# Edgewater Residence

**Project Description**

 project located on the site of Renewable Energy, Inc.'s existing solar power systems and battery storage facilities. The project consists of the following:

- **Proposed Construction:** Demolition of the existing single-family residence and existing ADU, and the installation of a new 4,015 NSF two-story single-family residence with an attached two-car garage, a 600 NSF basement, and a 700 NSF ADU. The project will also include drought-tolerant landscaping with eucalyptus tree and one pittosporum tree in the south yard area, one palm and one eucalyptus tree in the north yard area, and 50' buffer strip on the north side of the property line. Trees to be removed include one existing eucalyptus tree.

- **Proposed Area:**
  
<table>
<thead>
<tr>
<th>Proposed Area (Net)</th>
<th>Proposed Area</th>
<th>Demolished Area</th>
<th>Existing Area</th>
<th>Grading (estimated)</th>
<th>Proposed Open Yard</th>
<th>Parking</th>
<th>Setbacks</th>
<th>Lot Area</th>
<th>Design Review Board</th>
<th>Construction Type</th>
<th>Zone</th>
<th>Project Address</th>
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</thead>
<tbody>
<tr>
<td>Residence+garage</td>
<td>4,015 NSF</td>
<td>3,538 NSF residence and attached garage to be demolished</td>
<td>2,235 SF existing+garage</td>
<td>10% of Max FAR (in sq. ft.)</td>
<td>50' buffer strip on north side of property line</td>
<td>20' setback</td>
<td>50' bluff edge development setback</td>
<td>0.52 acres (22,651 sq. ft.)</td>
<td>2315 Edgewater Way</td>
<td>Multi-J / Group Folders</td>
<td>A2.1</td>
<td>2315 Edgewater Way</td>
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</table>

**Stormwater Narrative**

**Proposed Area:**

- **Max FAR Calculation (in sq. ft.):**
  
<table>
<thead>
<tr>
<th>Proportion of Total Proposed Area (in sq. ft.)</th>
<th>Proportion of Total Proposed Area (sq. ft.)</th>
<th>Net Lot Area (in sq. ft.)</th>
<th>10% of MAX FAR (in sq. ft.)</th>
<th>85% of MAX FAR (in sq. ft.)</th>
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  - **Second Floor Plan:** 2,235 sf
  - **First Floor Plan:** 1,900 sf
  - **Proposed Site Plan:** 5,800 sf
  - **Existing Site Photos and Survey:** 6,840 sf
  - **Bus Stop Vicinity Map:** Yes
  - **Elevations:** 670 sf
  - **Grading (estimated):** 600sf

**FAR Calculator**

- **FLOOR AREA RATIO (FAR):**
  
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<th>100% MAX FAR (in sq. ft.)</th>
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**Blueprints:**

- **Bus Stop Vicinity Map:**
  - **Cover Sheet:** Entry Project Address: 2315 Edgewater Way
  - **Is there a basement or cellar existing or proposed?** Yes
  - **ENTER Proposed TOTAL Net:** 3,538 NSF
  - **85% of MAX FAR (in sq. ft.):** 3,026 NSF
  - **80% of MAX FAR (in sq. ft.):** 2,212 NSF
  - **100% MAX FAR (in sq. ft.):** 4,015 NSF
  - **10% of Max FAR**
  - **Not included in FAR**
  - **SBMC §28.15**
  - **Tier 3 SWMP**
  - **An FAR MOD is not required per SBMC §28.15 or §30.20.030**
Edgewater Residence
2317 Edgewater Way
Santa Barbara
805-957-1315
PLN2021-00584
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civil engineer:
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Ashley & Vance Engineering, Inc.
210 East Cota Street
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t 805.962.9966

LEGEND: SITE PLAN

property line
setback
feature above
feature below
(E) building footprint
trash path of travel
proposed hardscape
(P) tree
(D) tree

KEY NOTES: SITE PLAN

A. 10' x 10' visibility triangle - no fence, screen, wall, hedge or other landscaping material exceeding a height of 3'-6" shall be located within the visibility triangle
B. existing telephone pole
C. existing electrical lines above
D. existing water meter
E. existing sidewalk
F. proposed landscaping to be drought resistant
G. existing electric meter
H. existing 66" wood fence to be replaced
I. existing hedge on property to be thinned for hardscape access
J. existing gas meter
K. existing 42" wire fence to be replaced
L. proposed trash, recycling, green waste bins in outdoor enclosure area (65 gal. each)
M. proposed utility P.O.C.

Enlarged Site
Landscape Plan
Utility Plan

A1.1
Edgewater Residence
2315 Edgewater Way
Santa Barbara
581-950-009
EAD01-03886
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geotech engineer:
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Site Elevation

20' front setback
41'-6" bluff edge development setback
property line
(E) grade
30 max. building height
bluff edge
50' bluff edge buffer

+0'-0" (136')
Living Finish Floor
+14'-10" A. Living F.F.
Upper Level
+28'-6" A. Living F.F.
T.O. Roof
-6'-0" B. Living F.F.
(E) Patio

6'-0" setback
property line
6'-0" setback
property line
6'-0" setback
property line
6'-0" setback
property line

coastal bluff edge
41'.5'
bluff edge development setback
50'
bluff edge buffer

Site Elevation

KEY PLAN