THE OAK COTTAGE OF SANTA BARBARA, A PROPOSED MEMORY CARE COMMUNITY

1820, 1822, 1826 DE LA VINA STREET

APN #027-022-022, # 027-022-023, #027-022-024

SANTA BARBARA, CA

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STATISTICS

GENERAL

AUTOMATIC SPRINKLER SYSTEM PROVIDED IN COMPLIANCE WITH CBC 903.3.1.1

ZONE DESIGNATION: R4 MULTIFAMILY

GENERAL PLAN DESIGNATION: RESIDENTIAL/12 UNITS/ACRE

LOT AREA:

1820 De La Vina (027–022–022)	8623 SF
+public right of way	1133 SF
–questionable title	–213 SF
1822 De La Vina (027–022–023)	8909 SF
1826 De La Vina (027–022–024)	9898 SF
Total	28,350 SF

NET LOT AREA: 27,217
(EXCLUDES PUBLIC RIGHT OF WAY)

BUILDING HEIGHT: 30'–10½"

MINIMUM SETBACKS

NORTHWEST=	6'–0"
SOUTHEAST=	6'–0"
NORTHEAST =	6'–0"
	10'–0" FOR 2ND STORY
	3'–0" FOR PARKING
SOUTHWEST=	10'–0"

SQUARE FOOTAGE

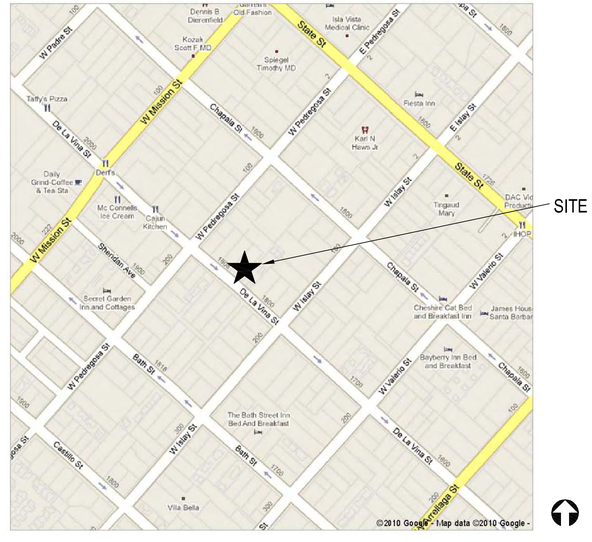
LEVEL	NET		GROSS		TOTAL	
	RESIDENTIAL	COMMON	RESIDENTIAL	COMMON	NET	GROSS
CELLAR/STORAGE		2210 SF		2349 SF	2210 SF	2349 SF
1ST FLOOR	3026 SF	5573 SF	3100 SF	6018 SF	8599 SF	9118 SF
2ND FLOOR	8108 SF	5181 SF	8373 SF	5541 SF	13,289 SF	13,914 SF
					24,099 SF	25,381 SF

PARKING	
COVERED	3 COMPACT + 11 STANDARD + 2 ACCESSIBLE =16 SPACES
UNCOVERED	3 COMPACT + 1 PARALLEL =4 SPACES
TOTAL	20 SPACES

ALLOWABLE OPENINGS PER CBC 704.8 (BASED ON ALLOWABLE WITH FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH CBC 903.3.1.1)

	NORTH & WEST		SOUTH		EAST	
	ALLOWABLE	PROVIDED	ALLOWABLE	PROVIDED	ALLOWABLE	PROVIDED
5'–10'		0%	25%	15%	25%	0%
10'–15'		0%	45%	23%	45%	15%
20 AND ABOVE	NO LIMIT		NO LIMIT		NO LIMIT	

VICINITY MAP



SCOPE OF WORK

THE SITE IS CURRENTLY DEFINED AS THREE LEGAL PARCELS, WITH AN APPROXIMATE COMBINED AREA OF 28,350 SF.

PROJECT SCOPE CONSISTS OF DEMOLITION OF SIX EXISTING STRUCTURES ON SITE, INCLUDING THREE HOUSES (TWO OF WHICH HAVE BEEN CONVERTED TO DUPLEXES), TWO GARAGES AND ONE SHED. TOTAL OF 8,251 GROSS SF. 7 EXISTING TREES WILL BE REMOVED. THE LARGE OAK AT THE SOUTHERN PROPERTY LINE WILL BE PRESERVED.

NEW CONSTRUCTION AS PROPOSED WOULD CONSIST OF A 40–UNIT RESIDENTIAL CARE FACILITY FOR THE ELDERLY, SPECIFICALLY SERVING NON–AMBULATORY AND MEMORY CARE CLIENTS. R 2–1 OCCUPANY, TYPE V 1–HOUR CONSTRUCTION. CRAFTSMAN STYLE DESIGN.

THE NET BUILDING SF WOULD BE 24,099 SF. GROSS BUILDING SIZE IS 25,381 SF. THERE IS 5,590 SF OF COVERED PARKING (16 SPACES), 4 UNCOVERED PARKING SPACES, TRASH ENCLOSURE, AND UTILITY AREA. THERE IS ALSO A LONG COVERED PORCH AT THE FRONT–FACING ELEVATION, AND A SMALLER COVERED PORCH AT THE CONFERENCE ROOM, BOTH TOTALING 690 SF. THE PROJECT WOULD BE LOCATED ON TWO FLOORS. THE PROPOSED BUILDING FOOTPRINT IS 9,714 SF, OR 36% OF THE SITE. THE LANDSCAPE PLAN AS PROPOSED CONSISTS OF NATIVE AND "WATER–WISE" PLANTINGS, CONSISTENT WITH CITY OF SANTA BARBARA DESIGN GUIDELINES.

CONTACT INFORMATION

OWNERS
M–GROUP DEVELOPMENT
C/O MARK AND VALERIE MALDONADO
245 ALMENDRA AVENUE
LOS GATOS, CA 95030

CONTACTS: MARK AND VALERIE MALDONADO

ARCHITECT
HOCHHAUSER BLATTER ARCHITECTURE AND PLANNING
122 EAST ARRELLAGA STREET
SANTA BARBARA , CA 93101
(805) 962.2746 x101

ARCHITECT: JAY BLATTER EXT. 101
CONTACT: JULIE MCGEEVER EXT. 105

CIVIL ENGINEERING
INSITE ENGINEERING
615 S. MAIN STREET, SUITE D
TEMPLETON, CA 93465
805.434.3504

CONTACT: MARIO ALARCON

LANDSCAPE
DAVID BLACK & ASSOC.
1718 PAMPAS AVE.
SANTA BARBARA, CA 93101
805.898.8717

CONTACT: DAVID BLACK

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE, PART 2, TITLE 24 C.C.R. ;
(2006 INTERNATIONAL BUILDING CODE)

2010 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. ;

2010 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. ;

2010 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. ;

Hochhauser Blatter
ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

THE OAK COTTAGE OF SANTA BARBARA
1820, 1822, 1826 DE LA VINA STREET
APN #027-022-022, #027-022-023, #027-022-024
SANTA BARBARA, CA 93103

DATE:	ISSUANCE OR REVISION
11.24.09	CITY P.R.T.
04.28.10	ABR REVIEW
06.01.10	ABR CONCEPT R1
08.24.10	DART SUBMITTAL
10.11.10	ABR GLASS PANEL SUBMITTAL
12.7.10	DART RESUBMITTAL

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SHEET CONTENTS

Title Sheet

PROJECT NO: 9645

SHEET

A0.1

OF ALL SHEETS
LATEST REVISION

APN: 027-022-022, 023, 024 Address: 1820, 1822, 1826 De La Vina Street
(form revised 2/28/07) Zone: R-4

C. General Project Statistics

FLOOR TO AREA RATIO (FAR) (SBMC § 28.87.300)

Lot Area	28350	**	Existing FAR*	.00
- Public Right of Way Areas	1133		Proposed FAR*	.89
Net Lot Area:	27217	sq.ft.		

*FAR is calculated by dividing net proposed resulting project square feet by net lot area.

** **Total gross site area is less 213 sf sliver of site area at rear of property that is currently unclaimed.**

LANDSCAPING (SBMC § 22.80.020)

For projects requiring Landscape Plans only:

Percent Water Wise Landscape Area	
Water Wise Landscape Area in sq. ft.	
High Water Landscape Area in sq. ft.	
Total Landscape Area in sq. ft.	

PROJECT RESIDENTIAL UNIT TOTALS

At project completion	studios	1-bdrm	2-bdrm	3+ bdrm	4%
	40				

BUILDING CODE INFORMATION

Construction Type	Occupancy Group
Type V 1-hour	R 2.1

Note: residential units do not have kitchens and are served by a common kitchen and dining area.

PARKING (SBMC § 28.90.001)

	covered	uncovered
Code Required Spaces for Existing Development		
Existing Spaces	0	
Code Required Spaces for Proposed Project		20
Total Proposed Project Spaces *(at project completion)*	16	4

MAXIMUM HEIGHT OF NEW CONSTRUCTION (SBMC § 28.04.110)

Feet (at top of building ridge, from natural or finished grade, whichever is lower): 30'-8"

GRADING & SLOPE (SBMC § 28.15.080)

Under Main Building and within 5' of Main Building **Average Slope:** 4%

This part of form for preliminary ABR or HLC approval.

1970	**Cut**	**Where cut is going to:**	**On-Site Fill**	**Off-Site Export**	1970
0	**Fill**	**Where fill is from:**	**On-Site Cut**	**Off-Site Import**	
n.a.	**Recompaction**				
1970	**TOTAL Main Building Footprint Grading**				

Elsewhere on Site (exs.: under driveway, detached garage, swimming pools or other other accessory structures)

This part of form for preliminary ABR or HLC approval.

1695	**Cut**	**Where cut is going to:**	**On-Site Fill**	**Off-Site Export**	1695
0	**Fill****	**Where fill is from:**	**On-Site Cut**	**Off-Site Import**	
0	**Recompaction**				
1695	**TOTAL Non-Main Building Footprint Grading**			**TOTAL Grading:**	

includes fill added for recompaction activities outside the main building footprint. **3665

DECKS, LOGGIAS & PATIOS (for Building & Safety Permitting, Inspection & Fees) (CA UBC § 207)

1st Floor:						
Uncovered:	Existing:		Demolition:		New	**Existing - Demolition + New=**
Covered:	Existing:		Demolition:		New	**Existing - Demolition + New=**
Upper Floors						
Uncovered:	Existing:		Demolition:		New	**Existing - Demolition + New=**
Covered:	Existing:		Demolition:		New	**Existing - Demolition + New=**
Roof Decks						
Useable:	Existing:		Demolition:		New	**Existing - Demolition + New=**

PROPOSED RESULTING PROJECT SUMMARY (SBMC § 28.87.300)

	Net	Gross
PROPOSED RESIDENTIAL (EXISTING - DEMOLITION + NEW) =	24099	25381
PROPOSED COMMERCIAL (EXISTING - DEMOLITION + NEW) =		
PROPOSED GARAGE/CARPORT (EXISTING - DEMOLITION + NEW)=		
TOTAL:	24099	25381

STATISTICS FORM PREPARER CONTACT INFO.

Project Statistics Forms Preparer (Name): Project Role:

Date: e-mail: Phone:

APN: Address: 1820, 1822, 1826 De La Vina Street

D. Multi-Family Supplemental Residential Statistics

EXISTING

Unit Type:	# of Bedrooms	Quantity	Apartment or Condominium
existing	1	1	apartment
existing	2	2	
existing	3	1	
existing	4	1	
existing			
existing			
existing			
existing			
existing			
existing			

PROPOSED FOR DEMOLITION

Unit Type:	# of Bedrooms	Quantity	Apartment or Condominium
existing	1	1	apartment
existing	2	2	
existing	3	1	
existing	4	1	
existing			
existing			
existing			
existing			

PROPOSED NEW CONSTRUCTION

Unit Type:	# of Bedrooms	Quantity	Apartment or Condominium
(addition or new)	studio (no kitchens)	40	
(addition or new)			residential care facility for the elderly
(addition or new)			
(addition or new)			
(addition or new)			
(addition or new)			
(addition or new)			
(addition or new)			
(addition or new)			
(addition or new)			

PROJECT RESIDENTIAL UNIT TOTALS (at project completion)

studios	one-bedroom	2-bedroom	3+ bedroom
40			

rev. 2/7/07

APN: 027-022-022, 023, 024 Address: 1820, 1822, 1826 De La Vina Street

A. Residential Project Statistics

EXISTING

Bldg. Floor	Main Building(s)	Structure Type		Zoning Net	Building & Safety Floor Area (B&S Gross)	Alteration/ Remodel B&S Gross
	existing	Single Family Two Bedroom			915	
	existing	Multi-family Building	+		2507	
	existing	Multi-family Building	+		3310	
		Existing Main Building Area SUBTOTALS:			6732	
	Garage/Carport					
	existing attached or detached	Garage	+		529	
	existing	Carport	+		603	
	Accessory Structures					
	existing attached or detached	Storage shed (not conditioned)	+		187	
	existing		+			
	Basement or Cellar					
	existing attached or detached					
		Existing Area TOTALS:			8251	

PROPOSED FOR DEMOLITION OR CHANGE OF USE

Bldg. Floor	Main Building(s)	Structure Type		Net	B&S Gross	
	existing demo. or use change	Single Family Two Bedroon			915	square feet
	existing	Multi-family Building			2507	square feet
	existing	Multi-family Building			3310	square feet
		Demolition or Change of Use Area SUBTOTALS:			6732	
	Garage/Carport					
	existing demo. or use change	Garage			529	square feet
	existing	Carport			803	square feet
	Accessory Structures					
	existing demo. or use change				187	square feet
	existing					square feet
	Basement or Cellar					
	existing demo. or use change					square feet
		Demolition or Change of Use Area TOTALS:			8251	square feet

PROPOSED NEW CONSTRUCTION, INCLUDING ANY "AS BUILT" PROPOSALS

Bldg. Floor	Main Building(s)	Structure Type		Net	B&S Gross	
	New Structure	Residential Care Facility for Elderly		21740	22862	square feet
			+			square feet
			+			square feet
		Proposed Area SUBTOTALS:		21740	22862	square feet
	Garage/Carport					
	addition or new structure		+			square feet
	Accessory Structures					
	addition or new structure		+	149	170	square feet
			+			square feet
	Non-Habitable Accessory Total:			n.a.	n.a.	square feet
	Basement or Cellar					
	addition or new structure			2210	2349	square feet
		Proposed Area TOTALS:		24099	25381	square feet
	RESIDENTIAL TOTAL (EXISTING - DEMOLITION + NEW) =			24099	25381	square feet*

*B&S Gross res. sq. ft. includes useable roof deck sq. ft. from "General Sheet".

