

# 750 PICACHO LANE

MBAR SUBMITTAL SET

## area calculations

FLOOR AREA OF DEMOLITION:			
FIRST FLOOR:	-68 SF	SECOND FLOOR:	0 SF
FLOOR AREA OF EXPANSION:			
FIRST FLOOR:	+129 SF	SECOND FLOOR:	+60 SF
SUBTOTAL:	+189 SF		
TOTAL CHANGE IN GROSS FLOOR AREA:			
			+ 121 SF

EXISTING AREA (GROSS):		PROPOSED AREA (GROSS):	
FIRST FLOOR:	4,647 SF	FIRST FLOOR:	4,470 SF
SECOND FLOOR:	893 SF	SECOND FLOOR:	893 SF
SUBTOTAL:	5,540 SF	SUBTOTAL:	5,363 SF
ROOFED/COVERED AREA:			
	530 SF		482 SF
DECKS:	404 SF	DECKS:	488 SF
SUBTOTAL:	834 SF	SUBTOTAL:	970 SF
GARAGE:	426 SF	GARAGE:	628 SF
GRAND TOTAL EXISTING GROSS AREA:		GRAND TOTAL PROPOSED GROSS AREA:	
	6,840 SF		6,961 SF

EXISTING AREA (NET):		PROPOSED AREA (NET):	
FIRST FLOOR:	3,865 SF	FIRST FLOOR:	3,688 SF
SECOND FLOOR:	712 SF	SECOND FLOOR:	772 SF
SUBTOTAL:	4,577 SF	SUBTOTAL:	4,460 SF
GARAGE:	426 SF	GARAGE:	628 SF
GRAND TOTAL EXISTING NET AREA:		GRAND TOTAL PROPOSED NET AREA:	
	5,003 SF		5,088 SF

## Montecito Floor Area Calculator and Project Statistics Worksheet

### PART 1: PROJECT INFORMATION

Owner:	CHRISTOPHER HUND		
Agent:	AB DESIGN STUDIO		
Site Address:	750 PICACHO LANE		
Assessor's Parcel Number(s):	011-098-000		
Case Number(s):			
Size of Lot (Gross Acres):	0.85	Within Montecito Hillside (H-MON) Overlay Zone <sup>1</sup> (Y/N):	N

### PART 2: PRIMARY RESIDENTIAL BUILDING (HOUSE) NET FLOOR AREA<sup>2</sup>

	Existing	Existing to be Removed	New or Addition	Finished Project	House Net Floor Area (Used in Part 4)
1st Floor	3,865	-68	129	3,926	3,926
2nd Floor	712	0	60	772	772
Attached Garage(s) <sup>3</sup>	426	0	0	426	0
Enter type of attached accessory structure	0	0	0		
Enter type of attached accessory structure	0	0	0		
Enter type of attached accessory structure	0	0	0		
Partly Underground Basement <sup>4</sup>	0	0	0		0
Wholly Underground Basement <sup>5</sup>	0	0	0		
Attached Accessory Dwelling Unit <sup>6</sup>	0	0	540	540	
House Subtotal:	5,003	-68	729	5,664	4,698
House Net Floor Area (Used in Part 4) <sup>7</sup>					

### PART 3: DETACHED ACCESSORY BUILDING (DAB) FLOOR AREA

	Existing	Existing to be Removed	New or Addition	Finished Project	DAB Floor Area (Used in Part 4)
Enter type of DAB	0	0	0		
Enter type of DAB	0	0	0		
Enter type of DAB	0	0	0		
Enter type of DAB	0	0	0		
Detached Accessory Dwelling Unit <sup>8</sup>	0	0	0		
Partly Underground Basement <sup>9</sup>	0	0	0		0
Wholly Underground DAB Basement <sup>10</sup>	0	0	0		
DAB Subtotal:	0	0	0	0	0
DAB Floor Area (Used in Part 4) <sup>7</sup>					

### PART 4: FLOOR AREA CALCULATIONS

House Net Floor Area Calculations		DAB Floor Area Calculations	
Recommended Maximum House Net Floor Area <sup>11</sup>	3,925	Recommended DAB Allowance <sup>12</sup>	701
House Net Floor Area	4,698	DAB Floor Area	0
		DAB Allowance Overage (Added to house Net Floor Area)	0
Cumulative House Net Floor Area (House Net Floor Area + DAB Overage)	(P) 4,698	(E) 4,577 NET SF	
Percent to Recommended Maximum House Net Floor Area <sup>13</sup>	(P) 120%	(E) 117%	

Applicants enter project information and statistics (net square feet) into shaded cells. The calculator automatically populates unshaded cells with floor area calculations.

See next page for footnotes.

Rev. 9/7/2018

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### NOTES:

- PROJECT HAS BEEN REVIEWED AND APPROVED BY MONTECITO FIRE DEPARTMENT

- RIGHT OF WAY CURRENTLY UNDER REVIEW WITH TRANSPORTATION DEPARTMENT

## project description

PROJECT INCLUDES INTERIOR AND EXTERIOR RENOVATION OF EXISTING SINGLE-FAMILY RESIDENCE. INTERIOR RENOVATION TO INCLUDE NEW FINISHES, FIXTURES AND CABINETRY, REMOVAL AND RELOCATION OF SELECT PARTITION WALLS AND DOORS, MINOR EXPANSION FOR LAUNDRY ROOM AND BATHROOM, REDUCTION OF EXISTING CLOSET. EXTERIOR WORK TO INCLUDE REFINISHING OF EXISTING PLASTER, REPLACEMENT AND ENLARGEMENT OF SELECT DOORS AND WINDOWS.

- POOL DESIGN SHOWN FOR REFERENCE. UNDER SEPARATE PERMIT

## project data

## General Notes

1. THESE PLANS ARE THE PROPERTY OF AB DESIGN STUDIO, INC. USE OR COPY IS PERMITTED BY CONTRACT ONLY; ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION OF AB DESIGN STUDIO, INC. IS PROHIBITED AND SHALL THEREBY ABSOLVE AD DESIGN STUDIO, INC. FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTEREST PARTIES IN THE PROJECT.

2. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.

3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

4. INTERPRETATION OF DRAWINGS AND DOCUMENTS. EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.

5. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

6. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.

7. SHOP DRAWINGS: CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS FOR COORDINATION WITH THE CONSTRUCTION DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT. CONTRACTOR SHALL INFORM THE ARCHITECT OF DISCREPANCIES IN THE SHOPS WHEN SUBMITTING TO THE ARCHITECT.

8. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

9. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

10. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS.

11. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

12. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.

13. IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF THE WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES, AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

15. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

16. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

17. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OR CHANGES; IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

18. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS, HARDWARE REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACE WHERE DEBRIS MAY HAVE COLLECTED, WASHING AND POLISHING ALL GLASS.

19. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

20. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

21. THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTATION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE.

22. CONTRACTOR SHALL DEMONSTRATE TO THE BUILDING INSPECTOR THAT ACCESSIBILITY DIMENSIONS HAVE BEEN PROVIDED TO COMPLY WITH TITLE 24 AND ADA ACCESSIBILITY REQUIREMENTS.

23. LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING LINES, PIPES, DUCTS, CONDUITS, FIXTURES, EQUIPMENT AND OTHER INSTALLATIONS ARE SHOWN DIAGRAMMATICALLY, UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ALL TRADES IN DETERMINING LOCATIONS OF ALL SYSTEMS AND EQUIPMENT. CONTRACTOR SHALL NOT REMOVE OR SHRED ACTUAL LOCATION DOCUMENTS HAVE BEEN COORDINATED TO ALLOW SPACE FOR ALL INSTALLATIONS SHOWN. HOWEVER, AFTER VERIFYING ACTUAL DIMENSIONS, SHOULD THE CONTRACTOR FIND OR BELIEVE THAT INSTALLATIONS CANNOT BE ACCOMMODATED WITHIN CONSTRUCTION SHOWN, ALL-PROPOSED CHANGES SHALL BE SHOWN ON THE CONTRACTOR'S COORDINATED SHOP DRAWINGS AND SPECIFICALLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

24. CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES, AND HOUSINGS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURERS.

25. COORDINATE GENERAL NOTES ON THIS SHEET WITH PROVISIONS OF DRAWINGS AND PROJECT MANUAL (SPECIFICATIONS) WHEN APPROPRIATE.

26. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

27. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. DO NOT SCALE DRAWINGS.

28. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHER AS REQUIRED BY THE FIELD INSPECTOR.

29. FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE NOT PERMITTED TO BE PLACED OR STORED WITHIN THE BUILDINGS.

30. WHERE NEW WORK IS TO REPLACE EXISTING, THE CONTRACTOR SHALL PREPARE AREA AND SUBSTRATES FOR THE PROPER INSTALLATION OF NEW WORK IN ACCORDANCE WITH REQUIREMENTS FOR INSTALLATION OF THE PARTICULAR NEW WORK.

## General Notes

31. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO SURROUNDING BUILDING AND STREET FURNITURE, INCLUDING HARSCAPE, SIDEWALKS, ROADWAYS, CURBS, TREES AND PLANTING, TREE GRATES, DRAIN COVERS, UNDERGROUND UTILITIES AND OTHER SIMILAR ITEMS THAT ARE TO REMAIN. SHOULD DAMAGE OCCUR AS A RESULT OF NECESSARY CONSTRUCTION OPERATIONS SUCH AS INSTALLATION OF UTILITIES, CONTRACTOR SHALL REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.

32. WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE ARCHITECT & CLIENT / OWNER.

33. COMPLETED WORK SHALL BE PROTECTED DURING CONSTRUCTION TO AVOID DAMAGE. SHOULD DAMAGE OCCUR, REPAIRS SHALL BE MADE SO THAT NEITHER THE DAMAGE NOR THE REPAIRS ARE EVIDENT.

34. PROVISIONS SHALL BE MADE BY THE CONTRACTOR TO ENSURE SAFETY, PROTECT LIFE AND PROPERTY AND CONTROL DUST AND NOISE, AND LIMIT DERRIS AT WORK AREAS, PARTICULAR CARE SHOULD BE TAKEN AT AREAS SUBJECT TO ACCESS BY BUILDING USERS AND THE PUBLIC.

35. THE CONTRACTOR SHALL VERIFY LOCATION AND CLEARANCE OF ALL INSERTS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE.

36. FIREBLOCKING SHALL BE LOCATED AT THE FOLLOWING LOCATIONS (PER 2022 CRC SECTION R302.1):

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, VERTICALLY AT FLOOR AND CEILING LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.

- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS

- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, - WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E316 REQUIREMENTS.

- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLIANT WITH 2022 CRC SECTION R103.19

- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

37. STUDS SHALL BE BLOCKED WITH MEMBERS MATCHING THE STUDS IN SIZE, SPACING SHALL BE AS REQUIRED BY CODE, WHERE GAPS OCCUR AT HORIZONTAL FIRE ASSEMBLIES THEY SHALL BE FILLED WITH FIRE SAFING AND 16 GAUGE CONTINUOUS METAL RETAINERS OR 5/8" TYPE 'X' GYP BOARD SHELVES SHALL BE PROVIDED TO PREVENT DISLODGMENT.

38. THE CONTRACTOR SHALL VERIFY LOCATION AND CLEARANCE OF ALL INSERTS AND EMBEDDED ITEMS WITH ALL APPLICABLE DRAWINGS BEFORE POURING CONCRETE.

39. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL WOOD SHALL BE A MINIMUM OF 8' ABOVE FINISH GRADE.

40. CONTRACTOR SHALL PROVIDE THE NECESSARY SUPPORT BRACKETS, BACKING PLATES, ANCHORAGES, AND SIMILAR SUPPORTS FOR CABINETS, BUILT-IN FURNITURE, AND ALL OTHER ITEMS INCLUDING WALL MOUNTED FIXTURES SUCH AS GRAB BARS, HANDRAILS, TOILETS AND SINKS.

41. CONTRACTOR SHALL PROVIDE BACKING PLATES BEHIND ITEMS SUPPORTED AT STUD WALLS AND CEILING. THICKNESS SHALL BE 1/8" MINIMUM, WIDTH AND LENGTH AS NEEDED TO ANCHOR BACK TO STUDS OR CEILING FRAMING. ANCHORS SHALL BE WELDED, SCREWED, OR BOLTED TO FRAMING: SIZE, GAUGE, AND NUMBER SHALL BE TO PROPERLY SUPPORT IMPOSED LOADS.

42. PROVIDE FLASHING AT AREAS SUBJECT TO POSSIBLE WATER INFILTRATION. THESE INCLUDE

BUT ARE NOT LIMITED TO ROOFS INCLUDING ELECTRICAL AND OTHER PENETRATIONS THROUGH ROOF, RESTROOMS AND JANITOR CLOSETS, PIPE PENETRATIONS AND DOORS. USE MATERIALS COMPATIBLE WITH ADJOINING MATERIALS OR ISOLATE MATERIALS TO PREVENT DETERIORATION DUE TO CHEMICAL, ELECTROLYTIC OR SIMILAR REACTIONS.

43. FLASHING JOINTS SHALL BE PROPERLY LAPPED, SEALED, WELDED, BRAZED OR SOLDERED TO PROVIDE FOR A WATERPROOF UNIT. A MINIMUM LAP OF 4" OVER, UNDER OR AT THE SIDES IS REQUIRED WITH ADJOINING WATERPROOFING ELEMENTS AS BUILDING PAPER, ROOFING FELTS, COUNTER FLASHING, ETC.

44. AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING, AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE WEATHERPROOF.

45. USE MATERIALS COMPATIBLE WITH ADJOINING MATERIALS OR ISOLATE MATERIALS TO PREVENT DETERIORATION DUE TO CHEMICAL, ELECTROLYTIC OR SIMILAR REACTIONS.

66. ANY AND ALL CONSULTANTS OR INDIVIDUALS THAT HAVE BEEN IDENTIFIED TO SERVE AS THE OWNER'S AGENT/REPRESENTATIVE AND HAVE AN INDEPENDENT CONTRACT WITH THE OWNER IS AN INDEPENDENT CONTRACTOR FOR THE CONTRACTED PORTION OF THE PROJECT. NOTE THAT THE CONSULTANT/CONTRACTOR IS RESPONSIBLE FOR THE METHODS AND MEANS USED IN PERFORMING ITS SERVICES UNDER THAT INDEPENDENT AGREEMENT AND IS NOT AN EMPLOYEE, AGENT, OR PARTNER OF THE ARCHITECT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE OWNER'S AGENT/REPRESENTATIVE. FURTHERMORE, SHOULD SAID OWNER'S AGENT/REPRESENTATIVE WILLFULLY OR UNKNOWNLY AUTHORIZE ANY SUBSTITUTION OF A MATERIAL CONTAINED WITHIN THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT, THEN THE OWNER SHALL TAKE FULL RESPONSIBILITY FOR SUCH CHANGE(S) UNLESS SUCH SUBSTITUTION HAS BEEN PRESENTED TO THE ARCHITECT FOR REVIEW FOR COMPLIANCE WITH ORIGINAL SPECIFICATION AND THE ARCHITECT HAS AGREED THAT IT IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

67. ANY AND ALL CONSULTANTS OR INDIVIDUALS THAT HAVE BEEN IDENTIFIED TO SERVE AS THE GENERAL CONTRACTOR'S AGENT/REPRESENTATIVE AND HAVE AN INDEPENDENT CONTRACT WITH THE GENERAL CONTRACTOR IS AN INDEPENDENT CONTRACTOR FOR THE CONTRACTED PORTION OF THE PROJECT. NOTE THAT THE GENERAL CONTRACTOR'S AGENT/REPRESENTATIVE IS RESPONSIBLE FOR THE METHODS AND MEANS USED IN PERFORMING ITS SERVICES UNDER THAT INDEPENDENT AGREEMENT AND IS NOT AN EMPLOYEE, AGENT, OR PARTNER OF THE ARCHITECT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR'S AGENT/REPRESENTATIVE. FURTHERMORE, SHOULD SAID OWNER'S AGENT/REPRESENTATIVE WILLFULLY OR UNKNOWNLY AUTHORIZE ANY SUBSTITUTION OF A MATERIAL CONTAINED WITHIN THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT, THEN THE OWNER SHALL TAKE FULL RESPONSIBILITY FOR SUCH CHANGE(S) UNLESS SUCH SUBSTITUTION HAS BEEN PRESENTED TO THE ARCHITECT FOR REVIEW FOR COMPLIANCE WITH ORIGINAL SPECIFICATION AND THE ARCHITECT HAS AGREED THAT IT IS IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

68. NOTE THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING AND EXECUTING THE CONTRACTOR'S CONSTRUCTION AND SUBMITTAL SCHEDULES. THE CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK TO MEET THE CONTRACTOR'S SCHEDULE TO COMPLETE THE WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ACTS OR OMISSIONS OF THE CONTRACTOR'S RESPONSIBILITY TO MEET THE CONSTRUCTION SCHEDULE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HISHER SUB-CONTRACTOR(S) TO EXECUTE MEANS AND METHODS PERTAINING TO COMPLETE THE CONTRACT DOCUMENTS. DETAILING PROVIDED BY THE ARCHITECT IS FOR DESIGN INTENT ONLY AND IN NO WAY SHALL ABSOLVE THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR AND HISHER SUB-CONTRACTOR(S) IN ANY INSTANCE.

69. ALL OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. RAILS SHALL BE DESIGNED TO RESIST A MAXIMUM LOAD OF 50 POUNDS PER LINEAL FOOT AT A RIGHT ANGLE TO THE TOP RAIL, AS A MINIMUM. PER 2022 CRC SECTION R312.

70. TRASH & OTHER CONSTRUCTION RELATED WASTES MAY NOT BE DEPOSITED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN THESE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF PROPERLY.

71. NOTE: IMPACT TOOLS SHALL NOT BE USED ON UNREINFORCED BUILDINGS.

72. ALL REMOVED OR ABANDONED UTILITY LINES SHALL BE TERMINATED PER APPLICABLE CPC 1207 AND CEC CODE.

73. NOT USED

74. WATER HEATER REQUIREMENTS PER CPC CHAPTER 5 - PROVIDE LATERAL STRAPPING FOR WATER HEATER PER CODE. CPC SEC 507.2

75. PRIOR TO SLAB CORING, CONTRACTOR TO USE RADAR OR X-RAY SUB TO VERIFY CORES DO NOT INTERFERE WITH ELECTRICAL CONDUIT OR OTHER IMPORTANT STRUCTURAL REINFORCING.

76. PROVIDE AND INSTALL GYPSUM SHEATHING AS INDICATED OR DETAILED AND UNLESS OTHERWISE NOTED SHALL BE ATTACHED PER GYPSUM ASSOCIATION APPLICATION DOCUMENT GA-253-2019 OR LATEST EDITION AND PER 2022 CRC CHAPTER 7 WALL COVERING - CONFORMING WITH ALL CODE HEADINGS: GYPSUM PANEL PRODUCTS AND PLASTER. CONTRACTOR TO MEET STANDARDS FOR: INSTALLATION; CONSTRUCTION QUALITY; APPLICATION TO PROVIDE REQUIRED WEATHER RESISTANCE; TO PROVIDE FIRE PROTECTION FOR STRUCTURE; AND NON-STRUCTURAL BUILDING COMPONENTS, REQUIRED INDICATED PERFORMANCE AS BASE MATERIALS/WALL & CEILING PANELS IN SHOWERS AND WATER CLOSETS; PERFORMANCE/INSTALLATION/MATERIALS FOR INTERIOR, EXTERIOR, EXPOSED AGGREGATE CEMENT PLASTER & REINFORCED GYPSUM CONCRETE AS INDICATED OR DETAILED.

77. WHERE NEW WORK IS TO REPLACE EXISTING, THE CONTRACTOR SHALL PREPARE AREA AND SUBSTRATES FOR THE PROPER INSTALLATION OF NEW WORK IN ACCORDANCE WITH REQUIREMENTS FOR INSTALLATION OF THE PARTICULAR NEW WORK.

## General Notes

57. WHEN THE ARCHITECT IS CONTRACTED BY THE OWNER TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES, THE THEN CURRENT AMERICAN INSTITUTE OF ARCHITECTS AIA DOCUMENT A201-2017 GENERAL CONDITIONS, THE CONTRACTOR FOR CONSTRUCTION SHALL FURNISH THE ARCHITECT WITH THE FOLLOWING INFORMATION: 1. GENERAL CONDITIONS THAT ARE TO REMAIN; 2. DAMAGE TO CONSTRUCTION; 3. CONTRACTOR'S CHANGES IN THE WORK; 4. TIME & PAYMENTS AND COMPLETION; 5. PROTECTION OF PERSONS AND PROPERTY; 6. INSURANCE AND BONDS; 7. UNCOVERING AND CORRECTION OF WORK; 8. MISCELLANEOUS PROVISIONS; 9. TERMINATION OR SUSPENSION OF THE CONTRACT; 10. PROTECTION OF PERSONS AND PROPERTY; 11. INSURANCE AND BONDS; 12. UNCOVERING AND CORRECTION OF WORK; 13. MISCELLANEOUS PROVISIONS; 14. TERMINATION OR SUSPENSION OF THE CONTRACT; 15. CLAIMS AND DISPUTES.

58. PER 2022 CRC SECTION 6-WALL CONSTRUCTION, CONTRACTORS WORK TO MEET ALL MINIMUM STANDARDS FOR WALL COVERING MATERIALS; INSTALLATION OF MATERIALS; AND THE ABILITY OF THE WALL ASSEMBLY TO PROVIDE WEATHER PROTECTION AND BE A WATER TIGHT INSTALLATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HISHER SUB-CONTRACTOR(S) TO EXECUTE MEANS AND METHODS PERTAINING TO A WATER TIGHT INSTALLATION. DETAILED PROVIDED BY THE ARCHITECT IS FOR DESIGN INTENT ONLY AND IN NO WAY SHALL ABSOLVE THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR AND HISHER SUB-CONTRACTOR(S) IN ANY INSTANCE.

59. SUBMITTALS: A PROPOSED CONTROL MEASURES: SUBMIT STATEMENT OR DRAWING THAT INDICATES THE MEASURES, INCLUDE MEASURES FOR THE FOLLOWING:

1. DUST CONTROL;

2. NOISE CONTROL;

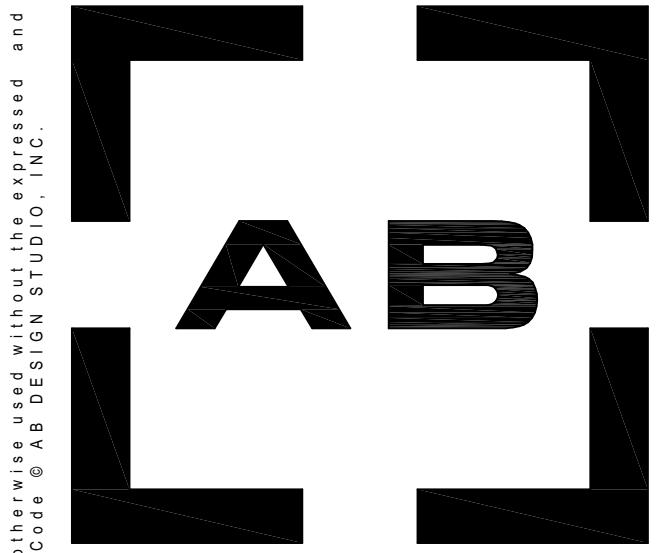
3. SCHEDULE OF SELECTIVE DEMOLITION ACTIVITIES: INDICATE DETAILED SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY, INTERRUPTION OF UTILITY SERVICES, USE OF ELEVATOR AND STAIRS, AND LOCATIONS OF TEMPORARY PARTITIONS AND MEANS OF EGREGS.

4. PREDEMOLITION PHOTOGRAPHS OR VIDEOAPE: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS. SUBMIT BEFORE WORK BEGINS.

5. QUALITY ASSURANCE:







**AB** design studio, inc.

architecture | interior design | urban planning

420 E HALEY STREET

12421 VENICE BLVD

SANTA BARBARA, CA 93101

805.963.2100 | www.abdesignstudioinc.com

project team

SURVEYOR:

ROBER LAND SURVEYING

JEFFERY K. PROBER, P.L.S. 8101

645 FLORA VISTA DRIVE

SANTA BARBARA, CA 93109

T: (805) 452-9690

GEO TECH ENGINEER:

GEO SOLUTIONS, INC.

BRADLEY BUCHER

201 S. MILPAS ST, SUITE 103

SANTA BARBARA, CA 93103

T: (805) 235-2239

LANDSCAPE ARCHITECT:

EPTDESIGN

SCOTT CAPP

414 OLIVE ST

SANTA BARBARA, CA 93101

T: (626) 795-2008

STRUCTURAL ENGINEER:

T&S STRUCTURAL

CONSULTING ENGINEERS

SAGE SHINGLE

1N CALLE CESAR CHAVEZ, STE 102

SANTA BARBARA, CA 93101

T: (626) 730-0303

submittals / revisions

**PRINT DATE: 9/30/2025**

07.17.2025

MBAR SUBMITTAL 1

09.30.2025

MBAR SUBMITTAL 2

project info

PROJECT 24098.00

750 PICACHO LANE

PROJECT ADDRESS:

750 PICACHO LANE

MONTECITO, CA 93108

OWNER CONTACT:

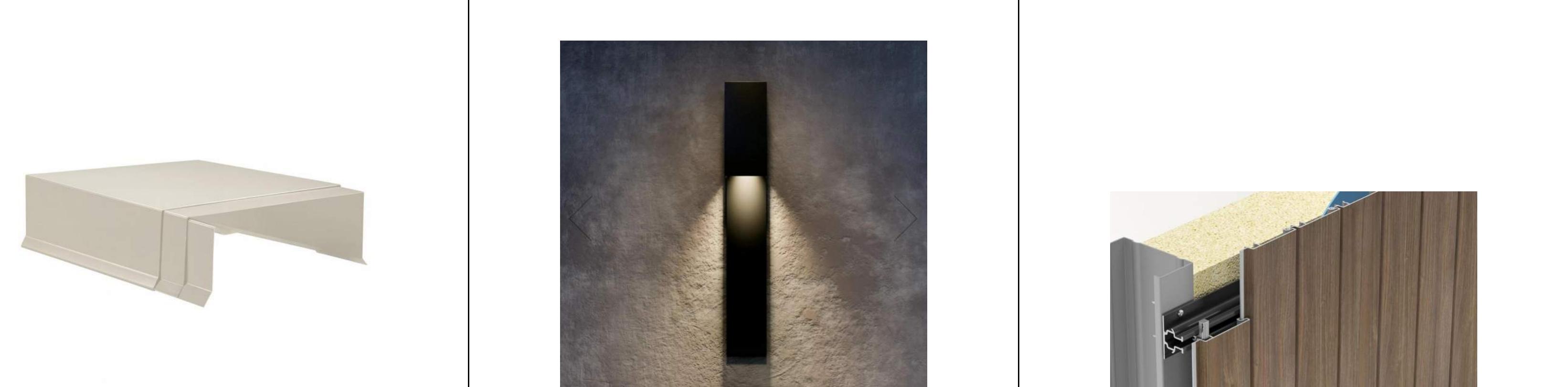
CHRISTOPHER HUND

(805) 881-8211



**G.02**

MATERIALS BOARD



BONDERIZED STEEL PAINTED TO MATCH EXTERIOR PLASTER



ALVA LIGHTING DARK-SKY COMPLIANT



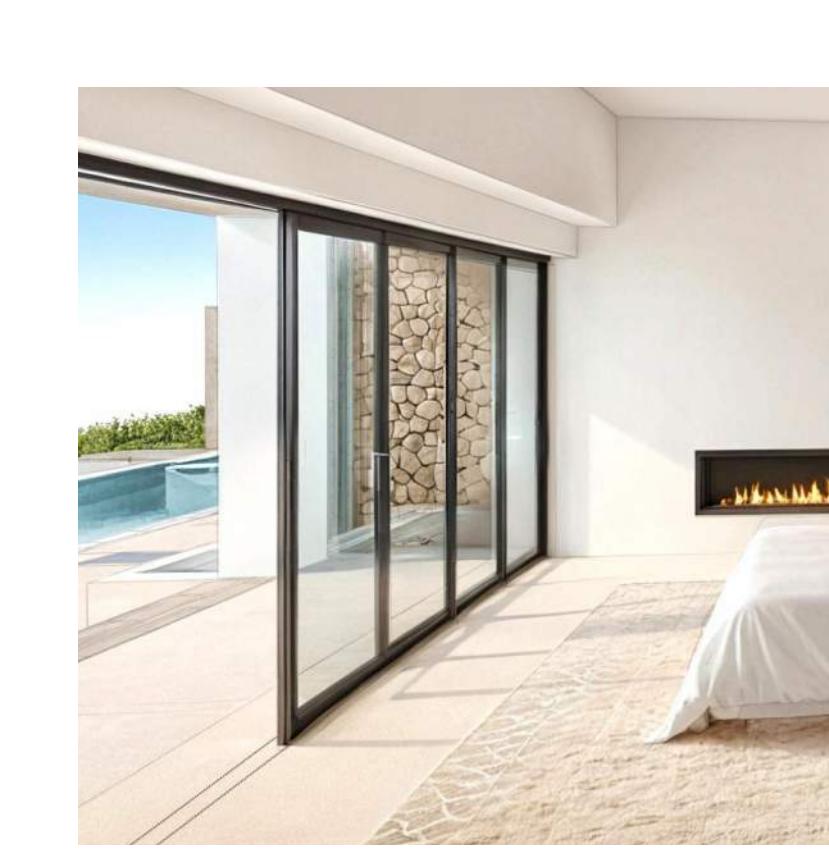
SCULPTFORM ALUMINUM CLICK-ON CLADDING



PAINT MATCH PARAPET CAP(12)



DARK-SKY COMPLIANT LIGHTING(8)



EXTERIOR ACCENT CLADDING(4)



CEM FIBER PANELS(11)



WEATHERED IPE



ALL WEATHER - DARK BRONZE ANODIZED



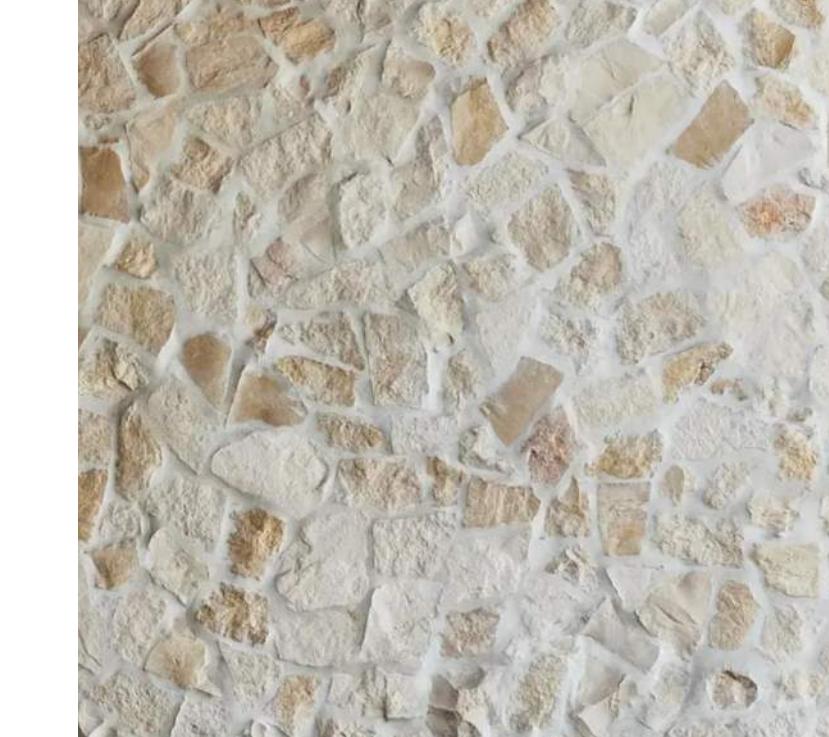
EQUITONE LT85 CEMENT FIBER



BISON ROOF DECK PAVER(7)



VIEWRAIL GLASS GUARDRAIL



ECO OUTDOOR - BOKARA STONE



ALUMINUM VERTICAL SCREENS(10)



GLASS GUARDRAIL(6)



EXTERIOR STONE VENEER(2)



PANDA PIVOT DOOR - DARK BRONZE ANODIZED ALUMINUM



LOUVRETEC SHADING DEVICE(5)



WHITE POWDER COATED ALUMINUM



MARMORINO PALLADINO - MC - 748 WESTWOOD BEIGE



EXTERIOR CEMENT PLASTER(1)

# 750 Picacho Lane

## Santa Barbara, California

### Construction Documents

Picacho Lane Residence  
750 Picacho Lane  
Santa Barbara, CA 93108  
APN: 011-100-036

Client  
Christopher Hund  
Porlamar Investments Inc.

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**EPTDESIGN**

414 OLIVE STREET  
SANTA BARBARA, CA 93101  
626.795.2008  
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CONSTRUCTION DOCUMENTS



Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

COVER SHEET

L000

Plan Check Number: TBD  
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<p><b>Landscape Compliance Checklist</b></p> <p><b>LANDSCAPE COMPLIANCE CHECKLIST</b> V23</p> <p>The person who prepared the landscape plan must complete and sign this checklist and include it on the landscape plans. Read each checked line and add sheet references to verify compliance, or indicate N/A if "not applicable".</p> <p><b>1) Limit Your Lawn</b> Sheet # L3.01 ✓ No turfgrass or high water using plants in parkways, medians, or areas with dimension of &lt; 8 feet L3.01 ✓ No turfgrass or high-water using plants located on slopes of 20% or greater</p> <p><b>2) Plant Water-Wise</b> Sheet # N/A ✓ Nonresidential projects are designed with 100% water-wise plants, or City WELS Worksheet shows ETAF of 0.37 or less and is reproduced on plans L3.00 ✓ Residential projects are designed with 80% water-wise plants, or City WELS Worksheet shows ETAF of 0.5 or less and is reproduced on plans L3.00 ✓ Plant list includes botanical name, common name, and WUCOLS classification L3.00 ✓ Plans show total square feet of all new/revised landscaping and provide total sub-areas of irrigated water-wise, moderate, high water use plants L2.00/L3.00</p> <p><b>3) Mulch, Mulch, Mulch</b> Sheet # L3.00 ✓ All appropriate landscaped areas will be covered with at least 3" mulch, organic is preferred N/A ✓ Compost incorporated into soil of landscaped area, if soil is &lt;6% organic matter in top 6"</p> <p><b>4) Irrigate Efficiently</b> Sheet # L2.00 ✓ A weather-based irrigation controller with a rain shutoff sensor is provided L2.00 ✓ Drip irrigation, with emitters with &gt; 2 GPH, is provided on at least 25% of the landscaped area L2.00 ✓ If required, plans show private irrigation sub-meter or City issued dedicated irrigation meter L2.00 ✓ Pressure regulators are provided for mainline, if necessary; inline regulators at each valve L2.00 ✓ Manual shut-off valve close to point of connection provided L2.01 ✓ For projects &gt; 5,000 square feet, flow sensor and master shut-off valve is provided L2.00 ✓ Hydrozones clearly demonstrated on plans and valves show hydrozones separated based on plant water needs. Hydrozones do not mix low, moderate and high water using plants L2.00 ✓ Irrigation systems are designed to avoid overspray and runoff L2.00 ✓ Areas less than 8' are irrigated with bubblers, pop-up rotating nozzle, sub-surface, or drip L2.00 ✓ Overhead irrigation at least 24" setback of any non-permeable surface L2.00 ✓ Sprinklers have matched precipitation rates within each valve and circuit L2.00 ✓ Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas L2.00</p> <p><b>5) Certify</b></p> <p>I certify that the foregoing is true and correct and that verification will be necessary upon final inspection.</p> <p><i>Scott Capps</i> Scott Capps 6896 04/30/2027 Signature Name License # and Exp. Date</p>	<p><b>SHEET INDEX</b></p> <p><b>SHEET ID DESCRIPTION</b></p> <table border="0"> <tbody> <tr><td>L000</td><td>COVER SHEET</td></tr> <tr><td>L010</td><td>CONCEPT PLAN</td></tr> <tr><td>L011</td><td>CONCEPT IMAGERY</td></tr> <tr><td>L001</td><td>TREE DISPOSITION PLAN</td></tr> <tr><td>L100</td><td>CONSTRUCTION SCHEDULE</td></tr> <tr><td>L101</td><td>CONSTRUCTION PLAN</td></tr> <tr><td>L151</td><td>CONSTRUCTION DETAILS</td></tr> <tr><td>L152</td><td>CONSTRUCTION DETAILS</td></tr> <tr><td>L153</td><td>CONSTRUCTION DETAILS</td></tr> <tr><td>L154</td><td>POOL DETAILS FOR REFERENCE ONLY; (UNDER SEPARATE PERMIT)</td></tr> <tr><td>L200</td><td>IRRIGATION SCHEDULE</td></tr> <tr><td>L201</td><td>IRRIGATION PLAN</td></tr> <tr><td>L251</td><td>IRRIGATION DETAILS</td></tr> <tr><td>L252</td><td>IRRIGATION DETAILS</td></tr> <tr><td>L300</td><td>PLANTING SCHEDULE</td></tr> <tr><td>L301</td><td>PLANTING PLAN</td></tr> <tr><td>L351</td><td>PLANTING DETAILS</td></tr> <tr><td>L400</td><td>LIGHTING SCHEDULE</td></tr> <tr><td>L401</td><td>LIGHTING PLAN</td></tr> </tbody> </table>	L000	COVER SHEET	L010	CONCEPT PLAN	L011	CONCEPT IMAGERY	L001	TREE DISPOSITION PLAN	L100	CONSTRUCTION SCHEDULE	L101	CONSTRUCTION PLAN	L151	CONSTRUCTION DETAILS	L152	CONSTRUCTION DETAILS	L153	CONSTRUCTION DETAILS	L154	POOL DETAILS FOR REFERENCE ONLY; (UNDER SEPARATE PERMIT)	L200	IRRIGATION SCHEDULE	L201	IRRIGATION PLAN	L251	IRRIGATION DETAILS	L252	IRRIGATION DETAILS	L300	PLANTING SCHEDULE	L301	PLANTING PLAN	L351	PLANTING DETAILS	L400	LIGHTING SCHEDULE	L401	LIGHTING PLAN	<p><b>PROJECT DIRECTORY</b></p> <table border="0"> <tbody> <tr><td>PROPERTY OWNER</td><td>Christopher Hund Porlamar Investments Inc. T: (805) 881-8211 Email: Chris@porlamarsb.com</td></tr> <tr><td>ARCHITECT</td><td>ABD design studio, inc. 420 E Haley Street Santa Barbara, CA 93101 T: (805) 963-2100 Contact: Justin Kurtz Email: jkurtz@abdesignstudioinc.com</td></tr> <tr><td>LANDSCAPE ARCHITECT</td><td>EPTDESIGN 414 Olive St Santa Barbara, CA 93101 T: (805) 795-2008 Contact: Scott Capps Email: scapps@eptdesign.com</td></tr> <tr><td>SURVEYOR</td><td>Prober Land Surveying 645 Flora Vista Drive Santa Barbara, CA, 93109 T: (805) 452-9690 Contact: Jeffery K. Prober Email: PLSSB@cox.net</td></tr> <tr><td>GEOTECH ENGINEER</td><td>GEO SOLUTIONS, INC 201 S. Milpas St. Ste 103 Santa Barbara, CA 93103 T: (805) 235-2239 Contact: Bradley Bucher</td></tr> <tr><td>STRUCTURAL ENGINEER</td><td>T&amp;S STRUCTURAL CONSULTING ENGINEERS 1 N Calle Cesar Chavez, Ste 102 Santa Barbara, CA 93101 T: (805) 730-0303 Contact: Sage Shingle</td></tr> </tbody> </table>	PROPERTY OWNER	Christopher Hund Porlamar Investments Inc. 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<p><b>WATER CONSERVATION STATEMENT</b></p> <p>I AM FAMILIAR WITH &amp; AGREE TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE DESIGN WITH THE COUNTY OF SANTA BARBARA WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT LANDSCAPE WATER USE.</p> <p><i>Scott Capps</i> Scott Capps 6896 04/30/2027 Signature Name License # and Exp. Date</p>	<p><b>VICINITY MAP</b></p>	<p><b>UNDERGROUND SERVICE ALERT</b></p> <p>CALL TOLL FREE: 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG</p> <p>Section 4216/4217 of the government code requires a dig alert identification number be issued before a "permit to excavate" will be valid.</p> <p></p>																																																		
<p><b>LANDSCAPE STATISTICS</b></p> <p>TOTAL NEW LANDSCAPE AREA: 10,350 SF</p>																																																				

# Picacho Lane

## Residence

750 Picacho Lane  
Santa Barbara, CA 93108  
APN: 011-100-036

Client  
Christopher Hund  
Porlamar Investments Inc.

