NEW RESIDENCE, GARAGE & ADU

FAR CALCULATOR

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification or these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	1218 SHORELINE DRIVE
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,619

ENTER Zone ONLY from drop-down list:	E-3
ENTER Net Lot Area (in sq. ft.):	5,676
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	REQUIRED**

ENTER Average Slope of Lot:	7.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	Yes
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.461
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.461
100% MAX FAR (in sq. ft.):	2,619
85% of MAX FAR (in sq. ft.):	2,226
80% of MAX FAR (in sq. ft.):	2,095
The 2619 square foot proposed total is 100% of the MAX FAR.*	

IMPERVIOUS AREA CALCULATION

EXISTING IMPERVIOUS AREA	2,588 SF
PROPOSED NEW IMPERVIOUS AREA	1,385 SF
PROPOSED REPLACED IMPERVIOUS AREA	1,723 SF
PROPOSED REMOVED IMPERVIOUS AREA	- 859 SF
TOTAL NEW + REPLACED IMPERVIOUS AREA:	**3,108 SF**

PROPOSED IMPERVIOUS AREA IS CUMULATIVE FOR TWO YEARS AFTER CERTIFICATE OF OCCUPANCY TO PREVENT 'PIECEMEALING' OF PROJECTS TO AVOID STORMWATER REQUIREMENTS

SITE AREAS

EXISTING

BUILDING FOOTPRINT	1,201 SF	21.2 %
LANDSCAPE/ PERMEABLE	3,198 SF	56.3 %
IMPERMEABLE PAVING	1,277 SF	22.5 %

PROPOSED

BUILDING FOOTPRINT	1,545 SF	27.2%
LANDSCAPE/ PERMEABLE	3,349 SF	59.0 %
IMPERMEABLE PAVING	782 SF	13.8%

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.

CITY ORDINANCES
COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
2019 CALIFORNIA BUILDING ADMINSTRATIVE CODE, PART 1
2019 CALIFORNIA BUILDING CODE, PART 2
2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5
2019 CALIFORNIA ELECTRICAL CODE, PART 3
2019 CALIFORNIA MECHANICAL CODE, PART 4
2019 CALIFORNIA PLUMBING CODE, PART 5
2019 CALIFORNIA ENERGY CODE, PART 6
2019 CALIFORNIA FIRE CODE, PART 9
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12
2019 CALIFORNIA CODE, TITLE 24 CD-ROM
2019 CALIFORNIA TITLE 24 COMPLETE COLLECTION
NATIONAL ELECTRIC CODE
FEDERAL - OSHA

BEST MANAGEMENT PRACTICES

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 ANDSURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTEDFROM 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 ANYOTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETEWASTES 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 BYRAIN 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.

DEFERRED SUBMITTALS

FIRE SPRINKLERS
SOLAR PANELS

PARKING CALCULATIONS

	PRIMARY RESIDENCE	ADU
EXISTING PARKING	1 COVERED 0 UNCOVERED	N/A
PROPOSED PARKING	2 COVERED 0 UNCOVERED	0 COVERED 0 UNCOVERED
REQUIRED PARKING	2 COVERED	NONE REQUIRED (PROPERTY IS 1/2 MILE TO PUBLIC TRANSPORTATION)

PURSUANT TO GOVERNMENT CODE SECTION 65852.2, NO PARKING IS REQUIRED FOR THE ACCESSORY DWELLING UNIT, AS A PUBLIC TRANSIT STOP IS LOCATED WITHIN A WALKING DISTANCE OF ONE-HALF MILE (2,640 FEET). NEAREST TRANSIT STOP IS 1,450 FEET, 0.3 MILES.

SHEET INDEX

SHEET #	DRAWING TITLE	BLDG. DEPT SUBMITTAL 8/23/2019	ISSUE 2
GENERAL			
T-1.0	COVER SHEET		
T-1.2	AREA CALCULATIONS		
T-1.3	SITE ANALYSIS- NEIGHBORHOOD FAR		
T-1.4	STREET ELEVATION & PERSPECTIVES		
T-1.5	EXISTING SITE PHOTOS		
T-1.6	NEIGHBORHOOD PHOTOS		
T-1.7	STANDING SEAM ROOF EXHIBIT		
T-1.9	MATERIAL BOARD		
SURVEY			
S-1	SURVEY		
CIVIL			
C2.1	GRADING & DRAINAGE PLAN		
LANDSCAPE			
L-1	LANDSCAPE PLAN		
L-2	PLANTING PLAN		
ARCHITECTURAL			
A-1.1	SITE PLAN		
A-2.00	BASEMENT PLAN		
A-2.10	LEVEL 1 FLOOR PLAN		
A-2.20	LEVEL 2 FLOOR PLAN		
A-2.30	ROOF PLAN		
A-2.40	GARAGE AND ADU PLANS		
A-6.1	MAIN HOUSE EXTERIOR ELEVATIONS		
A-6.2	MAIN HOUSE EXTERIOR ELEAVATIONS		
A-6.3	GARAGE & ADU ELEVATIONS		
A-9.1	DETAILS		
A-9.2	DETAILS		
A-9.3	DETAILS		

AREA CALCULATIONS

EXISTING AREAS

	NET PLANNING	GROSS PLANNING
MAIN HOUSE (EXISTING)	1,038 SF	1,099 SF
ATTACHED GARAGE (EXISTING)	210 SF	215 SF
SHED	86 SF	102 SF

PROPOSED AREAS - MAIN HOUSE

	NET PLANNING	GROSS PLANNING
MAIN HOUSE 1ST FLOOR	981 SF	1,060 SF
MAIN HOUSE 2ND FLOOR	895 SF	1,040 SF
MAIN HOUSE BASEMENT (100% BELOW GRADE)	843 SF	1,049 SF
TOTAL PROPOSED AREAS	**2,719 SF**	**3,149 SF**

PROPOSED AREAS - ACCESSORY STRUCTURES

	NET PLANNING	GROSS PLANNING
DETACHED GARAGE 1ST FLOOR	403 SF	442 SF
ADU 2ND FLOOR	340 SF	384 SF

FAR CALCULATION

MAIN HOUSE 1ST FLOOR + MAIN HOUSE 2ND FLOOR + ADU + GARAGE =

981 + 895 + 340 + 403 = 2,619 SF (100% MAX. FAR)

PROJECT SCOPE

DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND SHED AND REMOVAL OF EXISTING LANDSCAPE AND HARDSCAPE. PROPOSED NEW TWO STORY 1,876 SF SINGLE FAMILY RESIDENCE WITH 843 SF BASEMENT. PROPOSED 403 SF DETACHED GARAGE WITH 340 SF ACCESSORY DWELLING UNIT ABOVE (STUDIO UNIT). PROPOSED LANDSCAPE IMPROVEMENTS, HARDSCAPE, AND NEW CURB CUT.

COASTAL DEVELOPMENT PERMIT APPLICATION CDP2021-00024

ACCESSORY DWELLING UNIT IS SUBJECT TO STATE LAW, GOVERNMENT CODE SECTION 65852.2, EFFECTIVE JANUARY 1, 2020

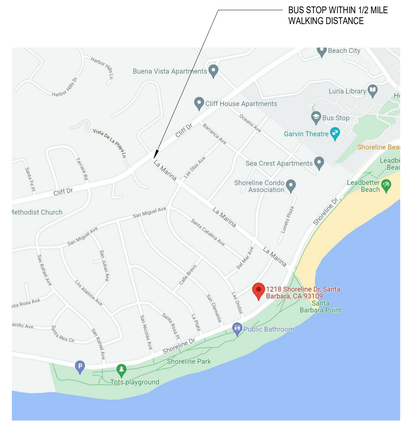
GRADING

CUT:	557 C.Y.
FILL:	52 C.Y.
EXPORT:	505 C.Y.

