

MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA



Channel Dr. Elevation

VICINITY MAP	PROJECT DESCRIPTION	PROJECT TEAM	SHEET INDEX																																																																								
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Fire Extinguishing Systems MC 8.04, Section 903.2.20 - An automatic fire sprinkler system is required for this building under a separate permit.</p> <p>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</p>	<p>OWNER 1 HSR GP, LLC • Brian Holland Address: 112 E De La Guerra St, Suite 8 Santa Barbara, CA 93101 Phone: (805) xxx-xxxx Contact: Brian Holland Email: brian@coldspring-capital.com</p> <p>ARCHITECT DesignARC, Inc. Address: 1515 Chapala St. Santa Barbara, CA 93101 Phone: (805) 687-1525 Contact: Mark Kirkhart Email: mkirkhart@designarc.net Contact: Melissa Cinarli Turner Email: mcinarli@designarc.net</p> <p>CIVIL ENGINEER Flowers & Associates, Inc. Address: 115 W Canon Perdido St Santa Barbara, CA 93101 Phone: (805) 966-2224 Contact: Robert Schmidt, Principal Email: raschmidt@flowersassoc.com</p> <p>LANDSCAPE ARCHITECT EPT DESIGN Address: 414 Olive Street Santa Barbara, CA 93101 Contact: Scott Capps Phone: (626) 795-2008 Email: scapps@eptdesign.com</p> <p>SURVEYOR MNS Engineers, Inc. Address: 201 N. Calle Cesar Chavez, Suite 300 Santa Barbara, CA 93103 Phone: (805) 692-6921 Contact: Contact Name Email: email address</p>	<table border="1"> <thead> <tr> <th>GENERAL</th> <th>ARCHITECTURAL</th> <th>LANDSCAPE</th> </tr> </thead> <tbody> <tr> <td>G001 Title Sheet</td> <td>A111 First Floor Plan</td> <td>L0.00 Cover Sheet</td> </tr> <tr> <td>G002 Project Data</td> <td>A112 Second Floor Plan</td> <td>L0.01 Tree Protection Plan and Notes</td> </tr> <tr> <td>G003 Context Photos</td> <td>A113 Third Floor Plan</td> <td>L1.00A Construction Schedule and Notes</td> </tr> <tr> <td>TS100 Topographic Survey</td> <td>A114 Roof Plan</td> <td>L1.00B Construction Plan - Overall Site</td> </tr> <tr> <td></td> <td>A120 Unit Plans</td> <td>L1.01 Construction Plan</td> </tr> <tr> <td></td> <td>A121 Unit Plans</td> <td>L1.02 Construction Plan</td> </tr> <tr> <td></td> <td>A200 Street Elevations - Channel Drive & Cabrillo Blvd.</td> <td>L2.00A Irrigation Schedule and Notes</td> </tr> <tr> <td></td> <td>A201 Street Elevations - Highway 101</td> <td>L2.00B Irrigation Plan - Overall Site</td> </tr> <tr> <td></td> <td>A202 Street Elevations - Interior North & South</td> <td>L2.01 Irrigation Plan</td> </tr> <tr> <td></td> <td>A301 Exterior Elevations - Building 1</td> <td>L2.02 Irrigation Plan</td> </tr> <tr> <td></td> <td>A302 Exterior Elevations - Building 2</td> <td>L2.51 Irrigation Details</td> </tr> <tr> <td></td> <td>A303 Exterior Elevations - Building 3</td> <td>L2.52 Irrigation Details</td> </tr> <tr> <td></td> <td>A304 Exterior Elevations - Building 4</td> <td>L3.00A Planting Schedule and Notes</td> </tr> <tr> <td></td> <td>A305 Exterior Elevations - Building 5</td> <td>L3.00B Planting Plan - Overall Site</td> </tr> <tr> <td></td> <td>A306 Exterior Elevations - Building 6</td> <td>L3.01 Planting Plan</td> </tr> <tr> <td></td> <td>A307 Exterior Elevations - Building 7</td> <td>L3.02 Planting Plan</td> </tr> <tr> <td></td> <td>A401 Section 1</td> <td>L3.51 Planting Details</td> </tr> <tr> <td></td> <td>A402 Section 2 & 3</td> <td>L4.00A Lighting Schedule and Notes</td> </tr> <tr> <td></td> <td>A501 Perspective View</td> <td>L4.00B Lighting Plan - Overall Site</td> </tr> <tr> <td></td> <td>A502 Perspective View</td> <td></td> </tr> <tr> <td></td> <td>A503 Perspective View</td> <td></td> </tr> <tr> <td></td> <td>A504 Perspective View</td> <td></td> </tr> <tr> <td></td> <td>A505 Perspective View</td> <td></td> </tr> </tbody> </table>	GENERAL	ARCHITECTURAL	LANDSCAPE	G001 Title Sheet	A111 First Floor Plan	L0.00 Cover Sheet	G002 Project Data	A112 Second Floor Plan	L0.01 Tree Protection Plan and Notes	G003 Context Photos	A113 Third Floor Plan	L1.00A Construction Schedule and Notes	TS100 Topographic Survey	A114 Roof Plan	L1.00B Construction Plan - Overall Site		A120 Unit Plans	L1.01 Construction Plan		A121 Unit Plans	L1.02 Construction Plan		A200 Street Elevations - Channel Drive & Cabrillo Blvd.	L2.00A Irrigation Schedule and Notes		A201 Street Elevations - Highway 101	L2.00B Irrigation Plan - Overall Site		A202 Street Elevations - Interior North & South	L2.01 Irrigation Plan		A301 Exterior Elevations - Building 1	L2.02 Irrigation Plan		A302 Exterior Elevations - Building 2	L2.51 Irrigation Details		A303 Exterior Elevations - Building 3	L2.52 Irrigation Details		A304 Exterior Elevations - Building 4	L3.00A Planting Schedule and Notes		A305 Exterior Elevations - Building 5	L3.00B Planting Plan - Overall Site		A306 Exterior Elevations - Building 6	L3.01 Planting Plan		A307 Exterior Elevations - Building 7	L3.02 Planting Plan		A401 Section 1	L3.51 Planting Details		A402 Section 2 & 3	L4.00A Lighting Schedule and Notes		A501 Perspective View	L4.00B Lighting Plan - Overall Site		A502 Perspective View			A503 Perspective View			A504 Perspective View			A505 Perspective View	
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MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

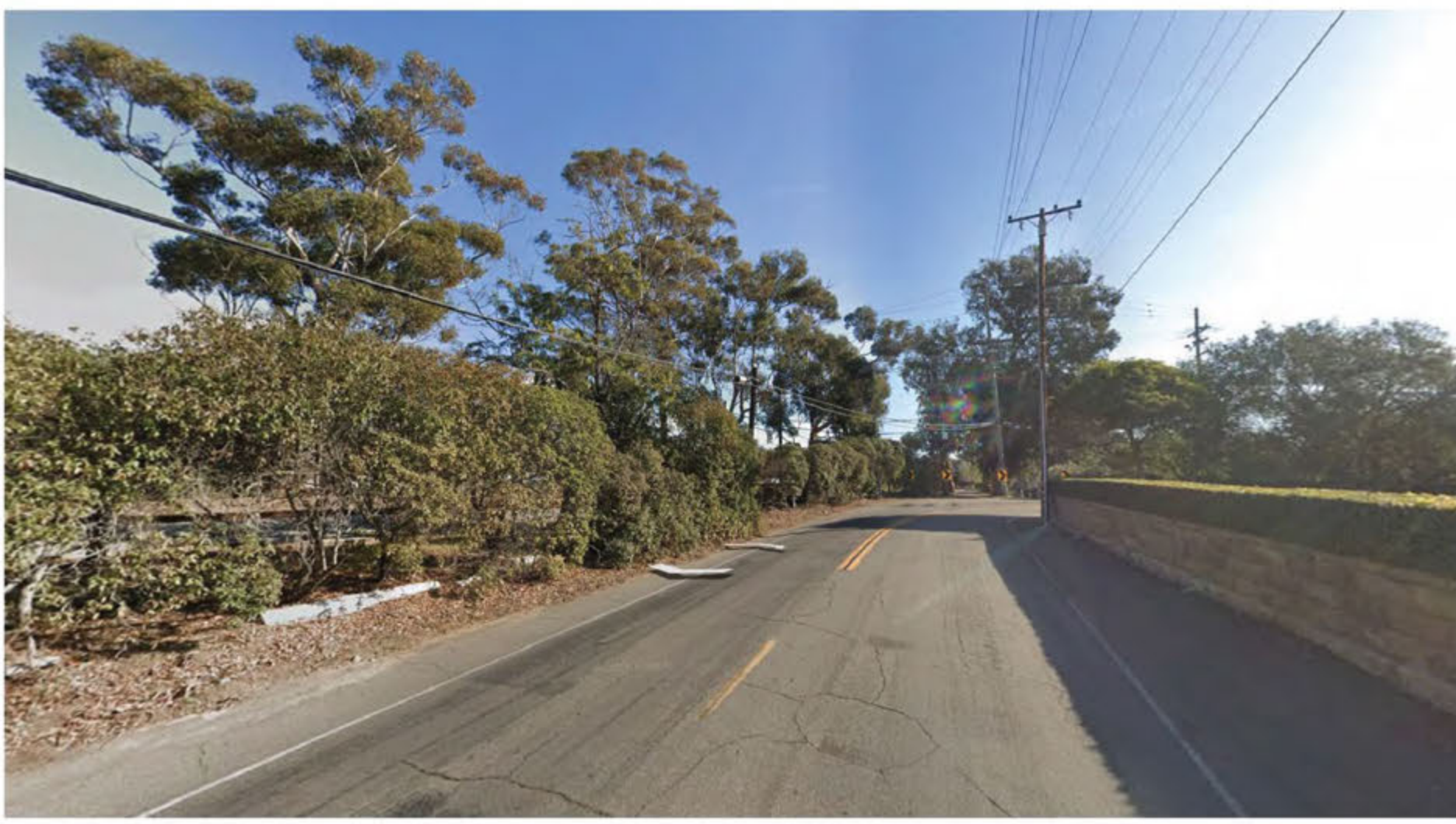
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TITLE SHEET
G001



SCALE: NONE
DATE: MARCH 19, 2025

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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

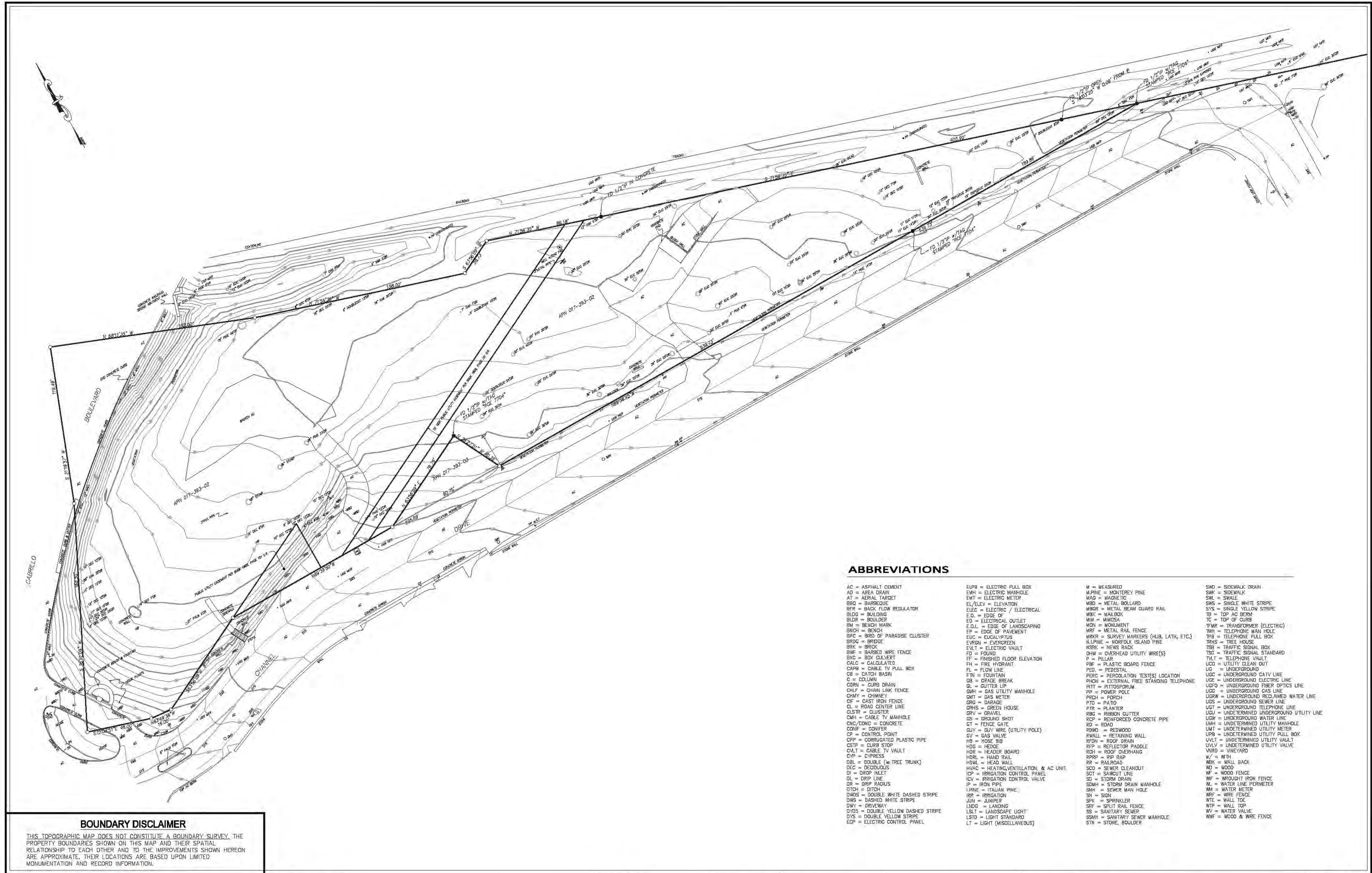
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

Context Photos
G003



SCALE: NONE
DATE: MARCH 19, 2025

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ABBREVIATIONS

AC = ASPHALT CEMENT	ELPB = ELECTRIC PULL BOX	M = MEASURED	SWD = SIDEWALK DRAIN
AD = AREA DRAIN	EMH = ELECTRIC MANHOLE	M.PINE = MONTEREY PINE	SWK = SIDEWALK
AT = AERIAL TARGET	EMT = ELECTRIC METER	MAD = METAL BOLLARD	SWL = SWALE
BBQ = BARBEQUE	EL/ELEV = ELEVATION	MBO = METAL BOLLARD	SWS = SINGLE WHITE STRIPE
BFR = BACK FLOW REGULATOR	ELEC = ELECTRICAL	MBOG = METAL BEAM GUARD RAIL	SYS = SINGLE YELLOW STRIPE
BLDG = BUILDING	ED = EDGE OF	MEL = METAL	TD = TOP OF AC BODY
BLDR = BOULDER	EO = ELECTRICAL OUTLET	MH = MIMOSA	TC = TOP OF CURB
BM = BENCH MARK	E.O.L. = EDGE OF LANDSCAPING	MN = MONUMENT	TMW = TRANSFORMER (ELECTRIC)
BNCH = BENCH	EP = EDGE OF PAVEMENT	MRF = METAL RAIL FENCE	TMH = TELEPHONE MAN HOLE
BNCHC = BENCH OF PARADISE CLUSTER	EUC = EUCALYPTUS	MRFV = SURVEY MARKERS (ALIB, LATH, ETC.)	TRB = TELEPHONE SIGNAL BOX
BRK = BRICK	EVNDR = EVERGREEN	ILPINE = LOSPELMO ISLAND PINE	TRHS = TREE HOUSE
BWC = BARBED WIRE FENCE	EVT = ELECTRIC VAULT	NSRK = NEWS RACK	TRSS = TRAFFIC SIGNAL STANDARD
BXC = BOX CULLERT	FD = FOUNTAIN	OW = OVERHEAD UTILITY WIRE(S)	TVL = TELEPHONE VAULT
CALC = CALCULATED	FF = FINISHED FLOOR ELEVATION	P = PILLAR	UCO = UTILITY CLEAN OUT
CAPB = CABLE TV PULL BOX	FL = FLOW LINE	PB = PLASTIC BOARD FENCE	UG = UNDERGROUND
CB = CATCH BASIN	FN = FOUNTAIN	PERC = PERCOLATION TEST(S) LOCATION	UGC = UNDERGROUND CATV LINE
C = COLUMN	GB = GRAZE BREAK	PHDN = EXTERNAL FREE STANDING TELEPHONE	ULS = UNDERGROUND ELECTRIC LINE
CORN = CURB DRAIN	GL = CUTTER LIP	PIT = PITTSBORUM	UOFO = UNDERGROUND FIBER OPTICS LINE
CHLF = CHAIN LINK FENCE	GM = GAS UTILITY MANHOLE	PP = POWER POLE	UGD = UNDERGROUND GAS LINE
CHMY = CHIMNEY	QMT = GAS METER	PRCH = PORCH	UGRW = UNDERGROUND RECLAIMED WATER LINE
CF = CAST IRON FENCE	GRD = GRAVEL	PTO = PATIO	UGS = UNDERGROUND SEWER LINE
CL = ROAD CENTER LINE	GRS = GREEN HOUSE	PTS = PLANTER	ULT = UNDERGROUND TELEPHONE LINE
CLSTR = CLUSTER	GS = GROUND SHOT	RBC = RIBBON CUTTER	ULU = UNDETERMINED UNDERGROUND UTILITY LINE
CNH = CABLE TV MANHOLE	CT = FENCE GATE	RCP = REINFORCED CONCRETE PIPE	ULW = UNDERGROUND WATER LINE
CNC/CONC = CONCRETE	CUY = CUY WIRE (UTILITY POLE)	RD = ROAD	UMH = UNDETERMINED UTILITY MANHOLE
CONF = CONIFER	CV = GAS VALVE	RDWD = REDWOOD	UMI = UNDETERMINED UTILITY METER
CP = CONTROL POINT	CVV = GAS VALVE	RWALL = RETAINING WALL	UPB = UNDETERMINED UTILITY PULL BOX
CPP = CORRUGATED PLASTIC PIPE	HS = HOSE BIB	RFBN = ROOF DRAIN	UVLT = UNDETERMINED UTILITY VAULT
CSTP = CURB STOP	HDR = HEDGE	RFP = REFLECTOR PADDLE	UVLV = UNDETERMINED UTILITY VAULT
CVLT = CABLE TV VAULT	HOR = HEADER BOARD	ROH = ROOF OVERHANG	
CYP = CYPRESS	HRA = HAND RAIL	RSP = ROOF DRAIN	
DBL = DOUBLE (w/ TREE TRUNK)	HWA = HEAD WALL	RR = RAILROAD	
DEC = DECIDUOUS	HVAC = HEATING, VENTILATION, & AC UNIT	SCD = SEWER CLEANOUT	
DI = DRIP INLET	ICP = IRRIGATION CONTROL PANEL	SD = SANDOUT LINE	
DL = DRIP LINE	IR = IRRIGATION	SDI = STORM DRAIN	
DR = DRIP PIPES	IP = IRON PIPE	SMH = SEWER DRAIN MANHOLE	
DTCH = DITCH	IPINE = ITALIAN PINE	SMH = SEWER MAN HOLE	
DWDS = DOUBLE WHITE DASHED STRIPE	JUN = JUNIPER	SN = SIGN	
DWS = DASHED WHITE STRIPE	LANDG = LANDING	SPI = SPRINKLER	
DWY = DRIVEWAY	LSLT = LANDSCAPE LIGHT	SPT = SPLIT RAIL FENCE	
DYS = DOUBLE YELLOW DASHED STRIPE	LST = LIGHT STANDARD	SS = SANITARY SEWER	
DYS = DOUBLE YELLOW STRIPE	LT = LIGHT (MISCELLANEOUS)	SSMH = SANITARY SEWER MANHOLE	
ECP = ELECTRIC CONTROL PANEL		STN = STONE, BOULDER	

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.

<p>MNS ENGINEERS INC 301 N. Calle Cesar Chavez, Ste 300 Santa Barbara, CA 93103 805.692.6921 Phone</p>	ENGINEERING PLANNING SURVEYING CONSTRUCTION MANAGEMENT
	REVISIONS DATE BY SSCCM150308.00 * 2088TP1.dwg * 10/28/15 * RCS * E-File

NOTE: Surveyed in 2001.

CONTROL POINTS:
 CP N/A
 CP N/A



October 2015
 Mark E. Reinhardt, PLS 6392

Santa Barbara Cemetery

CHANNEL DRIVE TOPOGRAPHY

Scale: 1" = 30'

PROJECT NO.
 SBCEM.150308.00
 SHEET 1 OF 1



PRELIMINARY SITE IMPROVEMENT PLANS

MULTI-FAMILY HOUSING 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

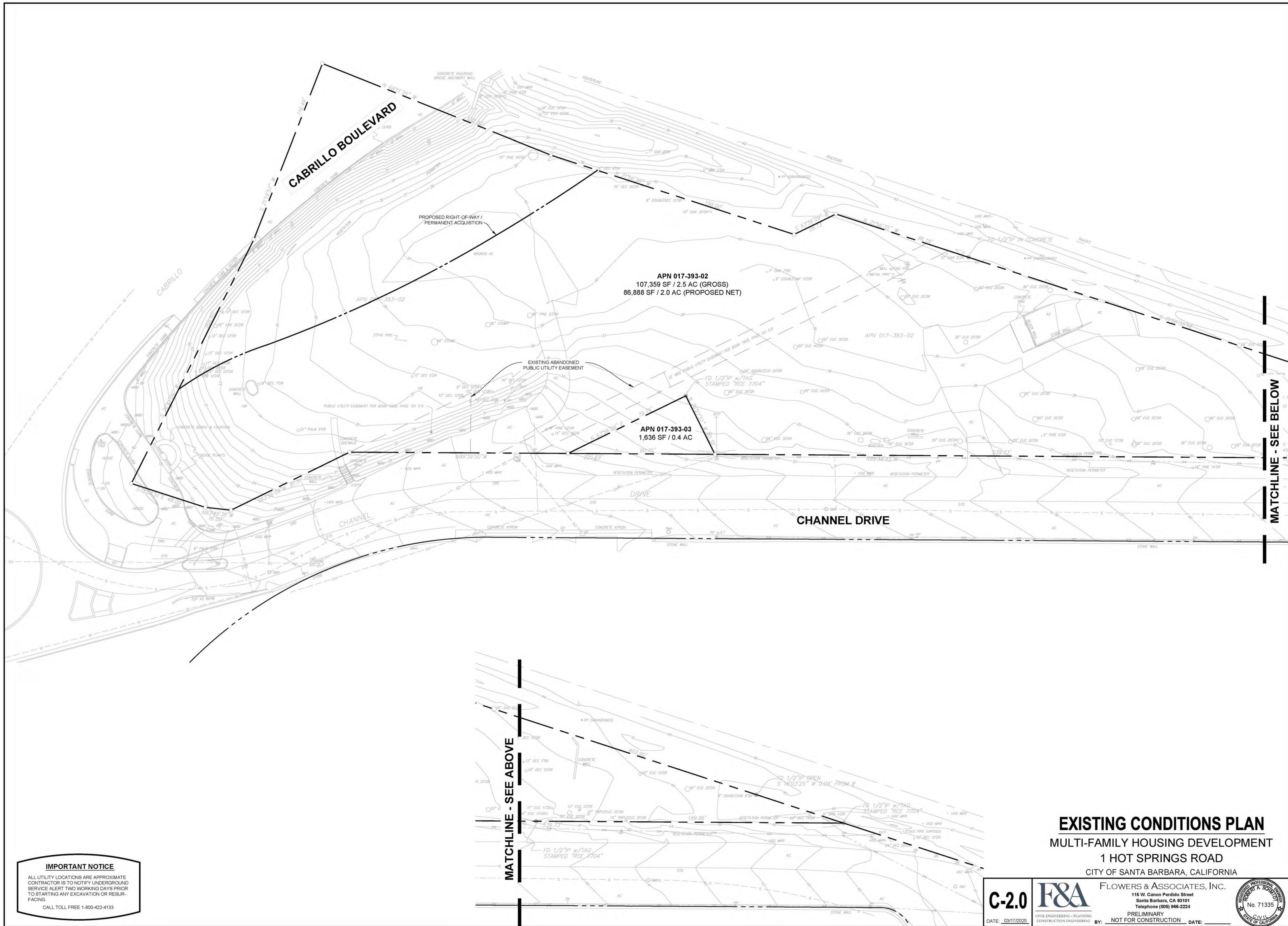
C-1.0



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



DATE: 03/17/2025 CIVIL ENGINEERING + PLANNING CONSTRUCTION ENGINEERING BY: NOT FOR CONSTRUCTION DATE: _____



CABRILLO BOULEVARD

APN 017-393-02
 107,359 SF / 2.5 AC (GROSS)
 86,888 SF / 2.0 AC (PROPOSED NET)

APN 017-393-03
 1,636 SF / 0.4 AC

CHANNEL DRIVE

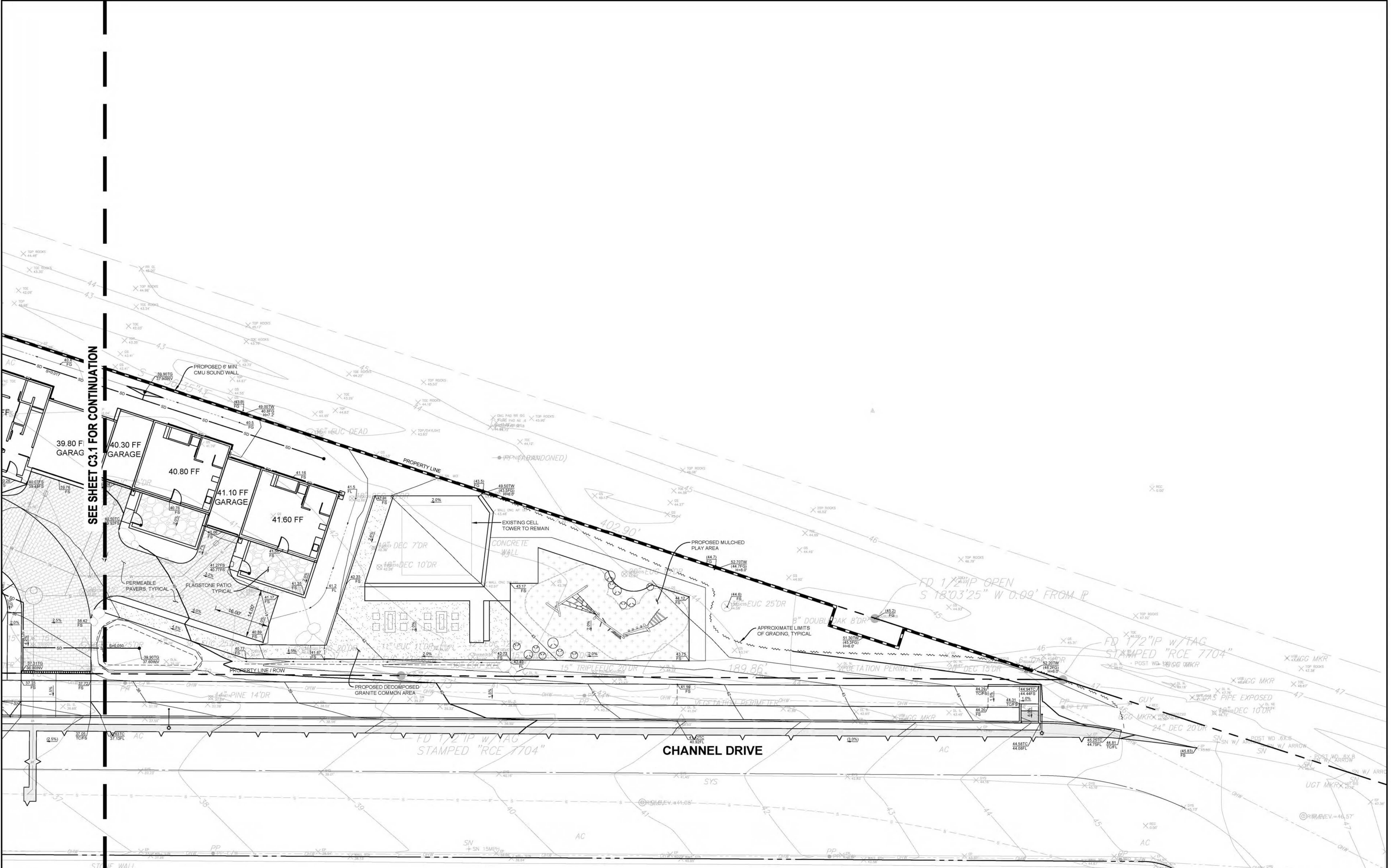
MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

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

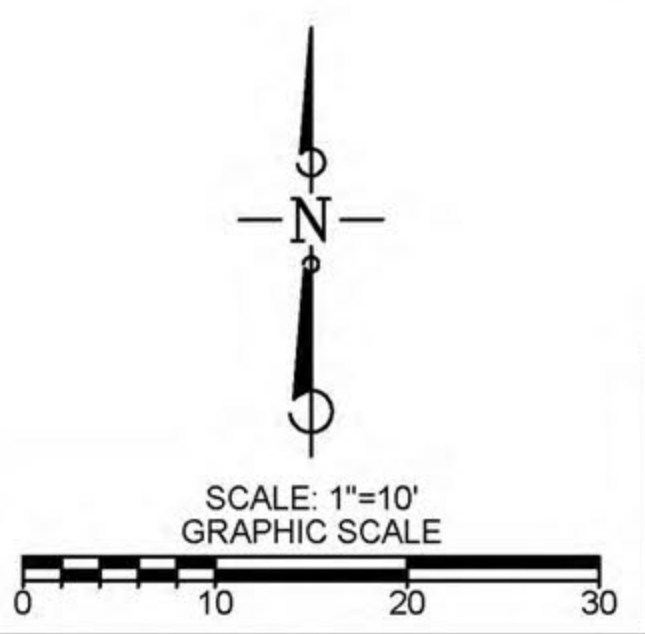
C-2.0	F&A	FLOWERS & ASSOCIATES, INC.	
		115 W. Canon Perdido Street Santa Barbara, CA 93101 Telephone (805) 966-2224 PRELIMINARY NOT FOR CONSTRUCTION	
DATE: 03/17/2025	CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING	BY:	DATE:



SEE SHEET C3.1 FOR CONTINUATION

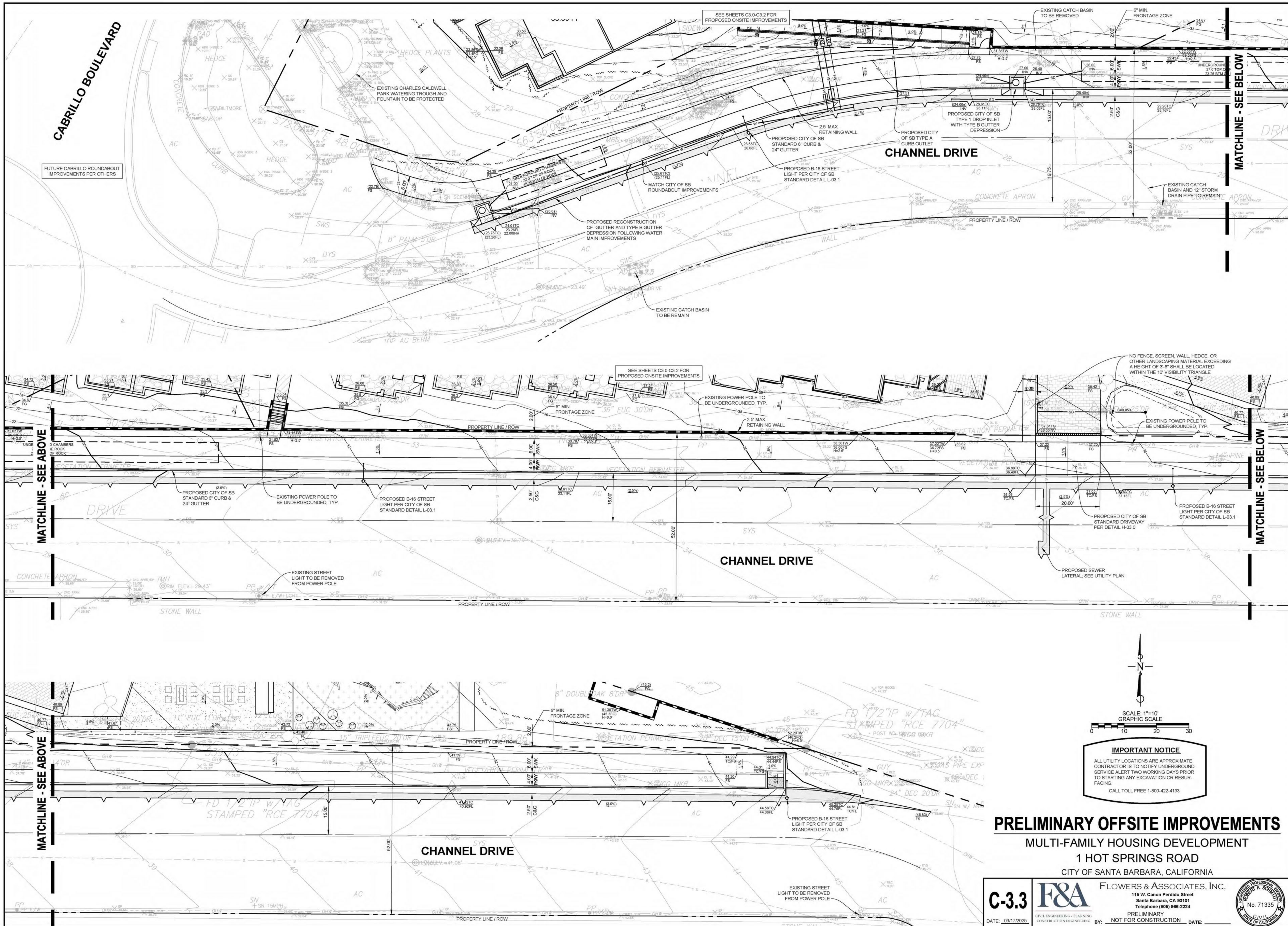
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NOTE: ALL STORM DRAIN CATCH BASINS, PIPES AND CONNECTIONS TO BE WATER TIGHT



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

C-3.2	F&A	FLOWERS & ASSOCIATES, INC.	
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CABRILLO BOULEVARD

CHANNEL DRIVE

CHANNEL DRIVE

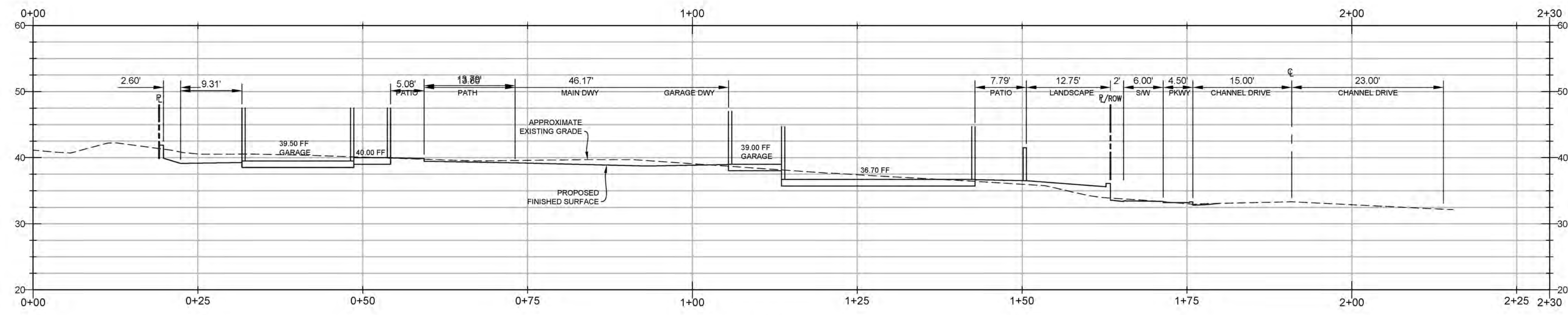
CHANNEL DRIVE

SCALE: 1"=10'
GRAPHIC SCALE

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

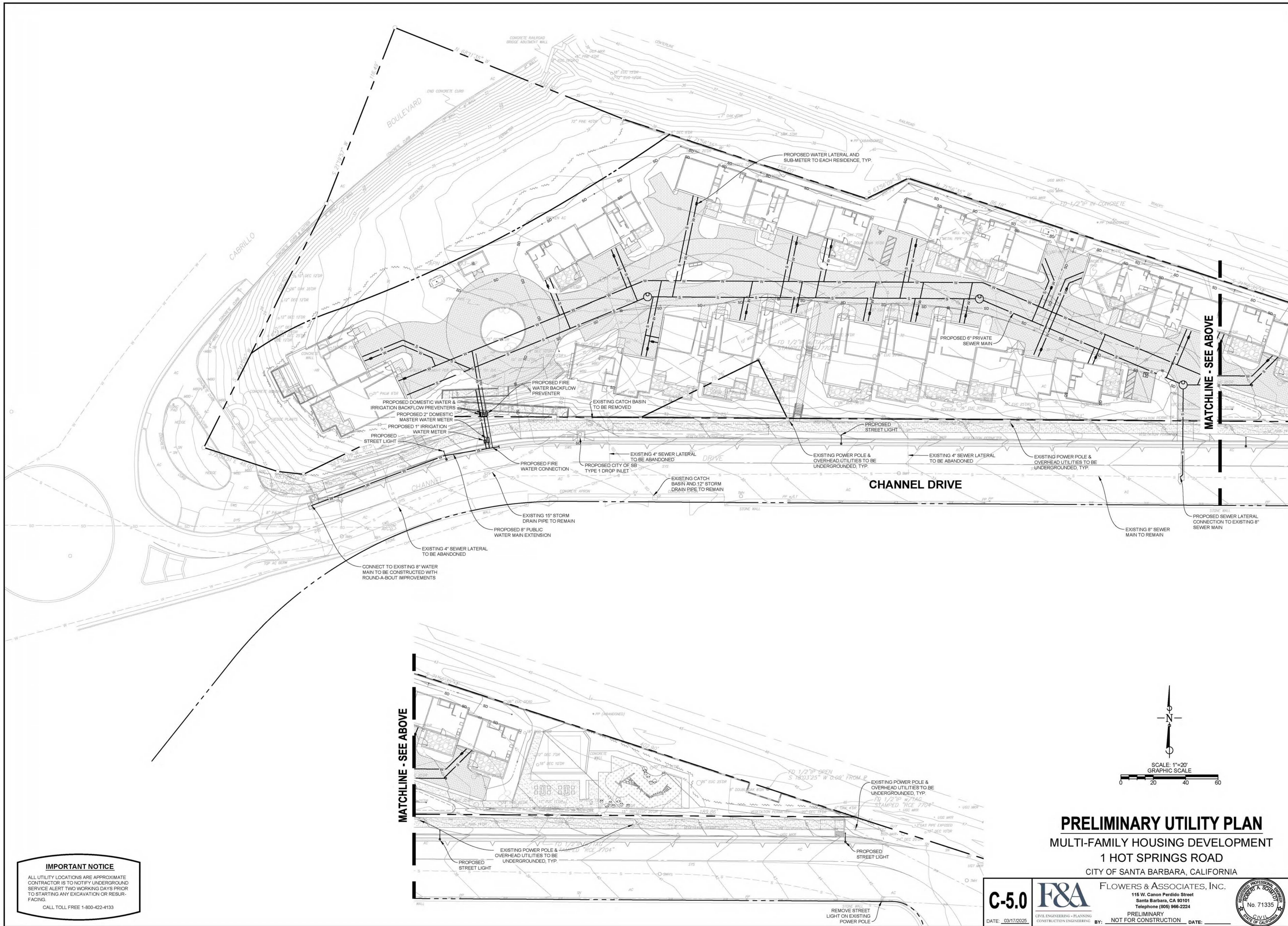
<p>C-3.3</p> <p>DATE: 03/17/2025</p>	<p>F&A</p> <p>CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING</p>	<p>FLOWERS & ASSOCIATES, INC.</p> <p>115 W. Canon Perdido Street Santa Barbara, CA 93101 Telephone (805) 966-2224</p>		<p>PROFESSIONAL ENGINEER No. 71335 CIVIL STATE OF CALIFORNIA</p>
		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		



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

C-4.0	F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION ENGINEERING	FLOWERS & ASSOCIATES, INC. 115 W. Canon Perdido Street Santa Barbara, CA 93101 Telephone (805) 966-2224	
		PRELIMINARY NOT FOR CONSTRUCTION	



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MATCHLINE - SEE BELOW

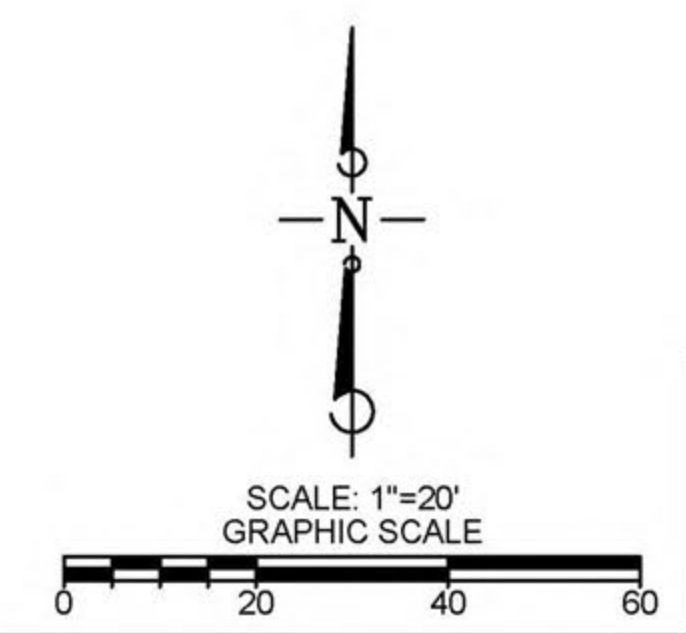
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LEGEND	
	PROPERTY LINE
	PROJECT BOUNDARY LINE
	DIRECTION OF FLOW FOR SURFACE RUNOFF
	EXISTING IMPERVIOUS AREA
	EXISTING PERVIOUS AREA

PROJECT PARCEL - SITE COVERAGE CALCS	
EXISTING: PERVIOUS AREA	78,765 SF
EXISTING: IMPERVIOUS AREA	10,365 SF
TOTAL SITE	89,130 SF

PUBLIC RIGHT OF WAY - SITE COVERAGE CALCS	
EXISTING: PERVIOUS AREA	10,592 SF
EXISTING: IMPERVIOUS AREA	15,110 SF
TOTAL SITE	25,702 SF

