606 SEA RANCH GATE

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

ALL OF THE FOLLOWING MUST BE FOLLOWED

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, ARE DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPE WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

CODE COMPLIANCE

ALL WORK AND MATERIALS 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.

PART 1 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 - 2019 CALIFORNIA BUILDING CODE
PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3 - 2019 CALIFORNIA ELECTRICAL CODE
PART 4 - 2019 CALIFORNIA MECHANICAL CODE
PART 5 - 2019 CALIFORNIA PLUMBING CODE
PART 6 - 2019 CALIFORNIA ENERGY CODE
PART 7 - VACANT - FORMERLY CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE
PART 9 - 2019 CALIFORNIA FIRE CODE
PART 10 - 2019 CALIFORNIA EXISTING BUILDING CODE
PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS CODE
2019 TILE 24, CALIFORNIA CODE OF REGULATION (CCR)
1997 UNIFORM HOUSING CODE
1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.
NATIONAL ELECTRIC CODE
FEDERAL - AMERICANS WITH DISABILITIES ACT
FEDERAL - OSHA
COUNTY ORDINANCES
COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS
SBMC
CITY ORDINANCE #5919

GOVERNING AGENCIES

CITY BUILDING DEPT.	CONTACT: 630 GARDEN STREET SANTA BARBARA, CALIFORNIA 93101 PHONE: (805) 564-5485
CITY PLANNING DEPT.	CONTACT: 639 GARDEN STREET SANTA BARBARA, CALIFORNIA 93101

PROJECT INFORMATION

OWNER:	SUZANNE VON DREHLLE 606 SEA RANCH DR. SANTA BARBARA, CA 93109
PROJECT ADDRESS:	606 SEA RANCH DR. SANTA BARBARA, CA 93109
STRUCTURAL ENGINEER:	GARY FROLENKO 23 HITCHCOCK WAY, STE 104 SANTA BARBARA, CA 93105 PHONE: (805) 682-3887

VICINITY MAP

GRADING:

CUT:	Ø	C.Y.
FILL:	Ø	C.Y.
EXPORT:	Ø	C.Y.
IMPORT:	Ø	C.Y.
TOTAL:	Ø	C.Y.

PROJECT DESCRIPTION

NEW 13'-0" WIDE ENTRY GATE AND COLUMNS/WALLS.

REQUEST FOR A MINOR ZONING EXCEPTION FOR VISIBILITY AT DRIVEWAYS AND INTERSECTIONS FROM TRANSPORTATION AS THE PROPOSED GATE, WALLS, AND COLUMNS EXCEED THE MAXIMUM ALLOWED HEIGHT OF 3'-6" WITHIN THE VISIBILITY TRIANGLES.

BUILDING JUSTIFICATION:

APN:	047-104-001
JOB ADDRESS:	606 SEA RANCH DR. SANTA BARBARA, CA 93109
OWNER:	SUZANNE VON DREHLLE 606 SEA RANCH DR. SANTA BARBARA, CA 93109
ZONE:	A-1/S-D-3
OCCUPANCY TYPE:	R-3
LOT SIZE:	1.0 ACRES, 43,067 S.F.
TYPE OF CONSTRUCTION:	V-B
HIGH FIRE AREA:	YES
AVG. SLOPE:	25%

