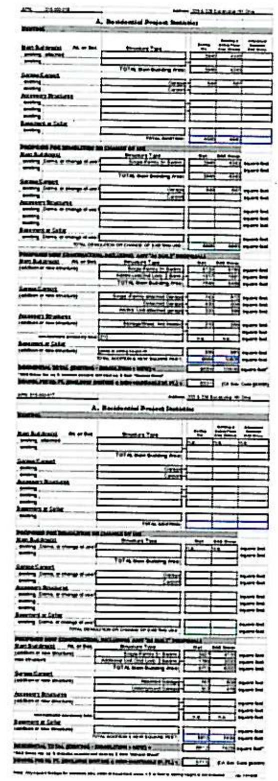
PROPOSED : NEW RESIDENCES

232 & 226 EUCALYPTUS HILL DRIVE



DRAWING INDEX

SITE & GENERAL PLANS
T.01 TITLE SHEET
T.02 SITE CONTEXT INFORMATION SHEET
A0.01 EXISTING SITE AND DEMOLITION PLAN
LLA.01 LOT LINE ADJUSTMENT
LLA.02 PRELIMINARY UTILITY, DRAINAGE, AND GRADING PLAN
LLA.03 SLOPE MAP EXHIBIT
A0.02 PROPOSED SITE PLAN
A0.03 SITE SECTIONS
L1.1 SCHEMATIC TREE PROTECTION AND REMOVAL PLAN
L1.2 SCHEMATIC LANDSCAPE PLAN
L1.3 SCHEMATIC LANDSCAPE PLAN
L1.4 SCHEMATIC LANDSCAPE PLAN

226 & 228 EUCALYPTUS HILL - MAIN HOUSE
AMH2.01 MAIN HOUSE - MAIN LEVEL FLOOR PLAN
AMH2.02 MAIN HOUSE - UPPER & LOWER LEVEL FLOOR PLAN
AMH2.03 MAIN HOUSE - UPPER & LOWER LEVEL ROOF PLAN
AMH3.01 MAIN HOUSE - CHARACTER SKETCHES
AMH5.02 MAIN HOUSE - EXTERIOR ELEVATIONS

MAIN GUEST HOUSE
AMG2.01 MAIN GUEST HOUSE - FLOOR PLANS
AMG5.01 MAIN GUEST HOUSE - EXTERIOR ELEVATIONS

MAIN GARAGE
AMG2.01 MAIN GARAGE

232 & 234 EUCALYPTUS HILL - GALLERY HOUSE
AGH2.01 GALLERY HOUSE - MAIN LEVEL FLOOR PLAN
AGH5.01 GALLERY HOUSE - EXTERIOR ELEVATIONS

GALLERY GUEST HOUSE
AGG2.01 GALLERY GUEST HOUSE - MAIN LEVEL FLOOR PLAN
AGG2.02 GALLERY GUEST HOUSE - ENTRY LEVEL FLOOR & ROOF PLAN
AGG5.01 GALLERY GUEST HOUSE - EXTERIOR ELEVATIONS
AGG6.01 GALLERY GUEST HOUSE - SECTIONS AND PARKING PLANS

EXHIBIT A

ABBREVIATIONS

@	AT	HB	HOSE BIBB	VCT	VINYL COMP. TILE
℄	CENTER LINE	HP	HORSE POWER	VERT	VERTICAL
⅊	PENNY	HR	HOUR	VGDF	VERTICAL GRAIN DOUGLAS FIR
#	POUND	HTR	HEATER	VTR	VENT THRU ROOF
⊥	PERPENDICULAR	HVAC	HEATING/VENTI-LATING/A/C	W	WEST
∠	ANGLE	HW (R)	HOT WATER (RETURN)	WC	WATER CLOSET
AB	ANCHOR BOLT	INV	INVERT	WH	WATER HEATER
AC	ASPHALTIC CONCRETE	LAM	LAMINATE(D)	WP	WATERPROOF
A/C	AIR CONDITIONING	LAV	LAVATORY	WS	WOOD SCREW OR WATER SOFTENER
ALUM	ALUMINUM	LB	LAG BOLT	WWF	WELDED WIRE FABRIC
ANOD	ANODIZED	LC	LAUNDRY CHUTE	W/	WITH
BD	BOARD	LT	LIGHT	W/O	WITHOUT
BLDG	BUILDING	MAS	MASONRY		
BLKG	BLOCKING	MATL	MATERIAL		
BN	BOUNDARY NAILING	MAX	MAXIMUM		
BOT	BOTTOM	MB	MACHINE BOLT		
CB	CATCH BASIN	MECH	MECHANICAL		
CI	CAST IRON	MEMB	MEMBRANE		
CJ	CEILING JOIST	MTL	METAL		
CLG	CEILING	MFR	MANUFACTURER		
CLR	CLEAR	MIN	MINIMUM		
CMU	CONCRETE MASONRY UNIT	MISC	MISCELLANEOUS		
CO	CLEAN OUT	N	NORTH		
COL	COLUMN	(N)	NEW		
CONT	CONTINUOUS	NIC	NOT IN CONTRACT		
CSK	COUNTERSINK	NO / #	NUMBER		
DF	DOUGLAS FIR	NTS	NOT TO SCALE		
DIA	DIAMETER	OC	ON CENTER		
DN	DOWN	OH	OVAL HEAD OR OVER HEAD		
DS	DOWNSPOUT	OPNG	OPENING		
DWG	DRAWING	PL	PLATE OR PROP. LINE		
E	EAST	PLAM	PLASTIC LAMINATE		
(E)	EXISTING	PLAS	PLASTER		
EA	EACH	PLYWD	PLYWOOD		
EJ	EXPANSION JOINT	P	PAINT (NUMBER - SEE SPECS)		
ELEV	ELEVATION	PR	PAIR		
EN	EDGE NAIL	PT DF	PRESSURE-TREATED DOUGLAS FIR		
EQ	EQUAL	RD	ROOF DRAIN		
EQUIP	EQUIPMENT	RH	ROUND HEAD		
FAU	FORCED AIR UNIT	RM	ROOM		
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	RO	ROUGH OPENING		
FD	FLOOR DRAIN	RWD	REDWOOD		
FE(C)	FIRE EXTING.(+ CABINET)	SCHED	SCHEDULE(D)		
FF	FINISHED FLOOR	S	SOUTH		
FG	FINISHED GRADE	SHTHG	SHEATHING		
FH	FLAT HEAD	SIM	SIMILAR		
FIN	FINISH	SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION		
FL	FLOW LEVEL	SPEC	SPECIFICATION		
FLG	FLASHING	SQ	SQUARE		
FLR	FLOOR	SSTL	STAINLESS STEEL		
FN	FIELD NAILING	STD	STANDARD		
FOC	FACE OF CONCRETE	STL	STEEL		
FOF	FACE OF FINISH	TC	TOP OF CURB OR TOP OF CONCRETE		
FOM	FACE OF MASONRY	TCB	TOP OF CATCH BASIN		
FOP	FACE OF PLYWOOD	T&G	TONGUE AND GROOVE		
FOS	FACE OF STUD	TP	TOP OF PAVING		
FT	FOOT OR FEET	TOW	TOP OF WALL		
GA	GAUGE	TYP	TYPICAL		
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE		
GYP	GYPSUM				

PROJECT INFORMATION

PROJECT SITE ADDRESS:	226-234 EUCALYPTUS HILL DRIVE SANTA BARBARA, CA 93108
PROPERTY OWNER:	CYNDEE HOWARD
COUNTY ASSESSOR'S PARCEL NUMBERS:	226 & 228 EUCALYPTUS HILL: TO BE DETERMINED 232 & 234 EUCALYPTUS HILL: TO BE DETERMINED
LAND USE ZONE DISTRICT:	A-2
GENERAL PLAN LANDUSE DESIGNATION(S):	EUCALYPTUS HILL
HIGH FIRE AREA:	YES
EXISTING USE:	232 EUCALYPTUS HILL: SINGLE FAMILY RESIDENCE AND TWO-CAR GARAGE 226 EUCALYPTUS HILL: EMPTY LOT W/ GREENHOUSE FOUNDATION
PROPOSED USE:	226 & 228 EUCALYPTUS HILL: SINGLE FAMILY RESIDENCE WITH AN ATTACHED 3 CAR GARAGE, AN ADDITIONAL DWELLING UNIT WITH ONE CAR GARAGE, AND DETACHED 3 CAR GARAGE 232 & 234 EUCALYPTUS HILL: SINGLE FAMILY RESIDENCE WITH AN ATTACHED 2 CAR GARAGE, AND AN ADDITIONAL DWELLING UNIT WITH A 2 CAR GARAGE
CONSTRUCTION TYPE:	V-NR
OCCUPANCY GROUP:	R-3
REQUIRED SETBACKS:	FRONT 35' INTERIOR 15'
HEIGHT LIMIT:	30' AND SOLAR ACCESS HEIGHT LIMITATION APPLIES
AVERAGE SLOPE OF TOTAL PROPERTY:	15% TO 20%
AMOUNT OF CUT IN CUBIC YARDS:	
AMOUNT OF FILL IN CUBIC YARDS:	
NUMBER OF EXISTING DWELLINGS:	1
NUMBER OF PROPOSED DWELLINGS:	4
NUMBER OF BUILDINGS BEING DEMOLISHED:	1
SQUARE FOOTAGE OF EXISTING LOT:	232 EUCALYPTUS HILL 2.75 ACRES 226 EUCALYPTUS HILL 2.83 ACRES
SQUARE FOOTAGE OF PROPOSED LOTS:	226 & 228 EUCALYPTUS HILL: 2.47 ACRES (NORTH LOT) 232 & 234 EUCALYPTUS HILL: 3.10 ACRES (SOUTH LOT)
NUMBER OF EX. COVERED PARKING SPACES:	226 & 228 EUCALYPTUS HILL: 2 (NORTH LOT) 232 & 234 EUCALYPTUS HILL: 0 (SOUTH LOT)
NUMBER OF PROP. COVERED PARKING SPACES:	226 & 228 EUCALYPTUS HILL: 7 (NORTH LOT) 232 & 234 EUCALYPTUS HILL: 3 (SOUTH LOT)

PROJECT DESCRIPTION

DEMOLITION OF EXISTING RESIDENCE, GREENHOUSE FOUNDATION, AND EXISTING HARDSCAPE DRIVEWAY.

LOT LINE ADJUSTMENT TO CHANGE SUBDIVISION OF LOTS INTO A NORTH AND SOUTH SITE LOT SPLIT RATHER THAN THE EXISTING EAST WEST SPLIT.

CONSTRUCTION OF NEW THREE LEVEL +/- 8,000 SF RESIDENCE, ONE LEVEL GUEST HOUSE/GARAGE, AND DETATCHED GARAGE ON THE NORTH LOT (226 & 228 EUCALYPTUS HILL). NEW SITE HARDSCAPE INCLUDING DG DRIVEWAY/ AUTOCOURT. NEW SITE LANDSCAPING.

CONSTRUCTION OF NEW ONE LEVEL +/- 4,000 SF RESIDENCE AND TWO LEVEL GUEST HOUSE/GARAGE ON THE SOUTH LOT (232 & 234 EUCALYPTUS HILL). NEW SITE HARDSCAPE INCLUDING DG DRIVEWAY/ AUTOCOURT. NEW SITE LANDSCAPING.

AREA CALCULATIONS

226 & 228 EUCALYPTUS HILL DRIVE (NORTH LOT)

SITE DATA:			
SITE (GROSS)	2.47 ACRE	107,[illegible] S.F.	100%
EASEMENTS/ R.O.W.		0 S.F.	0%
SITE (NET)		107,[illegible] S.F.	100%
BUILDING COVERAGE		[illegible] S.F.	[illegible]%
HARDSCAPE/ PAVED AREAS (PATIOS)		[illegible] S.F.	[illegible]%
IMPERVIOUS DRIVEWAY		11,[illegible] S.F.	11%
PERVIOUS DRIVEWAY		[illegible] S.F.	[illegible]%
LANDSCAPE/ OPEN SPACE		[illegible] S.F.	70%

BUILDING DATA:	NET	GROSS
MAIN HOUSE	[illegible] S.F.	[illegible] S.F.
ATTACHED GARAGE	[illegible] S.F.	[illegible] S.F.
DETACHED GARAGE	[illegible] S.F.	[illegible] S.F.
DETACHED GARAGE STORAGE	[illegible] S.F.	[illegible] S.F.
ADDITIONAL DWELLING UNIT	1,[illegible] S.F.	1,[illegible] S.F.
ADD. DWELLING UNIT ATTACHED GARAGE	[illegible] S.F.	[illegible] S.F.

BALCONIES DECKS AND PORCHES:	
MAIN HOUSE	4,[illegible] S.F.
ADDITIONAL DWELLING UNIT	1,[illegible] S.F.

PARKING:	
MAIN HOUSE	3 CAR
DETACHED GARAGE (GUEST HOUSE PARKING)	3 CAR
ADDITIONAL DWELLING UNIT	1 CAR

232 & 234 EUCALYPTUS HILL (SOUTH LOT)

SITE DATA:			
SITE (GROSS)	3.10 ACRE	134,[illegible] S.F.	100%
EASEMENTS/ R.O.W.		0 S.F.	0%
SITE (NET)		134,[illegible] S.F.	100%
BUILDING COVERAGE		[illegible] S.F.	[illegible]%
HARDSCAPE/ PAVED AREAS (PATIOS)		[illegible] S.F.	4%
IMPERVIOUS DRIVEWAY		[illegible] S.F.	2%
PERVIOUS DRIVEWAY		1,[illegible] S.F.	1%
LANDSCAPE/ OPEN SPACE		11[illegible] S.F.	[illegible]%

BUILDING DATA:	NET	GROSS
GALLERY HOUSE	[illegible] S.F.	4,[illegible] S.F.
ATTACHED GARAGE	[illegible] S.F.	[illegible] S.F.
ADDITIONAL DWELLING UNIT	1,[illegible] S.F.	2,[illegible] S.F.
ADD. UNIT UNDERGROUND GARAGE	[illegible] S.F.	[illegible] S.F.

BALCONIES, DECKS, AND PORCHES:	
GALLERY HOUSE	[illegible] S.F.
ADDITIONAL DWELLING UNIT	1,[illegible] S.F.

PARKING:	
GALLERY HOUSE ATTACHED GARAGE	2 CAR
ADDITIONAL DWELLING UNIT	2 CAR (UNDERGROUND)

APPLICATION REQUEST

1. LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS OF APPROXIMATELY 2.83 AND 2.75 ACRES, RESULTING IN TWO PARCELS OF APPROXIMATELY 2.47 AND 3.10 ACRES, PURSUANT TO SUBDIVISION MAP ACT SECTION 66412(d).

FOR THE RECONFIGURED UPPER LOT, 226-228 EUCALYPTUS HILL DRIVE:

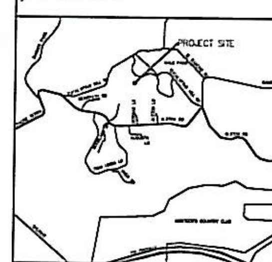
2. A PERFORMANCE STANDARD PERMIT TO ALLOW AN ADDITIONAL DWELLING UNIT AT 226 EUCALYPTUS HILL DRIVE (SBMC 28.93.030.E).
3. MODIFICATION TO ALLOW A LOT TO HAVE LESS THAN 100 FEET OF FRONTAGE ON A PUBLIC STREET AT 226 EUCALYPTUS HILL DRIVE, AN EXISTING PRIVATE ROAD (SBMC 28.92.025.A.2).
4. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS MUST BE MADE BY THE PLANNING COMMISSION FOR THE PROPERTY LOCATED IN THE HILLSIDE DESIGN DISTRICT AND THE DEVELOPMENT WOULD EXCEED 5,000 SQ. FT. AND GRADING IN EXCESS OF 500 CUBIC YARDS OUTSIDE THE MAIN BUILDING FOOTPRINT (SBMC 22.68.070).

