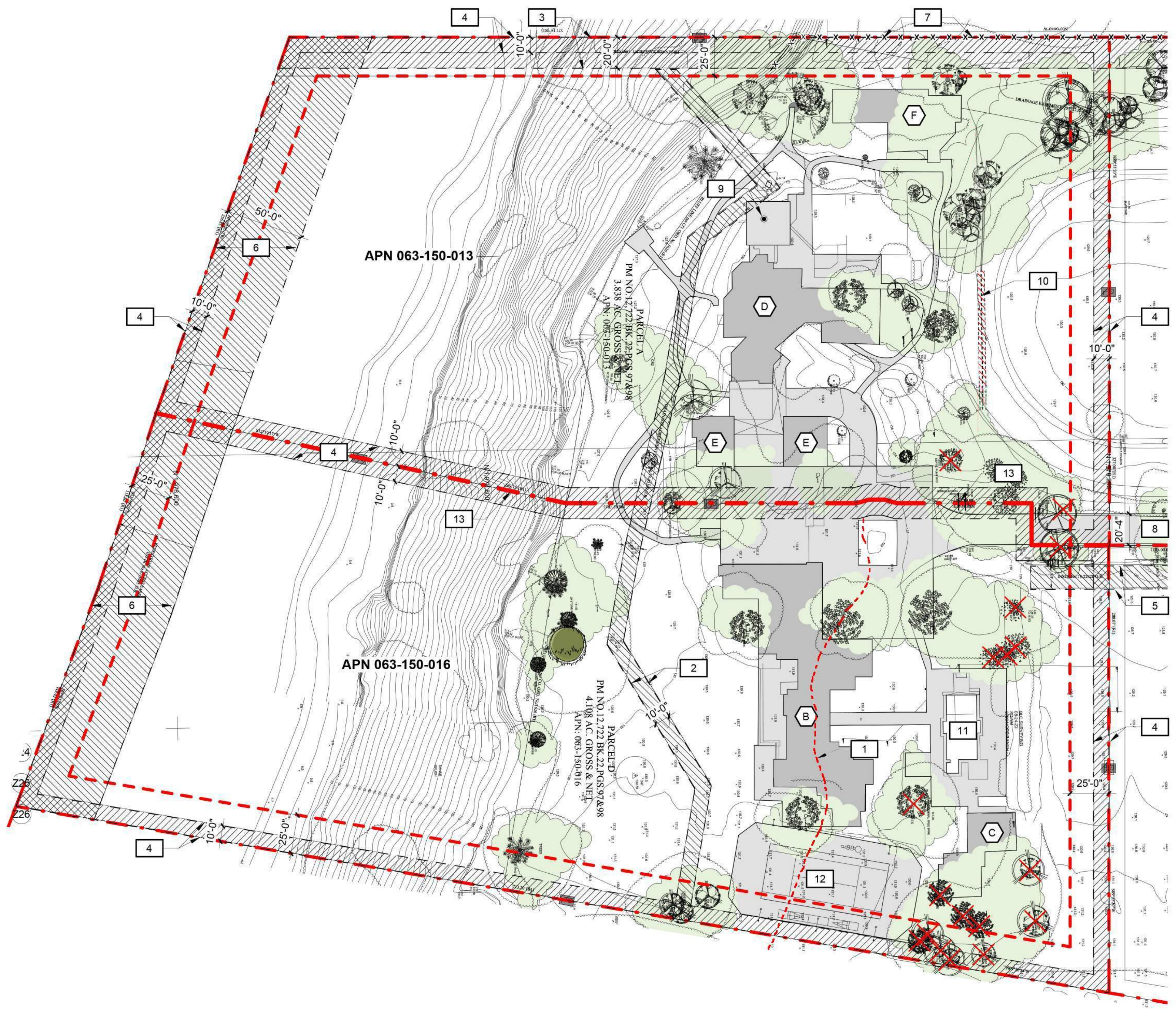
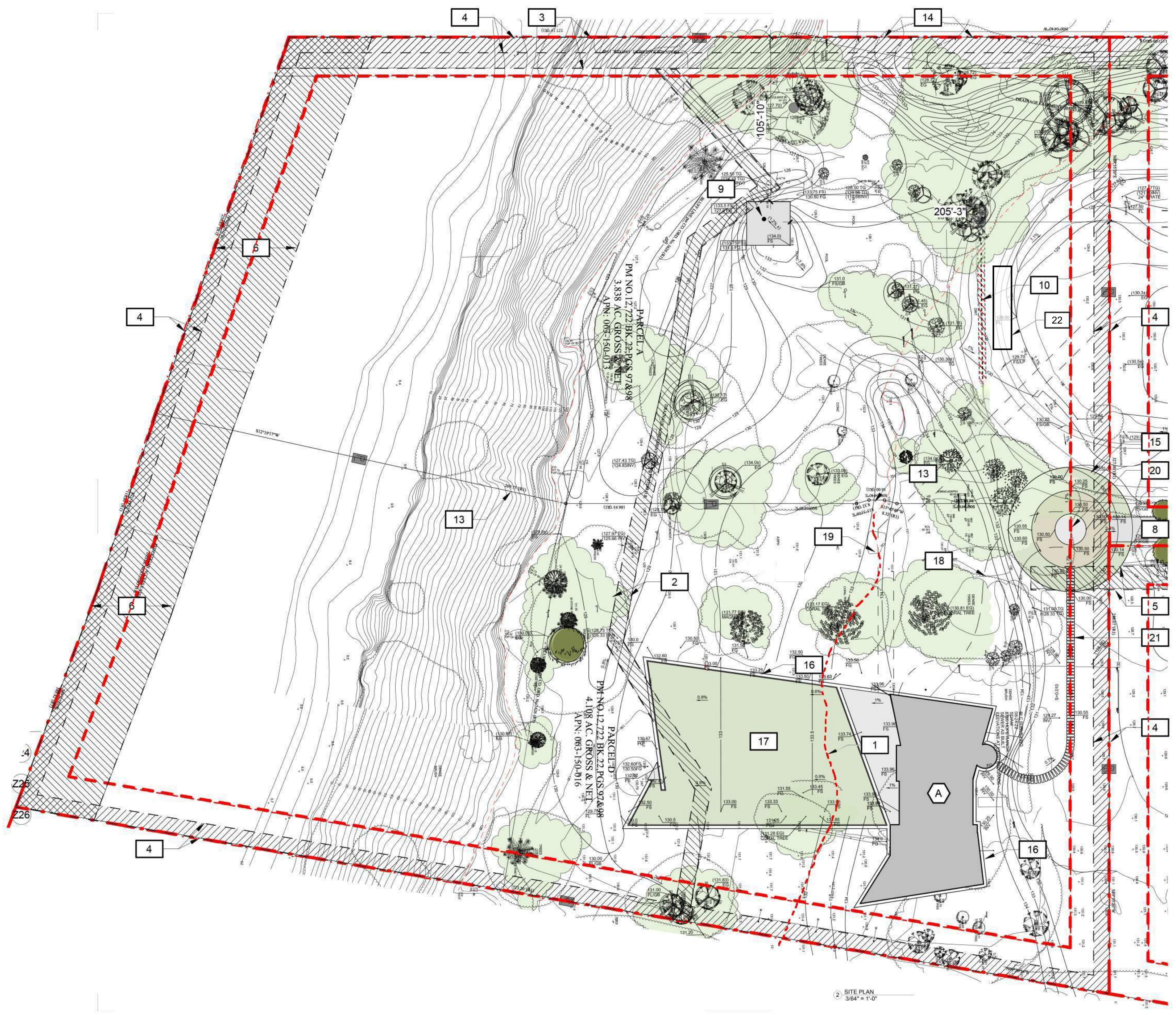


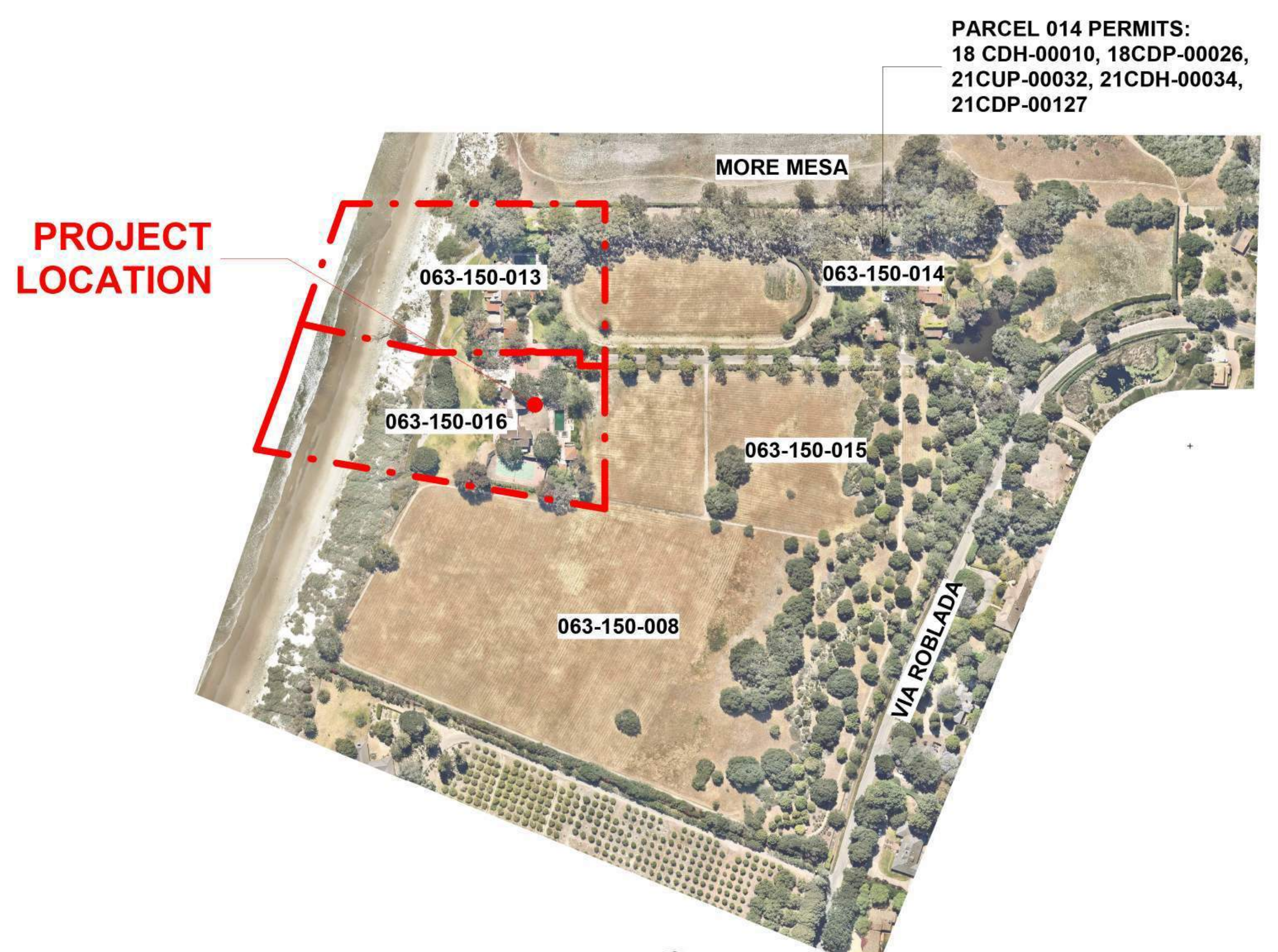
② EXISTING SITE PLAN
1" = 50'-0"

- Ⓐ PROPOSED PRIMARY RESIDENCE
- Ⓑ EXISTING PRIMARY RESIDENCE TO BE DEMOLISHED
- Ⓒ EXISTING SECONDARY RESIDENCE TO BE DEMOLISHED
- Ⓓ EXISTING PRIMARY RESIDENCE TO BE DEMOLISHED
- Ⓔ EXISTING DETACHED GARAGE TO BE DEMOLISHED
- Ⓕ EXISTING ACCESSORY BUILDING TO BE DEMOLISHED



① PROPOSED SITE PLAN
1" = 50'-0"

- Ⓐ PROPOSED PRIMARY RESIDENCE
- Ⓑ EXISTING PRIMARY RESIDENCE TO BE DEMOLISHED
- Ⓒ EXISTING SECONDARY RESIDENCE TO BE DEMOLISHED
- Ⓓ EXISTING PRIMARY RESIDENCE TO BE DEMOLISHED
- Ⓔ EXISTING DETACHED GARAGE TO BE DEMOLISHED
- Ⓕ EXISTING ACCESSORY BUILDING TO BE DEMOLISHED



③ AERIAL VICINITY MAP
1 : 3000

LEGEND

🟥	PROPERTY LINE
🟥	SETBACK
▨	EASEMENT PER CIVIL DRAWINGS
⬜	SITE PAVING
⬛	BUILDING FOOTPRINT
🟩	LANDSCAPING PER LANDSCAPE ARCHITECT
✕	EXISTING TREE TO BE REMOVED

KEYNOTES

1	BLUFF RETREAT SETBACK PER GEOTECH REPORT
2	EASEMENT PER CIVIL; DRAINAGE AGREEMENT (97 - 45199 O.R.)
3	EASEMENT PER CIVIL; DRAINAGE EASEMENT (1997 O.R. 1346)
4	EASEMENT PER CIVIL; HOPE RANCH UTILITY AND DRAINAGE EASEMENT (78-45693)
5	EASEMENT PER CIVIL; LCMWC EASEMENT (2479 O.R. 711)
6	EASEMENT PER CIVIL; PEDESTRIAN ACCESS EASEMENT (81-5965 O.R.)
7	EXISTING +/- 6'-0" FENCE TO BE DEMOLISHED AND REPLACED
8	EXISTING DRIVEWAY (ACCESS TO VIA ROBLADA) TO REMAIN
9	EXISTING FIRE PIT TO REMAIN
10	EXISTING LEACH FIELD TO BE ABANDONED
11	EXISTING POOL, SPA & DECK TO BE DEMOLISHED
12	EXISTING TENNIS COURT TO BE DEMOLISHED
13	PROPERTY LINE AND ASSOCIATED EASEMENTS TO BE REMOVED UNDER PROPOSED LOT MERGER
14	PROPOSED FENCE @ 8'-0" HT; SPEC: AMIGUARD 5700 WELDED WIRE FENCE; COLOR: BLACK
15	PROPOSED FIRE DEPARTMENT TURNAROUND (PROVIDE GRASSCRETE AT PERIMETER)
16	PROPOSED GRAVEL SWALE
17	PROPOSED LAWN AREA
18	PROPOSED LINE OF SUBTERRANEAN GARAGE AND CAR ACCESS BELOW
19	PROPOSED LINE OF UTILITY TUNNEL BELOW
20	PROPOSED MOTORIZED CAR LIFT FOR ACCESS TO BASEMENT GARAGE
21	PROPOSED PATHWAY; CIP CONCRETE STEPPING PLANKS
22	PROPOSED NEW SEPTIC SYSTEM

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LI-3-BH	Irrigation Details
LP-1-BH	Planting Plan
LP-2-BH	Tree Mitigation Plan

SCOPE OF WORK

Property Owner:
HR Property Holding Trust
1960 The Alameda #150, San Jose, CA 95126

Project Address:
4683 Via Roblada, Santa Barbara, CA 93110
APN 063-150-013 & 063-150-016

The scope of work under this Coastal Development Permit application includes:

- Process voluntary lot merger for parcels 063-150-013 and 063-150-016
- Demolish two (2) existing structures on parcel 063-150-016, including a Primary Residence (7,466 sf) and a Secondary Residence (1,568 sf)
- Demolish four (4) existing structures on parcel 063-150-013, including a Primary Residence (4,644 sf), two detached Garages (905 sf and 815 sf), and an Accessory Building (2,502 sf).
- Construct a new Primary Residence (6,741 sf) with fully subterranean basement (8,088 sf), subterranean parking garage (5,902 sf) and utility tunnel (3,507 sf)
- Additional proposed site improvements include:
    - impermeable driveway and motor court including motorized car lift for access to the subterranean garage
    - wire mesh fence (8'-0" ht) along western property boundary
    - reuse of existing private on-site wastewater treatment system
    - associated grading and landscaping

The property is in the Eastern Goleta Valley Community Plan area, Second Supervisorial District; it will continue to be served by the La Cumbre Mutual Water Company, and the Santa Barbara County Fire Department. Access will continue to be provided off of Via Roblada.

Proposed grading totals 10,000 cubic yards of cut and 7,350 cubic yards of fill, with 2,650 cubic yards of export. The project will comply with Tier 1 stormwater management requirements.

PROJECT STATISTICS

Lot Area	
Parcel 13	3.83 Acres / 166,835 SF
Parcel 16	4.11 Acres / 179,031 SF
Combined Net/Gross:	7.94 Acres / 345,866 SF
High Fire:	Yes
Flood Zone:	No
Coastal Zone:	Yes
Land Use Zone:	2.5-EX-1
Setbacks	
Front:	25'-0"
Side/Rear:	25'-0"
Interior:	25'-0"
Maximum Height	
Primary Residence:	25'-0"
Dwelling Units	
Demo Primary Residence	3 Bedrooms
Demo Secondary Residence	1 Bedroom
Proposed Primary Residence	1 Bedroom
Parking Spaces	
Overall EX-1 Zoned Property (CZO 35-73.9.1)	≥ 6 Spaces

Floor Area Calculations (HR 4.03(a)(1))
Allowable Area = 15,000 SF + 10% of Lot Area Over 5 Acres
= 15,000 SF + 10% x 2.94 Acres / 128,066 SF
= 27,806 SF
Actual Area = 20,623 SF

COUNTY GROSS AREA STATS

Existing (To Be Demolished)		
Parcel 013		
Primary Residence	1 Story / 20 Feet	4,644 SF
Racquetball Court	1 Story / 16 Feet	2,502 SF
Garage B	1 Story / 15 Feet	905 SF
Garage A	1 Story / 15 Feet	815 SF
Parcel 016		
Primary Residence	1 Story / 20 Feet	7,466 SF
Secondary Residence	1 Story / 16 Feet	1,568 SF
		17,900 SF
Proposed Misc		
Merged		
Subterranean Garage	Subterranean	5,902 SF
Tunnel	Subterranean	2,519 SF
		8,421 SF
Proposed Structure		
Merged		
Residence - Basement	Subterranean	8,088 SF
Residence - Ground Floor	1 Story / 25 Feet	6,741 SF
		14,829 SF

COUNTY NET / HOPE RANCH AREA STATS

Existing (To Be Demolished)		
Parcel 013		
Primary Residence	1 Story / 20 Feet	4,644 SF
Racquetball Court	1 Story / 16 Feet	2,502 SF
Garage B	1 Story / 15 Feet	905 SF
Garage A	1 Story / 15 Feet	815 SF
Parcel 016		
Primary Residence	1 Story / 20 Feet	7,466 SF
Secondary Residence	1 Story / 16 Feet	1,568 SF
		17,900 SF
Proposed Misc		
Merged		
Subterranean Garage	Subterranean	5,902 SF
Tunnel	Subterranean	2,519 SF
		8,421 SF
Proposed Structure		
Merged		
Residence - Basement	Subterranean	8,088 SF
Residence - Ground Floor	1 Story / 25 Feet	6,633 SF
		14,721 SF

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CONTENTS:
CDH Site Plan + Tabulations

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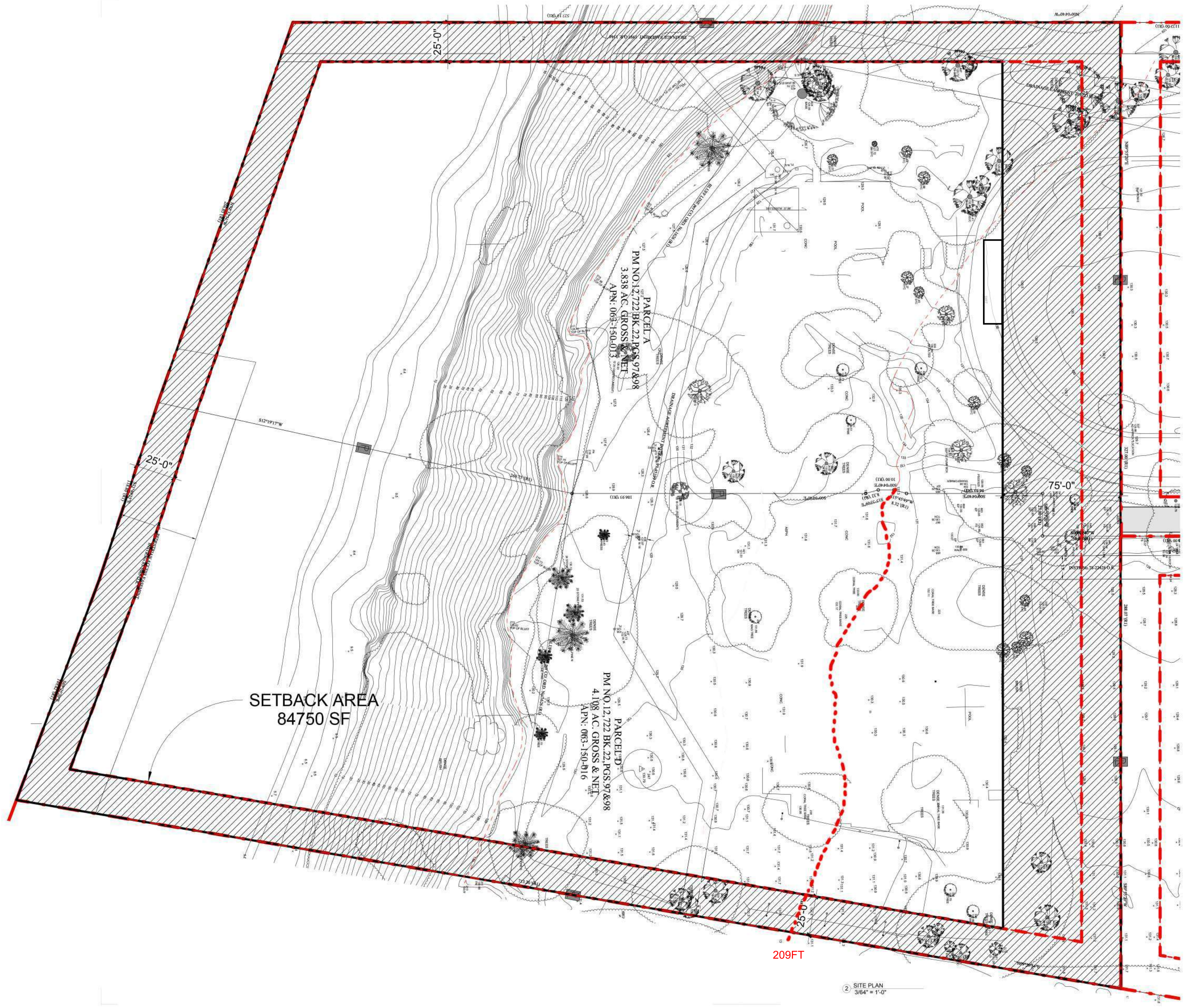
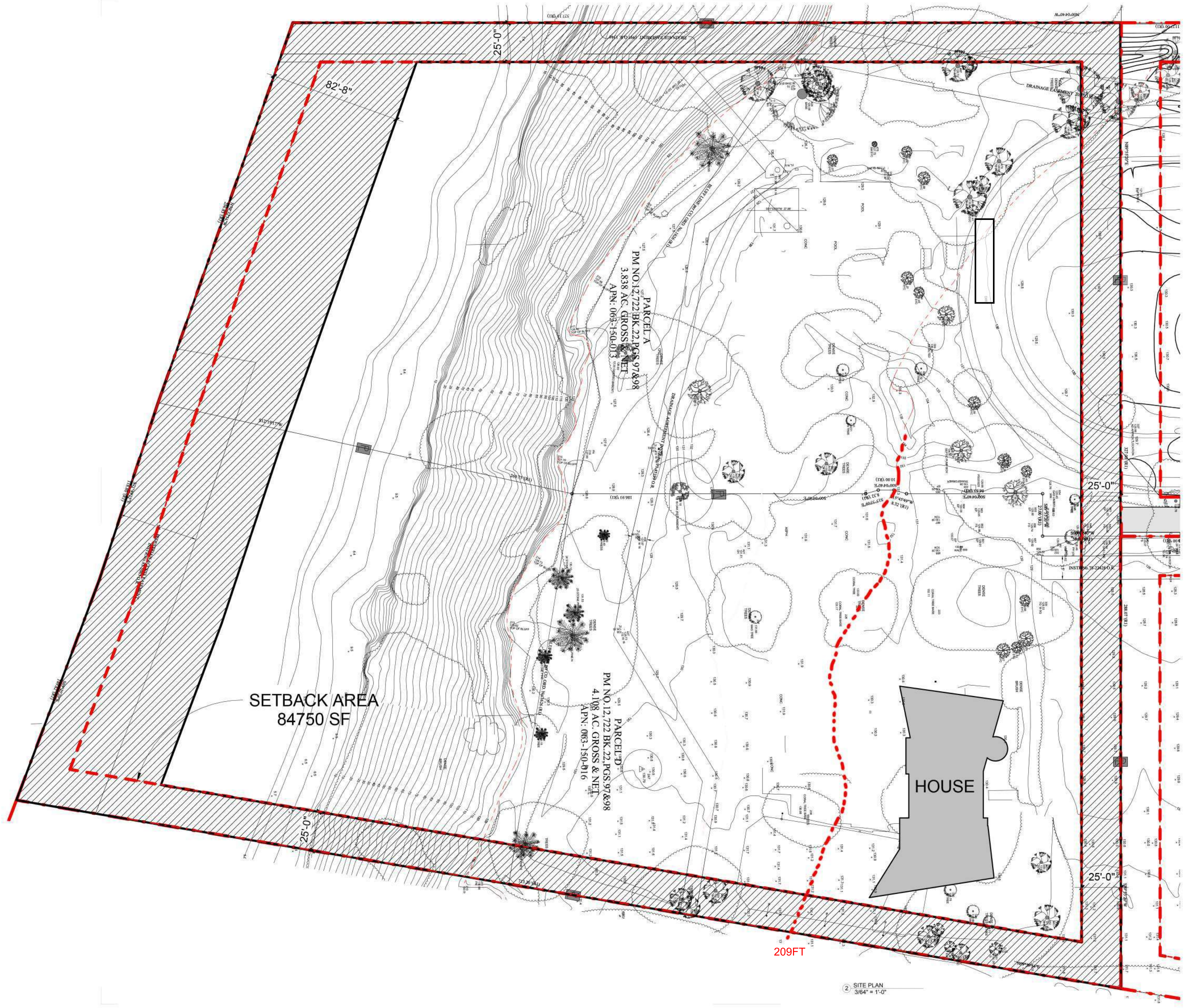

25'-0"
25'-0"
75'-0"
PARCEL A
PM NO.12,722 BK.22,PGS.97&98
3.838 AC. GROSS & NET
APN: 063-150-013
PARCEL D
PM NO.12,722 BK.22,PGS.97&98
4.108 AC. GROSS & NET
APN: 063-150-016
BLUFF LINE PER CO. ORD. No.1626 (R1)
DRAINAGE AGREEMENT INSTR. NO.97-45199 O.R.
SETBACK AREA
84750 SF
209FT
2 SITE PLAN 3/64" = 1'-0"

① SETBACK AREA PLAN
1" = 50'-0"


25'-0"
82'-8"
25'-0"
25'-0"
25'-0"
PARCEL A
PM NO.12,722 BK.22,PGS.97&98
3.838 AC. GROSS & NET
APN: 063-150-013
PARCEL D
PM NO.12,722 BK.22,PGS.97&98
4.108 AC. GROSS & NET
APN: 063-150-016
SETBACK AREA
84750 SF
HOUSE
209FT
2 SITE PLAN 3/64" = 1'-0"

② INTERIOR LOT SETBACK DIAGRAM
1" = 50'-0"

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CONTENTS:

