

HARRISON
DESIGN

2
RFW

LIGHTHOUSE TRUST RESIDENCE

1. All square feet are "net" (i.e., total area of all floors as measured to the interior surfaces of the exterior walls).
2. For attached garages of greater than 800 square feet, the square footage in excess shall be indicated as part of the house net floor area. (Note: The house net floor area excludes the first 900 square feet of the cumulative total of all attached garage[s]).
3. A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house. For partly underground basements the net floor area shall include the first 900 square feet of basement floor area plus 50% of any remaining basement floor area.
4. Net floor area is defined as the total area of all floors of the house (primary residential building), excluding attics, basements that are wholly underground (i.e., entirely below finished grade), unenclosed porches, balconies, decks, attached residential second units, and attached garages of 900 square feet or less. See pages 12.1.4 and 26.29.2 for the Montecito Architectural Guidelines and Development Standards for further information regarding floor area calculations.
5. For a map depicting the Montecito Hillside (H-MON) Overlay Zone, see Figure 1 of the Montecito Architectural Guidelines and Development Standards or visit the Planning and Development webpage: <http://www.downtownmontecito.org/Planning/Community%20Guidelines%20and%20Standards.aspx>

The following methodologies are used to calculate the Recommended Maximum House Net Floor Area within and outside of the Montecito Hillside (H-MON) Overlay Zone:

	Size of lot (gross acres)	Recommended Maximum House Net Floor Area (square feet)
All Areas Except H-MON	< 1 acre: 1,800 + (2,500 x lot area)	
	≥ 1 acre to 4 acres: 4,300 + 1,700 for each acre over one	
	≥ 4 acres to 16 acres: 9,400 + 950 for each acre over four	
	> 16 acres: 17,200 + 450 for each acre over sixteen	
Within H-MON	< 1 acre: 1,400 + (2,100 x lot area)	
	≥ 1 acre to 4 acres: 3,500 + 800 for each acre over one	
	≥ 4 acres to 16 acres: 8,900 + 800 for each acre over four, with a maximum of 7,600 square feet	

7. The Area of the Recommended Maximum House Net Floor Area is calculated by adding the House Net Floor Area by the Recommended Maximum House Net Floor Area.

Rev. 03/2017



5 GENERAL NOTES
SCALE: N.T.S.

3 PROJECT INFORMATION
SCALE: N.T.S.

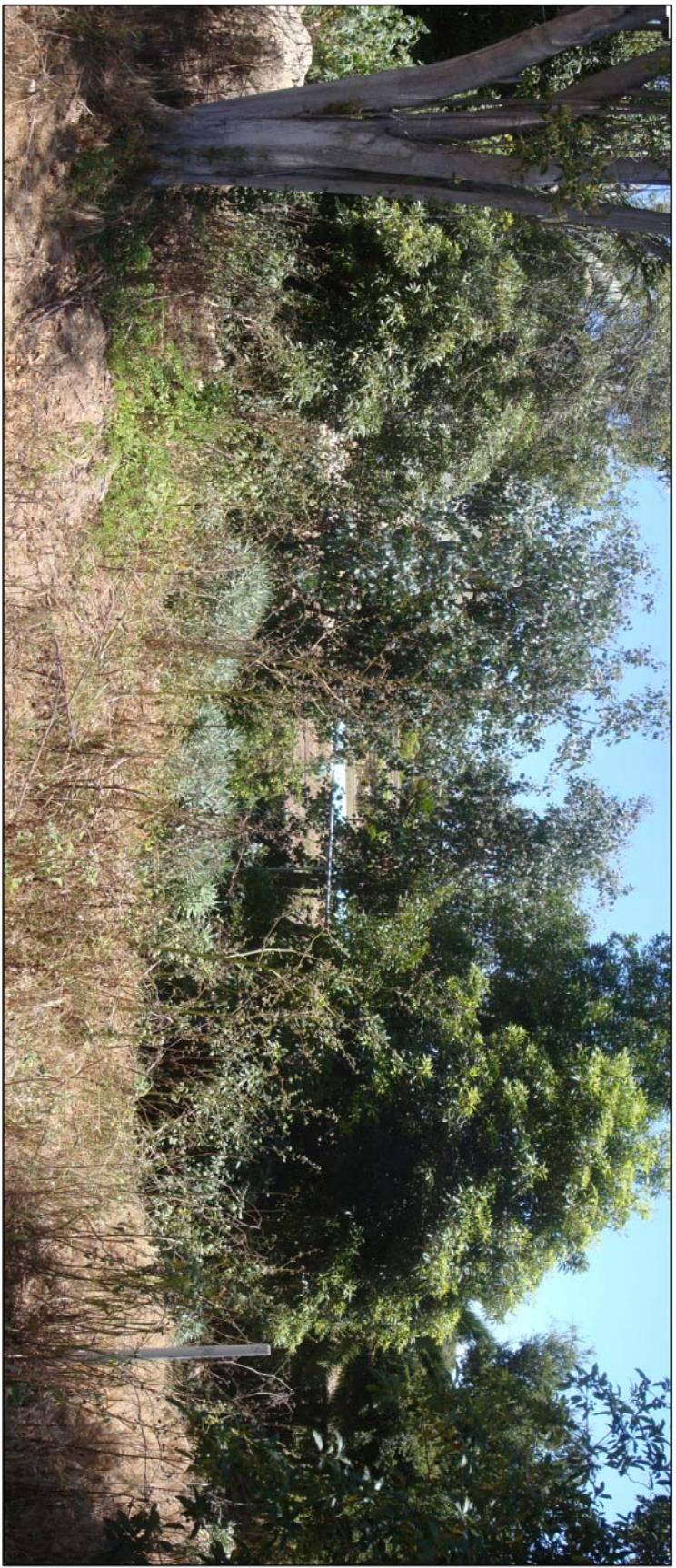
1 SHEET INDEX
SCALE: N.T.S.



18 NORTH PROPERTY LINE SCREENING



19 (E) POOL & RESIDENCE TO BE REMOVED



20 EAST PROPERTY LINE SCREENING



21 LOOKING SOUTH TOWARD PROPOSED POOL & POOLHOUSE



22 PROPERTY LINE SCREENING & NEIGHBOR TO THE NORTH



23 EAST PROPERTY LINE



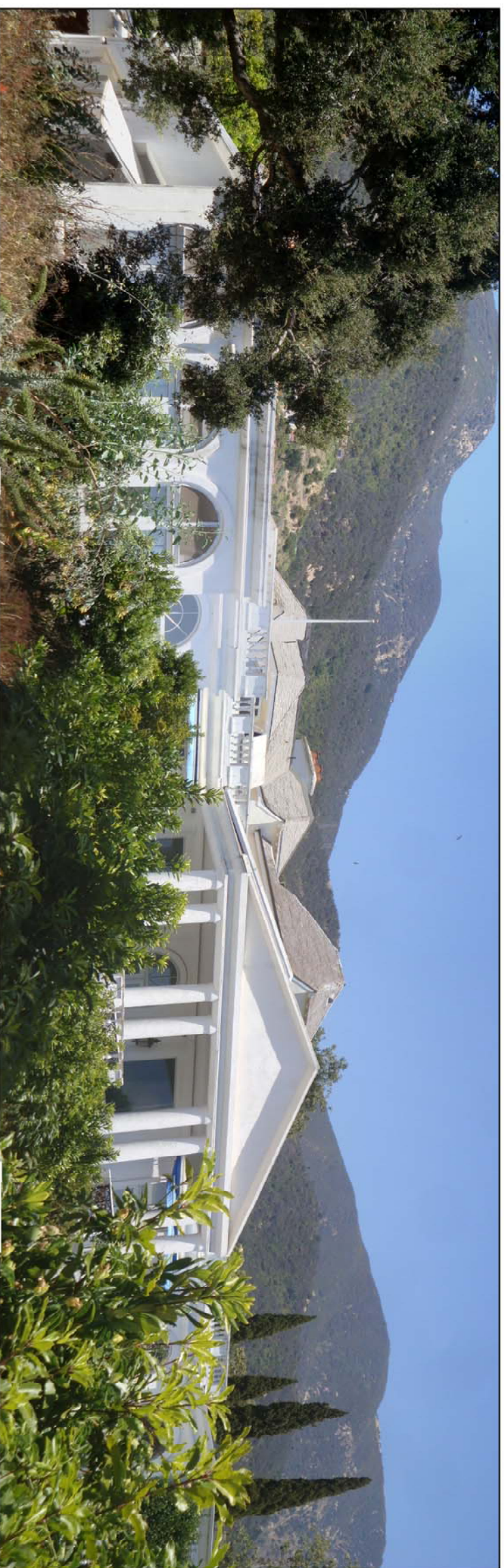
24 EXISTING RESIDENCE & ADJACENT NEIGHBOR



