FAR Calculator

Code Required
HDPE E COTA

Yes

REVISED

The FAR requirements are

REQUIRES

Dimensional variations of non-conforming buildings are not permitted. If non-conforming buildings are proposed to be extended, the extension must not exceed the existing non-conforming building.

1,448 sf

The 1,448 sf is the net area of the proposed addition to the existing building.

15.8%

The 15.8% is the percentage of the existing building area.

1,979 sf

The 1,979 sf is the existing building area.

1250 SF PER LOT

The required open yard area is 1250 sf per lot.

2 PER RESIDENCE

The required off-street parking is 2 per residence.

NO (EXISTING HISTORIC STRUCTURE)

FIRE SPRINKLERS REQUIRED

The fire sprinklers are not required as the building is an existing historic structure.

GRADING

CUT

0 cu yd

The cut is 0 cubic yards.

FILL

0 cu yd

The fill is 0 cubic yards.

LOT COVERAGE

BUILDING FOOTPRINT AREA

1,979 sf

15.8%

The building footprint area is 1,979 sf.

PERMEABLE HARDSCAPE AREA

1,303 sf

10.3%

The permeable hardscapes area is 1,303 sf.

PERMEABLE LANDSCAPE AREA

9,270 sf

73.9%

The permeable landscape area is 9,270 sf.

TOTAL LOT AREA

12,552 sf

100%

The total lot area is 12,552 sf.

1165 EAST COTA
ADOBE REMODEL & MINOR ADDITION

PROJECT SITE AND BUILDING INFORMATION

PROJECT DESCRIPTION
- INTERIOR RECONFIGURATION OF (E) ADOBE BUILDING
  - RECONFIGURE INTERIOR LAYOUT TO PROVIDE ADDITIONAL BEDROOM AND BATHROOM
  - RELOCATE KITCHEN
  - NEW 12 SF CLOSET ADDITION AT REAR OF ADOBE AT EXISTING DOOR TO PATIO
  - RAISE HEADER HEIGHT AT CONVERTED COVERED PATIO
  - CHANGE GARAGE DOORS TO 8'-0" HEAD HEIGHT

PROJECT ADDRESS
1165 E COTA ST.
SANTA BARBARA, CA  93101

APN
031-190-008

LOT AREA
12,552 sf

LAND ZONE
RS-6

FIRE HAZARD ZONE
NONE

GENERAL PLANNING DESIGNATION
LOW DENSITY RESIDENTIAL, 5 DWELLING UNITS PER ACRE

EXISTING USE
SINGLE FAMILY RESIDENCE

PROPOSED USE
SINGLE FAMILY RESIDENCE

AVERAGE SLOPE
9.3%

SETBACKS
5'-0" FRONT, 5'-0" SIDE, 5'-0" REAR

MAXIMUM HEIGHT LIMIT
30'-0" MAXIMUM HEIGHT ABOVE EXISTING GRADE

REQUIRED OPEN YARD AREA
1250 SF PER LOT

REQUIRED OFF-STREET PARKING
2 PER RESIDENCE

FIRE SPRINKLERS REQUIRED
NO (EXISTING HISTORIC STRUCTURE)

GRADING
CUT
0 cu yd

FILL
0 cu yd

LOT COVERAGE
BUILDING FOOTPRINT AREA
1,979 sf
15.8%

PERMEABLE HARDSCAPE AREA
1,303 sf
10.3%

PERMEABLE LANDSCAPE AREA
9,270 sf
73.9%

TOTAL LOT AREA
12,552 sf
100%

APPLICABLE BUILDING CODE
2016 CALIFORNIA CODE REGULATIONS, TITLE 24

CONSTRUCTION TYPE
V-B

OCCUPANCY GROUP
R-3/U

BUILDING HEIGHT
18'-0" MAXIMUM HEIGHT ABOVE EXISTING GRADE

BUILDING AREA
EXISTING

NET FLOOR AREA
GROSS FLOOR AREA

FIRST FLOOR
1,036 sf
1,139 sf

GARAGE
400 sf
452 sf

PROPOSED

CLOSET ADDITION
12 sf
18 sf

TOTAL AREA
1,448 sf
1,609 sf

PATIO/DECK AREA
COVERED
224 sf

UNCOVERED
494 sf

OPEN YARD AREA
1,250 sf (PER SBMC 30.140.140)

PARKING
EXISTING PARKING
2 COVERED PARKING

REQUIRED PARKING
2 COVERED PARKING

PROPOSED PARKING
2 COVERED PARKING; 2 UNCOVERED (GUEST PARKING AT DRIVEWAY)

CODE COMPLIANCE
GOVERNING AGENCY:
CITY OF SANTA BARBARA BUILDING AND SAFETY
630 GARDEN STREET
SANTA BARBARA, CALIFORNIA  93101
(805) 564-5485

APPLICABLE CODES:
All work and material shall be performed and installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes.