Setback Diagrams

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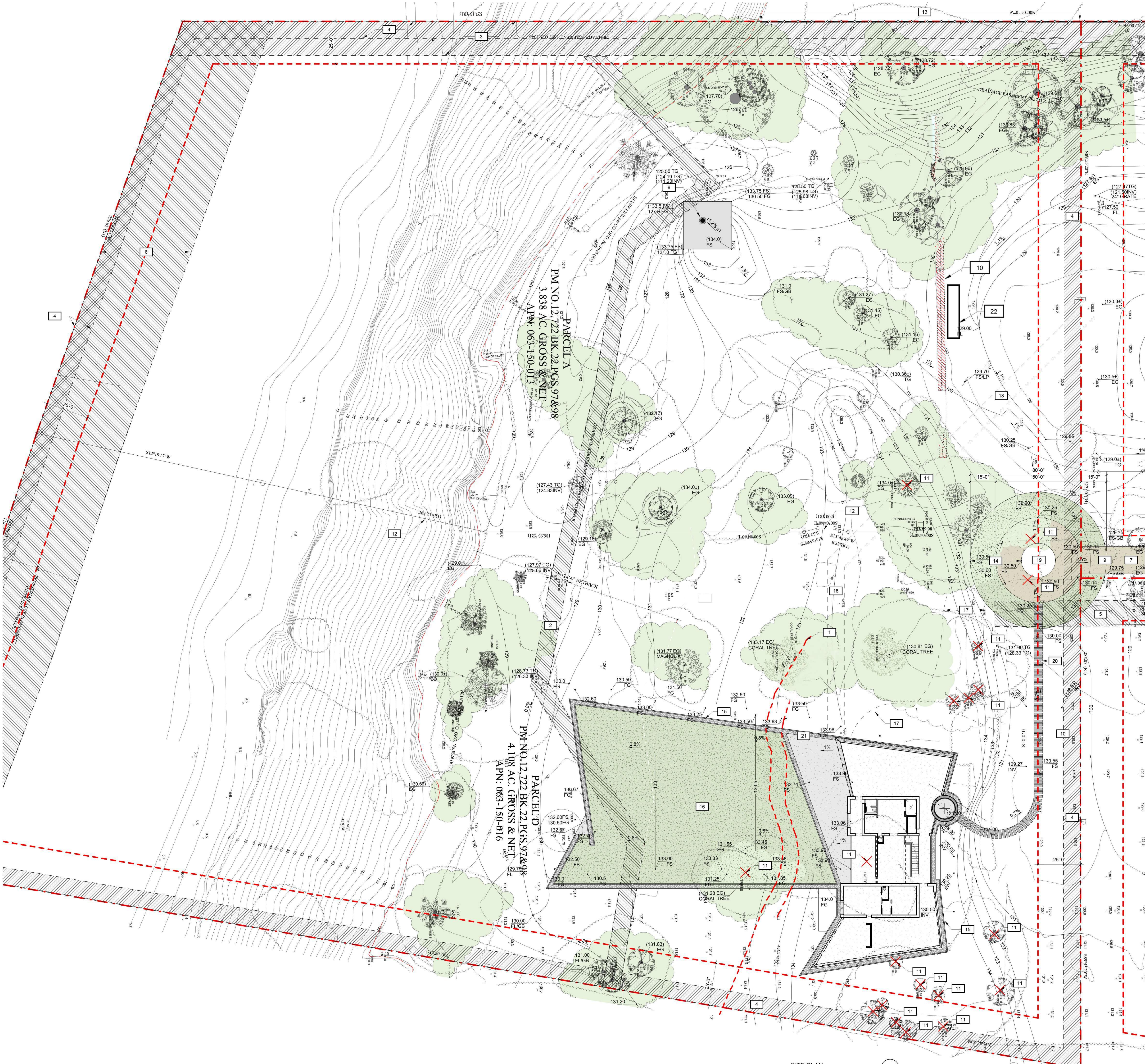
	10/06/23	Bluff CDH Sbmtl #3

G-001-BH

6/26/2023 3:03:22 PM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3.838 AC. GROSS & NET
APN: 063-150-013
PARCEL D
PM NO.12,722 BK.22,PGS.97&98
4.108 AC. GROSS & NET
APN: 063-150-016
DRAINAGE EASEMENT
124'-0" SETBACK
S12°19'17"W
MAGNOLIA
CORAL TREE

2 SITE PLAN
3/64" = 1'-0"

KEYNOTES

1	BLUFF RETREAT SETBACK PER GEOTECH REPORT
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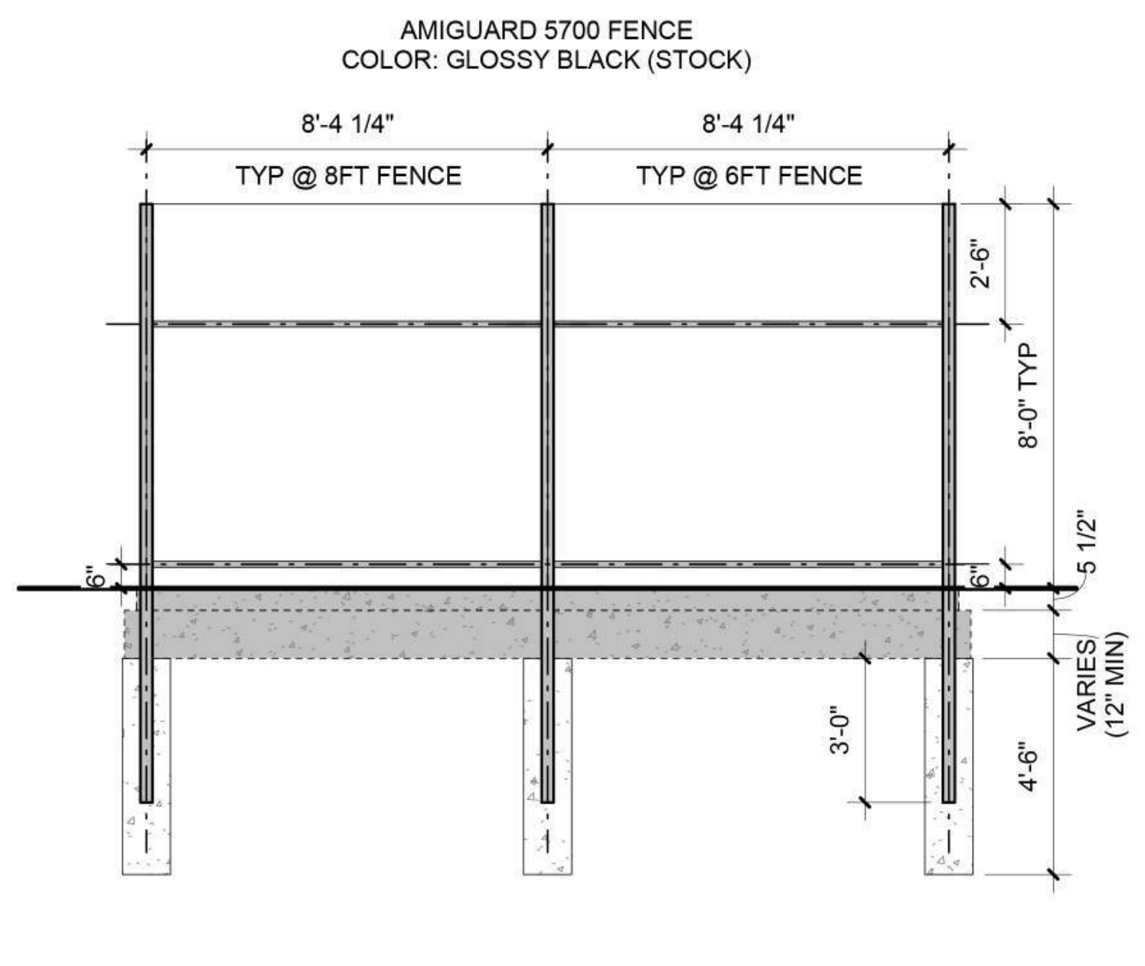
8	EXISTING FIRE PIT TO REMAIN
9	EXISTING IMPERVIOUS DRIVEWAY TO REMAIN
10	EXISTING LEACH FIELD TO BE ABANDONED
11	EXISTING ORNAMENTAL TREE TO BE REMOVED PER LANDSCAPE PLAN
12	PROPERTY LINE AND ASSOCIATED EASEMENTS TO BE REMOVED UNDER PROPOSED LOT MERGER
13	PROPOSED FENCE @ 8'-0" HT; SPEC: AMIGUARD 5700 WELDED WIRE FENCE; COLOR: BLACK
14	PROPOSED FIRE DEPARTMENT TURNAROUND (PROVIDE GRASSCRETE AT PERIMETER)
15	PROPOSED LOW WALL & GRAVEL SWALE
16	PROPOSED LAWN AREA
17	PROPOSED LINE OF SUBTERRANEAN GARAGE AND CAR ACCESS BELOW
18	PROPOSED LINE OF UTILITY TUNNEL BELOW
19	PROPOSED MOTORIZED CAR LIFT FOR ACCESS TO BASEMENT GARAGE
20	PROPOSED PATHWAY; CONCRETE STEPPING PLANKS
21	ACTUAL 219 FT SETBACK
22	PROPOSED NEW SEPTIC SYSTEM

TYP FENCE DETAIL


AMIGUARD 5700 FENCE
COLOR: GLOSSY BLACK (STOCK)
8'-4 1/4"
8'-4 1/4"
TYP @ 8FT FENCE
TYP @ 6FT FENCE
2'-6"
8'-0" TYP
5 1/2"
6"
6"
VARIES (12" MIN)
3'-0"
4'-6"

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Site Plan

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	10/06/23	Bluff CDH Sbmtl #3

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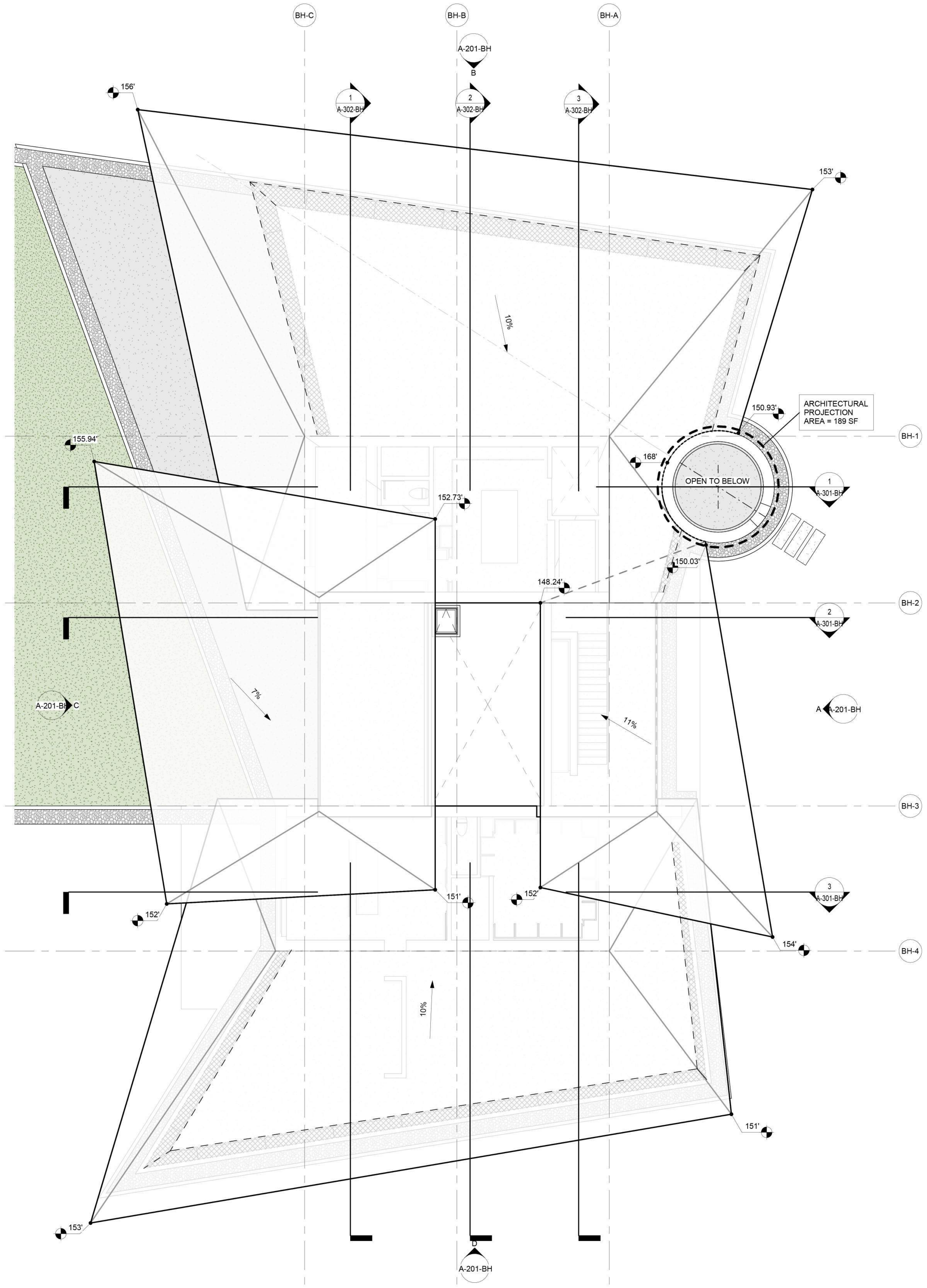
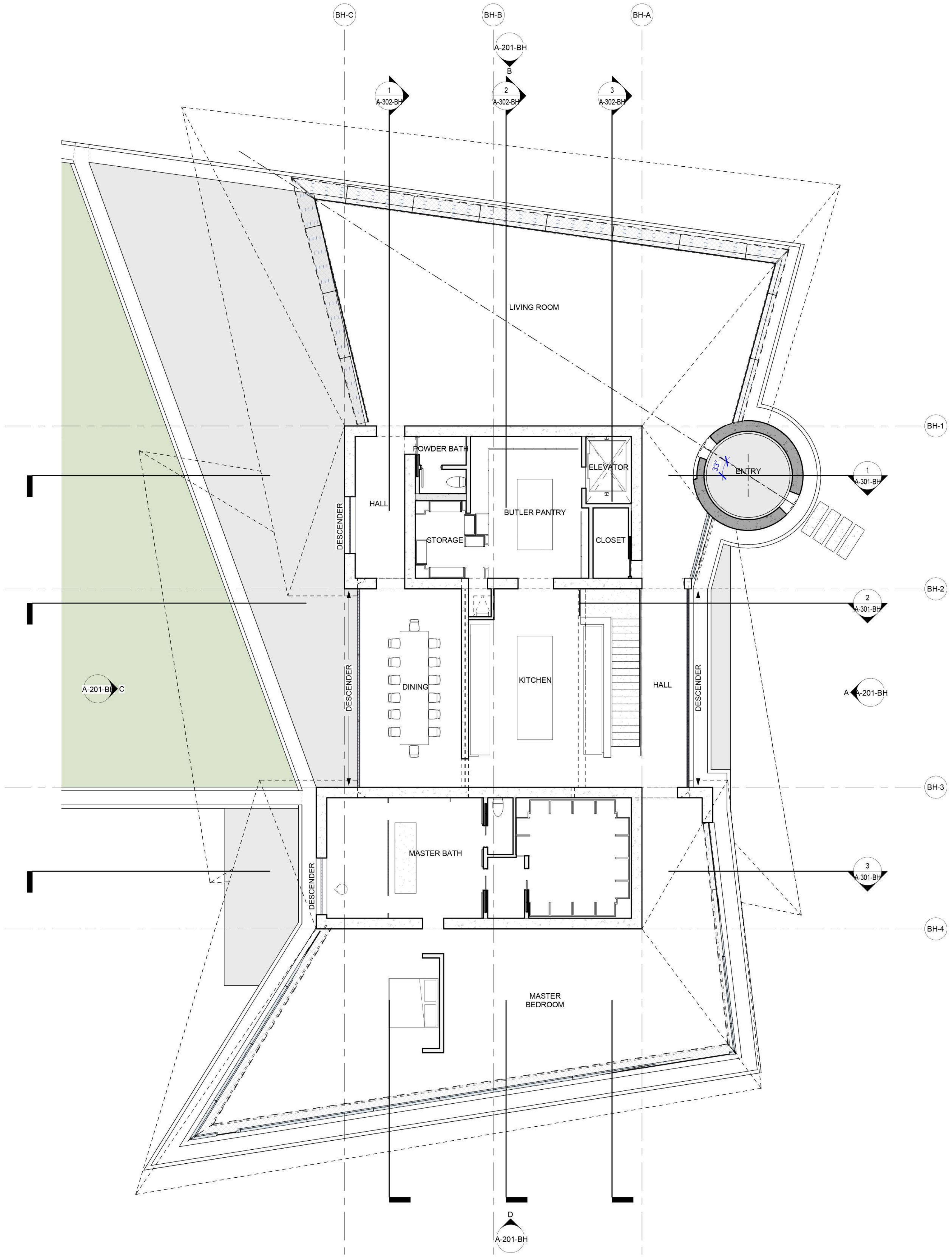

BH-C
BH-B
BH-A
A-201-BH
B
1
A-302-BH
2
A-302-BH
3
A-302-BH
156'
153'
10%
ARCHITECTURAL
PROJECTION
AREA = 189 SF
150.93'
155.94'
168'
OPEN TO BELOW
152.73'
BH-1
1
A-301-BH
150.03'
148.24'
BH-2
2
A-301-BH
7%
11%
A-201-BH C
A A-201-BH
BH-3
151'
152'
3
A-301-BH
152'
154'
BH-4
10%
151'
153'
D
A-201-BH

2 ROOF PLAN
1/8" = 1'-0"


BH-C
BH-B
BH-A
A-201-BH
B
1
A-302-BH
2
A-302-BH
3
A-302-BH
LIVING ROOM
BH-1
POWDER BATH
ELEVATOR
ENTRY
1
A-301-BH
HALL
BUTLER PANTRY
STORAGE
CLOSET
DESCENDER
BH-2
2
A-301-BH
DESCENDER
DINING
KITCHEN
HALL
DESCENDER
A-201-BH C
A A-201-BH
BH-3
MASTER BATH
DESCENDER
3
A-301-BH
BH-4
MASTER
BEDROOM
D
A-201-BH

1 FLOOR PLAN
1/8" = 1'-0"

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CONTENTS:

Ground Floor and Roof Plans

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	10/06/23	Bluff CDH Sbmtl #3

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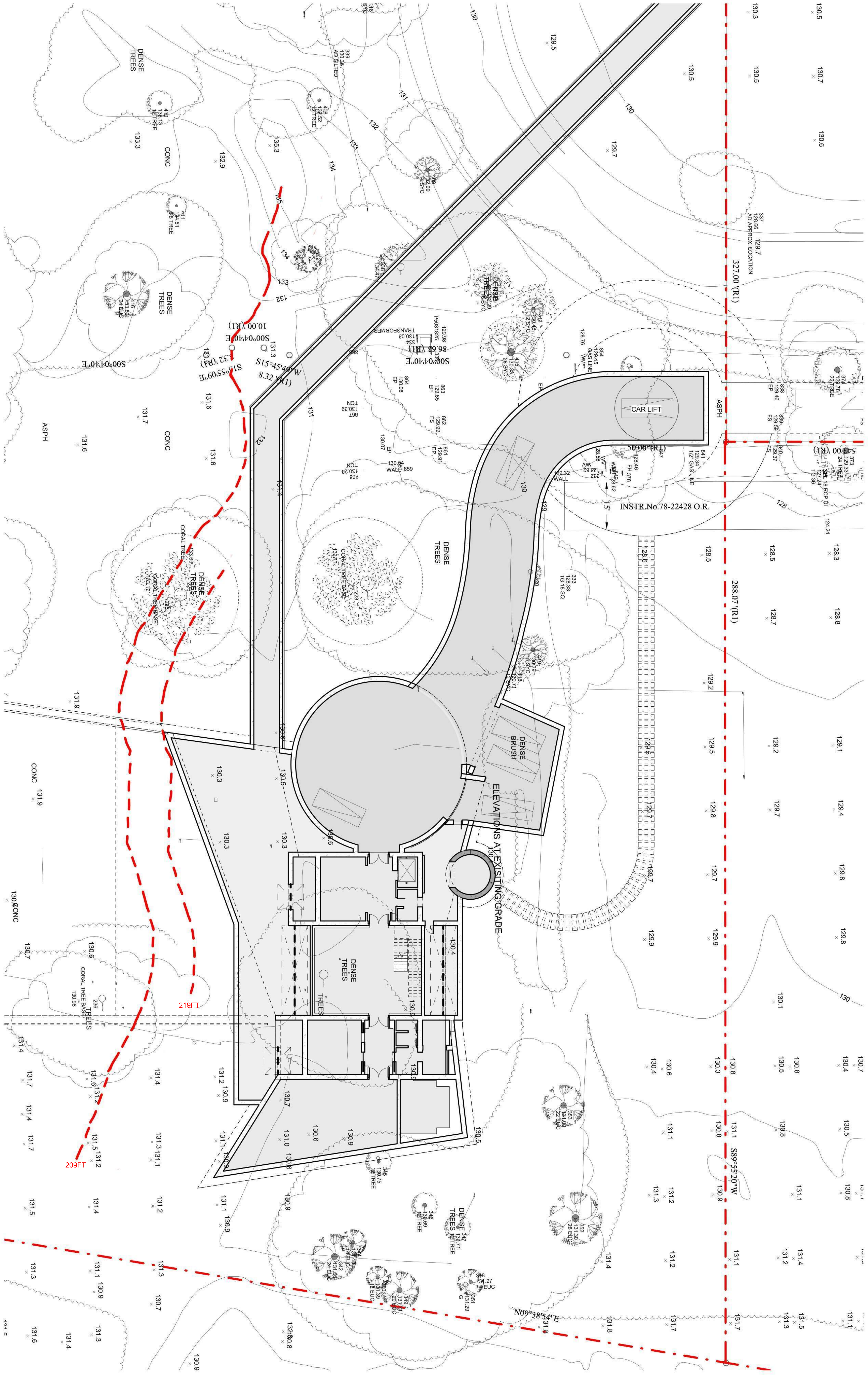
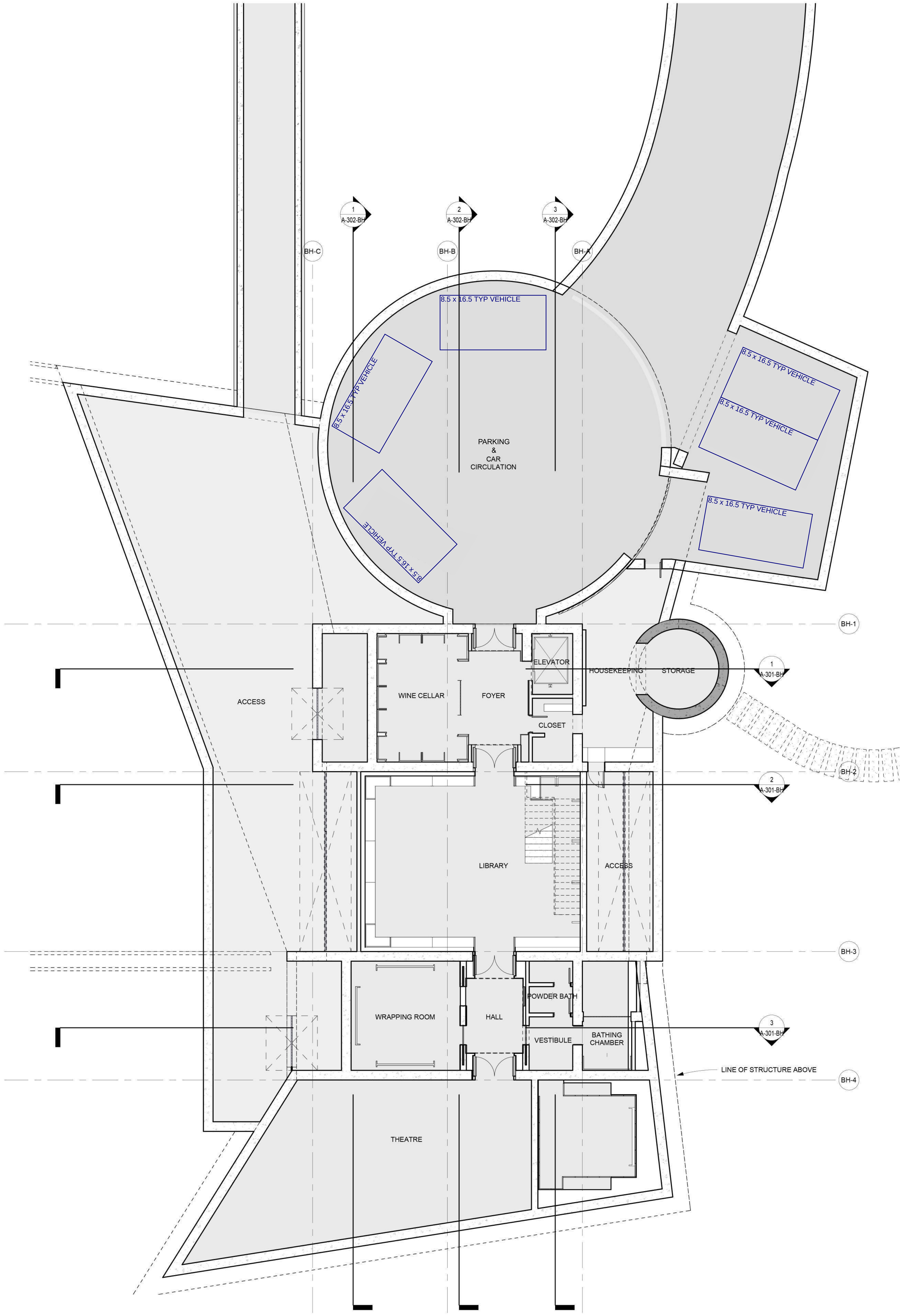


DENSE TREES
CONC
ASPH
CAR LIFT
S00°04'10"E
10.00'(R1)
S15°45'49"W
8.32'(R1)
S15°55'09"E
32.78'(R1)
98.63'(R1)
327.00'(R1)
288.07'(R1)
50.00'(R1)
INSTR.No.78-22428 O.R.
TRANSFORMER
CORAL TREE
DENSE BRUSH
ELEVATIONS AT EXISTING GRADE
219FT
209FT
S89°55'20"W
N09°38'54"E

② OVERALL BASEMENT & GARAGE PLAN
1/16" = 1'-0"



1 A-302-BH
2 A-302-BH
3 A-302-BH
BH-C
BH-B
BH-A
BH-1
BH-2
BH-3
BH-4
8.5 x 16.5 TYP VEHICLE
8.5 x 16.5 TYP VEHICLE
8.5 x 16.5 TYP VEHICLE
8.5 x 16.5 TYP VEHICLE
8.5 x 16.5 TYP VEHICLE
8.5 x 16.5 TYP VEHICLE
PARKING & CAR CIRCULATION
ACCESS
WINE CELLAR
FOYER
ELEVATOR
HOUSEKEEPING
STORAGE
CLOSET
1 A-301-BH
2 A-301-BH
3 A-301-BH
LIBRARY
ACCESS
WRAPPING ROOM
HALL
POWDER BATH
VESTIBULE
BATHING CHAMBER
LINE OF STRUCTURE ABOVE
THEATRE

① BASEMENT PLAN
1/8" = 1'-0"

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CONTENTS:

Basement Plans

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	6/27/23	Bluff CDH Sbmtl #2
	10/06/23	Bluff CDH Sbmtl #3