T 805.881.8211  
E: Chris@porlamarsb.com

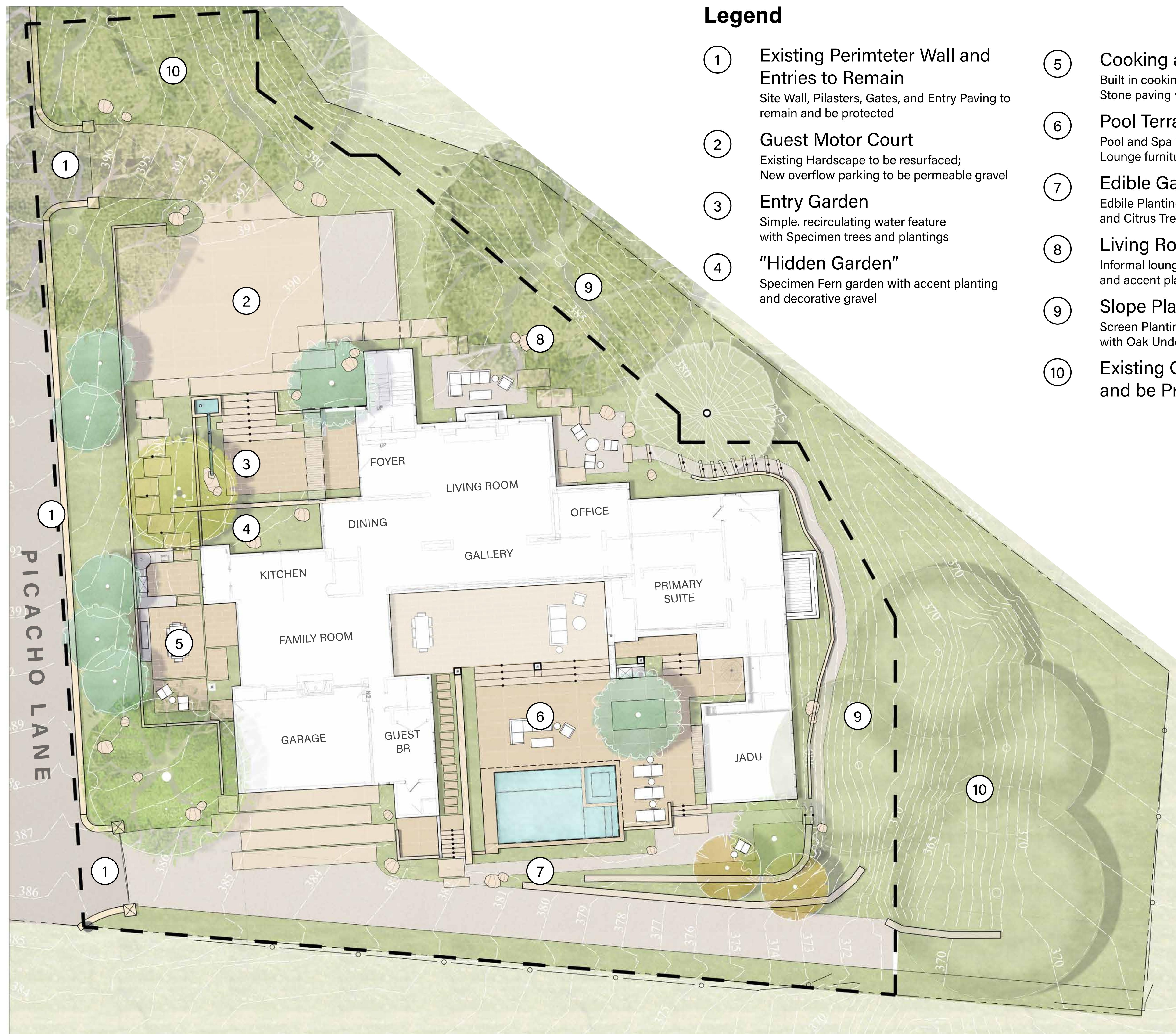
# EPTDESIGN

414 OLIVE STREET  
SANTA BARBARA, CA 93101  
626.795.2008  
[EPTDESIGN.COM](http://EPTDESIGN.COM)

## CONSTRUCTION DOCUMENTS

### Legend

- ① Existing Perimeter Wall and Entries to Remain  
Site Wall, Pilasters, Gates, and Entry Paving to remain and be protected
- ② Guest Motor Court  
Existing Hardscape to be resurfaced; New overflow parking to be permeable gravel
- ③ Entry Garden  
Simple, recirculating water feature with Specimen trees and plantings
- ④ "Hidden Garden"  
Specimen Fern garden with accent planting and decorative gravel
- ⑤ Cooking and Dining Court  
Built in cooking counter with BBQ and Pizza Oven; Stone paving with decorative gravel joints
- ⑥ Pool Terrace  
Pool and Spa with automatic cover; Lounge furniture and BBQ counter
- ⑦ Edible Garden  
Edible Plantings with decorative gravel pathways and Citrus Trees and Espalliers
- ⑧ Living Room Gardens  
Informal lounge areas with permeable gravel and accent plantings
- ⑨ Slope Planting  
Screen Planting along top of slope, with Oak Understory at slope areas
- ⑩ Existing Oaks to Remain and be Protected



Rewvisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## CONCEPT PLAN

L010

Plan Check Number: TBD  
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Rewvisions	By	Date
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## CONCEPT IMAGERY

# L011

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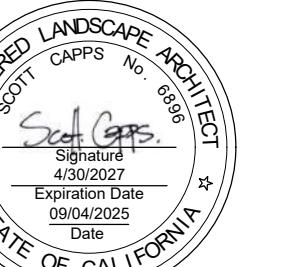
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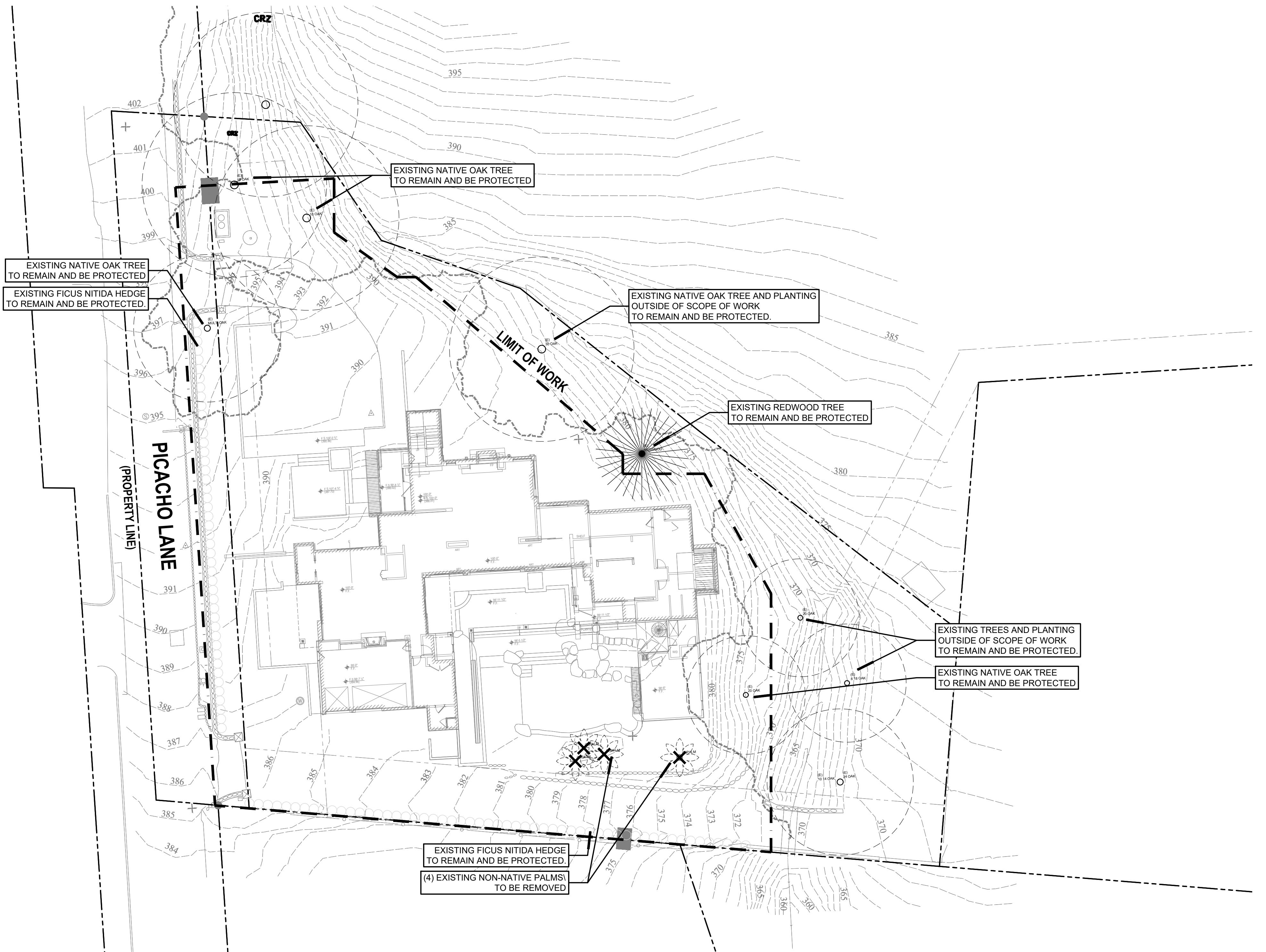
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## TREE DISPOSITION PLAN

L001

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### GENERAL TREE PROTECTION NOTES

- NO GROUND DISTURBANCE, GRADING, TRENCHING, CONSTRUCTION ACTIVITIES OR STRUCTURAL DEVELOPMENT SHALL OCCUR WITHIN THE TREE PROTECTION ZONE (TPZ; E.G., THE DRIPLINE OF PROTECTED EXCEPT AS SPECIFICALLY AUTHORIZED BY THE PROJECT'S DEVELOPMENT PERMIT AND PROJECT ARBORIST).
- SETBACKS FOR TPZ FENCING MAY BE ADJUSTED UNDER GUIDANCE OF THE PROJECT ARBORIST.
- ALL TEMPORARY VEHICLE AND EQUIPMENT ACCESS AREAS WITHIN TPZ BOUNDARIES WILL REQUIRE A MINIMUM 6-INCH LAYER OF WOOD CHIP MULCH TO MITIGATE SOIL COMPACTION OVER THE CRITICAL ROOT ZONE (CRZ). ADDITIONALLY, THE PROJECT ARBORIST MAY REQUIRE THE ADDITION OF PLYWOOD OR RUBBER MATS OVER THE MULCH IN FREQUENTLY TRAVELED SENSITIVE AREAS.
- NO EQUIPMENT, SOIL, OR CONSTRUCTION MATERIALS SHALL BE PLACED, STAGED, OR STORED WITHIN THE TPZ. NO OIL, GASOLINE, CHEMICALS, PAINTS, SOLVENTS, OR OTHER DAMAGING MATERIALS SHALL BE DEPOSITED WITHIN THE TPZ OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE TPZ.
- UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST, ALL WORK DONE WITHIN THE TPZ, INCLUDING DIGGING, TRENCHING AND PLANTING, SHALL BE DONE WITH HAND TOOLS OR SMALL HAND-HELD POWER TOOLS THAT ARE OF A DEPTH AND DESIGN THAT WILL NOT CAUSE ROOT DAMAGE.
- WHERE TRENCHING OR DIGGING WITHIN THE TPZ IS SPECIFICALLY PERMITTED, THE WORK SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES ROOT DAMAGE, AS DIRECTED BY THE PROJECT ARBORIST.
- GRADE CHANGES OUTSIDE OF THE TPZ SHALL NOT SIGNIFICANTLY ALTER DRAINAGE TO PROTECTED TREES. GRADING WITHIN THE TPZ SHALL USE METHODS THAT MINIMIZE ROOT DAMAGE AND ENSURE THAT ROOTS ARE NOT CUT OFF FROM AIR. WHERE EROSION MAY BE A FACTOR, RETURN AND PROTECT THE ORIGINAL GRADE OR OTHERWISE STABILIZE THE SOIL.
- PROTECTED TREES SHALL NOT BE USED FOR POSTING SIGNS, ELECTRICAL WIRES OR PULLEYS; FOR SUPPORTING STRUCTURES; AND SHALL BE KEPT FREE OF NAILS, SCREWS, ROPE, WIRES, STAKES AND ANY OTHER UNAUTHORIZED FASTENING DEVICES OR ATTACHMENTS.

### TREE PROTECTION FENCING

- GENERAL PROTECTIVE FENCING WILL BE INSTALLED TO CLEARLY DELINEATE THE TPZ OF PROTECTED TREES. FENCES WILL PROTECT TREES FROM UNNECESSARY IMPACTS DUE TO CONSTRUCTION ACTIVITIES, MATERIALS STORAGE, AND EQUIPMENT STAGING. TPZ FENCE WILL BE INSTALLED AT THE CRZ OR DRIPLINE (WHICHEVER IS GREATER) FOR TREES TO BE PROTECTED.
- THE PROJECT ARBORIST MAY ALLOW TEMPORARY AND LIMITED TREE REMOVAL ACTIVITY WITH TREE PROTECTION FENCING TEMPORARILY REMOVED DURING SPECIFIED ACTIVITY AND IMMEDIATELY REPLACED, UNDER THE ARBORIST'S SUPERVISION. ALL TREES WHOSE CRITICAL ROOT ZONES (CRZ) ARE WITHIN 20 FEET OF CONSTRUCTION WILL REQUIRE TREE PROTECTIVE FENCING. THE TREE PROTECTIVE FENCING IS TO BE INSTALLED AROUND ALL TREES TO REMAIN AND GROUPS OF TREES WHEREVER POSSIBLE. PROTECTIVE FENCING SHALL EXTEND TO THE OUTER EDGE OF THE CRITICAL ROOT ZONE CRZ WHENEVER POSSIBLE. THE PROJECT ARBORIST MAY REDUCE FENCE PLACEMENT UNDER SOME CIRCUMSTANCES.
- PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES, TREE PROTECTION FENCING MUST BE INSTALLED AS FOLLOWS:
  - FENCING SHALL BE TEMPORARY, READILY VISIBLE, ORANGE SNOW DRIFT/CONSTRUCTION FENCING, AND A MINIMUM OF 4-FEET HIGH. FENCING SHALL BE SECURE TO 6-FOOT T-POSTS, DRIVEN INTO THE GROUND BY 12 INCHES, AND PLACED AT INTERVALS OF 8 FEET MINIMUM. FENCING CAN BE FASTENED TO THE POSTS WITH BALING WIRE OR ZIP TIES. FENCING SHALL BE INSTALLED OUTSIDE THE CRZ UNLESS MODIFICATIONS ARE APPROVED BY THE PROJECT ARBORISTS. FENCING SHALL EFFECTIVELY: 1) KEEP THE FOLIAGE, CROWN, BRANCH STRUCTURE AND TRUNK CLEAR FROM DAMAGE BY EQUIPMENT, MATERIALS OR DISTURBANCES; 2) PRESERVE ROOTS AND SOIL IN AN INTACT AND NON-COMPACTED STATE; AND 3) IDENTIFY THE TPZ. FENCING SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION. FENCING SHALL BE REMOVED AS THE LAST ITEM OF CONTRACT WORK.
  - ONE ENGLISH LANGUAGE AND ONE SPANISH LANGUAGE, READILY VISIBLE, DURABLE WATERPROOF SIGN SHALL BE INSTALLED ON TREE PROTECTION FENCES IN 4 EQUIDISTANT LOCATIONS AROUND EACH INDIVIDUAL PROTECTED TREE OR TREE CLUSTERS. SIGNS PLACED ON FENCING AROUND A STAND OF PROTECTED TREES SHALL BE PLACED AT APPROXIMATELY 50-FOOT INTERVALS. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 16 INCHES wide AND MUST CONTAIN THE WORDING BELOW. THE LETTERING IN THE WORD "WARNING" ("ADVERTENCIA") MUST BE IN CAPITAL LETTERS AT LEAST 2 INCHES IN HEIGHT; THE PHRASE "TREE PROTECTION ZONE" ("ZONA DE PROTECCIÓN DE ÁRBOLES")
  - MUST BE IN CAPITAL LETTERS AT LEAST 1 INCH IN HEIGHT; ALL OTHER LETTERING MUST BE AT LEAST 1/2 INCH IN SIZE.

### TREE REMOVAL NOTE

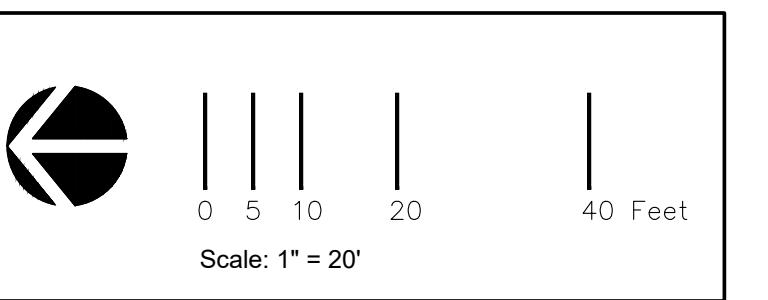
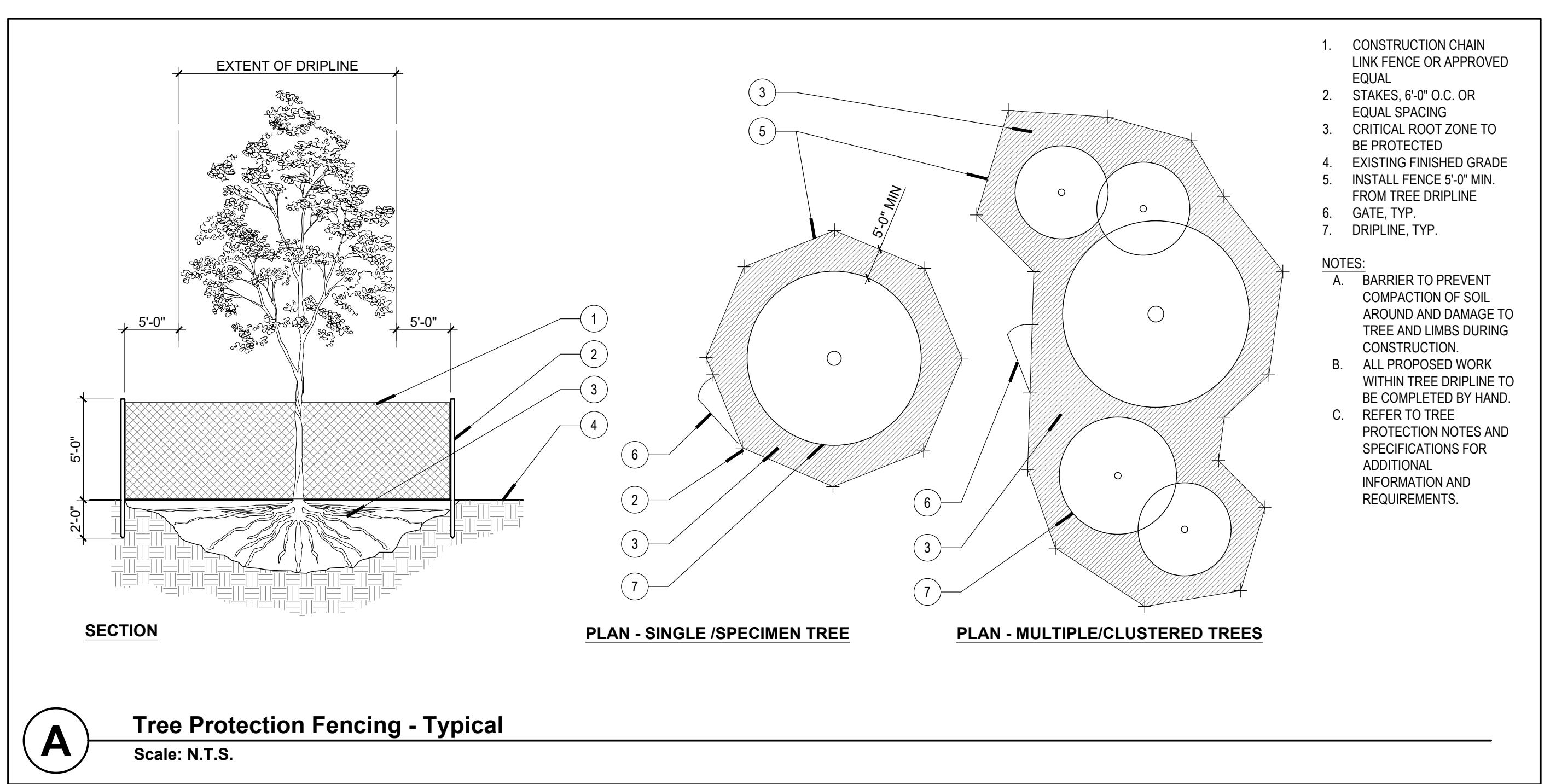
ALL TREES SHOWN TO BE REMOVED IS FOR REFERENCE ONLY. FINAL CONFIRMATION AND APPROVAL TO BE GIVEN BY OWNER REPRESENTATIVE AT SITE WALK ATTENDED BY ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER REPRESENTATIVE

SYMBOL	DESCRIPTION
-----	EXISTING DRIPLINE OF OAK TREES
○	EXISTING OAK TREE TO REMAIN AND BE PROTECTED

### MEASURES TO BE TAKEN TO PROTECT NATIVE OAK TREES DURING CONSTRUCTION

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

SYMBOL	DESCRIPTION	QTY
✗	EXISTING OAK TREE TO BE REMOVED AND MITIGATED	0
✗	EXISTING NON-NATIVE PALM TO BE REMOVED	



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## CONSTRUCTION DOCUMENTS

CONSTRUCTION NOTES
1. REFERENCES OF THE A.S.T.M. AND THE UNIFORM BUILDING CODE SHALL BE TO THE LATEST EDITIONS AS ADOPTED BY LOCAL JURISDICTION.
2. REFER TO CITY AND COUNTY STANDARDS FOR STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATION GRADES, EXISTING STRUCTURES, SPECIFICATIONS AND FIELD CONDITIONS AT THE SITE BEFORE COMMENCING WORK. WHERE CONFLICTS OCCUR, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE FOR CLARIFICATION. FAILURE TO PROVIDE SUCH NOTIFICATION MAY MAKE CONTRACTOR LIABLE FOR COSTS INCURRED TO RECYCLE THE DISCREPANCY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH GENERAL CONTRACTOR AND DRAWINGS FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES, PIPES, AND RELATED STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES IF PROPER VERIFICATION WAS NOT PERFORMED.
5. AREAS WITHIN SCOPE OF WORK SHALL BE TREATED WITH CONTACT HERBICIDE TEN (10) DAYS PRIOR TO START OF WORK. VERIFY WITH LANDSCAPE ARCHITECT.
6. AREAS TO BE GRADED OR PAVED SHALL BE GRUBBED AND STRIPPED OF ALL VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIAL. ALL LOOSE SOIL DISTURBED BY REMOVAL OF TREES, EXISTING FILL AND LOOSE OR DISTURBED TOPSOIL SHALL BE REMOVED.
7. PLANS ARE FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY THE PROJECT CIVIL ENGINEER OR ARCHITECTURAL DRAWINGS AND FOR CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
8. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
9. CONTRACTOR SHALL ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS, AND OTHER STRUCTURES.
10. CONTRACTOR SHALL ENSURE THAT DRAINLINES, ELECTRICAL CONDUITS, SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND WALLS.
11. ENSURE THAT CURVED EDGES HAVE SMOOTH AND CONTINUOUS CURVES.
12. CONTRACTOR SHALL SUBMIT A CONCRETE FLATWORK JOINTING PLAN SHOWING ISOLATION AND CONTRACTION JOINTS BASED ON DESIGN PER PLAN - FOR LANDSCAPE ARCHITECT APPROVAL.
13. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR HARDCAPE FORM REVIEW, APPROVAL BEFORE POURING CONCRETE.
14. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
15. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION WHERE NO DETAILS ARE GIVEN. THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK, OMISIONS, AND/OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK SO INVOLVED.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFER TO PLANTING PLANS TO DETERMINE LOCATION OF SPECIMEN TREES AND TO ROUTE UNDERGROUND STRUCTURES AROUND THESE LOCATIONS.
17. IMPORT SOIL SHALL BE APPROVED ON SITE BY OWNER'S REPRESENTATIVE. REFER TO SPECIFICATIONS FOR SOIL REQUIREMENTS. SOIL SHALL BE FREE FROM ROCK, DEBRIS, NUT GRASS, BERMUDA GRASS OR OTHER DELETERIOUS MATERIAL.
18. CONCRETE SHALL BE TRANSIT MIXED FROM A LICENSED BATHING PLANT, WHICH SHALL BE 2500 P.S.I. AT 28 DAYS. ALL EXPOSED FINISHED CONCRETE SHALL HAVE A COLOR ADDITIVE. COLOR AND STRENGTH TO BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A 5'X5' SAMPLE OF FINISHED CONCRETE TO LANDSCAPE ARCHITECT FOR APPROVAL.
19. REINFORCING STEEL: A.S.T.M. A-615, GRADE 40 FOR ALL REINFORCING. MINIMUM CLEARANCE FOR BARS SHALL BE 3" AT BOTTOM OF FOOTING AND 1 1/2" AT BOTTOM OF SLABS ON GRADE.
20. SLEEVES: CONCRETE CONTRACTOR SHALL PROVIDE PVC UNDER PAVING. THE LOCATIONS SHALL BE COORDINATED WITH THE ELECTRIC CONTRACTOR AND IRRIGATION CONTRACTOR.
21. MORTAR SHALL BE 1: 3 1/2 : 1/2 PARTS BY VOLUME OF PORTLAND CEMENT, TO MORTAR SAND, TO LIME PUTTY. USE NO FIRE CLAY, ADD 1 PINT ADMIXTURE PER SACK OF CEMENT TO INHIBIT EFFLORESCENCE.
22. USE AT LEAST A 1-SACK MIXER. MEASURE PARTS BY VOLUME FOR UNIFORMITY. A. FOR MORTAR, LOAD MORTAR SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO MIXER IN THAT ORDER, AND MIX FOR 3 MINUTES THEN ADD LIME PUTTY AND MIX ADDITIONAL 10 MINUTES. B. FOR GROUT, LOAD PEA GRAVEL, IF USED, SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO THE MIXER FOR 3 MINUTES. USE ENOUGH WATER TO FORM A POURING CONSISTENCY AND COLOR PER PLANS. C. DO NOT USE ANY MORTAR OR GROUT AFTER MORE THAN 1 1/2 HOURS OF ITS INITIAL MIXING, EXCEPT MORTAR MAY BE RE-TEMPERED.
23. EXCESS SOIL SHALL BE REMOVED FROM SITE.
24. REPLACE OR REPAIR EXISTING MATERIAL THAT ARE DAMAGED BY CONTRACTOR DURING CONSTRUCTION OPERATIONS.

DEMOLITION NOTES
1. REFER TO CIVIL ENGINEER FOR ALL SITE DEMOLITION INFORMATION AND NOTES.
2. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL FROM OF ALL SITE MATERIAL UNLESS SPECIFIED OTHERWISE ON DEMOLITION PLANS TO REMAIN, TO BE STORED ON SITE OR TURNED OVER TO OWNER. SUCH MATERIALS INCLUDE BUT ARE NOT LIMITED TO: CONCRETE CURBS, ASPHALT CONCRETE, CONCRETE PAVING, CATCH BASINS, TREES AND SHRUBS, IRRIGATION VALVES, PIPING AND WIRING, CLEARING AND GRUBBING OF PLANT MATERIAL, POSTS, FIXTURES, FURNISHINGS, ANY FOUNDATIONS AND OTHER MISCELLANEOUS OBJECTS NOT PERTINENT TO THE FINAL DESIGN. CONTRACTOR SHALL CLEAR SITE OF ANY REMAINING DEBRIS NOT IN STORAGE PRIOR TO BEGINNING NEW CONSTRUCTION. ALL DEBRIS SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH THE SPECIFICATIONS AND ACCEPTED STANDARD PRACTICES.
3. CONTRACTOR TO PROCURE CITY AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES, INCLUDING MUNICIPAL BUSINESS LICENSE AS DIRECTED BY PROJECT ARCHITECT
4. CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND LOCATING EXISTING UTILITIES PRIOR TO ANY DEMOLITION PER DIRECTION OF CIVIL ENGINEER
5. CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION, MATERIALS AND PLANT MATERIAL TO REMAIN DURING DEMOLITION AND IS RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ANY DAMAGED MATERIAL NOT SPECIFIED FOR REMOVAL.
6. FOR TREE REMOVALS, REMOVE TREE ROOTS TO A MINIMUM DEPTH OF 4 FEET BELOW ROUGH GRADE, AND WITHIN A RADIUS OF APPROXIMATELY 7 FEET BEYOND THE TRUNK DIAMETER AT GRADE.
7. FILL AND COMPACT EXCAVATED AREAS OF TREE AND STUMP REMOVAL. FILL IN 6 INCH LIFTS, EACH COMPACTED TO 90 PERCENT DENSITY.
8. CONTRACTOR SHALL REPORT ANY POTENTIAL PROBLEMS OR DISCREPANCIES TO THE OWNER PRIOR TO COMMENCING ANY DEMOLITION WORK. DO NOT WILLFULLY PROCEED WITH WORK AS SHOWN WHEN IT IS OBVIOUS THAT CONDITIONS AND/OR OBJECTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS AND/OR OBJECTS SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S ATTENTION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL ON THE CONSTRUCTION SITE, DURING CONSTRUCTION AND THROUGH THE MAINTENANCE PERIODS. REFER TO CIVIL PLANS
10. REMOVE OR DISPOSE OF CRUSHED ROCK, ASPHALT, CURBS, GUTTER, AND DEBRIS ON GROUND SURFACE PER PLAN.
11. BREAK UP AND REMOVE EXISTING CONCRETE TO INDICATED LIMITS. CUT NEAT AND EVEN LINES WITH A CONCRETE CUTTING SAW. MINIMUM DEPTH OF CUT SHALL BE 1/2 INCHES, UNLESS OTHERWISE REQUIRED. REMOVE CONCRETE BROKEN BEYOND THE INDICATED LIMITS TO THE NEAREST JOINT OR SCORE LINE AND REPLACE WITH NEW CONCRETE TO MATCH EXISTING.
12. BREAK UP AND REMOVE AGGREGATE BASE MATERIAL UNDER PAVING BEING DEMOLISHED. REMOVE TWELVE INCHES OF SOIL UNDER ASPHALT BASE MATERIAL.
13. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.
14. CONTROL DUST AND NOISE DURING DEMOLITION OPERATIONS. EXCESSIVE BLOWING DUST AND DEBRIS WILL NOT BE PERMITTED AT ANY TIME.
15. CONDUCT DEMOLITION WORK IN ACCORDANCE WITH APPLICABLE SAFETY REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 19. THE LATEST CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, STATE OF CALIFORNIA, THE ASSOCIATED GENERAL CONTRACTORS' MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, LATEST EDITION, AND THE APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION.

CONSTRUCTION SCHEDULE						
ITEM	DESCRIPTION	DETAIL	MANUFACTURER	MATERIAL/MODEL	FINISH	NOTES
<b>PAVING LEGEND</b>						
EP-1	EXISTING CONCRETE PAVING WITH NEW 2"-CHIP SEAL SURFACE; TBS	-	N/A	C.I.P. CONCRETE	COLOR: TBS FINISH: CHIPSEAL	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-1	INTEGRAL COLORED CONCRETE PAVING W/ TOPCAST FINISH (VEHICULAR RATED)	DETAIL A,B,C SHEET L1.51	N/A	C.I.P. CONCRETE	COLOR: TBS FINISH: TOPCAST 25	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-2	INTEGRAL COLORED CONCRETE PAVING W/ TOPCAST FINISH	DETAIL A,B,C SHEET L1.51	N/A	C.I.P. CONCRETE	COLOR: TBS FINISH: TOPCAST 25	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-3	STONE PAVING (MATCH INTERIORS)	DETAIL D SHEET L1.51	MATCH INTERIORS (REFER TO OTHERS)	MATCH INTERIORS (REFER TO OTHERS)	MATCH INTERIORS (REFER TO OTHERS)	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-4A	STONE PAVING AT POOL DECK	DETAIL D SHEET L1.51	TBS	TYPE AND PATTERN TBS	TBS	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-4B	STONE PAVING WITH PERMEABLE JOINTS	DETAIL E SHEET L1.51	TBS	TYPE AND PATTERN TBS	TBS	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-5	DECORATIVE GRAVEL - PERMEABLE (VEHICULAR)	DETAIL F SHEET L1.51	SANTA BARBARA STONE (OR SIM.) 805.963.5891	3" DEL RIO	NATURAL	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-6	DECORATIVE GRAVEL - PERMEABLE (PEDESTRIAN)	DETAIL G SHEET L1.51	SANTA BARBARA STONE (OR SIM.) 805.963.5891	3" DEL RIO	NATURAL	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
P-7	STEEL HEADER	DETAIL G SHEET L1.51	BORDER KING STEEL HEADER (OR SIM.) 704.541.5509	3" THICK STEEL EDGING	BLACK	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
C-1	STONE BORDER/CURB	DETAIL F SHEET L1.51	SANTA BARBARA STONE (OR SIM.) 805.963.5891	CUT SB SANDSTONE; 6"X12" PIECES	SB SANDSTONE	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
<b>WALLS AND STEPS</b>						
W-A1	STONE FEATURE WALL PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	FINISH TO MATCH ARCHITECTURE	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
W-A2	WOOD SCREEN WALL PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	FINISH TO MATCH ARCHITECTURE	PROVIDE SHOP DRAWINGS AND MOCKUP FOR APPROVAL
W-E1	EXISTING RETAINING WALL TO REMAIN AND RECEIVE NEW PLASTER FINISH TO MATCH ARCHITECTURE (HEIGHT: PER PLAN)	-	EXISTING / CUSTOM	PER ARCHITECT	FINISH TO MATCH ARCHITECTURE	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
W-1	CMU RETAINING WALL W/ PLASTER FINISH TO MATCH ARCHITECTURE (HEIGHT: PER PLAN)	DETAIL H SHEET L1.51	CUSTOM	PER ARCHITECT	FINISH TO MATCH ARCHITECTURE	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
W-2	DYRSTACK STONE WALL TO MATCH EXISTING (SITE HEIGHT: PER PLAN)	DETAIL I SHEET L1.51	SANTA BARBARA STONE (OR SIM.) 805.963.5891	MATCH EXISTING	MATCH EXISTING	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
S-1	STONE STEPS (STONE: MATCH INTERIORS)	DETAIL J SHEET L1.51	MATCH INTERIORS (REFER TO OTHERS)	MATCH INTERIORS (REFER TO OTHERS)	MATCH INTERIORS (REFER TO OTHERS)	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
S-2	STONE STEPS AT POOL DECK	DETAIL J SHEET L1.51	TBS	TYPE AND PATTERN TBS	TBS	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
S-3	INTEGRAL COLORED CONCRETE STEPS W/ TOPCAST FINISH	DETAIL J SHEET L1.51	N/A	C.I.P. CONCRETE	COLOR: TBS FINISH: TOPCAST 25	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
S-4	TIMBER GARDEN STEPS	DETAIL K SHEET L1.51	TBS	TREATED REDWOOD	NATURAL	PROVIDE SAMPLE AND MOCKUP FOR APPROVAL
<b>FENCE, GATE AND RAILING</b>						
G-1	WOOD GARDEN GATE (MATCH SCREEN WALL)	DETAIL - SHEET L1.51	CUSTOM	TUBE STEEL FRAME AND WOOD VERTICALS	FINISH TO MATCH ARCHITECTURE	PROVIDE SHOP DRAWINGS AND MOCKUP FOR APPROVAL
<b>SITE AMENITIES</b>						
SA-1	RECIRCULATING WATER FEATURE AT ENTRY	DETAIL - SHEET L1.51	CUSTOM; SEE DETAILS FOR MORE INFO	SEE DETAIL	SEE DETAIL	PROVIDE SHOP DRAWINGS AND MOCKUP FOR APPROVAL
SA-2	COOKING COUNTER 1 (BBQ, PIZZA OVEN, SINK, UNDERCOUNTER REFRIGERATOR)	DETAIL I SHEET L1.52	CUSTOM; SEE DETAILS FOR MORE INFO	SEE DETAIL	SEE DETAIL	PROVIDE SHOP DRAWINGS AND MOCKUP FOR APPROVAL; SUBMIT APPLIANCE CUTSHEETS FOR FINAL APPROVAL
SA-3	COOKING COUNTER 2 (BBQ)	DETAIL E SHEET L1.53	CUSTOM; SEE DETAILS FOR MORE INFO	SEE DETAIL	SEE DETAIL	PROVIDE SHOP DRAWINGS AND MOCKUP FOR APPROVAL; SUBMIT APPLIANCE CUTSHEETS FOR FINAL APPROVAL
SA-4	GAS FIRE TABLE	DETAIL J SHEET L1.52	CUSTOM; SEE DETAILS FOR MORE INFO	SEE DETAIL	SEE DETAIL	PROVIDE SHOP DRAWINGS AND MOCKUP FOR APPROVAL; SUBMIT APPLIANCE CUTSHEETS FOR FINAL APPROVAL
SA-5	LANDSCAPE BOULDER	DETAIL K SHEET L1.52	SANTA BARBARA STONE (OR SIM.) 805.963.5891	SANTA BARBARA SANDSTONE BOULDER	NATURAL	REFER TO BOULDER TABLE, THIS SHEET FOR MORE INFORMATION; SUBMIT SAMPLE FOR FINAL APPROVAL

