



**PROJECT DIRECTORY**

**Owner**  
City of Santa Barbara  
Parks & Recreation Department  
620 Laguna St.  
Santa Barbara Ca 91301  
T: 805.564.5418  
Contact: Sean Stewart  
Email: SWStewart@SantaBarbaraCA.gov

**ARCHITECT**

DESIGNARC, INC.  
1515 Chapala St.  
Santa Barbara, Ca 93101  
T: 805.687.1525  
F: 805.687.8715  
Contact: Kevin Dumain AIA  
Email: kdumain@designarc.net

**LANDSCAPE ARCHITECT**

EPT  
414 Olive Street  
Santa Barbara Ca 93101  
T: 626.795.2008  
Email: scapps@eptdesign.com

**CIVIL ENGINEERING**

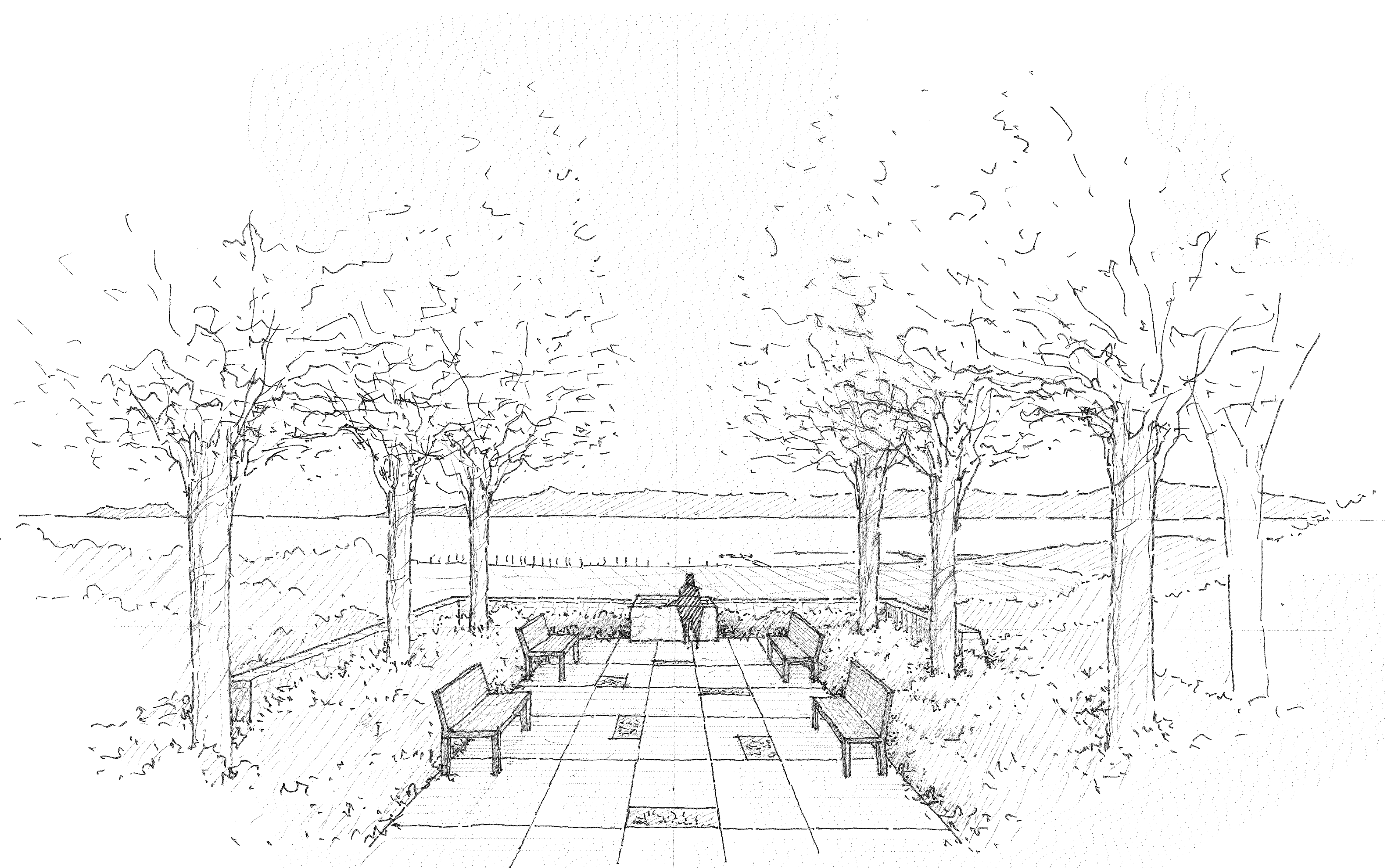
F&A, Flowers & Associates  
115 W. Canon Perdido St.  
Santa Barbara Ca 93101  
T: 805.966.2224  
Email: williams@flowersassoc.com

**ELECTRICAL ENGINEER**

ANE, Alan Noelle Engineering, Inc.  
315 E. Canon Perdido, Suite B  
Santa Barbara, Ca 93101  
T: 805.563.5444  
Contact: Alan Noelle  
Email: alan@aneng.com

**EXHIBIT DESIGNER**

DEZIGNSCAPE, LLC  
2043 Maiden Lane  
Altadena, Ca 91001  
T: 626.296.8686  
Email: zofia@dezignscape.com





**PARK PLAN**

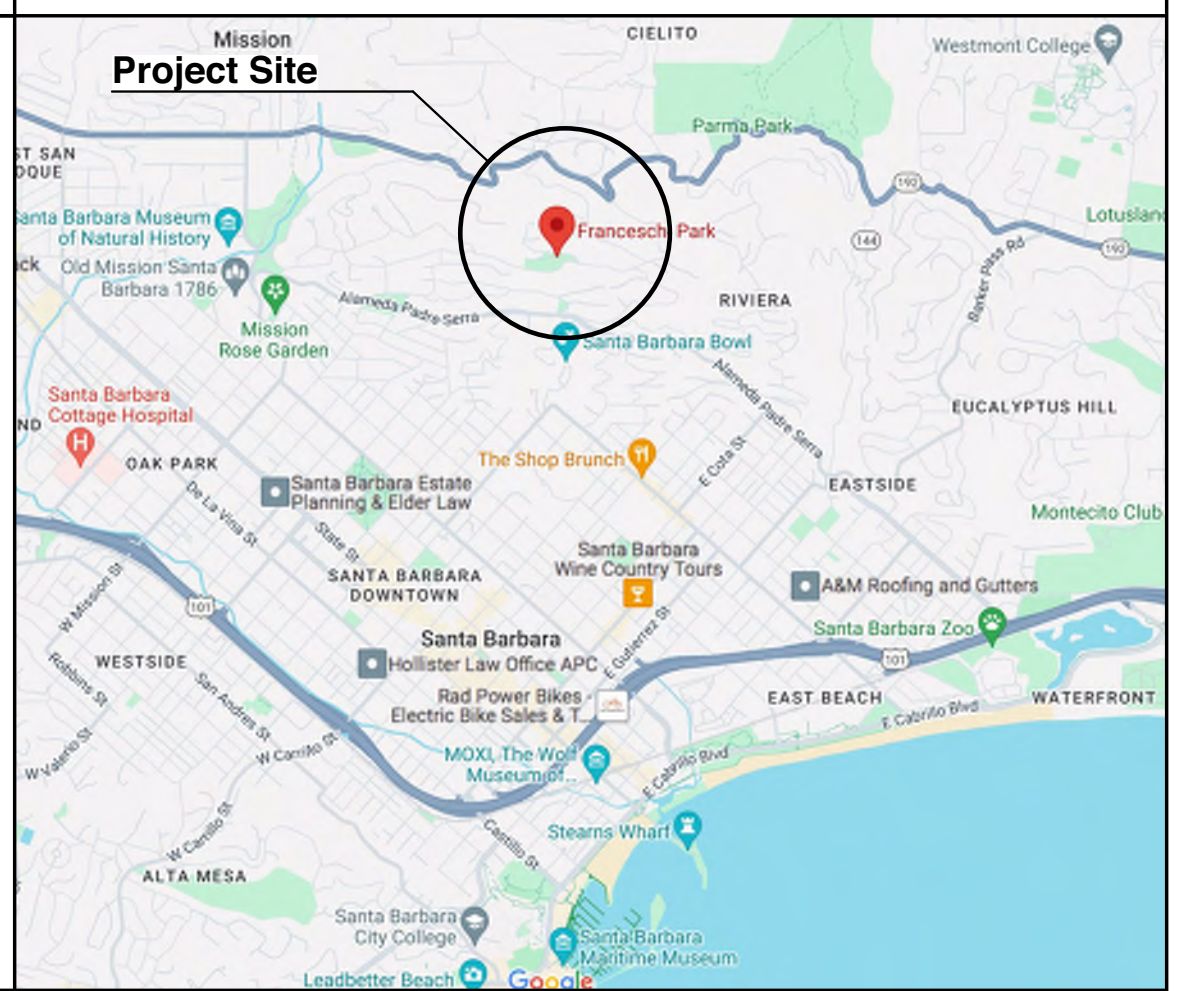


**PROJECT DESCRIPTION**

Franceschi Park comprises 17 acres of City parkland in the Riviera foothills above Santa Barbara. Alden Freeman gifted Franceschi House and Park to the City in 1931 in remembrance of Dr. Franceschi who settled the land and operated one of Southern California's first botanical gardens and nursery in this location from 1903 to 1913. The Franceschi House is dilapidated and beyond repair.

The proposed project consists of the demolition of the Franceschi house, and site improvements to approximately 20,000 s.f. of the developed park areas adjacent to the existing house. Site improvements would consist of the construction of a new (4) car parking lot with (2) ADA parking spaces and (2) service vehicle spaces. A new raised garden terrace would be constructed in the location of the Franceschi House. Additional site improvements would include new retaining walls, accessible pathways, landscaping, replacing the surface of the circular plaza west of the house, and improvements to the view perch. Landscaping within the area of work would be a combination of plants introduced by Dr. Franceschi and native drought tolerant varieties.