SCHOOL FEE SQ. FT. ESTIMATE = 24099 (CA Gov. Code §63080)

Note: Any square footage for enclosed attic, cellar or basement areas < 5' in floor to ceiling height is not included. *rev.6/8/07*

E. Site Coverage Percentages

EXISTING

Coverage Percentages

24 %	6511 sq.ft.	**Building Area Total:** Building footprint only, do not count upper floors	
	Subtotals		
	4994 sq.ft.	Main building coverage area	
	1517 sq.ft.	Accessory buidlings coverage area	
70 %	19030 sq.ft.	**Landscaped Area Total**	
	Subtotals		
	sq.ft.	Water Wise Plant Landscaped Areas	0 %
	sq.ft.	High Water Plant LandscapedAreas	0 %
6 %	1676 sq.ft.	**Paved Areas Total**	
	Subtotals		
	1016 sq.ft.	Paved ground floor patios	
	0 sq.ft.	Paved driveways	
	660 sq.ft.	Paved walkways, Other	
	27217 sq.ft.	**Total Parcel Net Lot Area** (excludes public right of way easements)	

PROPOSED

Coverage Percentages

36 %	9714 sq.ft.	**Building Area Total:** Building footprint only, do not count upper floors	
	Subtotals		
	8944 sq.ft.	Main Building	
	770 sq.ft.	Accessory buidlings coverage area	
		* Includes covered parking and covered porch areas	
18 %	5034 sq.ft.	**Landscaped Area Total**	
	Subtotals		
	5034 sq.ft.	Water Wise Plant Landscaped Areas	100 %
	sq.ft.	High Water Plant LandscapedAreas	0 %
46 %	12469 sq.ft.	**Paved Areas Total**	
	Subtotals		
	350 sq.ft.	Paved ground floor patios	
	10542 sq.ft.	Paved driveways & covered parking	
	1577 sq.ft.	Paved walkways	
	27217 sq.ft.	**Total Parcel Net Lot Area** (excludes public right of way easements)	

Hochhauser Blatter

ARCHITECTURE AND PLANNING

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SHEET CONTENTS

PROJECT STATISTICS

PROJECT NO: 9645

SHEET

A0.1A

OF ALL SHEETS
LATEST REVISION

DE LA VINA STREET

ASPHALT ROAD

APN: 027-022-025

2 STORY APARTMENT BUILDING

WOOD FENCE

N 41°30'07"E 226.74'

N 41°30'07"E 225.00'

N 41°30'07"E 1.74'

CONCRETE BLOCK WALL

WOOD STEPS

CHIMNEY

WOOD FENCE WITH GATE

WOODEN LANDING ELEV. 143.72'

PLANTER

2' HIGH CONCRETE

GRASS

DIRT

CONCRETE

6" CONCRETE BLOCK WALL ADJACENT TO STORAGE SHED

SHED

GATE IN CONCRETE BLOCK WALL

ROOFED CONCRETE LANDING WITH STEPS

CONCRETE STEPS & LANDINGS

CONCRETE WALKWAY

1826 DE LA VINA ST.
APN: 027-022-024
1&2 STORY WOOD HOUSE (DUPLEX)

1820 DE LA VINA ST.
APN: 027-020-022
1 STORY WOOD HOUSE

GARAGE

GATE

VERTICAL BOARD FENCE

S 48°28'08"E 122.69'

S 48°29'53"E 126.00'

GRANT DEED LINE SEE BOUNDARY NOTE 1

END WOOD FENCE AT START CHAIN LINK FENCE

CHAIN LINK FENCE

SEE BOUNDARY NOTE 1 REGARDING THE GAP BETWEEN ADJOINING PROPERTIES

SEE BOUNDARY NOTE 3

S 41°29'52"W 0.19'

N 41°29'52"E 1.00'

S 48°27'13"E 3.31'

S 41°30'00"W 227.67'

S 41°30'00"W 1.48'

S 41°30'00"W 1.19'

DETAIL NTS

SEE CORNER DETAIL AND BOUNDARY NOTE 3

N 41°29'52"E 1.00'

S 48°28'08"E 3.31'

PP NO #

STONE RETAINING WALL

TOP OF SLOPE

SLOPE

CONC. STEPS

WALKWAY

SIDEWALK

PCC CURB FACE

STONE WALL LEANS ONTO STREET AT TOP

46"ø OAK

6"ø PINE TREE

24"ø TREE

ROOFED CONC. PORCH

STEPS

2' SQ. STONE COLUMNS TYPICAL & WALLS

CONC. WALKWAY

CONCRETE STEPS & LANDING

1822 DE LA VINA ST.
APN: 027-022-023
1&2 STORY WOOD HOUSE (DUPLEX)

LANDING

WOOD STEP & LANDING

STONE WALLS

ROOFED WOODEN PORCH

WOODEN STEPS

WOODEN STEPS & LANDING

46"ø EUCALYPTUS TREE

THE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 705, PAGE 233 O.R. IS NO LONGER OPERATIVE AS ALL PARCELS AFFECTED BY AND FOR THIS EASEMENT ARE NOW IN COMMON OWNERSHIP WHICH AUTOMATICALLY TERMINATES SUCH AN EASEMENT AND THEREFORE IS NOT SHOWN ON THIS SURVEY MAP.

5' EASEMENT FOR PUBLIC UTILITES AND INCIDENTAL PURPOSES RECORDED JUNE 28, 1955 AS INST. NO. 11127 BK.1321, PG. 224 O.R. IN FAVOR OF SOUTHERN CALIFORNIA EDISON CO.

S 41°30'00"W 225.00'

S 41°30'00"W 227.67'

OHD

OVERHEAD UTILITY LINES

GUY POLE

STUCCO ARCH

WOOD FENCE

PLANTER

VARIABLE HEIGHT STONE RETAINING WALLS

HEDGE

DRIVEWAY

DIRT DRIVEWAY

ASPHALT/BRICK DRIVEWAY

2 STORY CONDOMINIUM

2 STORY CONDOMINIUM

2 STORY CONDOMINIUM

30'

60'

30'

TRUE NORTH

ABBREVIATION LEGEND:

BW . . . . . BASE OF WALL
CC . . . . . CONCRETE
FF . . . . . FINISHED FLOOR
FL . . . . . FLOWLINE
TC . . . . . TOP CURB
TW . . . . . TOP OF WALL
PP . . . . . POWER POLE

HATCHING LEGEND:

. . . . . CONCRETE

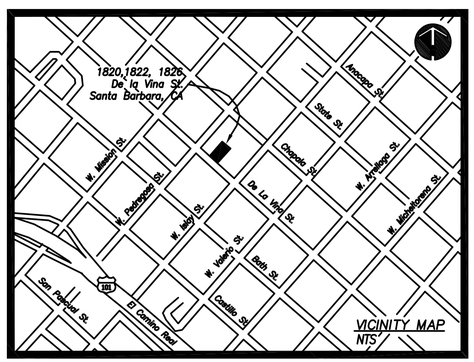
. . . . . BUILDING

SYMBOLS LEGEND:

. . . . . SURVEY CONTROL POINT WITH NUMBER
. . . . . FOUND SURVEY MONUMENT
PP . . . . . UTILITY POLE
WM . . . . . WATER METER
GM . . . . . GAS METER
. . . . . TREE
. . . . . CENTER LINE SYMBOL
. . . . . PROPERTY LINE SYMBOL

LINETYPE LEGEND:

. . . . . CENTER LINE
. . . . . PROPERTY LINE
. . . . . BLOCK OR STONE WALL
. . . . . TOP OF SLOPE
. . . . . CHAIN LINK FENCE
. . . . . WOOD FENCE



BOUNDARY NOTE:

1. THERE IS A GAP BETWEEN THE REAR LINES OF THESE ADJOINING PROPERTIES DUE TO FAULTY LEGAL DESCRIPTIONS ORIGINALLY WRITTEN IN THE LATE 1800'S AND INTO THE EARLY 1900'S. THESE FAULTY DESCRIPTIONS CONTINUED TO BE USED TODAY. WHEN FOLLOWED OUT AS WRITTEN AND AS THE BLOCK MEASURES TODAY, THERE IS A LARGE GAP BETWEEN THESE ADJOINING PARCELS.

IT IS THIS LAND SURVEYORS PROFESSIONAL OPINION THAT THIS GAP BELONGS TO THE PARCELS THAT FRONT ON DE LA VINA ST., SINCE THE FIRST LOTS CUT OUT OF THE ENTIRE CITY BLOCK DESCRIBED THE LINE CLOSEST TO CHAPALA ST. WHEN THEY LATER SOLD OFF THE PARCELS FRONTING ON DE LA VINA ST. THEIR APPARENT INTENT WAS TO SELL OFF THE REMAINDER OF THE LAND. THEREFORE THE LAND WITHIN THE GAP MOST LIKELY BELONGS TO THE PARCELS THAT FRONT DE LA VINA ST. THE CLIENT IS ADVISED TO SEEK LEGAL ADVICE ON THIS ISSUE AND POSSIBLE FILE A QUIET TITLE ACTION IN THE SUPERIOR COURT TO QUIET THIS TITLE ISSUE. THE CLIENT IS ALSO ADVISED TO CONSULT WITH A TITLE COMPANY ABOUT THIS ISSUE.

2. SEE NEW RECORD OF SURVEY BY THIS COMPANY FOR COMPLETE BOUNDARY ANALYSIS.

3. THIS IS THE LIMITS CLAIMED BY THE ADJOINER'S GRANT DEED FOR APN 027-022-016, WHICH LINE SHOULD BE CONSIDERED AS THE POSSIBLE "PROPERTY LINE" EVEN THOUGH IT IS A "JUNIOR DEED" TO THE SUBJECT PARCEL AS THE AREA BEYOND THIS LINE HAS BEEN FENCED, USED AND CLAIMED IN A GRANT DEED. THEREFORE IT COULD BE HELD BY A COURT AS THE LIMIT TO THE SUBJECT PARCEL.

NOTES:

1. L.P. COOK & COMPANY, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS. A PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4203+2832527 (RS) DATED 6/20/07 AS PROVIDED BY THE CLIENT, WAS THE SOLE SOURCE OF INFORMATION REGARDING ANY EASEMENTS SHOWN OR NOTED HEREON.

2. REGARDING THE USE OF PRINTS OF THIS MAP: NORMAL PRINTING METHODS AND/OR HUMIDITY VARIATIONS WILL USUALLY ALTER THE EXACT SCALE OF ANY MAP SOMEWHAT. BEFORE USING PRINTS OF THIS MAP FOR ANY PURPOSE IN WHICH SCALE IS IMPORTANT, VERIFY THE SCALE FIRST.

3. BENCH MARK: B.M. NO: PED 100W
ELEV.=142.174 FT. NGVD 1929 (1980 ADJUSTMENT)
SQUARE BOLT OF STANDARD CITY MONUMENT, WESTERLY CORNER OF INTERSECTION OF PEDREGOSA STREET AND CHAPALA STREET. ALL USERS MUST VERIFY AT LEAST TWO SEPARATE ELEVATIONS SHOWN HERE ON WITH PROJECT BENCH MARK, NOTED ABOVE, BEFORE PROCEEDING WITH CONSTRUCTION AND/OR LAYOUT WORK.

4. NO SUBSTRUCTURE UTILITIES OR AERIAL CABLES ARE SHOWN ON THIS SURVEY

5. THIS MAP MAY BE PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. THE L.P. COOK & CO., INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY THE L.P. COOK & CO., INC.

L.P. COOK & COMPANY, Inc.
Land Surveying
Mapping & Digital Graphics
1029 State Street, Santa Barbara, CA 93101
(805) 966-5105

BAR SCALE:

10 0 10 20 30

GRAPHIC SCALE - 1 INCH = 10 FEET

TOPOGRAPHICAL SURVEY OF
1820, 1822, AND 1826 DE LA VINA STREET SANTA BARBARA, CALIFORNA 93103

APN: 027-022-022, 023, AND 024

FOR: MARK AND VALERIE MALDONADO
DATA COLLECTED: OCTOBER, 2007

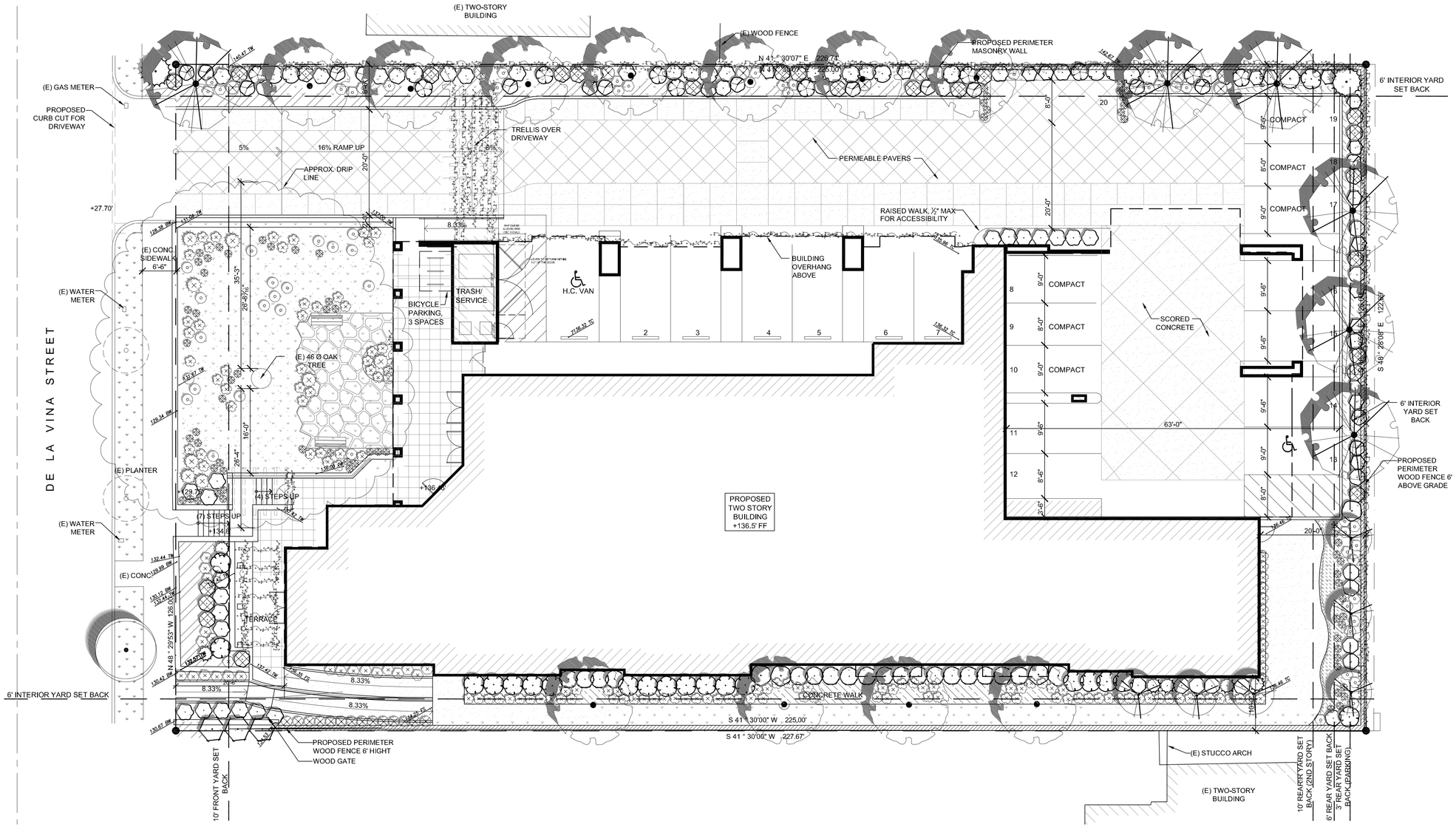
SHEET NO.:	1 OF 1
DRAWN BY:	PHD
CHECKED BY:	LPC
DATE:	10/06/07
JOB NO.:	1764.00H

SITE GENERAL NOTES

1. COORDINATE WITH DEMO PLAN, SHEET A1.0, FOR LOCATION OF EXISTING SITE FEATURES TO BE REMOVED
2. COORDINATE WITH DEMO PLAN, SHEET A1.0, FOR INTERFACE WITH EXISTING STRUCTURES
3. INSTALLATION OF BOTH AUTOMATIC FIRE SPRINKLERS & AUTOMATIC & MANUAL FIRE ALARM WILL BE DONE UNDER SEPARATE PERMIT

SITE LEGEND

- NEW RETAINING WALL
- NEW BUILDING AREA
- NEW EXTERIOR CONCRETE PAD / PROPOSED WALKWAY
- TURF BLOCK PAVING SYSTEM
- NEW LANDSCAPE AREA



SITE PLAN

SCALE: 1" = 10'-0"

Hochhauser Blatter

ARCHITECTURE AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

THE OAK COTTAGE OF SANTA BARBARA

1820, 1822, 1826 DE LA VINA STREET
APN #027-022-022, #027-022-023, #027-022-024
SANTA BARBARA, CA 93103

DATE:	ISSUANCE OR REVISION
11.24.09	CITY P.R.T.
04.28.10	ABR REVIEW
06.01.10	ABR CONCEPT R1
08.24.10	DART SUBMITTAL
10.11.10	ABR GLASS PANEL SUBMITTAL
12.7.10	DART RESUBMITTAL

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SHEET CONTENTS
SITE PLAN

PROJECT NO: 9645

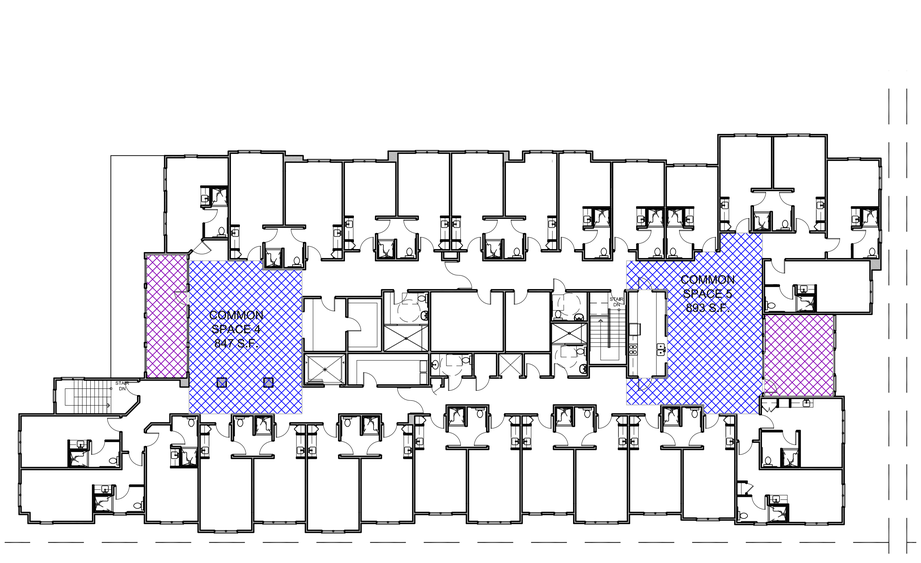
SHEET
A1.1
OF ALL SHEETS
LATEST REVISION

OPEN SPACE LEGEND		SF	CUMULATIVE SF
	COMMON OUTDOOR LIVING AREA PER SEC. 28.21.081-B COMMON OUTDOOR LIVING SPACE METHOD	4339 SF	
	ADDITIONAL USEABLE OUTDOOR SPACE	935 SF	5274 SF
	USEABLE OUTDOOR SPACE UNDER OAK TREE	661 SF	5935 SF
	ENCLOSED "SUN ROOM PORCHES"	544 SF	6479 SF
	COMMON LIVING SPACE FOR NEIGHBORHOODS	2855 SF	9334 SF

REQUIRED COMMON OUTDOOR LIVING AREA

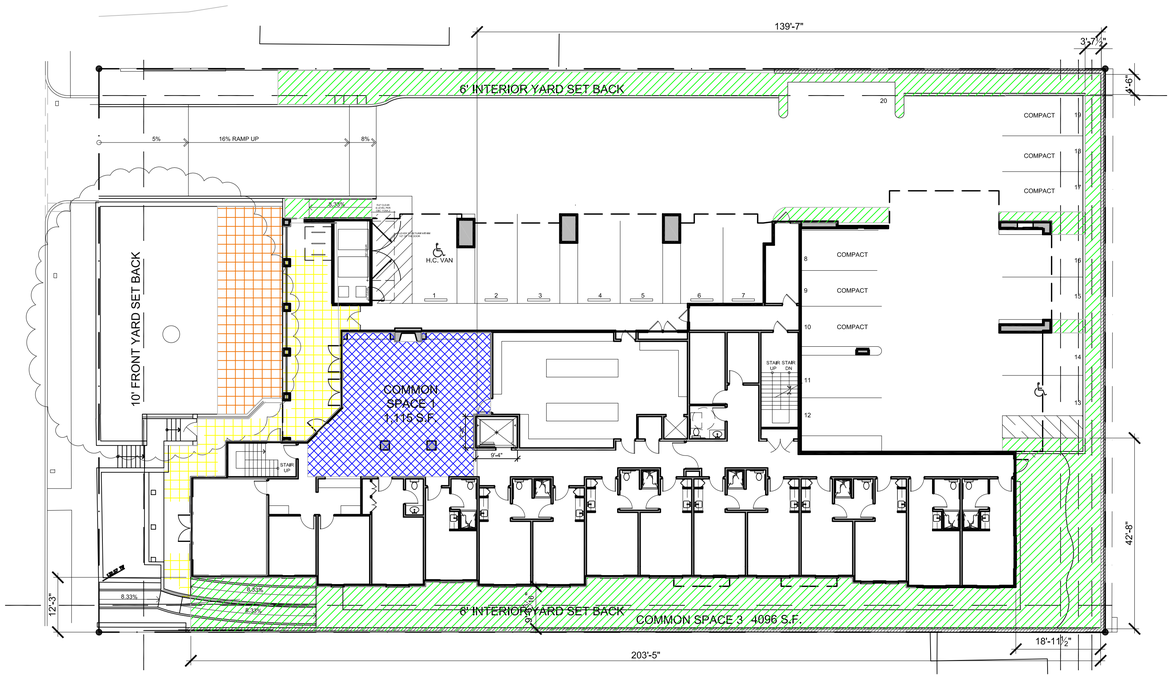
28,350 SF X 15% = 4252.5 SF

JUNE 14TH, 2011 REVISED OPEN SPACE CALCULATIONS



SECOND FLOOR OPEN SPACE EXHIBIT

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



SITE & FIRST FLOOR OPEN SPACE EXHIBIT

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

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SHEET CONTENTS
OPEN SPACE EXHIBIT

PROJECT NO: 9645

SHEET

A1.2

OF ALL SHEETS
LATEST REVISION

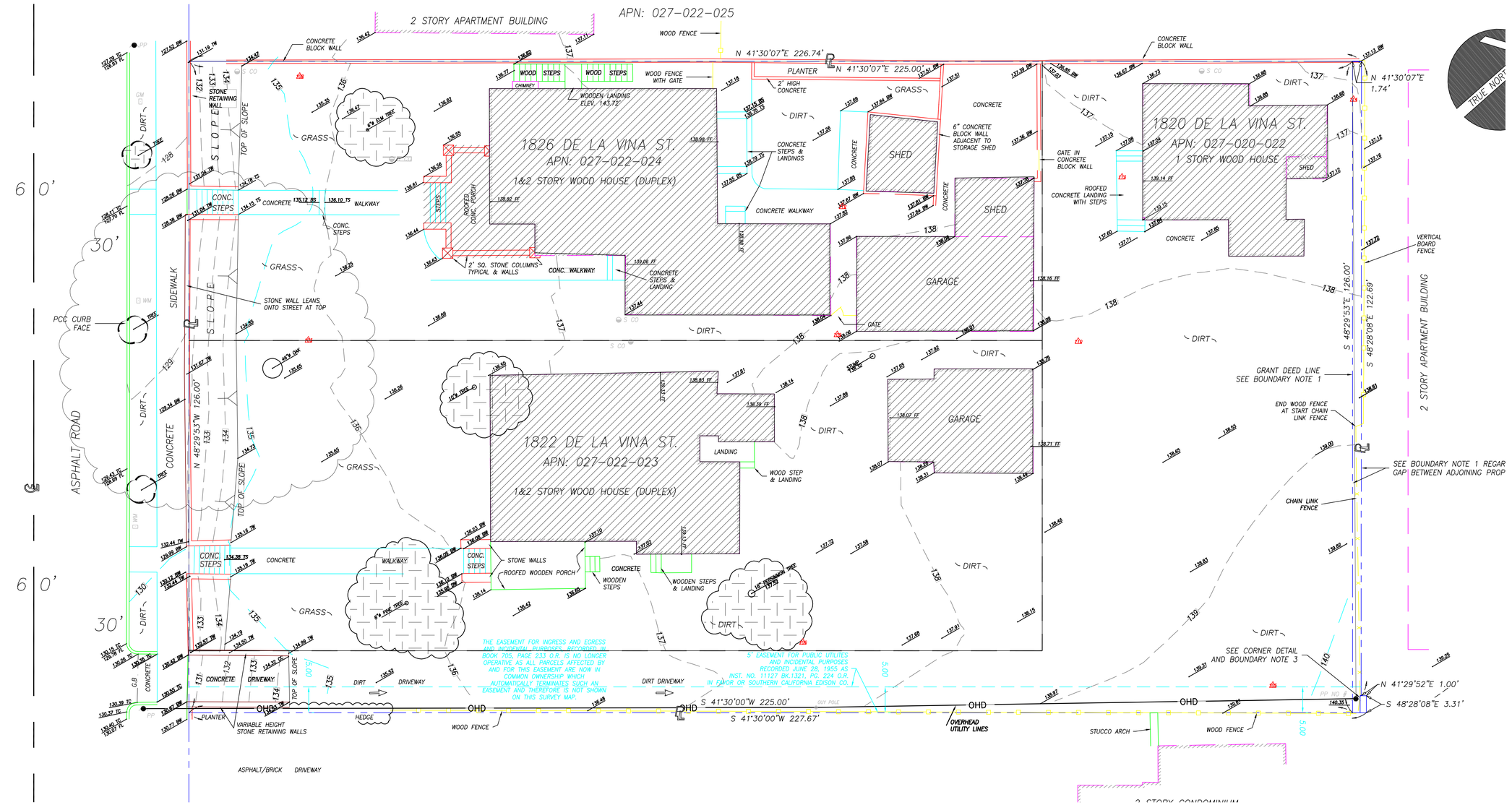
SITE GENERAL NOTES

1. COORDINATE WITH DEMO PLAN, SHEET A1.0, FOR LOCATION OF EXISTING SITE FEATURES TO BE REMOVED
2. COORDINATE WITH DEMO PLAN, SHEET A1.0, FOR INTERFACE WITH EXISTING STRUCTURES

SITE DEMOLITION LEGEND

TO BE DEMOLISHED

TREE TO BE REMOVED (7 TOTAL)



SITE DEMOLITION PLAN

SCALE: 1" = 10'-0"