• 2019 CALIFORNIA BUILDING STANDARDS CODE
• 2019 CALIFORNIA RESIDENTIAL CODE
• 2019 CALIFORNIA MECHANICAL CODE
• 2019 CALIFORNIA PLUMBING CODE
• 2019 CALIFORNIA ELECTRICAL CODE
• 2019 CALIFORNIA ENERGY CODE
• CITY OF SANTA BARBARA MUNICIPAL CODE 5919
• BEST MANAGEMENT PRACTICES LISTED ON SHEET A002

AERIAL MAP

VICINITY MAP
CONCRETE WASTE MANAGEMENT

SECTION A

1. GENERAL NOTES

- **A. SEEDING AND WATERING TO REVEGETATE GRADED AREAS; AND/OR**
- **B. SPREADING OF SOIL BINDERS; AND/OR**
- **C. SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION.**

2. CONSTRUCTION WASTE MANAGEMENT

- **CONSTRUCTION WASTE MANAGEMENT PROCEDURES**

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY

4. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS INDICATED OR SPECIFIED.

5. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS.

6. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS OF REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK

7. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH

8. WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

9. THE CONTRACTOR SHALL PROVIDE, DURING THE PROGRESS OF THEIR WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ... GIVEN BY THERM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE DESIGNER

10. WHERE INTERIOR AND/or EXTERIOR MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER. ALL SUCH
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS. DO NOT SCALE FROM THIS DRAWING. EVOKE DESIGN IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF EVOKE DESIGN.

ENTRY DOOR DETAIL
ENTRY PORCH DETAIL
ENCLOSED PORCH

SOUTH ELEVATION

ENLARGED ENTRY PHOTO

ENTRY PHOTO

SOUTH ELEVATION

INTERIOR COURTYARD LOOKING AT AREA TO BE CONVERTED TO ENCLOSED PORCH

CHIMNEY DETAIL

EAST ELEVATION
GENERAL PLUMBING NOTES

1. DRAINAGE, WASTE AND VENT PIPING TO BE SCHEDULE 40 ABS, TYPICAL.
2. CONTRACTOR TO VERIFY EXISTING WATER METER PRESSURE, MIN. 70 psi. IF PRESSURE IS UNDER 70 psi, CONTRACTOR TO INSTALL A BOOSTER PUMP. IF EXISTING WATER PRESSURE IS OVER 80 psi, CONTRACTOR TO INSTALL A PRESSURE REGULATOR. IF PRESSURE IS UNDER 70 psi, CONTRACTOR TO INSTALL A BOOSTER PUMP.
3. ALL HOT WATER PIPING SHALL BE INSULATED AS PER ENERGY CONSERVATION STANDARDS.
4. THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS NOTED BELOW:
   A. WATER CLOSET LESS THAN OR EQUAL TO 1.28 gal/FLUSH
   B. URINAL LESS THAN OR EQUAL TO 0.5 gal/FLUSH
   C. SHOWERHEAD LESS THAN OR EQUAL TO 1.8 gpm AT 80 psi
   D. KITCHEN FAUCETS LESS THAN OR EQUAL TO 1.8 gpm AT 60 psi
   E. LAVATORY FAUCETS LESS THAN OR EQUAL TO 1.2 gpm AT 60 psi
5. SHOWERS TO BE PROVIDED WITH SHOWER PRESSURE BALANCING CONTROL VALVES. DELIVER MAX. TEMPERATURE OF 120°.
6. PROVIDE ACCESS PANEL (12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS.
7. HOSE BIBS AND LAWN SPRINKLER SYSTEM SHALL HAVE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
8. GAS PIPING NOTE: AT VAULTED CEILINGS AND AREAS WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING - NOTCH RAFTERS / BEAMS TO PROVIDE GAS PIPE ROUTING. PER STRUCTURAL ENGINEER, HOLES ARE TO BE 1-1/2" MAX. DIAMETER IN THE MIDDLE 1/3 OF THE SPAN AND MIDDLE 1/3 OF THE DEPTH OF THE BEAM / RAFTER.
9. ALL FAUCETS AND VALVES ARE TO BE COMPLIANT WITH THE CALIFORNIA LEAD FREE ACT.
10. WATER HEATER RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING.
11. PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACESS OR NON-SLIP JOINT TRAP AT ALL BATHTUBS, TYPICAL.
12. WATER CLOSETS, SHOWER HEADS, AND LAVATORY FAUCETS ARE TO BE WATER-CONSERVING TYPE PLUMBING FIXTURES AND MEET THE FOLLOWING CRITERIA: (1) THE EFFECTIVE FLUSH OF WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, (2) SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 psi, (3) LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.2 GALLONS PER MINUTE AT 60 psi AND SHALL HAVE A MINIMUM FLOW RATE OF 0.8 GALLONS PER MINUTE AT 20 psi PER CGBSC 4.303.
13. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 psi. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT EXCEED 2.2 GALLONS PER MINUTE AT 60 psi, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 psi PER CGBSC 4.303.
GENERAL ELECTRICAL LEGEND