25 EXISTING DRIVEWAY LOOKING SOUTH



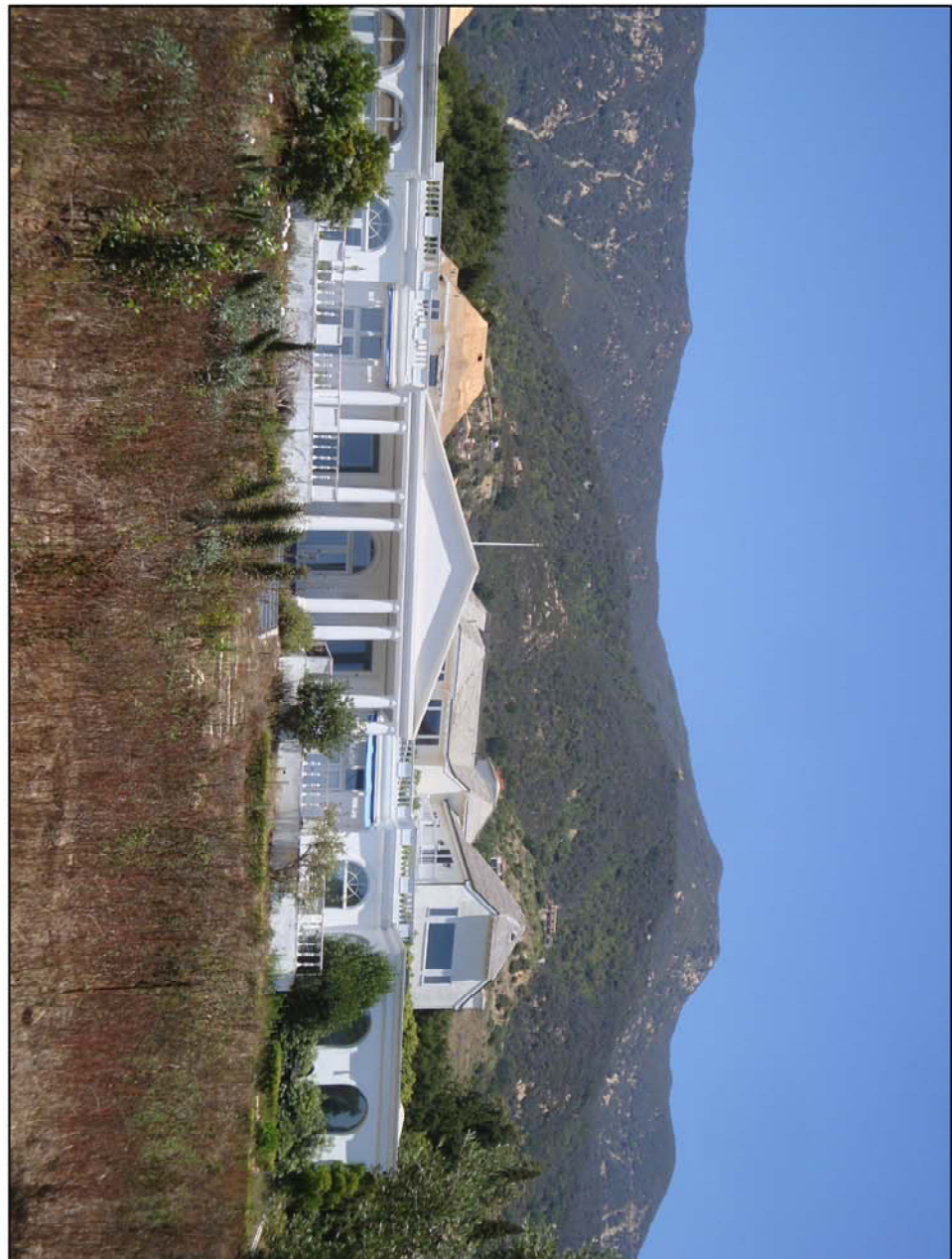
26 EXISTING DRIVEWAY LOOKING NORTH



27 EXISTING RESIDENCE & ADJACENT NEIGHBOR



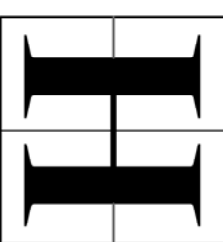
28 EXISTING RESIDENCE & ADJACENT NEIGHBOR



29 EXISTING RESIDENCE & ADJACENT NEIGHBOR



KEY PLAN



HARRISON
DESIGN
921 La Vina Street
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LOOKING & PHOTODUPLICATIONS & REVISIONS
DATE: 08/24/2017
PROJECT NO.: 3935.SB
WWW.HARRISONDESIGN.COM

LIGHTHOUSE TRUST RESIDENCE

1948 & 1952 TOLLIS AVENUE
MONTECITO, CA 93108

SHEET NO.

DATE

SCALE

DRAWN BY

CHECKED BY

PROJECT NO.

SITE

DATE

SCALE

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PROJECT NO.

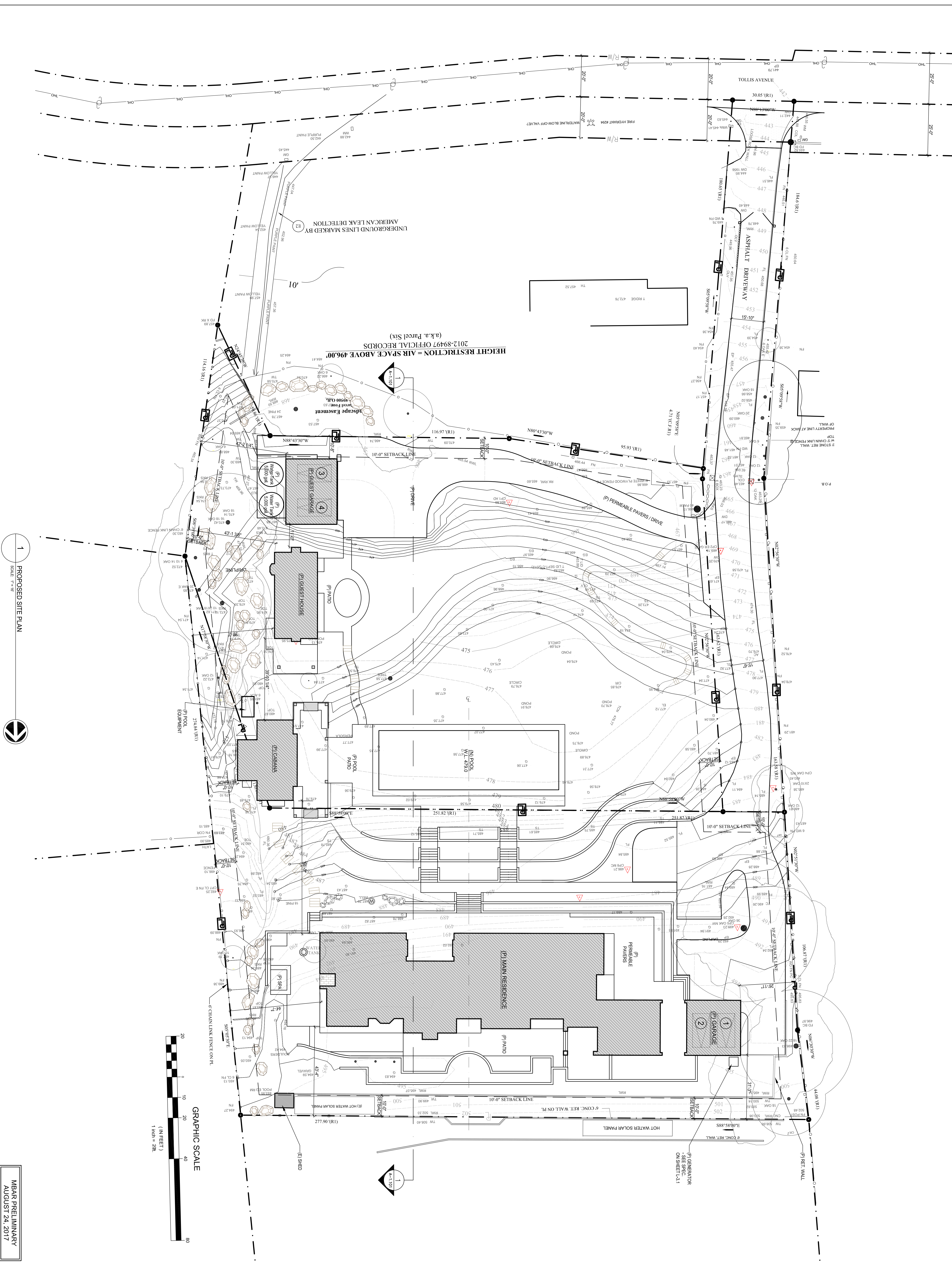
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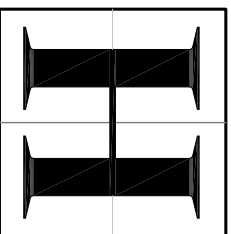
DATE