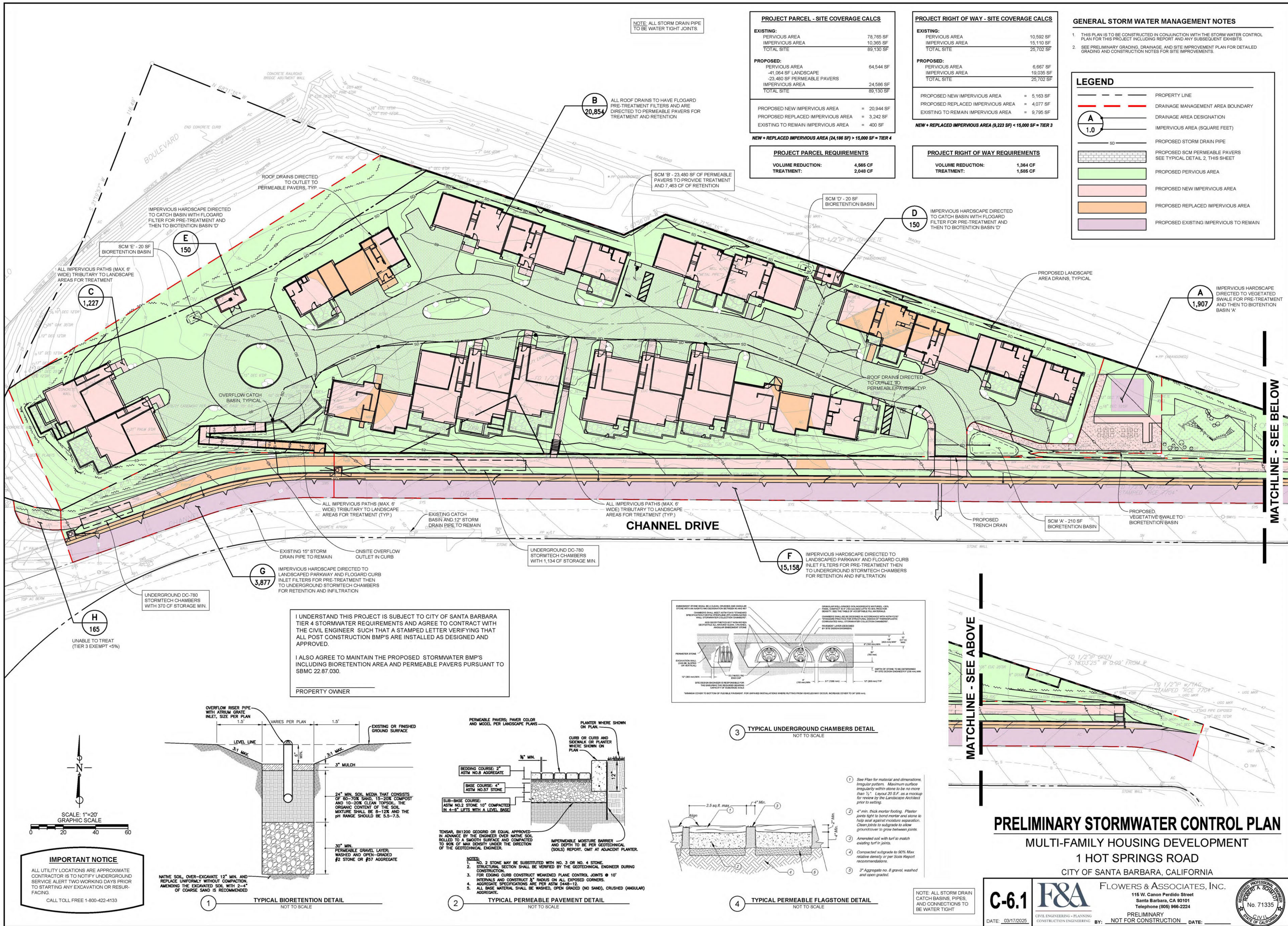


EXISTING DRAINAGE EXHIBIT
MULTI-FAMILY HOUSING DEVELOPMENT
 1 HOT SPRINGS ROAD
 CITY OF SANTA BARBARA, CALIFORNIA

C-6.0 **F&A** **FLOWERS & ASSOCIATES, INC.**
 115 W. Canon Perdido Street
 Santa Barbara, CA 93101
 Telephone (805) 966-2224

DATE: 03/17/2025 CIVIL ENGINEERING - PLANNING CONSTRUCTION ENGINEERING BY: NOT FOR CONSTRUCTION DATE:

PLOTTED: Monday, March 17, 2025 3:31:23 PM 23093_PRELIMINARY GRADING DWG 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 PARCEL REQUIREMENTS

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

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 RIGHT OF WAY REQUIREMENTS

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

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

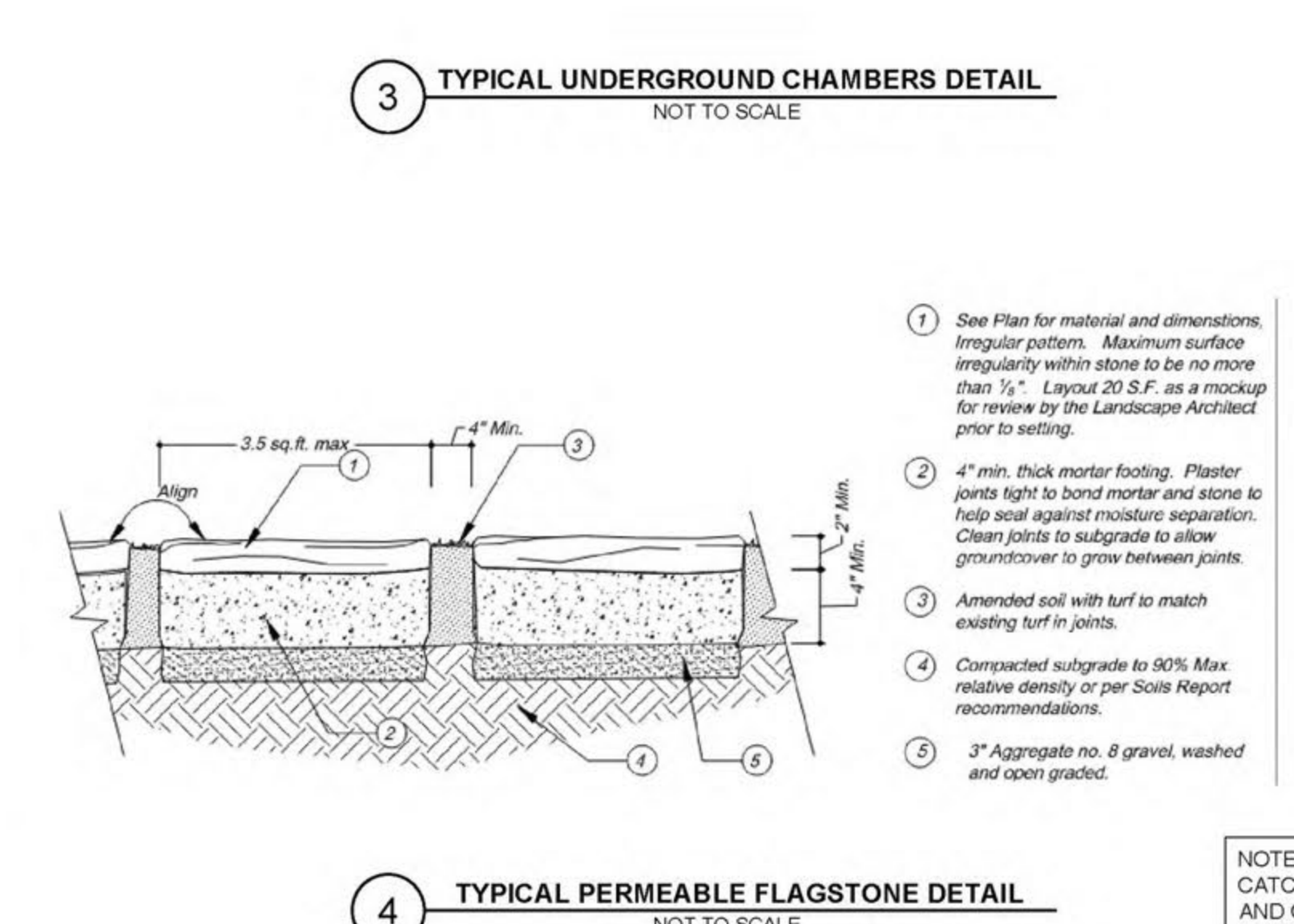
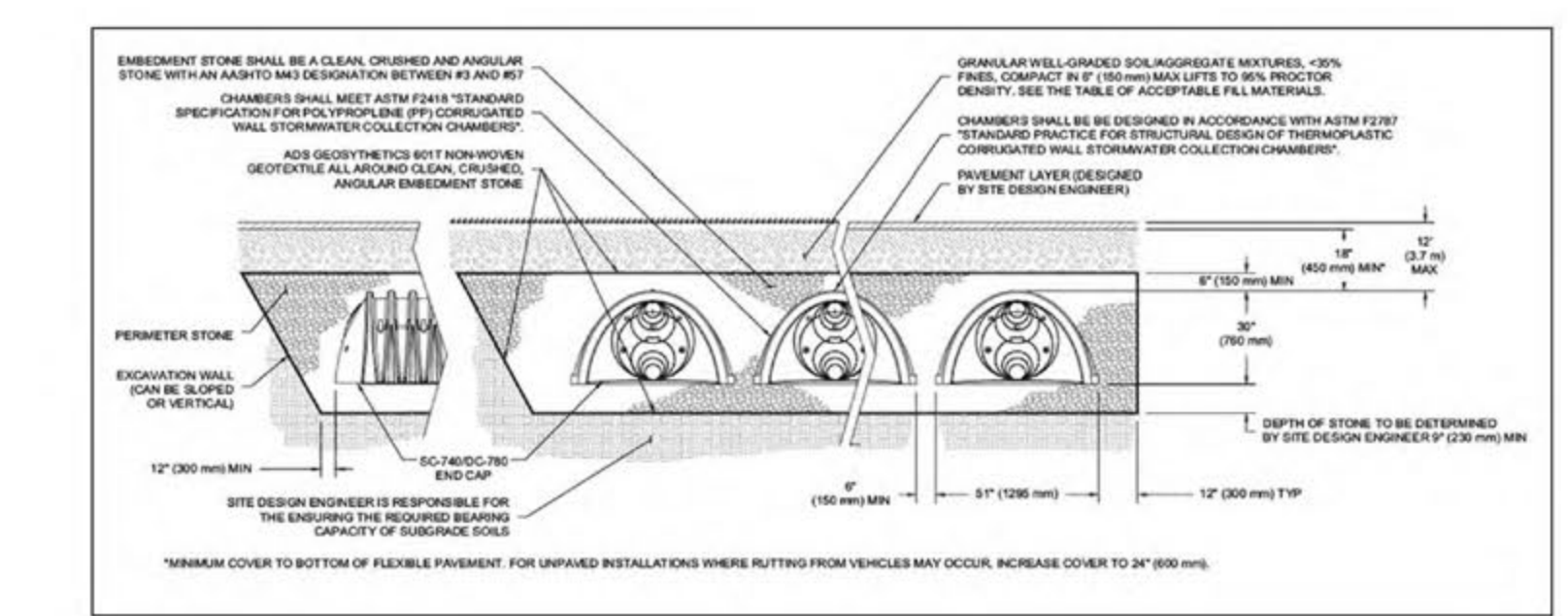
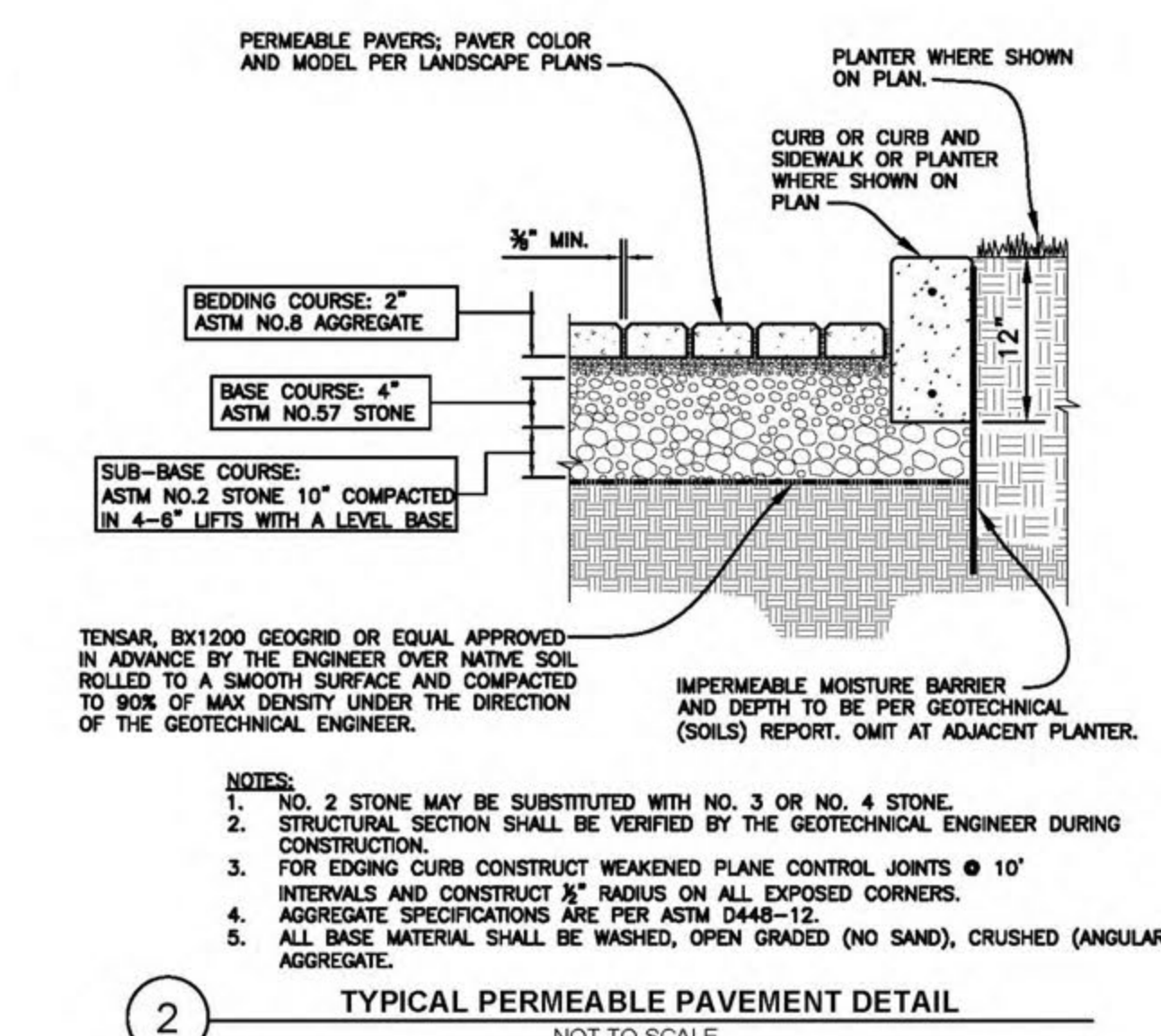
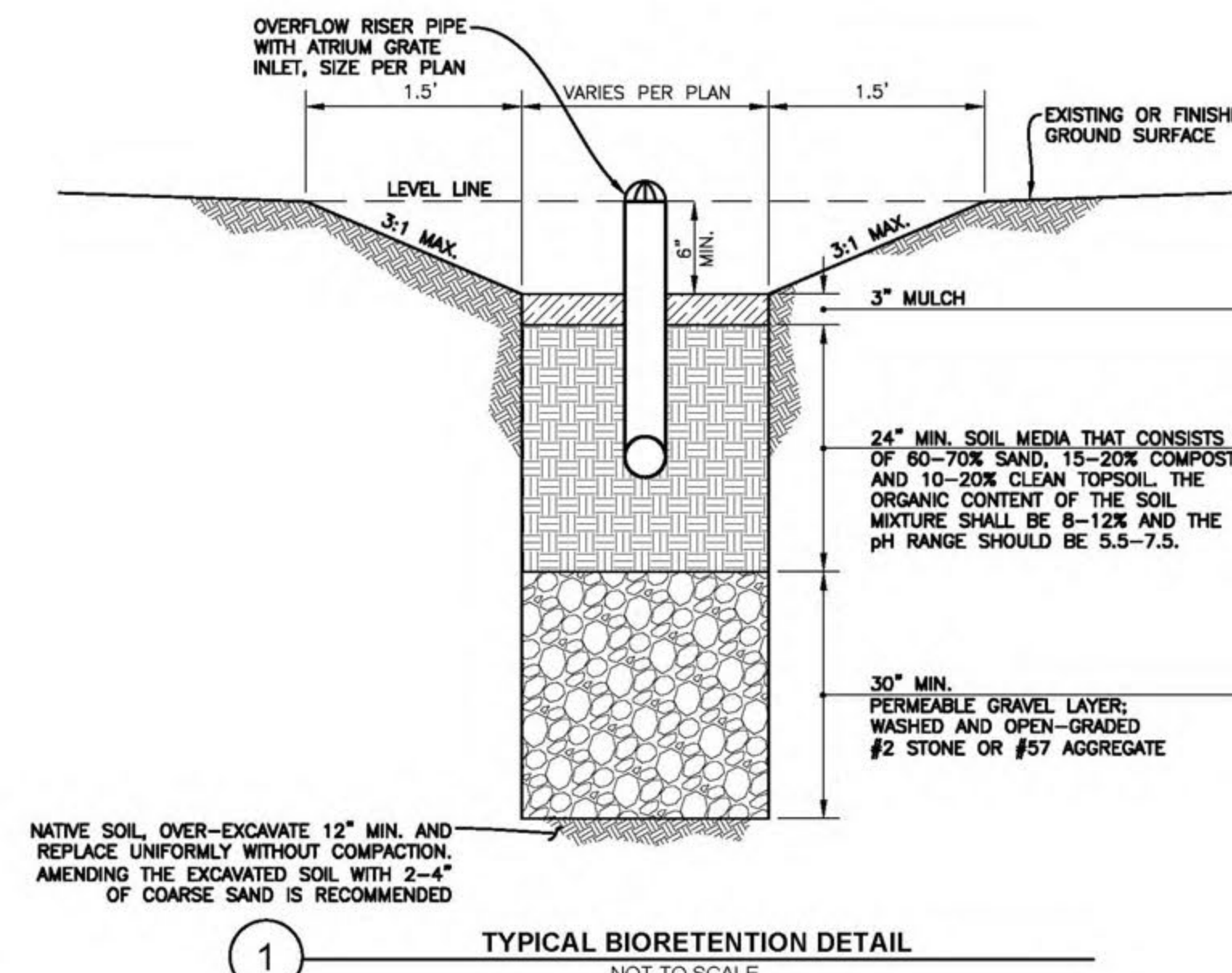
LEGEND

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DRAINAGE AREA DESIGNATION
- IMPERVIOUS AREA (SQUARE FEET)
- 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

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.

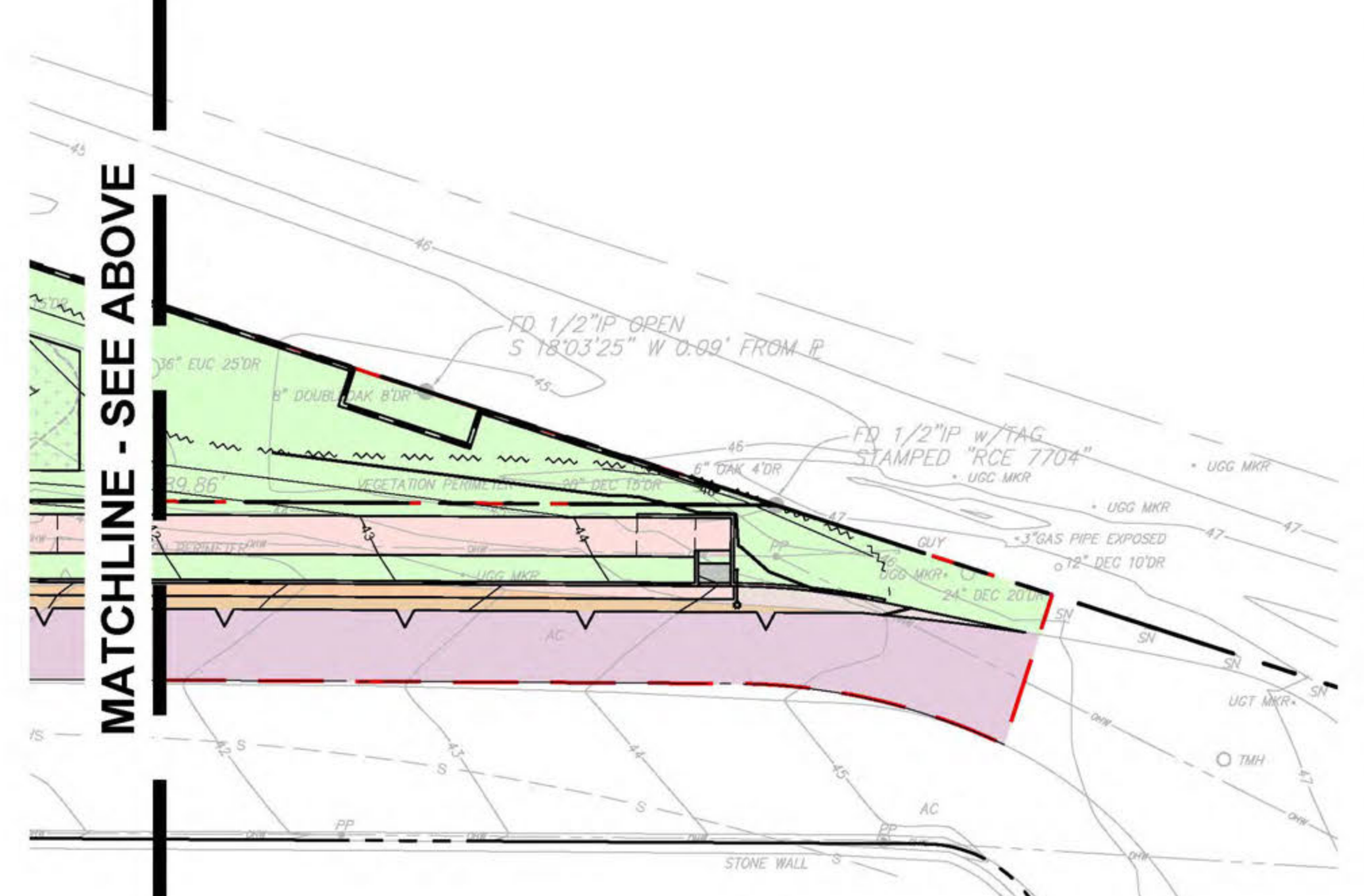
PROPERTY OWNER



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

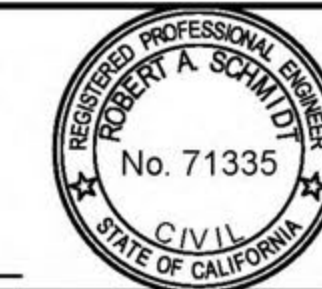


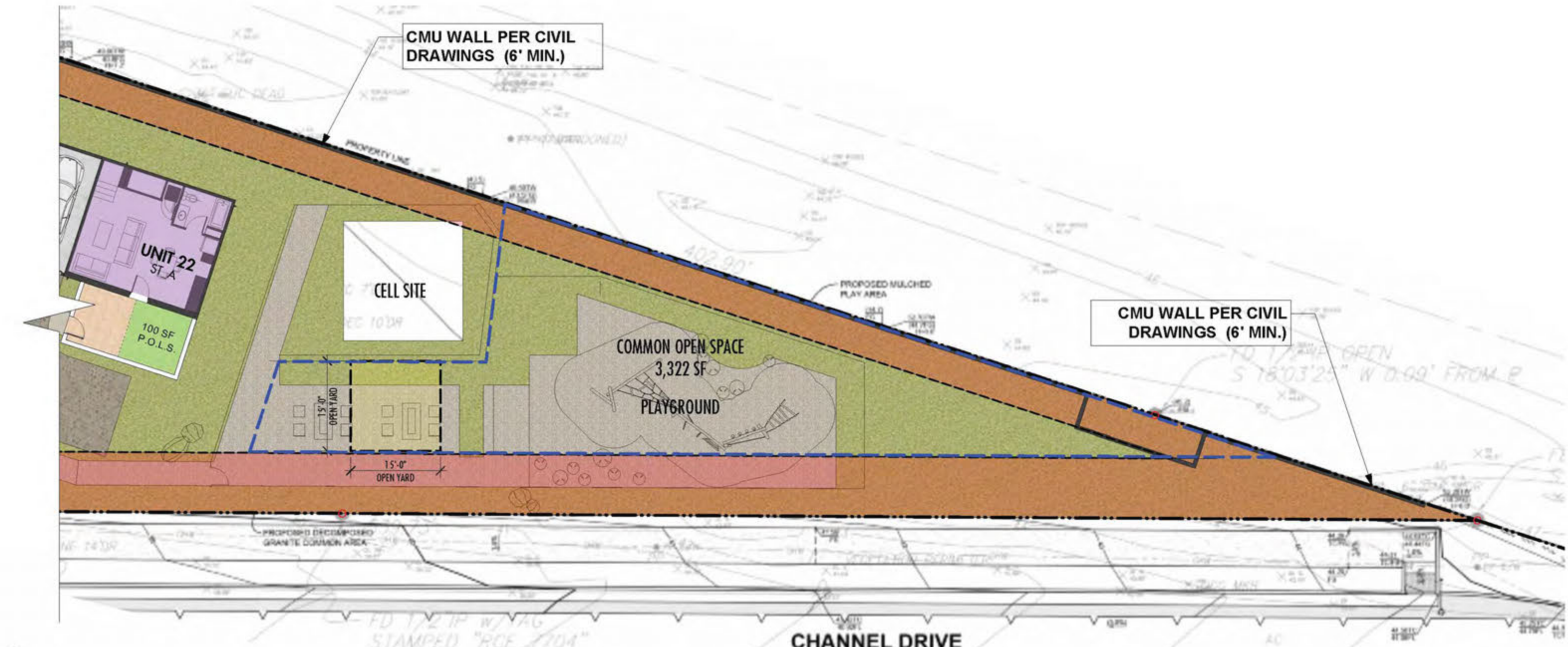
PRELIMINARY STORMWATER CONTROL PLAN
MULTI-FAMILY HOUSING DEVELOPMENT
 1 HOT SPRINGS ROAD
 CITY OF SANTA BARBARA, CALIFORNIA

C-6.1 **F&A** **FLOWERS & ASSOCIATES, INC.**
 115 W. Canon Perdido Street
 Santa Barbara, CA 93101
 Telephone (805) 966-2224

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE: 03/17/2025





7' HIGH TRASH ENCLOSURE WITH (1) 3 CU YD TRASH DUMPSTER AND (1) 3 CU YD RECYCLING DUMPSTER, TYPICAL FOR 2 ENCLOSURES. GREENWASTE TO BE HAULED OFF-SITE BY LANDSCAPE MAINTENANCE COMPANY

ACCESSIBLE ACCESS RAMP TO PUBLIC WAY WITH 36" HIGH GATE AND FENCE AT LANDING

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"



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

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THIRD FLOOR PLAN

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

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

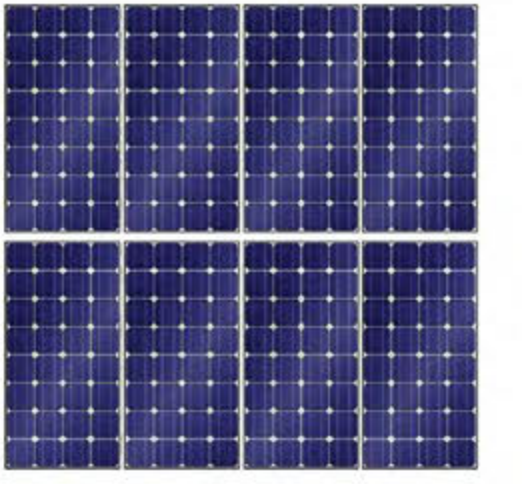
1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

**THIRD FLOOR PLAN
A113**

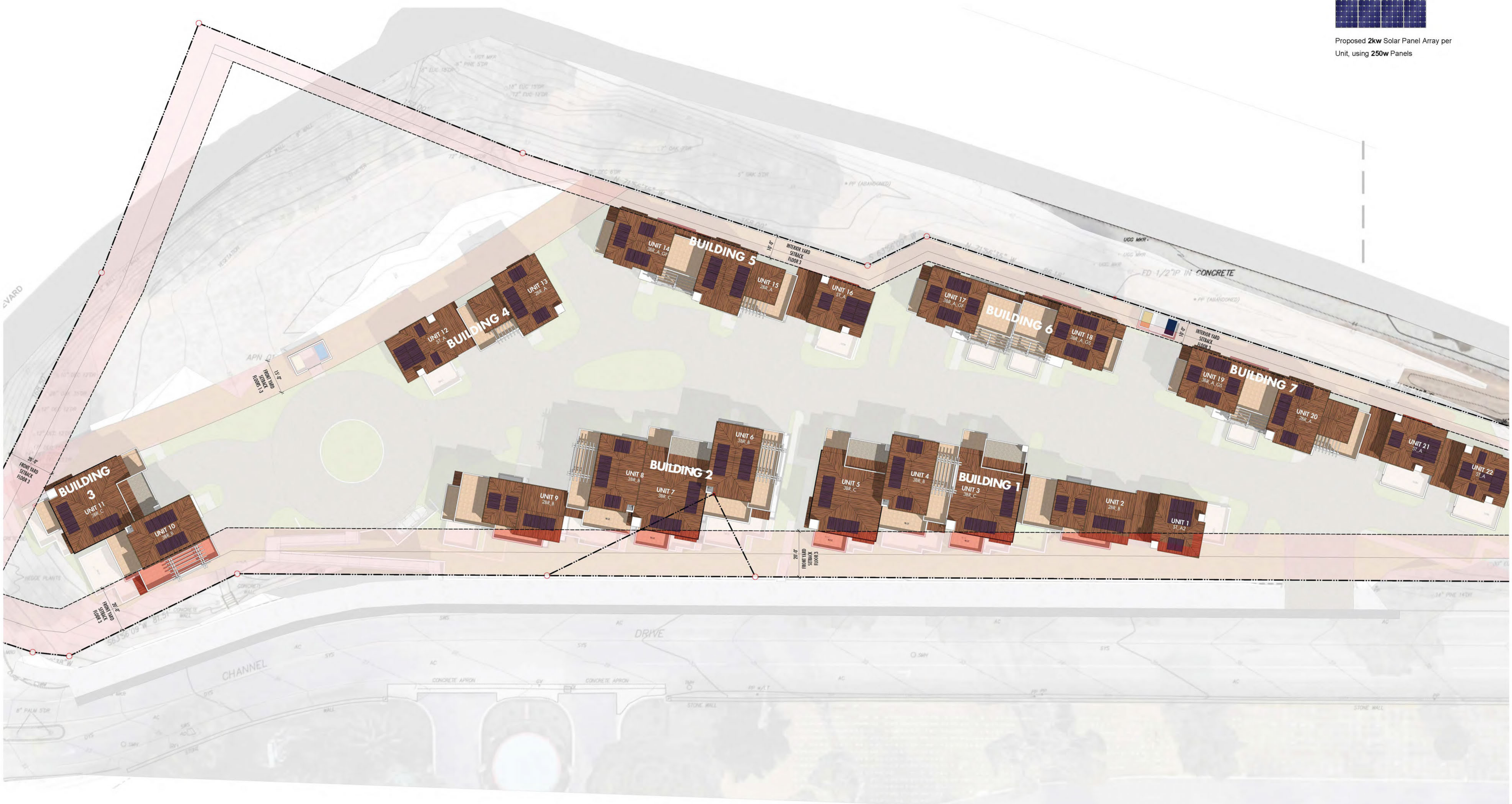
SCALE: 1" = 16'
DATE: MARCH 19, 2025



101 West California, CA 91102 | 805.887.1300 | 1.800.887.8712
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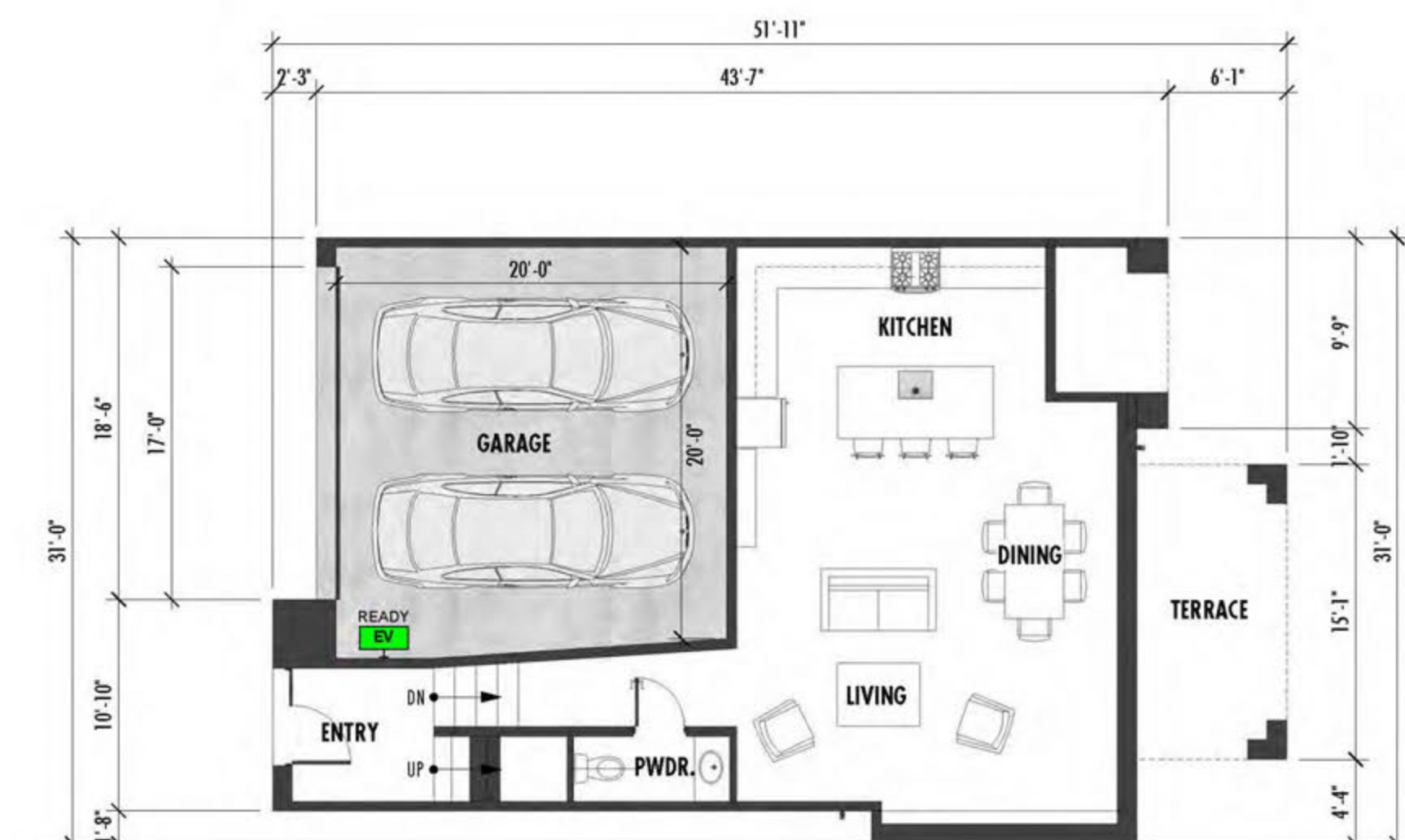
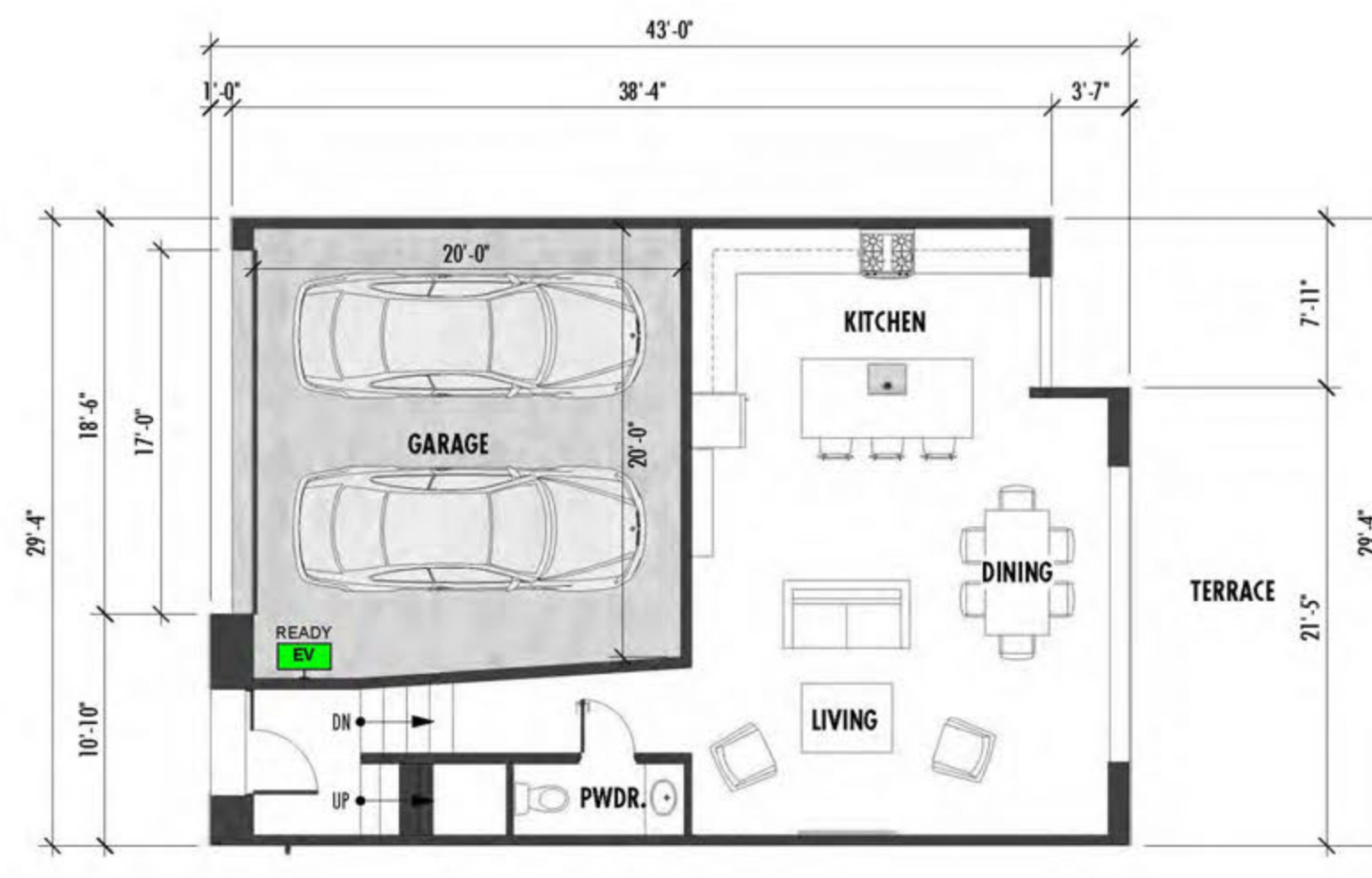
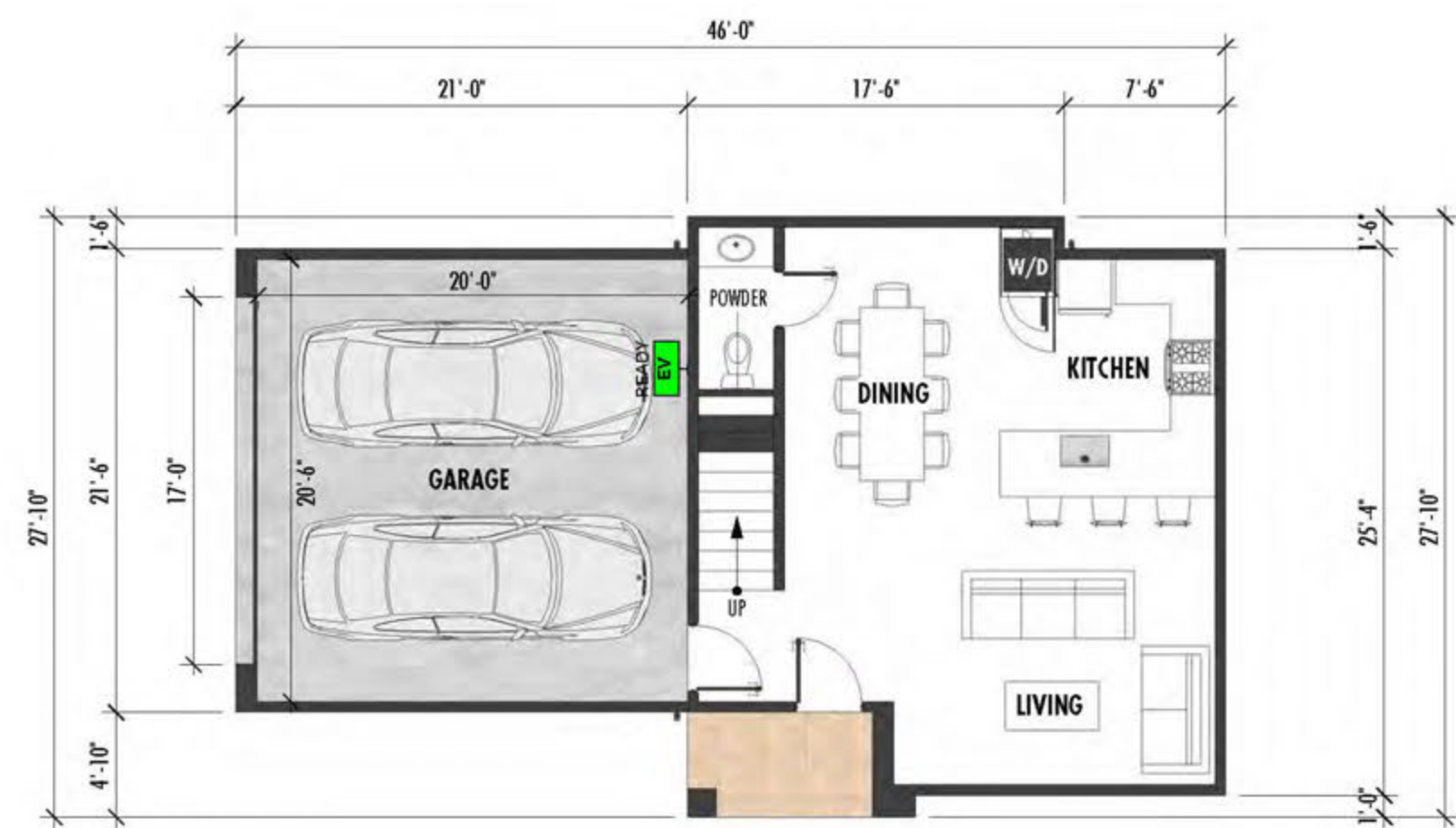
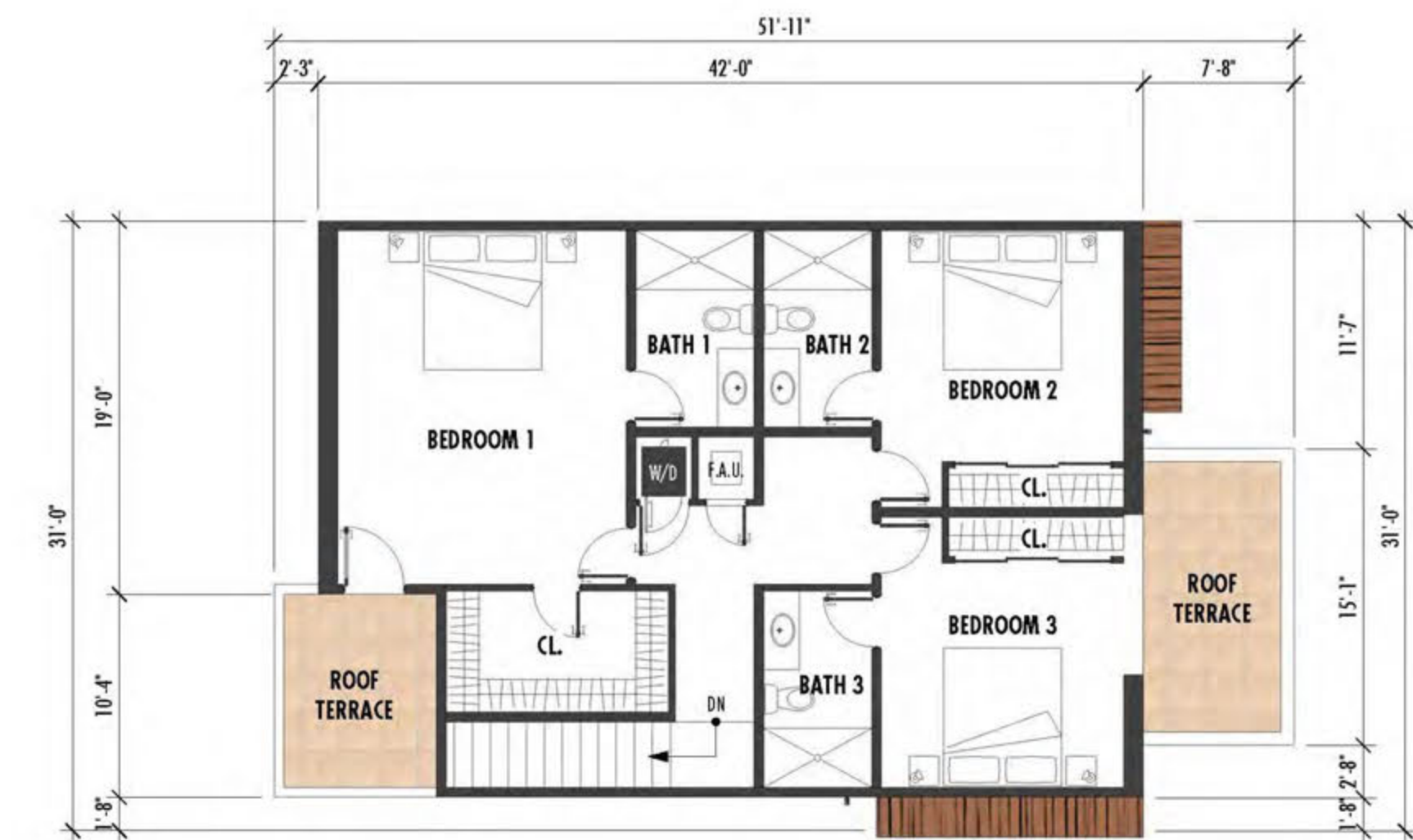
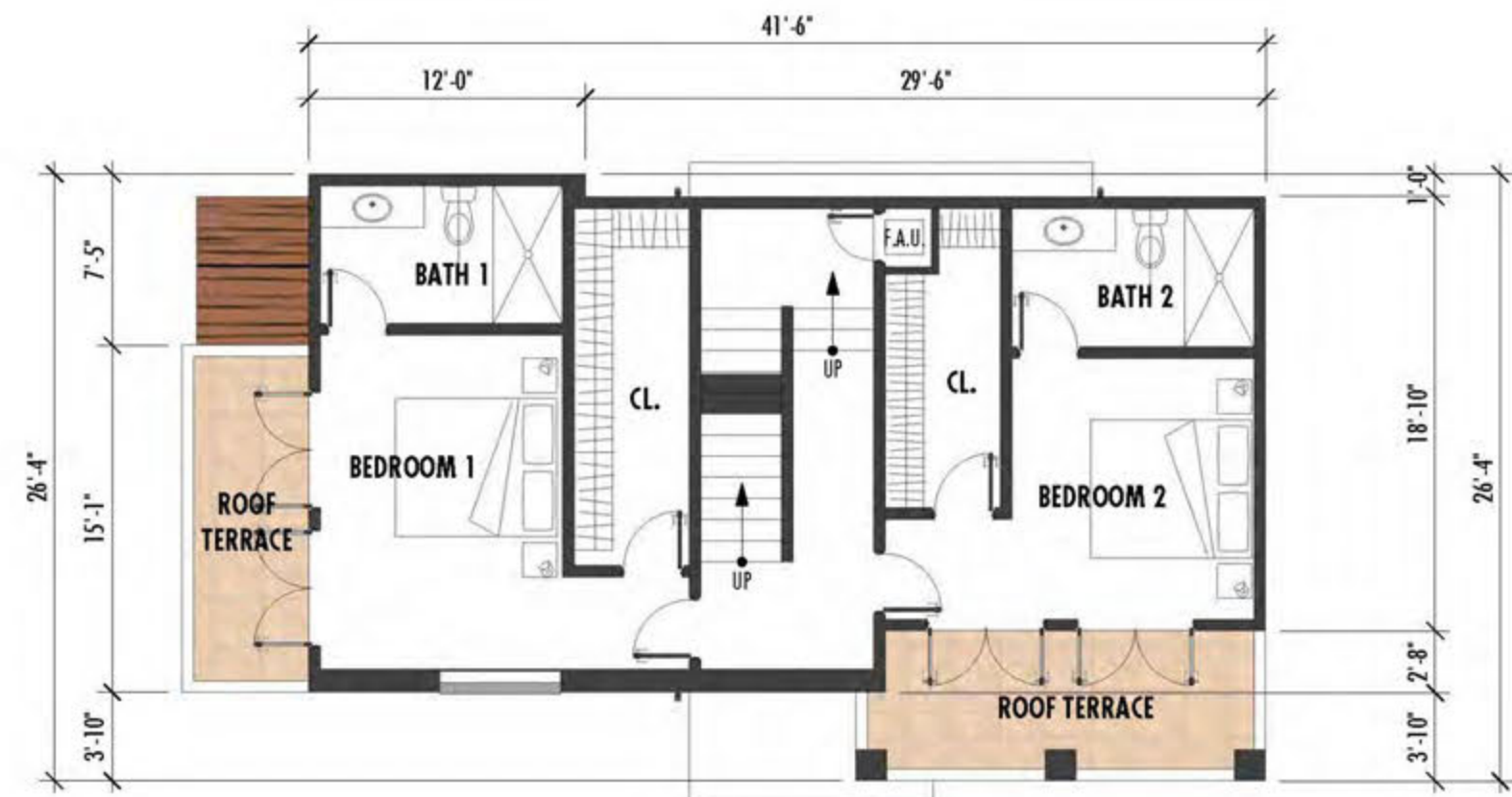
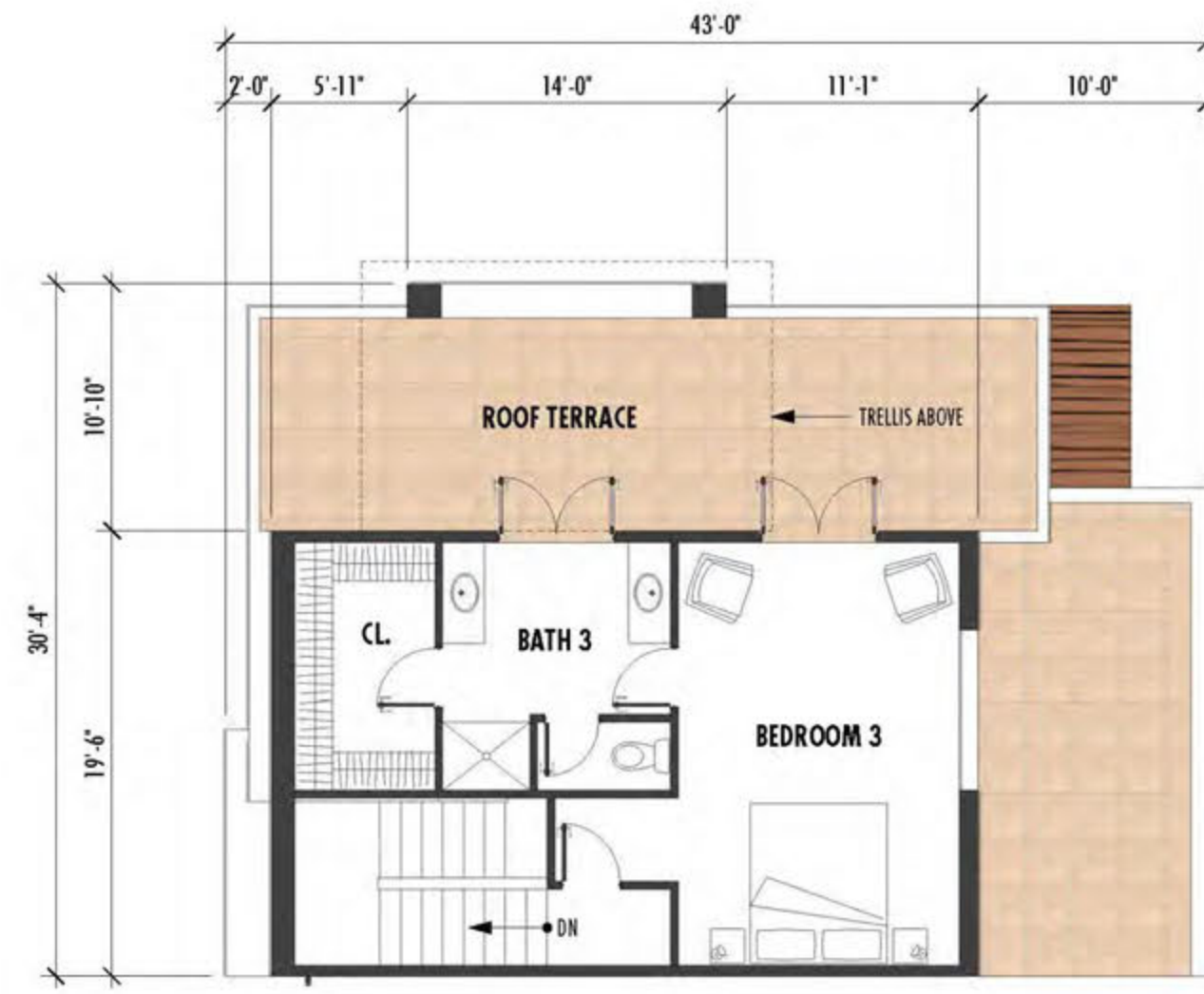
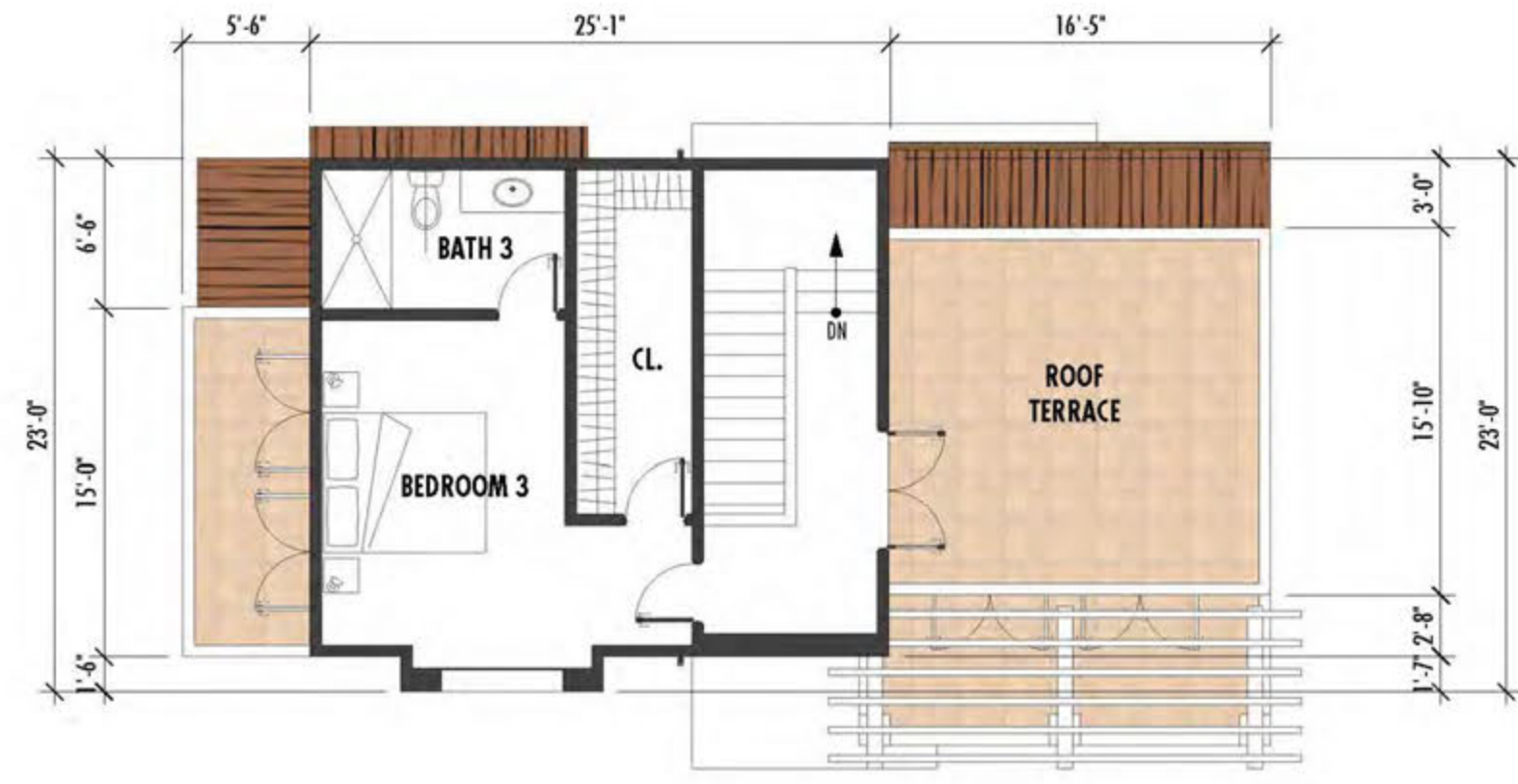


