



ART & ELEMENTS INC.
DESIGN, PLANNING &
CONSTRUCTION

PRESENTS: 1721 SANTA BARBARA ST.
(RESIDENCE) *See approved Santa Barbara City Building
Permit Plans (BLD2015-00874)*

ARCHITECT: JOSE LUIS ESPARZA

STRUCTURAL ENGINEER: GARY FROLENKO

ENERGY CALCULATIONS: TITLE 24 DOCTORS

**GENERAL CONTRACTORS, INTERIOR AND
LANDSCAPE DESIGNERS:** ART & ELEMENTS INC.
(CSLB 958733)

ADDITION

- To the back of the existing residence to restore to original square footage: 3175 sq ft net, 3375 sq ft gross

FOUNDATION

- Existing: Upgraded to comply with current construction codes
- Addition: All new eat in kitchen, family room and master suite .

STRUCTURAL

- Existing: sheer panels and strong wall installed to comply with current construction codes.
- Addition: All new.

UTILITIES

- New sewer line and components.
- New water line and components.
- New gas line and components.
- Underground 200 AMP electrical line, new electrical wiring and components.
- Underground CATV and CAT lines.
- ¾" conduit installed to accommodate computer and TV lines with connections to 5 bedrooms, parlor, and dining room.

PLUMBING

- 100% new (rough & finish materials)

INSULATION

- All new.

ROOF

- New roof with 50 year guarantee.

WINDOWS

- Existing: All wood windows restored to pristine condition (tempered, antique-look wavy glass installed on all windows)
- Addition: All new wood windows.

MECHANICAL

- 2 new heating units, ducting systems and components (95% energy efficiency). Provides separate zones.
- 2 new air conditioning units, ducting system and components installed. Provides separate zones.
- 2 new on-demand water heaters (95% energy efficiency). Provides hot water quickly lowering waste.
- 2 wood and gas burning fireplaces and components.
- 1 gas burning fireplace and components installed.

DOORS

- Existing: Restored to pristine condition.
- New: All solid wood.

INTERIOR FINISHES

- Existing: All fine woodwork restored (doors and windows casings, trims, molding, fireplaces mantles, ceiling accents). Smooth plaster finish.
- New: Architectural elements in style of original. Smooth plaster finish.

HARDWOOD FLOORS

- Existing: Restored to pristine condition
- New: New solid wood flooring materials to match existing flooring.

PAINTING

- All interior and exterior surfaces of original and new sections of residence were prepped, primed, and stained or painted, including original siding and architectural details, as well as doors, windows, trims and moulding.

GARAGE

- New roll up garage doors.

EXTERIOR BUILDING WORK

- Existing: Historically correct materials used in restoration of original residence. All damaged or missing elements were replaced like-for-like, and all fine woodwork restored.

DRIVEWAY

- Entrance: Natural cobble stones
- Driveway: California gold chip seal
- Garage entry: Permeable pavers on top of 14" of crushed gravel

LANDSCAPING

- Victorian style landscape design, incorporating existing trees, creating a grand sense of arrival and using drought tolerant plant material.
- See landscaping plan for plant materials.
- 3 water features (back and front of property)

IRRIGATION

- New automatic system, parts and components, including drip lines and emitters.

DRAINAGE SYSTEM

- Copper gutters on residence. Roof down spouts and new channel drain lines connected to seepage pit.