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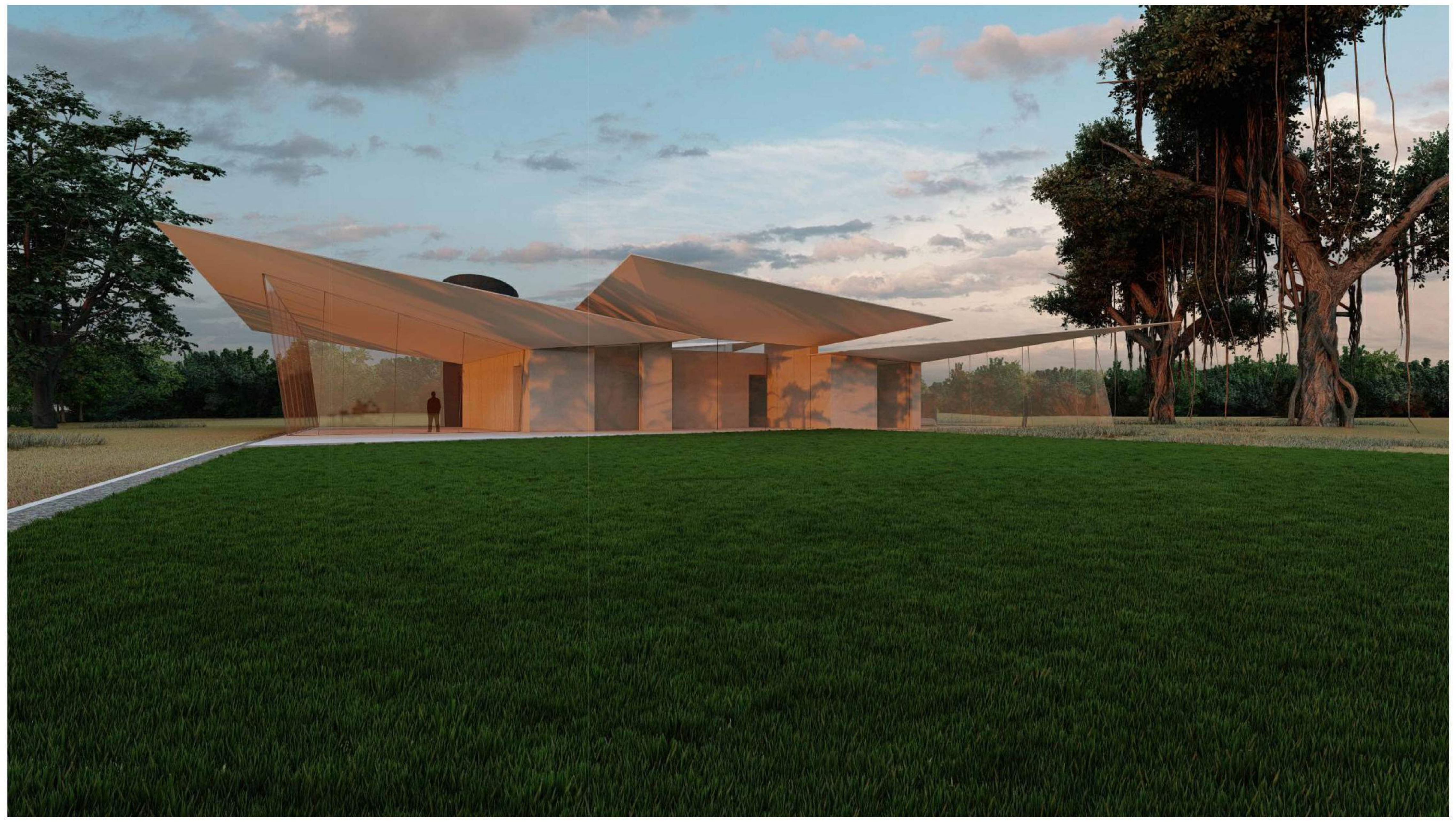
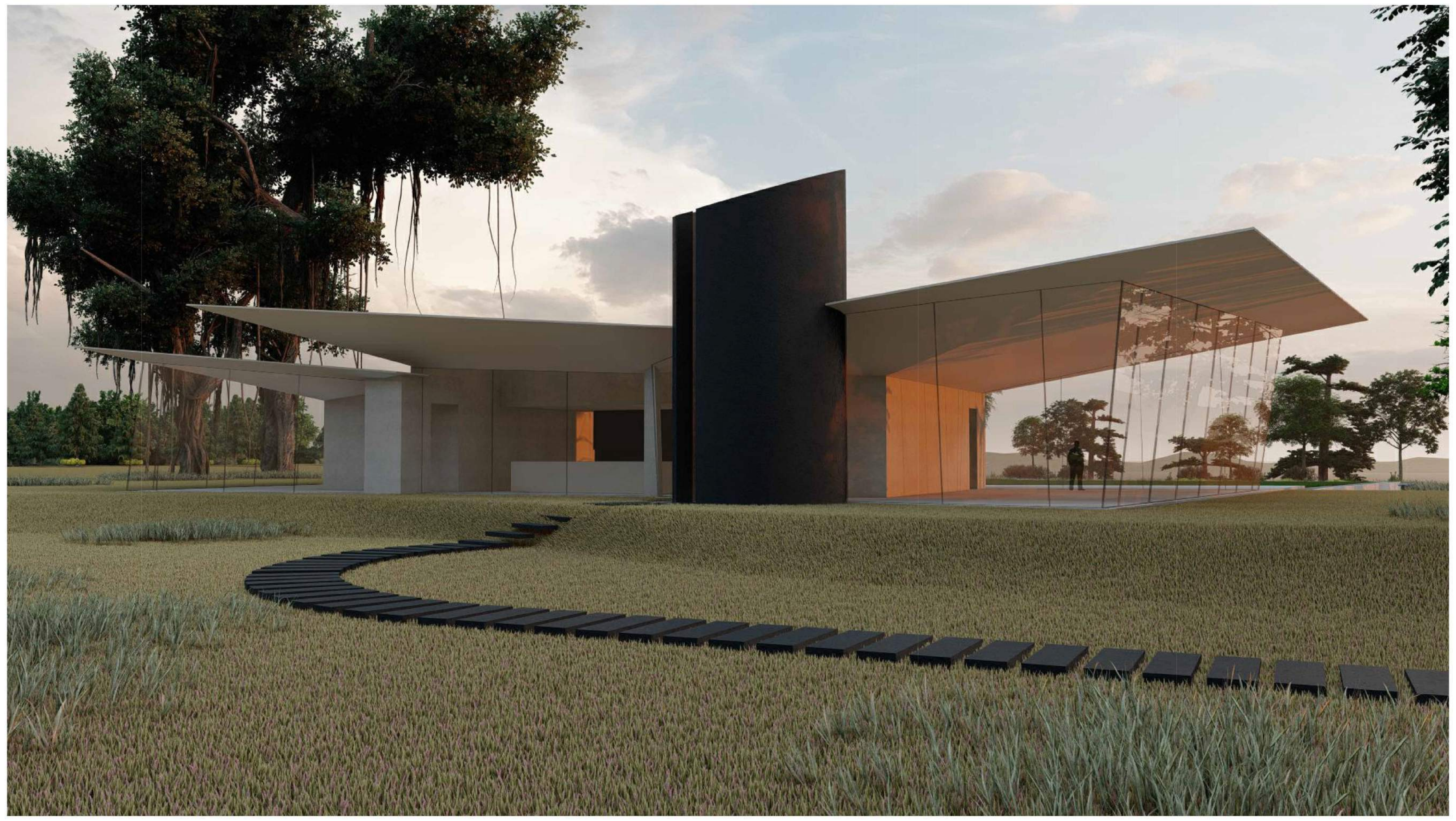
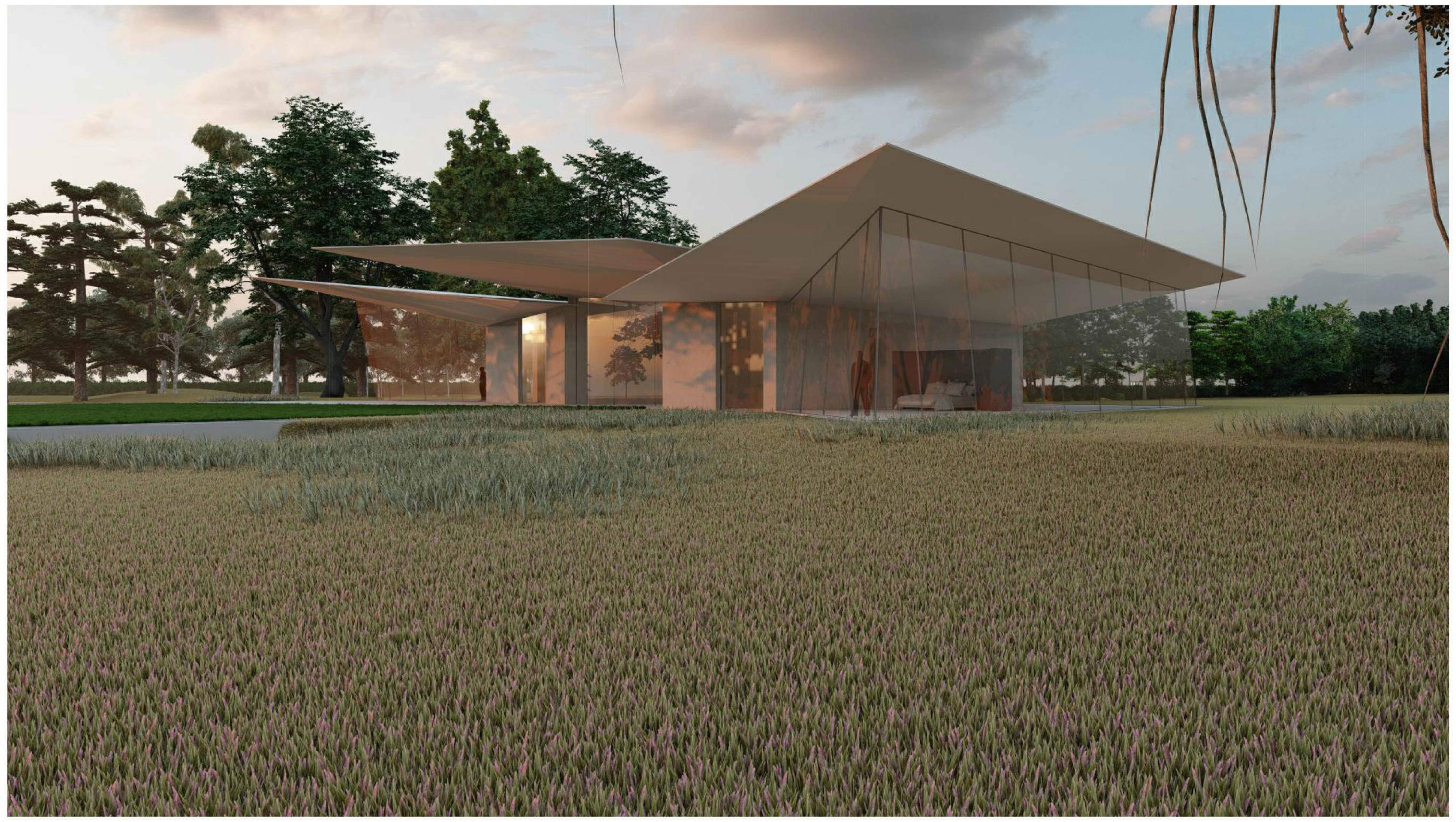


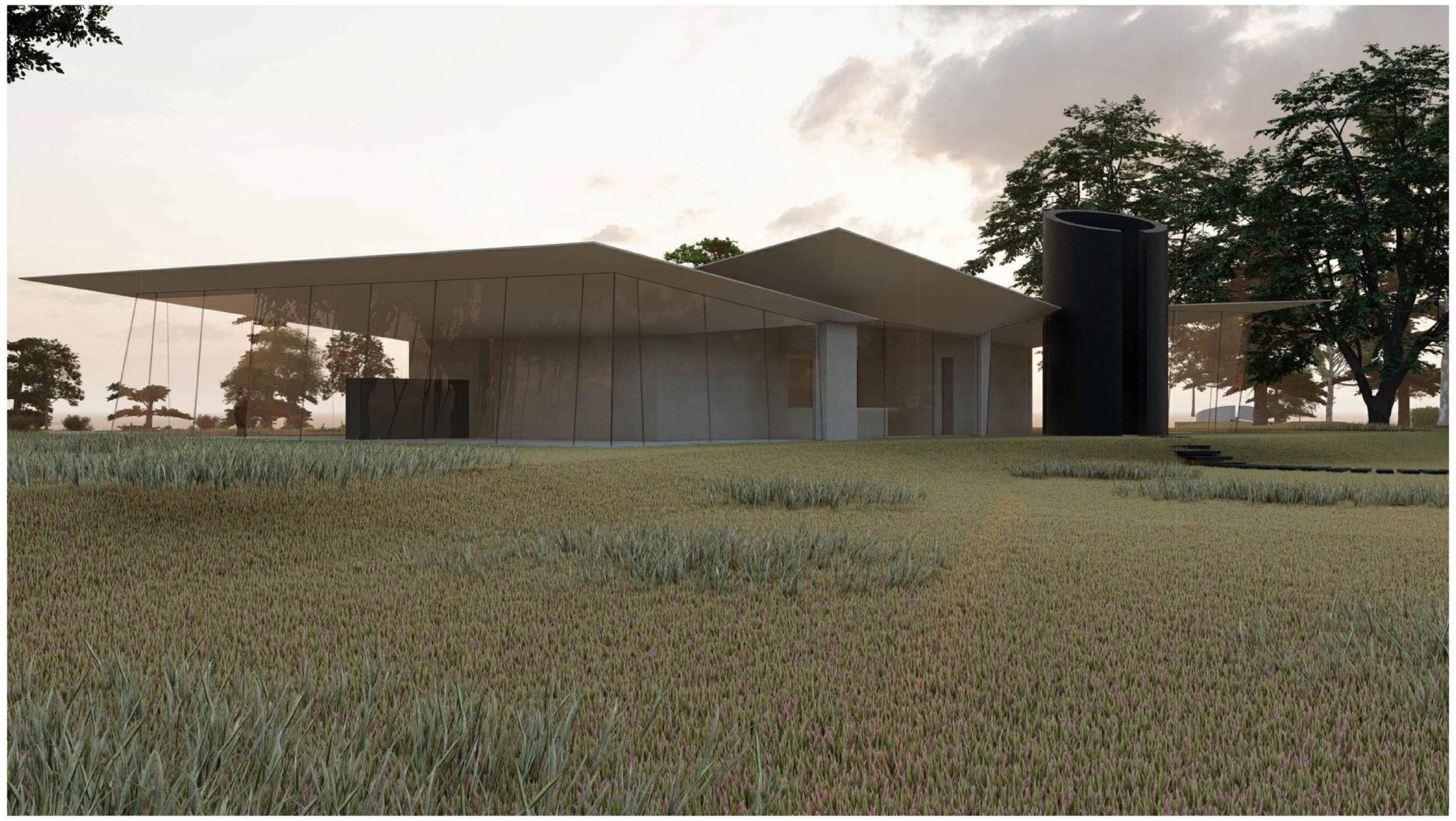
RENDERING VIEW 3



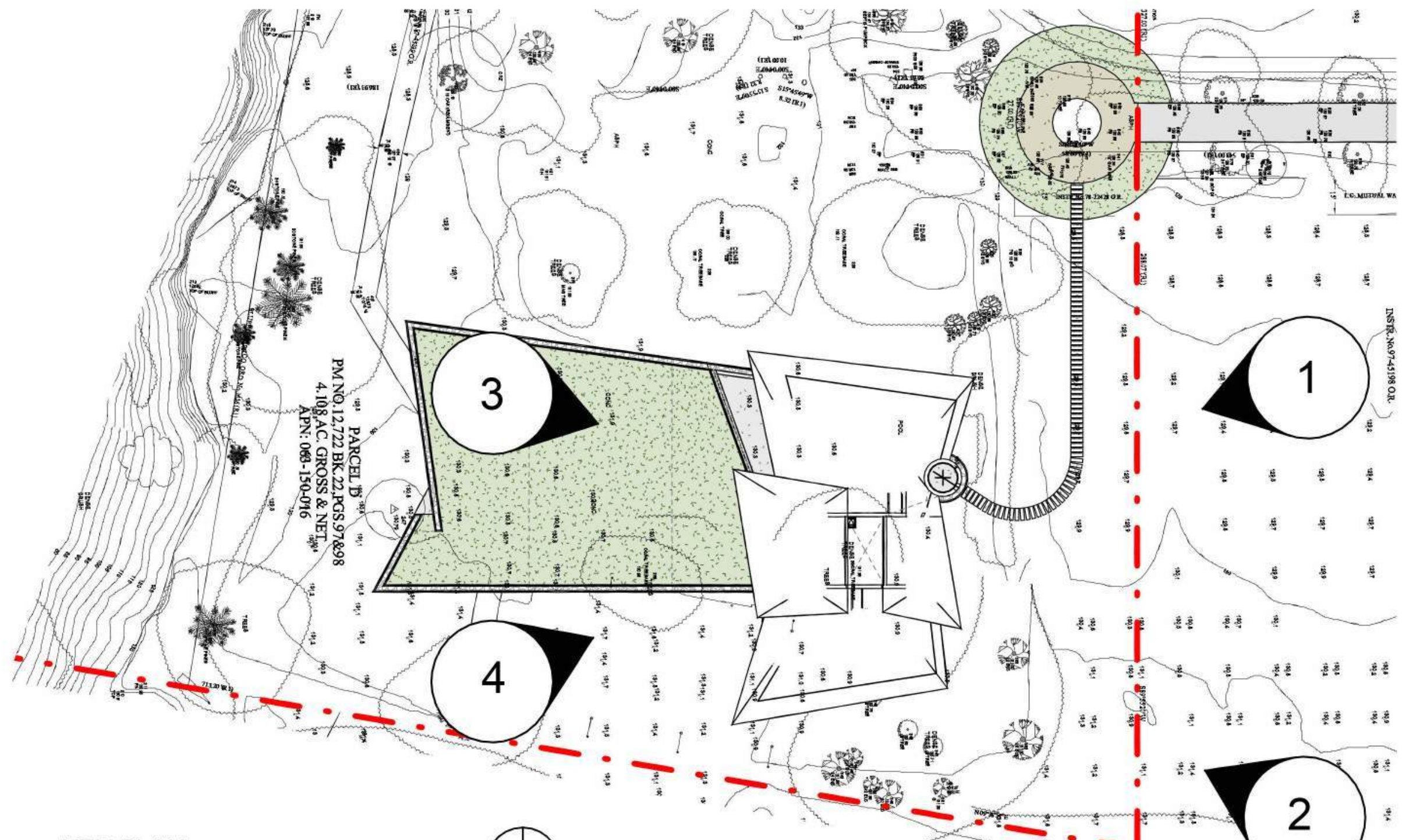
RENDERING VIEW 1



RENDERING VIEW 4



RENDERING VIEW 2



① KEY PLAN
1" = 60'-0"

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Santa Barbara, CA 93110
063-150-013 & 063-150-016

JOB NUMBER: 15016

CONTENTS:

Rendered Views

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ISSUE DATE: 10/06/23

ISSUANCES

#	DATE	DESCRIPTION
	2/13/23	Bluff CDH Sbmtl #1
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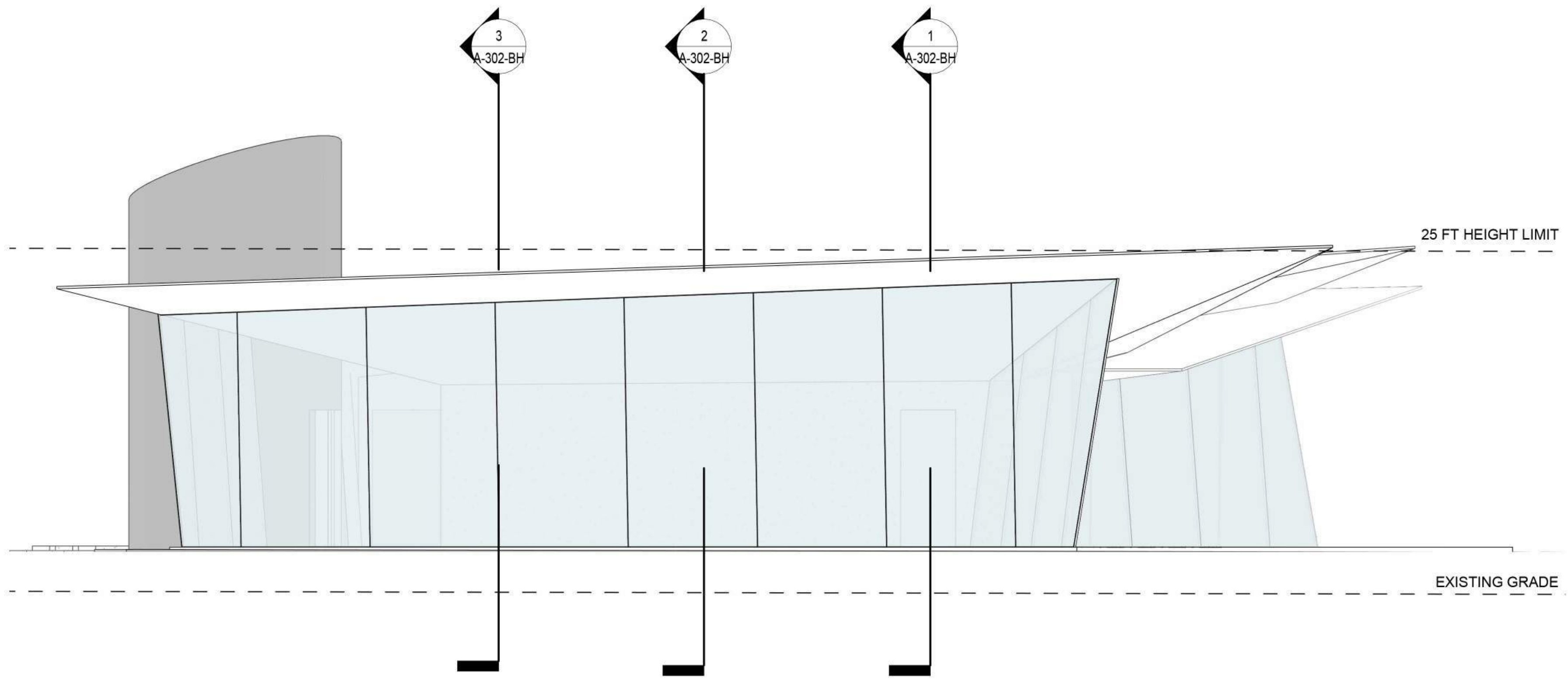
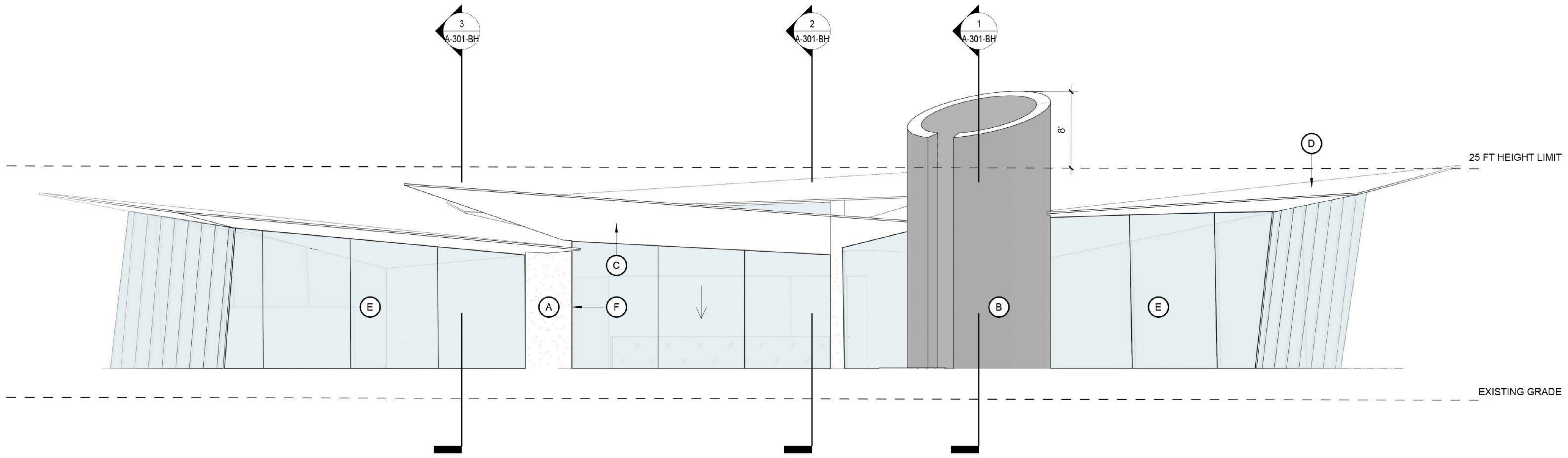
	5/18/23	SBAR Concept
	6/27/23	Bluff CDH Sbmtl #2
	10/06/23	Bluff CDH Sbmtl #3

A-110-BH

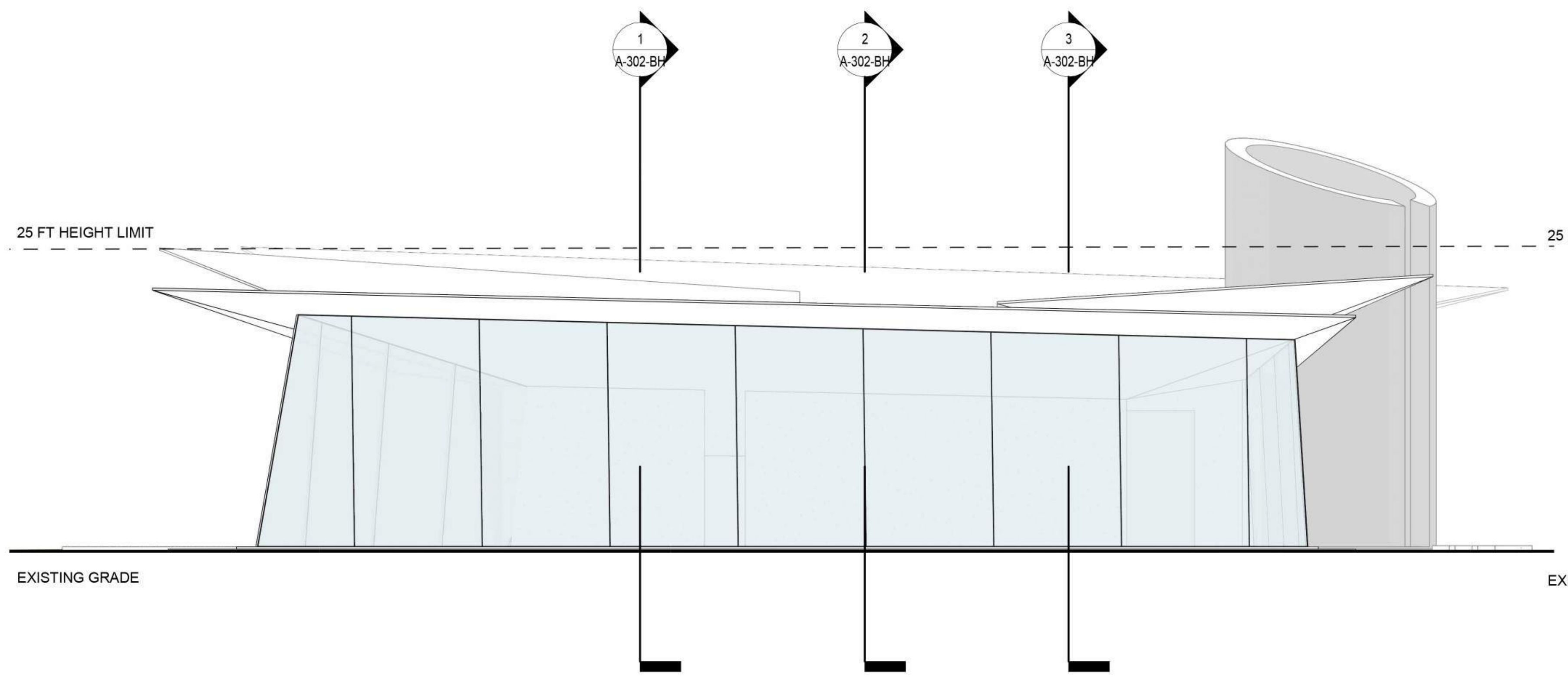
6/26/2023 3:05:10 PM


3
A-302-BH
2
A-302-BH
1
A-302-BH
25 FT HEIGHT LIMIT
EXISTING GRADE

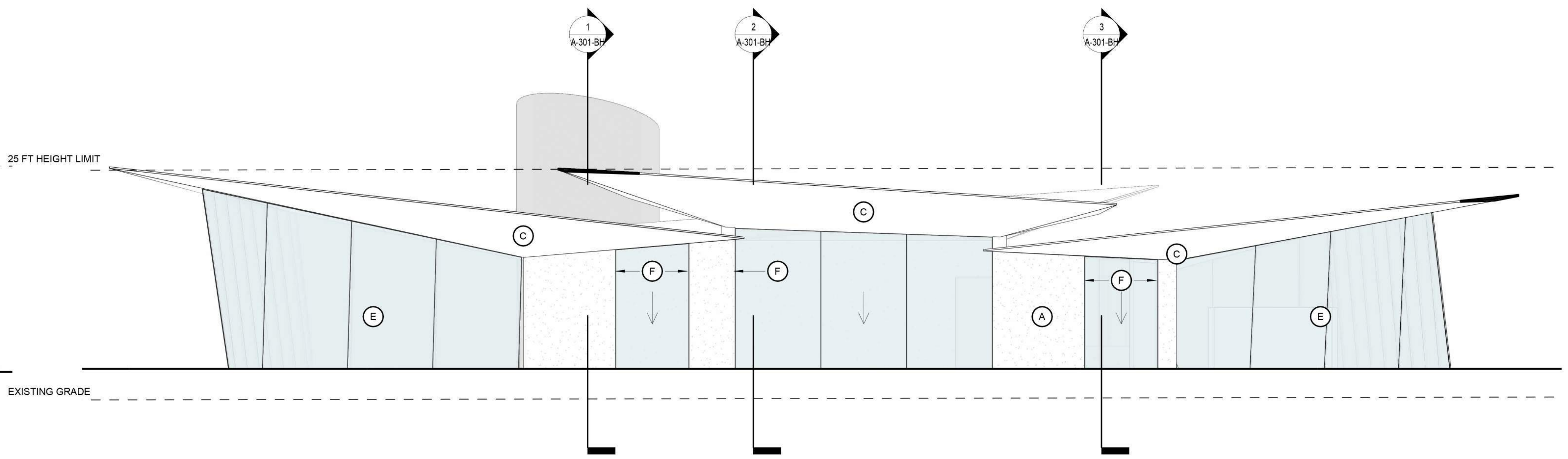
B WEST ELEVATION
1/8" = 1'-0"