Proposed 2kw Solar Panel Array per Unit, using 250w Panels



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







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

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HIGHWAY 101 ELEVATION

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



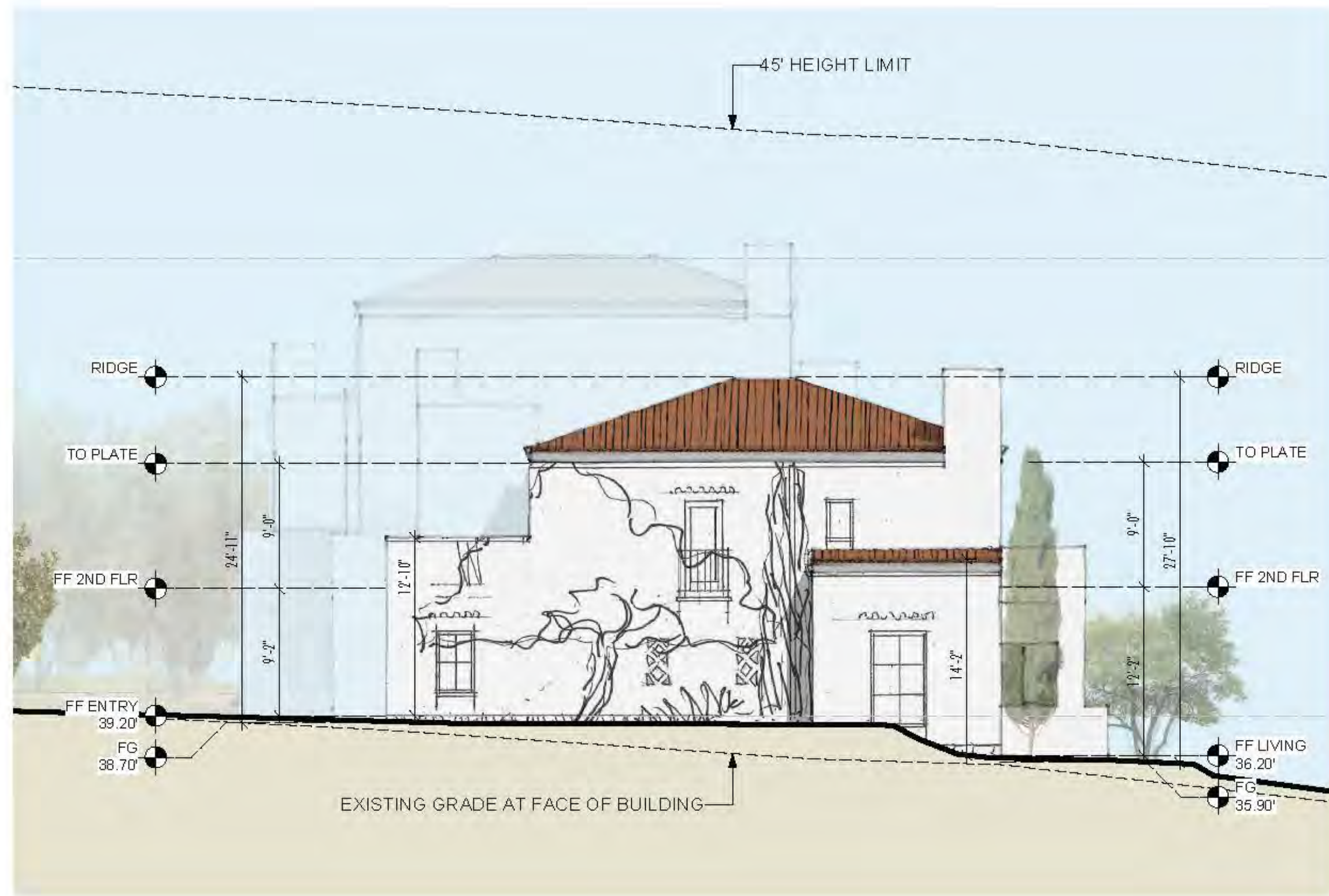
INTERIOR STREET ELEVATION - NORTH SIDE OF STREET

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



INTERIOR STREET ELEVATION - SOUTH SIDE OF STREET

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



West Elevation - Building 1

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



South Elevation - Building 1

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





East Elevation - Building 1

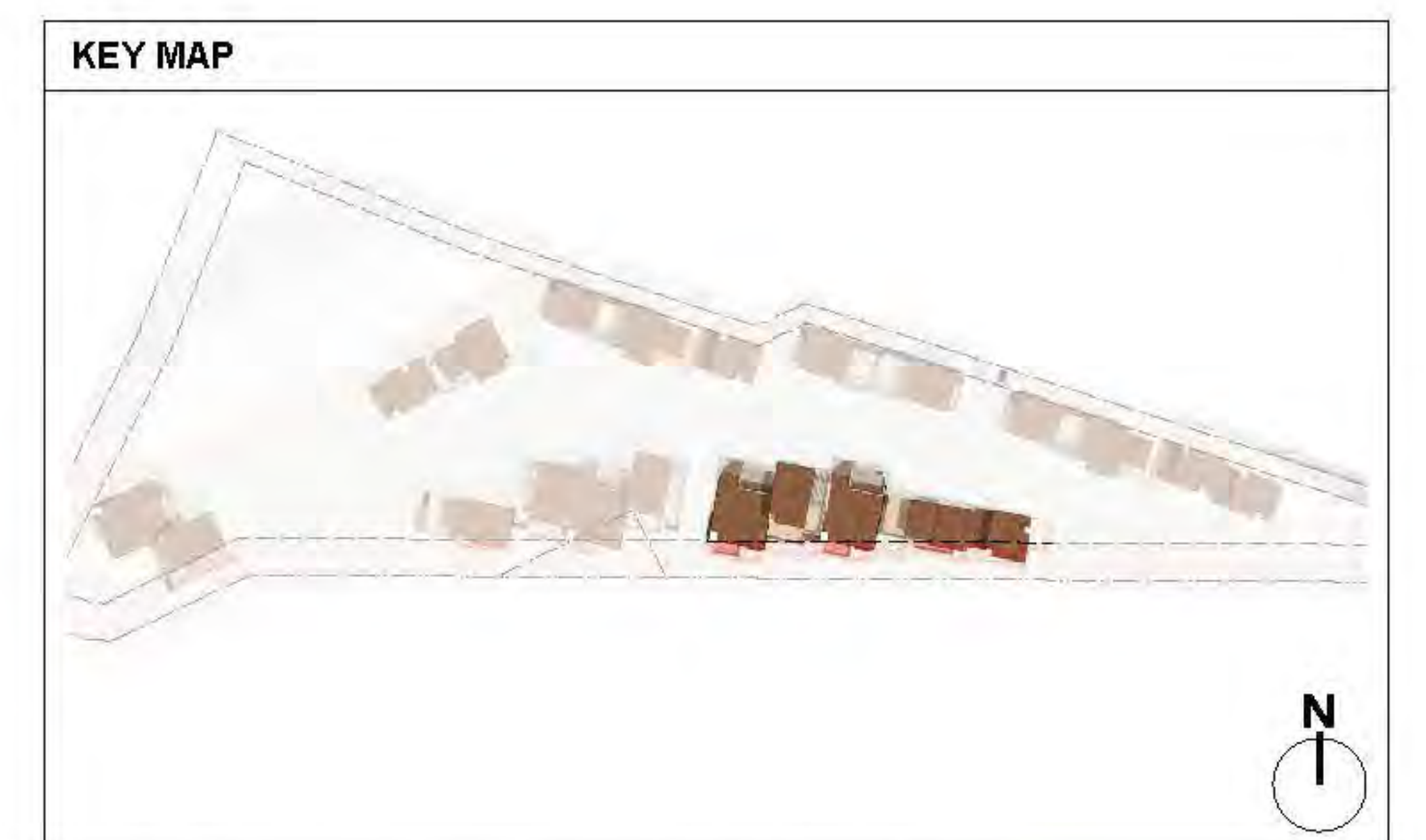
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North Elevation - Building 1

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

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





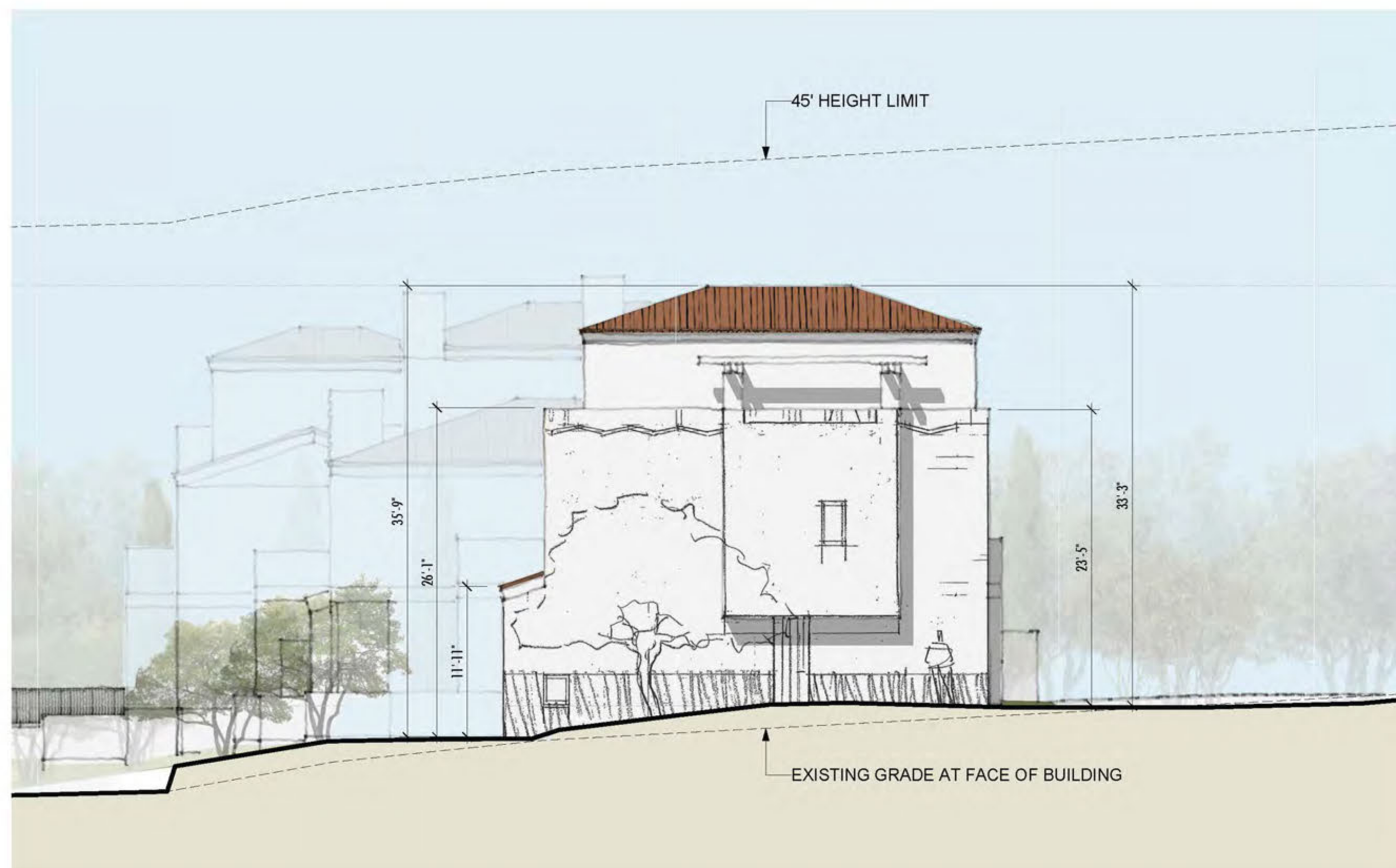
West Elevation - Building 2

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



South Elevation - Building 2

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




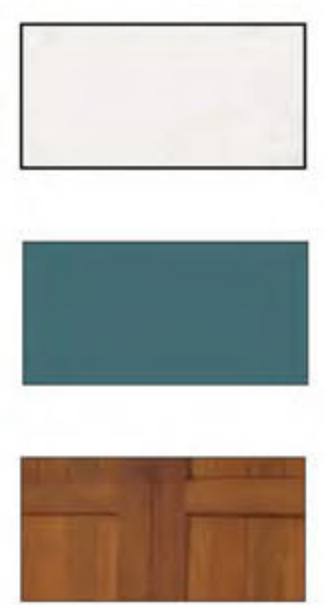
East Elevation - Building 2

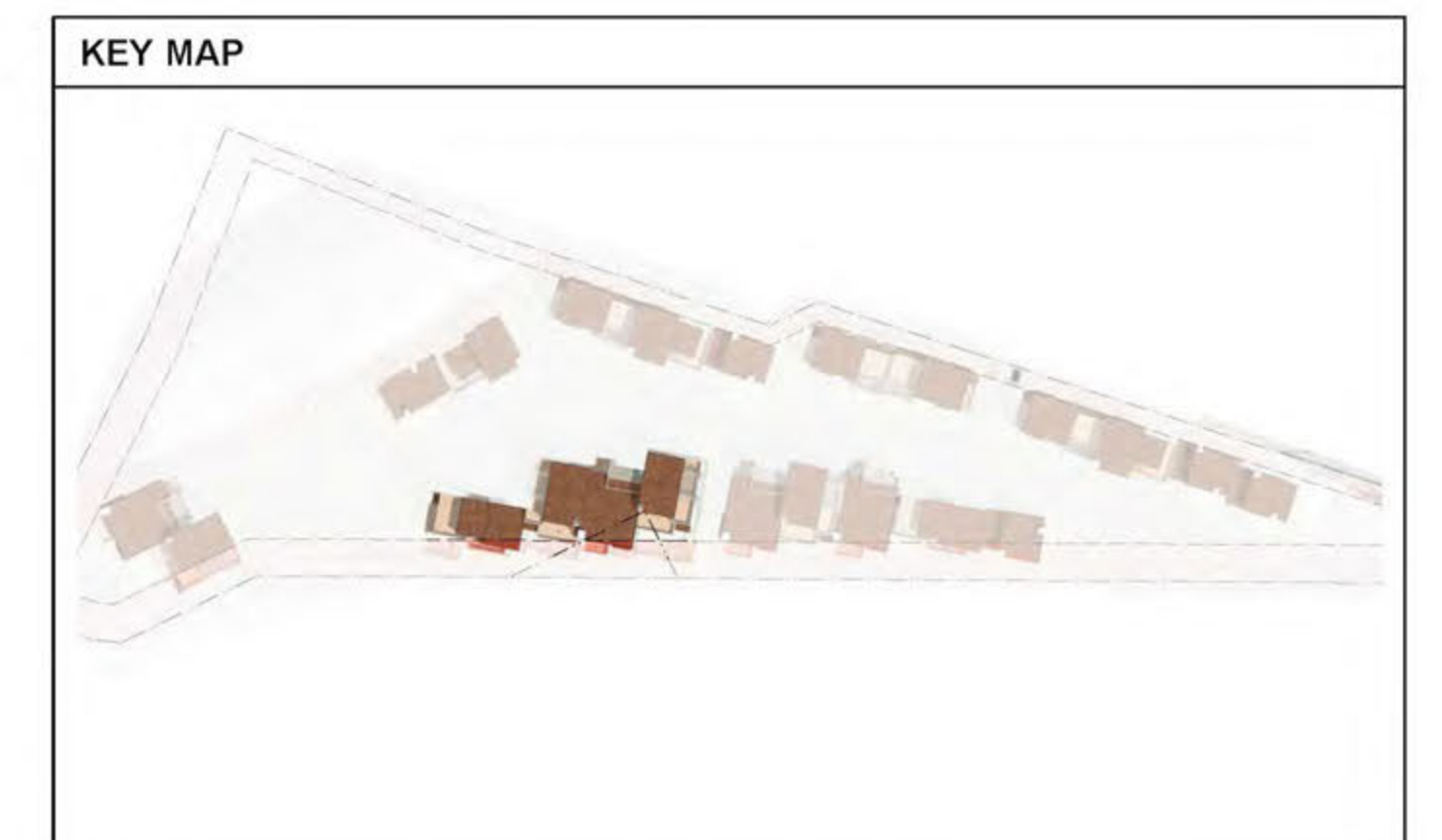
Scale: 1/8" = 1'-0"



North Elevation - Building 2

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

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

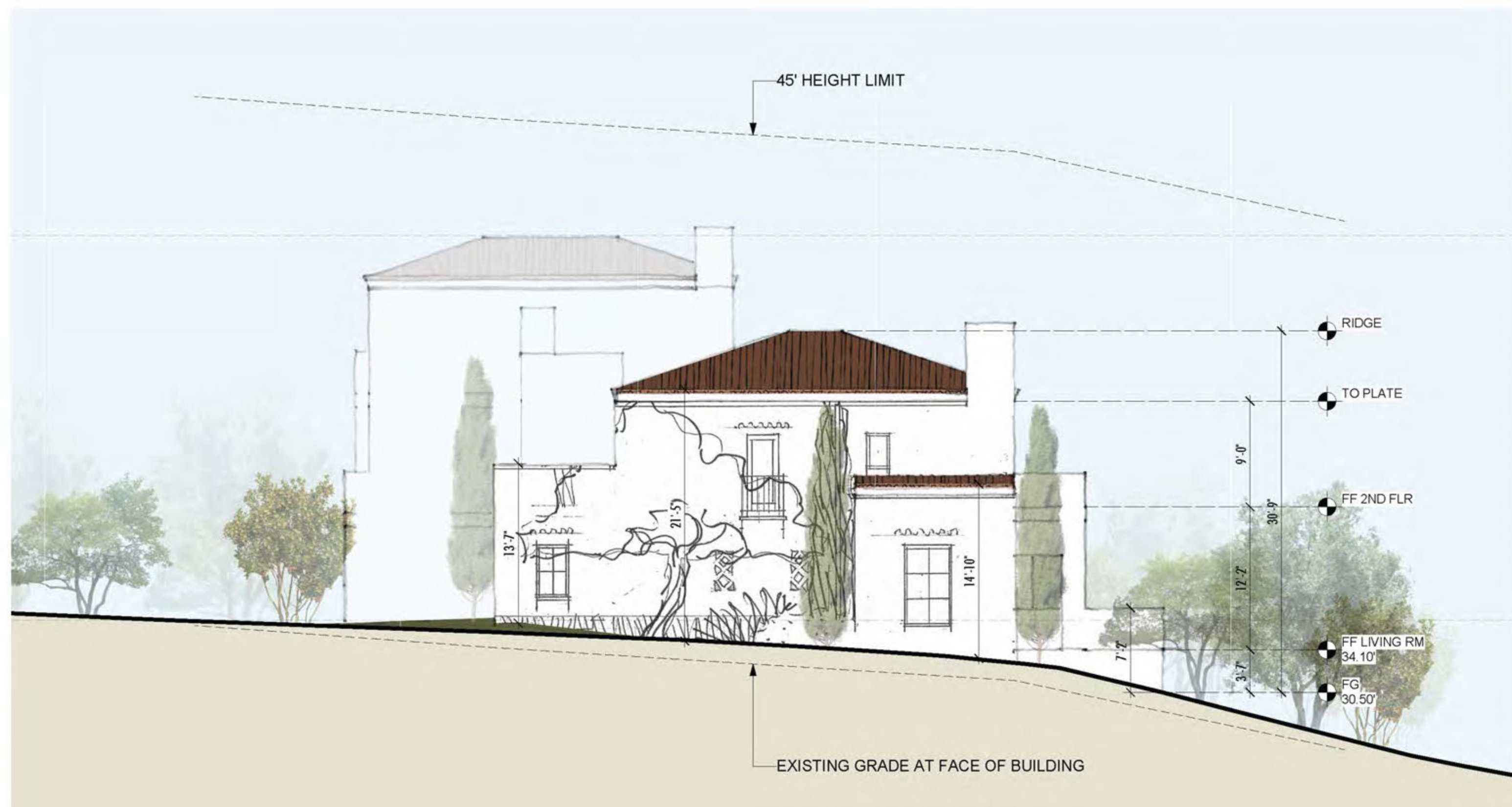




South Elevation - Building 3
Scale: 1/8" = 1'-0"




West Elevation - Building 3
Scale: 1/8" = 1'-0"

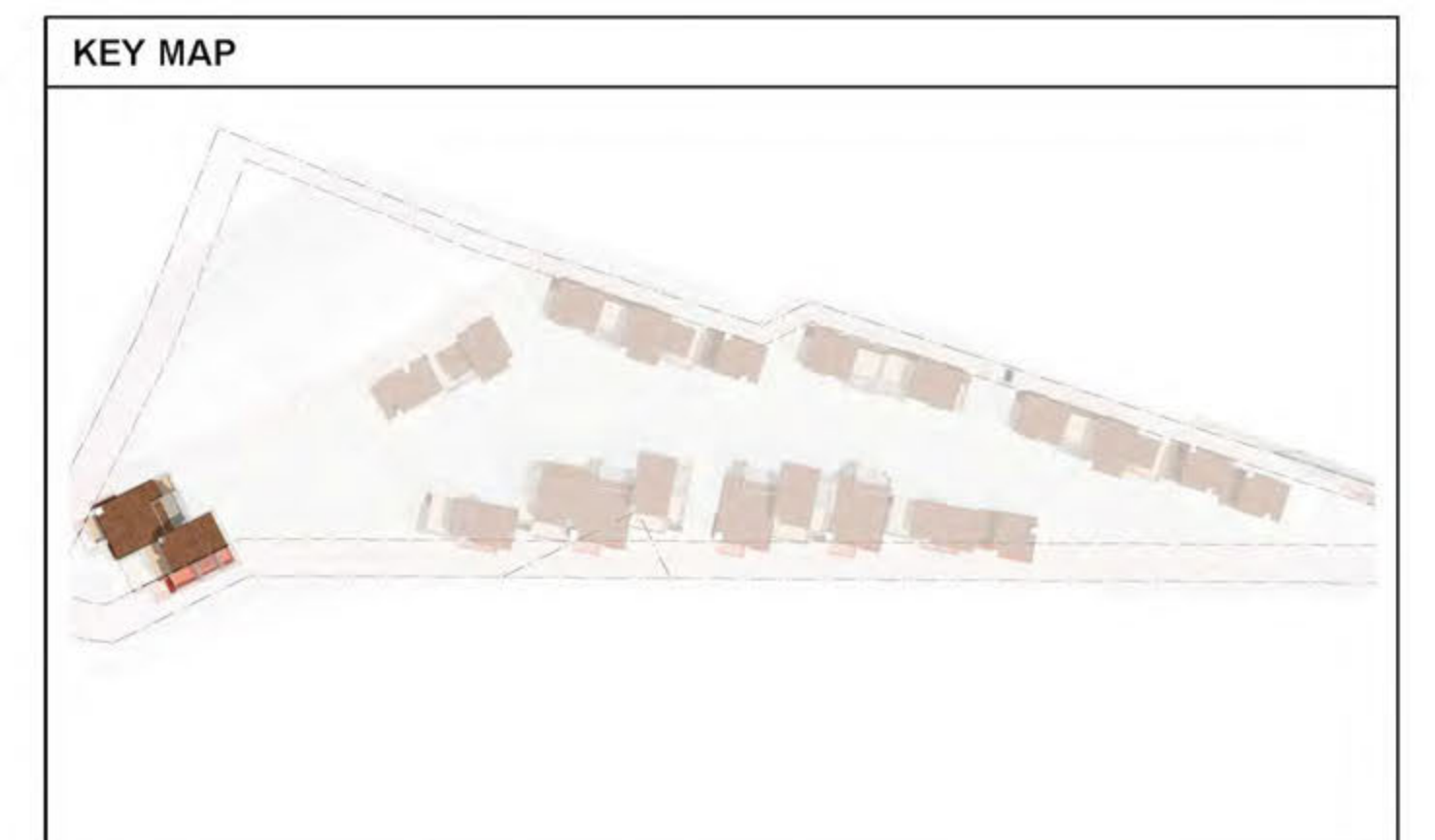


North Elevation - Building 3
Scale: 1/8" = 1'-0"



East Elevation - Building 3
Scale: 1/8" = 1'-0"

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



MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

Exterior Elevations - Building 3
A303



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

05 Street Collaborative, CA 93100 | 805.687.5555 | 805.687.5712
All design ideas and plans submitted or represented by these drawings are intended to be used in the process of obtaining all necessary permits and approvals for construction with the qualified permit. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of DesignARC.



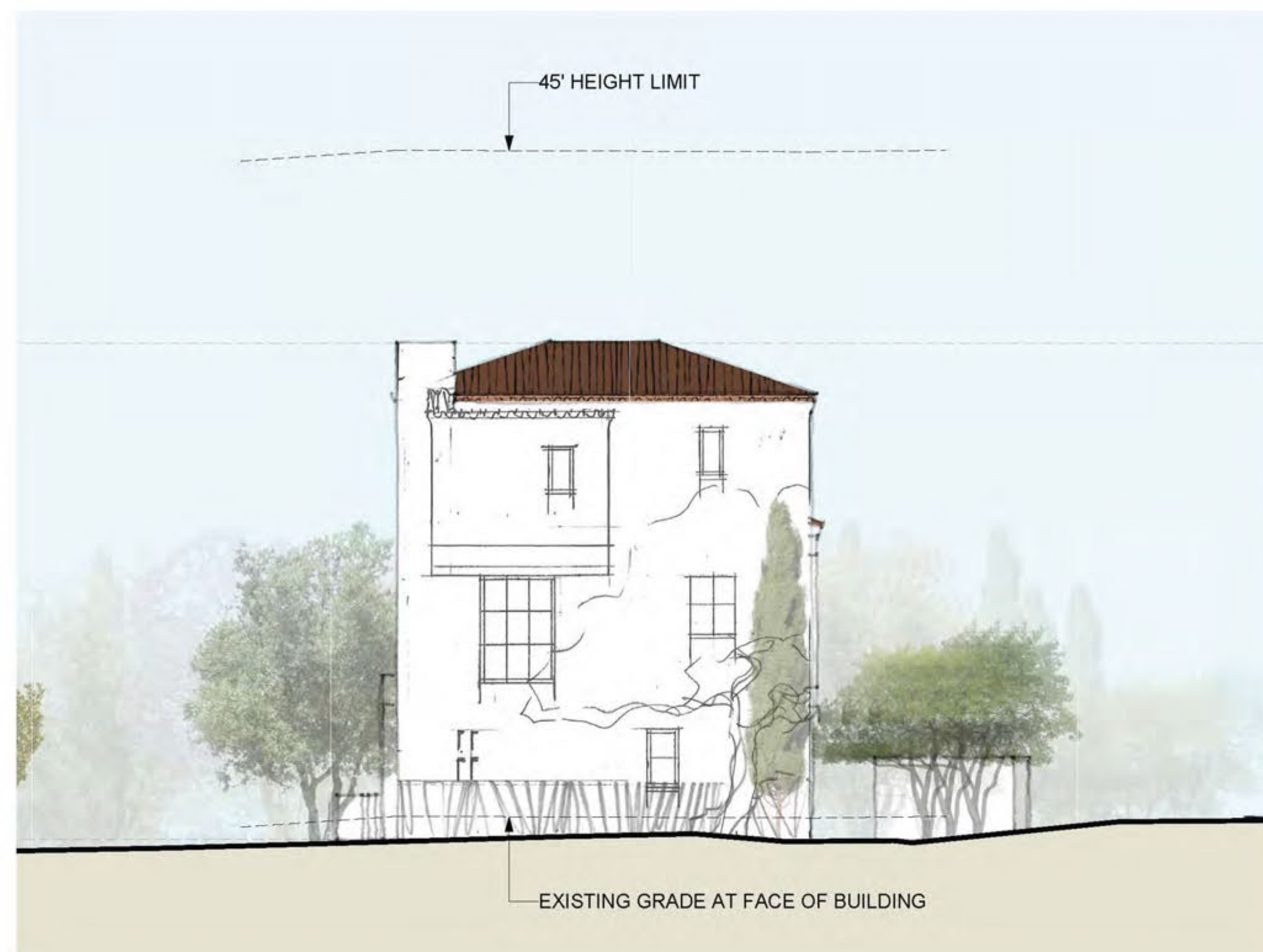
West Elevation - Building 4

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



South Elevation - Building 4

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




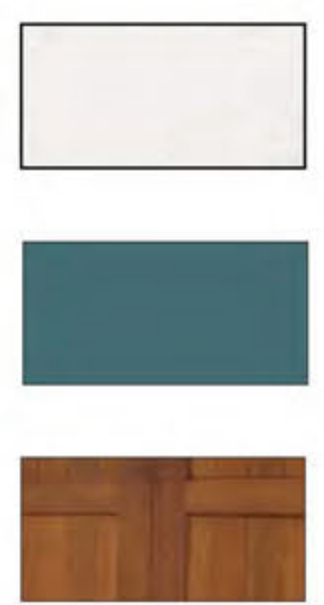
East Elevation - Building 4

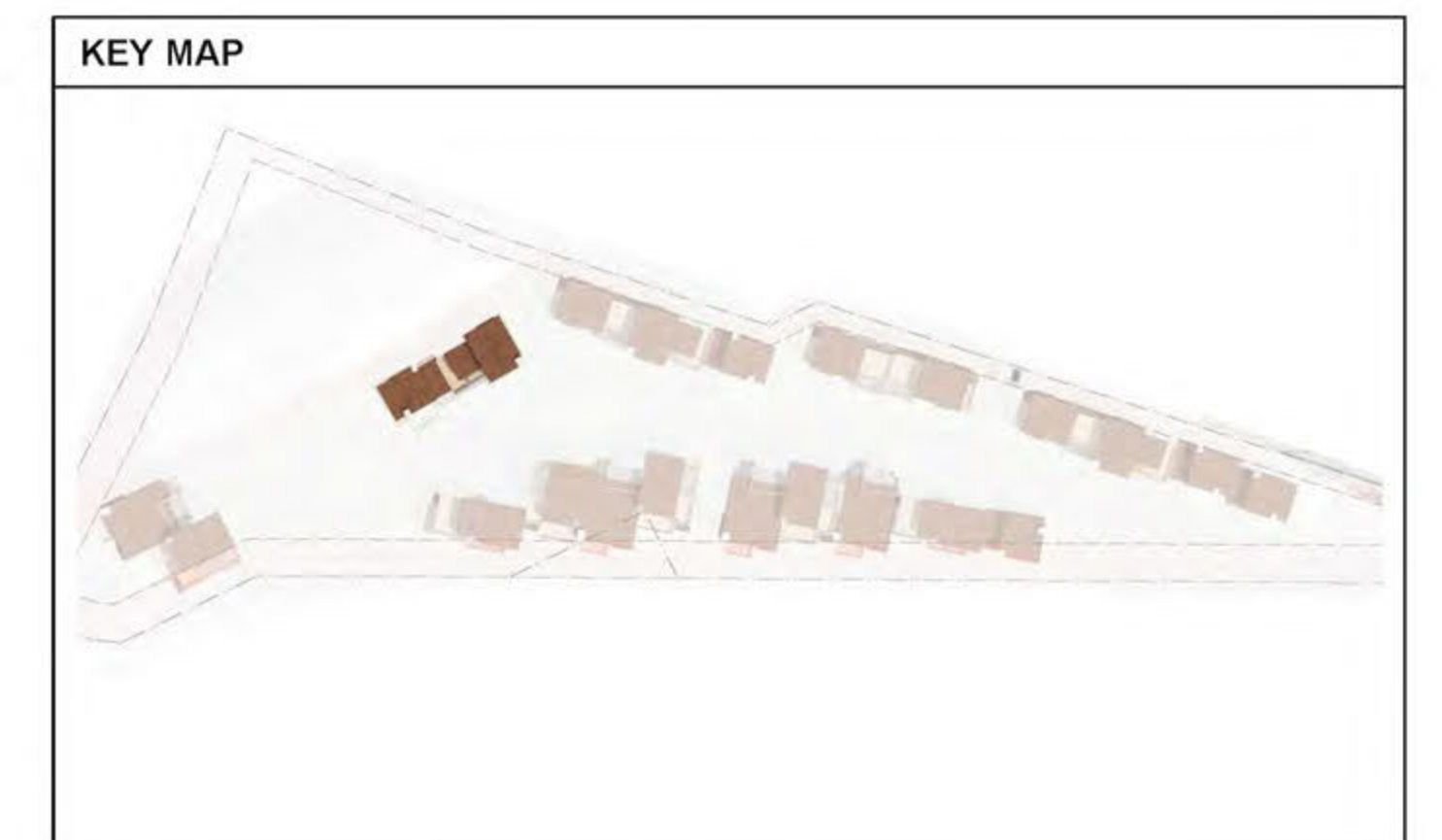
Scale: 1/8" = 1'-0"



