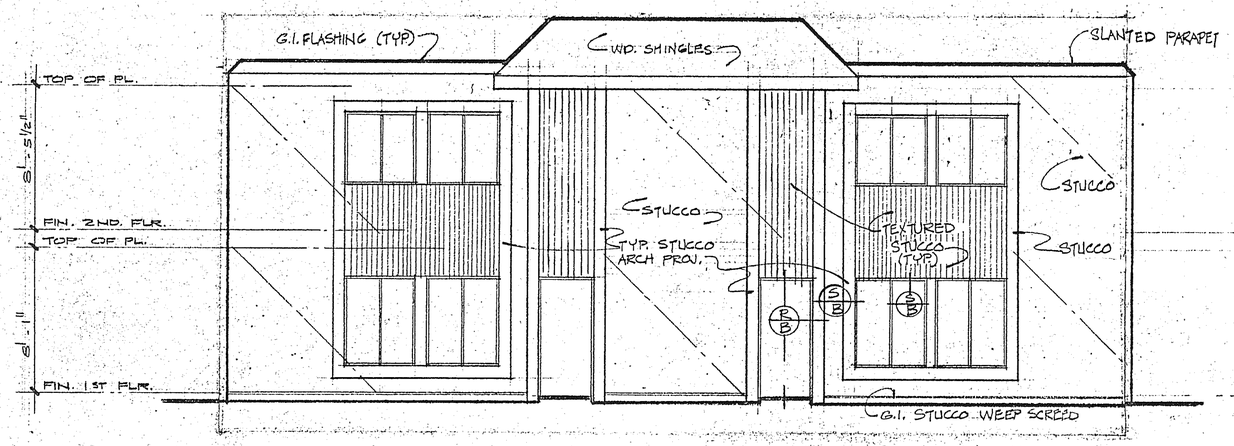
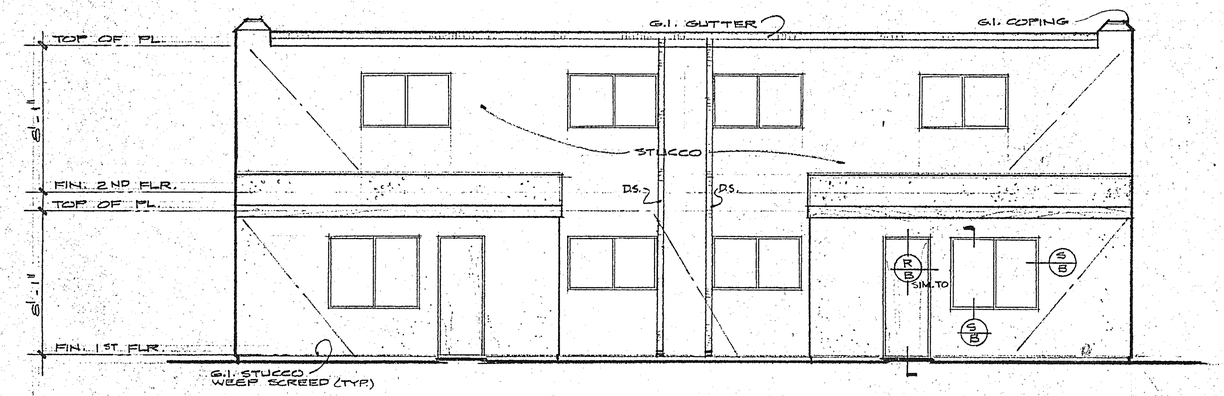


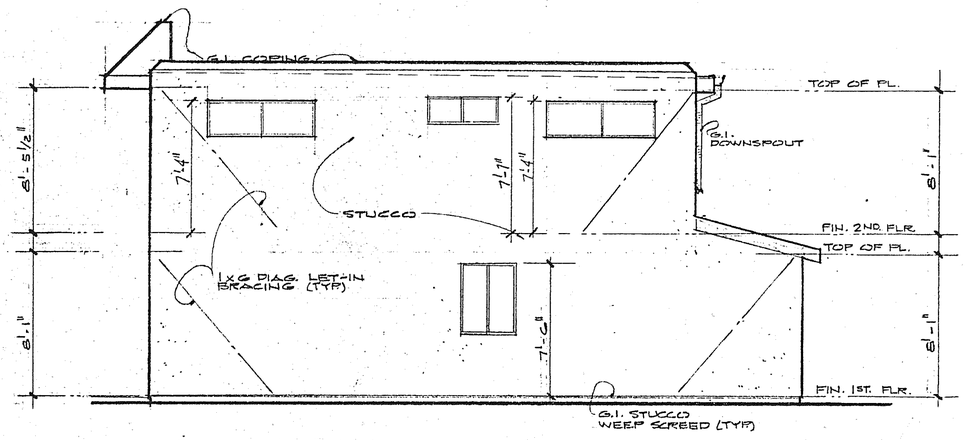
FRONT ELEVATION

1/4" = 1'-0" TYPE "F"



REAR ELEVATION

1/4" = 1'-0" TYPE "F"



RIGHT SIDE ELEVATION

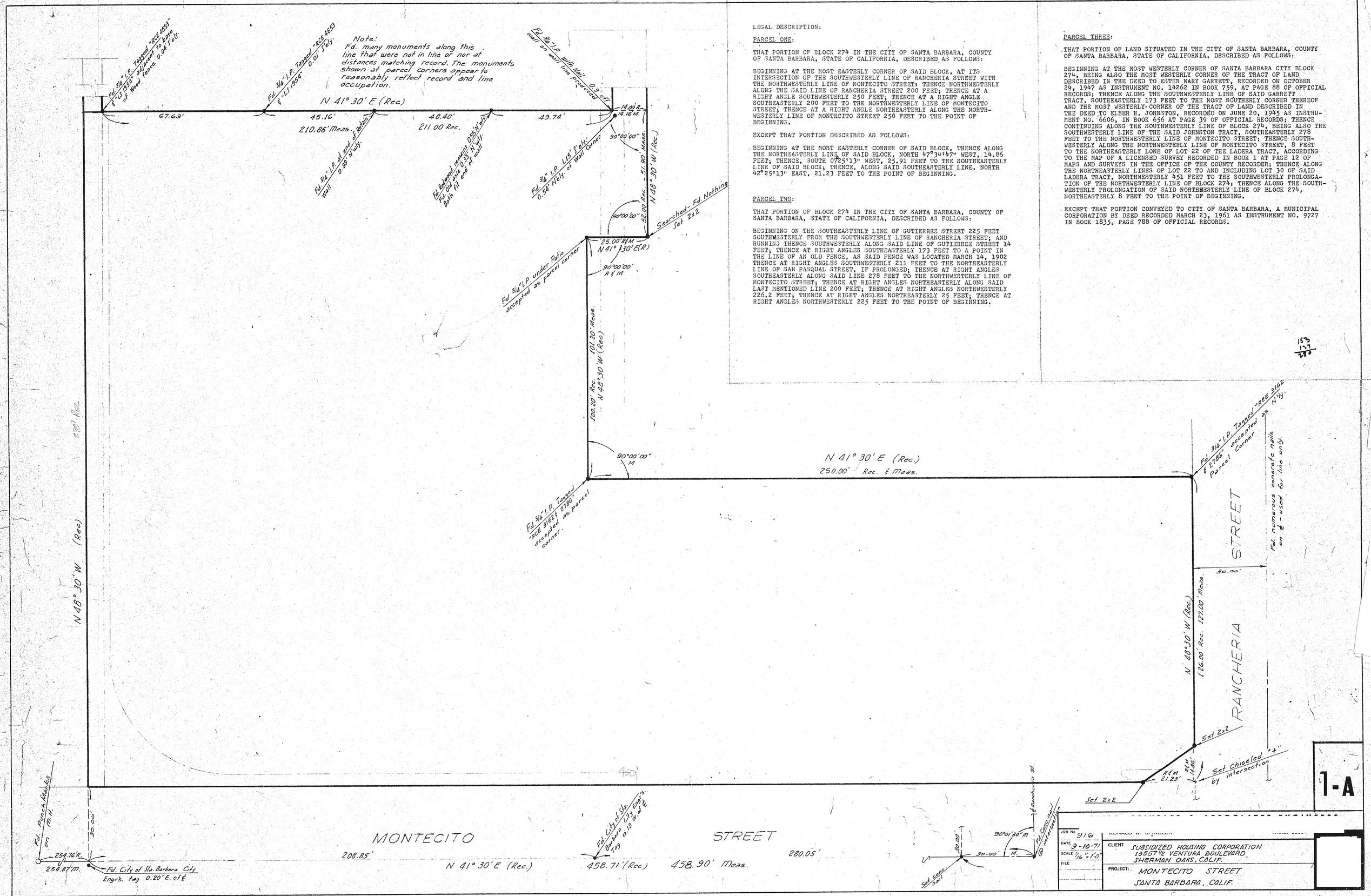
TYPE "F" (LEFT SIDE ELEV. REVERSED)

NOTE:

FOR STUCCO COLOR SCHEDULE SEE SHT. # 8

MONTECITO

10



LEGAL DESCRIPTION:

PARCEL ONE:

THAT PORTION OF BLOCK 274 IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID BLOCK, AT ITS INTERSECTION OF THE SOUTHWESTERLY LINE OF RANCHERIA STREET WITH THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE NORTHWESTERLY ALONG THE SAID LINE OF RANCHERIA STREET 200 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 250 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 200 FEET TO THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF MONTECITO STREET 250 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID BLOCK, THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK, NORTH 47°34'47" WEST, 14.86 FEET; THENCE, SOUTH 0°25'13" WEST, 25.91 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK; THENCE, ALONG SAID SOUTHEASTERLY LINE, NORTH 42°25'13" EAST, 21.23 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

THAT PORTION OF BLOCK 274 IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY LINE OF GUTIERREZ STREET 225 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF RANCHERIA STREET; AND RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF GUTIERREZ STREET 14 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 173 FEET TO A POINT IN THE LINE OF AN OLD FENCE, AS SAID FENCE WAS LOCATED MARCH 14, 1902 THENCE AT RIGHT ANGLES SOUTHWESTERLY 211 FEET TO THE NORTHEASTERLY LINE OF SAN PASQUAL STREET, IF PROLONGED; THENCE AT RIGHT ANGLES SOUTHEASTERLY ALONG SAID LINE 278 FEET TO THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE AT RIGHT ANGLES NORTHEASTERLY ALONG SAID LAST MENTIONED LINE 200 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 226.2 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 25 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY 225 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THAT PORTION OF LAND SITUATED IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SANTA BARBARA CITY BLOCK 274, BEING ALSO THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ESTER MARY GARRETT, RECORDED ON OCTOBER 24, 1947 AS INSTRUMENT NO. 14262 IN BOOK 759, AT PAGE 88 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID GARRETT TRACT, SOUTHEASTERLY 173 FEET TO THE MOST SOUTHERLY CORNER THEREOF AND THE MOST WESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO ELMER H. JOHNSTON, RECORDED ON JUNE 20, 1945 AS INSTRUMENT NO. 6606, IN BOOK 656 AT PAGE 39 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF BLOCK 274, BEING ALSO THE SOUTHWESTERLY LINE OF THE SAID JOHNSTON TRACT, SOUTHEASTERLY 278 FEET TO THE NORTHWESTERLY LINE OF MONTECITO STREET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF MONTECITO STREET, 8 FEET TO THE NORTHEASTERLY LONE OF LOT 22 OF THE LADERA TRACT, ACCORDING TO THE MAP OF A LICENSED SURVEY RECORDED IN BOOK 1 AT PAGE 12 OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE NORTHEASTERLY LINES OF LOT 22 TO AND INCLUDING LOT 30 OF SAID LADERA TRACT, NORTHWESTERLY 451 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF BLOCK 274; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF SAID NORTHWESTERLY LINE OF BLOCK 274, NORTHEASTERLY 8 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION BY DEED RECORDED MARCH 23, 1961 AS INSTRUMENT NO. 9727 IN BOOK 1835, PAGE 788 OF OFFICIAL RECORDS.

