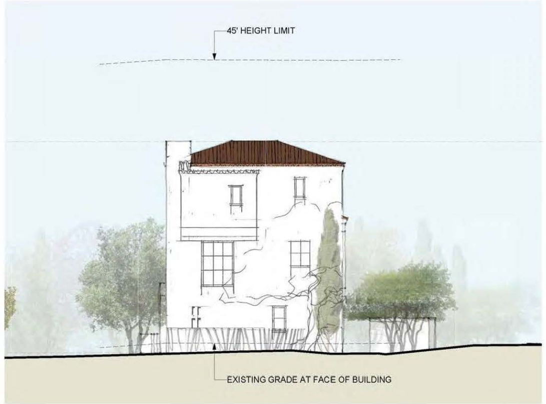
West Elevation - Building 4

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



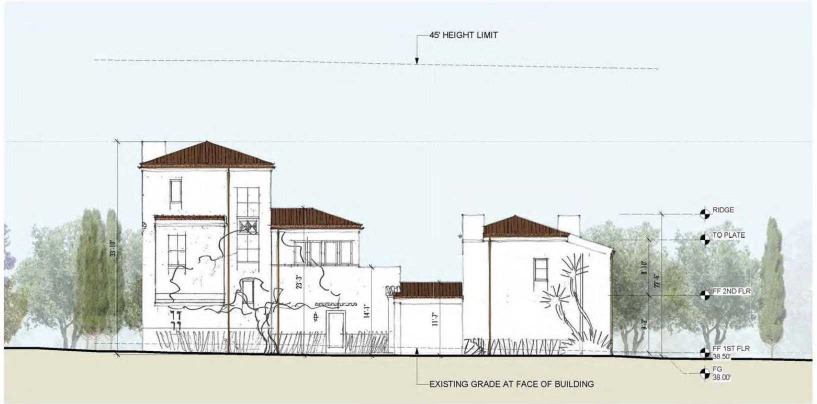
South Elevation - Building 4

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



East Elevation - Building 4

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



North Elevation - Building 4

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

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	⬜
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	🟦
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	🟫

MATERIALS

01 MISSION CLAY TILE ROOF
COLOR: **TERRA COTTA / MATCH EXISTING**
2 PIECE EAVE KICK

02 "LA HABRA" INTEGRAL COLOR PLASTER
SMOOTH HAND TROWELED FINISH
COLOR: **EGG SHELL - LRV (76)**

03 WROUGHT IRON RAILING
RUSTOLEUM PAINT
COLOR: **BLACK SATIN FINISH**

04 (N) METAL GUTTERS, DOWNSPOUTS, & LEADER BOXES: **COPPER**

05 DOOR SURROUNDS: **CERMAMIC TILE**

06 (N) PLASTER SCREEN
W/ WINDOW BEYOND

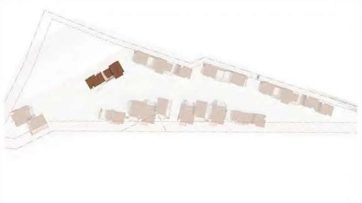
07 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE WINDOWS
EXTERIOR COLOR: **HISTORIC TEAL**

08 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE DOORS
EXTERIOR COLOR: **HISTORIC TEAL**

09 (N) DOUG FIR ENTRY DOORS &
GARAGE DOORS : **STAINED WOOD**

10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

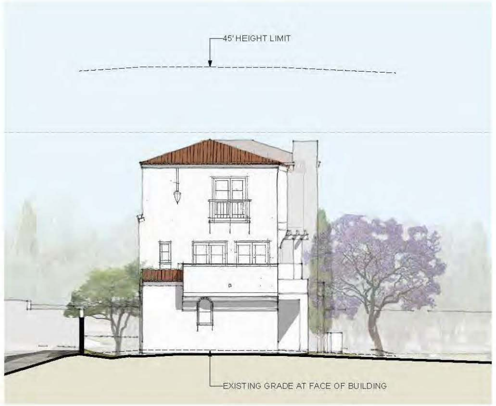
Exterior Elevations - Building 4

A304

SCALE: 1" = 8'
DATE: MARCH 19, 2025

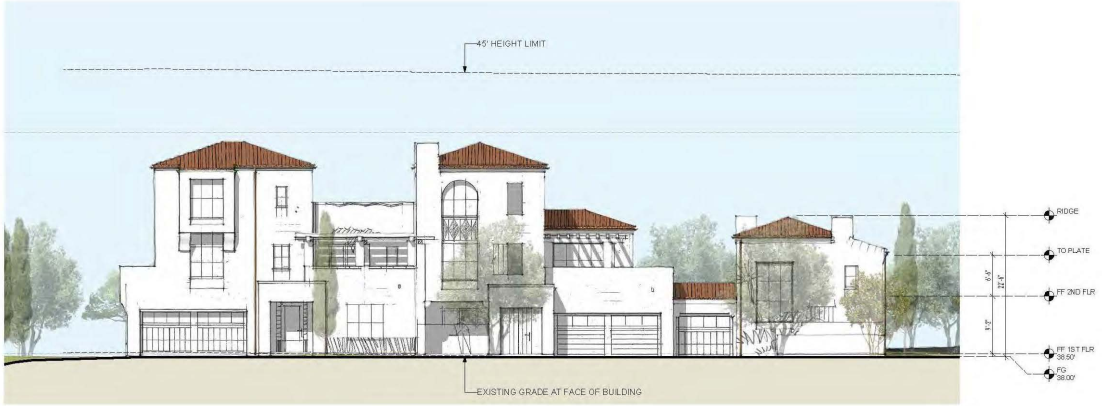
DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



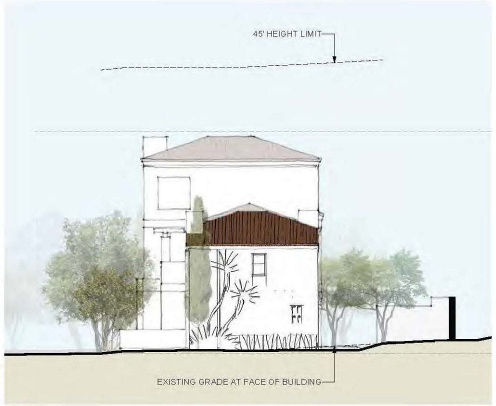
West Elevation - Building 5

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



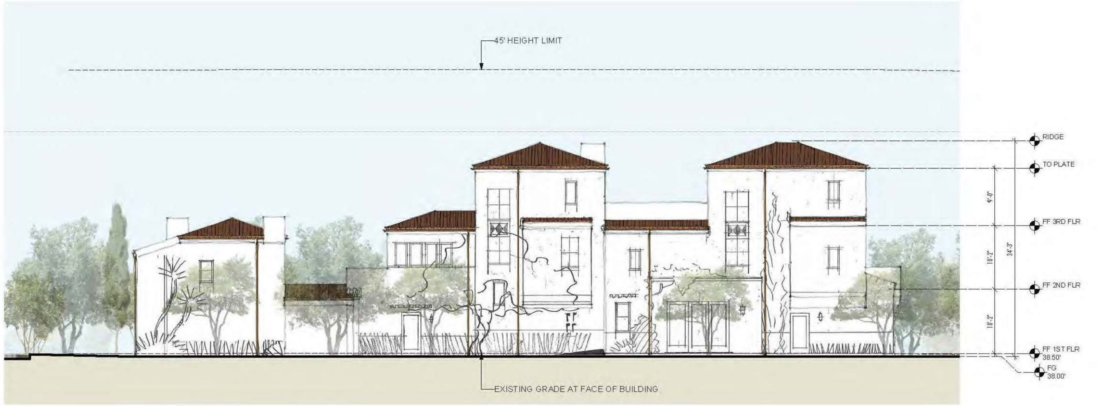
South Elevation - Building 5

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



East Elevation - Building 5

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



North Elevation - Building 5

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

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	▭
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	■
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	■

MATERIALS

01 MISSION CLAY TILE ROOF
COLOR: **TERRA COTTA / MATCH EXISTING**
2 PIECE EAVE KICK

02 "LA HABRA" INTEGRAL COLOR PLASTER
SMOOTH HAND TROWELED FINISH
COLOR: **EGG SHELL - LRV (76)**

03 WROUGHT IRON RAILING
RUSTOLEUM PAINT
COLOR: **BLACK SATIN FINISH**

04 (N) METAL GUTTERS, DOWNSPOUTS, &
LEADER BOXES: **COPPER**

05 DOOR SURROUNDS: **CERMAMIC TILE**

06 (N) PLASTER SCREEN
W/ WINDOW BEYOND

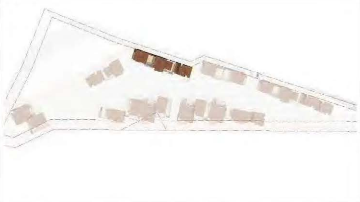
07 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE WINDOWS
EXTERIOR COLOR: **HISTORIC TEAL**

08 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE DOORS
EXTERIOR COLOR: **HISTORIC TEAL**

09 (N) DOUG FIR ENTRY DOORS &
GARAGE DOORS : **STAINED WOOD**

10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

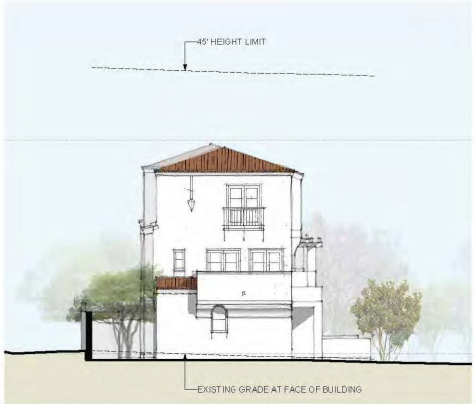
Exterior Elevations - Building 5

A305

SCALE: 1" = 8'
DATE: MARCH 19, 2025

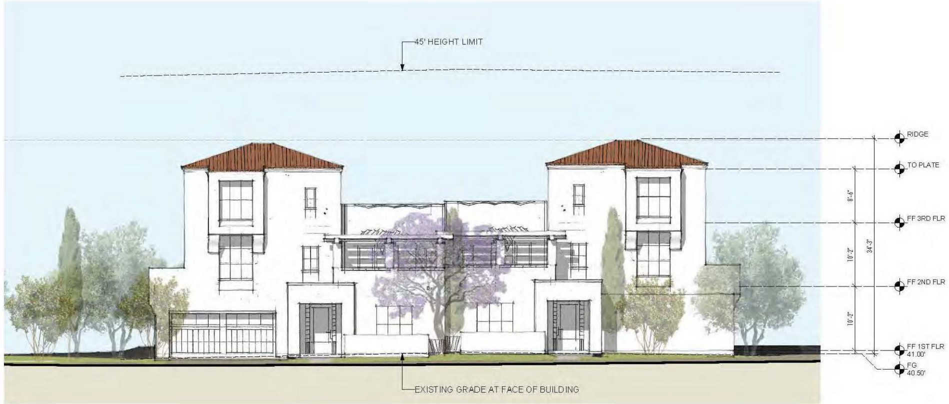
DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



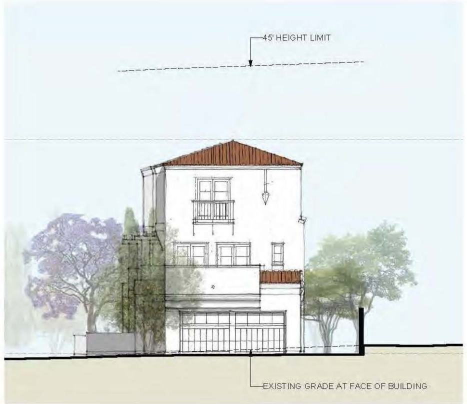
West Elevation - Building 6

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



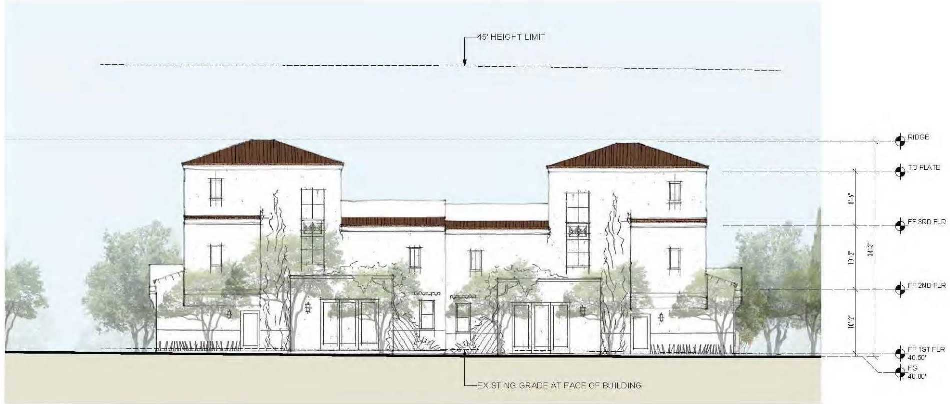
South Elevation - Building 6

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



East Elevation - Building 6

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



North Elevation - Building 6

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

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

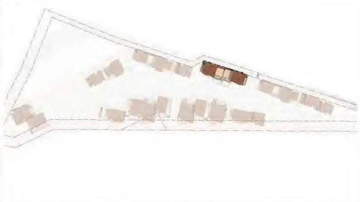
COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	⬜
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	🟦
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	🟫

MATERIALS

- 01 MISSION CLAY TILE ROOF COLOR: **TERRA COTTA / MATCH EXISTING** **2 PIECE EAVE KICK**
- 02 "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: **EGG SHELL - LRV (76)**
- 03 WROUGHT IRON RAILING RUSTOLEUM PAINT COLOR: **BLACK SATIN FINISH**
- 04 (N) METAL GUTTERS, DOWNSPOUTS, & LEADER BOXES: **COPPER**
- 05 DOOR SURROUNDS: **CERMAMIC TILE**
- 06 (N) PLASTER SCREEN W/ WINDOW BEYOND
- 07 QUARTZ TIMBERLINE ALUMINUM CLAD WOOD CORE WINDOWS EXTERIOR COLOR: **HISTORIC TEAL**
- 08 QUARTZ TIMBERLINE ALUMINUM CLAD WOOD CORE DOORS EXTERIOR COLOR: **HISTORIC TEAL**
- 09 (N) DOUG FIR ENTRY DOORS & GARAGE DOORS : **STAINED WOOD**
- 10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

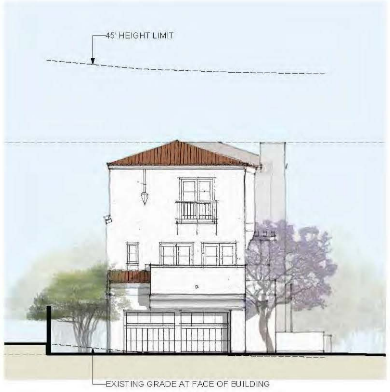
Exterior Elevations - Building 6

A306

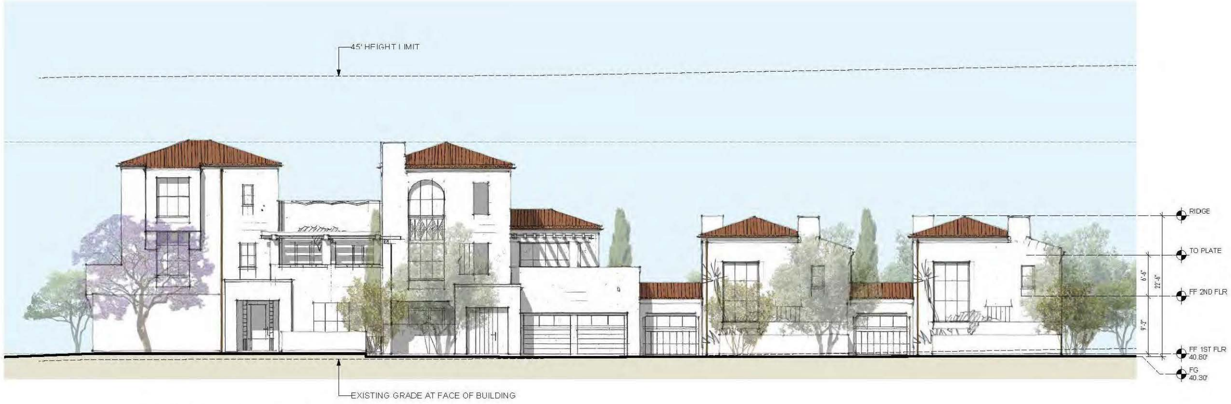
SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

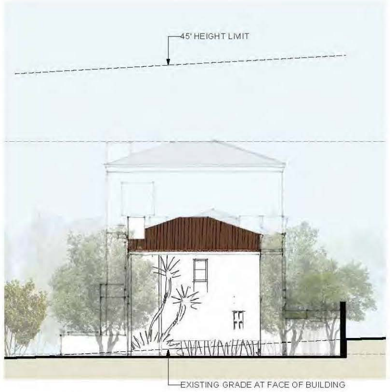
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715



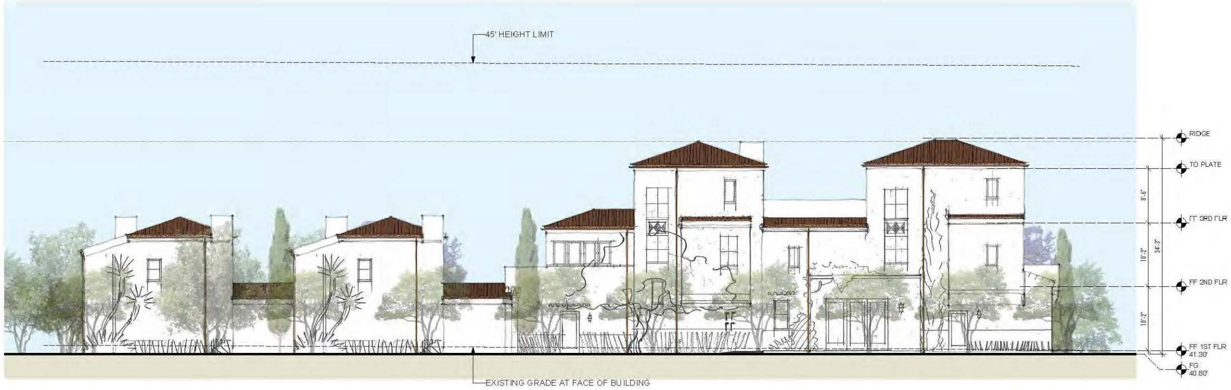
West Elevation - Building 7
Scale: 1/8" = 1'-0"



South Elevation - Building 7
Scale: 1/8" = 1'-0"



East Elevation - Building 7
Scale: 1/8" = 1'-0"



North Elevation - Building 7
Scale: 1/8" = 1'-0"

ROOF

ROOF MATERIAL
MISSION CLAY TILE
COLOR: TERRA COTTA
2 PIECE EAVE KICK

COLOR LEGEND

EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL / MATCH EXISTING" **LRV (76)**	⬜
EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: **HISTORIC TEAL** NATURAL WOOD INTERIOR: **STAINED**	🟦
GARAGE & ENTRY DOORS WOOD: **STAIN FINISH**	🟫

MATERIALS

01 MISSION CLAY TILE ROOF
COLOR: **TERRA COTTA / MATCH EXISTING**
2 PIECE EAVE KICK

02 "LA HABRA" INTEGRAL COLOR PLASTER
SMOOTH HAND TROWELED FINISH
COLOR: **EGG SHELL - LRV (76)**

03 WROUGHT IRON RAILING
RUSTOLEUM PAINT
COLOR: **BLACK SATIN FINISH**

04 (N) METAL GUTTERS, DOWNSPOUTS, & LEADER BOXES: **COPPER**

05 DOOR SURROUNDS: **CERMAMIC TILE**

06 (N) PLASTER SCREEN
W/ WINDOW BEYOND

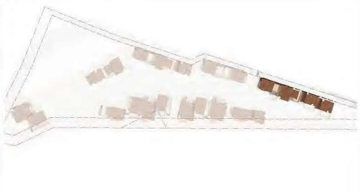
07 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE WINDOWS
EXTERIOR COLOR: **HISTORIC TEAL**

08 QUARTZ TIMBERLINE ALUMINUM CLAD
WOOD CORE DOORS
EXTERIOR COLOR: **HISTORIC TEAL**

09 (N) DOUG FIR ENTRY DOORS &
GARAGE DOORS : **STAINED WOOD**

10 (N) CUSTOM PLASTER FALSE CHIMNEY

KEY MAP



MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

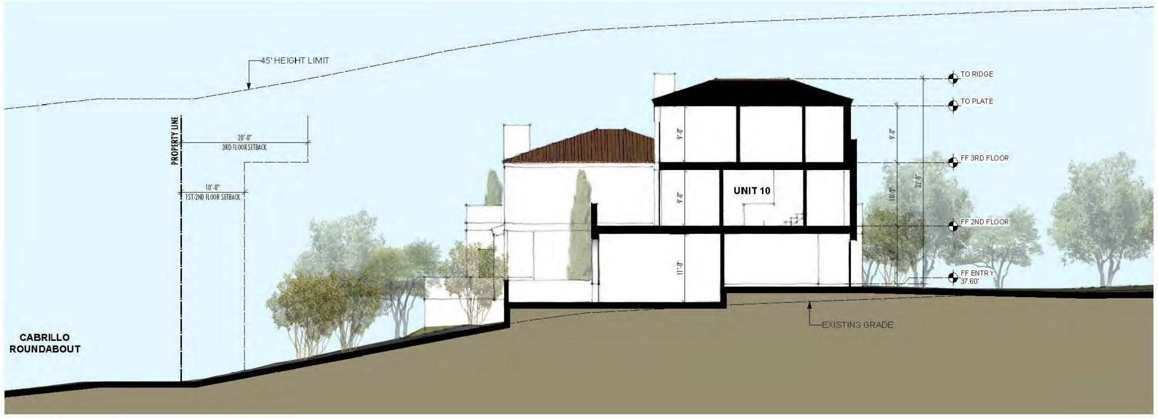
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