North Elevation - Building 4

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

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





West Elevation - Building 5

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



South Elevation - Building 5

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





East Elevation - Building 5

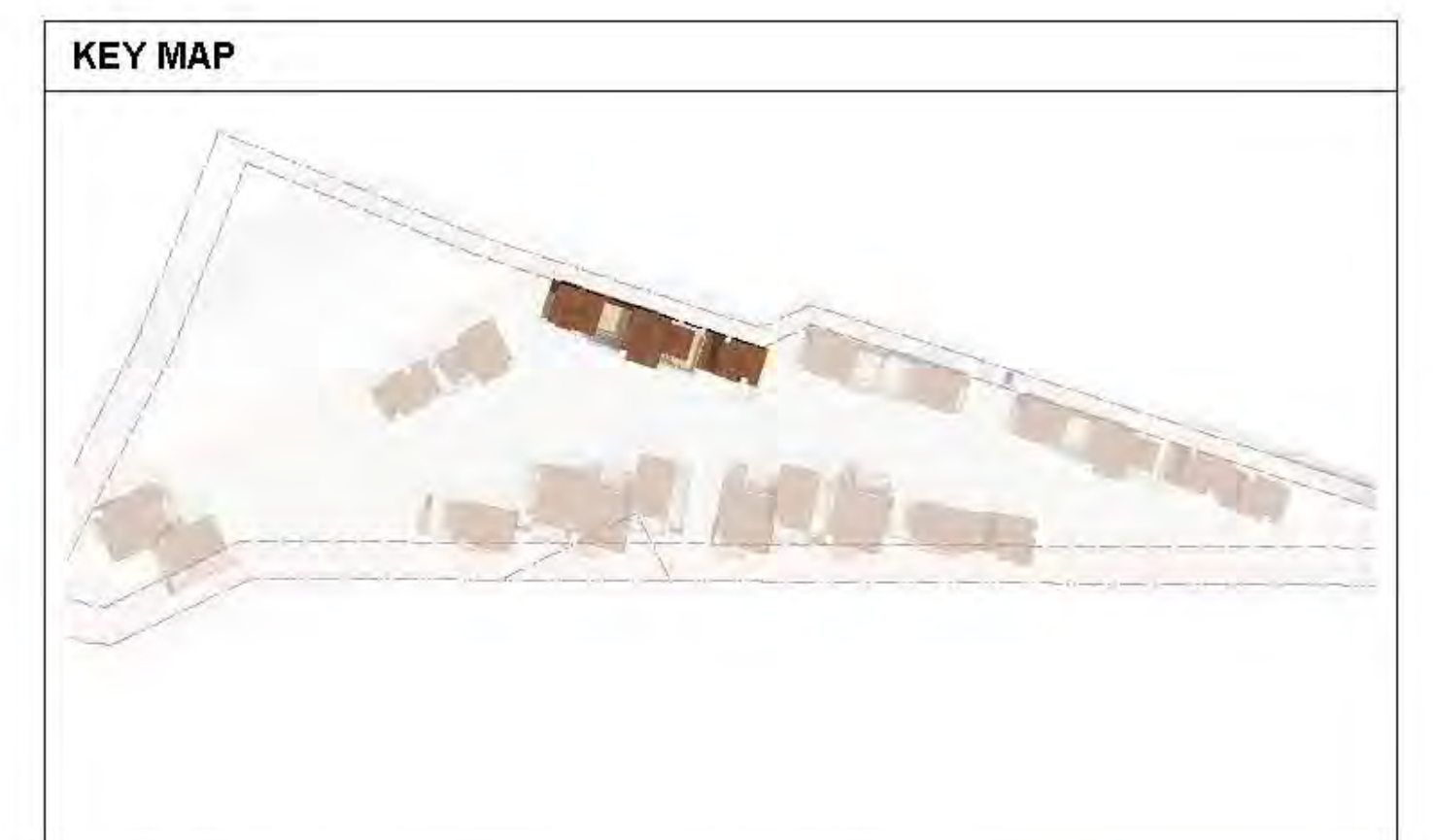
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North Elevation - Building 5

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

ROOF	COLOR LEGEND	MATERIALS
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West Elevation - Building 6

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



South Elevation - Building 6

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




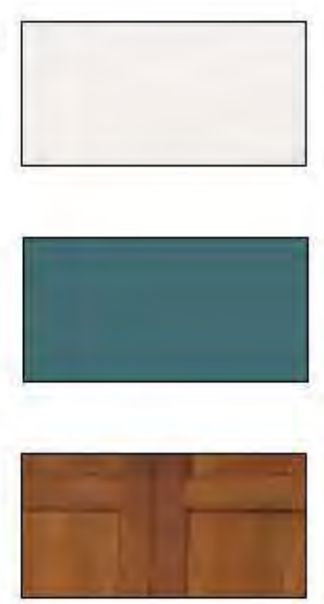
East Elevation - Building 6

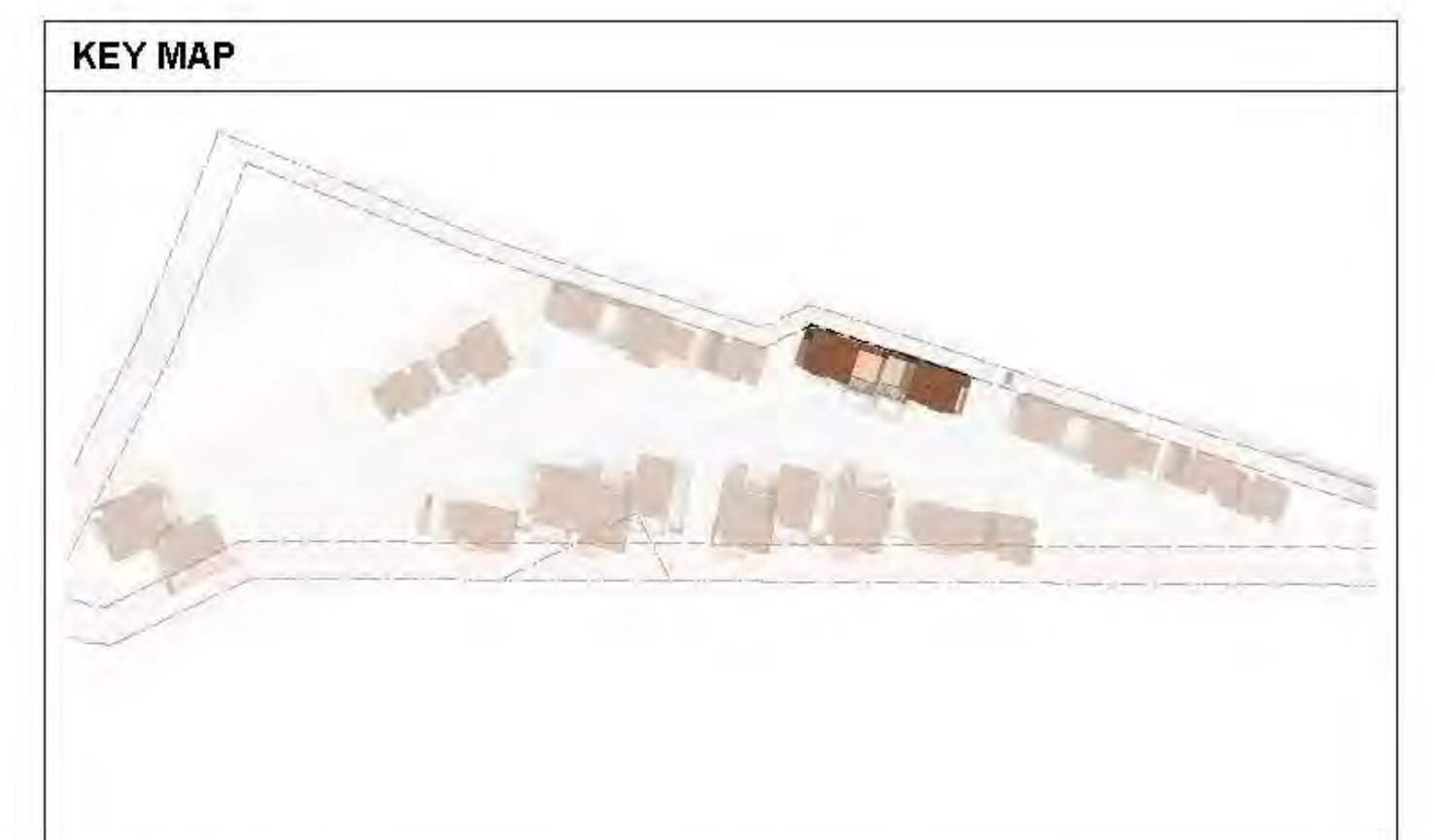
Scale: 1/8" = 1'-0"



North Elevation - Building 6

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

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

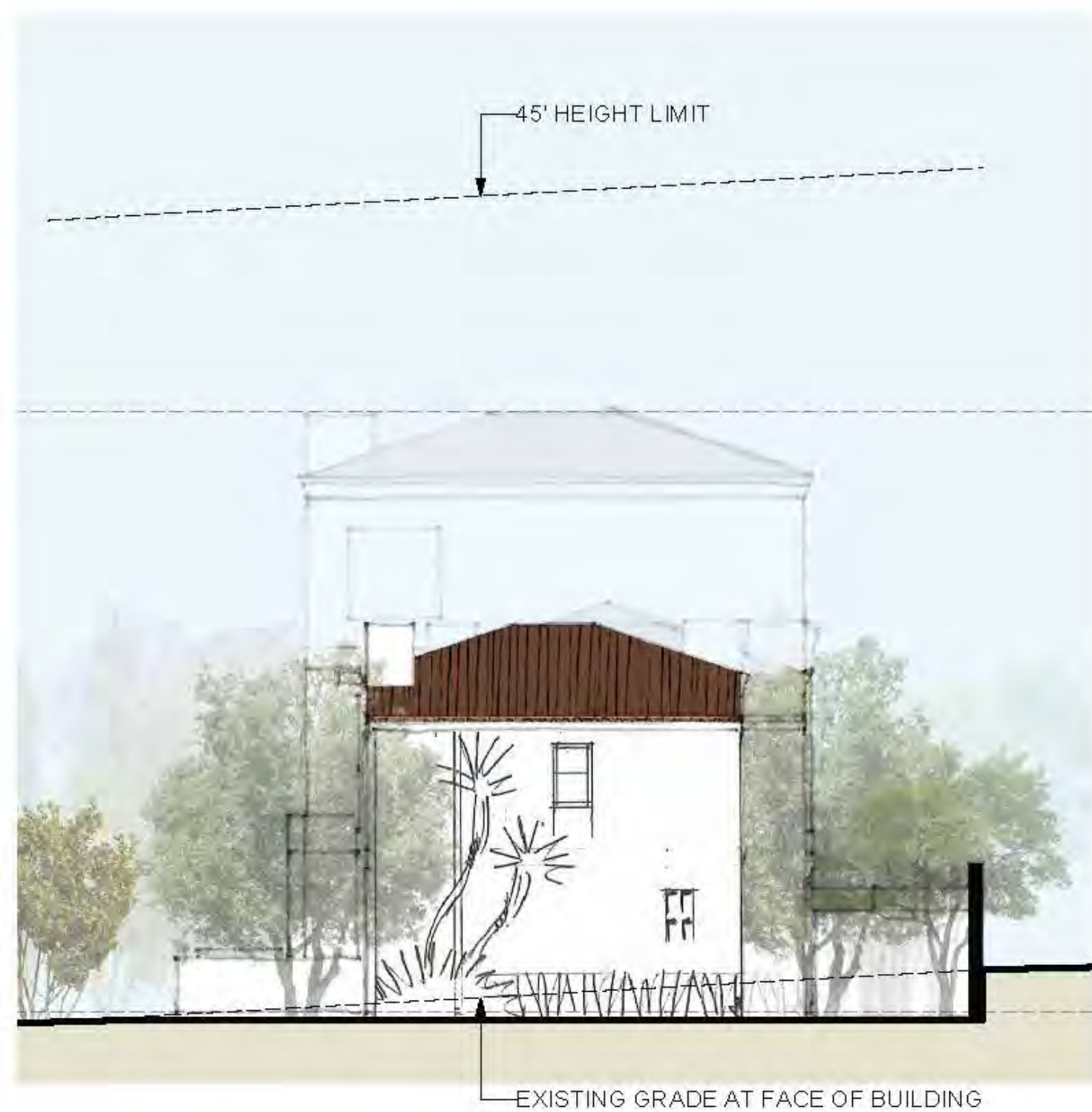




West Elevation - Building 7
Scale: 1/8" = 1'-0"




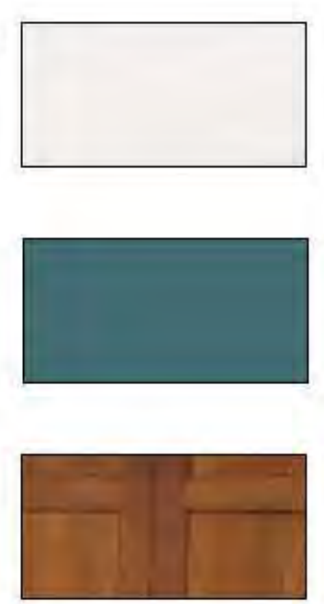
South Elevation - Building 7
Scale: 1/8" = 1'-0"

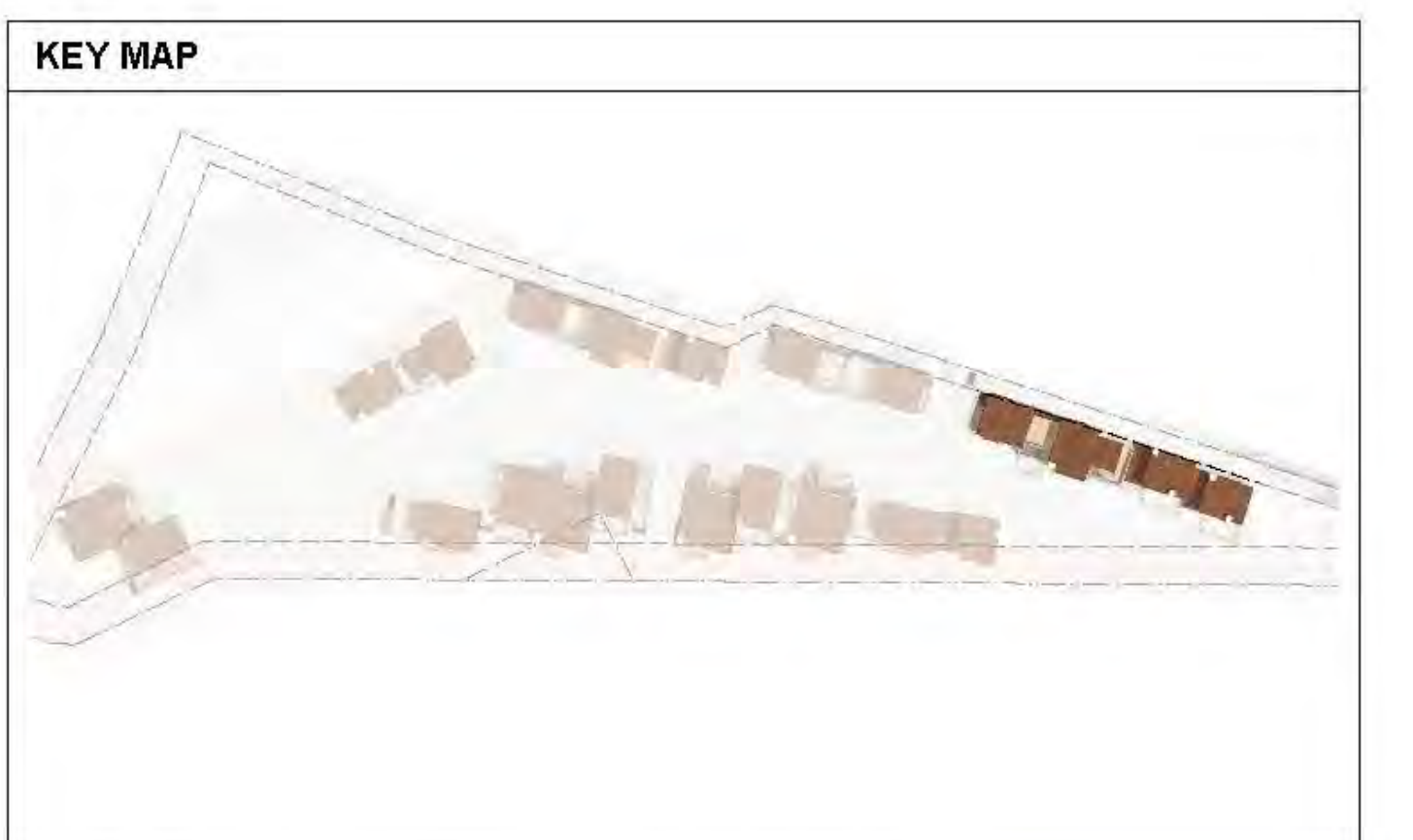


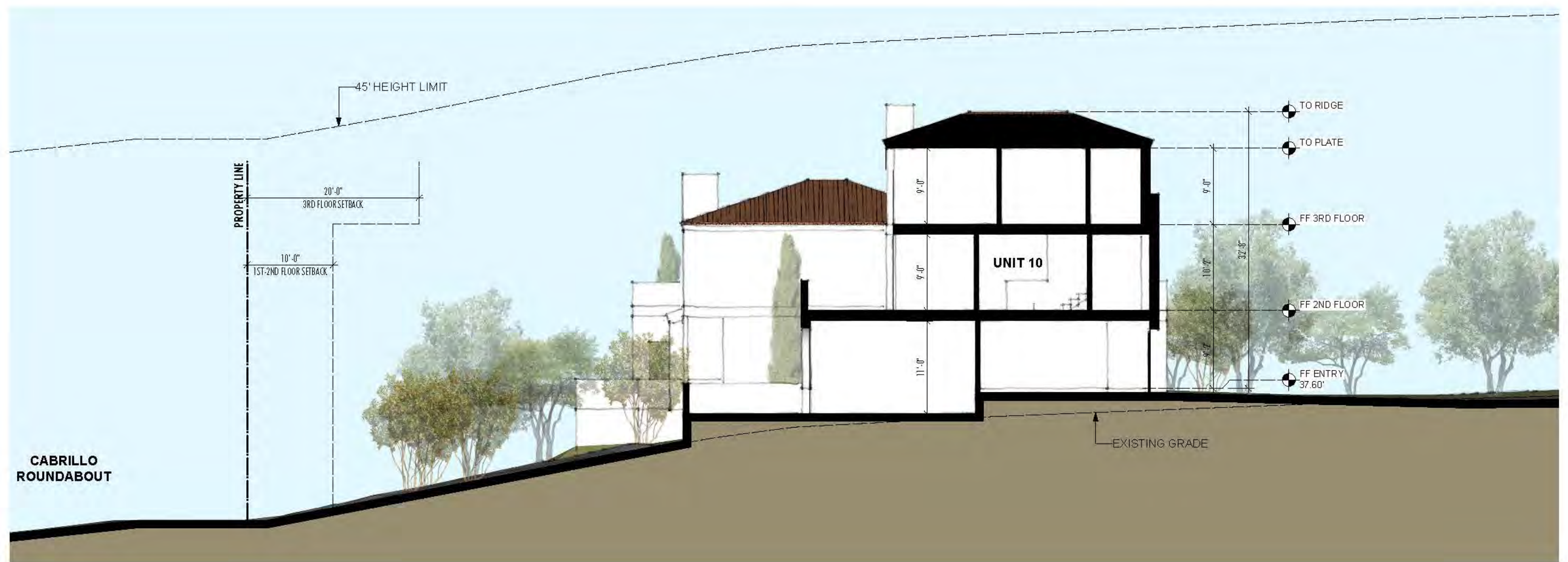
East Elevation - Building 7
Scale: 1/8" = 1'-0"



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

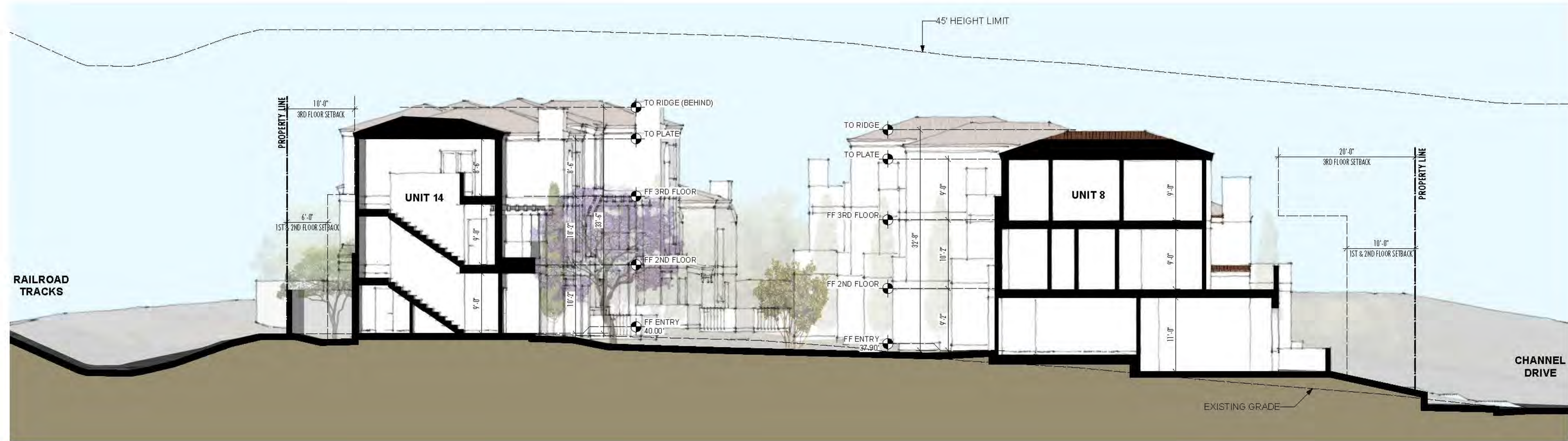
ROOF	COLOR LEGEND	MATERIALS
 ROOF MATERIAL MISSION CLAY TILE COLOR: TERRA COTTA 2 PIECE EAVE KICK	<p>EXTERIOR CEMENTITIOUS PLASTER "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: "EGG SHELL" / MATCH EXISTING* LRV 70</p> <p>EXTERIOR DOORS & WINDOW FRAMES QUARTZ TIMBERLINE SERIES: ARCHITECTURAL ALUMINUM CLAD EXTERIOR: HISTORIC TEAL NATURAL WOOD INTERIOR: STAINED</p> <p>GARAGE & ENTRY DOORS WOOD: STAIN FINISH</p> 	<p>01 MISSION CLAY TILE ROOF COLOR: TERRA COTTA / MATCH EXISTING 2 PIECE EAVE KICK</p> <p>02 "LA HABRA" INTEGRAL COLOR PLASTER SMOOTH HAND TROWELED FINISH COLOR: EGG SHELL - LRV (76)</p> <p>03 WROUGHT IRON RAILING RUST OLEUM PAINT</p> <p>04 (N) METAL GUTTERS, DOWNSPOUTS, & LEADER BOXES: COPPER</p> <p>05 DOOR SURROUNDS: CERAMIC TILE</p> <p>06 (N) PLASTER SCREEN W/ WINDOW BEYOND</p> <p>07 QUARTZ TIMBERLINE ALUMINUM CLAD WOOD CORE WINDOWS EXTERIOR COLOR: HISTORIC TEAL</p> <p>08 QUARTZ TIMBERLINE ALUMINUM CLAD WOOD CORE DOORS EXTERIOR COLOR: HISTORIC TEAL</p> <p>09 (N) DOUG FIR ENTRY DOORS & GARAGE DOORS: STAINED WOOD</p> <p>10 (N) CUSTOM PLASTER FALSE CHIMNEY</p>





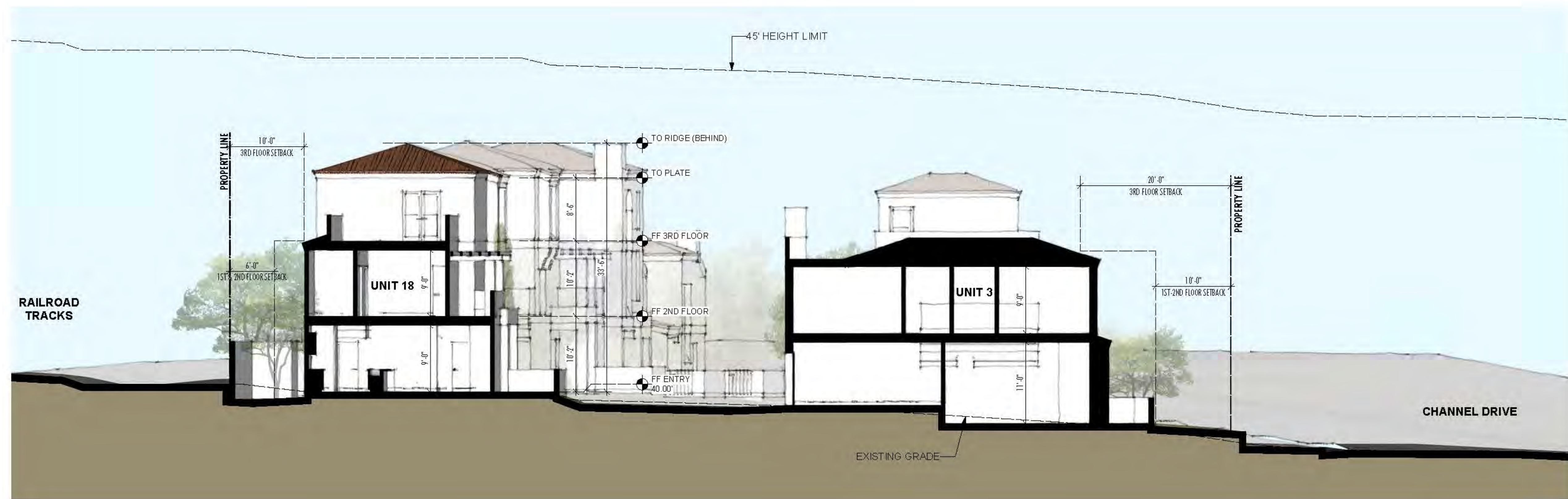
SECTION 1

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



SECTION 2

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



SECTION 3

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



AERIAL VIEW OF PROPOSED PROJECT FROM SOUTH

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

PERSPECTIVE VIEW
A501



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

DESIGNARC, Santa Barbara, CA 93108 | P: 805.667.1525 | F: 805.667.5718
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VIEW FROM ROUNDABOUT LOOKING EAST

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

PERSPECTIVE VIEW
A502

DESIGNARC

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

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VIEW FROM CHANNEL DRIVE LOOKING EAST

MULTI-FAMILY HOUSING DEVELOPMENT | ENTITLEMENT SUBMITTAL

1 HOT SPRINGS ROAD, SANTA BARBARA, CALIFORNIA

PERSPECTIVE VIEW
A503

DESIGNARC

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

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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

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VIEW FROM WOONERF LOOKING EAST

Multi-Family Housing Development

1 Hot Springs Road

Santa Barbara, California

Entitlement Resubmittal

DESIGNARC

ARCHITECTURE + INTERIORS
1515 CHAPALA STREET
Santa Barbara, CA 93105
T: 805.687.1525

EPTDESIGN

414 OLIVE STREET
SANTA BARBARA, CA 93101
628.795.2008
EPTDESIGN.COM

MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY ENTITLEMENT SUBMITTAL

OVERALL SITE



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

LANDSCAPE COMPLIANCE CHECKLIST V33

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

- Limit Your Lawn**
 - No turfgrass or high water using plants in parkways, medians, or areas with dimension of < 8 feet
 - No turfgrass or high water using plants located on slopes of 20% or greater
- Plant Water-Wise**
 - 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
 - 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
 - Plant list includes botanical name, common name, and WUCOLS classification
 - Plans show total square feet of all new/revised landscaping and provide total sub-areas of irrigated water-wise, moderate, high water use plants
- Mulch, Mulch, Mulch**
 - All appropriate landscaped areas will be covered with at least 3" mulch, organic is preferred
 - Compost incorporated into soil of landscaped area, if soil is < 6% organic matter in top 6"
- Irrigate Efficiently**
 - A weather-based irrigation controller with a rain shutoff sensor is provided
 - Drip irrigation, with emitters with < 2 GPH, is provided on at least 25% of the landscaped area
 - If required, plans show private irrigation sub-meter or City issued dedicated irrigation meter
 - Pressure regulators are provided for mainline, if necessary, inline regulators at each valve
 - Manual shut-off valve close to point of connection provided
 - For projects > 5,000 square feet, flow sensor and master shut-off valve is provided
 - 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
 - Irrigation systems are designed to avoid overspray and runoff
 - Areas less than 8' are irrigated with bubblers, pop-up rotating nozzles, sub-surface, or drip
 - Overhead irrigation at least 24" setback of any non-permeable surface
 - Sprinklers have matched precipitation rates within each valve and circuit
 - Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas

5) Certify
I certify that the foregoing is true and correct and that verification will be necessary upon final inspection.
Signature: Scott Capps, Name: Scott Capps, License #: 6896, Date: 04/30/2025

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
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.



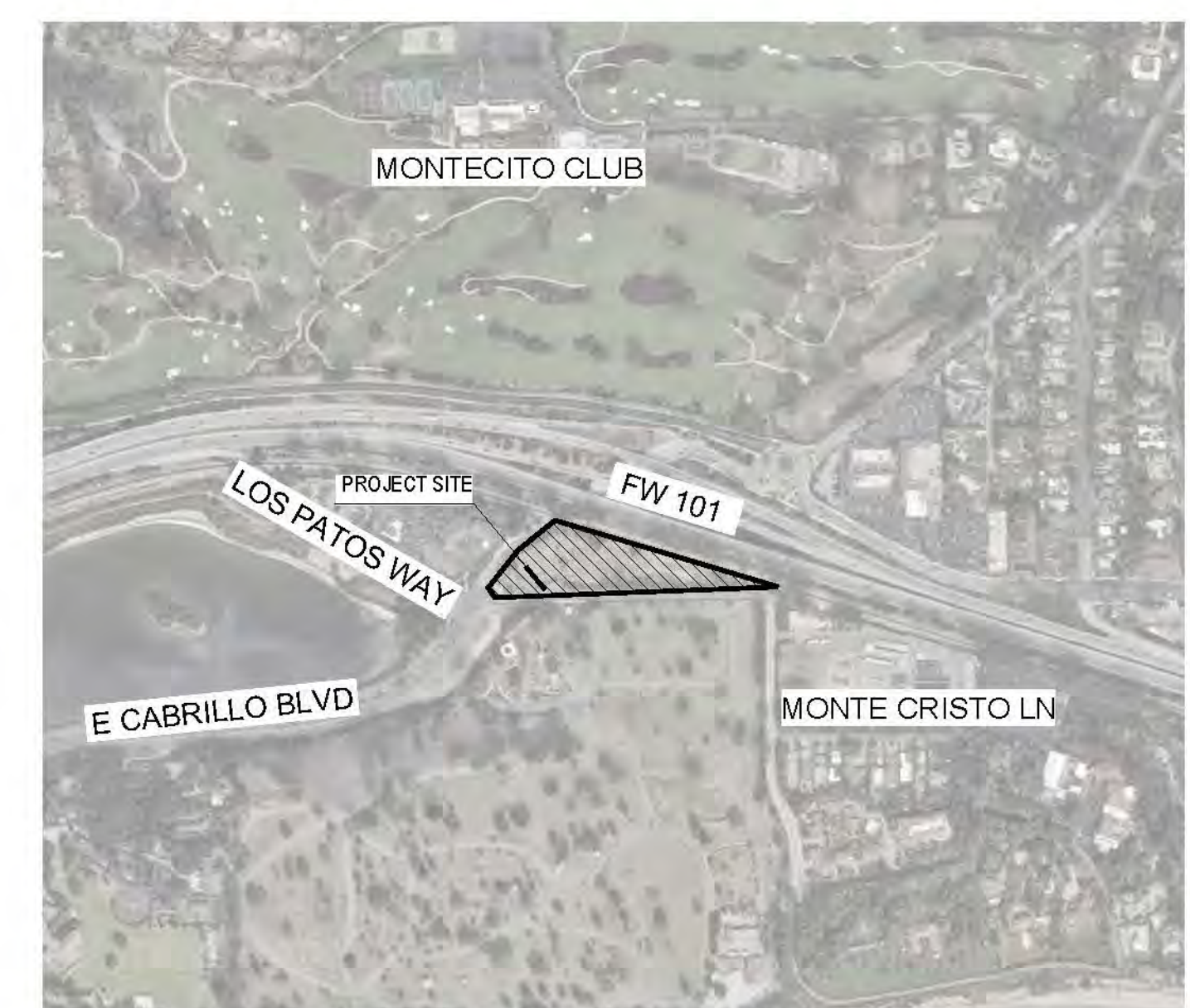
PROJECT SHEET INDEX

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
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T: (828) 795-2008
Contact: Scott Capps, Luis Reynoso
Email: scapps@eptdesign.com, lreynoso@eptdesign.com

VICINITY MAP



REVISIONS

NO.	DESCRIPTION	DATE

COVER SHEET

L0.00

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



N.T.S.

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



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

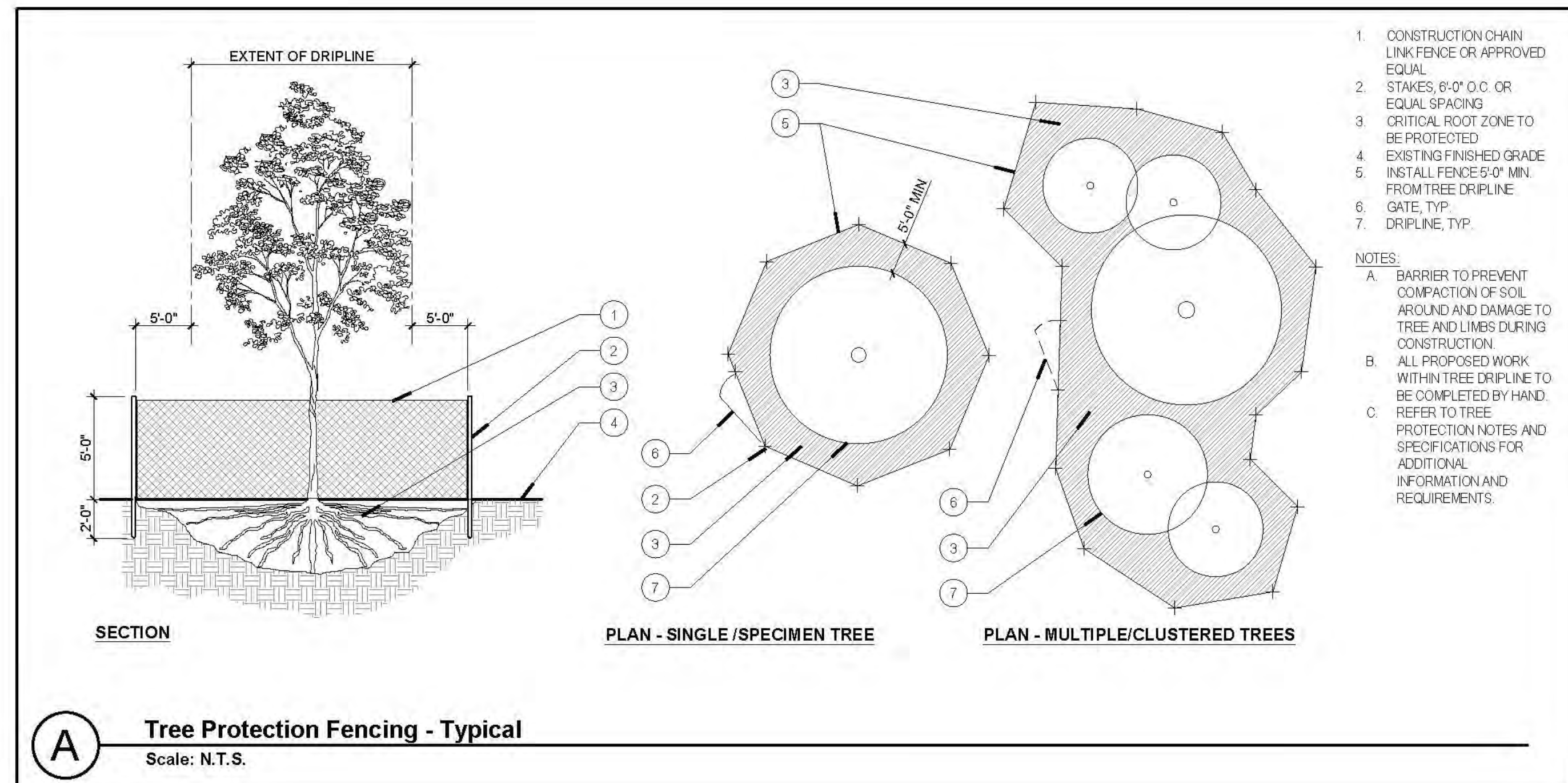
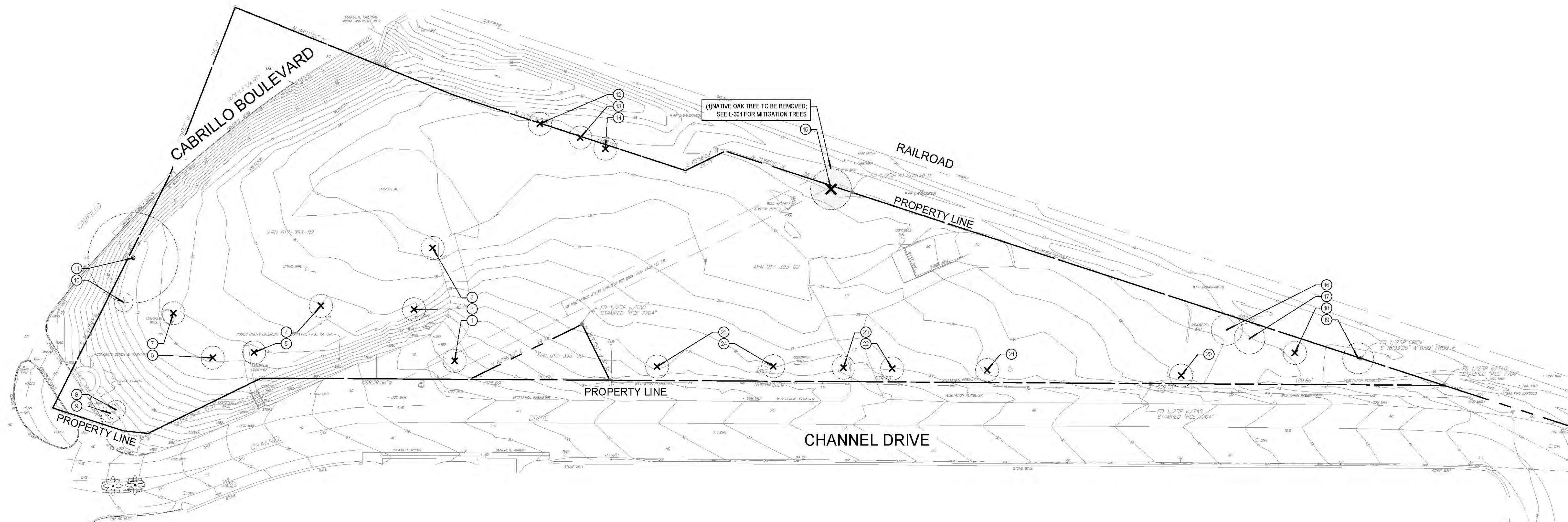
REVISIONS

NO.	DESCRIPTION	DATE

TREE DISPOSITION PLAN & NOTES

L0.01

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



GENERAL TREE PROTECTION NOTES

- NO GROUND DISTURBANCE, GRADING, TRENCHING, CONSTRUCTION ACTIVITIES OR STRUCTURAL DEVELOPMENT SHALL OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ), E.G. THE DRIFLINE OF PROTECTED EXCEPT AS SPECIALLY AUTHORIZED BY THE PROJECT'S DEVELOPMENT PERMIT AND PROJECT ARBORIST.
- SETBACKS FOR TPZ FENCING MAY BE ADJUSTED UNDER GUIDANCE OF THE PROJECT ARBORIST.
- ALL TEMPORARY VEHICLE AND EQUIPMENT ACCESS AREAS WITHIN TPZ BOUNDARIES WILL REQUIRE A MINIMUM 1" LAYER OF WOOD CHIP MULCH TO MITIGATE SOIL COMPACTION OVER THE CRITICAL ROOT ZONE (CRZ). ADDITIONALLY, THE PROJECT ARBORIST MAY REQUIRE THE ADDITION OF PLYWOOD OR RUBBER MATS OVER THE MULCH IN FREQUENTLY TRAVELED SENSITIVE AREAS.
- NO EQUIPMENT, SOIL, OR CONSTRUCTION MATERIALS SHALL BE PLACED, STAGED, OR STORED WITHIN THE TPZ. NO OIL, GASOLINE, CHEMICALS, PAINTS, SOLVENTS, OR OTHER DAMAGING MATERIALS SHALL BE DEPOSITED WITHIN THE TPZ OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE TPZ.
- UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST, ALL WORK DONE WITHIN THE TPZ, INCLUDING DIGGING, TRENCHING AND PLANTING, SHALL BE DONE WITH HAND TOOLS OR SMALL HAND-HELD POWER TOOLS THAT ARE OF A DEPTH AND DESIGN THAT WILL NOT CAUSE ROOT DAMAGE.
- WHERE TRENCHING OR DIGGING WITHIN THE TPZ IS SPECIALLY PERMITTED, THE WORK SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES ROOT DAMAGE, AS DIRECTED BY THE PROJECT ARBORIST.
- GRADE CHANGES OUTSIDE OF THE TPZ SHALL NOT SIGNIFICANTLY ALTER DRAINAGE TO PROTECTED TREES. GRADING WITHIN THE TPZ SHALL USE METHODS THAT MINIMIZE ROOT DAMAGE AND ENSURE THAT ROOTS ARE NOT CUT OFF FROM AIR. WHERE EROSION MAY BE A FACTOR, RETURN AND PROTECT THE ORIGINAL GRADE OR OTHERWISE STABILIZE THE SOIL.
- PROTECTED TREES SHALL NOT BE USED FOR POSTING SIGNS, ELECTRICAL WIRES OR PULLIES; FOR SUPPORTING STRUCTURES; AND SHALL BE KEPT FREE OF NAILS, SCREWS, ROPE, WIRES, STAKES AND ANY OTHER UNAUTHORIZED FASTENING DEVICES OR ATTACHMENTS.

TREE PROTECTION FENCING

- GENERAL PROTECTIVE FENCING WILL BE INSTALLED TO CLEARLY DELINEATE THE TPZ OF PROTECTED TREES. FENCES WILL PROTECT TREES FROM UNNECESSARY IMPACTS DUE TO CONSTRUCTION ACTIVITIES, MATERIALS STORAGE, AND EQUIPMENT STAGING. TPZ FENCE WILL BE INSTALLED AT THE CRZ OR DRIFLINE (WHICHEVER IS GREATER) FOR TREES TO BE PROTECTED.
- THE PROJECT ARBORIST MAY ALLOW TEMPORARY AND LIMITED TREE REMOVAL ACTIVITY WITH TREE PROTECTION FENCING TEMPORARILY REMOVED DURING SPECIFIED ACTIVITY AND IMMEDIATELY REPLACED UNDER THE ARBORIST'S SUPERVISION. ALL TREES WHOSE CRITICAL ROOT ZONES (CRZ) ARE WITHIN 20 FEET OF CONSTRUCTION WILL REQUIRE TREE PROTECTIVE FENCING. THE TREE PROTECTIVE FENCING IS TO BE INSTALLED AROUND ALL TREES TO REMAIN AND GROUPS OF TREES WHEREVER POSSIBLE. PROTECTIVE FENCING SHALL EXTEND TO THE OUTER EDGE OF THE CRITICAL ROOT ZONE (CRZ) WHENEVER POSSIBLE. THE PROJECT ARBORIST MAY REDUCE FENCE PLACEMENT UNDER SOME CIRCUMSTANCES.
- PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES, TREE PROTECTION FENCING MUST BE INSTALLED AS FOLLOWS:
 - FENCING SHALL BE TEMPORARY, EASILY VISIBLE, ORANGE SNOW DRIFT CONSTRUCTION FENCING, AND A MINIMUM OF 4 FEET HIGH. FENCING SHALL BE SECURED TO 6-FOOT T-POSTS, DRIVEN INTO THE GROUND BY 12 INCHES, AND PLACED AT INTERVALS OF 8 FEET MINIMUM. FENCING CAN BE FASTENED TO THE POSTS WITH BAILING WIRE OR ZIP TIES. FENCING SHALL BE INSTALLED OUTSIDE THE CRZ UNLESS MODIFICATIONS ARE APPROVED BY THE PROJECT ARBORIST. FENCING SHALL EFFECTIVELY: 1) KEEP THE FOLIAGE, CROWN, BRANCH STRUCTURE AND TRUNK CLEAR FROM DAMAGE BY EQUIPMENT, MATERIALS OR DISTURBANCES; 2) PRESERVE ROOTS AND SOIL IN AN INTACT AND NON-COMPACTED STATE; AND 3) IDENTIFY THE TPZ. FENCING SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION. FENCING SHALL BE REMOVED AS THE LAST ITEM OF CONTRACT WORK.
 - ONE ENGLISH LANGUAGE AND ONE SPANISH LANGUAGE, EASILY VISIBLE, DURABLE, WATERPROOF SIGN SHALL BE INSTALLED ON TREE PROTECTION FENCES IN EQUIVARIANT LOCATIONS AROUND EACH INDIVIDUAL PROTECTED TREE OR TREE CLUSTERS. SIGNS PLACED ON FENCING AROUND A STAND OF PROTECTED TREES SHALL BE PLACED AT APPROXIMATELY 50 FOOT INTERVALS. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 18 INCHES WIDE AND MUST CONTAIN THE WORDING BELOW. THE LETTERING IN THE WORD "WARNING" (ADVERTENCIA) MUST BE IN CAPITAL LETTERS AT LEAST 2 INCHES IN HEIGHT. THE PHRASE "TREE PROTECTION ZONE" (ZONA DE PROTECCIÓN DE ÁRBOLES) MUST BE IN CAPITAL LETTERS AT LEAST 1 INCH IN HEIGHT. ALL OTHER LETTERING MUST BE AT LEAST 3/4 INCH IN SIZE.