153
157
280

1-A

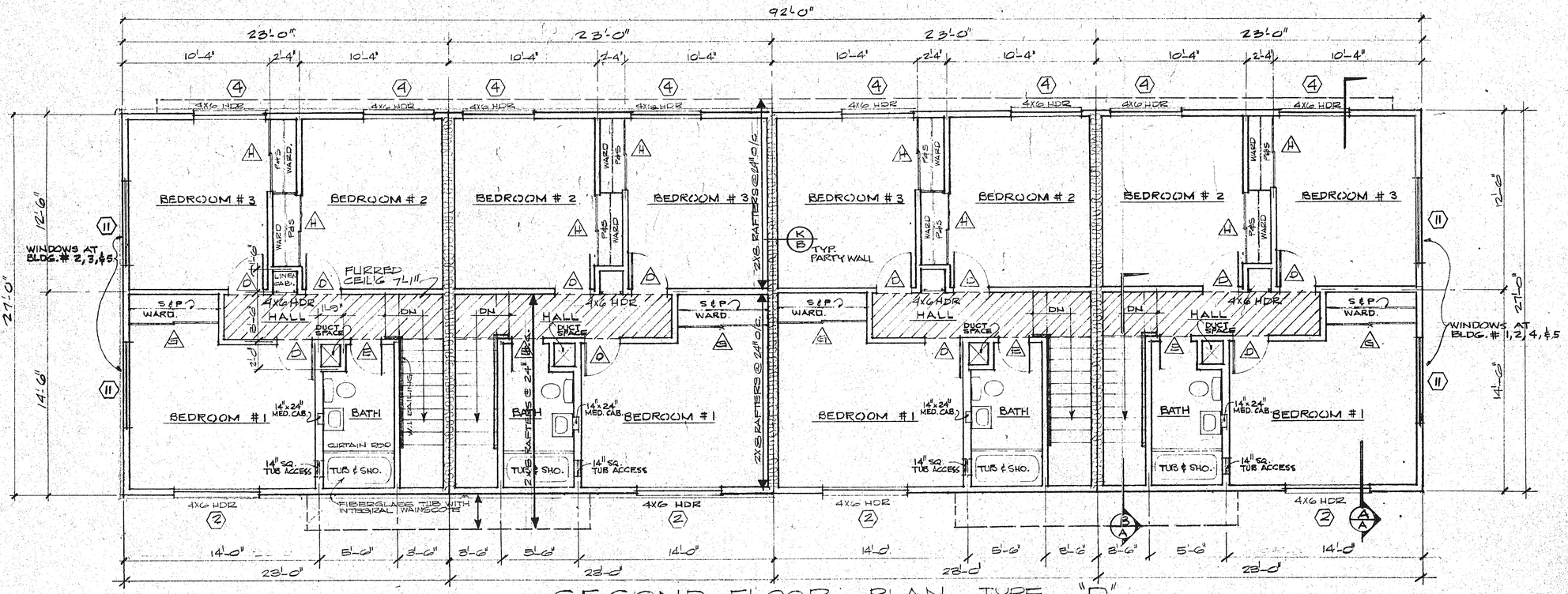
RONALD W. STRUDER

JOB No. 916
DATE 9-10-71
SCALE 1/16" = 1'-0"
FILE

CLIENT SUBSIDIZED HOUSING CORPORATION
13557 1/2 VENTURA BOULEVARD
SHERMAN OAKS, CALIF.

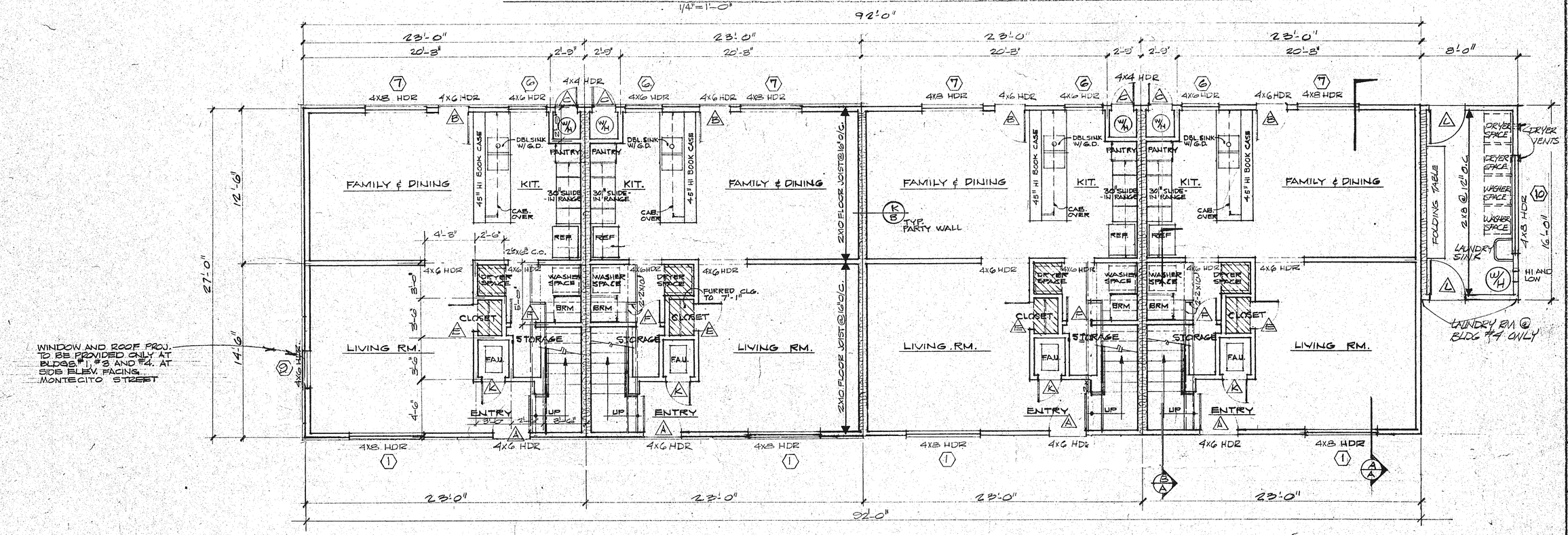
PROJECT: MONTECITO STREET
SANTA BARBARA, CALIF.

7-69 DIETERICH-POST CLEARPRINT 1000H



SECOND FLOOR PLAN TYPE "D"

1/4"=1'-0"

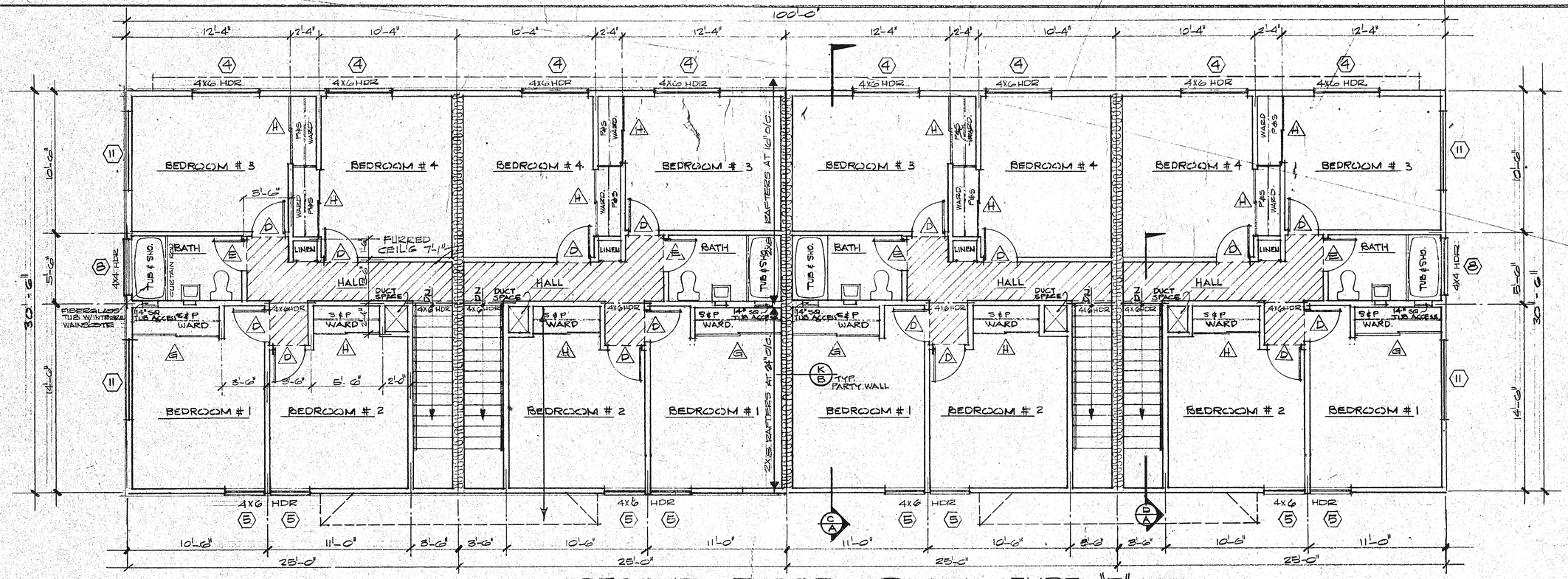


FIRST FLOOR PLAN TYPE "D"

