AFFECTS: A PORTION OF THE SUBJECT PROPERTY (LOCATION IS APPROXIMATE)

"SEW FLAG" 13 AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED BY DAVIS LAND SURVEYING AND DENOTED ON THIS MAP AS "SEW PAINT" AND MARKING WITH SEWER FLAGS AND SEWER PAINT MARKS WHICH WERE LOCATED

AFFECTS: THE NORTHERLY 6 FEET AND EASTERLY 6 FEET BARBARA COUNTY AERIAL MAP WHICH IS ON THE NAVD1988 VERTICAL DATUM.

UTILITY COMPANY PERSONNEL LOCATED AN UNDERGROUND SEWER LINE BY INSTRUMENT NO. 85-28554 OF OFFICIAL RECORDS

NOTE:

12 AN EASEMENT IN FAVOR OF THE GENERAL TELEPHONE COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 4, 1985 AS INSTRUMENT NO. 23197 IN BOOK 1645, PAGE 458 OF OFFICIAL RECORDS

NOTE:

AFFECTS: THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION

INSTRUMENT NO. 85-28554 OF OFFICIAL RECORDS

11 AN EASEMENT IN FAVOR OF FRANK KRONBERG AND LUCILLE KRONBERG FOR ROAD AND INCIDENTAL PURPOSES RECORDED JULY 1959 AS INSTRUMENT NO. 9133 IN BOOK 1608, PAGE 402 OF OFFICIAL RECORDS

AFFECTS: A PORTION OF THE SUBJECT PROPERTY

20, 1957 AS INSTRUMENT NO. 1662 IN BOOK 1467, PAGE 100 OF OFFICIAL RECORDS

5 AN EASEMENT IN FAVOR OF THE CITY OF SANTA BARBARA FOR WATER PIPE LINES AND INCIDENTAL PURPOSES RECORDED MAY 16, 1947 AS INSTRUMENT NO. 21 IN BOOK 891 PAGE 480 OF OFFICIAL RECORDS

AFFECTS: A PORTION OF THE SUBJECT PROPERTY

1950 AS INSTRUMENT NO. 21 IN BOOK 891 PAGE 480 OF OFFICIAL RECORDS

7 AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED JAN. 3, 1947 AS INSTRUMENT NO. 6509 IN BOOK 735, PAGE 130 OF OFFICIAL RECORDS

AFFECTS: A PORTION OF THE SUBJECT PROPERTY

PORTIONS ABANDONED PER O.R. 1996-058511

6 AN EASEMENT IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED JULY 30, 1947 AS INSTRUMENT NO. 10185 IN BOOK 743, PAGE 314 OF OFFICIAL RECORDS

AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION

4 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON FOR EXISTING POLE LINES RECORDED JULY 12, 1945 AS INSTRUMENT NO. 7575 IN BOOK 735, PAGE 130 OF OFFICIAL RECORDS

AFFECTS: THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD INFORMATION

3 AN EASEMENT IN FAVOR OF THE CITY OF SANTA BARBARA FOR THE RIGHT TO CONSTRUCT, LAY, MAINTAIN & REPAIR STORM DRAINS, PIPES AND INCIDENT PURPOSES RECORDED IN BOOK 173, PAGE 165 AND IN BOOK 178, PAGE 1 BOTH OF DEEDS

EXCEPTIONS AND EXCLUSIONS WHERE SHOWN

PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER No. 4206-5575819 DATED OCTOBER 24, 2017.
PROPOSED AC CURB.

PROTECT EXISTING CULVERT AND SWALE.

PROPOSED REPLACED AREA PER ARCHITECT'S PLANS.

PROTECT EXISTING PAVEMENT.

PROPOSED BIORETENTION BASIN PER DETAIL 2 OR DETAIL 3 THIS SHEET.

EXISTING AREA TO BE REMOVED PER ARCHITECT'S PLANS.

PROPOSED ABOVE GROUND CISTERN. SIZE AS NOTED ON PLAN.

PROPOSED 2' WIDE ROCK LINED VEGETATED SWALE PER DETAIL 1 THIS SHEET.

PROTECT EXISTING ROCK DRAINAGE OUTLET AREA.

PROTECT EXISTING TREE(S), TYPICAL ALL.

PROTECT EXISTING STRUCTURE(S).

PROTECT EXISTING FENCE AND/OR GATE.

ESTIMATED EARTHWORK QUANTITIES:

FACTORS AND LOSSES.

FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED

FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION

FILL: 40 CUBIC YARDS

INTERPRETATIONS AND CONCLUSIONS WITH RESPECT

DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE

HAS BEEN ACCEPTED BY CONTRACTOR.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING

ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE

OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK

CUT: 200 CUBIC YARDS

TO STARTING ANY EXCAVATION OR RESUR-

ALL UTILITY LOCATIONS ARE APPROXIMATE

IMPORTANT NOTICE

TO GARDEN HOSE TO DISTRIBUTE WATER TO

GARDEN & RESIDENTIAL LANDSCAPING

PRELIMINARY CONSTRUCTION NOTES:

1) PROJECT EXISTING ELEVATION.

2) PROJECT EXISTING STRUCTURES; TYPICAL ALL.

3) PROJECT EXISTING TREES; TYPICAL ALL.

4) PROJECT EXISTING ELEVATION AND/OR LEVEL.

5) PROJECT EXISTING ROCK DRAINAGE OUTLET AREA.

6) PROPOSED 2' WIDE ROCK LINED VEGETATED SWALE PER DETAIL 1 THIS SHEET.

7) PROPOSED BIORETENTION BASIN PER DETAIL 2 OR DETAIL 3 THIS SHEET.

8) PROPOSED ABOVE GROUND CISTERN. SIZE AS NOTED ON PLAN.

9) EXISTING AREA TO BE REMOVED PER ARCHITECT'S PLANS.

10) PROPOSED REPLACED AREA PER ARCHITECT'S PLANS.

11) PROTECT EXISTING CULVERT AND SWALE.

12) PROPOSED AC CURB.

NOTE: BASIN TO INCLUDE SUMP-PUMP SYSTEM.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY GRADING & DRAINAGE PLAN

EL RANCHO HACIENDA
469-493 MOUNTAIN DRIVE
CITY OF SANTA BARBARA, CALIFORNIA

F&A ASSOCIATES, INC.
361 N. Caleos Drive, Suite 100
Santa Barbara, CA 93103
Telephone (805) 965-2224
FAX (805) 965-2225

PRELIMINARY CONSTRUCTION NOTES:

1) PROJECT EXISTING ELEVATION.

2) PROJECT EXISTING STRUCTURES; TYPICAL ALL.

3) PROJECT EXISTING TREES; TYPICAL ALL.

4) PROJECT EXISTING ELEVATION AND/OR LEVEL.

5) PROJECT EXISTING ROCK DRAINAGE OUTLET AREA.

6) PROPOSED 2' WIDE ROCK LINED VEGETATED SWALE PER DETAIL 1 THIS SHEET.

7) PROPOSED BIORETENTION BASIN PER DETAIL 2 OR DETAIL 3 THIS SHEET.

8) PROPOSED ABOVE GROUND CISTERN. SIZE AS NOTED ON PLAN.

9) EXISTING AREA TO BE REMOVED PER ARCHITECT'S PLANS.

10) PROPOSED REPLACED AREA PER ARCHITECT'S PLANS.

11) PROTECT EXISTING CULVERT AND SWALE.

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NOTE: BASIN TO INCLUDE SUMP-PUMP SYSTEM.

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5) PROJECT EXISTING ROCK DRAINAGE OUTLET AREA.

6) PROPOSED 2' WIDE ROCK LINED VEGETATED SWALE PER DETAIL 1 THIS SHEET.

7) PROPOSED BIORETENTION BASIN PER DETAIL 2 OR DETAIL 3 THIS SHEET.

8) PROPOSED ABOVE GROUND CISTERN. SIZE AS NOTED ON PLAN.

9) EXISTING AREA TO BE REMOVED PER ARCHITECT'S PLANS.

10) PROPOSED REPLACED AREA PER ARCHITECT'S PLANS.

11) PROTECT EXISTING CULVERT AND SWALE.

12) PROPOSED AC CURB.

NOTE: BASIN TO INCLUDE SUMP-PUMP SYSTEM.

CALL TOLL FREE 1-800-422-4133

PRELIMINARY GRADING & DRAINAGE PLAN

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PRELIMINARY CONSTRUCTION NOTES:

1) PROJECT EXISTING ELEVATION.

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11) PROTECT EXISTING CULVERT AND SWALE.

12) PROPOSED AC CURB.
**Important Notice**

All utility locations are approximate. Contractor is to notify underground service utility two working days prior to any excavations. Call TOLL FREE 1-800-422-4133.