FOR THE RECONFIGURED LOWER LOT, 232-234 EUCALYPTUS HILL DRIVE:

5. A PERFORMANCE STANDARD PERMIT TO ALLOW AN ADDITIONAL DWELLING UNIT AT 234 EUCALYPTUS HILL DRIVE (SBMC 28.93.030.E).
6. MODIFICATION TO ALLOW A LOT TO HAVE LESS THAN 100 FEET OF FRONTAGE ON A PUBLIC STREET AT 232 EUCALYPTUS HILL DRIVE, AN EXISTING PRIVATE ROAD (SBMC 28.92.025.A.2).
7. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS MUST BE MADE BY THE PLANNING COMMISSION FOR THE PROPERTY LOCATED IN THE HILLSIDE DESIGN DISTRICT AND THE DEVELOPMENT WOULD EXCEED 5,000 SQ. FT. AND GRADING IN EXCESS OF 500 CUBIC YARDS OUTSIDE THE MAIN BUILDING FOOTPRINT (SBMC 22.68.070).

SYMBOL LEGEND

- DATUM POINT, WORK POINT
- WINDOW TYPE
- DOOR TYPE
- REVISION
- KEYNOTE
- REFERENCE, EQUIPMENT
- REFERENCE, PLUMBING FIXT.
- REFERENCE, MECH. EQUIP.
- ROOM NAME / NUMBER
- EXISTING GRADE MARKER
- NEW GRADE MARKER
- INTERIOR ELEVATION (DRAWING NUMBER, SHEET NUMBER)
- SECTION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
- ELEVATION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
- DETAIL REFERENCES (DRAWING NUMBER, SHEET NUMBER)



VICINITY MAP

EUCALYPTUS HILL RESI
226, 228, 232, & 234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0316

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
08.20.04	ABR CONCEPTUAL
10.10.05	PC SUBMITTAL
05.08.06	ABR CONCEPTUAL
06.09.06	P.C. SUBMITTAL
10.17.06	REVISED P.C. SUBMITTAL

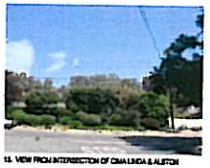
T.01
TITLE SHEET

TOPOGRAPHIC MAP

226 & 232 EUCALYPTUS HILL DRIVE, CITY OF SANTA BARBARA, CA

14. VIEW FROM LOWER WOODLAND DRIVE

15. VIEW FROM CUL-DE-SAC OF WOODLAND DRIVE



16. VIEW FROM INTERSECTION OF CIMA LINDA & ALSTON

Eucalyptus Hill Drive
Comparison of lot sizes and residence sizes in neighborhood

Updated	APN #	Street Address	Lot Size	Lot Size (SF)	Residence Size (Net)	Accessory	Add. Dwelling Unit	Garage	Total	FAR
2006	15-050-011	227 Eucalyptus Hill Drive	1.21 Acres	53,229	6,132	489		734	6,366	0.12
2006	15-050-012	233 Eucalyptus Hill Drive	3.51 Acres	154,236	6,195		6,195		6,195	0.05
2001	15-050-013	232 Eucalyptus Hill Drive	.83 Acres	36,208	3,632			720	4,292	0.12
1978	15-050-014	228 Eucalyptus Hill Drive	0.82 Acres	35,875	3,098			675	3,773	0.11
1978	15-050-015	214 Eucalyptus Hill Drive	3.62 Acres	160,399	3,253			660	3,913	0.02
1988	15-050-016	220 Eucalyptus Hill Drive	2.42 Acres	148,573	1,161			420	1,581	0.01
proposed	15-050-017	232 & 234 Eucalyptus Hill	3.13 Acres	136,226	3,827		1,786	1,099	6,612	0.05
proposed	15-050-018	226 & 228 Eucalyptus Hill	2.47 Acres	107,593	6,129	210	1,317	1,693	9,349	0.09
1978	15-050-020	207 Eucalyptus Hill Drive	1.18 Acres	52,578	3,863	243		648	4,754	0.09
1994	15-050-029	242 Eucalyptus Hill Drive	3.07 Acres	133,759	4,731			672	5,403	0.04
2000	15-050-026	256 Eucalyptus Hill Drive	11.29 Acres	493,988	20,972	3,788		1,120	25,880	0.05
1982	15-050-027	231 Eucalyptus Hill Drive	.37 Acres	31,447	3,942			318	4,259	0.14
2004	15-050-030	236B Eucalyptus Hill Drive	1.21 Acres	52,727	4,677			656	5,333	0.10
2006	15-050-031	235 Eucalyptus Hill Drive	1.03 Acres	45,072	3,774			624	4,398	0.10
									0	
1)	35-110-036	660 Woodland Drive	1.00 Acres	43,364	3,173	232		743	4,120	0.10
1994	35-110-035	675 Woodland Drive	.79 Acres	35,484	3,299			360	3,659	0.10
1)	35-110-037	680 Woodland Drive	.59 Acres	33,454	1,913	336		839	2,148	0.13
2001	35-110-018	650 Norman Drive	.64 Acres	27,897	2,403			433	2,836	0.10
2000	35-110-019	640 Norman Drive	.73 Acres	31,711	2,826	854		528	3,680	0.12

1) Are square footage information found in parcel information @ City of S.B. Gis provided a based upon city provided topography map.
* Presents pending are indicated with red
* Proposed additional unit of 234 Eucalyptus Hill includes attached garage.

File Location= T:\2116 EUCALYPTUS HILL RESIDENCE\DRAWING\PRELIMS\ESTONE(03) P.C. SUBMITTAL

CONTEXT STUDY: PARKING OFF EUCALYPTUS HILL DRIVE

1. 221 EUCALYPTUS HILL DRIVE VIEW OF ENTRY EXIT DRIVEWAY

3. 248 EUCALYPTUS HILL DRIVE VIEW OF CIRCULAR DRIVE

6. 207 EUCALYPTUS HILL DR. VIEW OF DRIVEWAY FACING STREET

7. 207 EUCALYPTUS HILL DR. VIEW OF NEW STRUCTURE

2. 202 EUCALYPTUS HILL DR. PARKING ACCESSED FROM STREET

4. 240 EUCALYPTUS HILL DRIVE PARKING ENTRY OFF THE STREET

5. 214 EUCALYPTUS HILL DR. VIEW OF DRIVEWAY FACING STREET

8. 207 EUCALYPTUS HILL DRIVE DURING CONSTRUCTION

CONTEXT STUDY: VIEWS FROM STREET

9. VIEW ALONG EUCALYPTUS HILL DRIVE LOOKING EAST

11. VIEW ALONG EUCALYPTUS HILL DRIVE LOOKING WEST

10. VIEW OF EUCALYPTUS HILL DRIVE WEST

12. VIEW OF LOCATION FOR PROPOSED DRIVEWAY DOWN TO SOUTH LOT

EUCALYPTUS HILL RESIDENCE
226, 228, 232, & 234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0516

SHUBIN + DONALDSON ARCHITECTS, INC.

DATE	DESCRIPTION
15.14.04	PRT SUBMITTAL
15.23.04	ABR CONCEPTUAL
15.10.06	PC SUBMITTAL
05.29.06	ABR CONCEPTUAL
06.09.06	P.C. SUBMITTAL

T.02
CONTEXT INFORMATION SHEET

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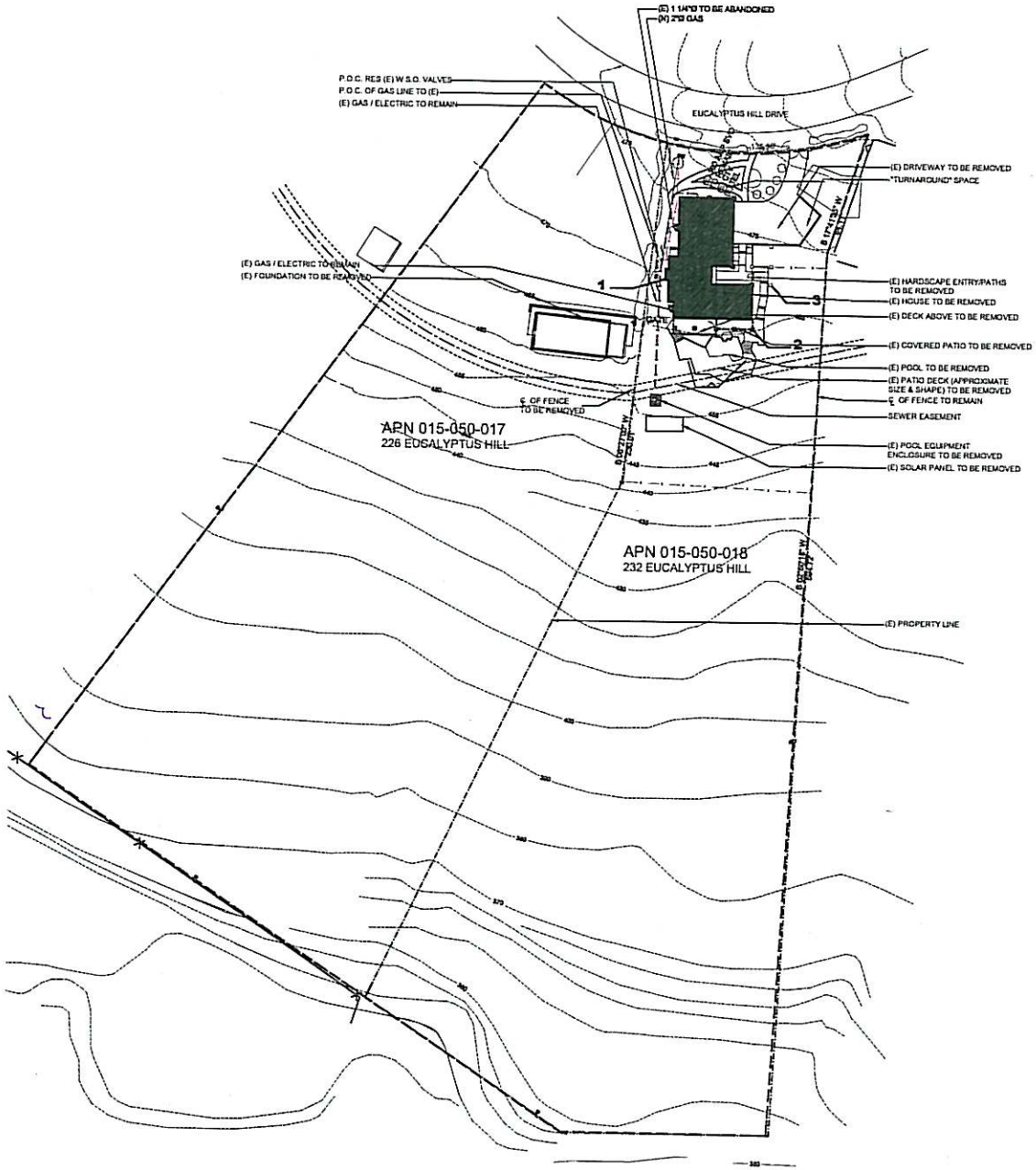


EXISITING SITE PLAN 1
SCALE 1" = 30'-0"

EUCALYPTUS HILL RESIDENCE
226, 228, 232, 234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
06.20.04	ABR CONCEPTUAL
10.10.05	FC SUBMITTAL
05.08.06	ABR CONCEPTUAL
06.09.06	F.C. SUBMITTAL

A0.01
EXISITING SITE PLAN

PDF created with pdfFactory trial version www.pdffactory.com

APPLICATION REQUEST:

1. LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS OF APPROXIMATELY 2.83 AND 2.73 ACRES, RESULTING IN TWO PARCELS OF APPROXIMATELY 2.47 AND 3.10 ACRES, PURSUANT TO SUBDIVISION MAP ACT SECTION 66412(d).

FOR THE RECONFIGURED UPPER LOT, 226 - 228 EUCALYPTUS HILLS DRIVE:

2. A PERFORMANCE STANDARD PERMIT TO ALLOW AN ADDITIONAL DWELLING UNIT AT 228 EUCALYPTUS HILL DRIVE (SBMC §28.93.030.E);
3. MODIFICATION TO ALLOW A LOT TO HAVE LESS THAN 100 FEET OF FRONTAGE ON A PUBLIC STREET AT 226 EUCALYPTUS HILL DRIVE, AN EXISTING PRIVATE ROAD (SBMC §28.92.026.A.2);
4. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS MUST BE MADE BY THE PLANNING COMMISSION FOR THE PROPERTY LOCATED IN THE HILLSIDE DESIGN DISTRICT AND THE DEVELOPMENT WOULD EXCEED 8,500 SQUARE FEET AND GRADING IN EXCESS OF 500 CUBIC YARDS OUTSIDE THE MAIN BUILDING FOOTPRINT (SBMC §22.68.070).

FOR THE RECONFIGURED LOWER LOT, 232 - 234 EUCALYPTUS HILLS DRIVE:

5. A PERFORMANCE STANDARD PERMIT TO ALLOW AN ADDITIONAL DWELLING UNIT AT 234 EUCALYPTUS HILL DRIVE (SBMC §28.93.030.E);
6. MODIFICATION TO ALLOW A LOT TO HAVE LESS THAN 100 FEET OF FRONTAGE ON A PUBLIC STREET AT 232 EUCALYPTUS HILL DRIVE, AN EXISTING PRIVATE ROAD (SBMC §28.92.026.A.2);
7. NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS MUST BE MADE BY THE PLANNING COMMISSION FOR THE PROPERTY LOCATED IN THE HILLSIDE DESIGN DISTRICT AND THE DEVELOPMENT WOULD EXCEED 8,500 SQUARE FEET AND GRADING IN EXCESS OF 500 CUBIC YARDS OUTSIDE THE MAIN BUILDING FOOTPRINT (SBMC §22.68.070).

EXISTING EASEMENTS:

AN EASEMENT FOR PIPELINE PURPOSES GRANTED TO FRANK M. GALLAHER BY A DEED RECORDED FEBRUARY 8, 1926 IN BOOK 112, PAGE 461 OF DEEDS. EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (PTR ITEM #5).

(A) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR WATER LINE PURPOSES AS DEDICATED TO THE CITY OF SANTA BARBARA AS SHOWN IN A MAP RECORDED NOVEMBER 24, 1978 AS CITY PARCEL MAP No. 20,100 BOOK 16 PAGE 72 AND 73 OF PARCEL MAPS. (PTR ITEM #6)

(B) FIFTY FOUR (54.00) FOOT WIDE PRIVATE EASEMENT AS SHOWN FOR INGRESS AND EGRESS AS SHOWN ON CITY PARCEL MAP No. 20,100 RECORDED NOVEMBER 24, 1978 IN BOOK 16, PAGE 72 AND 73 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER. (PTR ITEM #6)

(C) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR ROADWAY INGRESS AND EGRESS AND PUBLIC AND PRIVATE UTILITY PURPOSES, AS GRANTED TO WALTER LEONARD BREWER BY A DEED RECORDED NOVEMBER 29, 1978 AS INSTRUMENT No. 50677 IN BOOK 2535, PAGE 880, OF OFFICIAL RECORDS. (PTR ITEM #7)

TEN (10.00) FOOT WIDE NON-EXCLUSIVE EASEMENTS BLANKET IN NATURE FOR THE PURPOSES OF PUBLIC UTILITIES, SANITARY SEWER, WATER, AND GAS LINES AS GRANTED TO WALTER LEONARD BREWER IN A DEED RECORDED NOVEMBER 29, 1978 AS INSTRUMENT No. 50677 IN BOOK 2535, PAGE 880, OF OFFICIAL RECORDS. (PTR ITEM #8)

TEN (10.00) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF A SANITARY SEWER LINE GRANTED TO WALTER LEONARD BREWER BY A DEED RECORDED NOVEMBER 29, 1978 AS DOCUMENT No. 50677 IN BOOK 2535, PAGE 880, OF OFFICIAL RECORDS. LINE NOT LOCATABLE BY RECORD. (PTR ITEM #9)

(D) TWENTY SEVEN (27.00) WIDE EASEMENT AS RESERVED BY THE FUND FOR THE REPUBLIC, INC., FOR THE PURPOSES OF ROADWAY, INGRESS AND EGRESS, AND PUBLIC AND PRIVATE UTILITY BY A DEED RECORDED NOVEMBER 29, 1978 AS INSTRUMENT No. 50677 IN BOOK 2535, PAGE 880 OF OFFICIAL RECORDS. (PTR ITEM #10)

TEN (10.00) FOOT WIDE NON-EXCLUSIVE EASEMENTS BLANKET IN NATURE FOR THE PURPOSES OF SANITARY SEWER LINE, WATER LINE, ELECTRICAL LINES, GAS LINES, TELEPHONE AND CABLE T.V., AS GRANTED TO WALTER LEONARD BREWER IN A DEED RECORDED NOVEMBER 29, 1978 AS INSTRUMENT No. 50677 IN BOOK 2535, PAGE 880, OF OFFICIAL RECORDS. (PTR ITEM 11)

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DEED RECORDED NOVEMBER 29, 1978 AS INSTRUMENT No. 50677 BOOK 2535, PAGE 880 OF OFFICIAL RECORDS. (PTR ITEM #12)

(E) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR WATER LINE PURPOSES AND PRIVATE INGRESS AND EGRESS AS SHOWN ON A PARCEL MAP RECORDED MARCH 23, 1977 AS PARCEL MAP No. 20,115 IN BOOK 17, PAGES 38 AND 40 OF PARCEL MAPS. (PTR ITEM #13).