Exterior Elevations - Building 7
A307

SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



SECTION 1

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

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

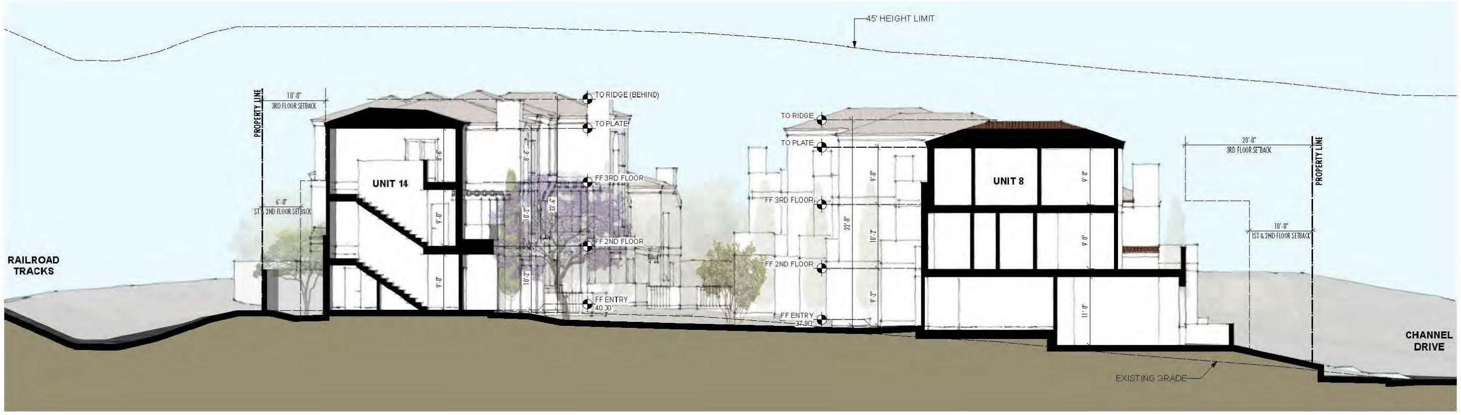
SECTIONS

A401

SCALE: 1" = 8'
DATE: MARCH 19, 2025

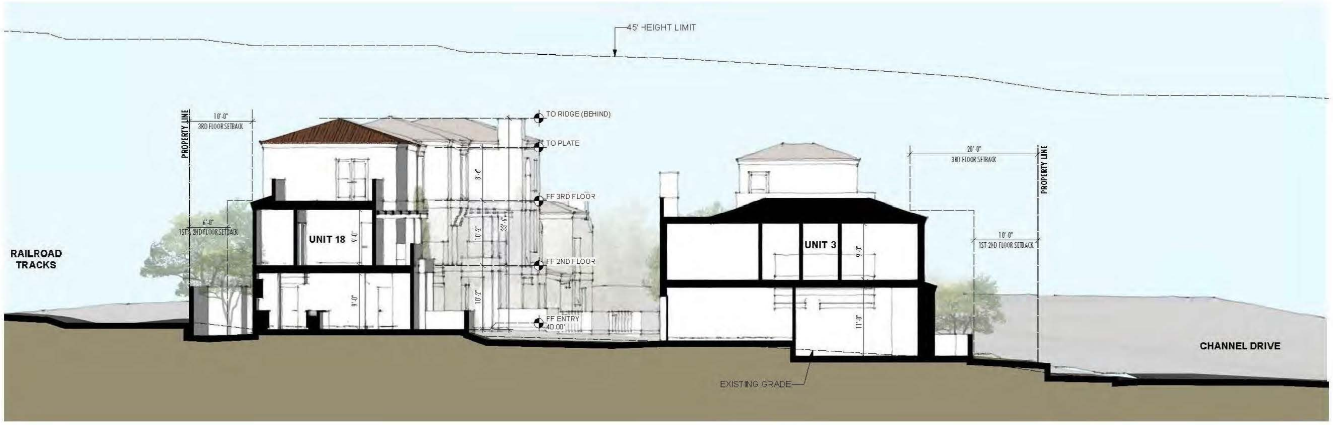
DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715



SECTION 2

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

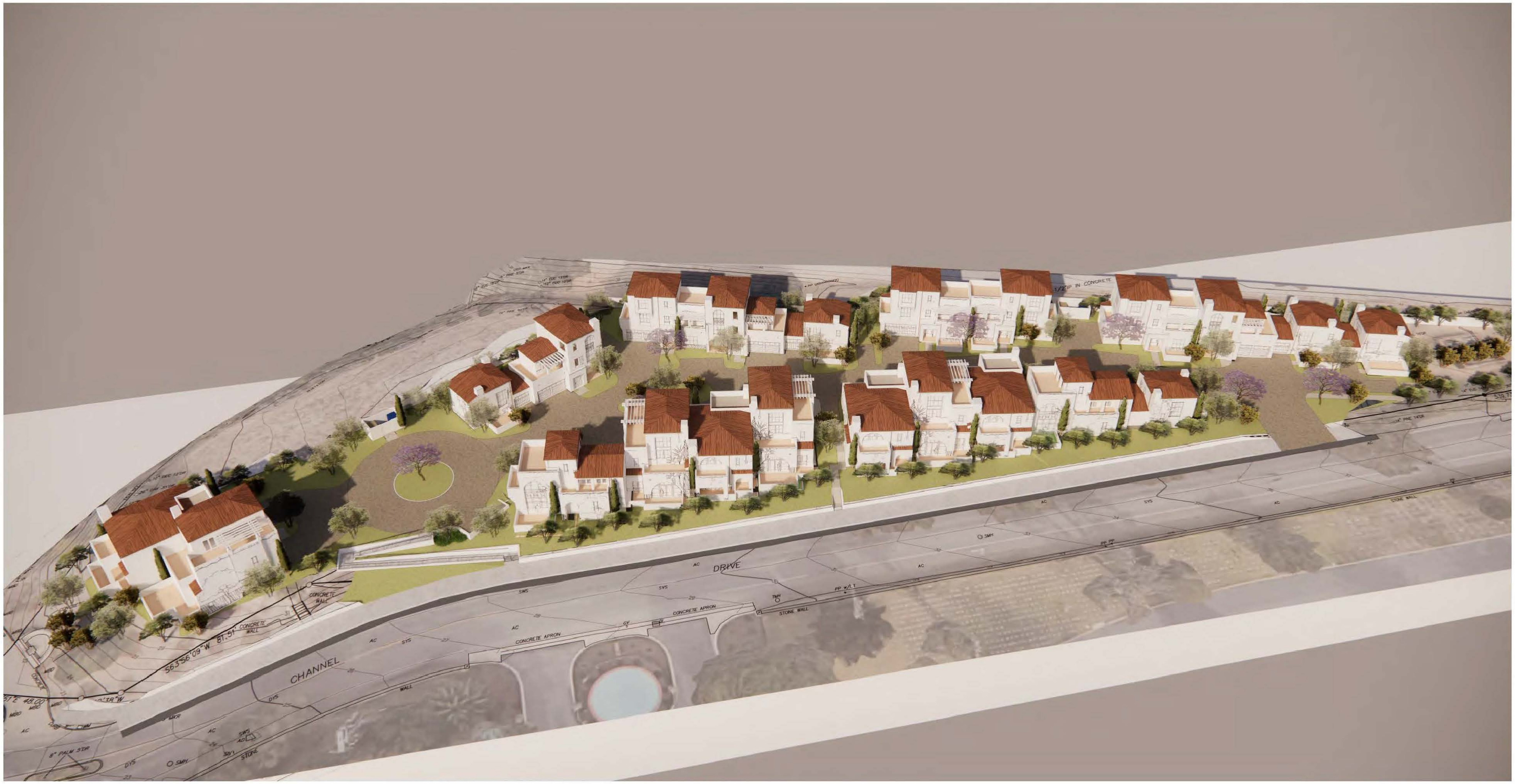


SECTION 3

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

SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC
29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.8715



AERIAL VIEW OF PROPOSED PROJECT FROM SOUTH

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

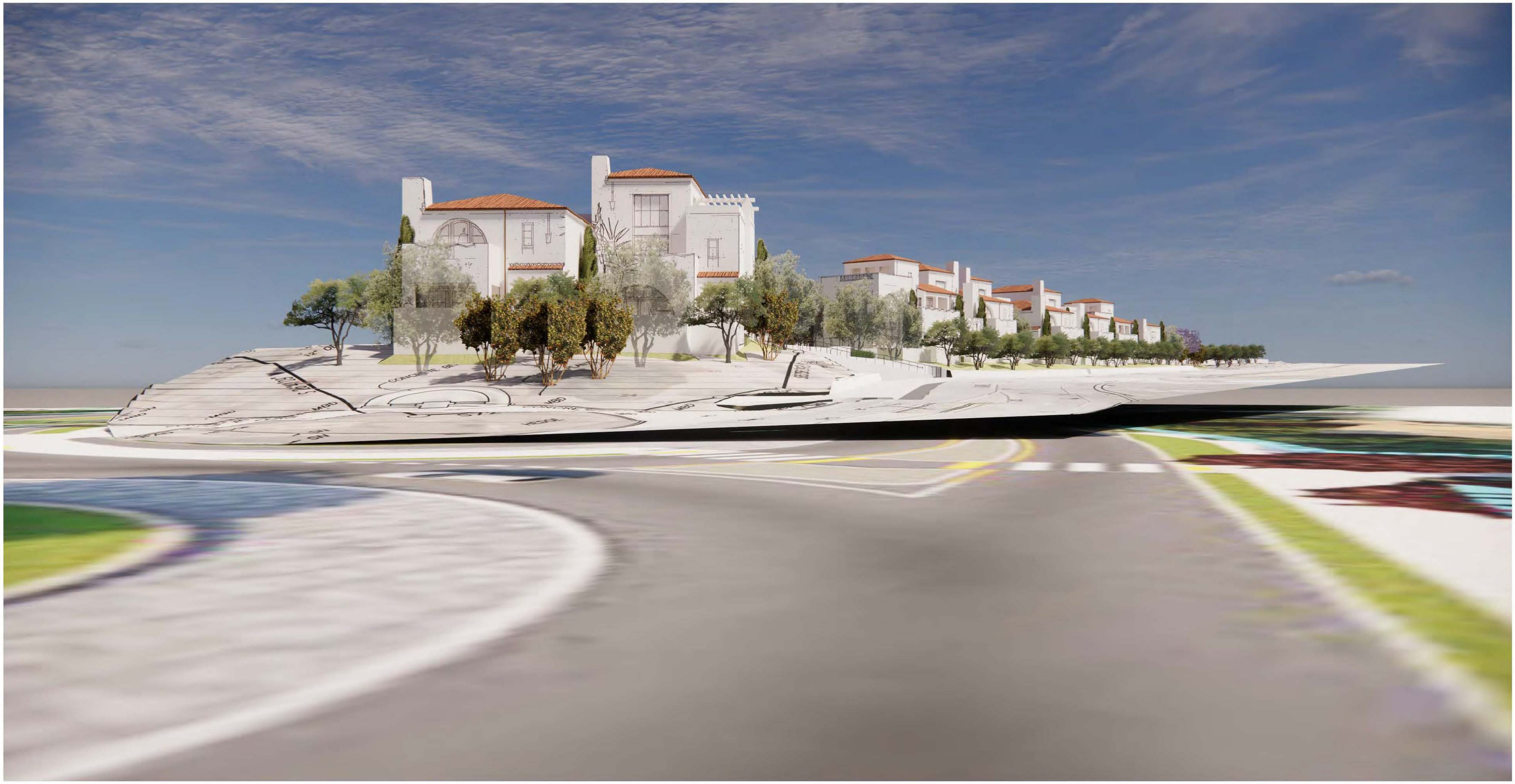
PERSPECTIVE VEW

A501

DESIGNARC

SCALE: 1" = 8'
DATE: MARCH 19, 2025

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.6715



VIEW FROM ROUNDABOUT LOOKING EAST

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

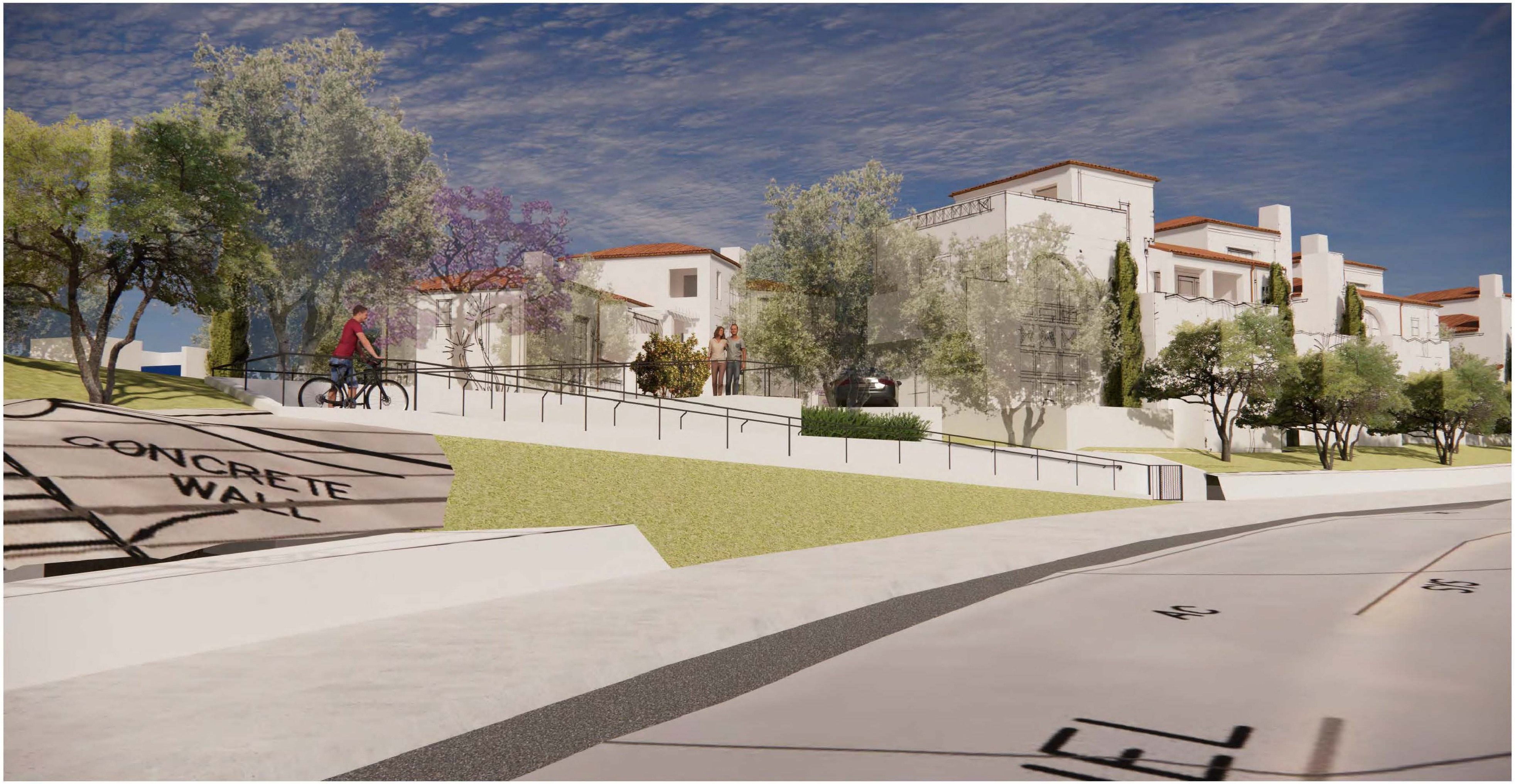
PERSPECTIVE VIEW

A502

SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T. 805.687.1525 F. 805.687.6715



