general notes & project requirements:
1. Use dimensions when given. Dimensions are to be taken of tough skin finishes only. Recorded on detail sheets. Grapple sheathing with calcium, felt, accessories, & adhesives to design.
2. The general contractor is responsible for verifying all the subcontractors and the project requirements in these drawings. They are to check all other parties in the field. As well as the sub-contractors and their subcontractors. Detail sheets or as-built drawings are to be reviewed.
3. All general, subcontractor, and accessories, are listed in detail sheets and the specifications provided by the owner.
4. The subcontractor is responsible for verifying all the subcontractors and their subcontractors. Detail sheets or as-built drawings are to be reviewed.
5. The contractor shall provide for the protection against theft of live and building materials including some required by the owner.
6. The contractor shall include materials and equipment and coordinate with the utility companies as required.
7. The general contractor shall be solely responsible for and take care of contractor construction methods, materials, and safety precautions regarding people and property for all parties of the contract.
8. If any instruction issued by the designer result in extra costs, the general contractor shall not be liable for the costs of the changes made by the designer.
9. The architect is responsible for completing of major portions of the work.
10. The contractor is to arrange for and pay for the cost of any and all permits related to the project.
11. Final design and design alternatives suggested by the contractor as an option. Such examples will be submitted to owner and designer for approval.
12. Provide coordination of work and necessary supervisory presence.
13. Provide written schedule indicating dates for completion of major portions of the work.
14. Provide quality control during installation.
15. Provide evidence of material or equipment purchase. Products will be purchased by the general contractor.
16. The contractor shall submit samples of all exposed materials under construction, or in final trimming, to the owner for approval before installation or final trimming. The samples shall be large enough to show the range of color finishes, and quality of the finishes. The samples shall be left in the location and installation they will be.
17. Dated evidence and door shop drawings and submittals shall be submitted showing the contractor to responsible for design and construction to construction at the project.
18. Deliver evidence and door shop drawings and submittals shall be submitted showing the contractor to responsible for design and construction of the project.
19. Deliver evidence and door shop drawings and submittals shall be submitted showing the contractor to responsible for design and construction of the project.
20. The contractor shall notify the architect of all subcontracts, contracts, and agreements for the work.
21. The designer shall not be responsible for conflicts between assumed field conditions and drawings. She shall be responsible for the resolution of any conflicts.
22. The contractor shall coordinate with structure designers, lab, planners, etc. on all information regarding components affecting the final design. Resolution of all requirements, contracts, and agreements for the work shall be required for final conditions.
23. Changes in the work may be required and will be authorized by a Change Order executed under the project. Any change work not authorized by a Change Order will be considered as an addition to the contract.
elevation notes:

1. re-roofing: remove original tiles, after replacement of waterproofing membrane, repair or reroofing as required. Typical.

2. stucco: remove stucco around all openings, sandblast original stucco and re-finish to match existing, typical.

3. windows and door: remove, repair, and reinstall original units. Retain original glass, re-finish hardware, typical.

4. approximate natural grade.

scale: 1/4" = 1'-0"
south elevation | existing

- Re-roofing: remove original tiles, replace with new ones, repair or replace any missing or damaged tiles, as needed.
- Repair and replace any damaged or missing roof sheathing or flashing.
- Replace stucco: remove stucco around all openings, sandblast original stucco, and reapply new stucco to match existing.
- Repair windows and doors: remove existing units, repair any damaged parts, and reapply new units.
- Retain original glass, repair hardware, as needed.

The proposed elevation notes include:

1. Re-roofing: remove and replace original roof tiles, repair or replace any missing or damaged tiles, as needed.
2. Replace stucco: remove stucco around all openings, sandblast original stucco, and reapply new stucco to match existing.
3. Repair windows and doors: remove, repair, and reinstall original units.
4. Approximate natural grade.
elevation notes:
1. re-roofing: remove/replace original tile, after replacement of waterproofing membranes. repair roof flashing and sheathing as required, typ.
2. re-roofing: remove/replace original tile, after replacement of waterproofing membranes, repair roof flashing and sheathing as required, typ.
3. re-roofing: remove/reinstall original tiles, after replacement of waterproofing membranes, repair roof flashing and sheathing as required, typ.
4. replace stucco: remove stucco around all openings, sandblast original stucco and reapply to match existing, typ.
5. repair windows and doors: remove, repair, and reinstall original units. Retain original glass, reapply hardware, typ.
6. approximate natural grade.
**elevation notes:**

1. re-roofing: remove/reinstall original tiles, optional replacement of waterproofing membrane, repair roof flashing as required, typ.

2. replace stucco: remove stucco around all openings, sandblast original stucco and reapply to match existing, typ.

3. repair windows and doors: remove, repair, and reinstall original units. Retain original glass, refinish hardware, typ.

4. approximate natural grade.

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**north elevation | existing**

- **north elevation | proposed**
arbolado residence
903 arbolado rd
santa barbara, ca 93103
apn: 019-113-041

planning
initial submittal

section 'a'

section 'b'

section 'a'

section 'b'

scale: 1/4" = 1'-0"

scale: 1/4" = 1'-0"

top of plate at pantry
header at kitchen & media room

9'-0" top of plate at media room
9'-0" top of plate at kitchen & dining

7'-10" overall height at living room
9'-0" finished floor at kitchen & media

11'-0" overall at kitchen
12'-7" finished floor at kitchen

finished floor at south terrace

header at kitchen

top of plate at kitchen & dining

overall height at living room
finished floor at living room

top of plate at living room

north courtyard
covered porch
hall
south terrace
media room

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v (805) 451 6914         f (805) 641 3083

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Photo A
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Photo F
Neighborhood Photo
Photo G
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Photo J
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