(F) TEN (10.00) FOOT WIDE EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF SANTA BARBARA AS SHOWN ON A PARCEL MAP RECORDED MARCH 23, 1977 AS PARCEL MAP No. 20,115 IN BOOK 17, PAGES 38 AND 40 OF PARCEL MAPS. (PTR ITEM #13).

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-58411 OF OFFICIAL RECORDS. (PTR ITEM #16).

(G) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND UTILITY PURPOSES RESERVED BY THE FUND FOR THE REPUBLIC, INC., IN A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-58411 OF OFFICIAL RECORDS. (PTR ITEM #16).

(H) VARIABLE WIDTH EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND UTILITIES GRANTED TO SOLANO ESTATES BY A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-58411 OF OFFICIAL RECORDS. (PTR ITEM #16).

VARIABLE WIDTH EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND PUBLIC UTILITIES GRANTED TO SOLANO ESTATES BY A DEED RECORDED NOVEMBER 11, 1977 AS INSTRUMENT No. 77-58412 OF OFFICIAL RECORDS. (PTR ITEM #17).

(I) FIFTY FOUR (54.00) FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY BY A DEED RECORDED DECEMBER 2, 1977 AS INSTRUMENT No. 77-59804 OF OFFICIAL RECORDS. (PTR ITEM #18).

(J) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES RESERVED BY WALTER LEONARD BREWER IN A DEED RECORDED JANUARY 10, 1978 AS INSTRUMENT No. 78-1163 OF OFFICIAL RECORDS. (PTR ITEM #19).

(K) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND UTILITIES GRANTED TO DEMOCRATIC ENTERPRISES BY A DEED RECORDED JANUARY 10, 1978 AS INSTRUMENT No. 78-1163 OF OFFICIAL RECORDS. (PTR ITEM #19).

(L) TWENTY SEVEN (27.00) FOOT WIDE EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND PUBLIC UTILITIES GRANTED TO DEMOCRATIC ENTERPRISES BY A DEED RECORDED JANUARY 10, 1978 AS INSTRUMENT No. 78-1163 OF OFFICIAL RECORDS. (PTR ITEM #19).

CONDITIONS AND RESTRICTIONS ON PARCEL MAP 20,115 BOOK 17, PAGES 38 AND 40 PER THE DOCUMENT RECORDED FEBRUARY 28, 1978 AS INSTRUMENT No. 78-6218 OF OFFICIAL RECORDS. (PTR ITEM #20).

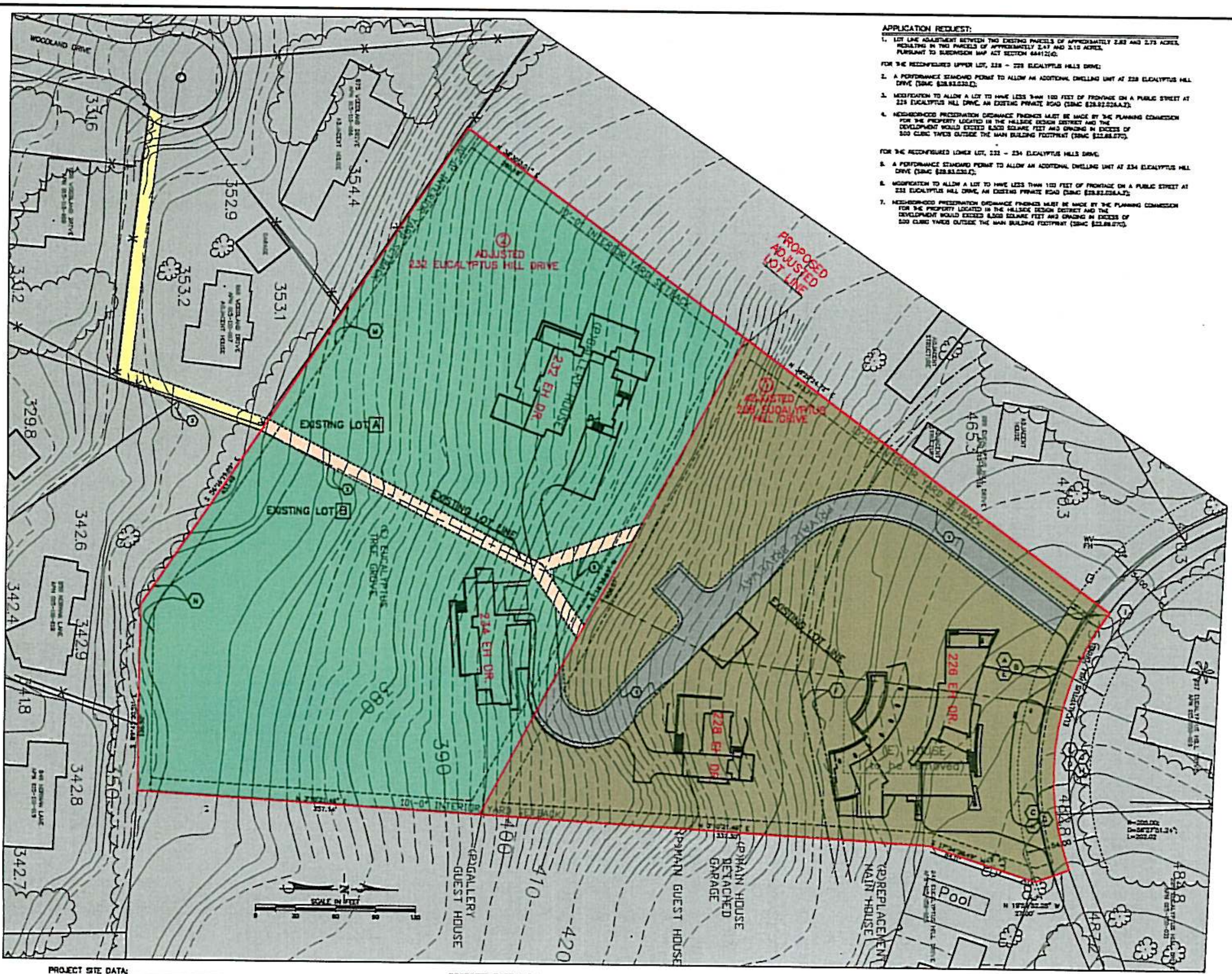
EASEMENT FOR ROADWAY INGRESS AND EGRESS AND UTILITIES PURPOSES AS GRANTED TO RICHARD D. KELTY BY A DEED RECORDED MAY 19, 1978 AS INSTRUMENT No. 78-22727 OF OFFICIAL RECORDS. (PTR ITEM #21).

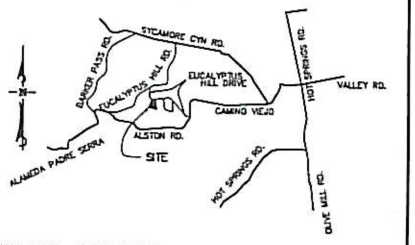
EASEMENT FOR ROADWAY, INGRESS AND EGRESS AND UTILITIES PURPOSES AS RESERVED BY SOLANO ESTATES IN A DEED RECORDED MAY 19, 1978 AS INSTRUMENT No. 78-22727 OF OFFICIAL RECORDS. (PTR ITEM #21).

EIGHT (8.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY A DEED RECORDED JULY 12, 1978 AS INSTRUMENT No. 78-31542 OF OFFICIAL RECORDS. (PTR ITEM #22).

(M) TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY A DEED RECORDED MAY 12, 1983 AS INSTRUMENT No. 83-025863 OF OFFICIAL RECORDS. (PTR ITEM #24).

(N) TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY A DEED RECORDED AUGUST 18, 1983 AS INSTRUMENT No. 83-044429 OF OFFICIAL RECORDS. (PTR ITEM #25).





VICINITY MAP: (NOT TO SCALE)

PROJECT SITE DATA:

TOTAL AREA OF PARCELS:	5.57 ACRES
STREET ADDRESS:	228 & 232 EUCALYPTUS HILL DRIVE, SANTA BARBARA, CA
ASSESSORS PARCEL NUMBER:	LOT A : 015-050-017 LOT B : 015-050-018
ZONING DESIGNATION:	A-1 (SINGLE FAMILY RESIDENTIAL; 25,000 SQ. FT. MINIMUM)
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION:	RESIDENTIAL/TWO UNITS PER ACRE
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL

EXISTING AND PROPOSED LOT DATA:

LOT NUMBER	EUCALYPTUS HILL DRIVE ADDRESS	LOT AREA (AC)	AVERAGE SLOPE OF PARCEL
EXISTING			
A	(228)	2.83	20
B	(232)	2.73	18
PROPOSED			
1	(226-228)	2.47	21.3
2	(232-234)	3.10	22.3

(*EH=EUCALYPTUS HILLS)

PROPOSED EASEMENTS:

(1) PROPOSED VARIABLE WIDTH EASEMENT FOR INGRESS, EGRESS, DRIVEWAY, DRAINAGE, PUBLIC AND PRIVATE UTILITIES, AND INCIDENTAL PURPOSES.

(2) PROPOSED TEN (10) FOOT WIDE EASEMENT FOR SEWER AND DRAINAGE, FOR THE BENEFIT OF ADJUSTED LOT 1 AS SHOWN HEREON

(3) PROPOSED TEN (10) FOOT WIDE SEWER EASEMENT FOR THE BENEFIT OF ADJUSTED LOTS 1 AND 2 AS SHOWN HEREON

PROPOSED WATER METER READING EASEMENT TO THE CITY OF SANTA BARBARA, WITHIN THE FRONTAGE OF ADJUSTED LOT 1, IN THE GENERAL LOCATION OF THE EXISTING AND PROPOSED METERS SHOWN HEREON, WITHIN EXISTING EASEMENT (1)

UTILITIES

WATER - CITY OF SANTA BARBARA
SEWER - CITY OF SANTA BARBARA
CATV - COX CABLE

ELECTRIC - EDISON COMPANY
TELEPHONE - GENERAL TELEPHONE
GAS - GAS COMPANY

LEGAL DESCRIPTION:

LOTS 5 AND 6 OF OFFICIAL RECORD MAP BOOK 84, PAGES 88 AND 89, TRACT 20,151 SOLANA ESTATES, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FEBRUARY 27, 1978.

OWNER'S STATEMENT:

I HEREBY APPLY FOR APPROVAL OF THE LOT LINE ADJUSTMENT SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

BY:

CYNDEE HOWARD
232 EUCALYPTUS HILL DRIVE
SANTA BARBARA, CA 93108

PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.L.S. 5479

PROFESSIONAL LAND SURVEYOR MARK LLOYD NO. 5479 STATE OF CALIFORNIA

LOT LINE ADJUSTMENT

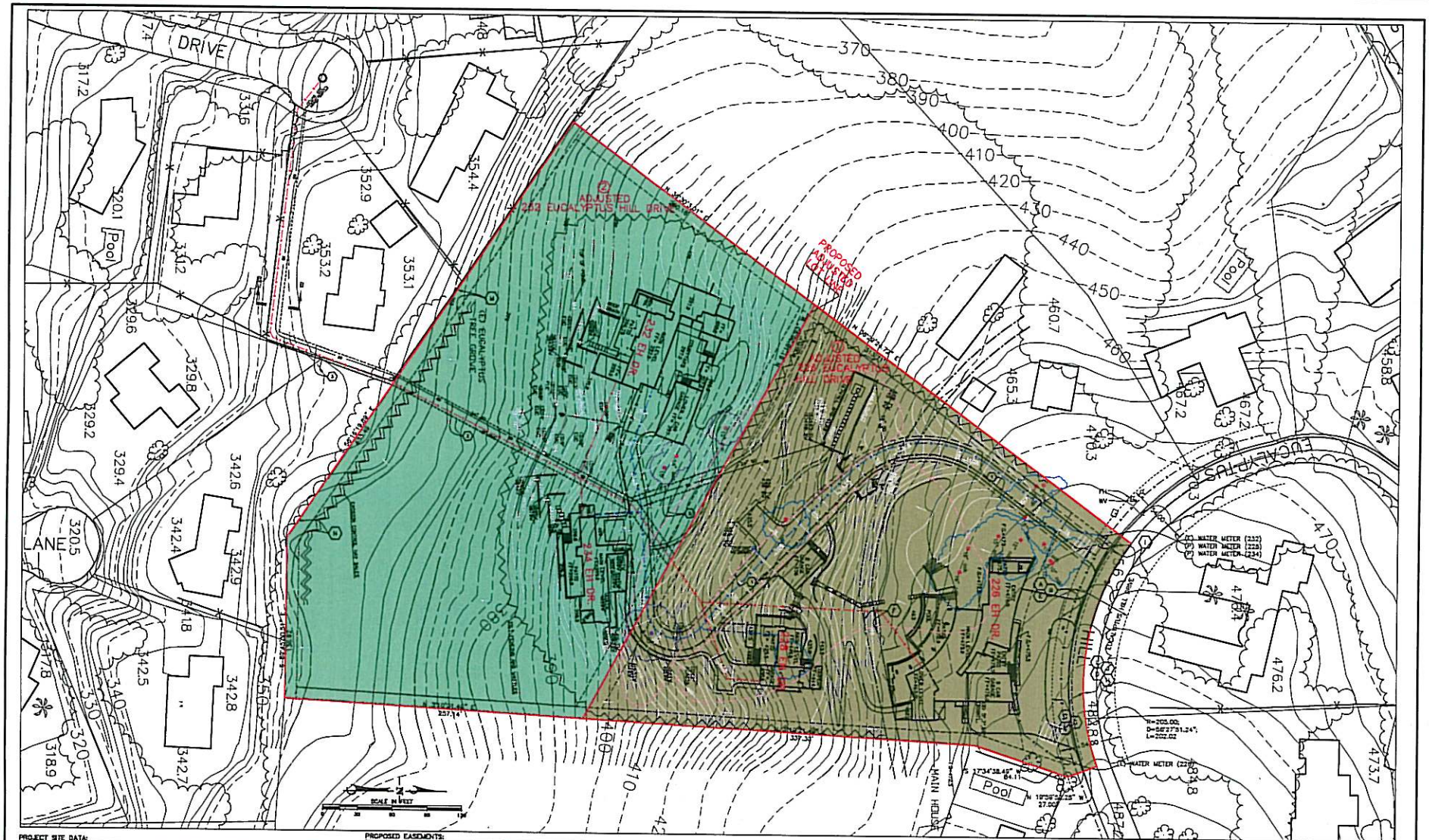
BETWEEN LOTS WITHIN
ASSESSOR'S PARCEL 015-050-017 & 018
226 AND 232 EUCALYPTUS HILL DRIVE
CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 30'

OCTOBER 2006

LLA.01 (SHEET 1 OF 3)

L&P



PROJECT SITE DATA:

TOTAL AREA OF PARCELS: 5.57 ACRES
STREET ADDRESS: 228 & 232 EUCALYPTUS HILL DRIVE, SANTA BARBARA, CA
ASSESSORS PARCEL NUMBER: LOT A : 015-050-017; LOT B : 015-050-018

ZONING DESIGNATION: A-2 (SINGLE FAMILY RESIDENTIAL) 23,000 SQ. FT. MINIMUM
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
GENERAL PLAN DESIGNATION: RESIDENTIAL/TWO UNITS PER ACRE
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

EXISTING AND PROPOSED LOT DATA:

LOT NUMBER	EUCALYPTUS HILL DRIVE ADDRESS	LOT AREA (AC)	AVERAGE SLOPE OF PARCEL
EXISTING			
A	(226)	2.82	23
B	(232)	2.75	19
PROPOSED			
①	(226-228)	2.47	21.3
②	(232-234)	3.10	22.3

LEGEND:

TYPE	BOTTOM OF WALL TOP OF WALL
	PROPOSED ADJUSTED LOT LINES
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED EASEMENTS
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	PROPOSED UTILITIES (ELE, GAS, PHONE, TV)
	PROPOSED STORM DRAIN
	AREA OF ARTIFICIAL FILL
	SEDIMENT FILTERS/TRAPS/EROSION CONTROL COMBINATION SILT SCREENING/WATTLES
	HAY BALES EROSION CONTROL
	CONSTRUCTION VEHICLE DRIVE AND WATTLE PLACED FOR WINTERING

PROPOSED EASEMENTS:

① PROPOSED VARIABLE WIDTH EASEMENT FOR WATER, SEWER, DRIVEWAY, DRAINAGE, PUBLIC AND PRIVATE UTILITIES, AND INCIDENTAL PURPOSES.