VIEW FROM CHANNEL DRIVE LOOKING EAST

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

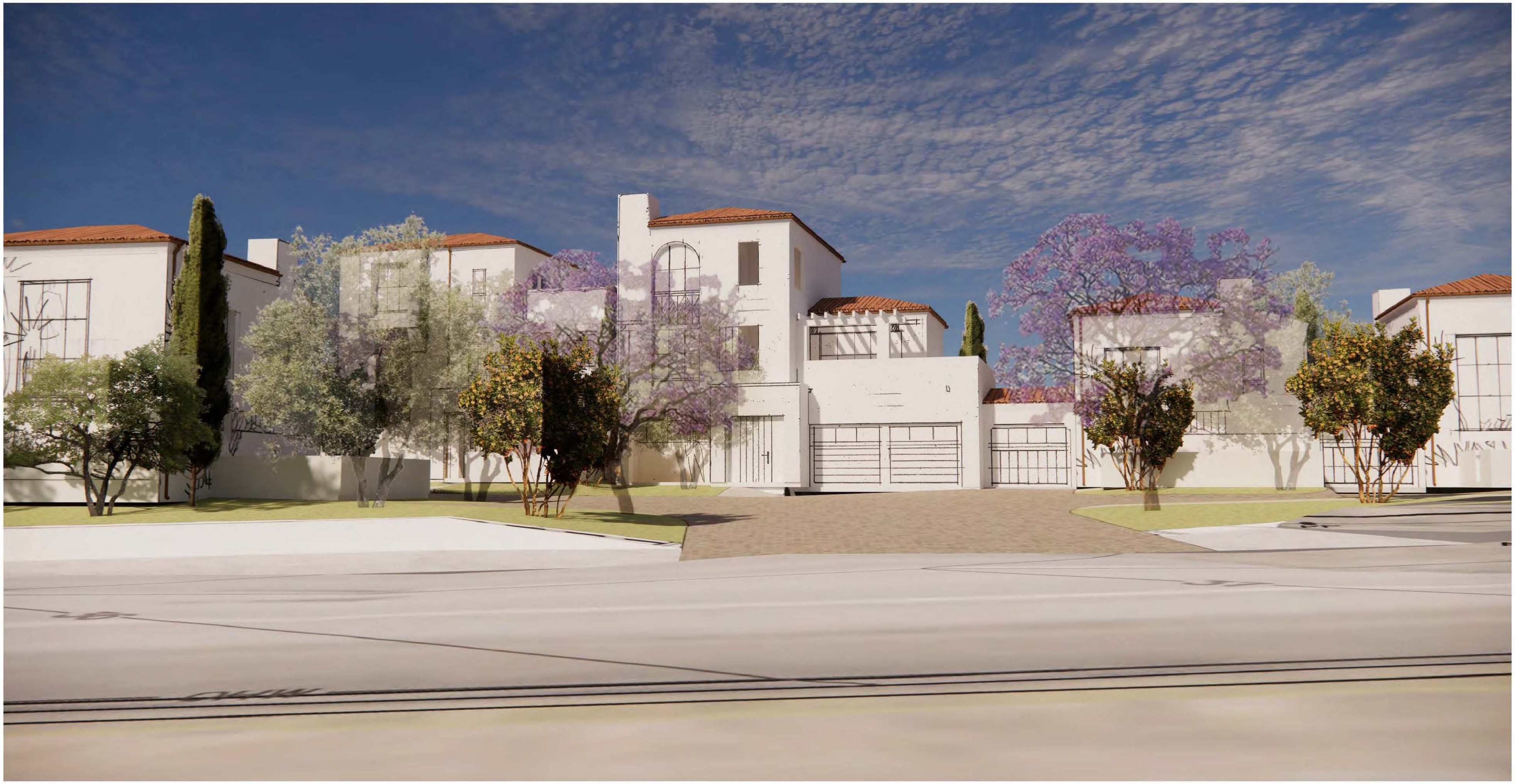
PERSPECTIVE VIEW

A503

SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.6715



VIEW FROM CHANNEL DRIVE AT PROJECT ENTRANCE LOOKING NORTH

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

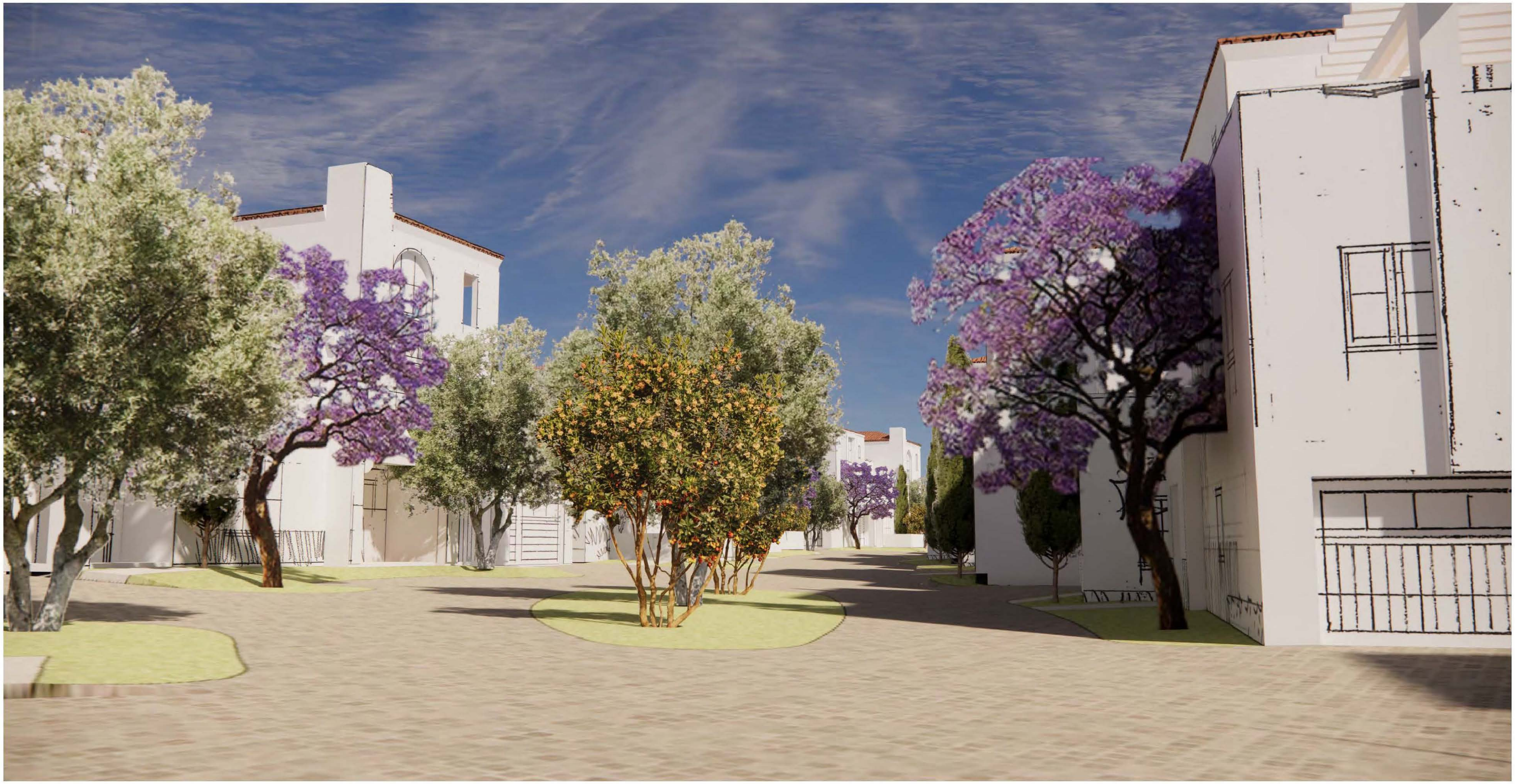
PERSPECTIVE VIEW

A504

SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.667.1525 F: 805.667.6715



VIEW FROM WOONERF LOOKING EAST

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

PERSPECTIVE VIEW

A505

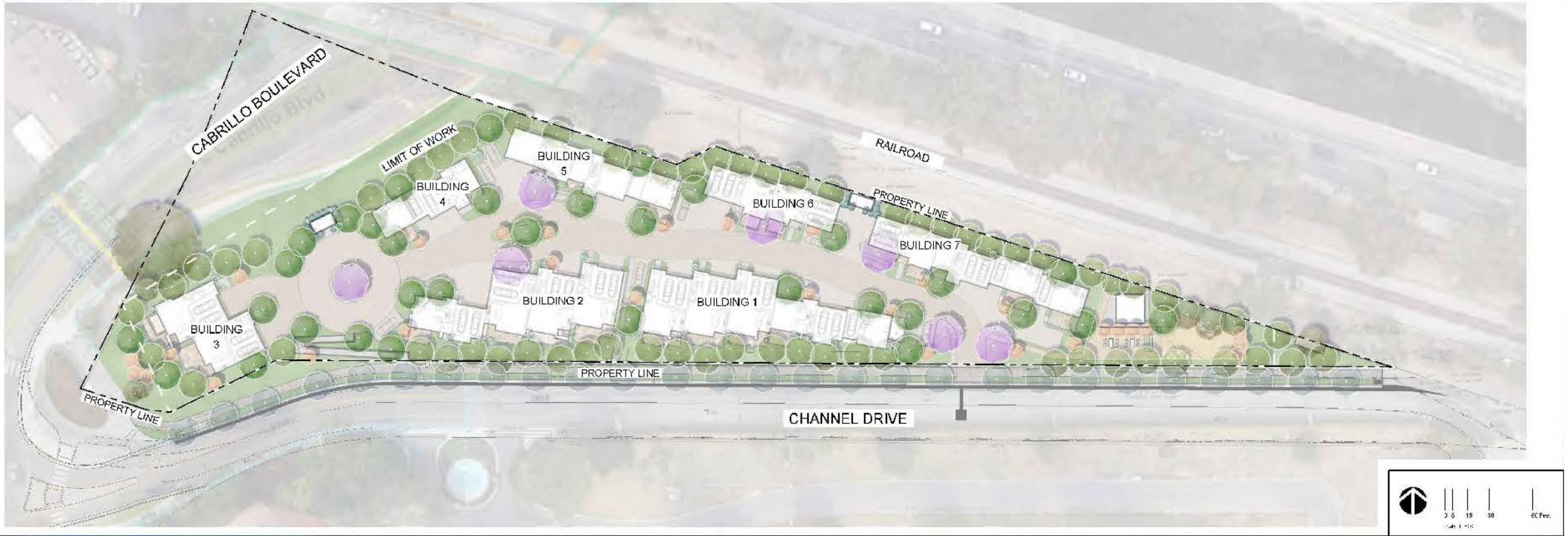
SCALE: 1" = 8'
DATE: MARCH 19, 2025

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.667.1525 F: 805.667.6715

Multi-Family Housing Development
1 Hot Springs Road
Santa Barbara, California
Entitlement Resubmittal

OVERALL SITE



LANDSCAPE COMPLIANCE CHECKLIST V23

The person who prepared the landscape plan must complete and sign this checklist and include it on the landscape plans. Read each checked box and add sheet references to verify compliance, or indicate N/A if "not applicable".

1) Limit Your Lawn	Sheet #
✓ No turfgrass or high water using plants in parkways, medians, or areas with dimension of < 8 feet	3.01, L3.02
✓ No turfgrass or high-water using plants installed on slopes of 25% or greater	3.01, L3.02

2) Plant Water-Wise	Sheet #
✓ Nonresidential projects are designed with 100% water-wise plants, or City WELS Worksheet shows ETAF of 0.37 or less and is reproduced on plans	N/A
✓ Residential projects are designed with 80% water-wise plants or City WELS Worksheet shows ETAF of 0.5 or less and is reproduced on plans	L2.00A
✓ Plant list includes botanical name, common name, and WUCOLS classification	L3.00A
✓ Plans show total square feet of all new/revised landscaping and provide total sub-areas of irrigated water-wise, moderate, high water use plants	L2.00A, L3.00A

3) Mulch, Mulch, Mulch	Sheet #
✓ All appropriate landscaped areas will be covered with at least 3" mulch, organic is preferred	L3.00A
✓ Compost incorporated into soil of landscaped area, if soil is <6% organic matter in top 6"	N/A

4) Irrigate Efficiently	Sheet #
✓ A weather based irrigation controller with a rain shutoff sensor is provided	L2.00A
✓ Drip irrigation with emitters with ≤ 2 GPH, is provided in at least 25% of the landscaped area	L2.00A
✓ If required, plans show a separate irrigation sub-meter or City owned dedicated irrigation meter	L2.00A
✓ Pressure regulators are provided for mainline, if necessary; inline regulators at each valve	L2.00A
✓ Manual shut-off valve close to point of connection provided	L2.00A
✓ For projects > 5,000 square feet, flow sensor and master shut off valve is provided	L2.00A
✓ Hydrozones clearly demonstrated on plans and valves show hydrozones separated based on plant water needs. Hydrozones do not mix low, moderate and high water using plants	L2.00A
✓ Irrigation systems are designed to avoid overspray and runoff	L2.00A
✓ Areas less than 8' are irrigated with bubblers, pop-up rotating nozzle, subsurface, or drip	L2.00A
✓ Overhead irrigation at least 24" setback of any non permeable surface	L2.00A
✓ Sprinklers have matched precipitation rates within each valve and circuit	L2.00A
✓ Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas	L2.00A

5) Certify

I certify that the foregoing is true and correct and that verification will be necessary upon final inspection.

Scott Capps	Scott Capps	6896 04/30/2025
Signature	Name	License # and Exp. Date

PROJECT DESCRIPTION

REFER TO ARCHITECT DRAWINGS FOR MORE INFORMATION

WATER CONSERVATION STATEMENT

I AM FAMILIAR WITH & AGREE TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE DESIGN WITH THE CITY OF SANTA BARBARA WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE

EPTDESIGN
414 OLIVE STREET
SANTA BARBARA CA 93101

Scott Capps.

SIGNATURE
SCOTT CAPPS
REGISTRATION NO. 6896
EXPIRATION DATE 04/30/25

UNDERGROUND SERVICE ALERT

CALL TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID.

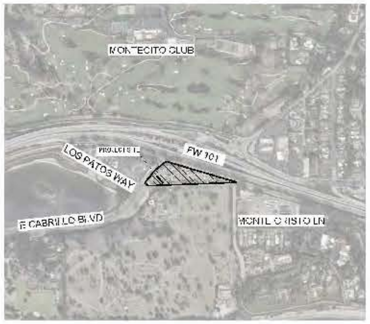
PROJECT SHEET INDEX

SHEET ID	DESCRIPTION
L0.00	COVER SHEET
L0.01	TREE DISPOSITION PLAN & NOTES
L1.00A	CONSTRUCTION SCHEDULE & NOTES
L1.00B	CONSTRUCTION PLAN - OVERALL SITE
L1.01	CONSTRUCTION PLAN - ENLARGEMENT
L1.02	CONSTRUCTION PLAN - ENLARGEMENT
L2.00A	IRRIGATION SCHEDULE & NOTES
L2.00B	IRRIGATION PLAN - OVERALL SITE
L2.01	IRRIGATION PLAN - ENLARGEMENT
L2.02	IRRIGATION PLAN - ENLARGEMENT
L2.51	IRRIGATION DETAILS
L2.52	IRRIGATION DETAILS
L3.00A	PLANTING SCHEDULE & NOTES
L3.00B	PLANTING PLAN - OVERALL SITE
L3.01	PLANTING PLAN - ENLARGEMENT
L3.02	PLANTING PLAN - ENLARGEMENT
L3.51	PLANTING DETAILS
L4.00A	LIGHTING SCHEDULE & NOTES
L4.00B	LIGHTING PLAN - OVERALL SITE

PROJECT DIRECTORY

PROPERTY OWNER	**1 HSR GP, LLC** T: 503.970.4836 Contact: Brian Holland Email: Bosighollanc@gmail.com
ARCHITECT	**DesignARC, Inc.** 29 W. Calle Laureles Santa Barbara, CA 93105 T: 805.687.1525 Contact: Mark Kirkhart Email: mkirkhart@designarc.net Contact: Matea Cinardi Turner Email: mcinardi@designarc.net
CIVIL ENGINEER	**Flowers and Associates** 115 West Canon Perdido Street Santa Barbara, CA 93101 T: 805.966.2224 Ext.123 Contact: Robert A. Schmidt
LANDSCAPE ARCHITECT	**EPTDESIGN** 414 Olive St Santa Barbara, CA 93101 T: (626) 795-2008 Contact: Scott Capps, Luis Reynoso Email: scapps@eptdesign.com Email: lreynoso@eptdesign.com

VICINITY MAP



N.T.S.

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626 795 2008
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MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY
ENTITLEMENT SUBMITTAL

EPT JOB #
E24-021

PIC	PM	TEAM
SHC	LR	EPT

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	09/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/18/2025

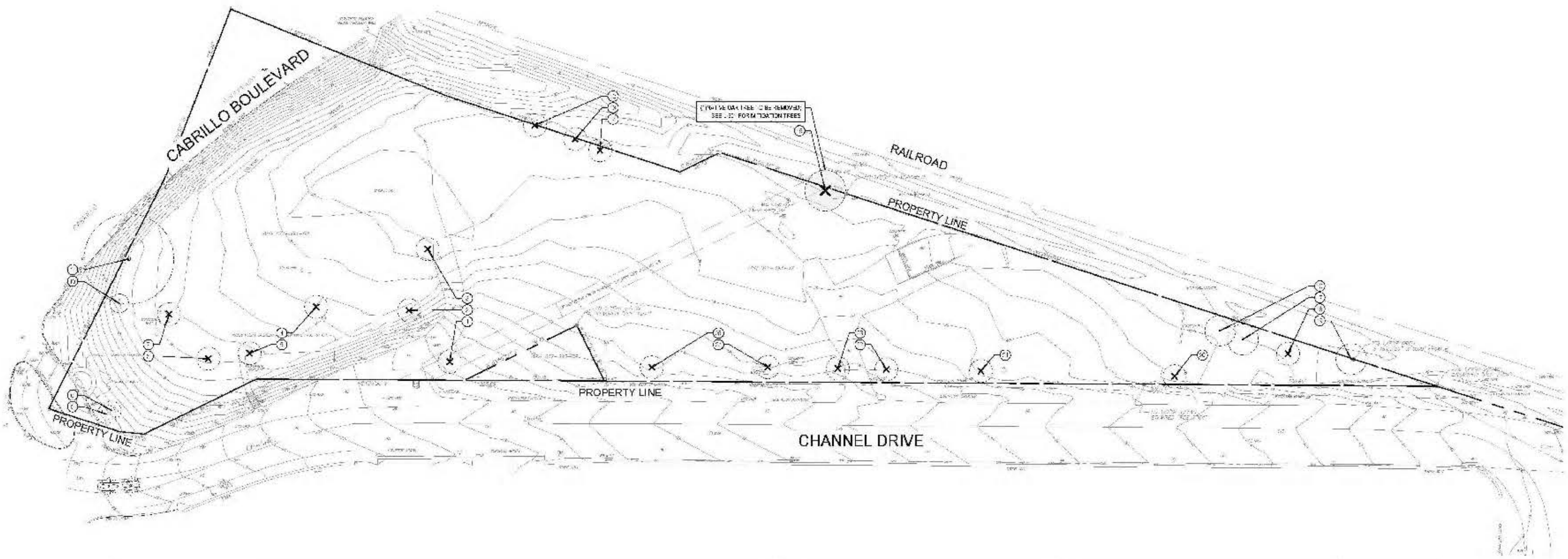
REVISIONS

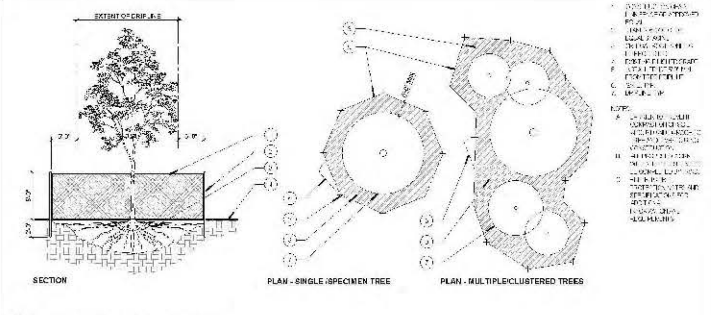
NO.	DESCRIPTION	DATE

COVER SHEET

L0.00

SCALE: REFER TO PLAN DATE: 01/2025





A **Tree Protection Fencing - Typical**
Scale: N.T.S.

GENERAL TREE PROTECTION NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

TREE PROTECTION FENCING

1. [illegible]
2. [illegible]
3. [illegible]

EXISTING TREES NOTE: PLAN NUMBER CORRESPONDS TO ARBORIST REPORT

SYMBOL	DESCRIPTION
+	[illegible]
✕	[illegible]
✕	[illegible]

TREE MITIGATION NOTE

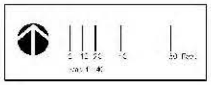
[illegible]

ARBORIST REPORT NOTE

[illegible]

MEASURES TO BE TAKEN TO PROTECT NATIVE OAK TREES DURING CONSTRUCTION (PER ARBORIST REPORT)

1. [illegible]
2. [illegible]
3. [illegible]



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[illegible]

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	06/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	[illegible]

REVISIONS

NO.	DESCRIPTION	DATE

TREE DISPOSITION PLAN & NOTES

L0.01

SCALE: REFER TO PLAN DATE: [illegible]

CONSTRUCTION NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES AND REQUIREMENTS, INCLUDING THE MOST RECENT REQUIREMENTS OF THE ACCESSIBILITY CODES.
2. REFER TO CITY AND COUNTY STANDARDS FOR STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
3. THE SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, DEVICES, SUPPLIES, EQUIPMENT, AND OTHER FACILITIES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATION GRADES, EXISTING STRUCTURES, SPECIFICATIONS AND FIELD CONDITIONS AT THE SITE BEFORE COMMENCING WORK. WHERE CONFLICTS OCCUR, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE FOR CLARIFICATION. FAILURE TO PROVIDE SUCH NOTIFICATION MAY MAKE CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE DISCREPANCY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH GENERAL CONTRACTOR AND DRAWINGS FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES, PIPES, AND RELATED STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES IF PROPER VERIFICATION WAS NOT PERFORMED.
6. CONSTRUCTION DOCUMENTS INCLUDE PROVISIONS NOTED HEREIN FOR BOTH THESE CONTRACT DRAWINGS AND ASSOCIATED CONTRACT SPECIFICATIONS. CONSTRUCTION DRAWINGS ARE GRAPHIC AND DIAGRAMMATIC; THEY CONVEY THE DESIGN INTENT OF THE CONSTRUCTION CONTRACT.
7. AREAS TO BE GRADED OR PAVED SHALL BE GRUBBED AND STRIPPED OF ALL VEGETATION, DEBRIS AND OTHER DELETERIOUS MATERIAL. ALL LOOSE SOIL DISTURBED BY REMOVAL OF TREES, EXISTING FILL AND LOOSE OR DISTURBED TOPSOIL SHALL BE REMOVED.
8. PLANS ARE FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY THE PROJECT CIVIL ENGINEER OR ARCHITECTURAL DRAWINGS AND FOR CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
9. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL UNLESS OTHERWISE INDICATED.
10. CONTRACTOR SHALL ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS AND OTHER STRUCTURES. FINAL GRADIENTS SHALL ENSURE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES.
11. CONTRACTOR SHALL ENSURE THAT DRAIN LINES, ELECTRICAL CONDUITS, SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND WALLS.
12. ENSURE THAT CURVED EDGES HAVE SMOOTH AND CONTINUOUS CURVES.
13. CONTRACTOR SHALL SUBMIT A CONCRETE FLATWORK JOINTING PLAN SHOWING ISOLATION AND CONTRACTION JOINTS BASED ON DESIGN PER PLAN FOR LANDSCAPE ARCHITECT APPROVAL. INSTALL EXPANSION JOINTS (EJ) AT ALL VERTICAL ELEMENTS. INSTALL CONSTRUCTION CONTROL JOINTS (CJ) AT MAX. 12'-0". OF JOINTS SHALL NOT BE ALLOWED. INSTALL EJS AND CJS AT 90° TO THE EDGE OF CONCRETE PAVING. SEE PLANS FOR ADDITIONAL INFORMATION AND LOCATIONS.
14. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR HARDSCAPE FORM REVIEW/APPROVAL BEFORE POURING CONCRETE.
15. DO NOT SCALE CONSTRUCTION DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
16. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION WHERE NO DETAILS ARE GIVEN. THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK SO INVOLVED.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFER TO PLANTING PLANS TO DETERMINE LOCATION OF SPECIMEN TREES AND TO PROTECT UNDERGROUND STRUCTURES AROUND THESE LOCATIONS.
18. IMPORT SOIL SHALL BE APPROVED ON SITE BY OWNER'S REPRESENTATIVE. REFER TO SPECIFICATIONS FOR SOIL REQUIREMENTS. SOIL SHALL BE FREE FROM ROCK, DEBRIS, NUT GRASS, BERMUDA GRASS OR OTHER DELETERIOUS MATERIAL.
19. INSTALL CONCRETE IMPROVEMENTS THAT OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON DRAWINGS AND DETAILS. CONCRETE TYPE INDICATED IN SPECIFICATIONS; SUBMIT CONCRETE DESIGN MIXES AND REFEREE FINISH SAMPLES TO LANDSCAPE ARCHITECT. PREPARE FIELD MOCK-UPS AND OBTAIN THEIR APPROVAL PRIOR TO INSTALLATION OF CONCRETE WORKS SCOPE. INSTALL CONCRETE FLATWORK PER RECOMMENDATION OF GEOTECHNICAL ENGINEER AND GEOTECHNICAL REPORT. IN CASE OF CONFLICT BETWEEN GEOTECHNICAL REPORT AND DETAILS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
20. REINFORCING STEEL: ASTM A 615, GRADE 40 FOR ALL REINFORCING. MINIMUM CLEARANCE FOR BARS SHALL BE 3" AT BOTTOM OF FOOTING AND 1-1/2" AT BOTTOM OF SLABS ON GRADE.
21. SLEEVES: CONCRETE CONTRACTOR SHALL PROVIDE PVC UNDER PAVING. THE LOCATIONS SHALL BE COORDINATED WITH THE ELECTRIC CONTRACTOR AND IRRIGATION CONTRACTOR.
22. MORTAR SHALL BE 1: 3-1/2: 1/4 TO 1/2 PARTS BY VOLUME OF PORTLAND CEMENT, TO MORTAR SAND, TO LIME PUTTY. USE NO FIRE CLAY. ADD 1 PINT ADMIXTURE PER SACK OF CEMENT TO INHIBIT EFFLORESCENCE.
23. USE AT LEAST A POWER MIXER. MEASURE PARTS BY VOLUME FOR UNIFORMITY.
    A. FOR MORTAR, LOAD MORTAR SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO MIXER IN THAT ORDER, AND MIX FOR 3 MINUTES THEN ADD LIME PUTTY AND MIX ADDITIONAL 10 MINUTES.
    B. FOR GROUT, LOAD PEA GRAVEL (IF USED), SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO THE MIXER FOR 3 MINUTES. USE ENOUGH WATER TO FORM A POURING CONSISTENCY AND COLOR PER PLANS.
    C. DO NOT USE ANY MORTAR OR GROUT AFTER MORE THAN 1-1/2 HOURS OF ITS INITIAL MIXING, EXCEPT MORTAR MAY BE RE-TEMPERED.
24. EXCESS SOIL SHALL BE REMOVED FROM SITE.
25. REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING CONSTRUCTION OPERATIONS.
26. REFER TO MASTER CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