PROJECT DATA

OWNERS:	DAVID & PAT WADORS 968 MANOR WAY LOS ALTOS, CA 94024
PROJECT ADDRESS:	1218 SHORELINE DRIVE SANTA BARBARA, CA 93109
APN:	045-214-019
OCCUPANCY:	R-3/U
ZONING:	E-3/SD-3
STORIES:	2
LOT SIZE:	0.13 ACRES / 5,676 S.F.
BUILDING HEIGHT:	26'-10"
SPRINKLERS:	YES
SLOPE:	7%
HIGH FIRE AREA:	NO
CONSTRUCTION TYPE:	VB
SWMP COMPLIANCE:	TIER 3
AREA OF NEW OR RELOCATED IMPERMEABLE:	2,901 SF
FRONT SETBACK:	20'
INTERIOR SETBACK:	6'
EXISTING PARKING:	1 COVERED
PROPOSED PARKING:	2 COVERED

VICINITY MAP



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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

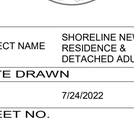
1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

COVER SHEET

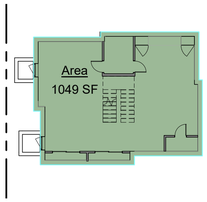
REVISIONS

12/6/2021 CONCEPTUAL DESIGN REVIEW



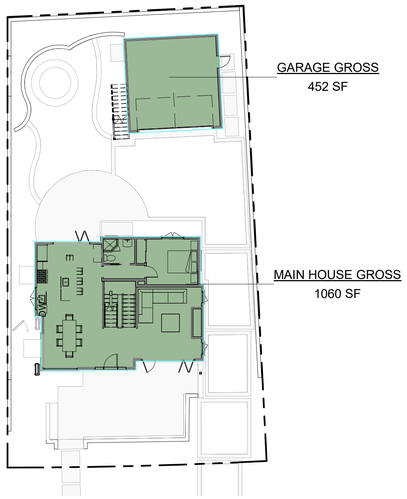
PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

T-1.0



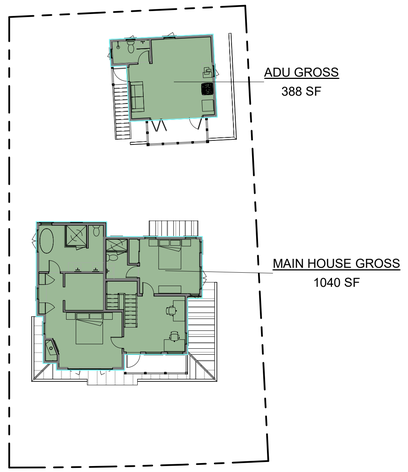
BASEMENT AREA - GROSS

SCALE: 1/16" = 1'-0"



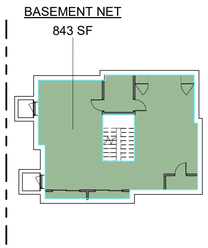
LEVEL 1 AREA - GROSS

SCALE: 1/16" = 1'-0"



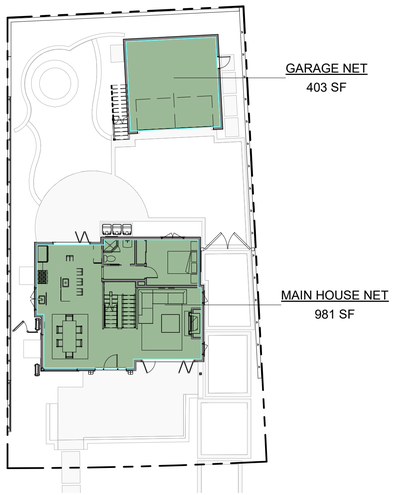
LEVEL 2 AREA - GROSS

SCALE: 1/16" = 1'-0"



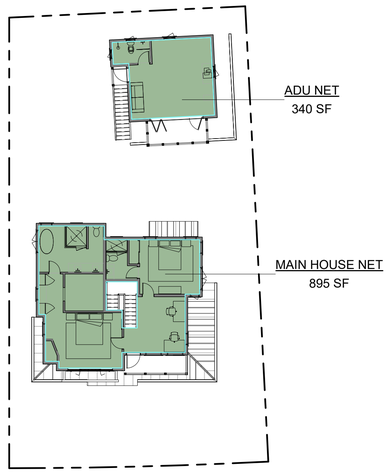
BASEMENT AREA - NET

SCALE: 1/16" = 1'-0"



LEVEL 1 AREA - NET

SCALE: 1/16" = 1'-0"



LEVEL 2 AREA - NET

SCALE: 1/16" = 1'-0"

AREA CALCULATIONS

EXISTING AREAS

	NET PLANNING	GROSS PLANNING
MAIN HOUSE (EXISTING)	1,038 SF	1,099 SF
ATTACHED GARAGE (EXISTING)	210 SF	215 SF
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PROPOSED AREAS - MAIN HOUSE

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MAIN HOUSE 1ST FLOOR + MAIN HOUSE 2ND FLOOR + ADU + GARAGE =

981 + 895 + 340 + 403 = 2,619 SF (100% MAX. FAR)

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CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

AREA CALCULATIONS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-5199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

T-1.2

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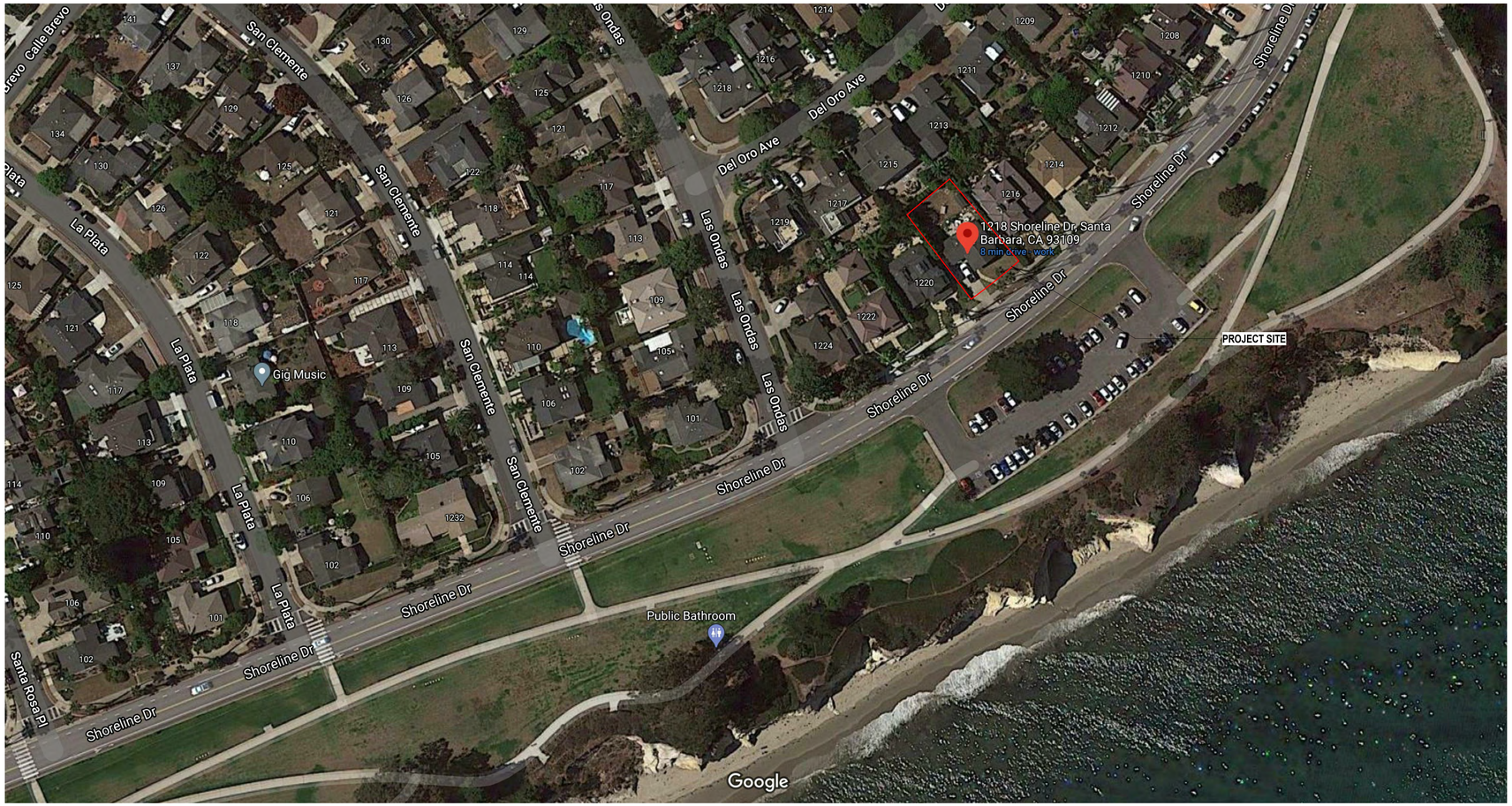