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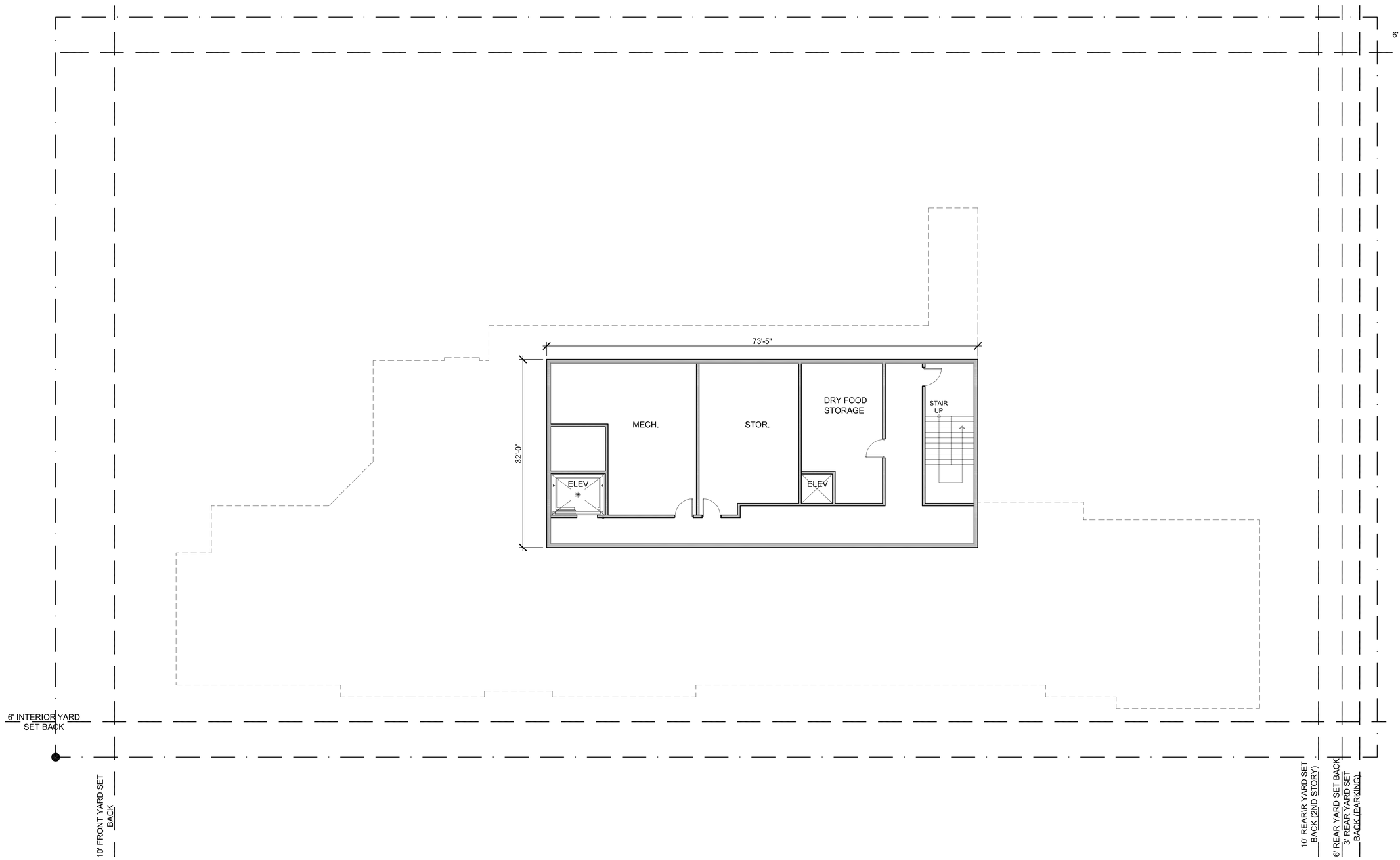
SHEET CONTENTS
DEMO PLAN

PROJECT NO: 9645

SHEET
A1.3
OF ALL SHEETS
LATEST REVISION

PLAN LEGEND

- NEW MASONRY/ CONC. WALL
- NEW 2X STUD WALL
- 2-HR FIRE BARRIER WALL
- 1-HR SHAFT FINISHED W / ⅝" TYPE X GWB BOTH SIDES OF STUDS
- (E) IDENTIFIES EXISTING SPACE OR CONDITION



BASEMENT FLOOR PLAN

SCALE: ⅛" = 1'-0"

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SHEET CONTENTS
CELLAR FLOOR

PROJECT NO: 9645

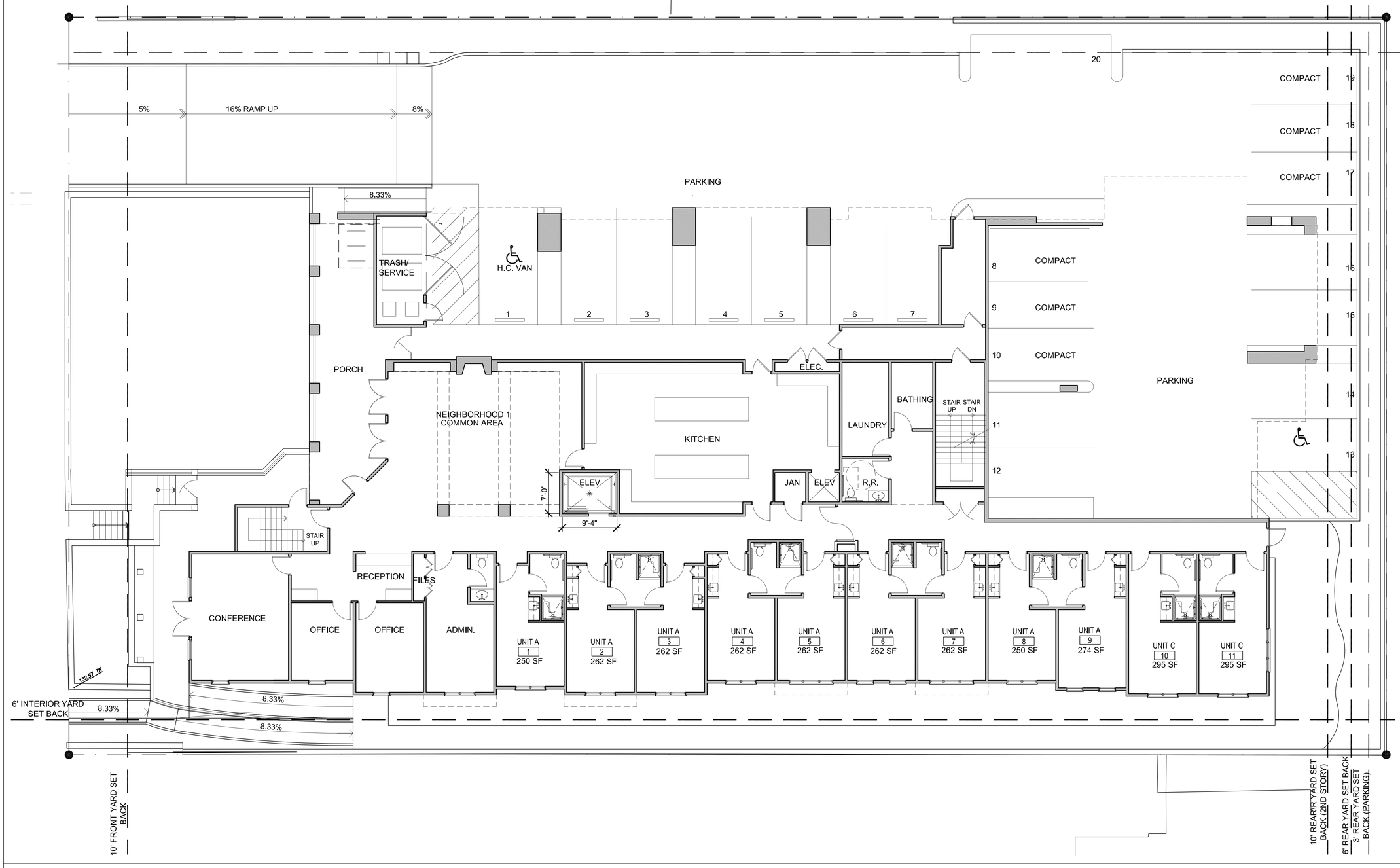
SHEET
A2.0
OF ALL SHEETS
LATEST REVISION

PLAN LEGEND

- NEW MASONRY/ CONC. WALL
- NEW 2X STUD WALL
- 2-HR FIRE BARRIER WALL
- 1-HR SHAFT FINISHED W / ⅝" TYPE X GWB BOTH SIDES OF STUDS
- (E) IDENTIFIES EXISTING SPACE OR CONDITION

GENERAL NOTES

1. INSTALLATION OF BOTH AUTOMATIC FIRE SPRINKLERS & AUTOMATIC & MANUAL FIRE ALARM WILL BE DONE UNDER SEPARATE PERMIT



FIRST FLOOR PLAN

SCALE: ⅛" = 1'-0"

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SHEET CONTENTS
FIRST FLOOR

PROJECT NO: 9645

SHEET
A2.1
OF ALL SHEETS
LATEST REVISION

PLAN LEGEND

- NEW MASONRY/ CONC. WALL
- NEW 2X STUD WALL
- 2-HR FIRE BARRIER WALL
- 1-HR SHAFT FINISHED W / ⅝" TYPE X GWB BOTH SIDES OF STUDS
- (E) IDENTIFIES EXISTING SPACE OR CONDITION

GENERAL NOTES

1. INSTALLATION OF BOTH AUTOMATIC FIRE SPRINKLERS & AUTOMATIC & MANUAL FIRE ALARM WILL BE DONE UNDER SEPARATE PERMIT

SECOND FLOOR PLAN

SCALE: ⅛" = 1'-0"

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ARCHITECTURE AND PLANNING

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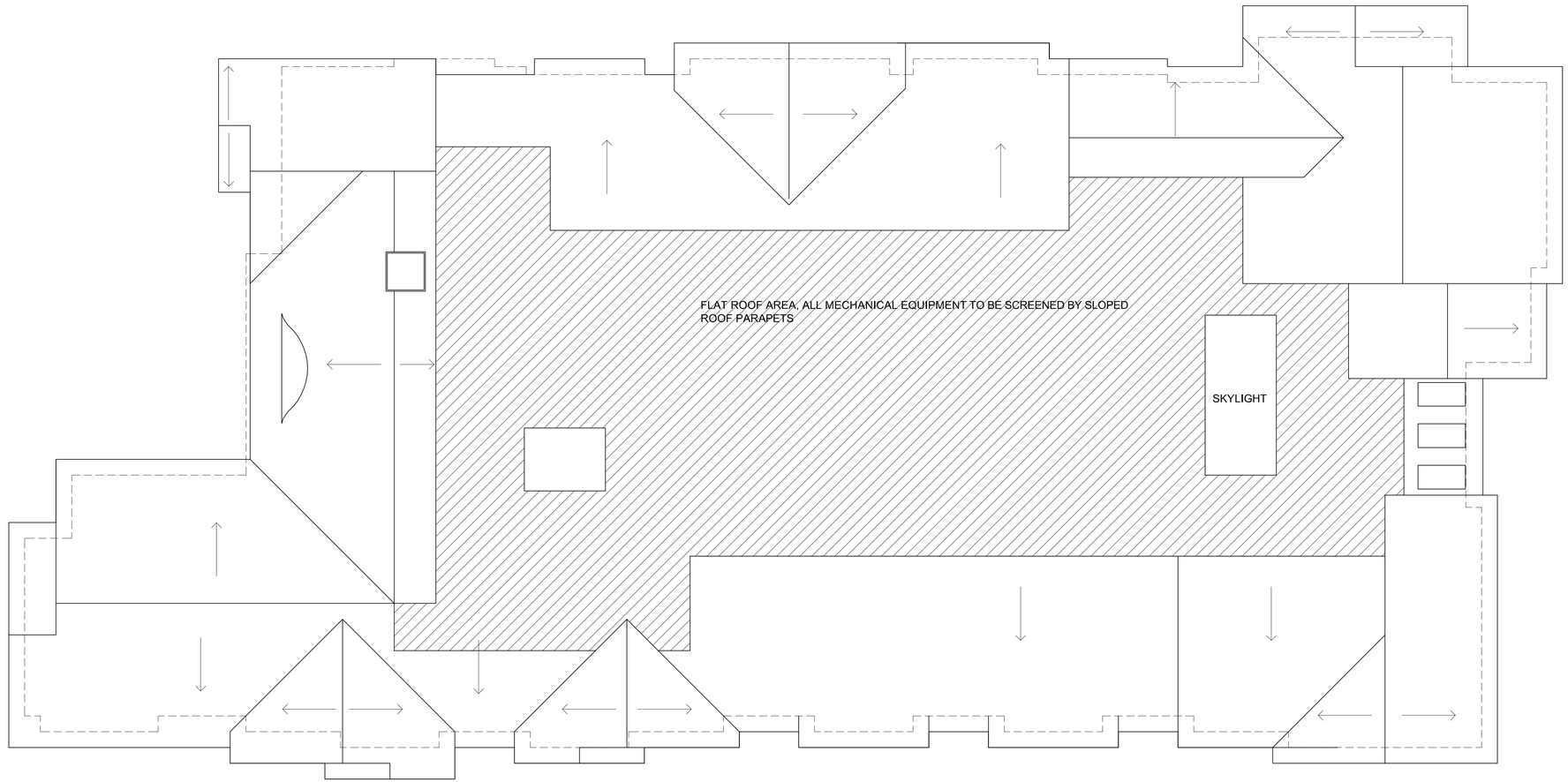
SHEET CONTENTS
SECOND FLOOR

PROJECT NO: 9645

SHEET
A2.2
OF ALL SHEETS
LATEST REVISION

PLAN LEGEND

- NEW MASONRY/ CONC. WALL
- NEW 2X STUD WALL
- 2-HR FIRE BARRIER WALL
- 1-HR SHAFT FINISHED W / ⅝" TYPE X GWB BOTH SIDES OF STUDS
- (E) IDENTIFIES EXISTING SPACE OR CONDITION
- 01 WINDOW IDENTIFICATION TAG, SEE SCHEDULE A 5.0
- ## DOOR IDENTIFICATION TAG, SEE SCHEDULE A 5.0
- W1.10 WALL TYPE TAG AND SHEET REFERENCE. TAG APPLIES TO ENTIRE LENGTH OF WALL UNLESS NOTED OTHERWISE
- EMERGENCY EYE WASH:



ROOF PLAN

SCALE: ⅛" = 1'-0"

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SHEET CONTENTS
ROOF PLAN

PROJECT NO: 9645

SHEET
A2.3
OF ALL SHEETS
LATEST REVISION

NORTHEAST ELEVATION

SCALE: ⅛" = 1'-0"

1

NORTHEAST ELEVATION)WITH LANDSCAPING AND PERIMETER FENCE)

SCALE: ⅛" = 1'-0"