3
A-301-BH
2
A-301-BH
1
A-301-BH
8'
D
25 FT HEIGHT LIMIT
C
E
A
F
B
E
EXISTING GRADE

A SOUTH ELEVATION
1/8" = 1'-0"


1
A-302-BH
2
A-302-BH
3
A-302-BH
25 FT HEIGHT LIMIT
EXISTING GRADE

D EAST ELEVATION
1/8" = 1'-0"


1
A-301-BH
2
A-301-BH
3
A-301-BH
25 FT HEIGHT LIMIT
C
C
C
F
F
F
E
A
E
EXISTING GRADE

C NORTH ELEVATION
1/8" = 1'-0"

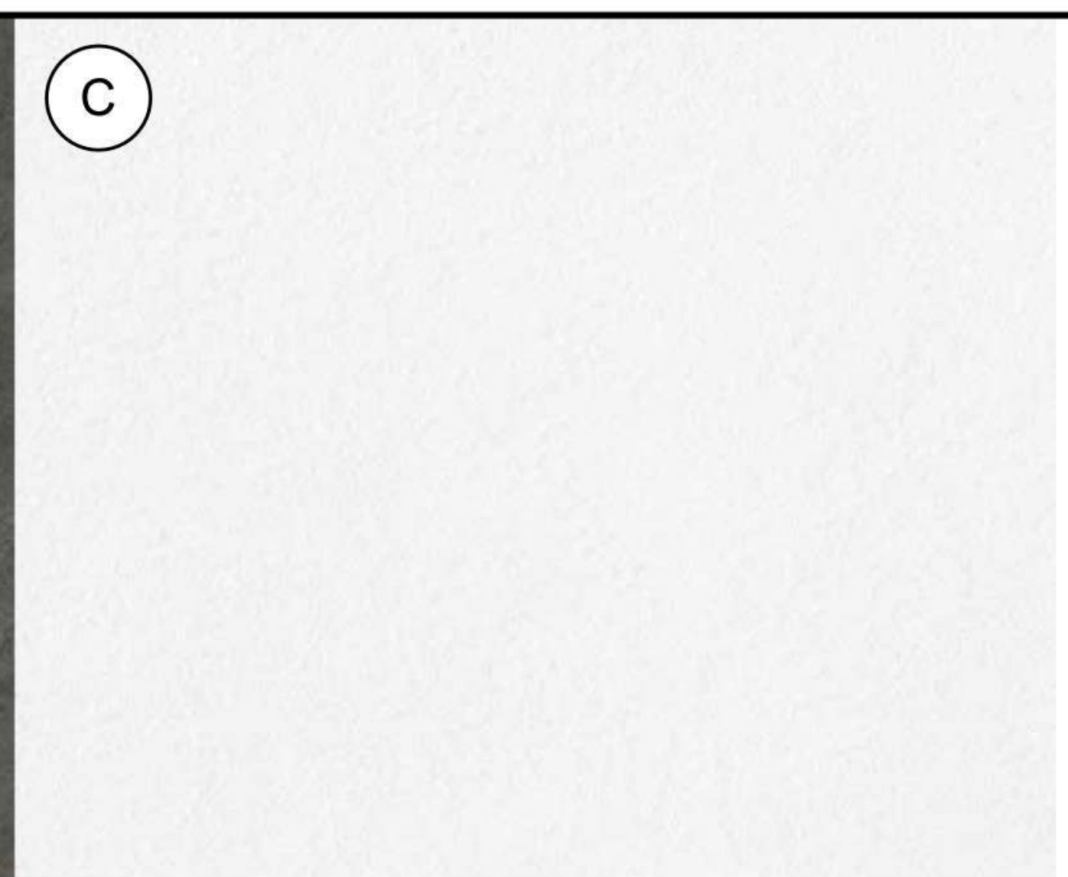
MATERIALS PALETTE

A

EXTERIOR WALLS: TITANIUM WHITE CONCRETE WITH SMOOTH FINISH

B

EXTERIOR WALLS: DARK GREY CONCRETE WITH SMOOTH FINISH



C

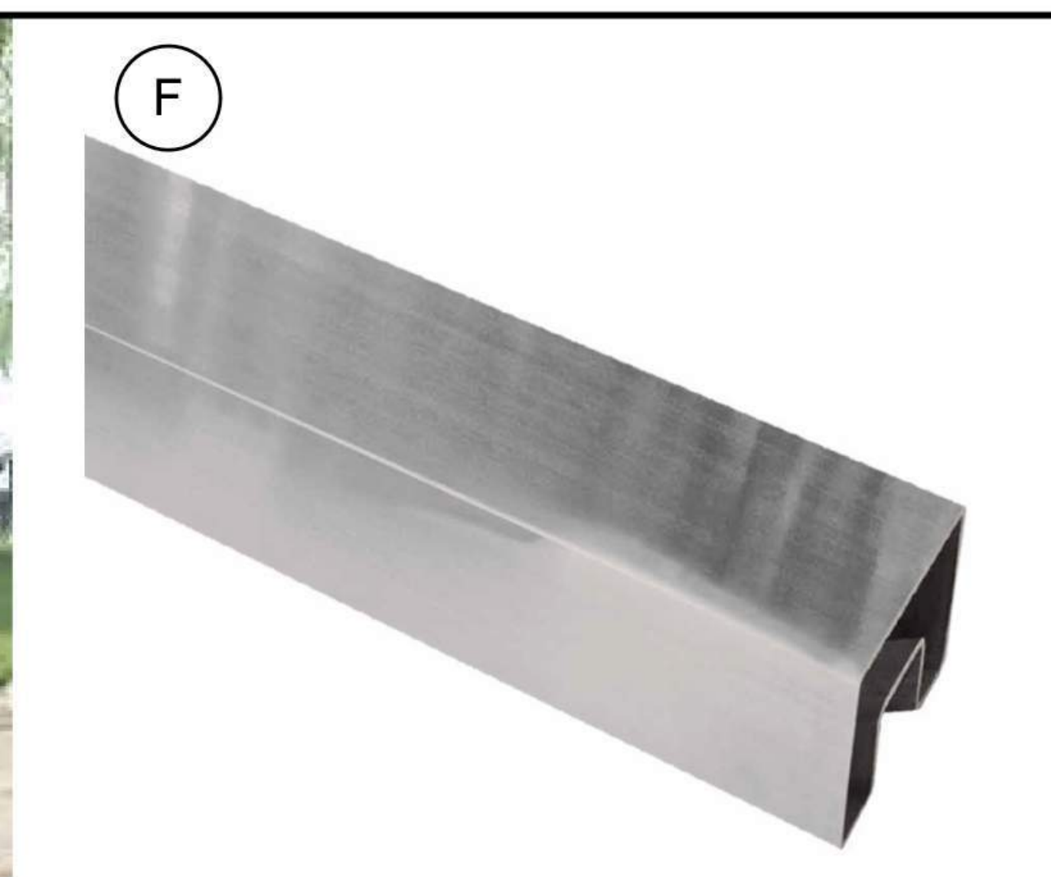
CEILING & SOFFIT: WHITE PLASTER WITH HARD TROWEL FINISH

D

ROOF: FLUID APPLIED MONOLITHIC MEMBRANE IN WHITE

E

GLAZING: FRAMELESS LAMINATED GLASS INSULATED GLAZING UNITS (IGU)



F

DESCENDER WINDOW FRAMES: STAINLESS STEEL

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CONTENTS:

Exterior Elevations

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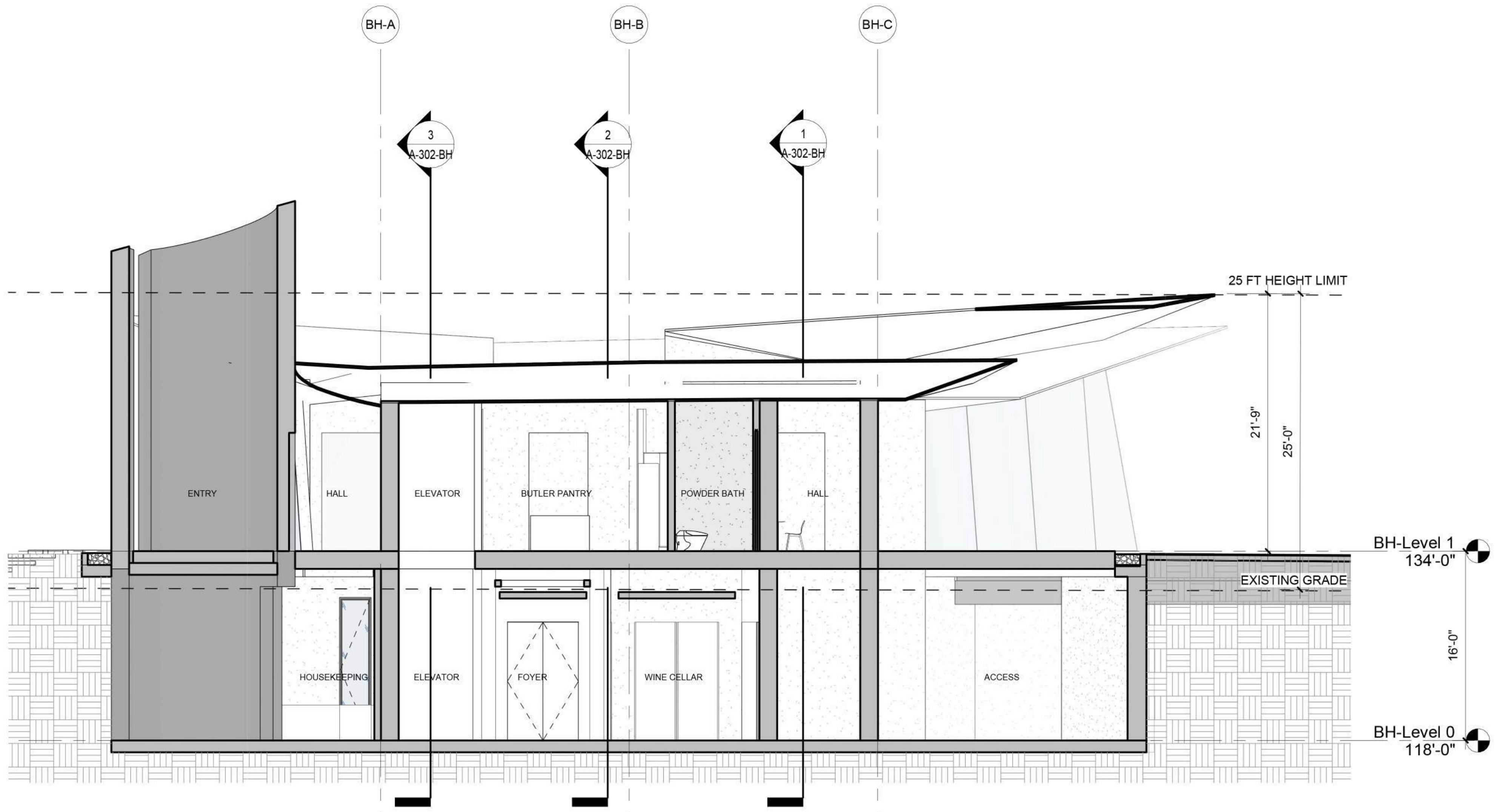
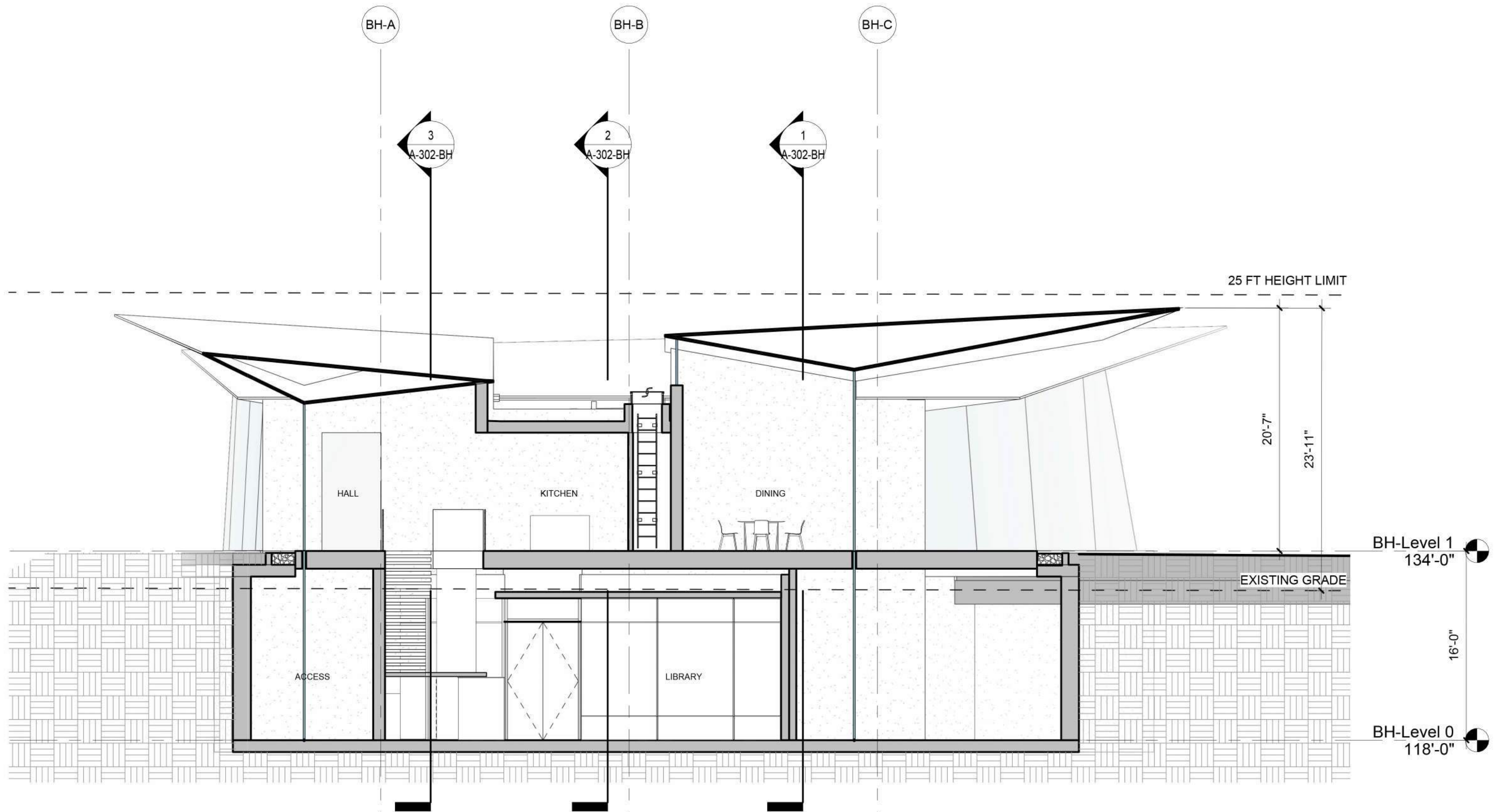
	10/06/23	Bluff CDH Sbmtl #3

A-201-BH

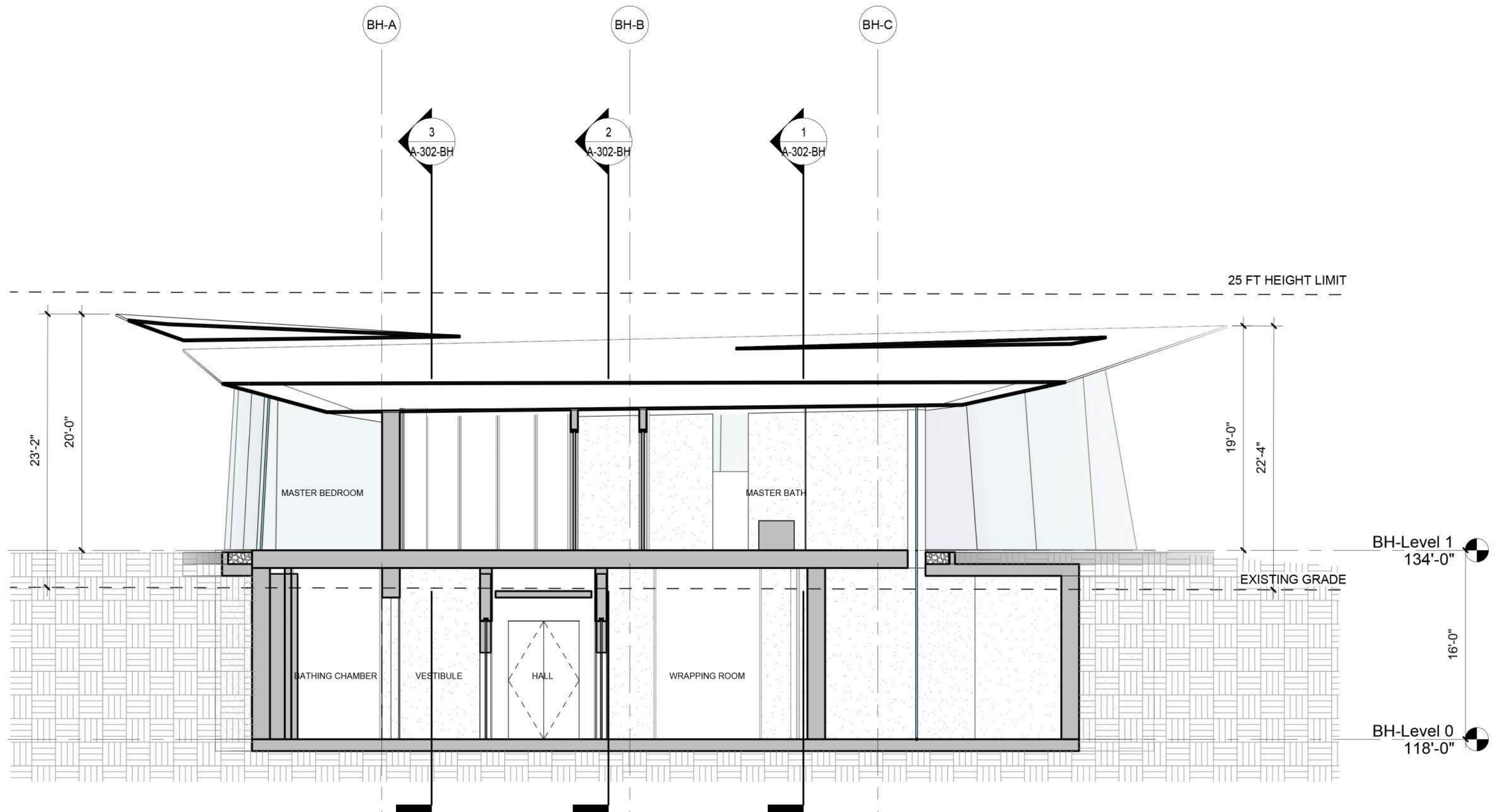
6/26/2023 3:05:17 PM


BH-A
BH-B
BH-C
3
A-302-BH
2
A-302-BH
1
A-302-BH
25 FT HEIGHT LIMIT
ENTRY
HALL
ELEVATOR
BUTLER PANTRY
POWDER BATH
HALL
21'-9"
25'-0"
BH-Level 1
134'-0"
EXISTING GRADE
16'-0"
HOUSEKEEPING
ELEVATOR
FOYER
WINE CELLAR
ACCESS
BH-Level 0
118'-0"

1 BUILDING SECTION
1/8" = 1'-0"


BH-A
BH-B
BH-C
3
A-302-BH
2
A-302-BH
1
A-302-BH
25 FT HEIGHT LIMIT
HALL
KITCHEN
DINING
20'-7"
23'-11"
BH-Level 1
134'-0"
EXISTING GRADE
16'-0"
ACCESS
LIBRARY
BH-Level 0
118'-0"

2 BUILDING SECTION
1/8" = 1'-0"


BH-A
BH-B
BH-C
3
A-302-BH
2
A-302-BH
1
A-302-BH
25 FT HEIGHT LIMIT
23'-2"
20'-0"
MASTER BEDROOM
MASTER BATH
19'-0"
22'-4"
BH-Level 1
134'-0"
EXISTING GRADE
16'-0"
BATHING CHAMBER
VESTIBULE
HALL
WRAPPING ROOM
BH-Level 0
118'-0"

3 BUILDING SECTION
1/8" = 1'-0"

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Overall Sections

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	5/18/23	SBAR Concept
	6/27/23	Bluff CDH Sbmtl #2
	10/06/23	Bluff CDH Sbmtl #3

A-301-BH

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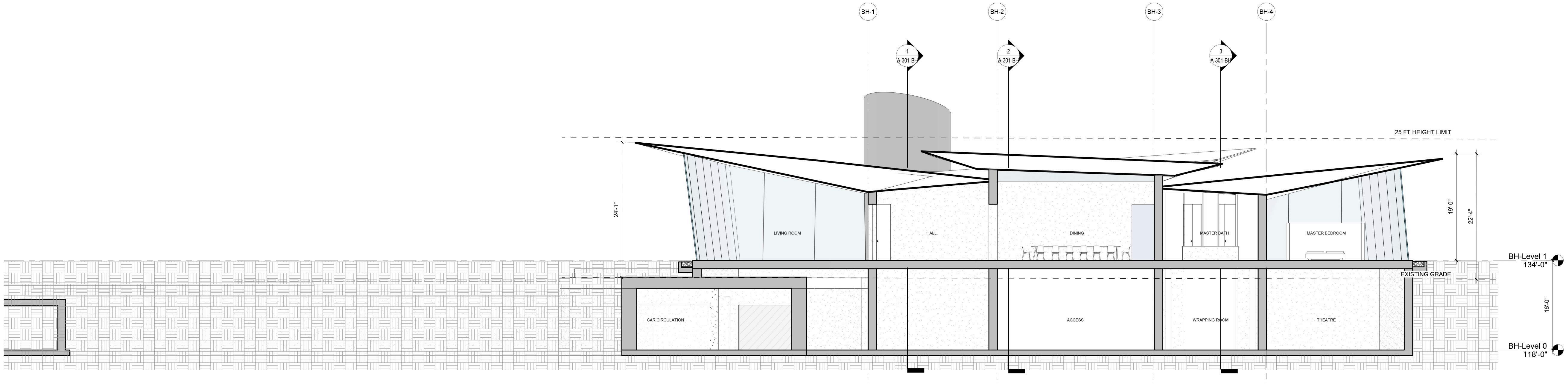
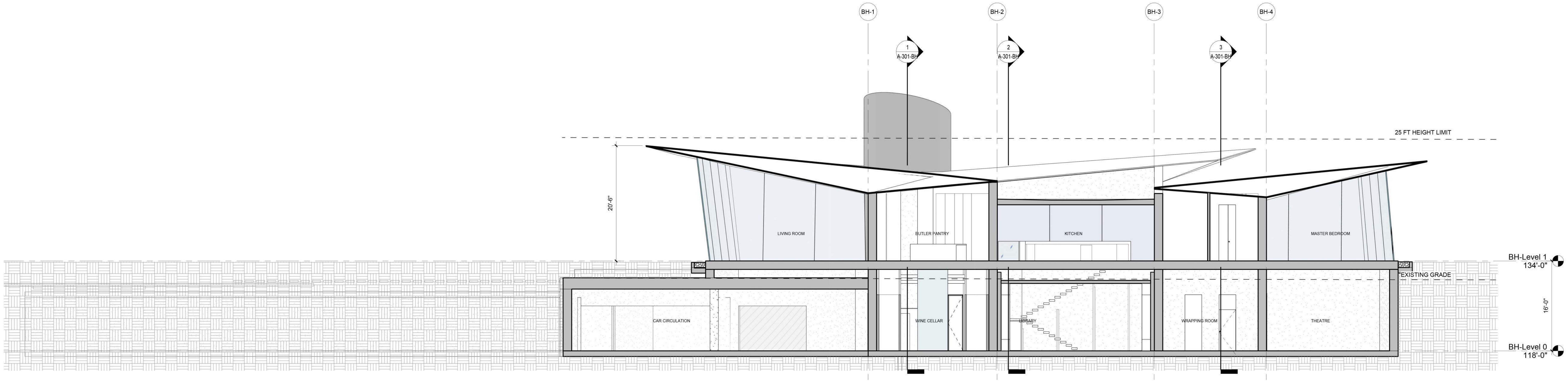
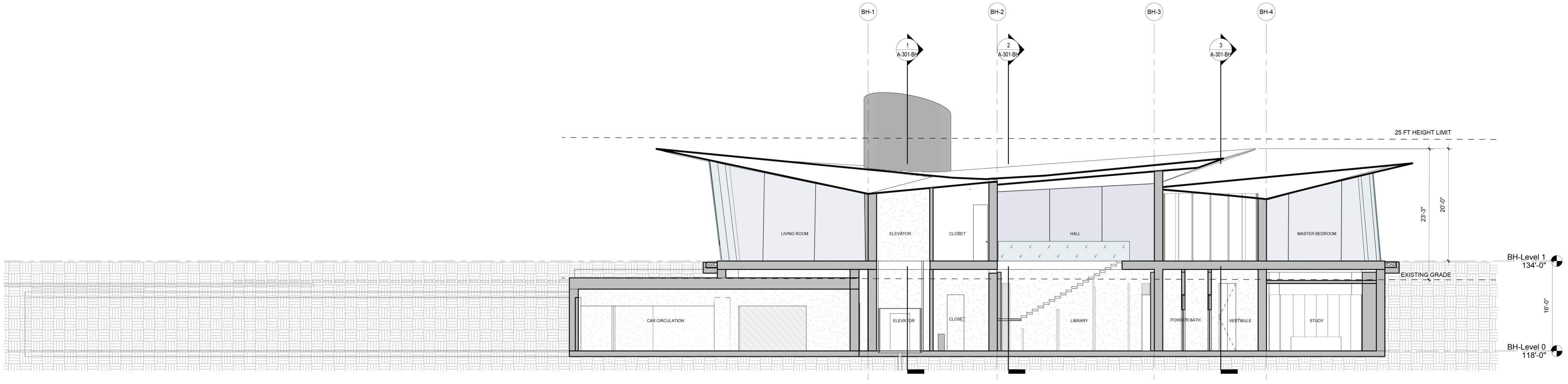

BH-1
BH-2
BH-3
BH-4
1
A-301-BH
2
A-301-BH
3
A-301-BH
25 FT HEIGHT LIMIT
24'-1"
19'-0"
22'-4"
LIVING ROOM
HALL
DINING
MASTER BATH
MASTER BEDROOM
BH-Level 1
134'-0"
EXISTING GRADE
16'-0"
CAR CIRCULATION
ACCESS
WRAPPING ROOM
THEATRE
BH-Level 0
118'-0"

① BUILDING SECTION
1/8" = 1'-0"


BH-1
BH-2
BH-3
BH-4
1
A-301-BH
2
A-301-BH
3
A-301-BH
25 FT HEIGHT LIMIT
20'-6"
LIVING ROOM
BUTLER PANTRY
KITCHEN
MASTER BEDROOM
BH-Level 1
134'-0"
EXISTING GRADE
16'-0"
CAR CIRCULATION
WINE CELLAR
LIBRARY
WRAPPING ROOM
THEATRE
BH-Level 0
118'-0"

② BUILDING SECTION
1/8" = 1'-0"


BH-1
BH-2
BH-3
BH-4
1
A-301-BH
2
A-301-BH
3
A-301-BH
25 FT HEIGHT LIMIT
23'-3"
20'-0"
LIVING ROOM
ELEVATOR
CLOSET
HALL
MASTER BEDROOM
BH-Level 1
134'-0"
EXISTING GRADE
16'-0"
CAR CIRCULATION
ELEVATOR
CLOSET
LIBRARY
POWDER BATH
VESTIBULE
STUDY
BH-Level 0
118'-0"

③ BUILDING SECTION
1/8" = 1'-0"