1224 SHORELINE

APN:	045-214-022
LOT AREA:	6,399.56 SF, 0.15 ACRES
STORIES:	1 STORY
SQUARE FOOTAGE:	1,396 SF
FAR PERCENTAGE:	50%
85% FAR:	2,380 SF

1222 SHORELINE

APN:	045-214-021
LOT AREA:	5,703.52 SF, 0.13 ACRES
STORIES:	2 STORY
SQUARE FOOTAGE:	1,797 SF + 483 SF GARAGE
FAR PERCENTAGE:	87 %
85% FAR:	2,232 SF

1220 SHORELINE

APN:	045-214-020
LOT AREA:	5,599.00 SF, 0.13 ACRES
STORIES:	2 STORY
SQUARE FOOTAGE:	2,213 SF
FAR PERCENTAGE:	85 %
85% FAR:	2,210 SF

1218 SHORELINE

APN:	045-214-019
LOT AREA:	5,676.30 SF, 0.13 ACRES
STORIES:	1 STORY
SQUARE FOOTAGE:	836 SF
FAR PERCENTAGE:	32%
85% FAR:	2,226 SF

1216 SHORELINE

APN:	045-214-018
LOT AREA:	5,599.00 SF, 0.13 ACRES
STORIES:	2 STORY
SQUARE FOOTAGE:	2,537 SF W/ 1,925 SF BASEMENT
FAR PERCENTAGE:	98%
85% FAR:	2,210 SF

1210 SHORELINE

APN:	045-214-015
LOT AREA:	5,796.68 SF, 0.13 ACRES
STORIES:	2 STORY
SQUARE FOOTAGE:	3,227 SF
FAR PERCENTAGE:	128%
85% FAR:	2,252 SF

1208 SHORELINE

APN:	045-214-014
LOT AREA:	5,646.20, 0.13 ACRES
STORIES:	2 STORY
SQUARE FOOTAGE:	2,817 SF
FAR PERCENTAGE:	108%
85% FAR:	2,220 SF

1206 SHORELINE

APN:	045-214-013
LOT AREA:	5,494.32 SF, 0.13 ACRES
STORIES:	2 STORY
SQUARE FOOTAGE:	3,418 SF
FAR PERCENTAGE:	133%
85% FAR:	2,187 SF

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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

SITE ANALYSIS- NEIGHBORHOOD FAR

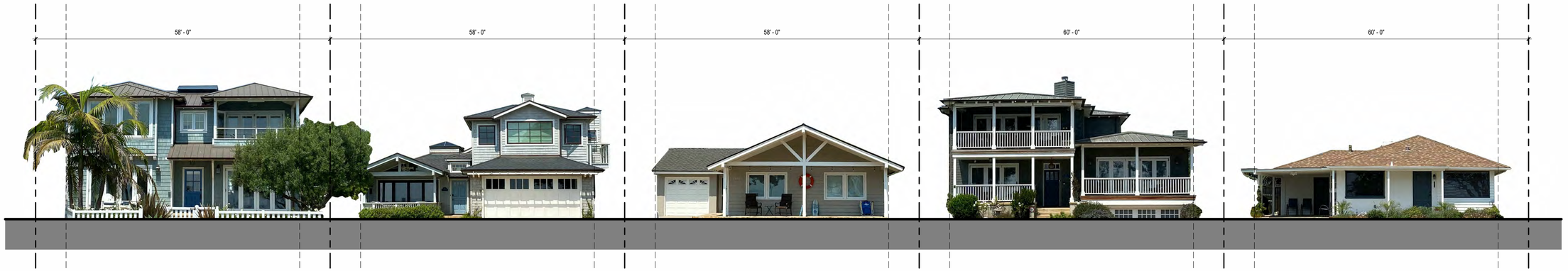
REVISIONS

REGISTERED ARCHITECT THOMAS G. OCHSNER 2199 RENEWAL 08/31/2023 STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

T-1.3

VIEWS FROM SHORELINE DRIVE



EXISTING STREET ELEVATION

SCALE: 1" = 10'-0"

PROPOSED STREET ELEVATION

SCALE: 1" = 10'-0"

AERIAL 3D VIEWS OF NEIGHBORHOOD

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PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

STREET ELEVATION & PERSPECTIVES

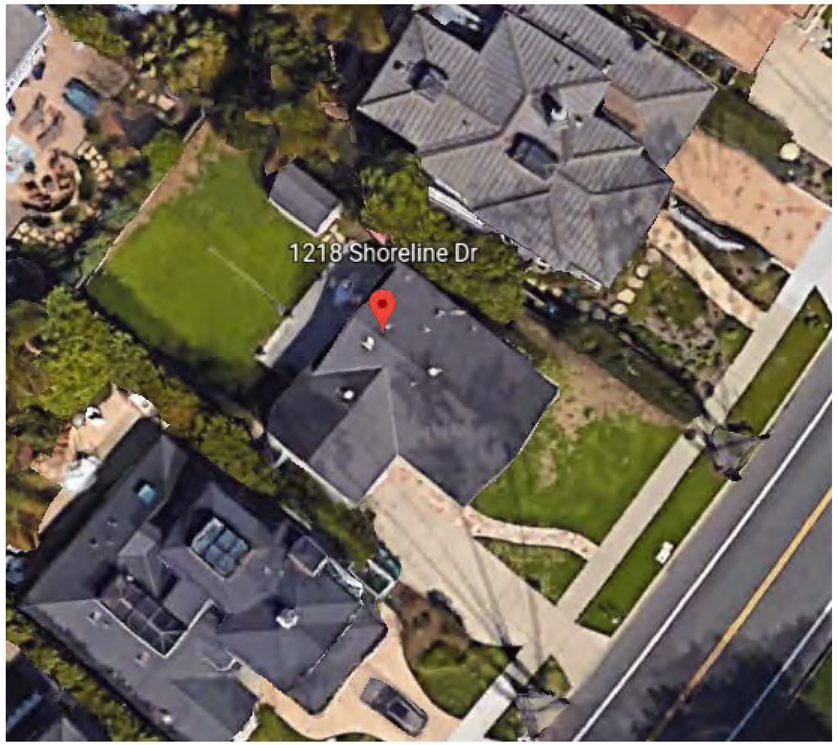
REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-22199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

T-1.4

VIEWS OF EXISTING RESIDENCE



AERIAL VIEW OF 1218 SHORELINE DRIVE

1. VIEW FROM SHORELINE DR

2.

3.

4.

5.

6.

7.

8.

9.

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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

EXISTING SITE PHOTOS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER II
2199
RENEWAL 9/24
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

T-1.5

1218 SHORELINE DRIVE NEIGHBORHOOD PHOTOS

AERIAL 3D VIEW OF NEIGHBORHOOD

LABELED AERIAL VIEW OF STREET AND RESIDENCE

1. VIEW OF SHORELINE DR AND 1220 AND 1222 SHORELINE DR

2. VIEW OF SHORELINE DR AND SHORELINE PARK TO THE LEFT OF RESIDENCE

3. VIEW OF 1218 SHORELINE AND NEIGHBORHOOD TO THE LEFT

4. VIEW OF SHORELINE PARK AND SHORELINE DR (LEFT OF RESIDENCE)

5. ACROSS THE STREET FROM 1218 SHORELINE DR OF SHORELINE PARK PARKING

6. VIEW BEYOND SHORELINE PARK

7. ACROSS THE STREET FROM RESIDENCE

8. SHORELINE PARK RIGHT OF RESIDENCE

9. SHORELINE PARK PARKING LOT (ACROSS FROM RESIDENCE)

10. LEADBETTER BEACH PARK NEIGHBORING SHORELINE PARK

11. SHORELINE PARK WITH VIEW OF SANTA BARBARA WATERFRONT (RIGHT OF RESIDENCE)

12. RESIDENCE AND NEIGHBORHOOD TO THE RIGHT OF RESIDENCE

13. SHORELINE DR TO THE RIGHT OF RESIDENCE

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CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

NEIGHBORHOOD PHOTOS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER III
RENEWAL 9/24
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