---

**Post-Construction Drainage Management Area Exhibit**

*El Rancho Hacienda*

*469-493 Mountain Drive*

*City of Santa Barbara, California*

---

**Legend**

- **Red Line**: Property Line
- **Green Line**: Drainage Management Area (EMA) Boundary
- **Blue Line**: Drainage Area Boundary
- **Property Line**: Property Line
- **EMA**: EMA Boundary
- **Drainage Area**: Drainage Area Boundary
- **Lawn**: Lawn
- **Walk**: Walk
- **Proposed Storm Drain Pipe**: Proposed Storm Drain Pipe
- **SW-1**: Stormwater Management Area
- **Proposed Treatment Area**: Proposed Treatment Area
- **Proposed Vegetation Area**: Proposed Vegetation Area
- **BMP 1**: BMP 1 - BioRetention and Detention Basin Area
- **BMP 2**: BMP 2 - Proposed Treatment Area
- **BMP 3**: BMP 3 - Above Ground Cistern
- **Open Space**: Open Space
- **Total**: Total
- **Irrigation System**: Irrigation System
- **Water System**: Water System
- **Proposed Storm Drain Pipe**: Proposed Storm Drain Pipe
- **Bioretention Detail**: Bioretention Detail
- **Swale**: Rock Lined Vegetated Treatment Swale

---

**Site Coverage Calcs**

**Existing**

- Total Permeable Landscape/Open Space Area: 165,837 SF
- Total Impervious Area: 34,308 SF
- (Cottage Roofs: 5,723 SF)
- (Accessory Structure Roofs: 75 SF)
- (Hardscapes: 28,510 SF)
- Total Site: 200,145 SF

**Proposed**

- Total Permeable Landscape/Open Space Area: 165,837 SF
- Total Impervious Area: 34,308 SF
- (Cottage Roofs: 11,244 SF)
- (Accessory Structure Roofs: 2,157 SF)
- (Hardscapes: 28,510 SF)
- Total Site: 200,145 SF

---

**Site Dimensions**

- Length: 9,640 SF
- Width: 0 SF
- Total: 9,640 SF

- Length: 5,678 SF
- Width: 3,757 SF
- Total: 9,435 SF

- Length: 13,192 SF
- Width: 7,487 SF
- Total: 20,679 SF

- Total: 28,510 SF
- Total: 11,244 SF
- Total: 2,157 SF
- Total: 158,234 SF
- Total: 200,145 SF
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

MAP
SHOWING A PORTION OF THE
W.T. ALLEN PROPERTY
SANTA BARBARA, CALIFORNIA
SCALE 1" = 100
MAY 1946
F.F. FLOURNOY, R.E.
REC. 9, 30-46, DEPT.
Proposed Project/Remodel for:

El Rancho Hacienda

469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

AB-102

DEPT Rec'd: 10-15-46

CONCRETE FLOOR. CONCRETE RUBBLE FLOOR, TILES, ROOF. STEEL SASH.

Outside Walls: 1" Concrete Blocks. Prefab. Concrete Floors.

Dept. Rec'd: 10-15-46
**Notice**

The approved plans do not permit the elevation of the floor or ceiling.

---

**Proposed Project/Remodel for:**

El Rancho Hacienda

469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

**AB-103**

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<table>
<thead>
<tr>
<th>JOB NUMBER</th>
<th>CONTENTS</th>
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<tr>
<td>1954 WASH</td>
<td>ROOM PLANS</td>
</tr>
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**Submitals**

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<td>03.30.21</td>
<td>07.21.21</td>
</tr>
<tr>
<td>04.08.22</td>
<td>08.26.22</td>
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**Issue Date**

34-28-22

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**Revisions**

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ELEVATION NOTES

1. 2 PIECE RED TILE ROOF
2. PLASTER, PAINTED
3. WOOD FRENCH DOORS
4. WOOD PLANK DOOR
5. WOOD CLAD WINDOW
6. ADD MUNTINS TO (E) SINGLE Pane WINDOWS
7. AREA OF NEW WORK
8. ABOVE GROUND WATER CISTERN

GENERAL NOTES

1. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE
2. ALL ROOFING SHALL BE 2 PIECE CLAY TILE ROOF
3. ALL EXTERIOR METAL/STEEL ITEMS SHALL BE HAND ENGRAVED, BRUSHED OR MATT FINISHED, TRIMMED IN PAINTED OR COPPER FINISHES TO MATCH EXISTING
4. EXISTING STEEL WINDOWS WILL BE RETAINED WHERE POSSIBLE, EXISTING STEEL WINDOWS THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES, SHALL BE REPLACED WITH WINDOWS SPECIFIED ON A-601, REPLACEMENT WINDOWS ARE A METAL CLAD WOOD TYPE WITH A NARROW SASH WHICH EMULATES THE OVERALL APPEARANCE OF THE EXISTING STEEL WINDOWS
5. CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE
6. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIAN

PROPOSED PROJECT/REMODEL FOR:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105
GENERAL NOTES

1. All accessories shall be painted to match the exterior color of the associated residence.
2. All roofing shall be 2-piece clay tile roof.
3. All windows shall be replaced with new energy-efficient, single-pane windows.
4. All existing steel windows that no longer function properly or require replacement to comply with energy codes, shall be replaced with new, insulated steel windows.
5. All roof-mounted equipment shall be removed, relocated to the ground, and screened where required.
6. Existing steel windows will be retained where possible, existing steel windows that no longer function properly or require replacement to comply with energy or fire codes, shall be replaced with windows specified on A-601. Replacement windows are a metal clad wood type with a narrow sash which emulates the overall appearance of the existing steel windows.
7. New or replaced gutters shall be half-round and painted copper to match existing.
8. A color palette shall be provided for review and approval by the historian of record and the city's architectural historian.