SHEET INDEX

T-1.0	COVER SHEET
PB-1	PHOTOBOARD
A-1.1	SITE PLAN
A-1.2	ENLARGED SITE PLAN, GATE DETAILS
S-1.1	FOUNDATION PLAN & DETAILS

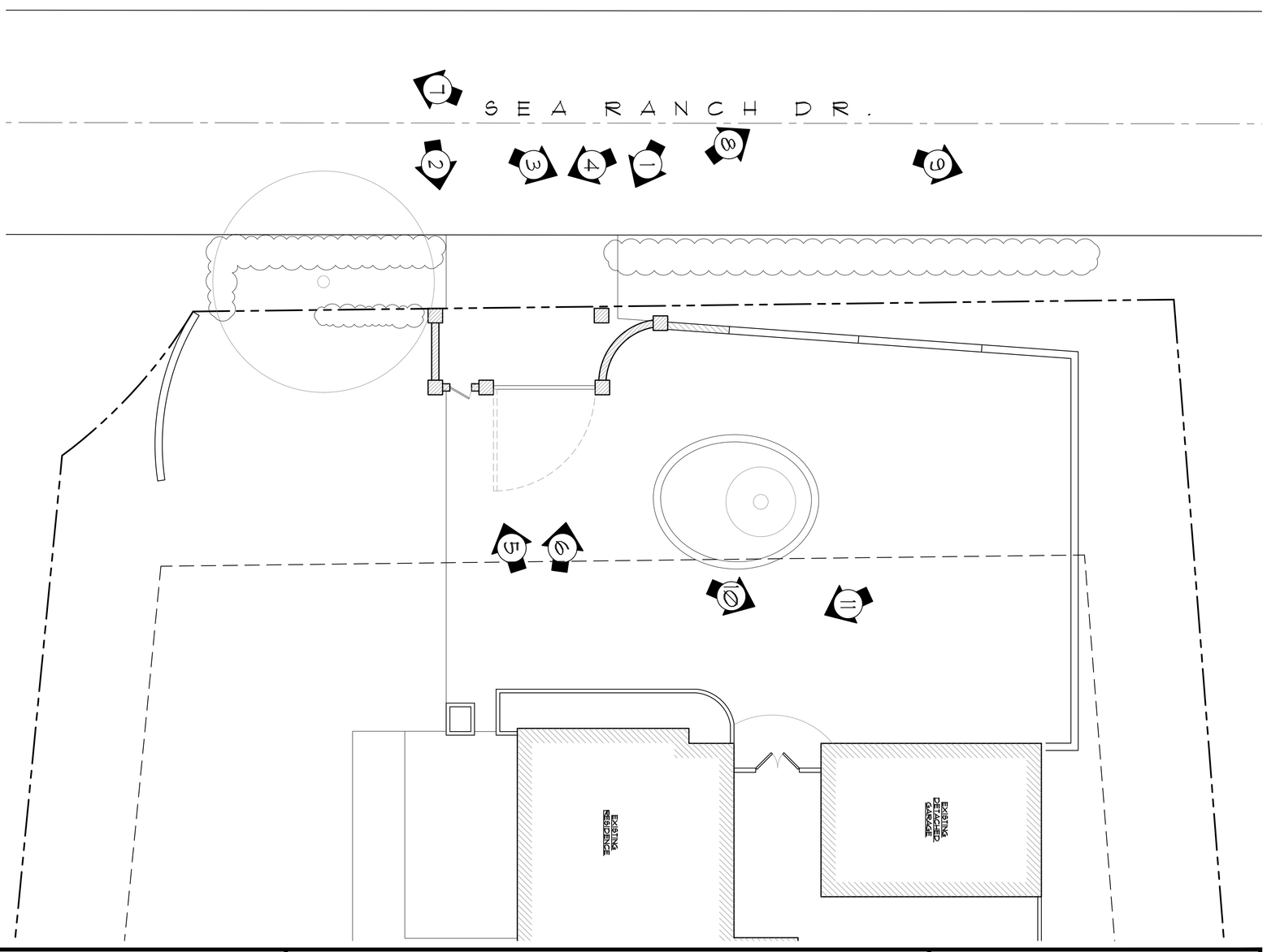
DRAFTING PREPARED BY
JEREMIE IRVINE
(805) 637-4684

606 SEA RANCH
606 SEA RANCH DR.
SANTA BARBARA, CA 93109
COVER SHEET

Revisions
1 12.15.21 PLAN CHECK

Project#
Project Manager
Date Drawn
Scale
Print Date

T-1.0



PB-1

Revisions	
Project#	
Project Manager	
Date Drawn	
Scale	
Print Date	

606 SEA RANCH

606 SEA RANCH DR.
SANTA BARBARA, CA 93109

PHOTO BOARD

DRAFTING PREPARED BY

JEREMIE IRVINE
(805) 637-4684

SEA RANCH DR.