SCALE

MBAR PRELIMINARY
AUGUST 24, 2017

A-1.002





HARRISON
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2
RW

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SANTA BARBARA, CA 93101
WWW.LOWANWILLIAMS.COM

LIGHTHOUSE TRUST RESIDENCE

1948 & 1952 TOLLIS AVENUE
MONTECITO, CA 93108

Sheets

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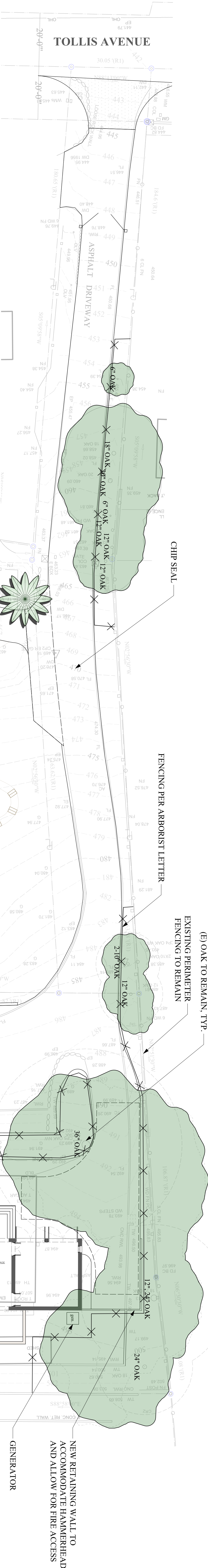
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MBAR PRELIMINARY
AUGUST 24, 2017

Sheet number
A-1.101



ARBORIST LETTER



August 4, 2017
Karen McCrory
Landscape Architect
Steve Hanson Landscaping
PO Box 4547
Santa Barbara, CA 93140
RE: Lighthouse Trust, 1948 & 1952 Tollis Avenue, Montecito.
Dear Karen,

Thank you for meeting with me to review the preliminary landscape plans for the Lighthouse Trust property and to establish the best plan to protect the existing Coast Live Oaks (Quercus agrifolia) impacted by the development.

There are two areas of the development that can impact the Oaks. First, the south east portion of the property has a garage and water tank that is in the approximate same location as the original structure. These Oaks are all in good to fair health and condition, though topping has occurred for views, presumably by the neighbors. The Oaks in this area will not be impacted by the proposed development and will remain in place. The second area of concern is the area near the numerous large boulders that have been placed near the Oaks in the stream pass; these are serving to help protect the trees at this point so they should be left in place.

The other area of concern is in the northwest portion of the property adjacent to the original garage and driveway. These three Oak trees are in average condition for their age and size. The one 36" dbh diameter at breast height Oak located on the eastern edge of the existing driveway and the 24" & 12" dbh located along the west property line above the existing driveway will be heavily impacted due to the fire department requirements for a hammerhead and batter on removing them now, I would mitigate for their loss but retain them and the 12" dbh Oak located near the stream pass. The 24" dbh Oak located near the stream pass will be made to assess whether their structural integrity has been compromised. The third 24" dbh Oak in the upper corner will not be impacted by any root damage but due to its low growing canopy, pruning will be necessary.

1

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION.

- Fence off all trees from construction 10ft outside the drip-line with 6" chain link or orange construction fence with metal stakes.
- No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
- Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.
- All roots encountered shall be cut cleanly with a sharp saw to allow for new root growth and to prevent decay. No roots shall be cut closer than 6" to the trunk.
- Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
- Compaction of the root zone shall be avoided by spreading 3-4" of mulch.
- During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
- Project arborist shall be notified prior to any activities within the critical root zone.
- All trenching of utilities, irrigation and lighting shall not encroach within the critical root zone unless approved by the project Biologist or Arborist.
- Native or Specimen trees removed or damaged shall be mitigated, utilizing the current County recommendations of either 10:1-15gallon, or 5:1-15gallon or 3:1-24" barked trees.

Should you have any further questions or comments please do not hesitate to call my office at 805 966 3239

Yours sincerely,
Peter H. Winn
L.S.A. Certified Arborist #921

① SITE PLAN

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

- TREE LEGEND**
- Existing trees to remain
 - Tree to be removed
 - Mitigation Tree [See Sheet L1.0 for locations]
 - Tree fencing [Per Arborist letter]

APN: 007-110-001 & 007-110-002	
NO.	DATE
12-19-16	MB&R CONCEPTUAL
02-02-17	LAND USE SUB.
06-14-17	MB&R CONCEPTUAL
07-21-17	MWD SUBMITTAL