REFERENCE LEGEND	
(1)	(E) TREES TO REMAIN REFER TO L0.01 FOR MORE INFORMATION
(2)	(E) ENTRY WALL, GATE, GATE SYSTEM, AND PILASTERS TO REMAIN AND BE PROTECTED. NO CHANGE.
(3)	(E) PERIMETER WALL TO REMAIN AND BE PROTECTED. NO CHANGE.
(4)	(E) WATER METER TO REMAIN AND BE REUSED FOR IRRIGATION; REFER TO L301
(5)	(P) OVERHEAD PER ARCHITECT
(6)	(P) FIREPLACE PER ARCHITECT
(7)	(P) OUTDOOR SHOWER PER ARCHITECT
(8)	(P) STAIRCASE PER ARCHITECT
(9)	(P) POOL EQUIPMENT WITH (E) SCREEN WALL; PER SEPARATE PERMIT SUBMITTAL; REFER TO OTHERS
(10)	(E) DRYSTACK RETAINING WALL TO REMAIN AND BE PROTECTED IN PLACE.
<b>ABBREVIATION LEGEND</b>	
(E)	EXISTING
(P)	PROPOSED / NEW
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL

BOULDER TABLE	
LANDSCAPE BOULDERS - FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REFER TO DETAIL - L351 FOR INSTALL. THE FOLLOWING TABLE IS FOR PRICING PURPOSES. FINAL QUANTITY, SIZE, AND LOCATION TO BE DETERMINED.	
BOULDER TYPE: SANTA BARBARA SANDSTONE; PER SANTA BARBARA STONE (OR SIM.) 805.963.5891	
	QTY
1'W x 1'L x 1'H FOR MISC. FIELD PLACEMENT	3 BASKETS
2'W x 4'L x 4'H	24
4'W x 6	

# Picacho Lane

## Residence

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## CONSTRUCTION DOCUMENTS

CONSTRUCTION SCHEDULE		
ITEM	DESCRIPTION	DETAIL
<b>PAVING LEGEND</b>		
EP-1	EXISTING CONCRETE PAVING WITH NEW 2": CHIP SEAL SURFACE; TBS	
P-1	INTEGRAL COLORED CONCRETE PAVING W/ TOPCAST FINISH (VEHICULAR RATED)	DETAIL A,B,C SHEET L1.51
P-2	INTEGRAL COLORED CONCRETE PAVING W/ TOPCAST FINISH	DETAIL A,B,C SHEET L1.51
P-3	STONE PAVING (MATCH INTERIORS)	DETAIL D SHEET L1.51
P-4A	STONE PAVING AT POOL DECK	DETAIL D SHEET L1.51
P-4B	STONE PAVING WITH PERMEABLE JOINTS	DETAIL E SHEET L1.51
P-5	DECORATIVE GRAVEL - PERMEABLE (VEHICULAR)	DETAIL F SHEET L1.51
P-6	DECORATIVE GRAVEL - PERMEABLE (PEDESTRIAN)	DETAIL G SHEET L1.51
P-7	STEEL HEADER	DETAIL H SHEET L1.51
C-1	STONE BORDER/CURB	DETAIL I SHEET L1.51
<b>WALLS AND STEPS</b>		
W-A1	STONE FEATURE WALL PER ARCHITECT	PER ARCHITECT
W-A2	WOOD SCREEN WALL PER ARCHITECT	PER ARCHITECT
W-E1	EXISTING RETAINING WALL TO REMAIN AND RECEIVE NEW PLASTER FINISH TO MATCH ARCHITECTURE (HEIGHT: PER PLAN)	
W-1	CMU RETAINING WALL W/ PLASTER FINISH TO MATCH ARCHITECTURE (HEIGHT: PER PLAN)	DETAIL H SHEET L1.51
W-2	DYRSTACK STONE WALL TO MATCH EXISTING ON SITE (HEIGHT: PER PLAN)	DETAIL I SHEET L1.51
S-1	STONE STEPS (STONE: MATCH INTERIORS)	DETAIL J SHEET L1.51
S-2	STONE STEPS AT POOL DECK	DETAIL J SHEET L1.51
S-3	INTEGRAL COLORED CONCRETE STEPS W/ TOPCAST FINISH	DETAIL K SHEET L1.51
S-4	TIMBER GARDEN STEPS	DETAIL L SHEET L1.51
<b>FENCE, GATE AND RAILING</b>		
G-1	WOOD GARDEN GATE (MATCH SCREEN WALL PER ARCHITECT)	DETAIL M SHEET L1.51
<b>SITE AMENITIES</b>		
SA-1	RECIRCULATING WATER FEATURE AT ENTRY	DETAIL N SHEET L1.51
SA-2	COOKING COUNTER 1 (BBQ, PIZZA OVEN, SINK, UNDERCOUNTER REFRIGERATOR)	DETAIL O SHEET L1.52
SA-3	COOKING COUNTER 2 (BBQ)	DETAIL P SHEET L1.53
SA-4	GAS FIRE TABLE	DETAIL Q SHEET L1.52
SA-5	LANDSCAPE BOULDER	DETAIL R SHEET L1.52
<b>REFERENCE LEGEND</b>		
(1)	(E) TREES TO REMAIN REFER TO L0.01 FOR MORE INFORMATION	
(2)	(E) ENTRY WALL, GATE, GATE SYSTEM, AND PILASTERS TO REMAIN AND BE PROTECTED. NO CHANGE.	
(3)	(E) PERIMETER WALL TO REMAIN AND BE PROTECTED. NO CHANGE.	
(4)	(E) WATER METER TO REMAIN AND BE REUSED FOR IRRIGATION. REFER TO L301	
(5)	(P) OVERHEAD PER ARCHITECT	
(6)	(P) FIREPLACE PER ARCHITECT	
(7)	(P) OUTDOOR SHOWER PER ARCHITECT	
(8)	(P) STAIRCASE PER ARCHITECT	
(9)	(P) POOL EQUIPMENT WITH (E) SCREEN WALL; PER SEPARATE PERMIT SUBMITTAL; REFER TO OTHERS	
(10)	(E) DYRSTACK RETAINING WALL TO REMAIN AND BE PROTECTED IN PLACE.	
<b>ABBREVIATION LEGEND</b>		
(E)	EXISTING	
(P)	PROPOSED / NEW	
CL	CENTER LINE	
PA	PLANTING AREA	



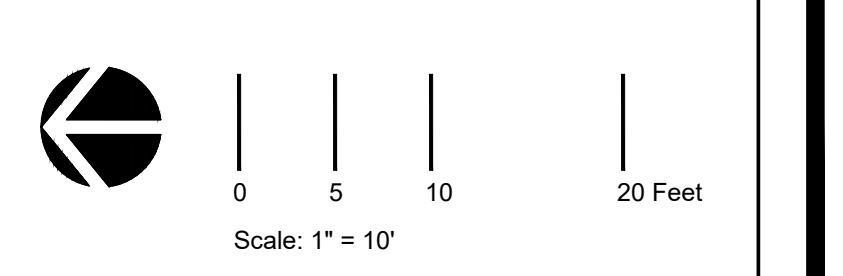
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

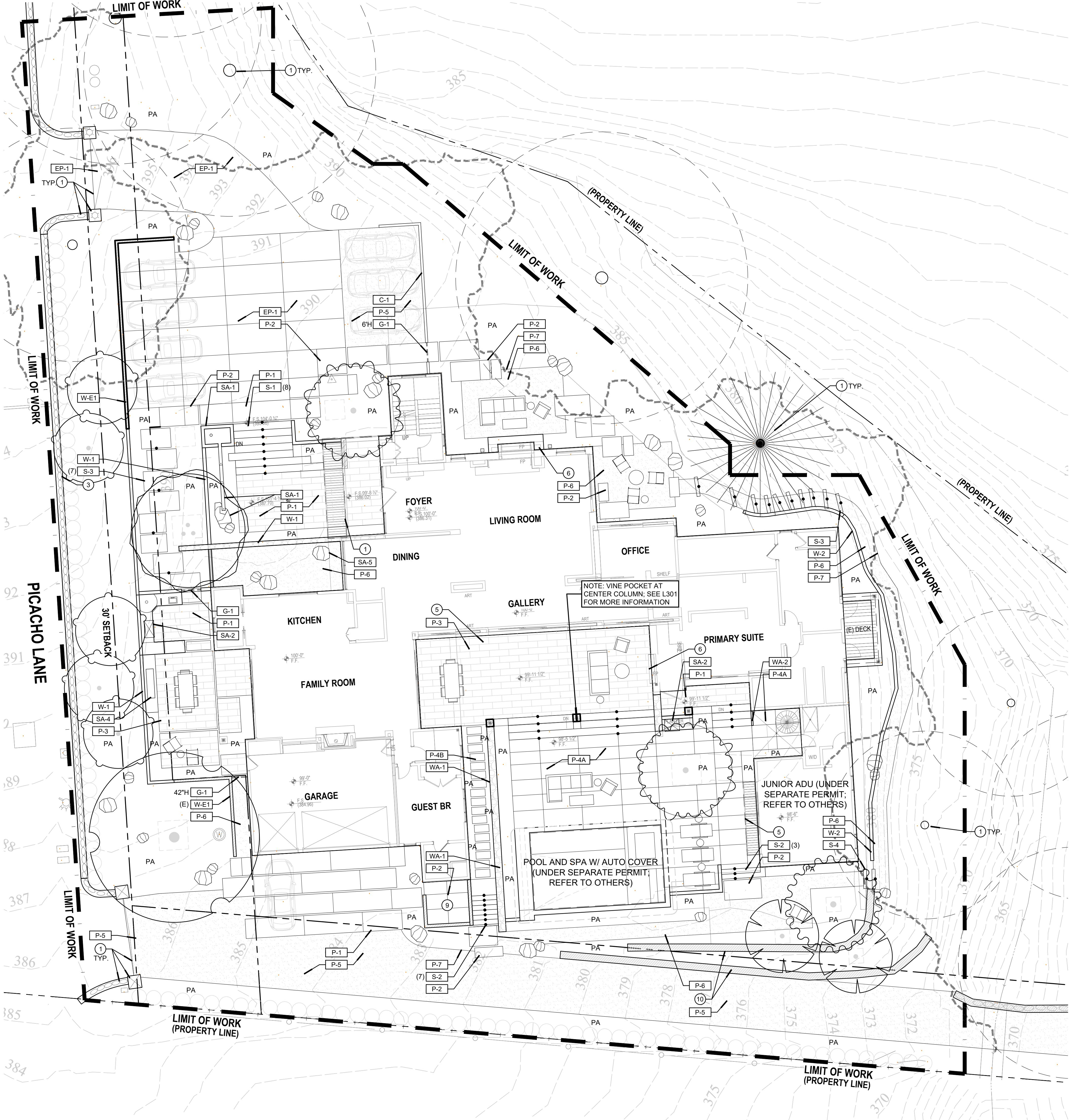
## CONSTRUCTION PLAN

L101

REFER TO SHEET L100 FOR CONSTRUCTION SCHEDULES AND NOTES



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**Picacho Lane Residence**  
750 Picacho Lane  
Santa Barbara, CA 93108  
APN: 011-100-036

Client  
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# EPTDESIGN

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## CONSTRUCTION DOCUMENTS



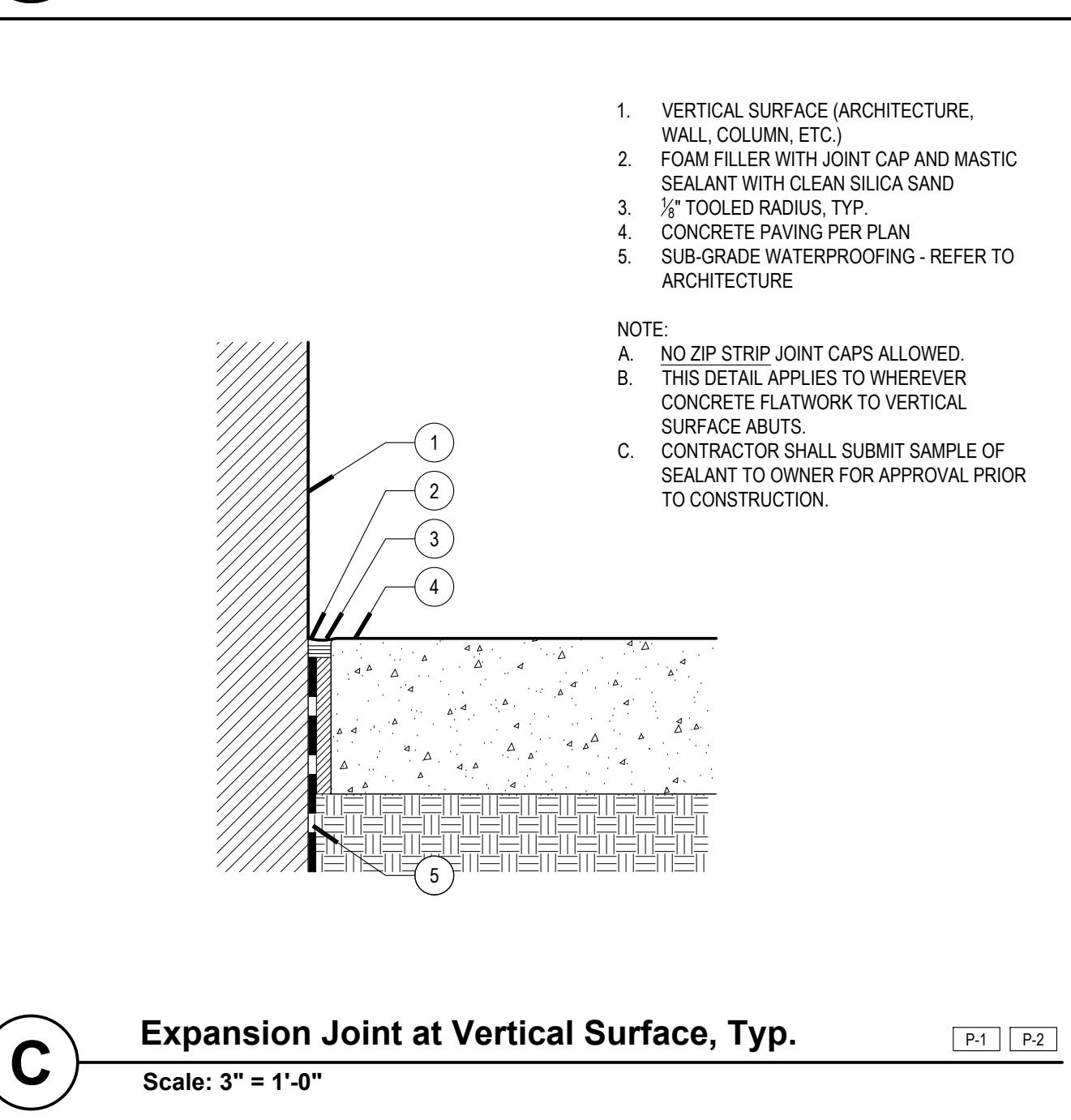
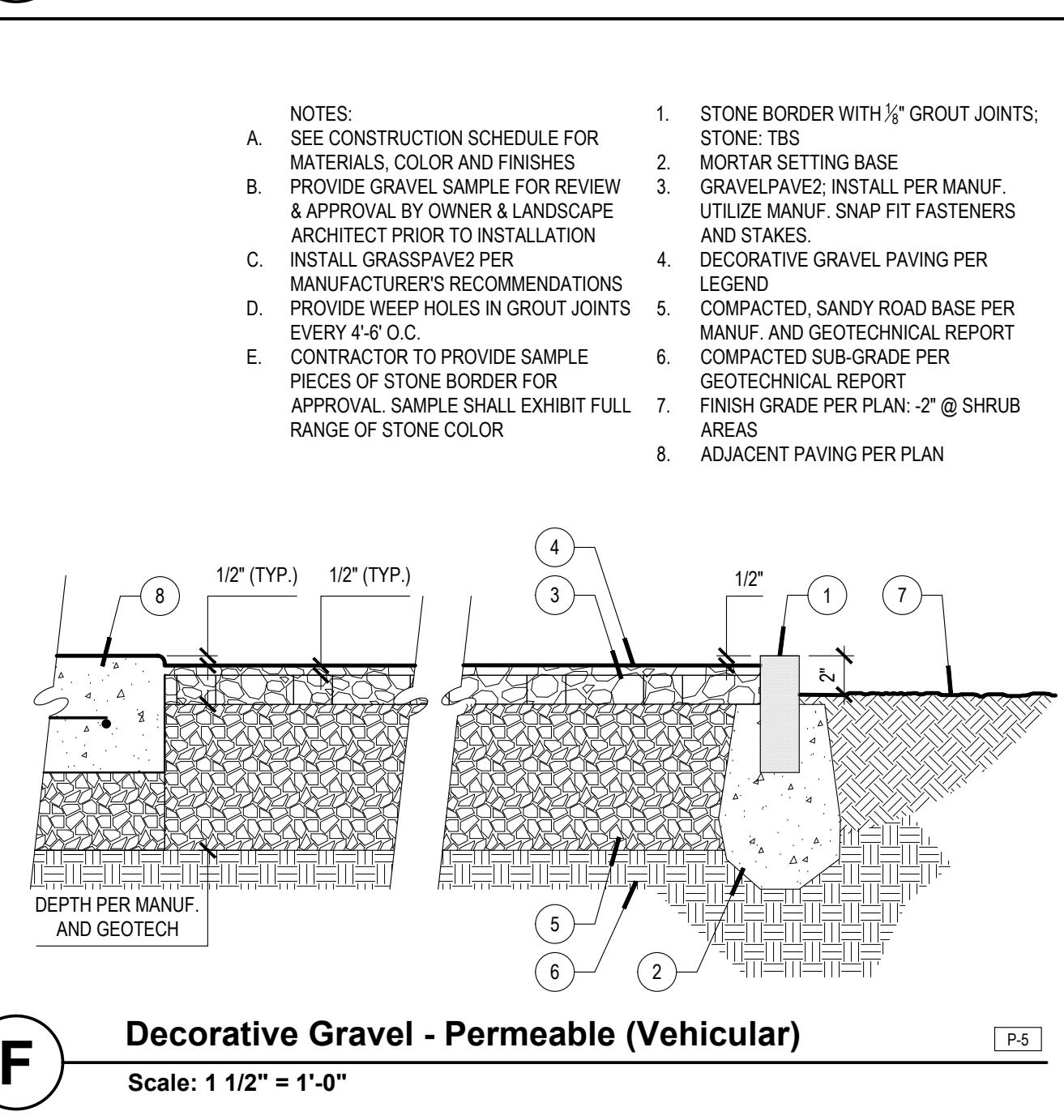
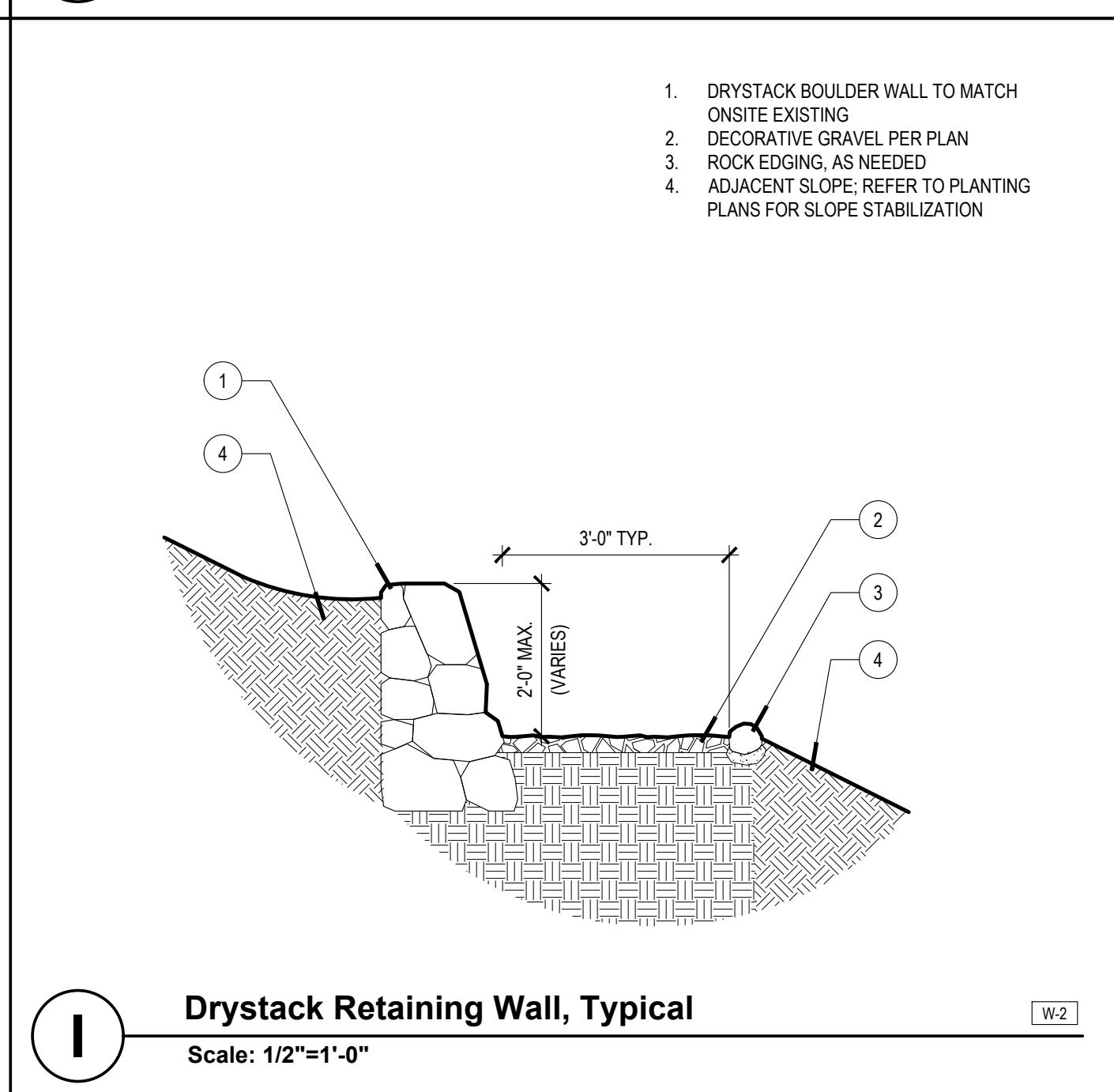
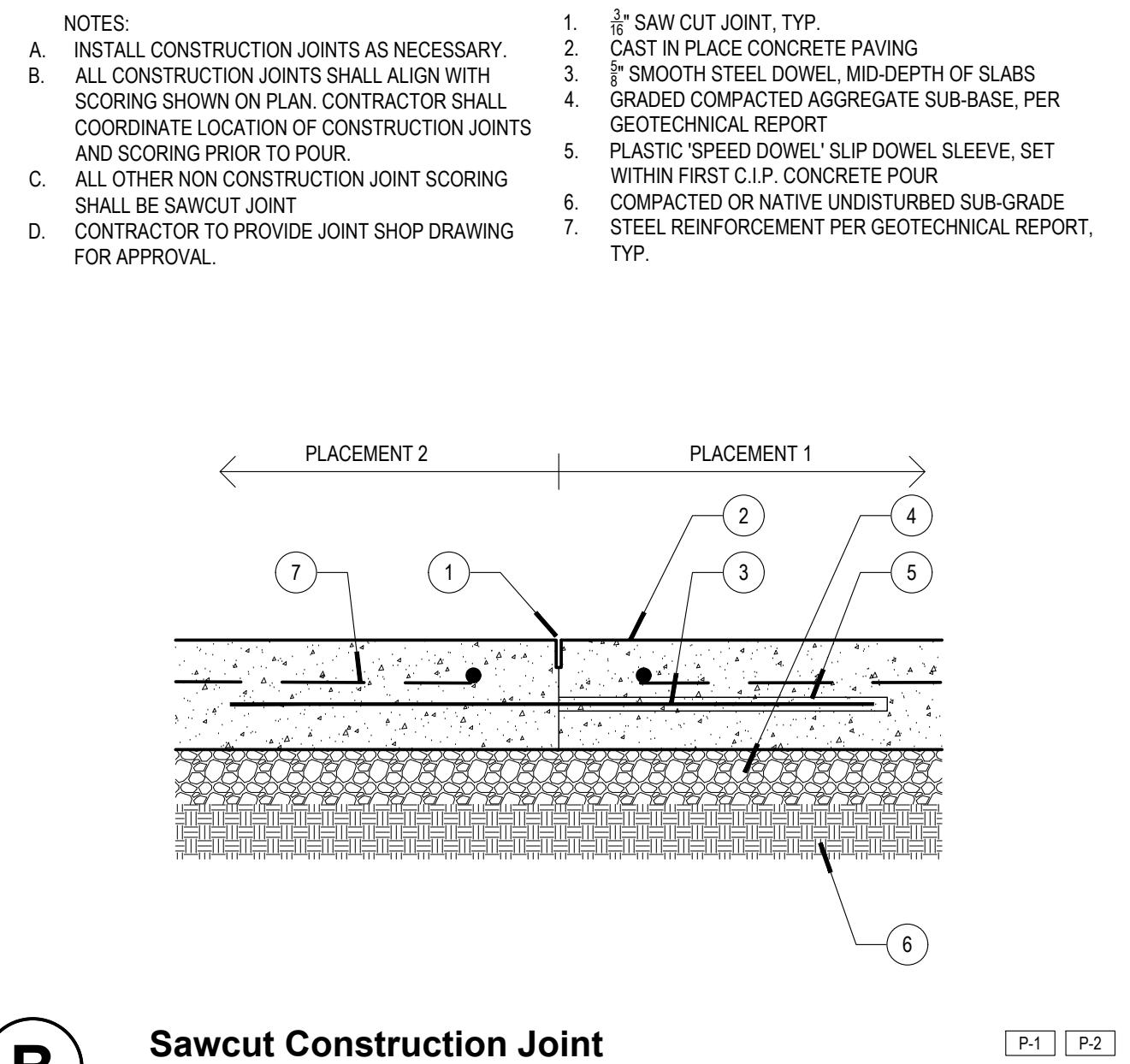
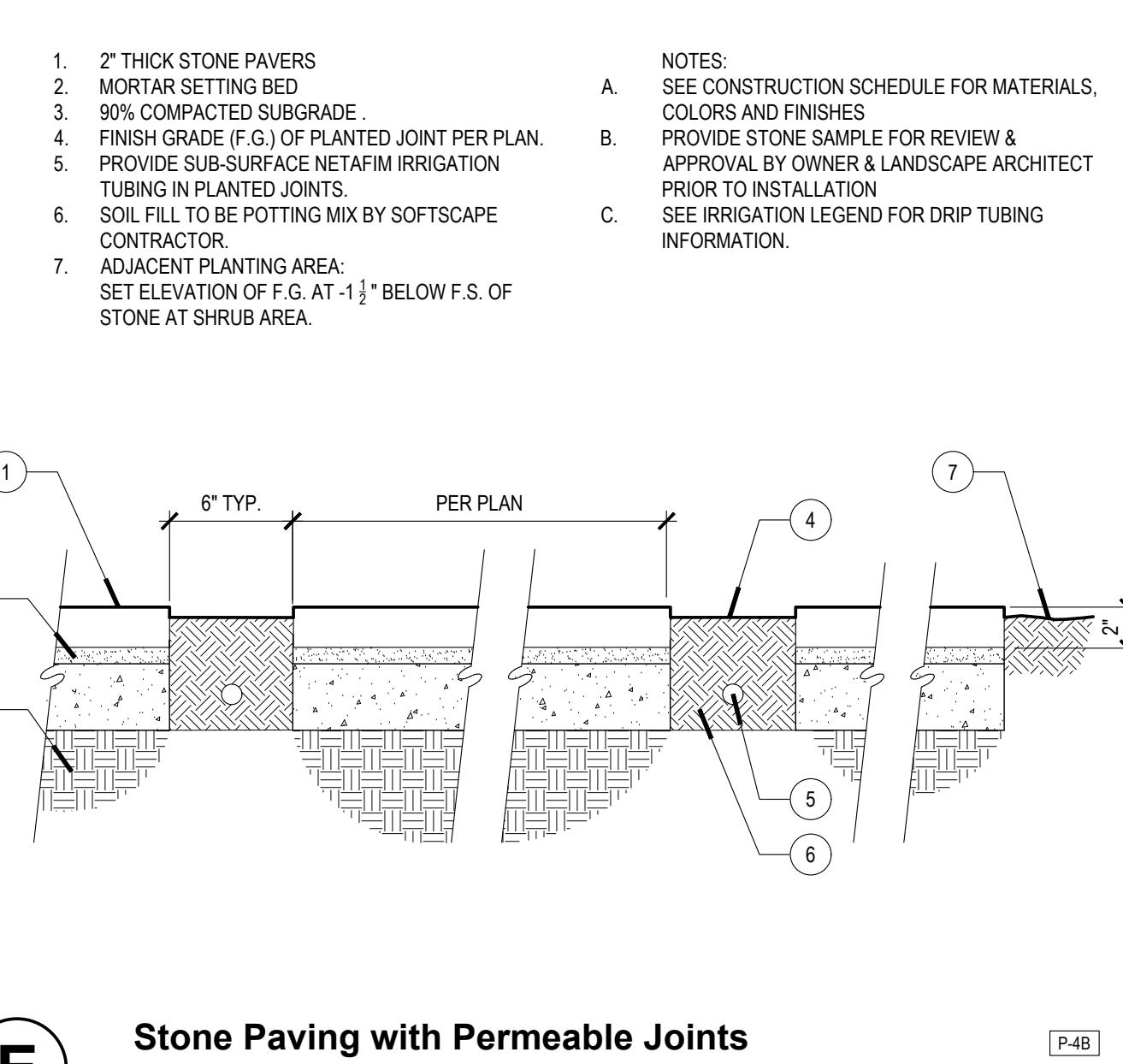
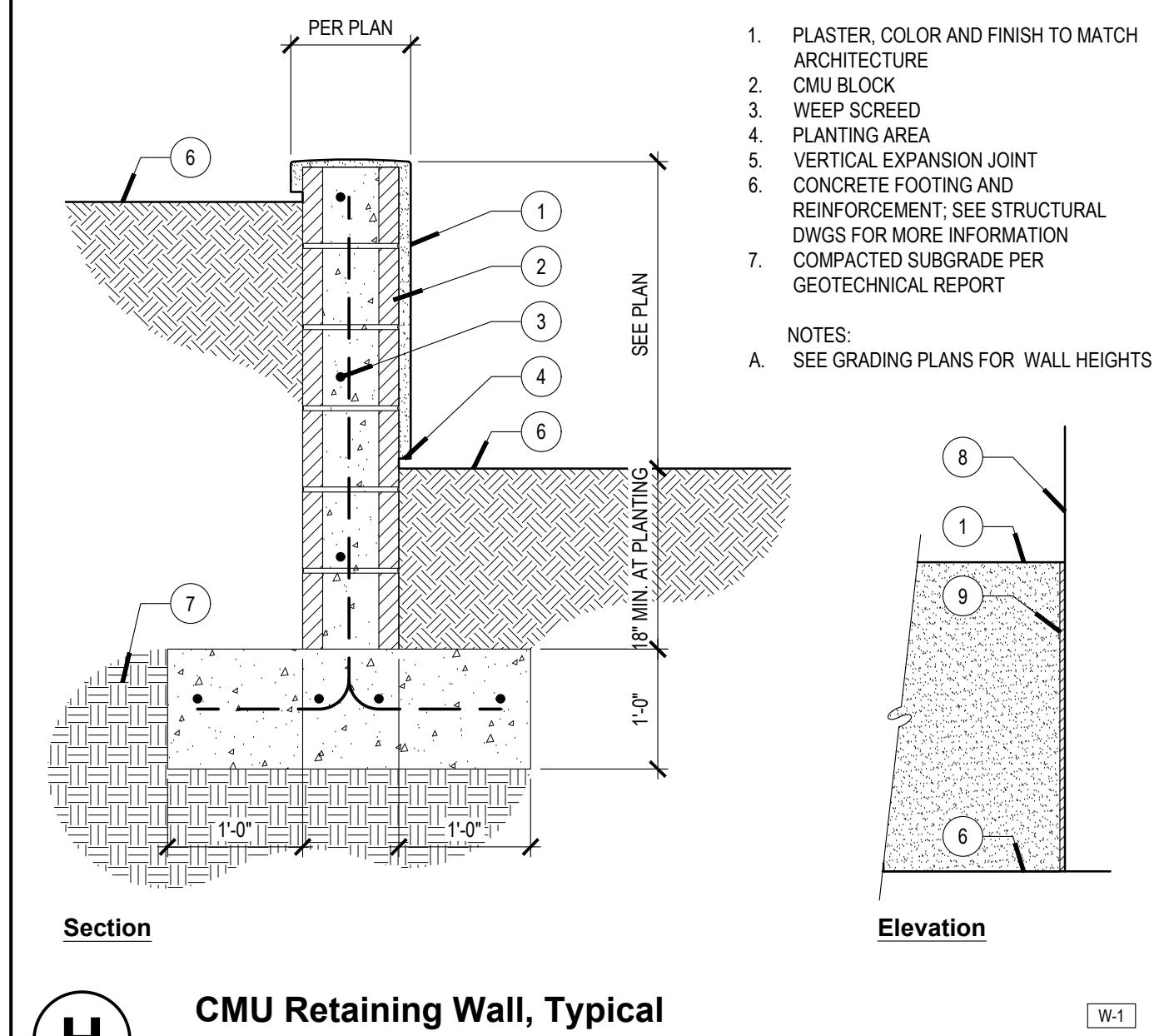
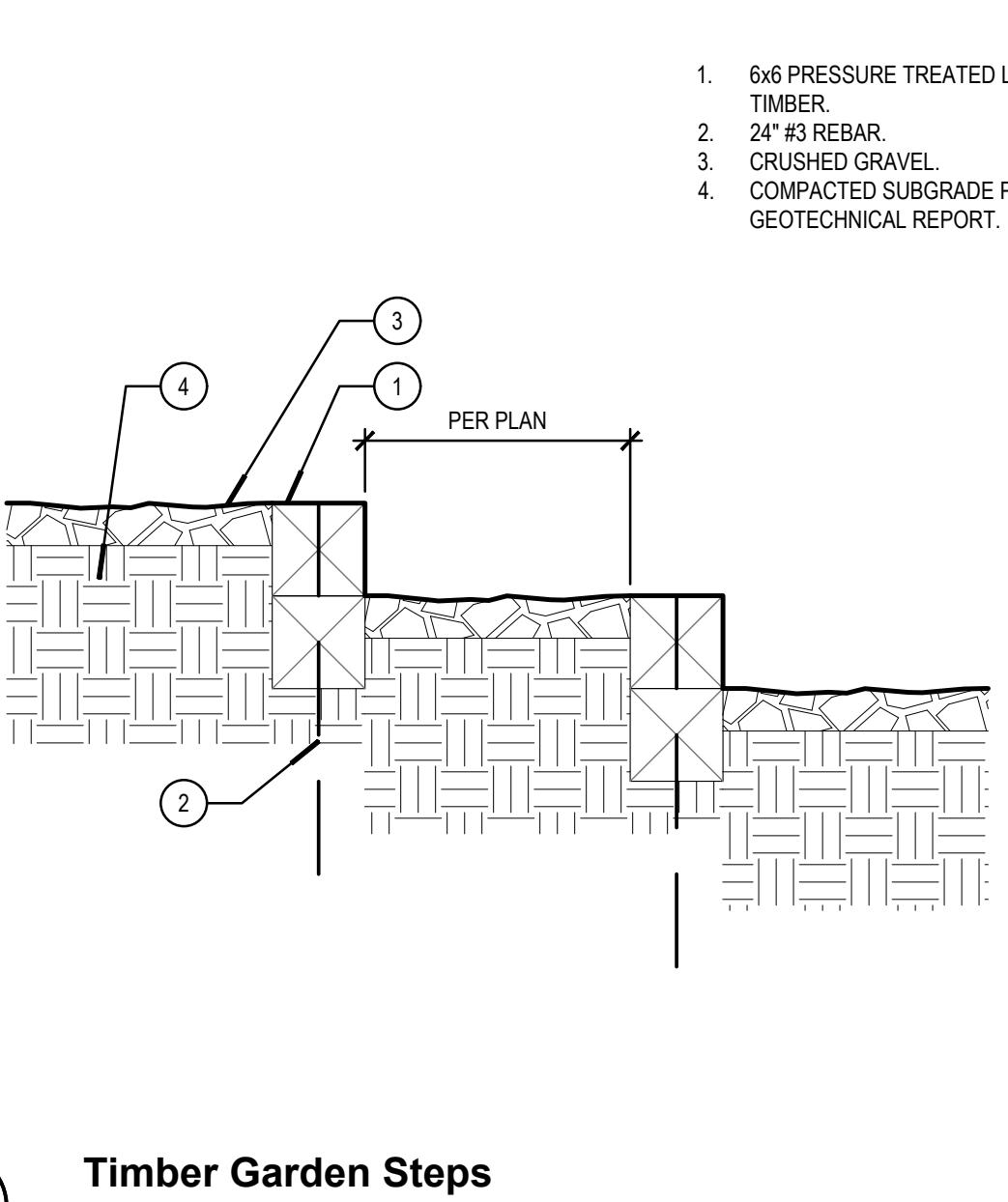
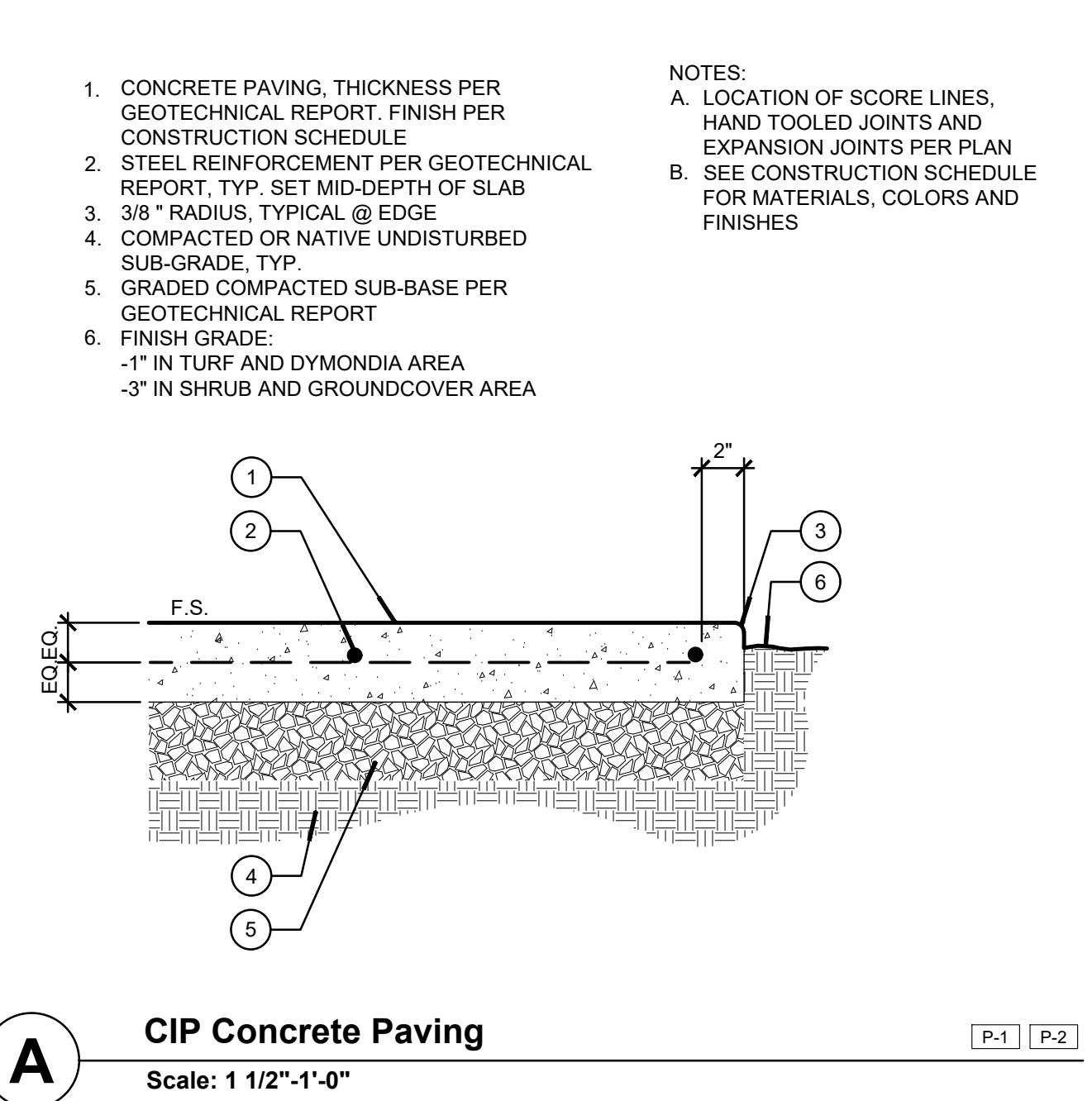
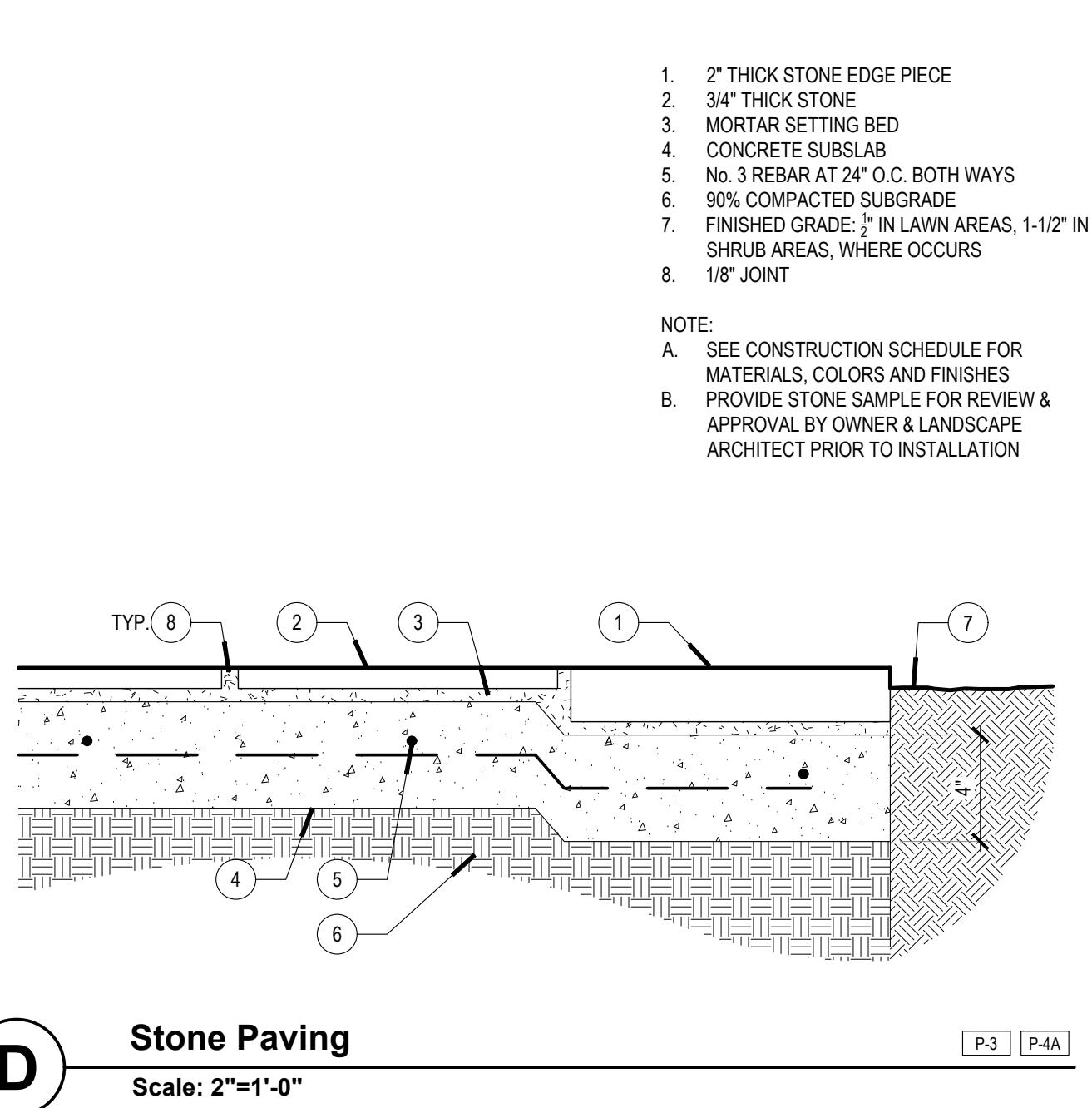
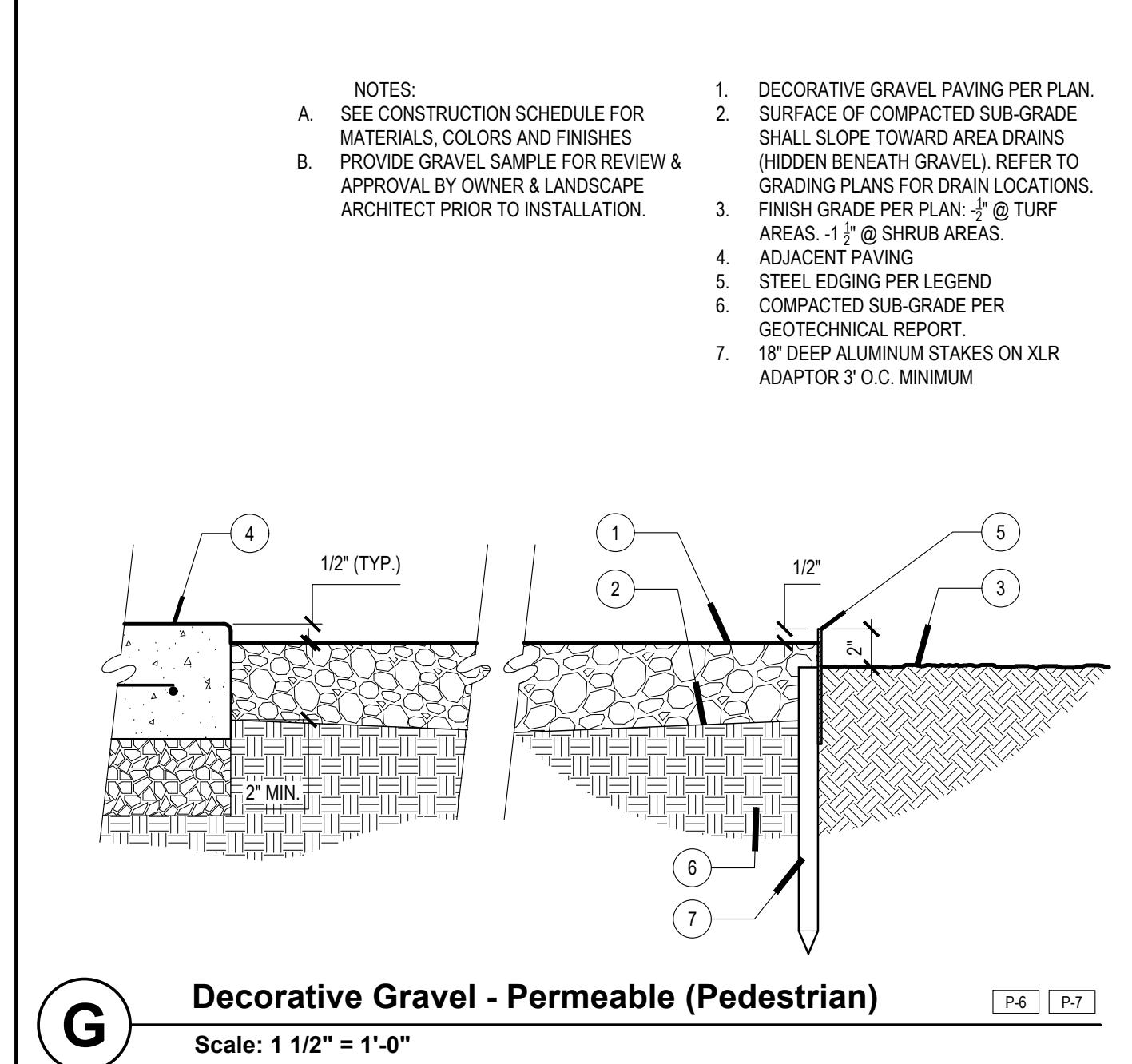
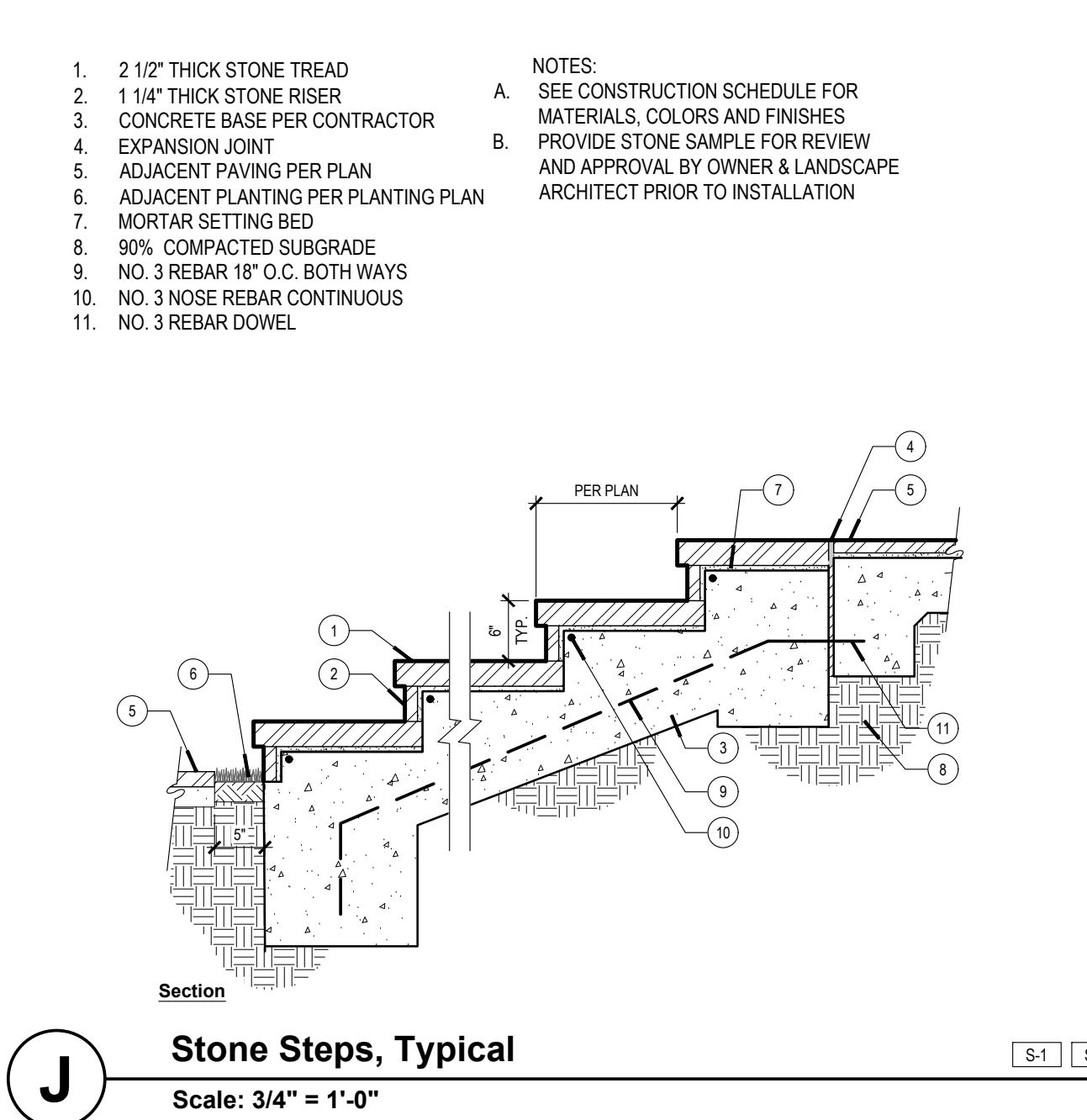
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## CONSTRUCTION DETAILS

