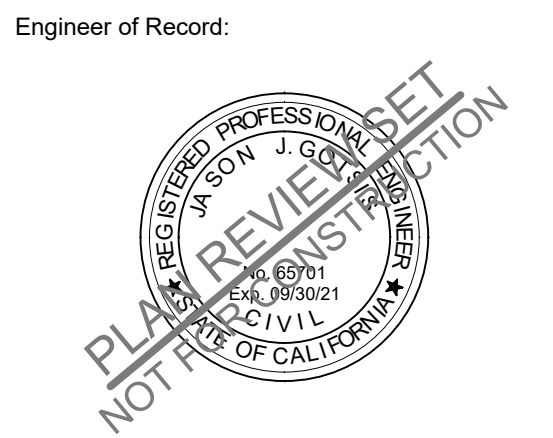


# GOERNER RESIDENCE

## 1017 HOT SPRINGS ROAD MONTECITO, CA 93108

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**GOERNER RESIDENCE**  
 1017 HOT SPRINGS ROAD  
 MONTECITO, CA 93108

Project:

Revisions:

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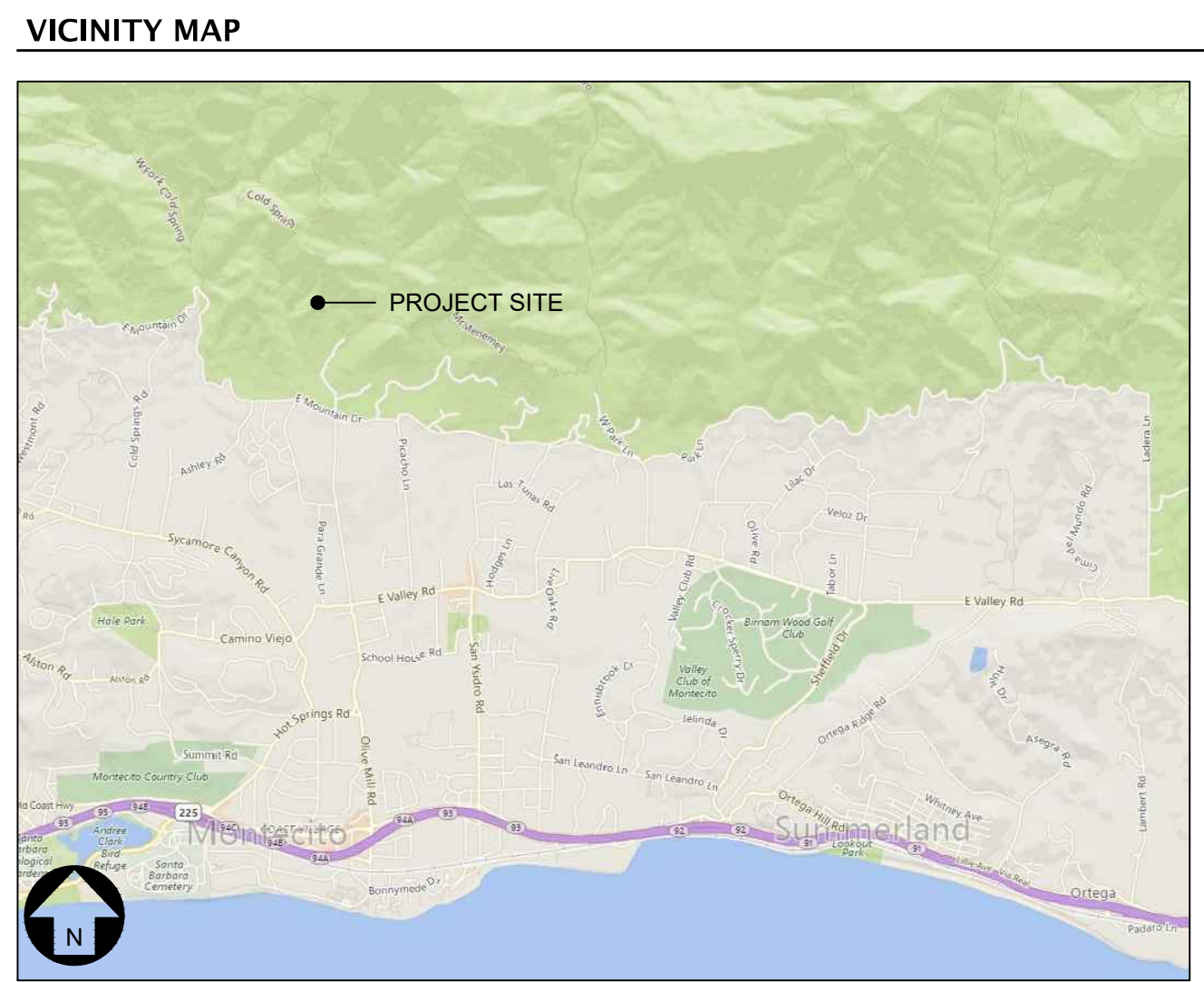
Proj. Engr.: BRJ Phone Ext.: 121  
 Proj. Mngt.: JGG Phone Ext.: 160  
 Date: 10.22.2021 Scale: PER PLAN  
 A&V Job No.: 15298

TITLE SHEET

# C-0.1

**LEGEND**

	SD	STORM DRAINAGE
		DITCH / FLOWLINE
		GRADING LIMIT
		PROPERTY LINE
		CENTERLINE
		SAWCUT
		TREE TRUNK AND CRITICAL ROOT ZONE



**SURVEY NOTES**

- TOPOGRAPHIC MAPPING:**  
THE TOPOGRAPHIC MAPPING SHOWN HEREON WAS COMPILED FROM AERIAL PHOTOGRAPHY DATED NOVEMBER 28, 2005 USING STANDARD PHOTOGRAMMETRIC METHODS BY CENTRAL COAST AERIAL MAPPING AT A SCALE OF 1 = 20 FEET, WITH A 1 FOOT CONTOUR INTERVAL. DASHED CONTOURS ARE UNDER HEAVY VEGETATION AND MAY NOT MEET NATIONAL MAPPING STANDARDS.  
  
ADDITIONAL PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA COLLECTED IN A ONE DAY FIELD VERIFICATION SURVEY UNDERTAKEN BY PENFIELD & SMITH IN JANUARY 2006 AT THE REQUEST OF MARK GOERNER.  
  
ADDITIONAL TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AERIAL PHOTOGRAPHY COLLECTED BY WATERS CARDENAS LAND SURVEYING DATED JUNE 11, 2018 AT A SCALE OF 1 = 30 FEET, WITH A 1 FOOT CONTOUR INTERVAL AT THE REQUEST OF MARK GOERNER.
- BASIS OF BEARINGS AND COORDINATES:**  
BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 2004.0), DEFINED LOCALLY BY CONTINUOUSLY OPERATING REFERENCE STATIONS OPERATED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. THIS SURVEY TIED TO STATIONS COPR, R2A2 AND UCSB. SEE TIE DIAGRAM.  
  
ALL DISTANCES AND BEARINGS SHOWN AS MEASURED OR CALCULATED ARE EXPRESSED IN CCS, NAD 83, ZONE 5 GRID US SURVEY FOOT UNITS.  
  
THE SITE COMBINATION FACTOR IS 0.99989821 AND THE SITE MAPPING ANGLE IS -0°56'07", BOTH CALCULATED AT SET MONUMENT NUMBER 21. SEE TIE DIAGRAM, TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY GRID DISTANCES BY 1.000101800, WHICH IS THE INVERSE OF THE PROJECT COMBINATION. TO OBTAIN TRUE NORTH BEARINGS, SUBTRACT THE MAPPING ANGLE FROM THE GRID BEARING.  
  
RECORD DISTANCES AND BEARINGS ARE SHOWN OR NOTED IN THE DOCUMENT BEING REFERENCED. REFER TO THE DOCUMENT ITSELF. ALL RECORD DISTANCES USED FOR ESTABLISHMENT PURPOSES WERE FIRST CONVERTED TO GRID USING THE ABOVE COMBINATION FACTOR.
- ELEVATIONS:**  
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET AND ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), NORTH AMERICAN VERTICAL DATUM ELEVATIONS (NAVD) OF CORS STATIONS WERE HELD FOR ADJUSTMENT PURPOSES AND A LOCAL DATUM SHIFT OF -2.65 FEET WAS APPLIED TO THE LOCAL CONTROL POINT NUMBERS 21 A SET 1/2" IRON PIPE W/ PLASTIC P&S CONTROL PLUG, ELEVATION = 893.54 FEET AND 22 A SET 1/2" IRON PIPE W/ PLASTIC P&S CONTROL PLUG, ELEVATION = 974.62 FEET.
- UTILITIES:**  
SURFACE UTILITY FEATURES SHOWN HEREON HAVE BEEN LOCATED IN A FIELD SURVEY PERFORMED BY PENFIELD AND SMITH BASED ON VISIBILITY ON THE DATE OF SURVEY.

**NOTE:**

- SURVEY INFORMATION IN THIS PLAN SET IS NOT A BOUNDARY SURVEY. PROPERTY LINES, SETBACKS, AND EASEMENT INFORMATION SHOWN IS FOR REFERENCE ONLY.
- CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR PRIOR TO USE. THE SURVEYOR MUST PROVIDE THE ENGINEER WITH THE SURVEY CONTROL NOTES, CONTROL COORDINATES, AND SURVEY NOTES.

**PROJECT INFORMATION**

CLIENT: MARCIA & JOHN GOERNER  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93108

ARCHITECT: AB DESIGN STUDIO, INC.  
420 E HALEY STREET  
SANTA BARBARA, CA 93101

GEOTECHNICAL: GEOSOLUTIONS  
1020 WEST TAMA LANE, SUITE 200  
SANTA MARIA, CA 93454

SURVEYORS: STANTEC  
111 EAST VICTORIA STREET  
SANTA BARBARA, CA 93101  
  
WATERS CARDENAS LAND SURVEYING, LLP  
5553 HOLLISTER AVENUE, SUITE 7  
GOLETA, CA 93117

APN: 011-010-008

**GRADING INFORMATION**  
 AREA DISTURBED: 2.05 AC  
 TOTAL WALL LENGTH: 2,800 LINEAR FEET

**HOT SPRINGS CROSSING EARTHWORK**  
 CUT QUANTITY: 250 CUBIC YARDS  
 FILL QUANTITY: 500 CUBIC YARDS  
 NET QUANTITY: 250 CUBIC YARDS IMPORT

**DRIVEWAY EARTHWORK**  
 CUT QUANTITY: 3100 CUBIC YARDS  
 FILL QUANTITY: 2100 CUBIC YARDS  
 NET QUANTITY: 1000 CUBIC YARDS EXPORT

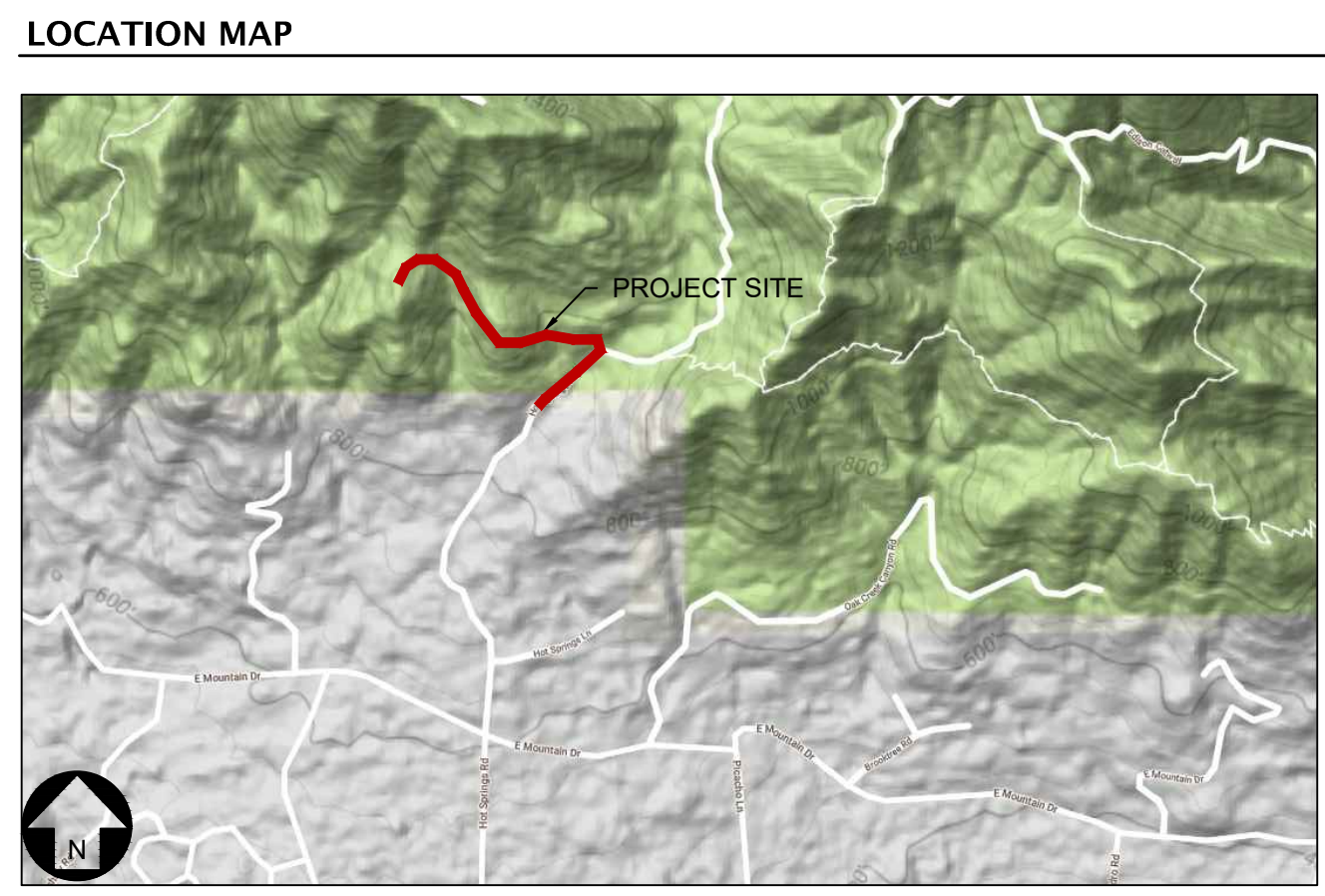
**HOUSE SITE EARTHWORK**  
 CUT QUANTITY: 2100 CUBIC YARDS  
 FILL QUANTITY: 900 CUBIC YARDS  
 NET QUANTITY: 1200 CUBIC YARDS EXPORT

NET QUANTITY: 1950 CUBIC YARDS EXPORT

\*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED.

**STANDARD ABBREVIATIONS**

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	JAC	JACARANDA TREE
BVC	BEGIN VERTICAL CURVE	LA	LANDSCAPE AREA
BW	BOTTOM OF WALL	NG	NATURAL GRADE
CB	CATCH BASIN	PA	PLANTER AREA
C/L	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CMU	CONCRETE MASONRY UNIT	P/L	PROPERTY LINE
CONC	CONCRETE	POC	POINT OF CONNECTION
DW	DRIVEWAY	PS	PARKING STRIPE
ECR	END CURB RETURN	PVC	POLYVINYL CHLORIDE
EG	EXISTING GRADE	RW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SG	SUB-GRADE ELEVATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SYC	SYCAMORE TREE
FH	FIRE HYDRANT	TC	TOP OF CURB, CONCRETE
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	TG	TOP OF GRATE
GB	GRADE BREAK	TW	TOP OF WALL
		VC	VERTICAL CURVE



**SURVEY MONUMENT PROTECTION:**

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

**UTILITY PURVEYORS**


ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
<http://www.sce.com/>  
1-800-655-4555

NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY  
P.O. BOX C  
MONTEREY PARK, CA 91756  
(800)-427-2200

CABLE TV: COX COMMUNICATIONS  
3303 STATE STREET  
SANTA BARBARA, CA  
(805) 681-6600

TELEPHONE: VERIZON  
<http://www.verizon.com/home/phone/>

**DIG ALERT**



DIAL TOLL FREE  
811 OR  
(1-800-227-2600)  
AT LEAST TWO DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING, ETC. CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY ID NUMBER, BECAUSE NO EARTH WORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

**SHEET INDEX**

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-1.1	OVERALL SITE PLAN
C-1.2	STA. 2+50 TO 6+00 PRELIMINARY IMPROVEMENT PLAN
C-1.3	STA. 6+00 TO 10+00 PRELIMINARY IMPROVEMENT PLAN
C-1.4	STA. 10+00 TO 14+00 PRELIMINARY IMPROVEMENT PLAN
C-1.5	STA. 14+00 TO 18+00 PRELIMINARY IMPROVEMENT PLAN
C-1.6	STA. 18+00 TO 22+00 PRELIMINARY IMPROVEMENT PLAN
C-1.7	STA. 22+00 TO 26+00 PRELIMINARY IMPROVEMENT PLAN
C-1.8	STA. 26+00 TO 30+50 PRELIMINARY IMPROVEMENT PLAN
C-1.9	STA. 30+50 TO 35+00 PRELIMINARY IMPROVEMENT PLAN
C-1.10	STA. 35+00 TO 37+31 PRELIMINARY IMPROVEMENT PLAN
C-1.11	SITE SECTIONS
C-1.12	HOUSE SITE GRADING PLAN

GENERAL NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COUNTY OF SANTA BARBARA AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE...

Plan Prepared By: Ashley & Vance ENGINEERING, INC. 210 East Cole Street, Santa Barbara, CA 93101, Tel: 805.963.3500, www.ashleyandvance.com

CIVIL - STRUCTURAL

GENERAL GRADING NOTES: 1. GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK...

DEMOLITION NOTES: 1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED...

CONCRETE PAVEMENT AND APPURTENANCE CONCRETE NOTES: 1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS...

SANTA BARBARA COUNTY BUILDING & SAFETY DIVISION GRADING NOTES: 1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO...

Engineer of Record: Notarized Seal and Signature of Robert J. Goerner, State of California, License No. 113312

STORM DRAIN NOTES: 1. ALL PRIVATE STORM DRAIN MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.

TRENCHING AND BACKFILL NOTES: 1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL.

SEWER NOTES: 1. ALL PUBLIC SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.

ASPHALT PAVEMENT NOTES: 1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, PRIVATE ROADWAY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

WATER NOTES: 1. ALL PUBLIC WATER LINE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.

GENERAL NOTES: 1. ALL CONSTRUCTION SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS...

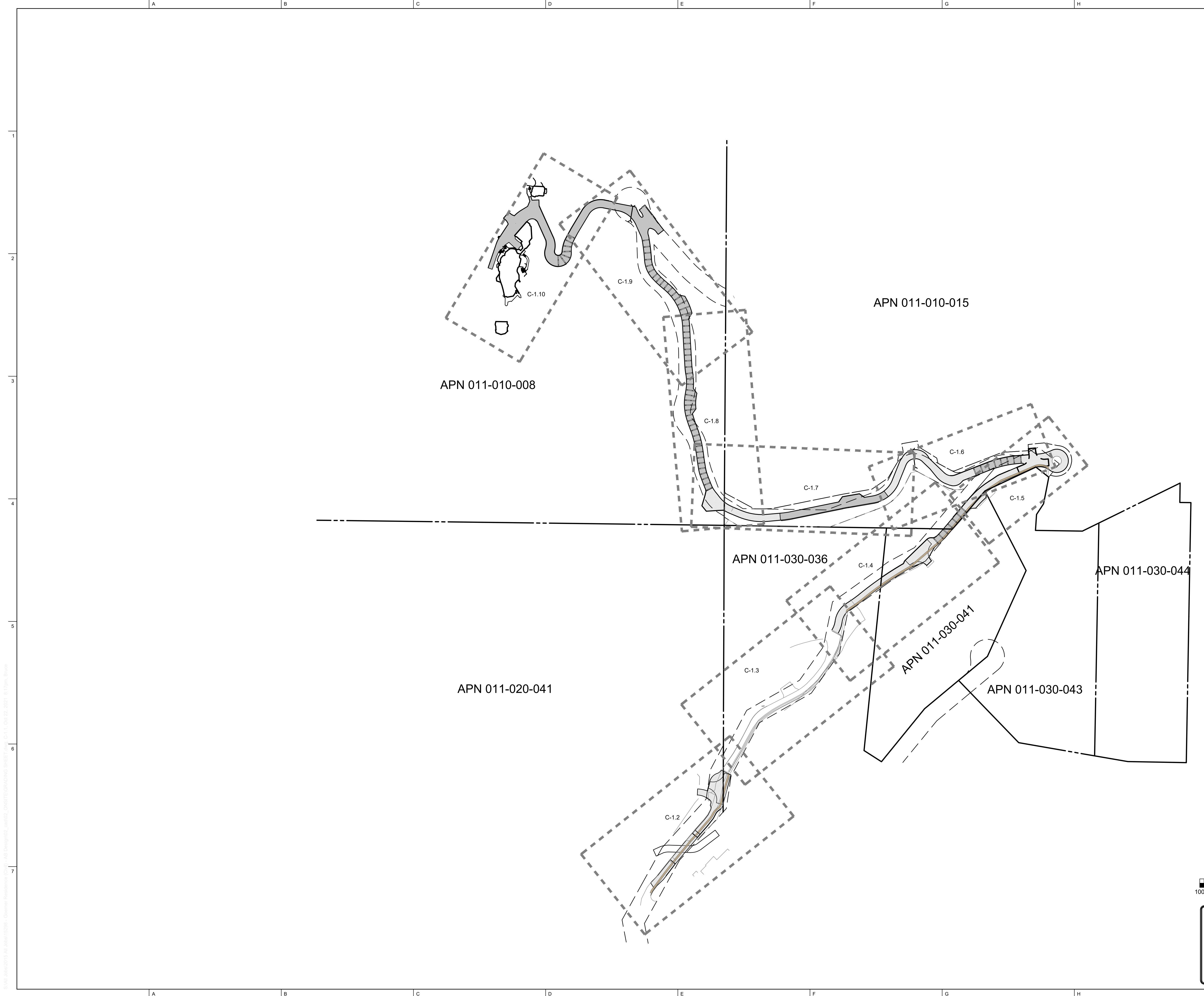
GENERAL NOTES: 16. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY...