SYMBOL	DESCRIPTION
℄	CENTER LINE
EQ.	EQUAL
F.O.W.	FACE OF WALL
FG	FINISH GRADE
F.O.B.	FACE OF BUILDING
O.C.	ON-CENTER
L.O.W.	LIMIT OF WORK
PA	PLANTING AREA
P.I.P.	PROTECT IN PLACE
ℙ	PROPERTY LINE
TYP.	TYPICAL
—●—	STEP INDICATOR REFER TO CIVIL PLANS

CONSTRUCTION REFERENCE LEGEND

ITEM	DESCRIPTION	DETAIL
①	CURB	SEE CIVIL ENG PLANS
②	STORM DRAIN INLET	SEE CIVIL ENG PLANS
③	BUILDING COLUMN / OVERHANG / WALL	SEE ARCH PLANS
④	EXISTING CONCRETE BENCH AND FOUNTAIN	-
⑤	TRASH ENCLOSURE	SEE ARCH PLANS
⑥	OFFSITE IMPROVEMENTS	SEE CIVIL ENG PLANS

BOULDER TABLE

LANDSCAPE BOULDERS - FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REFER TO DTL L3.5 FOR INSTALL. THE FOLLOWING TABLE IS FOR QUANTITY. LOCATION TO BE DETERMINED.

BOULDER TYPE: PER SOUTHWEST BOULDER OR APPROVED EQUAL

SIZE	QTY
BIG BOULDER	TBD
MEDIUM BOULDER	TBD
SMALL BOULDER	TBD

VISIBILITY TRIANGLE NOTE

NO FENCE, SCREEN WALL, HEDGE, OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3'-6" SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE.

PAVING LEGEND

ITEM	DESCRIPTION	DETAIL	MATERIAL / MODEL	MANUFACTURER	COLOR	FINISH	NOTES
P-1	PERMEABLE PAVING A: TYPE AND COLOR TBD	-	PRECAST PERMEABLE PAVER VEHICULAR RATED	TBS	TBS	TBS	1,2,4,7
P-2	PERMEABLE PAVING B: TYPE AND COLOR TBD		PRECAST PERMEABLE PAVER VEHICULAR RATED	TBS	TBS	TBS	1,2,4,7
P-3	PERMEABLE PAVING C: TYPE AND COLOR TBD	-	PRECAST PERMEABLE PAVER VEHICULAR RATED	TBS	TBS	TBS	1,2,4,7
P-4	INT. COLORED CONCRETE COLOR: MESA BUFF	-	INTEGRAL COLOR CONCRETE	NATIONAL READY MIX (323-245-5539) & DAVIS COLOR	MESA BUFF	TOP CAST 5	2,7
P-5	FLAGSTONE PAVING AT PATIOS CHEROKEE OR SIMILAR		FLAGSTONE, IRREGULAR CUT AND PATTERN	SOUTHWEST BOULDER AND STONE (760-451-3333)	CHEROKEE OR SIMILAR	-	1,2,7
P-6	STEPS: INT. COLORED CONCRETE, COLOR: MESA BUFF	-	CONCRETE: INTEGRAL COLORED CONCRETE HANDRAIL: DECORATIVE STEEL	NATIONAL READY MIX (323-245-5539) CUSTOM	MESA BUFF BLACK	TOP CAST 5 TOP CAST 5	1,2,3,7
P-7	RAMP: INT. COLORED CONCRETE, COLOR: MESA BUFF		CONCRETE: INTEGRAL COLORED CONCRETE HANDRAIL: DECORATIVE STEEL	NATIONAL READY MIX (323-245-5539) CUSTOM	MESA BUFF BLACK	TOP CAST 5 TOP CAST 5	1,2,3,7
P-8	ENGINEERED PLAY MULCH AT PLAY AREA		SYNTHETIC TURF / EASY TURF	FIELD TURF (888-320-3203)	NATURAL	PREMIUM	1,2,4,7
P-9	DECOMPOSED GRANITE PAVING	-	STABILIZED DECOMPOSED GRANITE	SOUTHWEST BOULDER AND STONE (760-451-3333)	CALIFORNIA GOLD	STABILIZED	1,2,4,7

WALL LEGEND

ITEM	DESCRIPTION	DETAIL	MATERIAL / MODEL	MANUFACTURER	COLOR	FINISH	NOTES
W-1	PATIO WALL (42" H) PLASTER FINISH TO MATCH ARCH	-	CMU BLOCK W/ PLASTER FINISH	MATCH ARCH	MATCH ARCH	MATCH ARCH	1,2
W-2	SITE RETAINING WALL (H VARIES) PLASTER FINISH TO MATCH ARCH		CMU BLOCK W/ PLASTER FINISH	MATCH ARCH	MATCH ARCH	MATCH ARCH	1,2
W-3	FEATURE WALL AT LOUNGE (3' H) STONE TO MATCH ARCH	-	CMU BLOCK W/ STONE VENEER	TBS	TBS	TBS	1,2
W-4	[illegible] (3' H) PLASTER FINISH TO MATCH ARCH		CMU BLOCK W/ PLASTER FINISH	MATCH ARCH	MATCH ARCH	MATCH ARCH	1,2

FENCE LEGEND

ITEM	DESCRIPTION	DETAIL	MATERIAL / MODEL	MANUFACTURER	COLOR	FINISH	NOTES
F-1	SECURITY FENCE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE		WELDED WIRE MESH	CUSTOM	BLACK	1 COAT RUST INHIBITOR / 2 COATS PAINT	2,3,10
F-2	FENCE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-	WELDED WIRE MESH	CUSTOM	BLACK	1 COAT RUST INHIBITOR / 2 COATS PAINT	2,3,10

GATE LEGEND

ITEM	DESCRIPTION	DETAIL	PART	MATERIAL / MODEL	MANUFACTURER	COLOR	FINISH	NOTES
G-1	SECURITY GATE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-	GATE MEMBERS	TUBE STEEL	CUSTOM	BLACK	1 COAT RUST INHIB/2 COATS PAINT	3,4,5
			HINGES		D&D TECHNOLOGIES	BLACK	-	
			DECO. HARDWARE	TBS		BLACK	-	
			METAL BACKING	TBS	-	BLACK	TBS	
			PANIC HARDWARE	-	VON DUPRIN	BLACK	TBS	
G-2	PATIO GATE (42" H) WOOD TO MATCH ARCH	-	GATE MEMBERS	TUBE STEEL	CUSTOM	BLACK	1 COAT RUST INHIB/2 COATS PAINT	3,4,5
			HINGES		D&D TECHNOLOGIES	BLACK	-	
			DECO. HARDWARE	TBS	-	BLACK	-	
			METAL BACKING	TBS		BLACK	TBS	
G-3	GATE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-	GATE MEMBERS	TUBE STEEL	CUSTOM	BLACK	1 COAT RUST INHIB/2 COATS PAINT	3,4,5
			HINGES	-	D&D TECHNOLOGIES	BLACK	-	
			DECO. HARDWARE	TBS	-	BLACK	-	
			METAL BACKING	TBS		BLACK	TBS	

SITE AMENITIES LEGEND

ITEM	DESCRIPTION	DETAIL	MATERIAL / MODEL	MANUFACTURER	COLOR	FINISH	NOTES
SA-1	CENTRAL MAILBOX PLASTER FINISH TO MATCH ARCH	-	CMU BLOCK W/ PLASTER FINISH	MATCH ARCH	MATCH ARCH	MATCH ARCH	3
SA-2	FIRE PIT AND LOUNGE SEATING		TBS	TBS	TBS	-	4,8
SA-3	SEATWALL AT PLAY AREA		TBS	TBS	TBS	-	2
SA-4	LANDSCAPE BOULDERS	-	SANTA BARBARA SANDSTONE: SIZE VARIES PER PLAN	SOUTHWEST BOULDER AND STONE (760-451-3333)	NATURAL	-	1,6
SA-5	NATURE PLAY STRUCTURE		WOOD LOG CLIMBING FRAME NO. 2	DUNCAN AND GROVE (888-571-8470)	NATURAL	NATURAL	3,4

1. Contractor shall submit samples for approval by Landscape Architect prior to construction.
2. Contractor shall provide on site mock-up for approval by Landscape Architect prior to construction.
3. Contractor shall submit shop drawings for approval by Landscape Architect prior to construction.
4. Install per manufacturer instructions.
5. Shop primed with (1) coat of rust inhibitor. (2) coats of paint.
6. Landscape Architect to select final boulder locations in field.
7. Refer to Civil Engineer's Drawings for paving depth, reinforcement, and sub-base information.
8. Refer to landscape plans for final dimension and emergency shutoff location. Fire pit controls must be placed at a minimum of 18" above finish floor and not to exceed 48" above finish floor. Ensure controls meet grasping, pinching, twisting requirements of CBC Code 1139A.4.4

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PRELIMINARY
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PIC	PM	TEAM
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DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	09/24/2024
ENTITLEMENT SUBMITTAL	07/24/2025
ENTITLEMENT SUBMITTAL	10/15/2025

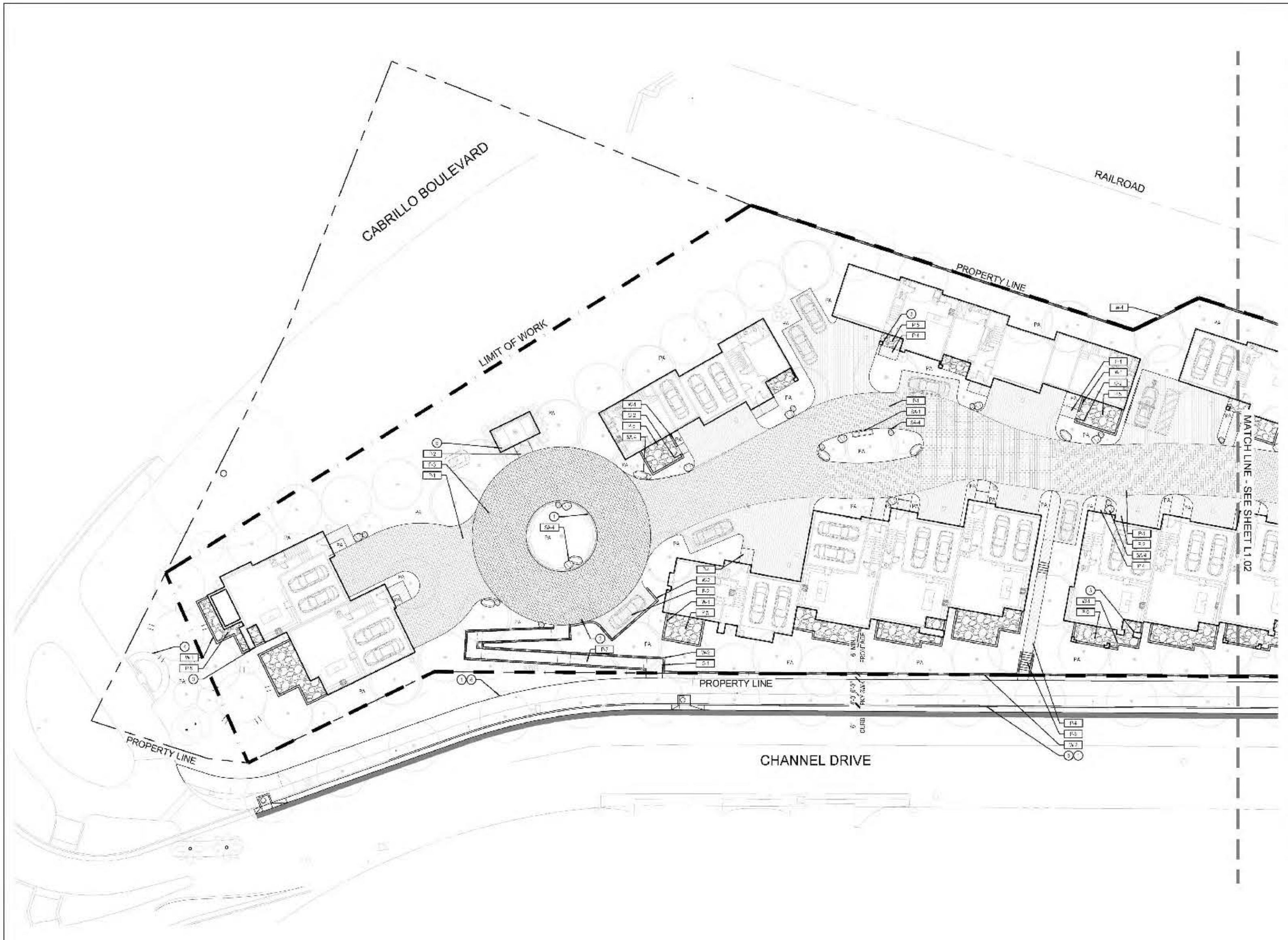
REVISIONS

NO.	DESCRIPTION	DATE

CONSTRUCTION SCHEDULE & NOTES

L1.00A

SCALE: REFER TO PLAN DATE: 10/2025



PAVING LEGEND

ITEM	DESCRIPTION		DETAIL
P-1	PERMEABLE PAVING A TYPE AND COLOR TBD	▦	-
P-2	PERMEABLE PAVING B TYPE AND COLOR TBD	▤	-
P-3	PERMEABLE PAVING C TYPE AND COLOR TBD	▦	-
P-4	INT. COLORED CONCRETE COLOR: MESA BUFF		-
P-5	FLAGSTONE PAVING AT PATIOS CHEROKEE OR SIMILAR	▨	-
P-6	STEPS INT. COLORED CONCRETE, COLOR: MESA BUFF		-
P-7	RAMP INT. COLORED CONCRETE, COLOR: MESA BUFF		-
P-8	ENGINEERED PLAY MULCH AT PLAY AREA		-
P-9	DECOMPOSED GRANITE PAVING		-

WALL LEGEND

ITEM	DESCRIPTION	DETAIL
W-1	PATIO WALL (42" H) PLASTER FINISH TO MATCH ARCH	
W-2	SITE RETAINING WALL (H VARIES) PLASTER FINISH TO MATCH ARCH	-
W-3	FEATURE WALL AT LOUNGE (3' H) STONE TO MATCH ARCH	-
W-4	CMU BLOCK PERIMETER NOISE WALL (8' H MAX) PLASTER FINISH TO MATCH ARCH	

FENCE LEGEND

ITEM	DESCRIPTION	DETAIL
F-1	SECURITY FENCE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-
F-2	FENCE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-

GATE LEGEND

ITEM	DESCRIPTION	DETAIL
G-1	SECURITY GATE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-
G-2	PATIO GATE (42" H) WOOD TO MATCH ARCH	-
G-3	GATE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-

SITE AMENITIES LEGEND

ITEM	DESCRIPTION	DETAIL
SA-1	CENTRAL MAILBOX PLASTER FINISH TO MATCH ARCH	-
SA-2	FIRE PIT AND LOUNGE SEATING	-
SA-3	SEATWALL AT PLAY AREA	-
SA-4	LANDSCAPE BOULDER	-
SA-5	NATURE PLAY STRUCTURE	-

CONSTRUCTION REFERENCE LEGEND

ITEM	DESCRIPTION	DETAIL
①	CURB	SEE CIVIL ENG PLANS
②	STORM DRAIN INLET	SEE CIVIL ENG PLANS
③	BUILDING COLUMN / OVERHANG / WALL	SEE ARCH PLANS
④	EXISTING CONCRETE BENCH AND FOUNTAIN	-
⑤	TRASH ENCLOSURE	SEE ARCH PLANS
⑥	OFFSITE IMPROVEMENTS	SEE CIVIL ENG PLANS

BOULDER TABLE

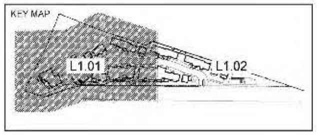
LANDSCAPE BOULDERS: FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REFER TO DT. LA-3.04 FOR INSTALL. THE FOLLOWING TABLE IS FOR QUANTITY. LOCATION TO BE DETERMINED.

BOULDER TYPE: PER SOUTHWEST BOULDER CO. OR APPROVED EQUAL

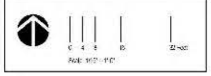
SIZE	QTY
BIG BOULDER	TBD
MEDIUM BOULDER	TBD
SMALL BOULDER	TBD

VISIBILITY TRIANGLE NOTE

NO FENCE, SCREEN, WALL, HEDGE, OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3'6" SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE.