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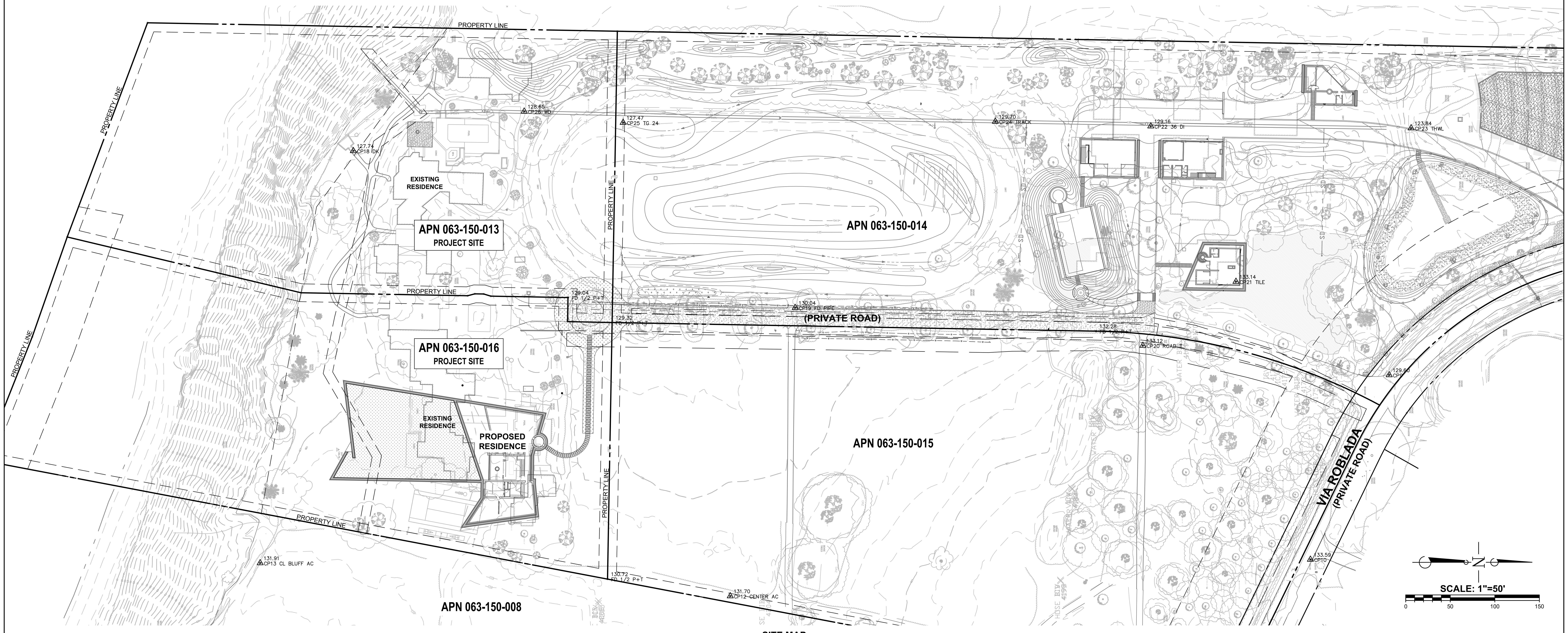
	6/27/23	Bluff CDH Sbmtl #2
	10/06/23	Bluff CDH Sbmtl #3

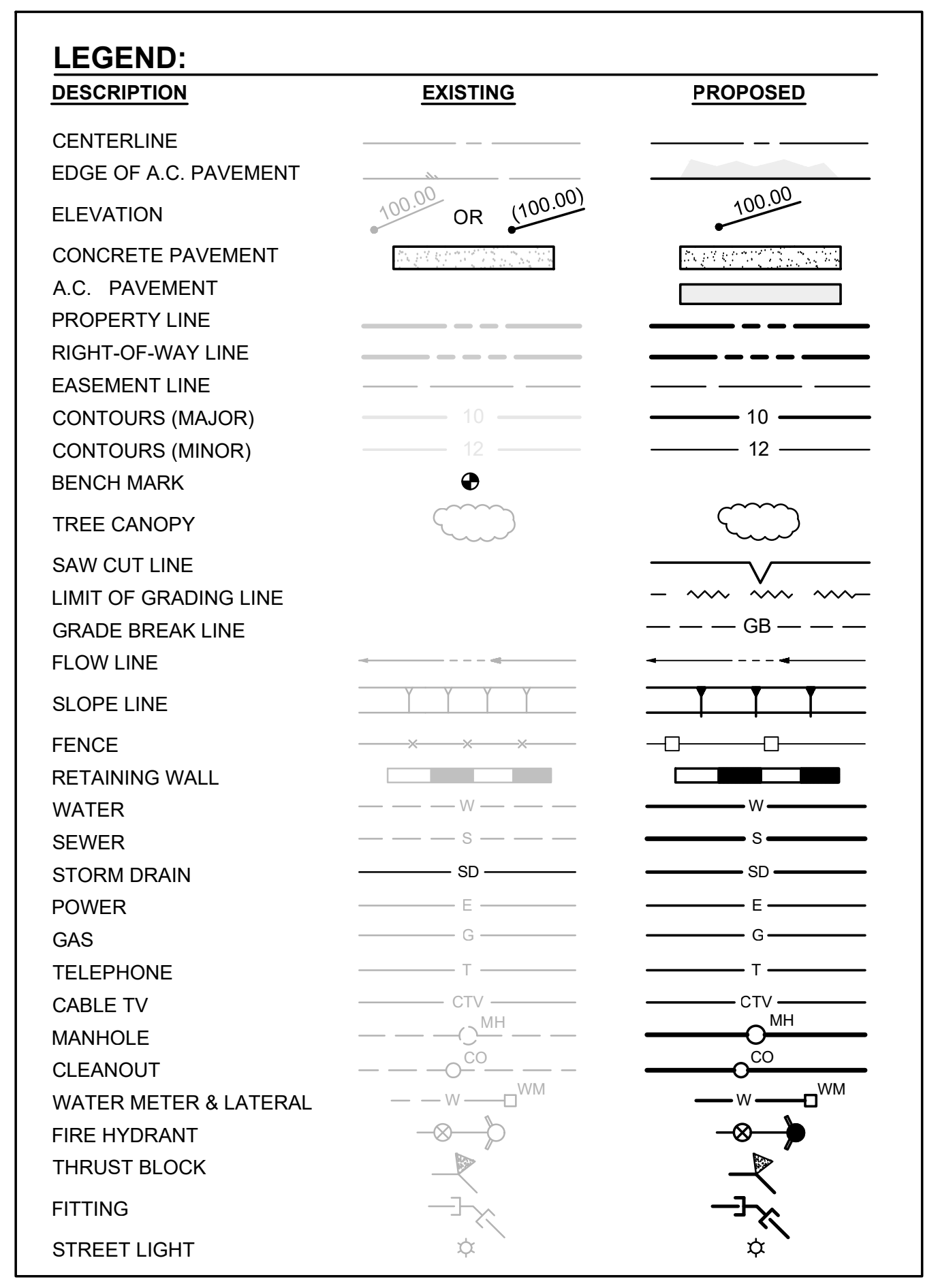
A-302-BH

6/26/2023 3:05:34 PM

4683 VIA ROBLADA
SITE IMPROVEMENT PLAN
HOPE RANCH, COUNTY OF SANTA BARBARA
APNS 063-150-013 AND 063-150-016


PROPERTY LINE
128.65 CP26 WD
127.47 CP25 TG 24
127.74 CP18 DK
EXISTING RESIDENCE
APN 063-150-013
PROJECT SITE
APN 063-150-014
129.70 CP24 TRACK
129.16 CP22 36 DI
123.84 CP23 THWL
133.14 CP21 TILE
129.04 FD 1/2 P+T
130.04 CP19 FD PIPE
129.32
(PRIVATE ROAD)
132.28 FD 1/2 P+T
133.12 CP20 ROAD T
APN 063-150-016
PROJECT SITE
EXISTING RESIDENCE
PROPOSED RESIDENCE
APN 063-150-015
VIA ROBLADA
(PRIVATE ROAD)
133.59 CP10
131.91 CP13 CL BLUFF AC
130.72 FD 1/2 P+T
131.70 CP12 CENTER AC
APN 063-150-008
N
SCALE: 1"=50'
0
50
100
150

SITE MAP
SCALE: 1" = 50'


LEGEND:
DESCRIPTION
EXISTING
PROPOSED
CENTERLINE
EDGE OF A.C. PAVEMENT
ELEVATION
100.00
OR
(100.00)
100.00
CONCRETE PAVEMENT
A.C. PAVEMENT
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
CONTOURS (MAJOR)
10
CONTOURS (MINOR)
12
BENCH MARK
TREE CANOPY
SAW CUT LINE
LIMIT OF GRADING LINE
GRADE BREAK LINE
GB
FLOW LINE
SLOPE LINE
FENCE
RETAINING WALL
WATER
W
SEWER
S
STORM DRAIN
SD
POWER
E
GAS
G
TELEPHONE
T
CABLE TV
CTV
MANHOLE
MH
CLEANOUT
CO
WATER METER & LATERAL
W
WM
FIRE HYDRANT
THRUST BLOCK
FITTING
STREET LIGHT

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

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OWNERS RESPONSIBILITIES:

1. PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES AN SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND AGENCY REQUIREMENTS. THE OWNER SHALL ALSO ASSURE THAT CONTRACTOR(S) ENGAGED TO PROPERLY IMPLEMENT THE CONSTRUCTION CALLED FOR ON THESE PLANS, SPECIFICATIONS AND DETAILS INCLUDING THOSE TASKS CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN DOCUMENT AND EROSION CONTROL PLAN SHEETS ATTACHED AS PART OF THESE PLANS.

GEOTECHNICAL ENGINEER'S RESPONSIBILITIES:

1. THE GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS WITH RESPECT TO GENERAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS PRESENTED IN THE PROJECT SOILS ENGINEERING REPORT. THE PLAN REVIEW SHALL BE PERFORMED SPECIFICALLY WITH RESPECT TO GEOTECHNICAL FACTORS DISCUSSED IN THE REFERENCED REPORT. IN PERFORMING THE REVIEW, A GEOTECHNICAL ENGINEER SHALL ATTEMPT TO VERIFY THAT THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE REPORT ARE GENERALLY INCORPORATED INTO THE PLANS. IN ACCORDANCE WITH THIS LEVEL REVIEW, THE PLANS ARE TO BE FOUND IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE NOTED REPORT.
2. UPON BEING RETAINED BY THE OWNER, PRIOR TO CONSTRUCTION THE GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER AND THE CONTRACTOR THE LEVEL OF OBSERVATION AND TESTING THAT WILL BE PROVIDED DURING CONSTRUCTION. PROVIDED THAT THE CONTRACTOR FULFILLS HIS OR HER RESPONSIBILITY FOR TIMELY REQUESTS FOR THOSE SERVICES DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK IS PERFORMED IN GENERAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, AND WITH THE REQUIREMENTS OF THE COUNTY OF SANTA BARBARA.
3. UPON COMPLETION OF EARTHWORK, THE GEOTECHNICAL ENGINEER SHALL, UPON REQUEST, PROVIDE TO THE OWNER AND PROJECT DESIGN ENGINEER A FINAL REPORT WITH RESULTS OF THEIR OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS. PROVIDED THAT THE WORK IS PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THE REPORT SHALL STATE THEIR OPINION THAT THE GRADING WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CONTRACTORS STORM WATER POLLUTION CONTROL RESPONSIBILITIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN POLLUTION PREVENTION MEASURES, INCLUDING THOSE FOR EROSION AND SEDIMENT CONTROL, AS NECESSARY TO PREVENT ANY POLLUTANT AT ANY LEVEL FROM BEING CONVEYED OFF THE CONSTRUCTION SITE AND THAT THESE MEASURES MUST CONTINUE TO BE MAINTAINED UNTIL THE REQUIRED POST-CONSTRUCTION POLLUTION PREVENTION MEASURES ARE IN PLACE AND COMPLETELY FUNCTIONAL, INCLUDING PERMANENT LANDSCAPING.
2. THE SPECIFIC MEASURES WHICH MAY BE CALLED FOR ON THE PROJECT EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN CANNOT ADDRESS ALL SITE DEVELOPMENT AND STORM CHARACTERISTICS WHICH WILL EVOLVE OVER THE COURSE OF CONSTRUCTION AND IT IS THE CONTRACTORS RESPONSIBILITY TO NOT ONLY IMPLEMENT THE PLAN, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND SCHEDULE AND ADDRESS EVOLVING SITE CONDITIONS AND ACTUAL WEATHER CONDITIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE EMPLOYEES AND SUBCONTRACTORS ARE TRAINED REGARDING THESE REQUIREMENTS AND TO MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION, INSPECTION, AND MAINTENANCE OF STORM WATER POLLUTION PREVENTION MEASURES INCLUDING, BUT NOT LIMITED TO: TRAINING, INSPECTION, MAINTENANCE LOG; RECORD DRAWINGS SHOWING LOCATIONS, LIMITS, AND DATES OF INSTALLATION FOR VARIOUS MEASURES; DATED PHOTOGRAPHS AND FIELD SKETCHES.
4. THE CONTRACTOR SHALL BE FAMILIAR WITH AND AGREE TO IMPLEMENT THE MEASURES AND INSTALLATIONS DEPICTED ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN INCLUDING INSTALLATION, ROUTINE INSPECTION AND MAINTENANCE, ADJUSTMENTS AND EXPANSION DUE TO EVOLVING SITE CONDITIONS, EMERGENCY MAINTENANCE AND ADJUSTMENTS DUE TO ACTUAL STORM AND SITE CONDITIONS, AND DOCUMENTATION.

AERIAL TOPOGRAPHY PROVIDED BY:

CENTRAL COAST AERIAL MAPPING, INC.
710 FIERO LN. #24
SAN LUIS OBISPO, CALIFORNIA 93401
TEL: (805) 543-4307 FAX: (805) 543-7257
MAIL@AERIAL-MAPS.COM
CONTOUR INTERVAL: 1' COMPILATION SCALE: 1" = 20'
PHOTOGRAPHY DATED 12-01-2015

BOUNDARY SURVEY AND SUPPLEMENTAL TOPOGRAPHIC INFORMATION PROVIDED BY:

PROBER LAND SURVEYING (PLS)
645 FLORA VISTA DRIVE
SANTA BARBARA, CALIFORNIA 93109
TEL: (805) 964-1096 FAX: (805) 964-2415
PLSSB@COX.NET
WWW.PROBERLANDSURVEYING.COM

SUPPLEMENTAL TOPOGRAPHIC FIELD SURVEY INFORMATION PROVIDED BY:

WATERS CARDENAS LAND SURVEYING
5553 HOLLISTER AVENUE, SUITE 7
GOLETA, CALIFORNIA 93117
TEL: (805) 967-4416
JOSE CARDENAS, JCARDENAS@WCSURVEYING.COM

AND

BLC SURVEYING, INC.
5304 DERRY AVE. SUITE H
AGOURA HILLS, CA 91301
TEL: (805) 318-1288

SURVEY NOTES:

1 BOUNDARY DATA: PARCEL MAP No. 12,722 BK. 22, PGS. 97-98 (R1) & PARCEL MAP No. 10,685 BK. 2, PG. 91 (R2).

2 HORIZONTAL DATUM: NAD83; COORD. SYSTEM: SPC CA 05 sFT, EPOCH 1991.35.

3 VERTICAL DATUM: NAVD88; INITIAL STA. CALVRS NETWORK BASE STATION.

4 BOUNDARY ROTATION TO GRID: W'LY LINE OF PARCEL "C" - N00°04'40"W 543.00 (R1) - PT. 54 > PT. 55 SHOWN HEREON.

5 EASEMENTS AND BOUNDARY: FIDELITY NATIONAL TITLE COMPANY TITLE REPORTS FSBA-42041503, 69, 70, 72, 73 & 74 DATED OCTOBER 26, 2015. NOTE: SEVERAL EASEMENT LOCATIONS ARE DISCLOSED OF RECORD. FOR SPECIFICS PLEASE REFER TO SAID TITLE REPORTS.

PLS - SURVEY CONTROL

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
7	1980350.77	6023208.37	128.54	CP7 T ROCK NW
8	1980324.38	6023226.05	126.53	CP8 CL RD NW
9	1980073.11	6023351.98	129.60	CP9 DW 4677 VR
10	1979984.69	6023559.10	133.59	CP10 DW 4676 VR
11	1979729.11	6024086.61	142.80	CP11 MBS
12	1979333.73	6023600.14	131.70	CP12 CENTER AC
13	1978806.27	6023563.04	131.91	CP13 CL BLUFF AC
14	1978691.39	6023908.43	134.94	CP14 SE
15	1978940.59	6024011.95	136.19	CP15 E CL
16	1979244.07	6024139.20	136.20	CP16 NE
17	1978657.67	6023888.82	134.33	CP17 FD MAG+SHI
18	1978910.82	6023100.39	127.74	CP18 DK
19	1979406.56	6023276.48	130.04	CP19 FD PIPE
20	1979796.69	6023318.94	133.12	CP20 ROAD T
21	1979901.17	6023247.16	133.14	CP21 TILE
22	1979805.59	6023072.71	129.16	CP22 36 DI
23	1980097.69	6023074.86	123.84	CP23 THWL
24	1979631.17	6023067.45	129.70	CP24 TRACK
25	1979213.53	6023068.69	127.47	CP25 TG 24
26	1979102.54	6023056.06	128.65	CP26 WD
50	1979493.76	6024701.19	146.01	FD BC
51	1979653.51	6024345.07	145.34	FD BC
52	1979195.98	6023580.86	130.72	FD 1/2 P+T
53	1979151.75	6023264.96	129.04	FD 1/2 P+T
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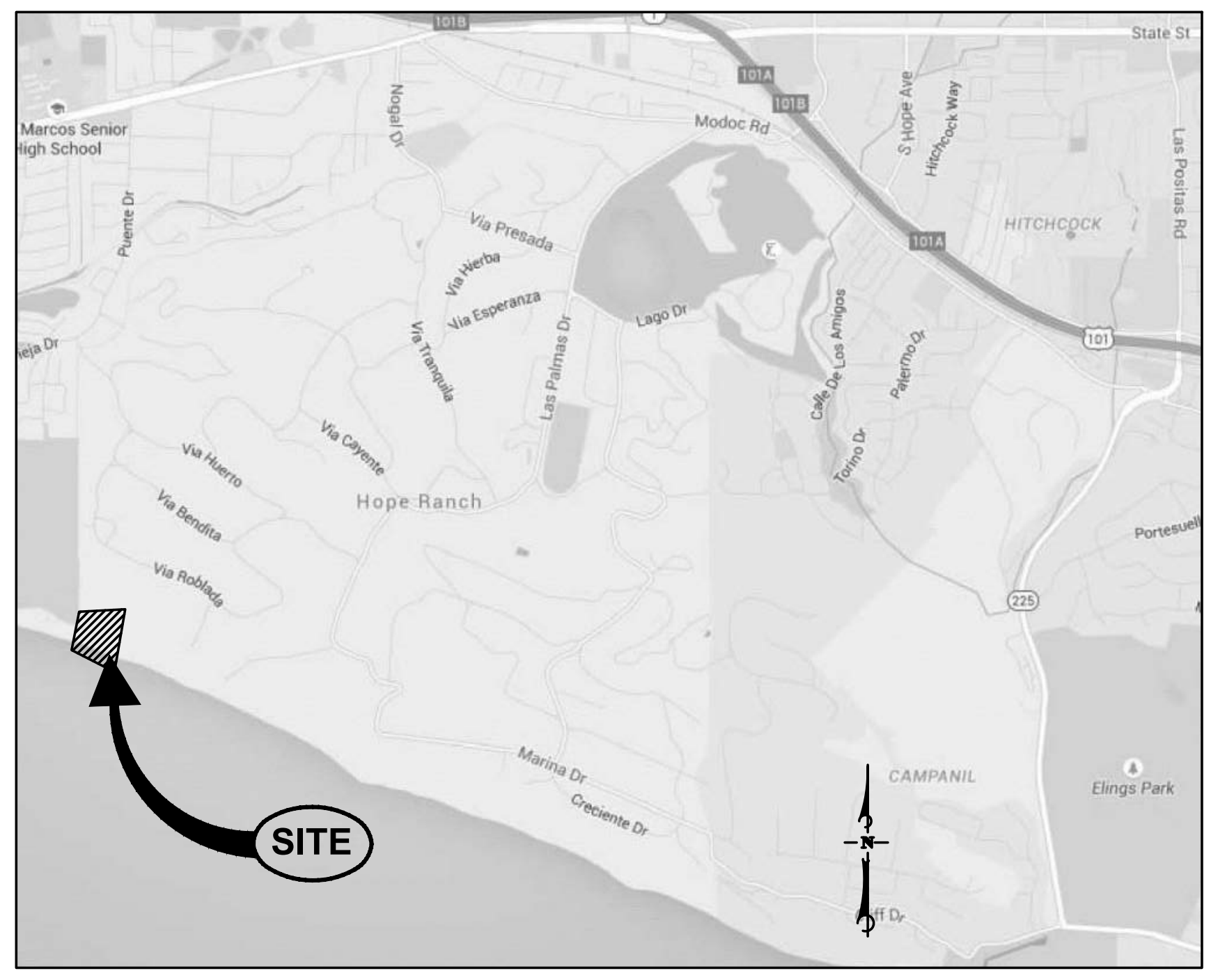
55	1979744.18	6023302.76	132.28	FD 1/2 P+T


SITE
Hope Ranch
Marina Dr
Creciente Dr
CAMPANIL
Elings Park
HITCHCOCK

VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	GENERAL DESCRIPTION
1	G-1-BH TITLE SHEET
2	G-2-BH GENERAL NOTES AND SPECIFICATIONS
3	D-1-BH DEMOLITION PLAN
4	D-2-BH DEMOLITION PLAN
5	C-1-BH GRADING, DRAINAGE AND SITE IMPROVEMENT PLAN
6	C-2-BH GRADING, DRAINAGE AND SITE IMPROVEMENT PLAN
7	C-3-BH STORMWATER CONTROL PLAN
8	C-4-BH SITE SANITARY SEWER PLAN
9	EC-1-BH EROSION CONTROL PLAN
10	EC-2-BH EROSION CONTROL SPECIFICATIONS
11	EC-3-BH EROSION CONTROL DETAILS

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SITE IMPROVEMENT PLAN
HOPE RANCH ESTATE
BLUFF HOUSE PROPERTY
APNS 063-150-013 & 063-150-016

4683 VIA ROBLADA
SANTA BARBARA, CALIFORNIA

HRA PROJECT # 2239

MARK	DATE	ISSUE

STAMP
NICHOLAS P. ZEMKE
No. 82073
CIVIL

BY: PRELIMINARY NOT FOR CONSTRUCTION DATE: ________

SHEET TITLE
TITLE SHEET

DATE
OCTOBER 2, 2023

SHEET NUMBER
G-1-BH
SHEET 1 OF 11

F&A W.O. 1369A

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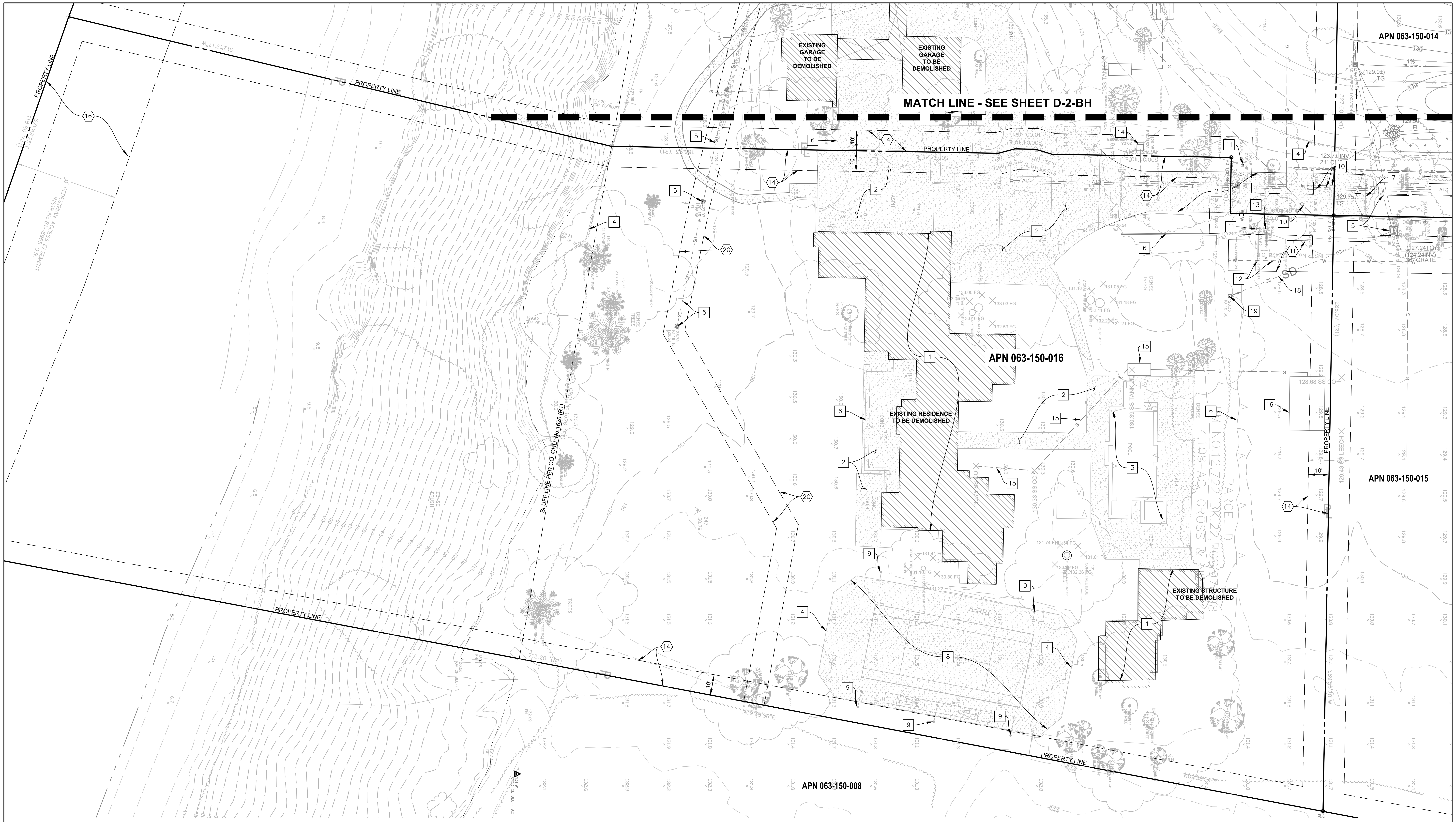
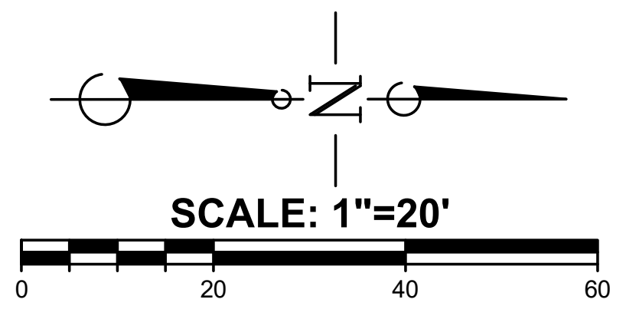
1369_SITE IMPROVEMENT PLAN_PARCEL 013 & 016 MERGER_CDH.DWG
PLOTTED: Monday, October 2, 2023 4:20:36 PM


MATCH LINE - SEE SHEET D-2-BH
APN 063-150-014
APN 063-150-016
APN 063-150-015
APN 063-150-008
EXISTING GARAGE TO BE DEMOLISHED
EXISTING GARAGE TO BE DEMOLISHED
EXISTING RESIDENCE TO BE DEMOLISHED
EXISTING STRUCTURE TO BE DEMOLISHED
PROPERTY LINE
BLUFF LINE PER CO. ORD. No.1626 (R1)
PARCEL D NO 12,722 BK 32 PGS 9-18 4.108 AC GROSS
10'



SCALE: 1"=20'

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(AS DISCLOSED IN PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE CO. NO. FSBA-4204150372-SA AND NO. FSBA-4204150373-SA)

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GENERAL NOTES

1. CONTRACTOR SHALL REMOVE ALL DEMOLITION / WASTE MATERIALS FROM THE PROJECT SITE AND LEGALLY DISPOSE OF THEM AT AN APPROVED COUNTY SORTING/RECYCLING FACILITY MUST BE UTILIZED FOR CONSTRUCTION WASTE MANAGEMENT TO COMPLY WITH CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS, CODE SECTION 4.408.1. (MINIMUM 65% NON-HAZARDOUS MATERIALS RECYCLED AND/OR SALVAGED FOR RE-USE).

2. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

   CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.

3. ALL INDIVIDUAL BUILDING UTILITIES SHALL BE CAPPED 5 FEET BEYOND BUILDING PRIOR TO DEMOLITION. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS ON EXISTING DRY UTILITIES TO EACH BUILDING.