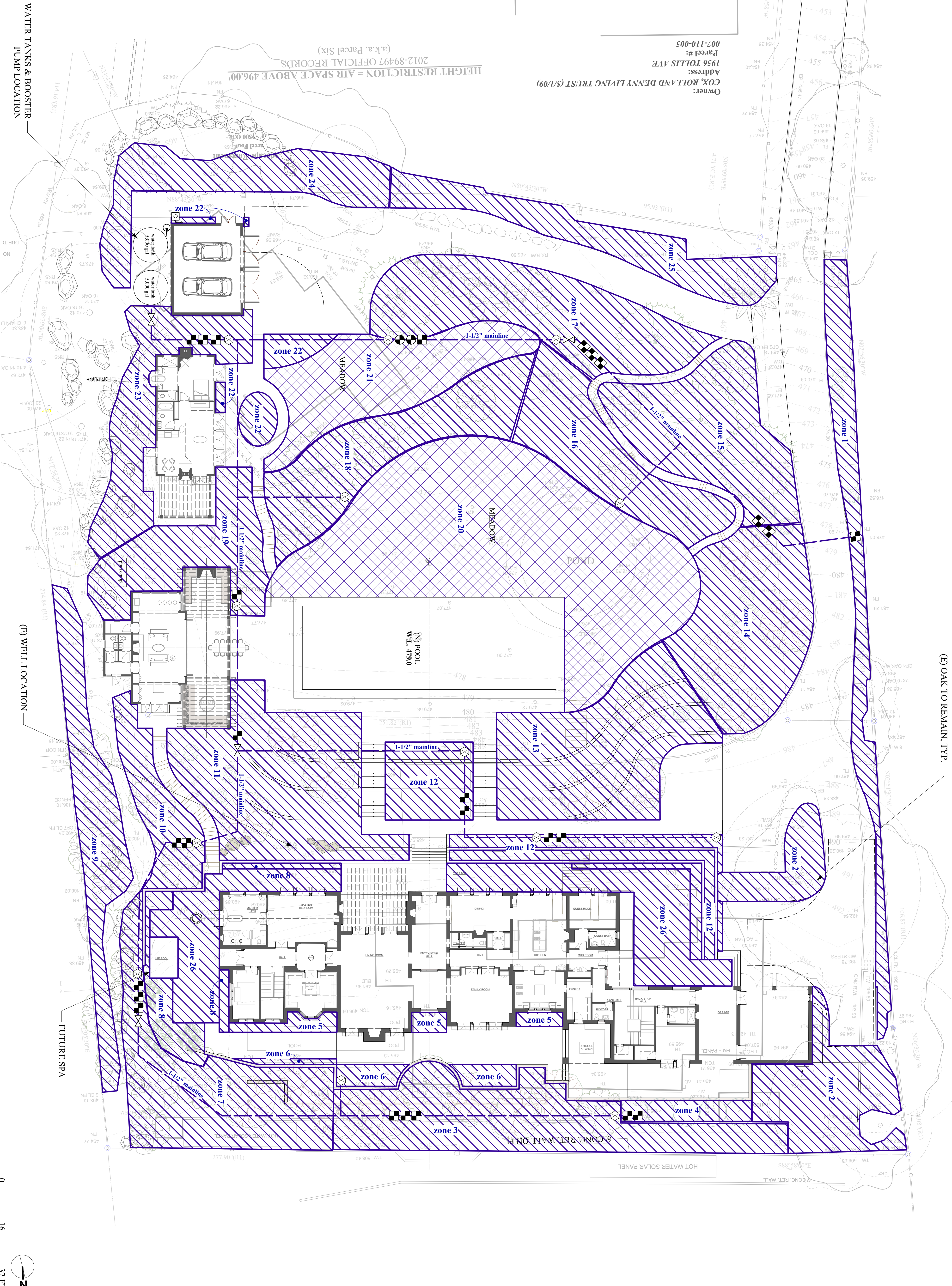
PROJECT: LIGHTHOUSE TRUST RESIDENCE

1948 & 1952 TOLLIS AVE
MONTECITO, CA 93108

IRRIGATION PLAN

SHEET NO.

L2.0



IRRIGATION ZONE PLAN

PROPOSED PLANT PALETTE

PROPOSED TREES			
Botanical Name	Common Name	WUCOLS	Comments
<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	L	multi-trunk
<i>Cyperus tenuiflorus</i>	Italian Cypress	L	column
<i>Olea europaea</i>	Olive	VL	field grown multi-trunk
<i>Pinus pinea</i>	Stone Pine	L	48" box natural form
<i>Quercus agrifolia</i>	Coast Live Oak	VL	24" & 30" box natural form or multi-trunk
SMALL TREES/LARGE SHRUBS			
Botanical Name	Common Name	WUCOLS	Comments
<i>Acacia salicoides</i>	Pineapple Guava	L	24" box multi-trunk
<i>Arbutus menziesii</i>	Strawberry tree	L	15 gal.
<i>Cercis sp.</i>	Lemon or Lime	M	24" box standard
<i>Hieronymus ornithifolia</i>	Tayson	VL	5 gal.
<i>Lagerström speciosa</i>	Texas privet	L	15 gal.
<i>Laurus nobilis</i>	Sweet Bay	L	15 gal.
<i>Platanus latifolia</i>	Mastie	M	15 gal.
<i>Prunus lyonii</i>	California cherry	L	15 gal.
MEDIUM SHRUBS			
Botanical Name	Common Name	WUCOLS	Comments
<i>Arctostaphylos Howard McMillan</i>	Howard McMillan manzanita	L	5 gal.
<i>Myrica asplenifolia</i>	African Boxwood	L	5 gal. & 15 gal.
<i>Myrica communis</i>	True Myrtle	L	5 gal. & 15 gal.
<i>Myrica communis compacta</i>	Compact Myrtle	L	5 gal.
<i>Olea Little Olive</i>	Dwarf Olive	L	5 gal. & 15 gal.
<i>Rhamnus californica Eve Cae</i>	Eve Cae Coffeeberry	VL	5 gal.
<i>Rosmarinus officinalis</i>	Rosemary	VL	5 gal.
<i>Tecoma fruticosa laurum</i>	Bush Germander	L	5 gal.
LOW SHRUBS + PERENNIALS + SUCCULENTS			
<i>Aloe species</i>	Aloe	L	15 gal.
<i>Arenaria Pavia Castle</i>	Pavia Castle Arenaria	L	1 gal.
<i>Cistus Sineer</i>	Santa Rockrose	L	5 gal.
<i>Eriogon karwinskianus</i>	Santa Barbara Daisy	L	1 gal.
<i>Lavandula angustifolia</i>	French Lavender	L	1 gal.
<i>Lavandula dentata</i>	English Lavender	L	1 gal.
<i>Nepeta faasseni</i>	Cammi	M	1 gal.
<i>Phacelia Wheeler's dwarf</i>	Wheeler's Dwarf Phacelia	L	1 gal.
<i>Sedum grexii 'Jelly'</i>	Alba Sage	L	1 gal.
<i>Sedum leucanthus 'Santa Barbara'</i>	Santa Barbara Sage	L	1 gal.
<i>Tectaria chamelepis</i>	non	L	1 gal.
GROUND COVERS			
<i>Ceanothus Yankee Point</i>	Yankee Point California Lilac	L	1 gal.
<i>Rosmarinus prostratus</i>	Prostrate Rosemary	L	1 gal.
<i>Thymus praecox</i>	Mother of Thyme	L	flat
8" spacing			
VINES			
Botanical Name	Common Name	WUCOLS	Comments
<i>Grewia occidentalis</i>	Lavender Starflower	M	5 gal. attach to wall
MEADOW (mix of species)			
<i>Bouteloua gracilis</i>	Blue Gram Grass	L	1 gal & plugs
<i>Carex nuntica</i>	Berkley Sedge	L	1 gal & plugs
<i>Muhlenbergia dubia</i>	Pine Mably	L	1 gal & plugs

PROJECT INFORMATION

Project applicant	Brian Banks, agent for Owner, Lighthouse Trust
Project address:	1948 & 1952 Tollis Avenue Menlo Park, CA 94025
Total (Irrigated) Landscape Area:	51,323 square feet
Project Type:	New Construction
Water Supply Type:	Well water w/ 10,000 gal storage (for irrigation)
Project Contacts:	Monterey Water District (domestic) Architect Harrison Design contact: Anthony Grantham 921 De La Vina Street San Francisco, CA 94101 P. 805.889.3434 Landscape Architect Steve Hanson Landscaping contact: Karen McComdy P.O. Box 4547 CA 94140 San Francisco, CA 94114 P. 805.653.3429

IRRIGATION CALCULATIONS (MWELQ)

Irrigation Information Table:

Hydrozone	Irrigation Method	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA)	PF x HA	Irrigation Frequency	Notes
2	drp	low	0.3	2190	657	0.9	
3	drp	low	0.3	2892	867.6	0.9	
4	drp	sub-irrigation	0.5	332	99.6	0.9	Grass/Flint trees
5	drp	low	0.3	384	115.2	0.9	
6	drp	low	0.3	2892	867.6	0.9	
7	drp	low	0.3	1800	540	0.9	
8	drp	low	0.3	1590	477	0.9	
9	drp	very low	0.2	934	280.2	0.9	
10	drp	low	0.3	321.5	96.45	0.9	
11	drp	low	0.3	1955	586.5	0.9	
12	drp	low	0.3	2895	867.5	0.9	
13	drp	low	0.3	2312	693.6	0.9	
14	drp	low	0.3	1810	543	0.9	
15	drp	low	0.3	1810	543	0.9	
16	drp	low	0.3	2860	858	0.9	
17	drp	low	0.3	2090	627	0.9	
18	drp	low	0.3	1535	472.5	0.9	
19	drp	low	0.3	6722	2016.6	0.65	Meadow
20	drp	low	0.3	472.5	141.75	0.9	
21	drp	low	0.3	480	144	0.9	Meadow
22	drp	low	0.3	1690	507	0.9	
23	drp	low	0.2	1545	463.5	0.9	
24	drp	very low	0.2	1360	408	0.9	
25	drp	low	0.3	2674	802.2	0.9	
26	drp	low	0.3	51323	15146.3	0.9	Grandtotals between hydrozones

Maximum Applied Water Allowance (MAWA):

MAWA = (ET/0.62)/(0.7 x LA) + (0.3 x SLA)

ET/0.62 for Santa Barbara = 40.6 inches/year

LA = 50,999 square feet

SLA = 324 square feet

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LA = 50,999 square feet

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COMPLIANCE STATEMENT

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
Signature: _____ (applicant signature)

SOIL MANAGEMENT

1. Soil testing for agronomic suitability will be performed prior to soil preparation.
2. Soil test results will be provided with the Certificate of Completion.

