NEW RESIDENCE

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH STATE BUILDING CODES AS ADAPTED BY THE LOCAL GOVERNING AUTHORITIES. WORKTURE IN THESE PLANS IS TO BE CONFORMED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

NATIONAL ELECTRICAL CODE
FEDERAL - OSHA
1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON THE SITE BY THE FORCES OF WIND OR WATER.
2. SEDIMENTS AND OTHER POLLUTANTS MUST BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALE, THERMAL WAVE, OR WIND. SUPPORTING MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALE, THERMAL WAVE, OR WIND.
3. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE COLLECTED IN COVERED OR STABILIZED RECEPTACLES TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSE BY WIND.
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 SOLID WASTE.
5. ANY SLOPE WITH DISTURBED SOILS OR DEMANDED OF VEGETATION OTHER MEANS.
6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM 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 SOLID WASTE.
7. ANY SLOPE WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

BEST MANAGEMENT PRACTICES

1. SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON THE SITE BY THE FORCES OF WIND OR WATER.
2. SEDIMENTS AND OTHER POLLUTANTS MUST BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALE, THERMAL WAVE, OR WIND.
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DEFERRED SUBMITTALS

FIRE SPRINKLERS
SOLAR PANELS

PARKING CALCULATIONS

EXISTING PARKING:
1 COVERED
2 UNCOVERED

PROPOSED PARKING:
2 COVERED
2 UNCOVERED

REQUIPED PARKING:
2 COVERED

SITE AREAS

EXISTING:
BUILDING FOOTPRINT
1,533 SF
UPLANDS
2,145 SF
IMPERMEABLE PAVING
70 SF
12.1 %
20.3 %
5.8 %

PROPOSED:
BUILDING FOOTPRINT
2,683 SF
UPLANDS
4,100 SF
IMPERMEABLE PAVING
2,683 SF
10.9 %
21.8 %
15.4 %

PROJECT SCOPE

REQUEST FOR A MODIFICATION TO ALLOW A REDUCTION OF THE FRONT YARD SETBACK ALONG SANTA CRUZ BLVD. FOR THE RESIDENCE AND GARAGE.

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REQUEST FOR MODIFICATION TO ALLOW A REDUCTION OF THE FRONT YARD SETBACK ALONG SANTA CRUZ BLVD. FOR THE RESIDENCE AND GARAGE.

NEW RESIDENCE

PROJECT DATA

OWNERS:
VIKTORIA PANKIV
301 SANTA CRUZ BLVD.
SANTA BARBARA, CA 93108

PROJECT ADDRESS:
101 SANTA CRUZ BLVD.
SANTA BARBARA, CA 93108

APN:

PROJECT SCOPE:
DESTRUCTION OF AN EXISTING 1,110 SF SINGLE STORY RESIDENCE. PROPOSED NEW - 2,716 SF TWO STORY RESIDENCE WITH 121 SF ATTACHED GARAGE. NEW DRIVEWAY AND LANDSCAPING.

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EXISTING RESIDENCE
SETBACK
6' - 0"
FRONT SETBACK
20' - 0"
SECONDARY FRONT SETBACK
20' - 0"

ATTACHED GARAGE

SHORELINE DRIVE
SANTA CRUZ BLVD.

OPEN YARD
23' - 4"
629 SF OPEN YARD (OUTSIDE OF FRONT SETBACK)
574 SF OPEN YARD (OUTSIDE OF SECONDARY FRONT SETBACK)

10' - 0"
267 SF OPEN YARD

DOES NOT MEET MINIMUM DIMENSIONS

3' - 8 1/2"
18' - 5 3/4"
25' - 0 1/8"

EXISTING BUILDING WIDTH
35' - 9 3/8"

EXISTING BUILDING LENGTH
71' - 6 1/8"

NEW TWO STORY RESIDENCE
SETBACK
6' - 0"
FRONT SETBACK
20' - 0"
SECONDARY FRONT SETBACK
20' - 0"

ATTACHED GARAGE

SHORELINE DRIVE
SANTA CRUZ BLVD.