GENERAL NOTES: 17. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.


GENERAL NOTES: 18. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

GOERNER RESIDENCE 1017 HOT SPRINGS ROAD MONTECITO, CA 93108

Project: [Symbol] Revisions: [Table with 4 revision entries] Proj. Engr.: BRJ Phone Ext.: 121 Proj. Mgrn.: JGG PER EXL.: 160 Date: 10.22.2021 Scale: P&E PLAN A&V Job No.: 15280



Plan Prepared By:




**Ashley & Vance**  
ENGINEERING, INC.  
210 East Costa Street  
Santa Barbara, CA 93101  
(805) 962-9966  
www.ashleyvance.com

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Engineer of Record:



REGISTERED PROFESSIONAL ENGINEER  
J. GORDON  
No. 5071  
Exp. 09/30/21  
CIVIL  
NOT FOR CONSTRUCTION  
NOT FOR CALIFORNIA

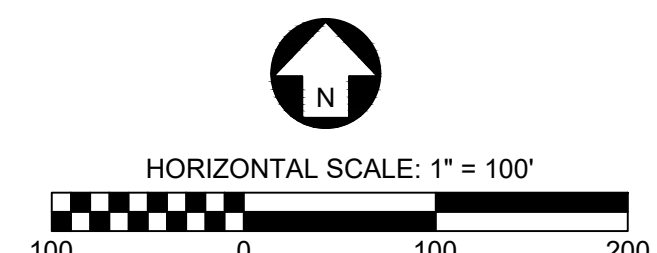
**GOERNER RESIDENCE**  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93108

Project:

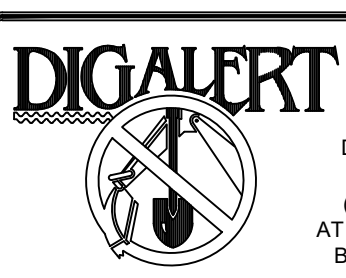
Revisions:

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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298



HORIZONTAL SCALE: 1" = 100'

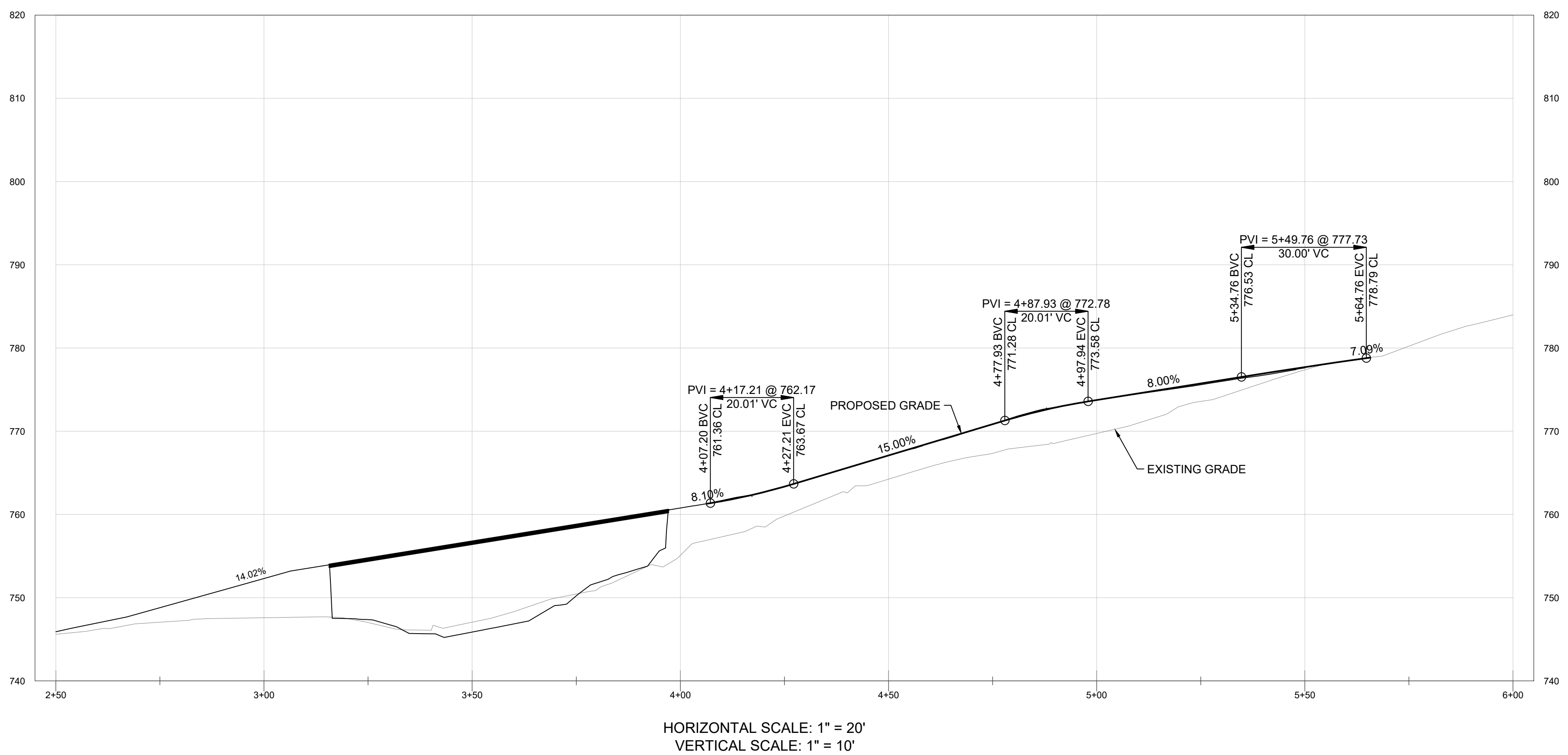


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DIAL TOLL FREE  
811 OR  
(1-800-227-2600)  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT

OVERALL SITE PLAN

# C-1.1

S:\A\1017 Hot Springs Road - Goerner Residence\1017 Hot Springs Road - Goerner Residence.dwg, 10/22/2021, 10:17:00 AM, 10/22/2021, 10:17:00 AM



- GENERAL NOTES:**
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR TREE PROTECTION INFORMATION.
  - SEE PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR PROPOSED UTILITY SERVICE SIZES AND SPECIFICATIONS.
  - CONTRACTOR TO CONFIRM SIZE AND CONDITION OF EXISTING UTILITY SERVICES PRIOR TO CONNECTION TO PROPOSED UTILITY SERVICES.
  - TREE PROTECTION SHOWN FOR REFERENCE. SEE TREE PROTECTION REPORT FOR SPECIFIC INFORMATION REGARDING TREE PROTECTION.
  - EXISTING UTILITY LOCATIONS ARE COMPILED FROM RECORD INFORMATION AND ARE APPROXIMATE.

- PROTECTION NOTES:**
- PROTECT EXISTING TREE IN PLACE AND PROVIDE CONSTRUCTION FENCING PER TREE PROTECTION REPORT.

- DEMOLITION NOTES:**
- EXISTING FENCE TO BE REMOVED.
  - EXISTING TREE TO BE REMOVED. SIZE AND TYPE PER PLAN.
  - EXISTING VEHICLE GATE TO BE REMOVED.

- SITE CONSTRUCTION NOTES:**
- WIDEN EXISTING A.C. PAVEMENT DRIVEWAY. GRIND AND OVERLAY EXISTING A.C. PAVING AT JOIN CONDITION BETWEEN NEW AND EXISTING A.C. PAVEMENT.
  - CONSTRUCT CONCRETE DRIVEWAY.
  - CONSTRUCT A.C. PAVEMENT DRIVEWAY.
  - CONSTRUCT GRADE BEAM.
  - CONSTRUCT RETAINING WALL.
  - CONSTRUCT CONCRETE CURB.
  - CONSTRUCT HIKING PATH.
  - CONSTRUCT FIRE HYDRANT.
  - 2:1 CUT SLOPE PER GEOTECHNICAL RECOMMENDATION.
  - CONSTRUCT STEEL FRAME BRIDGE WITH ASPHALT ROAD SURFACING.
  - CONSTRUCT DOUBLE CHIP-SEAL ON ASPHALT ALONG TRAIL LIMITS.
  - CONSTRUCT WIRE MESH STABILIZATION SYSTEM PER GEOTECHNICAL RECOMMENDATION.
  - INSTALL VEGETATIVE FILTER STRIP.

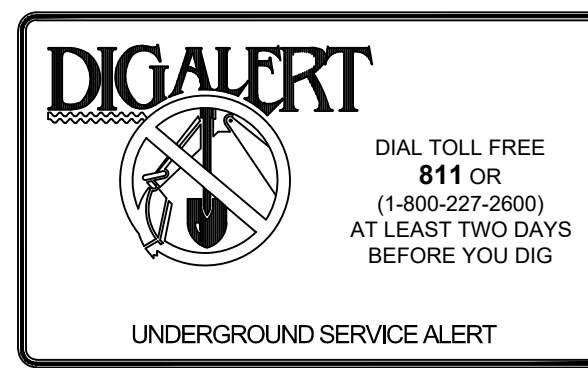
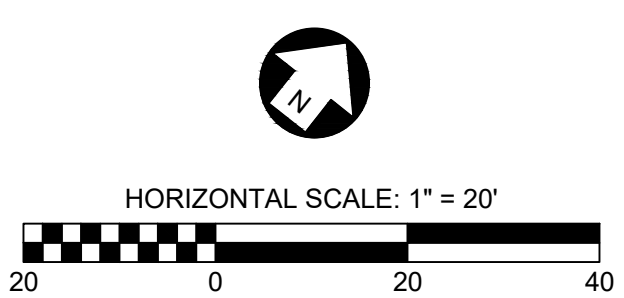
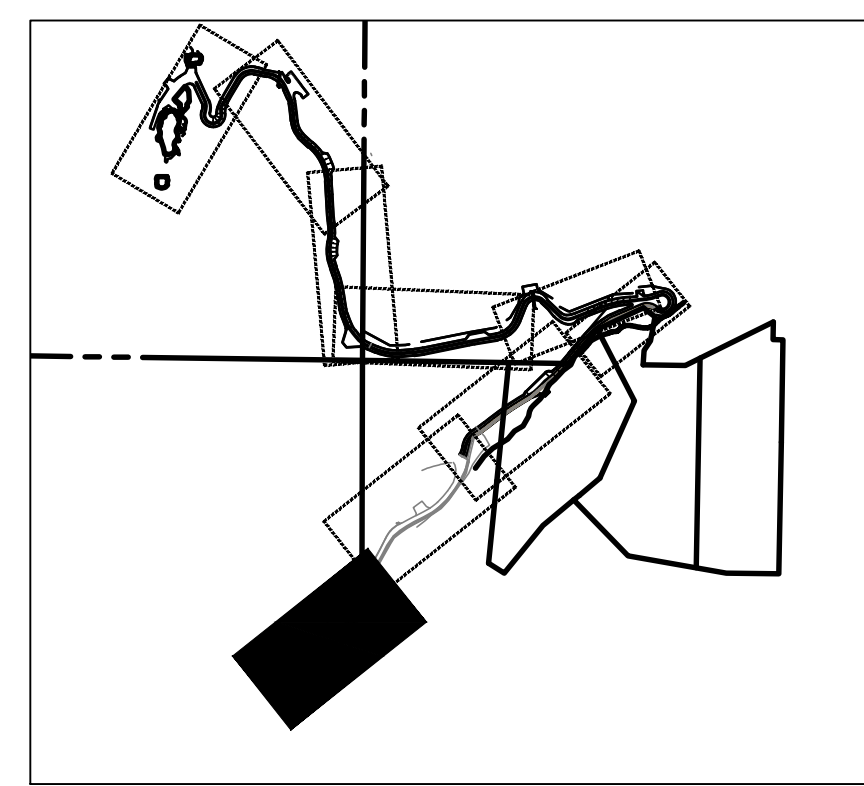
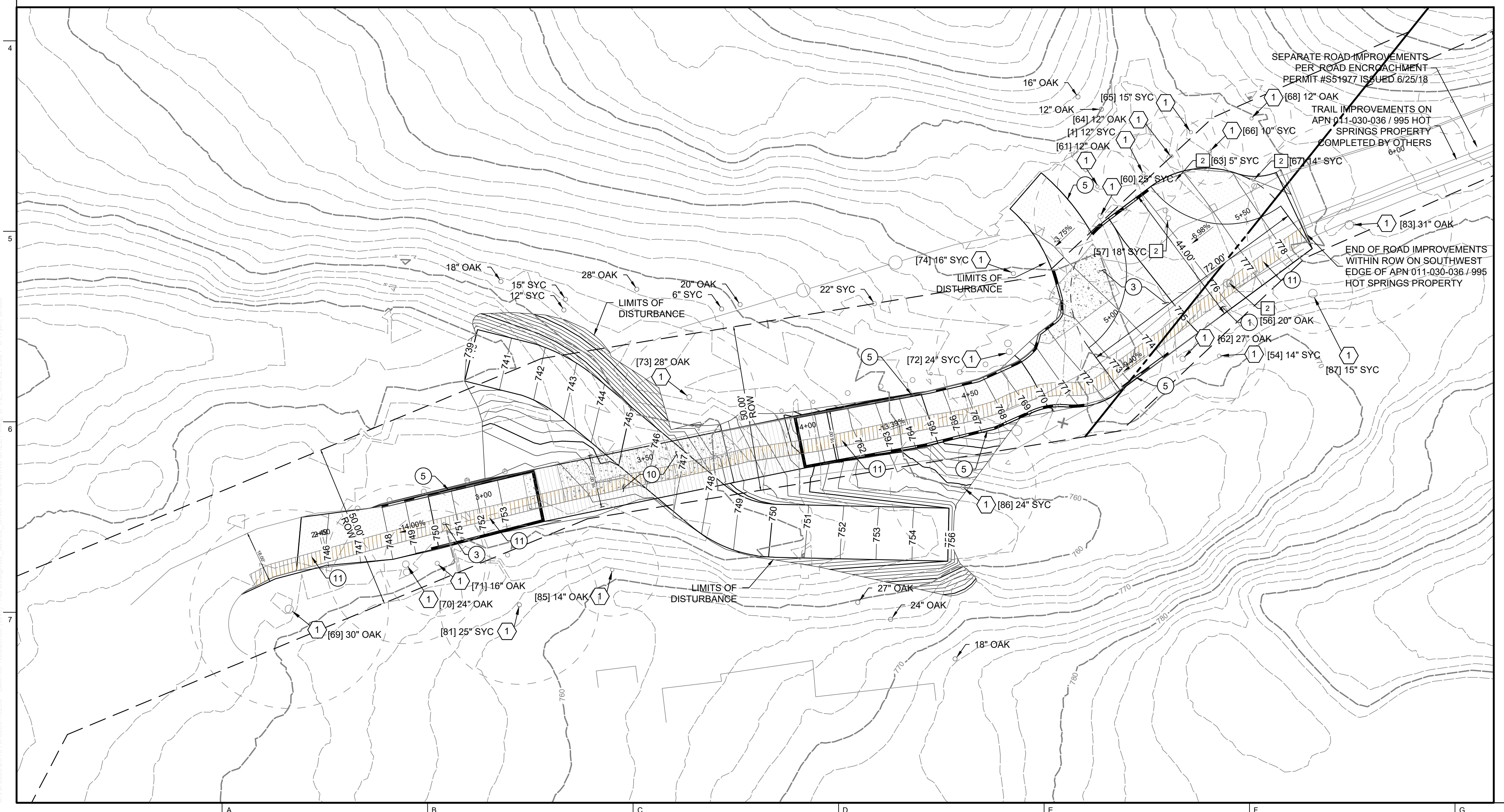
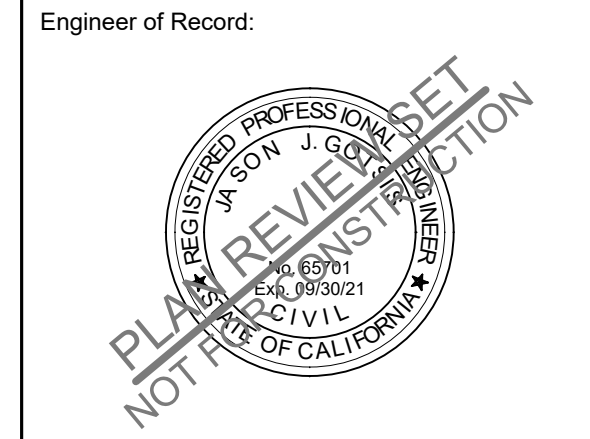
- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

Plan Prepared By:

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GOERNER RESIDENCE  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93708

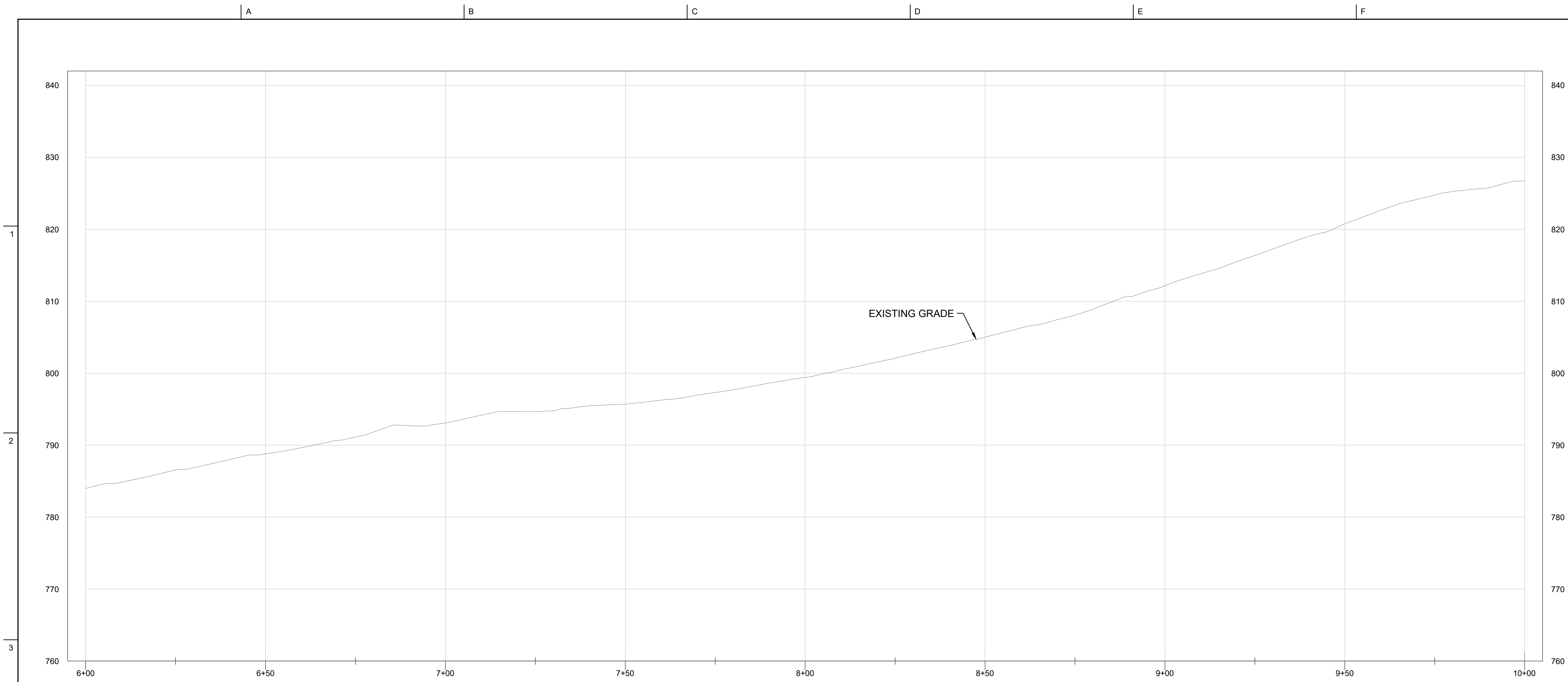
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Revisions:

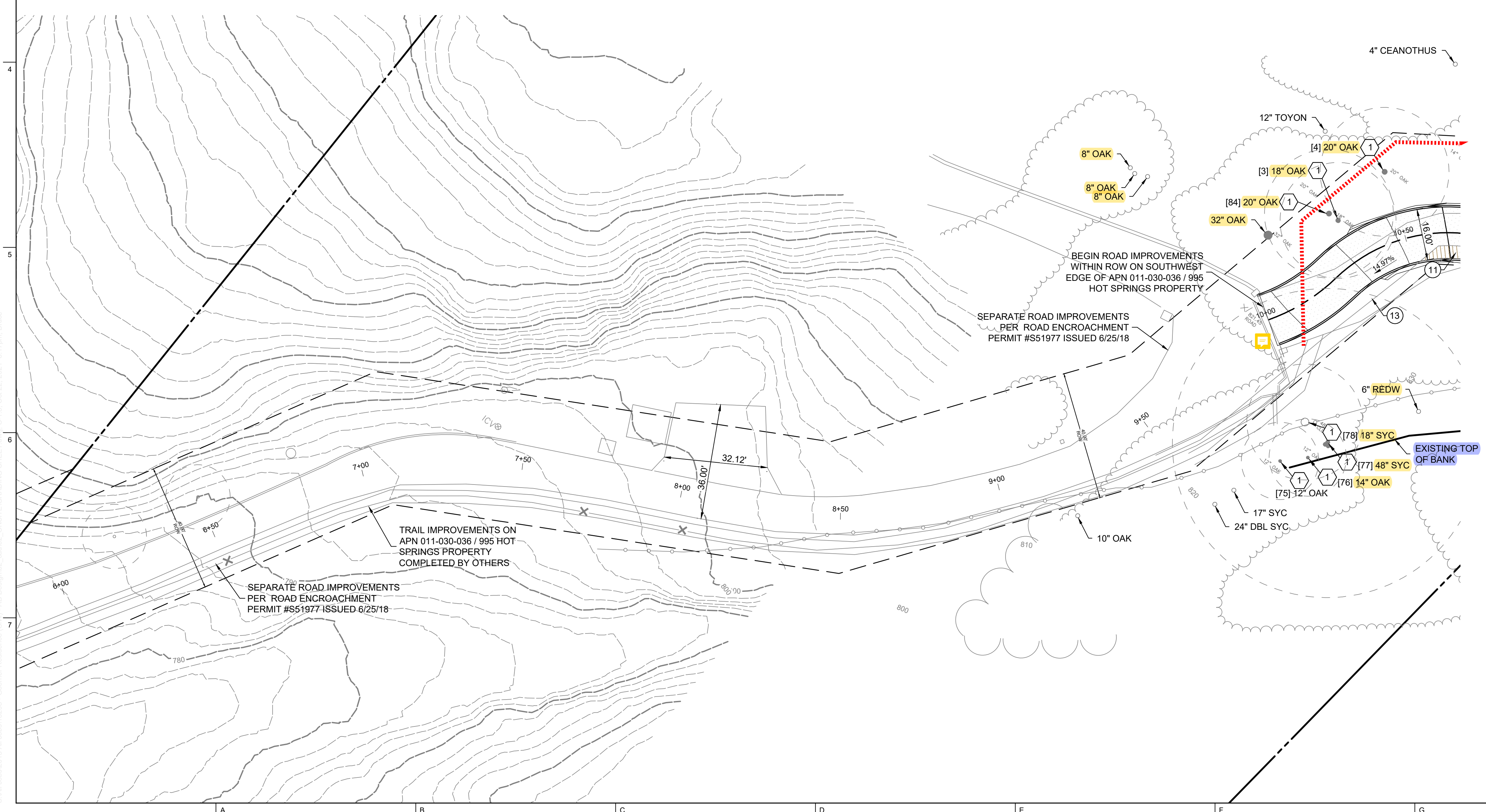
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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 2+50 TO 6+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.2**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



- GENERAL NOTES:**
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR TREE PROTECTION INFORMATION.
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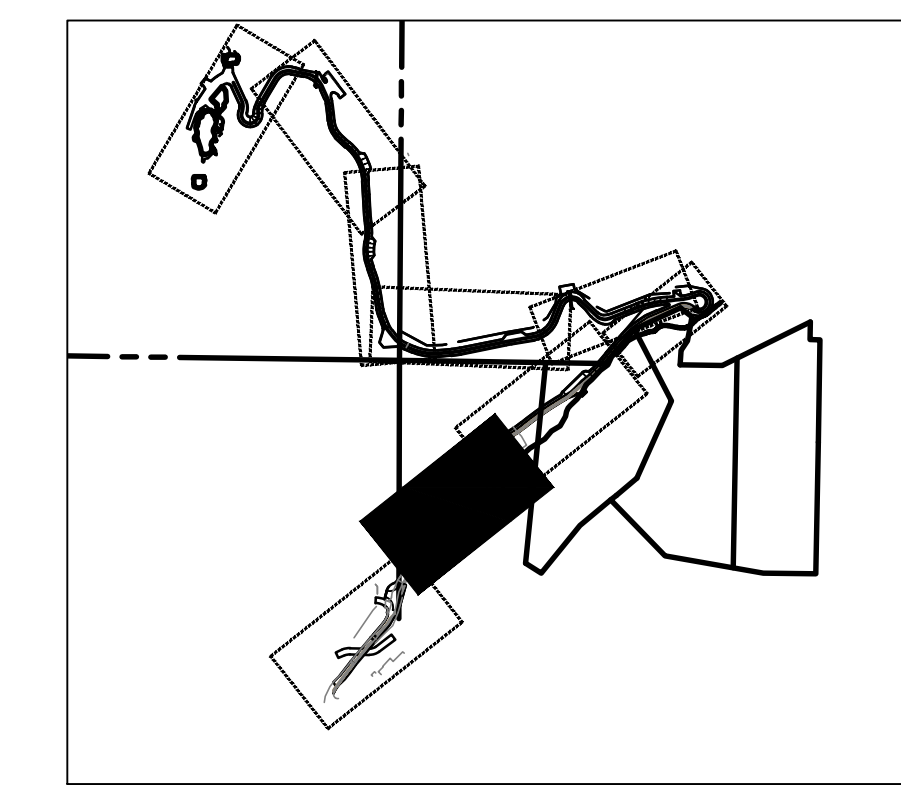
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  - EXISTING TREE TO BE REMOVED. SIZE AND TYPE PER PLAN.
  - EXISTING VEHICLE GATE TO BE REMOVED.

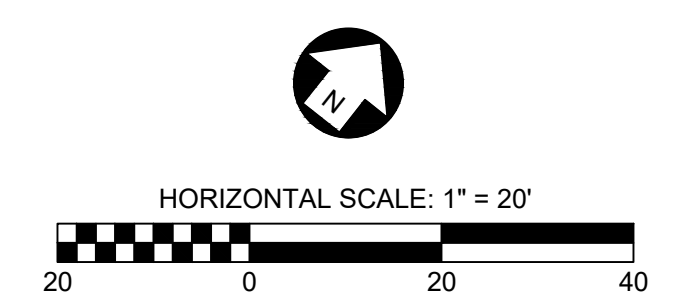
- SITE CONSTRUCTION NOTES:**
- WIDEN EXISTING A.C. PAVEMENT DRIVEWAY. GRIND AND OVERLAY EXISTING A.C. PAVING AT JOIN CONDITION BETWEEN NEW AND EXISTING A.C. PAVEMENT.
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  - CONSTRUCT A.C. PAVEMENT DRIVEWAY.
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- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

TEMPORARY BYPASS TRAIL



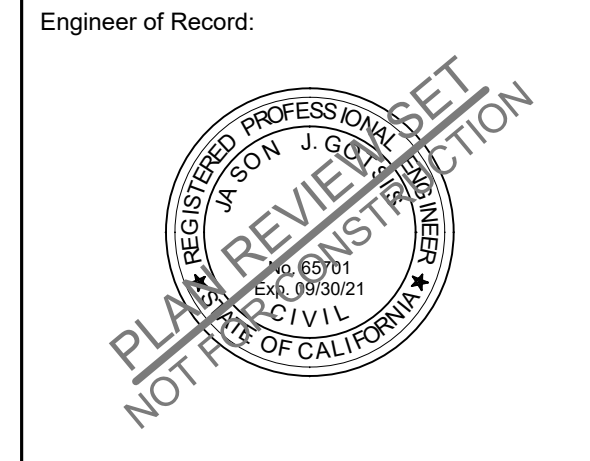
SITE KEY



**DIGALERT**  
DIAL TOLL FREE  
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(1-800-227-2600)  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT

Plan Prepared By:  
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Engineer of Record:

**GOERNER RESIDENCE**  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93708

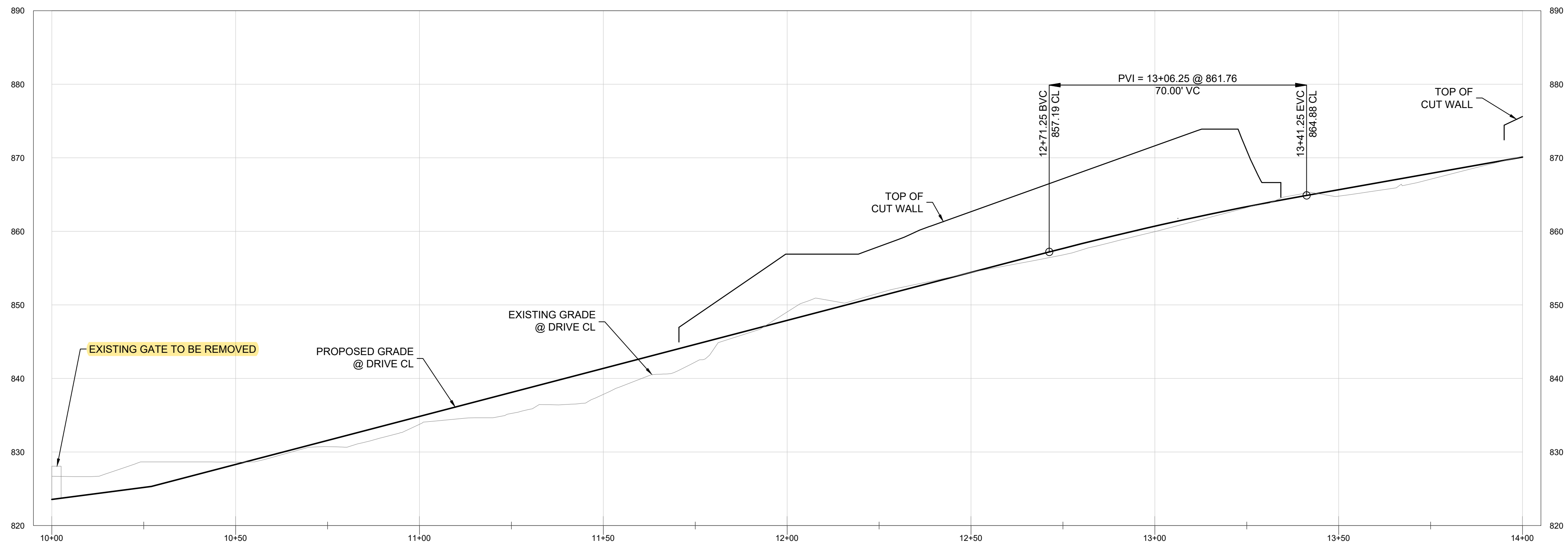
Project:

Revisions:

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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 6+00 TO 10+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.3**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'

- GENERAL NOTES:**
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR TREE PROTECTION INFORMATION.
  - SEE PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR PROPOSED UTILITY SERVICE SIZES AND SPECIFICATIONS.
  - CONTRACTOR TO CONFIRM SIZE AND CONDITION OF EXISTING UTILITY SERVICES PRIOR TO CONNECTION TO PROPOSED UTILITY SERVICES.
  - TREE PROTECTION SHOWN FOR REFERENCE. SEE TREE PROTECTION REPORT FOR SPECIFIC INFORMATION REGARDING TREE PROTECTION.
  - EXISTING UTILITY LOCATIONS ARE COMPILED FROM RECORD INFORMATION AND ARE APPROXIMATE.

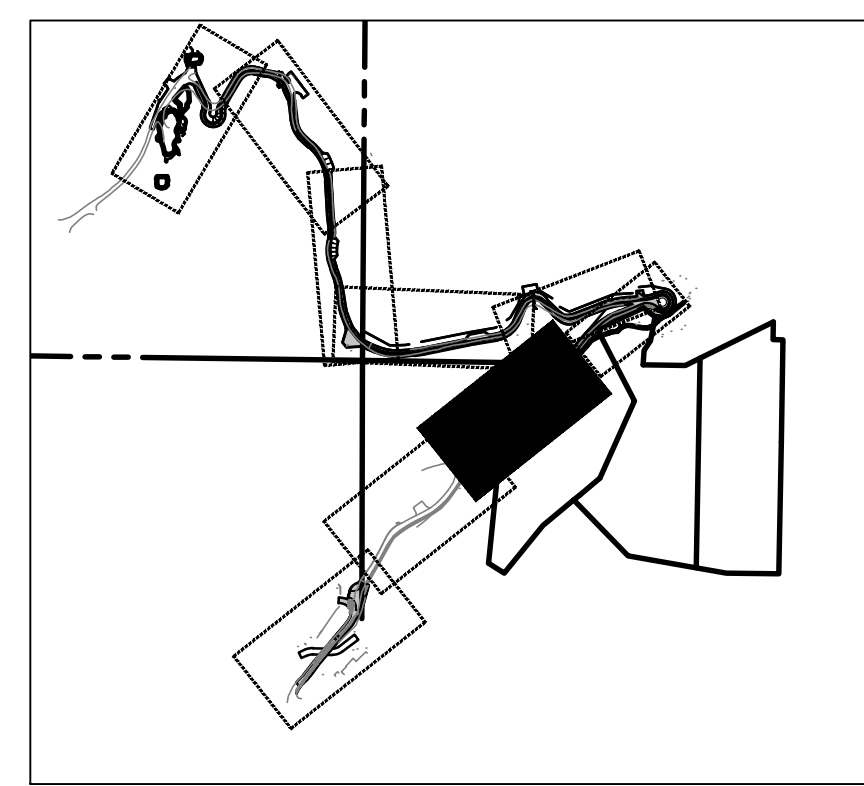
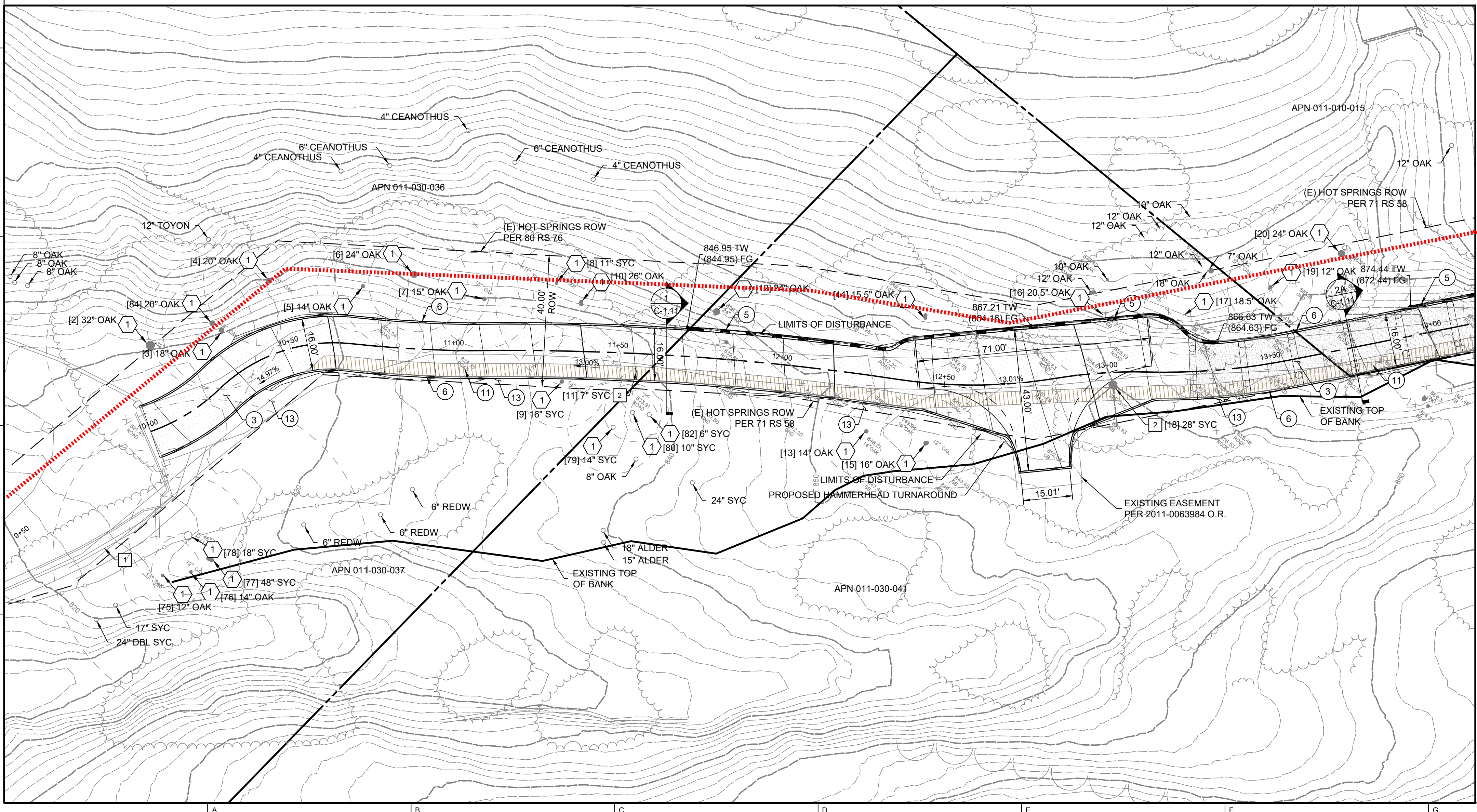
- PROTECTION NOTES:**
- PROTECT EXISTING TREE IN PLACE AND PROVIDE CONSTRUCTION FENCING PER TREE PROTECTION REPORT.

- DEMOLITION NOTES:**
- EXISTING FENCE TO BE REMOVED.
  - EXISTING TREE TO BE REMOVED. SIZE AND TYPE PER PLAN.
  - EXISTING VEHICLE GATE TO BE REMOVED.

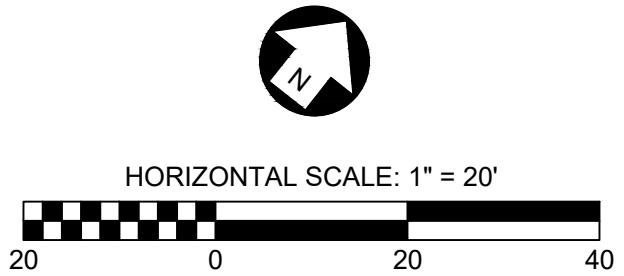
- SITE CONSTRUCTION NOTES:**
- WIDEN EXISTING A.C. PAVEMENT DRIVEWAY. GRIND AND OVERLAY EXISTING A.C. PAVING AT JOIN CONDITION BETWEEN NEW AND EXISTING A.C. PAVEMENT.
  - CONSTRUCT CONCRETE DRIVEWAY.
  - CONSTRUCT A.C. PAVEMENT DRIVEWAY.
  - CONSTRUCT GRADE BEAM.
  - CONSTRUCT RETAINING WALL.
  - CONSTRUCT CONCRETE CURB.
  - CONSTRUCT HIKING PATH.
  - CONSTRUCT FIRE HYDRANT.
  - 2:1 CUT SLOPE PER GEOTECHNICAL RECOMMENDATION.
  - CONSTRUCT STEEL FRAME BRIDGE WITH ASPHALT ROAD SURFACING.
  - CONSTRUCT DOUBLE CHIP-SEAL ON ASPHALT ALONG TRAIL LIMITS.
  - CONSTRUCT WIRE MESH STABILIZATION SYSTEM PER GEOTECHNICAL RECOMMENDATION.
  - INSTALL VEGETATIVE FILTER STRIP.

- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

TEMPORARY BYPASS TRAIL



SITE KEY

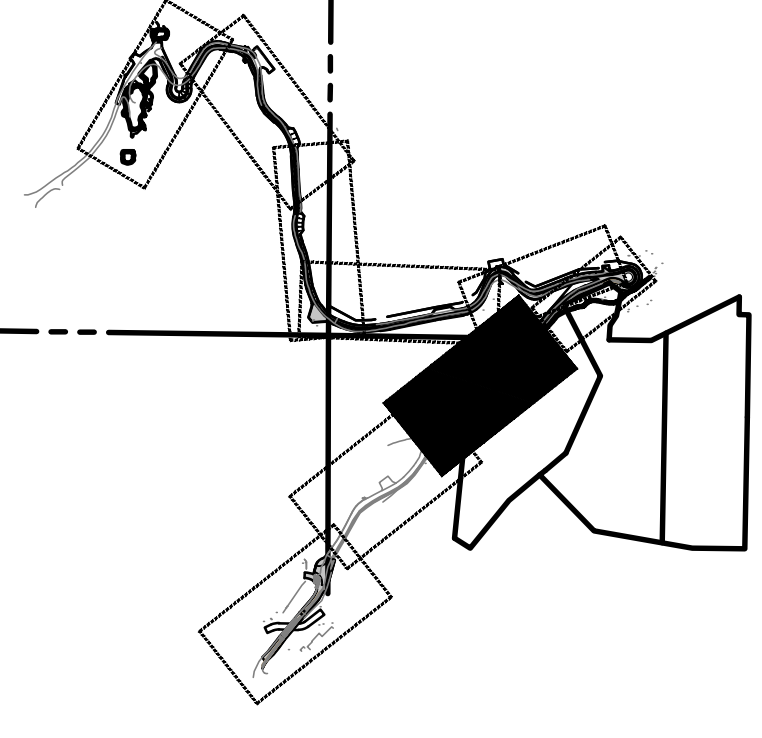


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Engineer of Record:  
**J. GOERNER**  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
NO. 005021  
NOT REEVALUATED  
NOT REEVALUATED

**GOERNER RESIDENCE**  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93108

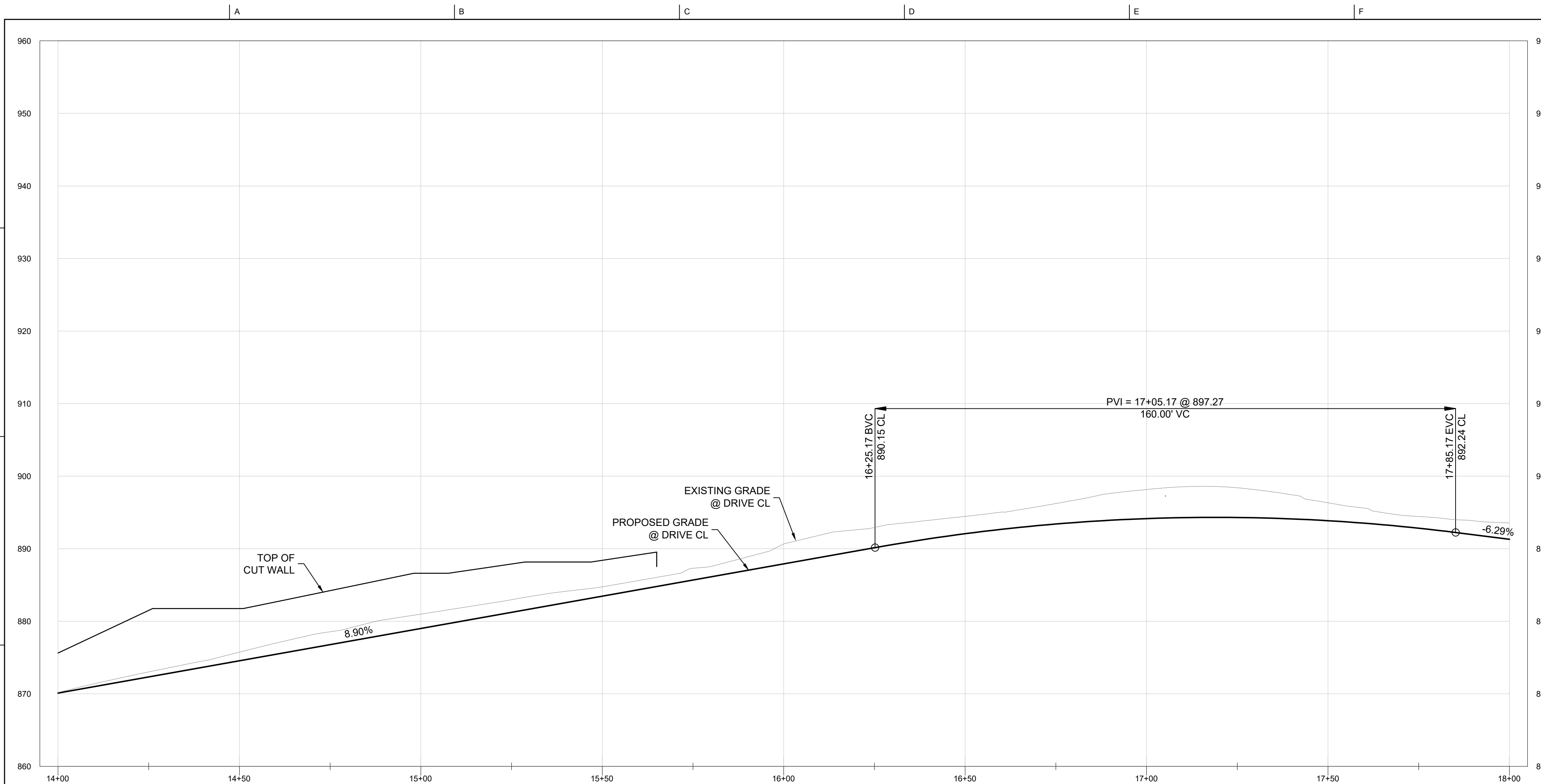
Project: 

Revisions:

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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 10+00 TO 14+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.4**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'

- GENERAL NOTES:**
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR TREE PROTECTION INFORMATION.
  - SEE PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR PROPOSED UTILITY SERVICE SIZES AND SPECIFICATIONS.
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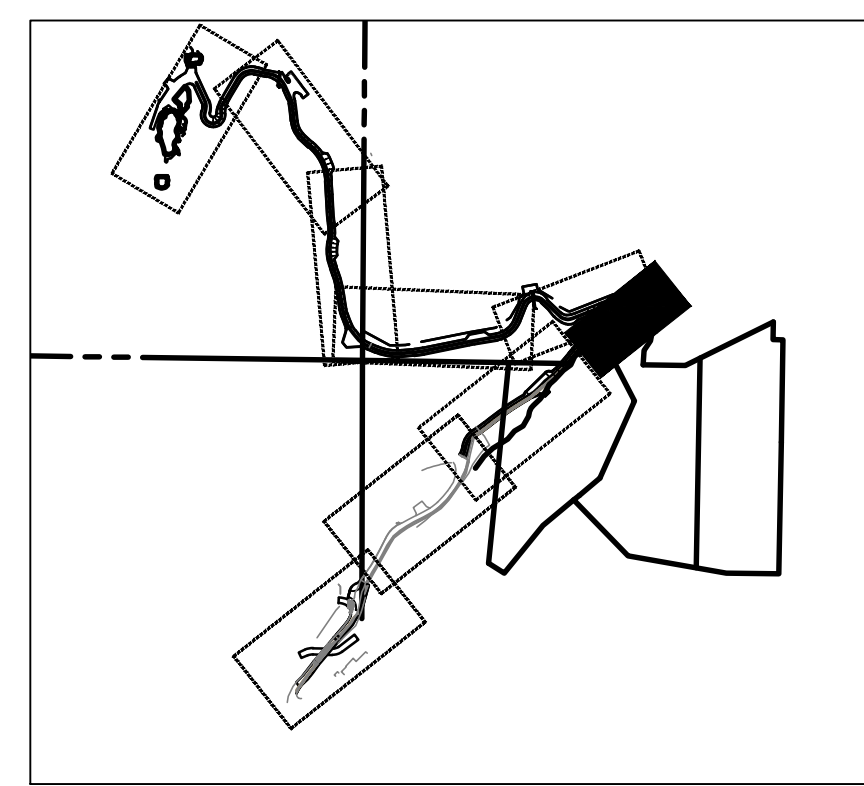
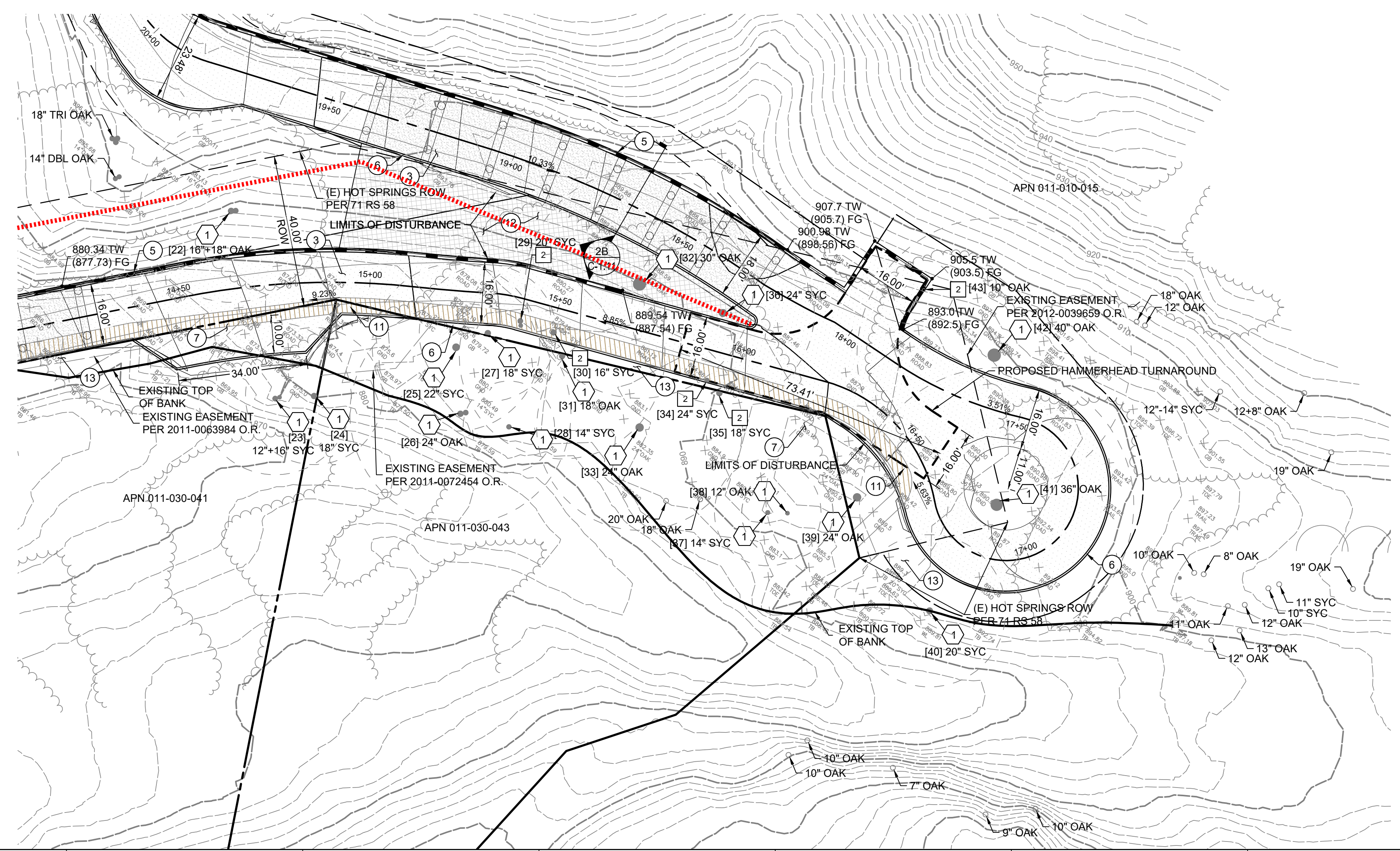
- PROTECTION NOTES:**
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- DEMOLITION NOTES:**
- EXISTING FENCE TO BE REMOVED.
  - EXISTING TREE TO BE REMOVED. SIZE AND TYPE PER PLAN.
  - EXISTING VEHICLE GATE TO BE REMOVED.

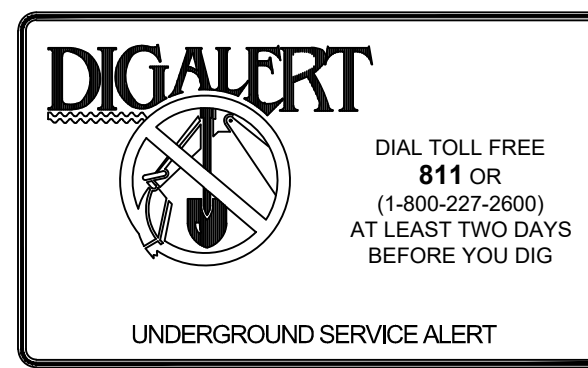
- SITE CONSTRUCTION NOTES:**
- WIDEN EXISTING A.C. PAVEMENT DRIVEWAY. GRIND AND OVERLAY EXISTING A.C. PAVING AT JOIN CONDITION BETWEEN NEW AND EXISTING A.C. PAVEMENT.
  - CONSTRUCT CONCRETE DRIVEWAY.
  - CONSTRUCT A.C. PAVEMENT DRIVEWAY.
  - CONSTRUCT GRADE BEAM.
  - CONSTRUCT RETAINING WALL.
  - CONSTRUCT CONCRETE CURB.
  - CONSTRUCT HIKING PATH.
  - CONSTRUCT FIRE HYDRANT.
  - 2:1 CUT SLOPE PER GEOTECHNICAL RECOMMENDATION.
  - CONSTRUCT STEEL FRAME BRIDGE WITH ASPHALT ROAD SURFACING.
  - CONSTRUCT DOUBLE CHIP-SEAL ON ASPHALT ALONG TRAIL LIMITS.
  - CONSTRUCT WIRE MESH STABILIZATION SYSTEM PER GEOTECHNICAL RECOMMENDATION.
  - INSTALL VEGETATIVE FILTER STRIP.

- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

TEMPORARY BYPASS TRAIL



SITE KEY



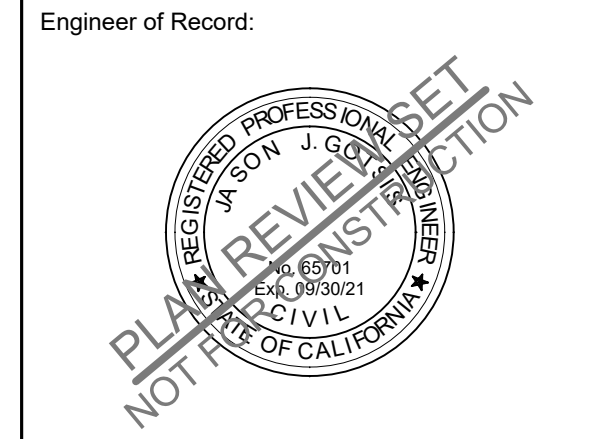
Plan Prepared By:

**Ashley & Vance**  
ENGINEERING, INC.

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Santa Barbara, CA 93101  
(805) 962-9966  
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1017 HOT SPRINGS ROAD  
MONTECITO, CA 93108

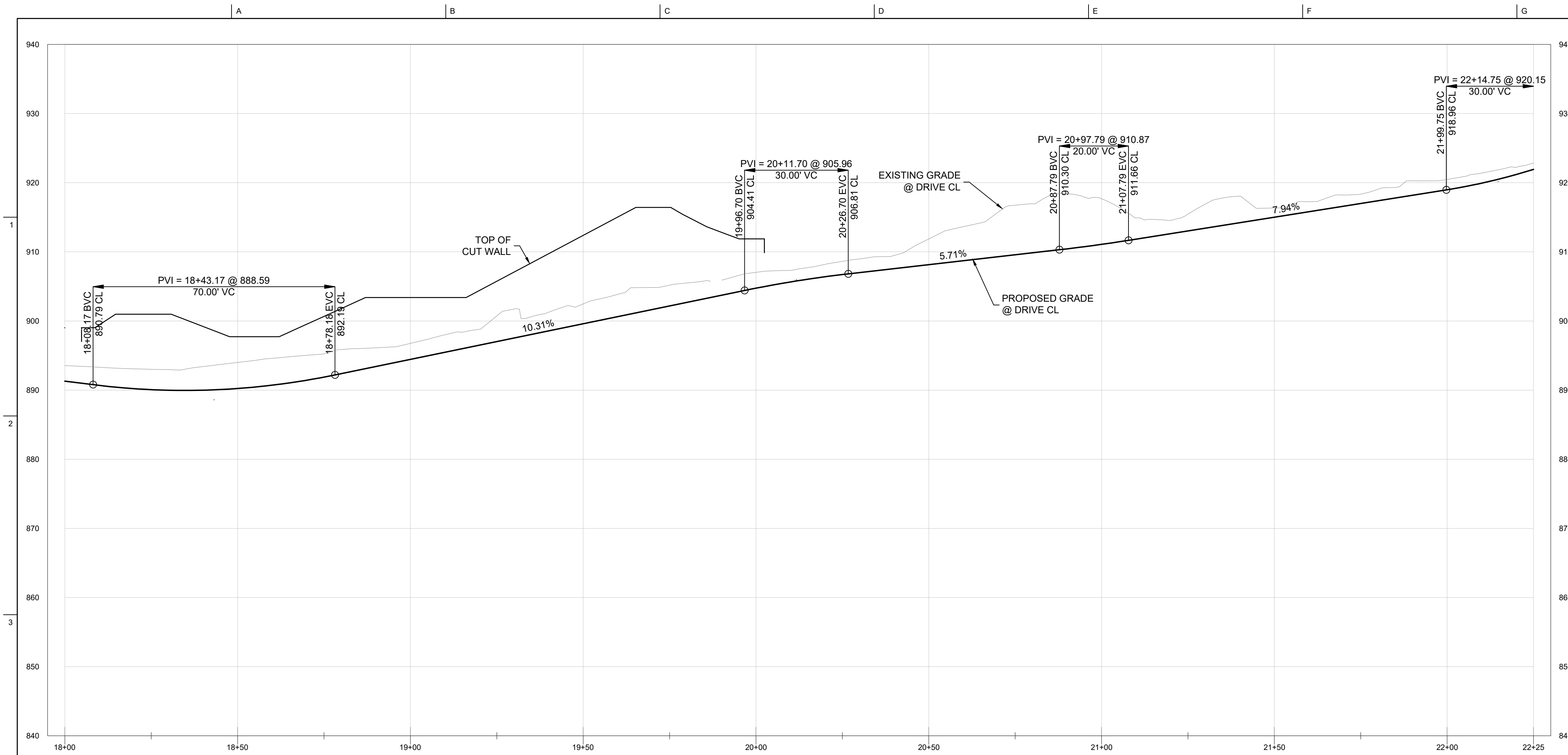
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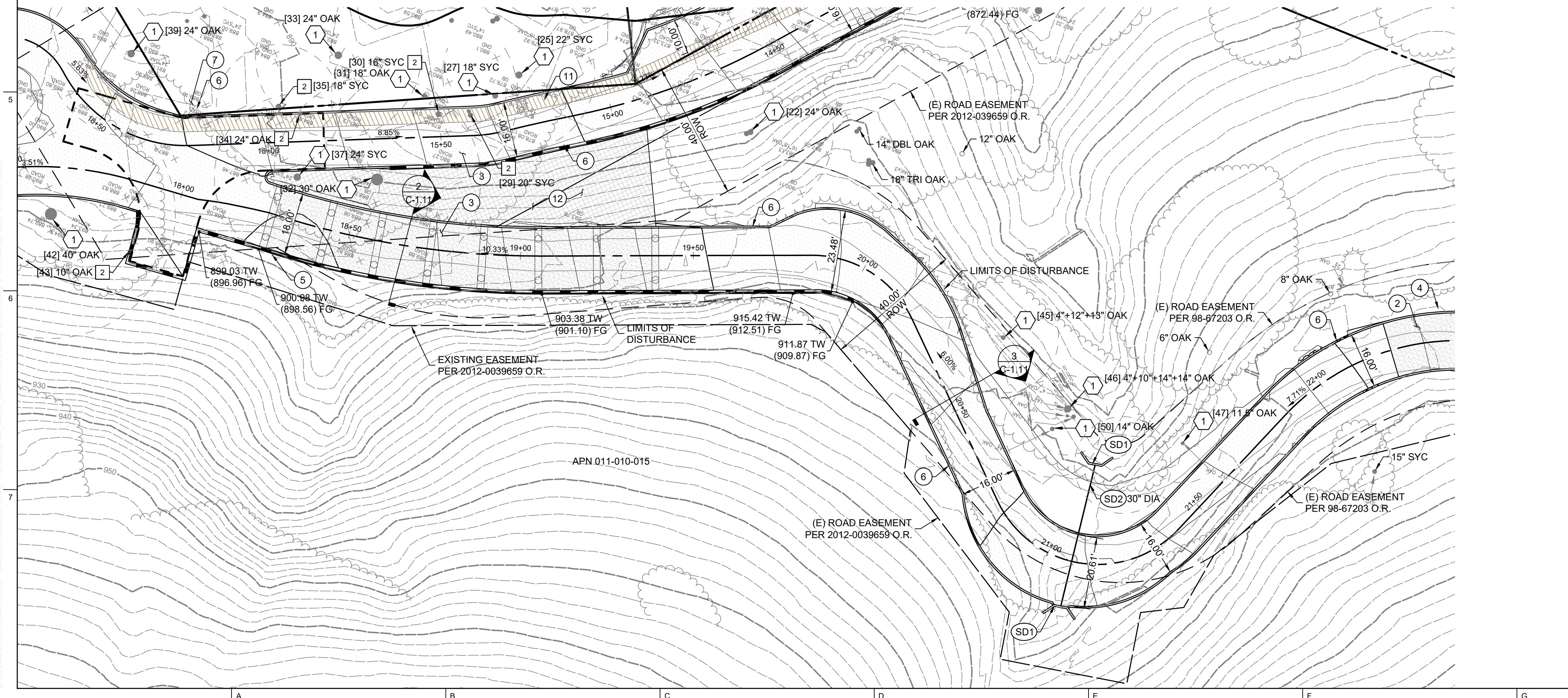
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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 14+00 TO 18+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.5**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