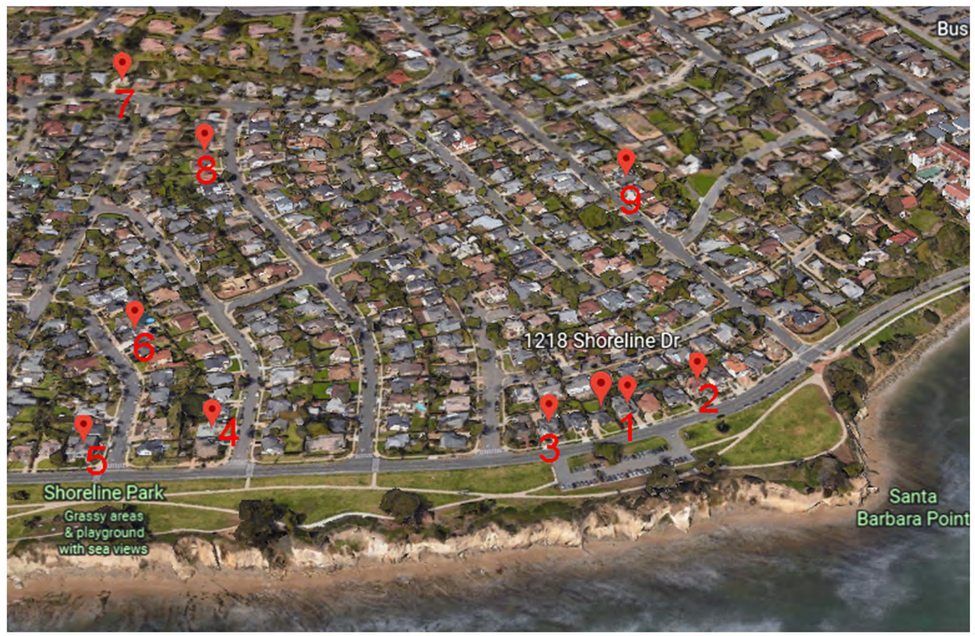
T-1.6

1218 SHORELINE DRIVE - SURROUNDING RESIDENCES WITH STANDING SEAM ROOFS

1. 1216 SHORELINE DRIVE

2. 1210 SHORELINE DRIVE

3. 1222 SHORELINE DRIVE



AERIAL MAP OF SURROUNDING HOMES WITH STANDING SEAM METAL ROOFS

4. 105 LA PLATA

5. 1242 SHORELINE DRIVE

6. 130 SANTA ROSA PLACE

7. 1266 SAN MIGUEL AVE

8. 241 SAN CLEMENTE

9. 222 LA MARINA

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THOMAS OCHSNER
Architect

ARCHITECTURE & PLANNING

Thomas Ochsner AIA Architect

1847 State Street
Santa Barbara, CA 93101
Tel 805.770.7576
Cel 805.705.6558
tom@toarchitect.com
www.toarchitect.com

CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

STANDING SEAM ROOF EXHIBIT

REVISIONS

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

T-1.7

EX-01 COMPOSITE SIDING

MANUFACTURER: HARDIE
COLOR/ STYLE: SWEET BASIL (LIGHT GREEN GRAY), STRAIGHT SHINGLES

EX-02 TRIM

MANUFACTURER: HARDIE
COLOR/ STYLE: ARCTIC WHITE, WOOD GRAIN

EX-03 STANDING SEAM ROOF

MANUFACTURER: WESTERN STATES METAL ROOFING
COLOR/ STYLE: GRAY MATTE ZINC

EX-04 GUTTER/ DOWNSPOUT

MANUFACTURER: CUSTOM 6 IN. HALF ROUND
COLOR/ STYLE: ALUMINUM, GRAY DOWNSPOUT, WHITE GUTTER TO MATCH TRIM

EX-05 WOOD RAFTERS/ POSTS

MANUFACTURER: CUSTOM
COLOR/ STYLE: CEDAR, PAINTED WHITE

EX-06 RAILING

MANUFACTURER: FEENEY
COLOR/ STYLE: CABLE RAIL WITH STAINED WOOD CAP

EX-07 ALUM. CLAD WIN./ DOORS

MANUFACTURER: KOLBE
COLOR/ STYLE: VISTALUXE; EXTERIOR WHITE, PRIMED INTERIOR

EX-08 PLASTER, INTEGRAL COLOR

MANUFACTURER: LA HABRA
COLOR/ STYLE: GRAY WHITE, SMOOTH TROWELED

EXTERIOR SCONCE LIGHT

Baytree Lane LED Outdoor Wall Sconce

By The Great Outdoors: Minka-Lavery

Baytree Lane LED Outdoor Wall Sconce
By The Great Outdoors: Minka-Lavery

Product Options

Finish: Brushed Aluminum , Oil Rubbed Bronze w/ Gold Accents
Size: Small , Large

Details

- Round wall plate
- IDA Approved
- Hand applied multi-step finish
- Designed in 2016
- Material: Aluminum
- Shade Material: Etched Glass
- Dimmable when used with a ELV Dimmer (Not Included)
- Dark Sky compliant
- ETL Listed Wet
- Made In China

Dimensions

Small Option Backplate: Diameter 5"
Small Option Fixture: Width 8.5", Height 8.5", Depth 11.5"
Large Option Backplate: Diameter 5"
Large Option Fixture: Width 11", Height 9.75", Depth 12.75"

Lighting

- 14 Watt (376 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 2700K Lifespan: 30000 hours

Additional Details

Product URL:
https://www.lumens.com/baytree-lane-led-outdoor-wall-sconce-by-the-great-outdoors-minka-lavery-MLVP137323.html
Rating: ETL Listed Wet

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THOMAS OCHSNER
Architect

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tom@toarchitect.com
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CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

MATERIAL BOARD

REVISIONS

REGISTERED ARCHITECT
THOMAS G. OCHSNER
C-8199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU

DATE DRAWN

DATE	7/24/2022

SHEET NO.

T-1.9

GENERAL NOTES

TOPOGRAPHIC FIELD SURVEY CONDUCTED JUNE, 2021

BOUNDARY DATA PER BK 15 PG 308 MAPS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN FOUND MONUMENTS ON THE SOUTHWEST LINE OF LOT 139. THE BEARING BEING N 34° 19' 26" W.

THE BENCHMARK FOR THIS SURVEY IS CENTER OF THE SANITARY SEWER LID FOUND ON SHORELINE, FRONTING THE PROJECT. THE ELEVATION BEING 56.25' (NAVD88).

1 FOOT CONTOUR INTERVAL

LEGEND

AC	ASPHALT
CNC	CONCRETE
EL	ELEVATION
EM	ELEC METER
FF	FINISH FLOOR
FND	FOUND
FS	FINISH SURFACE
GM	GAS METER
HB	HOSE BIB
IN	INCH
MB	MAIL BOX
NG	NATURAL GROUND