CERTIFICATE OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature *	Date
Name (print)	Telephone No.
Title	Fax No.
License No. or Certification No.	Email Address
Company	Street Address
City	State
	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE

1. Regular landscape and irrigation maintenance shall be performed, at a minimum, every 3 months as seasonal changes dictate to ensure water efficiency. A suggested schedule is every March, June, September, and December.
2. Regular maintenance activities shall include the following:
 - a. inspection of the landscape and irrigation system
 - b. adjustment and repair of the irrigation system and its components
 - c. repainting mulch as needed
 - d. fertilization as needed in all landscape areas
3. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents.

CERTIFICATE OF COMPLETION

This certificate is filed with the project approval upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date	
Project Name	Telephone No.
Name of Project Applicant	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

Project Address and Location:	
Street Address	Parcel, tract or lot number, if available
City	Latitude/longitude (optional)
State	Zip Code

Property Owner or Neighbor designer:	
Name	Telephone No.
Title	Fax No.
Company	Email Address
City	State
	Zip Code

I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and agree to the terms and conditions of the ordinance and that the project is completed in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency: _____
2. Date the Landscape Documentation Package was approved by the local agency: _____
3. Date the copy of the Landscape Documentation Package was submitted to the local agency: _____

APN: 007-110-001 & 007-110-002	
NO.	DATE
12-19-16	MBAR CONCEPTUAL
02-02-17	LAND USE SUB.
06-14-17	MBAR CONCEPTUAL
07-21-17	MWD SUBMITTAL

PROJECT INFORMATION

LEGEND & WATER CALCS

PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

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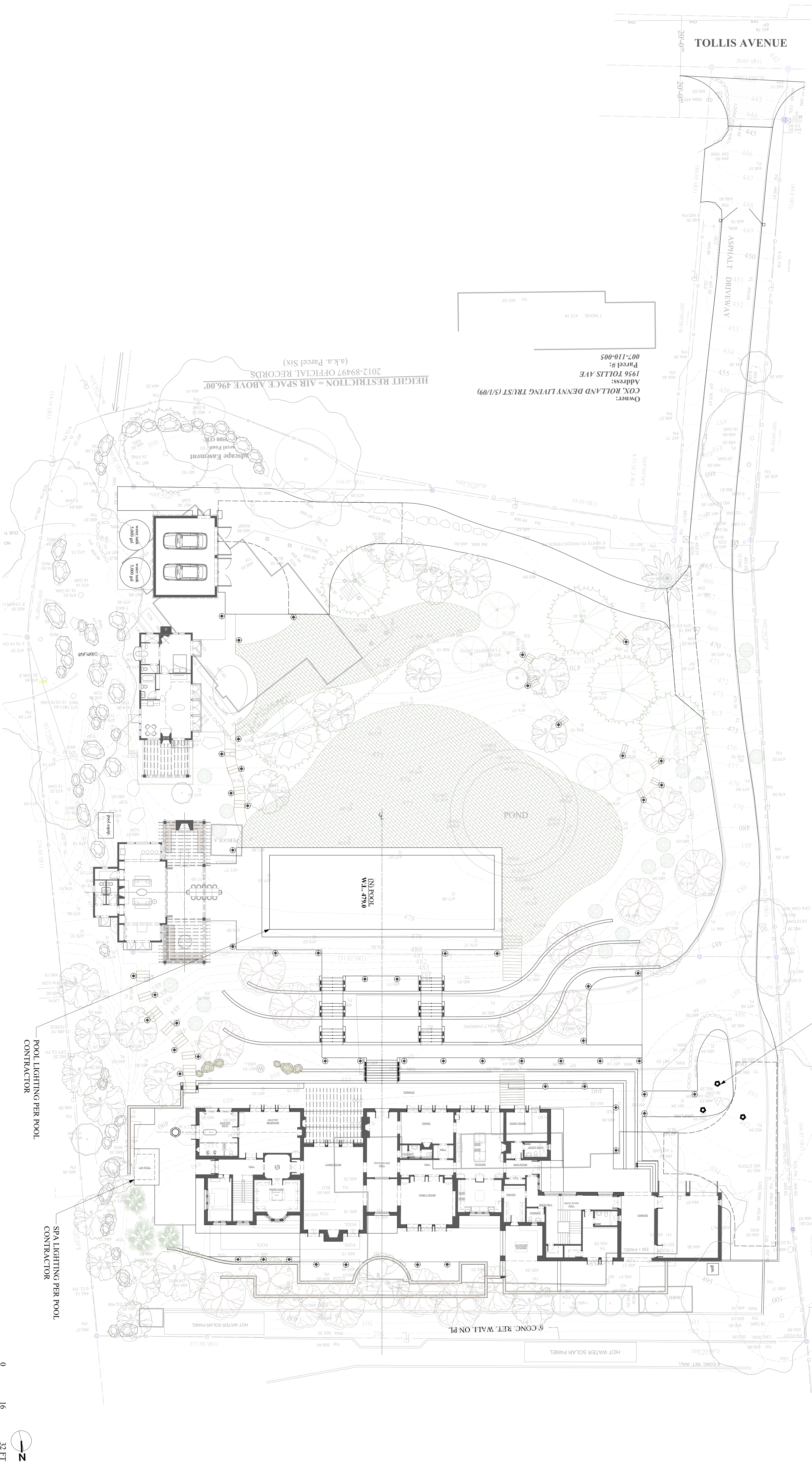
PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

LOCATE HANGING LIGHTS IN FIELD
ON MAJOR BRANCHES



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

LIGHTING LEGEND

symbol on plan	description
	Path light: 26" tall LED with textured architectural bronze finish - Kichler Kichler 15800A217R warm white 2700K
	Downlight: FX Luminaire VE-3LED-BZ bronze metallic finish
	Strip light: FX Luminaire UN-1LED-BZ bronze metallic finish

LIGHTING NOTES

1. Light placement is diagrammatic. Allow 4' of extra lighting wire at each path light fixture for adjustments.
2. Plan for night site visit to adjust lighting locations. Notify Landscape Architect and Owner's Representative 48 hours prior to nighttime site visit.
3. Consult Owner's Representative for transformer locations. All transformers to be supplied with an astronomical timer unless otherwise specified.
4. Contractor to size required transformers. Locate transformers in landscape where they may be screened with planting.
5. All wire connections to be with waterproof connectors.
6. Contractor to provide for sleeving under landscape and through walls.

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W

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212.853.5329
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APN: 007-110-001 & 007-110-002