ELEVATION NOTES

- 2-PIECE RED TILE ROOF
- PAINTED SLUMP BLOCK
- (E) WOOD FRENCH DOORS TO REMAIN
- (E) WOOD PLANK DOOR TO REMAIN
- (E) STEEL WINDOWS TO REMAIN
- AREA OF NEW WORK
- ABOVE GROUND WATER CISTERN
- HORIZONTAL WOOD SCREEN PANEL
Proposed Project/Remodel for: El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

COTTAGE 477 - Floor Plan
Scale: 1/4" = 1'-0"

LEGEND
- (E) GARAGE AREA CONVERTED TO LIVING SPACE
- (F) AREA OF AS-BUILT ADDITION
- (G) AREA TO BE DEMOLISHED

Cottage 477 - Floor Plan
GENERAL NOTES
1. ALL EXTERIOR COLORED SPACES SHALL BE PAINTED TO MATCH THE EXTERIOR COLOR OF TRADITIONAL COLOR PALETTES.
2. ALL ROOFING SHALL BE 2-PIECE CLAY TILE ROOF.
3. ALL SIDING AND TRIM MOUNTED TO EXISTING STEEL FRAMING AND EXISTING STEEL WINDOWS SHALL BE REPLACED WITH LOW-PROFILE, NON-REFLECTIVE GLASS SKYLIGHTS.
4. ALL STEEL WINDOWS TO REMAIN IN EXISTING LOCATIONS AND BE REMOVED AND REPLACED WITH STEEL WINDOWS, PAINTED.
5. EXISTING STEEL WINDOWS PAINTED WHERE POSSIBLE.
6. existing steel windows shall be retained where possible and relocated. all steel windows that no longer function properly or require replacement to comply with energy or fire codes, shall be replaced with windows specified and described on a-601.
7. all utility entrances shall be removed and relocated.
8. new or replaced gutters shall be half round and painted copper to match existing.
9. a color palette shall be provided for review and approval.

ELEVATION NOTES
1. 2-PIECE RED TILE ROOF
2. WOOD FRENCH DOORS
3. WOOD PLANK DOOR
4. STEEL WINDOWS, PAINTED
5. SUNKEN SLUMP BLOCK
6. ADD MUNTINS TO (E) SINGLE PANE WINDOWS
7. ABOVE GROUND WATER CISTERN
8. HORIZONTAL WOOD SCREEN PANEL
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

A-204

Proposed Project/Remodel for:

EXTERIOR ELEVATIONS

ELEVATION NOTES

1. 2-PIECE RED TILE ROOF
2. WOOD FRENCH DOORS TO REMAIN
3. STEEL WINDOWS TO REMAIN
4. PLASTER, PAINTED
5. ADJ. OFFICE W/ REVISED ROOF CONFIGURATION AND NEW ROOF CONNECTION
6. ABOVE GROUND WATER CISTERN
7. HORIZONTAL WOOD SCREEN PANEL
8. EXISTING PARTIAL HEIGHT WALL

GENERAL NOTES

1. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE
2. ALL ROOFING SHALL BE 2-PIECE CLAY TILE ROOF
3. ALL DOME SKYLIGHTS SHALL BE REMOVED AND REPLACED WITH LOW PROFILE, NON-REFLECTIVE GLASS SKYLIGHTS
4. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED WHERE REQUIRED
5. EXISTING STEEL WINDOWS WILL BE REMOVED WHERE POSSIBLE
6. ALL GUTTERS SHALL BE WOODEN AND MATCHING IN APPEARANCE TO THE EXISTING GUTTERS
7. ALL EXISTING GUTTERS SHALL BE REMOVED AND REPLACED WITH HALF ROUND COPPER GUTTERS TO MATCH EXISTING
8. ALL UTILITIES SHALL BE CONCEAL AND SCREENED WHERE REQUIRED

COLOR PALETTE

A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIAN.
Cottage 485 - Floor Plan

Scale: 1" = 1'-0"

LEGEND

- Existing Structure
- Area of AS-BUILT Addition
- Area of Proposed Addition
- Area of Demolished Space
- Converted Garage Space