253.94' N83°38'45"E

15'-0" SETBACK

(E) RET. WALL

EXISTING DETACHED GARAGE

(E) PLANTER

(E) RET. WALL

(E) TREE

(E) 36" TOW
8" TOW

253.94' N83°38'45"E

EXISTING RESIDENCE

(E) PLANTER

15'-0" TRIM HEDGE TO 36"

(E) 10'-0" HEDGE

10'-0"

20'-0"

(N) ENTRY GATE, SEE SHEET A-1.2

EXISTING PATIO

EXISTING POOL

EXISTING DECK

(E) 4'-0" HEDGE

(E) 6'-0" HEDGE

(E) TREE

35'-0" SETBACK

(E) WALL

L = 29.38'
R = 50.00'

15'-0" SETBACK

N

PROJECT NORTH

210.00' N89°59'30"E

SITE PLAN

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

DRAFTING PREPARED BY

JEREMIE IRVINE
(805) 631-4684

606 SEA RANCH

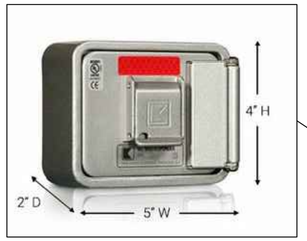
606 SEA RANCH DR.
SANTA BARBARA, CA 93109