**VICINITY MAP**



**SITE INFO / PROJECT DATA**

**Project Address:** 1501 Franceschi Road  
Santa Barbara, CA 93105

**APN :** 019-101-009

**Owner:** City of Santa Barbara

**General Plan:** Parks / Open Space

**Zone / Use:** P-R (Park & Recreation zone)

**Existing Uses:** Park

**Construction Type:** —

**Occupancy Groups:** —

**Applicable Bldg Codes:** 2022 CBC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 T-24 California Building Energy Efficiency Standard, 2022 Cal Green Standards, City of Santa Barbara Code Amendments

**Total Site Areas:** = 17 acres

**Project Site Area** = 20,000 sf (0.46 acres)

**Franceschi House Footprint** = 2,537 sf

**Subtotal Building Areas** = 2,537 sf

**Vehicle Parking:** (E) Parking Provided = 0  
Proposed Parking = 4  
ADA Parking (included in 4) = 2

**KEY NOTES**

- EXISTING FEATURES**
- EX-1 Outline of (E) Franceschi House to be demolished
  - EX-2 (E) concrete foundation stem wall to remain where indicated.
  - EX-3 (E) remnant of concrete arch / bridge to remain
  - EX-4 (E) stone path borders to remain, or be installed per modified plan
  - EX-5 (E) stone noncompliant stairs to remain
  - EX-6 (E) stone wall(s) to remain
  - EX-7 (E) stone bench
- SITE ACCESS**
- SA-1 (N) ADA accessible parking space
  - SA-2 (N) ADA accessible ramp
- SITWORK**
- SI-1 (N) Sandstone wall
  - SI-2 (N) plaster covered reinforced CMU retaining wall, painted, with sandstone cap
  - SI-3 (N) colored concrete terrace
  - SI-4 (N) horizontal board formed concrete sign base
  - SI-5 (N) wood site bench
  - SI-6 (N) sandstone signage wall
  - SI-7 (N) permeable concrete pavers
  - SI-8 (N) permeable concrete plaza
  - SI-9 (N) bench height sandstone retaining wall
  - SI-10 (N) vertical board formed reinforced concrete retaining wall
  - SI-11 (N) stainless steel viewscope
- Proposed Signage & Commemorative Features**
- S-1 (N) bronze plaques dedicated to Francesco Franceschi & Alden Freeman
  - S-2 (E) Franceschi & Firenze coat of arms plaques to be preserved and remounted on a (N) corten steel frame
  - S-3 (E) bronze Franceschi dedication plaque to be preserved and remounted on the (N) plaster covered retaining wall
  - S-4 (E) commemorative medallions to be preserved and remounted on the (N) plaster covered retaining wall
  - S-5 (N) inlaid stone engraved commemorative plaques dedicated to horticultural achievements by Francesco Franceschi
  - S-6 (E) peace sculpture to remain
  - S-7 Retain (E) engraved concrete pavers and incorporate into the new plaza paving
  - S-8 (N) compass rose engraved in stone paver flush with adjacent permeable concrete paving

**SHEET INDEX**

HLC Submittal	ARCHITECTURAL	LANDSCAPE
A000	X	COVER SHEET
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		KEY NOTES
		PARK PLAN
A101	X	AREA OF WORK PLAN
A201	X	TERRACE PLAN
A202	X	ENLARGED PLANS
		CIRCULAR PLAZA
		VIEW PERCH
A301	X	SITE SECTION
A401	X	ELEVATIONS
A402	X	ELEVATIONS
L100	X	OVERALL SITE - PLANTING
L201	X	TERRACE PLAN - PLANTING
L202	X	ENLARGED PLANS CIRCULAR PLAZA VIEW PERCH - PLANTING
L203	X	PLANTING CONCEPT IMAGERY



CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

REIMAGINING FRANCESCO HOUSE  
1501 FRANCESCO ROAD  
019-101-009

PROJECT INFORMATION  
KEY NOTES  
PARK PLAN

REVISIONS DATE  
SCALE: As Noted  
DATE: July 9, 2024

**A001**





CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT

DATE

PROJECT ENGINEER

REIMAGING FRANCESCHI HOUSE

1501 FRANCESCHI ROAD  
019-101-009

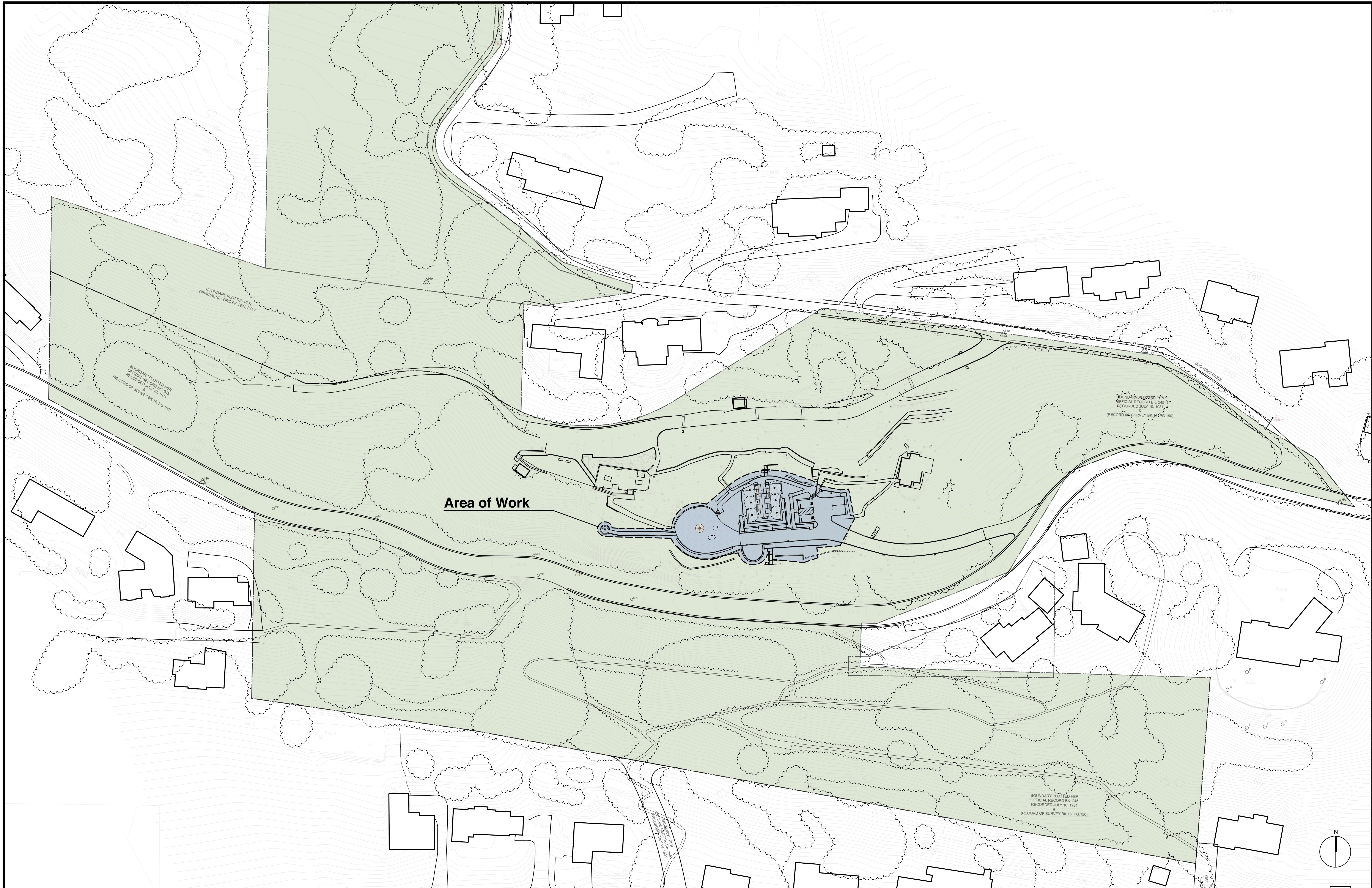
AREA OF WORK PLAN

REVISIONS DATE

SCALE: As Noted

DATE: July 9, 2024

A101



Area of Work

SURVEY  
Scale: 1" = 50'-0"