El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

Submittals
- Date
- Type

Job Number
- A-105

Permit Number
- 27-065

Contents
- Cottage 485 Floor Plan

Issue Date
- 04.08.22

Revisions
- A-105
GENERAL NOTES

1. ALL EXTERIOR WALLS WILL BE PAINTED TO MATCH THE EXISTING WALL COLOR.

2. ALL SIDING MATERIALS WILL BE PAINTED TO MATCH THE EXISTING SIDING MATERIAL.

3. ALL ROOFING MATERIALS WILL BE REPLACED WITH NEW MATERIALS THAT MATCH THE EXISTING ROOF APPEARANCE.

4. ALL ROOF MOUNTED EQUIPMENT WILL BE REMOVED AND REPLACED WITH NEW EQUIPMENT MOUNTED TO THE GROUND.

5. EXISTING STEEL WINDOWS WILL BE RETAINED WHERE POSSIBLE. EXISTING STEEL WINDOWS THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES WILL BE REPLACED WITH NEW WINDOWS SPECIFIED ON A-601.

6. EXISTING STEEL WINDOWS WILL BE RETAINED WHERE POSSIBLE. EXISTING STEEL WINDOWS THAT NO LONGER FUNCTION PROPERLY OR REQUIRE REPLACEMENT TO COMPLY WITH ENERGY OR FIRE CODES WILL BE REPLACED WITH NEW WINDOWS SPECIFIED ON A-601.

7. NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING.

8. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIAN.

ELEVATION NOTES

1. 2-PIECE RED TILE ROOF

2. EUCALYPTUS WOOD FRENCH DOORS TO REMAIN

3. EUCALYPTUS WOOD PLANK DOOR TO REMAIN

4. EUCALYPTUS STEEL WINDOWS TO REMAIN

5. PAINTED SLUMPBLOCK TO REMAIN

6. ADD MUNTINS TO EUCALYPTUS SINGLE PANE WINDOWS

7. ABG GROUND WATER CISTERN

8. HORIZONTAL WOOD SCREEN PANEL

9. EXISTING PARTIAL HEIGHT WALL

10. CONCEAL ALL UTILITIES WHERE POSSIBLE, REMOVE ANY UTILITIES FROM THE ROOF AND REMOVE UTILITIES FROM THE FRONT WHERE POSSIBLE

11. NEW OR REPLACED GUTTERS SHALL BE HALF ROUND AND PAINTED COPPER TO MATCH EXISTING.

12. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY'S ARCHITECTURAL HISTORIAN.

License

Job Number
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

Permit Number
A-205

Contents

COTTAGE 485
EXTERIOR ELEVATIONS

Proposed Project/Remodel for:
El Rancho Hacienda

 ISSUED
06.08.23

SUBMISSIONS

06.06.23
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

Amendments to A-205

Amendments to A-205

Amendments to A-205

Amendments to A-205

Amendments to A-205

Amendments to A-205
1. **ELEVATION NOTES**
   - Roof: 2-piece red-tile roof.
   - Windows: French doors to remain.
   - Windows: Sash windows of steel-clad windows.
   - Siding: Painted.
   - Above ground water cistern.
   - Horizontal roof screen panel.

2. **GENERAL NOTES**
   1. All accessory structures shall be painted to match the exterior paint color of their associated residence.
   2. All roofing shall be 2-piece clay tile roof.
   3. All windows shall be replaced with low-profile, non-reflective glass sheathing.
   4. All roof-mounted equipment shall be removed and relocated.
   5. Existing steel windows shall be removed where possible.
   6. New reflected-glass skylights shall be installed.
   7. All ground-water cisterns shall be removed.
   8. New or replaced gutters shall be half-round and painted copper to match existing.

3. **ISSUE DATE & REVIEWS**

4. **SUBMITTALS**
   - A206
   - HLC
   - HLC
   - HLC
   - HLC
   - HLC

5. **El Rancho Hacienda**
   - 469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
   - Santa Barbara, CA 93105

6. **LEGAL STATEMENT**
   - Andrulaitis Mixon Architects, Inc. expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Andrulaitis Mixon Architects, Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Andrulaitis Mixon Architects, Inc. harmless.
Proposed Project/Remodel for: El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

A-207

ISSUE DATE
REVISIONS
NO.  

1. ALL ACCESSORY STRUCTURES SHALL BE PAINTED TO MATCH THE EXTERIOR PAINT COLOR OF THEIR ASSOCIATED RESIDENCE.
2. ALL ROOFING SHALL BE 2-PIECE CLAY TILE ROOF
3. ALL STEEL WINDOWS SHALL BE REPLACED WITH LOW PROFILE, NON-REFLECTIVE GLASS SKYLIGHTS
4. ALL ROOF MOUNTED EQUIPMENT SHALL BE REMOVED, RELOCATED, AND SCREENED WHERE REQUIRED
5. EXISTING STEEL WINDOWS WILL BE REMOVED WHERE POSSIBLE. A REPLACEMENT WINDOW SPECIFICATION MUST BE INCLUDED FOR WINDOWS REPLACED
6. ANY EXISTING EXTERIOR LIGHTS OR EXTERIOR OUTLETS SHALL BE REMOVED FROM ROOF AND ROOF APPARATUS REMOVED FROM ROOF WHERE POSSIBLE
7. NEW STEEL FRAMED GUTTERS SHALL BE HALF ROUND AND PAINTED TO MATCH EXISTING
8. ALL UTILITIES SHALL BE CONCEALED WHERE POSSIBLE, WITH AN APPEALING FINISH AND SCREENED WHERE REQUIRED
9. A COLOR PALETTE SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE HISTORIAN OF RECORD AND THE CITY’S ARCHITECTURAL HISTORIAN
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