② PROPOSED TEN (10) FOOT WIDE EASEMENT FOR SEWER AND DRAINAGE, FOR THE BENEFIT OF ADJUSTED LOT 1 AS SHOWN HEREON

③ PROPOSED TEN (10) FOOT WIDE SEWER EASEMENT FOR THE BENEFIT OF ADJUSTED LOTS 1 AND 2 AS SHOWN HEREON

PROPOSED WATER METER READING EASEMENT TO THE CITY OF SANTA BARBARA, WITHIN THE FRONTAGE OF ADJUSTED LOT 1, AS THE GENERAL LOCATION OF THE EXISTING AND PROPOSED METERS SHOWN HEREON, WITHIN EXISTING EASEMENT ①

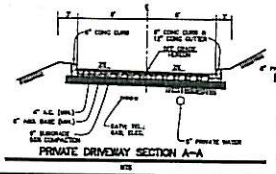
GRADING QUANTITIES: (IN CUBIC YARDS)

LOT #	PRIMARY RESIDENCE	SECONDARY RESIDENCE	DRIVEWAY	YARD AREAS
LOT 1 (226 DVP)	336 CUT/300 FILL	(228 DV)140 CUT/180 FILL	50 CUT/500 FILL	200 CUT/500 FILL
DETACHED GARAGE	63 CUT/0 FILL			
LOT 2 (232 DV)	220 CUT/400 FILL	(234 DV)300 CUT/ 0 FILL	1000 CUT/250 FILL	800 CUT/600 FILL
SUBTOTALS	800 CUT/700 FILL	440 CUT/180 FILL	1050 CUT/850 FILL	800 CUT/1100 FILL
TOTAL	3080 CUT/2530 FILL	(*EN=EUCALYPTUS HILLS)		

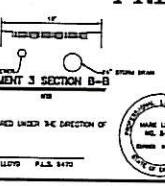
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENT OR STRUCTURES.

UTILITIES

WATER – CITY OF SANTA BARBARA
SEWER – CITY OF SANTA BARBARA
CATV – COX CABLE
ELECTRIC – EDISON COMPANY
TELEPHONE – GENERAL TELEPHONE
GAS – GAS COMPANY



PRIVATE DRIVEWAY SECTION A–A



EASEMENT 3 SECTION B–B

PREPARED UNDER THE DIRECTION OF

MARK LLOYD P.L.S. 8470

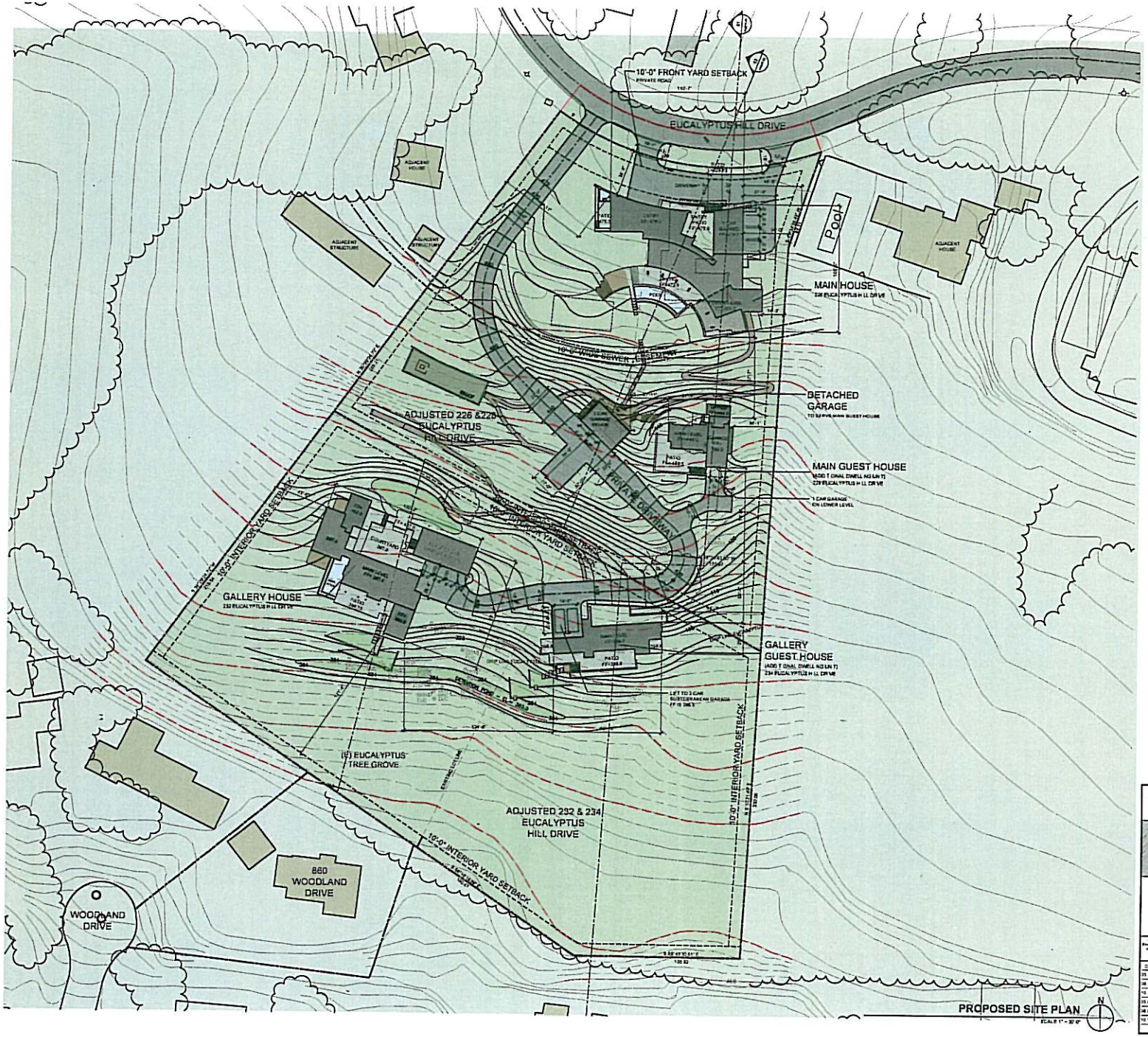
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

BETWEEN LOTS WITHIN
ASSESSOR'S PARCEL 015–050–017 & 018
228 AND 232 EUCALYPTUS HILL DRIVE
CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

SCALE: 1" = 30'

OCTOBER 2008

LLA.02 (SHEET 2 OF 3)



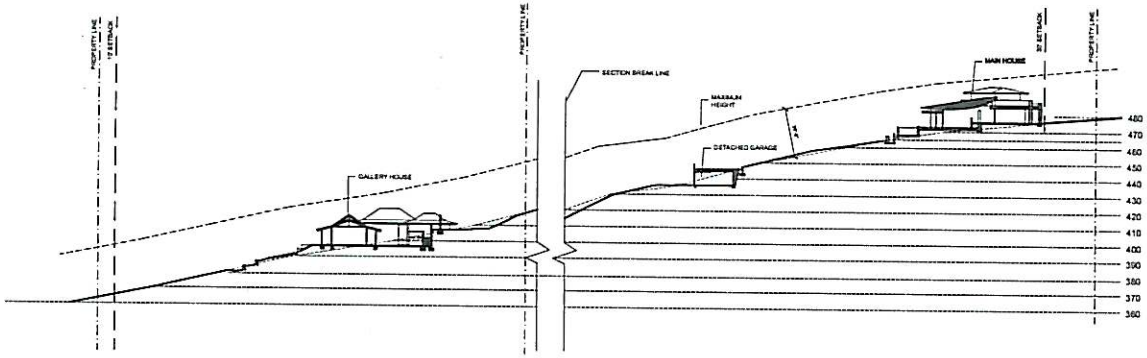
EUCALYPTUS HILL RESIDENCE

SHUBIN + DONALDSON ARCHITECTS INC.

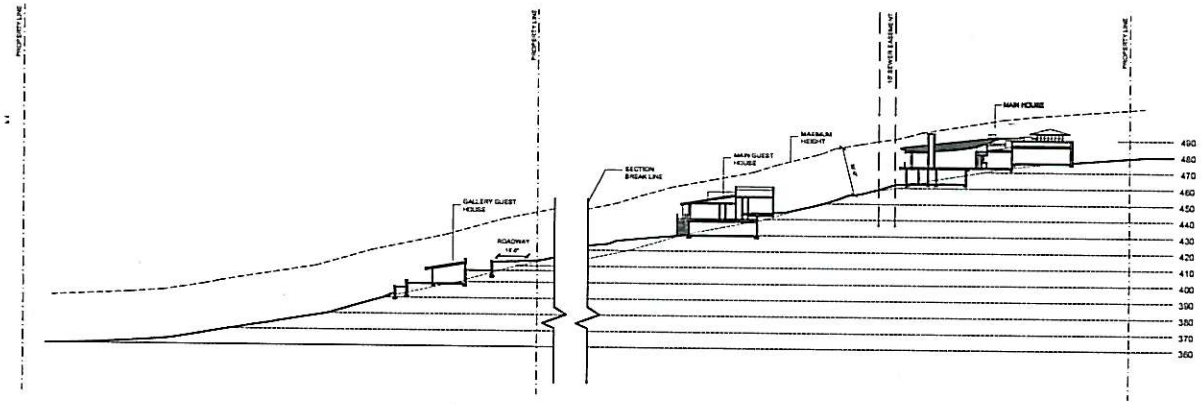
DATE	DESCRIPTION
03.14.06	PRT SUBMITTAL
06.20.06	ABR CONCEPTUAL
10.10.06	P.C. SUBMITTAL
03.08.08	ABR CONCEPTUAL
06.09.08	P.C. SUBMITTAL
10.17.08	REVISED P.C. SUBMITTAL

A0.02

PROPOSED SITE PLAN



SITE SECTION 02
SCALE 1"=50'-0"



SITE SECTION 01
SCALE 1"=50'-0"

EUCALYPTUS HILL RESIDENCE

226, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0516

SHUBIN + DONALDSON
ARCHITECTS INC.

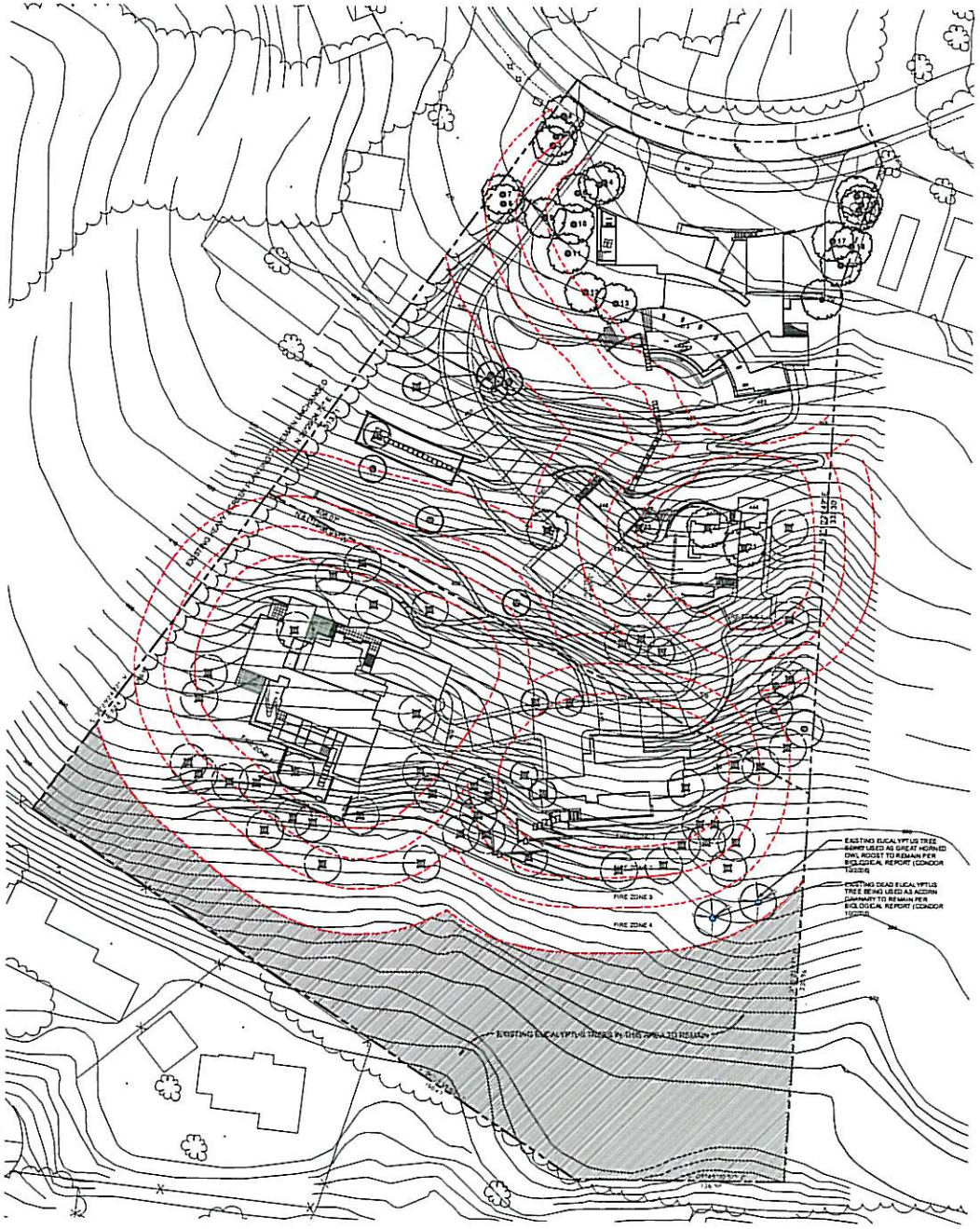
DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
10.20.04	ABR CONCEPTUAL
5.10.05	PC SUBMITTAL
08.08.06	ABR CONCEPTUAL
10.09.06	P.C. SUBMITTAL

A0.03

SITE SECTIONS
MAIN HOUSE

PDF created with pdfFactory trial version www.pdffactory.com

NON-PRINT AREA FOR BINDING



TREE PRESERVATION AND REMOVAL PLAN

N

EXISTING TREE LEGEND

Symbol	Botanical Name	Common Name
EXISTING TREES TO REMAIN		
	Quercus agrifolia	Coast Live oak
	Acacia pycnantha	Golden Wattle
	Eucalyptus globulus	Blue Gum
	Eucalyptus globulus**	Blue Gum
EXISTING TREES TO BE REMOVED		
	Acacia baileyana	Bailey Acacia
	Acacia pycnantha	Golden Wattle
	Eucalyptus globulus	Blue Gum
	Quercus agrifolia*	Coast Live Oak

*See tree matrix below
**See note #2 below

EXISTING OAK TREE MATRIX

Tree #	DBH (in)	ACTION	REPLACEMENT
1	12	RETAIN	
2	12	RETAIN	
3	6	RETAIN	SEE NOTE BELOW
4	11	RETAIN	
5	11	RETAIN	
6	10	RETAIN	
7	8	RETAIN	
8	10	RETAIN	
9	16	RETAIN	SEE NOTE BELOW
10	12	RETAIN	
11	15	RETAIN	
12	12	RETAIN	
13	19	RETAIN	SEE NOTE BELOW
14	10	RETAIN	
15	15	RETAIN	
16	8	RETAIN	
17	11	RETAIN	
18	10	RETAIN	
19	18	RETAIN	
20	24	RETAIN	
21	2	REMOVE	SEE NOTE BELOW
22	16	REMOVE	SEE NOTE BELOW
23	2	REMOVE	SEE NOTE BELOW
24	17	REMOVE	SEE NOTE BELOW

DBH=Diameter of Trunk at Breast Height

ALL OAK TREES (QUERCUS AGRIFOLIA) IMPACTED BY CONSTRUCTION WILL BE REPLACED WITH 1 GALLON SAPLINGS AT A 10 TO 1 RATIO AS SPECIFIED IN ARBORISTS REPORT.