EXISTING TREES NOTE: PLAN NUMBER CORRESPONDS TO ARBORIST REPORT

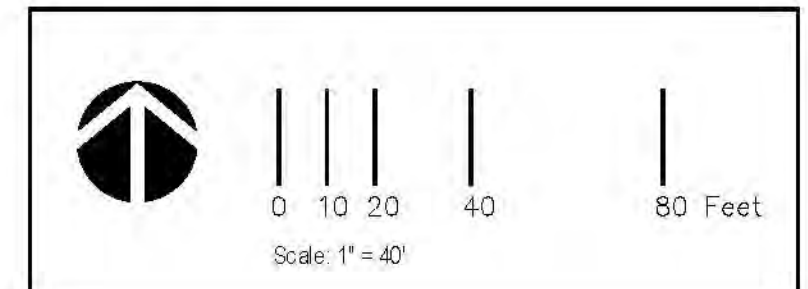
SYMBOL	DESCRIPTION
+	EXISTING TREE TO REMAIN AND BE PROTECTED
⊗	EXISTING NATIVE TREE TO BE REMOVED AND MITIGATED
⊗	EXISTING NON-NATIVE TREE TO BE REMOVED

TREE MITIGATION NOTE
PER THE CITY OF SANTA BARBARA, TREE MITIGATION IS TO BE (3) NEW OAK TREES FOR EVERY (1) EXISTING OAK REMOVED. REFER TO L300 SHEETS FOR LOCATION AND SIZING OF (3) NEW MITIGATION OAKS, AND FURTHER PLANTING INFORMATION.

ARBORIST REPORT NOTE
FOR FURTHER INFORMATION, REFER TO ARBORIST REPORT PREPARED BY CERTIFIED ARBORIST, BILL SPIEWAK, DATED JANUARY 13, 2025.

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

- ROOT SEALERS HAVE BEEN DETERMINED NOT TO BE EFFECTIVE IN PREVENTING DECAY AND SHOULD NOT BE USED.
- WHEN ROOTS ARE CUT, THE NEWLY EXPOSED SOIL PROFILE MUST BE KEPT MOIST TO ENCOURAGE AN AREA CONDUCTIVE TO NEW ROOT GROWTH AND PREVENT WATER LOSS FROM THE SOIL.
- WHEN TRENCHING OR EXCAVATING WITHIN A CRITICAL ROOT ZONE OR TREE PROTECTION ZONE, USE CARE TO MINIMIZE ROOT DAMAGE. USE THE SMALLEST EQUIPMENT IN SENSITIVE AREAS. FOLLOW ROOT PRUNING AND IRRIGATION MEASURES PER ARBORIST REPORT. THE PROJECT ARBORIST MUST MONITOR THESE ACTIVITIES ADJACENT TO TREES.



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 DRAINLINES, 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 (E-J) AT ALL VERTICAL ELEMENTS. INSTALL CONTRACTION CONTROL JOINTS (CC-J) AT MAX. 12' OF JOINTS SHALL NOT BE ALLOWED. INSTALL EJS AND CCJS 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 ROUTE 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 MOCKUPS 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: A.S.T.M. 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 1-SACK 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 FEA 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 MATERIAL THAT ARE DAMAGED BY CONTRACTOR DURING CONSTRUCTION OPERATIONS.
26.	REFER TO MASTER CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

ABBREVIATIONS	
CL	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
R	PROPERTY LINE
TP.	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 L4.3.51 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'-0" 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 (760-451-3333)	MESA BUFF	TOP CAST 5	2,7
P.5	FLAGSTONE PAVING AT PATIOS: ONEROKES OF SIMILAR	-	FLAGSTONE, IRREGULAR CUT AND PATTERN	SOUTHWEST BOULDER AND STONE	CHEROKEE OR SIMILAR	-	1,2,7
P.6	STEPS: INT. COLORED CONCRETE: COLOR: MESA BUFF	-	CONCRETE: INTEGRAL COLORED CONCRETE	NATIONAL READY MIX (323-245-5539)	MESA BUFF	TOP CAST 5	1,2,3,7
P.7	RAMP: INT. COLORED CONCRETE: COLOR: MESA BUFF	-	CONCRETE: INTEGRAL COLORED CONCRETE	NATIONAL READY MIX (323-245-5539)	BLACK	TOP CAST 5	1,2,3,7
P.8	ENGINEERED PLAY MULCH AT PLAY AREA	-	HANDRAIL: DECORATIVE STEEL	CUSTOM	MESA BUFF	TOP CAST 5	1,2,3,7
P.9	DECOMPOSED GRANITE PAVING	-	SYNTHETIC TURF / EASY TURF	FIELD TURF (888-322-0233)	NUTMEG	PREMIUM	1,2,4,7
P.10		-	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 (8" H) STONE TO MATCH ARCH	-	CMU BLOCK W/ STONE VENEER	TBS	TBS	TBS	1,2
W.4	CMU BLOCK PERIMETER NOISE WALL (8" H MIN.) 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 HINGES DEOR. HARDWARE METAL BACKING PANIC HARDWARE	TUBE STEEL - - TBS -	CUSTOM D&D TECHNOLOGIES - - VON DUPRIN	BLACK BLACK BLACK BLACK BLACK	1 COAT RUST INHIBITOR / 2 COATS PAINT - - TBS TBS	3,4,5
G.2	PATIO GATE (42" H) WOOD TO MATCH ARCH	-	GATE MEMBERS HINGES DEOR. HARDWARE METAL BACKING	TUBE STEEL - TBS TBS	CUSTOM D&D TECHNOLOGIES - -	BLACK BLACK BLACK BLACK	1 COAT RUST INHIBITOR / 2 COATS PAINT - - TBS	3,4,5
G.3	GATE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-	GATE MEMBERS HINGES DEOR. HARDWARE METAL BACKING	TUBE STEEL - TBS TBS	CUSTOM D&D TECHNOLOGIES - -	BLACK BLACK BLACK BLACK	1 COAT RUST INHIBITOR / 2 COATS PAINT - - TBS	3,4,5

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 BOULDER	-	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 (888-571-9470)	NATURAL	NATURAL	3,4

- Contractor shall submit samples for approval by Landscape Architect prior to construction.
- Contractor shall provide on site mock up for approval by Landscape Architect prior to construction.
- Contractor shall submit shop drawings for approval by Landscape Architect prior to construction.
- Install per manufacturer instructions.
- Shop primed with (1) coat of rust inhibitor (2) coats of paint.
- Landscaper to select final boulder locations in field.
- Refer to Civil Engineer's Drawings for paving depth, reinforcement, and sub-base information.
- Refer to landscape plans for fire pit timer switch and emergency shutoff location. Fire pit controls must be placed at a minimum of 15' above finish floor and not to exceed 45' above finish floor. Ensure controls meet grasping, pinching, twisting requirement of CBC Code 1138A.4.4



EPT JOB #:
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ENTITLEMENT SUBMITTAL	05/24/2024
ENTITLEMENT SUBMITTAL	01/24/2025
ENTITLEMENT SUBMITTAL	03/19/2025

REVISIONS		
NO.	DESCRIPTION	DATE

CONSTRUCTION SCHEDULE & NOTES

L1.00A

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



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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 OF 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 (8' H) STONE TO MATCH ARCH	-
W-4	CMU BLOCK PERIMETER NOISE WALL (8' H 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	-

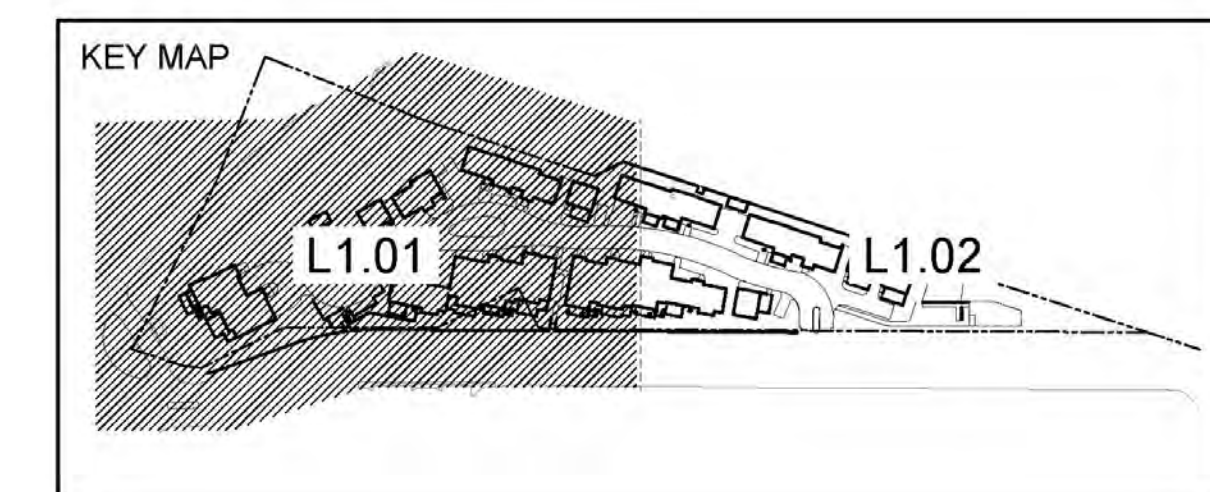
GATE LEGEND		
ITEM	DESCRIPTION	DETAIL
G-1	SECURITY GATE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-
G-2	PATIO GATE (42" H) WOOD TO MATCH ARCH	-
G-3	GATE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-

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	-

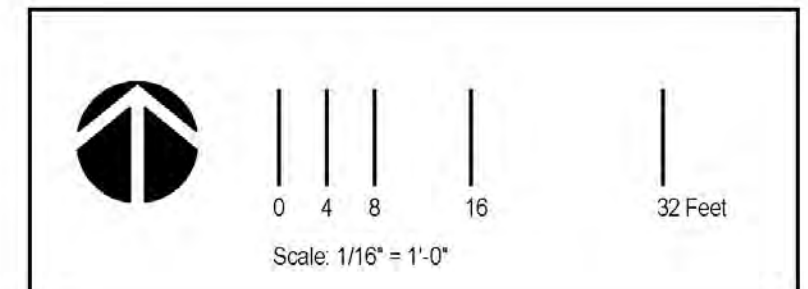
CONSTRUCTION REFERENCE LEGEND		
ITEM	DESCRIPTION	DETAIL
1	CURB	SEE CIVIL ENG PLANS
2	STORM DRAIN INLET	SEE CIVIL ENG PLANS
3	BUILDING COLUMN / OVERHANG / WALL	SEE ARCH PLANS
4	EXISTING CONCRETE BENCH AND FOUNTAIN	-
5	TRASH ENCLOSURE	SEE ARCH PLANS
6	OFFSITE IMPROVEMENTS	SEE CIVIL ENG PLANS

BOULDER TABLE		
LANDSCAPE BOULDERS - FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REFER TO DTL, LISTS 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.



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



MULTI-FAMILY HOUSING DEVELOPMENT

1 HOT SPRINGS ROAD
SANTA BARBARA
CA, 93103

PRELIMINARY ENTITLEMENT SUBMITTAL



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CONSTRUCTION PLAN - ENLARGEMENT

L1.02

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 OF 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 (8' H) STONE TO MATCH ARCH	-
W-4	CMU BLOCK PERIMETER NOISE WALL (8' H 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	-

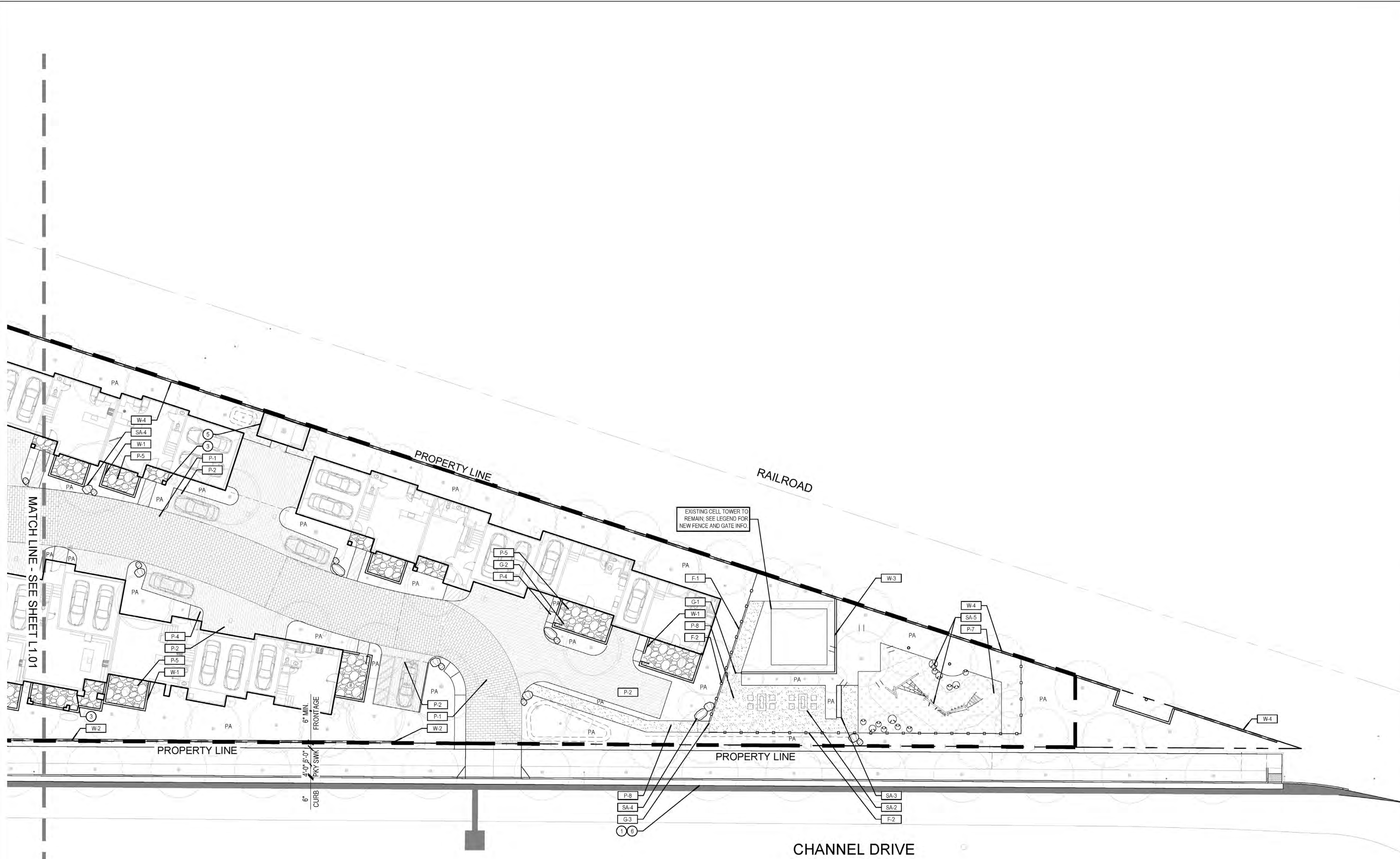
GATE LEGEND		
ITEM	DESCRIPTION	DETAIL
G-1	SECURITY GATE AT CELLULAR TOWER (8' H) BLACK WELDED WIRE	-
G-2	PATIO GATE (42" H) WOOD TO MATCH ARCH	-
G-3	GATE AT PLAY AREA (42" H) BLACK WELDED WIRE MESH	-

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	-

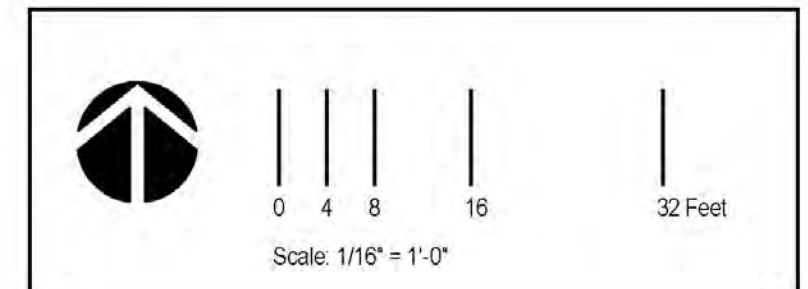
CONSTRUCTION REFERENCE LEGEND		
ITEM	DESCRIPTION	DETAIL
1	CURB	SEE CIVIL ENG PLANS
2	STORM DRAIN INLET	SEE CIVIL ENG PLANS
3	BUILDING COLUMN / OVERHANG / WALL	SEE ARCH PLANS
4	EXISTING CONCRETE BENCH AND FOUNTAIN	-
5	TRASH ENCLOSURE	SEE ARCH PLANS
6	OFFSITE IMPROVEMENTS	SEE CIVIL ENG PLANS

BOULDER TABLE	
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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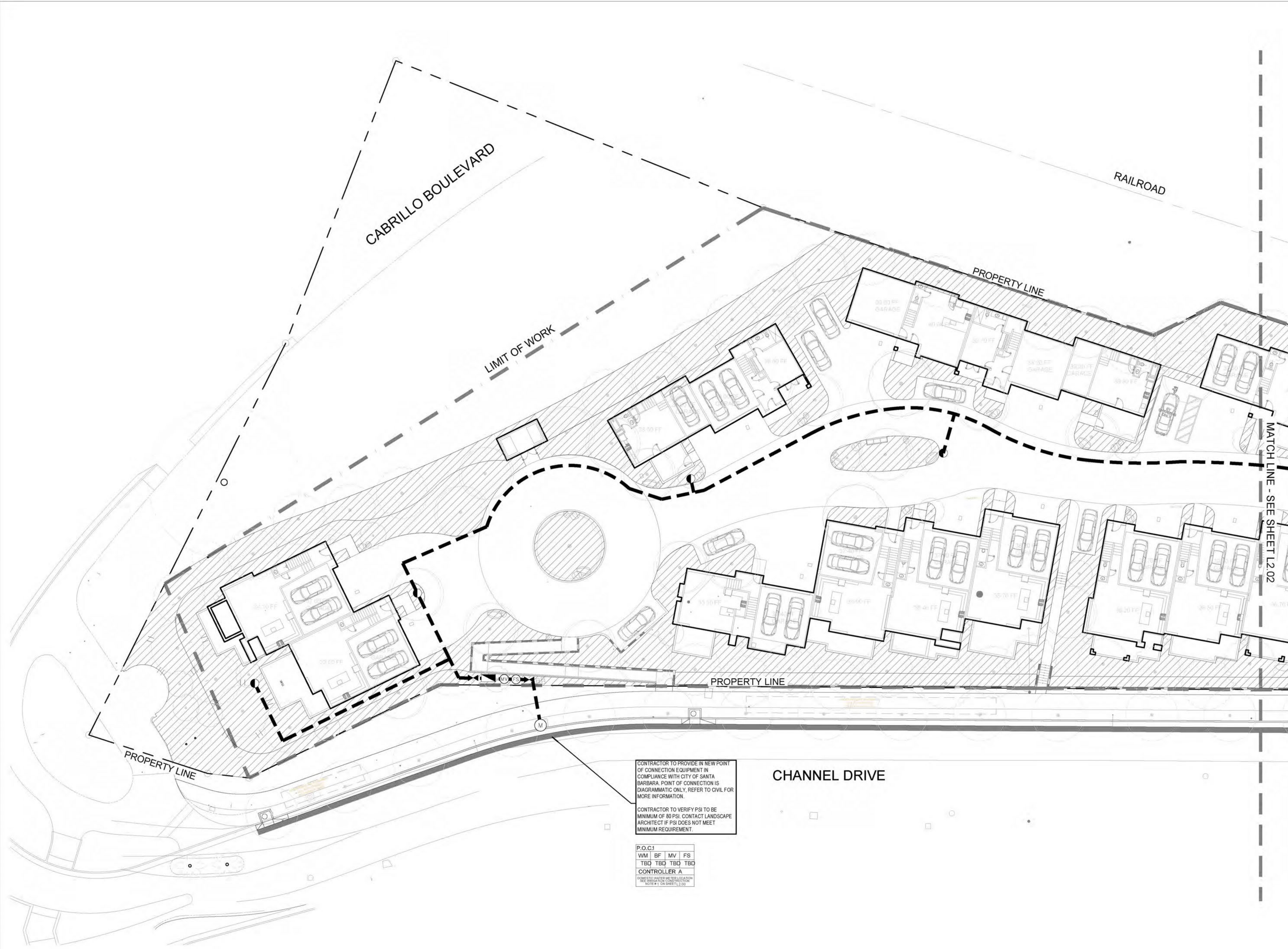
IRRIGATION PLAN - ENLARGEMENT

L2.01

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

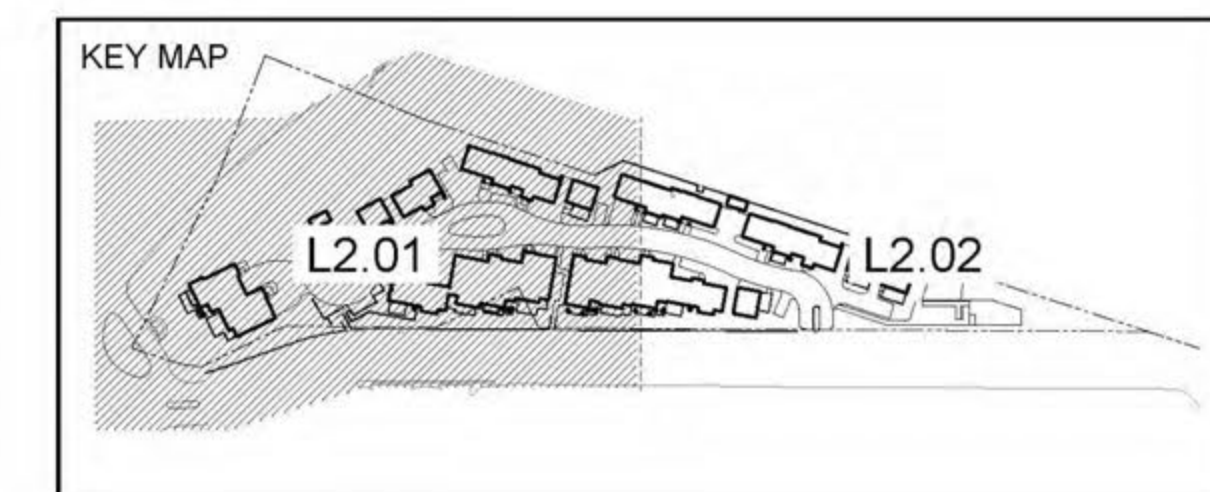
(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)

IRRIGATION LEGEND		
SYMBOL	RAD.	MANF.
	F	H Q A
	NETAFIM	IRRIGATION DRIFLINE - TECHLINE CV DRIFLINE TL06-12
	RAINBRD	DRIP TREE RINGS
	NETAFIM	AIR RELIEF VALVE
	NETAFIM	TL50V - MANUAL FLUSH VALVE
	NETAFIM	DRIP CONNECTOR
	RAINBRD	DRIP SYSTEM OPERATION INDICATOR
	-	WATER METER PER CIVIL
	WILKINS	975XL - 2" BACKFLOW PREVENTER
	NIBCO	T-111 GATE VALVE - LINE SIZE 2 1/2" AND SMALLER
	SUPERIOR	3300 - 2" NORMALLY OPEN MASTER VALVE
	WEATHERTRAK	FLOW HD
	RAINBRD	33-DLRC - 3/4" QUICK COUPLER VALVE
	RAINBRD	XICZ-PRB-100-COM 2-20 GPM
	KING BROS.	LINE SIZE CHECK VALVE
	RAINBRD	RSD-BEX - RAIN SENSOR
	RAINBRD	ESP-LVME-FS-MP or WeatherTRAK PRO3
	-	SPARE WIRE PULL BOX
	-	EXISTING MAINLINE
	-	MAINLINE
	-	LATERAL LINE
	-	PVC SLEEVES
IRRIGATION VALVE CALLOUT:		LATERAL LINE SIZING CHART
	Station No.	3/4"
	GPM	1"
	Plant Type	1 1/4"
	Valve Size	1 1/2"
		2"
		2 1/2"
		3"
		NOTE: THE LATERAL SIZE IS THE SIZE OF THE LATERAL LINE, NOT THE SIZE OF THE MAINLINE OR THE SIZE OF THE VALVE.

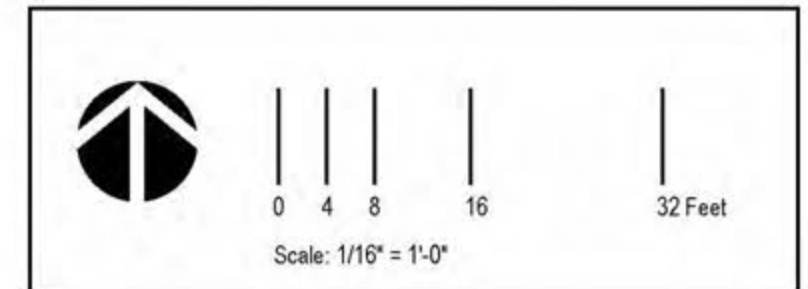


CONTRACTOR TO PROVIDE IN NEW POINT OF CONNECTION EQUIPMENT IN COMPLIANCE WITH CITY OF SANTA BARBARA. POINT OF CONNECTION IS DIAGRAMMATIC ONLY. REFER TO CIVIL FOR MORE INFORMATION.
CONTRACTOR TO VERIFY PSI TO BE MINIMUM OF 80 PSI. CONTACT LANDSCAPE ARCHITECT IF PSI DOES NOT MEET MINIMUM REQUIREMENT.

P.O.C.1			
WM	BF	MV	FS
TBD	TBD	TBD	TBD
CONTROLLER A			
NOTE #1 ON SHEET L2.02			



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





EPT JOB #:
E24-021

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REVISIONS		
NO.	DESCRIPTION	DATE

**IRRIGATION PLAN -
ENLARGEMENT**

L2.02

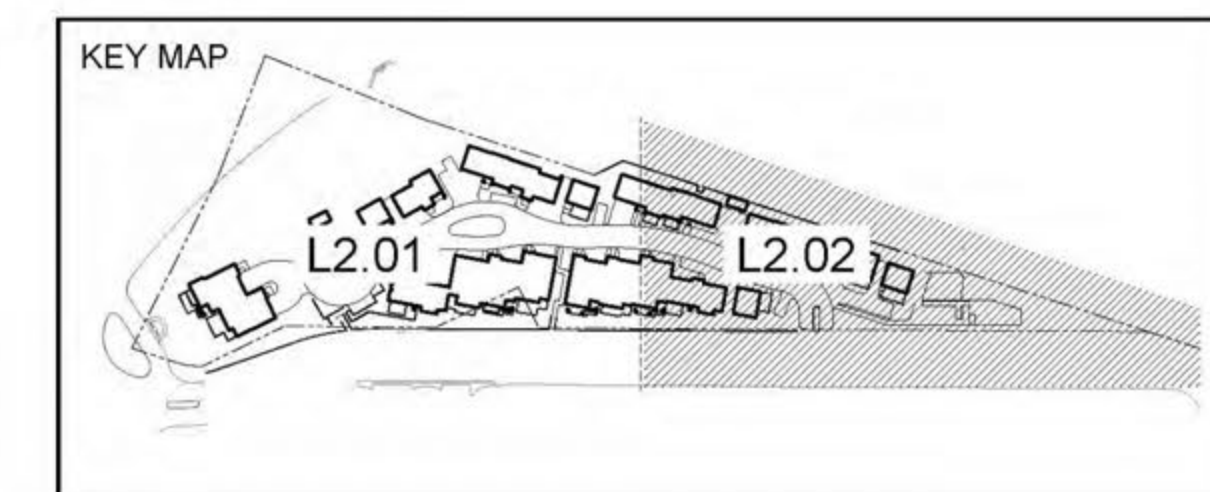
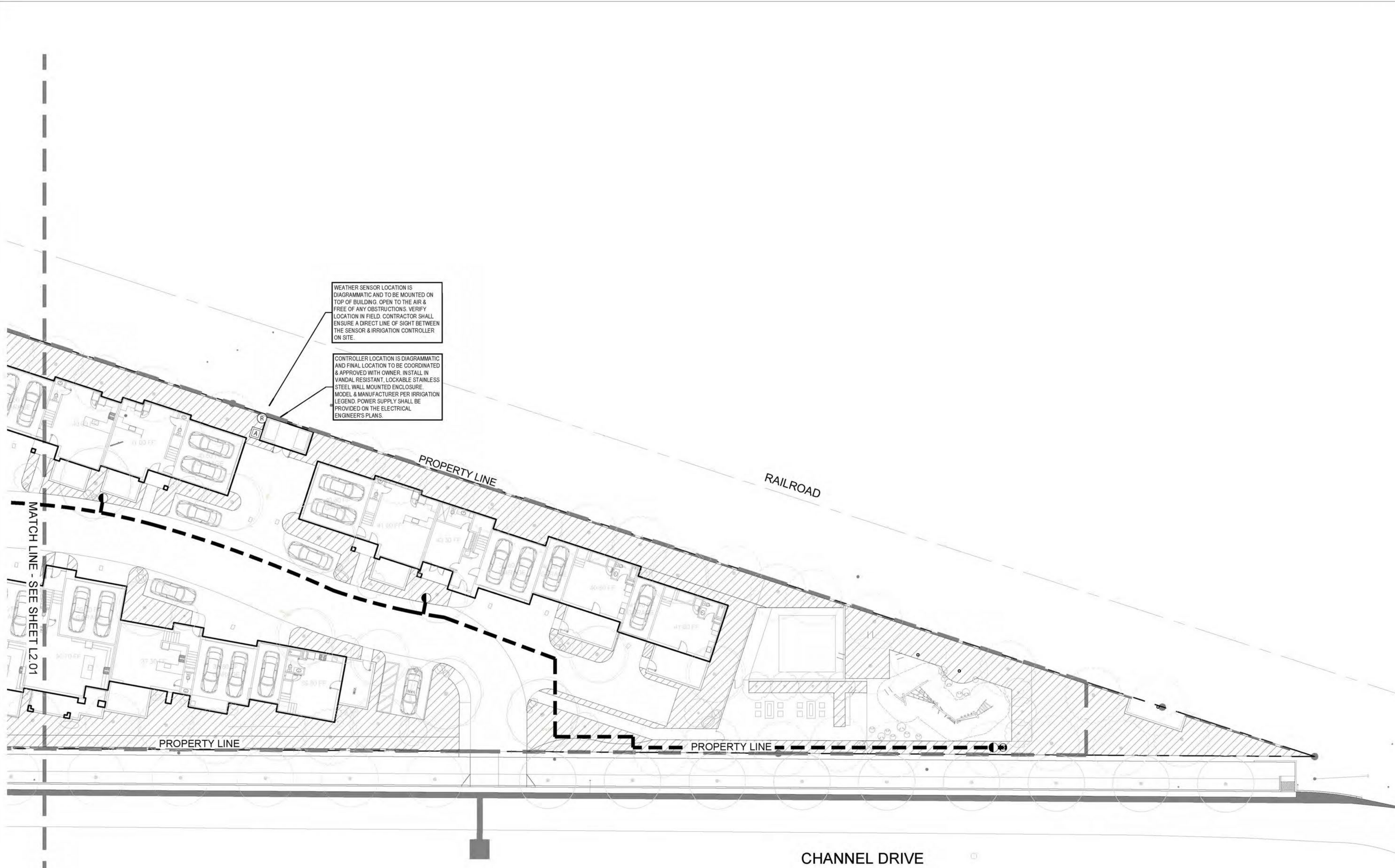
SCALE: REFER TO PLAN DATE: 01/20/25

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

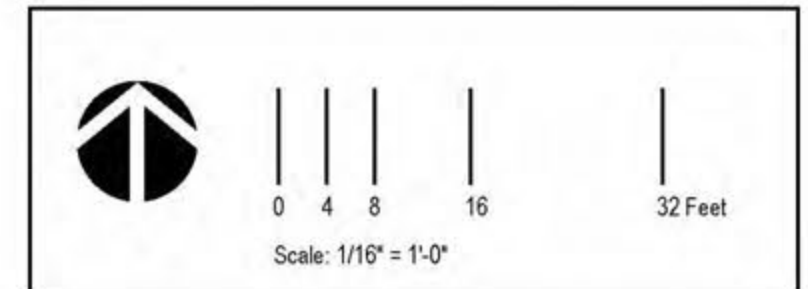
IRRIGATION LEGEND									
SYMBOL	RAD.	MANF.							
	F	H Q A							
	NETAFIM	IRRIGATION DRIFLINE - TECHLINE CV DRIFLINE TL06-12							
	RAINBRD	DRIP TREE RINGS							
	NETAFIM	AIR RELIEF VALVE							
	NETAFIM	TL50V - MANUAL FLUSH VALVE							
	NETAFIM	DRIP CONNECTOR							
	RAINBRD	DRIP SYSTEM OPERATION INDICATOR							
	-	WATER METER PER CIVIL							
	WILKINS	975XL - 2" BACKFLOW PREVENTER							
	NIBCO	T-111 GATE VALVE - LINE SIZE 2 1/2" AND SMALLER.							
	SUPERIOR	3300 - 2" NORMALLY OPEN MASTER VALVE							
	WEATHERTRAK	FLOW HD							
	RAINBRD	33-DLRC - 3/4" QUICK COUPLER VALVE							
	RAINBRD	XICZ-PRB-100-COM 2-20 GPM							
	KING BROS.	LINE SIZE CHECK VALVE							
	RAINBRD	RSD-BEX - RAIN SENSOR							
	RAINBRD	ESP-LVME-FS-MP or WeatherTRAK PR03							
	-	SPARE WIRE FULL BOX							
	-	EXISTING MAINLINE							
	-	MAINLINE							
	-	LATERAL LINE							
	-	PVC SLEEVES							
IRRIGATION VALVE CALLOUT:		LATERAL LINE SIZING CHART							
	Station No. X-X GPM X Plant Type X Valve Size X	<table border="1"> <tr><td>3/4"</td></tr> <tr><td>1"</td></tr> <tr><td>1 1/4"</td></tr> <tr><td>1 1/2"</td></tr> <tr><td>2"</td></tr> <tr><td>2 1/2"</td></tr> <tr><td>3"</td></tr> </table>	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"
3/4"									
1"									
1 1/4"									
1 1/2"									
2"									
2 1/2"									
3"									
<small>NOTE: THE LATERAL SIZE OF THE LATERAL LINE SHALL BE THE SAME AS THE SIZE OF THE VALVE.</small>									