4. CONTRACTOR SHALL PROTECT IN PLACE ALL TREES ON PROPERTY UNLESS SPECIFIED OTHERWISE PER ARCHITECTS OR LANDSCAPE ARCHITECTS PLANS. SEE ARBORIST REPORT FOR MORE INFORMATION REGARDING PROTECTION AND MITIGATION OF EXISTING TREES.

5. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL DEVICES AS REQUIRED FOR SITE CONDITIONS. NO SILT AND DEBRIS SHALL BE ALLOWED TO DEPART FROM THE CONSTRUCTION LIMITS OR ENTER THE STORM DRAIN SYSTEM.

6. SECTION 4215.5 THROUGH 4217 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA REQUIRES THAT, TWO WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, "UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA" BE NOTIFIED BY PHONE, TOLL FREE 1-800-422-4133, FOR THE ASSIGNMENT OF AN INQUIRY IDENTIFICATION NUMBER.

   NO EXCAVATION SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THE INQUIRY IDENTIFICATION NUMBER AND EACH UTILITY OR OTHER OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND PHYSICALLY MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

7. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, EASEMENTS, STREETS, HIGHWAYS OR OTHER RIGHTS-OF-WAY, OR WHICH PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS, CONTRACTOR SHALL CONTRACT WITH LICENSED LAND SURVEYOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

8. ALL EXISTING STORM DRAIN STRUCTURES AND APPURTENANCES TO REMAIN IN PLACE UNLESS SPECIFICALLY CALLED OUT FOR REMOVAL.

SITE DEMOLITION NOTES

1	DEMOLISH EXISTING STRUCTURE AND ASSOCIATED FOOTINGS AND SLABS. CAP ANY EXISTING UTILITIES 5' OUTSIDE OF THE BUILDING. EXPOSED SUBGRADE TO BE PREPARED PER GEOTECHNICAL RECOMMENDATIONS TO RECEIVE FILL FOR FUTURE IMPROVEMENTS.
2	DEMOLISH AND REMOVE EXISTING PAVEMENT AND SITE HARDSCAPE. DISPOSE OF MATERIAL LEGALLY OFFSITE. ALL SITE HARDSCAPE TO BE DEMOLISHED UNLESS OTHERWISE SPECIFIED.
3	EXISTING POOL AND SPA TO BE DRAINED AND REMOVED. ALL ASSOCIATED FOUNDATIONS TO BE REMOVED. EXPOSED SUBGRADE TO BE PREPARED PER GEOTECHNICAL RECOMMENDATIONS TO RECEIVE FILL FOR FUTURE IMPROVEMENTS.
4	EXISTING FENCE, FOOTINGS, AND ASSOCIATED FIXTURES TO BE DEMOLISHED AND DISPOSED OF LEGALLY OFFSITE.
5	EXISTING STORM DRAIN INLET AND STORM DRAIN PIPING TO BE PROTECTED IN PLACE.
6	EXISTING WALL TO BE DEMOLISHED AND REMOVED.
7	SAWCUT EXISTING PAVEMENT OR HARDSCAPE TO FULL DEPTH TO PROVIDE A CLEAN, SMOOTH JOIN LINE FOR FUTURE PAVEMENT. ALL PAVEMENT WITHIN SAWCUT AREA TO BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
8	EXISTING TENNIS COURT TO BE DEMOLISHED.
9	EXISTING LIGHT POLE AND FIXTURE TO BE REMOVED, INCLUDING ALL ASSOCIATED FOOTINGS, WIRING, AND OTHER APPURTENANCES.
10	EXISTING BURIED DRY UTILITY TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE CALLED OUT ON PLANS BY OTHERS. CONTRACTOR TO COORDINATE THE REMOVAL OR RELOCATION OF DRY UTILITIES AND/OR STRUCTURES WITH RESPECTIVE UTILITY PROVIDER.
11	EXISTING WATER METER TO BE REMOVED AND RELOCATED. ALL ONSITE PRIVATE WATER LINES TO BE REMOVED BEYOND EXISTING METER. IRRIGATION LINES TO REMAIN AS NECESSARY PER LANDSCAPE ARCHITECT. CONTRACTOR TO COORDINATE WITH LA CUMBRE MUTUAL WATER COMPANY PRIOR TO CONSTRUCTION. FUTURE PUBLIC WATER MAIN ABANDONMENT WILL REQUIRE WATER METER PLACED AT STREET IN VIA ROBLADA.
12	ABANDON AND REMOVE ALL EXISTING ONSITE WATER LINES. CAP MAIN AT PROPERTY LINE. CONTRACTOR TO COORDINATE WITH LA CUMBRE MUTUAL WATER COMPANY PRIOR TO CONSTRUCTION. WATER MAIN TO BE ABANDONED AND REMOVED PER FUTURE CONSTRUCTION AFTER ALL SERVICES HAVE BEEN ABANDONED.
13	EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED. SEE SHEET C-1-BH FOR NEW HYDRANT LOCATION.
14	EXISTING TRANSFORMER AND CONCRETE PAD TO REMAIN AND BE PROTECTED IN PLACE UNLESS INDICATED ON PLANS BY OTHERS. VERIFY PER ELECTRICAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH SOUTHERN CALIFORNIA EDISON IF TRANSFORMER TO BE REMOVED OR RELOCATED.
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18	EXISTING STORM DRAIN PIPE TO BE REMOVED.
19	EXISTING STORM DRAIN CATCH BASIN TO BE REMOVED.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

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SITE IMPROVEMENT PLAN

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BLUFF HOUSE PROPERTY
APNS 063-150-013 & 063-150-016

4683 VIA ROBLADA
SANTA BARBARA, CALIFORNIA

HRA PROJECT # 2239

MARK	DATE	ISSUE

STAMP

NICHOLAS P. ZEMKE
No. 82073
CIVIL

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ____

SHEET TITLE

DEMOLITION PLAN

DATE

OCTOBER 2, 2023

SHEET NUMBER

D-1-BH

SHEET 3 OF 11

F&A W.O. 1369A

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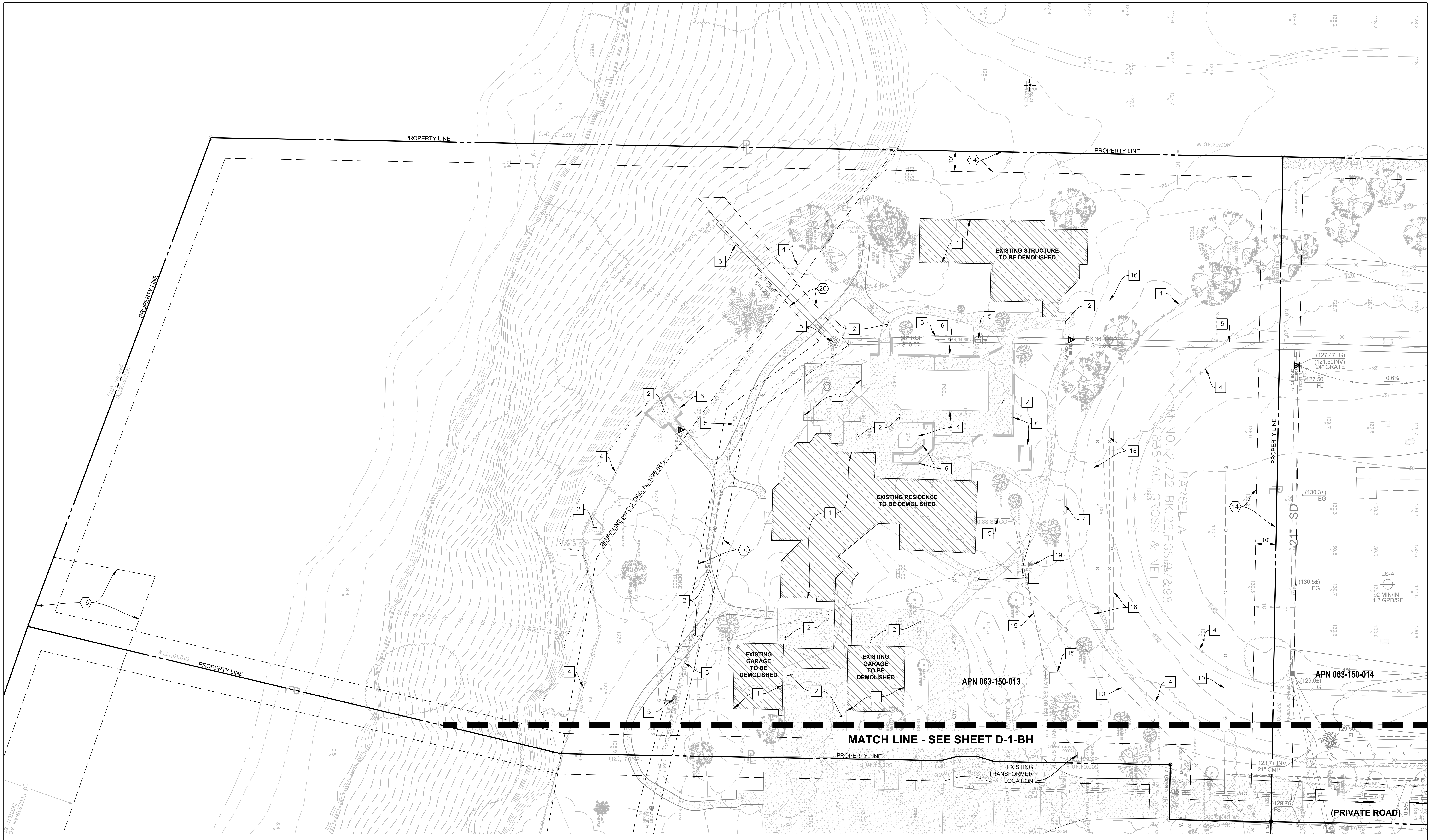

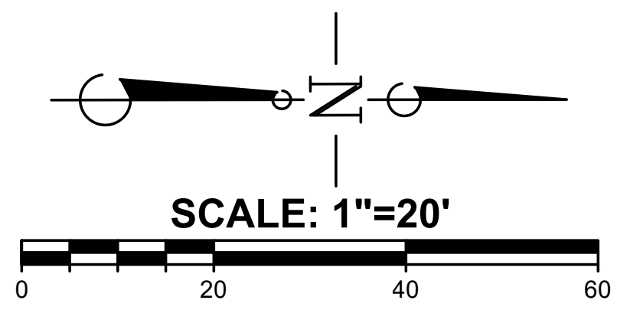

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OMAHA, NEBRASKA 68102
(402) 233-7537

CIVIL ENGINEER

F&A
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

SITE IMPROVEMENT PLAN

HOPE RANCH ESTATE
BLUFF HOUSE PROPERTY
APNS 063-150-013 & 063-150-016

4683 VIA ROBLADA
SANTA BARBARA, CALIFORNIA

HRA PROJECT # 2239

MARK	DATE	ISSUE

STAMP

NICHOLAS P. ZEMKE
No. 82073

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ________

SHEET TITLE

DEMOLITION PLAN

DATE

OCTOBER 2, 2023

SHEET NUMBER

D-2-BH

SHEET 4 OF 11

F&A W.O. 1369A

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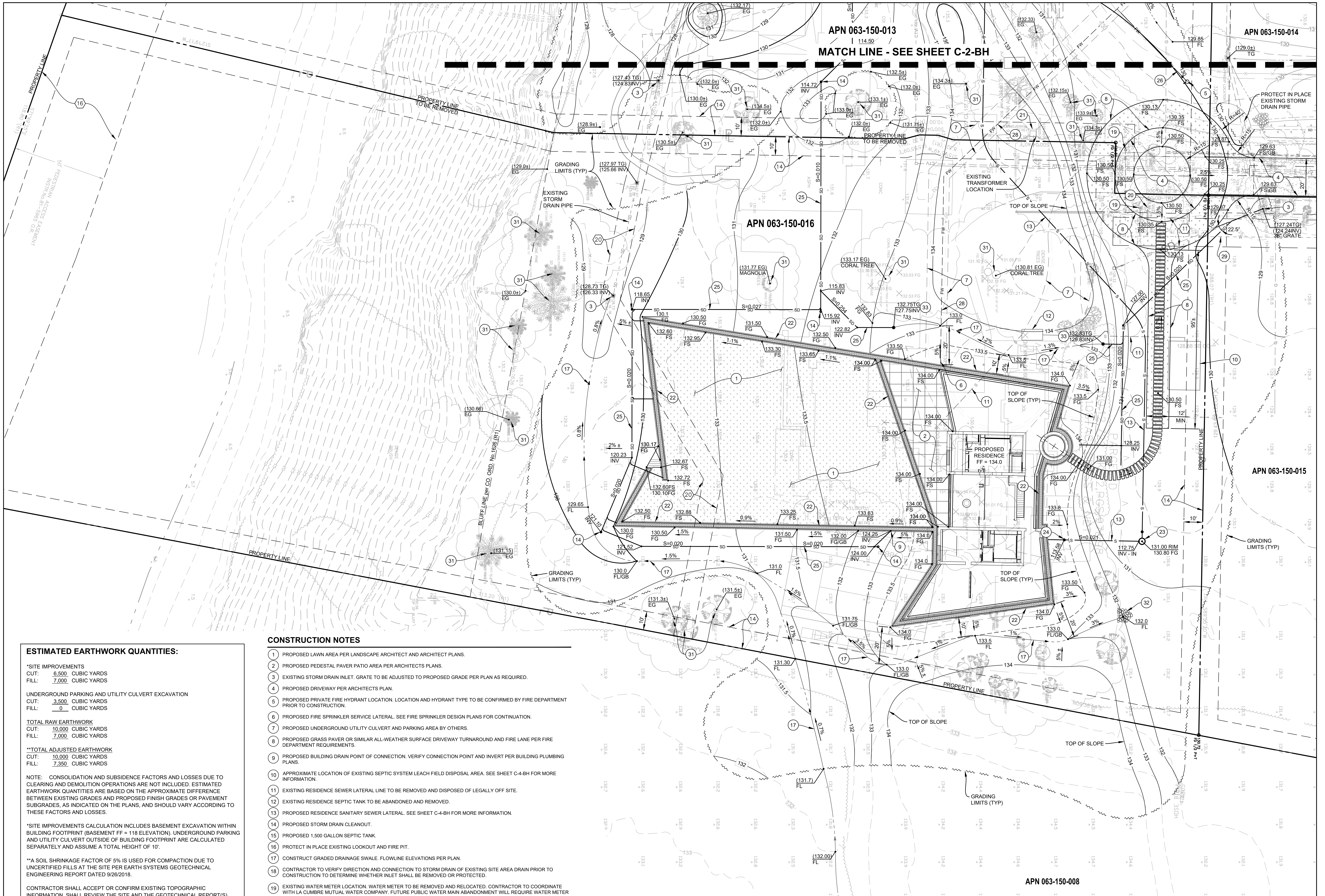
PLOTTED: Monday, October 2, 2023 4:22:57 PM
1369_SITE IMPROVEMENT PLAN_PARCEL 013 & 016 MERGER_CDH.DWG



ESTIMATED EARTHWORK QUANTITIES:

*SITE IMPROVEMENTS
CUT: 6,500 CUBIC YARDS
FILL: 7,000 CUBIC YARDS

UNDERGROUND PARKING AND UTILITY CULVERT EXCAVATION
CUT: 3,500 CUBIC YARDS
FILL: 0 CUBIC YARDS

TOTAL RAW EARTHWORK
CUT: 10,000 CUBIC YARDS
FILL: 7,000 CUBIC YARDS

**TOTAL ADJUSTED EARTHWORK
CUT: 10,000 CUBIC YARDS
FILL: 7,350 CUBIC YARDS

NOTE: CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

*SITE IMPROVEMENTS CALCULATION INCLUDES BASEMENT EXCAVATION WITHIN BUILDING FOOTPRINT (BASEMENT FF = 118 ELEVATION). UNDERGROUND PARKING AND UTILITY CULVERT OUTSIDE OF BUILDING FOOTPRINT ARE CALCULATED SEPARATELY AND ASSUME A TOTAL HEIGHT OF 10'.

**A SOIL SHRINKAGE FACTOR OF 5% IS USED FOR COMPACTION DUE TO UNCERTIFIED FILLS AT THE SITE PER EARTH SYSTEMS GEOTECHNICAL ENGINEERING REPORT DATED 9/26/2018.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

EXISTING EASEMENTS

(AS DISCLOSED IN PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE CO. NO. FSBA-4204150372-SA AND NO. FSBA-4204150373-SA)

11 AN EASEMENT GRANTED TO LA CUMBRE WATER COMPANY TO INSTALL, MAINTAIN, OPERATE AND REMOVE WATER LINE WITH RIGHT OF ENTRY PER INSTRUMENT NO. 34838 IN BOOK 2479, PAGE 711 OF OFFICIAL RECORDS AND INSTRUMENT NO. 78-22428 OF OFFICIAL RECORDS.
PROPOSED FUTURE QUITCLAIM OF EASEMENT AFTER REMOVAL OF WATER LINE.

14 A 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDES OF ALL PARCEL LINES OF PARCEL MAP NO. 12,722 TO HOPE RANCH PARK HOMES ASSOCIATION PER INSTRUMENT 78-45693 OF OFFICIAL RECORDS.

16 AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT IN FAVOR OF THE PEOPLE OF CALIFORNIA FOR PEDESTRIAN ACCESS AND USE PER INSTRUMENT NO. 81-5965 OF OFFICIAL RECORDS. SAID OFFER WAS ACCEPTED BY RESOLUTION AND RECORDED PER INSTRUMENT NO. 92-63990 OF OFFICIAL RECORDS.

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EASEMENT PROPOSED TO BE VACATED.

CONSTRUCTION NOTES

① PROPOSED LAWN AREA PER LANDSCAPE ARCHITECT AND ARCHITECT PLANS.
② PROPOSED PEDESTAL PAVER PATIO AREA PER ARCHITECTS PLANS.
③ EXISTING STORM DRAIN INLET. GRATE TO BE ADJUSTED TO PROPOSED GRADE PER PLAN AS REQUIRED.
④ PROPOSED DRIVEWAY PER ARCHITECTS PLAN.
⑤ PROPOSED PRIVATE FIRE HYDRANT LOCATION. LOCATION AND HYDRANT TYPE TO BE CONFIRMED BY FIRE DEPARTMENT PRIOR TO CONSTRUCTION.
⑥ PROPOSED FIRE SPRINKLER SERVICE LATERAL. SEE FIRE SPRINKLER DESIGN PLANS FOR CONTINUATION.
⑦ PROPOSED UNDERGROUND UTILITY CULVERT AND PARKING AREA BY OTHERS.
⑧ PROPOSED GRASS PAVER OR SIMILAR ALL-WEATHER SURFACE DRIVEWAY TURNAROUND AND FIRE LANE PER FIRE DEPARTMENT REQUIREMENTS.
⑨ PROPOSED BUILDING DRAIN POINT OF CONNECTION. VERIFY CONNECTION POINT AND INVERT PER BUILDING PLUMBING PLANS.
⑩ APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM LEACH FIELD DISPOSAL AREA. SEE SHEET C-4-BH FOR MORE INFORMATION.
⑪ EXISTING RESIDENCE SEWER LATERAL LINE TO BE REMOVED AND DISPOSED OF LEGALLY OFF SITE.
⑫ EXISTING RESIDENCE SEPTIC TANK TO BE ABANDONED AND REMOVED.
⑬ PROPOSED RESIDENCE SANITARY SEWER LATERAL. SEE SHEET C-4-BH FOR MORE INFORMATION.
⑭ PROPOSED STORM DRAIN CLEANOUT.
⑮ PROPOSED 1,500 GALLON SEPTIC TANK.
⑯ PROTECT IN PLACE EXISTING LOOKOUT AND FIRE PIT.
⑰ CONSTRUCT GRADED DRAINAGE SWALE. FLOWLINE ELEVATIONS PER PLAN.
⑱ CONTRACTOR TO VERIFY DIRECTION AND CONNECTION TO STORM DRAIN OF EXISTING SITE AREA DRAIN PRIOR TO CONSTRUCTION TO DETERMINE WHETHER INLET SHALL BE REMOVED OR PROTECTED.
⑲ EXISTING WATER METER LOCATION. WATER METER TO BE REMOVED AND RELOCATED. CONTRACTOR TO COORDINATE WITH LA CUMBRE MUTUAL WATER COMPANY. FUTURE PUBLIC WATER MAIN ABANDONMENT WILL REQUIRE WATER METER PLACED AT STREET IN VIA ROBLADA.
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㉒ PROPOSED BUILDING DRAINAGE RUNNEL PER ARCHITECTS PLAN.
㉓ PROPOSED SEWER LIFT STATION. SEE SHEET C-4-BH FOR MORE INFORMATION.
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㉖ PROPOSED 6" FIRE HYDRANT LATERAL WATER LINE.
㉗ PROPOSED 8" PRIVATE FIRE WATER LINE WITHIN UTILITY CULVERT PER PLUMBING ENGINEERS PLAN.
㉘ PROPOSED PRIVATE FIRE WATER LINE WITHIN UTILITY CULVERT PER PLUMBING ENGINEERS PLAN FOR RESIDENCE FIRE SPRINKLER SYSTEM. SIZE AS REQUIRED PER FIRE SPRINKLER DESIGN.
㉙ EXISTING 6" LA CUMBRE MUTUAL WATER COMPANY PUBLIC WATER MAIN TO BE REMOVED AFTER ALL CONNECTIONS ARE ABANDONED AND REMOVED.
㉚ CONSTRUCT CONNECTION OF PROPOSED STORM DRAIN PIPE TO EXISTING RCP WITH INSERTA TEE ONE FIT OR EQUIVALENT APPROVED IN ADVANCE BY ENGINEER. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
㉛ PROTECT IN PLACE EXISTING TREE. INSTALL AND MAINTAIN PROTECTION MEASURES PER ARBORIST REPORT AND RECOMMENDATIONS.
㉜ PROPOSED ROCK RIP-RAP VELOCITY DISSIPATION.
㉝ PROPOSED STORM DRAIN CATCH BASIN.

GENERAL CONSTRUCTION NOTES

1. PARCELS 063-150-016 AND 063-150-013 ARE PROPOSED TO BE COMBINED WITH VOLUNTARY LOT MERGER AS PART OF THIS PROJECT.
2. PARCEL 063-150-008 AND 063-150-015 HAS SAME OWNER AS PROJECT PARCELS.
3. SEE SHEET G-2-BH FOR ADDITIONAL CONSTRUCTION SPECIFICATIONS AND REQUIREMENTS.
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5. SEE LANDSCAPE ARCHITECT PLAN FOR PLANTING AND IRRIGATION, AND/OR ARBORIST REPORT FOR REMOVAL OR PROTECTION OF EXISTING TREES.
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7. ALL PUBLIC UTILITY WORK TO BE CONSTRUCTED PER RESPECTIVE UTILITY PROVIDER PLANS.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

SCALE: 1"=20'
0 20 40 60

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C-1-BH
SHEET 5 OF 11

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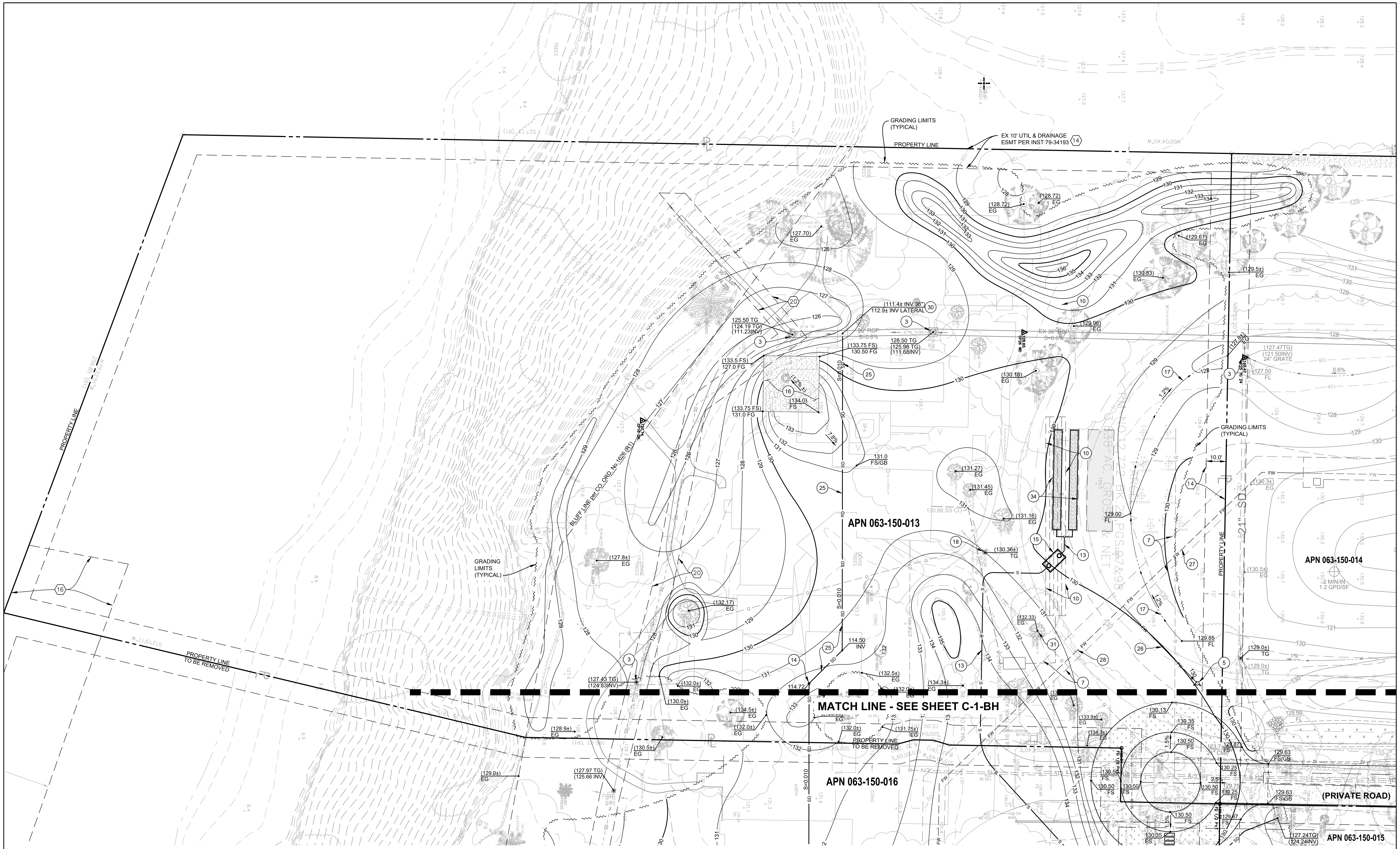