TREE PROTECTION AND REMOVAL NOTES

1. REFER TO THE PROJECT ARBORIST REPORT PREPARED BY BILL SPIEWAK (SEPTEMBER 21, 2006) FOR FURTHER CLARIFICATION OF OAK TREE REPLACEMENT AND MITIGATION MEASURES.

2. REFER TO THE PROJECT BIOLOGICAL SURVEY PREPARED BY CONDOR ENVIRONMENTAL SERVICES, INC. (SEPTEMBER, 2005) FOR A COMPLETE DESCRIPTION OF EXISTING VEGETATION, WILDLIFE AND POTENTIAL PROJECT IMPACTS.

3. EUCALYPTUS TREES SHALL BE REMOVED TO THE APPROXIMATE BOUNDARIES OF FIRE MANAGEMENT ZONE 1 (30' FROM STRUCTURES). BEYOND ZONE 1 THE EUCALYPTUS GROVE SHALL BE THINNED TO 120' FROM STRUCTURES. THE RESULTING TREE DENSITY SHALL BE 6-8 TREES PER 1,000 SQUARE FEET.

4. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.

5. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.

6. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.

7. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS IN A MANNER ACCEPTABLE TO LANDSCAPE ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.

8. CUT MINOR (2" DIAMETER AND SMALLER) ROOTS AND BRANCHES OF TREES INDICATED TO REMAIN IN A CLEAN AND CAREFUL MANNER WHERE SUCH ROOTS AND BRANCHES OBSTRUCT INSTALLATION OF NEW CONSTRUCTION. IF LARGER ROOTS ARE ENCOUNTERED DURING EXCAVATION STOP WORK AND NOTIFY LANDSCAPE ARCHITECT. ADJUSTMENTS TO THE CONFIGURATION OF THE WORK MAY BE NECESSARY TO PROTECT THE TREE.

9. WHERE EXISTING TREES ARE INDICATED TO REMAIN, LEAVE EXISTING TOPSOIL IN PLACE WITHIN DRIP LINES TO PREVENT DAMAGE TO ROOT SYSTEM.

10. DISPOSE OF UNSUITABLE OR EXCESS TOPSOIL AS SPECIFIED FOR DISPOSAL OF WASTE MATERIAL.

11. USE ONLY HAND METHODS FOR CLEARING AND GRUBBING INSIDE DRIP LINE OF TREES INDICATED TO REMAIN.

226, 228, 232, & 234
EUCALYPTUS HILL DRIVE

CYNDEE HOWARD
228 EUCALYPTUS HILL DRIVE
SANTA BARBARA, CA 93108

LANE GOODKIND

DATE	DESCRIPTION
08.08.06	PLANNING COMMISSION SUBMITTAL
10.26.06	DART REVIEW COMMENTS

L1.1

SCHEMATIC
TREE PROTECTION
AND REMOVAL PLAN

NON-PRINT AREA FOR BINDING

NON-PRINT AREA FOR BINDING

NON-PRINT AREA FOR BINDING

MINIMUM BRUSH CLEARANCE STANDARDS

THE FOLLOWING MUST BE PERFORMED ANNUALLY

Cut and remove hazardous brush, shrubs, and flammable vegetation such as dry grass and weeds within 100 feet of any structure and within 2 inches of the ground.

Clear brush from streets and driveways both horizontally and vertically along your property. Flammable vegetation must be cleared on each side of a street or driveway for a distance of 10 feet and a vertical distance of 13 feet, 6 inches. Vegetation must be cut to within 2 inches of the ground. This applies to your public or private driveway and any public or private street that border your property.

Remove dead wood, trim the lower branches, and limb all live trees to 6 feet above the ground (or as much as possible with younger, smaller trees), especially trees adjacent to buildings.

Trim tree limbs back a minimum distance of 15 feet from any chimney opening.

Remove all dead trees from your property.

Maintain the roof of all structures free of leaves, needles or other vegetation debris.

Legally dispose of all cut vegetation, including any debris left from previous tree trimming and brush removal. Cut vegetation may be chipped and spread throughout the property as a ground cover, up to 12 inches in depth, and at least 30 feet from any structure.

EXCEPTIONS

Shrubs, hedges, and bushes may be retained throughout the 100 feet provided:

- They are spaced at least 18 feet from other shrubs, bushes or structures.
- They are maintained free of dead wood and litter and trimmed at least 2 feet up from the ground, or 1/3 of their height, whichever is less.
- They do not form a means of rapidly transmitting fire to a structure.

SCHEMATIC LANDSCAPE PLAN

N

SCHEMATIC TREE PLANTING LIST

Botanical Name	Common Name	Size
EVERGREEN CANOPY TREE		
Quercus agrifolia	Coast Live oak	1 gal
Refer to Arborist Report for Oak Tree planting and replacement		
SMALL ACCENT/PATIO TREE		
Aesculus californica	California Buckeye	15 gal
Cercis occidentalis	Western Redbud	15 gal
Morus alba	Fruitless Mulberry	15 gal
Olea 'Majestic'	Olive	15 gal
Ceanothus 'Ray Hartman'		15 gal
FRUIT TREE ORCHARD		
Citrus Eureka Lemon, Moro Blood Orange, Washington		
Prunus persica 'Saturn'	Flowering Fruiting Pr 60" box	
PALMS		
Arecastrophoenix cunninghamiana	King Palm	
Howea forsteriana	Kentia Palm	
Jubaea Chilensis	Chilean Wine Palm	
Rhopalostylys sapida	Shaving Brush Palm	

PLAN NOTES: (CONSISTENT WITH HIGH FIRE HAZARD AREA LANDSCAPE GUIDELINES BELOW)

1. Terrace above garage with turf area.
2. Pathway through herb and rose garden.
3. Bosewell Garden utilizing existing concrete foundation wall. See detail 3 sheet L1.3
4. Local Sandstone stairway
5. Level garden promenade with bench and palm grove
6. Level turf area for active and passive recreation
7. Asian themed garden with semi tropical palms and cycads
8. Bosewell Garden, see detail 2 sheet L1.3

HARDSCAPE MATERIALS LEGEND

AUTO COURT
Chip seal asphalt or colored exposed aggregate concrete, color shall match stone on structures

PATHWAYS
Sealed decomposed granite, soil cement or crushed stone

PATIOS AND ENTRY AREAS
Flagstone over concrete sub slab

VEHICULAR AREAS NEAR TREES
Permeable unit pavers over base course

ACCESS ROADWAY
Asphalt

DESIGN CONCEPT

The landscape design for both parcels is meant to complement the architecture, embody the native landscape character of the Santa Barbara region, and harness runoff from impervious surfaces to be artfully displayed and treated on site.

Careful consideration has been given to provide a durable and drought tolerant landscape that protects the structures from fire while providing visual and environmental benefits.

SCHEMATIC PLANTING LIST

FIRE RETARDANT GARDENS
WITHIN 30' OF STRUCTURES, PERMANENTLY IRRIGATED
SELECTION OF PLANTS SHALL BE LIMITED PER HIGH FIRE HAZARD AREA LANDSCAPE GUIDELINES BELOW

SHRUBS	
Arbutus unedo 'Compacta'	Strawberry Tree
Chamaerops humilis	Mediterranean Fan Palm
Polygala myrtifolia	Sweet Pea Shrub
Rhamnus californica	Dwarf California Coffeeberry
Ribes sanguineum	Chaparral Currant
SMALL SHRUBS AND GROUNDCOVERS	
Arctostaphylos 'Sunset'	Sunset Manzanita
Ceanothus centennial	Centennial Lilac
Myoporum parvifolium	N/A
PERENNIALS, GRASSES AND FERNS	
Carex tumulicola	Berkeley Sedge
Heuchera 'Santa Ana Cardinal'	Alum Root
Liriope muscari 'Monroe White'	Lilly Turf
Myoporum parvifolium	N/A
SUCCULENTS	
Dudleya pulverulenta	Chalk Dudleya
Yucca flaccidea	Soft Leaved Yucca
VINES	
Vitis californica 'Roger's Red'	California Wild Grape
Clematis armandii	Evergreen Clematis

NATURAL HILLSIDE GARDENS
BEYOND 30' OF STRUCTURES, PERMANENTLY IRRIGATED

SHRUBS	
Ceanothus 'Snow Flurry'	California Lilac
Rhus integrifolia	Lemonadeberry
Mimulus aurantiacus	Monkeyflower
Fremontodendron	Flannel Bush
SMALL SHRUBS AND GROUNDCOVER	
Ceanothus 'Centennial'	Centennial Ceanothus
Rhamnus californica 'Seaview'	California Coffeeberry
Salvia leucophylla 'Pt Sal Screeder'	Pt Sal Sage
SUCCULENTS AND PERENNIALS	
Romneya coulteri	Matilija Poppy
Sedum 'Autumn Joy'	Sedum
Yucca whipple	Our Lord's Candle

GRASSLAND GARDEN

Muhlenbergia rigens	Deer Grass
Nassella pulchra	Purple Needle Grass
Achillea millefolium	Yarrow
Eschscholzia californica	California Poppy

BIOSWALES AND STORMWATER GARDENS

Anemopsis californica	Yerba Mansa
Carex praegracilis	Sedge
Carex tumulicola	Berkeley Sedge
Equisetum scirpoides	Dwarf Scouring Rush
Zantedeschia aethiopica	Calla Lily

SCREEN PLANTINGS AND HEDGES

Heteromeles arbutifolia	Toyon
Rhamnus alaternus	Italian Buckthorne
Pittosporum tobira/tubium	Kaki

GALLERY HOUSE ACCENT PLANTINGS

Chamaerops humilis	Mediterranean Fan Palm
Cycas revoluta	Sago Palm
Cyperus papyrus	Papyrus
Dracaenthes palmeri	Spear Lily
Rhapis humilis	Lady Palm
Rumohra adiantiformis	Leather Leaf Fern

HIGH FIRE HAZARD AREA LANDSCAPE GUIDELINES

distance from structures	guidelines
ZONE 1 0 - 30'	This area is closest to a structure. It provides the best protection against the high radiant heat that result during a wildfire. Plants should be low growing, irrigated plants. Focus should be on ground covers not more than 12 inches in height or succulents. Use non-flammable materials for paths, patios, and mulch. Trees should not be planted closer than 15 feet from a structure.
ZONE 2 30 - 50'	Maintain a reasonably open character in this area. Plant low growing ground covers and succulents resistant to fire. Shrubs up to 3 feet can be planted but should have at least 18 feet spacing between other shrubs or other trees. Shrubs can be planted in clusters not more than 10 feet in diameter, but should have at least 18 feet between clusters. Do not plant shrubs underneath canopy of trees. Trees should be spaced at least 30 feet apart to prevent crowns from touching once fully grown.
ZONE 3 50 - 70'	This area should have native and Mediterranean plantings that require irrigation and should not be higher than 4 to 6 feet. Shrubs should be spaced at least 18 feet away from each other. Shrubs can be planted in clusters not more than 10 feet in diameter, but should have at least 18 feet between clusters. Trees should be spaced at least 30 feet apart to prevent crowns from touching once fully grown.
ZONE 4 70 - 100'	This zone is furthest from the structure. Plantings once established need no irrigation. There is no limit to height. Shrubs planted in this area should have 18 feet spacing or be planted in clusters with at least 18 feet spacing. Trees can be planted in groups or with individual spacing at least 30 feet from other trees.
SLOPES GREATER THAN 20%	If additional vegetation modification is required on slopes over 20% vegetation should be reduced through thinning of existing plants, pruning, removal of dead material, and removal of fire ladders (Fire ladders exist if a fires flames can spread from the ground into shrubs and trees up to a house).

226, 228, 232 & 234
EUCALYPTUS HILL DRIVE

JOB No. 0216

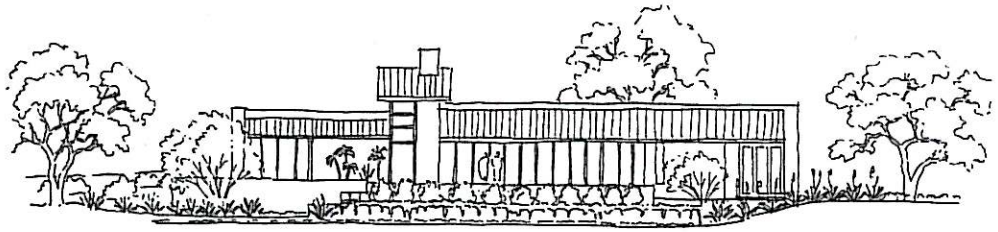
CYNDEE HOWARD
226 EUCALYPTUS HILL DRIVE
SANTA BARBARA, CA 93108

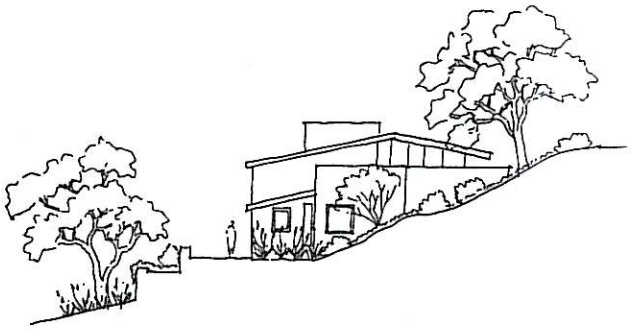
LANE GOODKIND
landscape architecture
400 E Mark Street, #B, Santa Barbara
e. lg@lanegoodkind.com
p. 805.899.7555
f. 805.899.4343
www.lanegoodkind.com

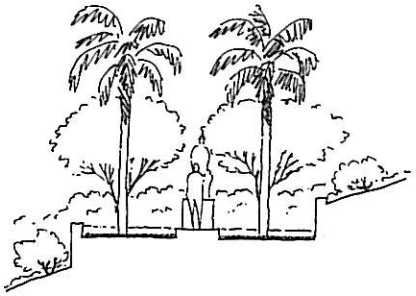
DATE	DESCRIPTION
07.05.06	PLANNING COMMISSION SUBMITTAL
10.20.06	DART REVIEW COMMENTS