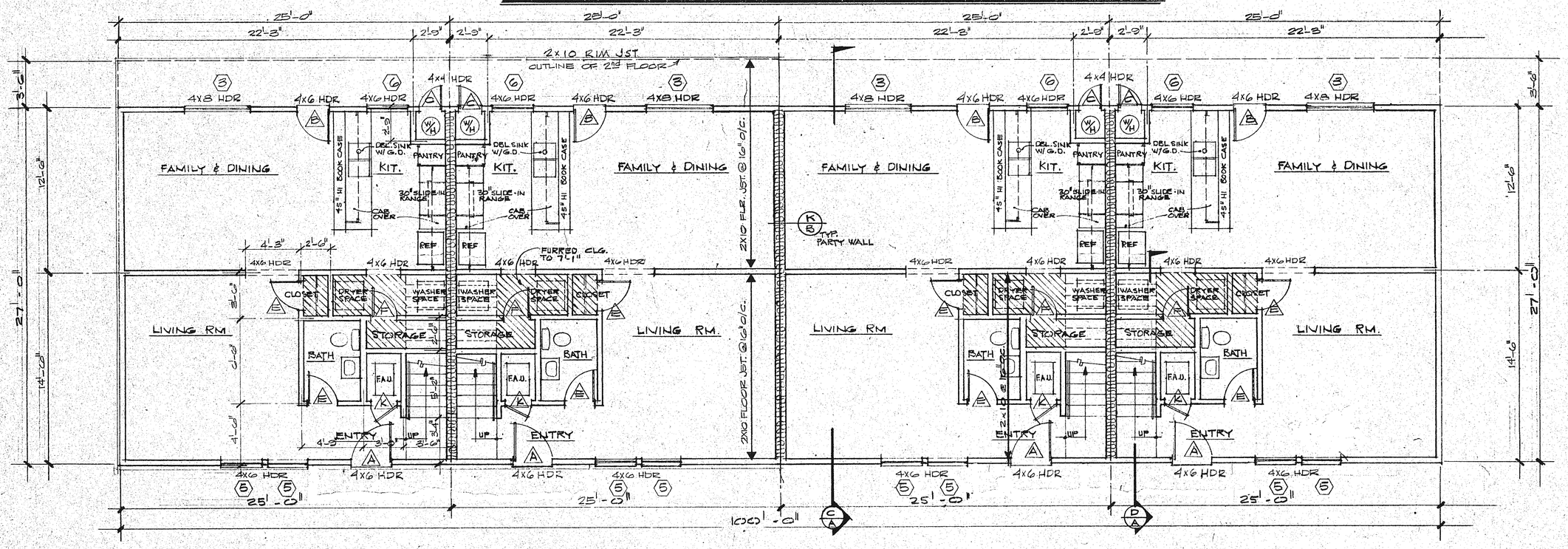
1/4"=1'-0"

MONTECITO

5



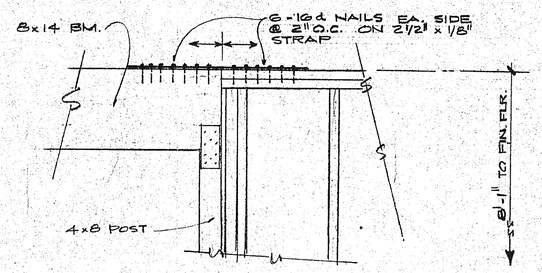
SECOND FLOOR PLAN TYPE "E"



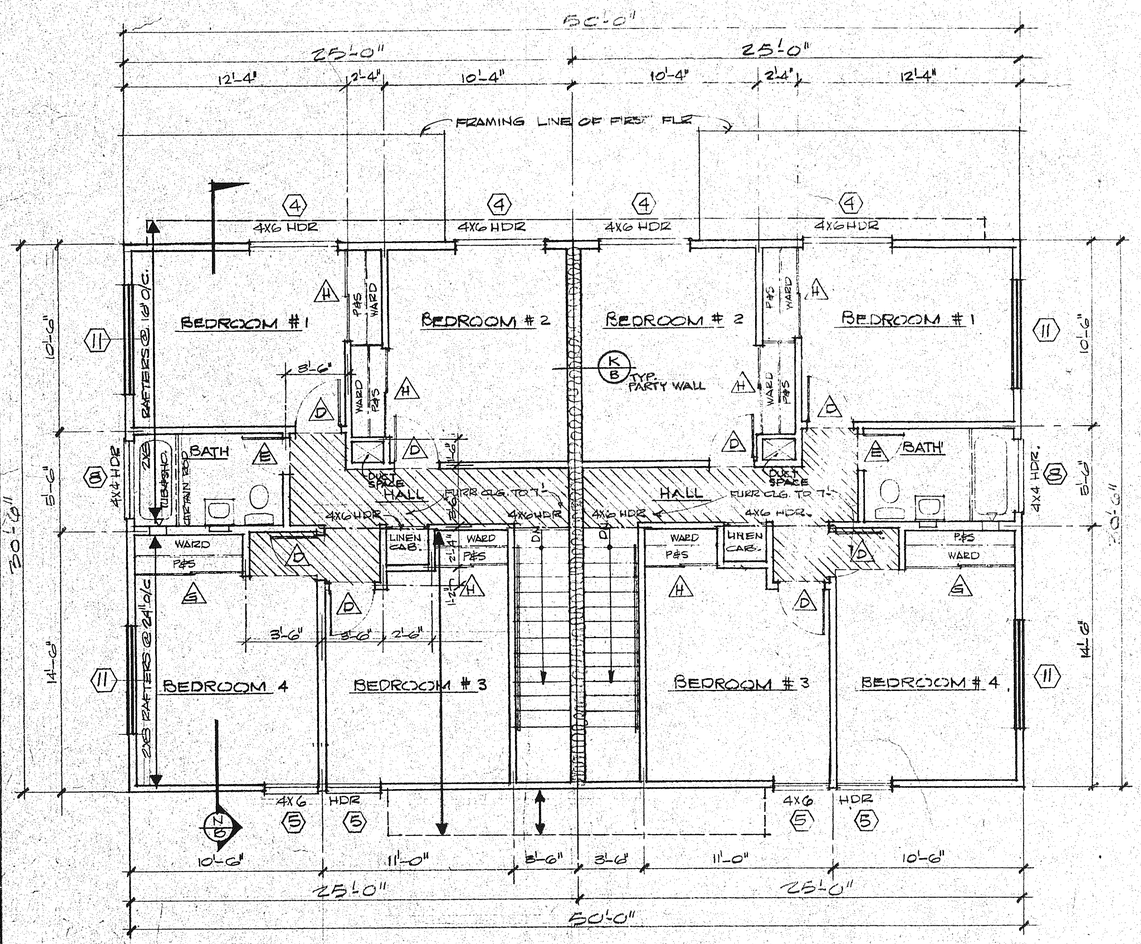
FIRST FLOOR PLAN TYPE "E"

MONTECITO

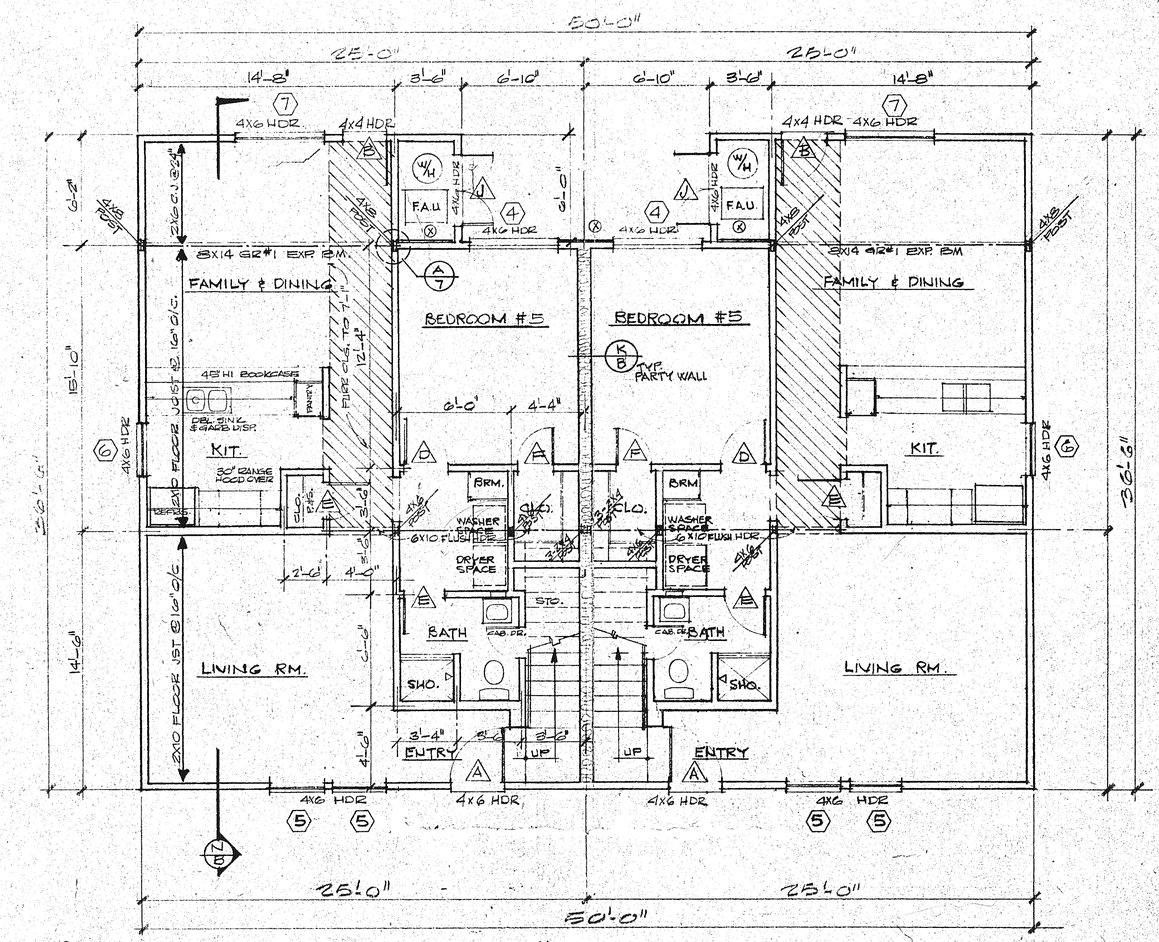
6



DETAIL A/7
1" = 1'-0"



SECOND FLOOR PLAN TYPE 'F'
1/8" = 1'-0"

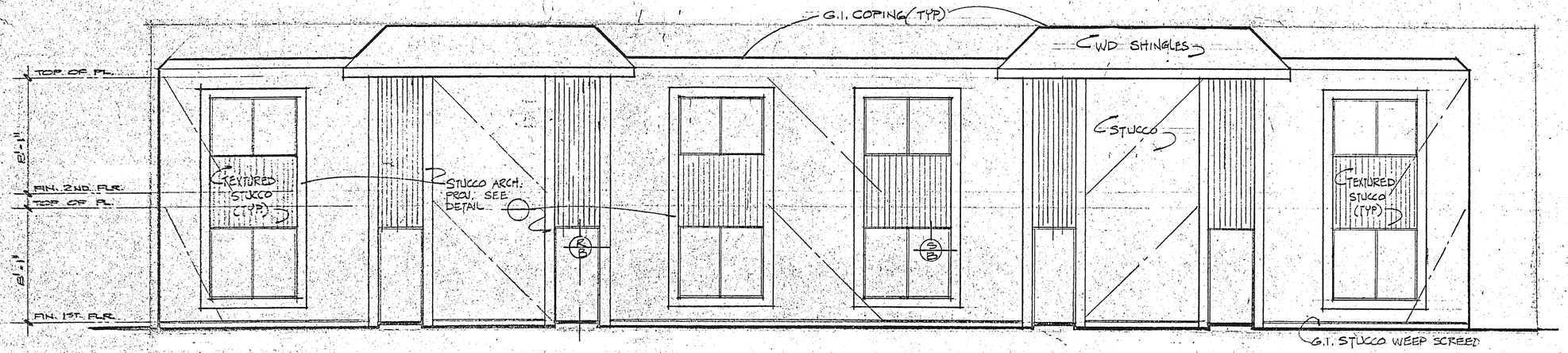


⊗ 1/2" PLYWD. 1-SIDE 10d NAILS, 4" BOUNDRY, 6" EDGE, 12" INTERMEDIATE.