2

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AND PLANNING

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SHEET CONTENTS

PROJECT NO: 9645

SHEET

A3.0

OF ALL SHEETS
LATEST REVISION

NORTHWEST ELEVATION

SCALE: ⅛" = 1'-0"

1

NORTHWEST ELEVATION (WITH LANDSCAPING AND SCREEN WALL)

SCALE: ⅛" = 1'-0"

2

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AND PLANNING

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SHEET CONTENTS

PROJECT NO: 9645

SHEET

A3.1

OF ALL SHEETS
LATEST REVISION

SOUTHWEST ELEVATION

SCALE: ⅛" = 1'-0"

3

SOUTHWEST ELEVATION (WITH LANDSCAPING)

SCALE: ⅛" = 1'-0"

4

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AND PLANNING

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SHEET CONTENTS

PROJECT NO: 9645

SHEET

A3.2

OF ALL SHEETS
LATEST REVISION

SOUTHEAST ELEVATION

SCALE: ⅛" = 1'-0"

3

SOUTHEAST ELEVATION (WITH LANDSCAPING AND PERIMETER FENCE)

SCALE: ⅛" = 1'-0"

4

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ARCHITECTURE AND PLANNING

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SHEET CONTENTS

PROJECT NO: 9645

SHEET

A3.3

OF ALL SHEETS
LATEST REVISION

NORTHWEST ELEVATION

SCALE: ⅛" = 1'-0"

1

NORTHWEST ELEVATION

SCALE: ⅛" = 1'-0"

2

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AND PLANNING

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SHEET CONTENTS

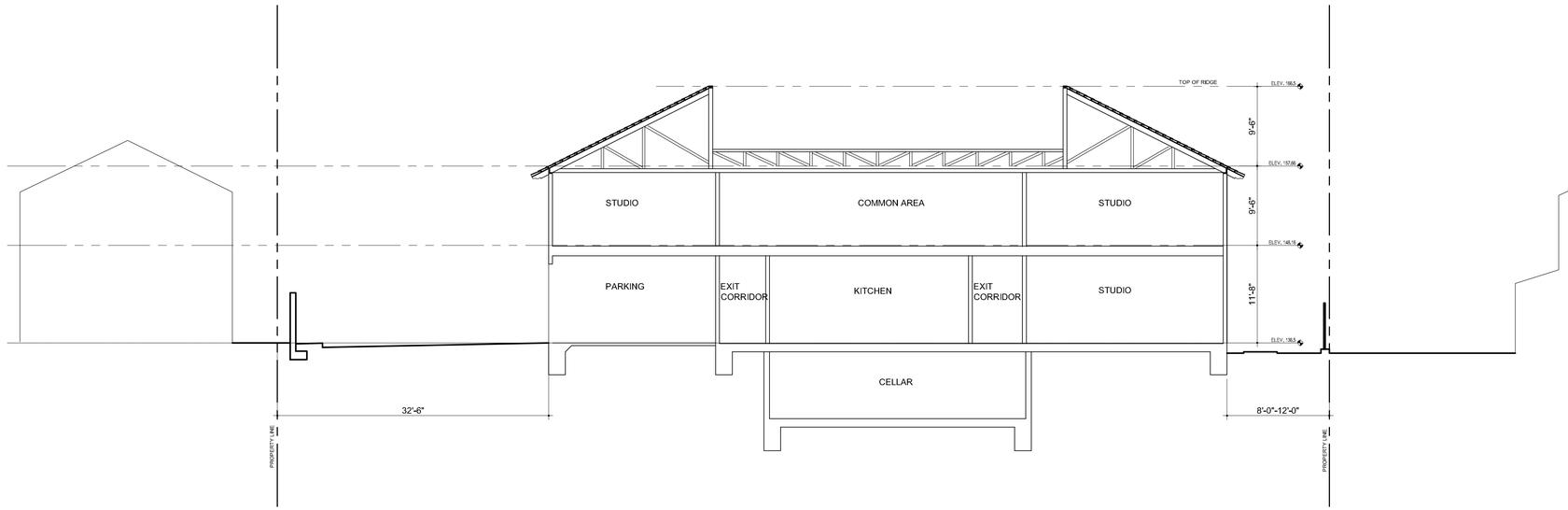
SOLAR ACCESS
ORDINANCE COMPLIANCE

PROJECT NO: 9645

SHEET

SA-1

OF ALL SHEETS
LATEST REVISION



ESTIMATED CUT = 3,665 CUBIC YARDS
ESTIMATED FILL = 0 CUBIC YARDS

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

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ARCHITECTURE
AND PLANNING

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SHEET CONTENTS
SECTION

PROJECT NO: 9645

SHEET
A4.0
OF ALL SHEETS
LATEST REVISION

VIEW FROM SOUTH NTS | 4

VIEW FROM WEST NTS | 2

VIEW FROM WEST NTS | 3

VIEW FROM SOUTH NTS | 1

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ARCHITECTURE
AND PLANNING

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SHEET CONTENTS

PROJECT NO: 9645

SHEET

A5.1

OF ALL SHEETS
LATEST REVISION

VIEW FROM NORTH NTS 3

VIEW FROM NORTH NTS 2

AERIAL VIEW FROM SOUTH NTS 1

Hochhauser Blatter

ARCHITECTURE AND PLANNING

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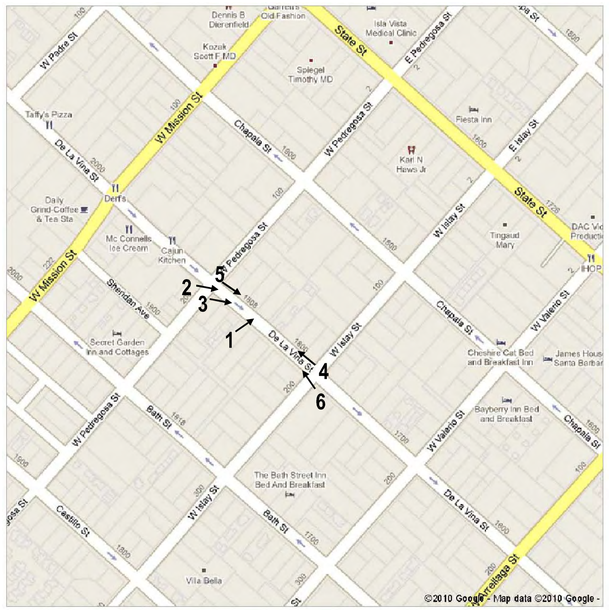
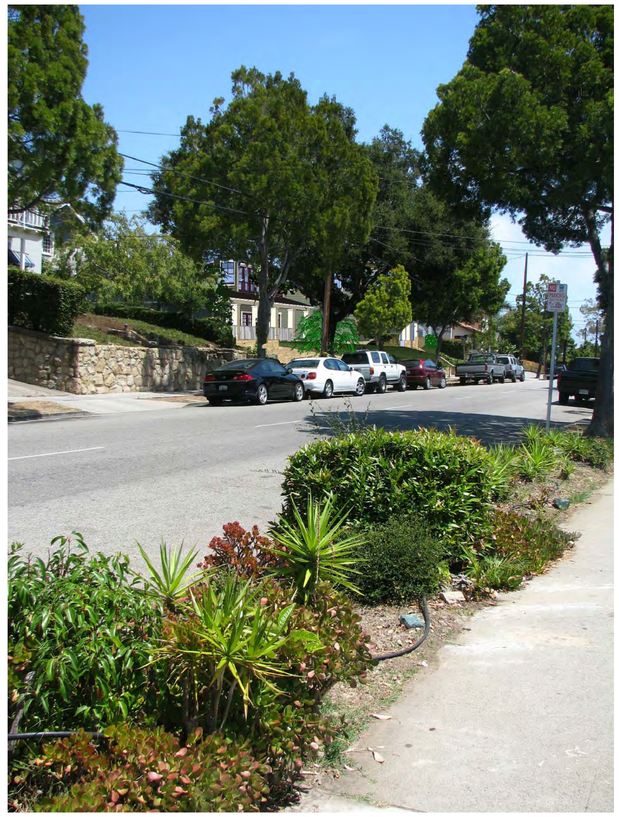
SHEET CONTENTS
3D VIEWS

PROJECT NO: 9645

SHEET
A5.2
OF ALL SHEETS
LATEST REVISION





NTS

1

Hochhauser Blatter

ARCHITECTURE
AND PLANNING

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SANTA BARBARA
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805 962 2746

THE OAK COTTAGE OF SANTA BARBARA

1820, 1822, 1826 DE LA VINA STREET
APN #027-022-022, #027-022-023, #027-022-024
SANTA BARBARA, CA 93103

DATE:	ISSUANCE OR REVISION
11.24.09	CITY P.R.T.
04.28.10	ABR REVIEW
06.01.10	ABR CONCEPT R1
08.24.10	DART SUBMITTAL
10.11.10	ABR GLASS PANEL SUBMITTAL
12.7.10	DART RESUBMITTAL

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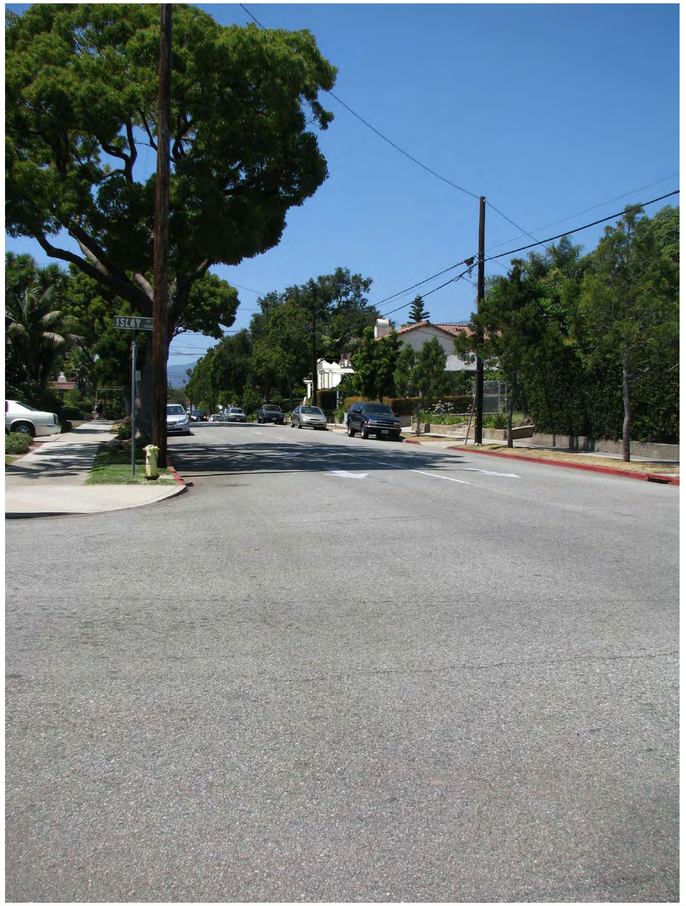
SHEET CONTENTS
3D VIEWS
IN PHOTOSIMULATION

PROJECT NO: 9645

SHEET

A5.3

OF ALL SHEETS
LATEST REVISION



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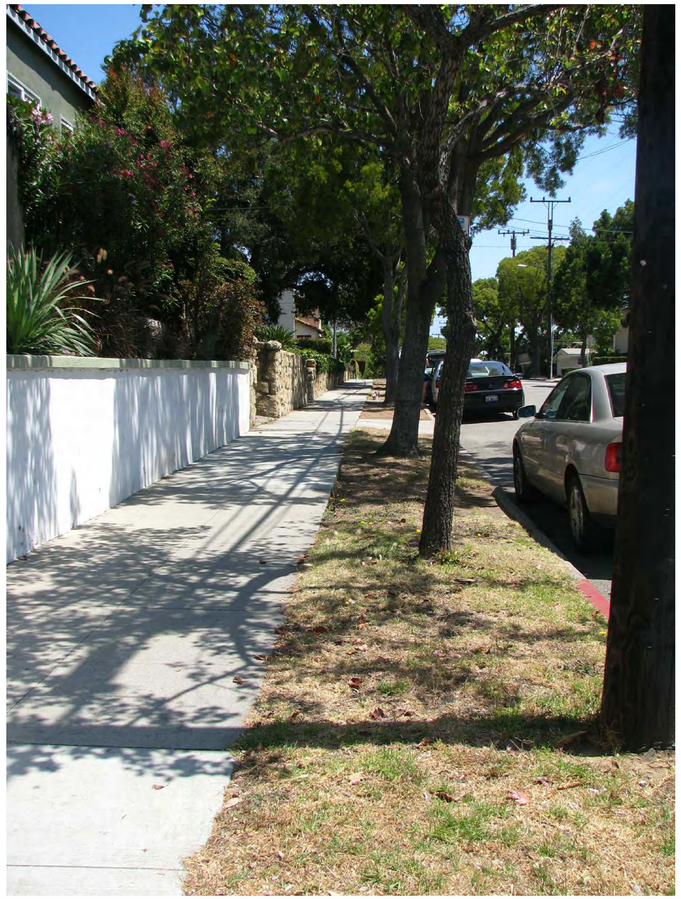