1





REVISIONS	DATE

SCALE: As Noted  
 DATE: July 9, 2024

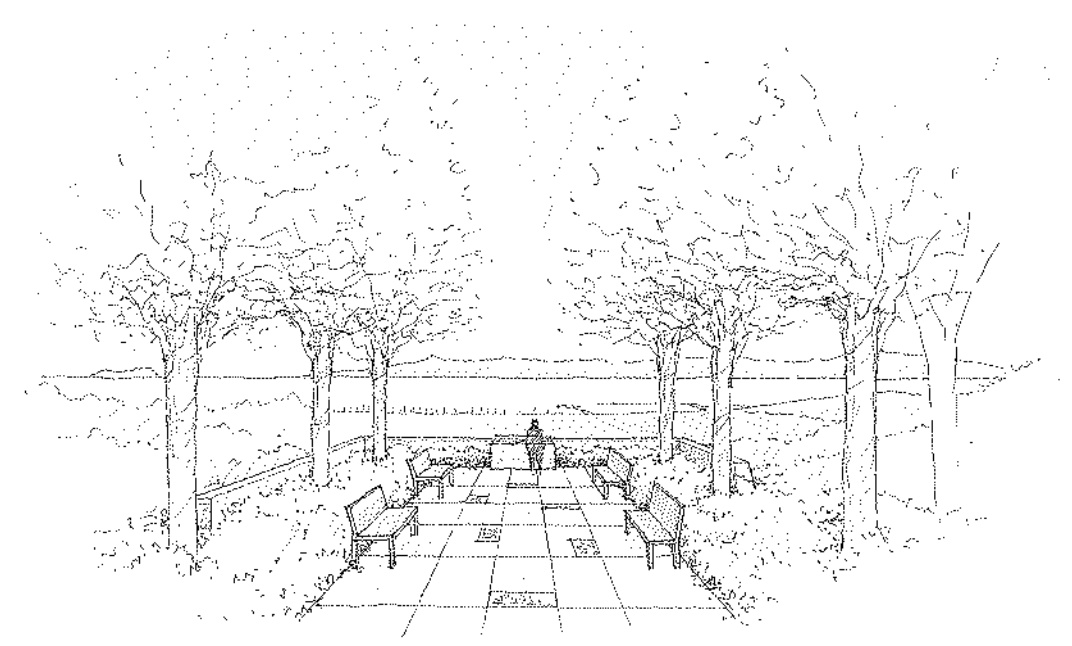
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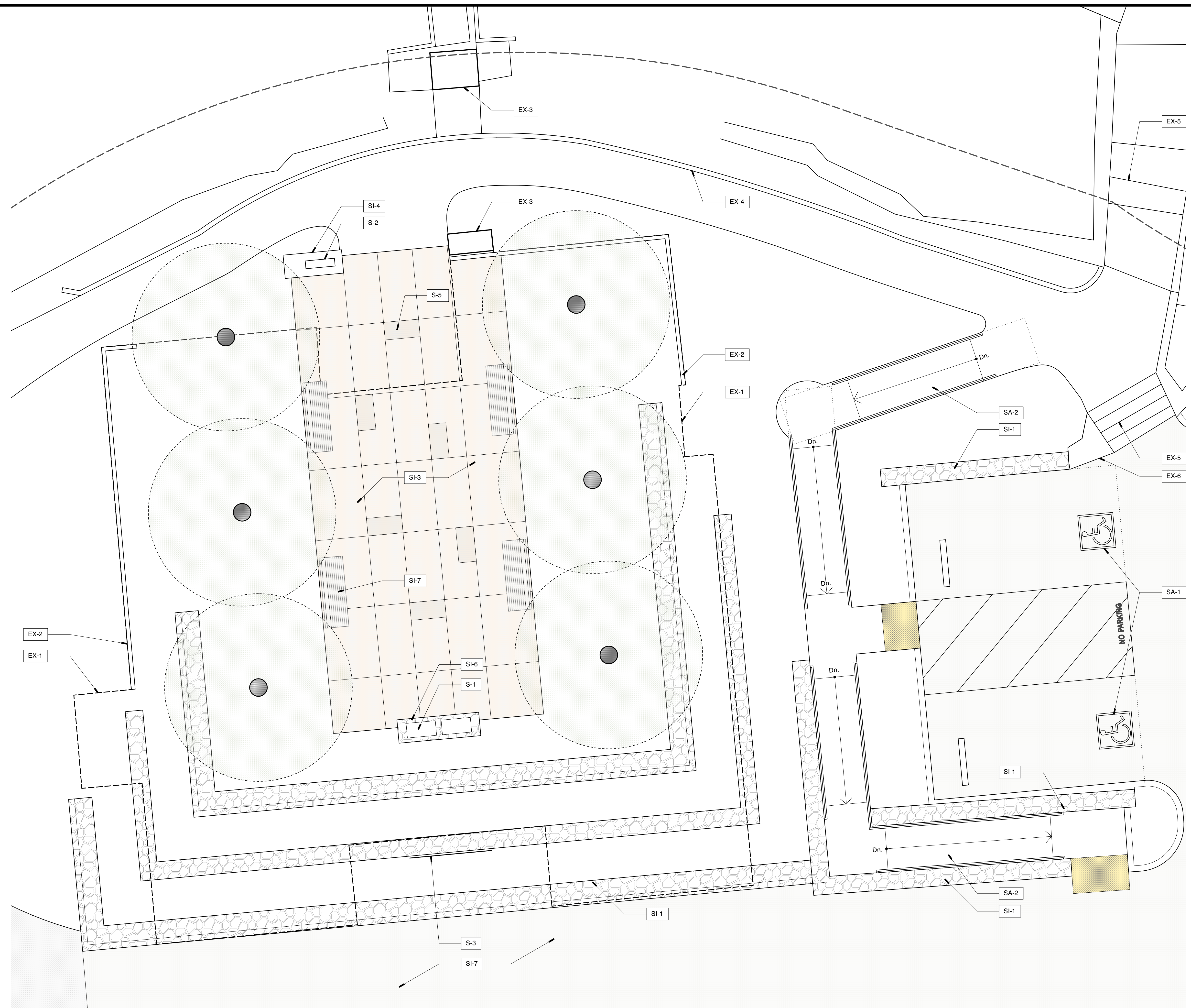
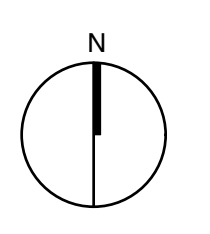
Perspective of terrace looking south



Prototype illustrations for dedication plaques (S-1)

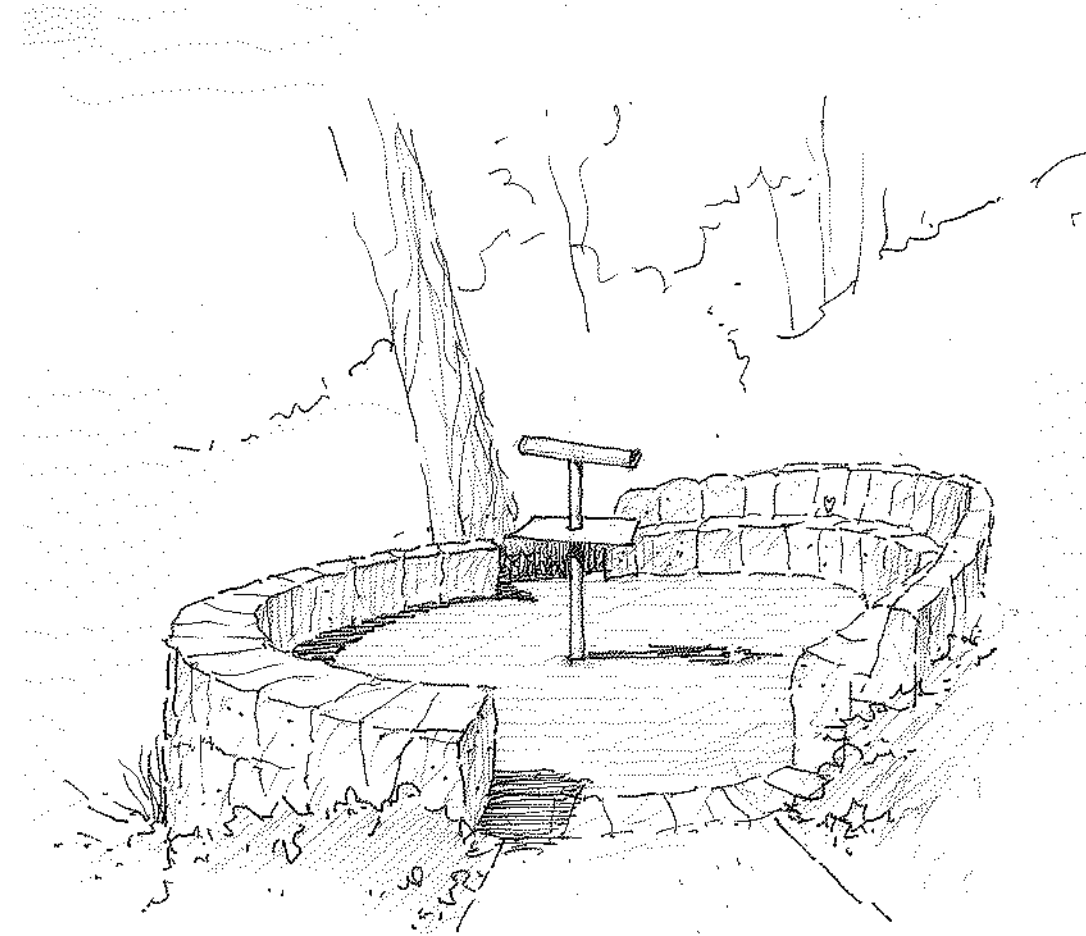


Prototypes illustrations for inlaid engraved commemorative plaques (S-5)