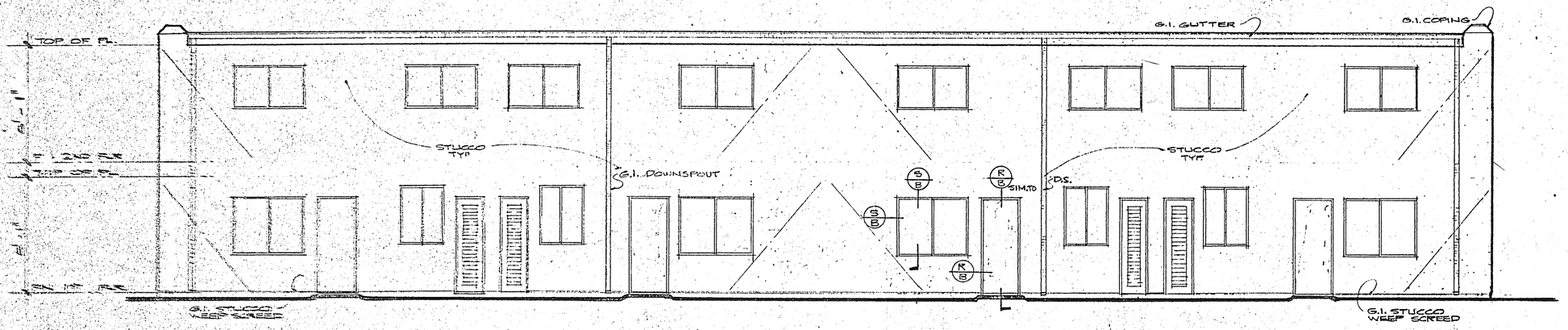
FIRST FLOOR PLAN TYPE 'F'
1/8" = 1'-0"

MONTECITO

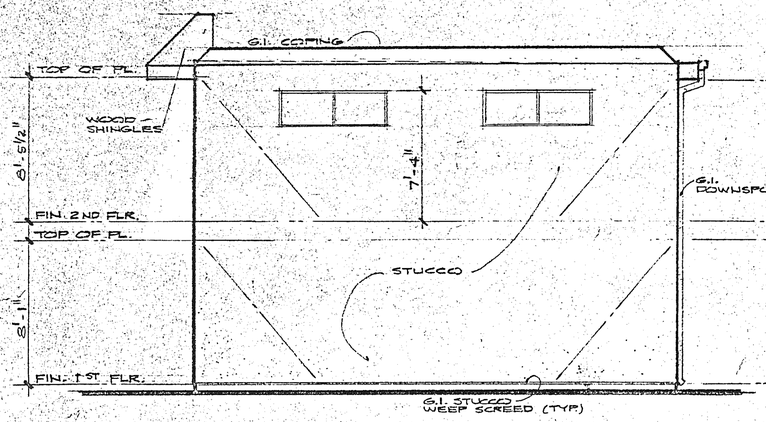
7



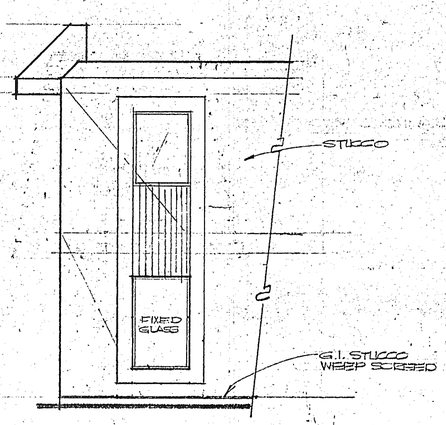
FRONT ELEVATION
TYPE "D"



REAR ELEVATION
TYPE "D"



RIGHT SIDE ELEVATION
TYPE "D" (LEFT SIDE ELEV. REVERSED)



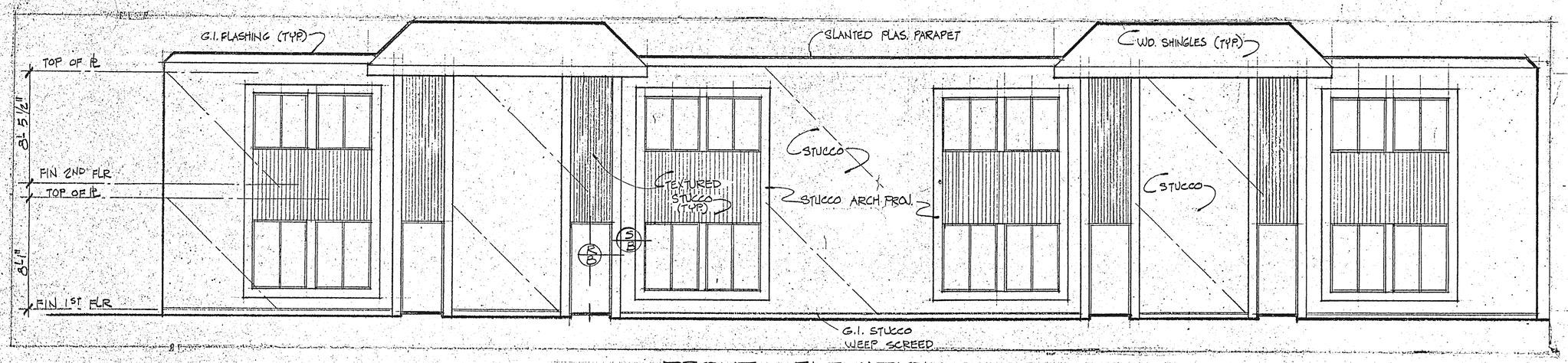
SIDE ELEVATION
AT SIDE ELEV. FACING MONTECITO ST.
TYPE "D" BLDGS. #1, #3, AND #4.

COLOR SCHEDULE

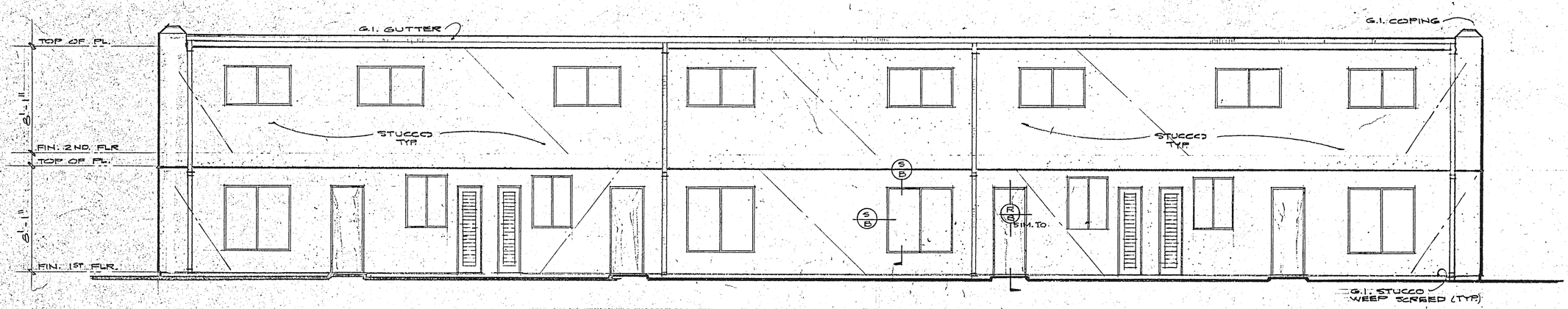
WALL COLOR	#32 INDIAN GRASS
TAPERED PARAPET	#82 GYPSY BROWN
TEXTURER STUCCO	#82 GYPSY BROWN
ARCH. PROJECTIONS	#60 NAVAJO WHITE

MONTECITO

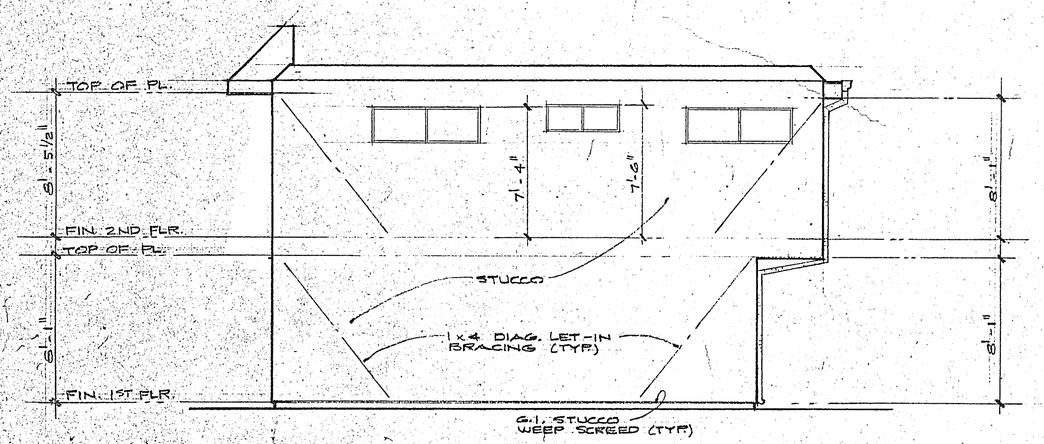
8



FRONT ELEVATION
1/4" = 1'-0" TYPE "E"