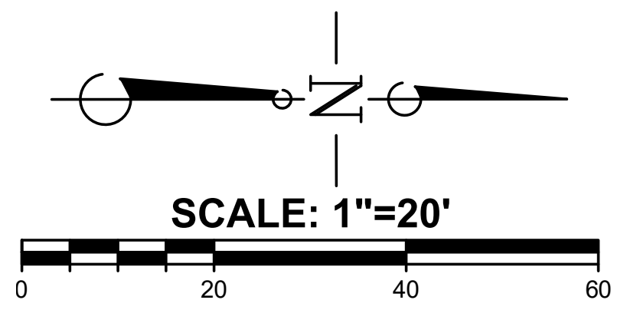

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323.935.3158

STRUCTURAL ENGINEER

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(213) 315-2277

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C-2-BH

SHEET 6 OF 11

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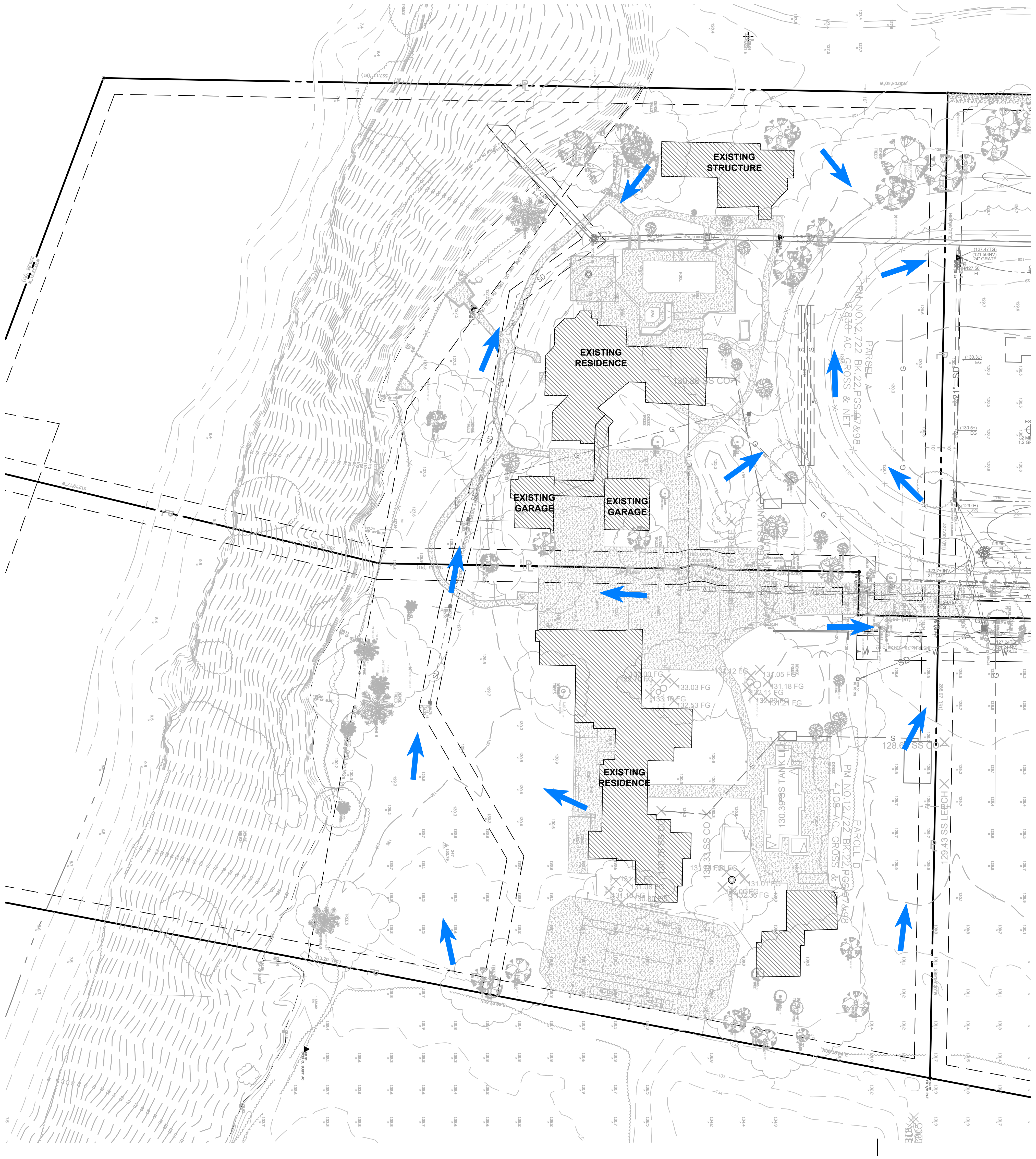
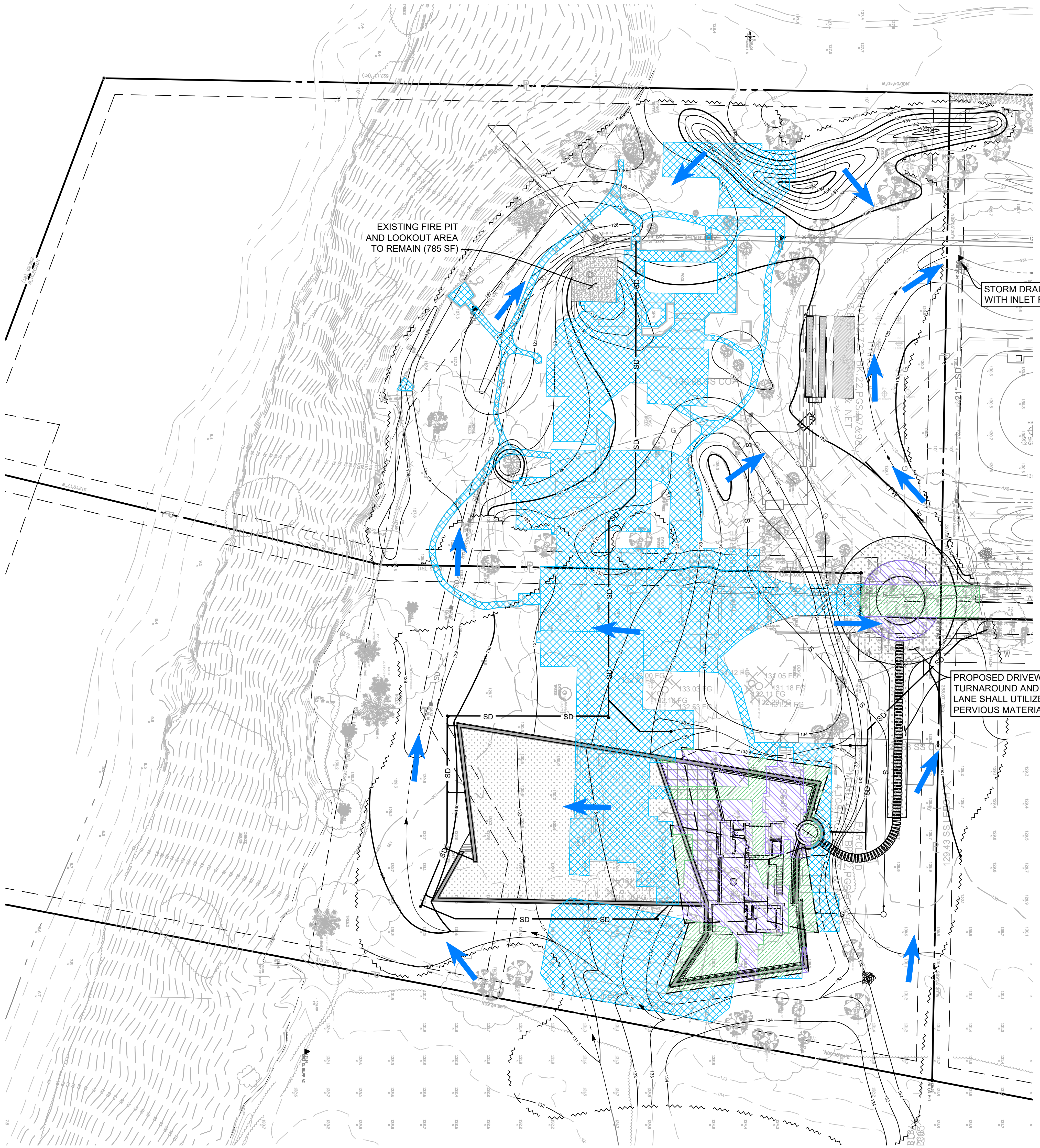


EXISTING CONDITION

SCALE: 1" = 40'

SCALE: 1"=40'
0 40 80 120


EXISTING FIRE PIT AND LOOKOUT AREA TO REMAIN (785 SF)
STORM DRAIN INLET WITH INLET FILTER
PROPOSED DRIVEWAY TURNAROUND AND FIRE LANE SHALL UTILIZE PERVIOUS MATERIALS
SD

PROPOSED CONDITION

SCALE: 1" = 40'

SCALE: 1"=40'
0 40 80 120

LEGEND

▬ ▬ ▬	PROPERTY LINE / RIGHT OF WAY
— — —	PROPOSED BUILDING ROOF LINE
→- - -	PROPOSED SWALE / FLOW LINE
—110—	EXISTING CONTOUR
—308—	PROPOSED CONTOUR
←	SURFACE RUNOFF FLOW DIRECTION
▨	EXISTING IMPERVIOUS BUILDING FOOTPRINT (18,520 SF)
▨	EXISTING IMPERVIOUS HARDSCAPE AREA (34,330 SF)
▨	PROPOSED REPLACED IMPERVIOUS AREA (6,520 SF)
▨	PROPOSED NEW IMPERVIOUS AREA (8,000 SF)
▨	EXISTING IMPERVIOUS AREA TO BE REMOVED (45,600 SF)

STORM WATER REQUIREMENTS

TOTAL NEW AND REPLACED IMPERVIOUS AREA = 14,520 SF
EXISTING IMPERVIOUS AREA TO REMAIN = 785 SF

PRE-PROJECT EXISTING IMPERVIOUS AREA = 52,850 SF
POST-PROJECT IMPERVIOUS AREA = 15,305 SF

NET IMPERVIOUS AREA = 14,520 + (15,305 - 52,850) = 0 SF (NET REDUCTION)

PER COUNTY OF SANTA BARBARA PROJECT CLEAN WATER 'STORMWATER TECHNICAL GUIDE FOR LOW IMPACT DEVELOPMENT' PROJECT IS TIER 1 (SINGLE FAMILY HOMES THAT CREATE OR REPLACE 2,500 SF OR MORE OF IMPERVIOUS SURFACE, LESS THAN 15,000 SF NET IMPERVIOUS SURFACE, AND LESS THAN 22,500 SF OF NEW OR REPLACED IMPERVIOUS SURFACE)

IMPLEMENTED LID MEASURES:

- LIMIT DISTURBANCE OF NATURAL DRAINAGE FEATURES AND DRAINAGE PATTERNS
- MINIMIZE IMPERVIOUS SURFACES
- MINIMIZE RUNOFF BY DISPERSING RUNOFF TO LANDSCAPE AREAS
- UTILIZATION OF PERMEABLE PAVEMENTS

OWNER/CONSTRUCTION MANAGER

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ROBERT GOODWIN
1155 HERMOSA ROAD
PASADENA, CA 91105
(626) 297-2700

LOCAL DESIGN ARCHITECT

CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

CONSULTING ARCHITECT

HRA
House & Robertson

10125 WASHINGTON BLVD.
CULVER CITY, CA 90232
323.935.3158

STRUCTURAL ENGINEER

SAIFUL BOUQUET

725 S FIGUEROA ST 37TH FLOOR
LOS ANGELES, CA
(213) 315-2277

INTERIOR DESIGN

44LLC

155 FREEMAN STREET
BROOKLYN, NY 11222

FACADE ENGINEER

ECKERSLEY O' CALLAGHAN

555 ROSE AVE, SUITE 2
VENICE, CA
(424) 272-8484

MECHANICAL / ELECTRICAL / PLUMBING

ALVINE ENGINNERING

1201 CASS STREET
OMAHA, NEBRASKA 68102
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CIVIL ENGINEER

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CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

SITE IMPROVEMENT PLAN
HOPE RANCH ESTATE
BLUFF HOUSE PROPERTY
APNS 063-150-013 & 063-150-016

4683 VIA ROBLADA
SANTA BARBARA, CALIFORNIA

HRA PROJECT # 2239

MARK	DATE	ISSUE

STAMP

NICHOLAS P. ZEMKE
No. 82073
CIVIL

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ________

SHEET TITLE

STORM WATER CONTROL PLAN

DATE

OCTOBER 2, 2023

SHEET NUMBER

C-3-BH

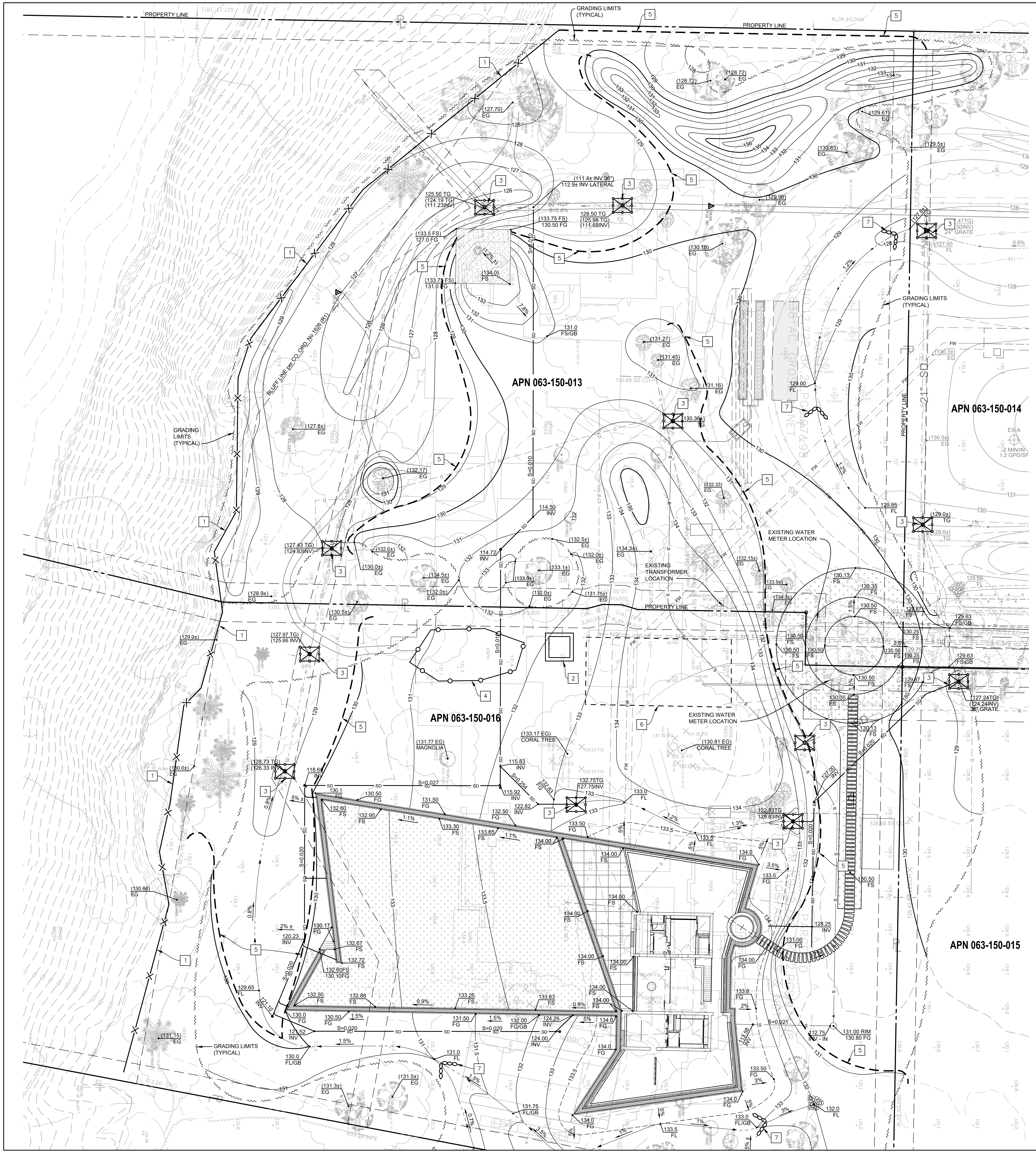
SHEET 7 OF 11

F&A W.O. 1369A

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.

PLOTTED: Monday, October 2, 2023 4:55:21 PM 1369_SITE IMPROVEMENT PLAN_PARCEL 013 & 016 MERGER_CDH.DWG

Z:\ACADDWG\1369\DWG\1369_Site Improvement Plan_Parcel 013 & 016 Merger_CDH.dwg, 10/2/2023 4:55:10 PM, NZemke



IMPORTANT NOTICE

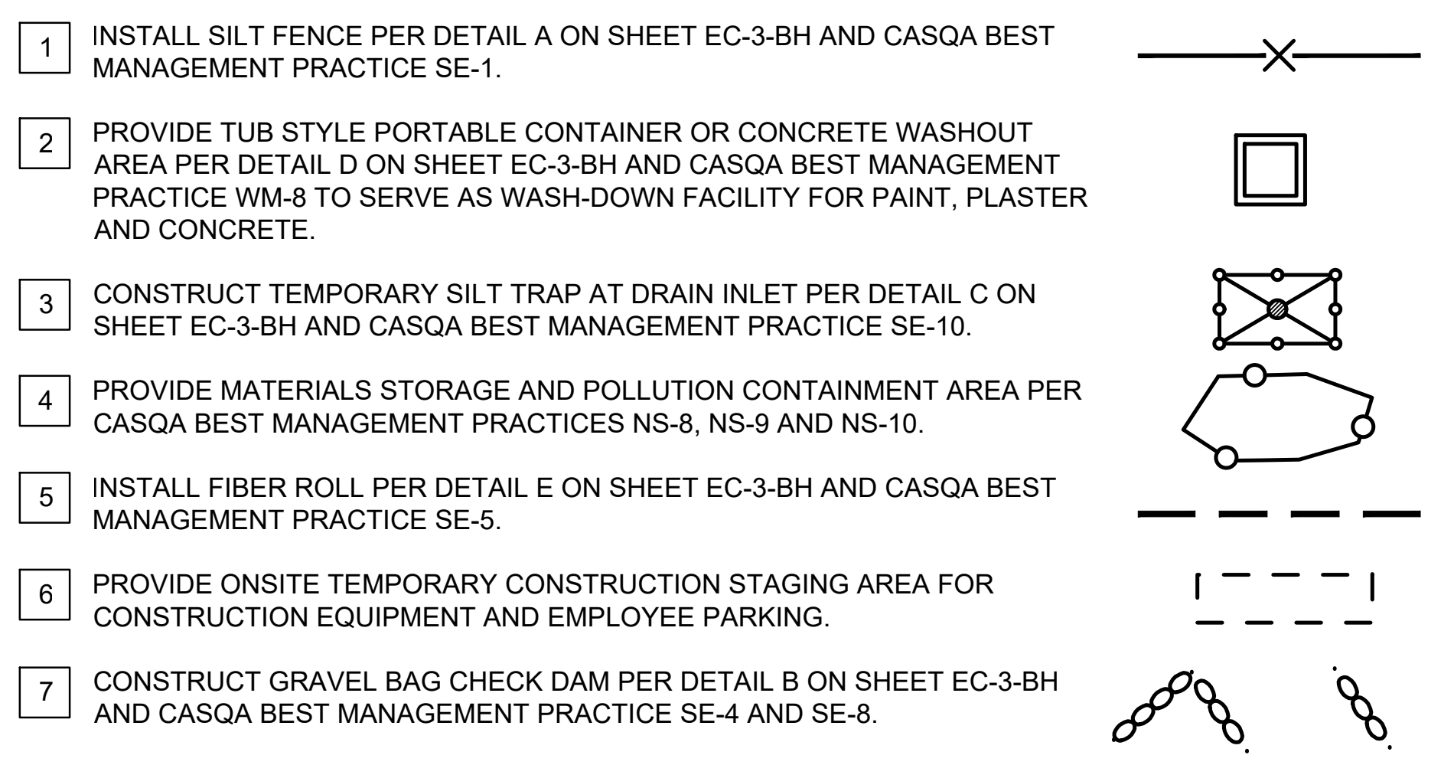
ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THE PROJECT AREA OF DISTURBANCE IS GREATER THAN 1 ACRE IN SIZE AND WILL THEREFORE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND GENERAL CONSTRUCTION PERMIT WITH THE REGIONAL WATER QUALITY CONTROL BOARD.
2. IN ADDITION TO THESE NOTES AND EROSION CONTROL PLAN, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EROSION CONTROL REQUIREMENTS SPECIFIED IN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN AND CONDITIONS OF APPROVAL.
3. THE CONTRACTOR SHALL ENSURE ALL PROTECTION MEASURES ARE IN PLACE PRIOR TO THE RAINY SEASON. THE PROTECTION MEASURES MAY NEED TO BE INSTALLED DURING OTHER PARTS OF THE YEAR SHOULD RAIN BE IMMINENT.
4. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES AS HIS WORK PROGRESSES AND PER DIRECTION OF THE PROJECT QSP.
5. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES SHOULD THEY BE INADEQUATE TO CONTROL RUNOFF OF SILT LADEN WATER PER DIRECTION OF THE PROJECT QSP.
6. THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.
7. THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTOR'S WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED PRIOR TO THE NEXT RAIN STORM.
8. THE CONTRACTOR SHALL ADVISE HIS CREW OF THE INTENT OF THE PROTECTION MEASURES PRIOR TO THE START OF THE RAINY SEASON. THE CREW IS ENCOURAGED TO MONITOR THE EFFECTIVENESS OF THE SYSTEM AND ALERT THE CONTRACTOR AND PROJECT QSP OF ANY FAILURES OR PROBLEMS.
9. STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS AREAS MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREAS SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY. REFUELING OF EQUIPMENT AND STORAGE OF HAZARDOUS MATERIALS SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES, OR DRAINAGE SWALES.
10. PERMITTEE SHALL PROVIDE FOR DUST CONTROL AT ALL TIMES DURING SITE PREPARATION AND PROJECT CONSTRUCTION.
11. SEE SHEET EC-2-BH FOR EROSION CONTROL SPECIFICATIONS AND SHEET EC-3-BH FOR EROSION CONTROL DETAILS.

EROSION CONTROL & POLLUTION PREVENTION CONSTRUCTION NOTES



1 INSTALL SILT FENCE PER DETAIL A ON SHEET EC-3-BH AND CASQA BEST MANAGEMENT PRACTICE SE-1.

2 PROVIDE TUB STYLE PORTABLE CONTAINER OR CONCRETE WASHOUT AREA PER DETAIL D ON SHEET EC-3-BH AND CASQA BEST MANAGEMENT PRACTICE WM-8 TO SERVE AS WASH-DOWN FACILITY FOR PAINT, PLASTER AND CONCRETE.

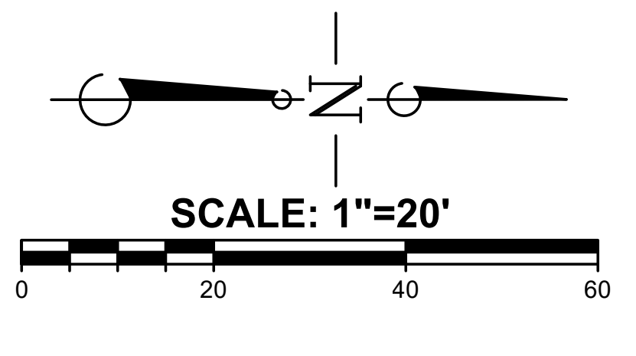
3 CONSTRUCT TEMPORARY SILT TRAP AT DRAIN INLET PER DETAIL C ON SHEET EC-3-BH AND CASQA BEST MANAGEMENT PRACTICE SE-10.

4 PROVIDE MATERIALS STORAGE AND POLLUTION CONTAINMENT AREA PER CASQA BEST MANAGEMENT PRACTICES NS-8, NS-9 AND NS-10.

5 INSTALL FIBER ROLL PER DETAIL E ON SHEET EC-3-BH AND CASQA BEST MANAGEMENT PRACTICE SE-5.

6 PROVIDE ONSITE TEMPORARY CONSTRUCTION STAGING AREA FOR CONSTRUCTION EQUIPMENT AND EMPLOYEE PARKING.

7 CONSTRUCT GRAVEL BAG CHECK DAM PER DETAIL B ON SHEET EC-3-BH AND CASQA BEST MANAGEMENT PRACTICE SE-4 AND SE-8.



SCALE: 1"=20'

OWNER/CONSTRUCTION MANAGER

RPG CONSULTING

ROBERT GOODWIN
1155 HERMOSA ROAD
PASADENA, CA 91105
(626) 297-2700

LOCAL DESIGN ARCHITECT

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SITE IMPROVEMENT PLAN
HOPE RANCH ESTATE BLUFF HOUSE PROPERTY APNS 063-150-013 & 063-150-016

4683 VIA ROBLADA
SANTA BARBARA, CALIFORNIA

HRA PROJECT # 2239

MARK	DATE	ISSUE

STAMP

NICHOLAS P. ZEMKE
No. 82073
CIVIL

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE: ________

SHEET TITLE

EROSION CONTROL PLAN

DATE

OCTOBER 2, 2023

SHEET NUMBER

EC-1-BH

SHEET 9 OF 11

F&A W.O. 1369A

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1369_SITE IMPROVEMENT PLAN_PARCEL 013 & 016 MERGER_CDH.DWG
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PLANTING NOTES

1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.

2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.

3. Specification Section 02950 or 032 93 00, Landscape Planting, 02932 or 32 92 23, Sodding, and 02931 or 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.

4. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.

5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.

6. Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization
Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification.

7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.

8. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

9. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.

10. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 25- 15 gallon, 75 - 5 gallon, 50 - 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.

11. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.

12. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.

13. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.

14. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.

15. Install all plants per details.

16. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.

17. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.

18. All plants delivered to the site must have legible identification tags.

20. Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.

21. Plant backfill: See Specifications

19. Top soil replacement:
In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:
A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).
B. Rototill subgrade to a depth of six inches (6").
C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.

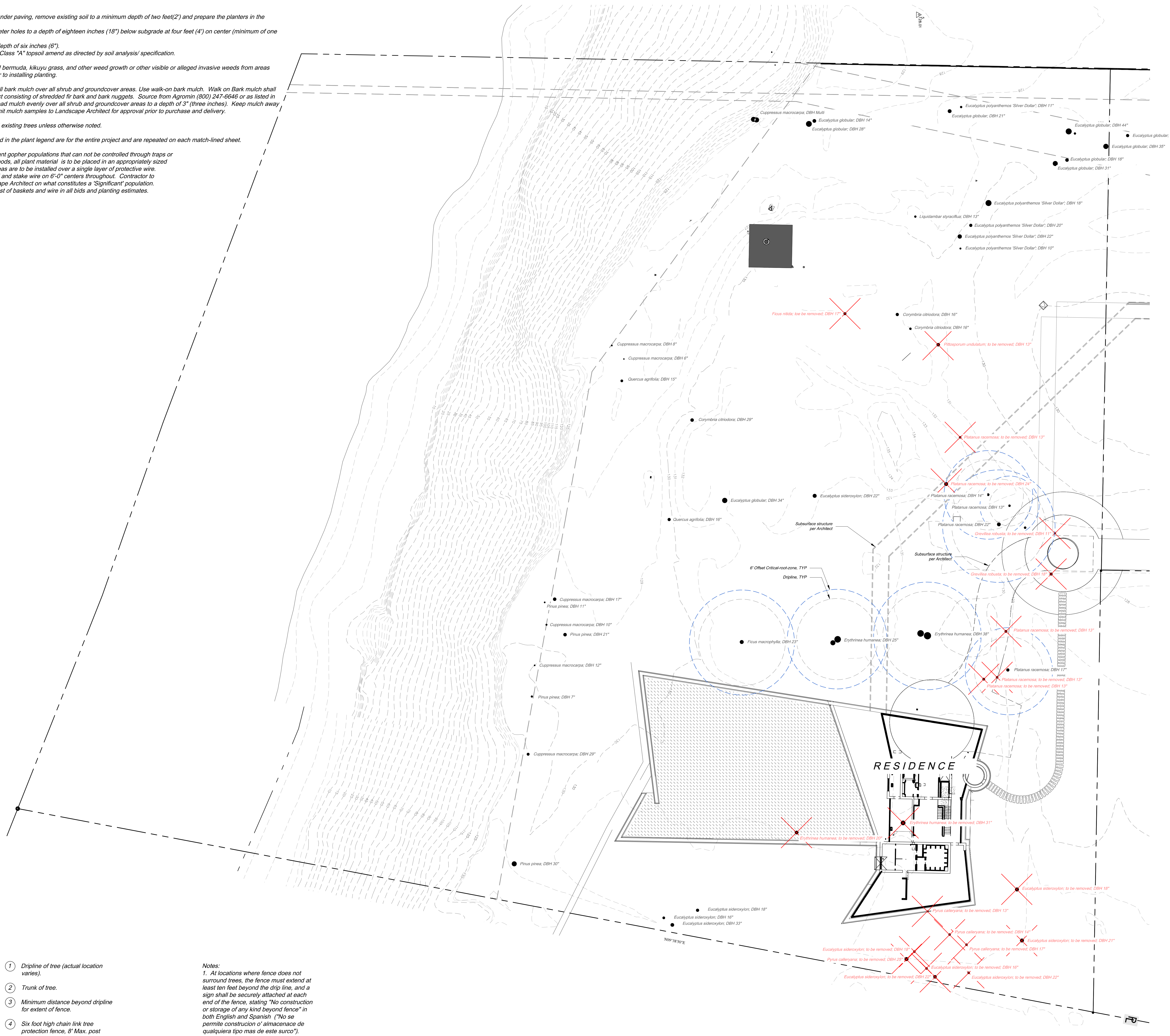
20. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.

24. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

25. Preserve and protect all existing trees unless otherwise noted.

26. Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.

32. In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of protective wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a 'Significant' population. Contractor to include cost of baskets and wire in all bids and planting estimates.