Cottage 489 - Floor Plan
Scale: 1/4" = 1'-0"
Proposed Project/Remodel for:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

A-209

ACCESSORY STRUCTURE

ELEVATIONS

473 Art Studio
Scale: 1/4" = 1'-0"

473 Shed #1 (Proposed)
Scale: 1/4" = 1'-0"

473 Shed #1 & 2 (Existing)
Scale: 1/4" = 1'-0"

473 Shed #1 (Proposed)
Scale: 1/4" = 1'-0"

ELEVATION NOTES

- Wood Windows
- Built-up Roof
- Plaster, Painted
- Wood Rafter, Painted

1. Wood Plywood Door
2. Wood French Door, Painted
3. Fire Brick Tile Roof

ISSUE DATE
34-08-22

REV. 

SUBMITTALS

A209

JOB NUMBER
B-107

PERMIT NUMBER

A-209

CONTENTS

ACCESSORY STRUCTURE ELEVATIONS

Andrulaitis Mixon Architects, Inc.
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El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

Proposed Project/Remodel for:
477 Shed (Existing)
Scale: 1/4" = 1'-0"

473 Laundry (Existing)
Scale: 1/4" = 1'-0"

473 Laundry (Proposed)
Scale: 1/4" = 1'-0"

477 Shed (Proposed)
Scale: 1/4" = 1'-0"

ELEVATION NOTES
- PLASTER, PAINTED
- WOOD RAFTERS, PAINTED
- SPANISH RED TILE ROOF
- WOOD PLANK DOOR

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El Rancho Hacienda
469 & 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA  93105

481 Office (Proposed)
Scale: 1/4" = 1'-0"

481 Office (Existing)
Scale: 1/4" = 1'-0"

489 Office (Proposed)
Scale: 1/4" = 1'-0"

489 Office (Existing)
Scale: 1/4" = 1'-0"

PLASTER, PAINTED
WOOD WINDOWS
BUILT UP ROOF
WOOD SIDING, PAINTED
WOOD FRENCH DOOR, PAINTED

ELEVATION NOTES:

01. 02. 03. 04. 05. 06.

01. 02. 01. 02. 01.
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ELEVATION NOTES
- WOOD WINDOWS
- PLASTER, PAINTED
- WOOD RAFTERS, PAINTED
- WOOD PLANK DOOR
- 2-PIECE RED TILE ROOF
- WOOD FRENCH DOOR, PAINTED
-UILT UP ROOF

SUBMITTALS

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PROPOSED PROJECT/REMODEL FOR:
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

ACCESSORY STRUCTURE ELEVATIONS

<table>
<thead>
<tr>
<th>JOB NUMBER</th>
<th>CONTENTS</th>
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<tbody>
<tr>
<td>A-212</td>
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493 Office (Existing)
Scale: 1/4" = 1'-0"

493 Office (Proposed)
Scale: 1/4" = 1'-0"

493 Shed #1 (Existing)
Scale: 1/4" = 1'-0"

493 Shed #1 (Proposed)
Scale: 1/4" = 1'-0"

ELEVATION NOTES:
1. WOOD WINDOWS
2. PLASTER, PAINTED
3. WOOD RAFTERS, PAINTED
4. WOOD PLANK DOOR
5. 2-PIECE RED TILE ROOF
6. WOOD FRENCH DOOR, PAINTED
7. BUILT UP ROOF

493 Office (Existing)
Scale: 1/4" = 1'-0"

493 Office (Proposed)
Scale: 1/4" = 1'-0"

493 Shed #1 (Existing)
Scale: 1/4" = 1'-0"

493 Shed #1 (Proposed)
Scale: 1/4" = 1'-0"
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

Proposed Project/Remodel for:

493 Shed #2 (Proposed)
Scale: 1/4" = 1'-0"

485 Shed (Proposed)
Scale: 1/4" = 1'-0"

ELEVATION NOTES
- PLASTER, PAINTED
- WOOD PLANK DOOR
- SPANISH RED TILE ROOF
- WOOD FRENCH DOOR, PAINTED

JOB NUMBER
Cont. 213

PERMIT NUMBER
A-213

ACCESSORY STRUCTURES
- ELEVATIONS

Proposed Project/Remodel for:
El Rancho Hacienda
469 & 473 West Mountain Drive
Santa Barbara, CA 93105