REAR ELEVATION
1/4" = 1'-0" TYPE "E"

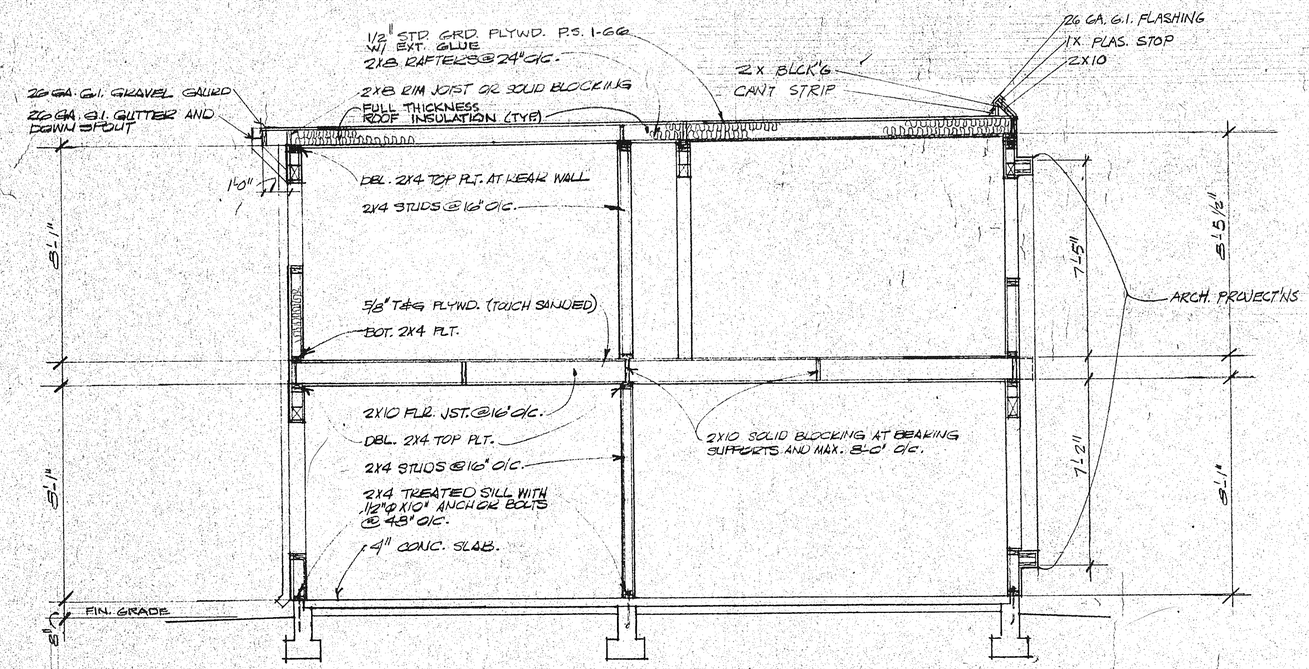


RIGHT SIDE ELEVATION
1/4" = 1'-0" TYPE "E" (LEFT SIDE ELEV. REVERSED)

NOTE:
FOR STUCCO COLOR SCHEDULE
SEE SHT. #8

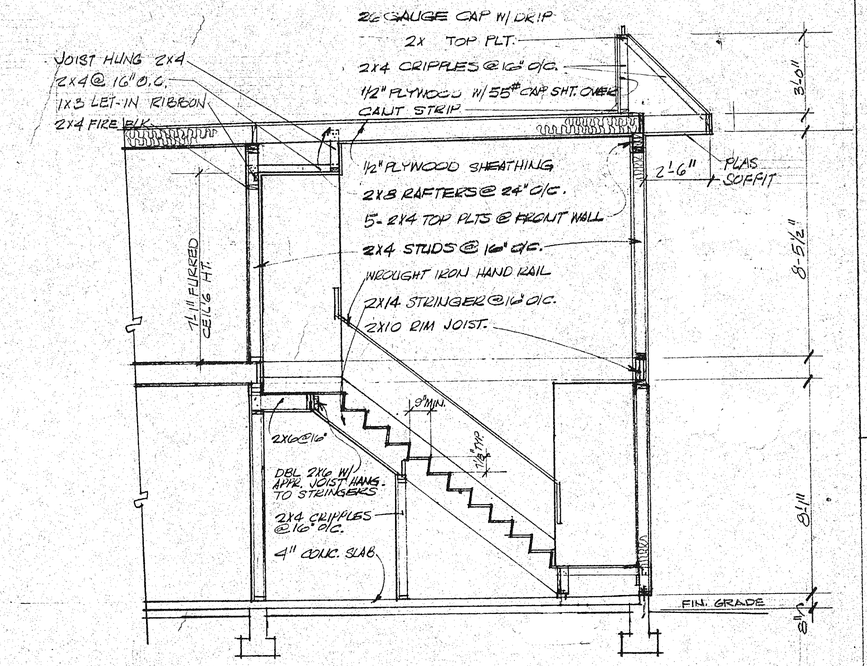
MONTECITO

9



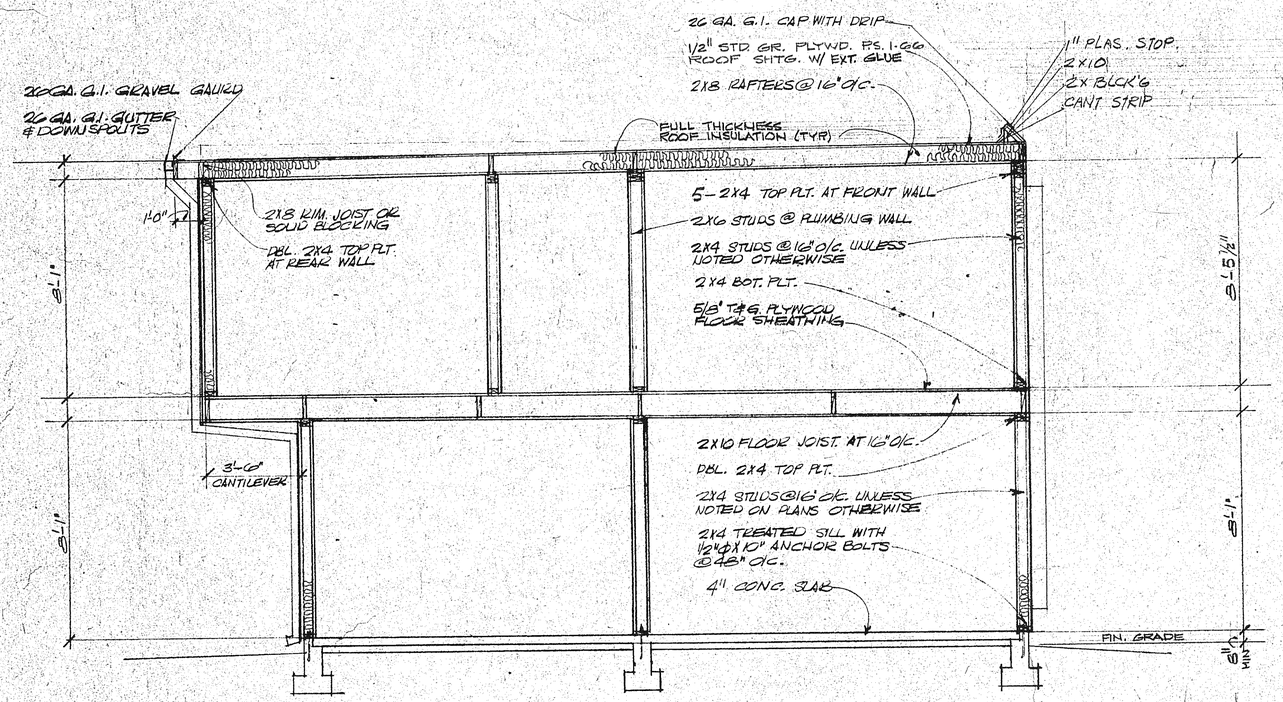
THREE BEDROOM - SECTION A

3/8" = 1'-0"



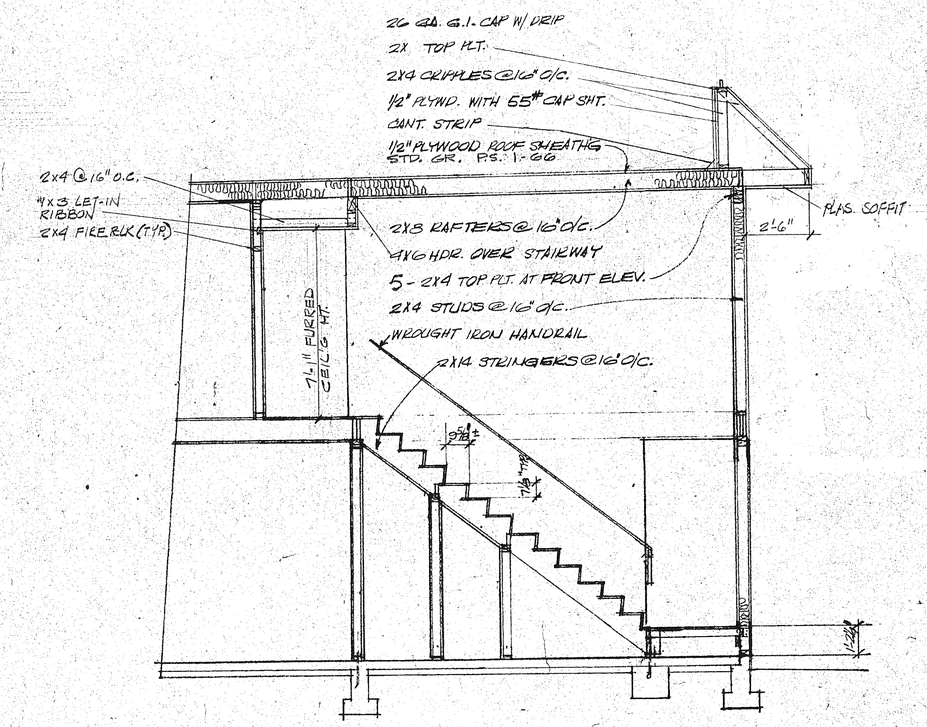
THREE BEDROOM - SECTION B

3/8" = 1'-0"



FOUR BEDROOM - SECTION C

3/8" = 1'-0"