**ENLARGED PLAN: TERRACE**  
 Scale: 1/4" = 1'-0"

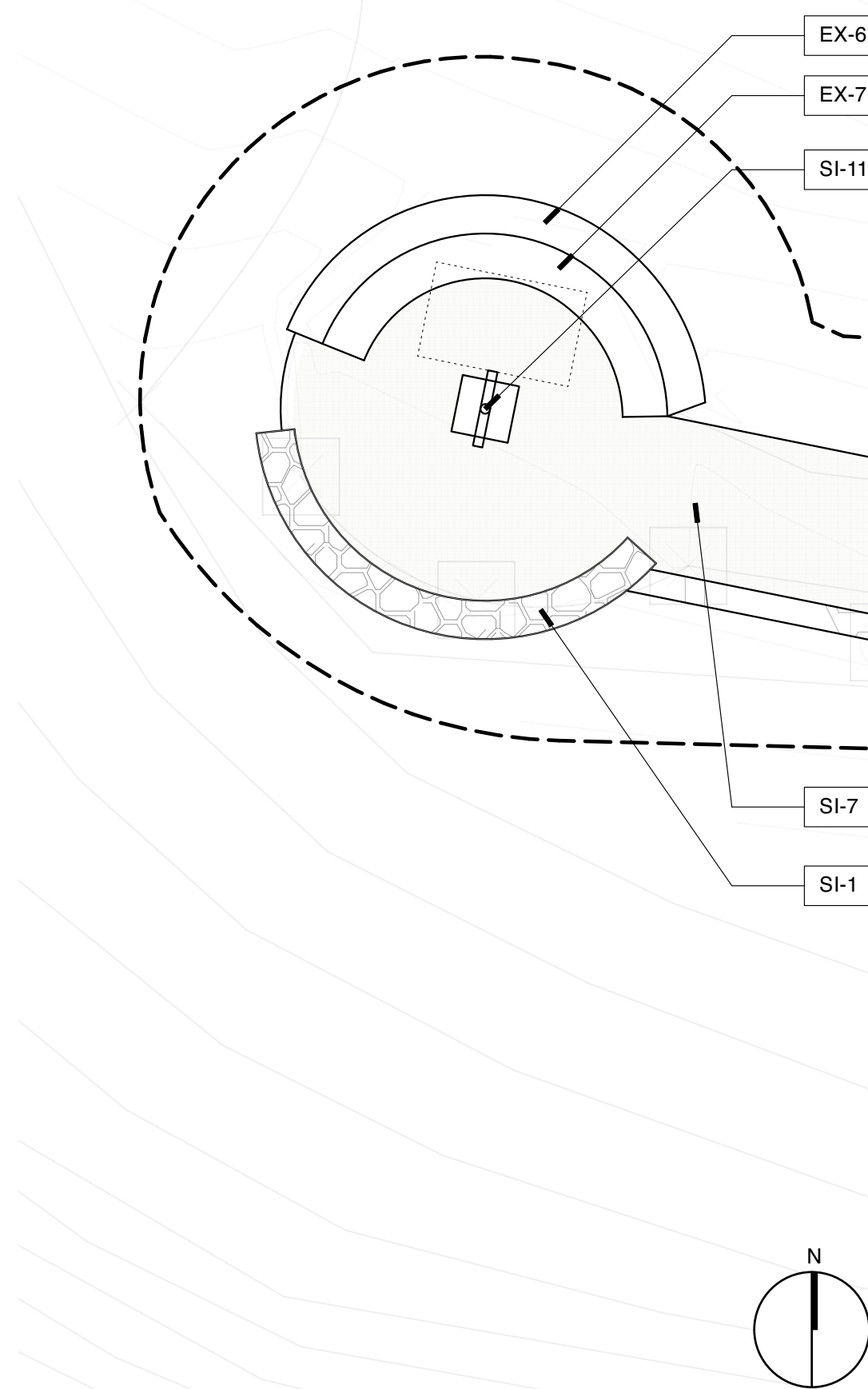




Perspective of proposed perch looking west

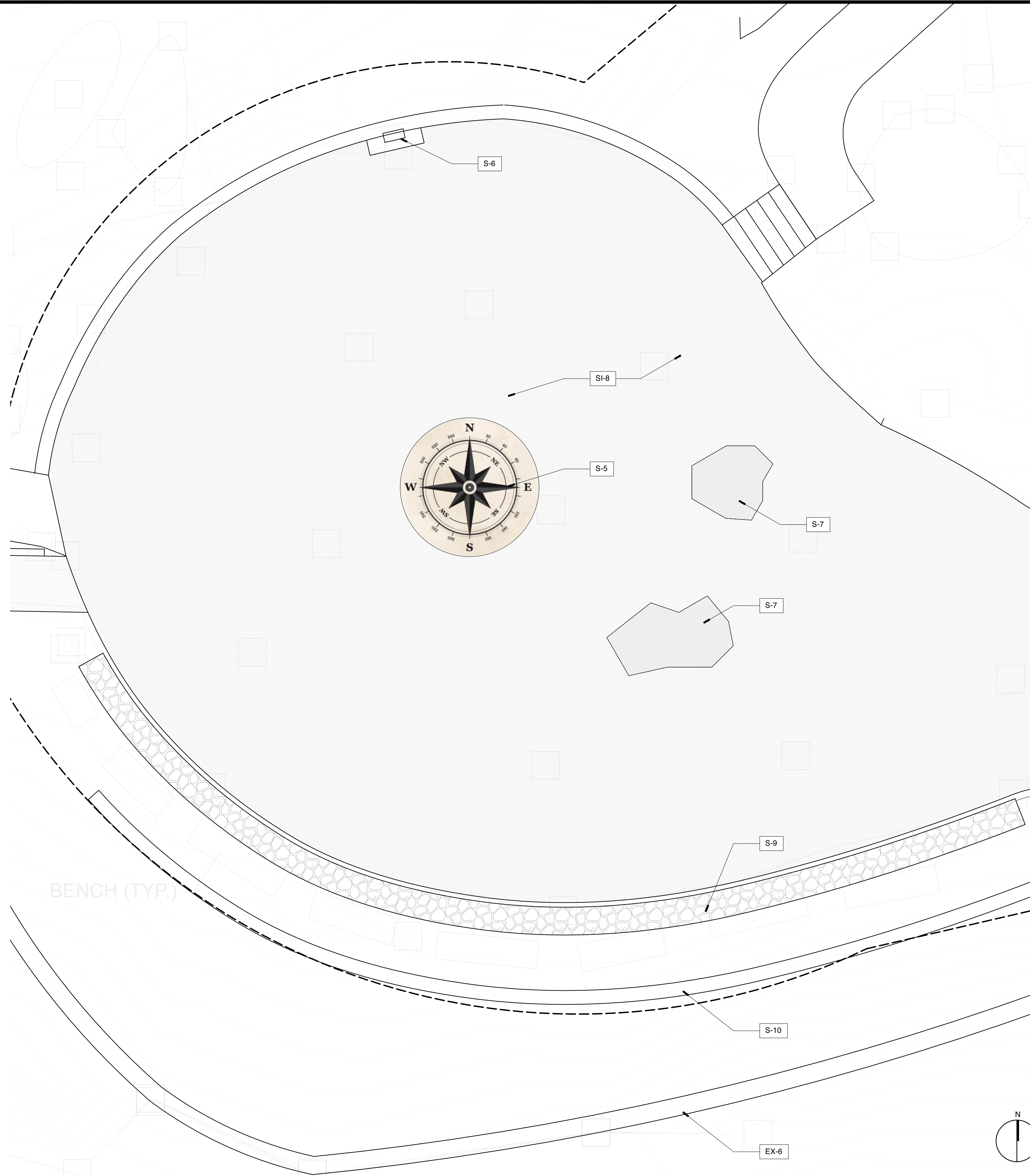


Example of proposed S.S. view scope



VIEW PERCH  
Scale: 1/4" = 1'-0"

2



ENLARGED PLAN: CIRCULAR PLAZA  
Scale: 1/4" = 1'-0"

1

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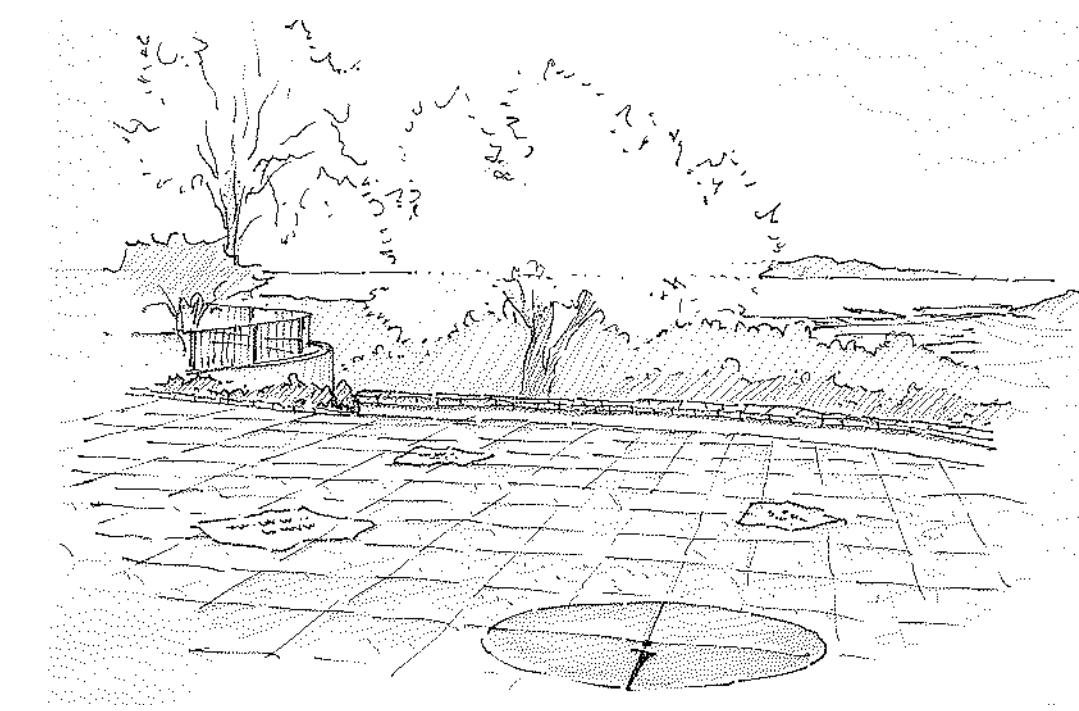
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Existing engraved concrete paver (S-7)



Perspective of circular plaza looking south



CITY OF SANTA BARBARA  
 PARKS AND RECREATION DEPARTMENT  
 APPROVED: PROJECT ENGINEER DATE

REIMAGINING FRANCESCO HOUSE  
 1501 FRANCESCO ROAD  
 019-101-009

ENLARGED PLANS  
 CIRCULAR PLAZA  
 VIEW PERCH

REVISIONS DATE  
 SCALE: As Noted  
 DATE: July 9, 2024

A202





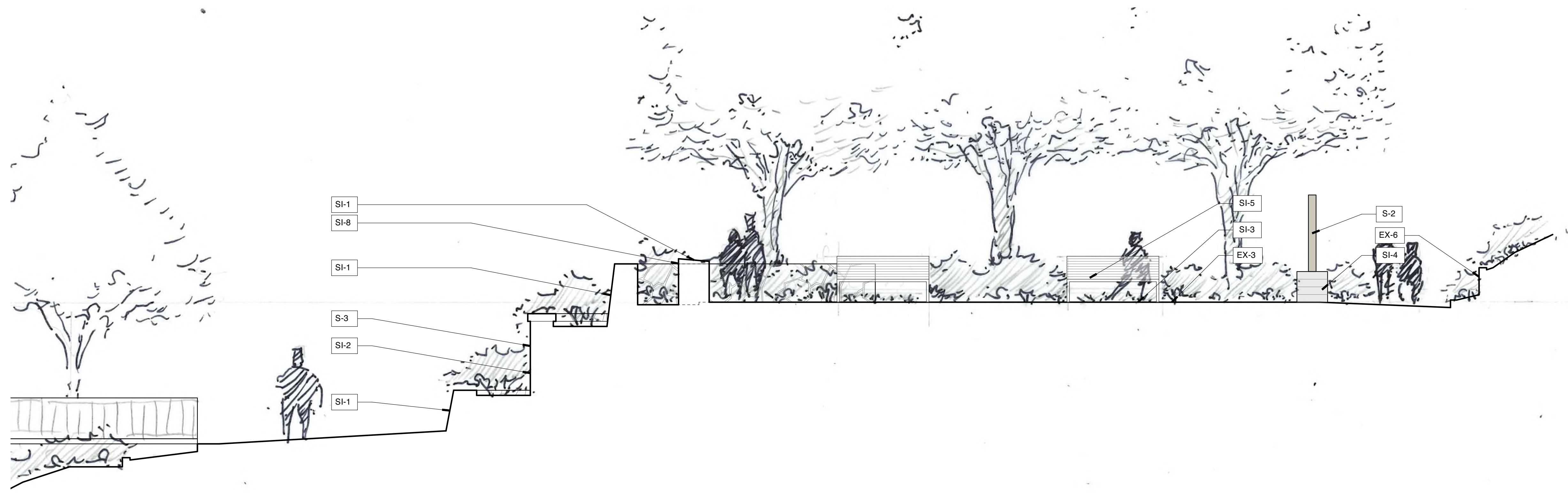
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**SITE SECTION**  
Scale: 1/4" = 1'-0"