Proposed Project/Remodel for:
El Rancho Hacienda
469 & 473 West Mountain Drive
Santa Barbara, CA 93105
El Rancho Hacienda
469, 473, 477, 481, 485, 489 & 493 West Mountain Drive
Santa Barbara, CA 93105

A-214

ELEVATION NOTES

- Wood Windows
- Plaster, Painted
- Wood Plank Door
- Spaced Red Tile Roof
- Wood French Door, Painted
- Wood Rafter, Painted

Proposed Project/Remodel for:

493 Office
Scale: 1/4" = 1'-0"

1. 493 Office

493 Shed #1
Scale: 1/4" = 1'-0"

2. 493 Shed #1

493 Office
Scale: 1/4" = 1'-0"

3. 493 Office

493 Shed #2
Scale: 1/4" = 1'-0"

4. 493 Shed #2
Ultimate Casement, Awning and Picture

Section Details: Operating/Stationary/Picture - 1" (25) IG
Scale: 3" = 1' 0"

MARVIN NARROW FRAME CASMENT
BOYD 6000 REPLICA STEEL WINDOW

WINDOW SASH COMPARISON
130 Gallon Slimline Rainwater Harvesting Tank

**TOP VIEW**

**STRAINER BASKET**
- Material: Polypropylene
- Color: Black
- Dimensions: 16” x 4”
- Mesh: 20x20 S.S.

**COVER**
- Material: Polypropylene
- Color: Black
- Diameter: 16”
- Inlet: 4” Knockouts (x2), 3” Precut (x1)

**SIDE VIEW**

**TANK**
- Material: Polyethylene
- Ribs: 5

**OVERFLOW**
- Material: Polypropylene
- Diameter: 3” SDR 35

**FITTINGS**
- Type: Bulkhead
- Height: 4”
- Location: End Radius
- Diameter: 1” NPT

**PART NUMBERS**

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<th>Mocha</th>
<th>Brick</th>
<th>Forest Green</th>
<th>Black</th>
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**TANK INCLUDES**

STRAINER  | OVERFLOW  | ACC. PORT  | FITTING
---|---|---|---

Norwesco, Inc. | 4365 Steiner Street | St. Bonifacius, MN 55375-0439 | 800-328-3420
Rain Harvest Water

NOTES:
1. Bottom Layout Flat (4) - 8" x 7"
2. Top Layout Flat (4) - 6-1/2" x 8"
3. Round Dome Flat - 12"

16" STRAINER 64321 AND COVER 64320

3/4" BH FITTING 60401 AND 3/4" PLUG 62256 (2 pcs.)

OVERFLOW TURNED W/ ELBOW SIDEWAYS
PN 39026

DRILL 3.75"

270°
3" OVERFLOW CENTERED

3/4" BH FITTINGS 60401 AND 3/4" PLUG 62256

270°
3" OVERFLOW CENTERED

150 Gallon

Bushman RAINWATER HARVESTING
NOTES:

1. Bottom Layout Flat (4) - 8" x 7"
2. Top Layout Flat (4) - 6-1/2" x 8-1/2"
3. Round Dome Flat - 12"

1"BH FITTING 60427 AND 1" PLUG 62257

16" STRAINER 64321 64320

180°

3" OVERFLOW CENTERED

270°

3" OVERFLOW CENTERED

100

150

1-1/2

200

OVERFLOW TURNED W/ ELBOW SIDEWAYS

PN 39026

DRILL 3.75"
NOTES:
1. Bottom Layout Flat (4) - 8" x 7"
2. Top Layout Flat (4) - 6-1/2" x 8-1/2"
3. Round Dome Flat - 12"
NORWESCO, INC. SAINT BONIFACIUS, MN

300-25" GALLON FREE STANDING TANK

DRAWN
Paulson 4/25/2017

CHECKED

QA

APPROVED

SIZE
B

DWG NO

REV

SCALE: 1/16

SHEET 1 OF 1
*ALL EXTERNAL PIPING MUST BE INDEPENDENTLY SUPPORTED.*

*ONLY BASE FITTINGS TO BE LEFT INSTALLED AT TIME OF SHIPMENT PER SII PROCEDURE.*

*Consult Snyder’s Guidelines for Use and Installation prior to delivery.*

Graf 350 Gallon Top Tank
Graf Top Tank™ 350 Gallon Above Ground Water Tank

<table>
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<tr>
<th></th>
<th>Our Price</th>
<th>List Price</th>
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<td>$594.00</td>
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Discounted Flat Freight Shipping to US

○ See below for more details + $249.95

Optional Lift Gate Delivery Available

❑ Include a Lift Gate + $89.95

Shipping Location

❑ Commercial / with a dock door
❑ Residential / Farm + $72.95

Contact us for current lead time.