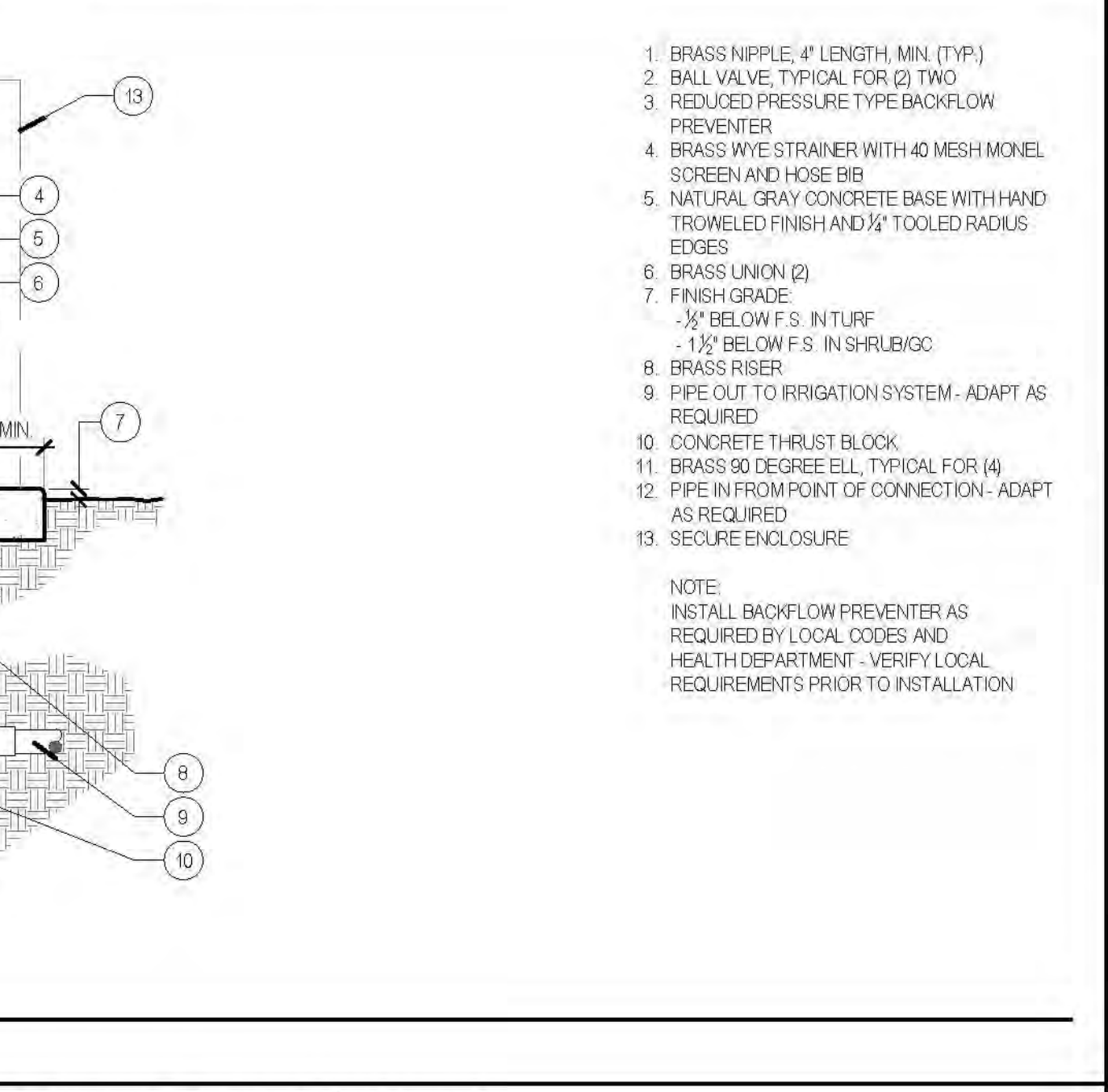
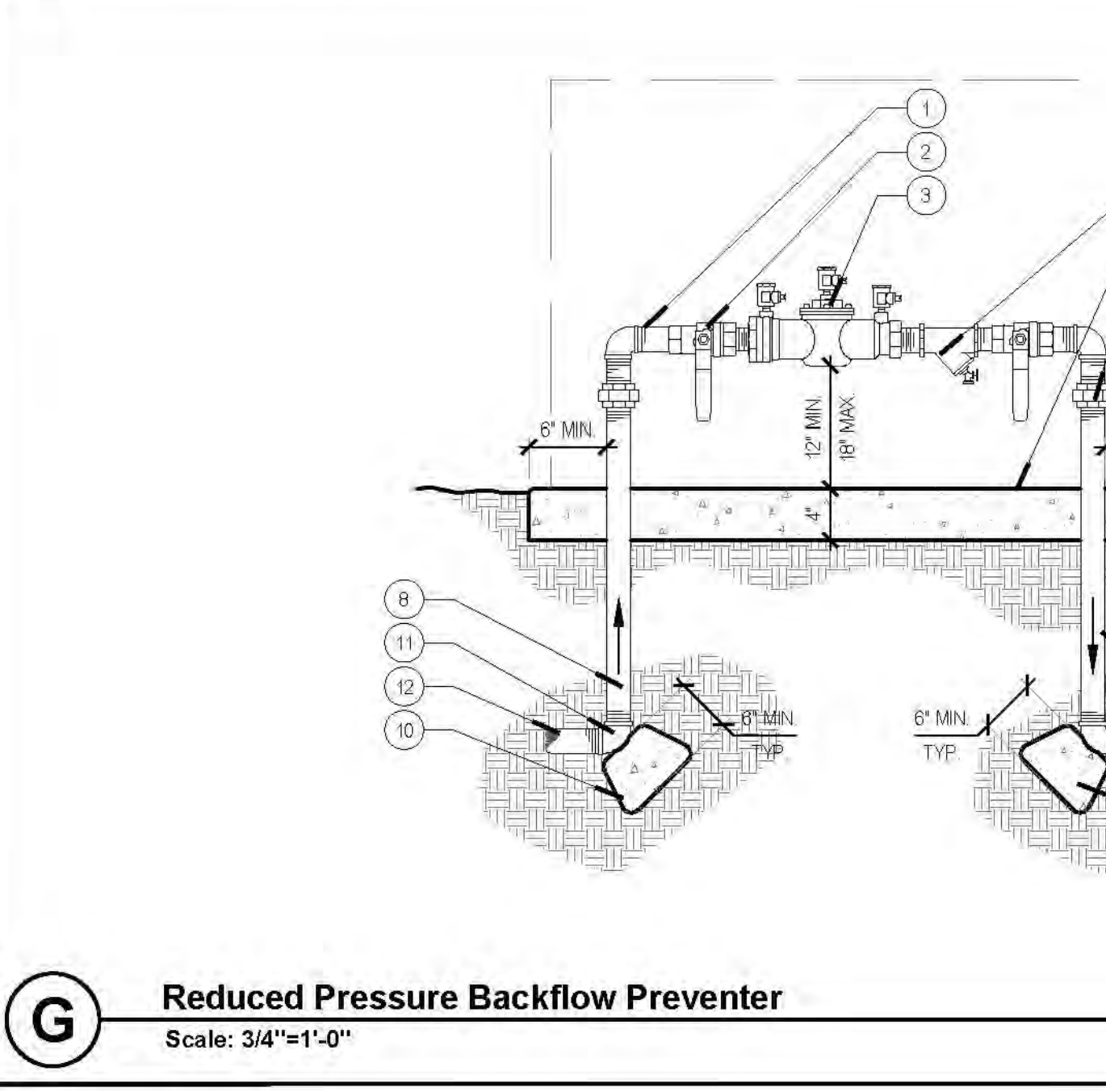
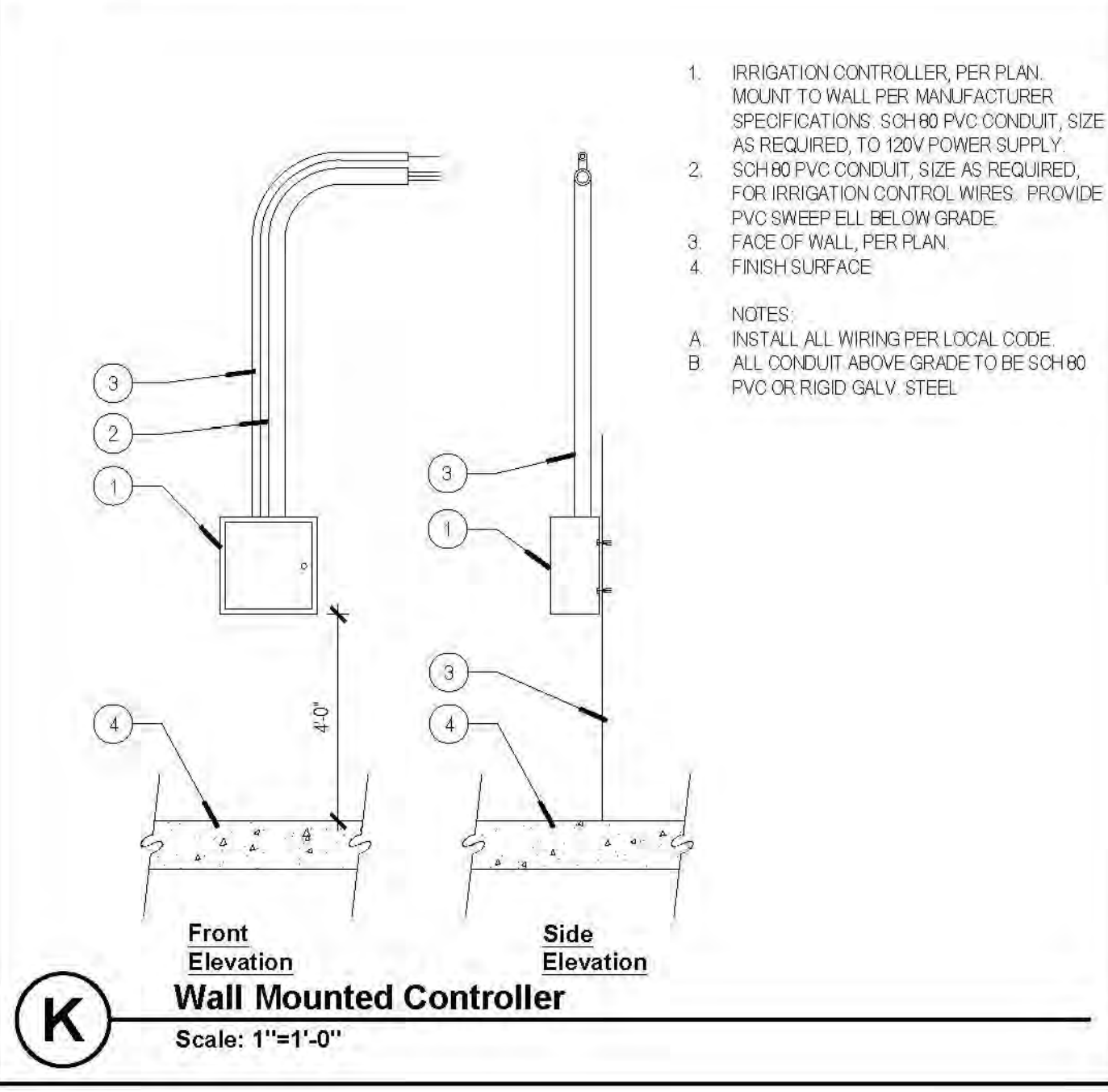
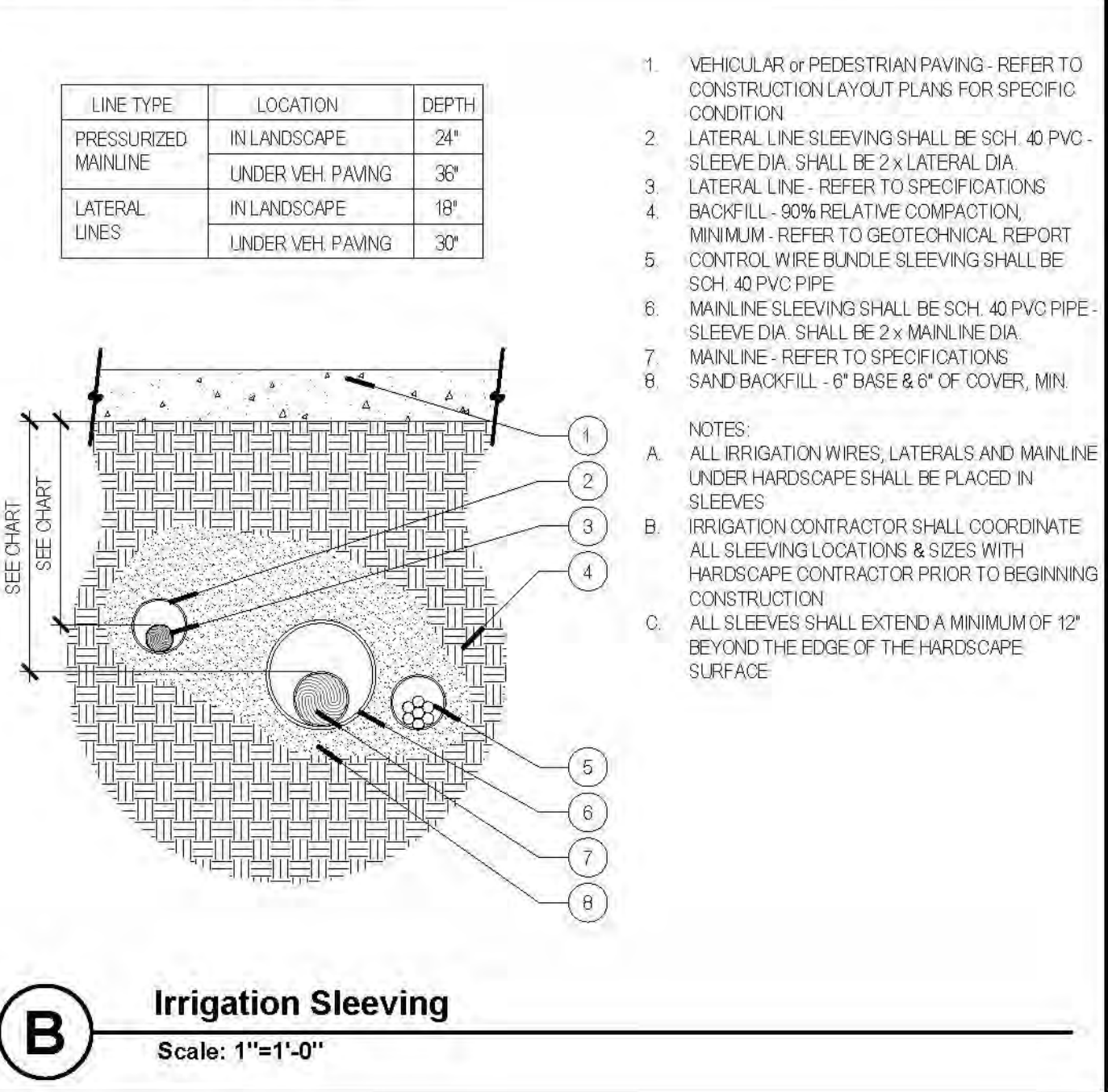
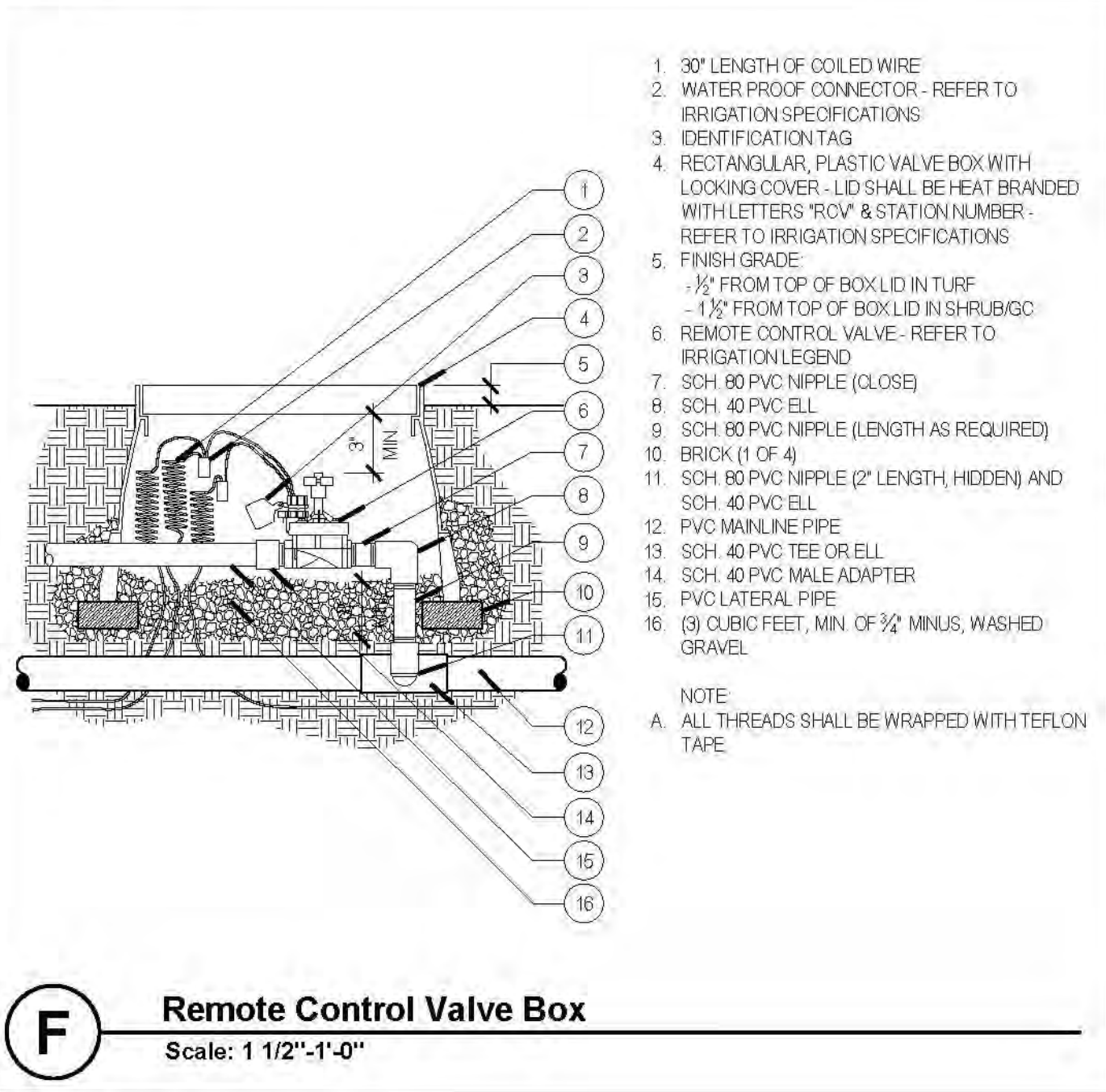
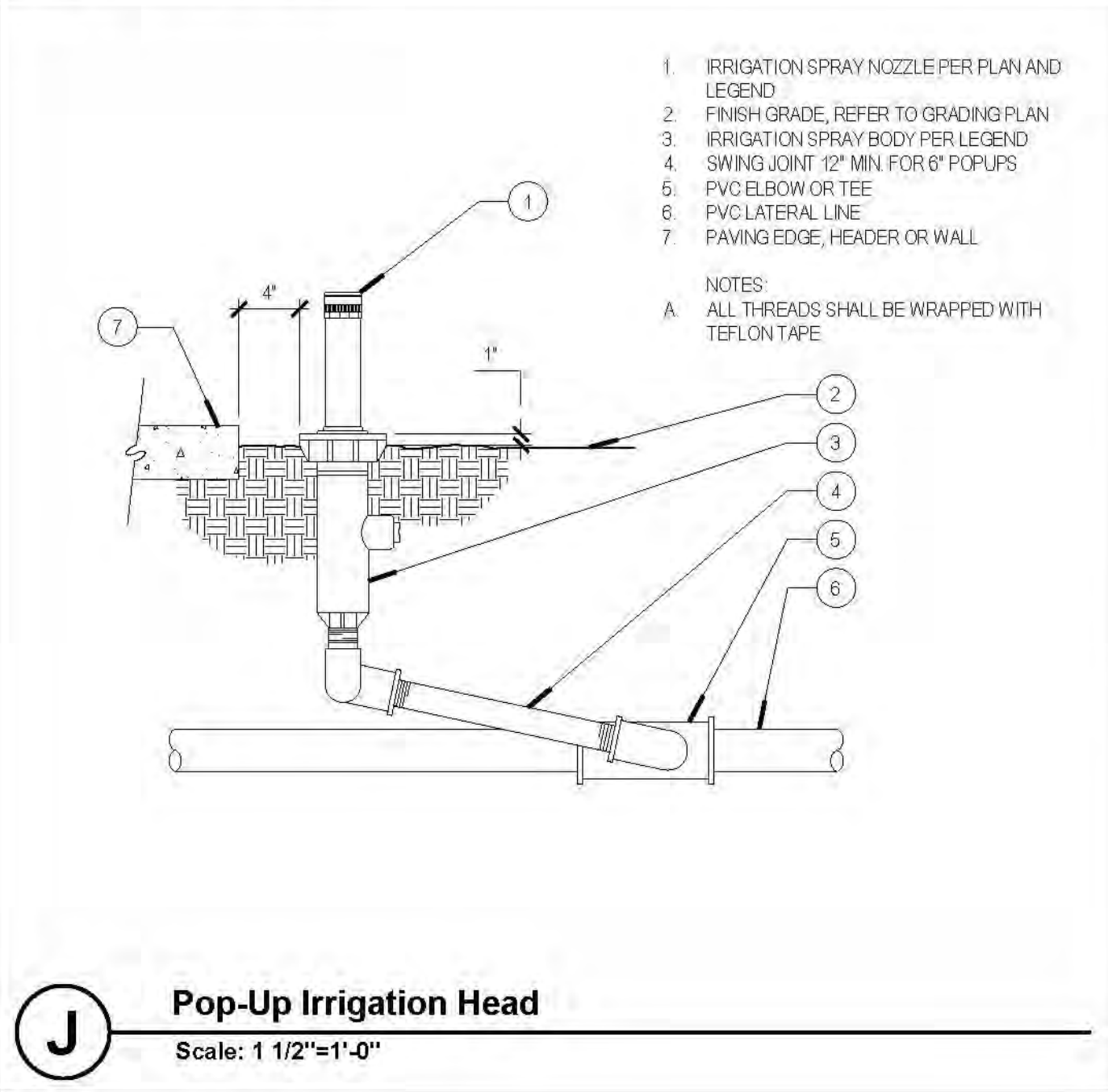
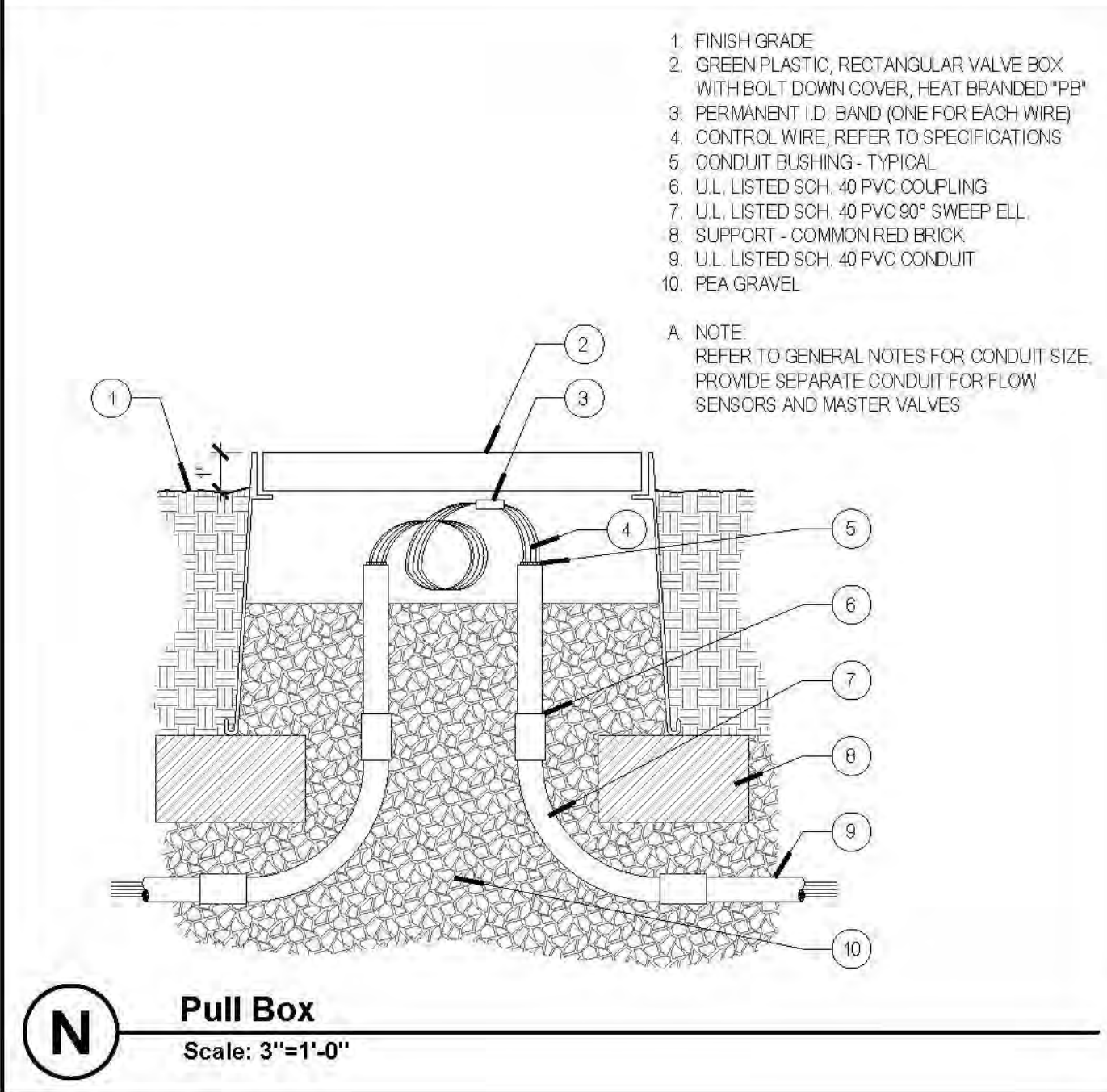
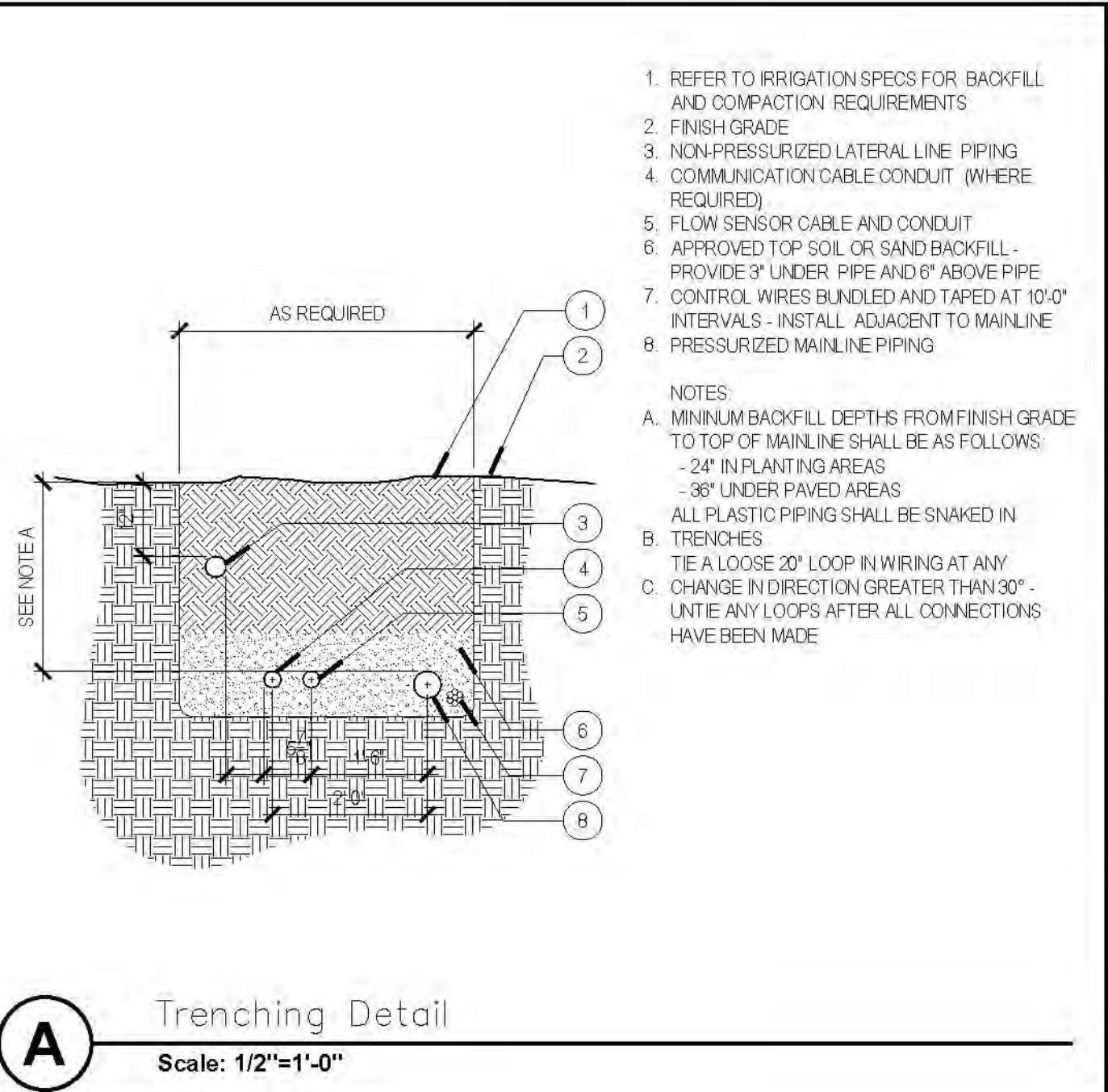
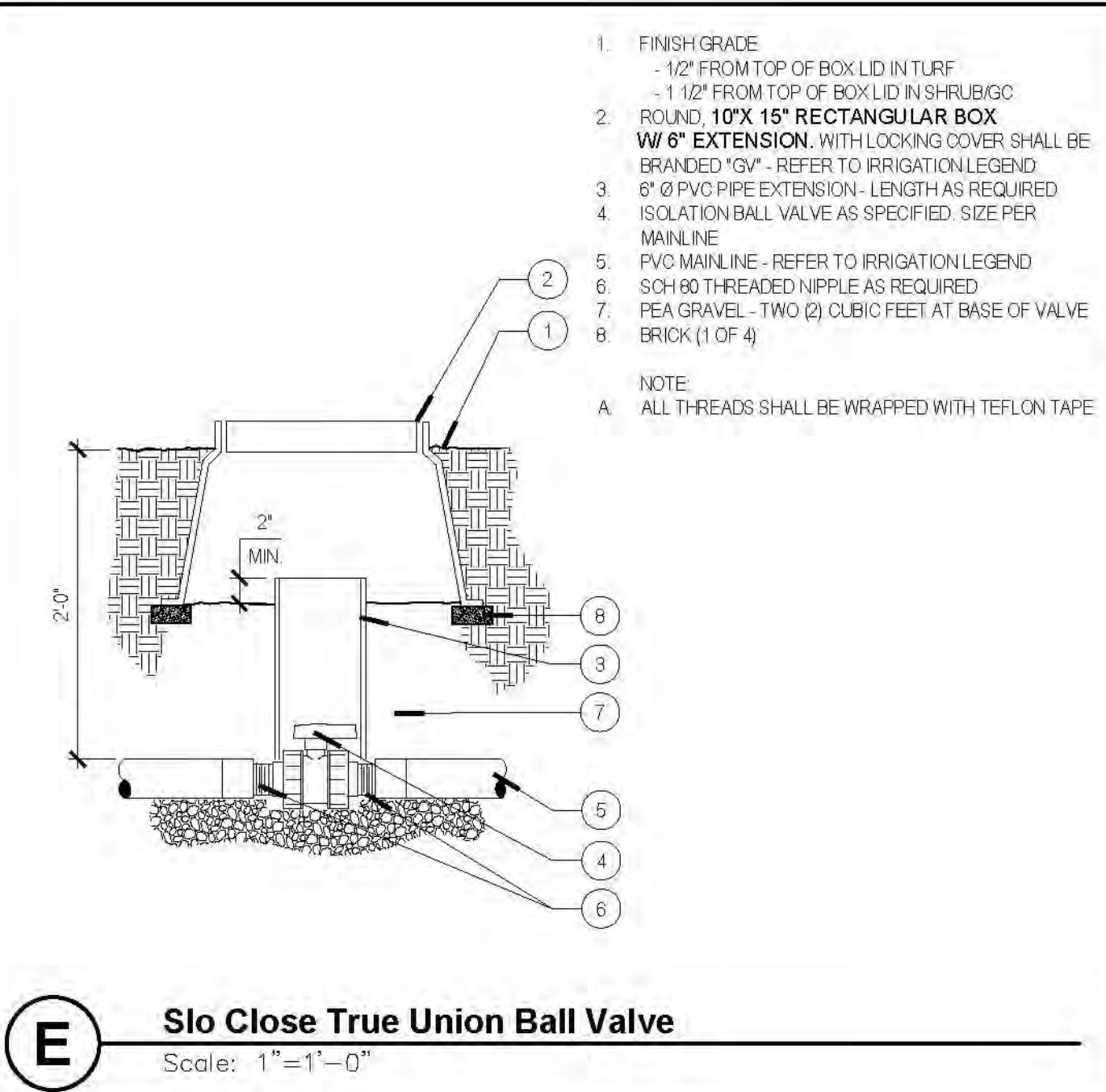
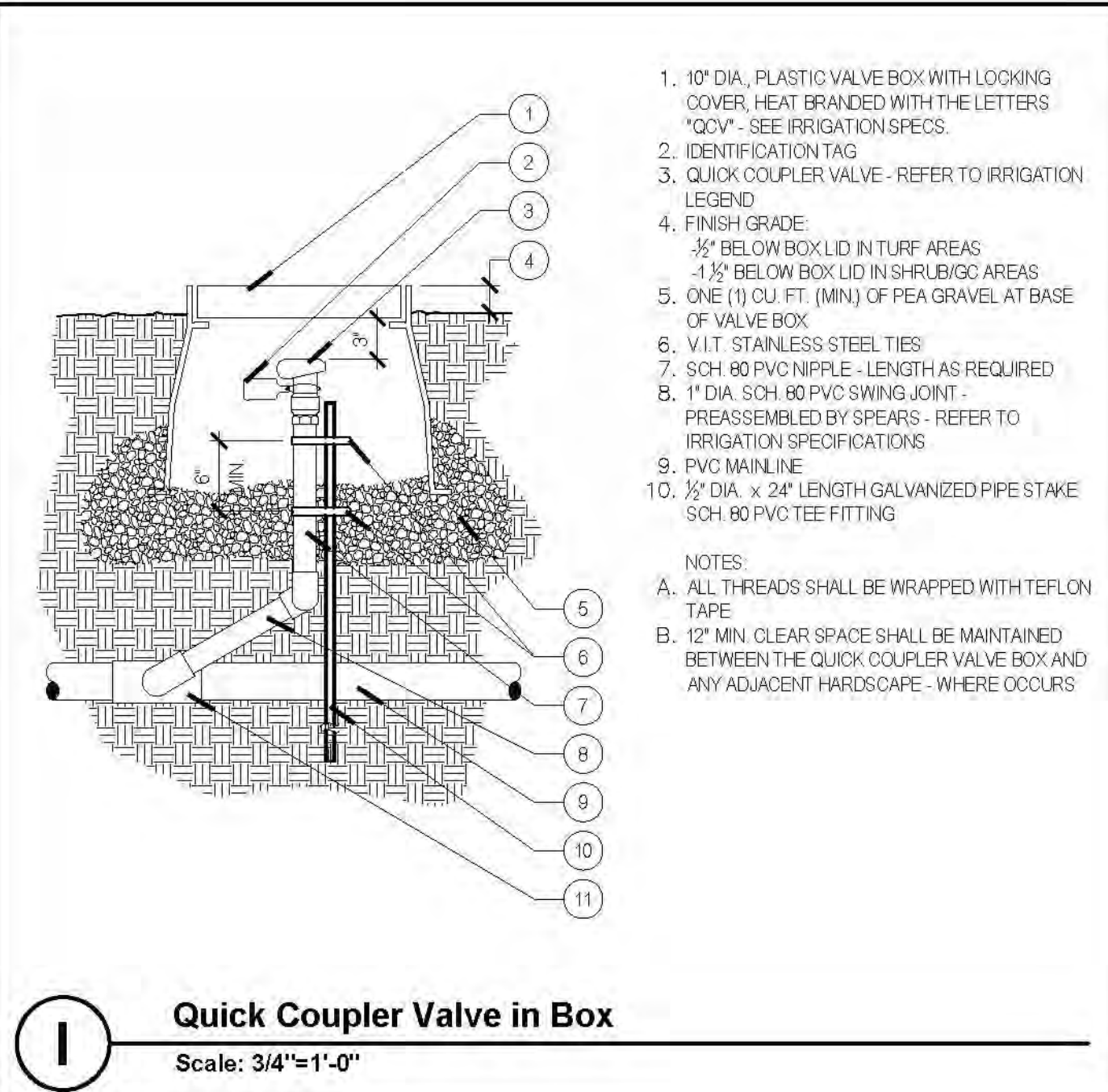
WEATHER SENSOR LOCATION IS DIAGRAMMATIC AND TO BE MOUNTED ON TOP OF BUILDING, OPEN TO THE AIR & FREE OF ANY OBSTRUCTIONS. VERIFY LOCATION IN FIELD. CONTRACTOR SHALL ENSURE A DIRECT LINE OF SIGHT BETWEEN THE SENSOR & IRRIGATION CONTROLLER ON SITE.

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.



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





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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

IRRIGATION DETAILS

L2.51

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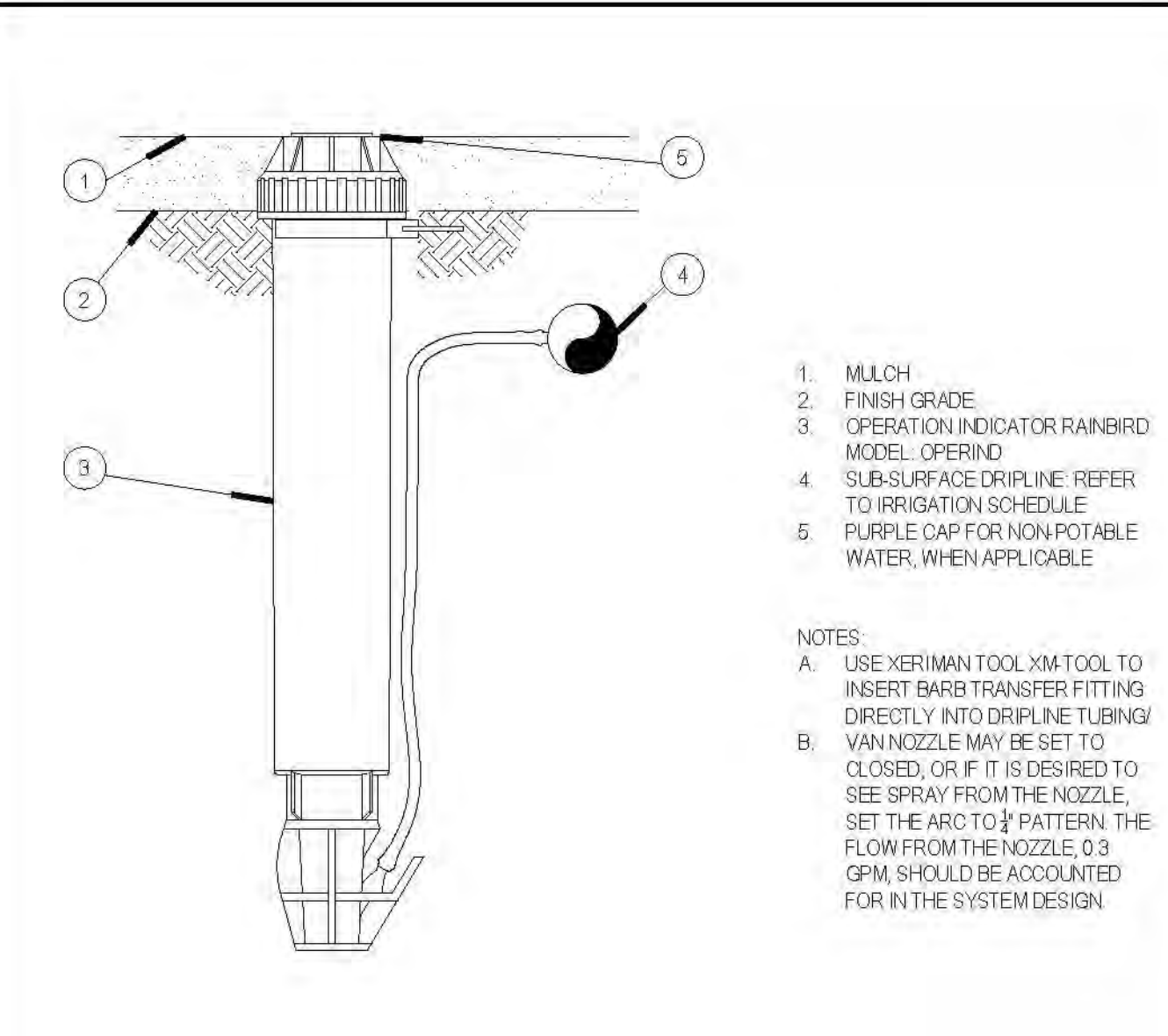
REVISIONS		
NO.	DESCRIPTION	DATE

IRRIGATION DETAILS

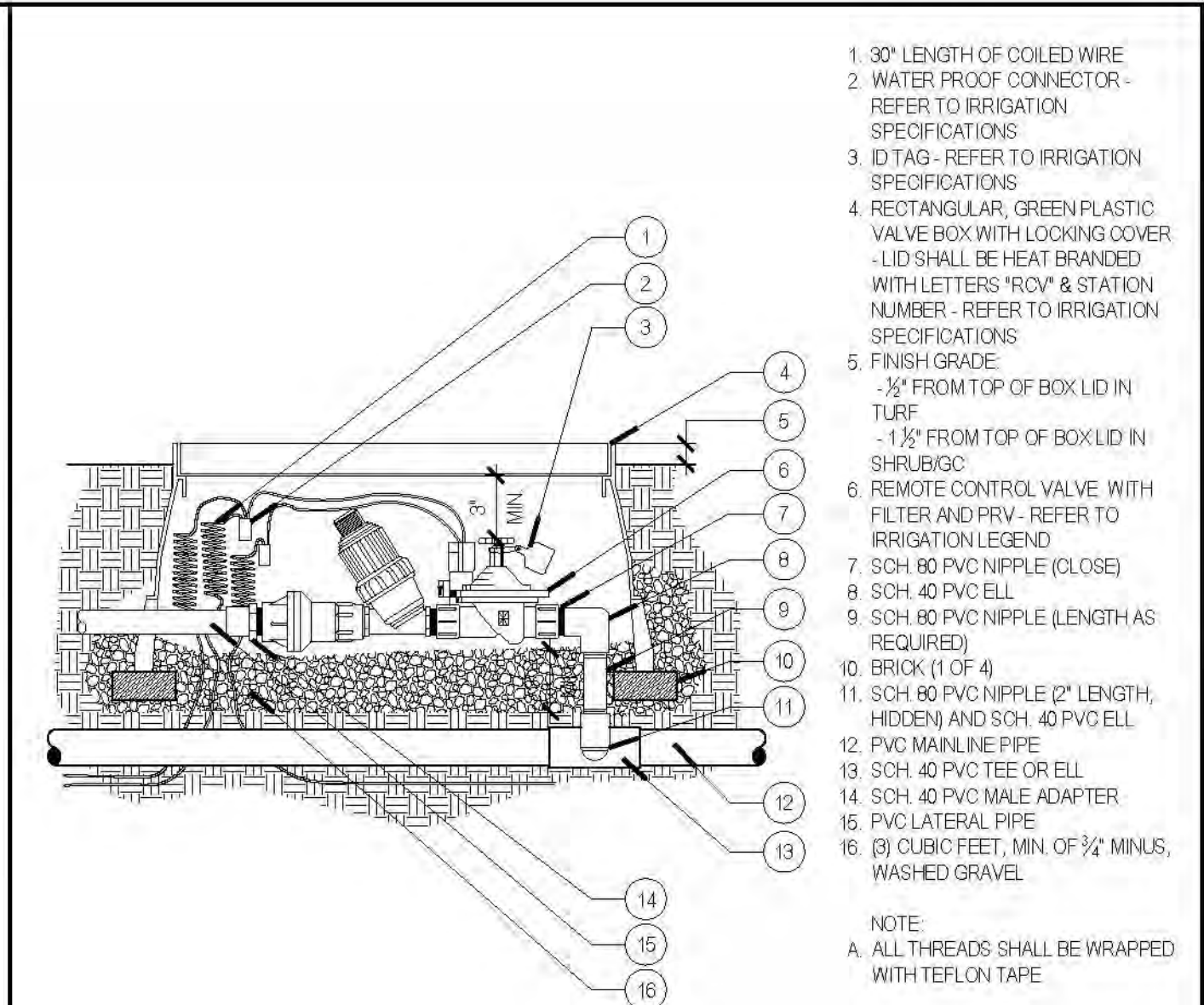
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SCALE: REFER TO PLAN DATE: 01/20/25

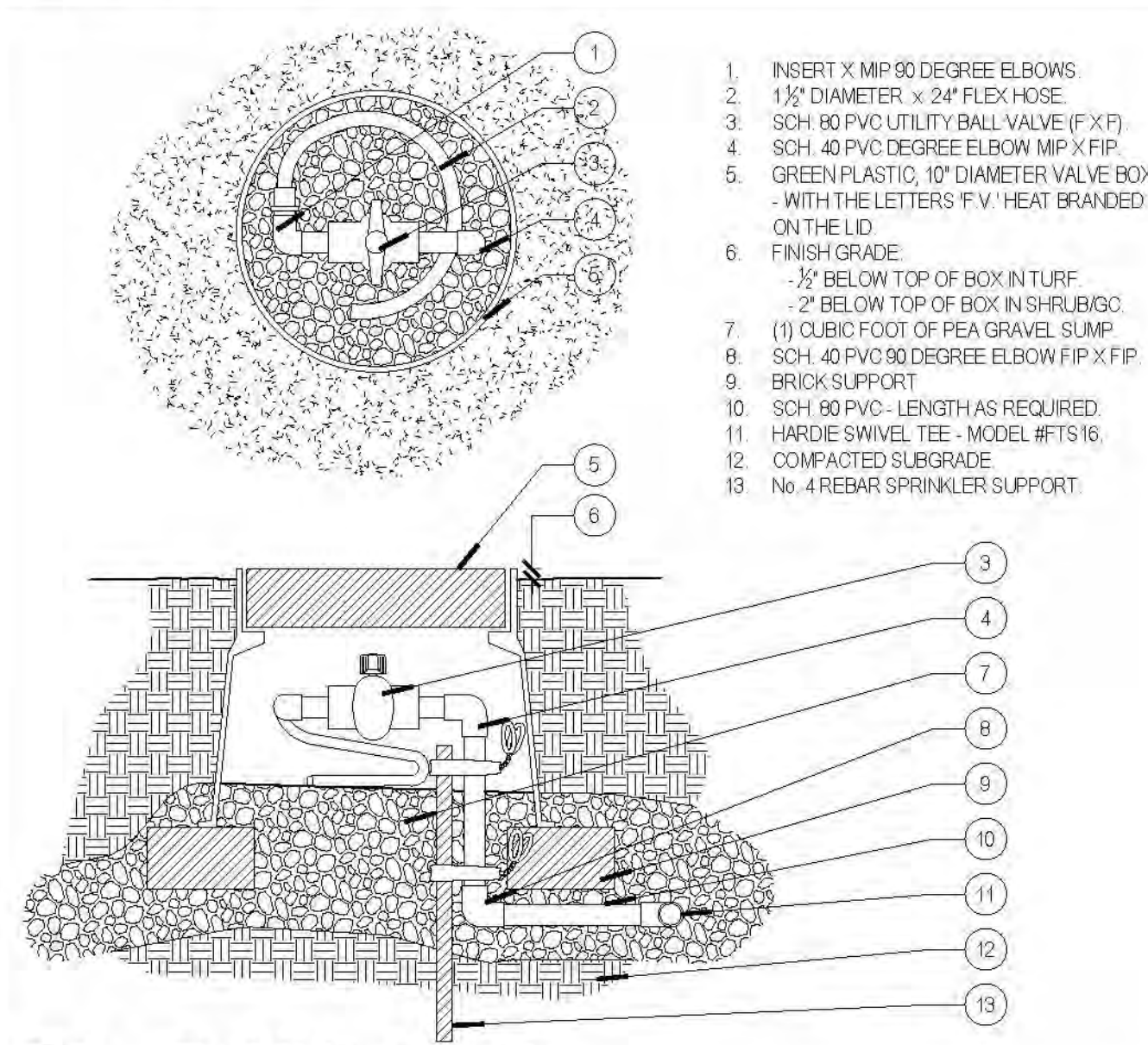
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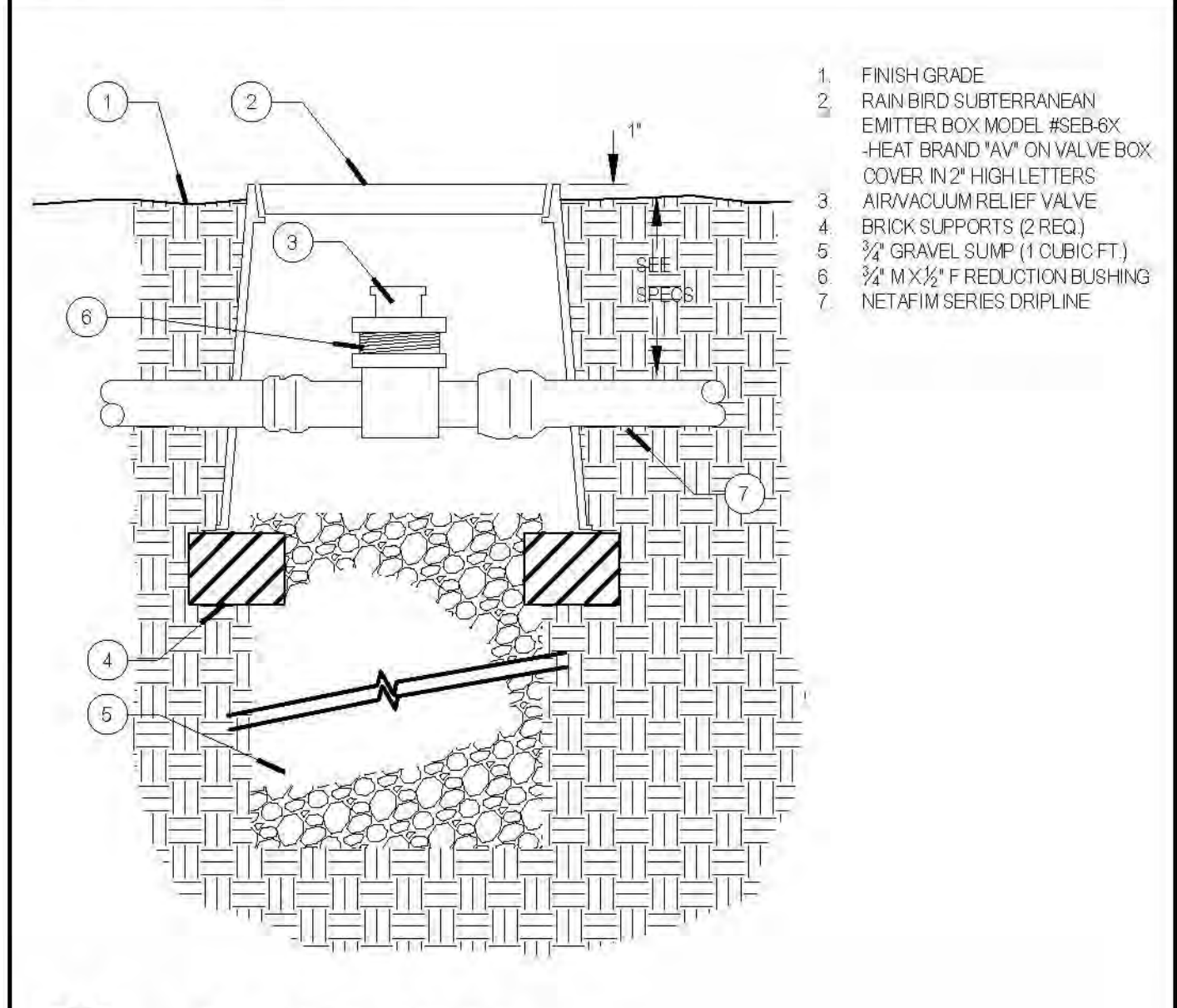
E Dripline Operation Indicator
NTS



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

MAXIMUM LATERAL LENGTH (FEET)		
EMITTER FLOW RATE (GPH)	12" SPACING	18" SPACING
100	100	150
200	100	150
300	100	150
400	100	150
500	100	150
600	100	150
700	100	150
800	100	150

GRID PRECIPITATION RATES (MMH)		MAXIMUM FLOW PER ZONE	
EMITTER SPACING	EMITTER FLOW RATE	MAX GPM PER LOSS	MINIMUM PIPER SIZE
12"	0.8	100	1/2"
18"	1.2	150	3/4"
24"	1.6	200	1"

LATERAL FLOW PER 100 FT (GPM)

EMITTER FLOW RATE	12" SPACING	18" SPACING	24" SPACING
0.8 GPH	1.0 GPM	0.67 GPM	0.50 GPM
1.0 GPH	1.3 GPM	0.87 GPM	0.67 GPM
1.2 GPH	1.6 GPM	1.07 GPM	0.80 GPM