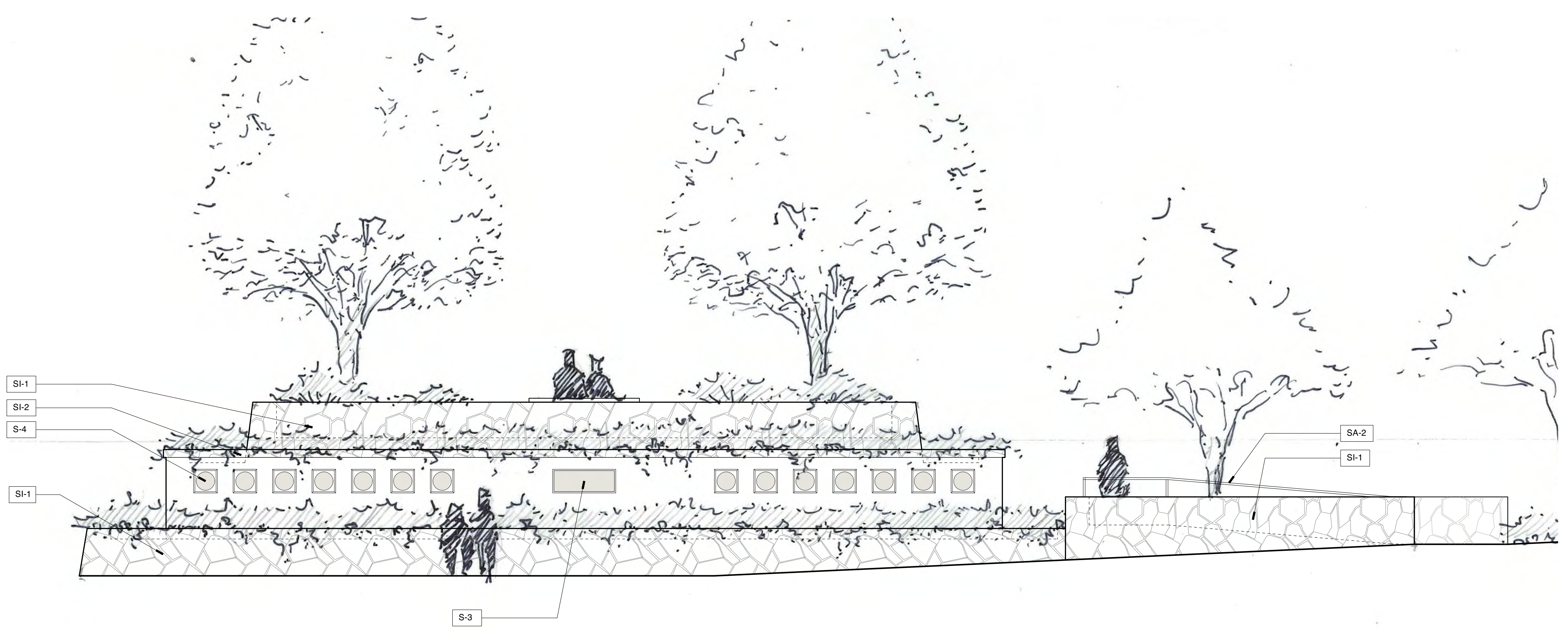
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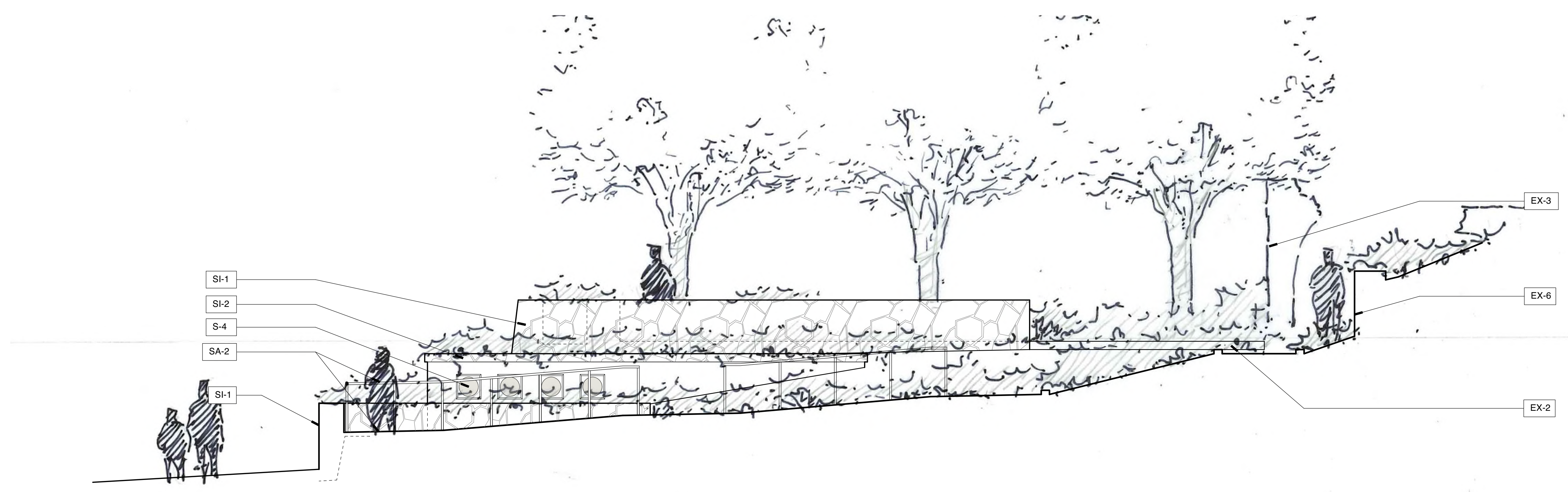
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**SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"

1



**EAST ELEVATION**  
Scale: 1/4" = 1'-0"

2





**WEST ELEVATION**

Scale: 1/4" = 1'-0"