L151

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**CONSTRUCTION DOCUMENTS**



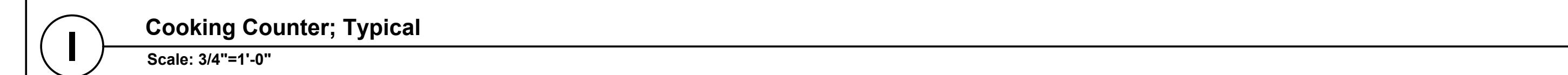
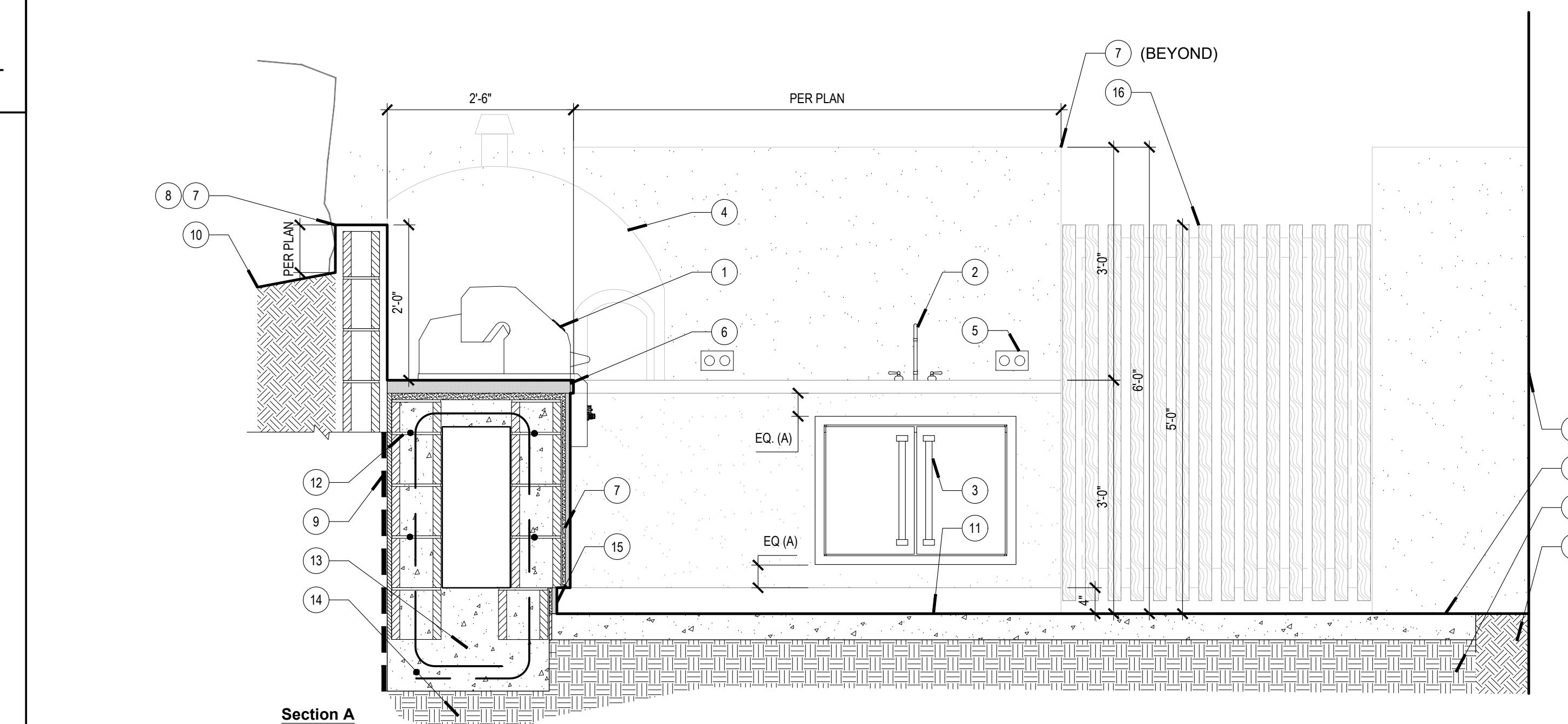
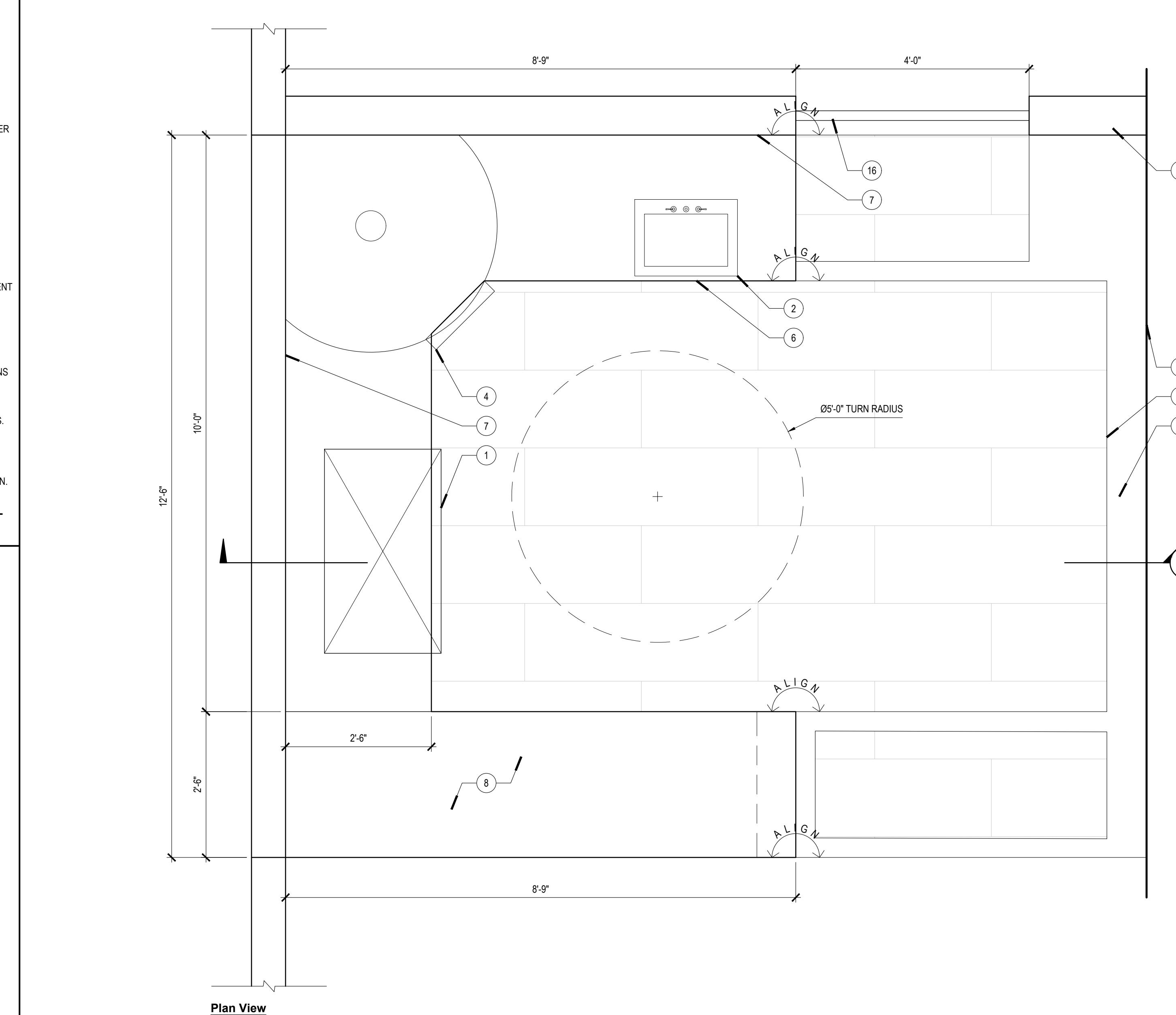
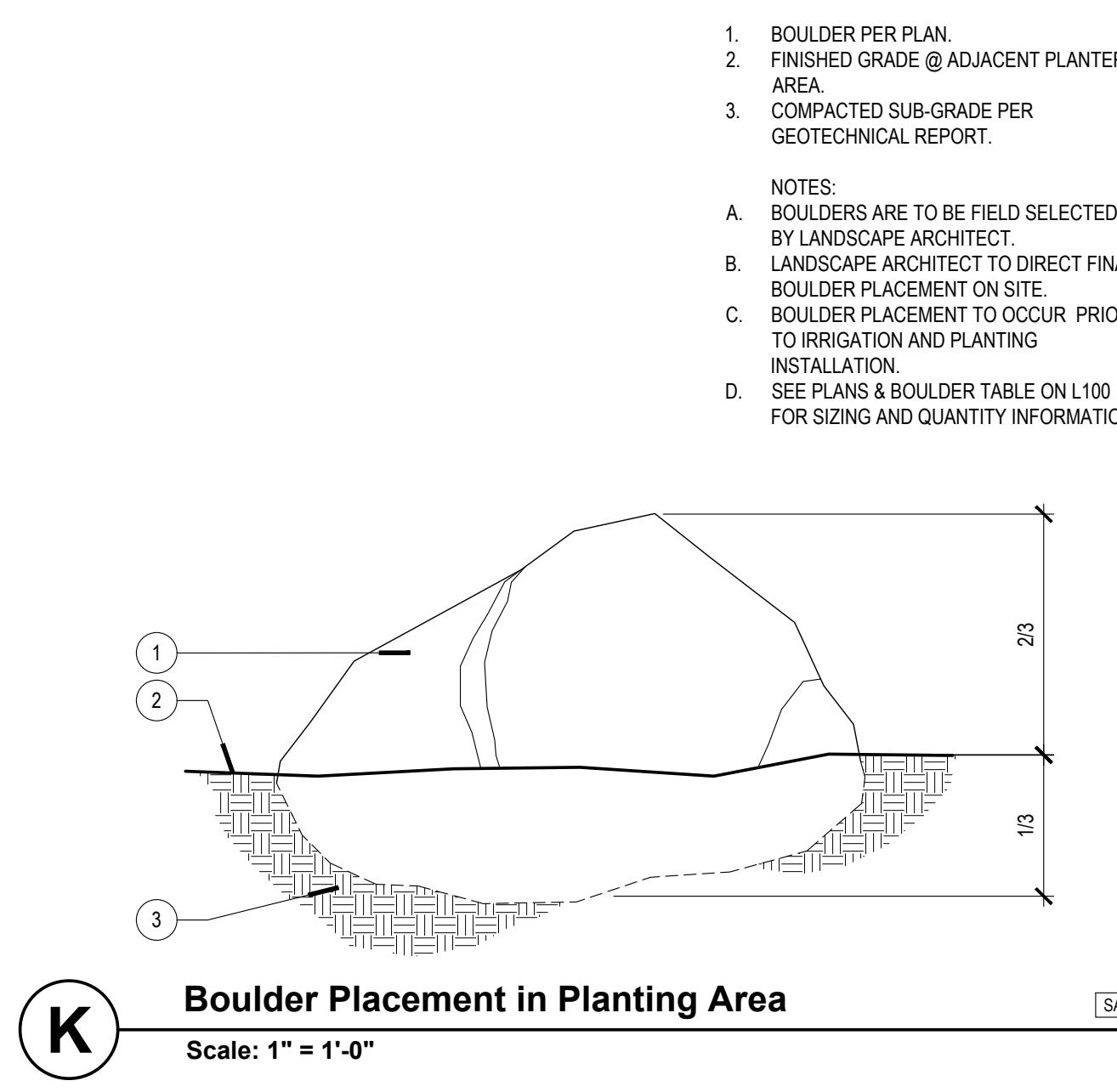
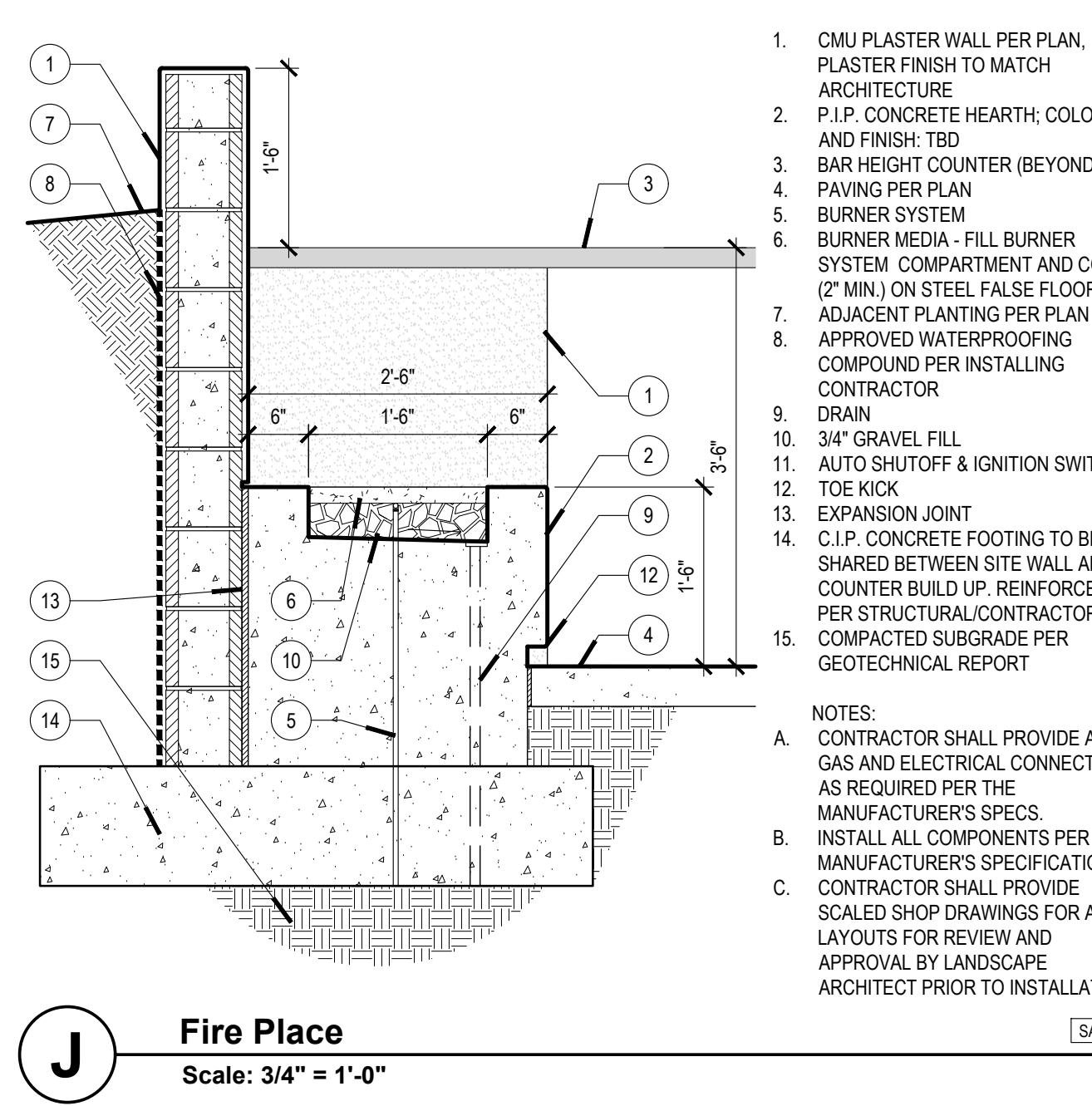
Rewvisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

**CONSTRUCTION DETAILS**

**L152**

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1. VIKING OUTDOOR 42" ULTRA-PREMIUM INFRARED GAS GRILL, MODEL# VCGS5624NGCS (NATURAL GAS)  
2. STAINLESS STEEL UNDER-COUNTER MOUNT SINK AND FAUCET (T.B.S. BY OWNER). PROVIDE HOT AND COLD WATER AND CONNECT DRAIN TO SANITARY SEWER PLANS.  
3. VIKING 28" STAINLESS STEEL ACCESS DOOR MODEL #AD52820  
4. PIZZA OVEN - MANUFACTURER TBD  
5. PROVIDE (4) TOTAL OUTDOOR GFCI THROUGHOUT COUNTERTOP BACKSPLASH  
6. 2" THICK PIP CONCRETE COUNTER; COLOR/FINISH TBS  
7. CMU PLASTER WALL PER PLAN. PLASTER FINISH TO MATCH ARCHITECTURE  
8. BAR HEIGHT COUNTER  
9. APPROVED WATERPROOFING COMPOUND PER INSTALLING CONTRACTOR  
10. ADJACENT PLANTING PER PLAN  
11. PAVING PER PLAN  
12. REINFORCEMENT PER STRUCTURAL CONTRACTOR  
13. C.I.P. CONCRETE FOOTING TO BE SHARED BETWEEN SITE WALL AND COUNTER BUILD UP  
14. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT  
15. TOE KICK WITH PLASTER FINISH  
16. WOOD GARDEN GATE  
17. FACE OF BUILDING PER ARCHITECT

NOTES:  
A. CONTRACTOR SHALL PROVIDE ALL GAS AND ELECTRICAL CONNECTIONS AS REQUIRED PER THE MANUFACTURER'S SPECS.  
B. INSTALL ALL COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.  
C. CONTRACTOR SHALL PROVIDE SCALED SHOP DRAWINGS FOR ALL LAYOUTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
D. CONTRACTOR SHALL SUBMIT PRODUCT CUT SHEETS FOR ALL OUTDOOR KITCHEN APPLIANCES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.  
E. CONTRACTOR SHALL PROVIDE ALL H20, GAS AND ELECTRICAL CONNECTIONS AS REQUIRED PER THE MANUFACTURER'S SPECS FOR ALL OUTDOOR KITCHEN APPLIANCES OR AS OTHERWISE REQUIRED PER PLAN.  
F. FOR PRICING, CONTRACTOR TO ASSUME ALL APPLIANCES BY VIKING RANGE (888) 845-6461.  
G. INSTALL ALL COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.  
H. CONTRACTOR SHALL PROVIDE SCALED SHOP DRAWINGS FOR ALL DIMENSIONAL STONE LAYOUTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
I. CONTRACTOR SHALL SUBMIT COUNTERTOP SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

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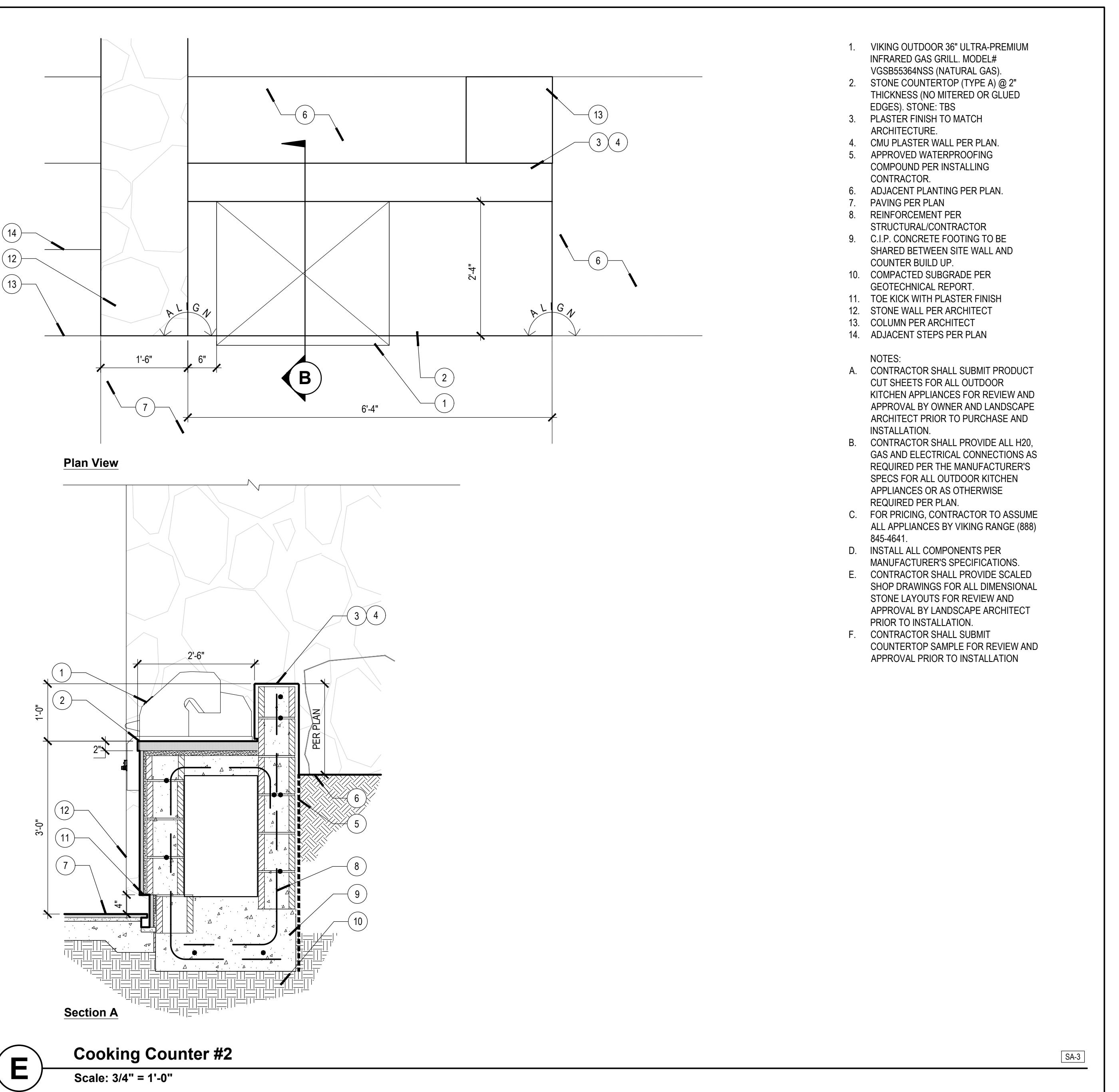
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## CONSTRUCTION DOCUMENTS



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Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