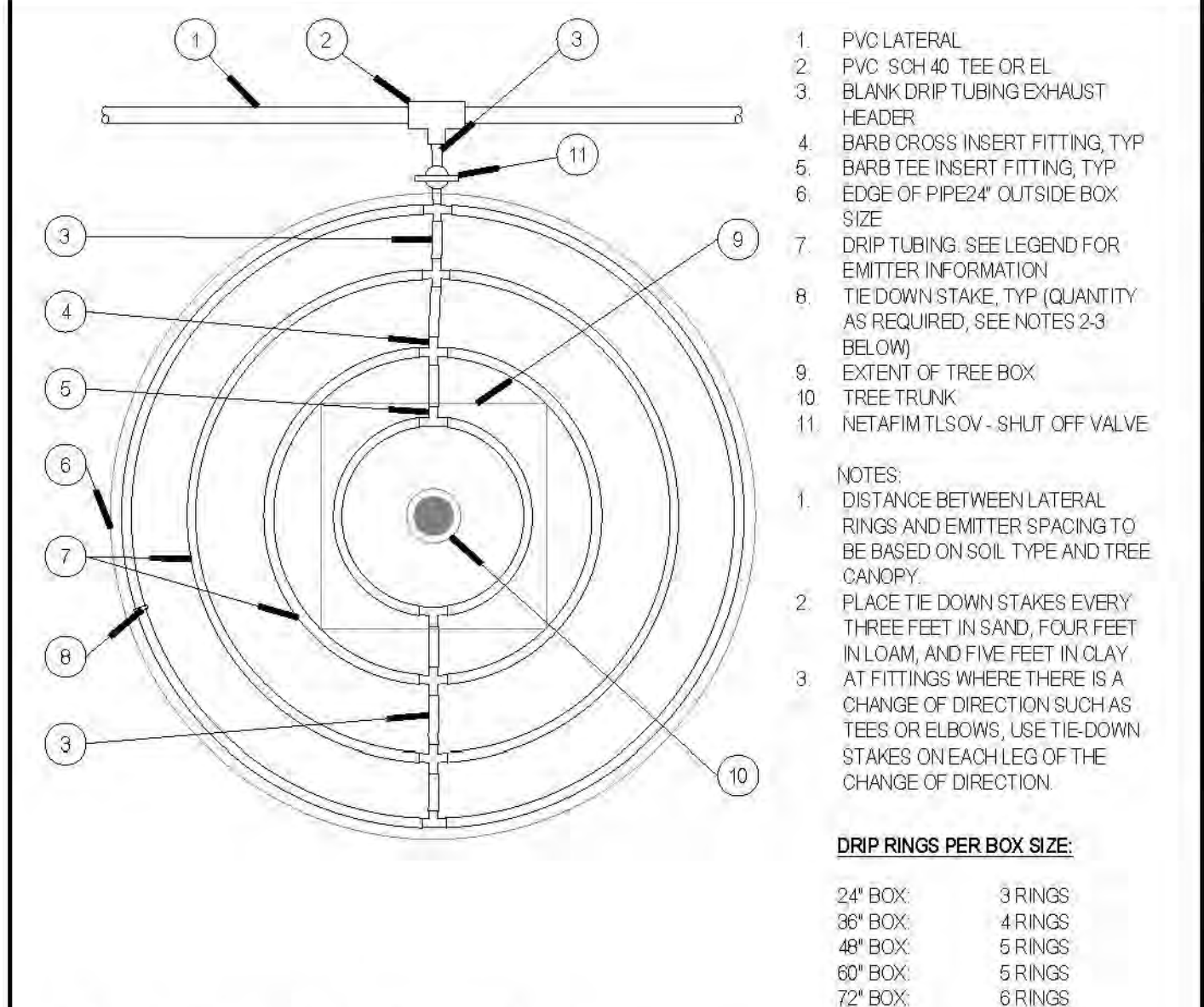
POLYPIPER HEADER SIZE

EMITTER FLOW RATE	12" SPACING	18" SPACING	24" SPACING
0.8 GPH	1/2"	3/4"	1"
1.0 GPH	3/4"	1"	1 1/4"
1.2 GPH	1"	1 1/4"	1 3/4"

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL DRIPLINE AT SLOPE GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



D Dripline Tree Ring Detail
Scale: NTS



C Typical Rain Bird Dripline Layout
Scale: 2" = 1'-0"

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 MWELD REQUIREMENT. SEE SOILS MANAGEMENT REPORT NOTE BELOW. ASSUME (1) TEST SITE PER 5,000 S.F. 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 1,000 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 LB. COMMERCIAL FERTILIZER 15-15-15 50 LB. AGRICULTURE GYPSUM 10 LBS. IRON SULFATE BACKFILL MIX FOR ALL TREES AND SHRUBS: 2 PARTS NATIVE ON-SITE SOIL 1 PART NITROLIZED WOOD SHAVINGS 1.5 LB./C.Y. COMMERCIAL FERTILIZER 15-15-15 5 LB. 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'-0" OF SIDEWALKS OR HARD SURFACES. CHECK MANUFACTURERS CALCULATOR CHART FOR NUMBER OF PANELS FOR EACH SIZE TREE. AVAILABLE FROM DEEP ROOT PARTNERS, LP, 345 LORTON AVENUE, SUITE 305 BURLINGAME, CA 94010 (800) VY-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 GIVE AT LEAST THREE (3) BUSINESS DAYS NOTICE FOR PLANT LAYOUT APPROVAL. C. PLANTING OF GROUNDCOVER SHALL BE CONTINUOUS UNDER ALL SHRUBS IN ALL PLANTER AREAS THROUGHOUT THE SITE UNLESS OTHERWISE INDICATED.
15.	LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
16.	A REPRESENTATIVE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK SUPPLIER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
17.	PROVIDE SAMPLES OF DECOMPOSED GRANITE, GRAVEL, PEBBLE, OR ROCK INSTALLED PER DETAILS FOR APPROVAL BY LANDSCAPE ARCHITECT.
18.	AFTER PLANTING IS COMPLETE BUT PRIOR TO INSTALLING MULCH, APPLY GRANULAR PRE-EMERGENT AT MANUFACTURER SUGGESTED RATE, RONSTAR OR SNAPSHOT OR EQUAL.
19.	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.
20.	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.
21.	INSTALL JUTE NETTING ON SLOPES OF 2:1 OR STEEPER, UNLESS OTHERWISE INDICATED.
22.	UPON COMPLETION OF ALL PLANTING OPERATIONS, THE PORTION OF THE PROJECT USED FOR THE APPARATUS OF THIS WORK SHALL BE CLEANED 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.
23.	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.
24.	UPON COMPLETION OF PROJECT, CONTRACTOR SHALL PROVIDE DOCUMENTATION VERIFYING IMPLEMENTATION OF RECOMMENDATIONS FROM SOILS MANAGEMENT REPORT.
25.	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
26.	MAINTENANCE PERIOD: CONTRACTOR SHALL MAINTAIN GUARANTEED PLANTS FOR 90 DAYS FROM SUBSTANTIAL COMPLETION AS DEEMED BY THE LANDSCAPE ARCHITECT.
27.	REPLACE OR REPAIR EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING PLANTING OPERATIONS.
28.	UPON FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER SIGNED ORIGINALS OF ALL MATERIALS AND LABOR RELEASES.
29.	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 4-9-2019.			
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)	14,915 SF	51%	
ZONE 2: PERIMETER SCREENING (LOW WATER USE)	14,515 SF	49%	
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
[Symbol]	AGAVE SP.	50% 1 GAL @ 24" O.C.	LOW	L/J/L3.51	
	AGAVE				
[Symbol]	ALOE SP.	30% 5 GAL @ 38" O.C.	VLOW	L/J/L3.51	
	ARCTOSTAPHYLOS 'PACIFIC MIST'				
[Symbol]	PACIFIC MIST MANZANITA	20% 15 GAL @ 48" O.C.	LOW	L/J/L3.51	
	CAREX TUMULICOCLA				
[Symbol]	BERKLEY SEDGE	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	CEANOTHIS SP.				
[Symbol]	CALIFORNIA LILAC (NATIVE)	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	CHONDROPETALUM TECTORIUM				
[Symbol]	CAPE REED	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	ERIOGONUM GRANDE VAR. RUBESCENS				
[Symbol]	SAN MIGUEL ISLAND BUCKWHEAT	TOTAL: 14,915 SF	VLOW	L/J/L3.51	
	GAMBELIA SPECIOSA				
[Symbol]	ISLAND SNIPPODRAGON	TOTAL: 14,915 SF	VLOW	L/J/L3.51	
	IRIS DOUGLASSIANA 'CANYON SNOW'				
[Symbol]	CANYON SNOW DOUGLAS IRIS	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	LAVANDULA X HETEROPHYLLA				
[Symbol]	SWEET LAVENDER	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	LAURUS NOBILIS				
[Symbol]	BAY LAUREL	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	MUHLENBERGIA RIGENS				
[Symbol]	DEER GRASS	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	ROSMARINUS SP.				
[Symbol]	ROSEMARY	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	SALVIA SP.				
[Symbol]	SAGES (NATIVE)	TOTAL: 14,915 SF	LOW	L/J/L3.51	
	WESTRINGIA FRUTICOSA				
[Symbol]	COAST ROSEMARY	TOTAL: 14,915 SF	LOW	L/J/L3.51	

Zone 2: Perimeter Screening - Shrubs and Groundcovers such as:					
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
[Symbol]	CEANOTHIS SP.	50% 1 GAL @ 24" O.C.	LOW	L/J/L3.51	
	CALIFORNIA LILAC (NATIVE)				
[Symbol]	FRANGULA CALIFORNICA	30% 5 GAL @ 38" O.C.	VLOW	L/J/L3.51	
	COFFEEBERRY				
[Symbol]	HETEROMELES ARBUTIFOLIA	20% 15 GAL @ 48" O.C.	LOW	L/J/L3.51	
	TOTON				
[Symbol]	MUHLENBERGIA RIGENS	TOTAL: 14,515 SF	LOW	L/J/L3.51	
	DEER GRASS				
[Symbol]	PRUNUS ILICIFOLIA SSP. LYONII	TOTAL: 14,515 SF	LOW	L/J/L3.51	
	CATALINA CHERRY				
[Symbol]	RHUS LENTIS	TOTAL: 14,515 SF	LOW	L/J/L3.51	
	PINK FLOWERING SUMAC				
[Symbol]	RIBES VIBURNIFOLIUM	TOTAL: 14,515 SF	LOW	L/J/L3.51	
	EVERGREEN CURRANT				
[Symbol]	UMBELLULARIA CALIFORNICA	TOTAL: 14,515 SF	LOW	L/J/L3.51	
	CALIFORNIA BAY TREE				

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

PLANTING LEGEND: Trees					
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
[Symbol]	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	-
[Symbol]	NEW CITY DESIGNATED LOW OR VERY LOW WATER USE TREE SPECIES TO BE DETERMINED BY THE CITY ARBORIST	24" BOX MN.	27	LOW/ V. LOW	E/L3.51
[Symbol]	MITIGATION OAK TREE QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX MN.	3	V. LOW	E/L3.51
[Symbol]	ACCENT TREE SUCH AS: ARBUTUS 'MADRINA' (STRAWBERRY TREE) CERCIS OCCIDENTALIS (WESTERN REDBUD) CHAMAROP'S HUMILIS (MED. FAN PALM) FINAL SELECTION TBD	24" BOX MN.	30	LOW	B.E/L3.51
[Symbol]	VERTICAL ACCENT TREE SUCH AS: CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) ARCHONTOPIPHOENIX CLUNINGHAMIANA (KING PALM) FINAL SELECTION TBD	24" BOX MN.	30	LOW	B.E/L3.51
[Symbol]	SHADE TREE SUCH AS: OLEA EUROPEA 'FRUITLESS' (FRUITLESS OLIVE) PLATANUS RACEMOSA (WESTERN SYCAMORE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	36" BOX MN.	30	LOW	B.E/L3.51
[Symbol]	MULTI-STEM SPECIMEN TREE SUCH AS: JACARANDA MMOSIFOJIA (JACARANDA) FINAL SELECTION TBD	60" BOX MN.	7	MED	A.B./L3.51
[Symbol]	PERIMETER SCREENING TREE SUCH AS: JUGLANS CALIFORNICA (SOUTHERN CALIFORNIA BLACK WALNUT) SCYPIUS MOJILE (CALIFORNIA PEPPER TREE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	24" BOX MN.	61	LOW	B.E/L3.51

PLANTING LEGEND: Hedge					
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
[Symbol]	LAURUS NOBILIS SWEET BAY	15 GALLON	24	LOW	B/L3.51

TREE MITIGATION NOTE
PER THE CITY OF SANTA BARBARA, TREE MITIGATION IS TO BE: (a) NEW OAK TREES FOR EVERY (1) EXISTING OAK REMOVED; REFER TO L3.00 SHEETS FOR LOCATION AND SIZING OF (b) NEW MITIGATION OAKS, AND FURTHER PLANTING INFORMATION.



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NO.	DESCRIPTION	DATE

PLANTING SCHEDULE & NOTES

L3.00A

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



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

REVISIONS

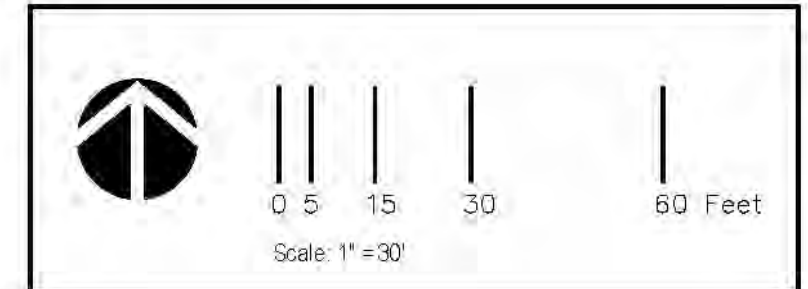
NO.	DESCRIPTION	DATE

PLANTING PLAN - OVERALL SITE

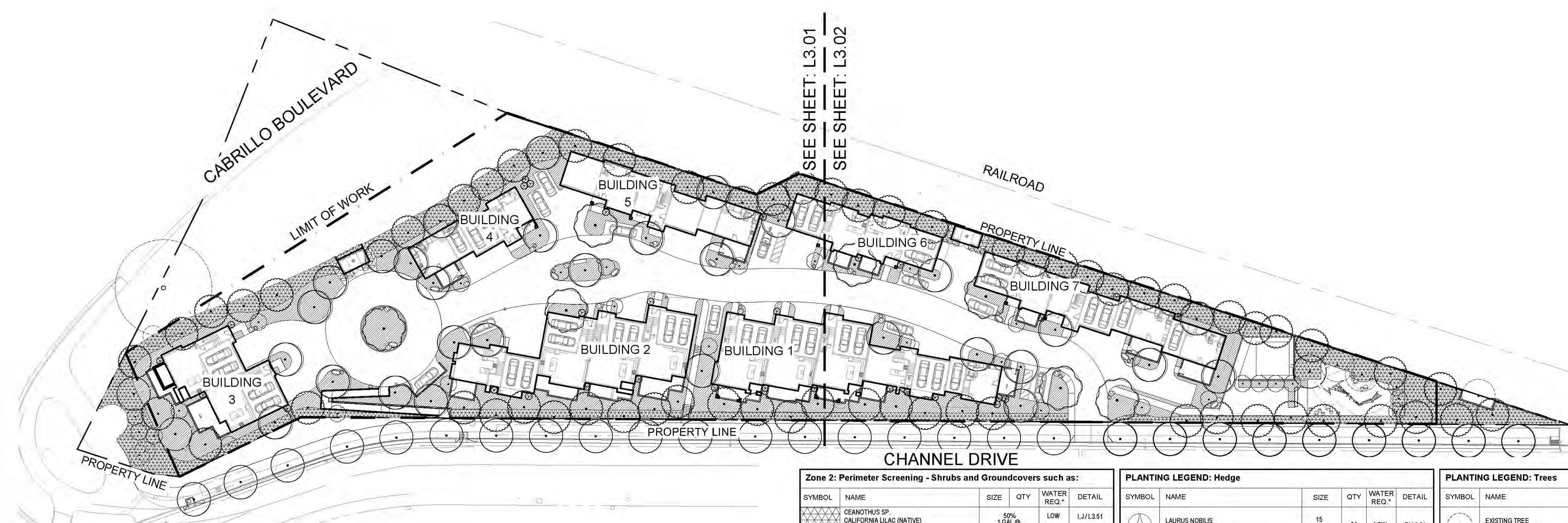
L3.00B

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

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



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



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

SYMBOL	NAME	SIZE	QTY	WATER REQ.²	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	20% 15 GAL @ 48" O.C.		VLOW	I,J/L3.51
⊠	MULLENBERGIA 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
	TOTAL:		14,515 SF		

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

PLANT WATER REQUIREMENTS

ZONE	PLANTING TYPE	AREA (SF)	PERCENTAGE
ZONE 1	ORNAMENTAL GARDENS (LOW WATER USE)	14,915 SF	51%
ZONE 2	PERIMETER SCREENING (LOW WATER USE)	14,515 SF	49%
TOTAL	LANDSCAPE AREA	29,430 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.

PLANTING LEGEND: Hedge

SYMBOL	NAME	SIZE	QTY	WATER REQ.²	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.²	DETAIL
⊠	AGAVE SP.	50% 1 GAL @ 24" O.C.		LOW	I,J/L3.51
⊠	ALOE SP.	30% 5 GAL @ 36" O.C.		VLOW	I,J/L3.51
⊠	ARCTOSTAPHYLOS 'PACIFIC MST'			LOW	I,J/L3.51
⊠	PACIFIC WEST MANZANITA			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)			LOW	I,J/L3.51
⊠	CHONDROPETALUM TECTORUM CAPE RED			LOW	I,J/L3.51
⊠	ERIODONUM GRANDE VAR. RUBESCENS SAN MIGUEL ISLAND BUCKWHEAT			VLOW	I,J/L3.51
⊠	GAMBELIA SPECIOSA ISLAND SNAPDRAGON			VLOW	I,J/L3.51
⊠	IRIS DOUGLASSIANA 'CANYON SNOW' CANYON SNOW DOUGLAS IRE			VLOW	I,J/L3.51
⊠	LAVANDULA X HETEROPHYLLA SWEET LAVENDER			LOW	I,J/L3.51
⊠	LAURUS NOBILIS BAY LAUREL			LOW	I,J/L3.51
⊠	MULLENBERGIA 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
	TOTAL:		14,515 SF		

PLANTING LEGEND: Trees

SYMBOL	NAME	SIZE	QTY	WATER REQ.²	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) CERACIS 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 (RING PALM) FINAL SELECTION TBD	24" BOX MIN.	30	LOW	B,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: LIGULANS 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



EPT JOB #:
E24-021

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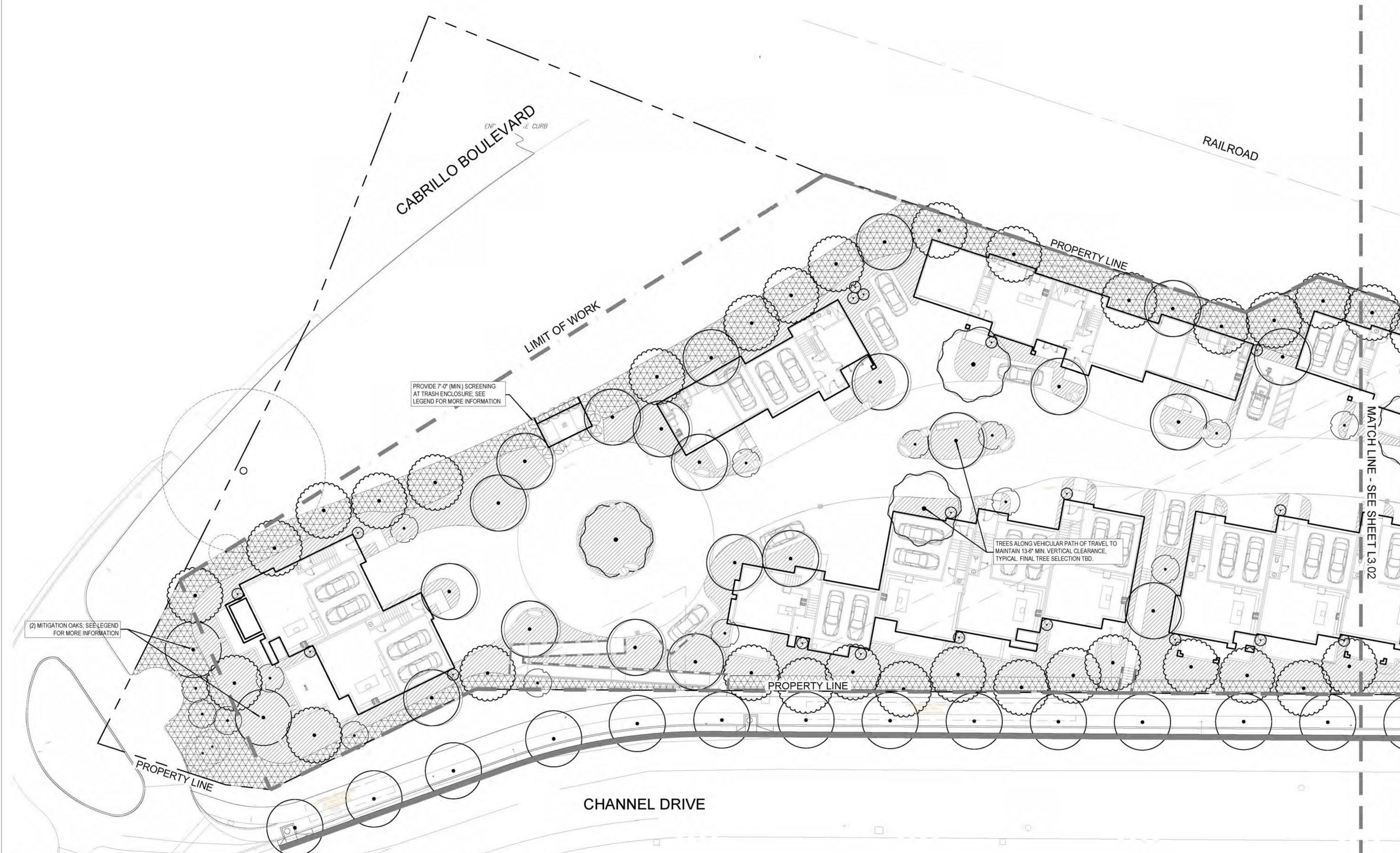
REVISIONS	NO.	DESCRIPTION	DATE

PLANTING PLAN - ENLARGEMENT

L3.01

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

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



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:

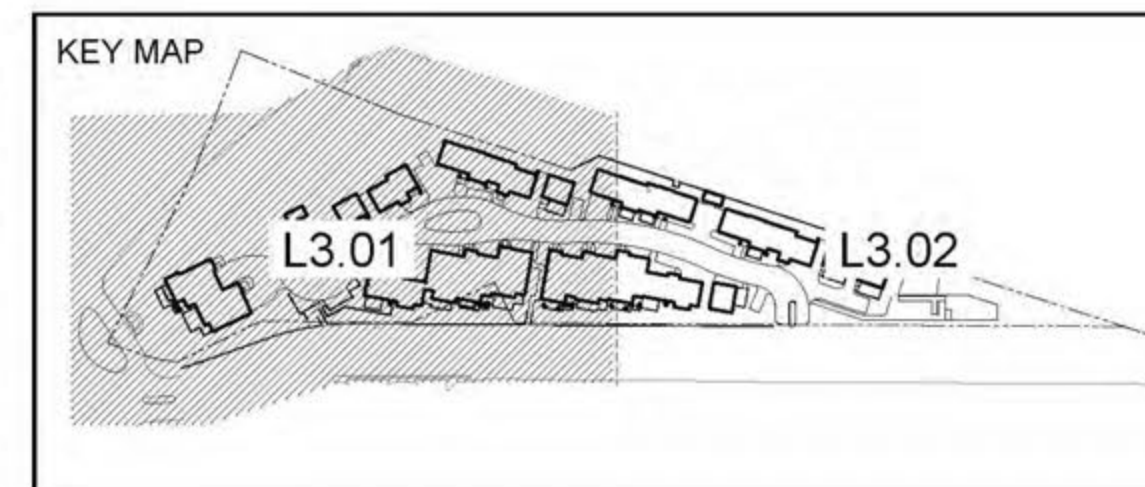
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊙	AGAVE SP.	50% 1 GAL @ 24" O.C.		LOW	I,J/L3.51
⊙	ALOE SP.	30% 5 GAL @ 36" O.C.		LOW	I,J/L3.51
⊙	ARCTOSTAPHYLOS 'PACIFIC MIST'	20% 15 GAL @ 48" O.C.		LOW	I,J/L3.51
⊙	PACIFIC MIST MANDARINA				
⊙	CAREX TUMULICOLOA				
⊙	BERKLEY SEDGE				
⊙	CEANOTHUS SP.				
⊙	CALIFORNIA LILAC (NATIVE)				
⊙	CHONDROPETALUM TECTORUM				
⊙	CAPE REED				
⊙	ERIOGONUM GRANDE VAR. RUBESCENS				
⊙	SAN MIGUEL ISLAND BUCKWHEAT				
⊙	GAMBELIA SPECIOSA				
⊙	ISLAND SNAKEDRAGON				
⊙	IRIS DOUGLASSIANA 'CANYON SNOW'				
⊙	CANYON SNOW DOUGLAS IRIS				
⊙	LAVANDULA X HETEROPHYLLA SWEET LAVENDER				
⊙	LAURUS NOBILIS				
⊙	BAY LAUREL				
⊙	MUELENBERGIA RIGENS				
⊙	DEER GRASS				
⊙	ROSMARINUS SP.				
⊙	ROSEMARY				
⊙	SALVIA SP.				
⊙	SAGES (NATIVE)				
⊙	WESTERNIA FRUTICOSA				
⊙	COAST ROSEMARY				

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

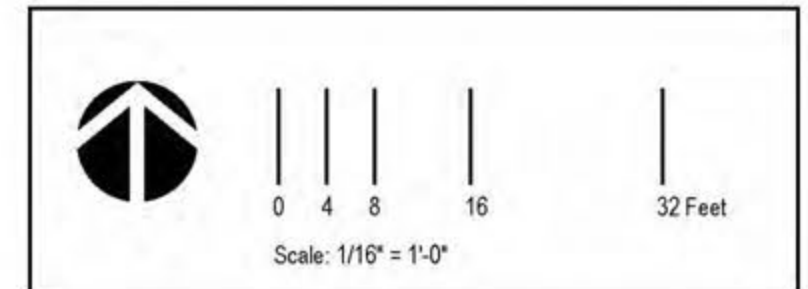
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊙	CEANOTHUS SP.	50% 1 GAL @ 24" O.C.		LOW	I,J/L3.51
⊙	CALIFORNIA LILAC (NATIVE)				
⊙	FRANGULA CALIFORNICA				
⊙	COFFEEBERRY				
⊙	HETEROMELES ARBUTIFOLIA TOYON				
⊙	MUELENBERGIA RIGENS				
⊙	DEER GRASS				
⊙	PRUNUS ILICIFOLIA SSP. LYONI				
⊙	CATALINA CHERRY				
⊙	RHUS LENTIL				
⊙	PINK FLOWERING SUMAC				
⊙	RIBES VIBURNIFOLIUM				
⊙	EVERGREEN CURRANT				
⊙	UMBELLULARIA CALIFORNICA				
⊙	CALIFORNIA BAY TREE				

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 JACARANDA MINOSIFOLIA (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



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





EPT_JOB#:
E24-021

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ENTITLEMENT SUBMITTAL	03/19/2025

NO.	DESCRIPTION	DATE

PLANTING PLAN - ENLARGEMENT

L3.02

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.	50%	1 GAL @	LOW	L/J/L3.51
⊗	CALIFORNIA LILAC (NATIVE)	1 GAL @	24" O.C.	LOW	L/J/L3.51
⊗	FRANGULA CALIFORNICA	30%	5 GAL @	VLOW	L/J/L3.51
⊗	COFFEEBERRY	38" O.C.	15 GAL @	LOW	L/J/L3.51
⊗	HETEROMELES ARBUTIFOLIA	20%	15 GAL @	LOW	L/J/L3.51
⊗	TOYON	48" O.C.	TOTAL	14,915 SF	
⊗	MUHLENBERGIA RIGENS				
⊗	DEER GRASS				
⊗	PRUNUS ILICIFOLIA SSP. LYONII				
⊗	CATALINA CHERRY				
⊗	RHUS LENTIL				
⊗	PINK FLOWERING SUMAC				
⊗	RIBES VIBURNIFOLIUM				
⊗	EVERGREEN CURRRANT				
⊗	UMBELLULARIA CALIFORNICA				
⊗	CALIFORNIA BAY TREE				

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

PLANTING LEGEND: Trees

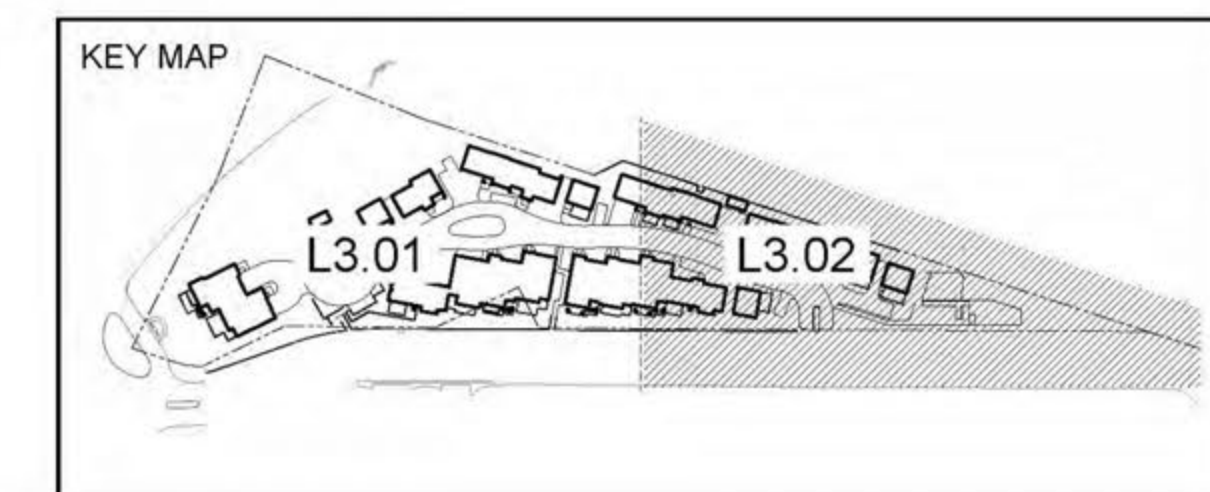
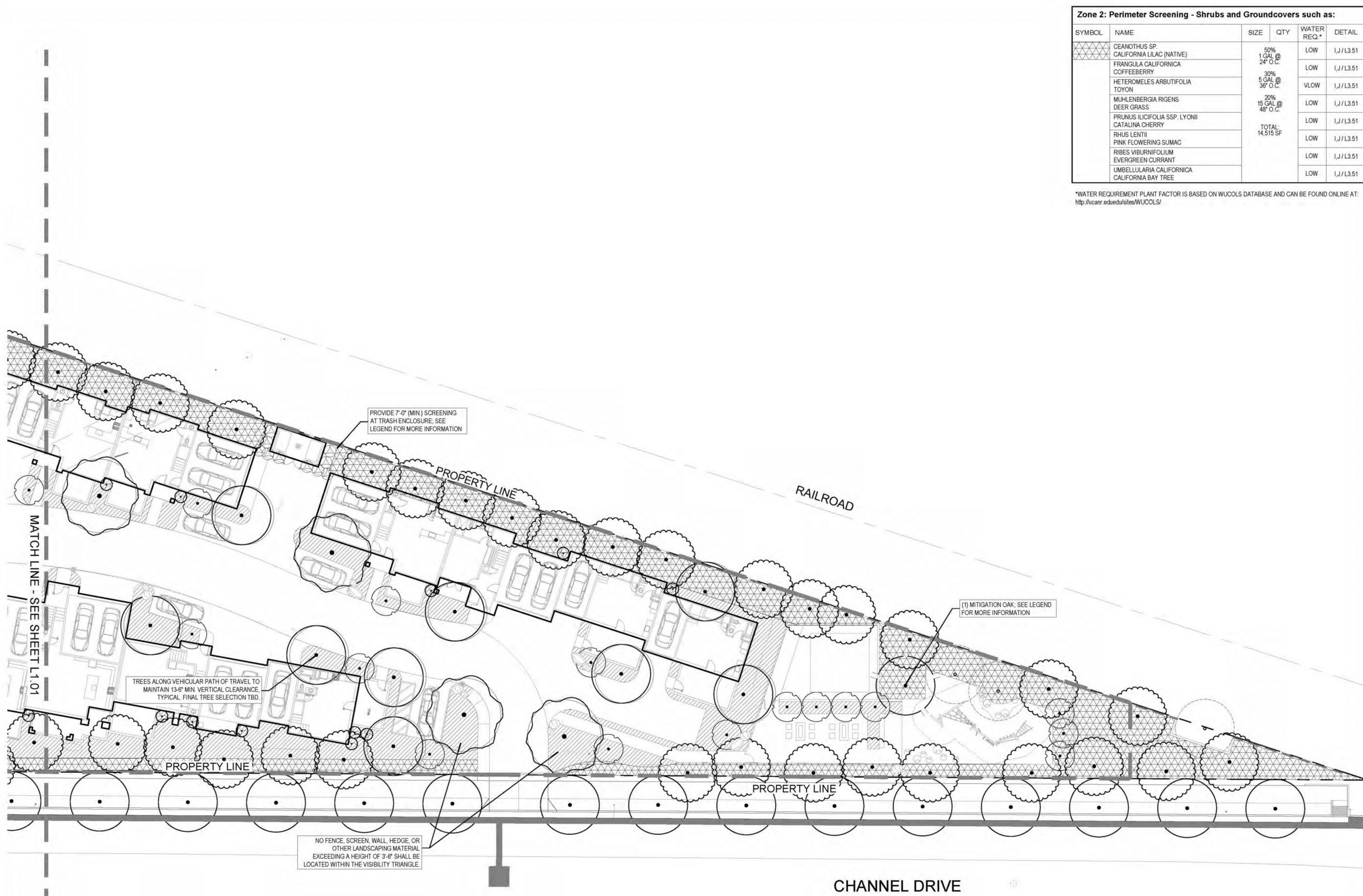
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊕	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-	-
⊙	NEW CITY DESIGNATED LOW OR VERY LOW WATER USE TREE SPECIES TO BE DETERMINED BY THE CITY ARBORIST	24" BOX MIN.	27	LOW V. LOW	E/L3.51
⊙	MITIGATION OAK TREE QUERCUS AGRIFOLIA (COAST LIVE OAK)	36" BOX MIN.	3	V. LOW	E/L3.51
⊙	ACCENT TREE SUCH AS: ARBUTUS MARINA (STRAWBERRY TREE) CERIS 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) ARCHONTOPHYENIX 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

PLANTING LEGEND: Hedge

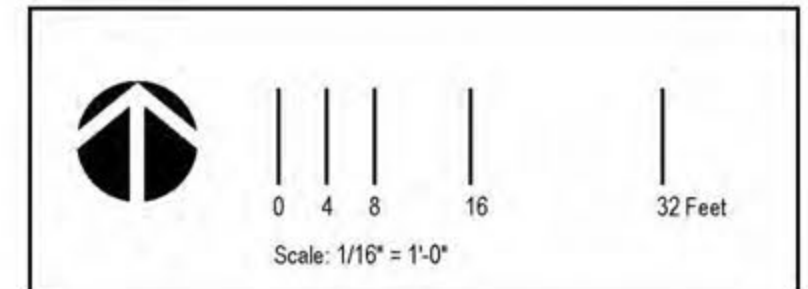
SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊗	LAURUS NOBILIS SWEET BAY	15 GALLON	24	LOW	E/L3.51