REFER TO SHEET L1.00A FOR CONSTRUCTION SCHEDULES AND NOTES



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MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

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EPT JOB #
E24-021

PIC	PM	TEAM
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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	05/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/19/2025

△ REVISIONS

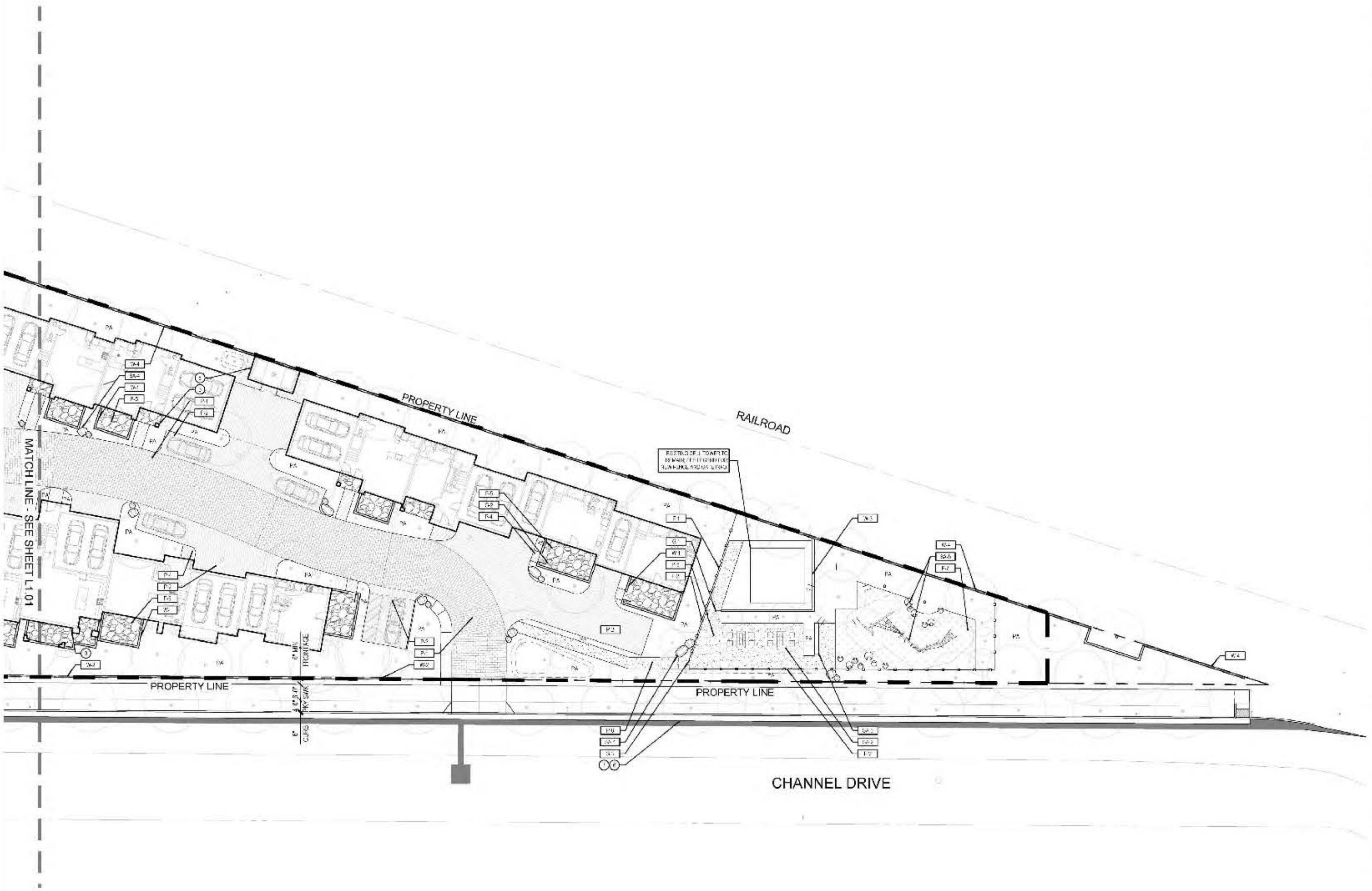
NO.	DESCRIPTION	DATE

CONSTRUCTION PLAN - ENLARGEMENT

L1.01

SCALE: REFER TO PLAN DATE: 01/20/25

(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



PAVING LEGEND

ITEM	DESCRIPTION		DETAIL
P-1	PERMEABLE PAVING A TYPE AND COLOR TBD	▦	-
P-2	PERMEABLE PAVING B TYPE AND COLOR TBD	▤	-
P-3	PERMEABLE PAVING C TYPE AND COLOR TBD	▦	
P-4	INT. COLORED CONCRETE COLOR: MESA BUFF		-
P-5	FLAGSTONE PAVING AT PATIOS CHEROKEE OR SIMILAR	▨	-
P-6	STEPS, INT. COLORED CONCRETE, COLOR: MESA BUFF		-
P-7	RAMP, INT. COLORED CONCRETE, COLOR: MESA BUFF		
P-8	ENGINEERED PLAY MULCH AT PLAY AREA		-
P-9	DECOMPOSED GRANITE PAVING		

WALL LEGEND

ITEM	DESCRIPTION	DETAIL
W-1	PATIO WALL (42" H) PLASTER FINISH TO MATCH ARCH	
W-2	SITE RETAINING WALL (H VARIES) PLASTER FINISH TO MATCH ARCH	-
W-3	FEATURE WALL AT LOUNGE (3' H) STONE TO MATCH ARCH	-
W-4	CMU BLOCK PERIMETER NOISE WALL (6' MIN.) PLASTER FINISH TO MATCH ARCH	

FENCE LEGEND

ITEM	DESCRIPTION	DETAIL
F-1	SECURITY FENCE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-
F-2	FENCE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	

GATE LEGEND

ITEM	DESCRIPTION	DETAIL
G-1	SECURITY GATE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-
G-2	PATIO GATE (42" H) WOOD TO MATCH ARCH	-
G-3	GATE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-

SITE AMENITIES LEGEND

ITEM	DESCRIPTION	DETAIL
SA-1	CENTRAL MAILBOX PLASTER FINISH TO MATCH ARCH	-
SA-2	FIRE PIT AND LOUNGE SEATING	-
SA-3	SEATWALL AT PLAY AREA	-
SA-4	LANDSCAPE BOULDER	
SA-5	NATURE PLAY STRUCTURE	-

CONSTRUCTION REFERENCE LEGEND

ITEM	DESCRIPTION	DETAIL
①	CURB	SEE CIVIL ENG PLANS
②	STORM DRAIN INLET	SEE CIVIL ENG PLANS
③	BUILDING COLUMN / OVERHANG / WALL	SEE ARCH PLANS
④	EXISTING CONCRETE BENCH AND FOUNTAIN	-
⑤	TRASH ENCLOSURE	SEE ARCH PLANS
⑥	OFFSITE IMPROVEMENTS	SEE CIVIL ENG PLANS

BOULDER TABLE

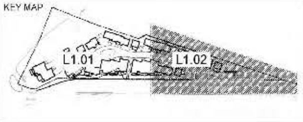
LANDSCAPE BOULDERS - FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REFER TO DETAIL [illegible] FOR INSTALL. THE FOLLOWING TABLE IS FOR QUANTITY. LOCATION TO BE DETERMINED.

BOULDER TYPE: PER SOUTHWEST BOULDER OR APPROVED EQUAL

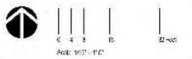
SIZE	QTY
BIG BOULDER	TBD
MEDIUM BOULDER	TBD
SMALL BOULDER	TBD

VISIBILITY TRIANGLE NOTE

NO FENCE, SCREEN, WALL, HEDGE, OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3' SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE.



REFER TO SHEET L1.00A FOR CONSTRUCTION SCHEDULES AND NOTES



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MULTI-FAMILY HOUSING DEVELOPMENT

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SANTA BARBARA
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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	05/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/18/2025

REVISIONS

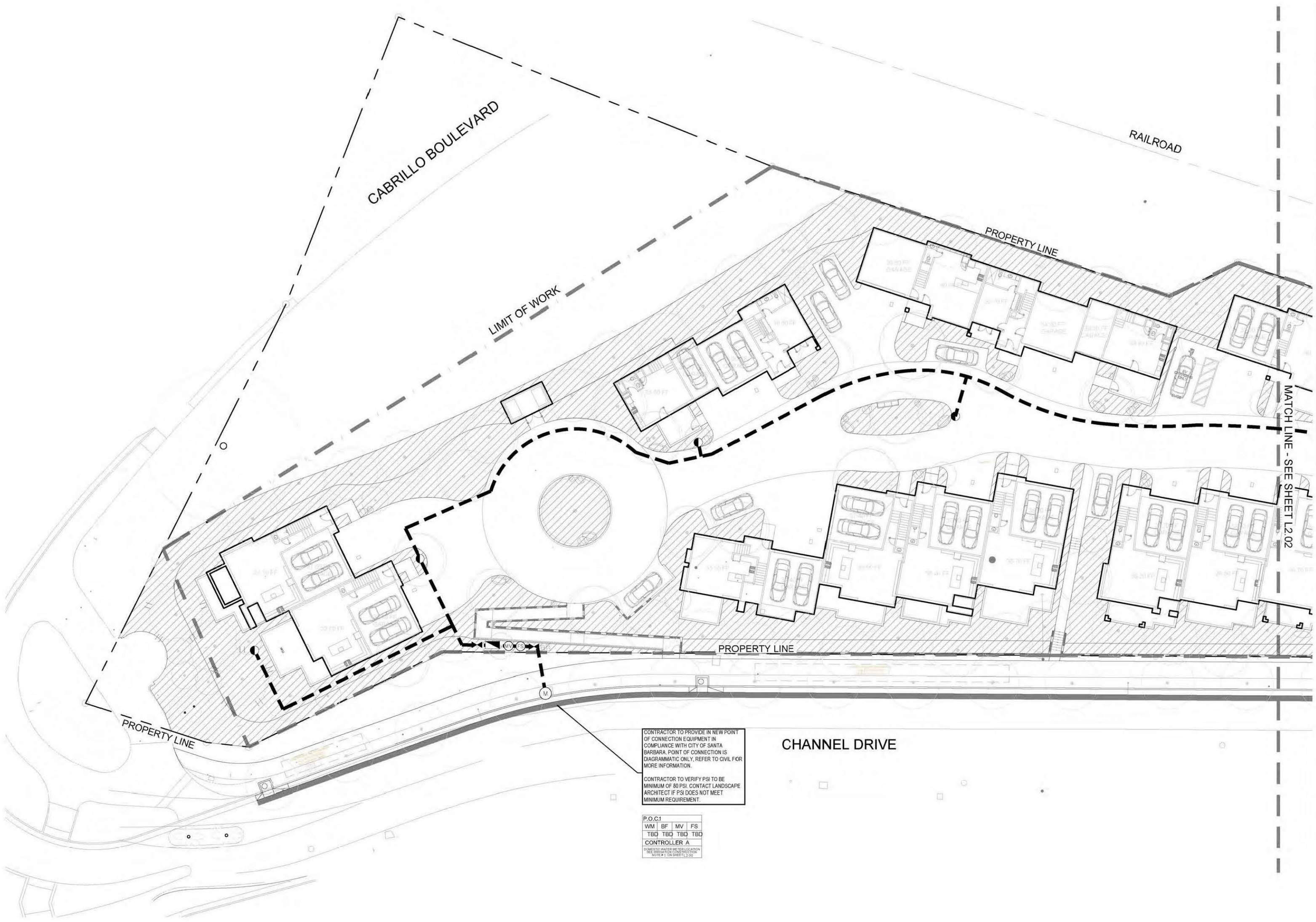
NO.	DESCRIPTION	DATE

CONSTRUCTION PLAN - ENLARGEMENT

L1.02

SCALE: REFER TO PLAN DATE: 01/20/25

(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



CONTRACTOR TO PROVIDE IN NEW POINT OF CONNECTION EQUIPMENT IN COMPLIANCE WITH CITY OF SANTA BARBARA. POINT OF CONNECTION IS DIAGRAMMATIC ONLY, REFER TO CIVIL FOR MORE INFORMATION.

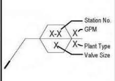
CONTRACTOR TO VERIFY PSI TO BE MINIMUM OF 80 PSI. CONTACT LANDSCAPE ARCHITECT IF PSI DOES NOT MEET MINIMUM REQUIREMENT.

P.O.C.1			
WM	BF	MV	FS
TBD	TBD	TBD	TBD
CONTROLLER A			
DOMESTIC WATER METER LOCATION SEE IRRIGATION CONSTRUCTION NOTE # 1 ON SHEET L2.00			

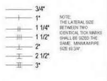
IRRIGATION LEGEND

SYMBOL F H Q A	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
▨		NETAFIM (SHRUB)	IRRIGATION DRIPLINE - TECHLINE CV DRIPLINE TLCV6-12
◎		RAINBIRD	DRIP TREE RINGS
●		NETAFIM	AIR RELIEF VALVE
▶■		NETAFIM	TLSOV - MANUAL FLUSH VALVE
ʃ		NETAFIM	DRIP CONNECTOR
(IN)		RAINBIRD	DRIP SYSTEM OPERATION INDICATOR
(M)		-	WATER METER PER CIVIL
◪		WILKINS	975XL - 2" BACKFLOW PREVENTER
⋈		NIBCO	T-111 GATE VALVE - LINE SIZE 2 1/2" AND SMALLER.
(MV)		SUPERIOR	3300 - 2" NORMALLY OPEN MASTER VALVE
(FS)		WEATHERTRAK	FLOW HD
◐		RAINBIRD	33-DLRC - 3/4" QUICK COUPLER VALVE
●		RAINBIRD	XCZ-PRB-100-COM 2-20 GPM
⊘		KING BROS.	LINE SIZE CHECK VALVE
(R)		RAINBIRD	RSD-BEX - RAIN SENSOR
[A]		RAINBIRD	ESP-LXME-FS-MP or WeatherTRAK PRO3
⊗		-	SPARE WIRE PULL BOX
▬ ▬ ▬			EXISTING MAINLINE
▬ ▬ ▬			MAINLINE
———			LATERAL LINE
═ ═ ═			PVC SLEEVES

IRRIGATION VALVE CALLOUT:



LATERAL LINE SIZING CHART



NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4"

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MULTI-FAMILY HOUSING DEVELOPMENT

**1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103**

PRELIMINARY
ENTITLEMENT SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT
SCOTT CAPPS No. 6888
Scott Capps
Signature
4/30/2025
Expiration Date
03/19/2025
Date
STATE OF CALIFORNIA

EPT JOB #:
E24-021

PIC	PM	TEAM
SHC	LR	EPT

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DESCRIPTION	DATE
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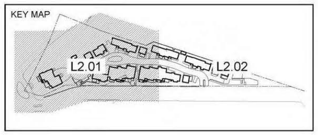
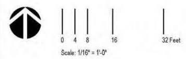
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/19/2025

△ **REVISIONS**

NO.	DESCRIPTION	DATE



REFER TO SHEET L2.00A FOR IRRIGATION SCHEDULES AND NOTES



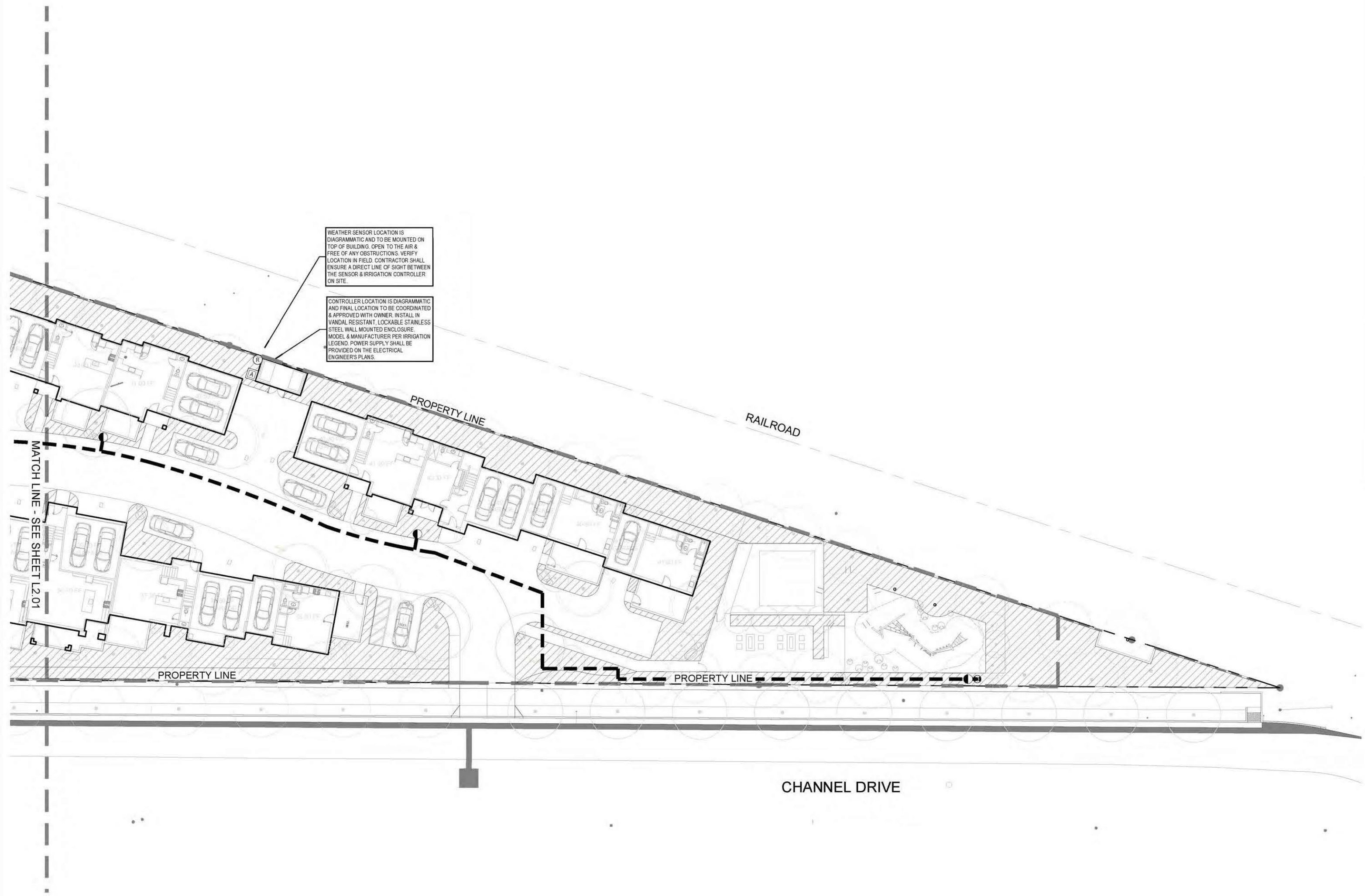
Scale: 1/16" = 1'-0"

IRRIGATION PLAN - ENLARGEMENT

L2.01

SCALE: REFER TO PLAN DATE: 01/20/25

(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



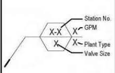
WEATHER SENSOR LOCATION IS DIAGRAMMATIC AND TO BE MOUNTED ON TOP OF BUILDING. OPEN TO THE AIR & FREE OF ANY OBSTRUCTIONS. VERIFY LOCATION IN FIELD. CONTRACTOR SHALL ENSURE A DIRECT LINE OF SIGHT BETWEEN THE SENSOR & IRRIGATION CONTROLLER ON SITE.

CONTROLLER LOCATION IS DIAGRAMMATIC AND FINAL LOCATION TO BE COORDINATED & APPROVED WITH OWNER. INSTALL IN VANDAL RESISTANT, LOCKABLE STAINLESS STEEL WALL MOUNTED ENCLOSURE. MODEL & MANUFACTURER PER IRRIGATION LEGEND. POWER SUPPLY SHALL BE PROVIDED ON THE ELECTRICAL ENGINEER'S PLANS.

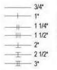
IRRIGATION LEGEND

SYMBOL F H Q A	RAD.	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
▨		NETAFIM (SHRUB)	IRRIGATION DRIPLINE - TECHLINE CV DRIPLINE TLCV6-12
◎		RAINBIRD	DRIP TREE RINGS
●		NETAFIM	AIR RELIEF VALVE
▶■		NETAFIM	TLSOV - MANUAL FLUSH VALVE
ʃ		NETAFIM	DRIP CONNECTOR
(IN)		RAINBIRD	DRIP SYSTEM OPERATION INDICATOR
(M)		-	WATER METER PER CIVIL
◩		WILKINS	975XL - 2" BACKFLOW PREVENTER
⧓		NIBCO	T-111 GATE VALVE - LINE SIZE 2 1/2" AND SMALLER.
(MV)		SUPERIOR	3300 - 2" NORMALLY OPEN MASTER VALVE
(FS)		WEATHERTRAK	FLOW HD
◐		RAINBIRD	33-DLRC - 3/4" QUICK COUPLER VALVE
●		RAINBIRD	XCZ-PRB-100-COM 2-20 GPM
⦸		KING BROS.	LINE SIZE CHECK VALVE
(R)		RAINBIRD	RSD-BEX - RAIN SENSOR
[A]		RAINBIRD	ESP-LXME-FS-MP or WeatherTRAK PRO3
⊗		-	SPARE WIRE PULL BOX
▬ ▬ ▬ ▬ ▬			EXISTING MAINLINE
▬ ▬ ▬ ▬ ▬			MAINLINE
────			LATERAL LINE
═ ═ ═ ═ ═			PVC SLEEVES

IRRIGATION VALVE CALLOUT:

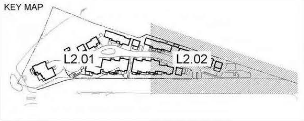


LATERAL LINE SIZING CHART

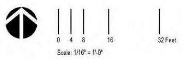


NOTE:
THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4"

KEY MAP



REFER TO SHEET L2.00A FOR
IRRIGATION SCHEDULES AND NOTES



Scale: 1/16" = 1'-0"

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MULTI-FAMILY HOUSING DEVELOPMENT

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SANTA BARBARA
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SCOTT CAPPS No. 6806
4/30/2025
03/19/2025

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ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/19/2025

△ **REVISIONS**

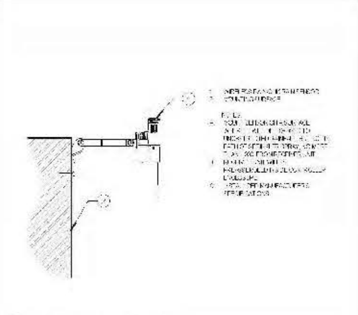
NO.	DESCRIPTION	DATE

IRRIGATION PLAN - ENLARGEMENT

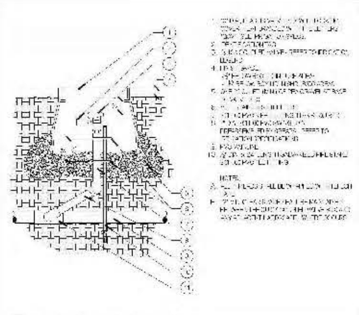
L2.02

SCALE: REFER TO PLAN   DATE: 01/20/25

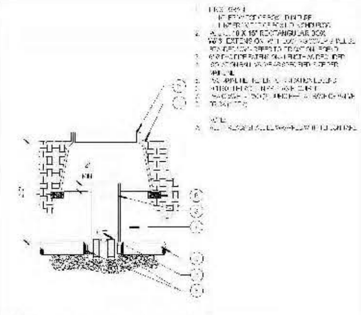
(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



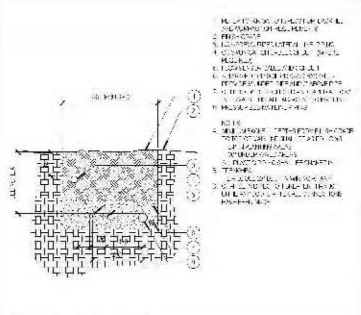
M **Wireless Rain-Clik Sensor**
Scale: 3" = 1'-0"