--- SPECIAL INTRODUCTORY OFFER ---

Purchase a Graf Herkules™ or Top Tank™ and receive a Graf Quattro Rain Barrel Filter downspout diverter ($49.95 value) FREE!*  

PLUS: Low flat-rate shipping (Lower 48 states only)

Upgrade to a Complete System and SAVE!

Includes:

- Graf 350 Gallon Top Tank
- Graf Quattro Downspout Filter
- RainFlo .5 HP Pump
- RainFlo 1 Inch Water Meter
- Pump Connection Hardware Kit
- Free Shipping to lower 48
Regularly $1,585.79 or more with shipping. **Save over 20%!**

**Product Description:**

The Graf Top Tank™ is a heavy-duty above ground rainwater collection tank constructed from 100% recyclable polypropylene with UV inhibitors. Patented quick connection latches secure the two halves over a durable solid EPDM profile seal.

The tank can be used alone and it can also be extended to thousands of gallons.

- Unique, stylish appearance
- Fits through 32" doorways
- Great for under-deck and basement installations
- Easily extended to multiple tanks
- Simple assembly with a reliable gasket
- Can be disassembled at any time
- Approximately 65 lbs assembled
- Easy to transport
- Up to 8 tanks can ship on a single pallet
- Capable of storing water up to 120 degrees Fahrenheit
Connection to Graf Quattro Rain Barrel Filter

Expansion and access ports
Tank Documents:

Download Installation Instructions

* Special offer details:
One free filter per tank ordered
Standard Graf Quattro Rain Barrel Filter comes in gray
Good while supplies last
RainFlo 350 gallon above ground rainwater collection system. Includes everything needed for a complete rain harvesting system.

Free Shipping with Economy Service to 48 contiguous states. AK and HI shipped at discounted rates.

Our Price: $1,499.95
List Price: $1,725.00

click to see more
Complete tank connection kit with all parts needed to connect two above ground water storage tanks to each other.
Our Price: $44.95
List Price: $51.00

click to see more

Related products you may find useful:

**Graf 430 Gallon Herkules Tank**

View Graf Herkules™ 430 Gallon Versatile Above Ground and/or Underground Water Tank
click to see more

RainFlo 350 gallon above ground rainwater collection system. Includes everything needed for a complete rain harvesting system.

Free Shipping with Economy Service to 48 contiguous states.
AK and HI shipped at discounted rates.

Our Price: $1,499.95
List Price: $1,725.00

click to see more
RainFlo MHP75A 3/4 HP Automatic Pump

View

RainFlo automatic 3/4 horsepower pumping system with durable and quiet performance up to 26 GPM and 65 PSI (max.)

Complete tank connection kit with all parts needed to connect two above ground water storage tanks to each other.
Our Price: $44.95
List Price: $51.00

click to see more
400 GALLON FREE STANDING TANK

SECTION A-A
SCALE 1/16

SECTION B-B
SCALE 1/16

NORWESCO, INC., ST. BONIFACIUS, MN

DRAWN
Jerry Paulson 4/14/2011

CHECKED

TITLE
400 GALLON FREE STANDING TANK

SIZE
B

REV

SHEET 1 OF 1
NOTES:
1. Bottom Layout Flat (4) - 9" x 9"
2. Top Layout Flat (4) - 9" x 9"
3. Round Dome Flat - 28"
4. Manway - 16"

1" BH FITTING 60427 AND 1" PLUG 62257

3" OVERFLOW CENTERED

180°

270°

3" OVERFLOW CENTERED

4.5"

DRILL 3.75"

OVERFLOW TURNED W/ ELBOW SIDEWAYS
PN 39026
660 Gallon
Round Rainwater Harvesting Tank

**TOP VIEW**

**STRAINER BASKET**
- Material: Polypropylene
- Color: Black
- Dimensions: 16” x 4”
- Mesh: 20x20 S.S.

**COVER**
- Material: Polypropylene
- Color: Black
- Diameter: 16”
- Inlet: 4” Knockouts (x2) / 3” Precut (x1)

**SIDE VIEW**

**TANK**
- Material: Polyethylene
- Ribs: 5

**OVERFLOW**
- Material: Polypropylene
- Diameter: 3” SDR 35

**FITTINGS**
- Type: Bulkhead
- Height: ① 4”/60° / ② 4”/300°
- Diameter: 1” NPT

**PART NUMBERS**

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Norwesco, Inc. | 4365 Steiner Street | St. Bonifacius, MN 55375-0439 | 800-328-3420