SITE PLAN

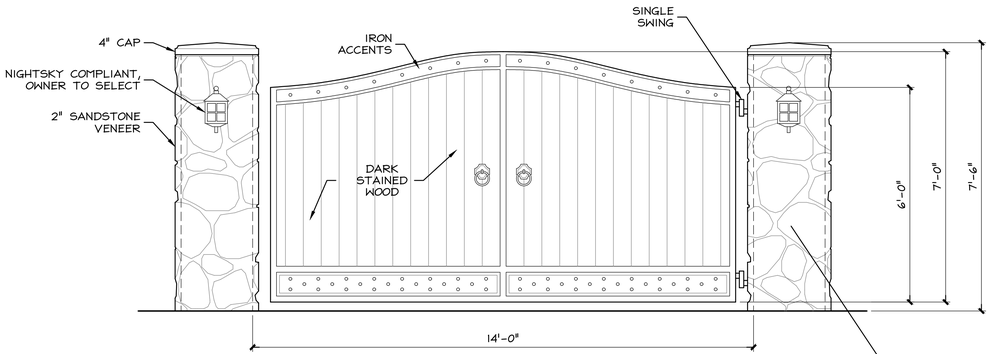
Revisions
1 12.15.21 PLAN CHECK

Project#
Project Manager
Date Drawn
Scale
Print Date

A-1.1



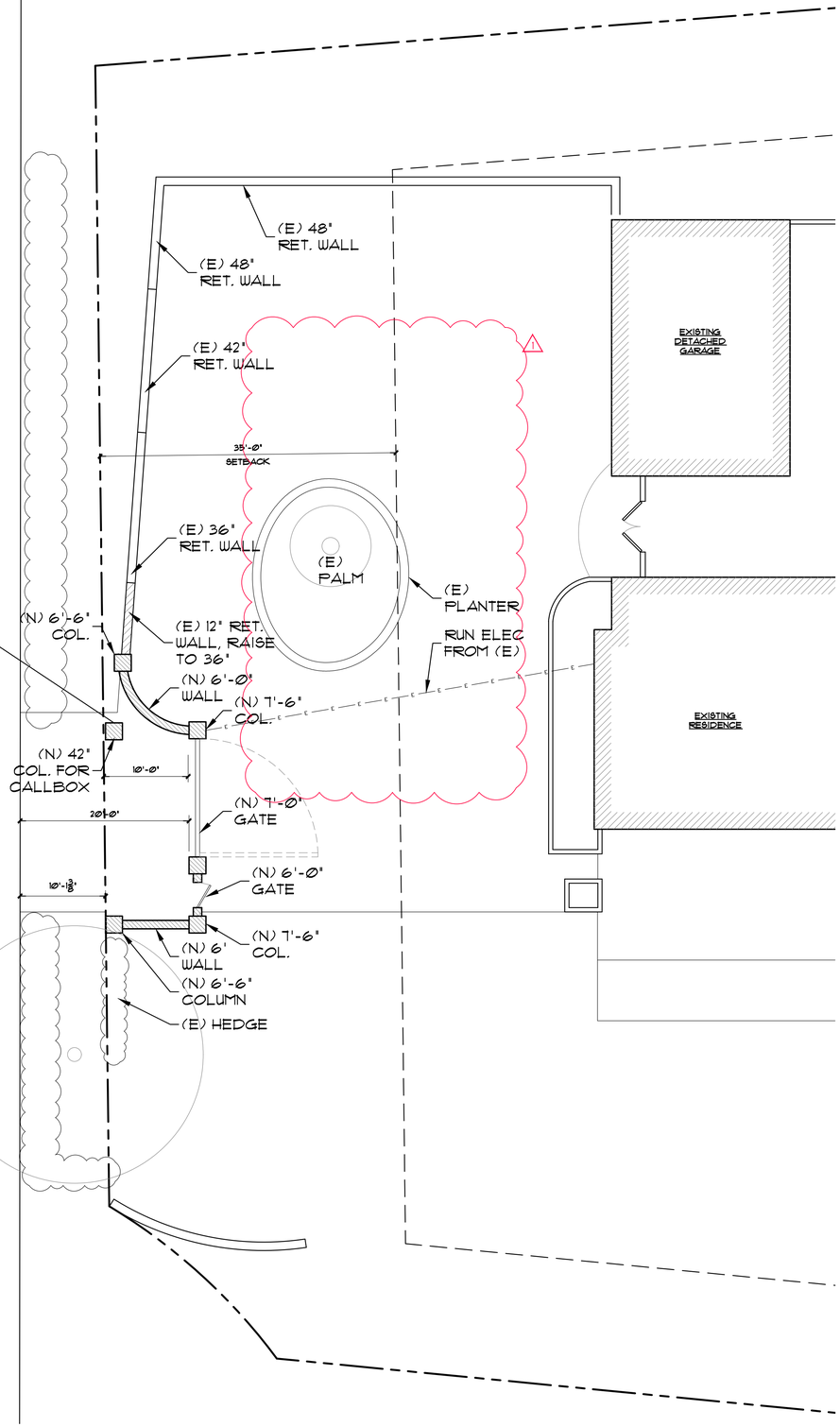
KNOX RESIDENTIAL BOX



GATE ELEVATION

SCALE: 1/2"=1'-0"

PROPOSED COLUMN DESIGN



NEW ENTRY GATE/DRIVEWAY PLAN

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

DRAFTING PREPARED BY

JEREMIE IRVINE
(805) 651-4684

606 SEA RANCH

606 SEA RANCH DR.
SANTA BARBARA, CA 93105

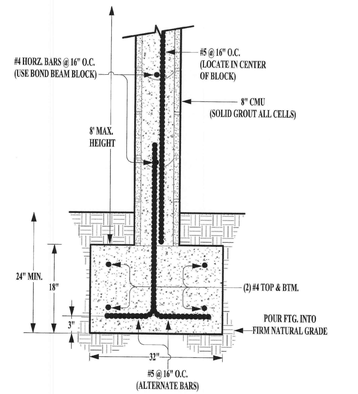
SITE PLAN

Revisions
1 12.15.21 PLAN CHECK

Project#
Project Manager
Date Drawn
Scale
Print Date

A-1.2

Gary Frolenko Engineering civil
23 Hitchcock Way, Suite 104, Santa Barbara 93105 structural
805 682-3887 FAX 805 682-3887
gfrolenko@verizon.net r.c.e. #27863
sht 22