- LED PENDANT FIXTURE
- LED RECESSED CAN FIXTURE
- AFCI DUPLEX OUTLET - TAMPER RESISTANT
- GFCI DUPLEX OUTLET - TAMPER RESISTANT
- LED WALL SCONCE FIXTURE
- SMOKE DETECTOR
- AFCI OUTLET

GENERAL ELECTRICAL NOTES

- COMPLETE INSTALLATION
- THE UNDERWRITERS LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL PERMITS AND INSPECTION FEES IS PART OF THIS CONTRACT.
- WORK, SHALL BE INCLUDED WITH THE WORK OF THIS CONTRACT. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES AND GROUNDING SYSTEMS.

1. PROVIDE ALL TELEPHONE/DATA WIRING. TELEPHONE/DATA WIRING SHALL BE CATEGORY FIVE.

2. OUTLET AND JUNCTION BOXES SHALL BE 4" SQUARE BY 1 1/2" DEEP, OR LARGER, GALVANIZED STEEL.

3. PROVIDE ALL CONDUIT, WIRING, OUTLETS, FUSED NEMA 3R DISCONNECT SWITCHES AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND EMPTY CONDUITS FOR LOW VOLTAGE CONTROL EQUIPMENT.

4. LIGHT SWITCHES AND COVER PLATES TO BE SELECTED BY OWNER.

5. (5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR LIGHT FIXTURES, CONTROL SYSTEMS AND COVER PLATES.

6. PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENVELOPE, MASTIC SEAL ALL CONDUIT OPENINGS.

7. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.

8. CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH THE 2019 CALIFORNIA ENERGY CODE. 150(K) 9 A.

9. UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES, SIZED TO EQUIPMENT NAMEPLATE CURRENT.

10. BLACK BACKGROUND, PHENOLIC NAMEPLATES PROPERLY IDENTIFYING EACH ITEM.

11. LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE LIGHT FIXTURE PER ROOM.

12. LIGHTING IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS: PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS MUST BE CONTROLLED BY A MOTION SENSOR.
T.O. FOOTING 79' - 11 9/32" REMOVE (E) EXTERIOR DOOR & PORTIONS OF EXTERIOR WALL

CHANGE SLOPE OF ROOF TO ALLOW FOR GREAT HEAD CLEARANCE @ PORCH

(N) ADDITION/ POP OUT AT BEDROOM CLOSET UNDER PORCH

CHANGE SLOPE OF ROOF TO ALLOW FOR GREAT HEAD CLEARANCE @ PORCH

01

PROPOSED BUILDING ELEVATION - WEST

PROPOSED EXTERIOR ELEVATION

APRIL 28, 2022

PAT & TRACEY CARNEY 1165 E COTA ST. SANTA BARBARA, CA 93101

1/4" = 1'-0"

PROPOSED BUILDING ELEVATION - WEST

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