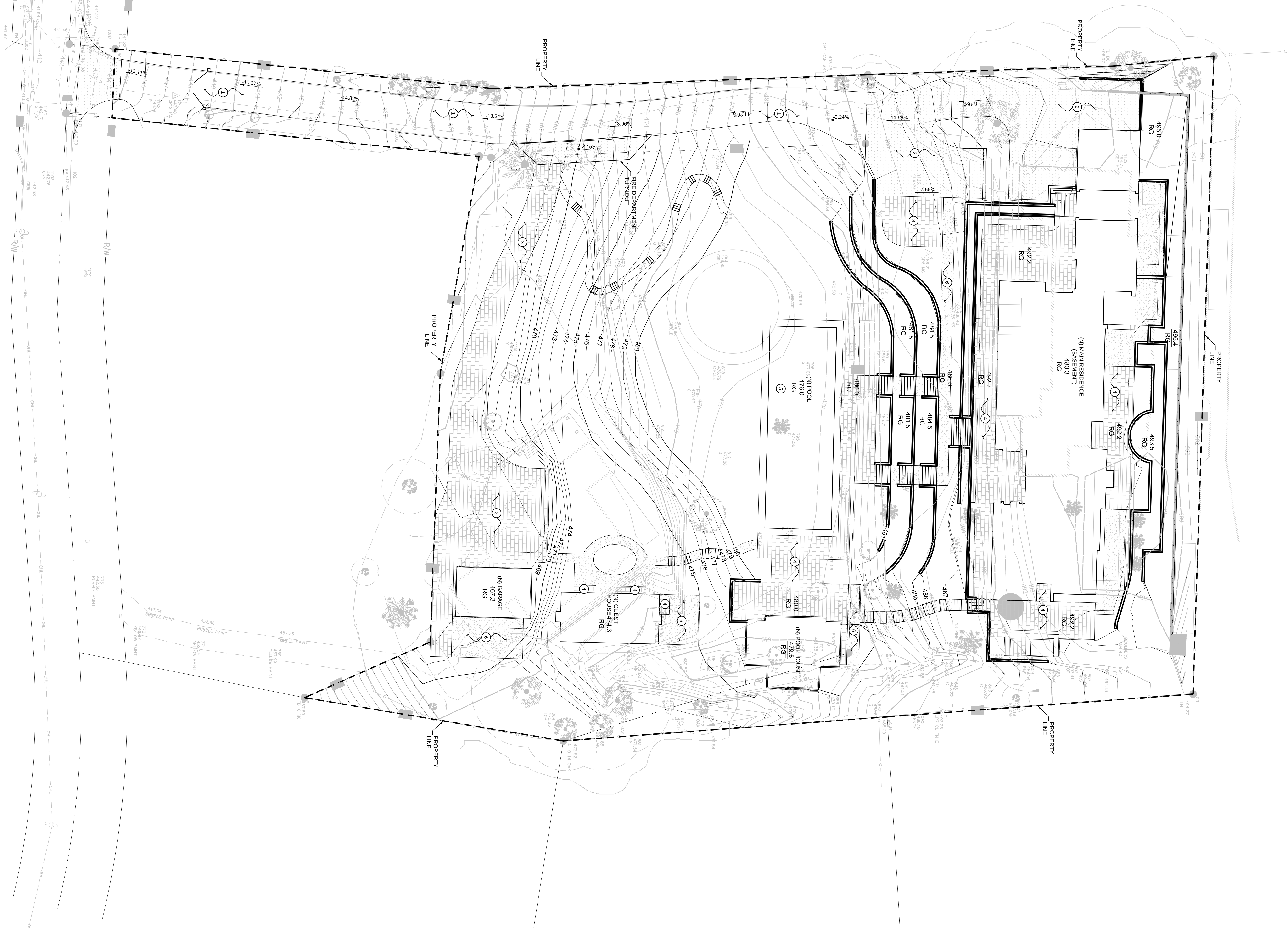
NO.	DATE
08-06-17	MBAR PRELIM

PROJECT DESCRIPTION

LIGHTHOUSE
TRUST
RESIDENCE
1948 & 1952 TOLLIS AVE
MONTECITO, CA 95108

LANDSCAPE
LIGHTING
PLAN

L3.0



SITE CONSTRUCTION NOTES:

- 1 PROTECT EXISTING ASPHALT DRIVEWAY IN PLACE.
- 2 CONSTRUCT ASPHALT PAVING SECTION.
- 3 CONSTRUCT PERMEABLE PAVEMENT DRIVEWAY SECTION.
- 4 CONSTRUCT PERMEABLE PAVEMENT PATIO.
- 5 CONSTRUCT POOL PER LANDSCAPE ARCHITECTURE PLANS.
- 6 CONSTRUCT PERMEABLE GRAVEL WALKWAY SECTION.

EARTHWORK QUANTITIES

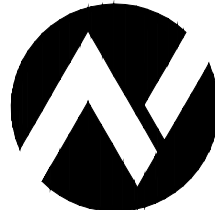
SITE AREA:	1.75 AC
AREA DISTURBED:	2.25 AC
BUILDING AREAS	
CUT QUANTITY:	2700 CUBIC YARDS
FILL QUANTITY:	100 CUBIC YARDS
NET QUANTITY:	2600 CUBIC YARDS EXPORT
SITE AREAS	
CUT QUANTITY:	2100 CUBIC YARDS
FILL QUANTITY:	3600 CUBIC YARDS
NET QUANTITY:	1700 CUBIC YARDS IMPORT
NET EARTHWORK	
NET QUANTITY:	900 CUBIC YARDS EXPORT

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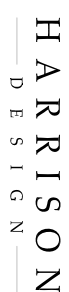
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AYV Job No.: 17660	Date:	02/2/2017	Scale:	PER PLAN
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GRADING AND DRAINAGE PLAN

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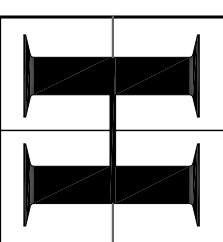
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MANN-HOUSE GRND & 1ST FLOOR PLANS	
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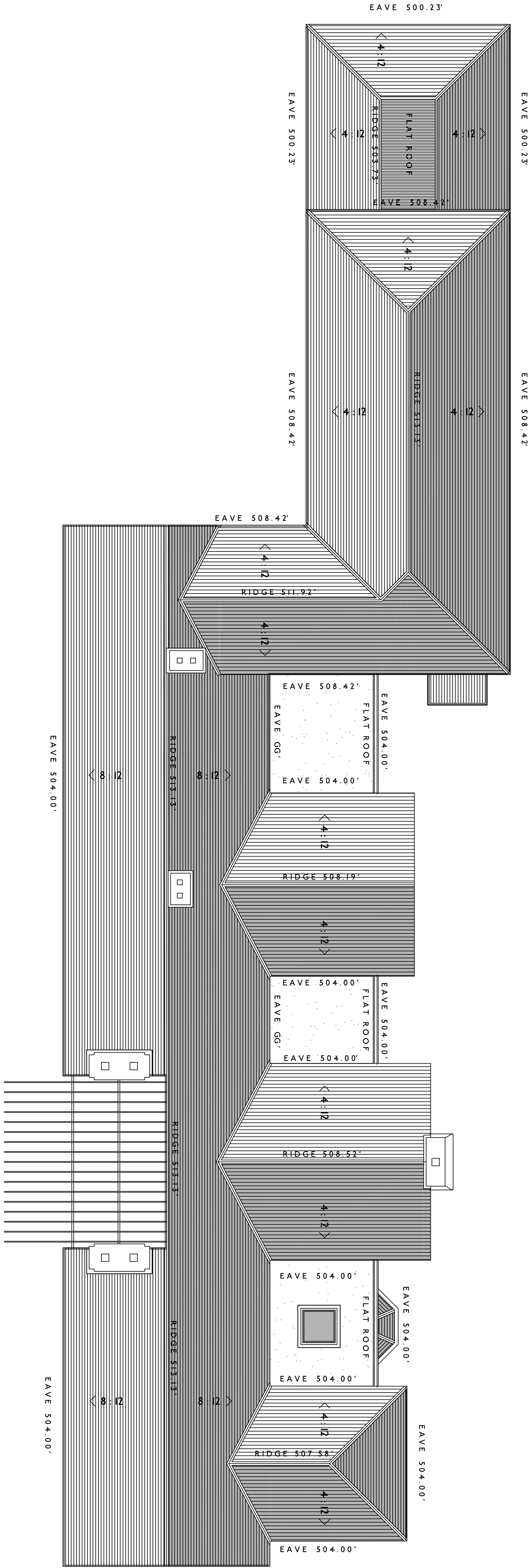
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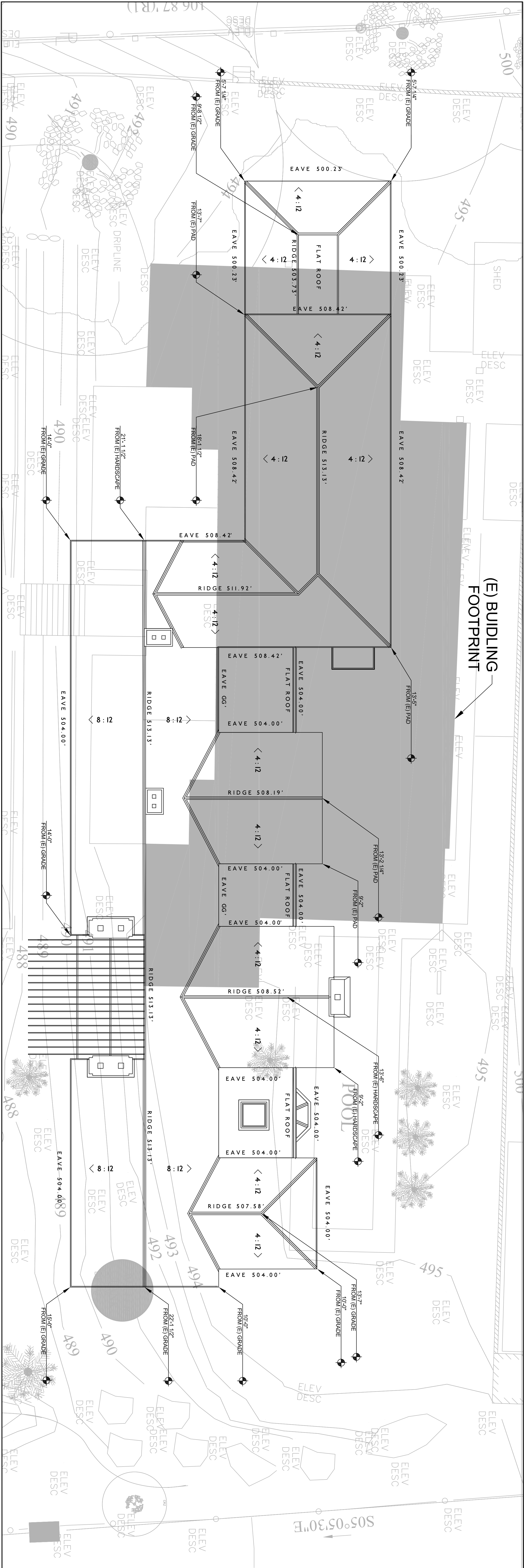
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MAIN HOUSE
ROOF PLAN