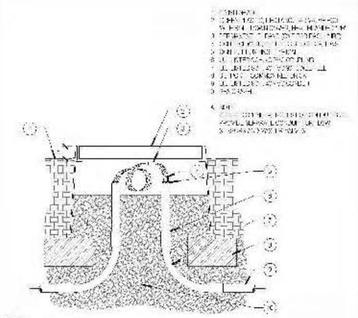
I **Quick Coupler Valve in Box**
Scale: 3/4"=1'-0"



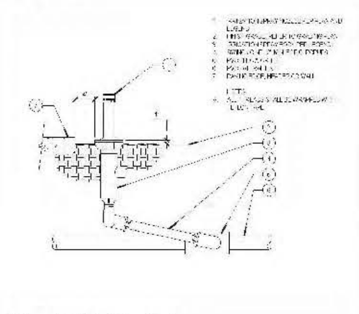
E **Slo Close True Union Ball Valve**
Scale: 1"=1'-0"



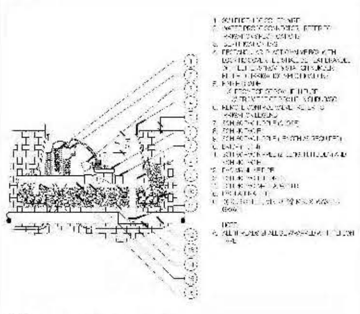
A Trenching Detail
Scale: 1/2"=1'-0"



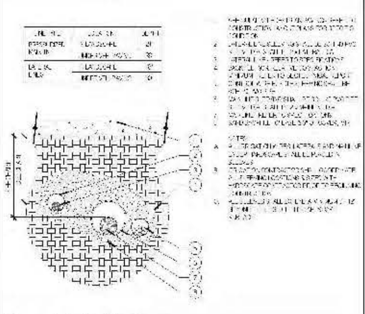
N **Pull Box**
Scale: 3"=1'-0"



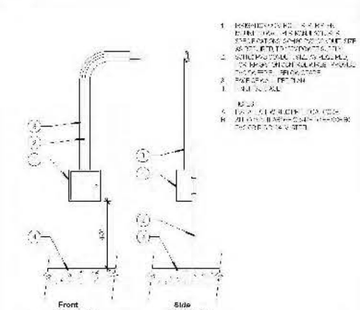
J **Pop-Up Irrigation Head**
Scale: 1 1/2"=1'-0"



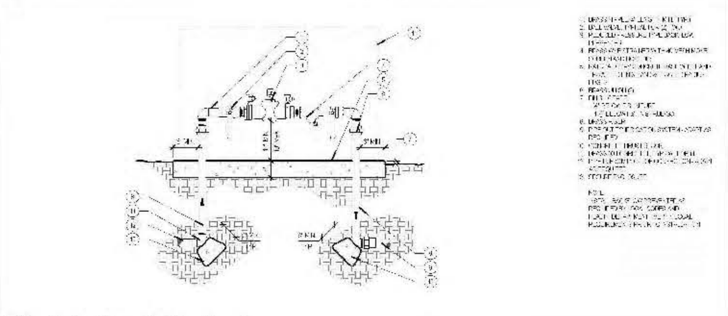
F **Remote Control Valve Box**
Scale: 1 1/2"=1'-0"



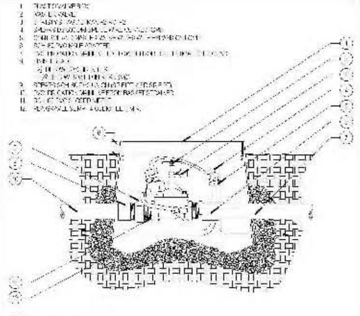
B **Irrigation Sleeving**
Scale: 1"=1'-0"



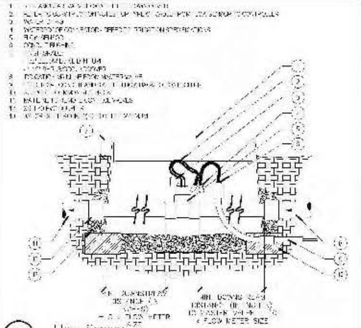
K **Wall Mounted Controller**
Scale: 1"=1'-0"



G **Reduced Pressure Backflow Preventer**
Scale: 3/4"=1'-0"



H **Master Valve**
Scale: 3"=1'-0"



D Flow Sensor
Scale: 3"=1'-0"

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Santa Barbara, CA 93105

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PRELIMINARY ENTITLEMENT SUBMITTAL

EPT JOB #
E24-021

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SHC	LR	EPT

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	06/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/18/2025

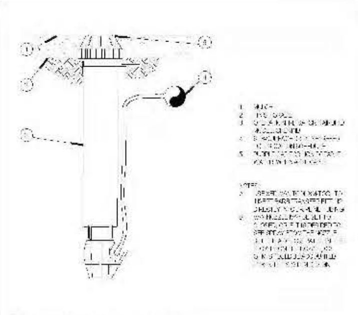
REVISIONS

NO.	DESCRIPTION	DATE

IRRIGATION DETAILS

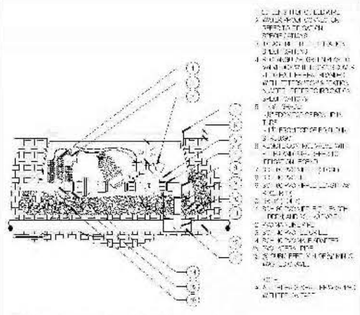
L2.51

SCALE: REFER TO PLAN   DATE: 01/2025



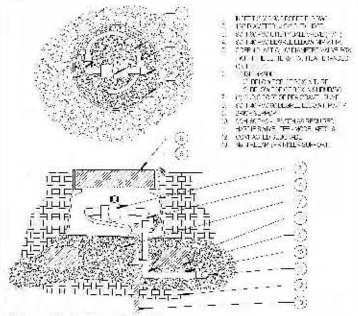
E **Dripline Operation Indicator**

NTS



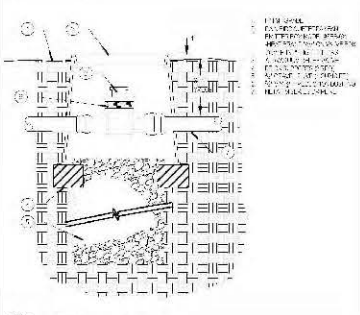
A **Remote Control Drip Valve and Filter**

Scale: 1 1/2"=1'-0"



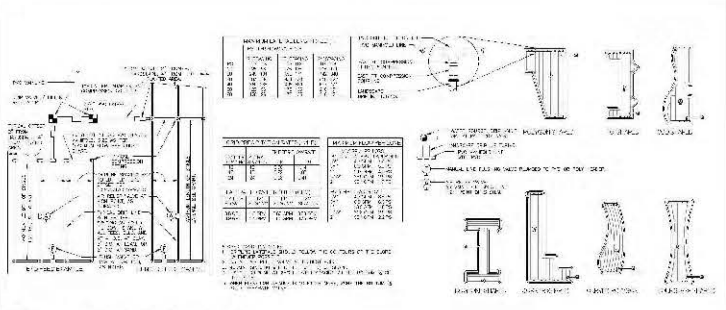
F **Flush Valve Assembly**

Scale: 2"=1'-0"



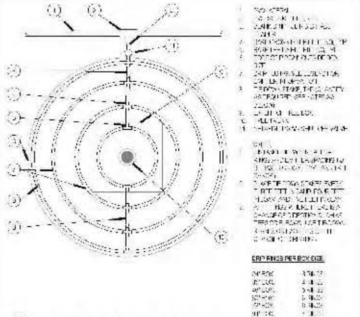
B **Air / Vaccum Valve**

Scale: NTS



G **Typical Rain Bird Dripline Layout**

Scale: 2" = 1'-0"



D **Dripline Tree Ring Detail**

Scale: NTS

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Santa Barbara, CA 93101

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EPTDESIGN.COM

MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY
ENTITLEMENT SUBMITTAL

EPT JOB #
E24-021

P.C. PM TEAM
SHC LR EPT

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	06/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	[illegible]

REVISIONS

NO.	DESCRIPTION	DATE

IRRIGATION DETAILS

L2.52

SCALE: REFER TO PLAN DATE: [illegible]

PLANTING NOTES

1. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. COSTS INCURRED DUE TO DAMAGE OF UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR IF VERIFICATION WAS NOT PERFORMED.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION TO OWNER FOR RESOLUTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
3. CONTRACTOR SHALL APPLY A CONTACT HERBICIDE WHERE WEEDS ARE PRESENT PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK. REMOVE WEEDS AND GRASSES AND PROPERLY DISPOSE OF WASTE.
4. CONTRACTOR SHALL ARRANGE FOR SOILS TESTS PER MWELO REQUIREMENT. SEE SOILS MANAGEMENT REPORT NOTE BELOW. ASSUME (1) TEST SITE PER 5,000 SF OF LANDSCAPE AREA FOR BIDDING PURPOSES. LANDSCAPE ARCHITECT SHALL SELECT LOCATION OF TEST SITES.
5. SOILS TEST AND ASSOCIATED REPORT SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW.
6. BID PURPOSES ONLY ASSUME THE FOLLOWING SOIL PREPARATION AND BACKFILL. INCORPORATE THE FOLLOWING MATERIALS INTO ALL LAWN AND PLANTER AREAS PER 1000 S.F. - MECHANICALLY ROTOTILL MATERIALS INTO AREA AT A DEPTH OF 6". HAND TILLING IS NOT ACCEPTABLE. WATER THOROUGHLY AFTER ROTOTILLING IS COMPLETE.

   3 C.Y. NITROLIZED WOOD SHAVINGS
   15 LBS. COMMERCIAL FERTILIZER 15-15-15
   50 LB. AGRICULTURE GYPSUM
   10 LBS. IRON SULFATE

   BACKFILL MIX FOR ALL TREES AND SHRUBS:

   2 PARTS NATIVE ONSITE SOIL
   1 PART NITROLIZED WOOD SHAVINGS
   1.5 LBS/C.Y. COMMERCIAL FERTILIZER 15-15-15
   5 LBS/C.Y. AGRICULTURAL GYPSUM
   1 LB/C.Y. IRON SULFATE
   PLANTING TABLETS AT RATES PER MANUF. SPEC.

   ACTUAL SOILS AMENDMENTS AND BACKFILL SHALL COMPLY WITH THE SOILS MANAGEMENT REPORT
7. SWEEP DOWN ALL WALKS AFTER AMENDMENTS AND BACKFILL PRIOR TO WATERING TO PREVENT STAINING OF PAVING.
8. ALL CLEARANCE DATA PER LOCAL JURISDICTION'S TREE PLANTING STANDARDS AND GUIDELINES.
9. INSTALL "DEEP ROOT" (OR APPROVED EQUAL) TREE ROOT BARRIERS ON ALL TREES WITHIN 5' OF SIDEWALKS OR HARD SURFACES. CHECK MANUFACTURERS CALCULATOR CHART FOR NUMBER OF PANELS FOR EACH SIZE TREE. AVAILABLE FROM DEEP ROOT PARTNERS, L.P., 345 LORTON AVENUE, SUITE 305 BURLINGAME, CA, 94010 (800)ILV-ROOTS, (415) 344-1464.
10. PROVIDE PHOTOGRAPHS OF PLANT MATERIAL FOR LANDSCAPE ARCHITECT FOR INITIAL APPROVAL.
11. NO SUBSTITUTIONS FOR PLANT MATERIAL SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. DELIVERY SLIPS FOR PLANT MATERIAL SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW.
12. LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT AND APPROVE ALL SPECIMEN AND BOX MATERIALS AT JOB SITE PRIOR TO PLANTING. ALL UNACCEPTABLE MATERIAL SHALL BE REMOVED FROM JOB SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT CONTRACTOR'S EXPENSE.
13. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
14. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF TREES AND SHRUBS PRIOR TO PLANTING. PERFORM THE FOLLOWING PROCEDURES BEFORE PLANTING PIT EXCAVATION:
    - A. SHRUBS - PLACE ACTUAL PLANT CONTAINERS ON SITE IN PRELIMINARY LOCATIONS
    - B. TREES - FIELD MARK LOCATIONS WITH WOOD STAKES BEFORE DIGGING HOLES. CONTRACTOR SHALL
    - C. GIVE AT LEAST THREE (3) BUSINESS DAYS NOTICE FOR PLANT LAYOUT APPROVAL.
15. PLANTING OF GROUNDCOVER SHALL BE CONTINUOUS UNDER ALL SHRUBS IN ALL PLANTER AREAS THROUGHOUT THE SITE UNLESS OTHERWISE INDICATED.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
17. A REPRESENTATIVE OF THE BOTANICAL NAME TAGS FURNISHED BY THE NURSERY STOCK SUPPLIER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
18. PROVIDE SAMPLES OF DECOMPOSED GRANITE, GRAVEL, PEBBLE OR ROCK INSTALLED PER DETAILS FOR APPROVAL BY LANDSCAPE ARCHITECT.
19. AFTER PLANTING IS COMPLETE BUT PRIOR TO INSTALLING MULCH, APPLY GRANULAR PRE-EMERGENT AT MANUFACTURER'S SUGGESTED RATE, RONSTAR OR SNAPSHOT OR EQUAL.
20. IN ALL SHRUB AND GROUNDCOVER AREAS APPLY 3" MIN. LAYER OF FOREST FLOOR BARK MULCH - AGUINAGA GREEN, INC. OR EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL. DO NOT INSTALL MULCH IN AREAS OF GROUNDCOVERS THAT ARE LESS THAN 3" TALL AT MATURITY.
21. ALL AREAS SHALL BE GRADED TO SLOPE TO CATCH BASINS OR FLOW LINES AS INDICATED ON THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. SOIL SHALL BE 1 1/2" BELOW ADJACENT HEADERS AND PAVING IN GROUNDCOVER AREAS AND 1/2" IN TURF, AND AREAS OF GROUNDCOVERS THAT ARE LESS THAN 3" TALL AT MATURITY.
22. INSTALL JUTE NETTING ON SLOPES OF 3:1 OR STEEPER UNLESS OTHERWISE INDICATED.
23. UPON COMPLETION OF ALL PLANTING OPERATIONS, THE PORTION OF THE PROJECT USED FOR THE APPARATUS OF THIS WORK SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIAL AND EQUIPMENT. ALL SUCH MATERIALS AND EQUIPMENT SHALL BE ENTIRELY REMOVED FROM THE PROJECT SITE. PAVING SHALL BE WASHED CLEAN AT THE COMPLETION OF WORK.
24. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
25. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE DOCUMENTATION VERIFYING IMPLEMENTATION OF RECOMMENDATIONS FROM SOILS MANAGEMENT REPORT.
26. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR REPLACEMENT AFTER FINAL INSPECTION AS FOLLOWS:
    5 GAL AND SMALLER-90 DAYS
    15 GAL AND LARGER-ONE YEAR
27. MAINTENANCE PERIOD: CONTRACTOR SHALL MAINTAIN GUARANTEED PLANTS FOR 90 DAYS FROM SUBSTANTIAL COMPLETION AS DEEMED BY THE LANDSCAPE ARCHITECT.
28. REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS.
29. UPON FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER SIGNED ORIGINALS OF ALL MATERIALS AND LABOR RELEASES.
30. PLANT QUANTITIES IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON PLANS.

SOIL MANAGEMENT REPORT NOTES

1. AFTER MASS GRADING IS COMPLETE, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A CERTIFIED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
2. SOIL ANALYSIS SHALL INCLUDE:
   - A. SOIL TEXTURE
   - B. INDICATE INFILTRATION RATE
   - C. INDICATE pH
   - D. TOTAL SOLUBLE SALTS
   - E. SODIUM
   - F. PERCENT ORGANIC MATTER
   - G. RECOMMENDATIONS
3. SUBMIT ANALYSIS REPORT TO LANDSCAPE ARCHITECT FOR REVIEW OF PLANTING AND IRRIGATION PLANS.
4. CONTRACTOR SHALL PROVIDE DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATION TO THE PROJECT APPLICANT TO SUBMIT TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.

PLANT WATER REQUIREMENTS

1. ALL PLANT WATER REQUIREMENT INFORMATION IS SPECIFIC TO SANTA BARBARA AND SOURCED PER WUCOLS, AND/OR THE CITY OF SANTA BARBARA ADDENDUM TO THE WUCOLS PLANT LIST DATED 4-8-2019
2. THE LANDSCAPE USE A MINIMUM OF 80% WATER WISE PLANTS. SEE TABLE BELOW, AND SHEET L200 WATER CALCULATIONS.

ZONE 1: ORNAMENTAL GARDENS (LOW WATER USE)	11,815 SF	[illegible]
ZONE 2: PERIMETER SCREENING (LOW WATER USE)	14,615 SF	[illegible]
TOTAL LANDSCAPE AREA	29,430.0 SF	100.0%

VISIBILITY TRIANGLE

NO FENCE, SCREEN, WALL, HEDGE OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3'-6" SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE.

Zone 1: Ornamental Gardens - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	AGAVE SP. AGAVE	50% 1 GAL @ 24" O.C. 30% 5 GAL @ 36" O.C. 20% 15 GAL @ 48" O.C. TOTAL 11,815 SF		LOW	J/L3.51
	ALOE SP. ALOES			LOW	J/L3.51
	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA			V.LOW	J/L3.51
	CAREX TUMULICOLA BERKELEY SEDGE			LOW	J/L3.51
	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)			LOW	J/L3.51
	CHONDROPETALUM TECTORUM CAPE REED			LOW	J/L3.51
	ERIOGONUM GRANDE VAR. RUBESCENS SAN MIGUEL ISLAND BUCKWHEAT			V.LOW	J/L3.51
	GAMBELIA SPECIOSA ISLAND SNAPDRAGON			V.LOW	J/L3.51
	IRIS DOUGLASIANA 'CANYON SNOW' CANYON SNOW DOUGLAS IRIS			V.LOW	J/L3.51
	LAVANDULA X HETEROPHYLLA SWEET LAVENDER			LOW	J/L3.51
	LAURUS NOBILIS BAY LAUREL			LOW	J/L3.51
	MUHLENBERGIA RIGENS DEER GRASS			LOW	J/L3.51
	ROSMARINUS SP. ROSEMARY			LOW	J/L3.51
	SALVIA SP. SAGES (NATIVE)			LOW	J/L3.51
	WESTRINGIA FRUTICOSA COAST ROSEMARY			LOW	J/L3.51

Zone 2: Perimeter Screening - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)	60% 1 GAL @ 24" O.C. 30% 5 GAL @ 36" O.C. 10% 15 GAL @ 48" O.C. TOTAL 14,615 SF		LOW	J/L3.51
	FRANGULA CALIFORNICA COFFEEBERRY			LOW	J/L3.51
	HETEROMELES ARBUTIFOLIA TOYON			V.LOW	J/L3.51
	MUHLENBERGIA RIGENS DEER GRASS			LOW	J/L3.51
	PRUNUS ILICIFOLIA SSP. LYONII CATALINA CHERRY			LOW	J/L3.51
	RHUS LENTII PINK FLOWERING SUMAC			LOW	J/L3.51
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT			LOW	J/L3.51
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY TREE			LOW	J/L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT http://ucanr.edu/sites/WUCOLS/

PLANTING LEGEND: Trees

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
○	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	-
○	NEW CITY DESIGNATED LOW OR VERY LOW WATER USE TREE SPECIES TO BE DETERMINED BY THE CITY ARBORIST	24" BOX MIN.	27	LOW V. LOW	E / L3.51
○	MITIGATION OAK TREE QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX MIN.	3	V. LOW	F / L3.51
○	ACCENT TREE SUCH AS: ARBUTUS 'MARINA' (STRAWBERRY TREE) CERCIS OCCIDENTALIS (WESTERN REDBUD) CHAMAEROPS HUMILIS (MED. FAN PALM) FINAL SELECTION TBD	24" BOX MIN.	30	LOW	E,F / L3.51
○	VERTICAL ACCENT TREE SUCH AS: CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) ARCHONTOPHOENIX CUNNINGHAMIANA (KING PALM) FINAL SELECTION TBD	24" BOX MIN.	30	LOW	E,F / L3.51
○	SHADE TREE SUCH AS: OLEA EUROPEA 'FRUITLESS' (FRUITLESS OLIVE) PLATANUS RACEMOSA (WESTERN SYCAMORE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	36" BOX MIN.	30	LOW	E,F / L3.51
○	MULTI STEM SPECIMEN TREE SUCH AS: JACARANDA MIMOSIFOLIA (JACARANDA) FINAL SELECTION TBD	60" BOX MIN.	[illegible]	MED	A,B / L3.51
○	PERIMETER SCREENING TREE SUCH AS: JUGLANS CALIFORNICA (SOUTHERN CALIFORNIA BLACK WALNUT) SCHINUS MOLLE (CALIFORNIA PEPPER TREE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	24" BOX MIN.	[illegible]	LOW	E,F / L3.51

PLANTING LEGEND: Hedge

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
△	LAURUS NOBILIS SWEET BAY	15 GALLON	24	LOW	F / L3.51

TREE MITIGATION NOTE

PER THE CITY OF SANTA BARBARA TREE MITIGATION RATIO OF (3) NEW OAK TREES FOR EVERY (1) [illegible] REMOVED. [illegible] MITIGATION OAKS, AND FURTHER PLANTING INFORMATION.