**POOL DETAILS FOR  
REFERENCE ONLY;  
(UNDER SEPARATE  
PERMIT)**

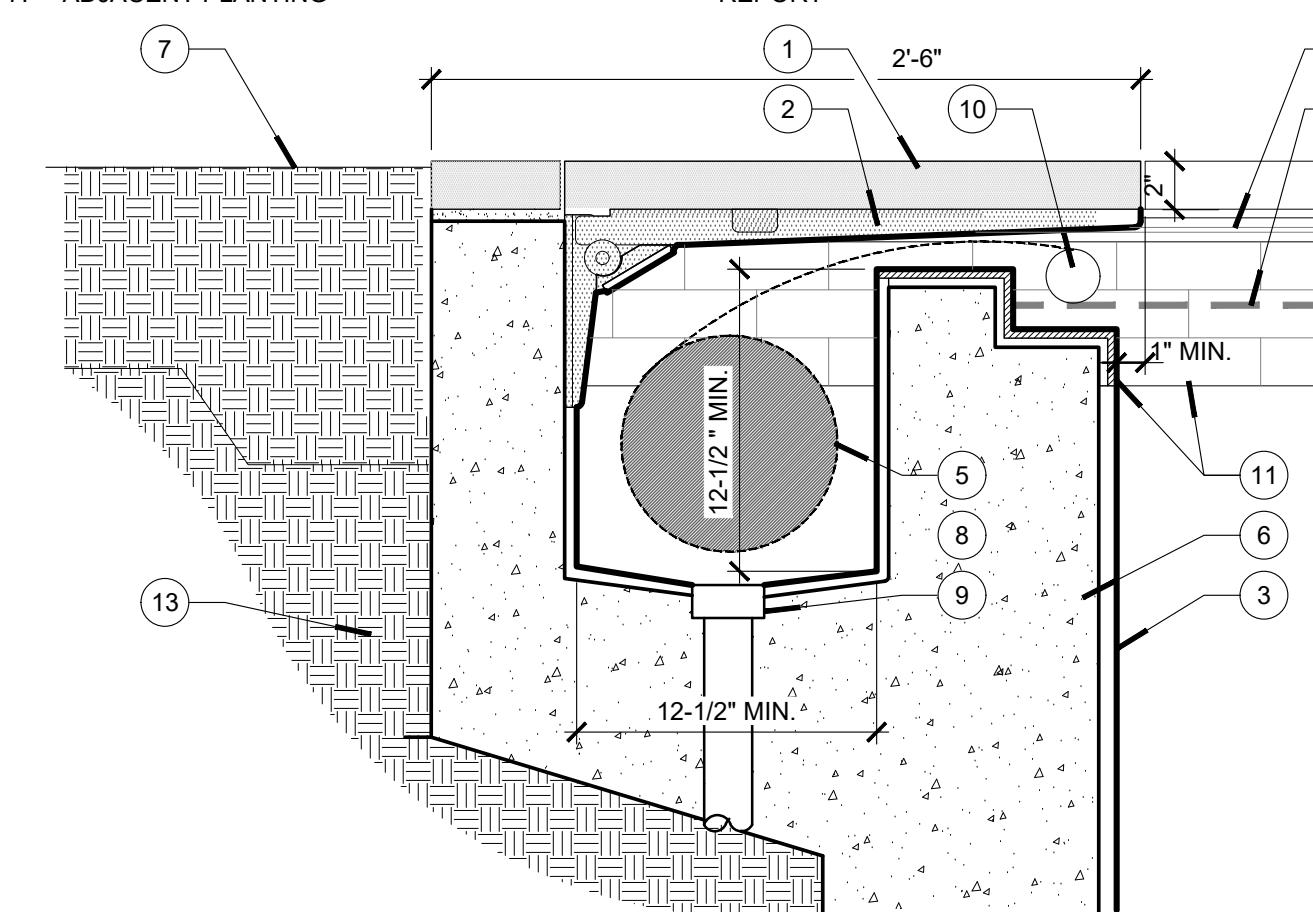
**L154**

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**GENERAL POOL NOTES:**

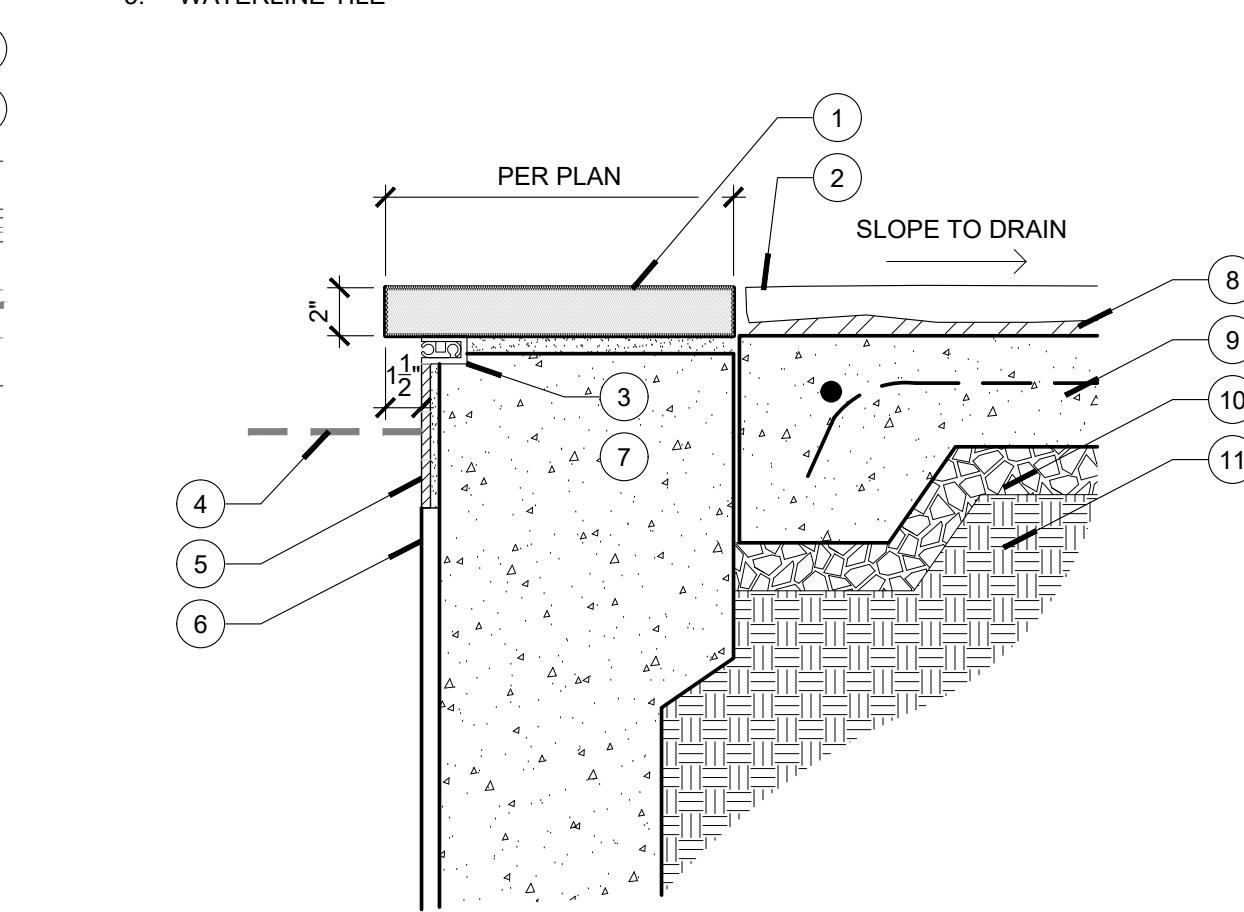
1. POOL DETAILS ARE PROVIDED FOR REFERENCE ONLY.
2. POOL TO BE PERMITTED SEPARATELY.
3. POOL IS DESIGN BUILD; CONTRACTOR SHALL PROVIDE STRUCTURAL AND MECHANICAL ENGINEERING AND SUBMIT DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

1. STONE COPING ON STEEL LID SYSTEM PER MANUFACTURER'S SPECIFICATIONS
2. EXTENSIBLE STAINLESS STEEL BRACKETS PER MANUFACTURER'S SPECIFICATIONS.
3. PLASTER POOL FINISH
4. WATER LINE
5. AUTO-COVER SPOOI
6. CAST-IN-PLACE SWIMMING POOL STRUCTURE
7. ADJACENT PLANTING
8. AUTO-COVER VAULT STRUCTURE
9. DRAINAGE TRENCH IN VAULT, DRAINAGE TO RE-CIRCULATE TO SWIMMING POOL
10. LEDGING EDGE BAR OF AUTO-COVER
11. TILE FINISH TO MATCH ADJACENT WATERLINE TILES - PER CONSTRUCTION LEGEND
12. LINE OF POOL COVER TRACK BEYOND
13. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT



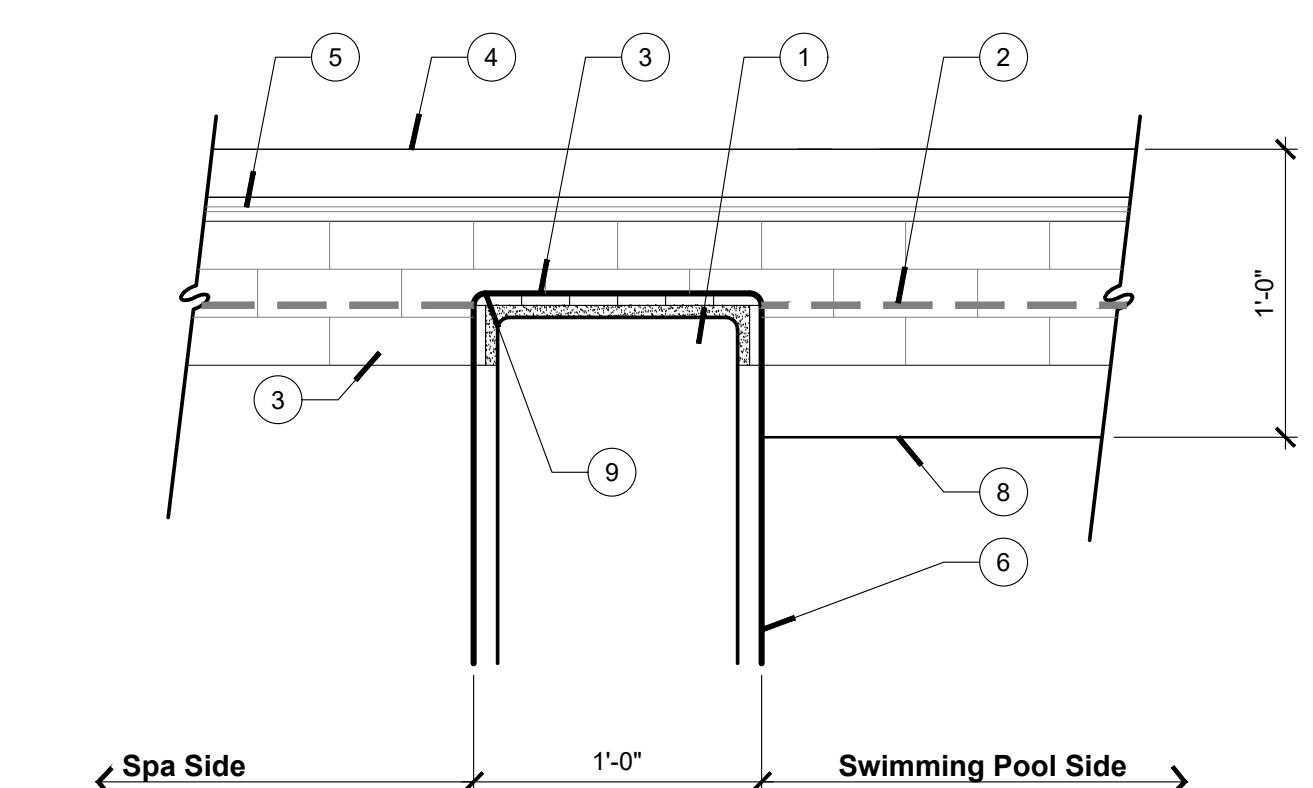
**D Automatic Pool Cover Vault**  
Scale: 1 1/2"-1'-0"

1. STONE POOL COPING
2. PLASTER POOL FINISH
3. CAST-IN-PLACE POOL STRUCTURE PER POOL ENGINEER
4. MORTAR SETTING BED
5. ADJACENT PLANTING BED
6. CONCRETE BED
7. COMPACTED AGGREGATE BASE
8. COMPACTED SUBGRADE
9. WATERLINE
10. WATERLINE TILE



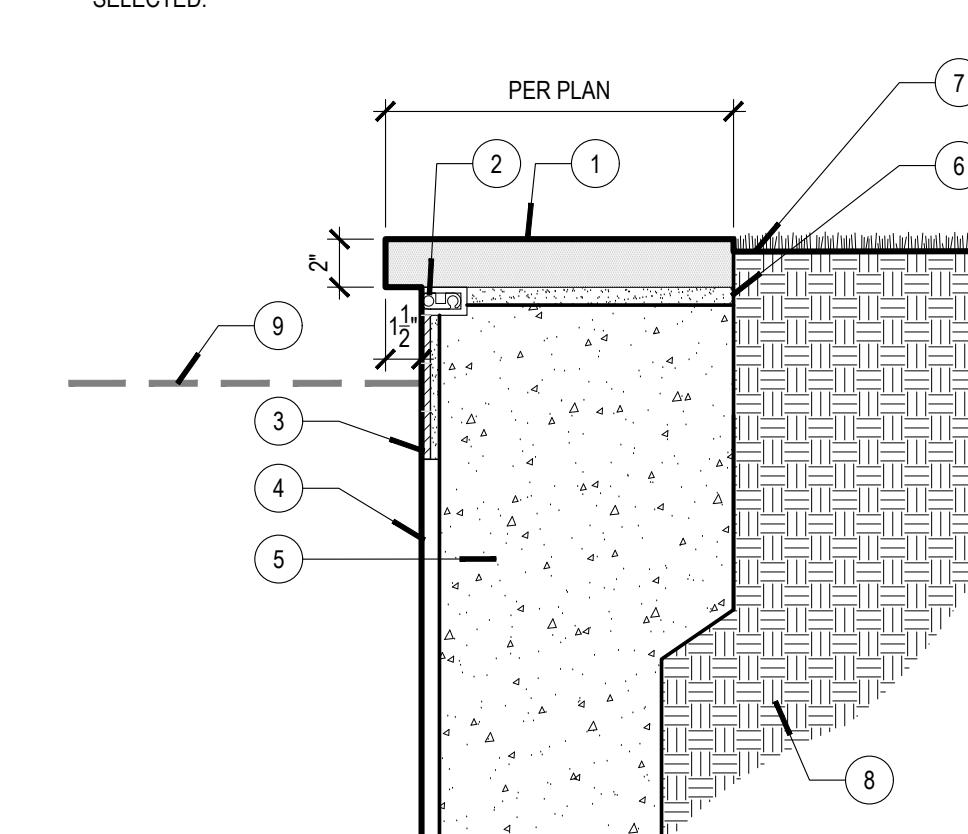
**A Pool Coping at Stone Paving**  
Scale: 1 1/2"-1'-0"

1. DAM WALL SEPARATING SPA FROM SWIMMING POOL
2. WATER LINE (BEYOND)
3. WATERLINE TILE
4. LINE OF STONE POOL COPING (BEYOND)
5. LINE OF RECESSED POOL COVER TRACK (BEYOND)
6. PLASTER POOL / SPA FINISH
7. NOT USED.
8. FINISH SURFACE OF STAIR ON POOL SIDE OF DAM WALL.
9. WATERLINE TILE WITH BULL NOSE EDGE.



**E Dam Wall at Spa/ Swimming Pool Interface**  
Scale: 1 1/2"-1'-0"

1. STONE POOL COPING
2. POOL COVER TRACK BY COVER POOLS INC. INCL ALL "RECESSED UNDERTRACK"
3. WATERLINE TILE TO BE 2X6 MB SLATE BLUE BY HEATH CERAMICS, 416-361-5552
4. PLASTER POOL FINISH - TO BE SELECTED.
5. CAST-IN-PLACE POOL STRUCTURE PER POOL ENGINEER
6. MORTAR SETTING BED
7. ADJACENT PLANTING AREA
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
9. WATERLINE.



**B Pool Coping at Lawn**  
Scale: 1 1/2"-1'-0"

**POOL DETAILS FOR  
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(UNDER SEPARATE  
PERMIT)**

**L154**

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## CONSTRUCTION DOCUMENTS

WATER EFFICIENT LANDSCAPE WORKSHEET								
Reference Evapotranspiration (ET <sub>o</sub> )	Reference Site	ET <sub>o</sub>	Project ETAF		0.55			
	Santa Barbara	40.6						
Valve #	Hydrozone # /Planting Descriptions <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>
<b>Regular Landscape Areas</b>								
A1	ZONE 1: HOME GARDEN (V LOW)	0.1	Drip	0.81	0.12	600	74.07	1,864.59
A2	ZONE 1: HOME GARDEN (LOW)	0.2	Drip	0.81	0.25	900	222.22	5,593.78
A3	ZONE 1: HOME GARDEN (MED)	0.3	Drip	0.81	0.62	400	246.91	6,215.31
A3	ZONE 2: ORNAMENTAL (LOW)	0.2	Drip	0.81	0.25	5200	1283.95	32,319.60
A4	ZONE 3: POOL DECK (LOW)	0.2	Drip	0.81	0.25	500	123.46	3,107.65
A5	ZONE 4: ATRIUM GARDEN (LOW)	0.2	Drip	0.81	0.25	250	61.73	1,553.83
A6	ZONE 5: SLOPE STABILIZATION (LOW)	0.2	Drip	0.81	0.25	2500	617.28	15,538.27
						Subtotals	10350	2629.63
								66,193.04
<b>Special Landscape Areas</b>								
						1	0	0.00
						1	0	0.00
						1	0	0.00
						1	0	0.00
						1	0	0.00
						Subtotals	0	0.00
						Total Landscape Area	10,350.00	
						ETWU Total	66,193.04	
						ETWU (in acre-feet)	0.20	
						Maximum Allowed Water Allowance (MAWA)*	143,291.61	
						MAWA (in acre-feet)	0.44	
<sup>a</sup> Hydrozone/Planting Description E.g. 1) Front lawn 2) Low water use plantings 3) Medium water use planting			<sup>b</sup> Irrigation Method Overhead spray or drip			<sup>c</sup> Irrigation Efficiency .75 for spray head .81 for drip		
<sup>d</sup> ETWU (Annual Gallons Required) = ET <sub>o</sub> x 0.62 x ETAF x Area where 0.62 is conversion factor that converts acre-inches per acre per year to per square foot per year.								
<sup>*</sup> MAWA (Annual Gallons Allowed) = (ET <sub>o</sub> ) (0.62)((ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas								
<b>ETAF Calculations</b> <b>Regular Landscape Areas</b> Total ETAF x Area 2,629.63 Total Area 10350 Average ETAF 0.25								
<b>Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential</b>								
<b>All Landscape Areas</b> Total ETAF x Area 2,629.63 Total Area 10350 Sitewide ETAF 0.25								

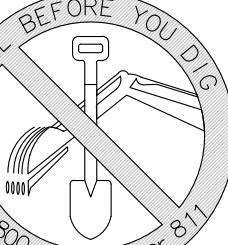
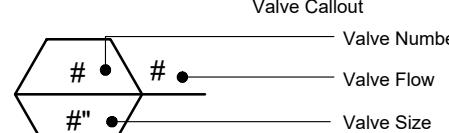
IRRIGATION CONSTRUCTION NOTES						
<b>1</b> POC NOTE	<p>The landscape contractor shall purchase and install one domestic water meter located per the civil engineer's sewer &amp; water plan and as shown on the irrigation plan. Verify that the static pressure is PSI prior to construction. Contractor shall furnish and install mainline to the flanged gate valves, backflow, quick coupler, master valve, and flow sensor per the irrigation legend and details. (Refer to the irrigation plans for sizing). Refer to irrigation legend and construction notes for model numbers. Install the flow sensor per the manufacturer's recommendations and details. Contractor shall furnish all materials and labor to execute and install the irrigation system per the irrigation plans.</p> <p>Install the gate valves, backflow, quick coupler, master valves, and flow sensors within the shrub planting areas only.</p> <p>The flow sensor wire shall be manufactured by "Rain Master", model #EV-CAB-SEN. No field splices allowed between flow sensor and controller. All flow sensor wires shall be installed within a gray 1-1/2" DIA, SCH. 40 PVC conduit. Each conduit shall have a separate flow sensor cable installed within it based on the corresponding controller assembly. John Deere Green Tech shall make the final connections from the flow sensor to the controller assemblies.</p> <p>Mainline shown in hardscape areas is diagrammatic. Mainlines are intended to be installed within the shrub areas only. Any mainline, lateral, or control wires that run under hardscape areas shall be installed in SCH. 40 PVC sleeves which shall be sized a minimum of twice the diameter of the actual pipe diameter. Refer to irrigation details for installation and depths of sleeves.</p>					

CONTROLLER INFORMATION						
<b>2</b> CONTROLLER NOTE	<p>MANUFACTURER: _____</p> <p>TYPE: _____</p> <p>ASSEMBLED BY: _____</p> <p>CONTROLLER IDENTIFICATION CONTROLLER PART NUMBER</p> <p>INTERNET REQUIRED: _____</p> <p>FLOW SENSOR CABLE: _____</p> <p>Install flow sensor cable in a 1 1/2" U.L. PVC SCH. 40 gray conduit.</p> <p>The 120 volt power connection to the irrigation controller assembly shall be the responsibility of the irrigation contractor. Refer to electrical plans for additional information. Final location of the irrigation controller assembly shall be approved by the owner's authorized representative prior to installation. All sprinkler heads shall be field adjusted to prevent over spray onto irrigation controller assembly enclosure.</p> <p>The system is designed for the operation of one valve at a time per controller. The system has been designed for one valve opening and one valve closing.</p> <p>The controller shall be located as shown on the drawings or as directed by the owners authorized representative.</p> <p>Contractor to determine best way to provide internet connectivity for controller in prioritized order per site conditions. Ethernet cable, WiFi, cellular. Components in controller to provide internet connectivity will vary.</p>					

GENERAL IRRIGATION NOTES						
<p>1. The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.</p> <p>2. The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative &amp; the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features.</p> <p>3. The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the owner's representative and all costs associated with those revisions.</p> <p>4. When it appears to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's representative and all costs associated with those revisions.</p> <p>5. The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings.</p> <p>6. All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies.</p> <p>7. All pop-up style irrigation heads located in shrub or groundcover areas shall be installed so the top of the irrigation head is 1" above finish grade.</p> <p>8. All pop-up style irrigation heads to be located in turf areas shall initially be installed so the top of the irrigation heads are flush with the adjacent sidewalk or curb. Within 10 days of being notified by the owner's representative, the irrigation contractor shall be responsible for adjusting all turf irrigation heads so the top of the irrigation head is 1/2" above finish grade.</p> <p>9. The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended for irrigation. This shall include selecting the proper arc pattern, adjusting the spray radius of the irrigation head with PRS screens and/or throttling the flow control at each valve to obtain the optimum operating pressure for each system.</p> <p>10. The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend (not to exceed 5 PSI above the indicated operating pressure).</p> <p>11. When installing Rain Bird 1800 series nozzles that require arc patterns other than the standard arc patterns (e.g., 360°, 180°, and 90°), the contractor shall use the appropriate arc pattern (e.g., 120°, 240°, 270°). The contractor shall use Rain Bird variable arc nozzles (van) when installing irrigation heads using Rain Bird 1800 series nozzles only when required pattern is not one of the fixed arc patterns. Select the radius of van nozzles to match site conditions. For example: use 8-van where an 8 foot radius is required or a 12-van where a 12 foot radius is required.</p> <p>12. The irrigation contractor shall be responsible for making field adjustments to the irrigation system by installing a quarter circle or half circle sprinkler head on each side of any vertical element (props, street lights, trees, etc.) which prevents proper coverage by interfering with the spray pattern of the irrigation head. All adjustments shall be made at no additional costs to the owner.</p> <p>13. Drainage of irrigation water through spray head will not be allowed. Rain Bird SAM feature shall be used to prevent spray head drainage. During construction, the contractor shall change spray bodies from Rain Bird 1800-PRS to 1800-SAM-PRS for spray heads showing signs of draining after the irrigation system has been operated from an ON to OFF position. Installation of Rain Bird SAM feature shall be included in the Bid Price of the irrigation system.</p> <p>14. The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller. 120 volt electrical power source shall be provided by others at the automatic controller location.</p> <p>15. Adhesives, sealants and caulk shall meet local or regional air pollution control or south coast AQMD rule 1168 VOC and statewide VOC standards.</p> <p>16. Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller.</p>						

OBSERVATION SCHEDULING						
<p>The landscape contractor shall be schedule an irrigation site observation by the irrigation designer, and/or the owner's representative, which shall not occur without at least 48 hours prior notification. The following items shall be reviewed:</p> <ol style="list-style-type: none"> <li>Pre-job/kick-off meeting with contractor, general contractor, and irrigation designer.</li> <li>Mainline, basket strainers, master valves, flow sensors, booster pump installation and operation, installation review prior to backfilling trenches, irrigation mainline pressure test, etc.</li> <li>Finalizing the location for the controller assemblies - landscape contractor shall coordinate with the irrigation designer to verify connection of flow sensors and associated equipment to the controller assembly and for certification/warranty of equipment.</li> <li>Irrigation coverage test - a dynamic pressure test shall be performed by the landscape contractor and shall be observed by the owner (or the owner's representative) and the irrigation designer for each valve during the irrigation coverage test.</li> </ol>						

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
■	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.	14	A/L252
○	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX	1	-
□	NETAFIM TLSOV FLUSH VALVE NETAFIM TLSOV-1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX.	1	F/L252
Ⓐ	RAIN BIRD ARV050 AIR RELIEF VALVE 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6IN. DRIP VALVE BOX	1	C/L252
◎	TREE DRIP RINGS AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-CV DRIPLINE HDL-06-12-CV: HUNTER DRIPLINE W/ 0.6 GPH EMMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD LOC FITTINGS.	6,670 LF	G/L252
■	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4IN. NPT INLET, 2-PIECE BODY.	5	I/L252
□	LASCO FITTINGS TUBV-SC BALL VALVE 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC FULL BLOCK TRUE UNION BALL VALVE. SHUT OFF/ISOLATION VALVE TO ELIMINATE WATER HAMMER. INSTALL SAME SIZE AS MAINLINE.	2	J/L252
Ⓜ	SUPERIOR 3300™ NORMAL OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1IN., 1-1/2IN., 2IN., 2-1/2IN. AND 3IN.	1	O/L251
Ⓑ	ZURN 975XL™ REDUCED PRESSURE BACKFLOW DEVICE	1	D,E/L251
Ⓒ	HUNTER A2C-1800-SS WALL MOUNT CONTROLLER 18-STATION CONTROLLER WITH ONE (1) A2M-600 MODULE IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE.	1	K/L251
Ⓔ	HUNTER WSS-1000 WIRELESS SOIL MOISTURE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	1	J/L251
Ⓕ	HUNTER HFS-100 (2) FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1	F/L251
Ⓜ	WATER METER 1"	1	-
----	IRRIGATION MAINLINE: PVC SCHEDULE 40	646.1 LF	G,H/L251



Section 42164217 of the government code requires a dig alert identification number be issued before a "permit to excavate" will be valid.  
1-800-227-2600  
Call (2) working days before you dig.

Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## IRRIGATION SCHEDULE

# L200

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**Picacho Lane Residence**  
750 Picacho Lane  
Santa Barbara, CA 93108  
APN: 011-100-036

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626.795.2008

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## CONSTRUCTION DOCUMENTS



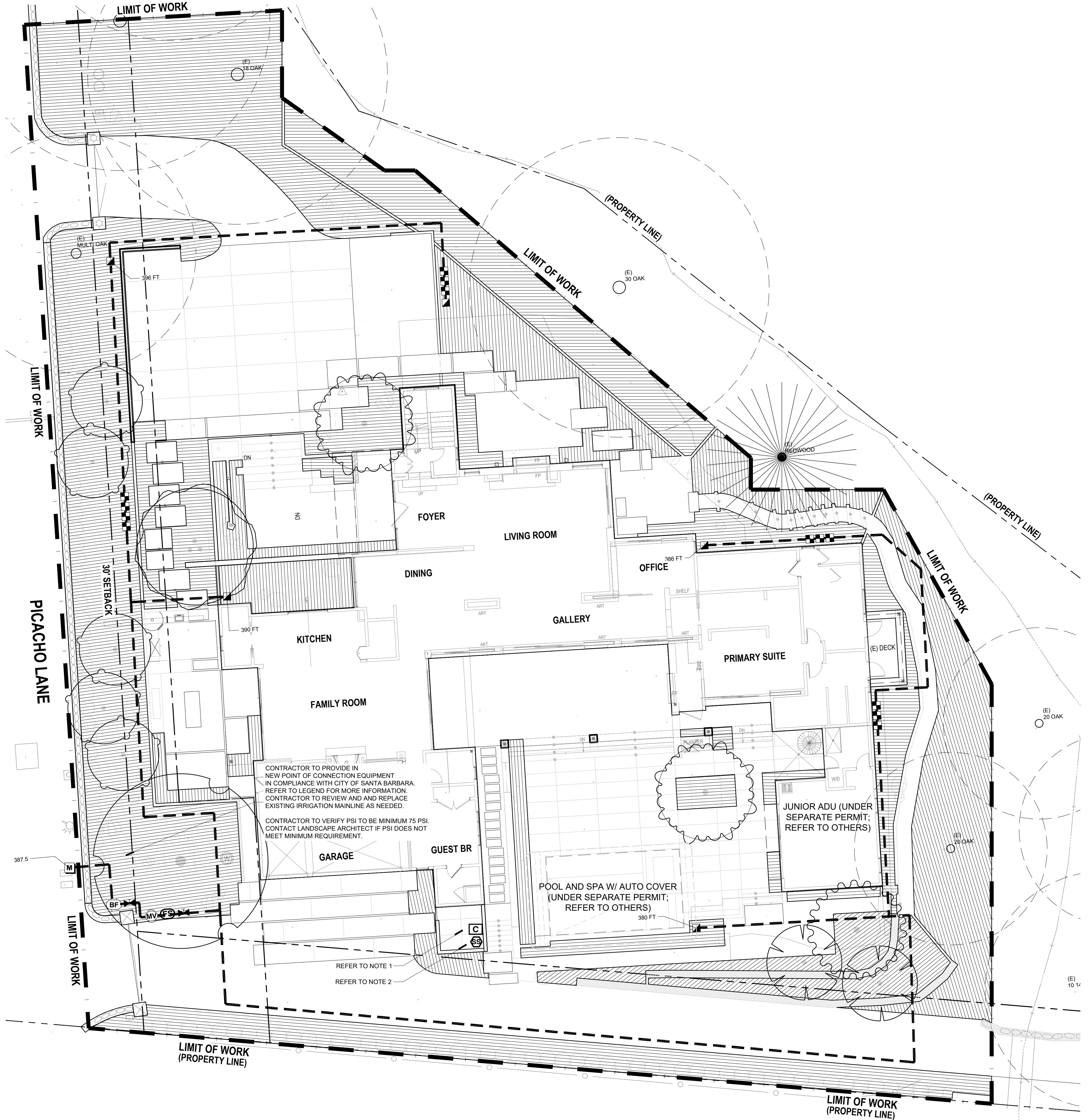
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

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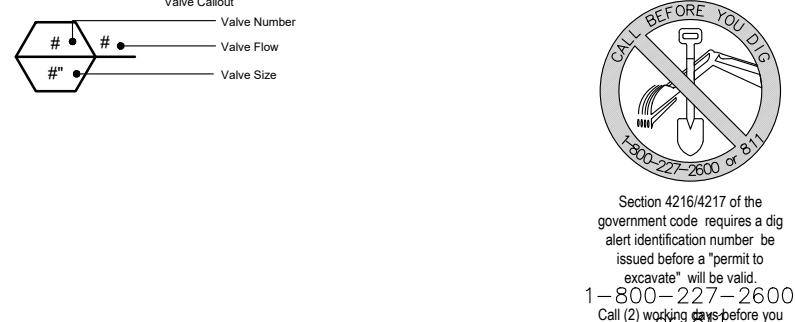
## IRRIGATION PLAN

L201

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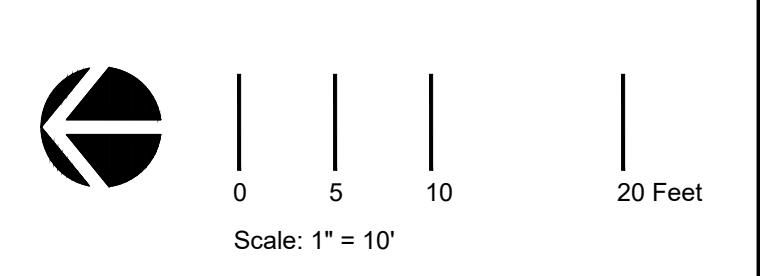
IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
■	PARKSIDE KCE-100-PR-B-000 WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE, 1/2IN. CHECK VALVE, 1/2IN. DRAIN VALVE, 1/2IN. PRESSURE REGULATING 40PSI	14	A1.252
●	PIPE TRANSITION POINT IN DRIP BOX	1	-
○	PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX	1	-
□	NETAFARM T100 FLUSH VALVE	1	F1.252
△	NETAFARM T100 MANUAL FLUSH VALVE, BARBED INSERT, INSTALL IN 10IN. BOX	1	C1.252
◊	RAINBIRD ARROW AIR RELIEF VALVE	1	-
◆	DN 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 1/2IN. DRIP VALVE	1	G1.252
●	TREE DRIP RINGS	1	H1.252
AREA TO RECEIVE DRIP LINE			
HUNTER HGL-12-CV DRIPLINE HUNTER HGL-12-CV DRIPLINE 1/2IN. X 1/2IN. X 1/2IN. 0.8 GPM/20 GPM			
QUICK-CHECK BASKET FILTER, 3 GPM/20 GPM			
PIPE CHECK VALVE			
NETAFARM T100 FLUSH VALVE			
NETAFARM T100 MANUAL FLUSH VALVE, BARBED INSERT, INSTALL IN 10IN. BOX			
RAINBIRD ARROW AIR RELIEF VALVE			
DN 1/2IN. AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 1/2IN. DRIP VALVE			
TREEDRIP RINGS			
IRRIGATION MAINLINE: PVC SCHEDULE 40			
646.1 LF G.W.251			



Section 4214/4217 of the government code requires a dig notice to be filed with the city or county before a permit to excavate is issued. Call 1-800-221-2600 or (805) 565-2211 before you dig.

- NOTES:
- CONTROLLER LOCATION IS DIAGRAMMATIC AND FINAL LOCATION TO BE COORDINATED APPROVED WITH OWNER. INSTALL IN VANDAL RESISTANT LOCKABLE STAINLESS STEEL WALL MOUNTED ENCLOSURE. MODEL & MANUFACTURE PER IRRIGATION LEGEND. POWER SUPPLY SHALL BE PROVIDED ON ELECTRICAL ENGINEER'S PLANS.
  - DIAGRAMMATIC AND TO BE MOUNTED ON TOP OF TRASH ENCLOSURE WALLS. OPEN TO THE AIR & FREE OF ANY OBSTRUCTIONS. VERIFY LOCATION IN FIELD. CONTRACTOR SHALL ENSURE A DIRECT LINE OF SIGHT BETWEEN THE SENSOR & IRRIGATION CONTROLLER ON SITE.

REFER TO SHEET L200 FOR IRRIGATION SCHEDULES AND NOTES



Scale: 1" = 10'

**Picacho Lane Residence**  
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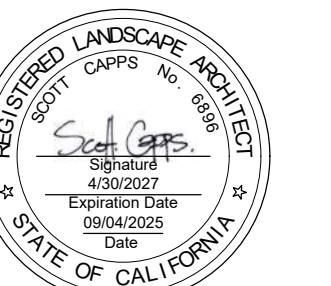
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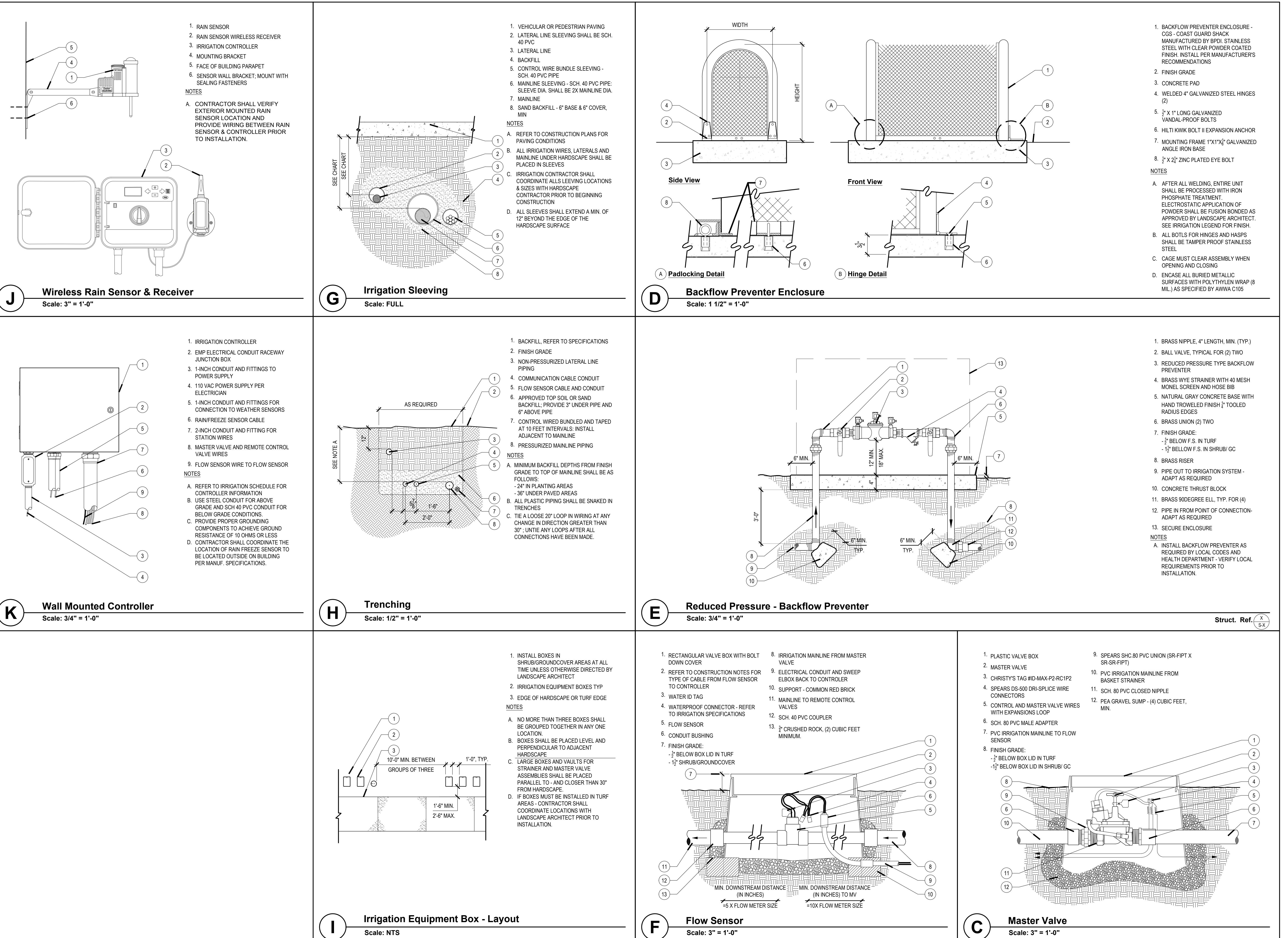
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## IRRIGATION DETAILS