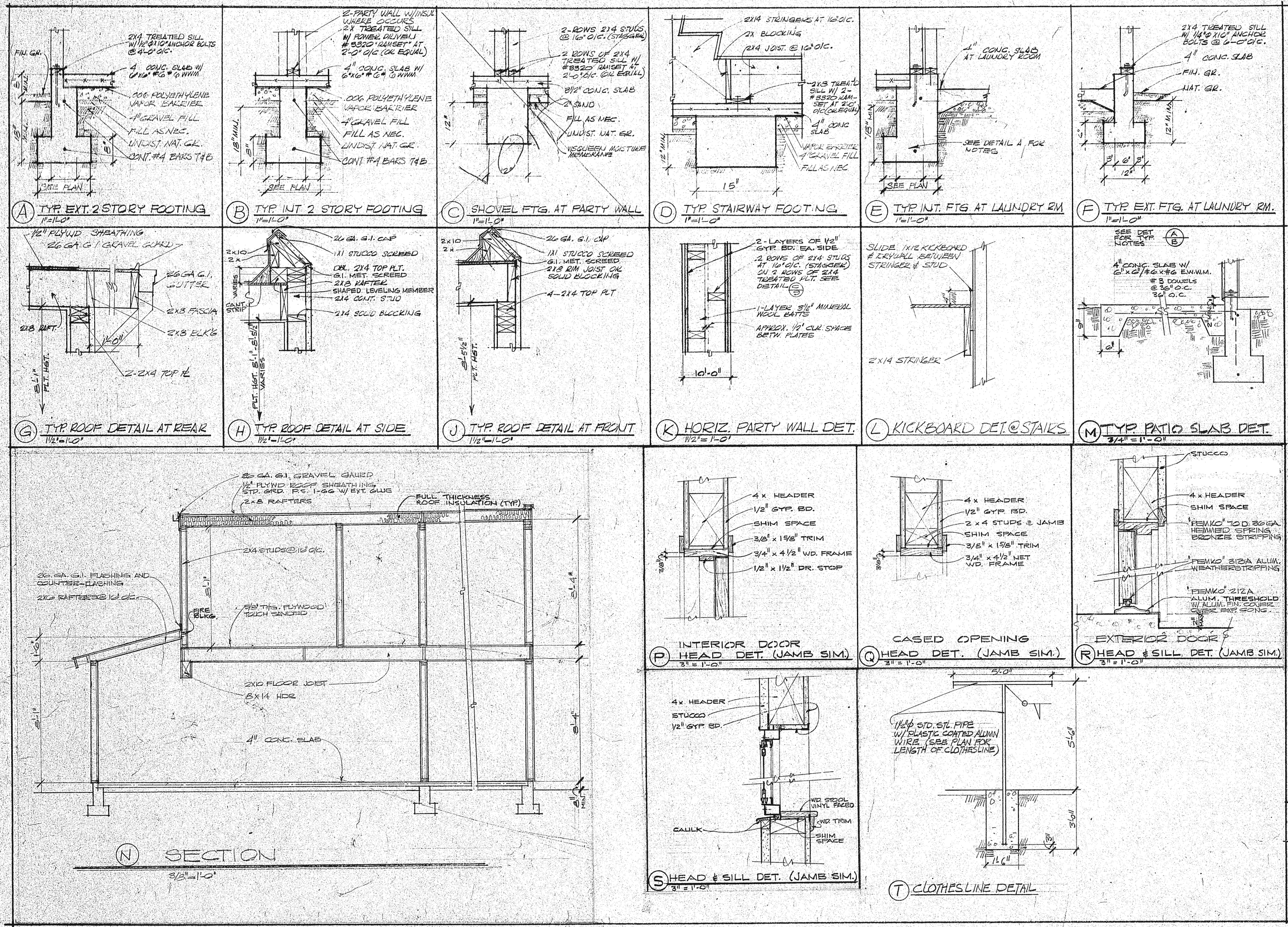


FOUR BEDROOM - SECTION D

3/8" = 1'-0"