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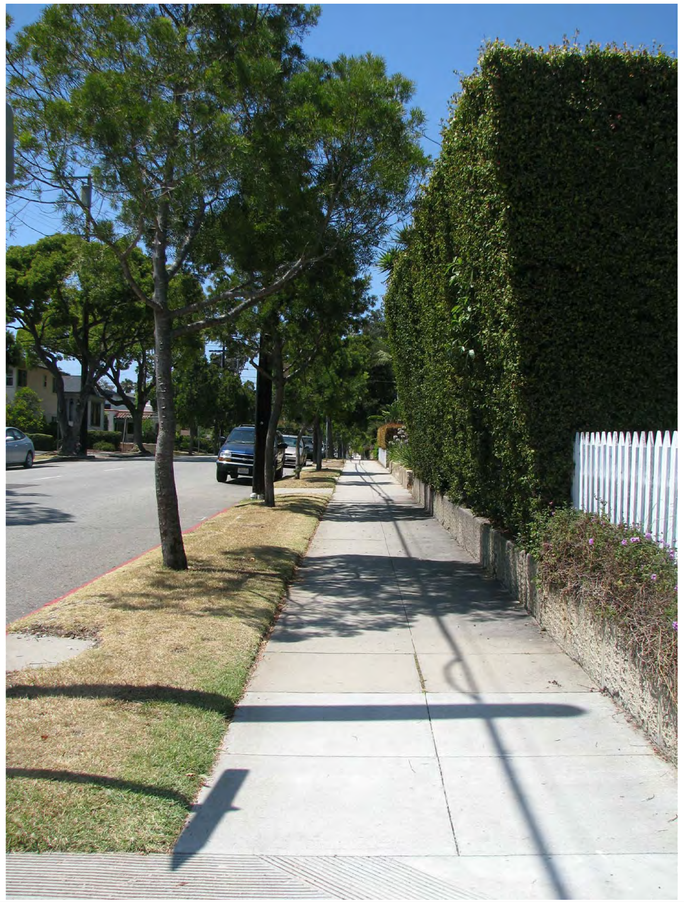
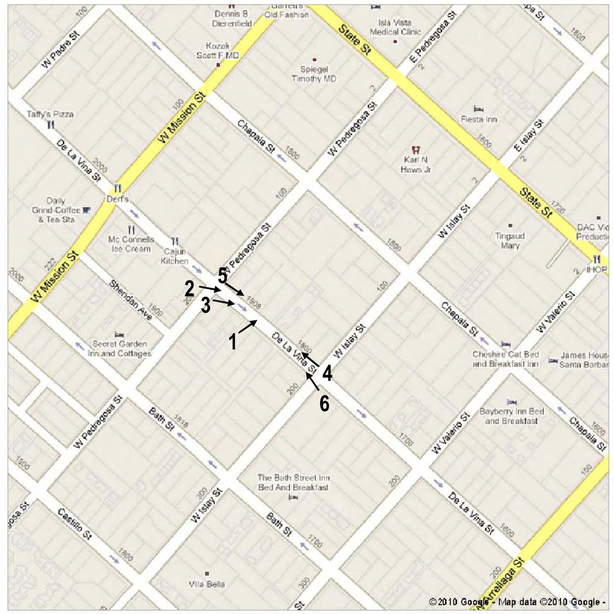


NTS 4



NTS 1

Hochhauser Blatter

ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

THE OAK COTTAGE OF SANTA BARBARA

1820, 1822, 1826 DE LA VINA STREET
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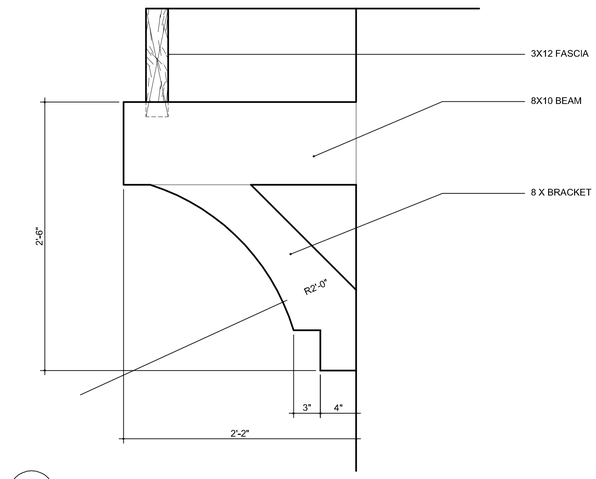
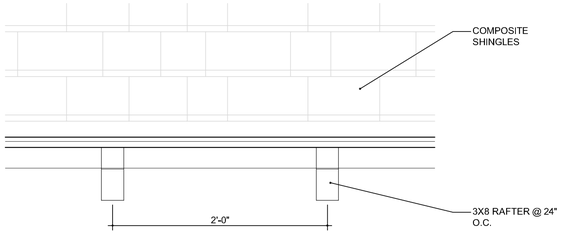
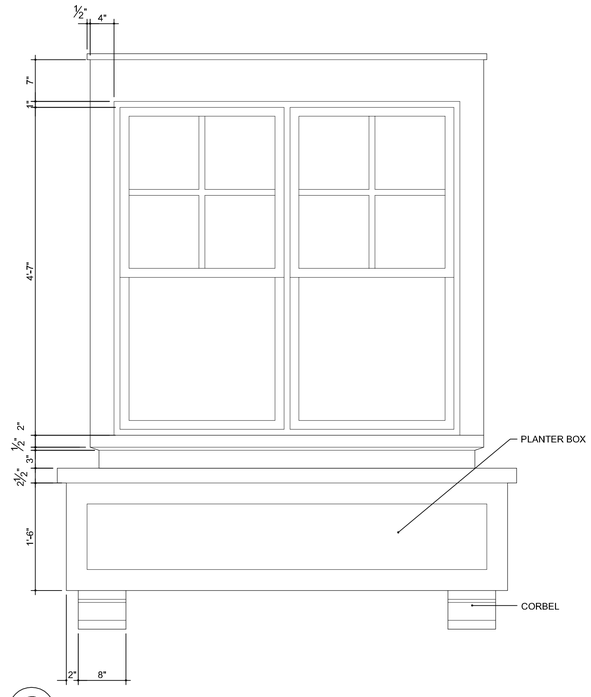


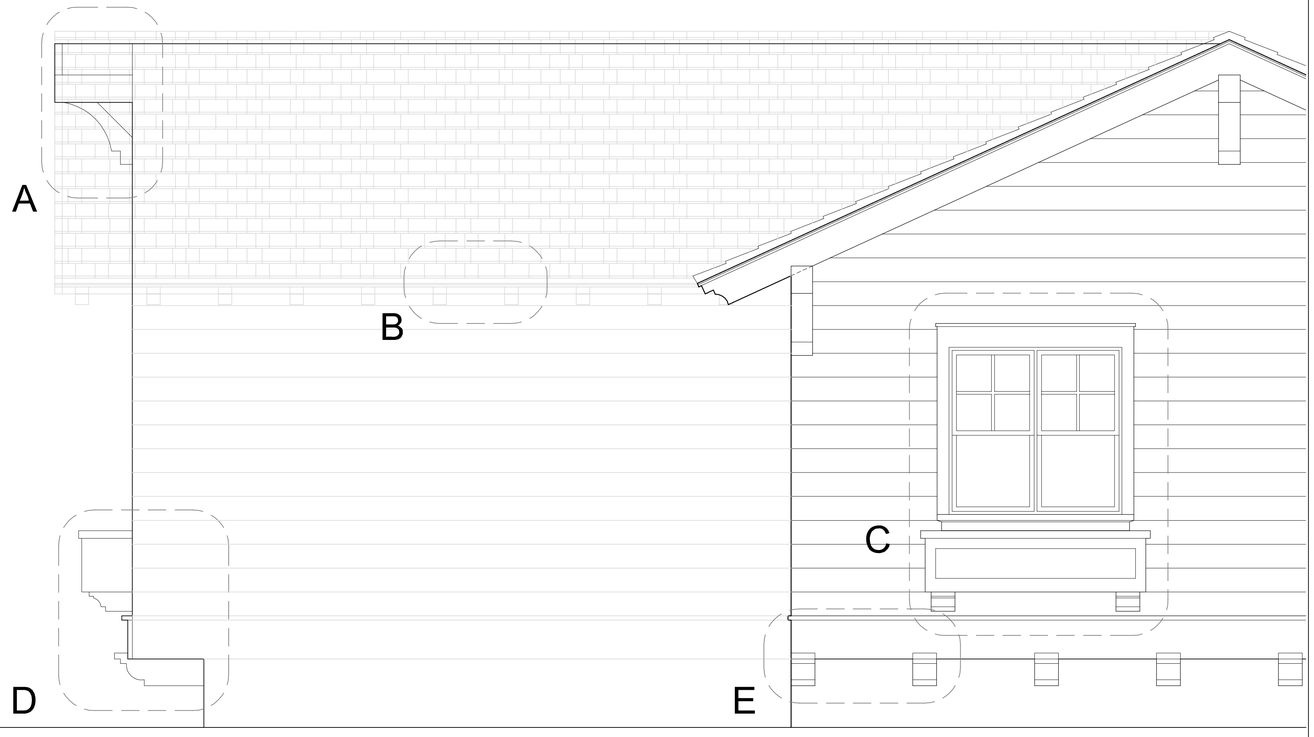
A GABLE END BRACKET DETAIL 1 ½" = 1'-0"

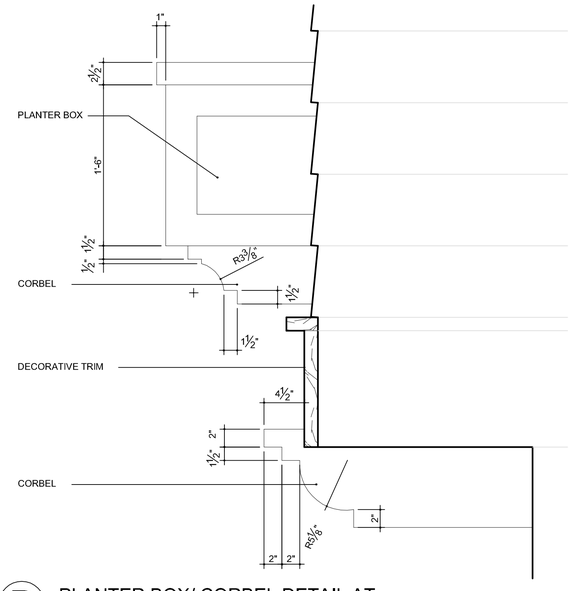


B RAFTER DETAIL ELEVATION 1 ½" = 1'-0"

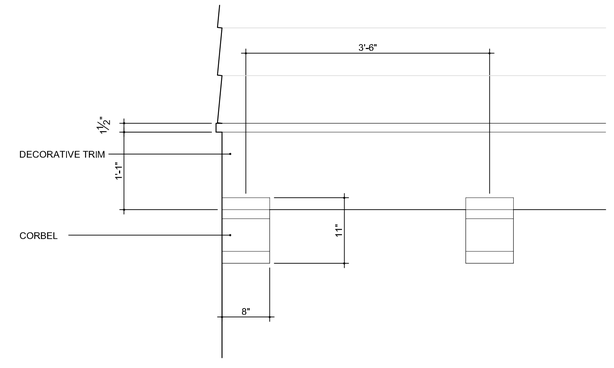


C TYPICAL WINDOW/ PLANTER BOX ELEVATION 1" = 1'-0"





D PLANTER BOX/ CORBEL DETAIL AT CANTILEVER LOCATION 1 ½" = 1'-0"



E TYPICAL CORBEL ELEVATION 1" = 1'-0"

TYPICAL EXTERIOR DETAILS

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805 962 2746

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TYPICAL EXTERIOR DETAILS

PROJECT NO: 9645

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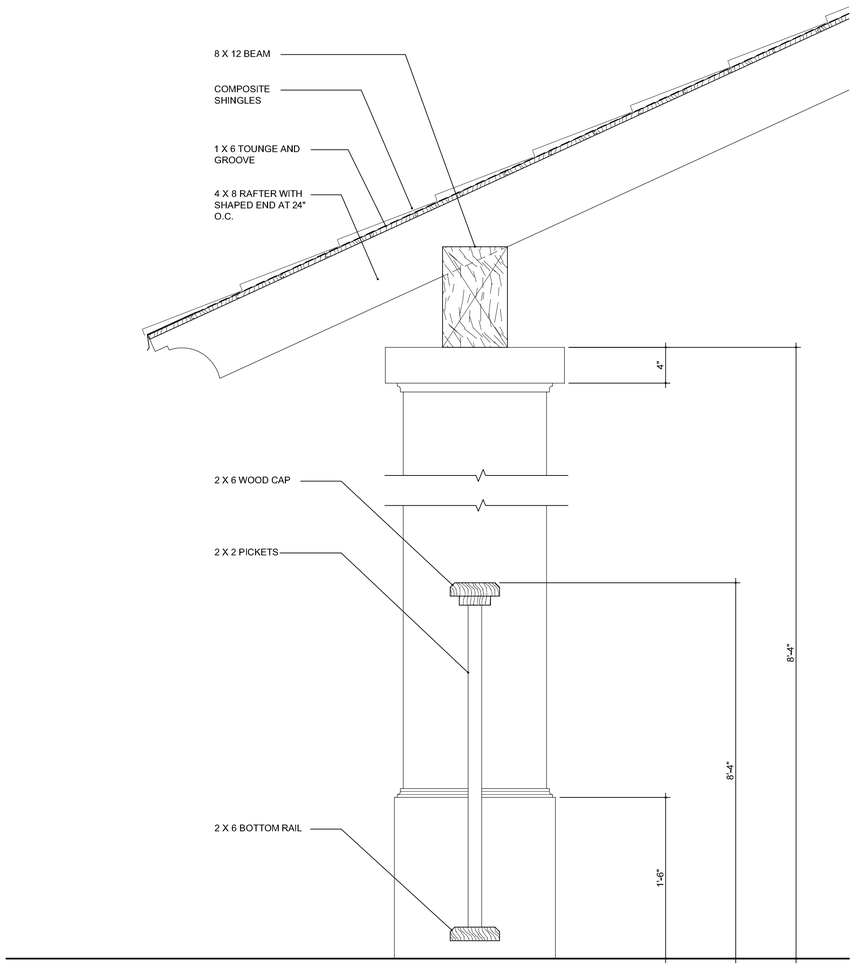
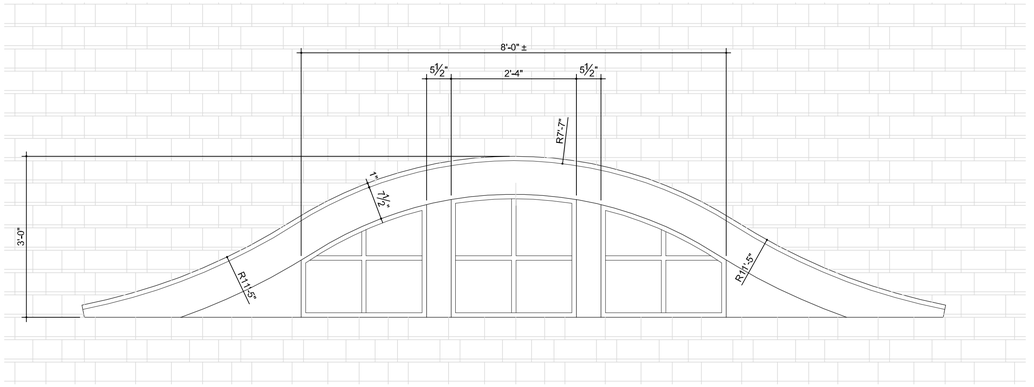