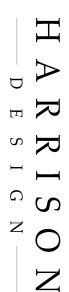
MBAR PRELIMINARY
AUGUST 24, 2017



1 MAIN HOUSE - ROOF PLAN
SCALE: 1/8" = 1'-0"



2 MAIN HOUSE ROOF ELEVATIONS WITH (E) TOPOGRAPHY
SCALE: 1/8" = 1'-0"



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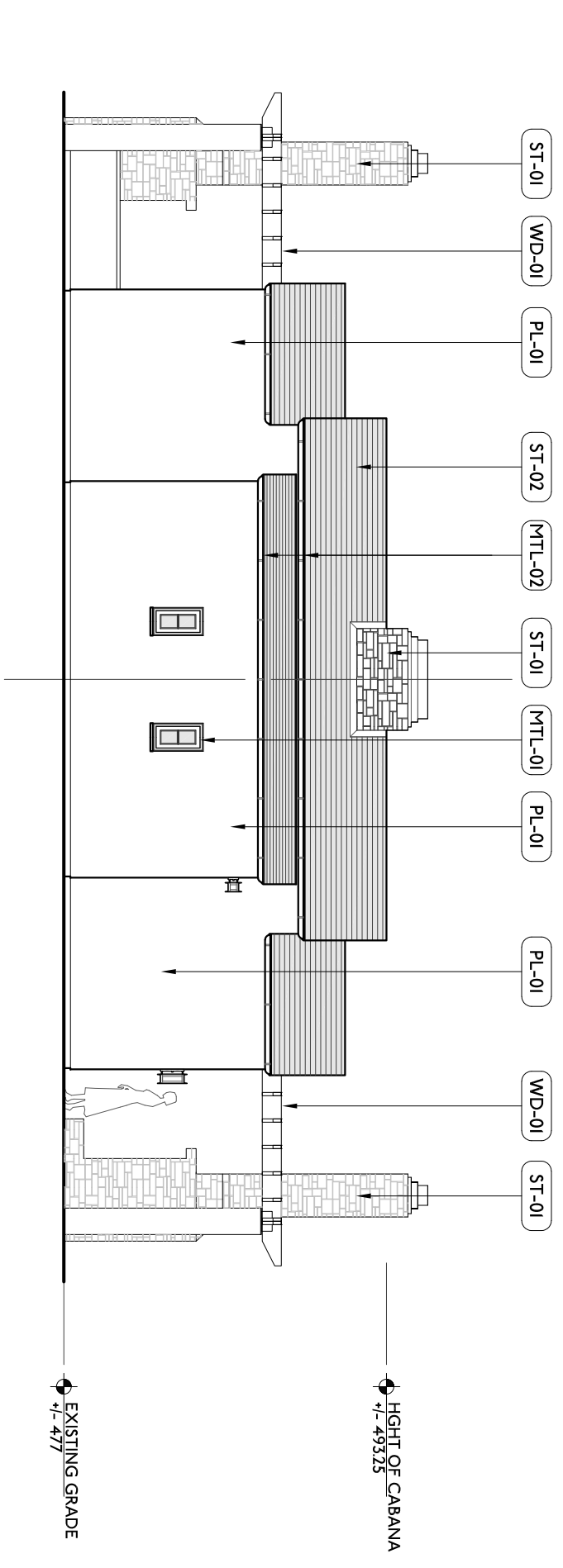
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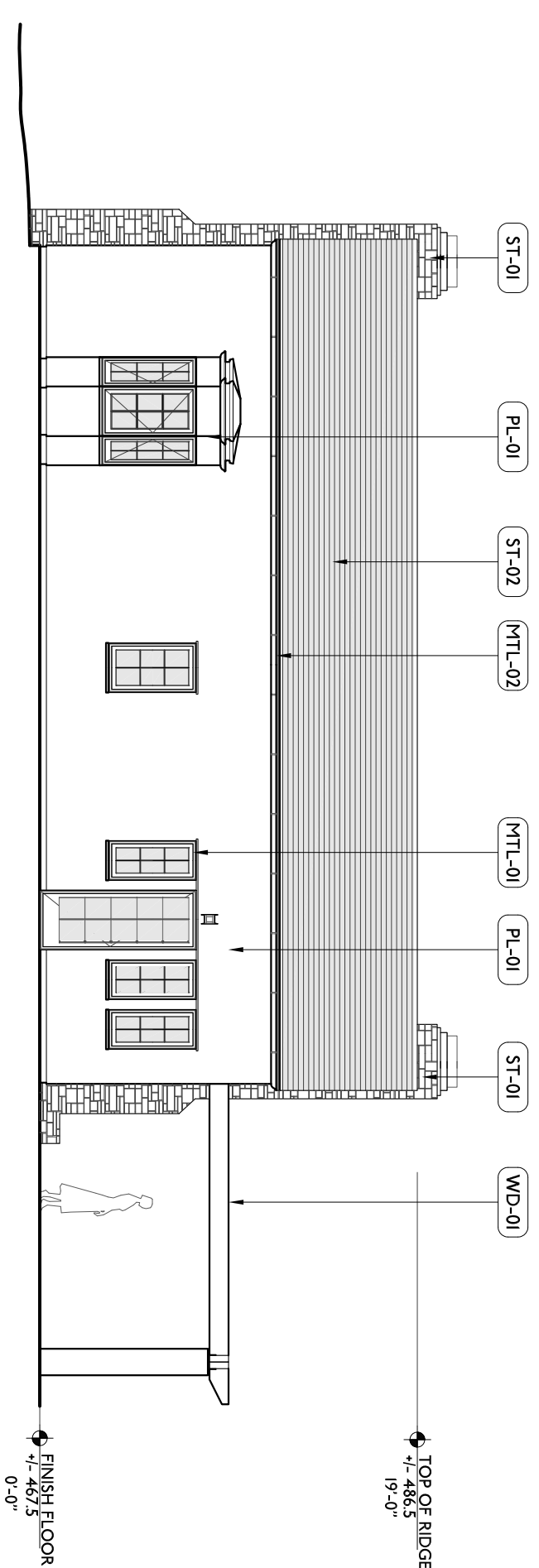
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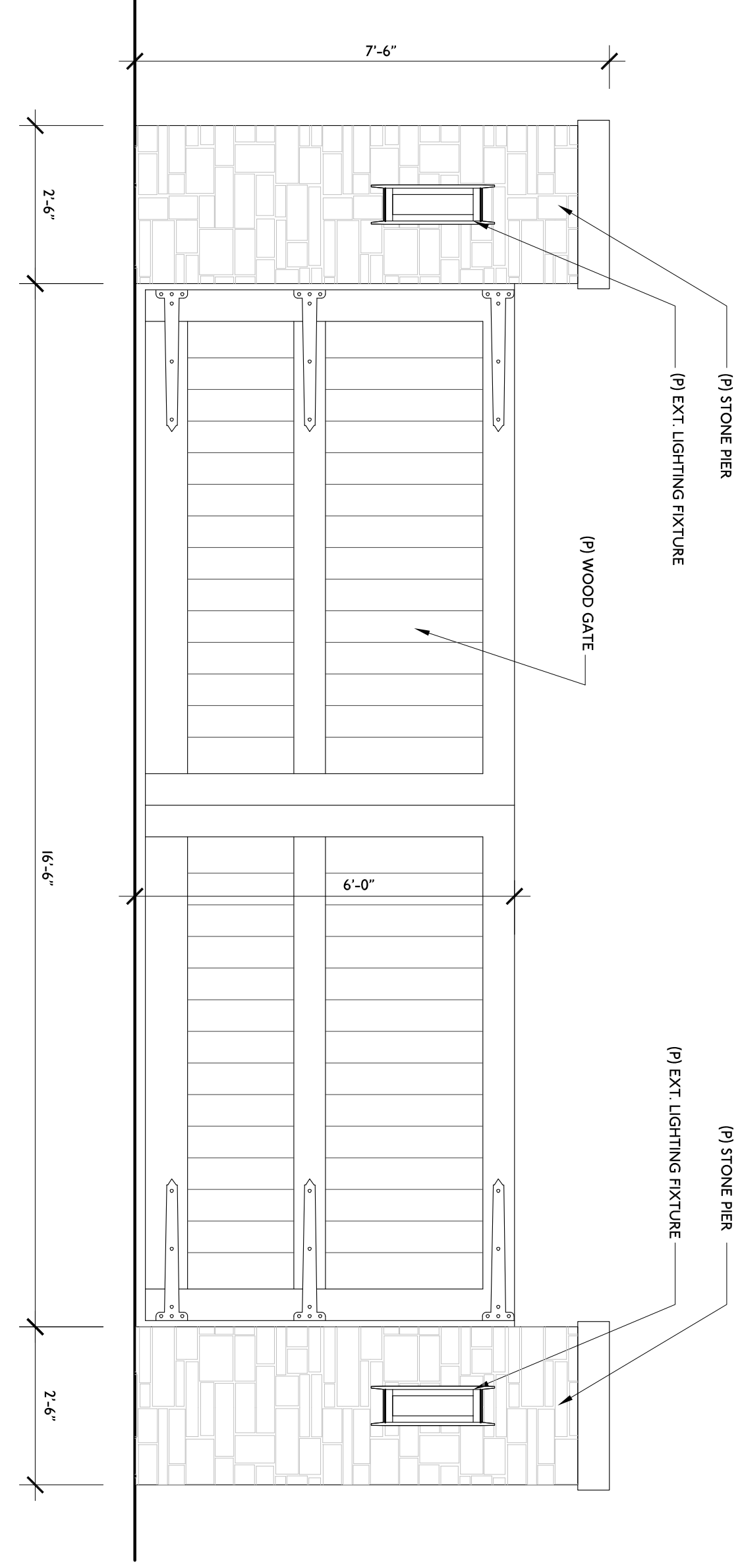
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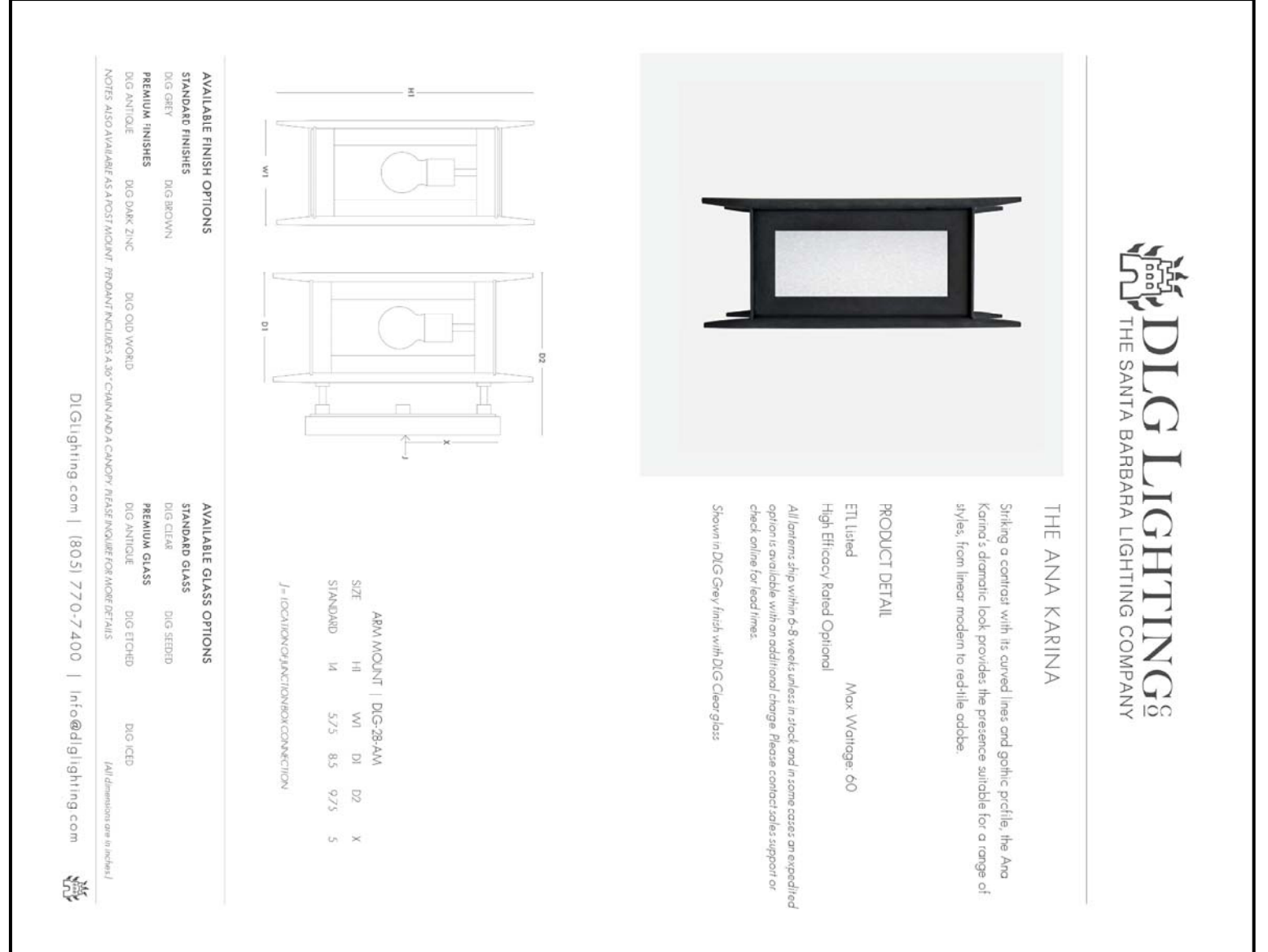
4 CABANA SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



8 GUEST HOUSE EAST ELEVATION
SCALE: 1/8" = 1'-0"



11 ENTRY GATE ELEVATION
SCALE: 1/2" = 1'-0"



EXTERIOR LIGHT FIXTURE

SCALE: NTS

stamps

Issue

datescale

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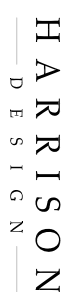
project no.

3930.5B

ACCESSORY BIDDING

ELEVATIONS

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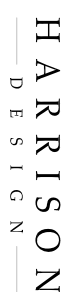
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