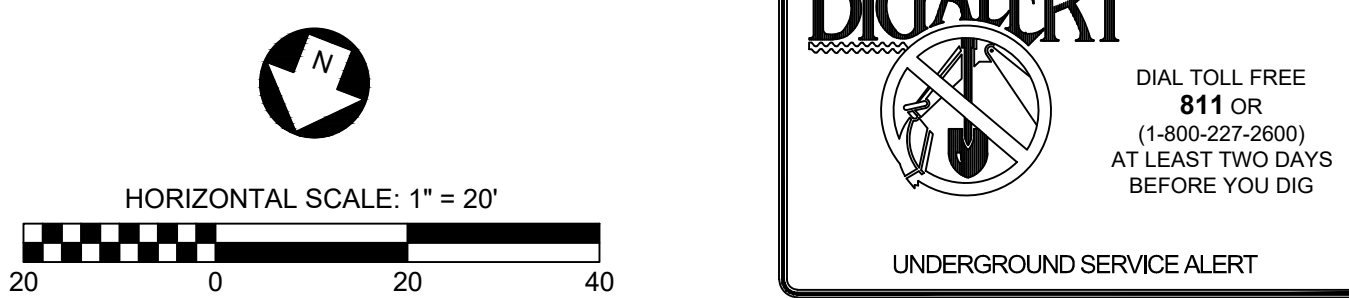
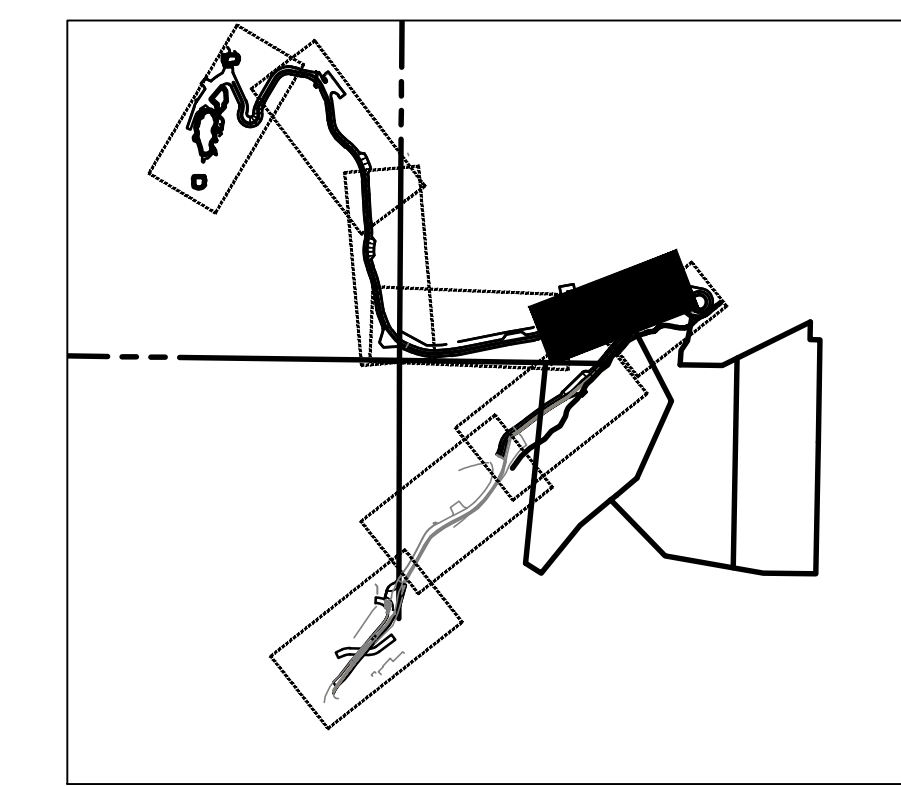
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- PROTECTION NOTES:**
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- DEMOLITION NOTES:**
- EXISTING FENCE TO BE REMOVED.
  - EXISTING TREE TO BE REMOVED. SIZE AND TYPE PER PLAN.
  - EXISTING VEHICLE GATE TO BE REMOVED.

- SITE CONSTRUCTION NOTES:**
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  - CONSTRUCT A.C. PAVEMENT DRIVEWAY.
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  - CONSTRUCT CONCRETE CURB.
  - CONSTRUCT HIKING PATH.
  - CONSTRUCT FIRE HYDRANT.
  - 2:1 CUT SLOPE PER GEOTECHNICAL RECOMMENDATION.
  - CONSTRUCT STEEL FRAME BRIDGE WITH ASPHALT ROAD SURFACING.
  - CONSTRUCT DOUBLE CHIP-SEAL ON ASPHALT ALONG TRAIL LIMITS.
  - CONSTRUCT WIRE MESH STABILIZATION SYSTEM PER GEOTECHNICAL RECOMMENDATION.
  - INSTALL VEGETATIVE FILTER STRIP.

- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.



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Engineer of Record:  
**PLANNING REVIEW SHEET**  
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REGISTERED PROFESSIONAL ENGINEER  
JASON J. GOERNER  
No. 00501  
EXPIRES 09/30/21  
CIVIL  
NOT FOR CONSTRUCTION

**GOERNER RESIDENCE**  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93108

Project: STA. 18+00 TO 22+00 PRELIMINARY IMPROVEMENT PLAN

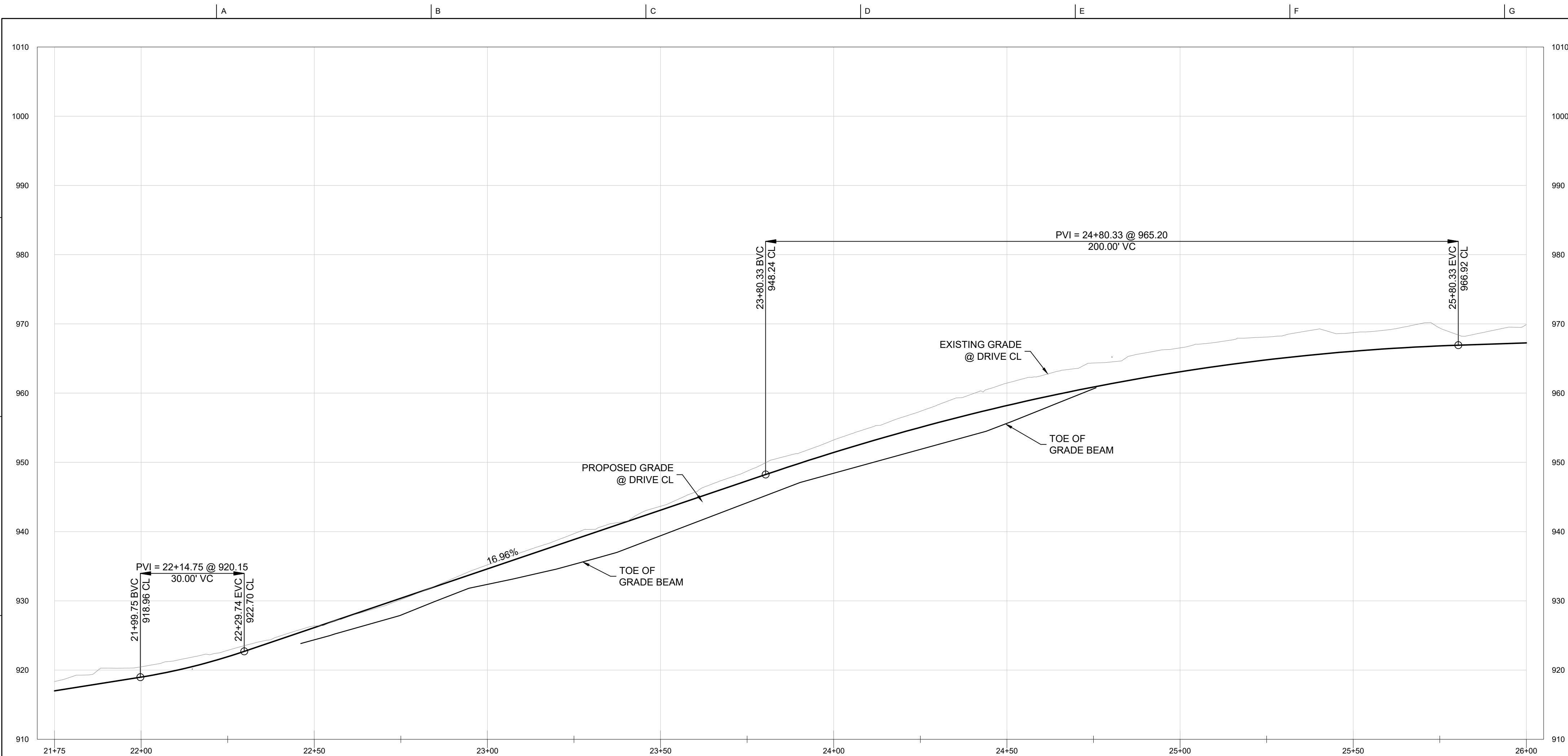
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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 18+00 TO 22+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.6**





HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'

- GENERAL NOTES:**
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR TREE PROTECTION INFORMATION.
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  - CONSTRUCT WIRE MESH STABILIZATION SYSTEM PER GEOTECHNICAL RECOMMENDATION.
  - INSTALL VEGETATIVE FILTER STRIP.

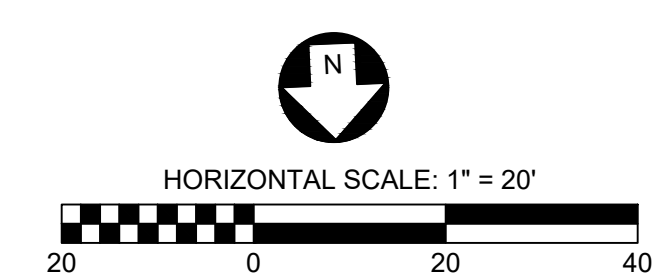
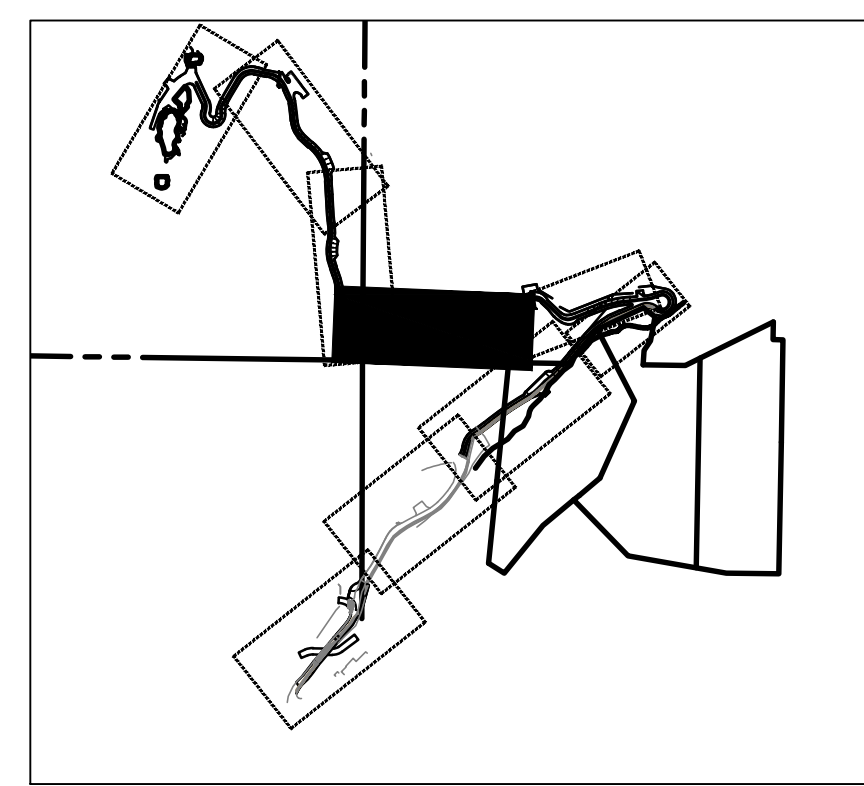
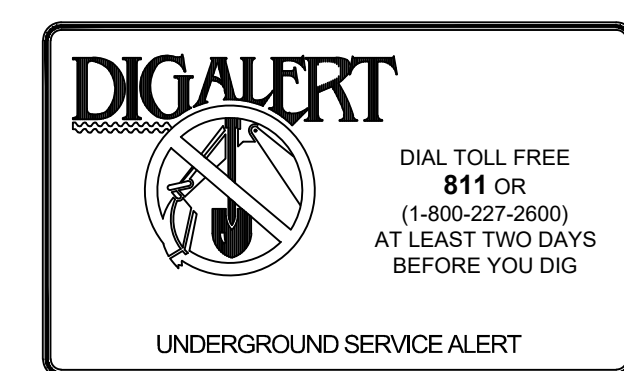
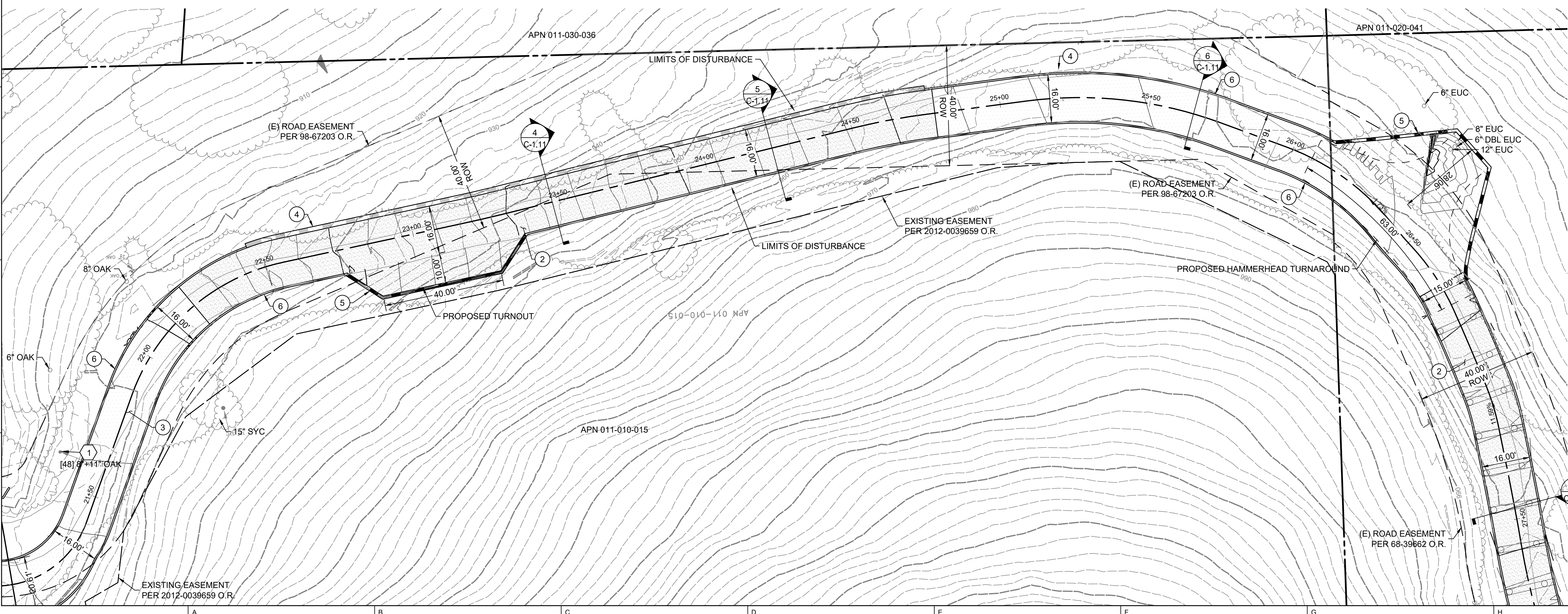
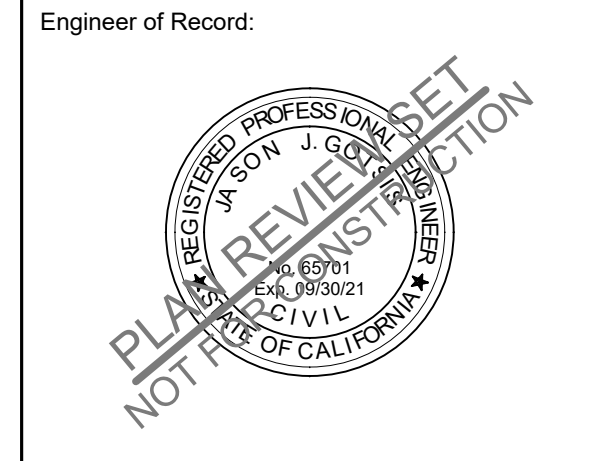
- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

Plan Prepared By:

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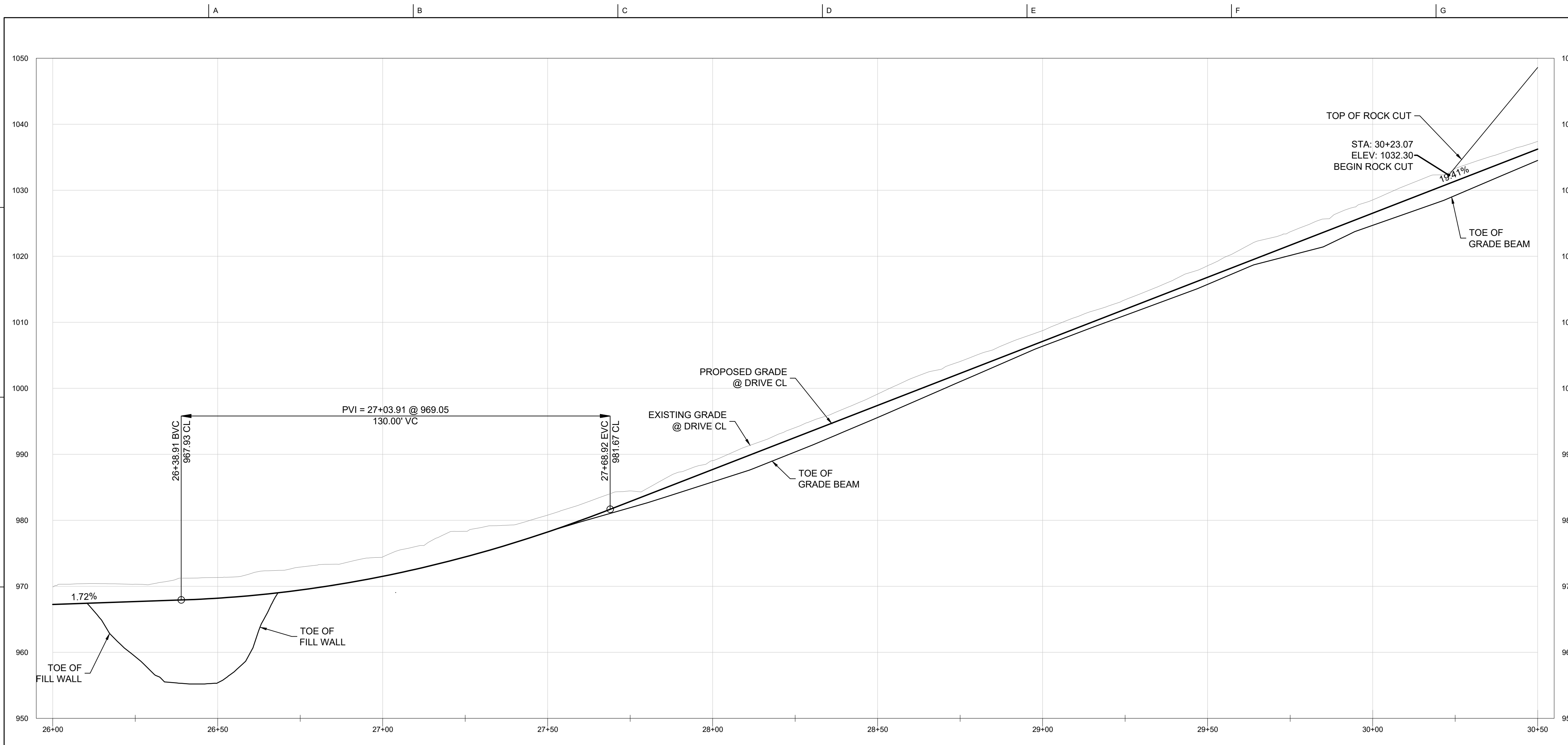
Project:

Revisions:

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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JVG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 22+00 TO 26+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.7**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'

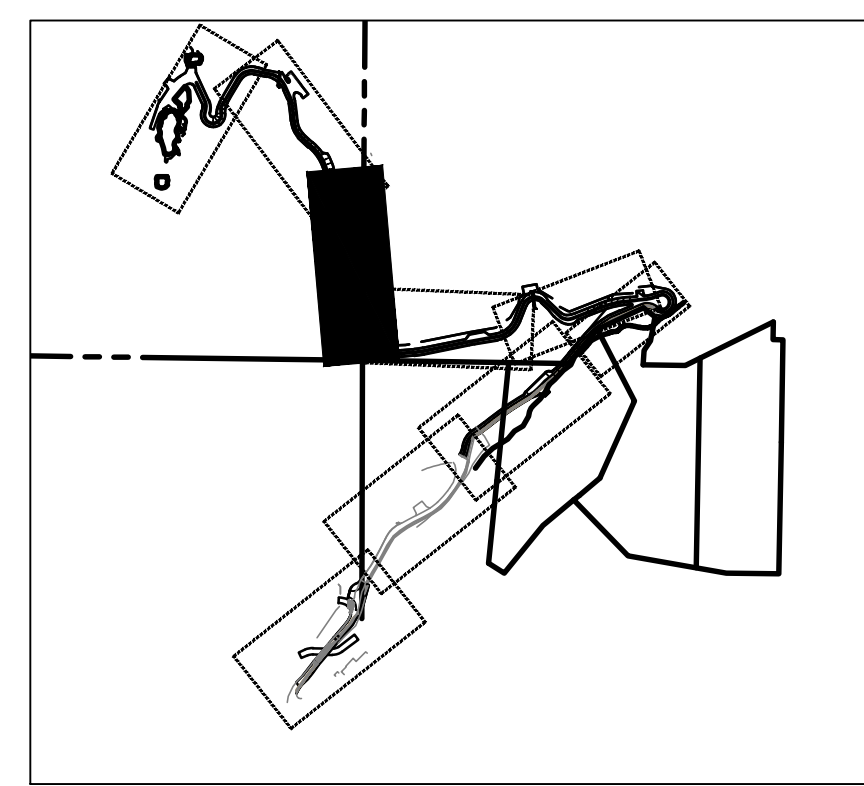
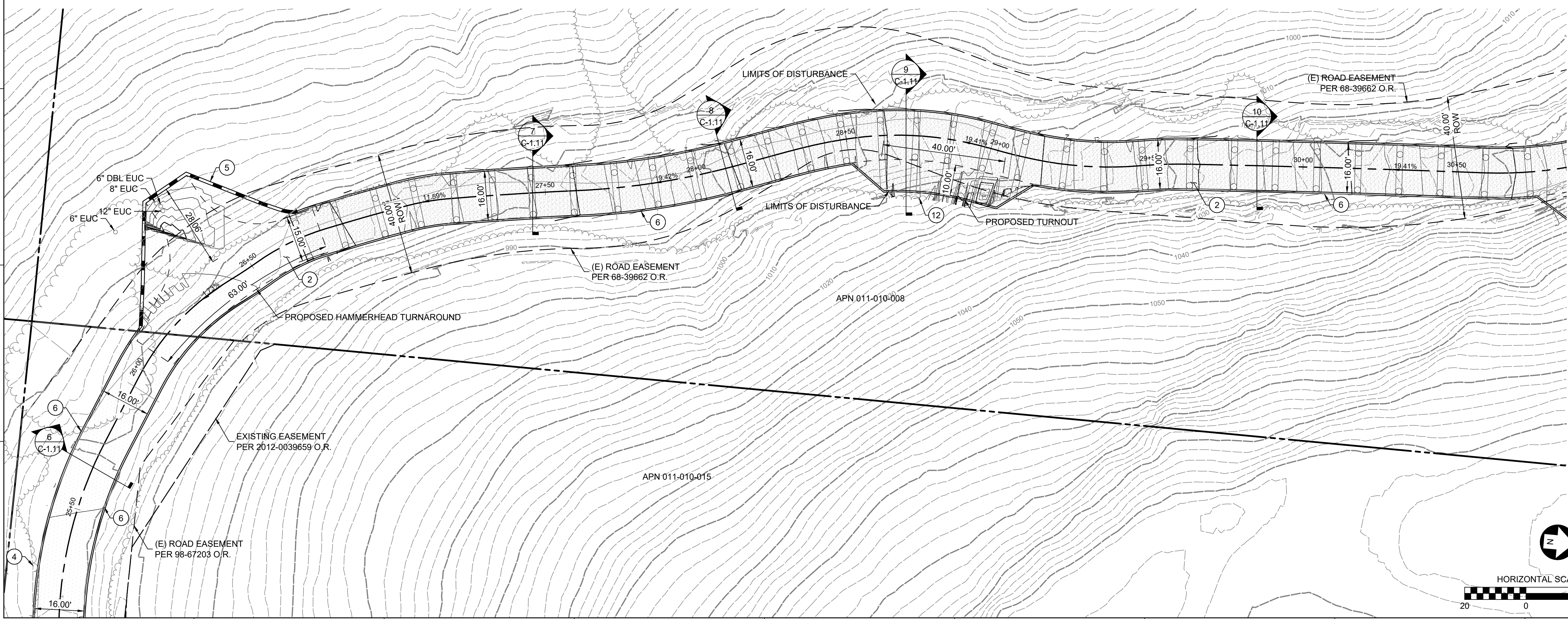
- GENERAL NOTES:**
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Engineer of Record:  
**J. GOERNER**  
REGISTERED PROFESSIONAL ENGINEER  
PLANNING  
NOTARY PUBLIC OF CALIFORNIA  
No. 005021  
EXPIRES 01/01/2024

**GOERNER RESIDENCE**  
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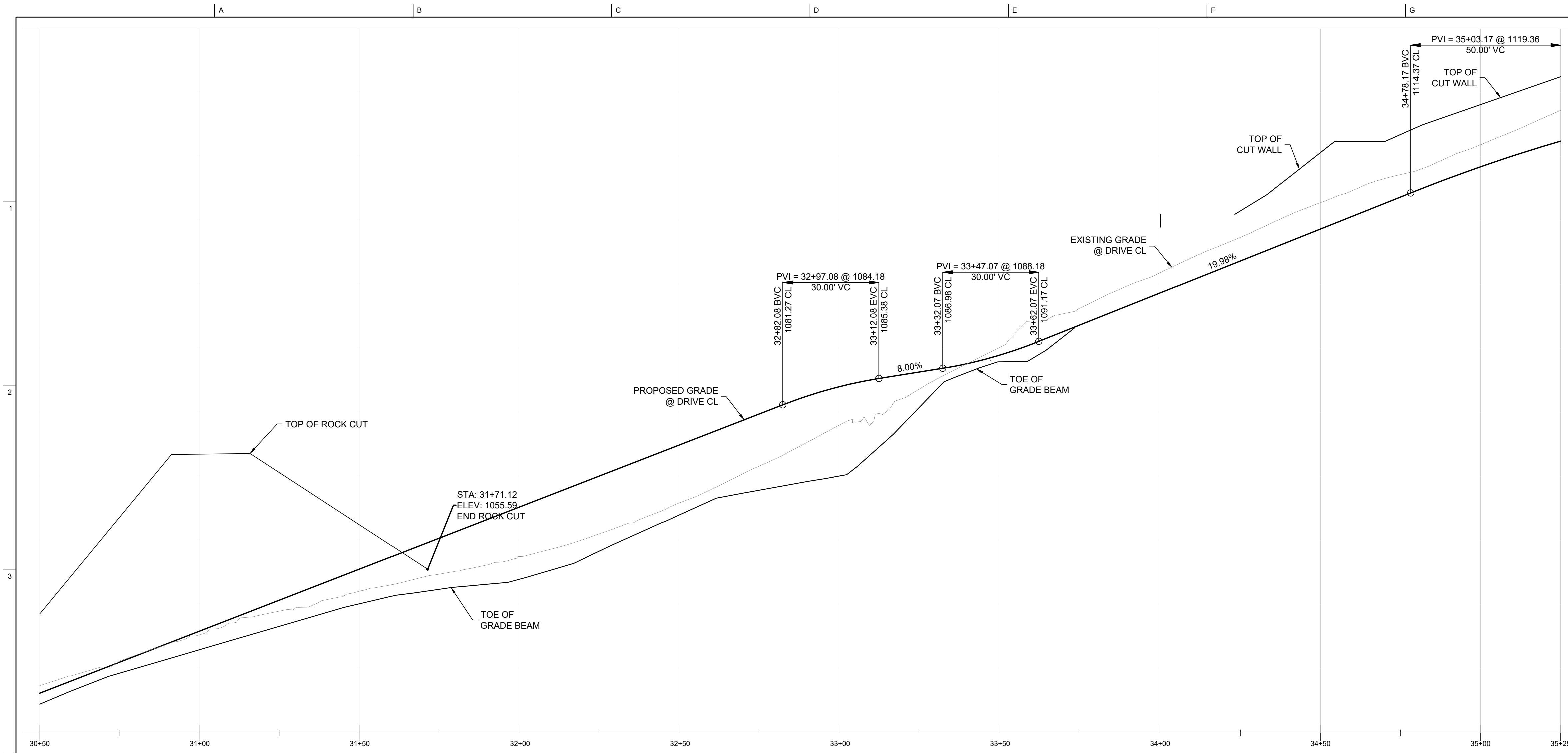
Project: \_\_\_\_\_

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Proj. Engr.: BRJ Phone Ext.: 121  
Proj. Mngr.: JJG Phone Ext.: 160  
Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 26+00 TO 30+50  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.8**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'

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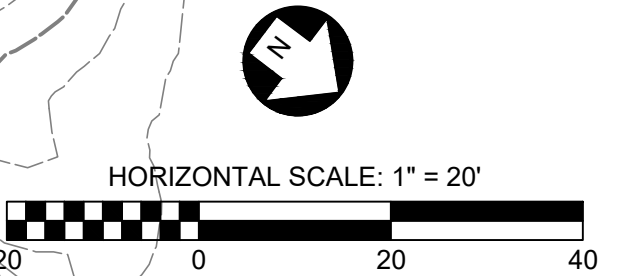
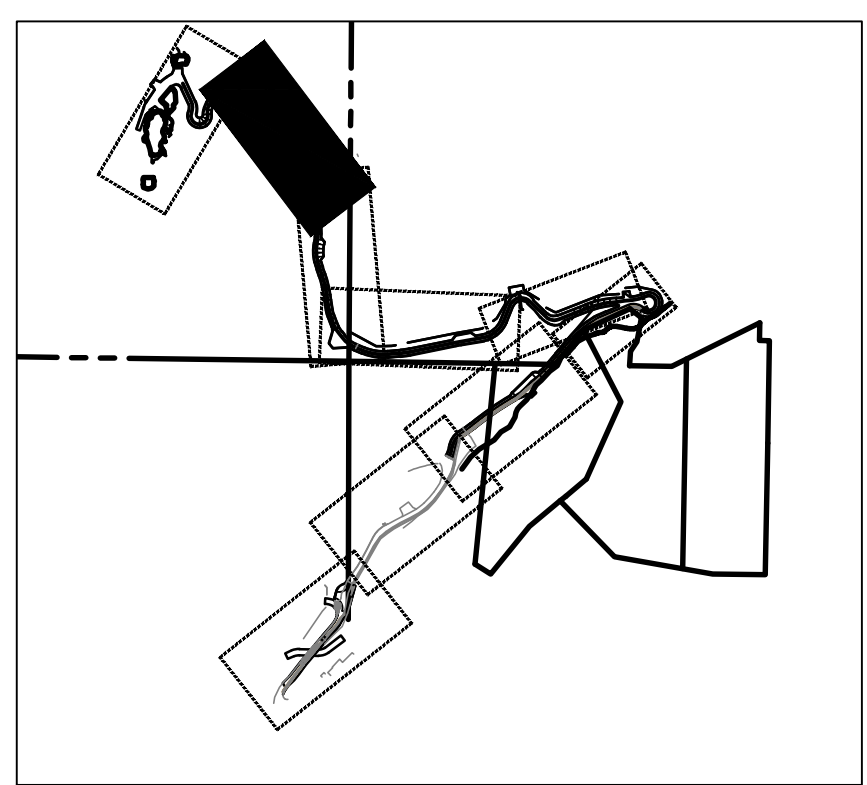
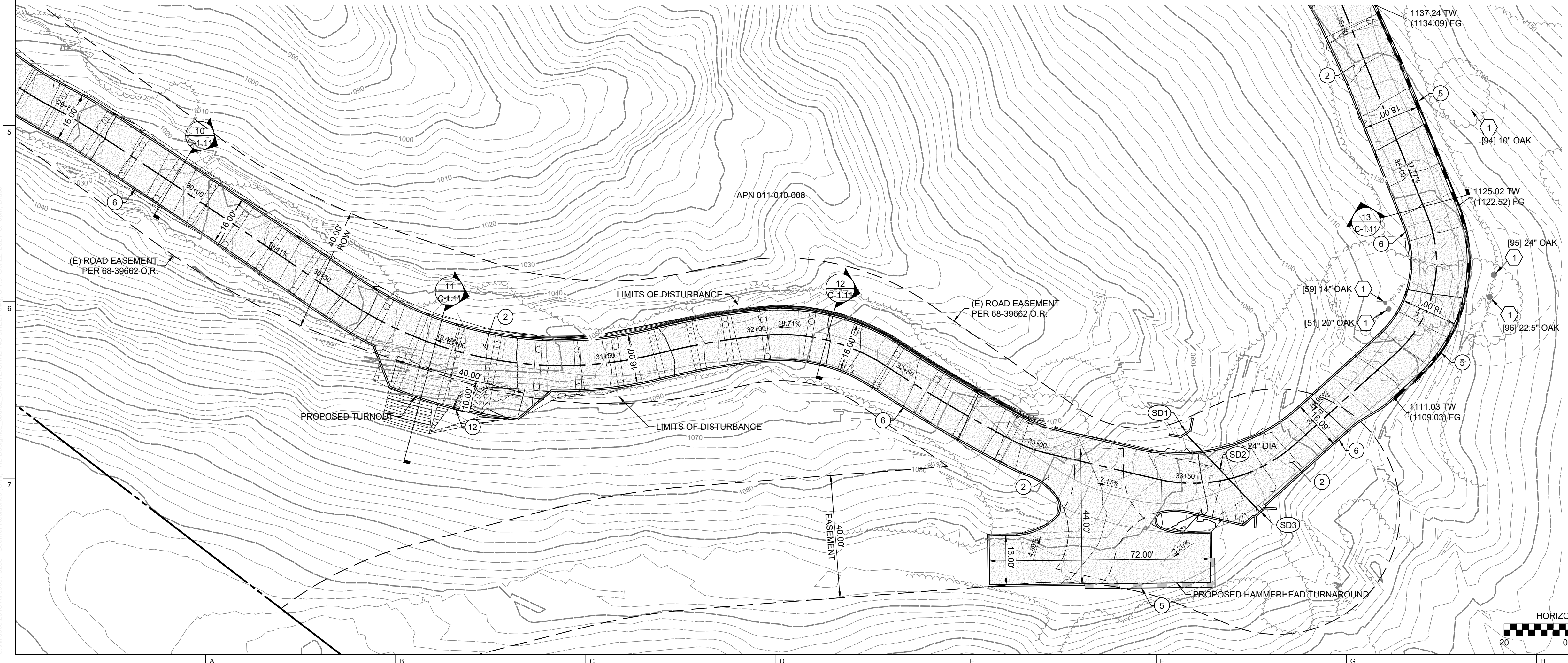
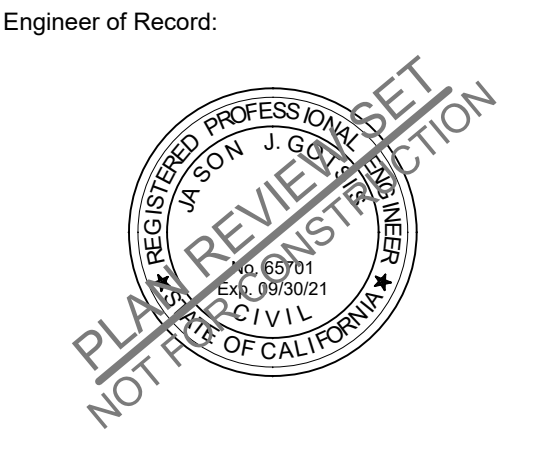
- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

Plan Prepared By:

**Ashley & Vance**  
ENGINEERING, INC.  
210 East Costa Street  
Santa Barbara, CA 93101  
(805) 962-9966  
www.ashleyvance.com

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811 OR  
(1-800-227-2600)  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT

**GOERNER RESIDENCE**  
1017 HOT SPRINGS ROAD  
MONTECITO, CA 93108

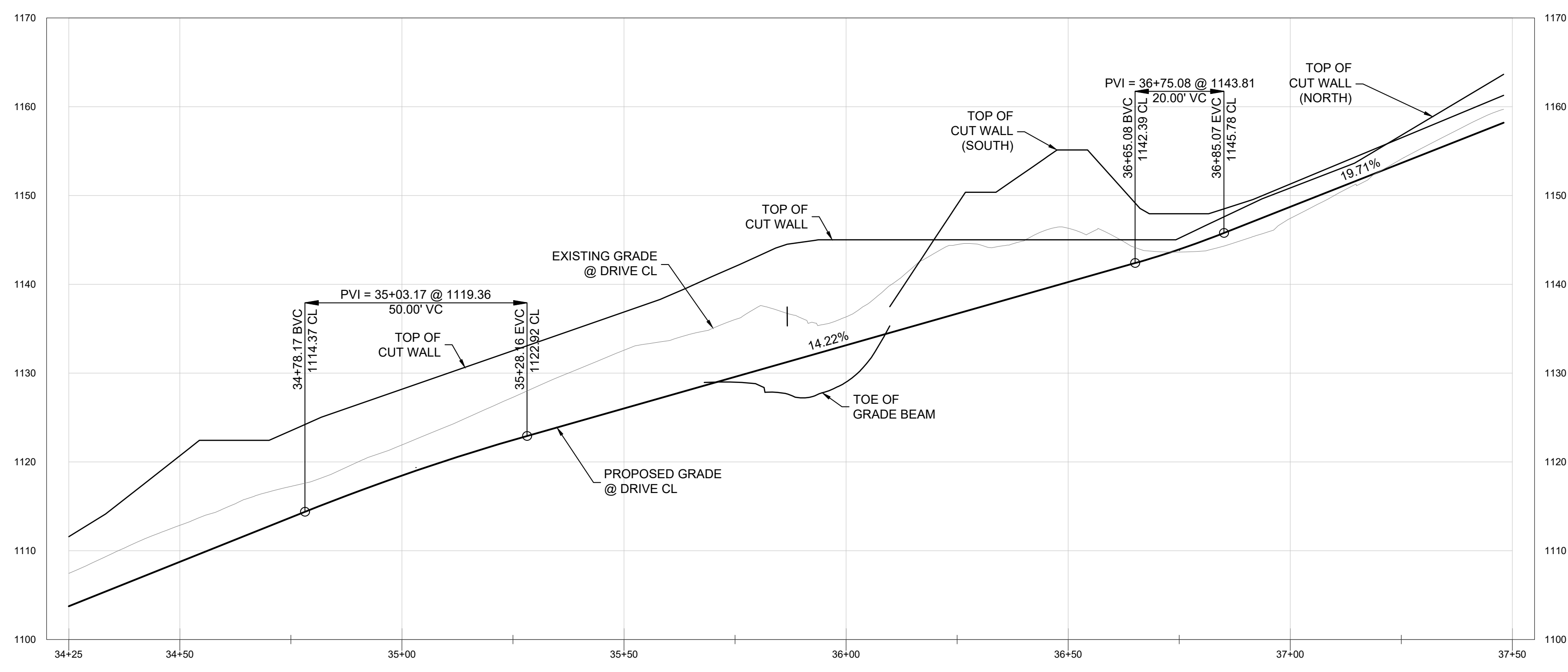
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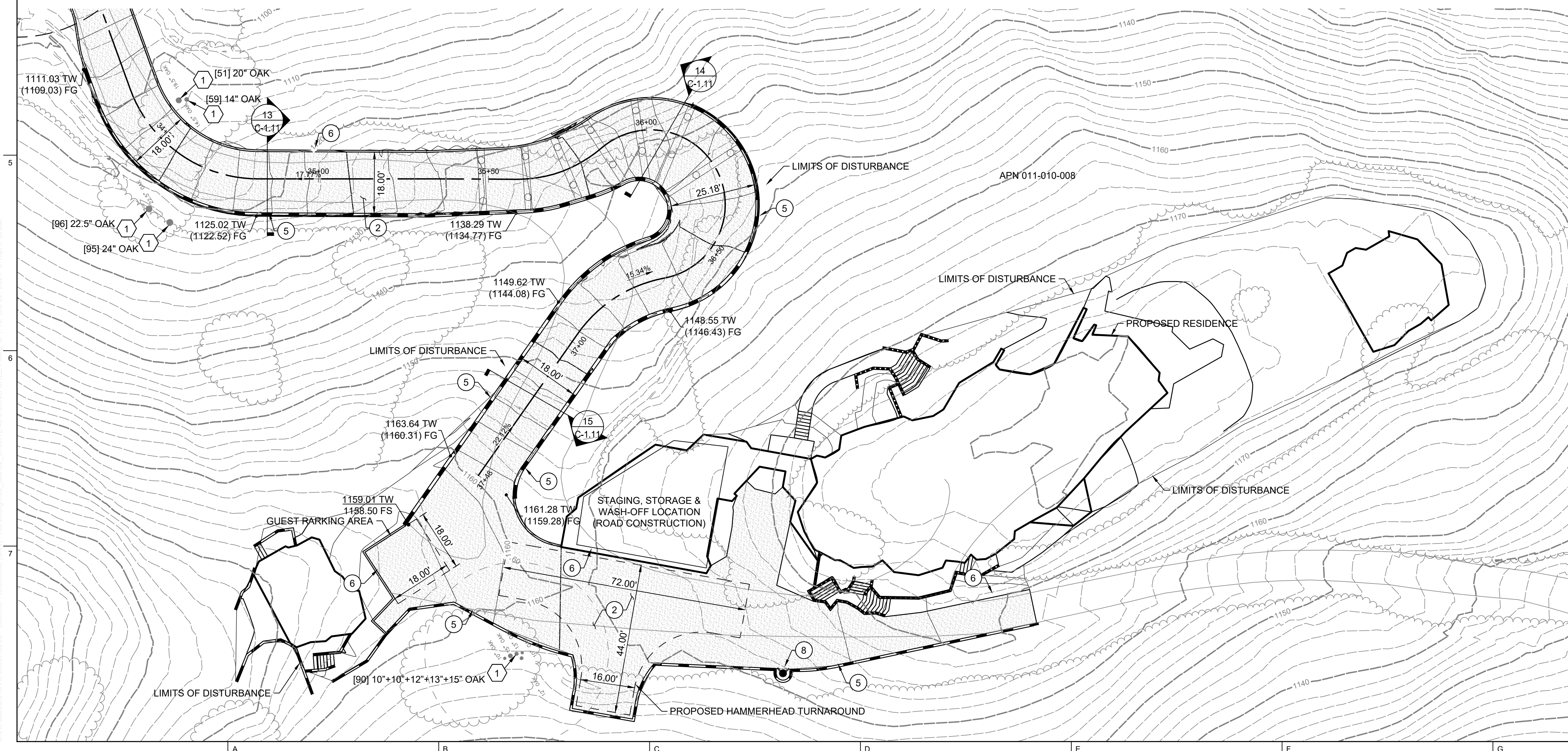
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Date: 10.22.2021 Scale: PER PLAN  
A&V Job No.: 15298

STA. 30+50 TO 35+00  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.9**



HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



- GENERAL NOTES:**
- SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR TREE PROTECTION INFORMATION.
  - SEE PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR PROPOSED UTILITY SERVICE SIZES AND SPECIFICATIONS.
  - CONTRACTOR TO CONFIRM SIZE AND CONDITION OF EXISTING UTILITY SERVICES PRIOR TO CONNECTION TO PROPOSED UTILITY SERVICES.
  - TREE PROTECTION SHOWN FOR REFERENCE. SEE TREE PROTECTION REPORT FOR SPECIFIC INFORMATION REGARDING TREE PROTECTION.
  - EXISTING UTILITY LOCATIONS ARE COMPILED FROM RECORD INFORMATION AND ARE APPROXIMATE.

- PROTECTION NOTES:**
- PROTECT EXISTING TREE IN PLACE AND PROVIDE CONSTRUCTION FENCING PER TREE PROTECTION REPORT.

- DEMOLITION NOTES:**
- EXISTING FENCE TO BE REMOVED.
  - EXISTING TREE TO BE REMOVED. SIZE AND TYPE PER PLAN.
  - EXISTING VEHICLE GATE TO BE REMOVED.

- SITE CONSTRUCTION NOTES:**
- WIDEN EXISTING A.C. PAVEMENT DRIVEWAY. GRIND AND OVERLAY EXISTING A.C. PAVING AT JOIN CONDITION BETWEEN NEW AND EXISTING A.C. PAVEMENT.
  - CONSTRUCT CONCRETE DRIVEWAY.
  - CONSTRUCT A.C. PAVEMENT DRIVEWAY.
  - CONSTRUCT GRADE BEAM.
  - CONSTRUCT RETAINING WALL.
  - CONSTRUCT CONCRETE CURB.
  - CONSTRUCT HIKING PATH.
  - CONSTRUCT FIRE HYDRANT.
  - 2:1 CUT SLOPE PER GEOTECHNICAL RECOMMENDATION.
  - CONSTRUCT STEEL FRAME BRIDGE WITH ASPHALT ROAD SURFACING.
  - CONSTRUCT DOUBLE CHIP-SEAL ON ASPHALT ALONG TRAIL LIMITS.
  - CONSTRUCT WIRE MESH STABILIZATION SYSTEM PER GEOTECHNICAL RECOMMENDATION.
  - INSTALL VEGETATIVE FILTER STRIP.

- STORM DRAIN CONSTRUCTION NOTES:**
- CONSTRUCT CUTOFF WALL.
  - INSTALL CULVERT PIPE BENEATH DRIVEWAY.
  - INSTALL AREA DRAIN.

Plan Prepared By:

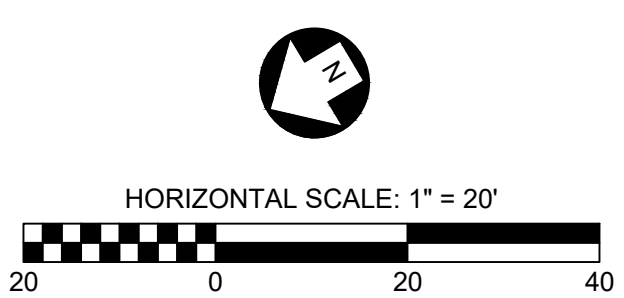
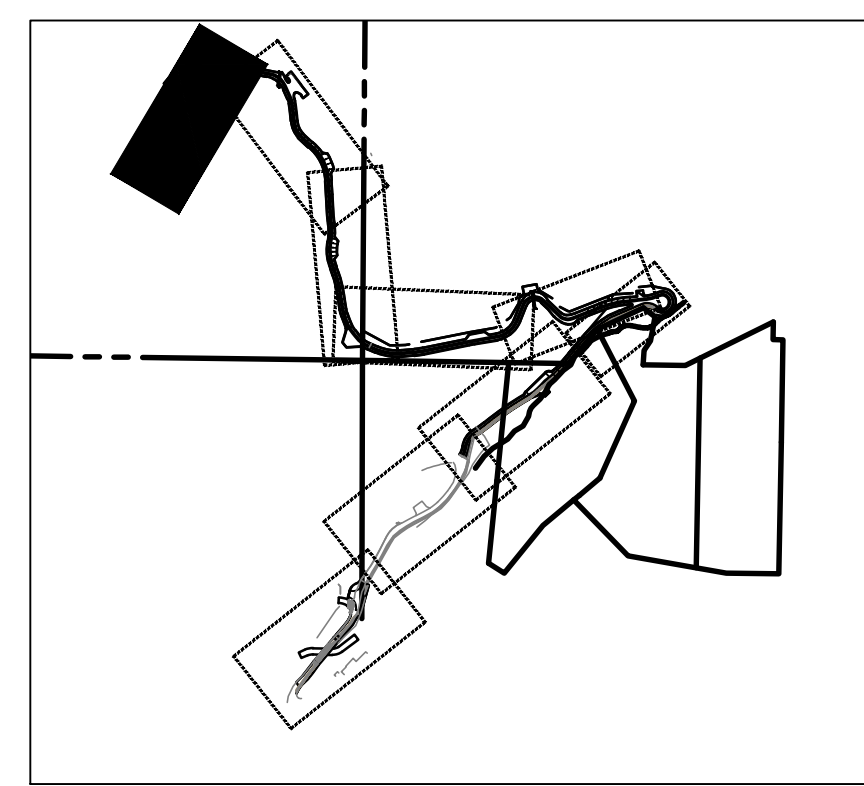
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Engineer of Record:

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MONTECITO, CA 93708



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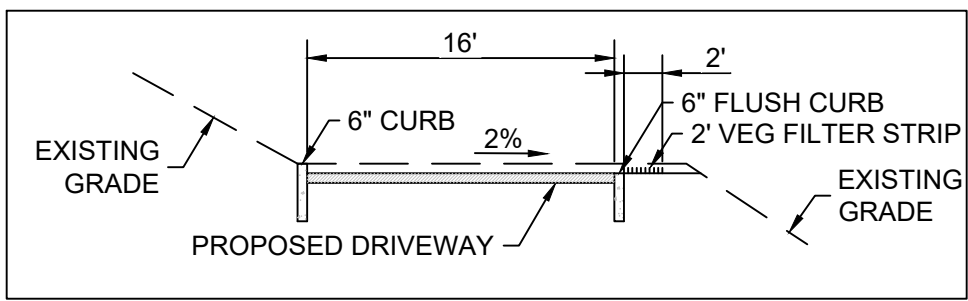
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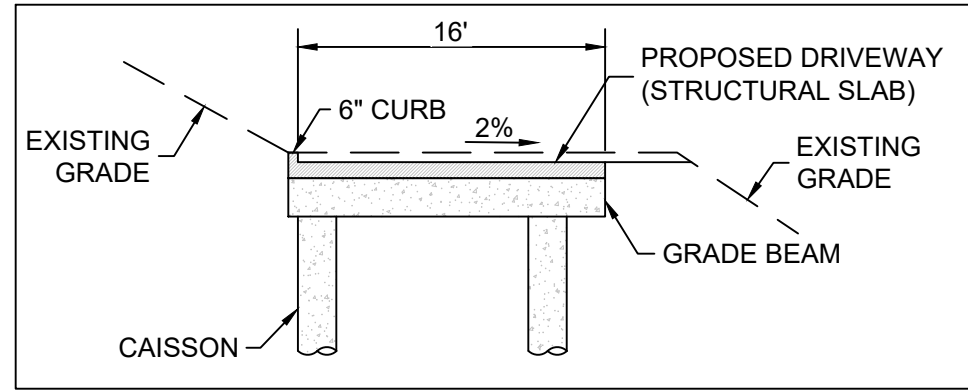
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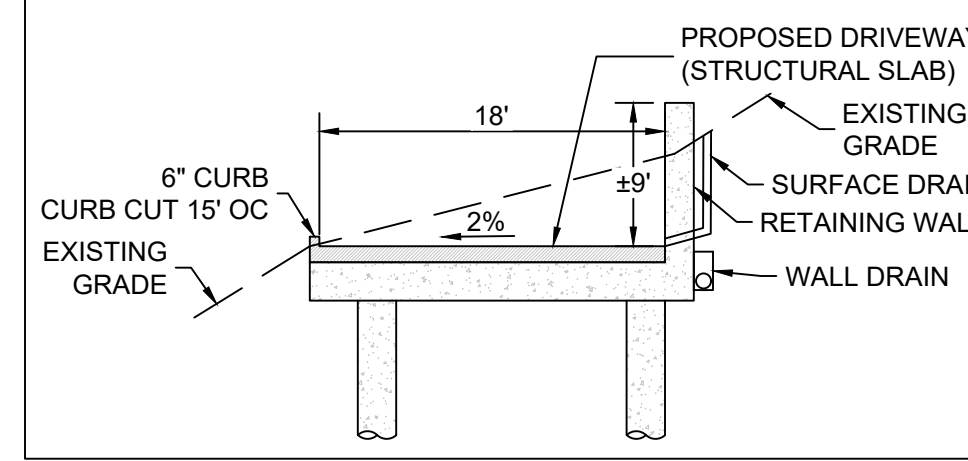
STA. 35+00 TO 37+31  
PRELIMINARY  
IMPROVEMENT PLAN  
**C-1.10**



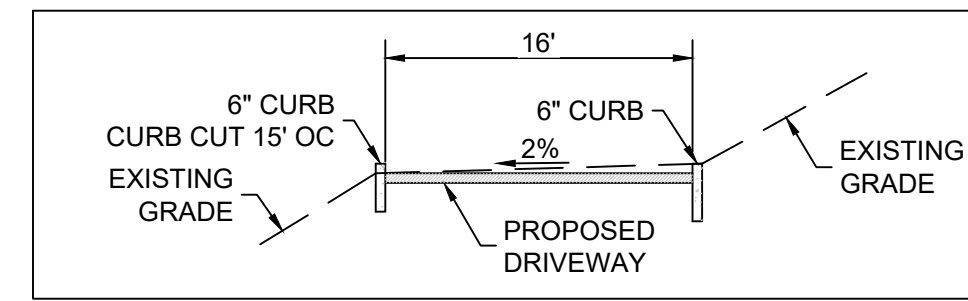
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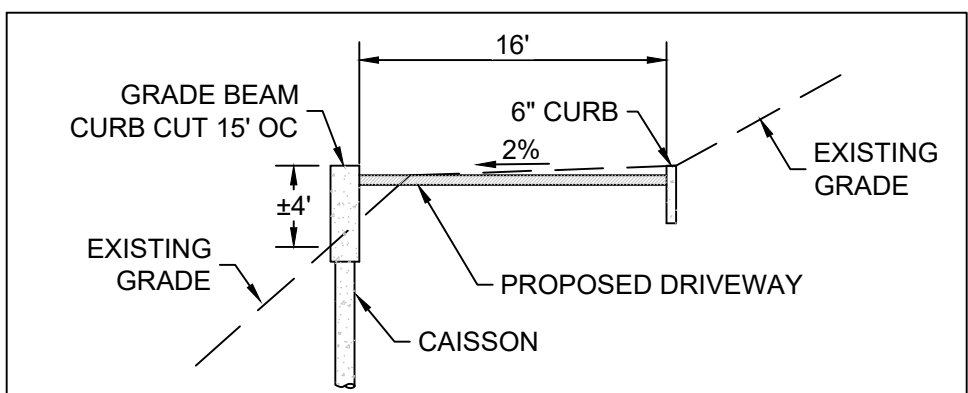
2A TYPICAL DRIVEWAY SECTION