128.01
Cuppressus macrocarpa; DBH Multi
Eucalyptus globular; DBH 14"
Eucalyptus globular; DBH 28"
Eucalyptus polyanthemos 'Silver Dollar'; DBH 11"
Eucalyptus globular; DBH 21"
Eucalyptus globular; DBH 44"
Eucalyptus globular; DBH 17"
Eucalyptus globular; DBH 35"
Eucalyptus globular; DBH 18"
Eucalyptus globular; DBH 31"
Eucalyptus polyanthemos 'Silver Dollar'; DBH 18"
Liquidambar styraciflua; DBH 13"
Eucalyptus polyanthemos 'Silver Dollar'; DBH 20"
Eucalyptus polyanthemos 'Silver Dollar'; DBH 22"
Eucalyptus polyanthemos 'Silver Dollar'; DBH 10"
Ficus nitida; toe be removed; DBH 17"
Corymbria citriodora; DBH 16"
Corymbria citriodora; DBH 16"
Pittosporum undulatum; to be removed; DBH 13"
Cuppressus macrocarpa; DBH 8"
Cuppressus macrocarpa; DBH 6"
Quercus agrifolia; DBH 15"
Corymbria citriodora; DBH 29"
Platanus racemosa; to be removed; DBH 13"
Platanus racemosa; to be removed; DBH 24"
Platanus racemosa; DBH 14"
Platanus racemosa; DBH 13"
Platanus racemosa; DBH 22"
Grevillea robusta; to be removed; DBH 11"
Grevillea robusta; to be removed; DBH 18"
Eucalyptus globular; DBH 34"
Eucalyptus sideroxylon; DBH 22"
Quercus agrifolia; DBH 16"
Subsurface structure per Architect
Subsurface structure per Architect
6' Offset Critical-root-zone, TYP
Dripline, TYP
Cuppressus macrocarpa; DBH 17"
Pinus pinea; DBH 11"
Cuppressus macrocarpa; DBH 10"
Pinus pinea; DBH 21"
Ficus macrophylla; DBH 23"
Erythrinea humanea; DBH 25"
Erythrinea humanea; DBH 38"
Platanus racemosa; to be removed; DBH 13"
Platanus racemosa; DBH 17"
Platanus racemosa; to be removed; DBH 13"
Platanus racemosa; to be removed; DBH 13"
Cuppressus macrocarpa; DBH 12"
Pinus pinea; DBH 7"
Cuppressus macrocarpa; DBH 29"
RESIDENCE
Erythrinea humanea; to be removed; DBH 31"
Erythrinea humanea; to be removed; DBH 20"
Pinus pinea; DBH 30"
Eucalyptus sideroxylon; to be removed; DBH 18"
Pyrus calleryana; to be removed; DBH 13"
Pyrus calleryana; to be removed; DBH 14"
Eucalyptus sideroxylon; to be removed; DBH 21"
Pyrus calleryana; to be removed; DBH 17"
Eucalyptus sideroxylon; to be removed; DBH 18"
Pyrus calleryana; to be removed; DBH 25"
Eucalyptus sideroxylon; to be removed; DBH 16"
Eucalyptus sideroxylon; to be removed; DBH 22"
Eucalyptus sideroxylon; to be removed; DBH 22"
Eucalyptus sideroxylon; DBH 18"
Eucalyptus sideroxylon; DBH 16"
Eucalyptus sideroxylon; DBH 33"
N09°38'50"E
PL

PRESERVATION OF EXISTING TREES

1. All work within the driplines of existing trees shall by hand and be performed only as approved or directed by the Landscape Architect or Project Arborist. Refer to tree specific conditions for direction regarding individual trees shown on the plan. Tree specific conditions are indicated by letter: Tree "A", Podocarpus gracilior, Tree "B", Platanus racemosa, etc.

2. All roots encountered during trenching operations shall be cleanly cut. Trenches for all curbs and walls adjacent to trees shall be back filled with porous topsoil from onsite.

3. Where walls or curbs are to be built within six feet of the trunk of any tree, a root control barrier (Deep Root or equal) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.

4. Any curb or wall adjacent to a tree shall be built with footings directed outward from the tree to avoid damaging roots. Where feasible, footings shall be bridged over the root zone.

5. The construction contractor shall ensure that all trees adjacent to construction areas shall be fenced with a six foot high chain link fence at the outside edge of the dripline of the tree plus six feet beyond or as designated by the Project Arborist. Fence support posts shall be installed at a maximum spacing of eight feet. All construction related activities shall be prohibited within these fenced areas. The construction contractor shall place durable signs stating "Tree Protection Area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

6. Where construction is to occur within the dripline of a tree, the fence shall be erected no further than five feet from the edge of the work.

7. At locations where fence does not surround trees, the fence must extend at least ten feet beyond the dripline, and a sign shall be securely attached at each end of the fence, stating "No construction or storage of any kind beyond fence" in both English and Spanish ("No se permite construcion o' almacenace de qualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.

8. Fencing constructed above (uphill) trees shall include 'Silt Stop' fabric, securely attached to the fence fabric. 'Silt Stop' shall be installed with the bottom 6" below grade.

9. The construction contractor shall designate a landscape maintenance monitor to work with the Project Arborist to ensure that all protected trees and plants within the construction site are properly irrigated and maintained for the duration of construction activities.

10. The Project Arborist shall be present during the course of any pruning cutting, grading, or excavation near protected trees. Pruning of trees shall be performed only under the direction of the Project Arborist.

11. No construction materials, debris, soil, rock, or excavated material shall be stored within the root protection zone (six feet outside of the dripline or outer perimeter of leaf canopy).

12. No chemicals or herbicides may be applied within fifty feet of any tree without approval of the Landscape Architect or Project Arborist.

13. Parking and /or vehicular traffic shall not be permitted within six feet of the outside edge of the dripline. No construction equipment, vehicles, or materials shall be stored within 6 feet of any tree dripline.

14. Trees shall be watered thoroughly prior to beginning of construction and the root protection zone covered with a two-inch layer of chipped bark mulch. Mulch may not be piled against any trees.

15. If access is required over the root zone of any tree, the root zone shall be protected with a six-inch layer of mulch and covered with a double layer of three-fourths inch plywood overlapped at the seams. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.

16. Root systems of trees, shrubs, and groundcovers shall be protected from damage due to spillage or application of chemical compound such as paints, finishes, or stucco.

17. Root systems shall be protected from flooding, erosion, or excessive wetting resulting from any construction operations.

18. Within the tree dripline, roots shall be excavated by hand using narrow-tined spading forks to carefully comb the soil. Roots beyond the tree dripline can be cut by hand or with a diamond blade machine saw (roots may not be cut with a backhoe, loader, excavator, or standard trencher). Branches and roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped, and roots larger than two inches in diameter shall not be cut. If cutting of roots cannot be avoided, roots shall be severed approximately three inches back from new construction. Where large lateral roots are encountered, they shall be exposed beyond the limits of excavation and bent into backfill areas wherever possible. Mechanical excavation for leveling the ground surface near existing trees prior to paving shall not be permitted.

19. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.

20. Excavation within the dripline of trees shall only occur where necessary to complete the requirements of the project.

21. All plant parts (including the root zone) shall be protected from dumping of refuse, concrete paint, or plaster washout or chemically injurious materials or liquids. Continuous puddling or running water shall be prevented within driplines of all trees and plants.

22. Any alteration of grades shall result in positive drainage away from affected trees.

23. Dust and dirt shall be washed off all trees within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.

24. No irrigation or utility lines shall be installed within fifteen feet of the trunk of any Oak tree, except drip-irrigation tubing laid on the surface of the ground. In no case shall irrigation occur within three feet of the trunk of the tree.

25. The contractor assumes responsibility for all existing trees shown on this plan. Any tree removed or irreparably damaged during construction must be replaced with a tree of like species and size. If a tree of matching size is not available, or cannot be installed because of site constraints, the largest feasible size shall be planted, and the contractor shall reimburse the owner the difference between the value of the original tree and the replacement. The value of the original tree shall be appraised in accordance with tree appraisal guidelines adopted by the International Society of Arboriculture. The appraisal shall be prepared by an ISA-certified arborist.

26. All replacement trees shall be guaranteed by the contractor for a period of one year after installation.

① Dripline of tree (actual location varies).

② Trunk of tree.

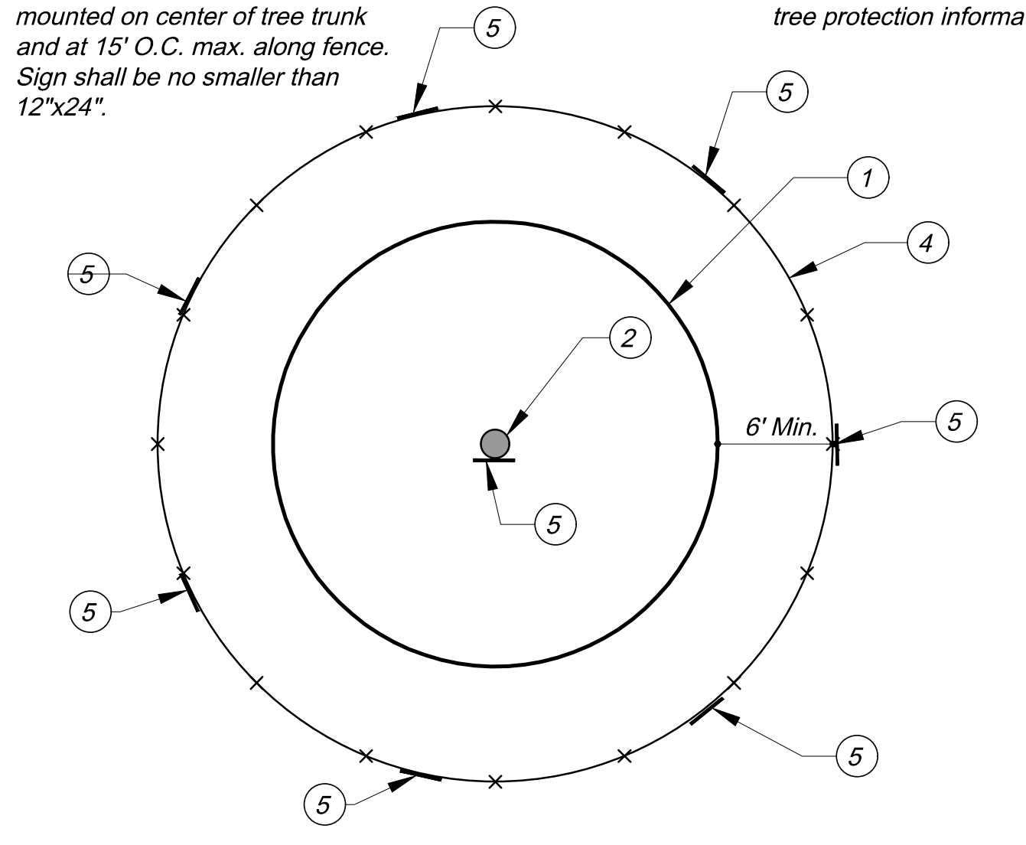
③ Minimum distance beyond dripline for extent of fence.

④ Six foot high chain link tree protection fence, 8' Max. post spacing.

⑤ Sign: "Tree Protection Area"
"Area de Protección de árbol"
mounted on center of tree trunk and at 15' O.C. max. along fence. Sign shall be no smaller than 12"x24".

Notes:
1. At locations where fence does not surround trees, the fence must extend at least ten feet beyond the drip line, and a sign shall be securely attached at each end of the fence, stating "No construction or storage of any kind beyond fence" in both English and Spanish ("No se permite construcion o' almacenace de qualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.

2. See tree protection notes for additional tree protection information.


5
5
1
4
5
2
6' Min.
5
5
5
5
5

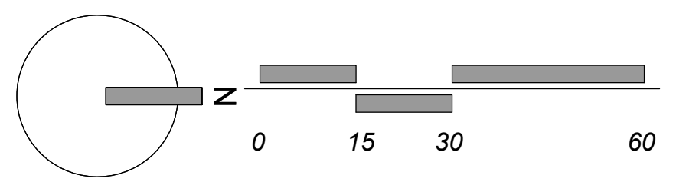
1 TREE PROTECTION FENCE

Scale: 1" = 10'

PLANT SCHEDULE BLUFF HOUSE

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
▨	Turf Sod UC Verde	Drought Tolerant Buffalo Grass	sod	Low		12,273 sf

NOT FOR CONSTRUCTION



Scale:
1" = 30'

arcadia studio
landscape architecture

202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com

DERRIK TATE EICHELBERGER
No. 3513
EXP. 10.31.24

Revisions

4683 VIA ROBLADA
Santa Barbara, CA
93110

PLANTING PLAN - BLUFF HOUSE

Issue

Issue

Date	Job Number
04.06.2023	22.011
Drawn By	**Checked by**
JM	DTE

Sheet - of -

LP-1

Drawing Name: Z:\Shared\Projects\2022 Projects\22.018 4677 Via Roblado\22.011 Cad\22.011 In Progress\4677 Via Roblada\sheets\Construction Drawings\Planting Plan\LP-1 Planting Plan - Bluff House.dwg Plot date: 2023-04-21 12:14 PM

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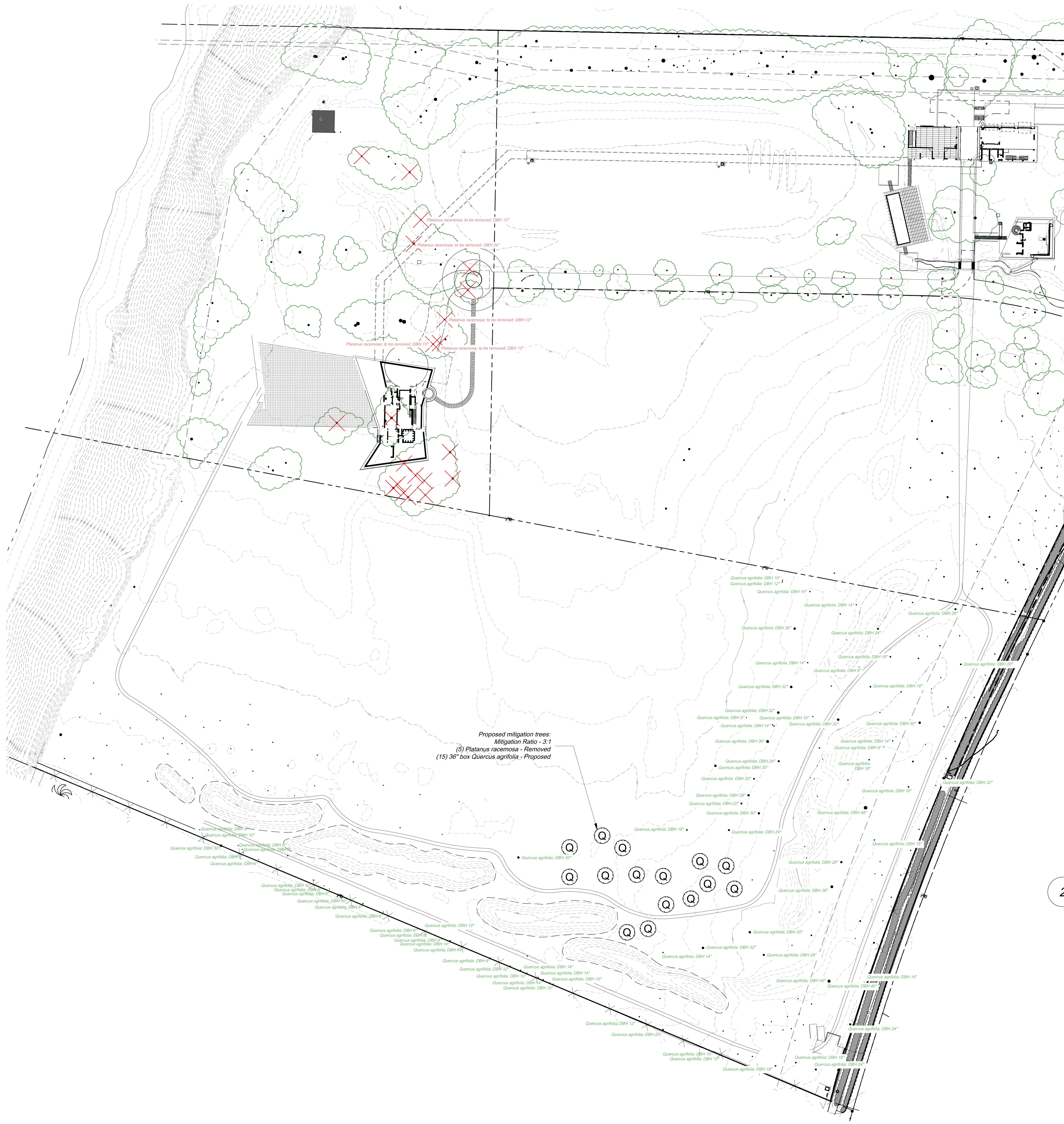


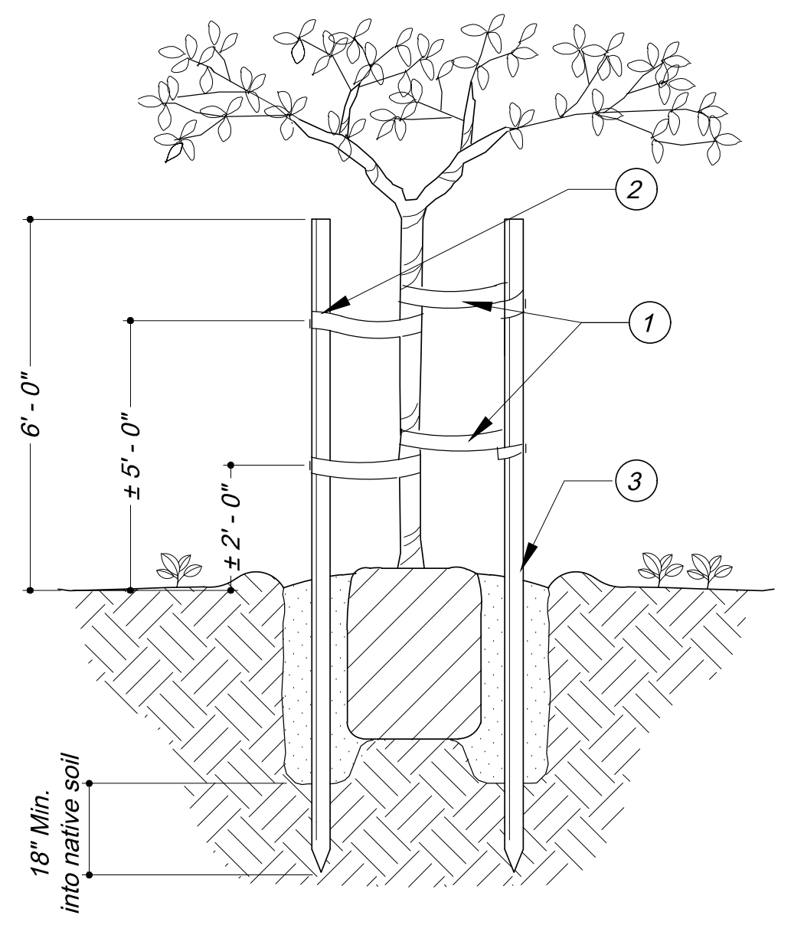
Proposed mitigation trees:
Mitigation Ratio - 3:1
(5) Platanus racemosa - Removed
(15) 36" box Quercus agrifolia - Proposed

PLANT SCHEDULE TREE MITIGATION

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS		QTY
Q	Quercus agrifolia (Mitigation)	Coast Live Oak	36"box	Low		15

PRESERVATION OF EXISTING TREES

1. *All work within the driplines of existing trees shall by hand and be performed only as approved or directed by the Landscape Architect or Project Arborist. Refer to tree specific conditions for direction regarding individual trees shown on the plan. Tree specific conditions are indicated by letter: Tree "A", Podocarpus gracilior, Tree "B", Platanus racemosa, etc.*
2. *All roots encountered during trenching operations shall be cleanly cut. Trenches for all curbs and walls adjacent to trees shall be back filled with porous topsoil from onsite.*
3. *Where walls or curbs are to be built within six feet of the trunk of any tree, a root control barrier (Deep Root or equal) shall be placed between the tree and the wall or curb. Barrier shall extend from ground surface to bottom of new structure.*
4. *Any curb or wall adjacent to a tree shall be built with footings directed outward from the tree to avoid damaging roots. Where feasible, footings shall be bridged over the root zone.*
5. *The construction contractor shall ensure that all trees adjacent to construction areas shall be fenced with a six foot high chain link fence at the outside edge of the dripline of the tree plus six feet beyond or as designated by the Project Arborist. Fence support posts shall be installed at a maximum spacing of eight feet. All construction related activities shall be prohibited within these fenced areas. The construction contractor shall place durable signs stating "Tree Protection Area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.*
6. *Where construction is to occur within the dripline of a tree, the fence shall be erected no further than five feet from the edge of the work.*
7. *At locations where fence does not surround trees, the fence must extend at least ten feet beyond the dripline, and a sign shall be securely attached at each end of the fence, stating "No construction or storage of any kind beyond fence" in both English and Spanish ("No se permite construcion o' almacenace de qualquiera tipo mas de este surco"). Signs shall be at least two square feet in area.*
8. *Fencing constructed above (uphill) trees shall include 'Silt Stop' fabric, securely attached to the fence fabric. 'Silt Stop' shall be installed with the bottom 6" below grade.*
9. *The construction contractor shall designate a landscape maintenance monitor to work with the Project Arborist to ensure that all protected trees and plants within the construction site are properly irrigated and maintained for the duration of construction activities.*
10. *The Project Arborist shall be present during the course of any pruning cutting, grading, or excavation near protected trees. Pruning of trees shall be performed only under the direction of the Project Arborist.*
11. *No construction materials, debris, soil, rock, or excavated material shall be stored within the root protection zone (six feet outside of the dripline or outer perimeter of leaf canopy).*
12. *No chemicals or herbicides may be applied within fifty feet of any tree without approval of the Landscape Architect or Project Arborist.*
13. *Parking and /or vehicular traffic shall not be permitted within six feet of the outside edge of the dripline. No construction equipment, vehicles, or materials shall be stored within 6 feet of any tree dripline.*
14. *Trees shall be watered thoroughly prior to beginning of construction and the root protection zone covered with a two-inch layer of chipped bark mulch. Mulch may not be piled against any trees.*
15. *If access is required over the root zone of any tree, the root zone shall be protected with a six-inch layer of mulch and covered with a double layer of three-fourths inch plywood overlapped at the seams. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.*
16. *Root systems of trees, shrubs, and groundcovers shall be protected from damage due to spillage or application of chemical compound such as paints, finishes, or stucco.*
17. *Root systems shall be protected from flooding, erosion, or excessive wetting resulting from any construction operations.*
18. *Within the tree dripline, roots shall be excavated by hand using narrow-tined spading forks to carefully comb the soil. Roots beyond the tree dripline can be cut by hand or with a diamond blade machine saw (roots may not be cut with a backhoe, loader, excavator, or standard trencher). Branches and roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped, and roots larger than two inches in diameter shall not be cut. If cutting of roots cannot be avoided, roots shall be severed approximately three inches back from new construction. Where large lateral roots are encountered, they shall be exposed beyond the limits of excavation and bent into backfill areas wherever possible. Mechanical excavation for leveling the ground surface near existing trees prior to paving shall not be permitted.*
19. *Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth fill or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.*
20. *Excavation within the dripline of trees shall only occur where necessary to complete the requirements of the project.*
21. *All plant parts (including the root zone) shall be protected from dumping of refuse, concrete paint, or plaster washout or chemically injurious materials or liquids. Continuous puddling or running water shall be prevented within driplines of all trees and plants.*
22. *Any alteration of grades shall result in positive drainage away from affected trees.*
23. *Dust and dirt shall be washed off all trees within fifty feet of the construction area at four-week intervals, May through October, and at the end of the construction period. Washing shall occur in the morning to allow the tree to dry during the day.*
24. *No irrigation or utility lines shall be installed within fifteen feet of the trunk of any Oak tree, except drip-irrigation tubing laid on the surface of the ground. In no case shall irrigation occur within three feet of the trunk of the tree.*
25. *The contractor assumes responsibility for all existing trees shown on this plan. Any tree removed or irreparably damaged during construction must be replaced with a tree of like species and size. If a tree of matching size is not available, or cannot be installed because of site constraints, the largest feasible size shall be planted, and the contractor shall reimburse the owner the difference between the value of the original tree and the replacement. The value of the original tree shall be appraised in accordance with tree appraisal guidelines adopted by the International Society of Arboriculture. The appraisal shall be prepared by an ISA-certified arborist.*
26. *All replacement trees shall be guaranteed by the contractor for a period of one year after installation.*



① Two nylon reinforced ties: 1" Wide figure 8 "Super Tie I" tree ties or approved equal. Adjust to allow for tree movement.

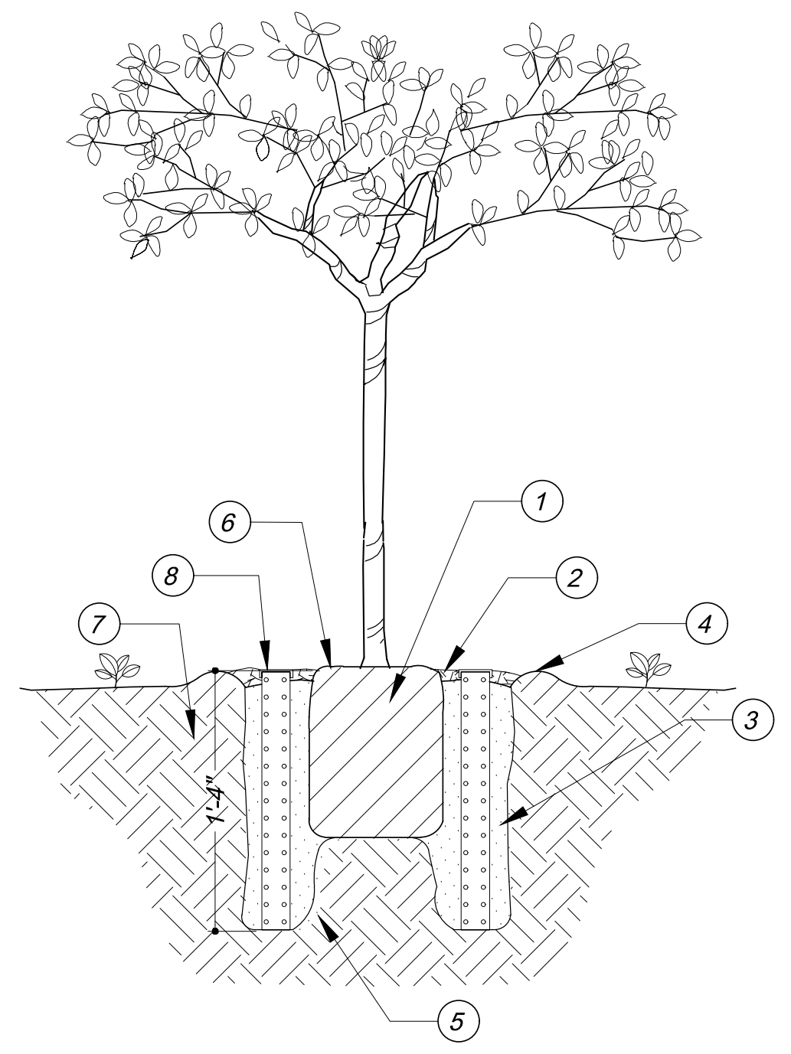
② Attach to stake with galvanized roofing nail.

③ $2\frac{1}{2}$" Diameter lodgepole. Drive 18" minimum into undisturbed subgrade outside rootball.

Notes :

1. Refer to planting detail for hole size, backfill, etc.
2. Modify installation as required for trees in public right of way.

2 TREE STAKING
Not to Scale



① Rootball: set on firm soil at bottom of pit.

② Mulch over basin per specifications.

③ Backfill: see specifications.

④ 6" High temporary berm.

⑤ 6" Diameter by 18" deep augured holes backfilled with amended soil. Roughen sides of holes to prevent glazing.

15 gal trees: 3 holes at outer edge of rootball.

24" box & 36" box trees: one hole at each corner and one in the center.

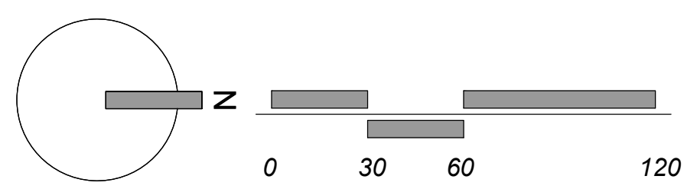
Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).

⑥ Set rootball with crown 1" above finish grade.

⑦ Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.

⑧ 4" Diameter perforated pipe and cap, fill with $\frac{3}{4}$" washed gravel.

11 TREE PLANTING W/ DRAIN PIPES
Not to Scale



Scale:
1" = 60'

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EXP. 10.31.24

Revisions

4683 VIA ROBLADA
Santa Barbara, CA
93110

TREE MITIGATION PLAN - BLUFF HOUSE

NOT FOR CONSTRUCTION

Issue

Issue

Date 04.06.2023	Job Number 22.011
Drawn By JM	Checked by DTE
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