SECTION THRU PORCH

1 ½" = 1'-0"



EYEBROW DORMER WINDOW DETAIL

¾" = 1'-0"

TYPICAL EXTERIOR DETAILS

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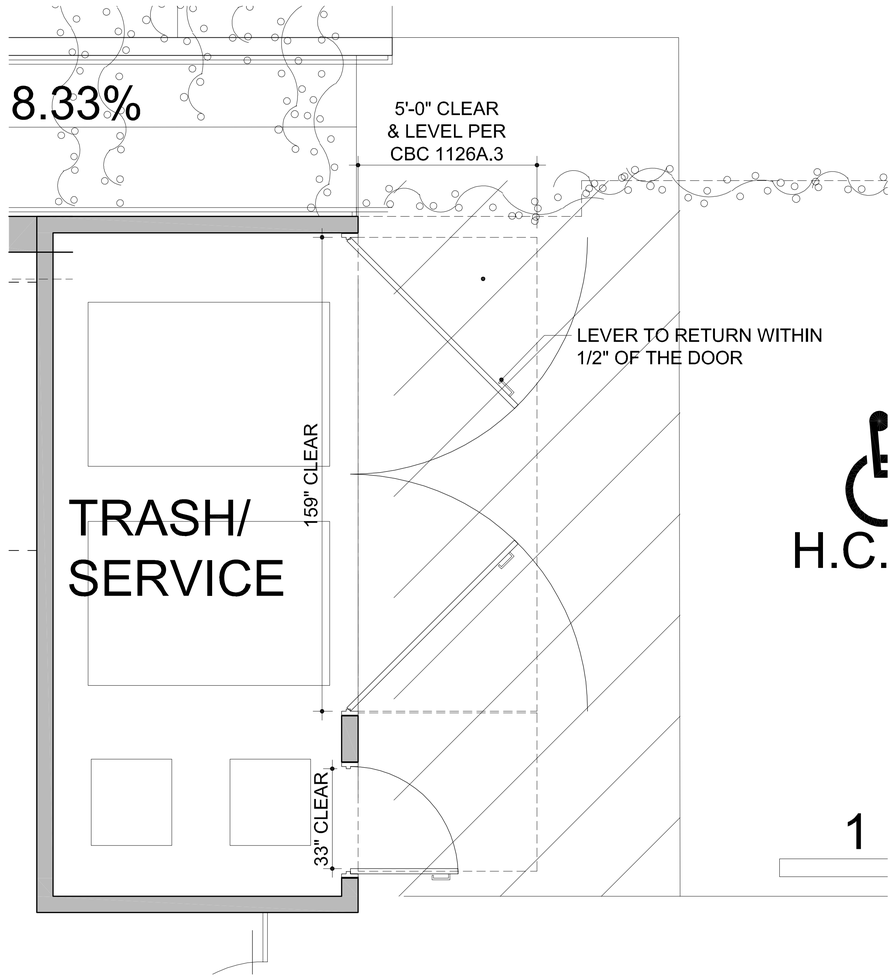
TYPICAL EXTERIOR DETAILS

PROJECT NO: 9645

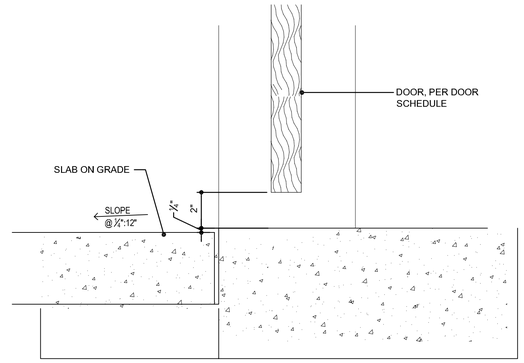
SHEET

A9.2

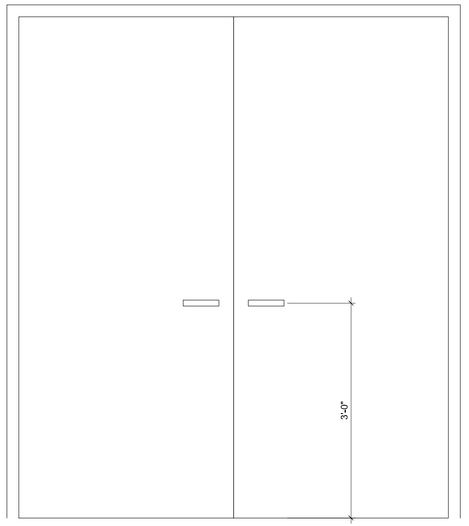
OF ALL SHEETS
LATEST REVISION



TRASH ENCLOSURE PLAN 1/2"=1'-0" | 3



THRESHOLD 3"=1'-0" | 2



DOOR ELEVATION (TRASH ENCLOSURE) 1 1/2"=1'-0" | 1

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SHEET CONTENTS
DETAILS

PROJECT NO: 9645

SHEET
A9.3
OF ALL SHEETS
LATEST REVISION

INSITE CIVIL, INC.
Professional Engineering Services
615 S. Main Street, Suite D, Templeton, CA 93465 (805) 434-3256

Hochhauser Blatter
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

THE OAK COTTAGE OF SANTA BARBARA

1820, 1822, 1826 DE LA VINA STREET
SANTA BARBARA, CA 93103

APN: 027-022-025

23 LF ~ 4" X 14" ALHAMBRA A-470 SIDEWALK DRAIN
OVERLAND ESCAPE ROUTE
68 LF ~ 8" SD S=0.01
BIORETENTION AREA #1
PROPOSED PERIMETER MASONRY WALL
(E) GAS METER
(E) GAS METER (TO BE RELOCATED)
PROPOSED DRIVEWAY PER CITY STANDARD DETAIL 1-003.0-06
PROPOSED TRENCH DRAIN WITH FILTER
12 LF ~ 5" SD S=0.005
12 LF ~ 8" SD S=0.005
48 LF ~ 30" SD (DETENTION PIPE) S=0.001
100 LF ~ 8" SD S=0.005
TRELLIS OVER DRIVEWAY
16% RAMP UP
PERMEABLE PAVERS
BUILDING OVERHANG ABOVE
LANDSCAPING (FILTER STRIP)
BICYCLE PARKING, 3 SPACES
TRASH/ SERVICE
LOADING
H.C. VAN
(E) 46 Ø OAK TREE
MECHANICAL BASEMENT BELOW
SCORED CONCRETE
GB
BIORETENTION AREA #2
PROPOSED PERIMETER WOOD FENCE
(E) WATER METER
(7) STEPS UP
(4) STEPS UP
PROPOSED TWO STORY BUILDING +136.5' FF
TERRACE
PROPOSED TRENCH DRAIN WITH FILTER
PROPOSED SIDEWALK (TYPE A) PER CITY STANDARD DETAIL 1-006.0-06
13 LF ~ 3"X12½" ALHAMBRA A-470 SIDEWALK DRAIN
48 LF~30" SD (DETENTION PIPE) S=0.001
WALKWAY
BIORETENTION AREA #3
90 LF ~ 4"SD S=0.005
DE LA VINA STREET
6" CI WATER LINE
2 STORY APARTMENT BUILDING
2 STORY CONDOMINIUM

GRADING AND EROSION CONTROL NOTES

ESTIMATED CUT = 3,665 CUBIC YARDS
ESTIMATED FILL = 0 CUBIC YARDS
ALL GRADING AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH CITY OF SANTA BARBARA STANDARDS.

BENCHMARK

BENCH MARK: B.M. NO: PED 100W
ELEV.=142.174 FT. NGVD 1929 (1980 ADJUSTMENT)
SQUARE BOLT OF STANDARD CITY MONUMENT, WESTERLY CORNER OF INTERSECTION OF PEDREGOSA STREET AND CHAPALA STREET.

WATER QUALITY AND DRAINAGE NOTES

1. AN UNDERGROUND STORMWATER DETENTION PIPE SYSTEM IS PROPOSED AS SHOWN ON THE PLAN. THE DETENTION SYSTEM IS DESIGNED TO STORE THE RUNOFF FROM A 25-YEAR STORM WHILE RELEASING A FLOW RATE THAT DOES NOT EXCEED THE PRE-DEVELOPED 25-YEAR PEAK FLOW IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE CITY OF SANTA BARBARA STORM WATER MANAGEMENT PROGRAM AND THE STATE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES.
2. FILTERS WILL BE INSTALLED ON THE PROPOSED TRENCH DRAIN AT THE BOTTOM OF THE DRIVEWAY TO TREAT STORMWATER RUNOFF BEFORE DISCHARGING INTO THE PUBLIC STORM DRAIN SYSTEM.
3. ROOF DRAINS WILL DISCHARGE ONTO EITHER PERMABLE PAVER SURFACES OR LANDSCAPED AREAS TO FILTER RUNOFF PRIOR TO DISCHARGING INTO PUBLIC STREETS.
4. BIORETENTION AREAS WILL BE USED TO CAPTURE AND TREAT RUNOFF RESULTING FROM A ONE-INCH STORM.

ABBREVIATIONS

(N)	NEW	TC	TOP OF CURB
EX	EXISTING	TW	TOP OF WALL
EG	EXISTING GRADE	INV.	INVERT
EP	EDGE OF PAVEMENT	AC	ASPHALT CONCRETE
GB	GRADE BREAK	BW	BACK OF SIDEWALK
FG	FINISHED GRADE	TG	TOP OF GRATE
FS	FINISHED SURFACE	SD	STORM DRAIN LINE
FF	1ST FLOOR FINISHED FLOOR	SS	SANITARY SEWER LINE
FL	FLOWLINE	STD	STANDARD
GFF	GARAGE FINISHED FLOOR	W	WATER LINE
MH	MANHOLE	TYP	TYPICAL
FH	FIRE HYDRANT		
CONC	CONCRETE		

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

DATE:	ISSUANCE OR REVISION
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12.10.09	CITY P.R.T.
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11.05.10	DART SUBMITTAL
12.08.10	DART SUBMITTAL

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SHEET CONTENTS
Preliminary Grading and Drainage Plan

PROJECT NO: 9645

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C-1
OF ALL SHEETS
LATEST REVISION

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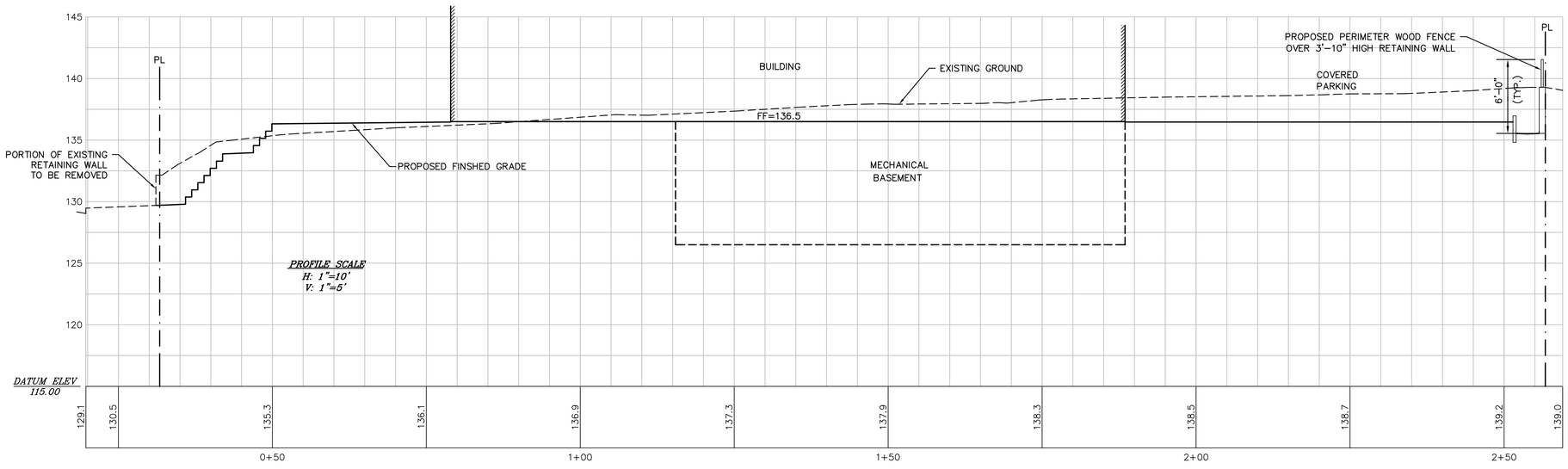