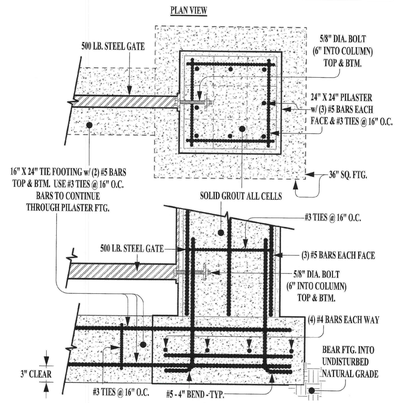


SITE WALL

FREE STANDING SITE WALL - NO SCALE

C

Gary Frolenko Engineering civil
23 Hitchcock Way, Suite 104, Santa Barbara 93105 structural
805 682-3887 FAX 805 682-3887
gfrolenko@verizon.net r.c.e. #27863
sht 20

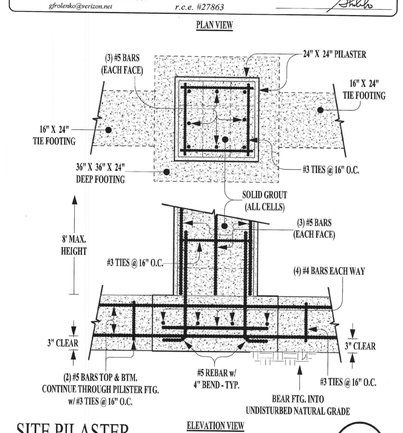


SITE PILASTER

SITE PILASTER AT GATE LOCATION - NO SCALE

A

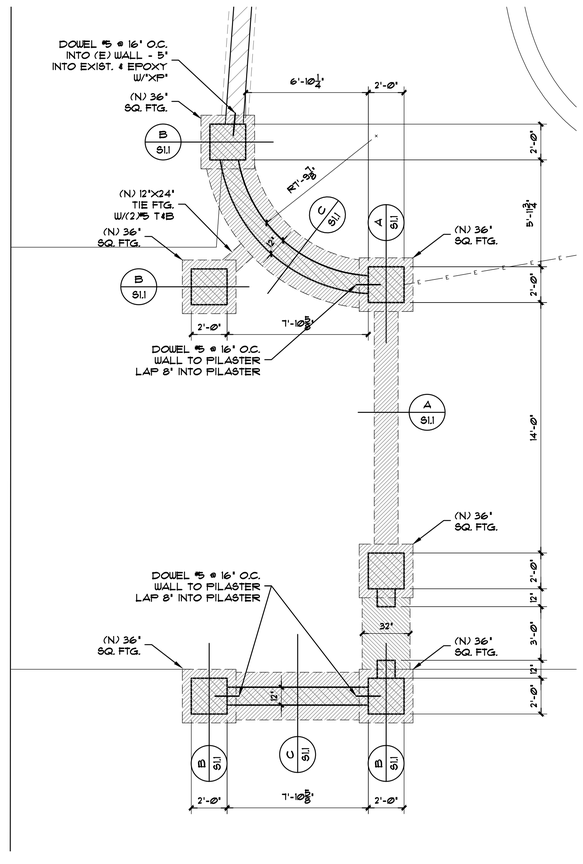
Gary Frolenko Engineering civil
23 Hitchcock Way, Suite 104, Santa Barbara 93105 structural
805 682-3887 FAX 805 682-3887
gfrolenko@verizon.net r.c.e. #27863
sht 21



SITE PILASTER

SITE PILASTER w/ GRADE BEAM EACH SIDE - NO SCALE

B



FOUNDATION PLAN

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

DRAFTING PREPARED BY

JEREMIE IRVINE
(805) 651-4684

606 SEA RANCH

606 SEA RANCH DR.
SANTA BARBARA, CA 93109

FOUNDATION PLAN/DETAILS

Revisions

Project#

Project Manager

Date Drawn

Scale

Print Date

S-1.1