L1.2
SCHEMATIC LANDSCAPE PLAN

NON-PRINT AREA FOR BINDING







226, 228, 232 & 234
EUCALYPTUS HILL DRIVE

CYNDEE HOWARD
226 EUCALYPTUS HILL DRIVE
SANTA BARBARA, CA 93108

LANE GOODKIND

DATE	DESCRIPTION
08.08.24	PLANNING COMMISSION SUBMITTAL
12.12.24	SAHT REVIEW COMMENTS

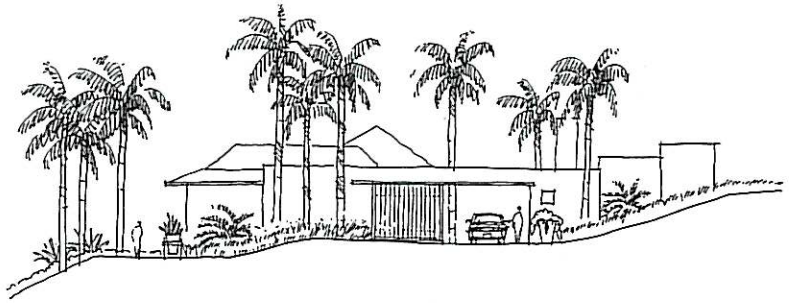
L1.3

SCHEMATIC
LANDSCAPE PLAN

NON-PRINT AREA FOR BINDING

NON-PRINT AREA FOR BINDING

1 GALLERY HOUSE SOUTH ELEVATION
Scale: 1"=6'-0"



2 GALLERY HOUSE EAST ELEVATION
Scale: 1"=6'-0"

NON-PRINT AREA FOR BINDING

JOB No. 0316

232 & 226 EUCALYPTUS HILL DRIVE

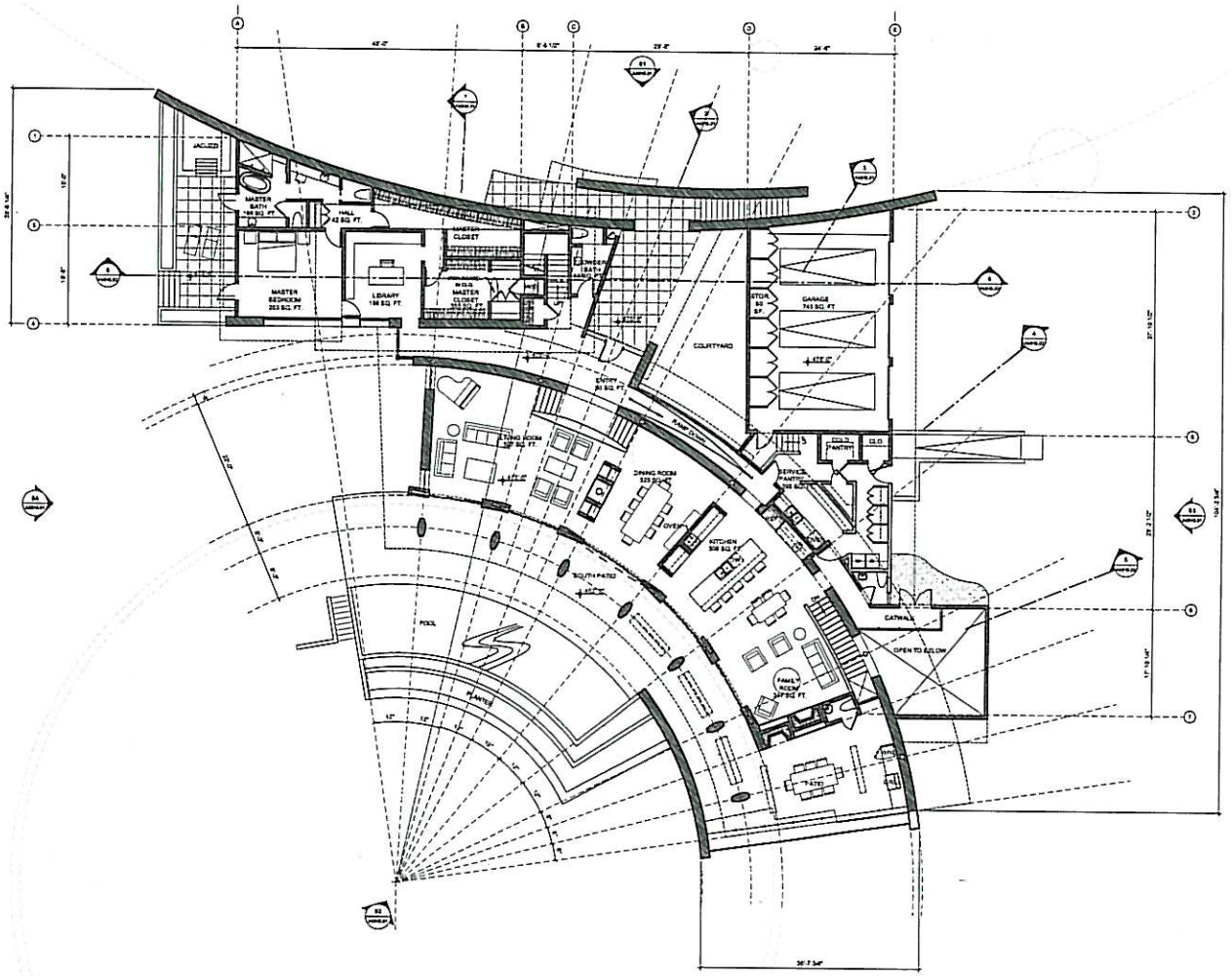
CYNDEE HOWARD
226 EUCALYPTUS HILL DRIVE
SANTA BARBARA, CA 93108

LANE GOODKIND

DATE	DESCRIPTION
07.08.08	PLANNING COMMISSION SUBMITTAL

L1.4

SCHEMATIC LANDSCAPE PLAN



MAIN HOUSE- MAIN LEVEL FLOOR PLAN

SCALE 1/8"=1'-0"

N

EUCALYPTUS HILL RESIDENCE

228, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0316

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
06.22.04	ABR CONCEPTUAL
10.15.05	PC SUBMITTAL
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06.09.06	P.C. SUBMITTAL

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MAIN LEVEL FLOOR PLAN

MAIN HOUSE

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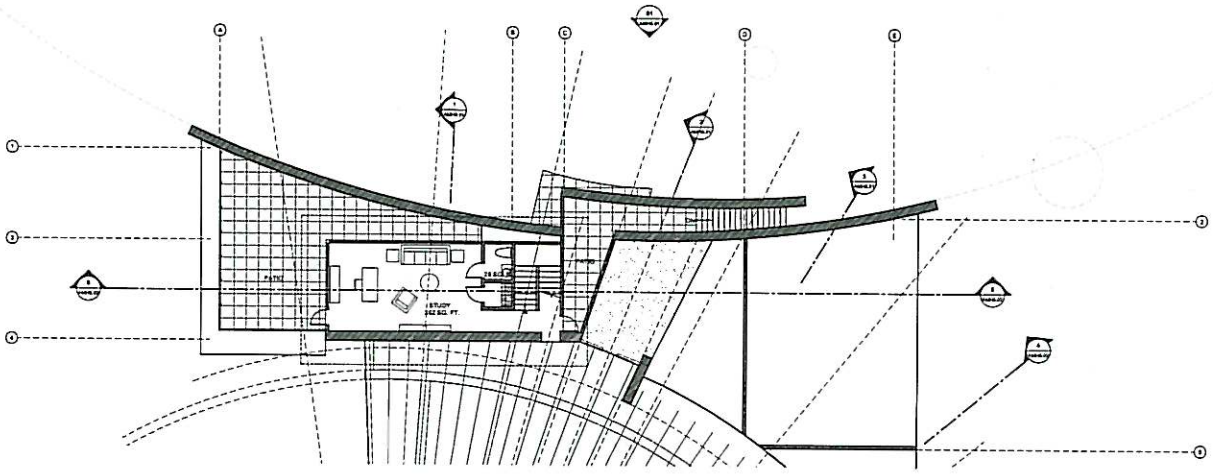
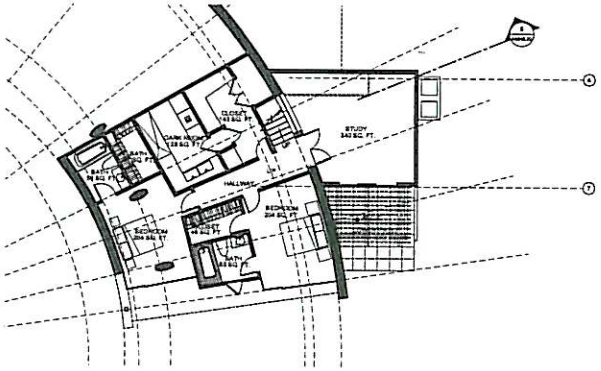


MAIN HOUSE- UPPER LEVEL FLOOR PLAN

SCALE 1/8"=1'-0"



MAIN HOUSE- LOWER LEVEL FLOOR PLAN

SCALE 1/8"=1'-0"

EUCALYPTUS HILL RESIDENCE

226, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0516

SHUBIN + DONALDSON
ARCHITECTS, INC.

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10.15.05	PC SUBMITTAL
05.26.06	ABR CONCEPTUAL
08.09.06	P.C. SUBMITTAL

AMH2.02

UPPER & LOWER LEVEL FLOOR PLAN

MAIN HOUSE

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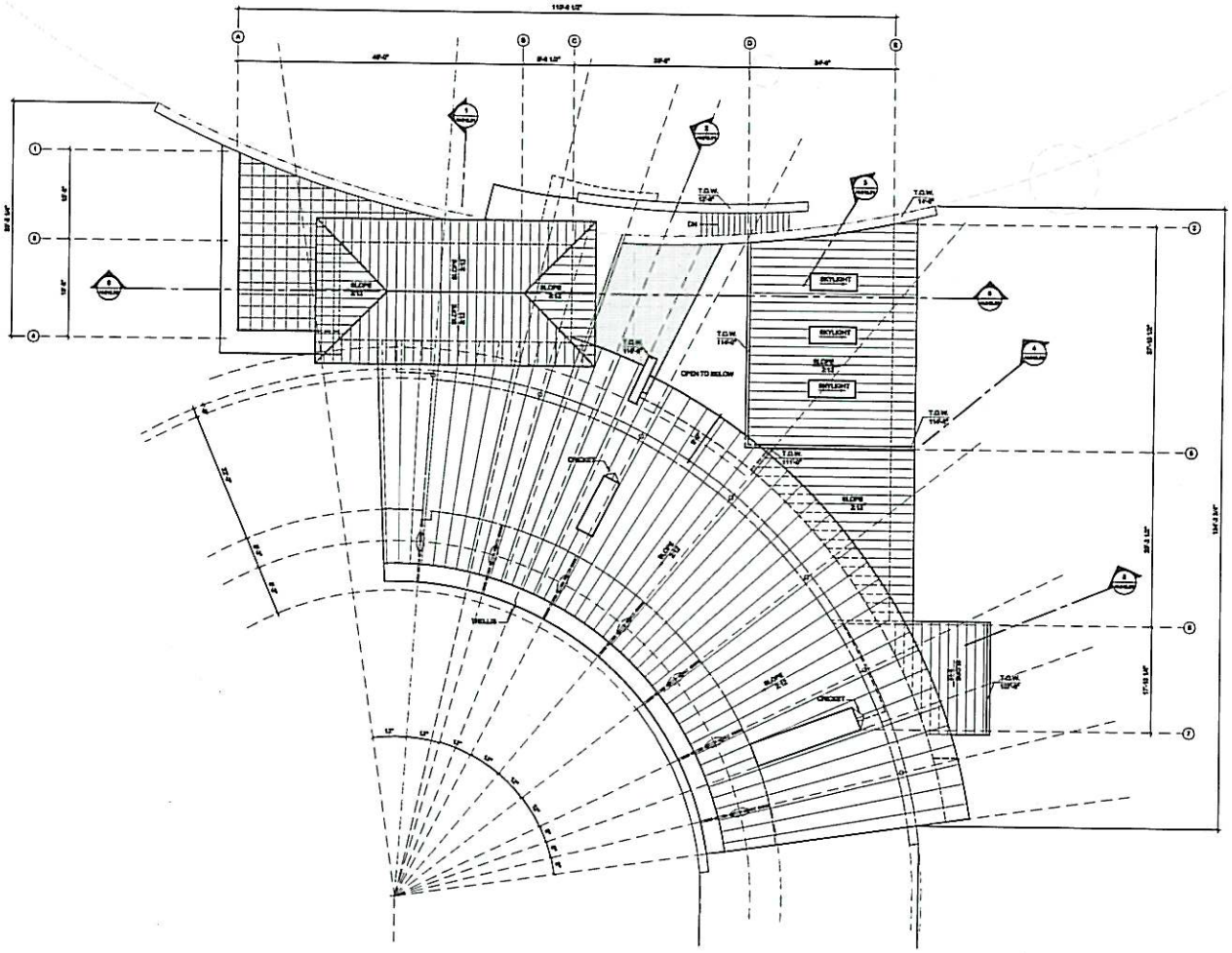

MAIN HOUSE- ROOF PLAN

SCALE 1/8"=1'-0"

N

EUCALYPTUS HILL RESIDENCE

228, 228, 232, 5234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0318

SHUBIN + DONALDSON
ARCHITECTS, INC.

DATE	DESCRIPTION
06.14.04	PRT SUBMITTAL
09.20.04	ABR CONCEPTUAL
10.12.05	PC SUBMITTAL
05.08.06	ABR CONCEPTUAL
06.09.06	P.C. SUBMITTAL

AMH2.03

ROOF PLAN

MAIN HOUSE

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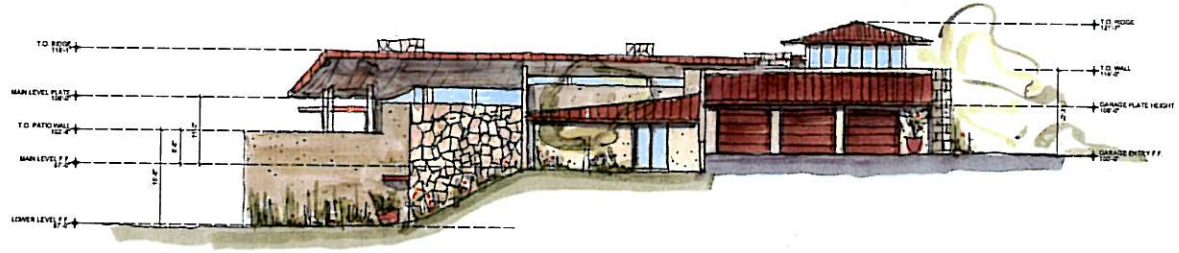
WEST ELEVATION 04



EAST ELEVATION 03

SOUTH ELEVATION 02

NORTH ELEVATION 01

EUCALYPTUS HILL RESIDENCE

230 & 238 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No: 0318

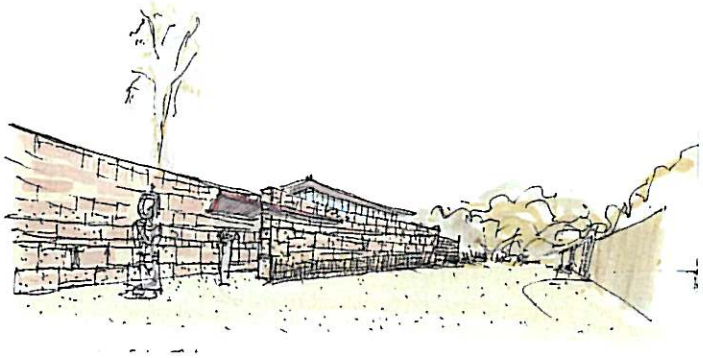
SHUBIN + DONALDSON
ARCHITECTS INC

DATE	DESCRIPTION
05 14 04	PRT SUBMITTAL
08 20 04	ABR CONCEPTUAL
12 13 05	PC SUBMITTAL
05 06 06	ABR CONCEPTUAL

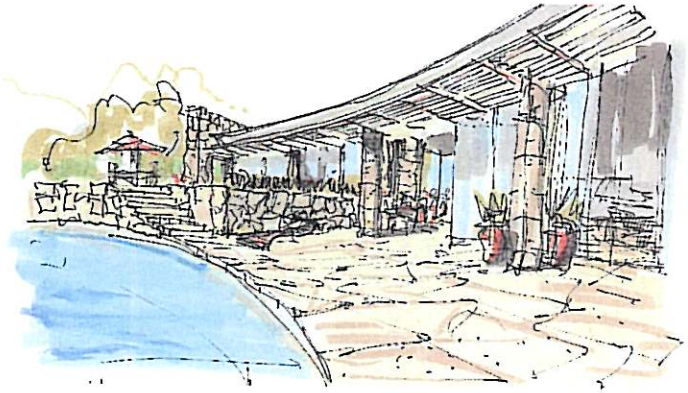
AMH5.01

ELEVATIONS

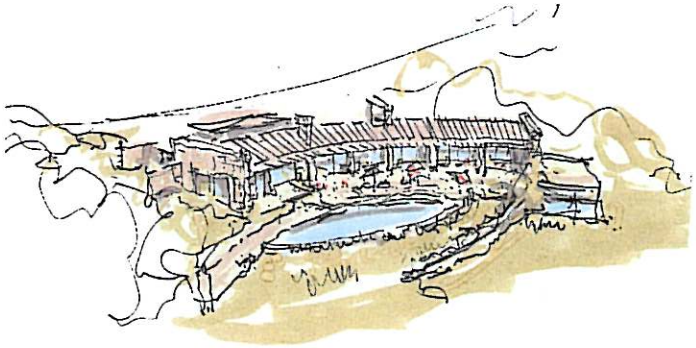
MAIN HOUSE



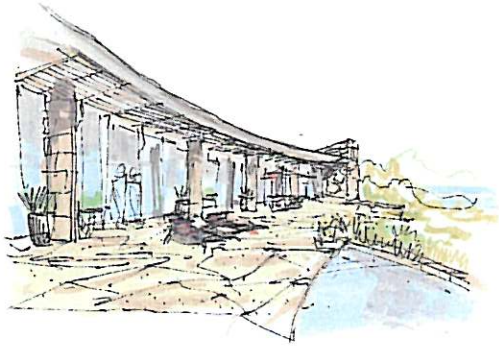
VIEW AT ENTRY



VIEW LOOKING NORTH WEST TOWARDS MASTER BEDROOM



BIRDS EYE VIEW FROM SOUTHWEST



VIEW LOOKING TOWARDS FAMILY ROOM

EUCALYPTUS HILL RESIDENCE

228, 229, 232, 6234 EUCALYPTUS HILL DR
SANTA BARBARA, CA 93108

JOB No: 0316

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.06	PHT SUBMITTAL
06.23.06	ABR CONCEPTUAL
10.10.06	PC SUBMITTAL
05.08.08	ABR CONCEPTUAL
08.29.08	P C SUBMITTAL