L251

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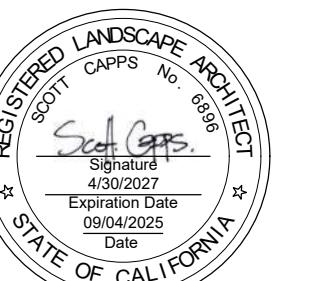
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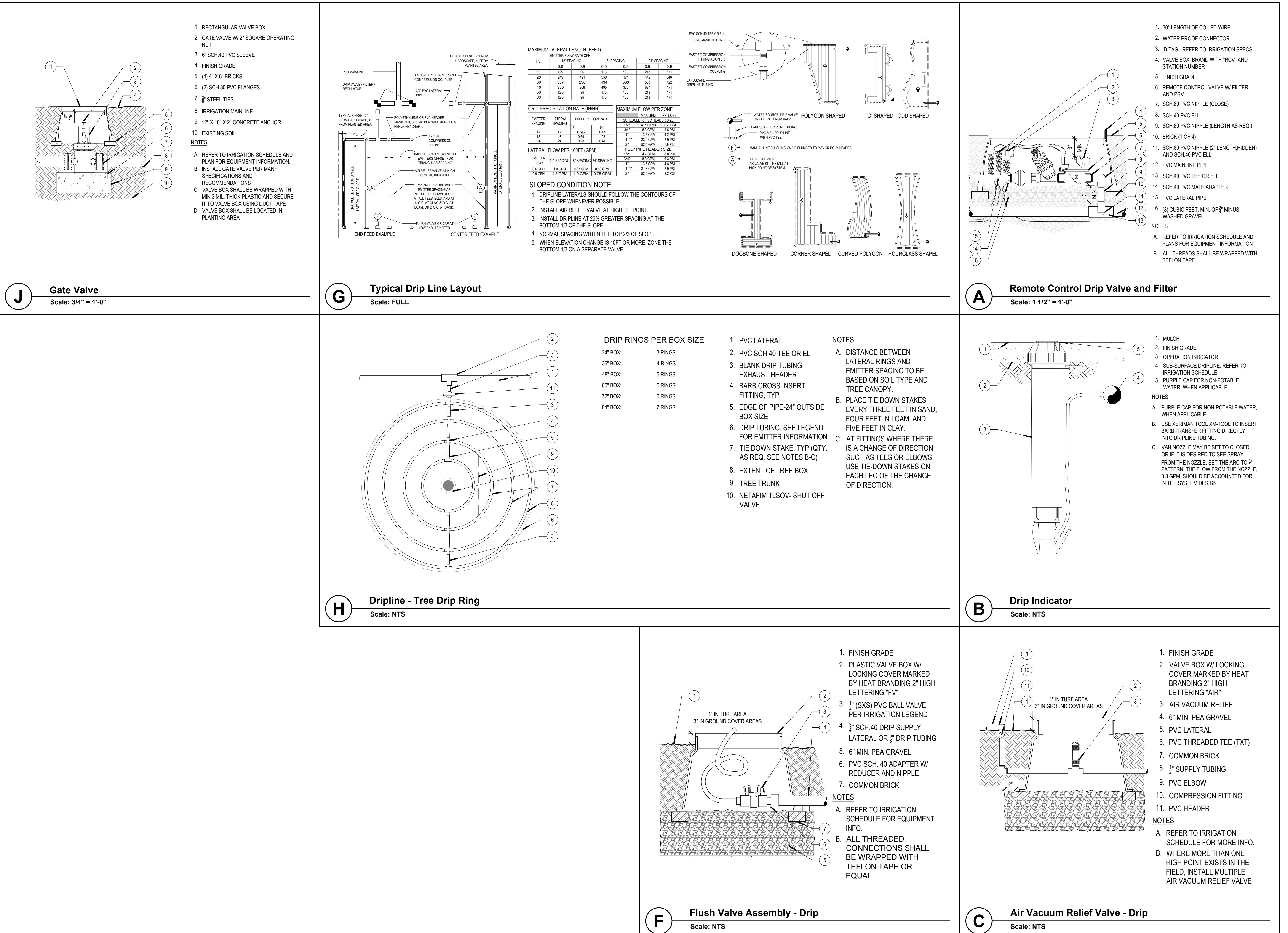
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

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## CONSTRUCTION DOCUMENTS



Revisions By Date

Delta 1 Plan Updates	EPTD	09/04/25

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## PLANTING SCHEDULE

L300

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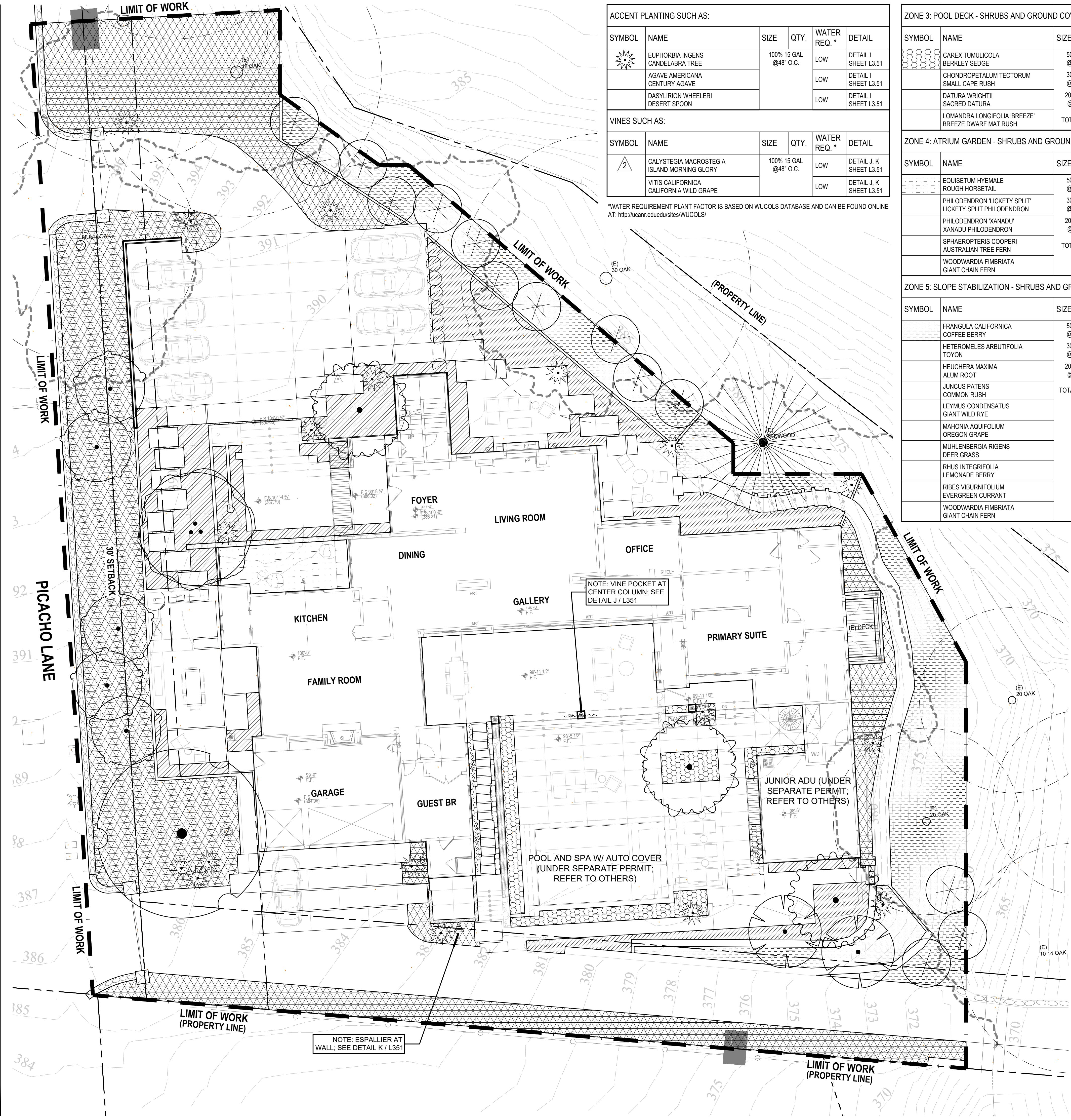
PLANTING NOTES						
1. PLANTING PLANS ARE DIAGRAMMATIC. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS, PLANT TYPES, SIZES, AND PLANT LOCATIONS AS SHOWN PRIOR TO INSTALLATION. ADVISE LANDSCAPE ARCHITECT WHERE CONFLICTS MAY BE PRESENT FOR RESOLUTION SO THE DESIGN'S INTENT IS NOT COMPROMISED. TREE PLANTING SHALL BE PER THE DIMENSIONED SETBACKS FROM UTILITIES AS INDICATED ON PLANS. IF THESE SETBACKS CONFLICT WITH REQUIREMENTS OF UTILITY COMPANIES, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PLANTING TREES.						
2. PROTECTION OF EXISTING PLANTS, WHERE APPLICABLE, SHALL COMPLY WITH REQUIREMENTS DELINEATED IN THE TREE PROTECTION NOTES.						
3. VERIFY AND STAKE LOCATIONS OF EXISTING UTILITIES PRIOR TO EXCAVATION. CONTACT UNDERGROUND SERVICE ALERT 800.642.2444. PROTECT UTILITIES IN PLACE DURING CONTRACT DURATION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY CONTRACTOR AT THEIR OWN EXPENSE.						
4. DO NOT PRUNE OR TOP TREES PRIOR TO DELIVERY UNLESS DIRECTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. DO NOT PRUNE THE CENTRAL LEADER OF ANY TREE. TREES THAT SHOW EVIDENCE OF HAVING BEEN RECENTLY PRUNED PRIOR TO DELIVERY SHALL SUBJECT TO REJECTION.						
5. THE APPLICATION OF SOIL AMENDMENTS AND/OR FERTILIZERS SHALL BE DETERMINED BY THE RESULTS OF AN AGRICULTURAL SUITABILITY ANALYSIS PREPARED BY A LICENSED SOILS LABORATORY FOR ON-SITE ROUGH-GRADED SOILS, AND (IF REQUIRED) ANY IMPORTED TOPSOIL. REFER TO THE SPECIFICATIONS FOR THE NUMBER OF REPRESENTATIVE SAMPLES REQUIRED TO BE ANALYZED, AND THE NECESSARY ASSOCIATED TESTING METHODS/RESULTS THAT ARE REQUIRED TO BE FULFILLED. IF SIGNIFICANTLY DIFFERENT SOILS ARE ENCOUNTERED BY THE SUITABILITY ANALYSIS RESULTS, FURTHER SAMPLING MAY BE REQUIRED. A COPY OF THE SUITABILITY ANALYSIS, ACCOMPANIED WITH RECOMMENDATIONS AUTHORED BY THE LABORATORY TO BRING THE SUBJECT SOILS INTO OPTIMUM HORTICULTURAL SUITABILITY (USING PRODUCTS/MATERIALS IDENTIFIED IN THE PROJECT SPECIFICATIONS), SHALL BE SUBMITTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT AS SOON AS AVAILABLE. CONTRACTOR SHALL SUBMIT WRITTEN CERTIFICATION, ACCOMPANIED WITH COPIES OF THE DELIVERY TICKETS, THAT ALL REQUIRED SOIL AMENDMENT AND FERTILIZER TYPE(S) HAVE BEEN INCORPORATED AT THE NECESSARY APPLICATION RATES AS RECOMMENDED AND REVIEWED THROUGH THE AGRICULTURAL SUITABILITY ANALYSIS.						
AFTER MASS GRADING IS COMPLETE, CONTRACTOR SHALL SUBMIT SOIL SAMPLES TO A CERTIFIED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. SOIL ANALYSIS SHALL INCLUDE:						
A. SOIL TEXTURE						
B. INDICATE INFILTRATION RATE						
C. INDICATE pH						
D. TOTAL SOLUBLE SALTS						
E. SODIUM						
F. PERCENT ORGANIC MATTER						
G. RECOMMENDATIONS						
SUBMIT ANALYSIS REPORT TO LANDSCAPE ARCHITECT FOR REVIEW OF PLANTING AND IRRIGATION PLANS. IF ANALYSIS REPORT IS PROVIDED BY THE OWNER, CONTRACTOR IS TO CONFORM TO THE REPORT REQUIREMENTS.						
6. CONTRACTOR SHALL PROVIDE DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATION TO THE PROJECT APPLICANT TO SUBMIT TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.						
7. BASED ON THE RESULTS AND/OR MODIFICATIONS REQUIRED FROM AGRICULTURAL SUITABILITY ANALYSIS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE RECOMMENDATIONS FOR REVISIONS TO THE PLANTING SPECIES REQUIRED TO BETTER ACCOMMODATE THE AMENDED SOILS.						
8. BID PURPOSES ONLY ASSUME THE FOLLOWING SOIL PREPARATION AND BACKFILL:						
INCORPORATE THE FOLLOWING MATERIALS INTO ALL LAWN AND PLANTER AREAS PER 1,000 SF. - MECHANICALLY ROTOTILL MATERIALS INTO AREA AT A DEPTH OF 6". HAND TILLING IS NOT ACCEPTABLE. WATER THOROUGHLY AFTER ROTOTILLING IS COMPLETE.						
3 C.Y. NITROLIZED WOOD SHAVINGS						
15 LB. COMMERCIAL FERTILIZER 15-15-15						
50 LB. AGRICULTURE GYPSUM						
10 LBS. IRON SULFATE						
BACKFILL MIX FOR ALL TREES AND SHRUBS:						
2 PARTS NATIVE ON-SITE SOIL						
1 PART NITROLIZED WOOD SHAVINGS						
1.5 LB./C.Y. COMMERCIAL FERTILIZER 15-15-15						
5 LB./C.Y. AGRICULTURE GYPSUM						
1 LB./C.Y. IRON SULFATE						
PLANTING TABLETS AT RATES PER MANUF. SPEC.						
ACTUAL SOILS AMENDMENTS AND BACKFILL SHALL COMPLY WITH THE SOILS MANAGEMENT REPORT.						
9. EXISTING SITE SOIL MAY BE USED FOR PLANTING AREAS AND BERMS, HOWEVER, IT WILL NEED TO BE AMENDED AS INDICATED IN SPECIFICATIONS. SHOULD IMPORT SOIL BE NECESSARY TO BRING SITE TO SPECIFIED FINISH GRADES, INDICATE SOURCE LOCATION. ENSURE THAT IMPORT SOIL IS OF A SANDY LOAM NATURE, CONTAINING NO TOXIC CHEMICALS OR ELEMENTS THAT MIGHT INHIBIT OR RETARD NORMAL PLANT GROWTH. SUBMIT SOIL TEST RESULTS OF IMPORT SOIL TO THE OWNER FOR APPROVAL PRIOR TO DELIVERING SOIL TO SITE.						
10. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO THE SITE AND ADJOINING PROPERTY (PRIVATE AND PUBLIC) AS A RESULT OF CONSTRUCTING THE PROJECT. BY OCTOBER 1 <sup>ST</sup> OF EACH YEAR, OR EARLIER IF CONDITIONS WARRANT, SUCH TEMPORARY EROSION CONTROL FEATURES AS ARE NECESSARY TO PREVENT DAMAGE DURING THE FORTHCOMING WINTER SEASON SHALL BE CONSTRUCTED AND FUNCTIONING, MEETING REQUIREMENTS OF THE REGIONAL WATER QUALITY CONTROL BOARD.						
11. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING A MINIMUM TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY LANDSCAPE IMPROVEMENT WORK AT THE SITE.						
12. LOCATION OF PLANT MATERIAL TAKES PRIORITY OVER LOCATION OF IRRIGATION SYSTEM COMPONENTS. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS IN FIELD WHERE IRRIGATION SYSTEM COMPONENTS (SUBSURFACE LINES, LOCATION OF VALVE BOXES, ETC.) DO NOT CONFLICT WITH THE LOCATION OR DESIGN OF PLANT MATERIAL. CONTRACTOR SHALL NOT ALTER THE PLACEMENT OF PLANT MATERIAL TO ACCOMMODATE THE LOCATION OF IRRIGATION SYSTEMS. PLANTING OF THE PLANTING IS NOT COMPROMISED. (EXAMPLES: A CONSECUTIVE HEDGE REQUIRES DIVISION INTO PARTIAL SEGMENTS DUE TO ERRANT SETBACKS ON VALVES, ETC., OR A TREE NEEDS TO BE RELOCATED DUE TO ERRANT LOCATION OF INSTALLED IRRIGATION MAINLINE). THE DESIGN INTENT FOR A CONSECUTIVE HEDGE TAKES PRIORITY (THE VALVE BOXES SHALL BE LOCATED IN ANOTHER, NON-CONFLICTING LOCATION); THE IRRIGATION MAINLINE SHALL BE REROUTED ACCORDINGLY (TO AVOID THE NEED TO RELOCATE THE CONFLICTING TREE). PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.						
LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF TREES AND SHRUBS PRIOR TO PLANTING. PERFORM THE FOLLOWING PROCEDURES BEFORE PLANTING PIT EXCAVATION:						
SHRUBS - PLACE ACTUAL PLANT CONTAINERS ON SITE IN PRELIMINARY LOCATIONS.						
TREES - FIELD MARK LOCATIONS WITH WOOD STAKES BEFORE DIGGING HOLES. CONTRACTOR SHALL GIVE AT LEAST THREE (3) BUSINESS DAYS NOTICE FOR PLANT LAYOUT APPROVAL. TREE BRANCHES SHALL NOT ENCROACH WITHIN 5 RADIUS OF TOP OF WALL/FENCE.						
13. CHECK DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. DISCREPANCIES OR POSSIBLE DEFICIENCIES BETWEEN THE CONTRACT DRAWINGS AND SPECIFICATIONS WITH FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT.						
14. PROVIDE FOR POSITIVE DRAINAGE AT ALL TIMES. NOTIFY LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE OTHERWISE. MAINTAIN FLOWLINES AND DRAINAGE PATTERNS AS INDICATED ON THE ENGINEER'S DRAWINGS. REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETERIMENTAL TO GROWTH OF PLANT MATERIAL.						
15. CONTRACT DRAWINGS AND SPECIFICATIONS INDICATE THE FINISH STRUCTURE, CONSTRUCTION MEANS AND METHODS, SAFETY PROCEDURES, BRACING, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE MADE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. GIVE THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS NOTICE FOR REQUIRED OR REQUESTED JOBSITE VISITS.						
16. PLANT QUANTITIES, IF INDICATED, ARE FOR THE OWNER'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AS INDICATED IN THE PLAN DOCUMENTS.						
17. PROVIDE MATERIAL AND QUALITY REQUIREMENTS NECESSARY FOR CONTINUOUS CONTROL, ABATEMENT, AND REMOVAL OF NOXIOUS VEGETATION. ESTABLISH, THROUGH THE COLLECTIVE USE OF SYSTEMIC, PRE- AND POST-EMERGENT HERBICIDES, A WEED-FREE CONDITION THROUGHOUT THE PROJECT AREA. FURNISH ALL NECESSARY MATERIALS, LABOR, SUPERVISION, EQUIPMENT, SIGNAGE, AND CHEMICAL SOLUTIONS FOR CONTROLLING OR ELIMINATING UNDESIRABLE VEGETATION. ALL PRODUCTS AND MATERIALS USED FOR WEED CONTROL SHALL BE EPA REGISTERED AND APPROVED FOR USE BY THE LOCAL JURISDICTION.						
18. QUALITY AND SIZE OF PLANTS SHALL BE IN ACCORDANCE WITH RULES AND GRADING ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. AND INCLUDED IN THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60). PLANTS SHALL EXHIBIT A NORMAL TO PREMIUM HABIT OF GROWTH FOR THE SPECIFIED SPECIES, AND SHALL BE SOUND, HEALTHY, FULL IN CONTAINER, VIGOROUS IN GROWTH WITH DENSELY FOLIATED BRANCHES, EXCEPTIONAL IN APPEARANCE, FORM, AND STRUCTURE, WITH ROBUST ROOT SYSTEMS, AND FREE FROM INSECTS, PESTS, AND DISEASE. TREE TRUNKS SHALL BE FREE OF SCARS, BLEMISHES, DEFECTS, AND INJURIES.						

## ZONE 5: SLOPE STABILIZATION - SHRUBS AND GROUND COVER SUCH AS:

SYMBOL	NAME	SIZE	QTY.	WATER REQ. *	DETAIL
FRANGULIA CALIFORNICA COFFEE BERRY		50% 1 GAL @ 24" O.C.	LOW	DETAIL D SHEET L3.51	
HETEROMELES ARbutifolia TOYON		30% 5 GAL @ 36" O.C.	LOW	DETAIL D SHEET L3.51	
HEUCHERA MAXIMA ALUM ROOT		20% 15 GAL @48" O.C.	LOW	DETAIL D SHEET L3.51	
JUNCUS PATENS COMMON RUSH		DETAIL D SHEET L3.51			
LEYMUS CONDENSATUS GIANT WILD RYE		DETAIL D SHEET L3.51			
MAHONIA AQUIFOLIUM OREGON GRAPE		DETAIL D SHEET L3.51			
MUhlenbergia rigens DEER GRASS		DETAIL D SHEET L3.51			
Rhus integrifolia LEMONADE BERRY		DETAIL D SHEET L3.51			
Ribes viburnifolium EVERGREEN CURRANT		DETAIL D SHEET L3.51			
Woodwardia fimbriata GIANT CHAIN FERN		DETAIL D SHEET L3.51			
TOTAL: 2,486 SF					

## PLANTING LEGEND: TREES

SYMBOL	NAME	SIZE	QTY.	WATER REQ. *	DETAIL
CITRUS spp. CITRUS TREE		48" BOX MIN.	2	LOW	DETAIL A,B,C SHEET L3.51
CITRUS spp. CITRUS TREE ESPALIER		24" BOX MIN.	1	LOW	DETAIL A,C SHEET L3.51
Olea europaea 'SWAN HILL' SWAN HILL OLIVE - MULTI-TRUNK		48" BOX MIN.	5	LOW	DETAIL A,B SHEET L3.51
Olea europaea 'SWAN HILL' SWAN HILL OLIVE - SPECIMEN QUALITY		48" BOX MIN			



ACCENT PLANTING SUCH AS:					
SYMBOL	NAME	SIZE	QTY.	WATER REQ. *	DE
	EUPHORBIA INGENS CANDELABRA TREE	100% 15 GAL @48" O.C.	LOW	LOW	D SP
	AGAVE AMERICANA CENTURY AGAVE				
	DASYLIRION WHEELERI DESERT SPOON				

ZONE 3: POOL DECK - SHRUBS AND GROUND COVER SUCH AS:					
SYMBOL	NAME	SIZE	QTY.	WATER REQ. *	DETAIL
	CAREX TUMULICOLA BERKLEY SEDGE	50% 1 GAL @ 24" O.C.	LOW	DETAIL E SHEET L3.51	
	CHONDROPETALUM TECTORUM SMALL CAPE RUSH	30% 5 GAL @ 36" O.C.	LOW	DETAIL E SHEET L3.51	
	DATURA WRIGHTII SACRED DATURA	20% 15 GAL @48" O.C.	LOW	DETAIL E SHEET L3.51	
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE DWARF MAT RUSH	TOTAL: 448 SF	LOW	DETAIL E SHEET L3.51	

EXISTING TREES AND SHRUBS TO REMAIN	
SYMBOL	DESCRIPTION
-----	EXISTING DRIPLINE OF OAK TREES
+ 	EXISTING OAK TREE TO REMAIN AND BE PROTECTED

PLANTING LEGEND: TREES					
SYMBOL	NAME	SIZE	QTY	WATER	DETAIL

# CONSTRUCTION DOCUMENTS

# Picacho Lane Residence

**Client**  
**Christopher Hund**  
**Porlamar Investments Inc.**

T 805.881.8211  
E: Chris@porlamarsb.com

# EPTDESIGN

414 OLIVE STREET  
SANTA BARBARA, CA 93101  
626.795.2008  
**ERTDESIGN.COM**

**EPTDESIGN.COM**



Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

**Job Number** E27-027  
**Design Staff** EM  
**Project Manager** LR  
**Principal** SC

# PLANTING PLAN

**REFER TO SHEET L300 FOR PLANTING  
SCHEDULES AND NOTES**

A scale drawing of a rectangular plot of land. The plot is 10 units wide and 12 units long. A diagonal line from the bottom-left corner to the top-right corner is labeled "Hypotenuse". The left boundary is labeled "Width". The right boundary is labeled "Length".

**Plan Check Number: TBD**

These drawings are instruments of service. EPTDESIGN shall retain all copyrights, statutory and common law right with regard to these drawings and the design contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from EPTDESIGN.

---

**Picacho Lane Residence**  
750 Picacho Lane  
Santa Barbara, CA 93108  
APN: 011-100-036

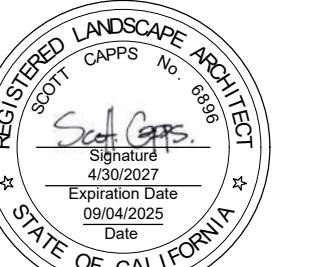
Client  
Christopher Hund  
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# EPTDESIGN

414 OLIVE STREET  
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## CONSTRUCTION DOCUMENTS



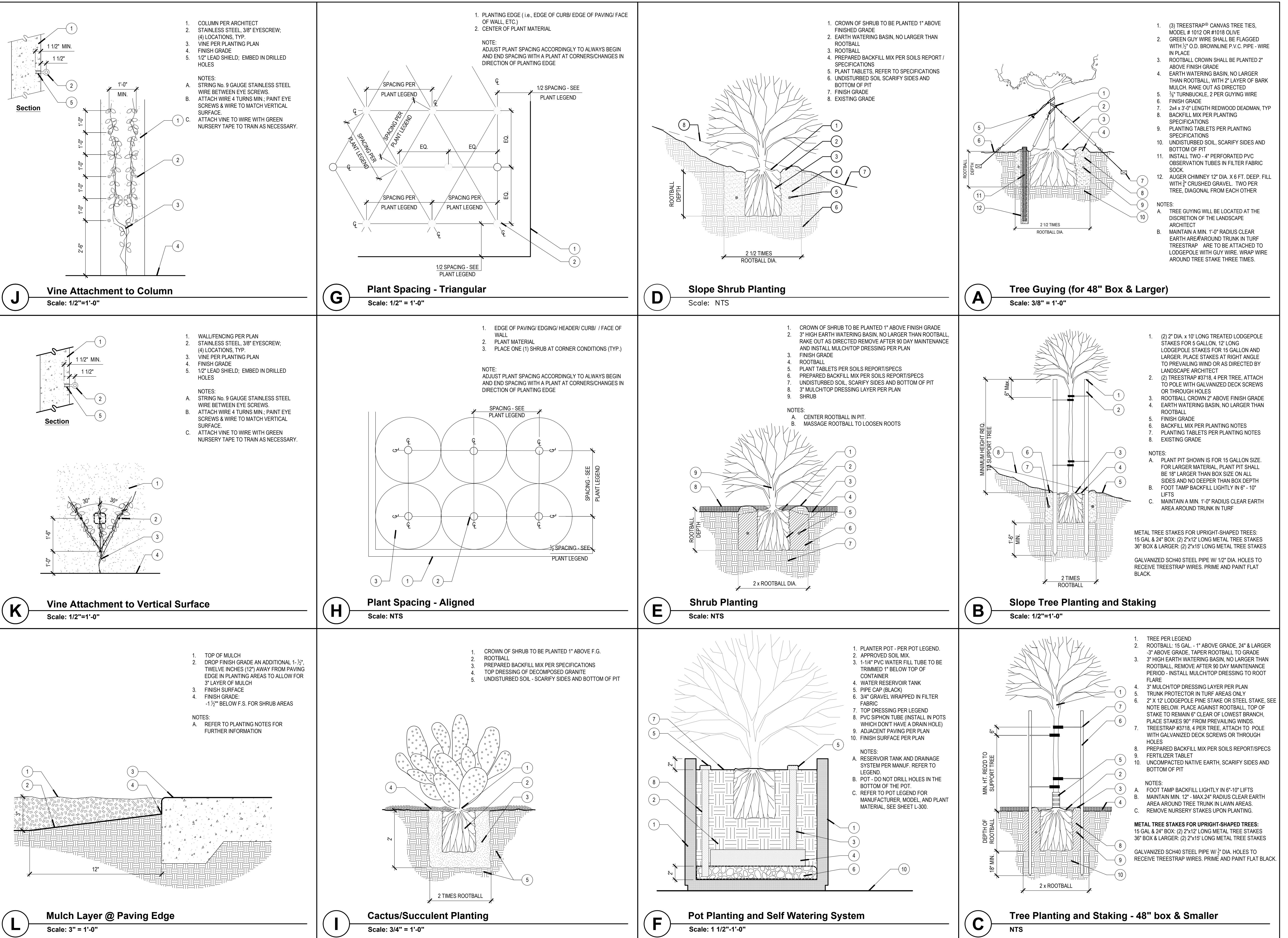
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## PLANTING DETAILS

L351

Plan Check Number: TBD  
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## CONSTRUCTION DOCUMENTS



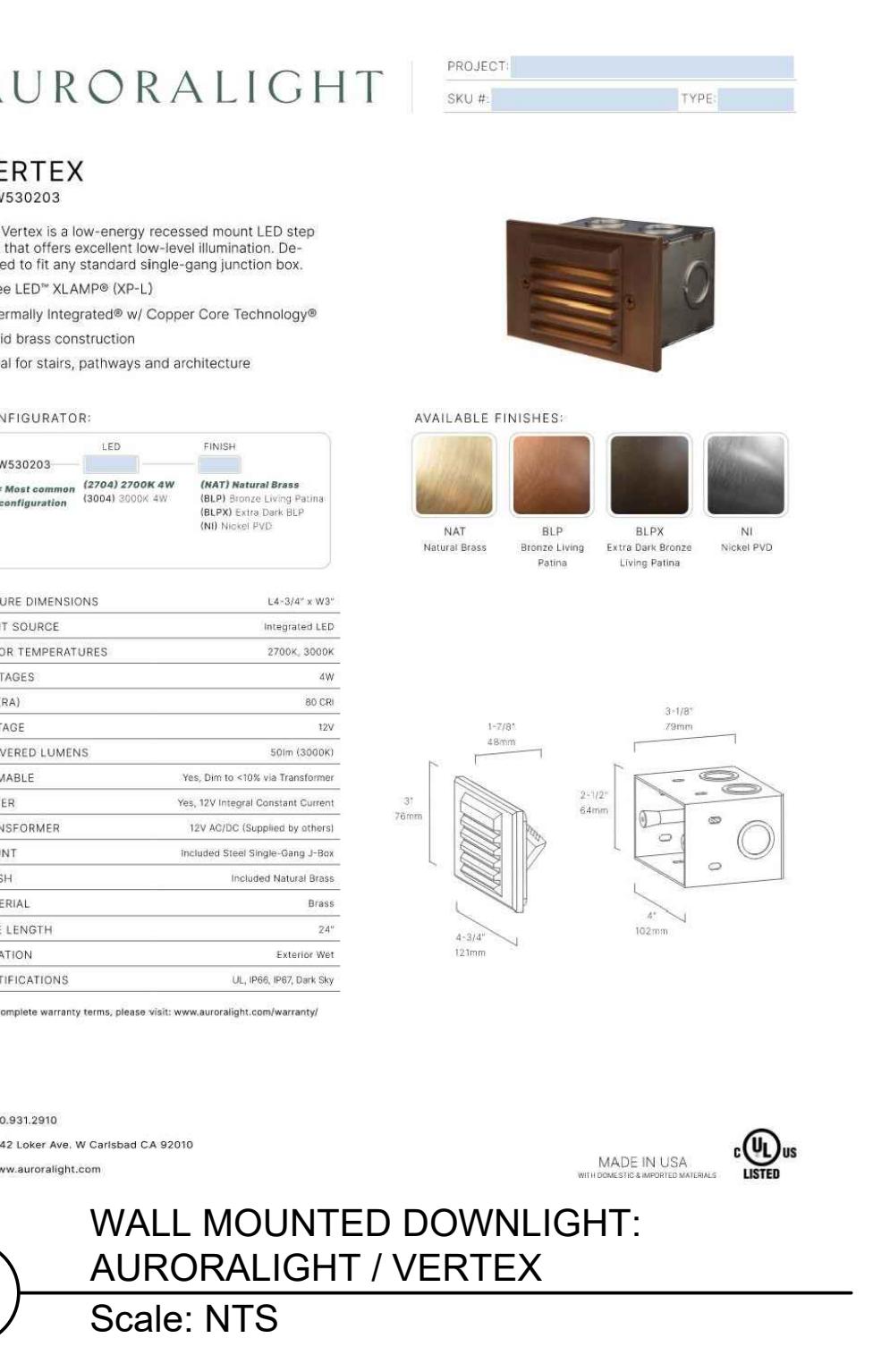
Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

Job Number E27-027  
Design Staff EM  
Project Manager LR  
Principal SC

## LIGHTING SCHEDULE

L400

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SITE LIGHTING LEGEND			
SYM.	DESCRIPTION & MANUF/MODEL	MOUNTING HEIGHT	SCREENING DEVICE
A	PATH LIGHT MANUF: AURORALIGHT; MODEL: MERIDIAN INTEGRATED 1.25W LED; BLPX FINISH	16" ABOVE GRADE SET WITHIN PLANTING	Fixture Hood
B	TREE MOUNTED DOWNLIGHT MANUF: AURORALIGHT; MODEL: TELLURIDE INTEGRATED 6W LED; BLPX FINISH	12' H - 20' H DEPENDING ON TREE	Fixture Hood with Glare Shield
C	WALL MOUNTED DOWNLIGHT: MANUF: AURORALIGHT; MODEL: VERTEX INTEGRATED 4W LED, BLPX FINISH	18" H - 24" H SET FLUSH W/WALL	Fixture Hood

**GENERAL LIGHTING NOTES**

- CRITICAL ROOT ZONE OF ALL PROTECTED / SIGNIFICANT TREES WILL NOT BE DISTURBED.
- LIGHTING IS DESIGNED TO PRESERVE AND ENHANCE THE CHARACTER OF THE PROPERTY. ALL EXTERIOR LIGHTING WILL BE HOODED, AND NO UNOBSTRUCTED BEAM OF EXTERIOR LIGHTING SHALL BE DIRECTED TOWARD A NEIGHBORING RESIDENCE. NO LIGHTING SHALL BE DESIGNED AS TO INTERFERE WITH VEHICULAR TRAFFIC ON ADJACENT ROADS OR DRIVES.
- THE MINIMUM INTENSITY NEEDED FOR THE INTENDED PURPOSE SHOULD BE USED.
- DIMMERS TO BE INSTALLED. FINAL SYSTEM TBD.

**ADDITIONAL LIGHTING INFORMATION**

REFER TO ARCHITECT FOR ANY EXTERIOR ARCHITECTURAL FIXTURE INFORMATION.



SITE LIGHTING LEGEND			
SYM.	DESCRIPTION & MANUF/MODEL	MOUNTING HEIGHT	SCREENING DEVICE
 A	PATH LIGHT MANUF: AURORALIGHT; MODEL: MERIDIAN INTEGRATED 1.25W LED; BLPX FINISH	16" ABOVE GRADE SET WITHIN PLANTING	FIXTURE HOOD
 B	TREE MOUNTED DOWNLIGHT MANUF: AURORALIGHT; MODEL: TELLURIDE INTEGRATED 6W LED; BPLX FINISH	12' H - 20' H DEPENDING ON TREE	FIXTURE HOOD WITH GLARE SHIELD
 C	WALL MOUNTED LIGHT: MANUF: AURORALIGHT; MODEL: VERTEX INTEGRATED 4W LED, BLPX FINISH	18" H - 24" H SET FLUSH W/IN WALL	FIXTURE HOOD

## **GENERAL LIGHTING NOTES**

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  3. THE MINIMUM INTENSITY NEEDED FOR THE INTENDED PURPOSE SHOULD BE USED.
  4. DIMMERS TO BE INSTALLED. FINAL SYSTEM TBD.

#### **ADDITIONAL LIGHTING INFORMATION**

REFER TO ARCHITECT FOR ANY EXTERIOR ARCHITECTURAL FIXTURE INFORMATION.