R — 15 MB 308

FOUND MONUMENT PER R

LOCATION OF PROPERTY CORNER PER R

PROPERTY LINE

BUILDING LINE

TREE DRIP LINE/HEDGE

WOOD FENCE

WALL

ROCK WALL

WM — WATER METER

HB — HOSE BIB

MB — MAILBOX

G — GAS METER

TREE TRUNK

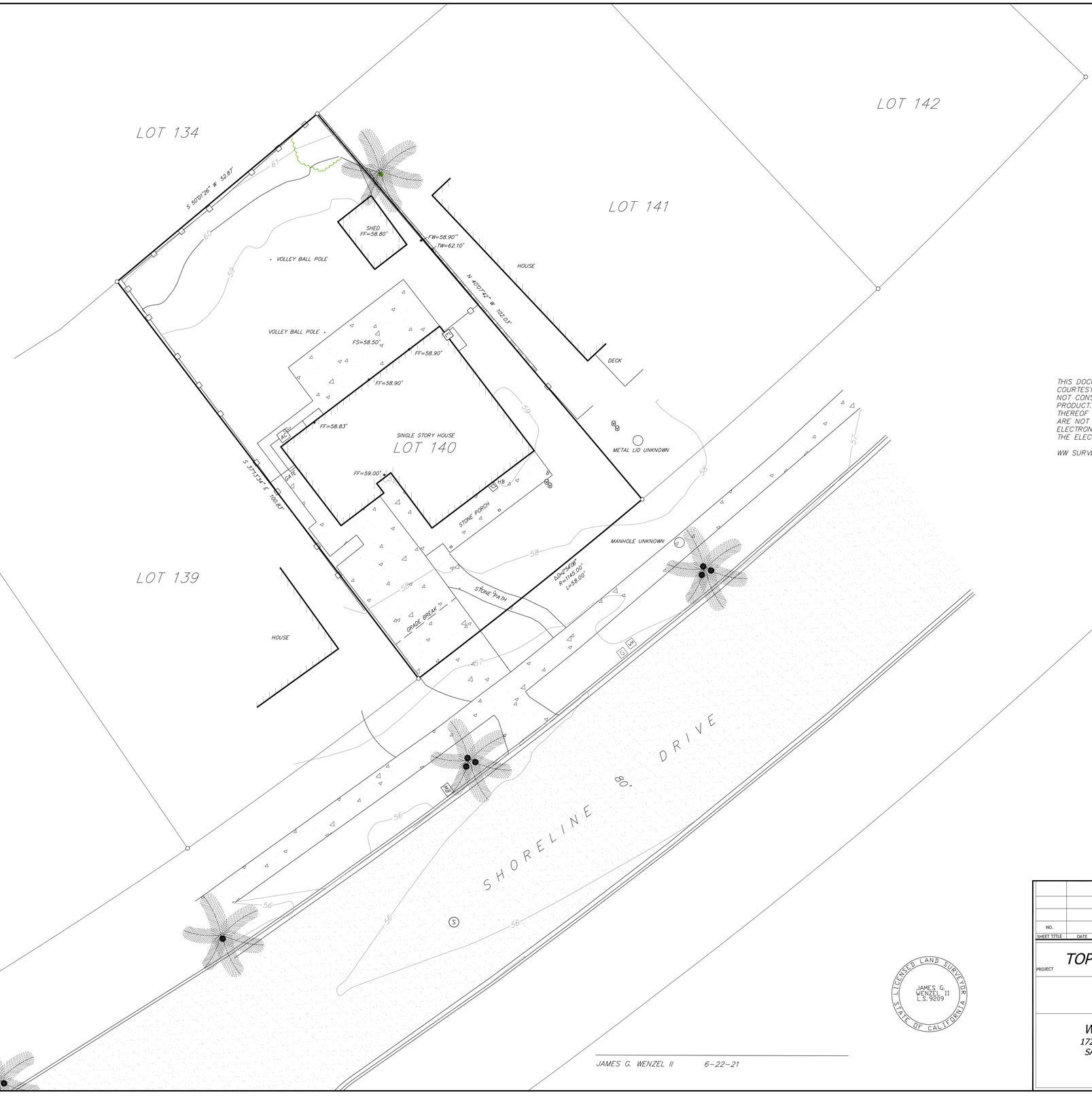
IRRIGATION CONTROL VALVE

S — SEWER MANHOLE

E — ELECTRIC METER

ASPHALT

CONCRETE



SCALE 1"=10'

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WW SURVEYING, INC.

LICENSED LAND SURVEYOR
JAMES G. WENZEL II
L.S. 9209
STATE OF CALIFORNIA

JAMES G. WENZEL II 6-22-21

NO.	DATE	REVISION	BY

SHEET TITLE

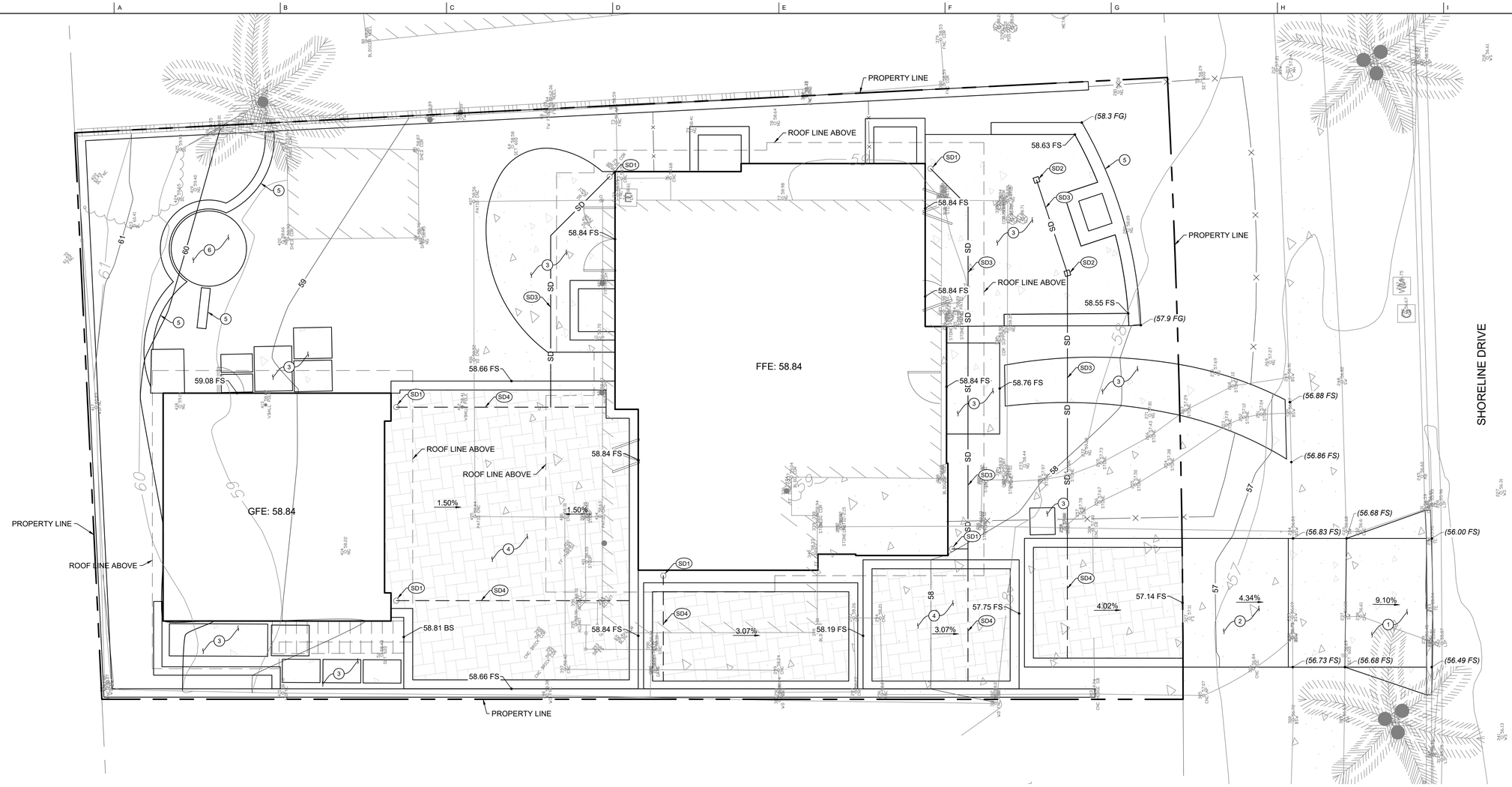
PROJECT

TOPOGRAPHIC SURVEY

1218 SHORELINE
SANTA BARBARA, CA

WW SURVEYING, INC.
1727 STATE STREET SUITE 25
SANTA BARBARA, CA 93101
(805) 748-3234

PROJECT S03677
SCALE 1" = 10'
DATE 6-22-21
DRAWN BY JS
CHECKED BY JW

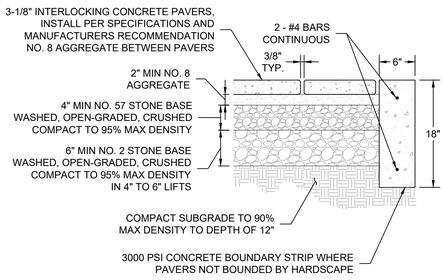


SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY APRON.
2. CONSTRUCT CONCRETE DRIVEWAY.
3. CONSTRUCT CONCRETE WALKWAY.
4. CONSTRUCT PERMEABLE PAVER DRIVEWAY PER DETAIL 1, THIS SHEET.
5. CONSTRUCT RETAINING WALL.
6. INSTALL SPA BY OTHERS.

STORM DRAIN CONSTRUCTION NOTES:

- SD1 INSTALL ROOF DRAIN CONNECTION.
- SD2 INSTALL PEDESTRIAN RATED FLAT GRATE DRAIN.
- SD3 INSTALL SDR35 PVC STORM DRAIN LINE.
- SD4 INSTALL PERFORATED PIPE INFILTRATION BASIN DIFFUSER.