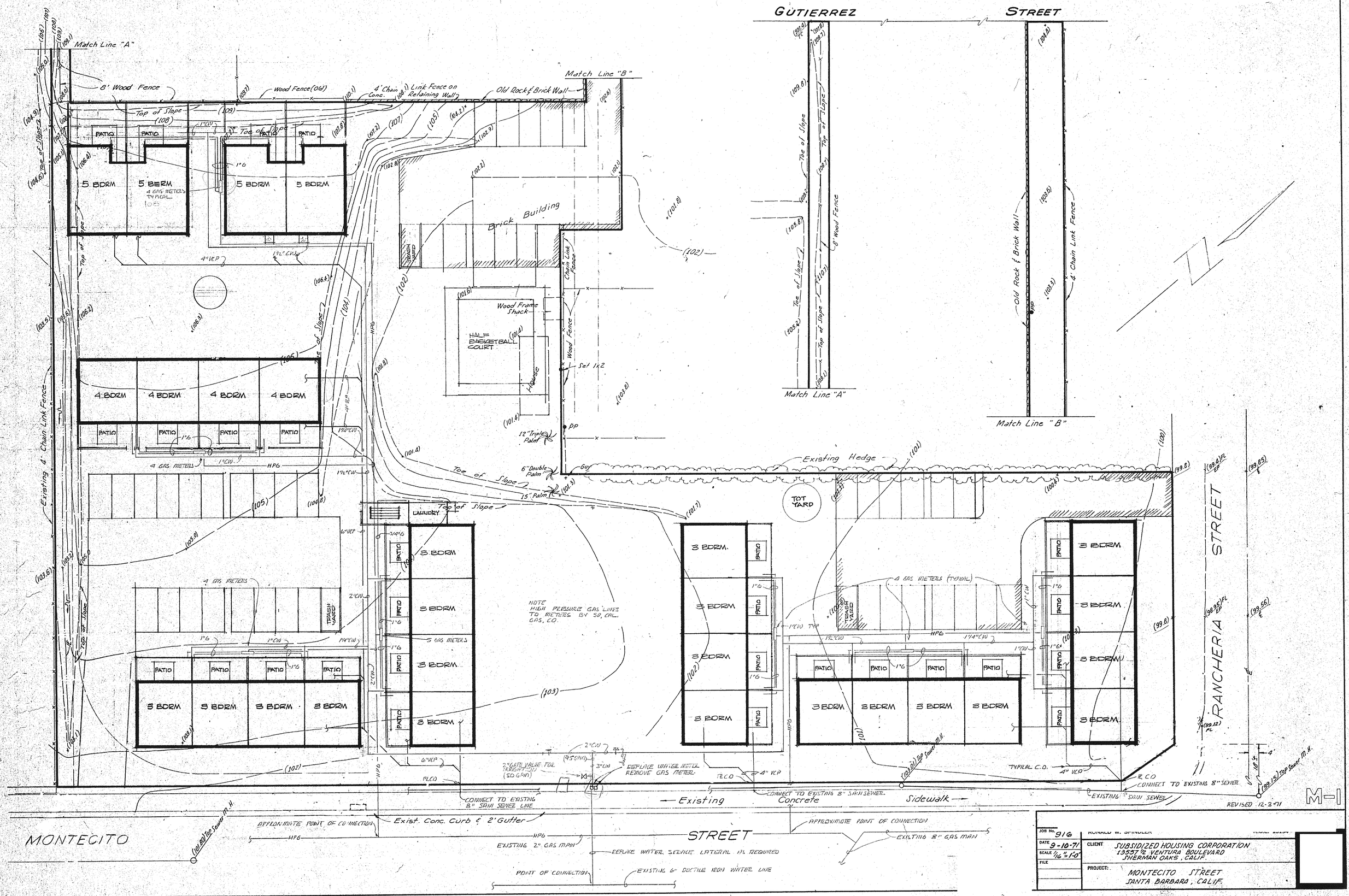
MONTECITO

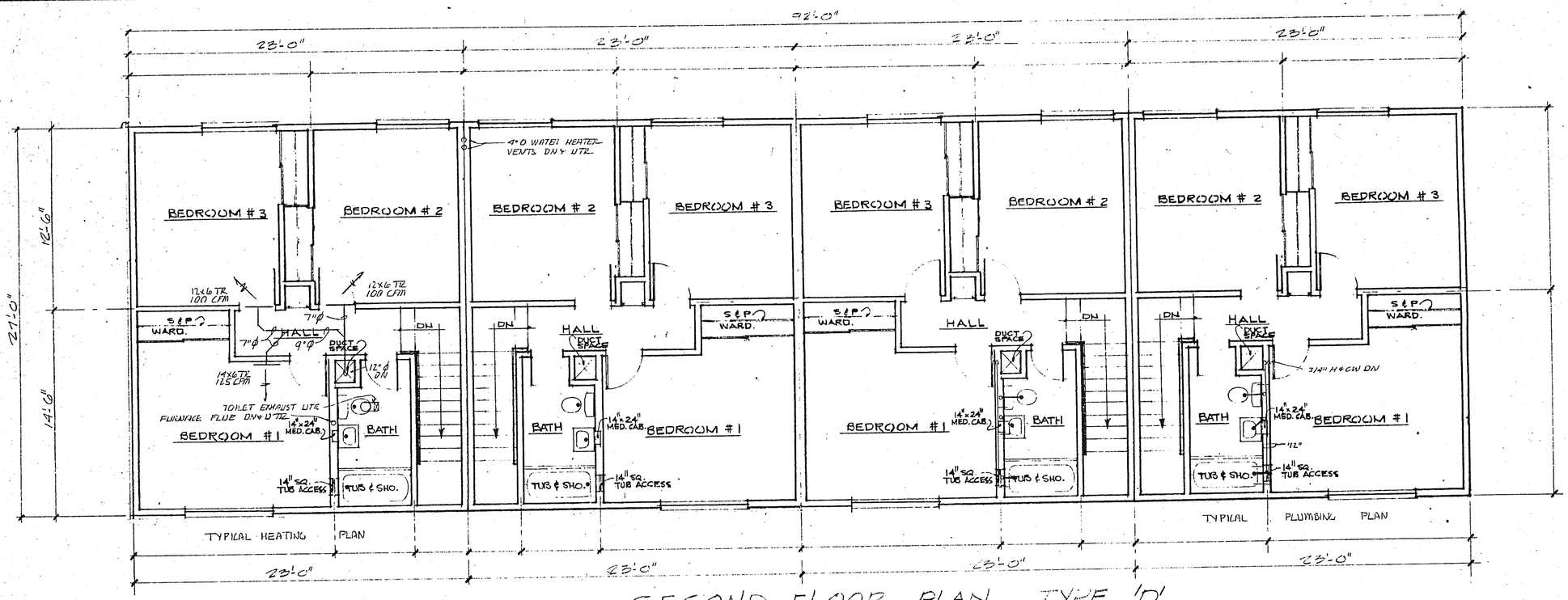
A


2X4 TREATED SILL W/ 1/2"Ø X 10" ANCHOR BOLTS @ 4'-0" O/C.
FIN. GR.
4" CONC. SLAB W/ 6"x6" #6 Ø WWM
.006 POLYETHYLENE VAPOR BARRIER
4" GRAVEL FILL
FILL AS NEC.
UNDIST. NAT. GR.
CONT. #4 BARS T&B
SEE PLAN
A TYP. EXT. 2 STORY FOOTING
1"=1'-0"
2-PARTY WALL W/INSUL WHERE OCCURS
2X TREATED SILL W/ POWER DRIVEN #S320 "RAMSET" AT 2'-0" O/C (OR EQUAL)
4" CONC. SLAB W/ 6"x6" #6 Ø WWM
.006 POLYETHYLENE VAPOR BARRIER
4" GRAVEL FILL
FILL AS NEC.
UNDIST. NAT. GR.
CONT. #4 BARS T&B
SEE PLAN
B TYP. INT. 2 STORY FOOTING
1"=1'-0"
2-ROWS 2X4 STUDS @ 16" O/C. (STAGGER)
2 ROWS OF 2X4 TREATED SILL W/ #S320 RAMSET AT 2'-0" O/C. (OR EQUAL)
3 1/2" CONC. SLAB
2" SAND
FILL AS NEC.
UNDIST. NAT. GR.
VISQUEEN MOISTURE MEMBRANE
C SHOVEL FTG. AT PARTY WALL
1"=1'-0"
2X14 STRINGERS AT 16" O/C.
2X BLOCKING
2X4 JOIST @ 16" O/C.
2X8 TREATED SILL W/ 2-#S320 RAMSET AT 2'-0" O/C (OR EQUAL)
4" CONC SLAB
VAPOR BARRIER
4" GRAVEL FILL
FILL AS NEC
15"
D TYP. STAIRWAY FOOTING
1"=1'-0"
4" CONC. SLAB AT LAUNDRY ROOM
SEE DETAIL A FOR NOTES
SEE PLAN
E TYP. INT. FTG. AT LAUNDRY RM.
1"=1'-0"
2X4 TREATED SILL W/ 1/4"Ø X 10" ANCHOR BOLTS @ 6'-0" O/C.
4" CONC. SLAB
FIN. GR.
NAT. GR.
F TYP. EXT. FTG. AT LAUNDRY RM.
1"=1'-0"
1/2" PLYWD SHEATHING
26 GA. G.I. GRAVEL GUARD
26 GA. G.I. GUTTER
2X8 FASCIA
2X8 ELK'G
2X8 RAFT.
2-2X4 TOP PL
PLT. HGT.
G TYP. ROOF DETAIL AT REAR
1 1/2"=1'-0"
26 GA. G.I. CAP
1X1 STUCCO SCREED
DBL. 2X4 TOP PLT.
G.I. MET. SCREED
2X8 RAFTER
SHAPED LEVELING MEMBER
2X4 CONT. STUD
2X4 SOLID BLOCKING
2X10
2X
VARIES
CANT STRIP
PLT. HGT. VARIES
H TYP. ROOF DETAIL AT SIDE
1 1/2"=1'-0"
26 GA. G.I. CAP
1X1 STUCCO SCREED
G.I. MET. SCREED
2X8 RIM JOIST OR SOLID BLOCKING
4-2X4 TOP PLT
PLT. HGT.
J TYP. ROOF DETAIL AT FRONT
1 1/2"=1'-0"
2-LAYERS OF 1/2" GYP. BD. EA. SIDE
2 ROWS OF 2X4 STUDS AT 16" O/C. (STAGGER) ON 2 ROWS OF 2X4 TREATED PLT. SEE DETAIL
1-LAYER 3 1/2" MINERAL WOOL BATTS
APPROX. 1/2" CLR. SPACE BETW. PLATES
10'-0"
K HORIZ. PARTY WALL DET.
1 1/2"=1'-0"
SLIDE 1X12 KICKBOARD & DRYWALL BETWEEN STRINGER & STUD
2X14 STRINGER
L KICKBOARD DET. @ STAIRS
SEE DET. FOR TYP. NOTES
4" CONC. SLAB W/ 6"x6"/#6x#6 E.W.W.M.
#3 DOWELS @ 36" O.C.
36" O.C.
M TYP. PATIO SLAB DET.
3/4"=1'-0"
26 GA. G.I. GRAVEL GUARD
1/2" PLYWD ROOF SHEATHING STD. GRD. P.S. 1-66 W/ EXT. GLUE
2X8 RAFTERS
FULL THICKNESS ROOF INSULATION (TYP.)
2X4 @ STUDS @ 16" O/C.
26 GA. G.I. FLASHING AND COUNTER-FLASHING
2X6 RAFTERS @ 16" O/C.
FIRE BLKG.
5/8" THK. PLYWOOD TOUCH SANDED
2X10 FLOOR JOIST
8X14 HDR
4" CONC. SLAB
N SECTION
3/8"=1'-0"
4 x HEADER
1/2" GYP. BD.
SHIM SPACE
3/8" x 1 5/8" TRIM
3/4" x 4 1/2" WD. FRAME
1/2" x 1 1/2" DR. STOP
P INTERIOR DOOR HEAD DET. (JAMB SIM.)
3"=1'-0"
4 x HEADER
1/2" GYP. BD.
2 x 4 STUDS & JAMB
SHIM SPACE
3/8" x 1 5/8" TRIM
3/4" x 4 1/2" NET WD. FRAME
Q CASED OPENING HEAD DET. (JAMB SIM.)
3"=1'-0"
STUCCO
4 x HEADER
SHIM SPACE
"PEMKO" 70 D. 36 GA. HEMMED SPRING BRONZE STRIPPING
"PEMKO" 313A ALUM. WEATHERSTRIPPING
"PEMKO" 212A ALUM. THRESHOLD W/ ALUM. FIN. COVER COVER EXP. CONC.
EXTERIOR DOOR
R HEAD & SILL DET. (JAMB SIM.)
3"=1'-0"
4 x HEADER
STUCCO
1/2" GYP. BD.
WD. STOOL VINYL FACED
WD. TRIM
CAULK
SHIM SPACE
S HEAD & SILL DET. (JAMB SIM.)
3"=1'-0"
5'-0"
1 1/2"Ø STD. STL. PIPE W/ PLASTIC COATED ALUMN WIRE (SEE PLAN FOR LENGTH OF CLOTHESLINE)
5'-6"
3'-6"
1'-6"
T CLOTHESLINE DETAIL

MONTECITO

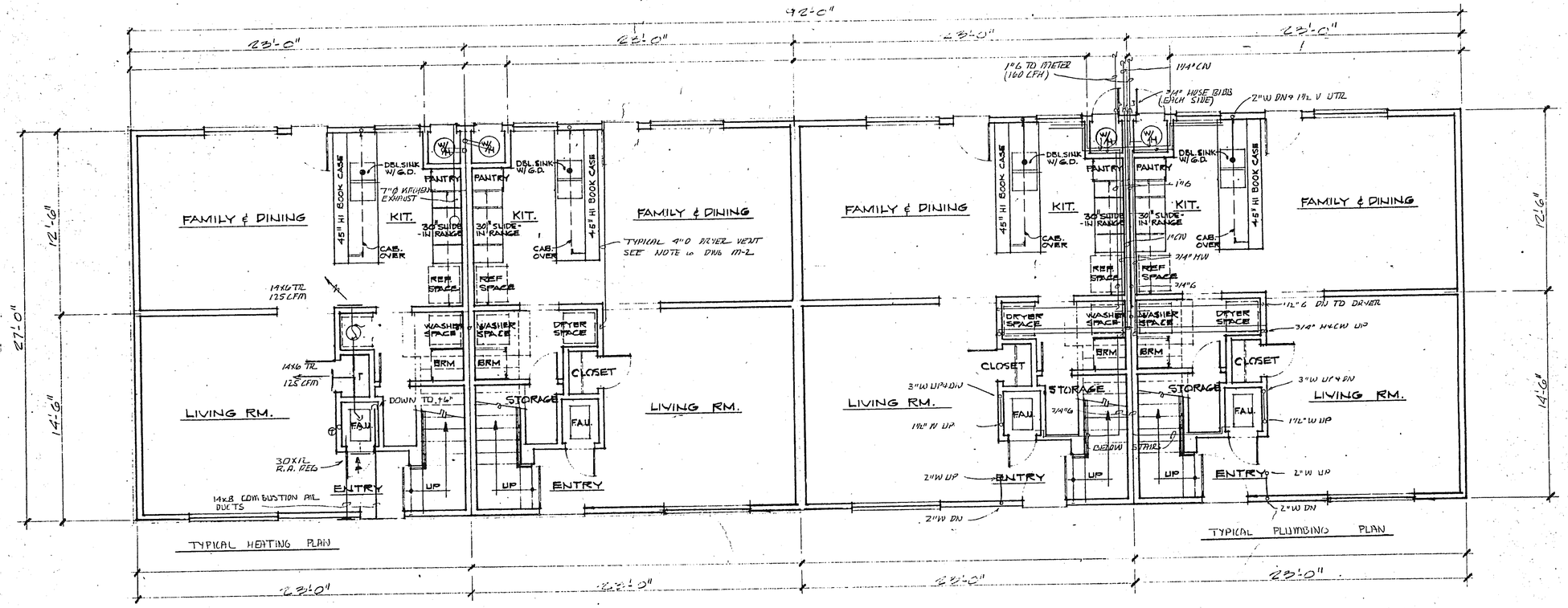
B


GUTIERREZ STREET
Match Line "A"
Match Line "B"
8' Wood Fence
Wood Fence (Old)
4' Chain Link Fence on Conc. Retaining Wall
Old Rock & Brick Wall
Top of Slope
Toe of Slope
PATIO
5 BDRM
5 BERM
4 GAS METERS TYPICAL
Brick Building
TRASH YARD
Chain Link Fence
Wood Frame Shack
HALF BASKETBALL COURT
House
Wood Fence
Set 1x2
4 BDRM
12" Triple Palm
6" Double Palm
15" Palm
Guy
Existing Hedge
TOT YARD
LAUNDRY
3 BDRM
NOTE HIGH PRESSURE GAS LINES TO METERS BY SO. CAL. GAS. CO.
Existing 4' Chain Link Fence
RANCHERIA STREET
TYPICAL C.O.
4" VCP
CONNECT TO EXISTING 8" SEWER
EXISTING 8" SAN SEWER
CONNECT TO EXISTING 8" SAN SEWER LINE
Existing Concrete Sidewalk
Exist. Conc. Curb & 2' Gutter
APPROXIMATE POINT OF CONNECTION
MONTECITO STREET
EXISTING 2" GAS MAIN
REPLACE WATER SERVICE LATERAL IF REQUIRED
POINT OF CONNECTION
EXISTING 6" DUCTILE IRON WATER LINE
EXISTING 8" GAS MAIN
REPLACE WATER METER REMOVE GAS METER
2" GATE VALVE FOR IRRIGATION (50 GPM)
REVISED 12-2-71
M-1
JOB No. 916
DATE 9-10-71
SCALE 1/16" = 1'-0"
FILE
RONALD W. SPINDLER
CLIENT SUBSIDIZED HOUSING CORPORATION 13557 ½ VENTURA BOULEVARD SHERMAN OAKS, CALIF.
PROJECT: MONTECITO STREET SANTA BARBARA, CALIF.