OPEN YARD
20' - 0"
540 SF OPEN YARD (OUTSIDE OF FRONT SETBACK)

BLDG. TO (E) CURB
21' - 2"
27' - 0"
13' - 0"
16' - 0"

SETBACK
6' - 0"
8' - 6 1/8"
12' - 8 3/4"

10' - 0"
212 SF OPEN YARD

DOES NOT MEET MINIMUM DIMENSIONS

22' - 4 3/8"
9' - 3 1/4"

484 SF ENCROACHING INTO SETBACK

PROPOSED BUILDING LENGTH
79' - 2 3/4"

PROPOSED BUILDING WIDTH
32' - 5 3/4"

12' - 3 5/8"
7' - 1 7/8"
19' - 11 3/4"

418 SF OPEN YARD
111 SF OPEN YARD (LESS THAN MIN. DIMENSION)

TOTAL AREA OF LOT OUTSIDE OF THE SETBACK = 2,083 SF
1,250 SF REQUIRED OPEN YARD
1,237 SF OF LOT AREA REMAINING FOR BUILDING FOOTPRINT

PERCENTAGE OF LOT TOTAL AREA OUTSIDE SETBACK = 2,083 SF / 5,863 SF
= 36%
LOT AREA REMAINING = 1,237 SF / 5,863 SF
= 21%

EXISTING OPEN YARD DIAGRAM
SCALE: 1/8" = 1'

PROPOSED OPEN YARD DIAGRAM
SCALE: 1/16" = 1'

SITE DEVELOPMENT DIAGRAM
SCALE: 1/8" = 1'

EXISTING AND PROPOSED SITE STATISTICS

EXISTING SITE:
OPEN YARD AREA (OUTSIDE OF SETBACKS AND COMPLIANT WITH MINIMUM DIMENSIONS) = 1,203 SF
OPEN YARD AREA (NOT COMPLIANT TO MINIMUM DIMENSIONS) = 267 SF
TOTAL OPEN YARD AREA = 1,470 SF (25%)
BUILDING FOOTPRINT AREA = 1,534 SF (26% LOT COVERAGE)
EXISTING BUILDING LENGTH = 71' - 6"
EXISTING BUILDING WIDTH = 35' - 9 3/8"
EXISTING FOOTPRINT INSIDE SETBACKS = 435 SF

PROPOSED SITE:
OPEN YARD AREA (OUTSIDE OF SETBACKS AND COMPLIANT WITH MINIMUM DIMENSIONS) = 958 SF
OPEN YARD AREA (NOT COMPLIANT TO MINIMUM DIMENSIONS) = 323 SF
TOTAL OPEN YARD AREA = 1,281 SF (22%)
BUILDING FOOTPRINT AREA = 1,923 SF (33% LOT COVERAGE)
PROPOSED FOOTPRINT INSIDE SETBACKS = 484 SF (NOTE: ONLY ONE PORTION OF THE 2 STORY STRUCTURE IS INSIDE THE SETBACK = 111 SF GROSS)
PROPOSED BUILDING LENGTH = 79' - 3" (7' - 9" MORE THAN EXISTING)
PROPOSED BUILDING WIDTH = 32' - 6" (3' - 3" LESS THAN EXISTING AND RESOLVES EXISTING ENCROACHMENT INTO SIDE SETBACK)

SITE MASSING DIAGRAM

EXISTING AND PROPOSED SITE STATISTICS

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SITE DEVELOPMENT DIAGRAM
SCALE: 1/8" = 1'

EXISTING AND PROPOSED SITE STATISTICS

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NEW RESIDENCE

PHOTOS

101 SANTA CRUZ BLVD.
SANTA BARBARA, CA

PHOTO: VIKTORIA PANKIV

DATE: 5/30/2022
NEIGHBORHOOD VIEWS
RECORD BOUNDARY:

EXCEPTIONS AND EXCLUSIONS:

NOTES:

BASE OF BEARINGS:

REAL PROPERTY:

TOWN:

FROM TO:

WELL:

RECORD:

FEE TITLE:

PER:

1. SUB-EXEMPTIONS WERE MEASURED AT APPROXIMATELY 54" ABOVE GROUND

2. THE TWO DIMENSIONS DENOTED ALONG THE WESTERN PROPERTY LINE WERE MEASURED FROM THE PROPERTY LINE TO THE EAST SIDE OF THE 4"x4" FENCE POSTS.
GENERAL NOTES - ROOF PLAN

1. CLASS 'A' RATED ROOF OVER ROOFING UNDERLAYMENT. PROVIDE TORCH DOWN MEMBRANE ROOF FOR SLOPES LESS THAN 2:12.

2. ALL ROOF EDGES TO HAVE G.I. DRIP EDGE, PAINTED TO MATCH ADJOINING SURFACES.

3. ALL EXPOSED CRICKETS & SADDLES TO BE 26 GA. G.I., PAINT TO MATCH ADJOINING SURFACES.

4. VALLEY FLASHING TO BE 36" WIDE 26 GA. G.I. FLASHING RUN 18" ONTO EACH ROOF PLANE, OVER 36" MIN. WIDE UNDERLAYMENT CONSISTING OF 1-LAYER OF 72# MINERAL SURFACE NON-PERFORMATED CAP SHEET COMPLYING W/ ASTM D3909 RUNNING THE ENTIRE LENGTH OF THE VALLEY, INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R327.5.3, AND PAINTED TO MATCH ADJOINING SURFACES.

5. OVERHANG SIZE AS NOTED ON PLAN.

6. ROOF PITCH AS INDICATED ON PLAN.

7. GUTTER GUARDS ARE TO BE PROVIDED AT ALL ROOF GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC SECTION R327.

8. COORDINATE LOCATION OF ALL VENT RISERS WITH ARCHITECT.

9. COORDINATE ALL REQUIRED ROOF PENETRATIONS AND LOCATIONS WITH ARCHITECT.

10. ALL ROOFING INSTALLATIONS SHALL BE CONSTRUCTED PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE MANUFACTURER'S INSTALLATION WARRANTY.

11. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE.

12. ALL ATTICS ARE UNVENTILATED. SPRAY FOAM INSULATION IS APPLIED AT THE UNDERSIDE OF ROOF SHEATHING.

KEYNOTES

X.XX KEYNOTE DESIGNATION

PROJECT NAME

ARCHITECTURE & PLANNING

C-22199

Thomas
Ochsner AIA

Designer

Roof Plan

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ARCHITECT

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Santa Barbara, CA 93101
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Cel 805.705.6558
tom@toarchitect.com
www.toarchitect.com

CLIENT

PROJECT

SHEET TITLE

REVISIONS

SHEET NO.

DATE DRAWN

DATE

NEW RESIDENCE

101 SANTA CRUZ BLVD.
SANTA BARBARA, CA

ROOF PLAN

ROOF PLAN

SCALE: 1/8" = 1'-0"
**EXTERIOR FINISH & MATERIAL INDEX**

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<td>2 PIECE MISSION TILE MANUFACTURER: REDLAND CLAY TILE, COLOR: TBD</td>
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<tr>
<td>002</td>
<td>EXTERIOR PLASTER, SMOOTH TROWELED COLOR: OFF WHITE</td>
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<td>003</td>
<td>EXPOSED HEAVY TIMBER WOOD FRAMING STAIN COLOR: CABOT STAIN, BARK</td>
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<td>004</td>
<td>STEEL GUARDRAIL/ HANDRAIL COLOR: BLACK</td>
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<td>005</td>
<td>ALUM. CLAD DOORS &amp; WINDOWS, WINDSOR COLOR: DARK BRONZE</td>
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<tr>
<td>006</td>
<td>CHIMNEY CAP TERRACOTA</td>
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<tr>
<td>007</td>
<td>EXTERIOR STONE PAVING TYPE: LIMESTONE PAVERS</td>
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<tr>
<td>008</td>
<td>2&quot; STONE VENEER TYPE: SANTA BARBARA SANDSTONE</td>
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