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MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY
ENTITLEMENT SUBMITTAL

EPT JOB #
E24-021

P.C.	PM	TEAM
SHC	LR	EPT

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	06/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	[illegible]

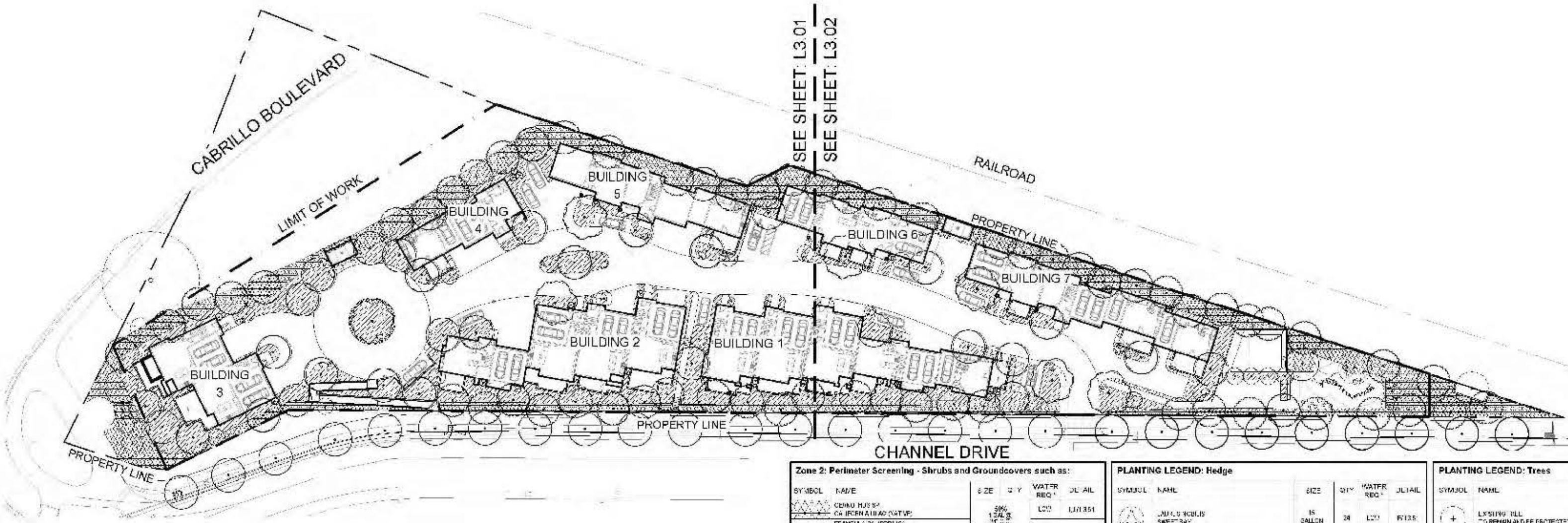
REVISIONS

NO.	DESCRIPTION	DATE

PLANTING SCHEDULE & NOTES

L3.00A

SCALE: REFER TO PLAN DATE: 01/2025



Zone 2: Perimeter Screening - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)	50% 1 GAL @ 24" O.C.		LOW	I,J/L3.51
	FRANGULA CALIFORNICA COFFEEBERRY	30% 5 GAL @ 36" O.C.		LOW	I,J/L3.51
	HETEROMELES ARBUTIFOLIA TOYON			V.LOW	I,J/L3.51
	MUHLENBERGIA RIGENS DEER GRASS	20% 15 GAL @ 48" O.C.		LOW	I,J/L3.51
	PRUNUS ILICIFOLIA SSP. LYONII CATALINA CHERRY	TOTAL: 4,315 SF		LOW	I,J/L3.51
	RHUS LENTII PINK FLOWERING SUMAC			LOW	I,J/L3.51
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT			LOW	I,J/L3.51
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY TREE			LOW	I,J/L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT http://ucanr.edu/sites/WUCOLS/

PLANT WATER REQUIREMENTS

1. ALL PLANT WATER REQUIREMENT INFORMATION IS SPECIFIC TO SANTA BARBARA, AND SOURCED PER WUCOLS AND/OR THE CITY OF SANTA BARBARA ADDENDUM TO THE WUCOLS PLANT LIST DATED 4-5-2018.
2. THE LANDSCAPE USES A MINIMUM OF 80% WATER-WISE PLANTS, SEE TABLE BELOW, AND SHEET L2.0 WATER CALCULATIONS

ZONE 1: ORNAMENTAL GARDENS (LOW WATER USE)	14,915 SF	57%
ZONE 2: PERIMETER SCREENING (LOW WATER USE)	14,315 SF	43%
TOTAL LANDSCAPE AREA	19,480.0 SF	100.0%

VISIBILITY TRIANGLE

NO FENCES, HEDGES, WALLS, [illegible] SHALL BE CONSTRUCTED WITHIN THE VISIBILITY TRIANGLE.

PLANTING LEGEND: Hedge

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
○	LAURUS NOBILIS SWEET BAY	15 GALLON	24	LOW	F/L3.51

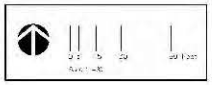
Zone 1: Ornamental Gardens - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	AGAVE SP. AGAVE	50% 1 GAL @ 24" O.C.		LOW	I,J/L3.51
	ALOE SP. ALOES			LOW	I,J/L3.51
	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	30% 5 GAL @ 36" O.C.		V.LOW	I,J/L3.51
	CAREX TUMULICOLA BERKLEY SEDGE	20% 15 GAL @ 48" O.C.		LOW	I,J/L3.51
	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)	TOTAL: 11,915 SF		LOW	I,J/L3.51
	CHONDROPETALUM TECTORUM CAPE RUSH			LOW	I,J/L3.51
	ERIOGONUM GRANDE VAR. RUBESCENS SAN MIGUEL ISLAND BUCKWHEAT			V.LOW	I,J/L3.51
	GALVEZIA SPECIOSA ISLAND SNAPDRAGON			V.LOW	I,J/L3.51
	IRIS DOUGLASIANA 'CANYON SNOW' CANYON SNOW DOUGLAS IRIS			V.LOW	I,J/L3.51
	LAVANDULA X HETEROPHYLLA SWEET LAVENDER			LOW	I,J/L3.51
	LAURUS NOBILIS BAY LAUREL			LOW	I,J/L3.51
	MUHLENBERGIA RIGENS DEER GRASS			LOW	I,J/L3.51
	ROSMARINUS SP. ROSEMARY			LOW	I,J/L3.51
	SALVIA SP. SAGES (NATIVE)			LOW	I,J/L3.51
	WESTRINGIA FRUTICOSA COAST ROSEMARY			LOW	I,J/L3.51

PLANTING LEGEND: Trees

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊕	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	-
○	NEW CITY DESIGNATED LOW OR VERY LOW WATER USE TREE SPECIES TO BE DETERMINED BY THE CITY ARBORIST	24" BOX MIN.	21	LOW V. LOW	E/L3.51
○	MITIGATION OAK TREE QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX MIN.	3	V. LOW	E/L3.51
○	ACCENT TREE SUCH AS: ARBUTUS 'MARINA' (STRAWBERRY TREE) CERCIS OCCIDENTALIS (WESTERN REDBUD) CHAMAEROPS HUMILIS (MED. FAN PALM) FINAL SELECTION TBD	24" BOX MIN.	30	LOW	D,E/L3.51
○	VERTICAL ACCENT TREE SUCH AS: CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) ARCHONTOPHOENIX CUNNINGHAMIANA (KING PALM) FINAL SELECTION TBD	24" BOX MIN.	30	LOW	D,E/L3.51
○	SHADE TREE SUCH AS: OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) PLATANUS RACEMOSA (WESTERN SYCAMORE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	36" BOX MIN.	30	LOW	B,E/L3.51
○	MULTI-STEM SPECIMEN TREE SUCH AS: JACARANDA MIMOSIFOLIA (JACARANDA) FINAL SELECTION TBD	60" BOX MIN.	7	MED	A,B,/L3.51
○	PERIMETER SCREENING TREE SUCH AS: JUGLANS CALIFORNICA (SOUTHERN CALIFORNIA BLACK WALNUT) SCHINUS MOLLE (CALIFORNIA PEPPER TREE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	24" BOX MIN.	21	LOW	B,E/L3.51

REFER TO SHEET L3.00A FOR
PLANTING SCHEDULES AND NOTES



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MULTI-FAMILY HOUSING DEVELOPMENT

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CA, 93103

PRELIMINARY ENTITLEMENT SUBMITTAL

EPT JOB #:
E24-021

PIC	PM	TEAM
SFC	LH	EPT

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	09/24/2024
ENTITLEMENT SUBMITTAL	01/16/2025
ENTITLEMENT SUBMITTAL	03/18/2025

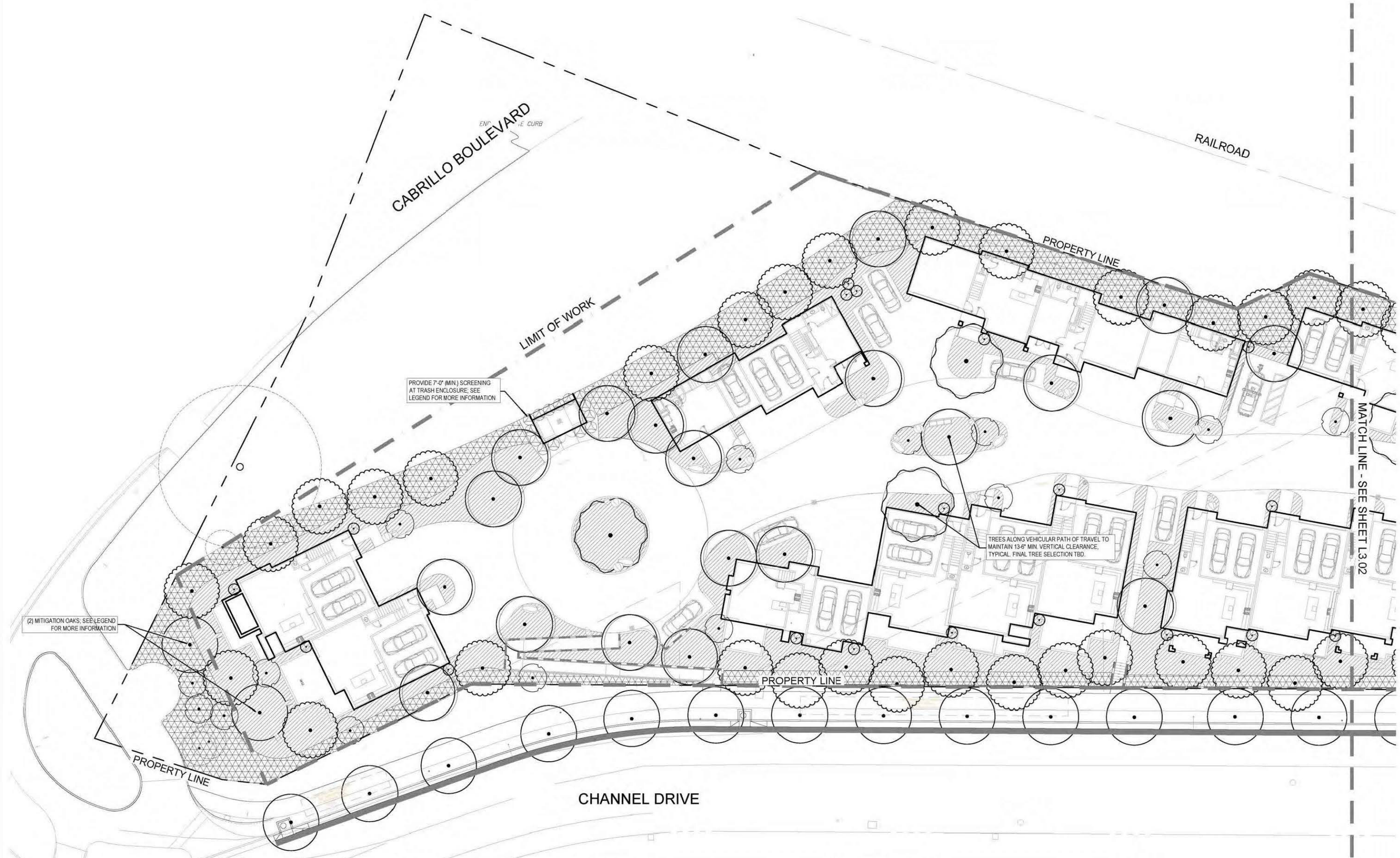
REVISIONS

NO.	DESCRIPTION	DATE

PLANTING PLAN - OVERALL SITE

L3.00B

SCALE: REFER TO PLAN DATE: 01/2025



PROVIDE 7'-0" (MIN.) SCREENING AT TRASH ENCLOSURE; SEE LEGEND FOR MORE INFORMATION

TREES ALONG VEHICULAR PATH OF TRAVEL TO MAINTAIN 13-6" MIN. VERTICAL CLEARANCE, TYPICAL. FINAL TREE SELECTION TBD.

(2) MITIGATION OAKS; SEE LEGEND FOR MORE INFORMATION

PLANTING LEGEND: Hedge

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
○	LAURUS NOBILIS SWEET BAY	15 GALLON	24	LOW	E/ L3.51

Zone 1: Ornamental Gardens - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	AGAVE SP. AGAVE	50% 1 GAL @ 24" O.C. 30% 5 GAL @ 36" O.C. 20% 15 GAL @ 48" O.C. TOTAL: 14,915 SF		LOW	I,J / L3.51
	ALOE SP. ALOES			LOW	I,J / L3.51
	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA			VLOW	I,J / L3.51
	CAREX TUMULICOLA BERKLEY SEDGE			LOW	I,J / L3.51
	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)			LOW	I,J / L3.51
	CHONDROPETALUM TECTORUM CAPE REED			LOW	I,J / L3.51
	ERIOGONUM GRANDE VAR. RUBESCENS SAN MIGUEL ISLAND BUCKWHEAT			VLOW	I,J / L3.51
	GAMBELIA SPECIOSA ISLAND SNAPDRAGON			VLOW	I,J / L3.51
	IRIS DOUGLASIANA 'CANYON SNOW' CANYON SNOW DOUGLAS IRIS			VLOW	I,J / L3.51
	LAVANDULA X HETEROPHYLLA SWEET LAVENDER			LOW	I,J / L3.51
	LAURUS NOBILIS BAY LAUREL			LOW	I,J / L3.51
	MUHLENBERGIA RIGENS DEER GRASS			LOW	I,J / L3.51
	ROSMARINUS SP. ROSEMARY			LOW	I,J / L3.51
	SALVIA SP. SAGES (NATIVE)			LOW	I,J / L3.51
	WESTRINGIA FRUTICOSA COAST ROSEMARY			LOW	I,J / L3.51

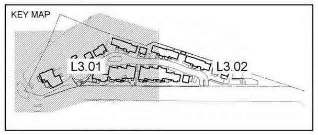
Zone 2: Perimeter Screening - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)	50% 1 GAL @ 24" O.C. 30% 5 GAL @ 36" O.C. 20% 15 GAL @ 48" O.C. TOTAL: 14,515 SF		LOW	I,J / L3.51
	FRANGULA CALIFORNICA COFFEEBERRY			LOW	I,J / L3.51
	HETEROMELES ARBUTIFOLIA TOYON			VLOW	I,J / L3.51
	MUHLENBERGIA RIGENS DEER GRASS			LOW	I,J / L3.51
	PRUNUS ILICIFOLIA SSP. LYONII CATALINA CHERRY			LOW	I,J / L3.51
	RHUS LENTII PINK FLOWERING SUMAC			LOW	I,J / L3.51
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT			LOW	I,J / L3.51
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY TREE			LOW	I,J / L3.51

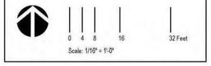
PLANTING LEGEND: Trees

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊕	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	-
⊙	NEW CITY DESIGNATED LOW OR VERY LOW WATER USE TREE SPECIES TO BE DETERMINED BY THE CITY ARBORIST	24" BOX MIN.	27	LOW/ V. LOW	E / L3.51
⊙	MITIGATION OAK TREE *QUERCUS AGRIFOLIA* (COAST LIVE OAK)	36" BOX MIN.	3	V. LOW	E / L3.51
⊙	ACCENT TREE SUCH AS: *ARBUTUS 'MARINA'* (STRAWBERRY TREE) *CERCIS OCCIDENTALIS* (WESTERN REDBUD) *CHAMAROPS HUMILIS (MED. FAN PALM)* FINAL SELECTION TBD	24" BOX MIN.	30	LOW	B,E / L3.51
⊙	VERTICAL ACCENT TREE SUCH AS: *CUPRESSUS SEMPERVIRENS* (ITALIAN CYPRESS) *ARCHONTOPHOENIX CUNNINGHAMIANA* (KING PALM) FINAL SELECTION TBD	24" BOX MIN.	30	LOW	B,E / L3.51
⊙	SHADE TREE SUCH AS: *OLEA EUROPEA 'FRUITLESS' (FRUITLESS OLIVE)* *PLATANUS RACEMOSA* (WESTERN SYCAMORE) *QUERCUS AGRIFOLIA* (COAST LIVE OAK) FINAL SELECTION TBD	36" BOX MIN.	30	LOW	B,E / L3.51
⊙	MULTI-STEM SPECIMEN TREE SUCH AS: JACARAND MIMOSIFOLIA *(JACARANDA)* FINAL SELECTION TBD	60" BOX MIN.	7	MED	A,B, / L3.51
⊙	PERIMETER SCREENING TREE SUCH AS: *JUGLANS CALIFORNICA* (SOUTHERN CALIFORNIA BLACK WALNUT) *SCHINUS MOLLE* (CALIFORNIA PEPPER TREE) *QUERCUS AGRIFOLIA* (COAST LIVE OAK) FINAL SELECTION TBD	24" BOX MIN.	61	LOW	B,E / L3.51

KEY MAP



REFER TO SHEET L3.00A FOR PLANTING SCHEDULES AND NOTES



Scale: 1/16" = 1'-0"

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MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY
ENTITLEMENT SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT
SCOTT CAPPS No. 6806
Scott Capps
Signature
4/30/2025
Expiration Date
03/19/2025
Date
STATE OF CALIFORNIA

EPT JOB #:
E24-021

PIC	PM	TEAM
SHC	LR	EPT

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	05/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/19/2025

△ **REVISIONS**

NO.	DESCRIPTION	DATE

PLANTING PLAN - ENLARGEMENT

L3.01

SCALE: REFER TO PLAN
DATE: 01/20/25

(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)

Zone 2: Perimeter Screening - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
▨	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)	50% 1 GAL @ 24" O.C. 30% 5 GAL @ 36" O.C. 20% 15 GAL @ 48" O.C. TOTAL: 14,515 SF		LOW	I,J / L3.51
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	MUHLENBERGIA RIGENS DEER GRASS			LOW	I,J / L3.51
	PRUNUS ILICIFOLIA SSP. LYONII CATALINA CHERRY			LOW	I,J / L3.51
	RHUS LENTII PINK FLOWERING SUMAC			LOW	I,J / L3.51
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT			LOW	I,J / L3.51
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY TREE			LOW	I,J / L3.51

*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: http://ucanr.eduedu/sites/WUCOLS/

PLANTING LEGEND: Trees

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊕	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	-
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⊙	MULTI-STEM SPECIMEN TREE SUCH AS: JACARAND MIMOSIFOLIA *(JACARANDA)* FINAL SELECTION TBD	60" BOX MIN.	7	MED	A,B, / L3.51
⊙	PERIMETER SCREENING TREE SUCH AS: *JUGLANS CALIFORNICA* (SOUTHERN CALIFORNIA BLACK WALNUT) *SCHINUS MOLLE* (CALIFORNIA PEPPER TREE) *QUERCUS AGRIFOLIA* (COAST LIVE OAK) FINAL SELECTION TBD	24" BOX MIN.	61	LOW	B,E / L3.51