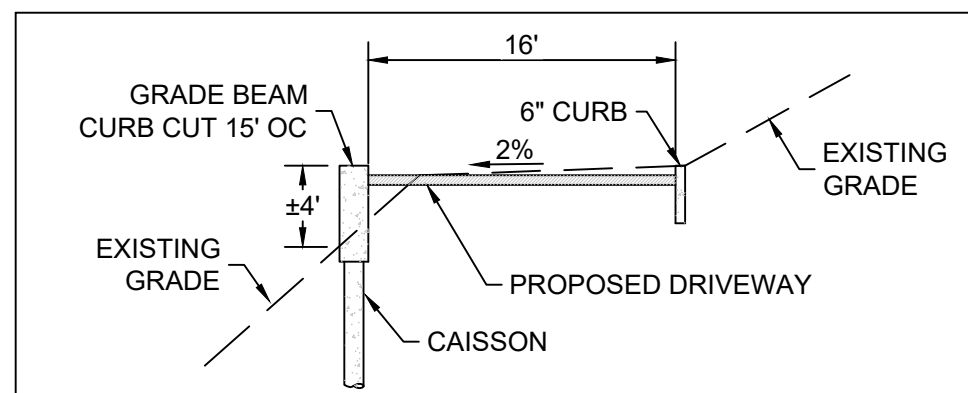
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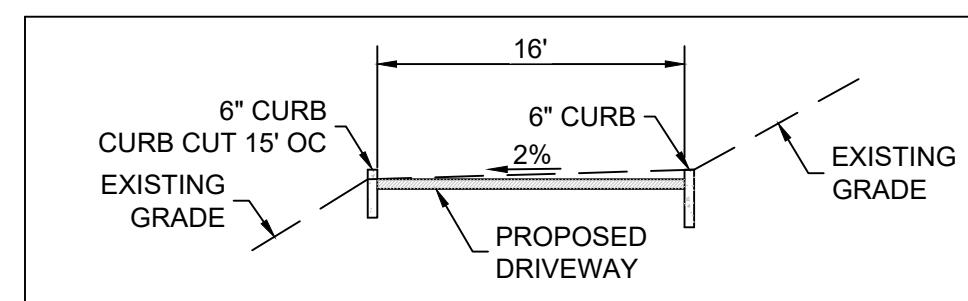
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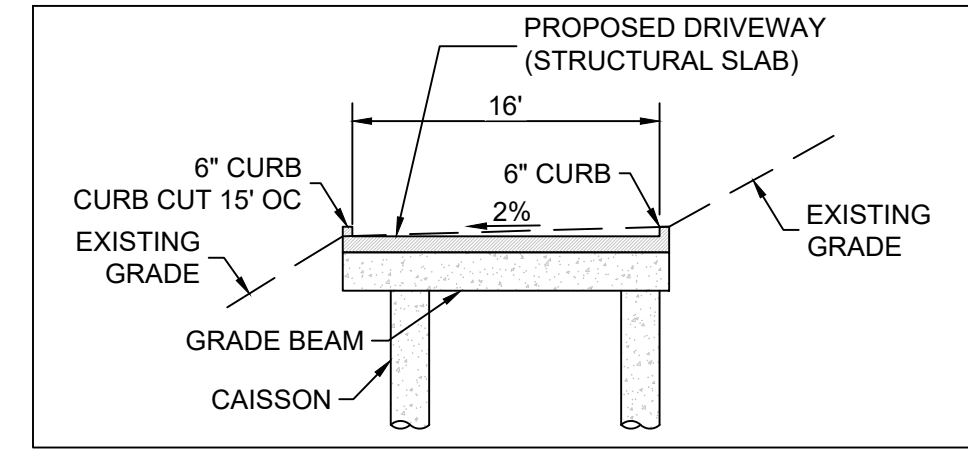
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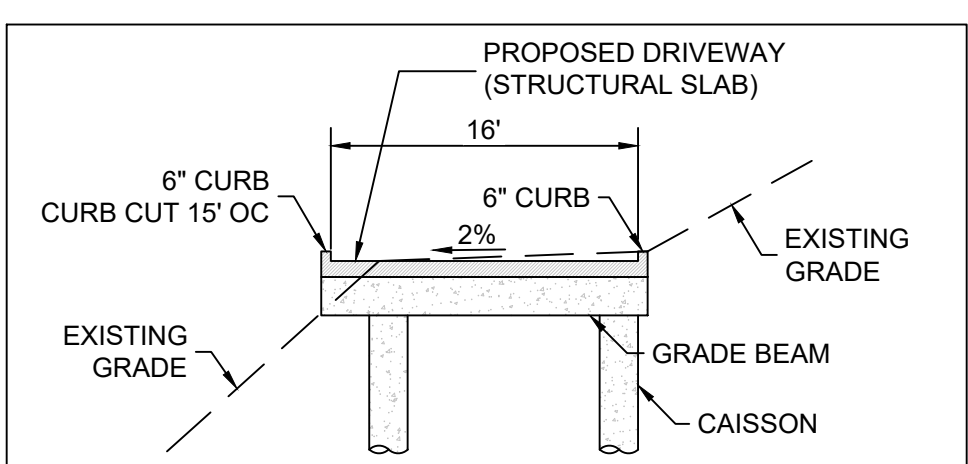
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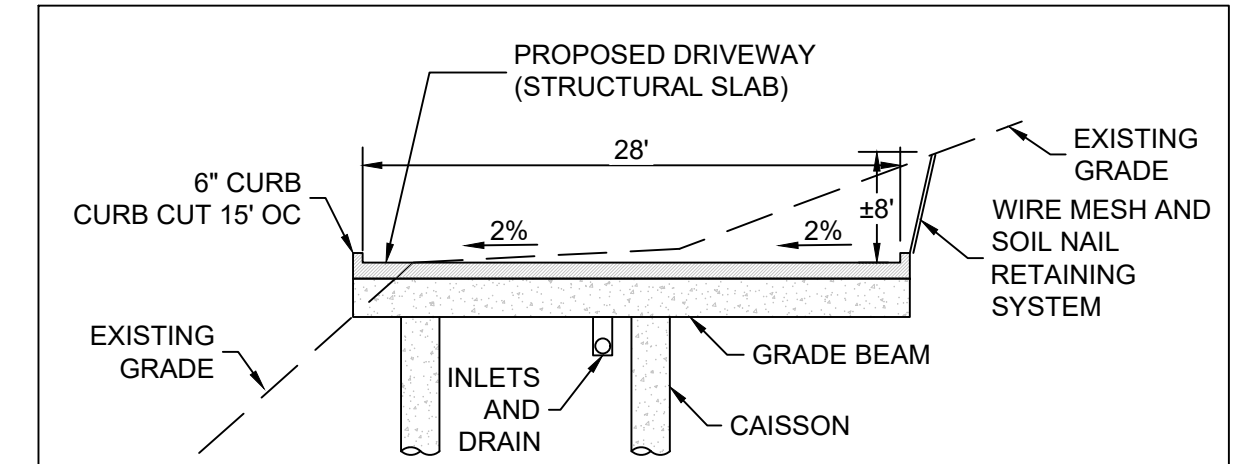
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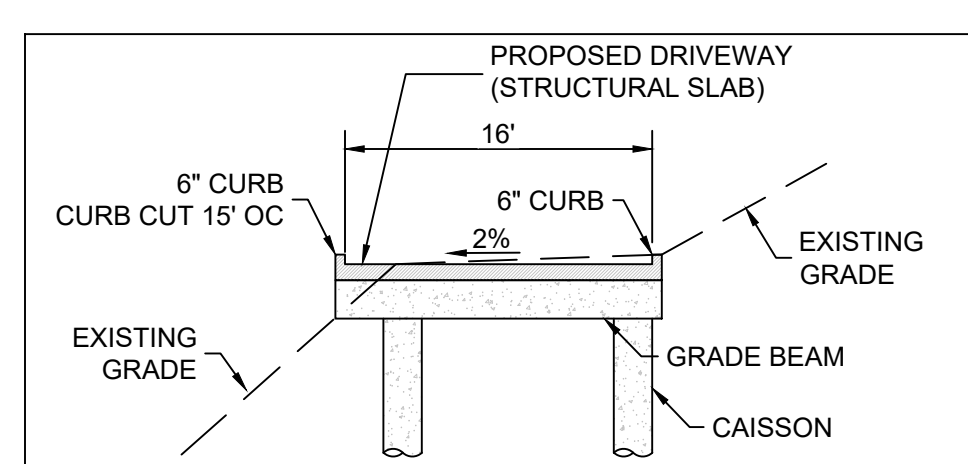
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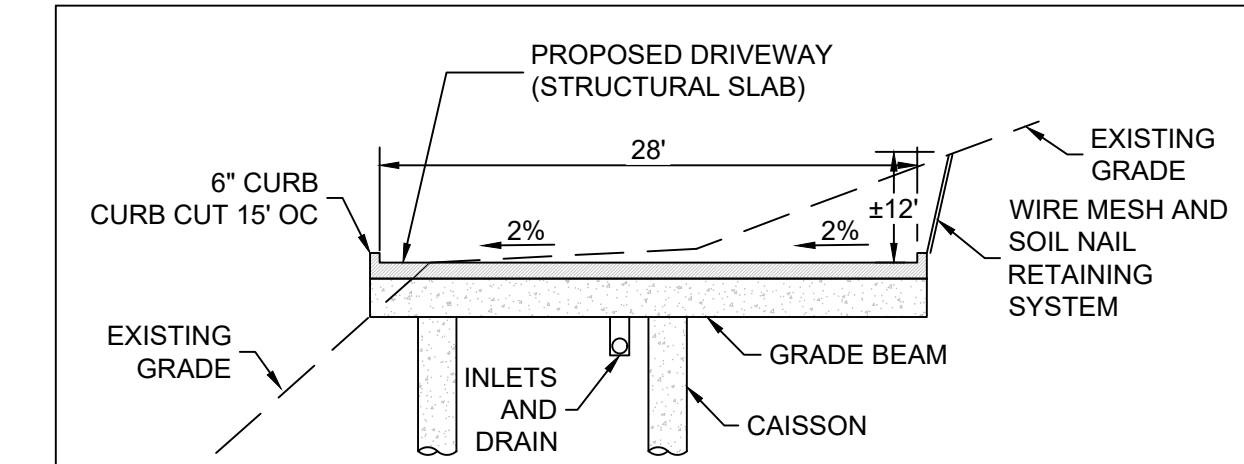
8 TYPICAL DRIVEWAY SECTION



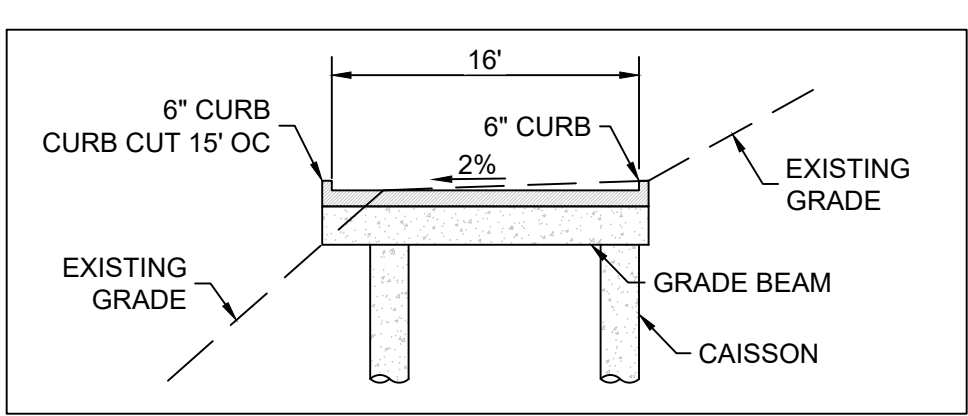
9 TYPICAL DRIVEWAY SECTION



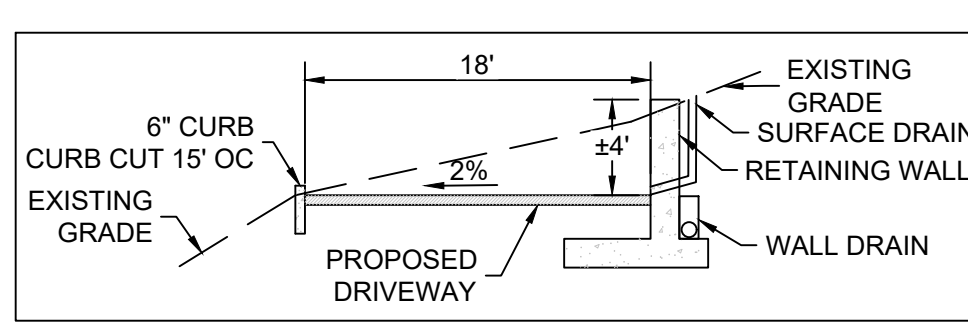
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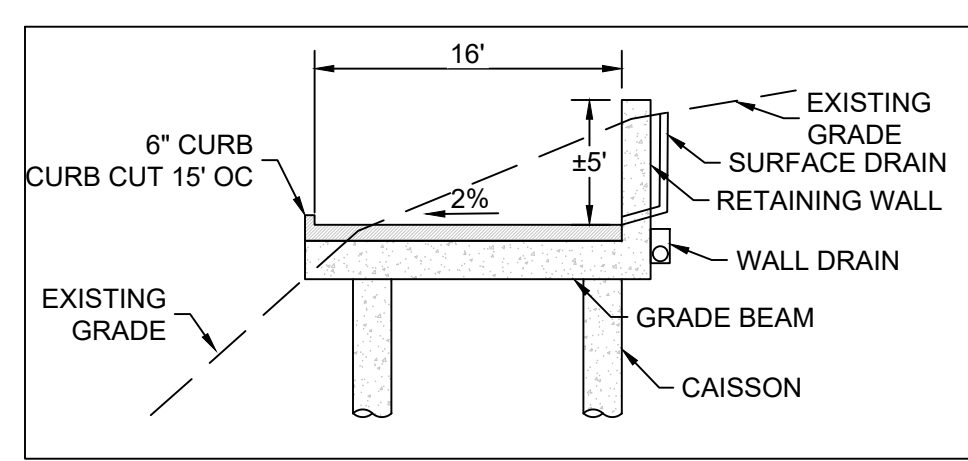
11 TYPICAL DRIVEWAY SECTION



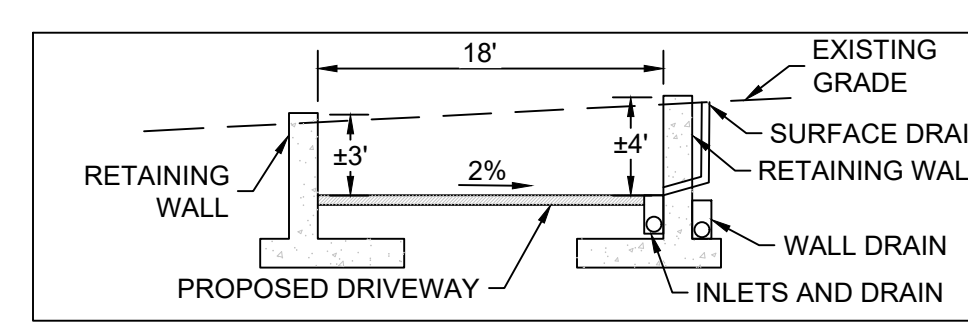
12 TYPICAL DRIVEWAY SECTION



13 TYPICAL DRIVEWAY SECTION

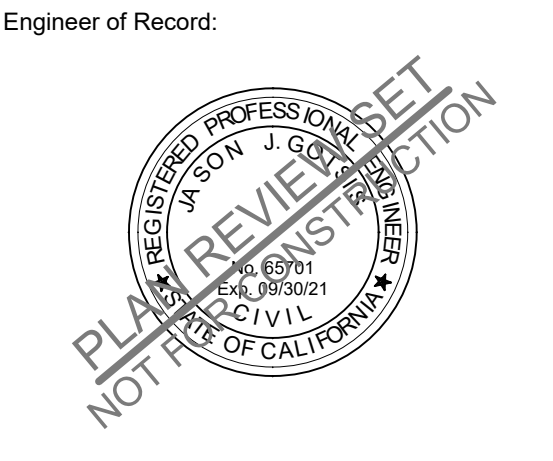


14 TYPICAL DRIVEWAY SECTION



15 TYPICAL DRIVEWAY SECTION

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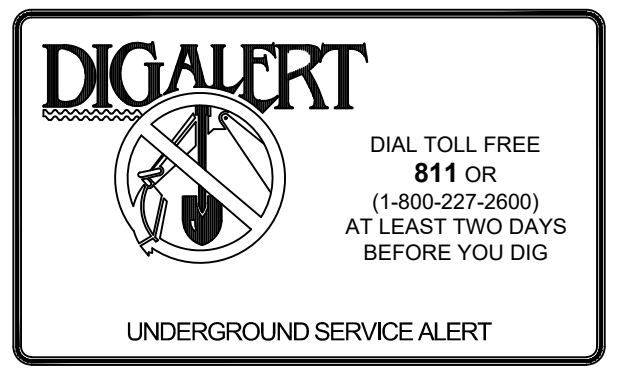


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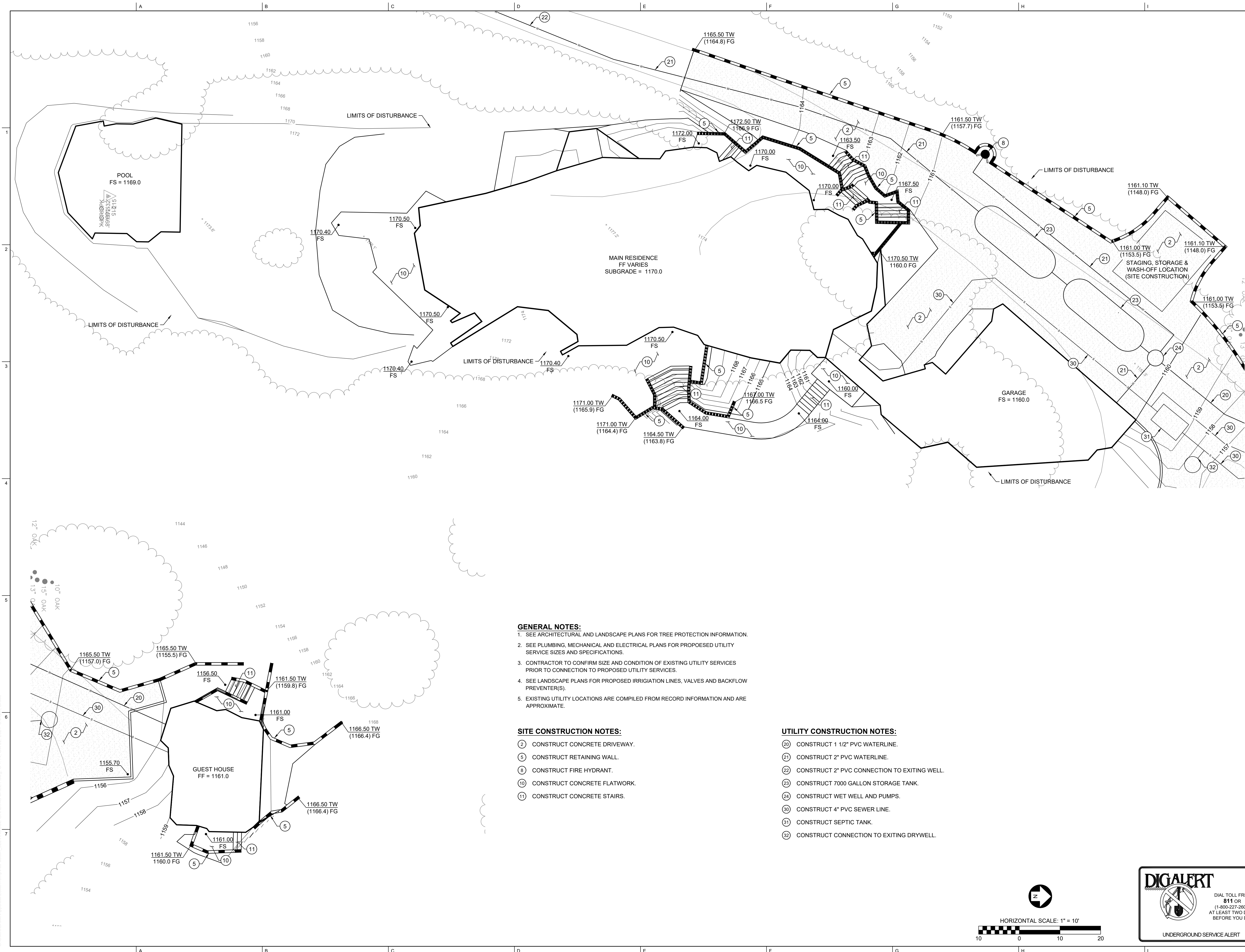
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SITE SECTIONS  
**C-1.11**

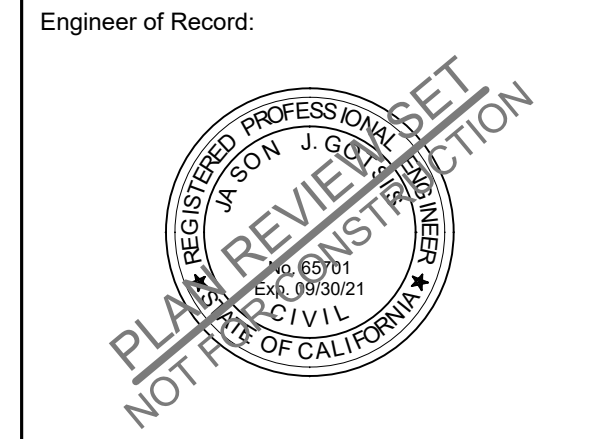


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  - CONTRACTOR TO CONFIRM SIZE AND CONDITION OF EXISTING UTILITY SERVICES PRIOR TO CONNECTION TO PROPOSED UTILITY SERVICES.
  - SEE LANDSCAPE PLANS FOR PROPOSED IRRIGATION LINES, VALVES AND BACKFLOW PREVENTER(S).
  - EXISTING UTILITY LOCATIONS ARE COMPILED FROM RECORD INFORMATION AND ARE APPROXIMATE.

- SITE CONSTRUCTION NOTES:**
- (2) CONSTRUCT CONCRETE DRIVEWAY.
  - (5) CONSTRUCT RETAINING WALL.
  - (8) CONSTRUCT FIRE HYDRANT.
  - (10) CONSTRUCT CONCRETE FLATWORK.
  - (11) CONSTRUCT CONCRETE STAIRS.

- UTILITY CONSTRUCTION NOTES:**
- (20) CONSTRUCT 1 1/2" PVC WATERLINE.
  - (21) CONSTRUCT 2" PVC WATERLINE.
  - (22) CONSTRUCT 2" PVC CONNECTION TO EXITING WELL.
  - (23) CONSTRUCT 7000 GALLON STORAGE TANK.
  - (24) CONSTRUCT WET WELL AND PUMPS.
  - (30) CONSTRUCT 4" PVC SEWER LINE.
  - (31) CONSTRUCT SEPTIC TANK.
  - (32) CONSTRUCT CONNECTION TO EXITING DRYWELL.

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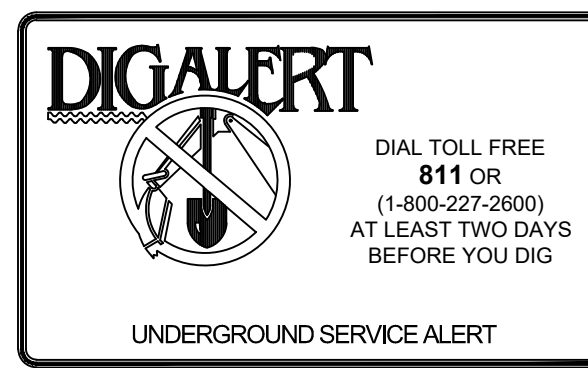
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**HOUSE SITE GRADING PLAN**  
**C-1.12**