1

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**CITY OF SANTA BARBARA**  
PARKS AND RECREATION DEPARTMENT

DATE \_\_\_\_\_

PROJECT ENGINEER \_\_\_\_\_

**REIMAGINING FRANCESCHI HOUSE**

1501 FRANCESCHI ROAD  
019-101-009

**ELEVATIONS**

REVISIONS DATE

SCALE: As Noted

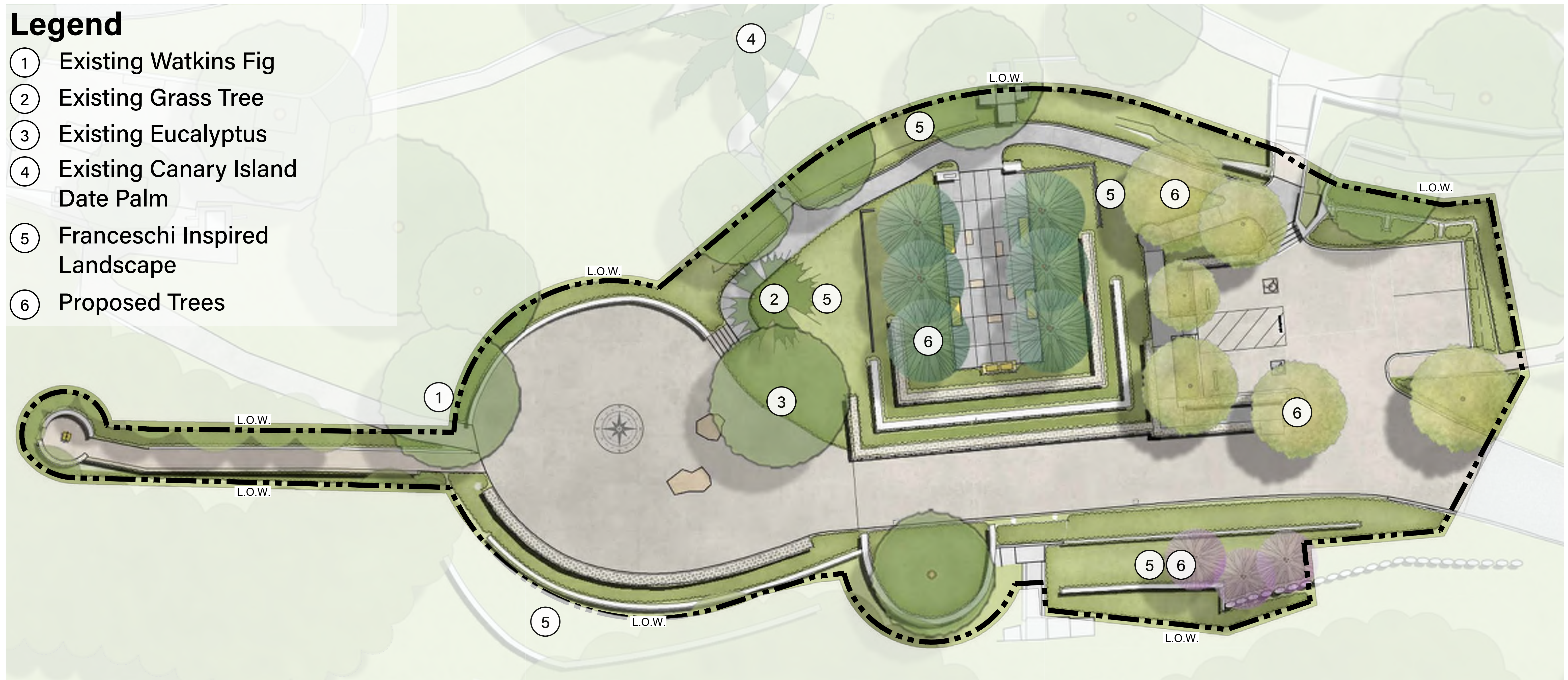
DATE: July 9, 2024

**A402**



# Legend

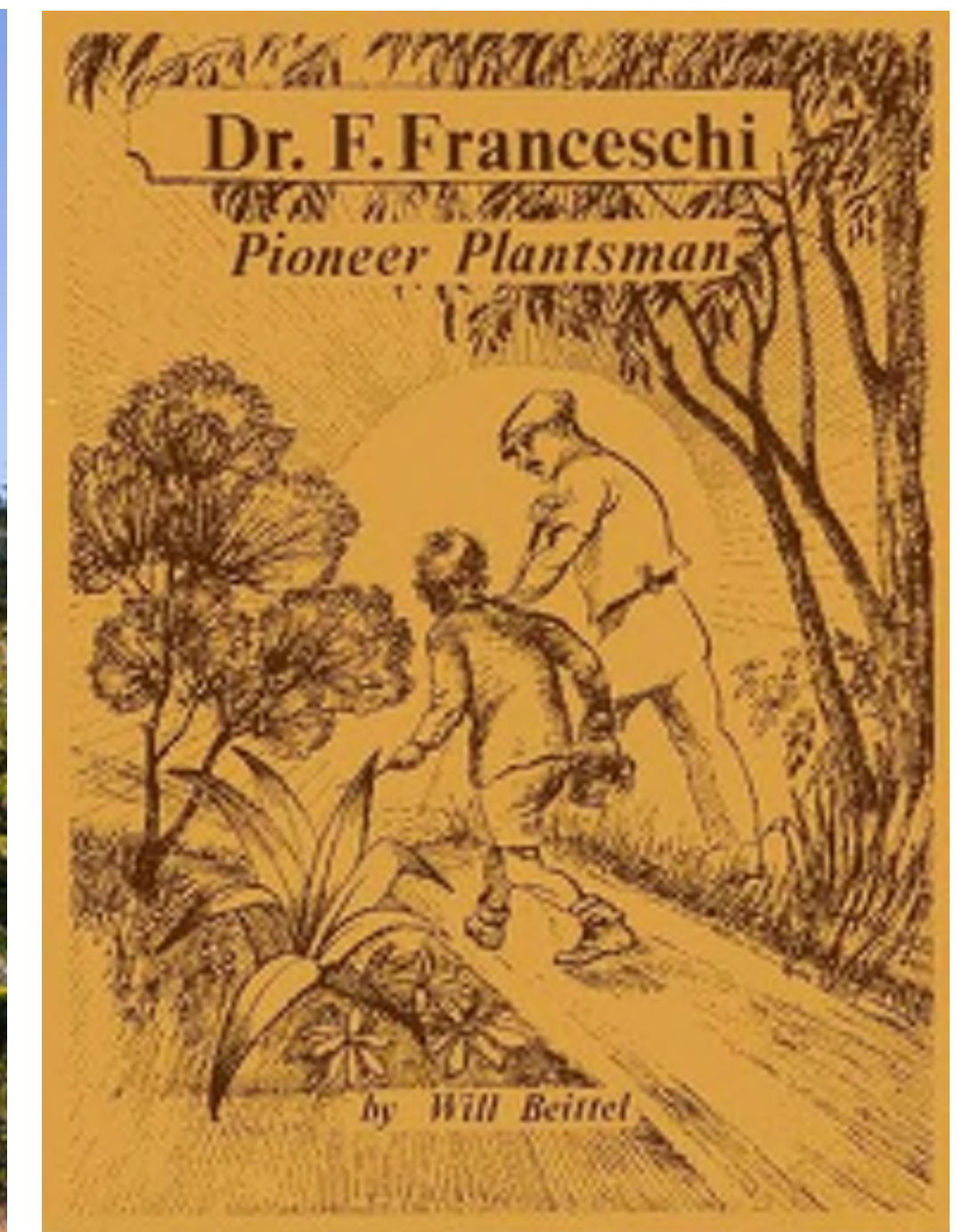
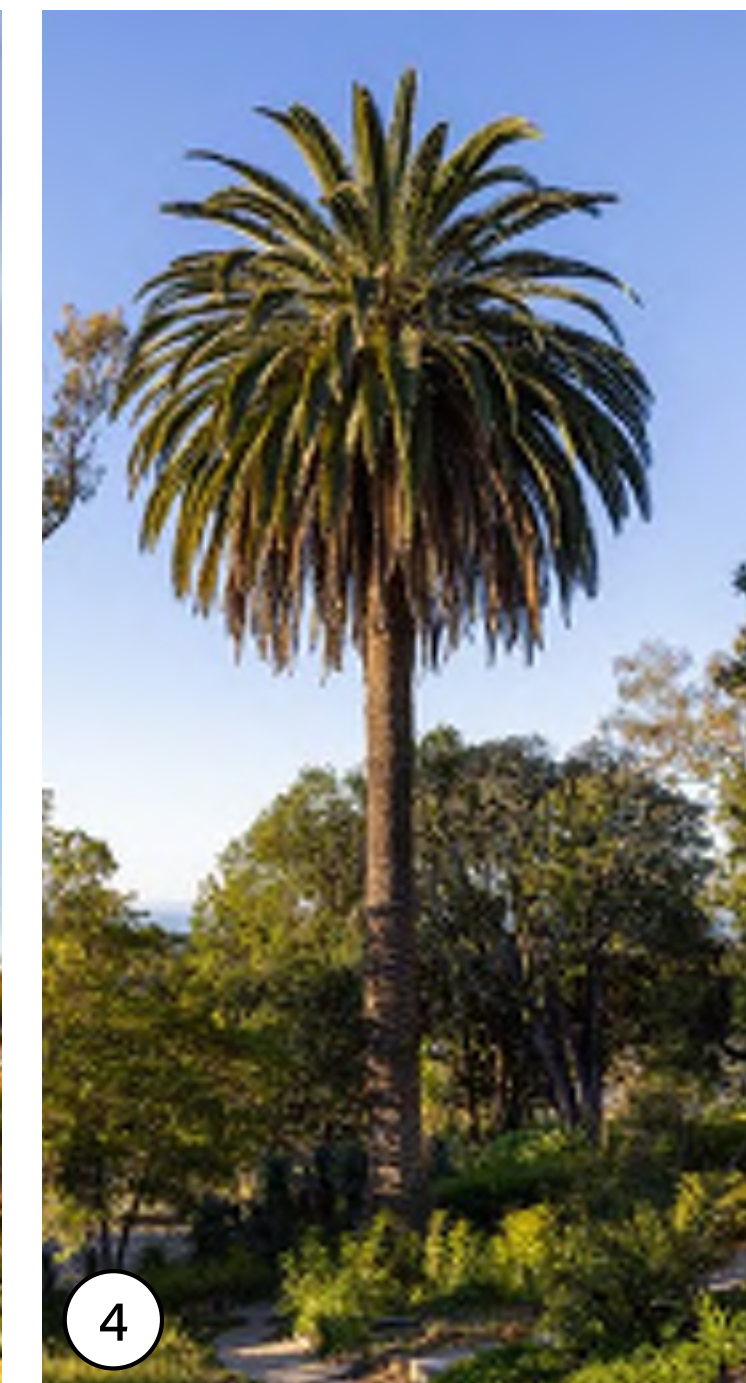
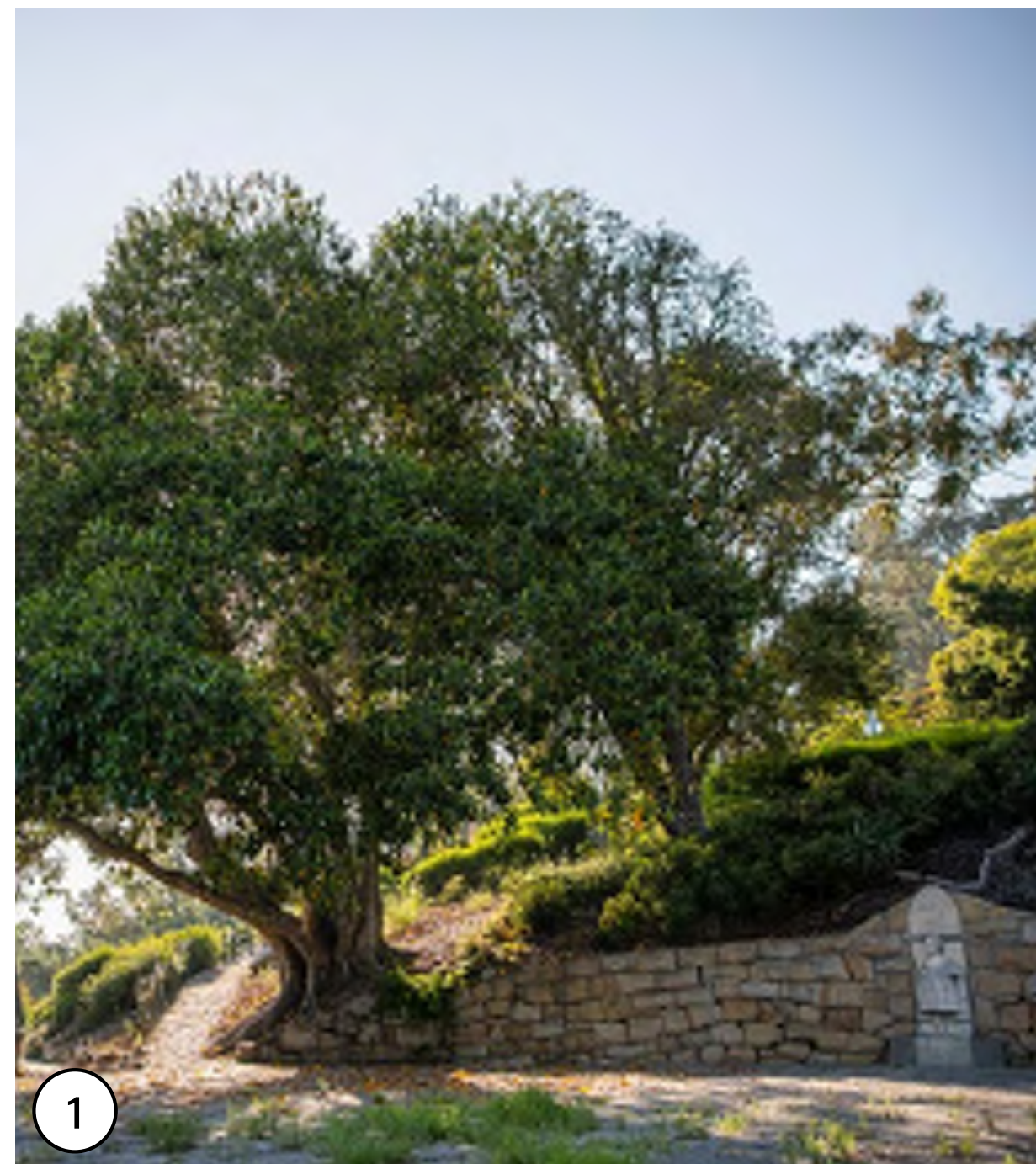
- ① Existing Watkins Fig
- ② Existing Grass Tree
- ③ Existing Eucalyptus
- ④ Existing Canary Island Date Palm
- ⑤ Franceschi Inspired Landscape
- ⑥ Proposed Trees