PLANTING LEGEND: Hedge

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
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	CAREX TUMULICOLA BERKLEY SEDGE			LOW	I,J / L3.51
	CEANOTHUS SP. CALIFORNIA LILAC (NATIVE)			LOW	I,J / L3.51
	CHONDROPETALUM TECTORUM CAPE REED			LOW	I,J / L3.51
	ERIOGONUM GRANDE VAR. RUBESCENS SAN MIGUEL ISLAND BUCKWHEAT			VLOW	I,J / L3.51
	GAMBELIA SPECIOSA ISLAND SNAPDRAGON			VLOW	I,J / L3.51
	IRIS DOUGLASIANA 'CANYON SNOW' CANYON SNOW DOUGLAS IRIS			VLOW	I,J / L3.51
	LAVANDULA X HETEROPHYLLA SWEET LAVENDER			LOW	I,J / L3.51
	LAURUS NOBILIS BAY LAUREL			LOW	I,J / L3.51
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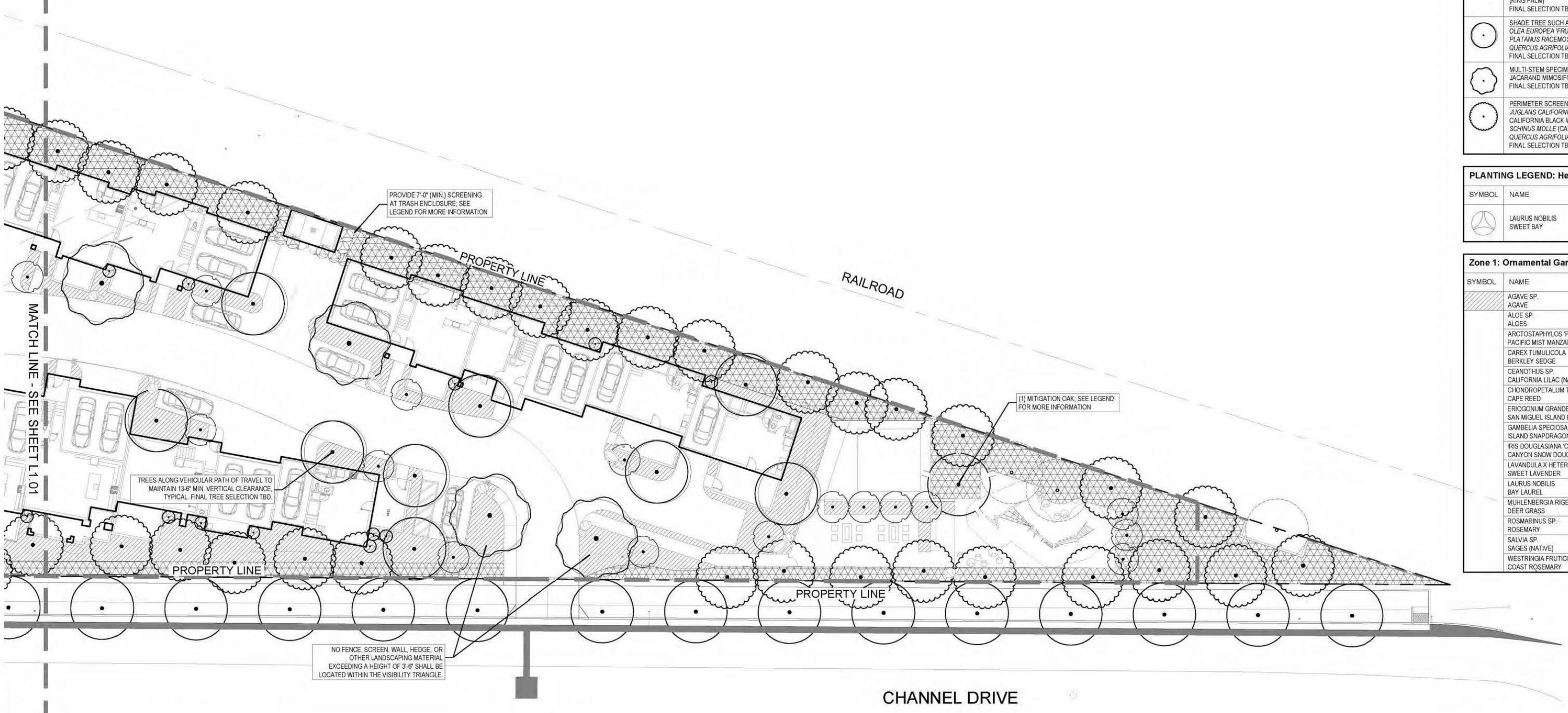
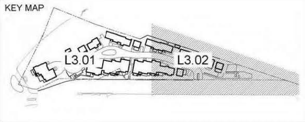
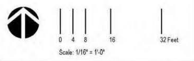
	ROSMARINUS SP. ROSEMARY			LOW	I,J / L3.51
	SALVIA SP. SAGES (NATIVE)			LOW	I,J / L3.51
	WESTRINGIA FRUTICOSA COAST ROSEMARY			LOW	I,J / L3.51


MATCH LINE - SEE SHEET L1.01
PROVIDE 7'-0" (MIN.) SCREENING AT TRASH ENCLOSURE; SEE LEGEND FOR MORE INFORMATION
PROPERTY LINE
RAILROAD
(1) MITIGATION OAK; SEE LEGEND FOR MORE INFORMATION
TREES ALONG VEHICULAR PATH OF TRAVEL TO MAINTAIN 13-6" MIN. VERTICAL CLEARANCE, TYPICAL. FINAL TREE SELECTION TBD.
PROPERTY LINE
PROPERTY LINE
NO FENCE, SCREEN, WALL, HEDGE, OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3'-6" SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE.
CHANNEL DRIVE

KEY MAP



REFER TO SHEET L3.00A FOR PLANTING SCHEDULES AND NOTES



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MULTI-FAMILY HOUSING DEVELOPMENT

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CA, 93103**

PRELIMINARY ENTITLEMENT SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT
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Signature
4/30/2025
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EPT JOB #:
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MILESTONES / SUBMITTALS

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△ **REVISIONS**

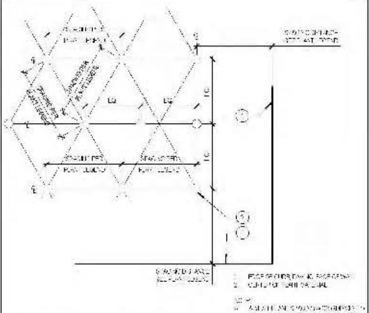
NO.	DESCRIPTION	DATE

PLANTING PLAN - ENLARGEMENT

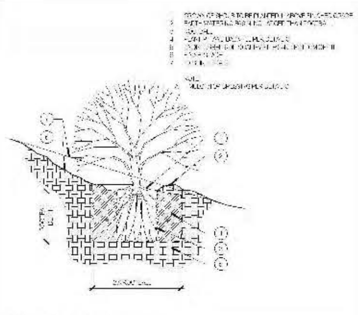
L3.02

SCALE: REFER TO PLAN
DATE: 01/20/25

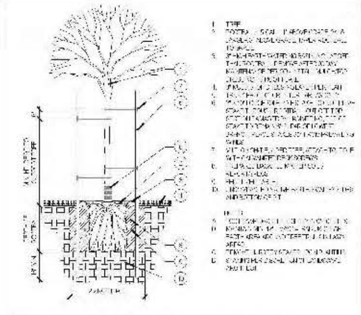
(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



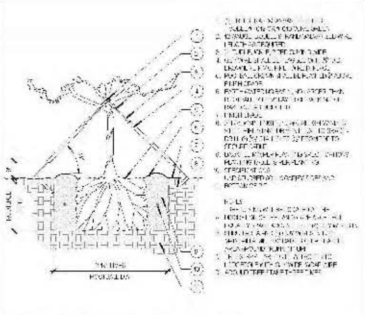
M **Plant Spacing - Triangular**
Scale: 1/2" = 1'-0"



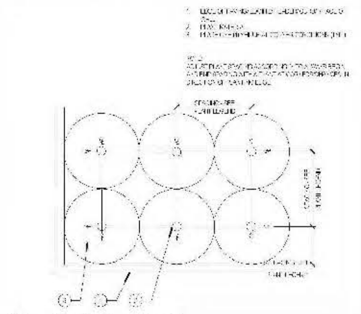
I **Slope Shrub Planting**
Scale: NTS



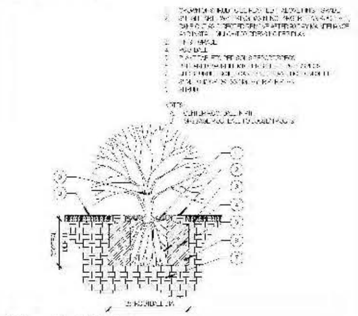
E **Tree Planting and Staking - 48" box & Smaller**
NTS



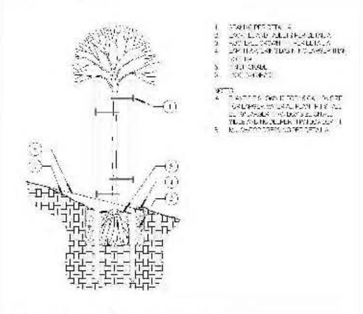
A **Tree Guying (For 48" Box & Larger)**
Scale: 1/2"=1'-0"



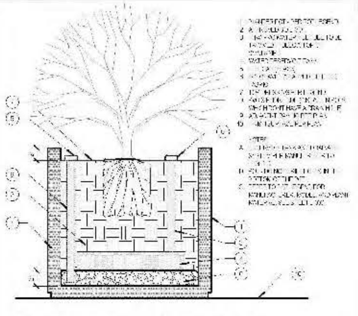
N **Plant Spacing - Aligned**
Scale: NTS



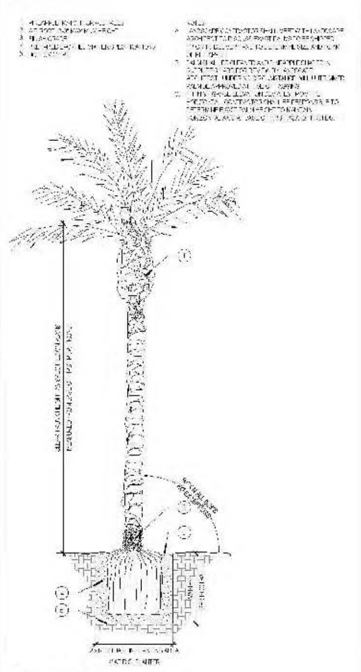
J **Shrub Planting**
Scale: NTS



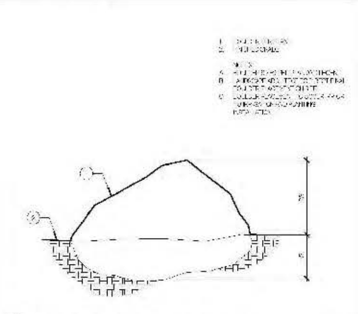
B **Slope Tree Planting and Staking**
Scale: 1/2" = 1'-0"



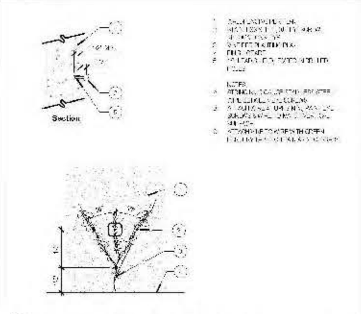
K **Pot Planting and Self Watering System**
Scale: 1 1/2"-1'-0"



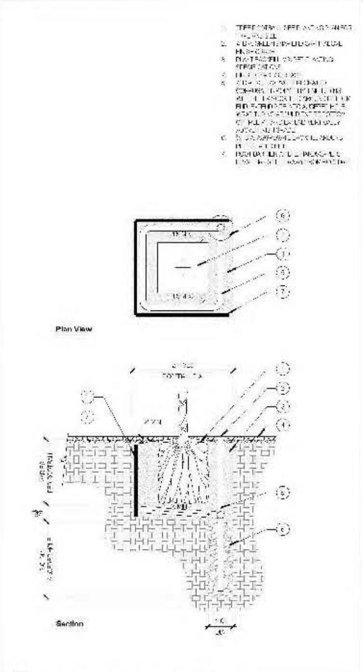
G **Palm Sizing**
Scale: NTS



L **Boulder Placement in Planting Area**
Scale: 1"=1'-0"



H **Vine Attachment to Vertical Surface**
Scale: 1/2"=1'-0"



D **Tree Planting with Inspection Tube**
Scale: NTS

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MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
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CA, 93103

PRELIMINARY ENTITLEMENT SUBMITTAL

EPT JOB #
E24-021

P.C PM TEAM
SHC LR EPT

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	06/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/10/2025

REVISIONS

NO.	DESCRIPTION	DATE

PLANTING DETAILS

L3.51

SCALE: REFER TO PLAN DATE: 01/2025

SITE LIGHTING LEGEND

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	SCREENING DEVICE
●	"Street Light"- Final Selection TBD	12'H	Fixture Hood & Frosted Lens Filter
▲	Tree Mounted Downlight - Final Selection TBD	12'H - 20'H Depending on Tree	Fixture Shroud & Frosted Lens Filter
⊖	Path Light Final Selection TBD	24" Above Grade	Fixture Hood & Amber Lens
▼	Recessed Wall Light- Final Selection TBD	18" Above Grade	Fixture Hood & Amber Lens
—	Overhead Festoon Light - Cal Light M 2000	8'H - 12H Depending on Tree and Post	Fixture Hood & Amber Lens

EL PUEBLO VIEJO DESIGN GUIDELINES - GENERAL NOTE

1. FINAL LIGHT FIXTURE SELECTIONS ARE "TO BE DETERMINED". FINAL SELECTIONS TO FOLLOW EL PUEBLO VIEJO RECOMMENDATIONS AND DESIGN GUIDELINES.
2. EXTERIOR LIGHTING FIXTURES TO USE THE MINIMUM INTENSITY REQUIRED FOR THE INTENDED PURPOSE.
3. RECESSED SOFFIT LIGHTING AND LANDSCAPE LIGHTING TO BE CONCEALED OR DESIGNED IN A MANNER APPROPRIATE FOR HISPANIC ARCHITECTURE.
4. ALL EXTERIOR BUILDING LIGHTING, SITE LIGHTING, AND STREETLIGHTS TO CONFORM TO THE CITY OF SANTA BARBARA'S OUTDOOR LIGHTING ORDINANCE AND THE OUTDOOR LIGHTING & STREETLIGHT DESIGN GUIDELINES.

GENERAL LIGHTING NOTES

1. CRITICAL ROOT ZONE OF ALL PROTECTED/SIGNIFICANT TREES WILL NOT BE DISTURBED.
2. LIGHTING IS DESIGNED TO PRESERVE AND ENHANCE THE CHARACTER OF THE PROPERTY. ALL EXTERIOR LIGHTING WILL BE HOODED, AND NO UNOBSTRUCTED BEAM OF EXTERIOR LIGHTING SHALL BE DIRECTED TOWARD A NEIGHBORING RESIDENCE. NO LIGHTING SHALL BE DESIGNED AS TO INTERFERE WITH VEHICULAR TRAFFIC ON ADJACENT ROADS OR DRIVES.
3. LIGHTING FIXTURE LOCATIONS ONLY SHOWN IN PLAN. SEE LOW VOLTAGE LIGHTING NOTES FOR MORE INFORMATION.

LOW VOLTAGE LIGHTING NOTES

1. CONTRACTOR SHALL SECURE PERMITS AND ARRANGE FOR ALL INSPECTIONS.
2. CONTRACTOR SHALL COORDINATE POWER AND SWITCHING WITH GENERAL CONTRACTOR.
3. ALL 110V WIRE IN CONDUIT AND LOW VOLTAGE WIRE SHALL BE INSTALLED AT A MINIMUM OF 12" BELOW FINISH GRADE.
4. CONTRACTOR SHALL COORDINATE ANY SLEEVING UNDER PAVING WITH CONCRETE CONTRACTOR.
5. CONTRACTOR SHALL SPECIFY TRANSFORMERS TO ACCOMMODATE MAX. WATTAGE PER FIXTURE AND NOT TO EXCEED 80% OF TRANSFORMER WATTAGE. TRANSFORMERS TO BE LOCATED AT EXISTING GFI OUTLETS. COORDINATE IN FIELD W/ LANDSCAPE ARCHITECT.
6. LOCATE TRANSFORMERS IN ENCLOSURES OR SHRUB PLANTING AREA WHERE THEY ARE HIDDEN FROM VIEW.
7. PROVIDE HONEYCOMB LOUVERS IN ALL SPOTLIGHT FIXTURES.
8. CONTRACTOR SHALL SIZE WIRING TO FIXTURES TO OBTAIN A ZERO VOLTAGE DROP AT THE END OF THE LINE.
9. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT AND HARDWIRE RUNS PER CITY CODE.

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[illegible]

MILESTONES / SUBMITTALS

DESCRIPTION	DATE
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ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/18/2025

REVISIONS

NO.	DESCRIPTION	DATE

LIGHTING SCHEDULE & NOTES

L4.00A

SCALE: REFER TO PLAN DATE: [illegible]

[illegible]

SITE LIGHTING LEGEND

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	SCREENING DEVICE
●	"Street Light"- Final Selection TBD	15' H	Fixture Hood & Frosted Lens Filter
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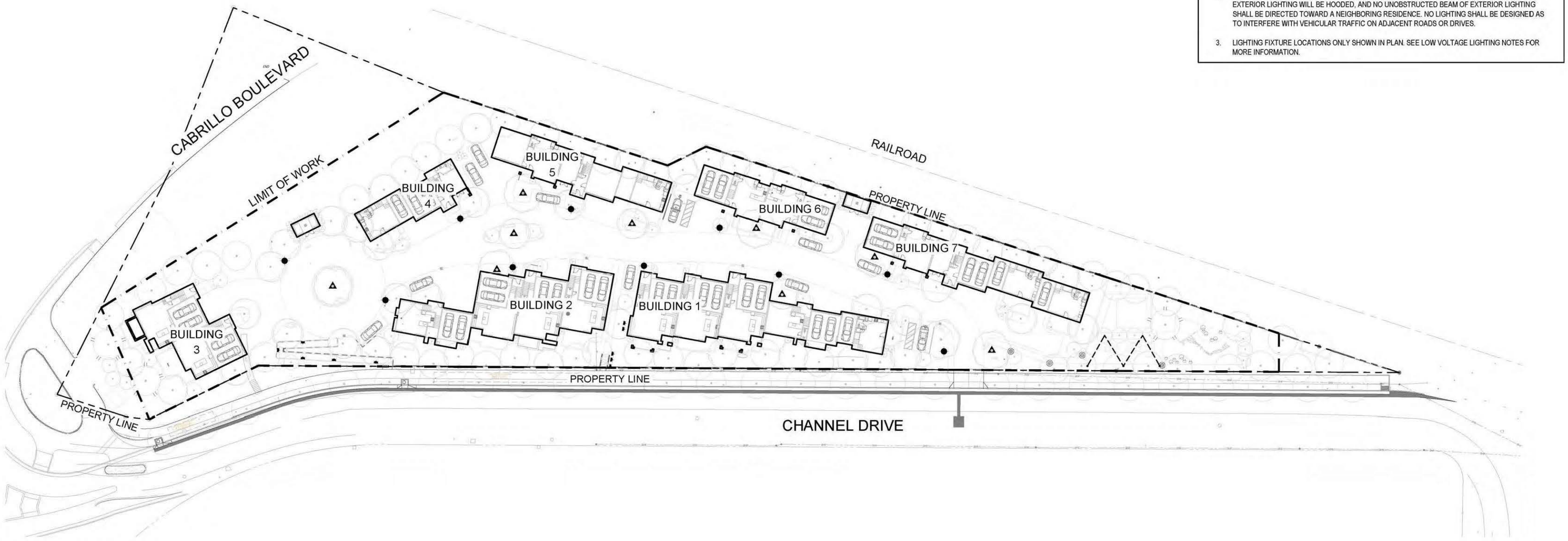
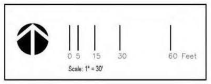
1. FINAL LIGHT FIXTURE SELECTIONS ARE 'TO BE DETERMINED'. FINAL SELECTIONS TO FOLLOW EL PUEBLO VIEJO RECOMMENDATIONS AND DESIGN GUIDELINES.
2. EXTERIOR LIGHTING FIXTURES TO USE THE MINIMUM INTENSITY REQUIRED FOR THE INTENDED PURPOSE.
3. RECESSED SOFFIT LIGHTING AND LANDSCAPE LIGHTING TO BE CONCEALED OR DESIGNED IN A MANNER APPROPRIATE FOR HISPANIC ARCHITECTURE.
4. ALL EXTERIOR BUILDING LIGHTING, SITE LIGHTING, AND STREETLIGHTS TO CONFORM TO THE CITY OF SANTA BARBARA'S OUTDOOR LIGHTING ORDINANCE AND THE OUTDOOR LIGHTING & STREETLIGHT DESIGN GUIDELINES.

GENERAL LIGHTING NOTES

1. CRITICAL ROOT ZONE OF ALL PROTECTED / SIGNIFICANT TREES WILL NOT BE DISTURBED.
2. LIGHTING IS DESIGNED TO PRESERVE AND ENHANCE THE CHARACTER OF THE PROPERTY. ALL EXTERIOR LIGHTING WILL BE HOODED, AND NO UNOBSTRUCTED BEAM OF EXTERIOR LIGHTING SHALL BE DIRECTED TOWARD A NEIGHBORING RESIDENCE. NO LIGHTING SHALL BE DESIGNED AS TO INTERFERE WITH VEHICULAR TRAFFIC ON ADJACENT ROADS OR DRIVES.
3. LIGHTING FIXTURE LOCATIONS ONLY SHOWN IN PLAN. SEE LOW VOLTAGE LIGHTING NOTES FOR MORE INFORMATION.





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MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY
ENTITLEMENT SUBMITTAL

SCOTT CAPPS No. 6886
Scott Capps
4/30/2025
03/19/2025

EPT JOB #:
E24-021

PIC	PM	TEAM
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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ENTITLEMENT SUBMITTAL	05/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/19/2025

△ **REVISIONS**

NO.	DESCRIPTION	DATE

LIGHTING PLAN - OVERALL SITE

L4.00B

SCALE: REFER TO PLAN DATE: 01/20/25

(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)