# CONSTRUCTION DOCUMENTS

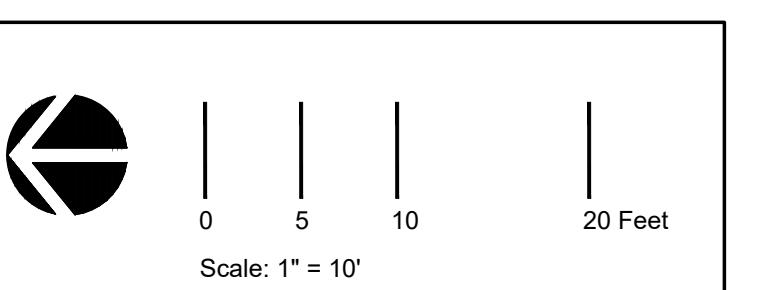


Revisions	By	Date
Delta 1 Plan Updates	EPTD	09/04/25

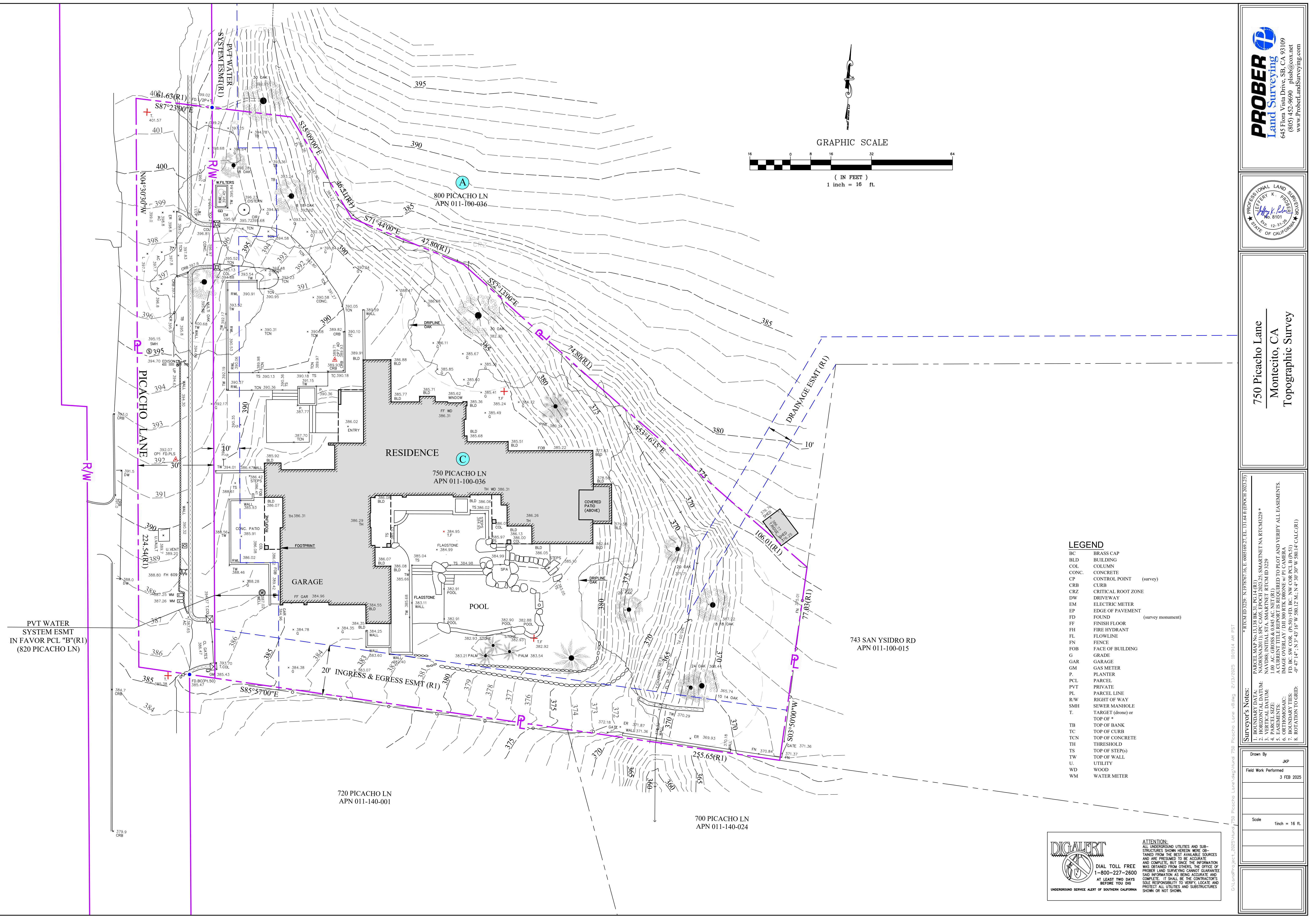
**Job Number** E27-027  
**Design Staff** EM  
**Project Manager** LR  
**Principal** SC

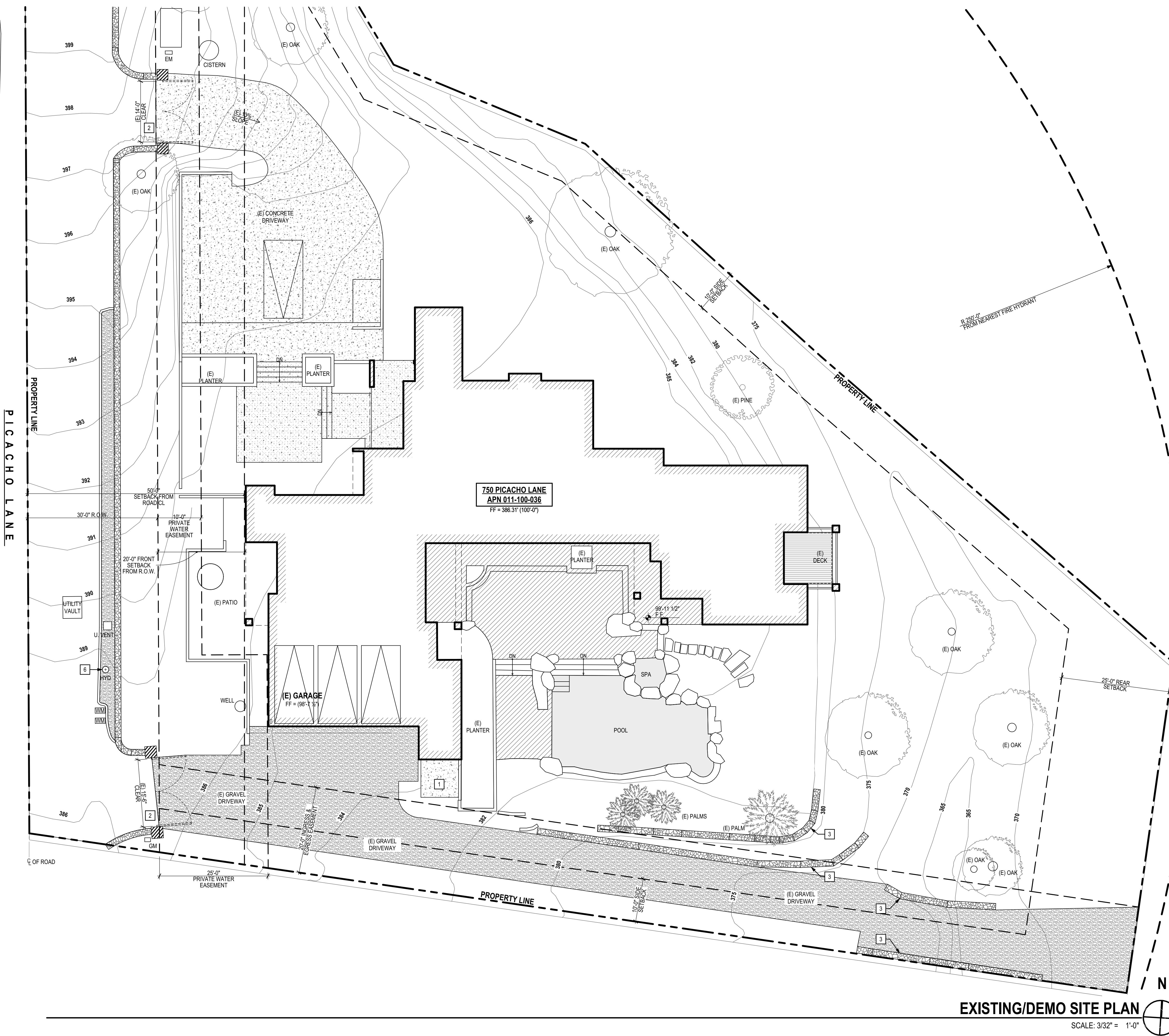
# LIGHTING PLAN

REFER TO SHEET L400 FOR LIGHTING  
SCHEDULES AND NOTES



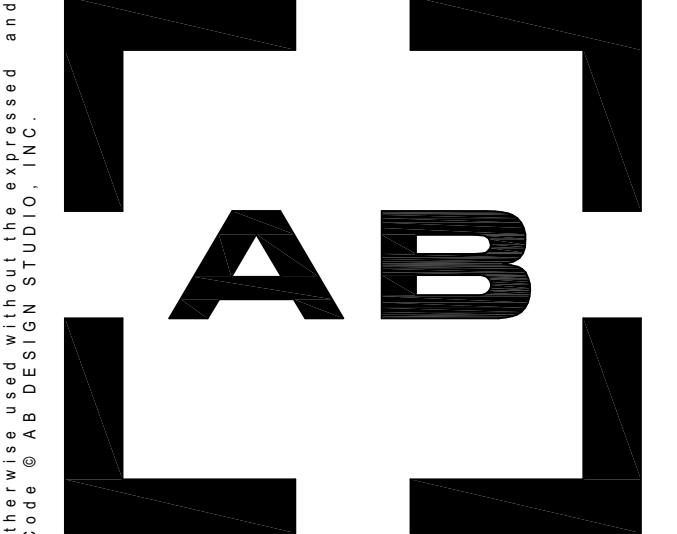
## Plan Check Number: TBD





existing / demo site plan keynotes

- [1] (E) POOL EQUIPMENT LOCATION
- [2] (E) GATE
- [3] (E) RETAINING WALL
- [4] NOT USED
- [5] NOT USED
- [6] NEAREST FIRE HYDRANT



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submittals / revisions

PRINT DATE: 9/30/2025

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

project info

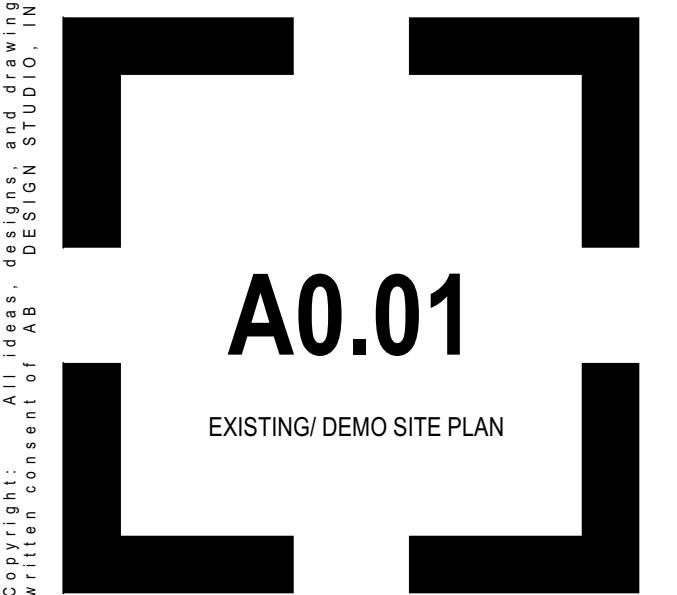
PROJECT 24098.00

PROJECT ADDRESS:

750 PICACHO LANE  
MONTECITO, CA 93108

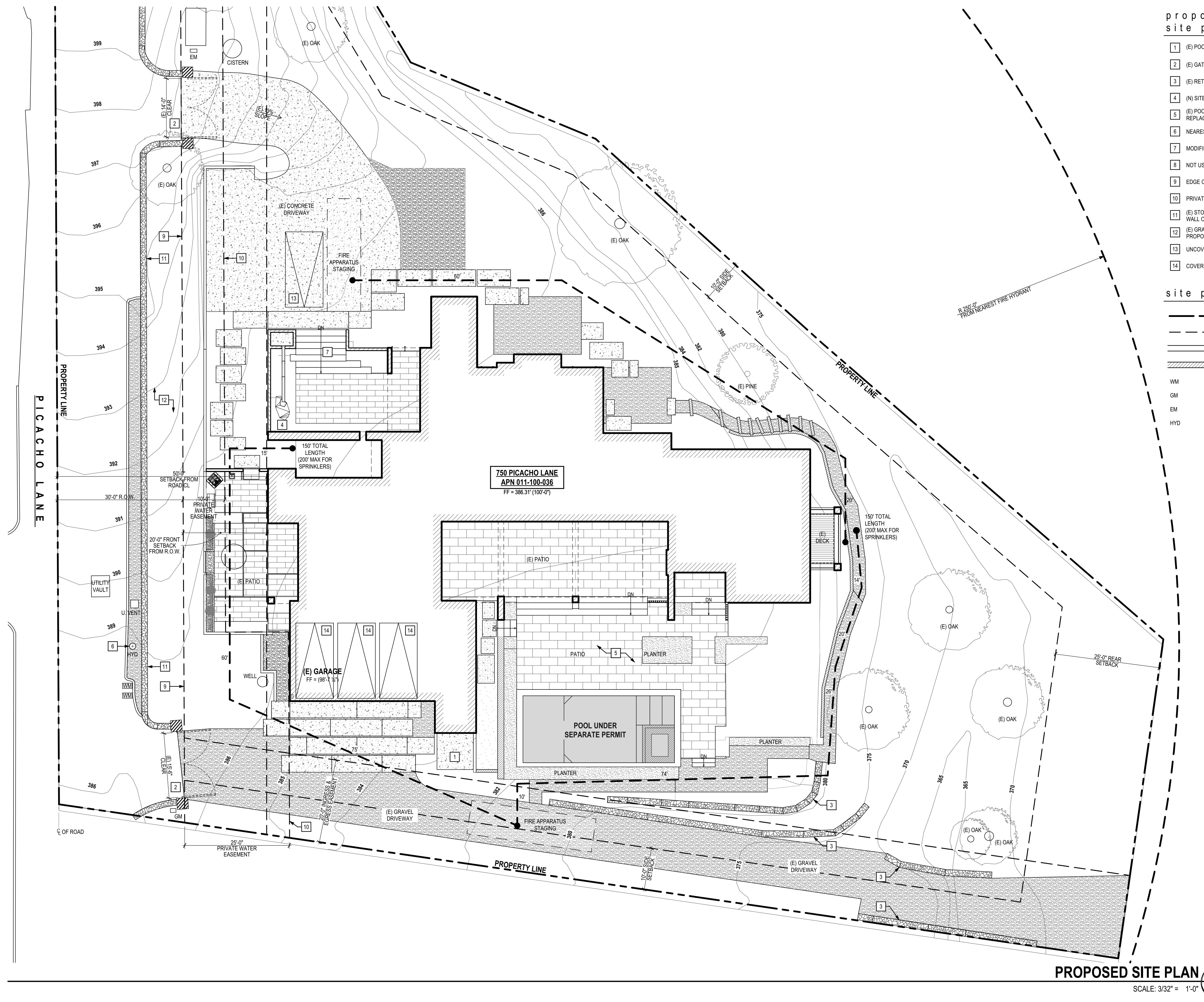
OWNER CONTACT:

CHRISTOPHER HUND  
(805) 881-8211



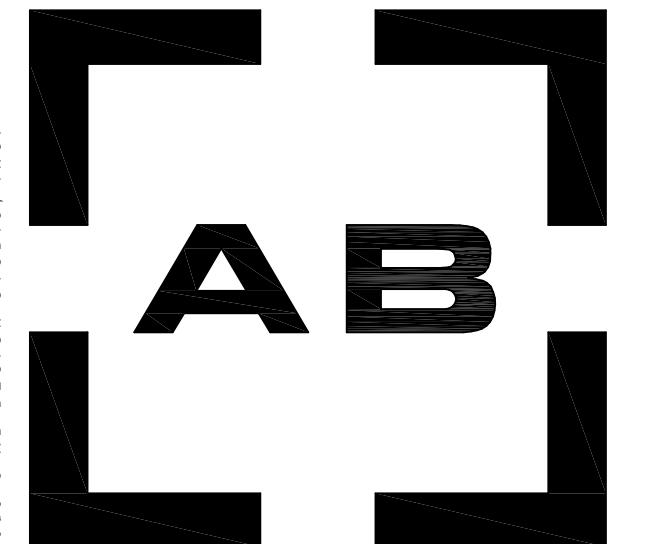
A0.01

EXISTING/ DEMO SITE PLAN



**proposed site plan keynotes**

- [1] (E) POOL EQUIPMENT LOCATION
- [2] (E) GATE TO REMAIN
- [3] (E) RETAINING WALL TO REMAIN
- [4] (N) SITE WALL
- [5] (E) POOL SURROUND PAVING TO BE MODIFIED FOR POOL REPLACEMENT AS NEEDED, UNDER SEPARATE PERMIT
- [6] NEAREST (E) FIRE HYDRANT
- [7] MODIFIED EXTERIOR STAIR
- [8] NOT USED
- [9] EDGE OF RIGHT OF WAY
- [10] PRIVATE WATER SYSTEM EASEMENT
- [11] (E) STONE SITE WALL TO REMAIN, NO CHANGES PROPOSED TO (E) WALL OR (E) GATES. SEE REFERENCE PHOTO ON THIS SHEET
- [12] (E) GRADE IN LANDSCAPE AREA TO REMAIN, NEW PLANTINGS PROPOSED. SEE LANDSCAPE PLAN
- [13] UNCOVERED PARKING 16'-6" x 8'-6"
- [14] COVERED PARKING



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**MECHANICAL ENGINEER:**

AB design studio, inc.

750 PICACHO LANE

PROJECT NUMBER: 24098.00

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750 PICACHO LANE

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OWNER CONTACT:

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**submittals / revisions**

**PRINT DATE: 9/30/2025**

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

**project info**

PROJECT 24098.00

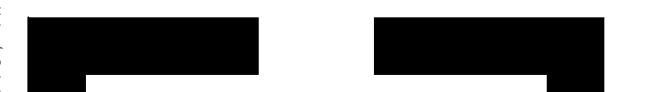
DESIGN STUDIO INC.

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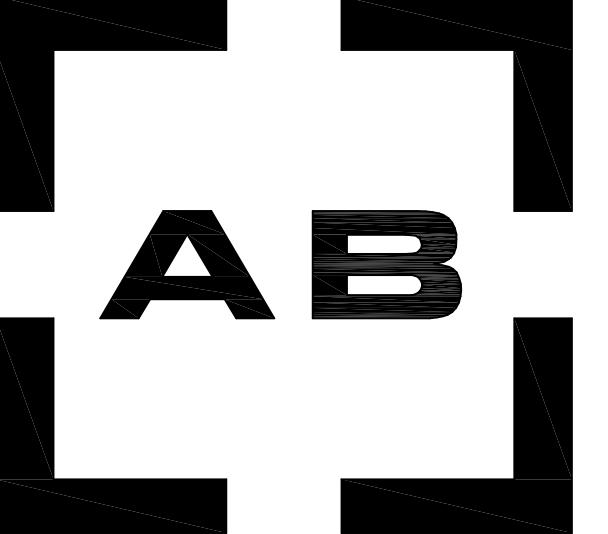
**A0.11**

**PROPOSED SITE PLAN**

**SCALE: 3/32" = 1'-0"**

existing / demo plan  
keynotes

- [1] LINE OF BUILDING ABOVE
- [2] SOFFIT ABOVE
- [3] (E) SKYLIGHT ABOVE TO REMAIN
- [4] (E) WATER SOFTENER SYSTEM TO BE REMOVED FOR NEW LOCATION. OWNER TO VERIFY REUSE OF EXISTING EQUIPMENT
- [5] (E) HVAC EQUIPMENT TO BE REMOVED FOR REPLACEMENT
- [6] (E) ELECTRICAL PANEL TO REMAIN
- [7] (E) NON-LOADBEARING WALLS AND CEILING AT PANTRY ENCLOSURE
- [8] ALL (E) BUILT-IN SHELVING TO BE REMOVED
- [9] (E) ELECTRICAL METER TO REMAIN
- [10] (E) HOSE BIBB, LOCATION TO REMAIN
- [11] (E) GAS HOOK-UP FOR GRILL, TO REMAIN
- [12] (E) LAUNDRY ROOM EQUIPMENT, COUNTERTOPS, CABINETRY AND FIXTURES TO BE REMOVED
- [13] (E) UTILITY BOXES & ELEC. OUTLET
- [14] SECURITY SYSTEM PANEL TO BE REMOVED, VERIFY WITH OWNER SYSTEM FOR SYSTEM REPLACEMENT
- [15] REMOVE (E) SOFFIT/LOWER CEILING FINISH AND NON-STRUCTURAL FRAMING TO EXPOSE HIGHER CEILING ABOVE
- [16] REMOVE (E) FIREPLACE HEARTH AND FIREBOX, (E) CHIMNEY TO REMAIN
- [17] REMOVE (E) WINDOW BULKHEAD FINISH AND FRAMING
- [18] (E) WALL GARAGE ACCESS DOOR TO BE REMOVED FOR WALL INFILL
- [19] (E) CONCRETE PAD TO REMAIN, REMOVE STEP
- [20] (E) GARAGE ACCESS DOOR TO BE REMOVED FOR RELOCATION. REMOVE AREA OF ADJACENT WALL FOR (N) DOOR LOCATION
- [21] (E) NON-LOADBEARING WALLS AT COAT CLOSET TO BE REMOVED. G.C. TO VERIFY NON-LOADBEARING PRIOR TO REMOVAL
- [22] REMOVE ALL (E) BUILT-IN SHELVING
- [23] REMOVE (E) DUCT SOFFITS ABOVE
- [24] (E) SKYLIGHT TO BE REMOVED
- [25] REMOVE (E) RAILING
- [26] REMOVE (E) FALSE CHIMNEY
- [27] REMOVE (E) COLUMN WRAP
- [28] (N) WALL OPENING FOR (N) WINDOW
- [29] REMOVE UPPER PORTION OF (E) NON-FUNCTIONING CHIMNEY VOLUME. CAP TOP OF ROOF TO MATCH ADJACENT. PATCH ROOF AS NECESSARY
- [30] (E) POST AND FINISH WRAP TO BE COMPLETELY REMOVED. REFER TO STRUCTURAL FOR MODIFICATIONS, SHORE AS NEEDED
- [31] (N) ROOF OPENING FOR (N) SKYLIGHT



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submittals / revisions

PRINT DATE: 9/30/2025

07.17.2025 MBAR SUBMITTAL 1

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wall legend

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) AREA OR ITEM TO BE DEMOLISHED AND/OR REMOVED. SEE KEYNOTES FOR MORE INFORMATION

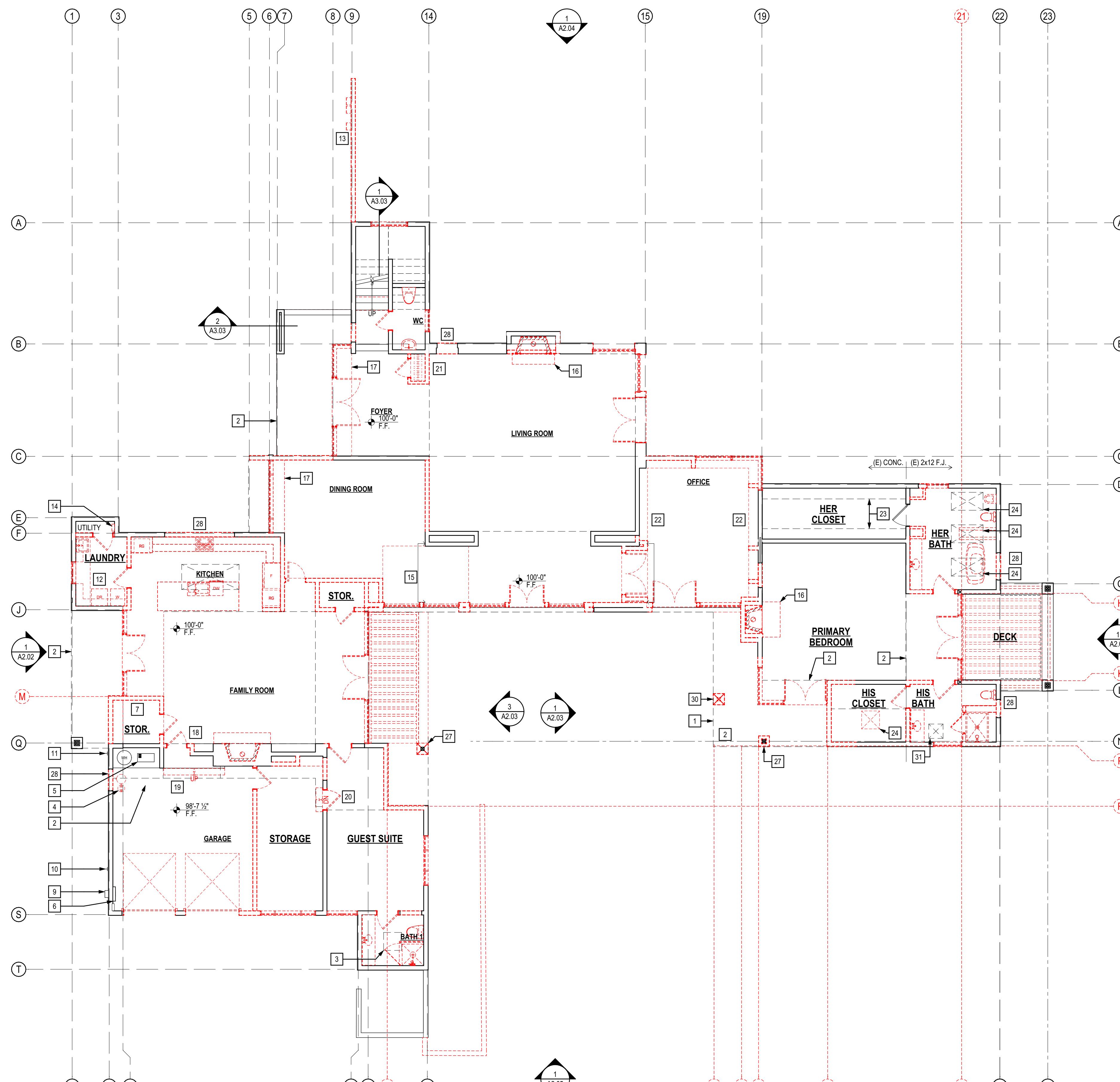
general notes

1. ALL INTERIOR DOORS DESIGNATED FOR REFINISHING OR REPAIR TO BE REMOVED, PROTECTED AND STORED FOR FUTURE REPAIR AND USE. CONTRACTOR TO MAINTAIN AS MUCH OF THE EXISTING FRAMES AS POSSIBLE. CONTRACTOR TO INSPECT AND CONSULT OWNER ON NEEDED REPAIRS AND REPLACEMENT OPTIONS AS NEEDED OR REQUIRED.
2. EXISTING INTERIOR WALLS & CEILINGS ARE CONSTRUCTED OF INSULATED GYP. BOARD & PLASTER OVER 2X WOOD FRAMING UNLESS NOTED OTHERWISE.
3. ALL EXISTING WALL AND FLOOR FINISHES TO BE REMOVED IN PREP FOR NEW.

AD1.01

EXISTING / DEMO FIRST FLOOR PLAN

N  
EXISTING / DEMO FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**existing / demo plan  
keynotes**

- [1] LINE OF BUILDING ABOVE
- [2] SOFFIT ABOVE
- [3] (E) SKYLIGHT ABOVE TO REMAIN
- [4] (E) WATER SOFTENER SYSTEM TO BE REMOVED FOR NEW LOCATION. OWNER TO VERIFY REUSE OF EXISTING EQUIPMENT
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- [31] (N) ROOF OPENING FOR (N) SKYLIGHT



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**project team**

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**MECHANICAL ENGINEER:**  
MBAR SUBMITTAL 1  
07.17.2025  
MBAR SUBMITTAL 2  
09.30.2025

**ELECTRICAL ENGINEER:**

**PRINT DATE: 9/30/2025**

**submittals / revisions**

**symbol legend**

- ⊕ (E) ROOF DRAIN

**wall legend**

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- - - (E) AREA OR ITEM TO BE DEMOLISHED AND/OR REMOVED. SEE KEYNOTES FOR MORE INFORMATION

**general notes**

1. ALL INTERIOR DOORS DESIGNATED FOR REFINISHING OR REPAIR TO BE REMOVED, PROTECTED AND STORED FOR FUTURE REPAIR AND USE. CONTRACTOR TO MAINTAIN AS MUCH OF THE EXISTING FRAMES AS POSSIBLE. CONTRACTOR TO INSPECT AND CONSULT OWNER ON NEEDED REPAIRS AND REPLACEMENT OPTIONS AS NEEDED OR REQUIRED.
2. EXISTING INTERIOR WALLS & CEILINGS ARE CONSTRUCTED OF INSULATED GYP. BOARD & PLASTER OVER 2x WOOD FRAMING UNLESS NOTED OTHERWISE.
3. ALL EXISTING WALL AND FLOOR FINISHES TO BE REMOVED IN PREP FOR NEW.

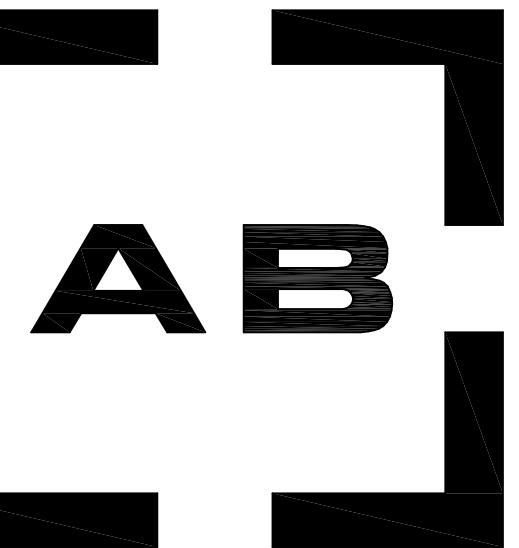
**EXISTING / DEMO SECOND FLOOR PLAN**

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



**existing / demo rcp  
keynotes**

- [1] (E) SKYLIGHT
- [2] ACCESS HATCH
- [3] (E) SKYLIGHT TO BE REMOVED
- [4] MODIFIED (E) SKYLIGHT OPENING W/ (N) SKYLIGHT REPLACEMENT
- [5] (N) OPENING FOR (N) SKYLIGHT



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DAGE SHINGLE  
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**rcp legend**

- GFI OUTLET
- EXISTING OUTLET
- EXISTING FLOOR OUTLET
- SWITCH
- SWITCH W/ DIMMER
- 3-WAY SWITCH
- EXHAUST FAN
- CEILING MOUNTED FIXTURE
- SCONCE
- RECESSED CAN FIXTURE
- SMOKE DETECTOR
- SURFACE MOUNTED TRACK LIGHTING
- PAINTED GYPSUM BOARD
- ▨ PAINTED PLASTER FINISH, EXTERIOR
- ▨ PAINTED PLASTER FINISH, EXTERIOR

**submittals / revisions**

PRINT DATE: 9/30/2025

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

**wall legend**

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (E) AREA OR ITEM TO BE DEMOLISHED AND/OR REMOVED. SEE KEYNOTES FOR MORE INFORMATION

**general notes**

- ALL LIGHT FIXTURES PER SCHEDULE SEE ELECTRICAL PLANS FOR SWITCHING LOCATION/TYPES.
- LOCATION OF (E) LIGHT FIXTURE LOCATIONS TO BE FIELD VERIFIED. DIMENSIONS SHOWN ARE SLIGHT ADJUSTMENTS TO (E) LOCATIONS FOR IDEAL POSITIONS. CONTRACTOR TO REVIEW WITH OWNER PRIOR TO ANY ADJUSTMENTS MADE.
- SEE FINISH SCHEDULE FOR CEILING FINISHES
- PLACEMENT OF SMOKE DETECTORS AND ALARMS SHALL COMPLY W/ C.R.C SECTION R314.3 IN ITS ENTIRETY. COORDINATE FINAL LOCATION IN-FIELD W/ OWNER

PROJECT 24098.00

750 PICACHO LANE

PROJECT ADDRESS:

750 PICACHO LANE

MONTECITO, CA 93108

OWNER CONTACT:

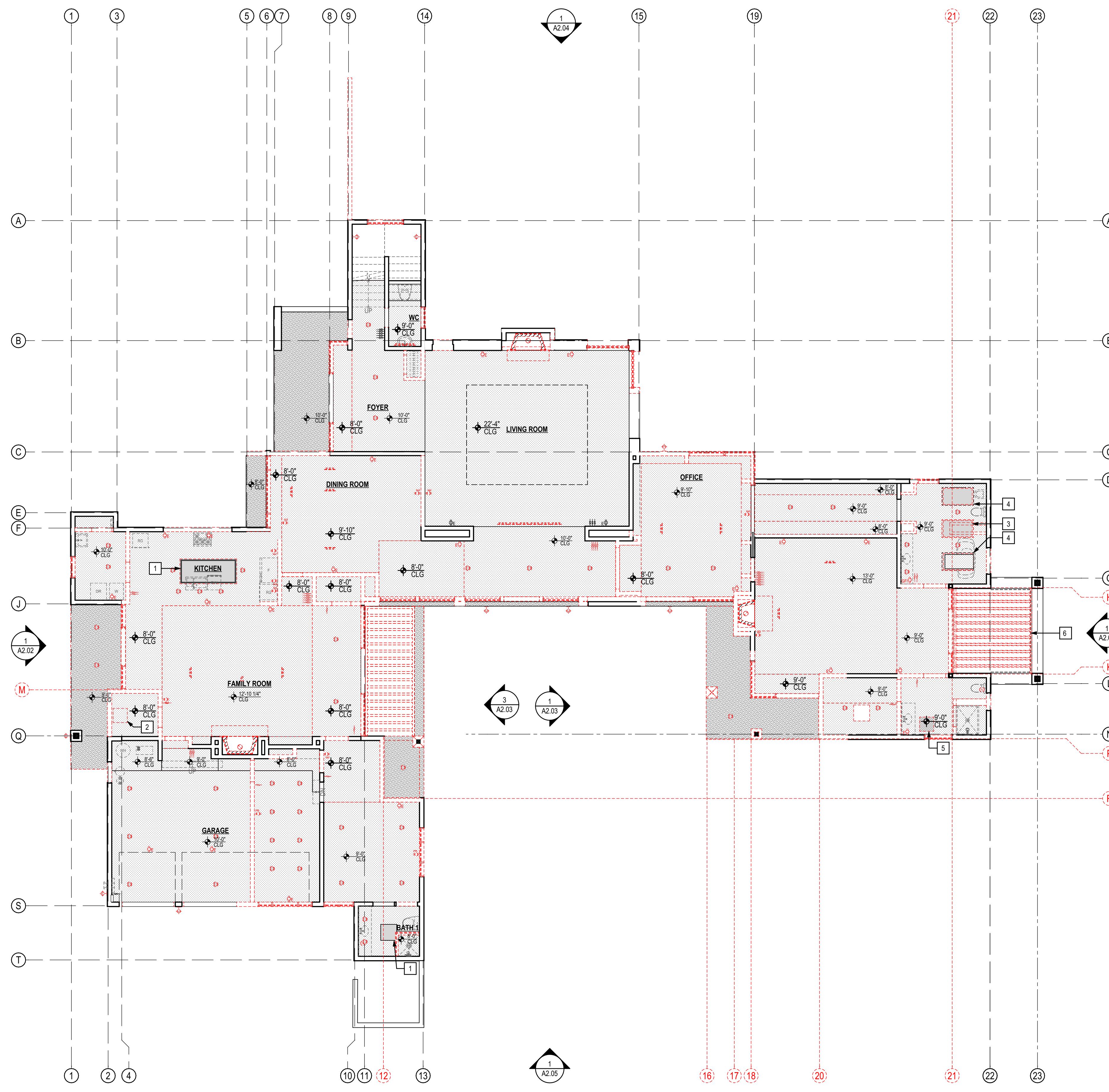
CHRISTOPHER HUND

(805) 881-8211



**AD1.03**

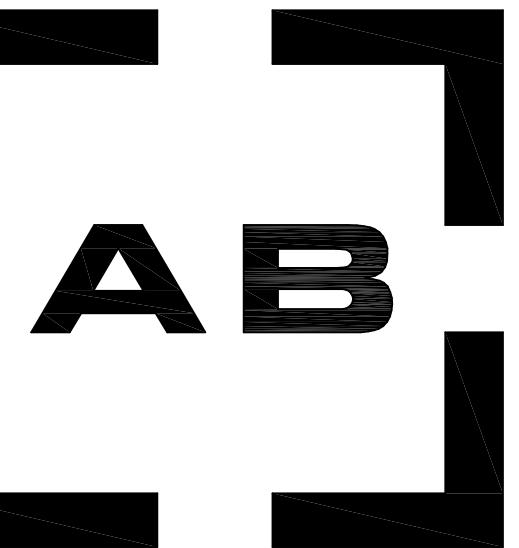
EXISTING / DEMO FIRST FLOOR  
REFLECTED CEILING PLAN



**EXISTING / DEMO FIRST FLOOR RCP**  
N  
SCALE: 1/8" = 1'-0"

**existing / demo rcp  
keynotes**

- [1] (E) SKYLIGHT
- [2] ACCESS HATCH
- [3] (E) SKYLIGHT TO BE REMOVED
- [4] MODIFIED (E) SKYLIGHT OPENING W/ (N) SKYLIGHT REPLACEMENT
- [5] (N) OPENING FOR (N) SKYLIGHT



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**rcp legend**

- ∅ GFI OUTLET
- ∅ EXISTING OUTLET
- ∅ EXISTING FLOOR OUTLET
- ◊ SWITCH
- ◊ SWITCH W/ DIMMER
- ◊ 3-WAY SWITCH
- ◊ EXHAUST FAN
- ◊ CEILING MOUNTED FIXTURE
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- ◊ RECESSED CAN FIXTURE
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- ▨ PAINTED GYPSUM BOARD
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**submittals / revisions**  
PRINT DATE: 10/1/2025

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

**wall legend**

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- - - (E) AREA OR ITEM TO BE DEMOLISHED AND/OR REMOVED. SEE KEYNOTES FOR MORE INFORMATION

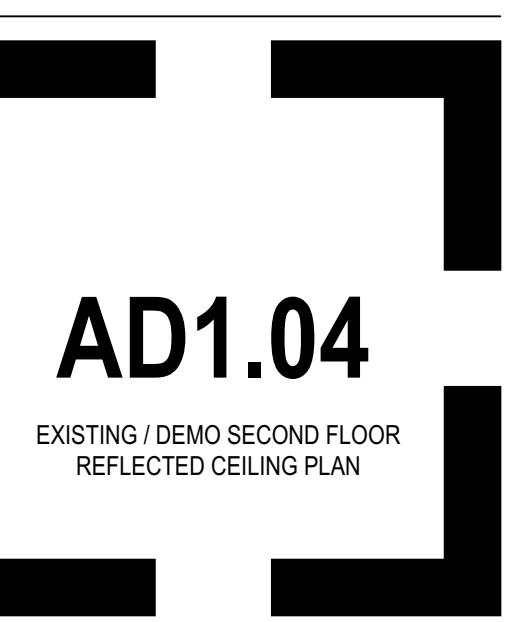
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PROJECT 24098.00

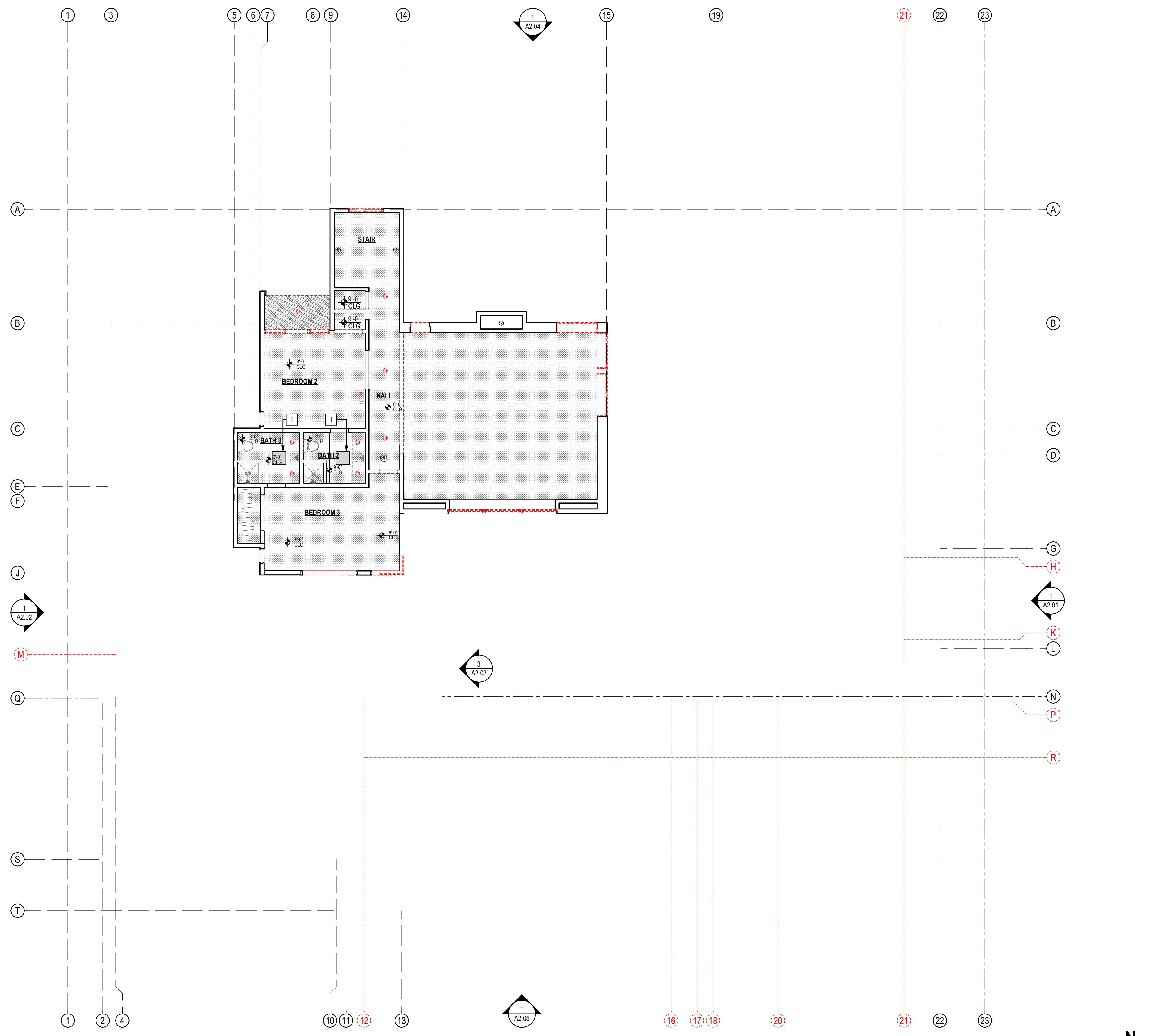
750 PICACHO LANE  
PROJECT ADDRESS: 750 PICACHO LANE  
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OWNER CONTACT: CHRISTOPHER HUND  
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**AD1.04**

EXISTING / DEMO SECOND FLOOR  
REFLECTED CEILING PLAN

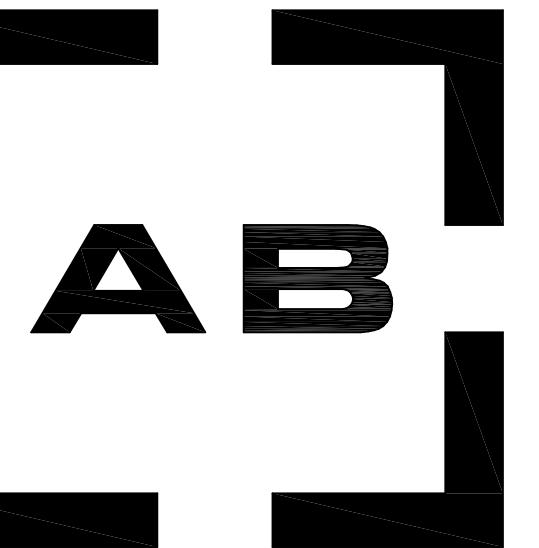


**EXISTING / DEMO SECOND FLOOR RCP**  
N  
SCALE: 1/8" = 1'-0"



## Floor Plan Keynotes

- [1] (E) SKYLIGHT, APPROX. LOCATION, V.I.F.
- [2] PROVIDE 5/8" TYPE X GYP. BD. AT CEILING
- [3] (N) FIREPLACE INSERT
- [4] RELOCATED WATER HEATER
- [5] (E) STRUCTURAL COLUMN TO REMAIN
- [6] (E) POOL EQUIPMENT LOCATION
- [7] NOT USED
- [8] MILLWORK MEDIA CABINET
- [9] (N) POOL (UNDER SEPARATE PERMIT)
- [10] BUILT-IN WARDROBE
- [11] (N) OUTDOOR SHOWER
- [12] (N) SHADE AWNING
- [13] LINE OF SOFFIT ABOVE
- [14] (E) ROOF TO REMAIN, AREA OF (E) ROOF TO RECEIVE PEDESTAL SYSTEM WITH PERMEABLE IPE PAVERS
- [15] (N) GLASS RAIL TO REPLACE (E) PIPE GUARD RAIL
- [16] MODIFIED (E) SKYLIGHT OPENING W/ (N) SKYLIGHT REPLACEMENT
- [17] (N) SKYLIGHT
- [18] PARAPET TO BE RAISED IN HEIGHT FOR GUARD RAIL / SCREEN WALL



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T: (626) 730-0303

## Symbol Legend

- SHOWER HEAD 1.8 GPM MAX.
- TOILET 1.28 GPM MAX.
- KITCHEN SINK 1.8 GPM MAX.
- LAVATORY 1.2 GPM MAX.