SECOND FLOOR PLAN TYPE 'D'

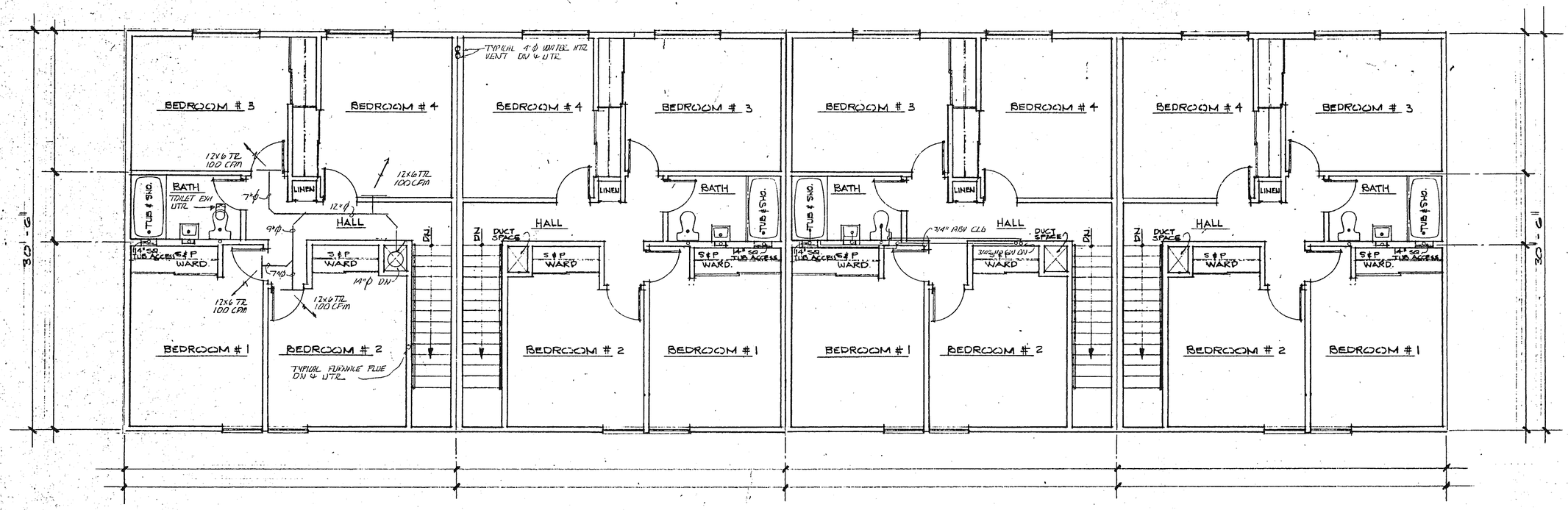
1/8"=1'-0"



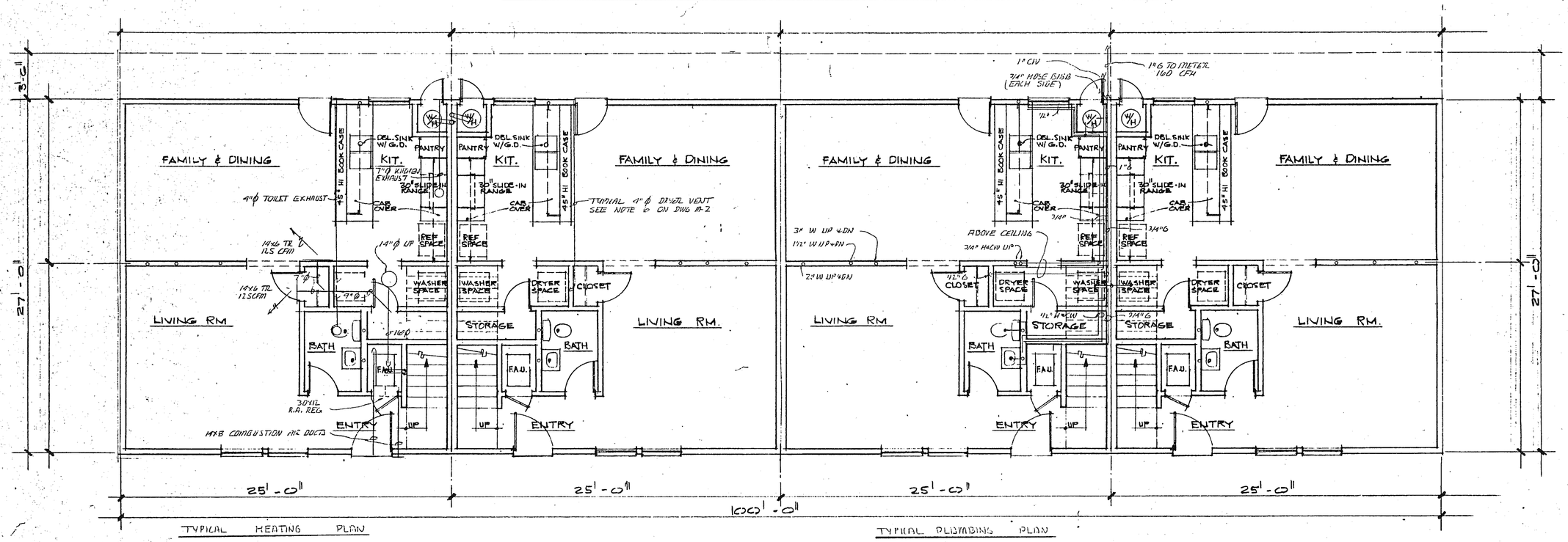
FIRST FLOOR PLAN TYPE 'D'

28 UNITS
MONTECITO
STREET

M-4



SECOND FLOOR PLAN TYPE "E"



TYPICAL HEATING PLAN

TYPICAL PLUMBING PLAN

FIRST FLOOR PLAN TYPE "E"

28 UNITS
MONTECITO
STREET

M-5

SANTA BARBARA HOUSING AUTHORITY

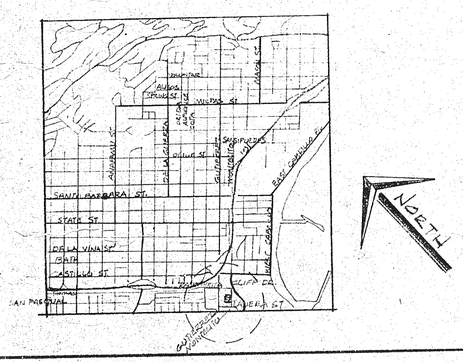
28 UNIT TOWNHOUSE RESIDENCE

EXHIBIT A Pg

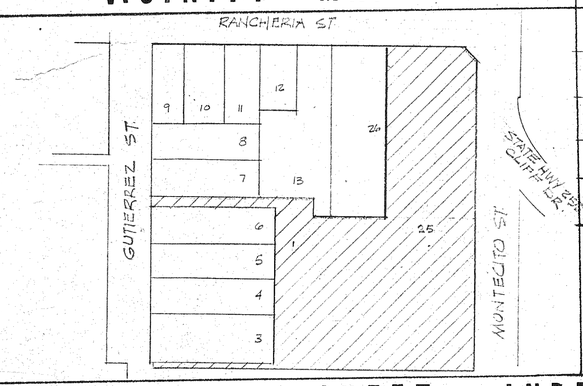
HOUSING AUTHORITY
of the City of Santa Barbara
330 East Canon Perdido Street, Suite F
Santa Barbara, California 93101
J. Lloyd Watson

NO. CAL. 76—2

LOCATION MAP



VICINITY MAP



BUILDING SCHEDULE

BLDG TYPE	DESCRIPTION	ROOM COUNT	NET AREA	GROSS AREA
5-D'S	4-3 BEDROOMS/ EACH TYPE 'D' UNIT	110 RMS	23,700 SQ.FT.	24,840 SQ.FT.
1-E	4-4 BEDROOMS	26 RMS	5,460 SQ.FT.	5,750 SQ.FT.
2-F'S	2-5 BEDROOMS/ EACH TYPE 'F' UNIT	30 RMS	6,220 SQ.FT.	6,532 SQ.FT.
TOTAL	20-3 BRMS.@ 1242 S.F. 4-4 BRMS @ 1437 S.F. 4-5 BRMS @ 1635 S.F.	166 RMS	35,380 SQ.FT.	37,122 SQ.FT.

AREA OF PROJECT PROPERTY	95,263 SQ.FT.
NET DENSITY	18,561 SQ.FT.
% BUILDING COVERAGE	19%
% OF PARKING PROVIDED	17%

SHEET INDEX

ELECTRICAL

E-1	PLOT PLAN AND FEEDER LAYOUT
E-2	SYMBOLS, NOTES, AND SERVICE
E-3	APARTMENT TYPE '3' AND '3R'
E-4	APARTMENT TYPE '4' AND '4R'
E-5	APARTMENT TYPE '5' AND '5R'

MECHANICAL

M-1	PLOT PLAN
M-2	DETAILS
M-3	FLOOR PLAN BLDG. #4
M-4	FLOOR PLAN BLDG # 1, 2, 3, & 5
M-5	FLOOR PLAN BLDG. # 6
M-6	FLOOR PLAN BLDG. # 7

LANDSCAPE

L-1	HARD SURFACE PLAN
L-2	LANDSCAPE PLAN
L-3	IRRIGATION PLAN
L-4	LANDSCAPE CONSTRUCTION DETAILS

ARCHITECTURAL

1 & 1-A	PLOT PLAN
2	FOUNDATION & ROOF PLAN (BLDG. TYPE 'D')
3	FOUNDATION & ROOF PLAN (BLDG TYPE 'E')
4	FOUNDATION & ROOF PLAN (BLDG. TYPE 'F')
5	FIRST & SECOND FLOOR PLAN (BLDG. TYPE 'D')
6	FIRST & SECOND FLOOR PLAN (BLDG. TYPE 'E')
7	FIRST & SECOND FLOOR PLAN (BLDG. TYPE 'F')
8	EXTERIOR ELEVATIONS (BLDG. TYPE 'D')
9	EXTERIOR ELEVATIONS (BLDG. TYPE 'E')
10	EXTERIOR ELEVATIONS (BLDG. TYPE 'F')
A	BUILDING SECTIONS
B	DETAILS
C	SCHEDULES, CABINET ELEVATIONS,
D	GENERAL NOTES

DEVELOPER
SUBSIDIZED HOUSING CORPORATION OF AMERICA
SHERMAN OAKS BLVD
MONTECITO