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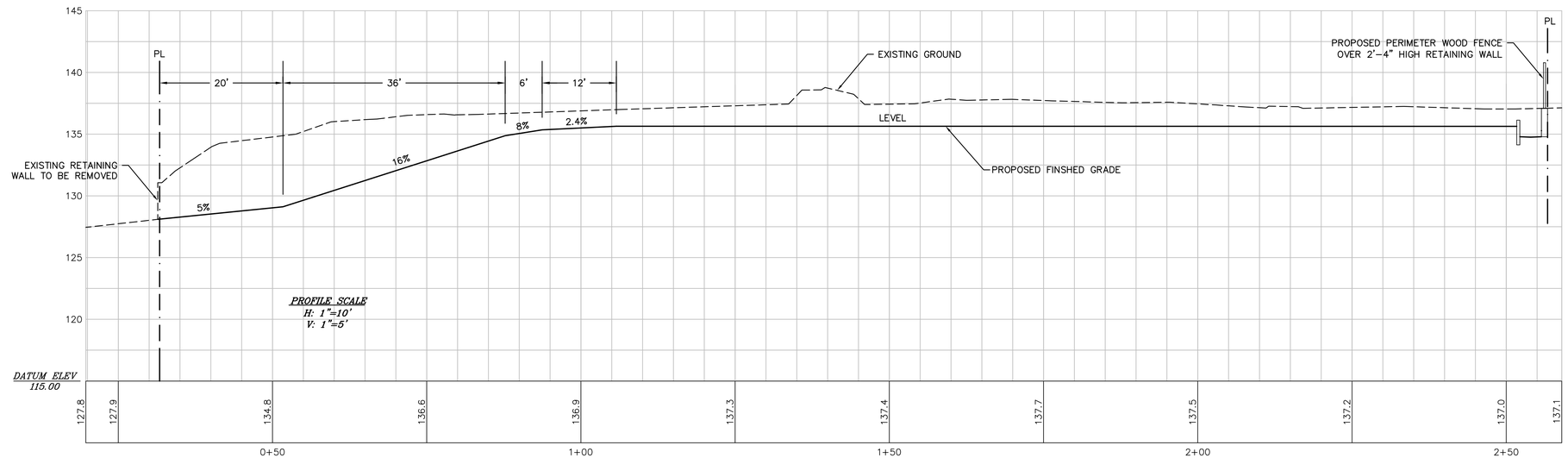
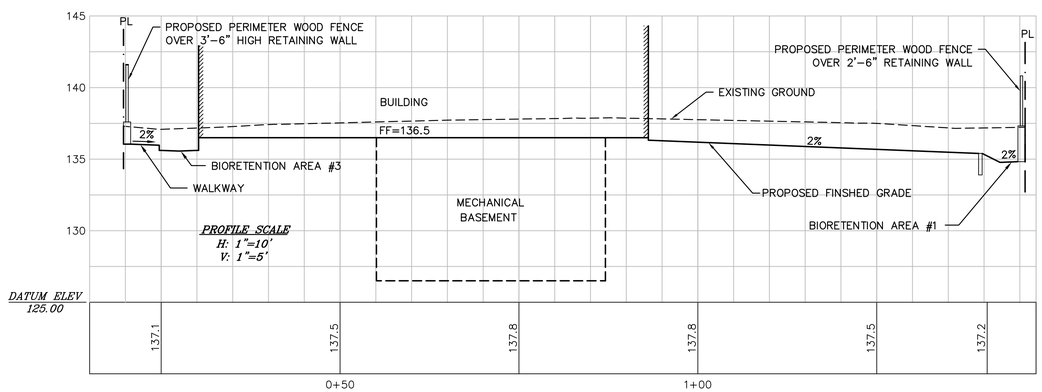


SECTION B–B



SECTION C–C

INSITE CIVIL, INC.
Professional Engineering Services
615 S. Main Street, Suite D, Templeton, CA 93465 (805) 434-3256

Hochhauser Blatter
ARCHITECTURE
AND PLANNING

122 E. ARRELLAGA
SANTA BARBARA
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805 962 2746

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SHEET CONTENTS
Site Sections

PROJECT NO: 9645

SHEET
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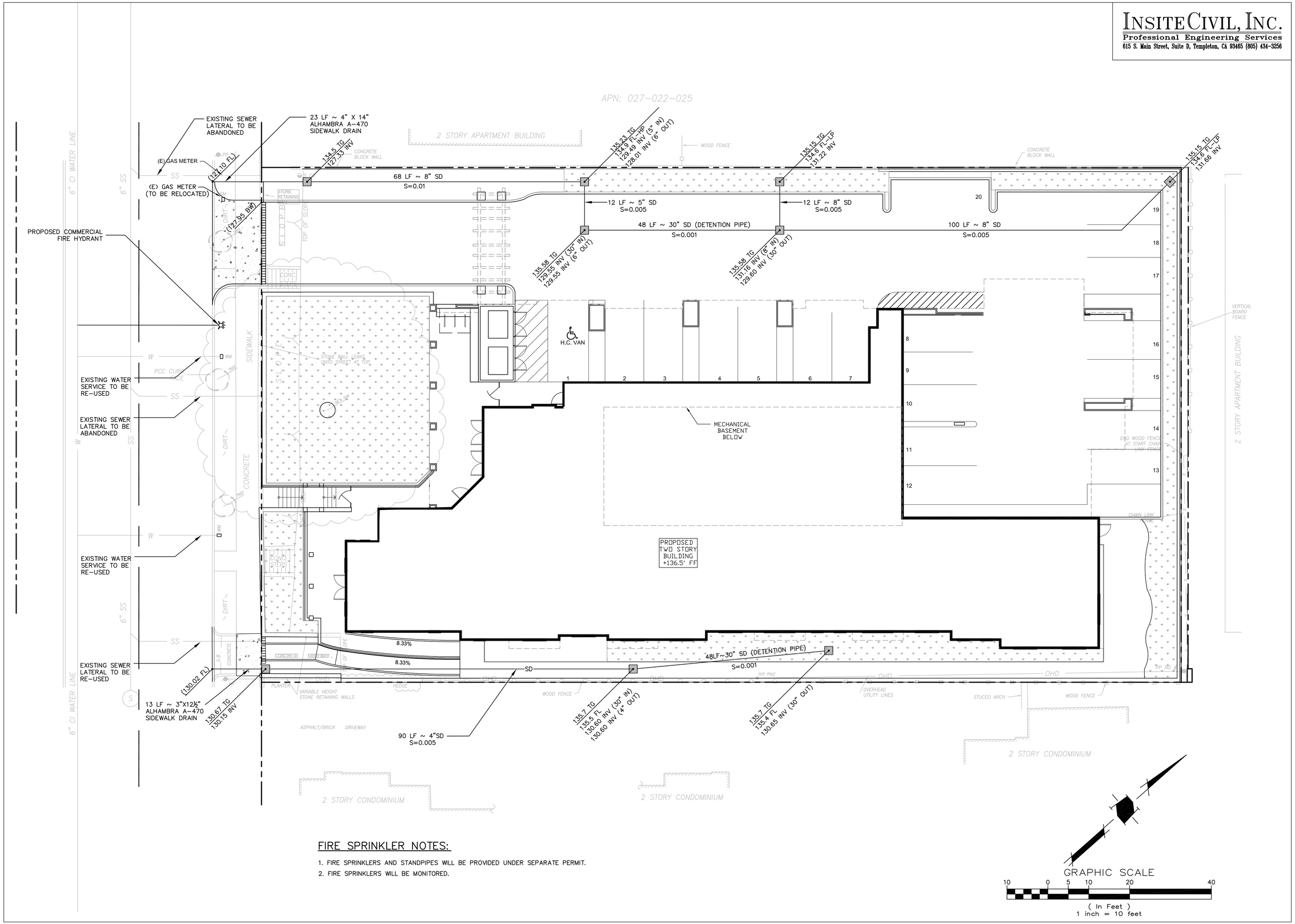

FIRE SPRINKLER NOTES:

1. FIRE SPRINKLERS AND STANDPIPES WILL BE PROVIDED UNDER SEPARATE PERMIT.
2. FIRE SPRINKLERS WILL BE MONITORED.

INSITE CIVIL, INC.
Professional Engineering Services
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SHEET CONTENTS
Preliminary Utility Plan

PROJECT NO: 9645

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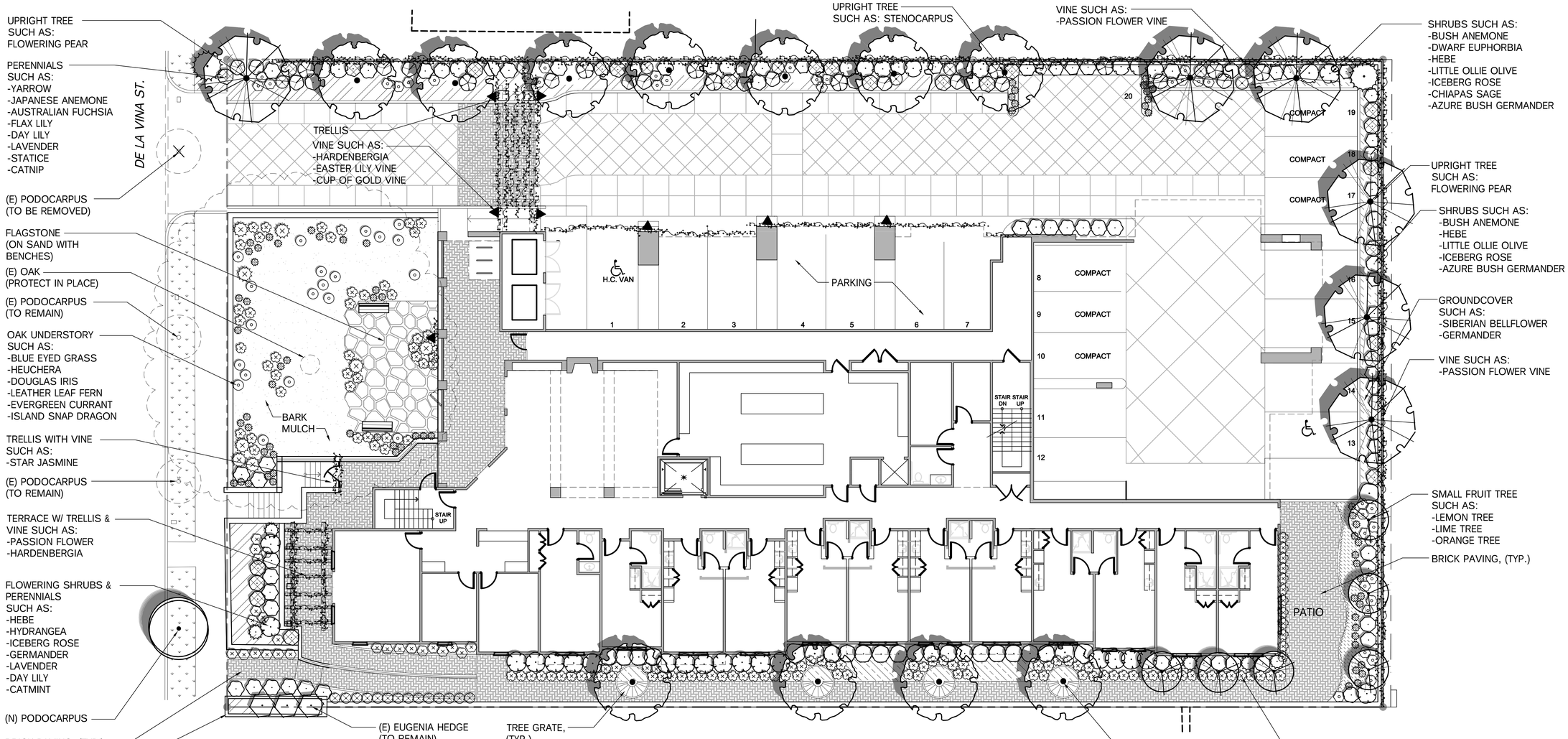
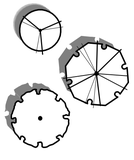


PLANT_SCHEDULE



TREES

BOTANICAL/COMMON

Citrus spp. / Lemon, Lime, or Orange Tree

Pyrus calleryana `Aristocrat` TM / Aristocrat Flowering Pear

Stenocarpus sinuatus / Firewheel Tree

SHRUBS

Camelia japonica / Camelia

Carpenteria californica / Bush Anemone

Euphorbia characias `Bruce`s Dwarf` / Dwarf Euphorbia

Hebe x `Patty`s Purple` / Hebe

Hydrangea macrophylla `Nikko Blue` / Nikko Blue Hydrangea

Lavatera assurgentiflora / Mallow

Olea europaea `Little Ollie` TM / Little Ollie Olive

Osmanthus fragrans / Sweet Olive

Rosa floribunda `Iceberg` / Iceberg Rose

Salvia chiapensis / Chiapas Sage

Teucrium fruticans `Azureum` / Azure Bush Germander

ANNUALS/PERENNIALS

Acanthus mollis / Bear`s Breech

Achillea millefolium 'Lavender Beauty' / Yarrow

Anemone japonica / Japanese Anemone

Anigozanthos x 'Big Red' / Big Red Kangaroo Paw

Correa triphylla `Gartenmeister Bonstedt` / Australian Fuchsia

Dianella tasmanica 'White Stripe' / Flax Lily

Helleborus orientalis / Lenten Rose

Hemerocallis x 'Nile Crane' / Daylily

Heuchera maxima 'Santa Ana Cardinal' / Island Alum Root

Iris douglasiana PCH `Lavender and White` / Lavender and White Iris

Lavandula heterophylla / Lavender

Limonium perezii / Statice

Liriope muscari `Silver Dragon` / Lily Turf

Nepeta reichenbachiana / Catnip

Penstemon heterophyllus `Margarita BOP` / Beard Tongue

Polystichum munitum / Western Sword Fern

Stachys byzantina `Silver Carpet` / Lamb`s Ears

Teucrium fruticans `Azureum` / Azure Bush Germander

Teucrium fruticans `Compacta` / Bush Germander

Tulbaghia violacea / Society Garlic

VINES

Beaumontia grandiflora / Easter Lily Vine

Hardenbergia violacea / Lilac Vine

Passiflora x alatocaerulea / Passion Flower Vine

Solandra maxima / Cup of Gold Vine

Trachelospermum jasminoides / Star Jasmine

GROUND COVERS

Campanula poscharskyana / Siberian Bellflower

Fragaria chiloensis / Beach Strawberry

Geranium himalayense / Cranesbill

Heuchera maxima `Santa Ana Cardinal` / Island Alum Root

Teucrium majoricum / Germander

OAK UNDERSTORY PLANTS

Dryopteris arguta / Southern Sword Fern

Galvezia speciosa / Island snapdragon

Heuchera maxima / Island alum root

Lilium humboldtii / Humboldt Lily

Ribes sanguineum var. glutinosum / Pink Flowering Currant

Ribes viburnifolium / Evergreen currant

Salvia spathacea / Hummingbird sage

SITE STATISTICS

SITE AREA: 28,350 SQ FT
LANDSCAPE AREA: 5,290 SQ FT
LANDSCAPE COVERS 19% OF SITE

N
W E
S

Scale: 1" = 10'-0"

DAVID R. BLACK & ASSOCIATES
LANDSCAPE ARCHITECTURE URBAN DESIGN
1718 PAMPAS AVE. SANTA BARBARA, CALIFORNIA 93101
Telephone 805.898.8717 Fax 898.0373
dblack@davidrblackla.com

Project
Oak Cottage of Santa Barbara
1820, 1822, 1826, De La Vina Street
Santa Barbara, CA 93103

Sheet Title
Conceptual Landscape Plan

Revisions

No.	Date	Revision

Date 12-14-10
Scale 1" = 10'-0"
Drawn NJ
Job

Sheet Number L-1

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