PRINT DATE: 10/1/2025

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

## Wall Legend

- (E) WALL TO REMAIN
- (N) WALL
- 1-HR FIRE RATED WALL, 5/8" TYPE X GYP. BD.
- AREA OF EXPANDED FOOTPRINT  
FIRST FLOOR: +129 SF  
SECOND FLOOR: +60 SF
- AREA OF REMOVED FOOTPRINT  
FIRST FLOOR: -69 SF  
SECOND FLOOR: 0 SF
- CHANGE IN GROSS FLOOR AREA: +121 SF

PROJECT 24098.00:

750 PICACHO LANE

PROJECT ADDRESS:

750 PICACHO LANE

MONTECITO, CA 93108

OWNER CONTACT:

CHRISTOPHER HUND

(805) 881-8211

## General Notes

1. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
2. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
3. ALL DIMENSIONS ARE TO FACE OF STUDS (F.O.S.) OR FACE OF FRAMING UNLESS NOTED OTHERWISE (U.N.O.).
4. DUCTS IN GARAGE AND DUCTS PENETRATING SEPARATING WALLS OR CEILINGS SHALL BE CONSTRUCTED OF MIN. 26GA SHEET STEEL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE PER CRC R302.5.2

N

PROPOSED FIRST FLOOR PLAN

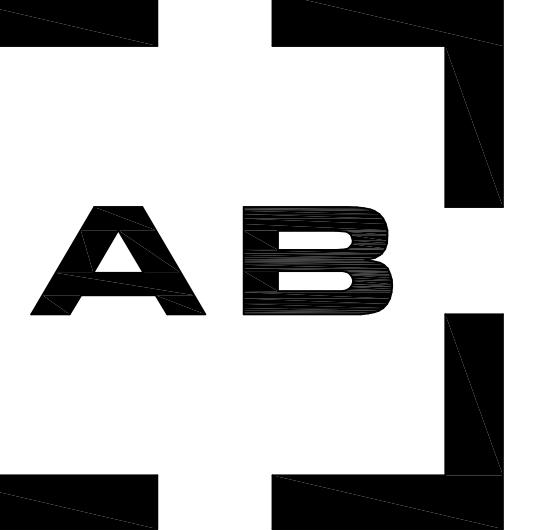
SCALE: 1/8" = 1'-0"

A1.01

PROPOSED FIRST FLOOR PLAN

## Floor Plan Keynotes

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## Symbol Legend

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- TOILET 1.28 GPM MAX.
- KITCHEN SINK 1.8 GPM MAX.
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PRINT DATE: 9/30/2025

07.17.2025 MBAR SUBMITTAL 1  
09.30.2025 MBAR SUBMITTAL 2

## Wall Legend

- (E) WALL TO REMAIN
- (N) WALL
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FIRST FLOOR: +129 SF  
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- AREA OF REMOVED FOOTPRINT  
FIRST FLOOR: -69 SF  
SECOND FLOOR: 0 SF
- CHANGE IN GROSS FLOOR AREA: +121 SF

PROJECT ADDRESS: 750 PICACHO LANE  
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OWNER CONTACT: CHRISTOPHER HUND  
(805) 881-8211

## General Notes

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- DUCTS IN GARAGE AND DUCTS PENETRATING SEPARATING WALLS OR CEILINGS SHALL BE CONSTRUCTED OF MIN. 26GA SHEET STEEL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE PER CRC R302.5.2

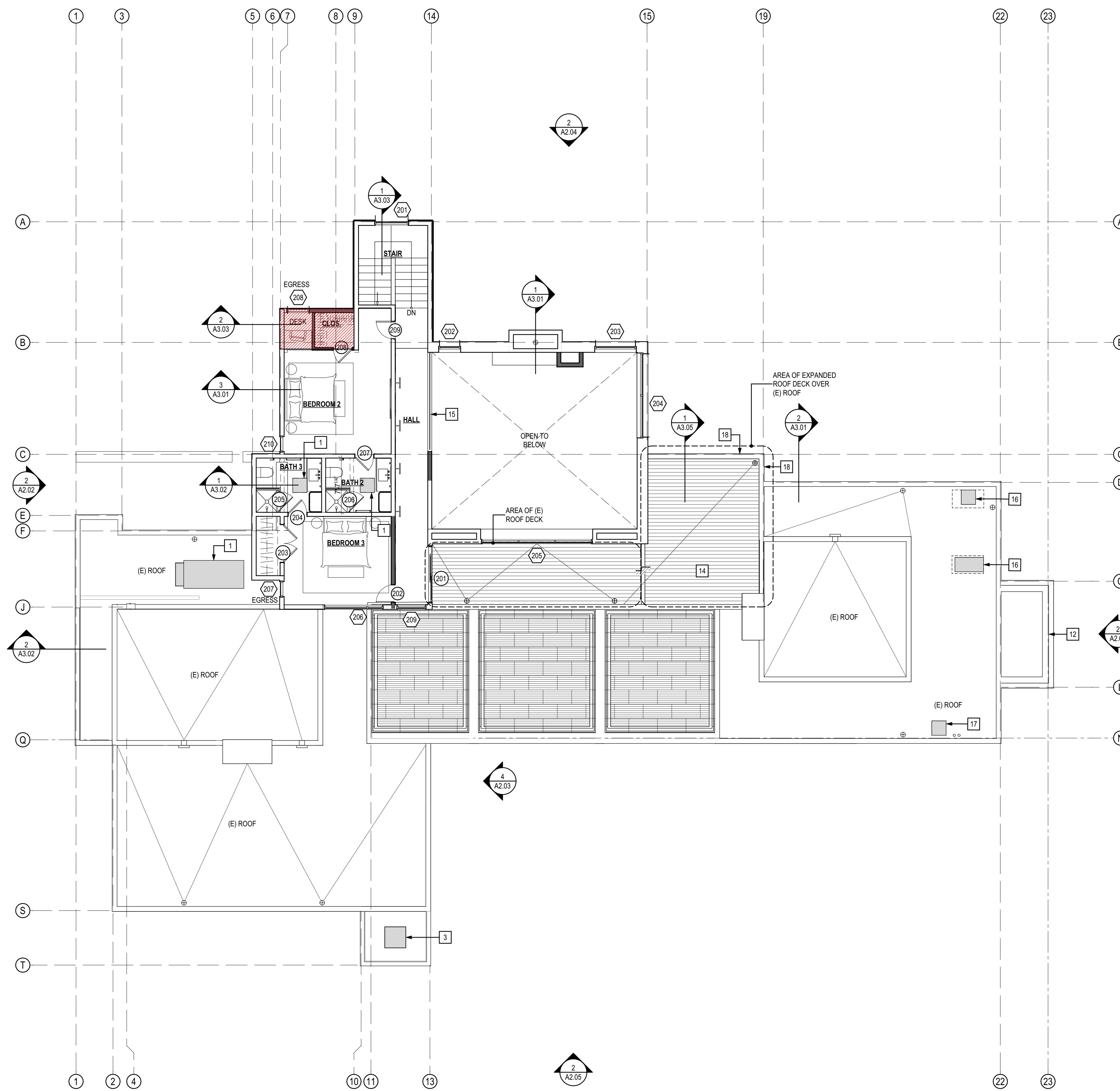


A1.02

PROPOSED SECOND FLOOR PLAN

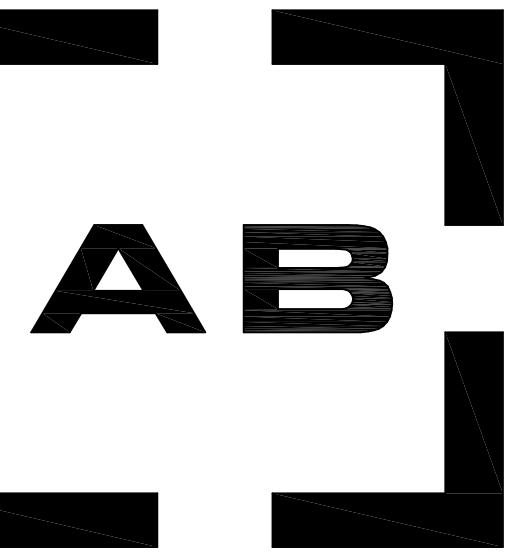
SCALE: 1/8" = 1'-0"

N  
PROPOSED SECOND FLOOR PLAN



### Roof plan keynotes

- [1] (E) SKYLIGHT TO REMAIN
- [2] (N) SHADE AWNING
- [3] PORTION OF (N) ROOF INFILL
- [4] MODIFIED (E) SKYLIGHT OPENING W/ (N) SKYLIGHT REPLACEMENT
- [5] (N) SKYLIGHT
- [6] (N) PEDESTAL PAVERS: CLASS A FIRE RATED



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### Symbol legend

- ⊕ (E) ROOF DRAIN
- ▨ AREA OF (N) ROOF INFILL

submittals / revisions

PRINT DATE: 9/30/2025  
07.17.2025 MBAR SUBMITTAL 1  
09.30.2025 MBAR SUBMITTAL 2

PROJECT 24098.00

750 PICACHO LANE

PROJECT ADDRESS: 750 PICACHO LANE

MONTECITO, CA 93108

OWNER CONTACT: CHRISTOPHER HUND

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### General notes

1. PER CRC SECTION R337.5.1, ALL ROOF ASSEMBLIES SHALL BE CLASS A RATING.

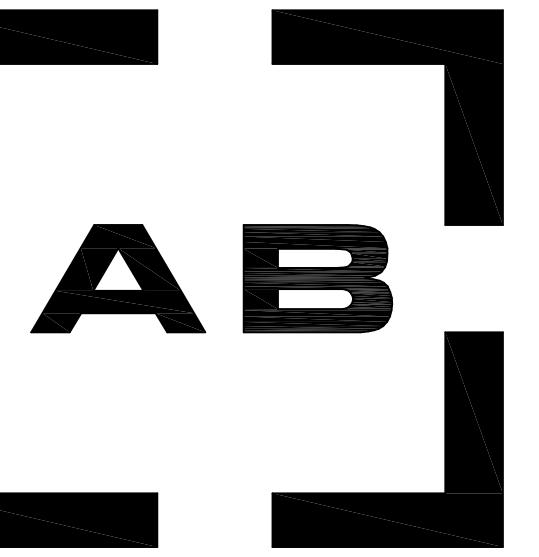
**PROPOSED ROOF PLAN**

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



**A1.07**

PROPOSED ROOF PLAN



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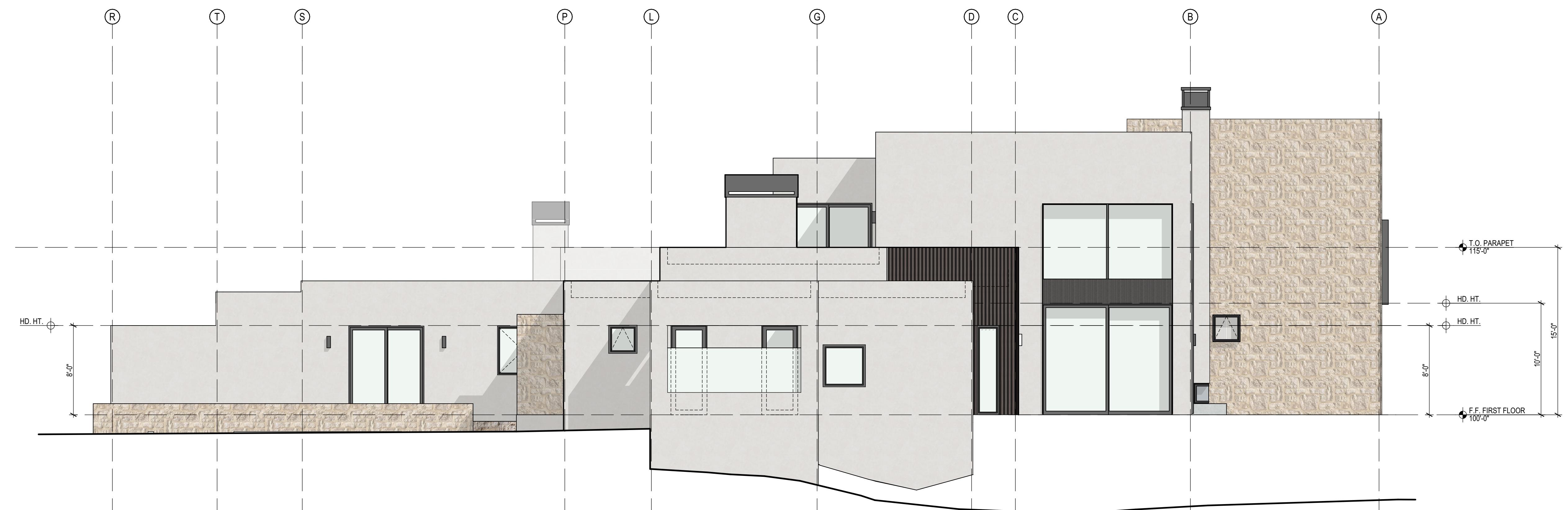
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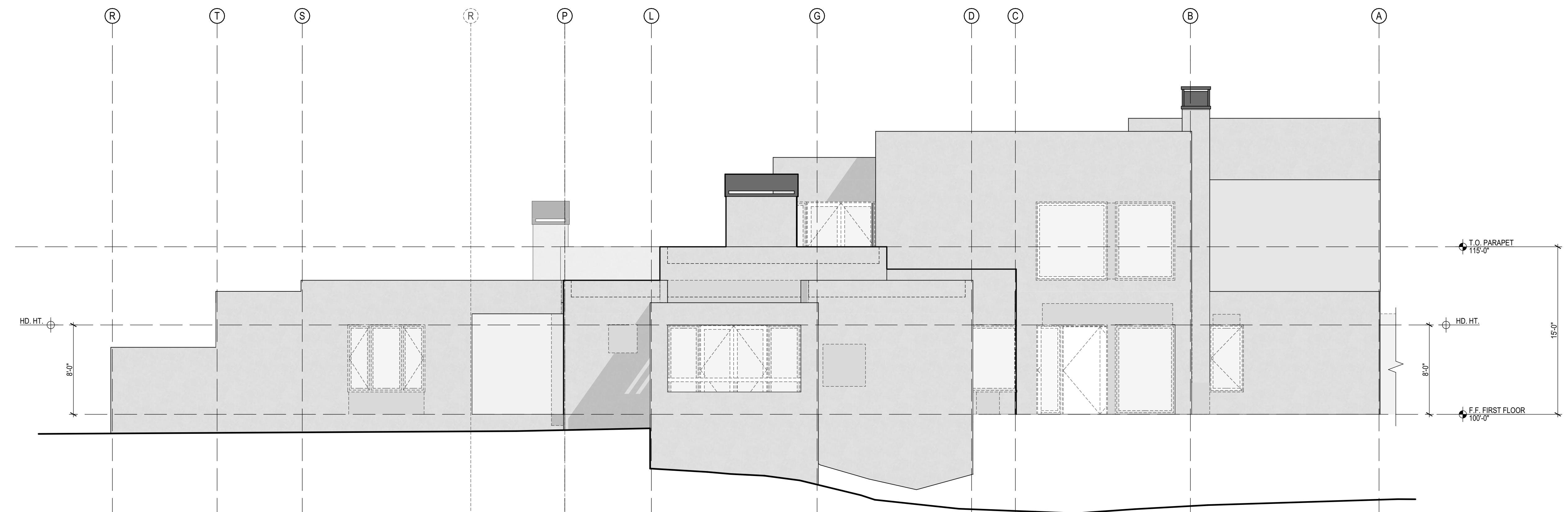
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PROPOSED EAST ELEVATION 2

SCALE: 3/16" = 1'-0"



EXISTING/DEMO EAST ELEVATION 1

SCALE: 3/16" = 1'-0"

submittals / revisions

PRINT DATE: 9/30/2025

07.17.2025 MBAR SUBMITTAL 1

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project info

PROJECT 24098.00

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MONTECITO, CA 93108

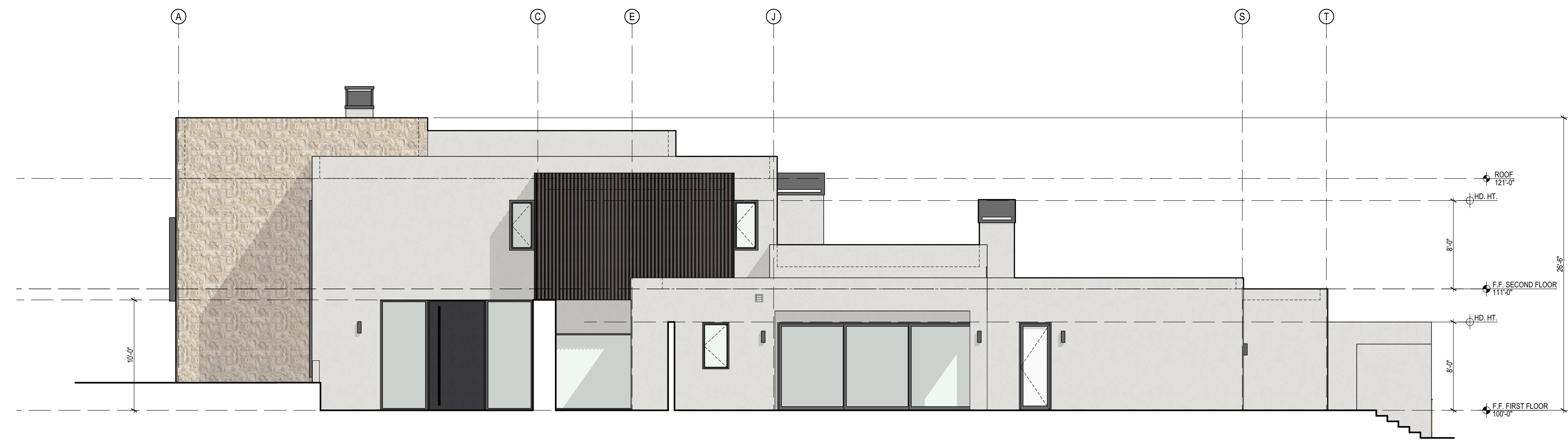
OWNER CONTACT:

CHRISTOPHER HUND

(805) 881-8211

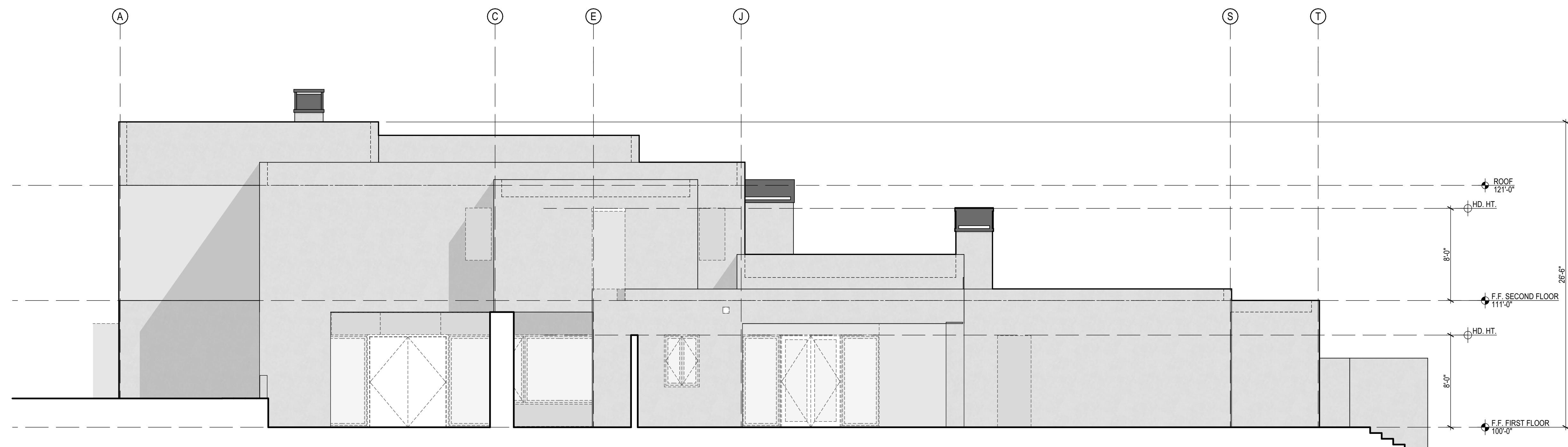
A2.01

EXTERIOR ELEVATIONS - EAST



PROPOSED WEST ELEVATION 2

SCALE: 3/16" = 1'-0"

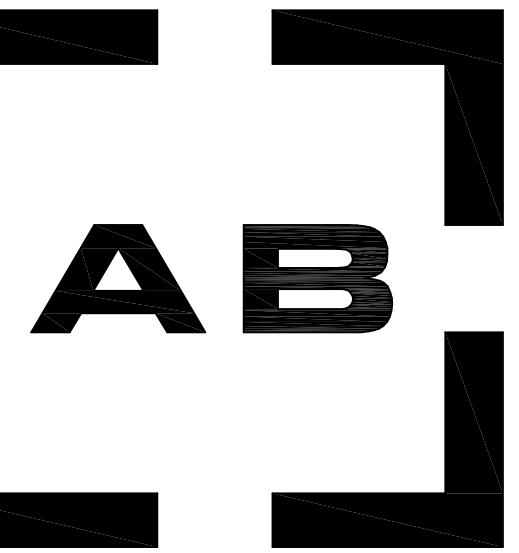


EXISTING/DEMO WEST ELEVATION 1

SCALE: 3/16" = 1'-0"

A2.02

EXTERIOR ELEVATIONS - WEST



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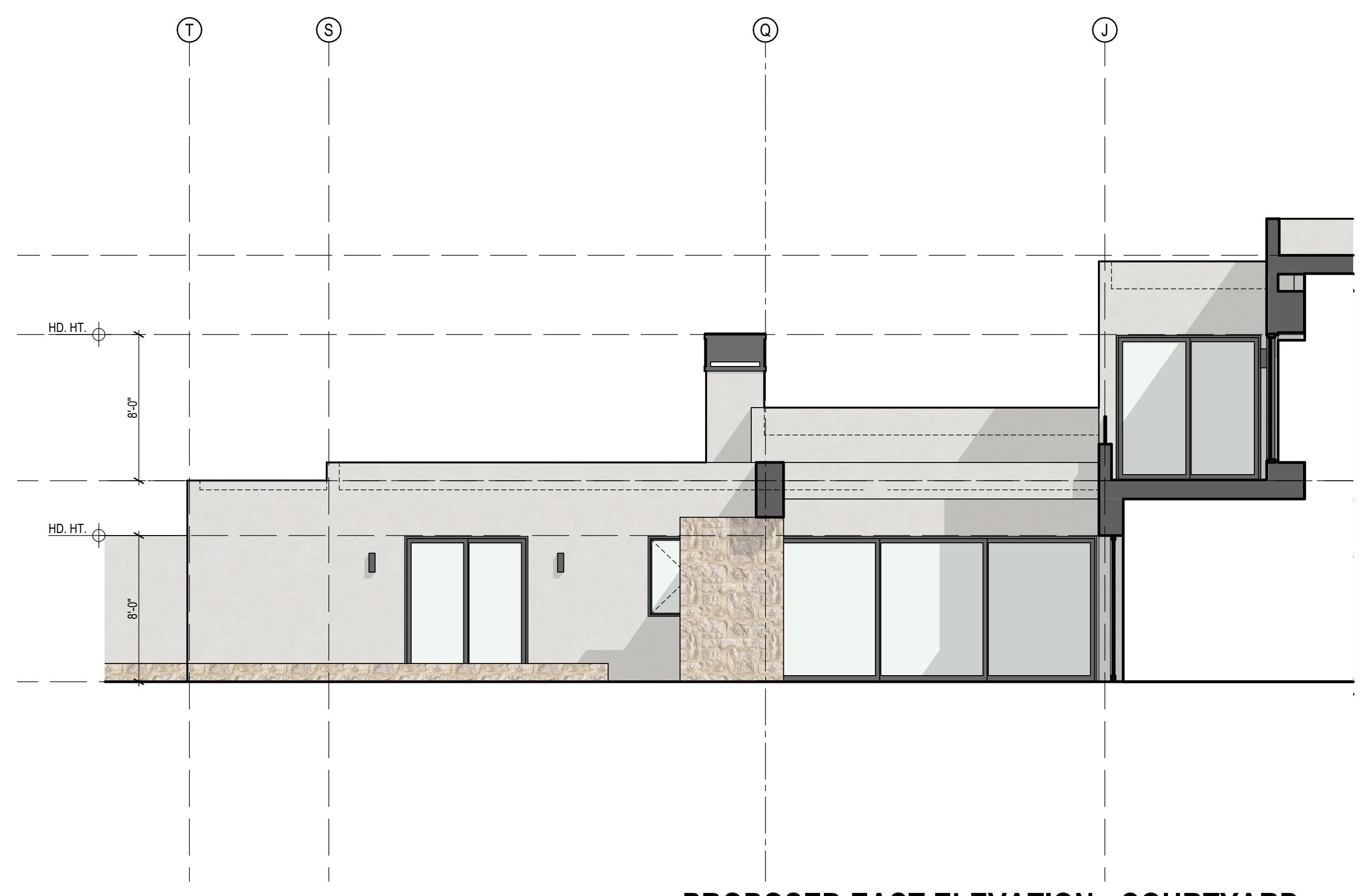
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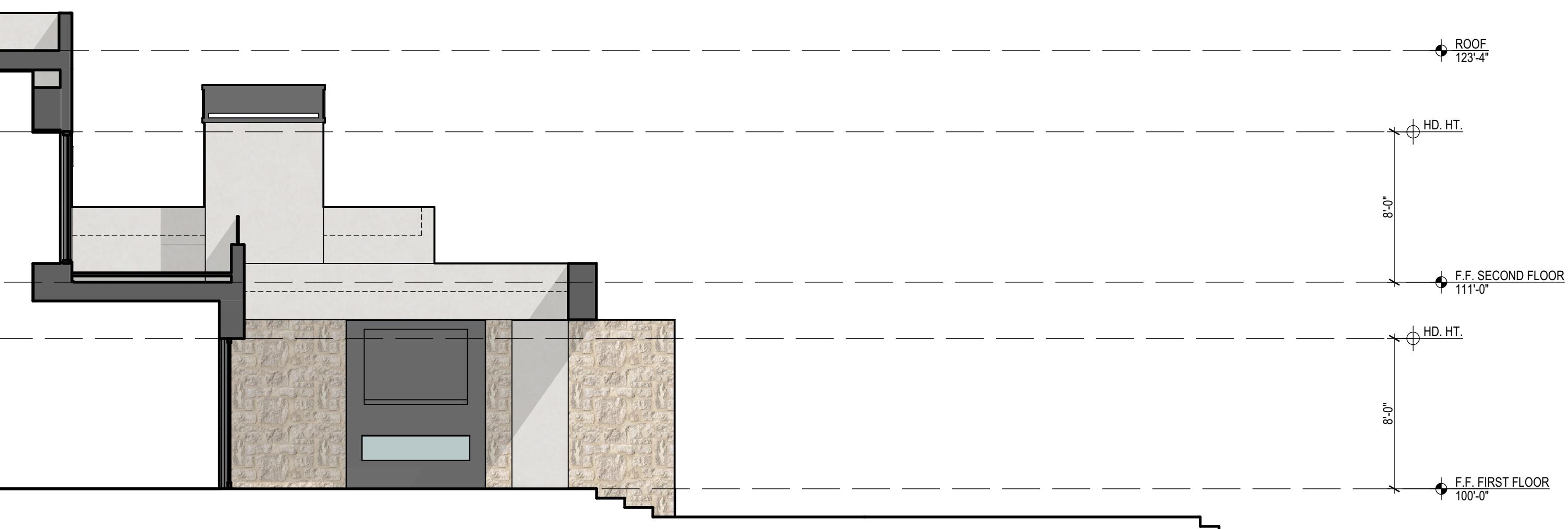
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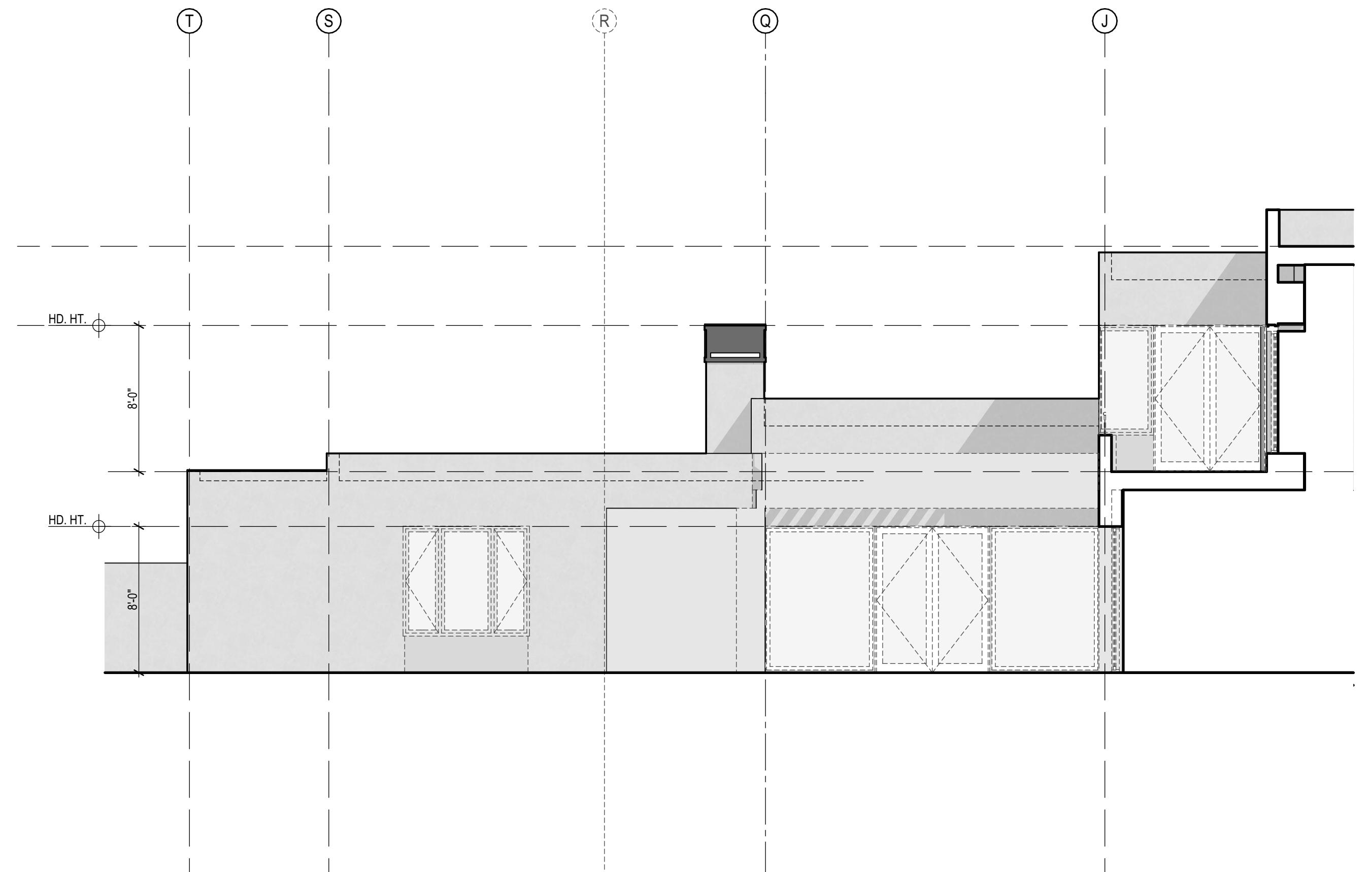
PROPOSED EAST ELEVATION - COURTYARD 4

SCALE: 3/16" = 1'-0"



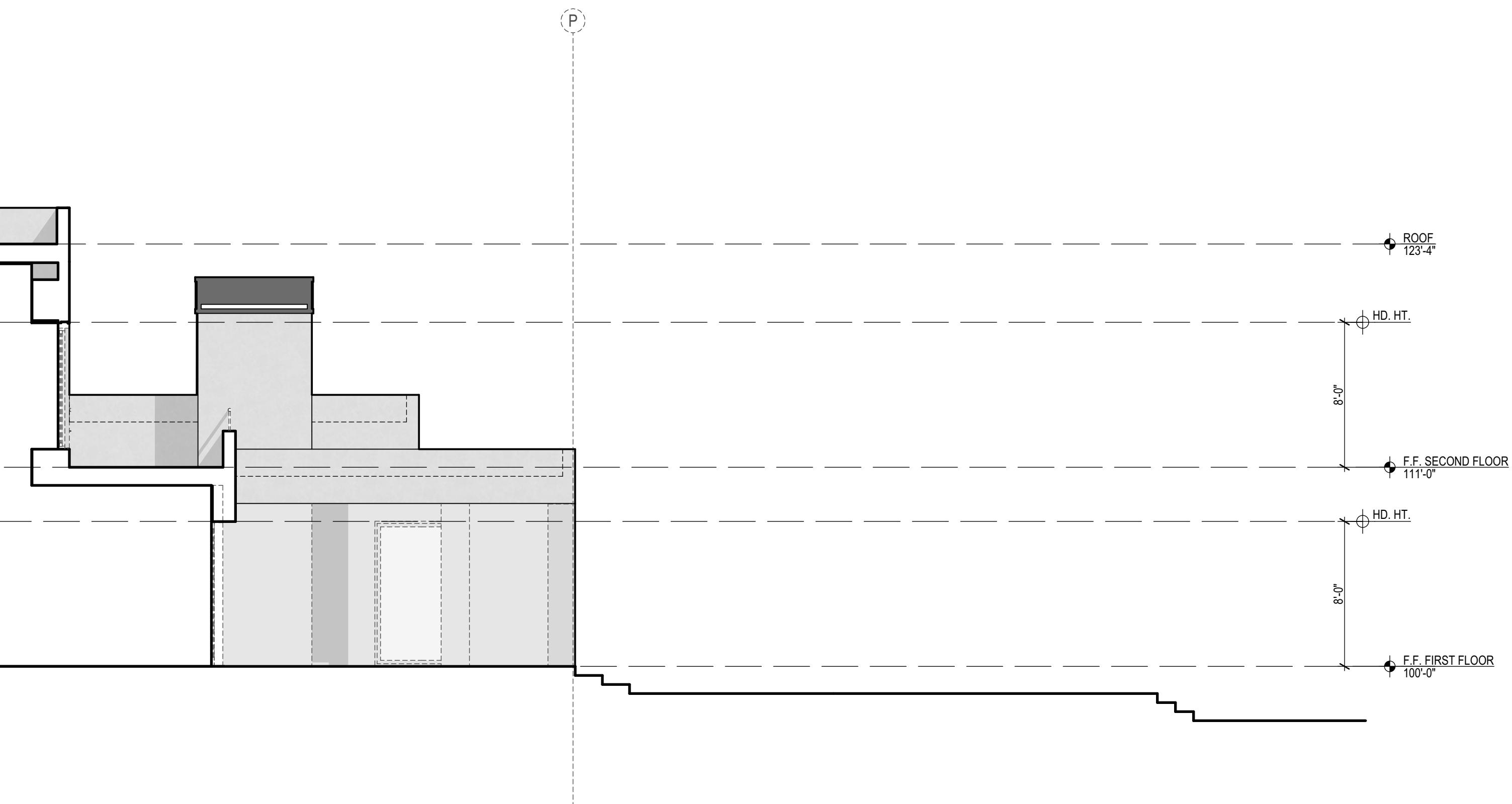
PROPOSED WEST ELEVATION - COURTYARD 2

SCALE: 3/16" = 1'-0"



EXISTING/DEMO EAST ELEVATION - COURTYARD 3

SCALE: 3/16" = 1'-0"



EXISTING/DEMO WEST ELEVATION - COURTYARD 1

SCALE: 3/16" = 1'-0"

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submittals / revisions  
PRINT DATE: 9/30/2025

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

project info  
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A2.03

EXTERIOR ELEVATIONS - COURTYARD



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**submittals / revisions**  
**PRINT DATE: 10/1/2025**

07.17.2025 MBAR SUBMITTAL 1

09.30.2025 MBAR SUBMITTAL 2

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**A2.04**  
EXTERIOR ELEVATIONS - NORTH