1 PERMEABLE PAVER DRIVEWAY SECTION

NTS

DIGALERT

DIAL TOLL FREE **811** OR (1-800-422-4133) AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'

10 0 10 20

Plan Prepared By:

Ashley&Vance ENGINEERING, INC.

210 East Cota Street
Santa Barbara, CA 93101
(805) 962-9966
www.ashleyvance.com

CIVIL • STRUCTURAL

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GOLDSTEIN No. 68701 CIVIL STATE OF CALIFORNIA

PLAN REVIEW SET NOT FOR CONSTRUCTION

WADORS RESIDENCE

1218 SHORELINE DRIVE
SANTA BARBARA, CA 93109

Revisions:

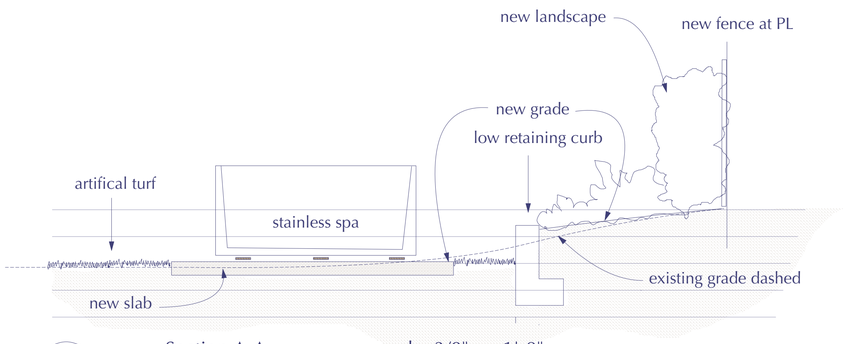
1	.
2	.
3	.
4	.
5	.

Project Engineer: LH1	Ext: 176
Project Manager: JJG	
Date: 04.26.2022	Scale: PER PLAN
AV Job No: 211962	Sheet Size: 24" x 36"

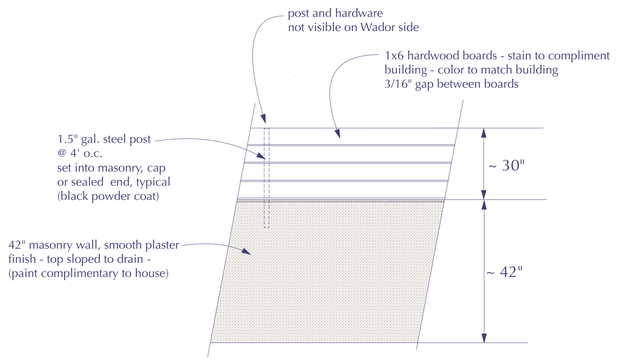
GRADING AND DRAINAGE PLAN

C-2.1

S:\All Jobs\2021 All Jobs\211962 - Wadors Residence (Civil) - Ochsner\02_Working Drawings\Preliminary\02_ONSITE\C-2 GRADING SHEET.dwg, C-2.1, Apr 26, 2022 9:03am, Bruce

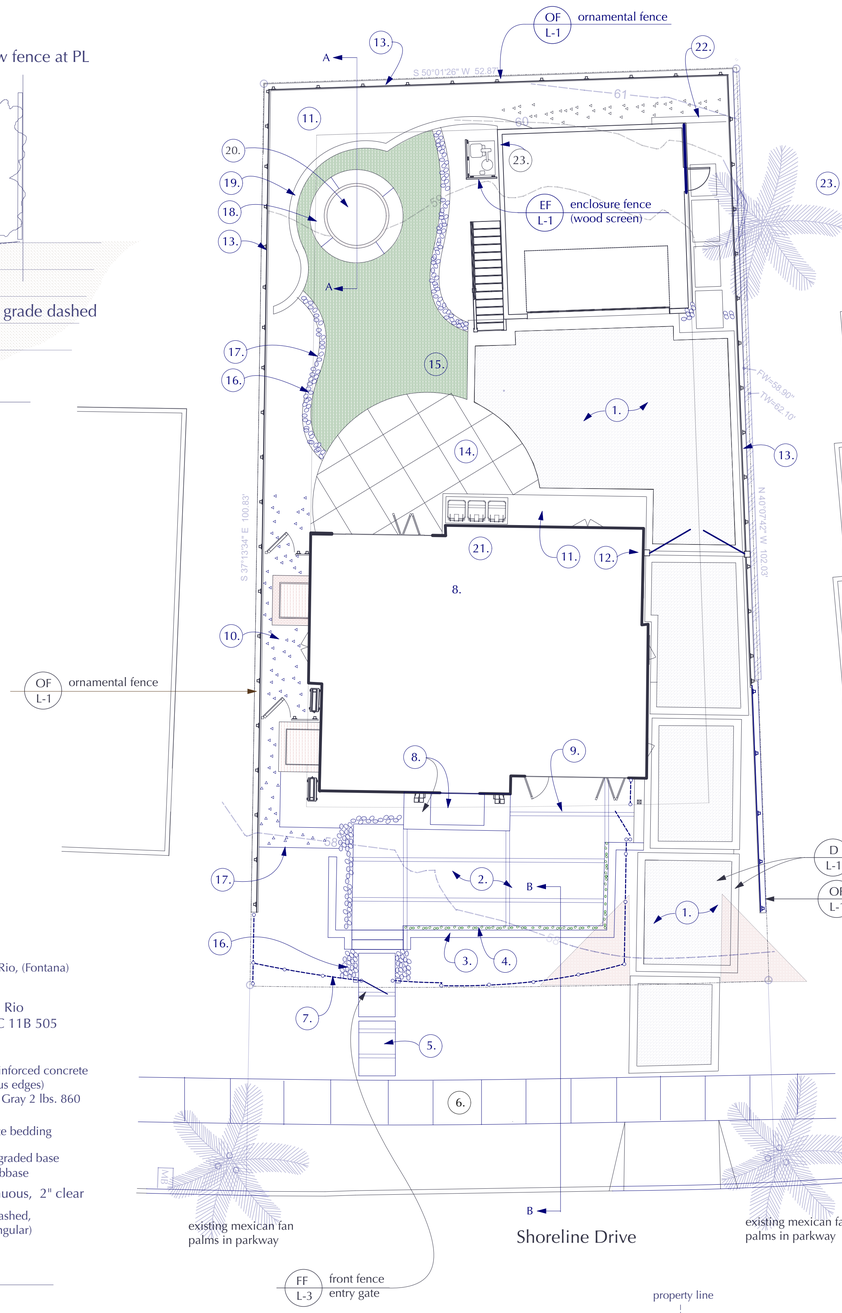


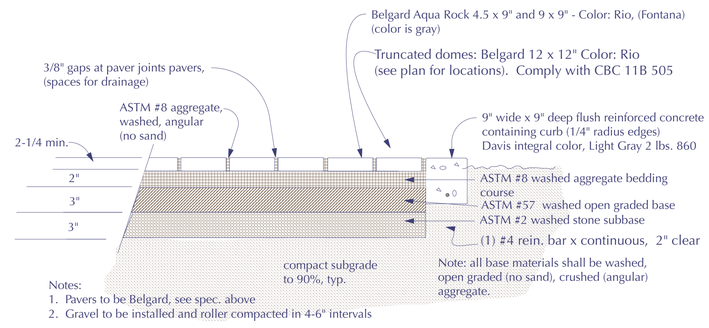
AA Section A-A scale: 3/8" = 1'-0"



OF Ornamental Fence - elevation- scale: 1/2" = 1'-0"

structure by contractor





Notes:
1. Pavers to be Belgard, see spec. above
2. Gravel to be installed and roller compacted in 4-6" intervals

D Permeable Paving Detail (flush grade beam container) - section - NTS

GROUNDCOVERS, non-plants

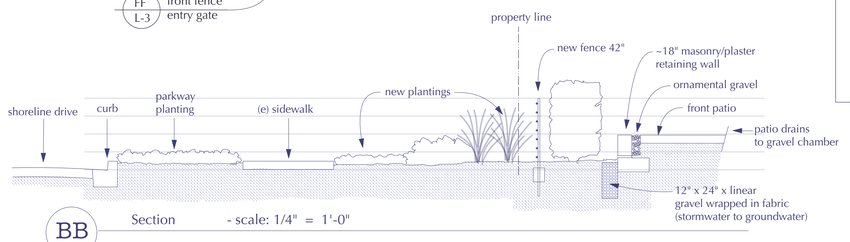
5-6" round stone cobble
gray and blue

Del Rio 3/8" angular gravel (see detail, this sheet)
gravel on permeable fabric - fabric stapled
to compacted grade securely, do not wrap edges

