**Project Description**

The project consists of demolition of an existing single-family residence and garage. The proposed structure will be a 2-story single-family residence and ADU. The proposed project is compatible with the surrounding neighborhood and is consistent with the design standards of the Hillside Design District. The proposed project is in compliance with all applicable codes and ordinances.

**Stormwater Narrative**

A stormwater management plan is required for any project with a proposed total area of 5,000 square feet or more. The proposed project has a proposed total area of 4,472 square feet, which is less than 5,000 square feet. Therefore, a stormwater management plan is not required.

**F.A.R. Calculator**

The FAR Requirements are:

- 0.45 mile to closest bus stop
- Zone ONLY from drop-down list:
  - MAX FAR Calculation (in sq. ft.): 85% of MAX FAR (in sq. ft.):
- 100% MAX FAR:
- Slope of Lot: 35.00%
- ft.):
- Proposed TOTAL Net
- The 4,430 square foot proposed total is 99% of the MAX FAR.*
- An FAR MOD is not required per SBMC §28.15 or §30.20.030
- Percentage total is rounded up.

**Project Information**

**Stormwater Narrative**

A stormwater management plan is required for any project with a proposed total area of 5,000 square feet or more. The proposed project has a proposed total area of 4,472 square feet, which is less than 5,000 square feet. Therefore, a stormwater management plan is not required.

**F.A.R. Calculator**

The FAR Requirements are:

- 0.45 mile to closest bus stop
- Zone ONLY from drop-down list:
  - MAX FAR Calculation (in sq. ft.): 85% of MAX FAR (in sq. ft.):
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- ft.):
- Proposed TOTAL Net
- The 4,430 square foot proposed total is 99% of the MAX FAR.*
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**Proposed Area**

<table>
<thead>
<tr>
<th>Existing Area</th>
<th>Proposed Area</th>
<th>Net Proposed Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Area</td>
<td>Proposed Area</td>
<td>Net Proposed Area</td>
</tr>
</tbody>
</table>

- Residential (N) patios + walkways:
  - 1,300 sf
- Residential (N) pool+coping:
  - 1,300 sf
- Residential (D) hardscape:
  - 4,472 sf
- Residential (N) driveway:
  - 1,300 sf
- Basement:
  - 600 SF in-ground pool. Pool will be under a separate permit.
- ADU:
  - 2-story single family residence and attached ADU;
  - Demolition of existing single-family residence and garage
- Residence+garage:
  - 3,538 NSF residence and attached garage to be demolished
- Covered:
  - Covered:
- ADU side yard:
  - Project Description
- Existing Area:
  - Existing Area:
- Proposed Area:
  - Proposed Area:
- Net Proposed Area:
  - Net Proposed Area:
- Net Proposed Area:

**Notes:**

- Replaced driveway
- New hardscape and landscape;
- New construction for a single-family residence with attached garage and ADU;
- Demolition of existing single-family residence and garage
- Seasonal landscaping with associated site improvements, a small new orchard, new cypress eucalyptus trees in the westerly side-yard and three palms in the easterly side-yard.
(1) Looking north east towards neighbor property line

(7) Looking east towards neighbor from backyard

(3) Neighboring 2-story residence to the west (2321 Edgewater Way)

(6) Looking north east towards neighbor

(4) North elevation of existing residence

(5) South elevation of existing residence
Proposed Site Plan

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The Edgewater Residence
2315 Edgewater Way
Santa Barbara
041-350-024
PLN2021-00584

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Edgewater Residence
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11/1/2019
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Edgewater
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11/1/2019

Revisions
SFDB Concept Review
05.23.22

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Santa Barbara
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Site Elevation

Site Elevation

1/20" = 1'-0"

A3.0

Living Finish Floor
+15'-2" A. Living F.F.

Upper Level
+28'-0" A. Living F.F.

E. Patio
-6'-0" B. Living F.F.

0'-0" (136')

-6'-0" setback

Property line

(0) E. grade

30 max. building height

50' bluff edge buffer

41.5' bluff edge development setback

20'-0" setback

6'-0" setback

Property line

+14'-1" +11'-11"

+9'-9"

+10'-10"

+13'-0"

+15'-2"

18" x 23" W/D

36x54 Type 3 cooktop

Property

Line

6'-0" setback

Property line

Line

Coastal bluff edge

Property line

Line

18" 31" 5'-6"x11'-6" 36" 17"}

Living Finish Floor

+15'-2" A. Living F.F.

Upper Level

+28'-0" A. Living F.F.

E. Patio

-6'-0" B. Living F.F.

0'-0" (136')

-6'-0" setback

Property line

(0) E. grade

30 max. building height

50' bluff edge buffer

41.5' bluff edge development setback

20'-0" setback

6'-0" setback

Property line

Line

Coastal bluff edge

Property line

Line

36x54 Type 3 cooktop

Property

W/D

Line

Property line

Line

6'-0" setback

Property line

Line

18"