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CHARACTER SKETCHES

MAIN HOUSE

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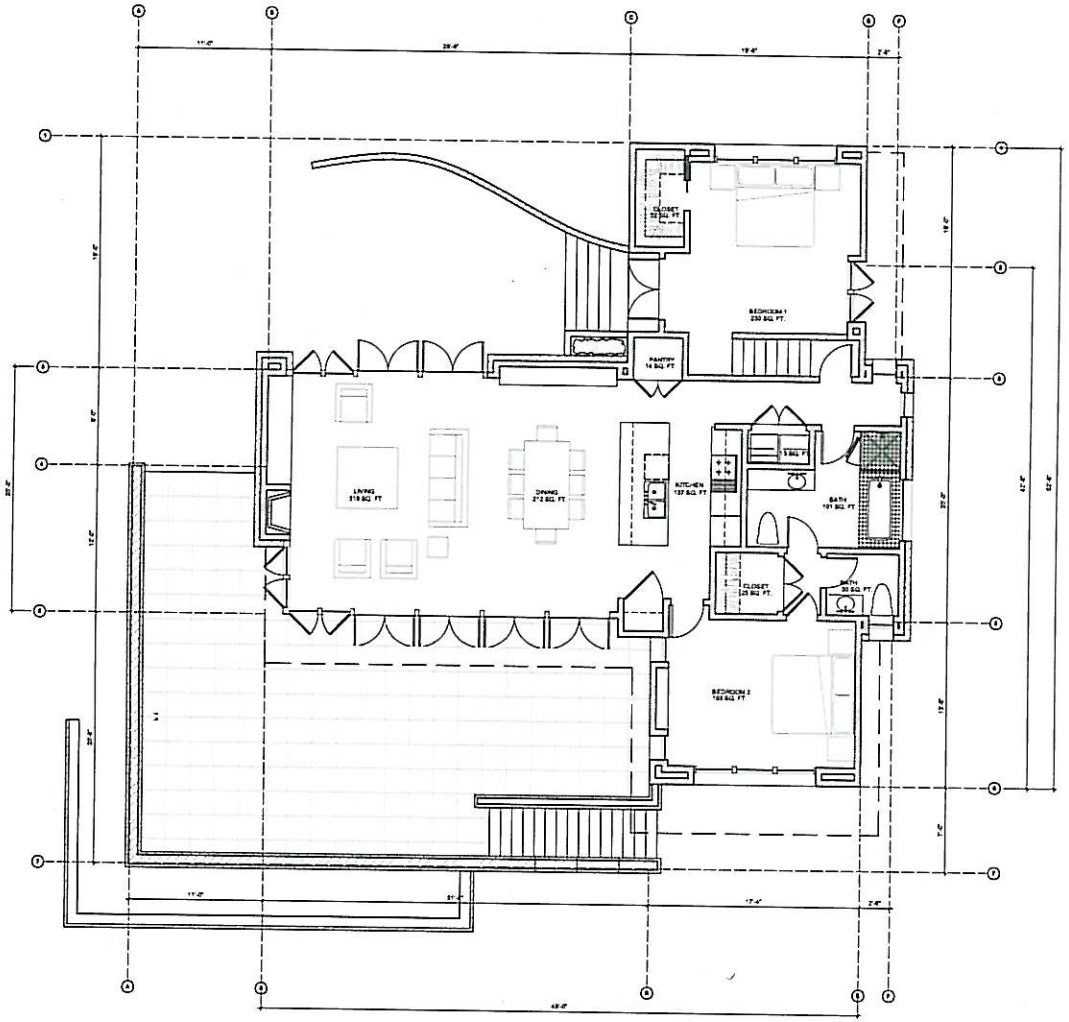
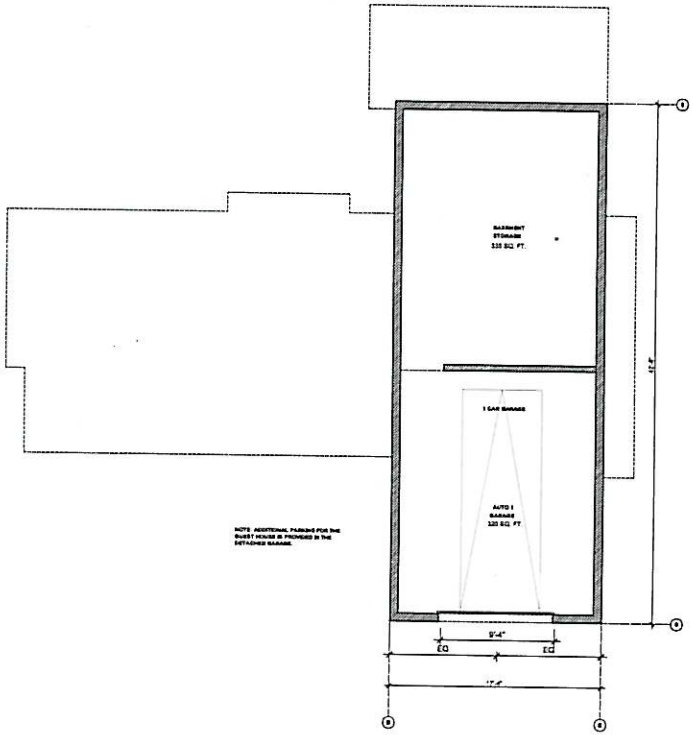


MAIN GUEST HOUSE- MAIN LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"



MAIN GUEST HOUSE- LOWER LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

WALL LEGEND:

- (E) WALL TO REMAIN
- FURR (E) WALL TO MATCH (N) WALL THICKNESS
- (N) 2X6 STUD WALL U.N.O.
- (N) 2X4 STUD WALL
- (N) MASONRY WALL

EUCALYPTUS HILL RESIDENCE

226, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0514

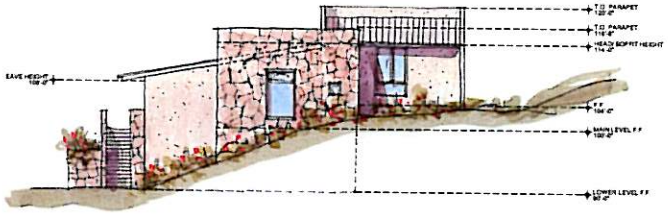
SHUBIN + DONALDSON ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRET SUBMITTAL
09.23.04	ABR CONCEPTUAL
10.13.05	PC SUBMITTAL
05.08.06	ABR CONCEPTUAL
06.05.06	P.C. SUBMITTAL
10.17.06	REVISED P.C. SUBMITTAL

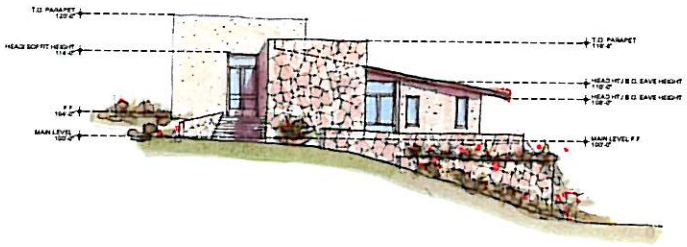
AMG2.01

MAIN LEVEL FLOOR PLAN

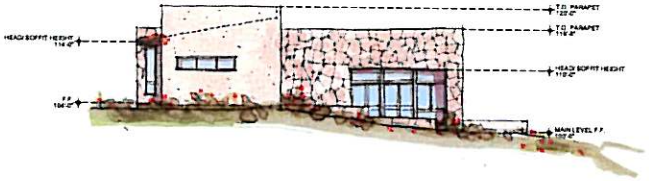
MAIN GUEST HOUSE



EAST ELEVATION 04
SCALE 1/8"=1'-0"



WEST ELEVATION 03
SCALE 1/8"=1'-0"



NORTH ELEVATION 02
SCALE 1/8"=1'-0"

SOUTH ELEVATION 01
SCALE 1/8"=1'-0"

EUCALYPTUS HILL RESIDENCE
228, 228, 232, &234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108
JOB No. 0516

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
10.20.04	ABR CONCEPTUAL
12.12.05	PC SUBMITTAL
05.08.06	ABR CONCEPTUAL
06.06.06	P.C. SUBMITTAL

AMG5.01
EXTERIOR ELEVATIONS
MAIN GUEST HOUSE

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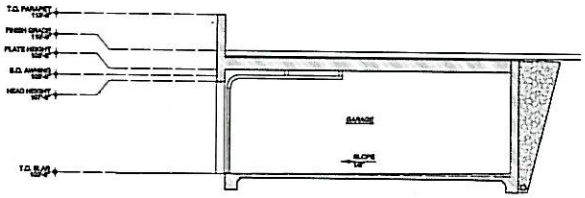
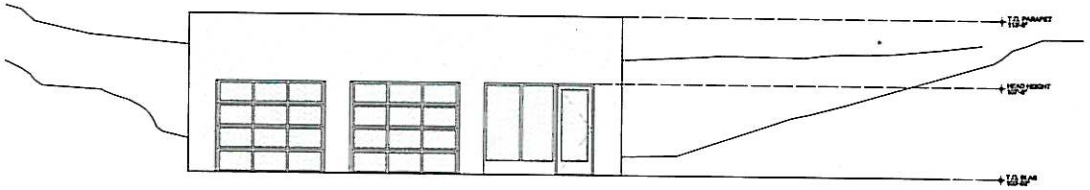
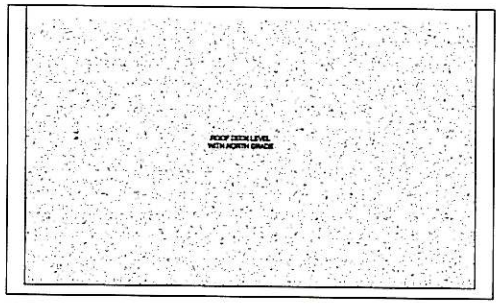


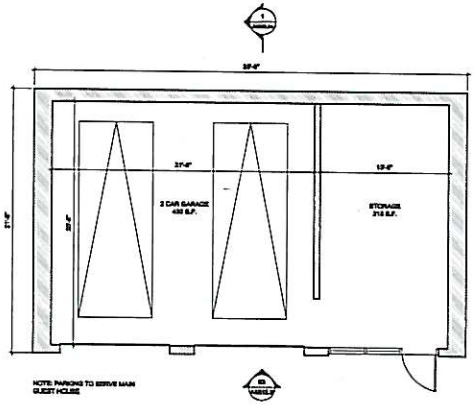
SECTION 04
SCALE 1/4"=1'-0"



ELEVATION 03
SCALE 1/4"=1'-0"



ROOF PLAN 02
SCALE 1/4"=1'-0"



FLOOR PLAN 01
SCALE 1/4"=1'-0"

WALL LEGEND:

- (E) BUILT OBJECT TO BE REMOVED
- (E) WALL TO REMAIN (P-1 ROSE, COLOR 13)
- FURR (E) WALL TO MATCH (N) WALL THICKNESS
- (N) 2X6 STUD WALL U.N.O.
- (N) 2X4 STUD WALL
- (N) MASONRY WALL
- (N) STEEL STUD WALL

EUCALYPTUS HILL RESIDENCE

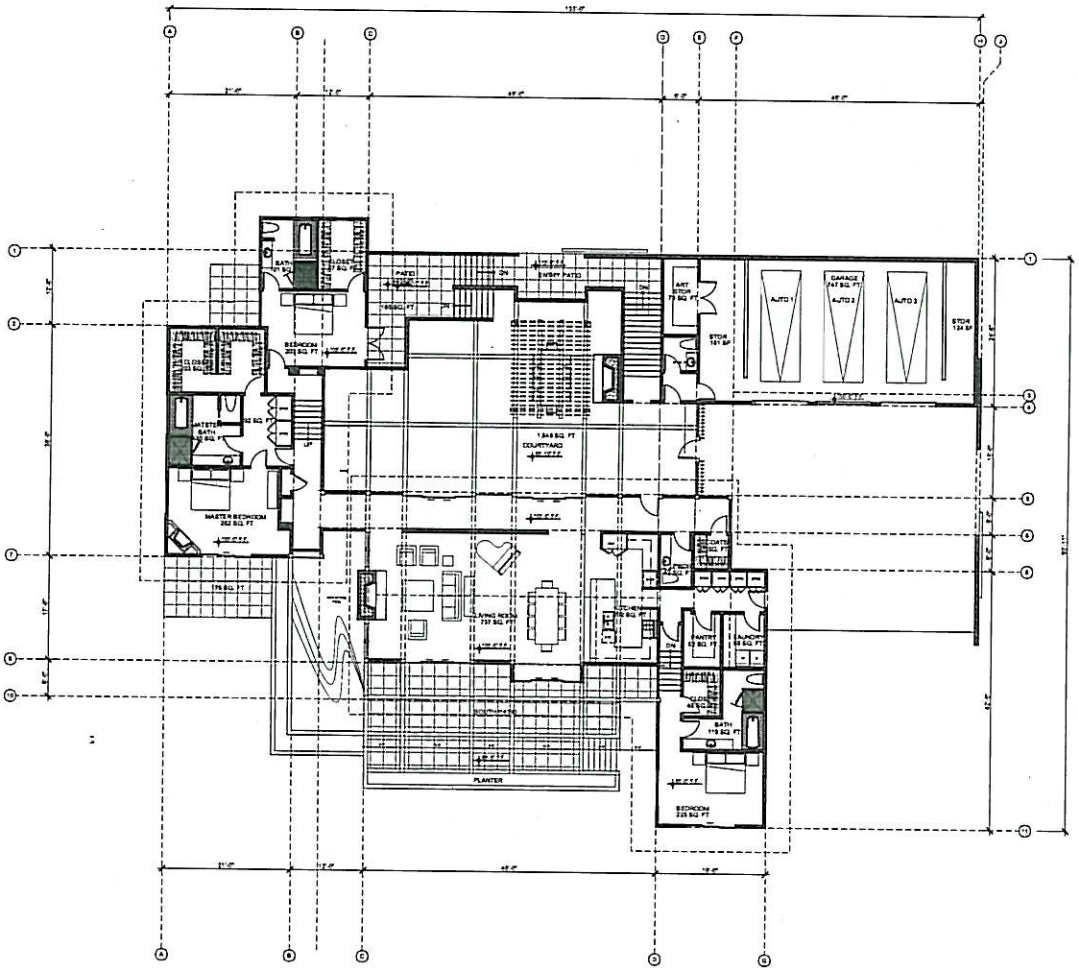
228, 238, 252, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0116

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
09.23.04	ABR CONCEPTUAL
10.15.05	PC SUBMITTAL
05.26.06	ABR CONCEPTUAL
09.09.06	P.C. SUBMITTAL
10.17.06	REVISED P.C. SUBMITTAL

AMU2.01
MAIN GUEST HOUSE
GARAGE



GALLERY HOUSE- MAIN LEVEL FLOOR PLAN

SCALE 1/8"=1'-0"

N

EUCALYPTUS HILL RESIDENCE

226, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0516

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.06	PHT SUBMITTAL
10.23.06	ABR CONCEPTUAL
10.10.06	PC SUBMITTAL
10.08.08	ABR CONCEPTUAL
10.29.08	P.C. SUBMITTAL

AGH2.01

FLOOR PLAN

GALLERY HOUSE

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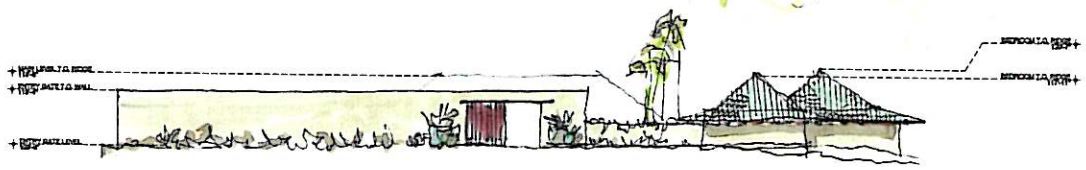
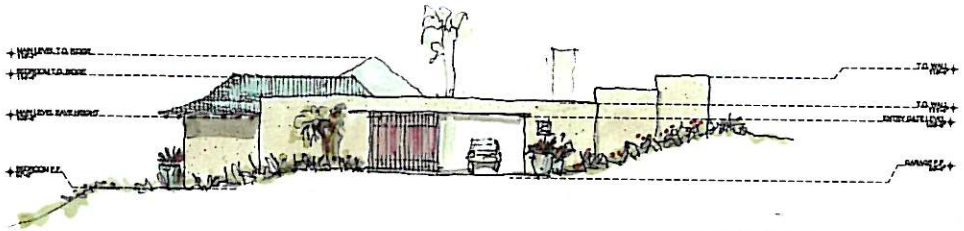


NORTH ELEVATION 04

SOUTH ELEVATION 03



WEST ELEVATION 02

EAST ELEVATION 01

EUCALYPTUS HILL RESIDENCE

226, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0516

SHUBIN + DONALDSON
ARCHITECTS INC.