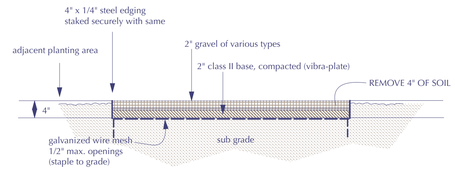
HARD STUFF LEGEND

pots and urns to be selected
(exhibit only)

driveway paver 1, see detail
this sheet

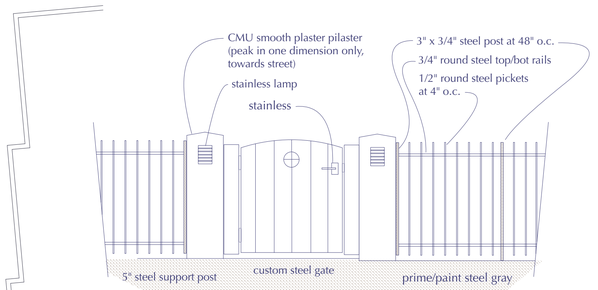


BB Section - scale: 1/4" = 1'-0"



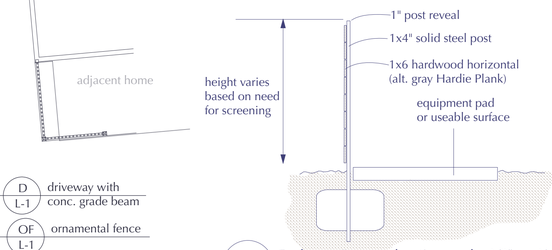
IMPORTANT POINT: EXCAVATE and REMOVE SOIL to CREATE A PLACE for base and gravel

GP Gravel Path scale" 3/4" = 1'-0"



FF Front Fence - elevation- scale: 1/2" = 1'-0"

footings by contractor



EF Enclosure Fence - elevation- scale: 1/2" = 1'-0"

footings by contractor

Construction Keynotes

1. Paver Driveway, (contained: 9" wide and deep concrete grade beam).
2. Concrete slab, ornamental, special scoring.
3. Low masonry/plaster 24" retaining curb.
4. 6" ornamental rock strip/drainage.
5. Concrete pad, special scoring.
6. Existing sidewalk.
7. 42" steel fence.
8. Concrete front porch, two tones to frame door mat.
9. 1/16" special saw cut scoring in concrete.
10. 3" deep ornamental gravel on fabric stapled to grade.
11. Planting area.
12. Vehicle gates - to be designed.
13. Perimeter wall/hardwood fence, see detail OF this sheet.
14. Artificial turf.
16. River cobble 6" round rock, in gray and blue range of color.
17. 4" steel headerboard.
18. Concrete slab for spa.
19. Retaining wall, masonry/plaster, approx. 24" tall.
20. Spa - prefabricated and plumbed to equipment (plumbing out of view).
21. Trash.
22. Retaining wall, masonry/plaster, approx. 24" tall.
23. Adjacent palm.
24. 10' x 42" max height zone (back out visibility zone).

Landscape Site Plan

Scale: 1" = 8'

REGISTERED LANDSCAPE ARCHITECT CHARLES P. McCLURE 7-21-22 Date STATE OF CALIFORNIA

CM+LA
Charles McClure +
Landscape Architect

SANTA BARBARA
CALIFORNIA

Ph: (805) 729 1179
cmla3114@gmail.com

Ca. License No. 3114
since 1989

what can be conceived can be created

landscape planning for:

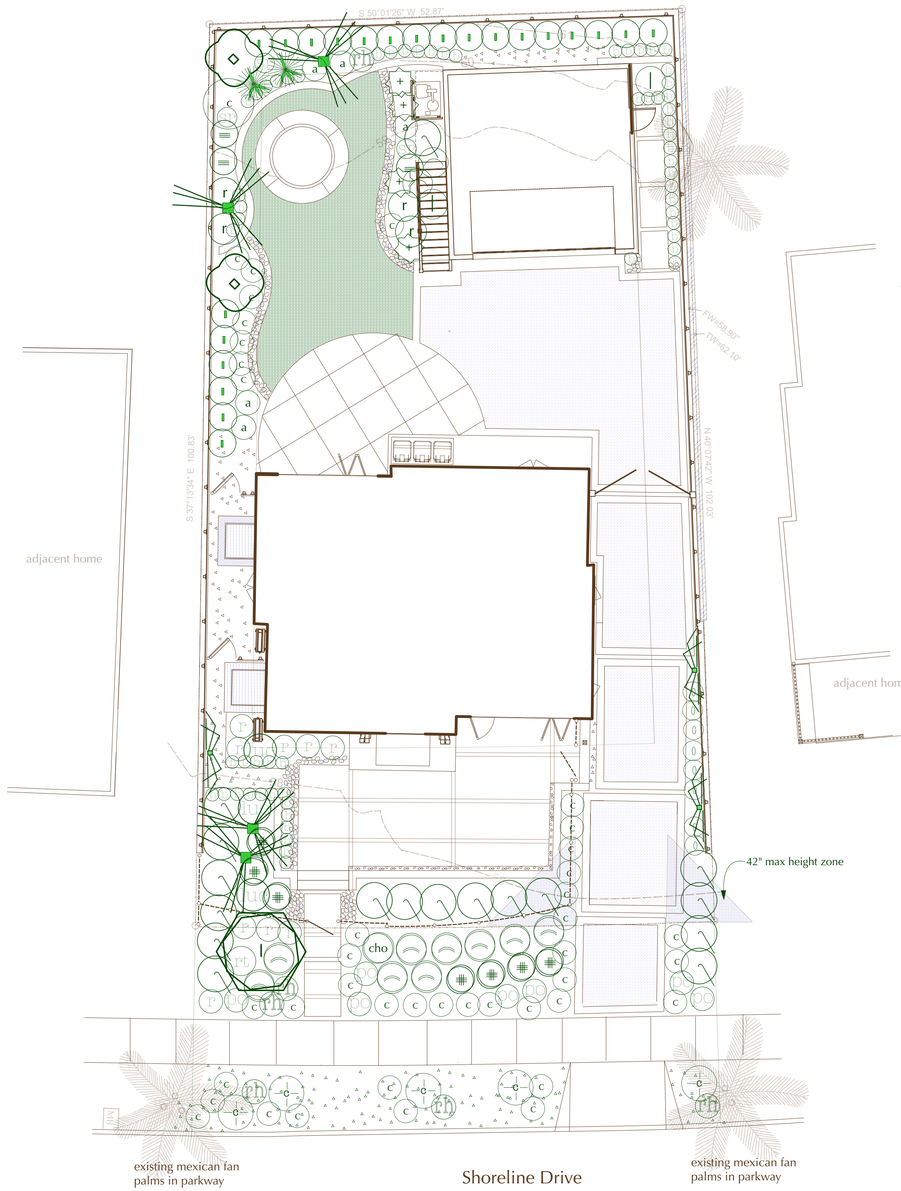
Wador Residence
1218 Shoreline Drive
Santa Barbara, Ca. 93103

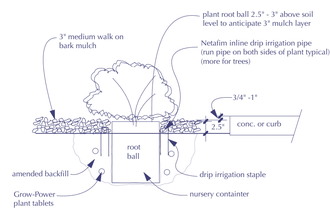
REVISION :
10-22-21 Second Concept
4-26-22 Site Plan Changes

SHEET TITLE :
Landscape Site Plan

DATE : July 21, 2022
SCALE : 1/4" = 1'-0"
DRAWN : C.M.
JOB :

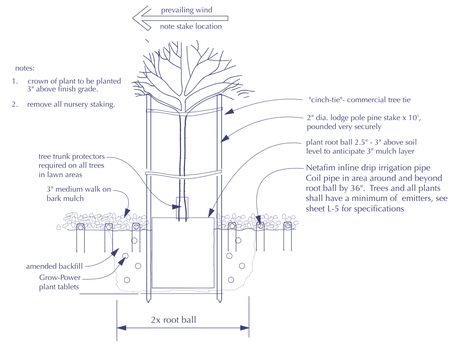
SHEET :
L-1
OF 2 SHEETS





Shrub and Groundcover Planting Detail

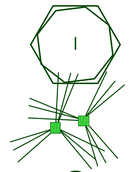
PLANT ROOTBALLS ABOVE GRADE TO ACCOMMODATE MULCH LAYER Scale: NTS Section