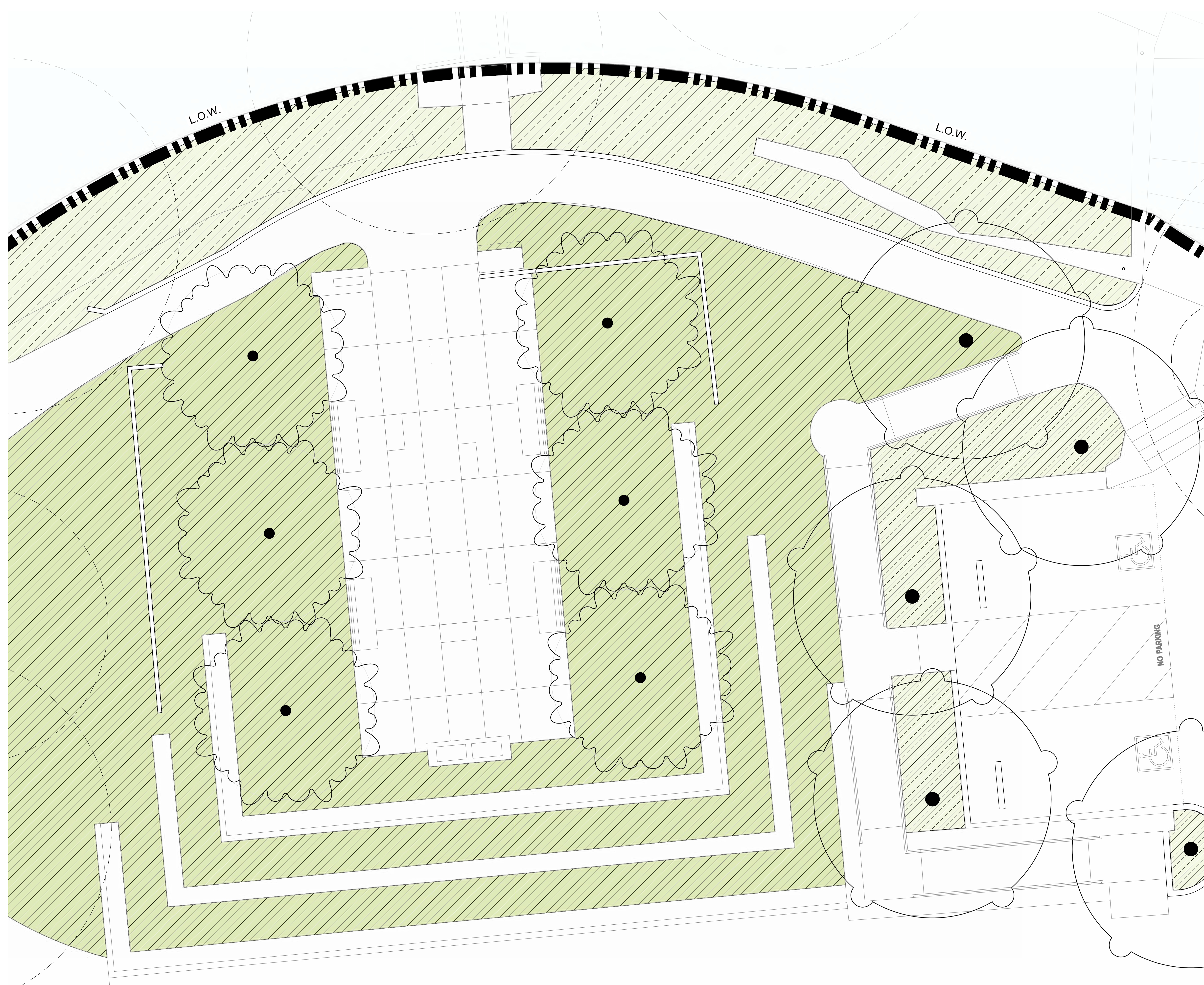
## PLANTING DESIGN

Dr. Francesco Franceschi was an internationally respected horticulturalist responsible for the introduction of 800+ plants to Santa Barbara, and the American West.

Proposed plantings will be a balance of regionally appropriate, Franceschi-introduced plants, most notably those now prevalent within the Santa Barbara landscape. These selections will be supplemented with other water-wise California natives, with the design capturing the spirit of Franceschi's historical gardens and nursery legacy, while also accounting for the modern realities of water use, fire hazards, and long term maintenance.







**1 ENLARGED PLAN: TERRACE**  
Scale: 1/4" = 1'-0"

PLANTING LEGEND- TREES				
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*
(+)	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-
(*)	TERRACE TREES SUCH AS: CASSIA FISTULA (GOLDEN SHOWER) CITRELA SINENSIS (CHINESE CEDRELA) LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIIFOLIUS (SANTA CRUZ IRONWOOD) PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM) FINAL SELECTION TBD	YES YES YES YES	NO NO YES NO	MOD MOD LOW LOW
(*)	SHADE TREES SUCH AS: BAUHINIA VARIEGATA (PURPLE ORCHID TREE) BRACHYCHTON POLLINEUS (KURRAJONI) CERCIS OCCIDENTALIS (WESTERN REDBUD) OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	YES NO NO YES NO	NO YES NO NO YES	MOD MOD LOW LOW LOW

ZONE 1   FRANCESCHI INSPIRED TERRACE PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:				
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*
(*)	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW
(*)	ALOE SPP. ALOE SPECIES	YES	NO	LOW
(*)	CARISSA MACROCARPA NATAL PLUM	YES	NO	LOW
(*)	DIANELLA REVOLUTA BLUE FLAX	YES	NO	LOW
(*)	ERIOGONUM ARBORESCENS SANTA CRUZ BUCKWHEAT	NO	YES	V. LOW
(*)	FESTUCA OVINA GLAUCA BLUE FESCUE	YES	NO	LOW
(*)	LEYMUS CONDENSATUS GIANT WILD RYE	YES	YES	LOW
(*)	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' PROSTRATE ROSEMARY	NO	NO	LOW
(*)	SALVIA SPP. SAGE SPECIES	NO	YES	LOW

ZONE 2   BACKDROP PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:				
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.*
(*)	ACCA SELLOWIANA 'FEIJOA' PINEAPPLE GUAVA	YES	NO	LOW
(*)	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW
(*)	ALOE SPP. ALOE SPECIES	YES	NO	LOW
(*)	CEANOTHUS SPINOSUS GREENBARK CEANOTHUS	YES	YES	LOW
(*)	HETEROMELES ARBUTIFOLIA TOYON	NO	YES	LOW
(*)	LEYMUS CONDENSATUS GIANT WILD RYE	YES	YES	LOW
(*)	RHUS INTEGRIFOLIA LEMONADE BERRY	NO	YES	LOW
(*)	SALVIA SPP. SAGE SPECIES	NO	YES	LOW
(*)	SOLANUM RANTONNETII BLUE POTATO BUSH	YES	NO	LOW
(*)	TEUCRIUM FRUTICANS BUSH GERMANDER	YES	NO	LOW

\*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/sites/WUCOLS/>

  
**CITY OF SANTA BARBARA**  
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 APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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**REIMAGINING FRANCESCHI HOUSE**  
 1501 FRANCESCHI ROAD  
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**TERRACE PLAN - PLANTING**