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05.14.04	FWT SUBMITTAL
09.20.04	ABR CONCEPTUAL
10.15.05	PC SUBMITTAL
05.08.06	ABR CONCEPTUAL
06.09.06	P.C. SUBMITTAL

AGH5.01

EXTERIOR ELEVATIONS

GALLERY HOUSE

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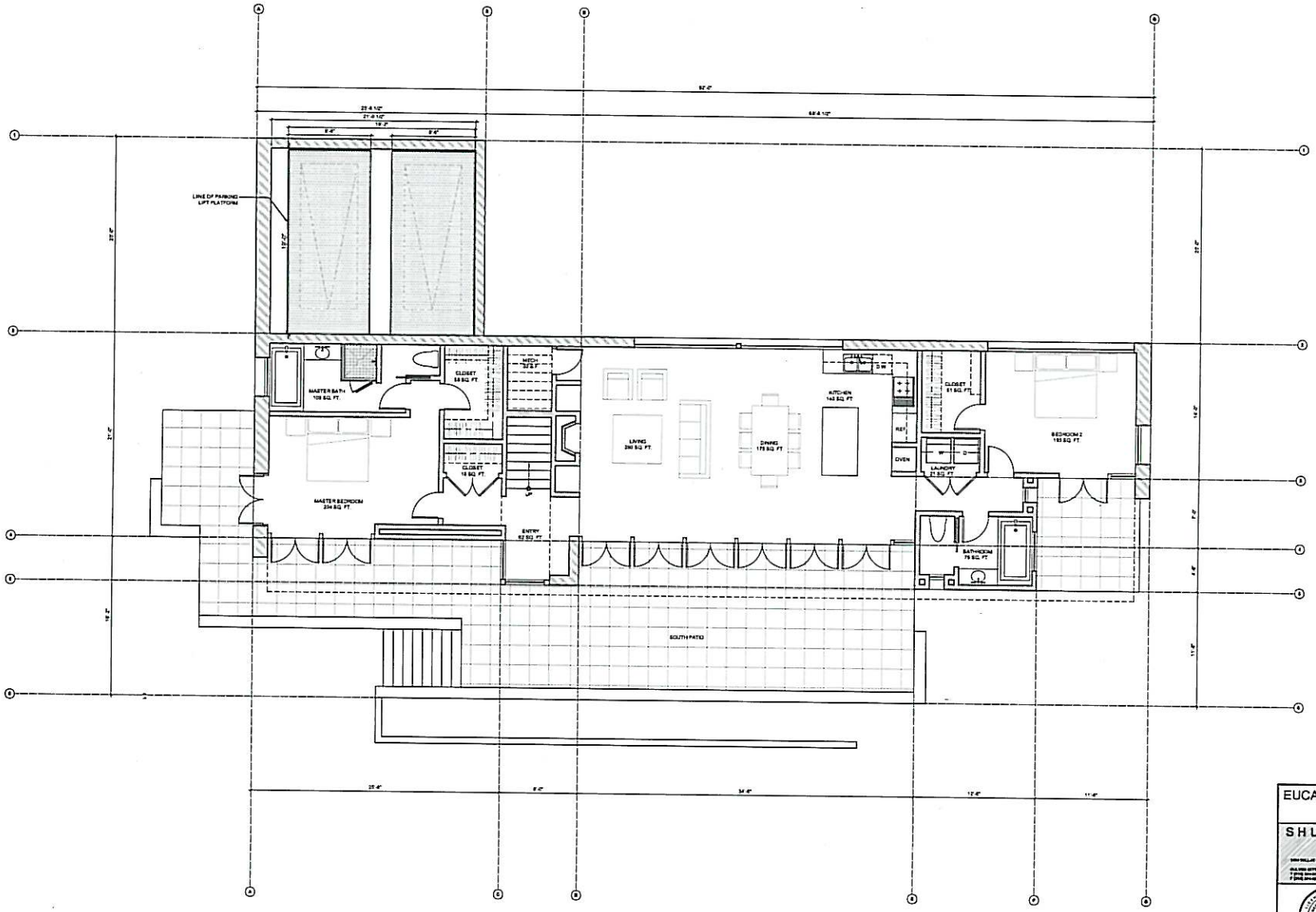

GALLERY GUEST HOUSE- MAIN LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

N

EUCALYPTUS HILL RESIDENCE

226, 228, 232, & 234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
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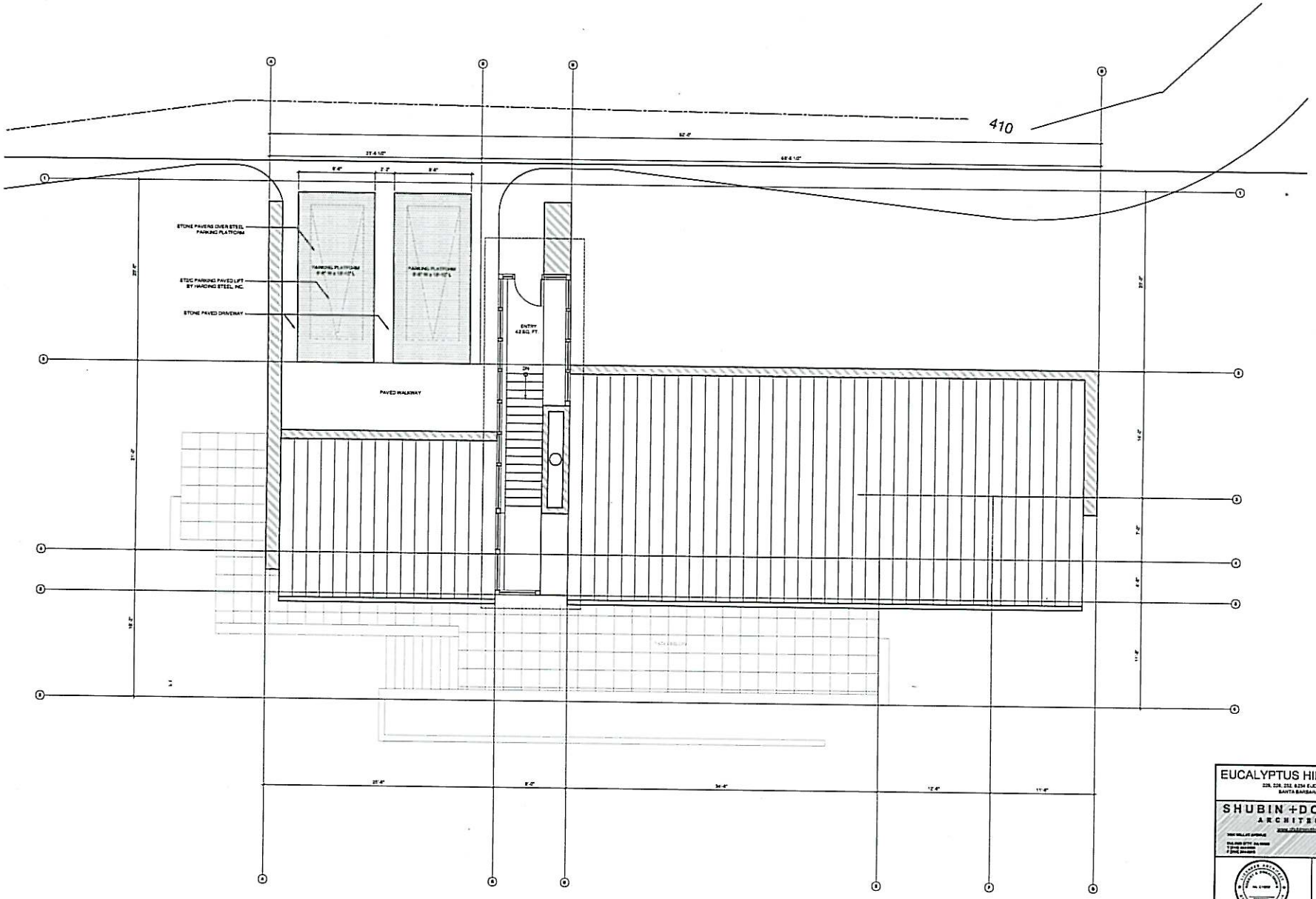
10.15.05	PC SUBMITTAL
05.24.06	ABR CONCEPTUAL
06.09.06	P.C. SUBMITTAL
10.17.06	REVISED P.C. SUBMITTAL

AGG2.01

MAIN LEVEL FLOOR PLAN

GALLERY GUEST HOUSE



GALLERY GUEST HOUSE- ENTRY LEVEL FLOOR PLAN

SCALE 1/4"=1'-0"

N

EUCALYPTUS HILL RESIDENCE

228, 226, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 0314

SHUBIN + DONALDSON
ARCHITECTS INC.

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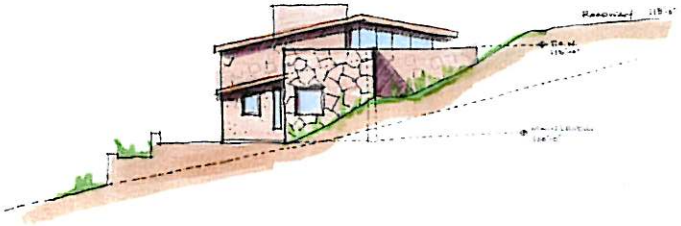
10.13.05	PC SUBMITTAL
05.24.06	ABR CONCEPTUAL
08.09.06	P.C. SUBMITTAL
10.17.06	REVISED P.C. SUBMITTAL

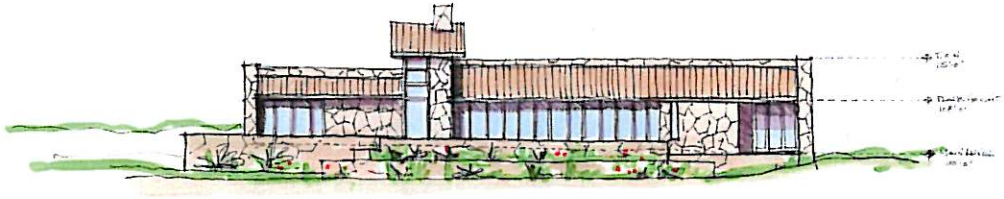
AGG2.02

ENTRY LEVEL FLOOR PLAN & ROOF PLAN

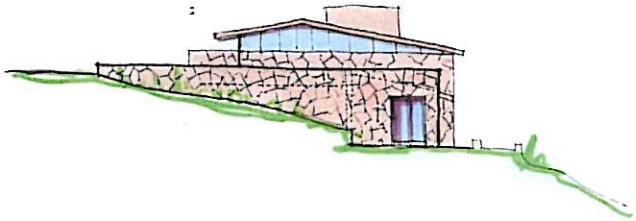
GALLERY GUEST HOUSE



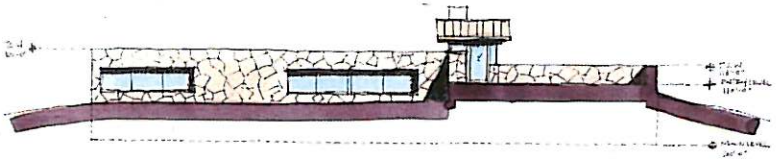
EAST ELEVATION 04
SCALE 1/4"=1'-0"



SOUTH ELEVATION 03
SCALE 1/8"=1'-0"



WEST ELEVATION 02
SCALE 1/8"=1'-0"



NORTH ELEVATION 01
SCALE 1/8"=1'-0"

EUCALYPTUS HILL RESIDENCE
526, 528, 532, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

JOB No. 8516

SHUBIN + DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
09.23.04	ABR CONCEPTUAL
10.10.05	PC SUBMITTAL
05.08.06	ABR CONCEPTUAL
08.09.06	P.C. SUBMITTAL

AGG5.01
EXTERIOR ELEVATIONS
GALLERY GUEST HOUSE

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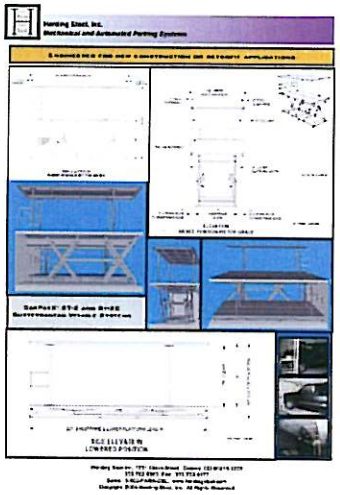
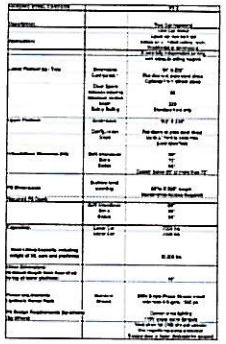
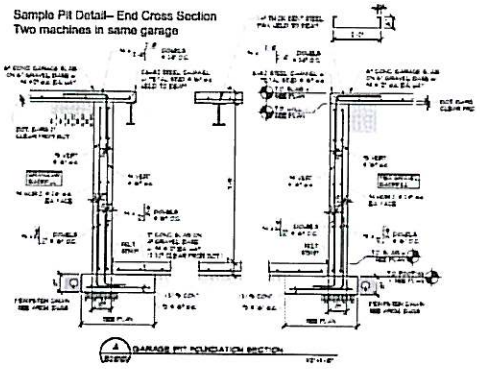


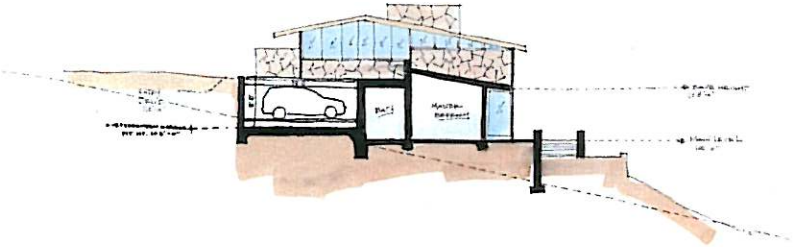
CarparX ST-2
Product and Pit
Specifications



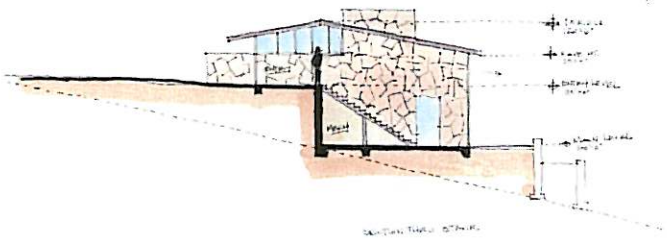
Sample Pit Detail– End Cross Section
Two machines in same garage



GARAGE PIT FOUNDATION SECTION



SECTION THROUGH SUBTERRANEAN GARAGE 02
SCALE 1/8"=1'-0"



STAIR SECTION 01
SCALE 1/8"=1'-0"

EUCALYPTUS HILL RESIDENCE
228, 228, 232, 6234 EUCALYPTUS HILL DR.
SANTA BARBARA, CA 93108

SHUBIN+DONALDSON
ARCHITECTS INC.

DATE	DESCRIPTION
05.14.04	PRT SUBMITTAL
09.20.04	ABR CONCEPTUAL
10.15.05	PC SUBMITTAL
05.09.06	ABR CONCEPTUAL
09.29.06	P.C. SUBMITTAL
10.17.06	REVISED P.C. SUBMITTAL

AGG6.01
GALLERY GUEST HOUSE
SECTIONS & PARKING PLANS