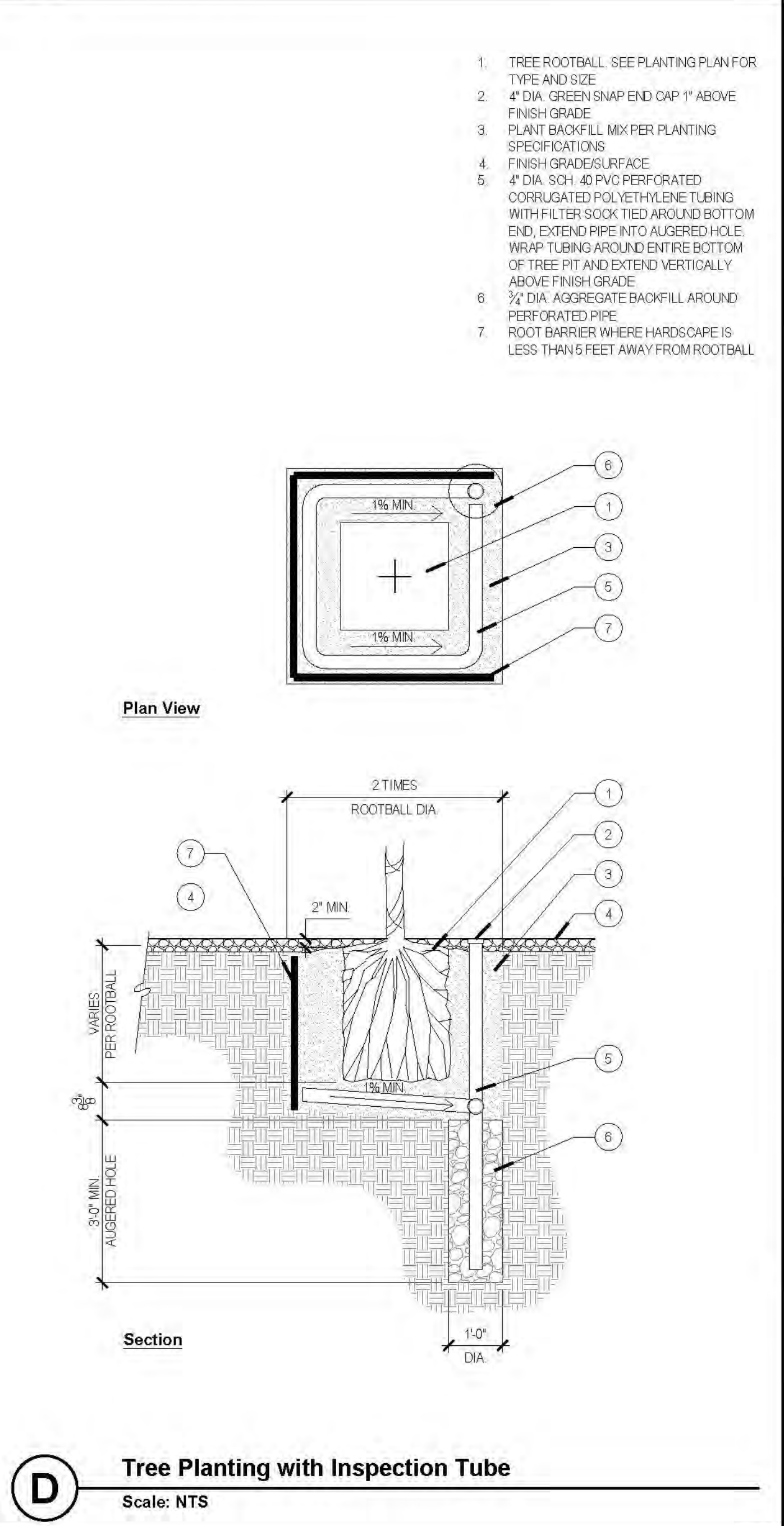
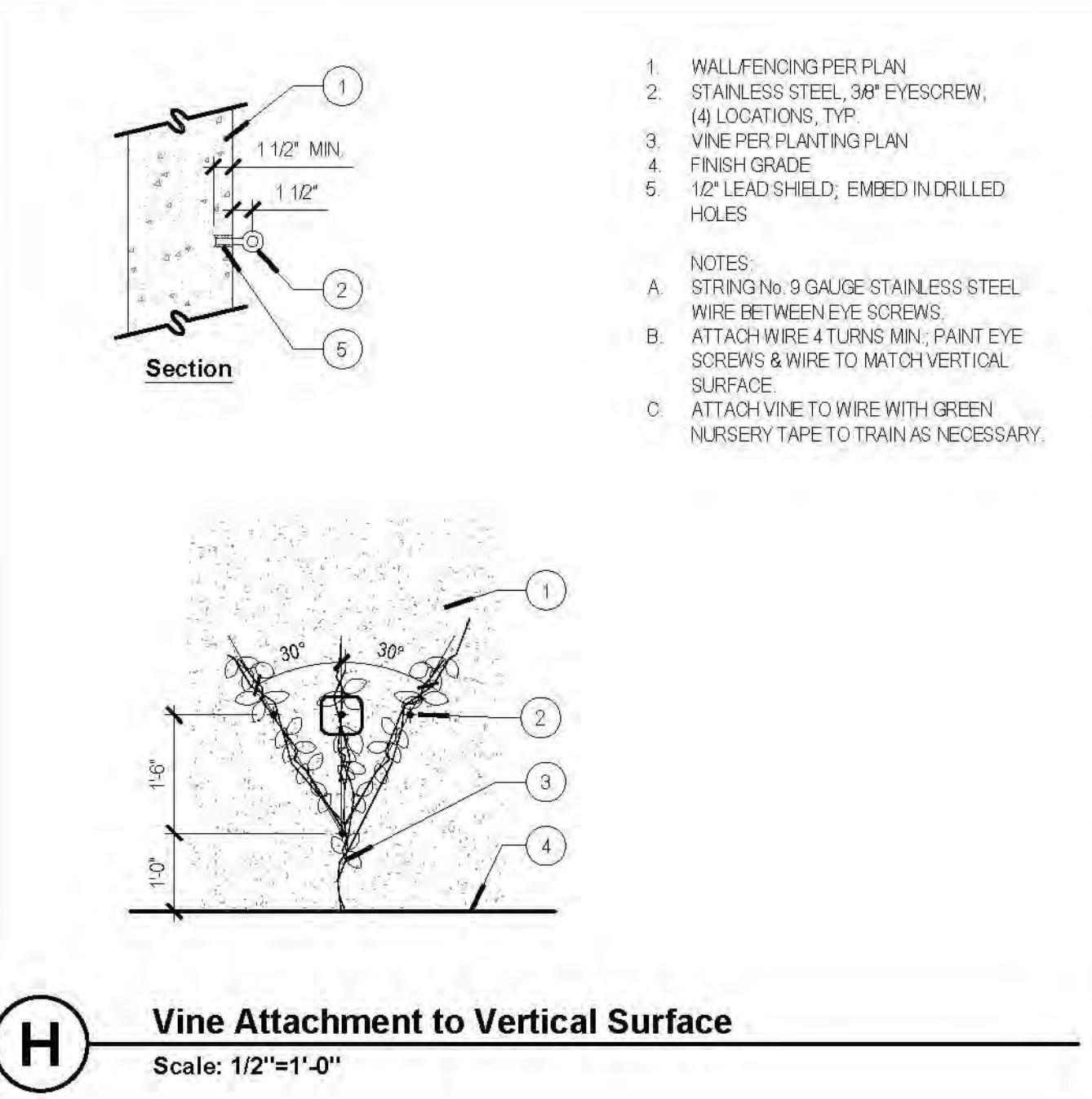
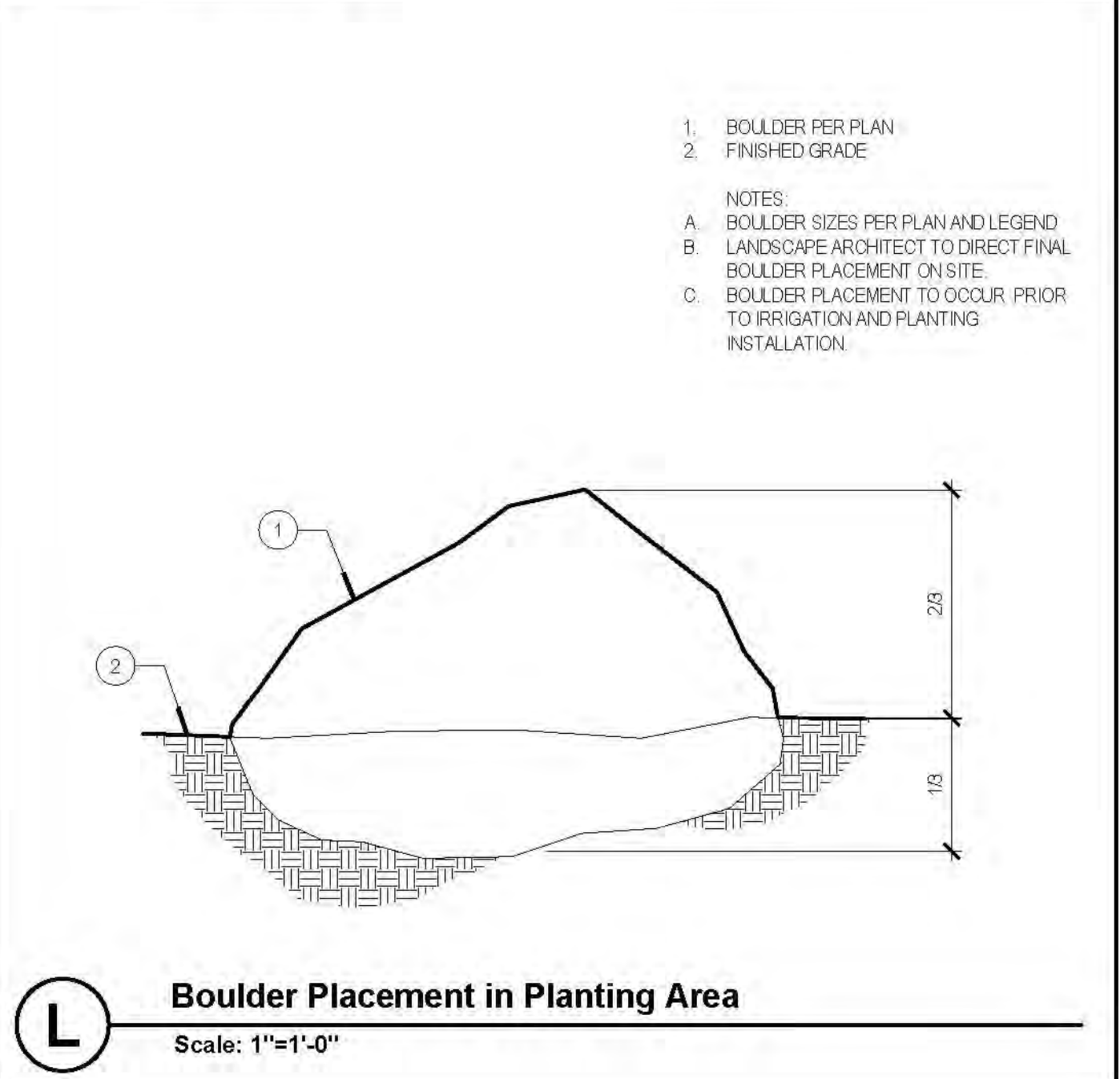
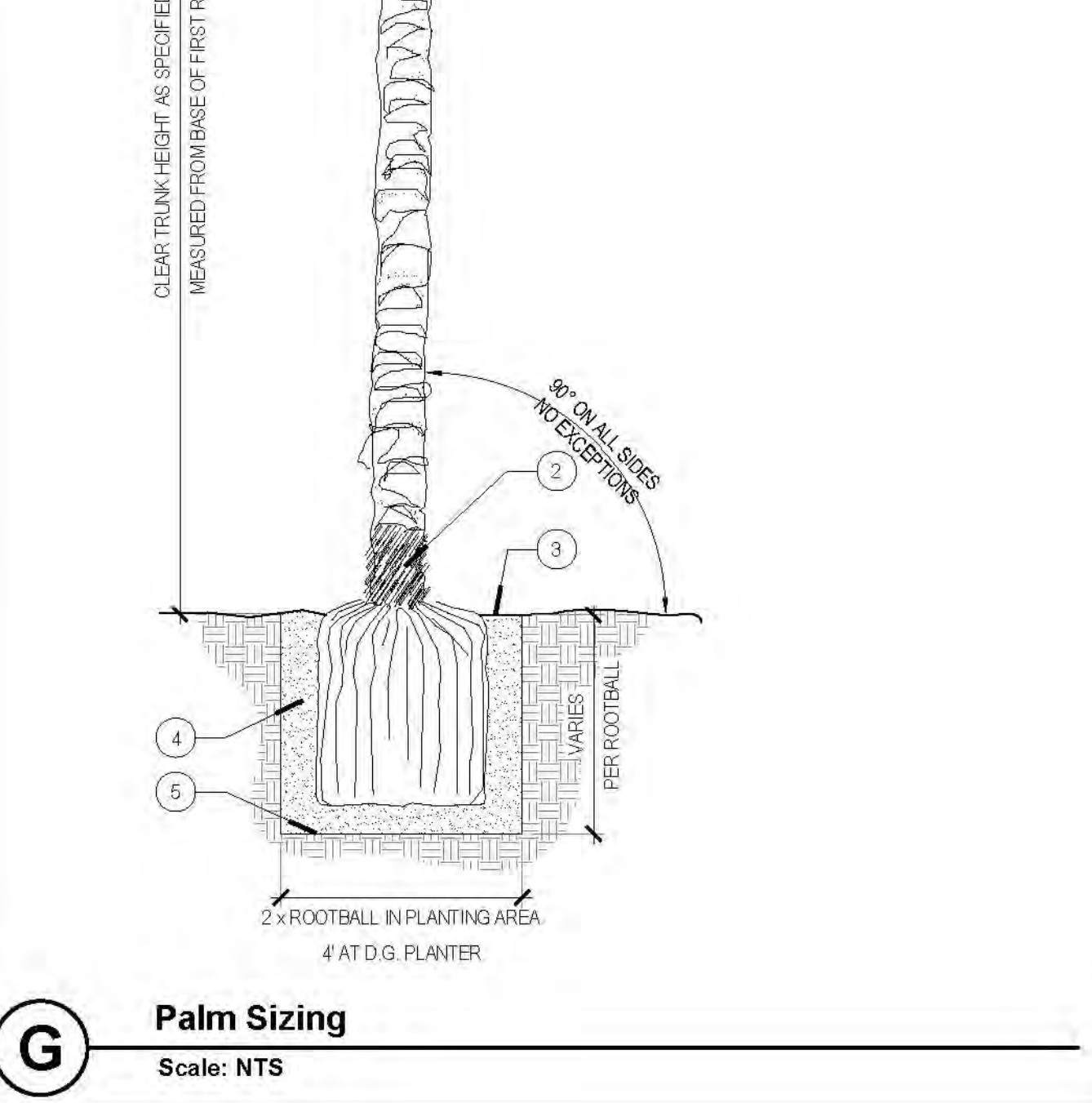
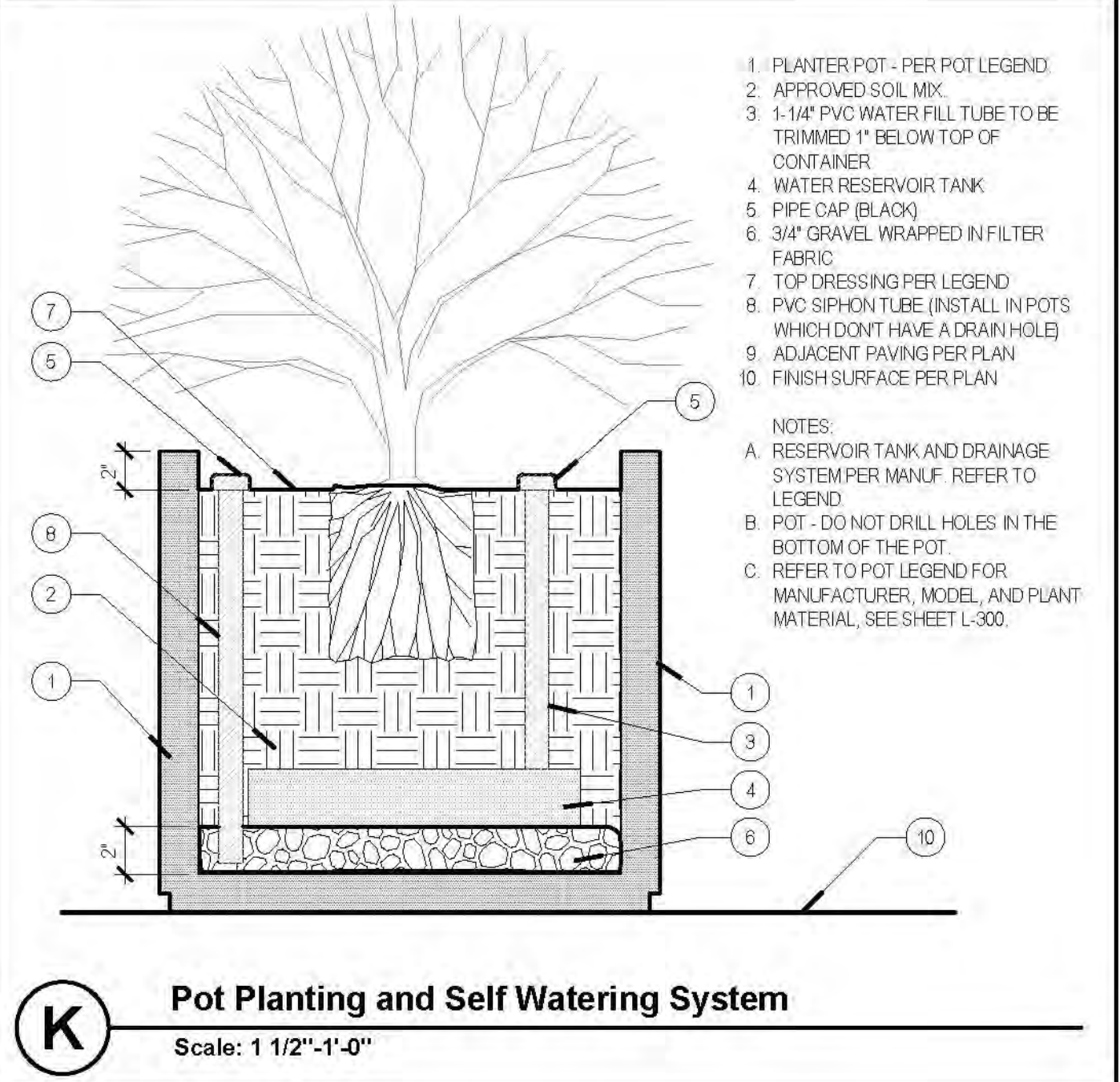
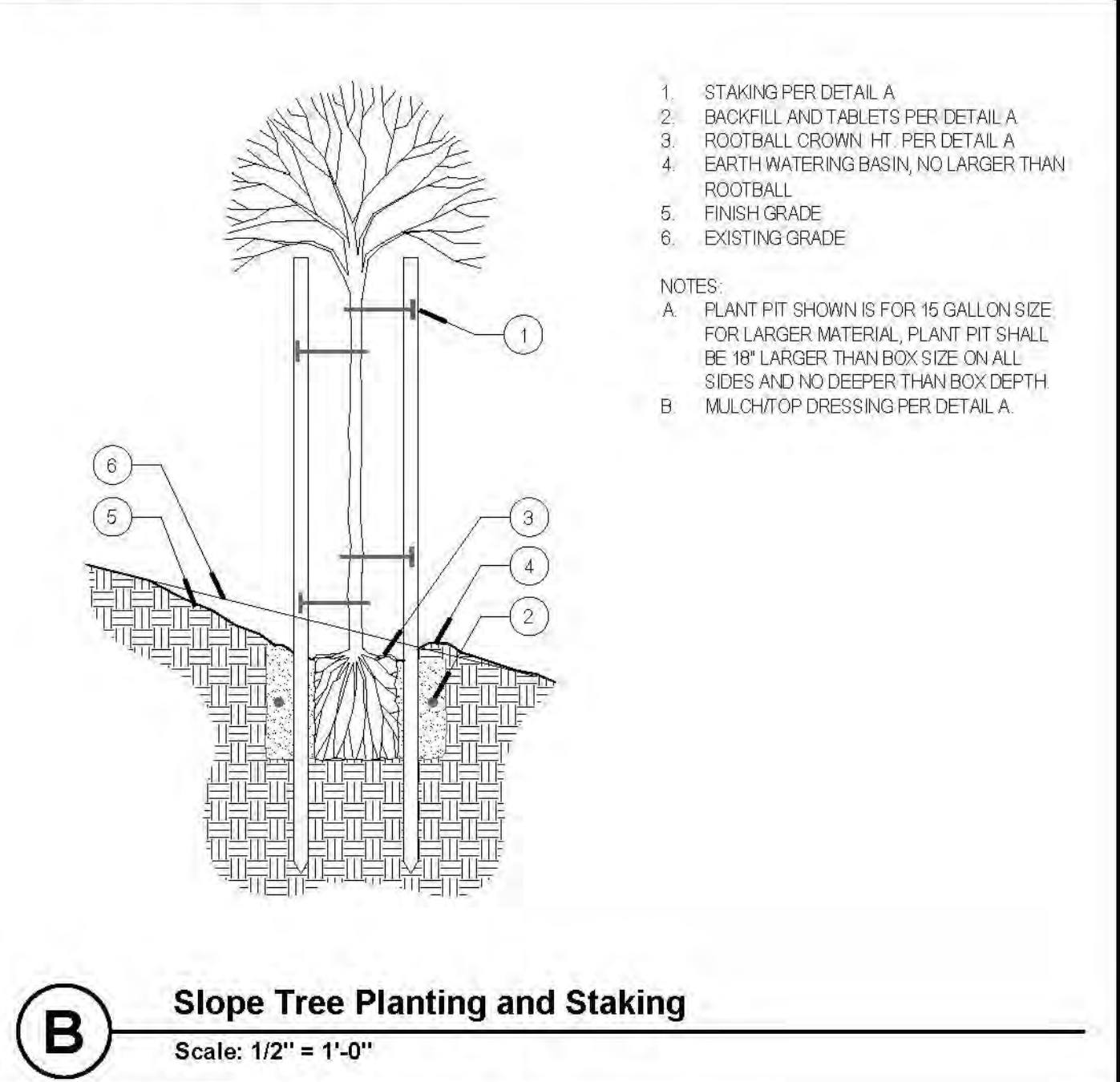
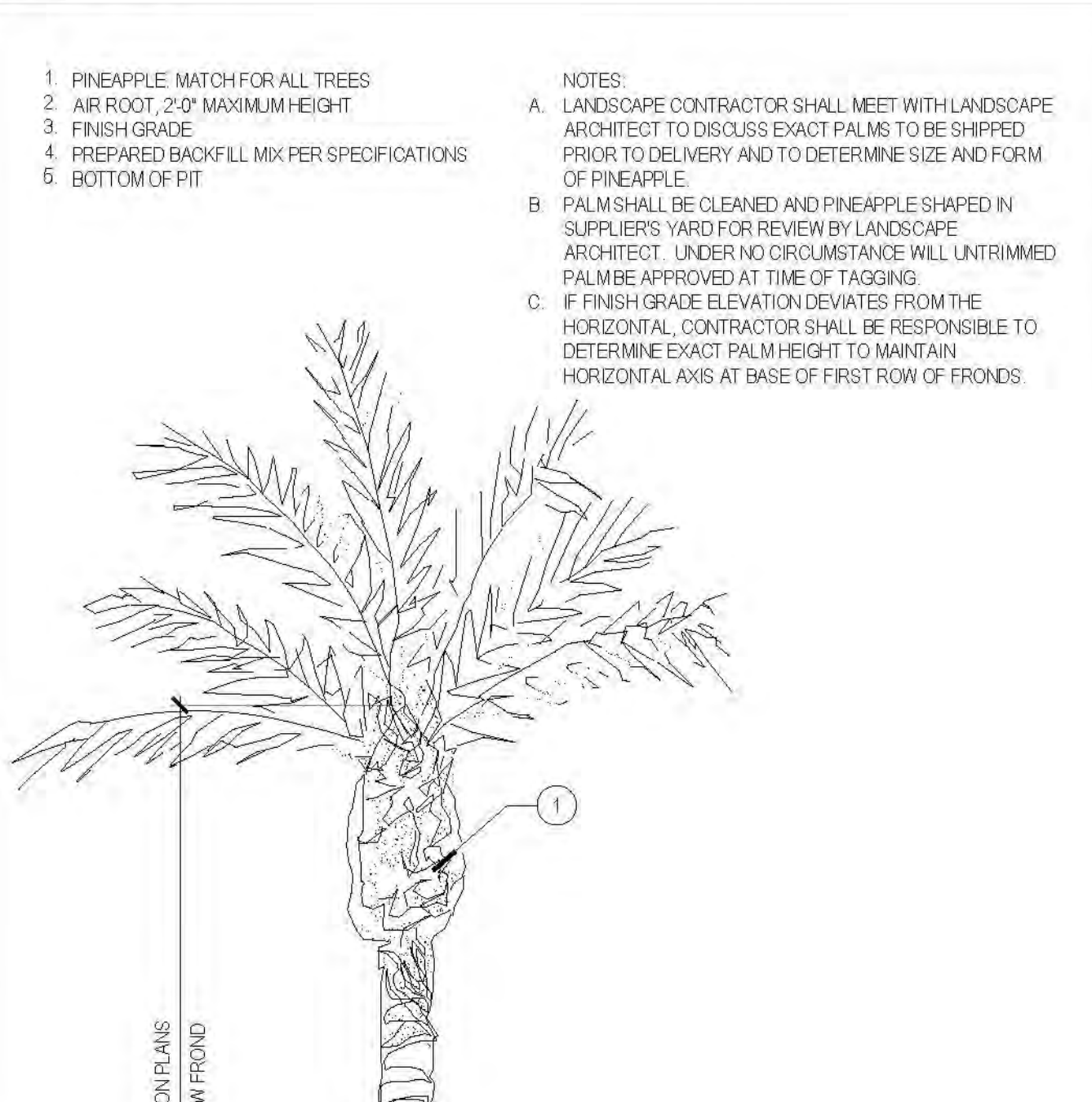
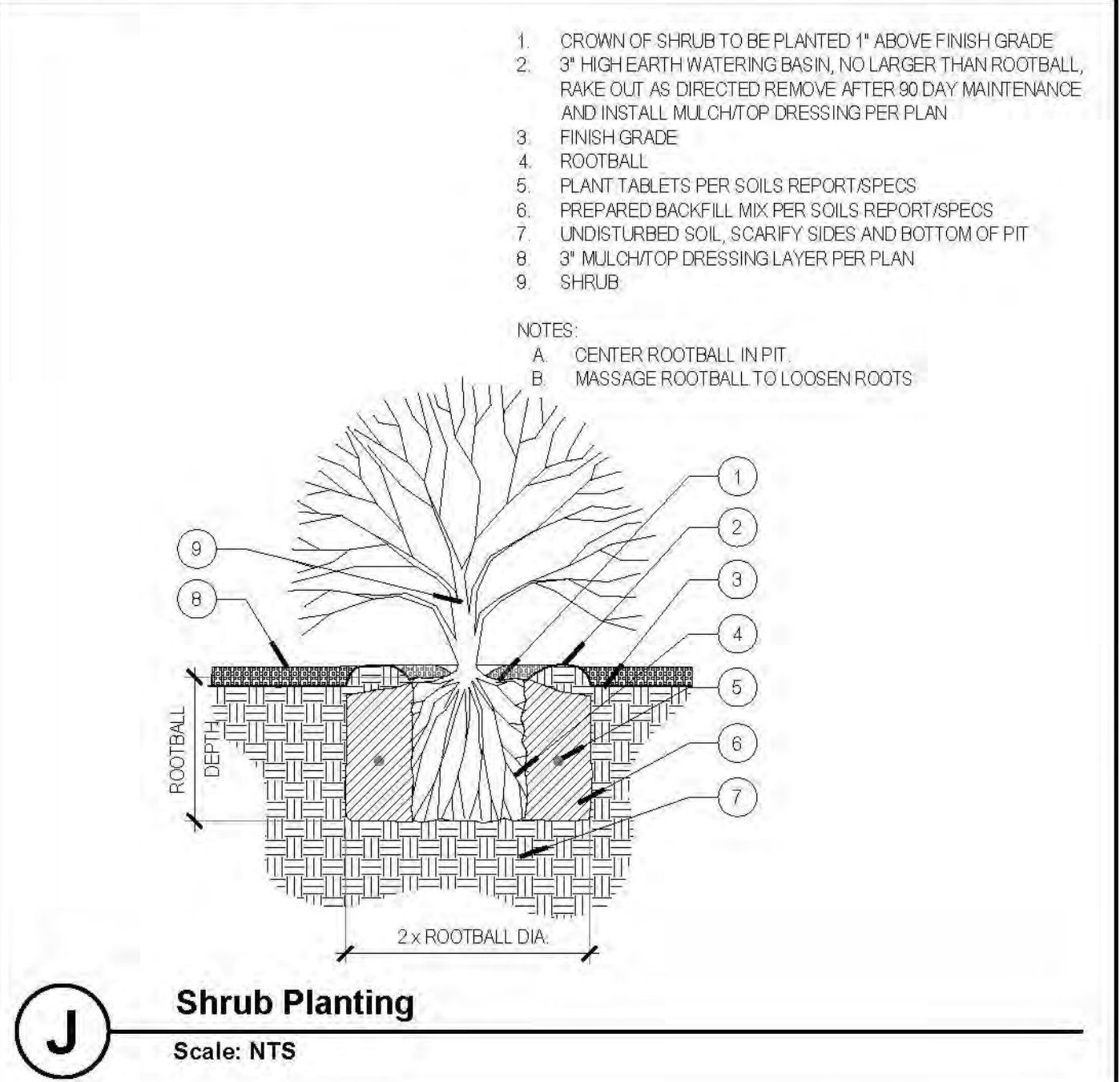
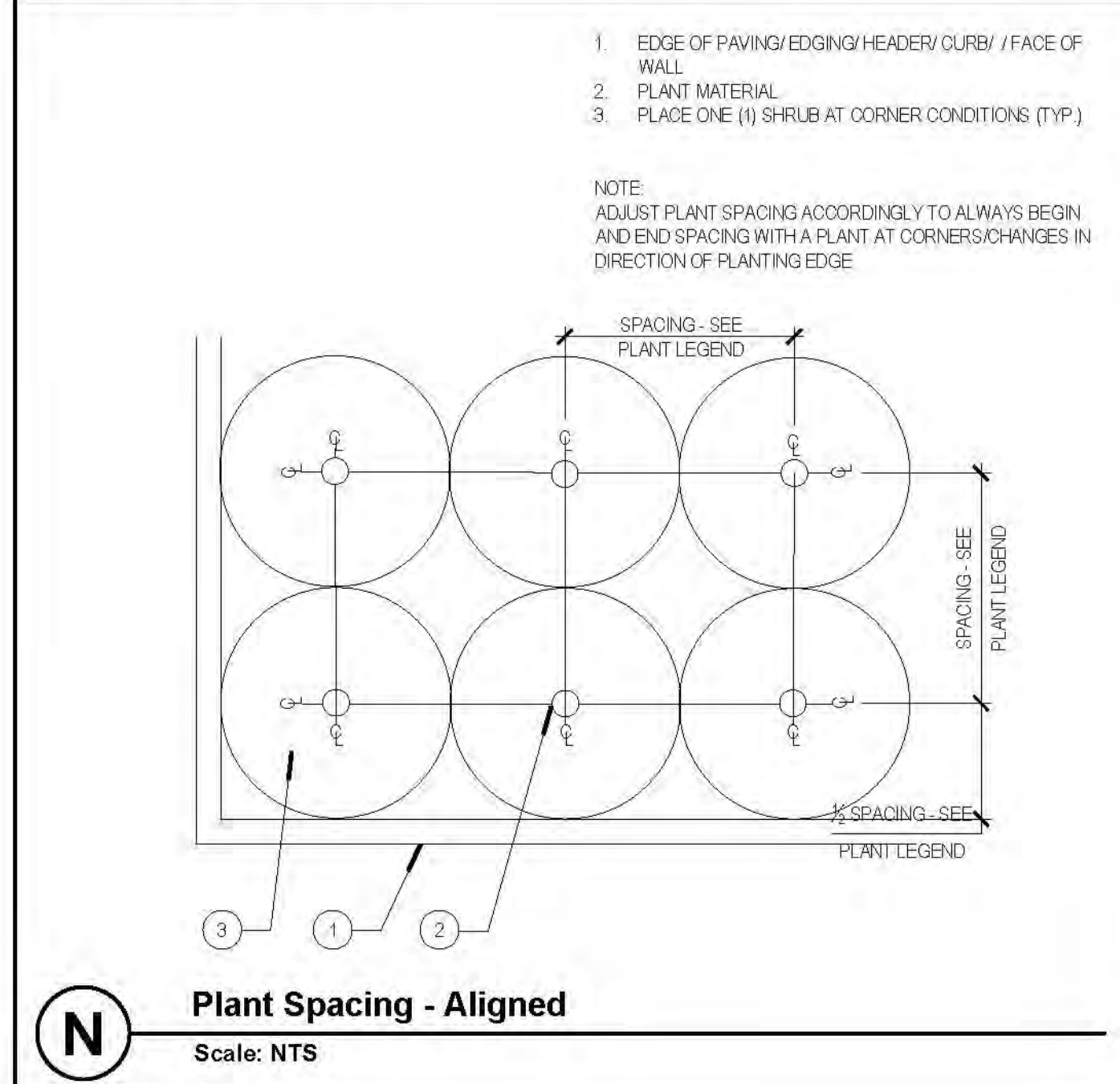
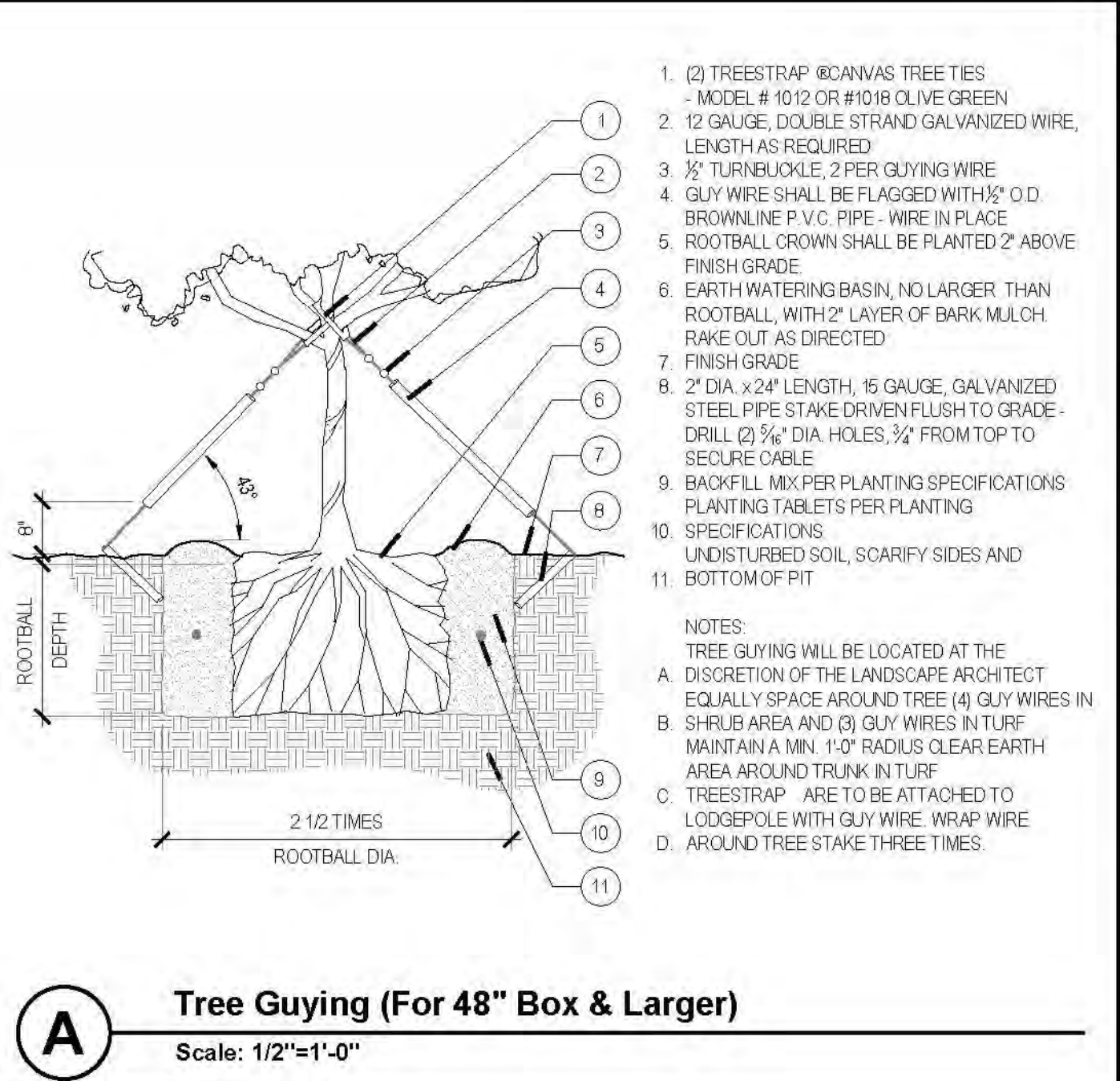
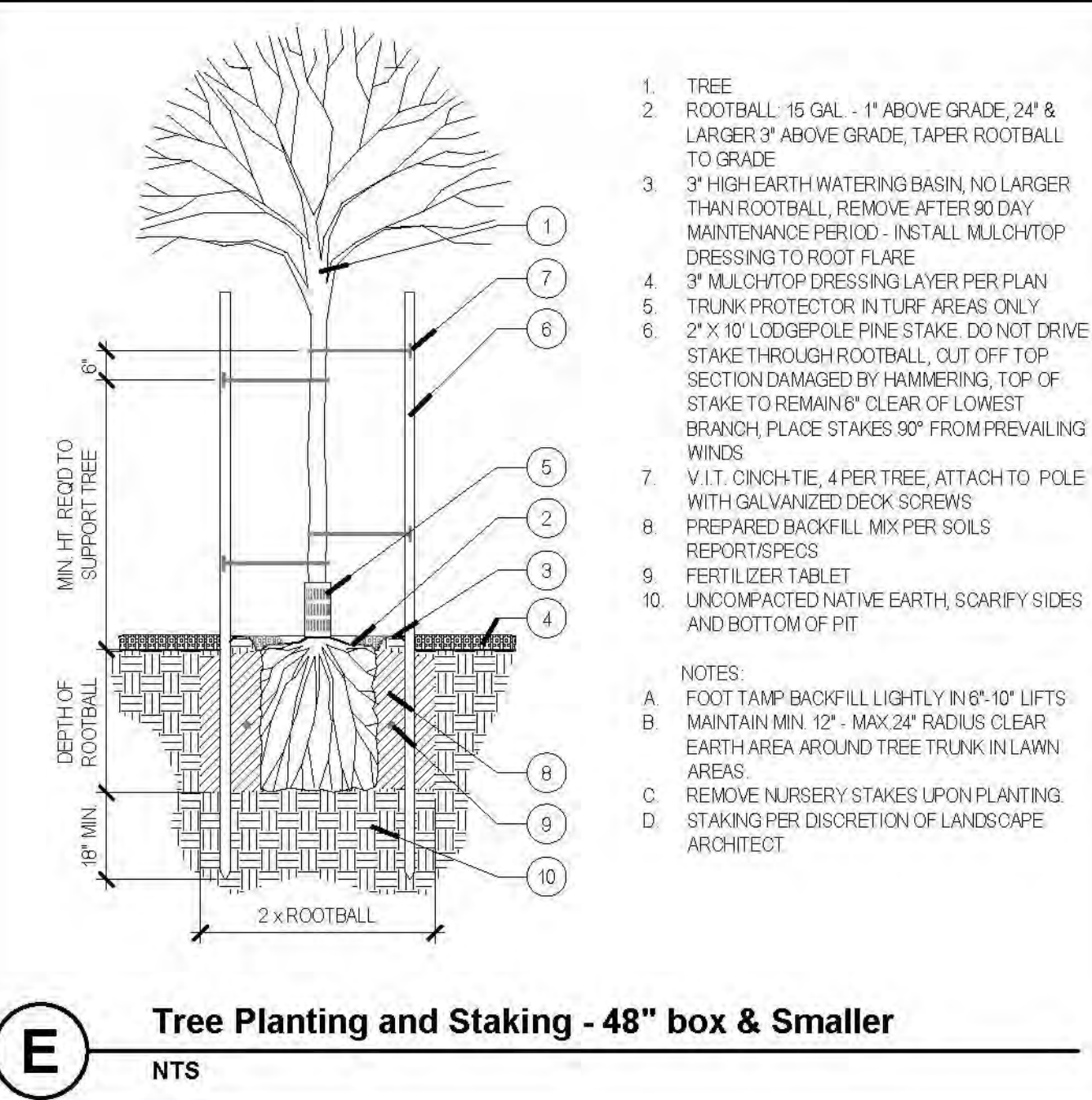
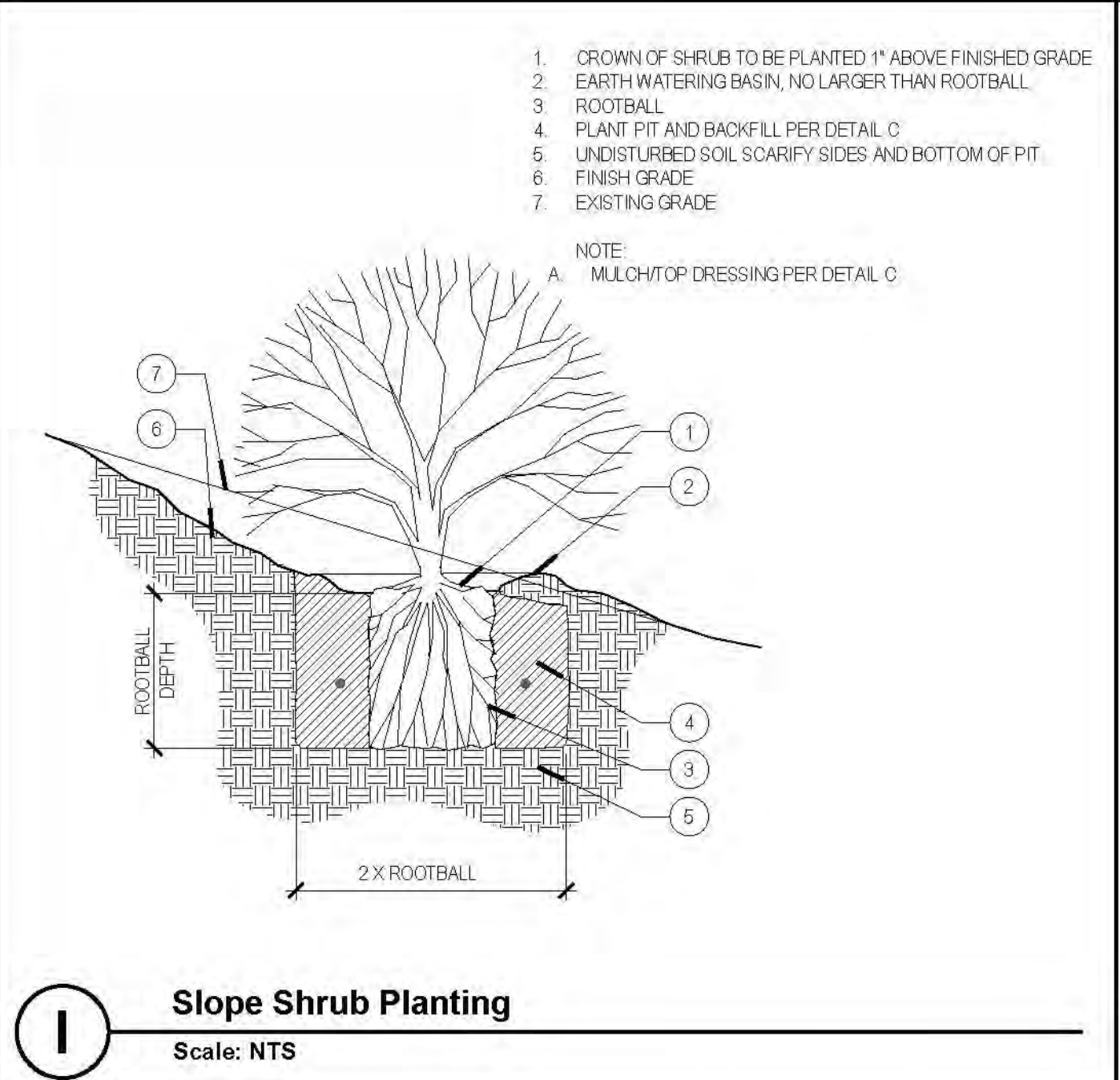
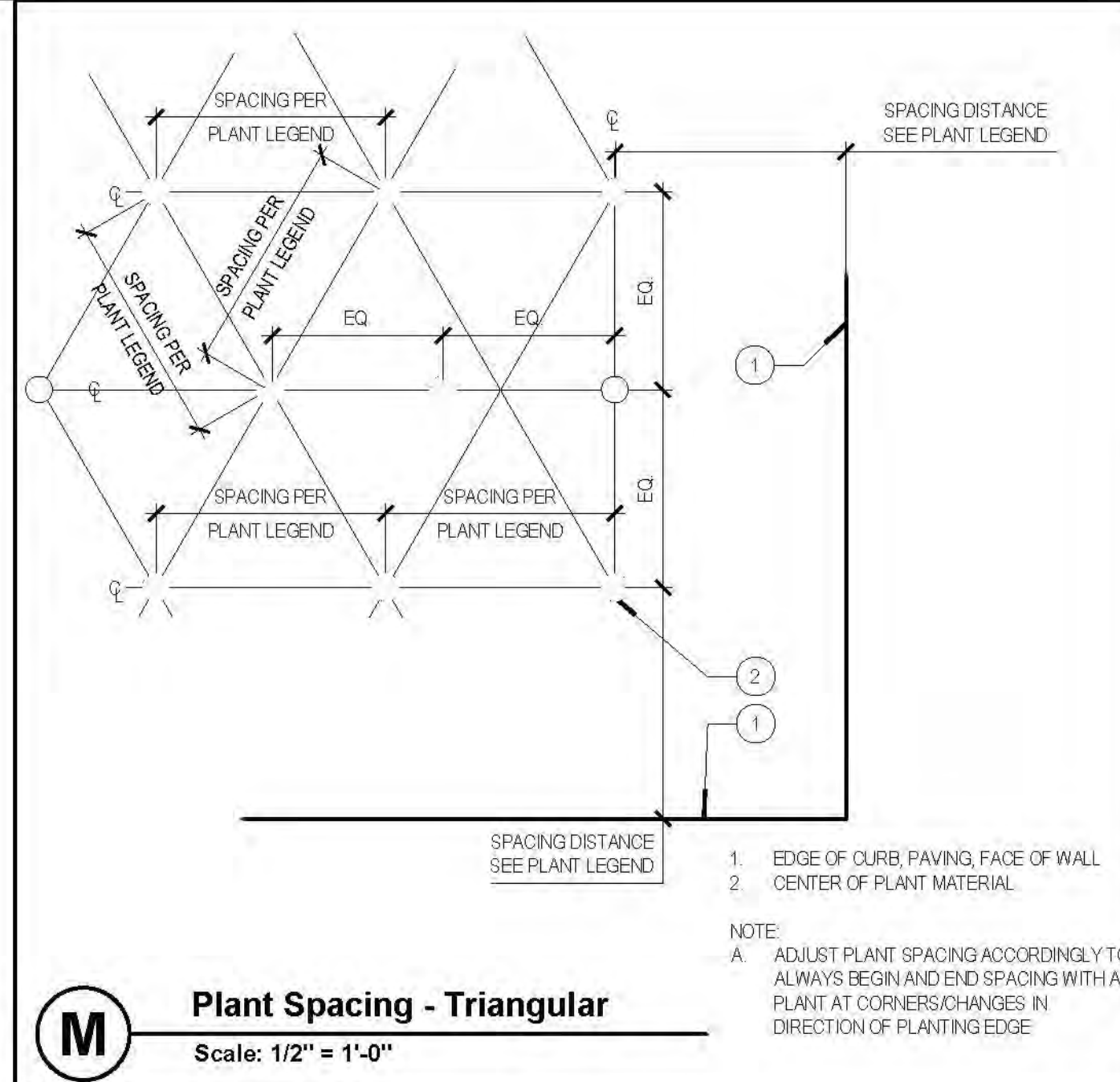
Zone 1: Ornamental Gardens - Shrubs and Groundcovers such as:

SYMBOL	NAME	SIZE	QTY	WATER REQ.*	DETAIL
⊗	AGAVE SP.	50%	1 GAL @	LOW	L/J/L3.51
⊗	AGAVE	1 GAL @	24" O.C.	LOW	L/J/L3.51
⊗	ALOE SP.	30%	5 GAL @	VLOW	L/J/L3.51
⊗	ALOE	38" O.C.	15 GAL @	LOW	L/J/L3.51
⊗	ARCTOSTAPHYLOS 'PACIFIC MIST'	20%	15 GAL @	LOW	L/J/L3.51
⊗	PACIFIC MIST MANZANITA	48" O.C.	TOTAL	14,915 SF	
⊗	CAREX TUMULICOLA				
⊗	BERKLEY SEDGE				
⊗	CEANOTHUS SP.				
⊗	CALIFORNIA LILAC (NATIVE)				
⊗	CHONDROPETALUM TECTORUM CAPE REED				
⊗	ERIOGONUM GRANDE VAR. RUBESCENS				
⊗	SAN MIGUEL ISLAND BUCKWHEAT				
⊗	GAMBELIA SPECIOSA				
⊗	ISLAND SNAPDRAGON				
⊗	IRIS DOUGLASSIANA 'CANYON SNOW'				
⊗	CANYON SNOW DOUGLAS IRIS				
⊗	LAVANULA X HETEROPHYLLA SWEET LAVENDER				
⊗	LAURUS NOBILIS				
⊗	BAY LAUREL				
⊗	MUHLENBERGIA RIGENS				
⊗	DEER GRASS				
⊗	ROSMARINUS SP.				
⊗	ROSEMARY				
⊗	SALVIA SP.				
⊗	SAGES (NATIVE)				
⊗	WESTRINGIA FRUTICOSA				
⊗	COAST ROSEMARY				



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





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T: 805.697.1525

EPTDESIGN
414 OLIVE STREET
SANTA BARBARA, CA 93101
626.795.2008
EPTDESIGN.COM

MULTI-FAMILY HOUSING DEVELOPMENT
1 HOT SPRINGS ROAD
SANTA BARBARA, CA, 93103

PRELIMINARY ENTITLEMENT SUBMITTAL

EPT JOB #:
E24-021
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MILESTONES / SUBMITTALS

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

REVISIONS

NO.	DESCRIPTION	DATE

PLANTING DETAILS

L3.51

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



EPT JOB #:
E24-021

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

REVISIONS		
NO.	DESCRIPTION	DATE

LIGHTING SCHEDULE & NOTES

L4.00A

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

SITE LIGHTING LEGEND			
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	SCREENING DEVICE
	Street Light Final Selection TBD	15' 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	27" Above Grade	Fixture Hood & Amber Lens
	Recessed Wall Light - Final Selection TBD	18" Above Grade	Fixture Hood & Amber Lens
	Overhead Festoon Light - Call Light M.2000	8' H - 12' H Depending on Tree and Post	Fixture Hood & Amber Lens

- EL PUEBLO VIEJO DESIGN GUIDELINES - GENERAL NOTE**
- FINAL LIGHT FIXTURE SELECTIONS ARE TO BE DETERMINED, FINAL SELECTIONS TO FOLLOW EL PUEBLO VIEJO RECOMMENDATIONS AND DESIGN GUIDELINES.
 - EXTERIOR LIGHTING FIXTURES TO USE THE MINIMUM INTENSITY REQUIRED FOR THE INTENDED PURPOSE.
 - RECESSED SOFFIT LIGHTING AND LANDSCAPE LIGHTING TO BE CONCEALED OR DESIGNED IN A MANNER APPROPRIATE FOR HISPANIC ARCHITECTURE.
 - 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**
- CRITICAL ROOT ZONE OF ALL PROTECTED / SIGNIFICANT TREES WILL NOT BE DISTURBED.
 - 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.
 - LIGHTING FIXTURE LOCATIONS ONLY SHOWN IN PLAN. SEE LOW VOLTAGE LIGHTING NOTES FOR MORE INFORMATION.

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



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

LIGHTING PLAN - OVERALL SITE

L4.00B

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

SITE LIGHTING LEGEND			
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	SCREENING DEVICE
●	*Street Light* Final Selection TBD	15' H	Fixture Hood & Frosted Lens Filter
▲	Tree Mounted Downlight - Final Selection TBD	12' H - 20' H Depending on Tree	Fixture Stroud & Frosted Lens Filter
⊕	Path Light Final Selection TBD	27" Above Grade	Fixture Hood & Amber Lens
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