REVISIONS	DATE

DATE: 08-14-2024

L201

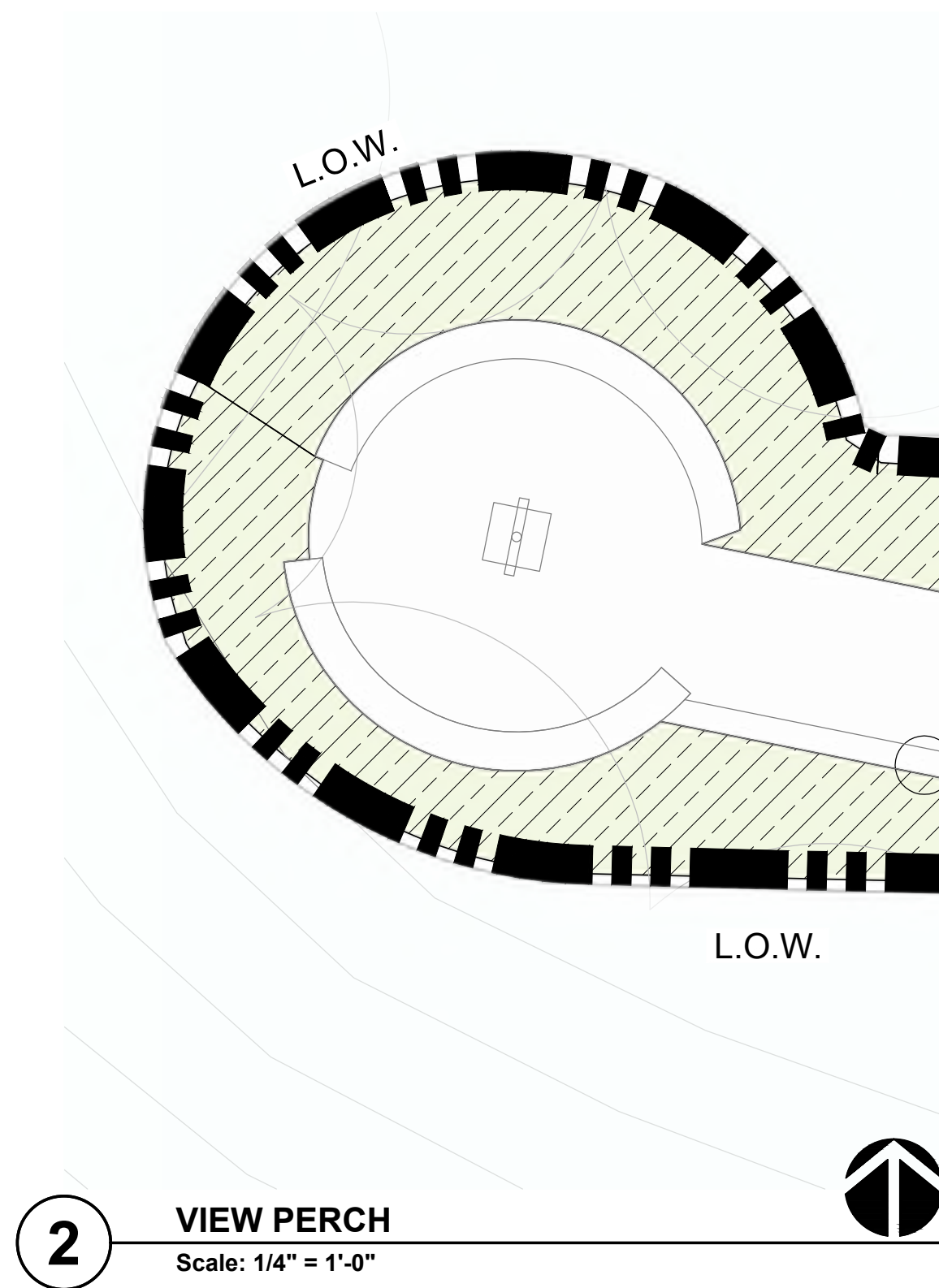


PLANTING LEGEND- TREES				
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.**
	EXISTING TREE TO REMAIN AND BE PROTECTED	-	-	-
	TERRACE TREES SUCH AS: CASSIA FISTULA (GOLDEN SHOWER) CITRELA SINENSIS (CHINESE CEDRELA) LYONOTHAMNUS FLORIBUNDUS SPP. ASPLENIFOLIUS (SANTA CRUZ IRONWOOD) PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM) FINAL SELECTION TBD	YES YES YES YES	NO NO YES NO	MOD MOD LOW LOW
	SHADE TREES SUCH AS: BAUHINIA VARIEGATA (PURPLE ORCHID TREE) BRACYCHITON POLINEUS (KURRAJONI) CERCIS OCCIDENTALIS (WESTERN REDBUD) OLEA EUROPAEA 'FRUITLESS' (FRUITLESS OLIVE) QUERCUS AGRIFOLIA (COAST LIVE OAK) FINAL SELECTION TBD	YES YES NO YES NO	NO NO YES NO YES	MOD MOD LOW LOW LOW

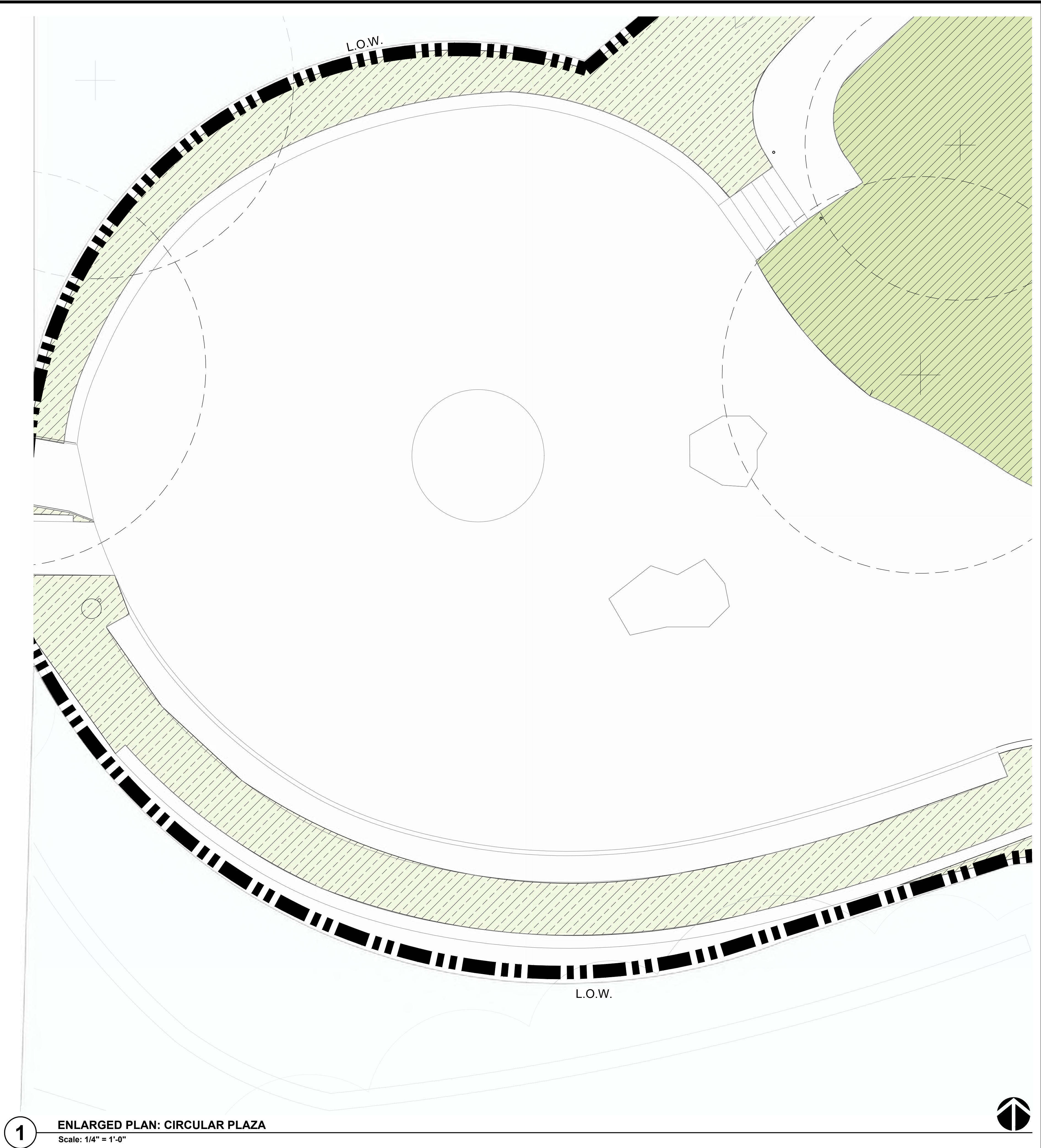
ZONE 1   FRANCESCHI INSPIRED TERRACE PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:				
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.**
	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW
	ALOE SPP. ALOE SPECIES	YES	NO	LOW
	CARISSA MACROCARPA NATAL PLUM	YES	NO	LOW
	DIANELLA REVOLUTA BLUE FLAX	YES	NO	LOW
	ERIOGONUM ARBORESCENS SANTA CRUZ BUCKWHEAT	NO	YES	V. LOW
	FESTUCA OVINA GLAUCA BLUE FESCUE	YES	NO	LOW
	LEYMUS CONDENSATUS GIANT WILD RYE	YES	YES	LOW
	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' PROSTRATE ROSEMARY	NO	NO	LOW
	SALVIA SPP. SAGE SPECIES	NO	YES	LOW

ZONE 2   BACKDROP PLANTINGS SHRUBS AND GROUNDCOVERS SUCH AS:				
SYMBOL	NAME	FRANCESCHI INTRODUCTION	CA NATIVE	WATER REQ.**
	ACCA SELLOWIANA 'FEUJOA' PINEAPPLE GUAVA	YES	NO	LOW
	AGAVE SPP. AGAVES SPECIES	YES	NO	LOW
	ALOE SPP. ALOE SPECIES	YES	NO	LOW
	CEANOTHUS SPINOSUS GREENBARK CEANOTHUS	YES	YES	LOW
	HETEROMELES ARBUTIFOLIA TOYON	NO	YES	LOW
	LEYMUS CONDENSATUS GIANT WILD RYE	YES	YES	LOW
	RHUS INTEGRIFOLIA LEMONADE BERRY	NO	YES	LOW
	SALVIA SPP. SAGE SPECIES	NO	YES	LOW
	SOLANUM RANTONNETII BLUE POTATO BUSH	YES	NO	LOW
	TEUCRIUM FRUTICANS BUSH GERMANDER	YES	NO	LOW

\*\*WATER REQUIREMENT PLANT FACTOR IS BASED ON WUCOLS DATABASE AND CAN BE FOUND ONLINE AT: <http://ucanr.edu/edu/sites/WUCOLS/>



**2** VIEW PERCH  
Scale: 1/4" = 1'-0"



**1** ENLARGED PLAN: CIRCULAR PLAZA  
Scale: 1/4" = 1'-0"



CITY OF SANTA BARBARA  
PARKS AND RECREATION DEPARTMENT  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
PROJECT ENGINEER \_\_\_\_\_

REIMAGINING FRANCESCHI HOUSE  
1501 FRANCESCHI ROAD  
019-101-009

ENLARGED PLANS  
CIRCULAR PLAZA  
VIEW PERCH - PLANTING

REVISIONS	DATE

SCALE: As Noted  
DATE: 08-14-2024

L202



**EXISTING FRANCESCHI PLANTS TO REMAIN:**



Existing Watkins Fig



Existing Canary Island



Existing Grass Tree



Existing Torch Aloe



Existing Eucalyptus

**TERRACE TREES, SUCH AS:**



*Cassia fistula*  
Golden Shower



*Citrela sinensis*  
Chinese Cedrela



*Lyonothamnus floribundus*  
*var. Aspleniifolius*  
Santa Cruz Ironwood



*Phoenix canariensis*  
Canary Island Date Palm

**SHADE TREES, SUCH AS:**



*Bauhinia variegata*  
Purple Orchid Tree



*Brachycton Poluneus*  
Kurrajon



*Cercis Occidentalis*  
Western Redbud



*Olea europaea 'Fruitless'*  
Fruitless Olive



*Quercus agrifolia*  
Coast Live Oak

**ACCENTS, SUCH AS:**



*Agaves spp.*  
Agave Species



*Aloe spp.*  
Aloe Species



*Dianella revoluta*  
Blue Flax



*Festuca ovina glauca*  
Blue Fescue



*Leymus condensatus*  
Giant Wild Rye

**SHRUBS, SUCH AS:**



*Acca sellowiana 'Feijoa'*  
Pineapple Guava



*Carissa macrocarpa*  
Natal Plum



*Eriogonum arborescens*  
Santa Cruz Buckwheat



*Heteromeless arbutifolia*  
Toyon

\* = Franceschi introduced  
\* = California Native