Tree Planting Detail

PLANT ROOTBALLS ABOVE GRADE TO ACCOMMODATE MULCH LAYER Scale: NTS Section

Plant Legend



1 - 36" melaleuca nesophila
(bay laurel) - wucols, low 16 sf each, 224 sf total

3 - 6' trunk
archontophoenix cunninghamiana
(king palm)

36" box strelitzia nicoli
(giant bird of paradise)

5 gal coprosma 'tarpan gold'
(mirror plant)

15 gal laurus nobilis
(bay laurel) - wocols, low (60 sf each, 360 sf total)

5 gal carissa 'emerald carpet'
(prostrate natal plum)

5 gal leucospermum cordifolium 'yellow bird'
(pincushion plant)

5 gal osmanthus fragrans
(sweet olive)

1 gal miscanthus sinensis 'adagio'
(ornamental grass)

5 gal phormium 'yellow wave'

5 gal yucca 'bright star'
(yellow yucca)

5 gal cordyline 'jive'

5 gal dietes grandflora 'orange drop
(fortnight lily)

5 gal dietes grandflora 'variegata'
(variegated fortnight lily)

15 gal ficus nitida

5 gal chondropeltatum tectorum
(cape rush)

5 gal rosmarinus 'tuscan blue'

1 gal rosmarinus 'huntington blue'
(prostrate rosmary)

1 gal pennisetum 'orientale'
(steril fountain grass)

5 gal raphiolepis umbellata 'minor'
(indian hawthorn)

6 - 1 gal carex tumicola
(wucols, low) 5 sf each, 30 sf total

4 - 5 gal agave mateo
(wucols, low) 5 sf each, 20 sf total

5 gal abelia kaleidoscope

15 gal strelitzia reginae
(bird of paradise)

1 gal melinis nerviglumis - Ruby grass

1 gal agapanthus 'peter pan'
(dwarf agapanthus)

1 gal buxus japonica 'green gem'
(japanese boxwood)

VINES, (see support detail) - install vine on support wires

5 gal rosa 'iceberg climber
(climbing iceberg rose) (wucols, mod.)
7 sf each, 21 sf total

GROUNDCOVERS, non-plants

5-6" round stone cobble
gray and blue

3" deep, del rio 3/8" angular
gravel on permeable fabric - fabric stapled
to compacted grade securely, do not wrap edges

3" deep, del rio 3/8" angular
gravel on permeable fabric - fabric stapled
to compacted grade securely, do not wrap edges

See Planting Notes for Soil Improvement Specs. and Mulching requirements

Planting Plan

Scale: 1" = 8'

CM+LA
Charles McClure + Landscape Architect
SANTA BARBARA CALIFORNIA
Ph: (805) 729 1179
cmla3114@gmail.com
Ca. License No. 3114 since 1989

what can be conceived can be created

landscape planning for:

Wador Residence

1218 Shoreline Drive
Santa Barbara, Ca. 93103

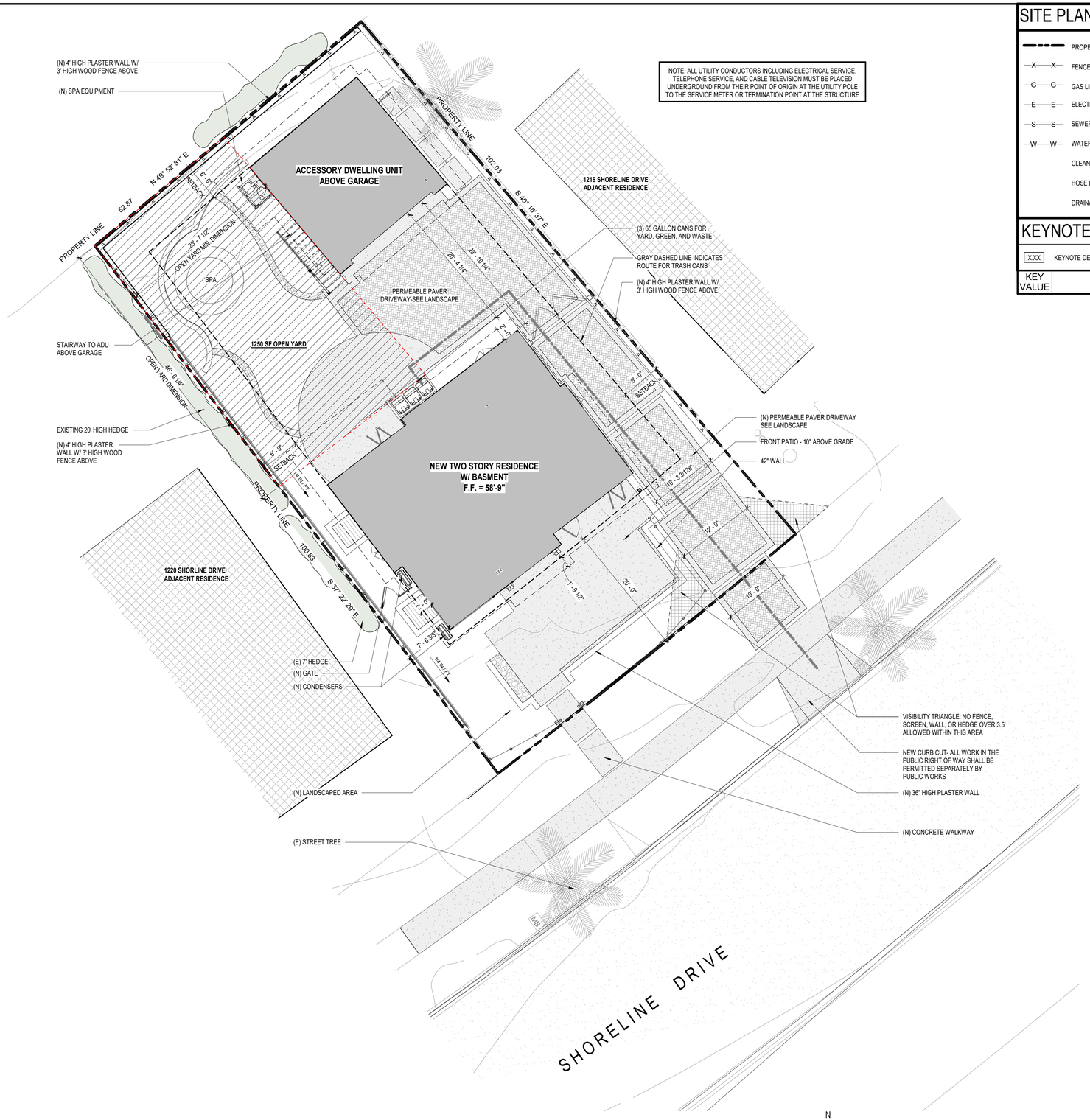
REVISION :
10-22-21 Second Concept
4-26-22 Site Plan Changes

SHEET TITLE :
Planting Plan

DATE : July 21, 2022
SCALE : 1/4" = 1'-0"
DRAWN : C.M.
JOB :

SHEET :
L-2

OF 2 SHEETS



SITE PLAN

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

SITE PLAN LEGEND

- PROPERTY LINE
- X—X— FENCE
- G—G— GAS LINE
- E—E— ELECTRIC
- S—S— SEWER
- W—W— WATER
- CLEANOUT
- HOSE BIBB
- DRAINAGE FLOW DIRECTION

KEYNOTES

XXX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT

GENERAL NOTES - ROOF PLAN

1. CLASS 'A' RATED STANDING SEAM METAL 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 SURAFACES
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 SHEEP 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

GENERAL NOTES - GRADING

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE CHAPTER 14 GRADING ORDINANCE #4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST **48 HOURS** BEFORE START OF GRADING WORK OR PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS **OR** CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1½-HORIZONTAL TO 1-VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2-HORIZONTAL TO 1-VERTICAL. SLOPES OVER 3-FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL VEGETATION OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
   - A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
   - B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
   - C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
   - D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

SITE PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. C-19199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

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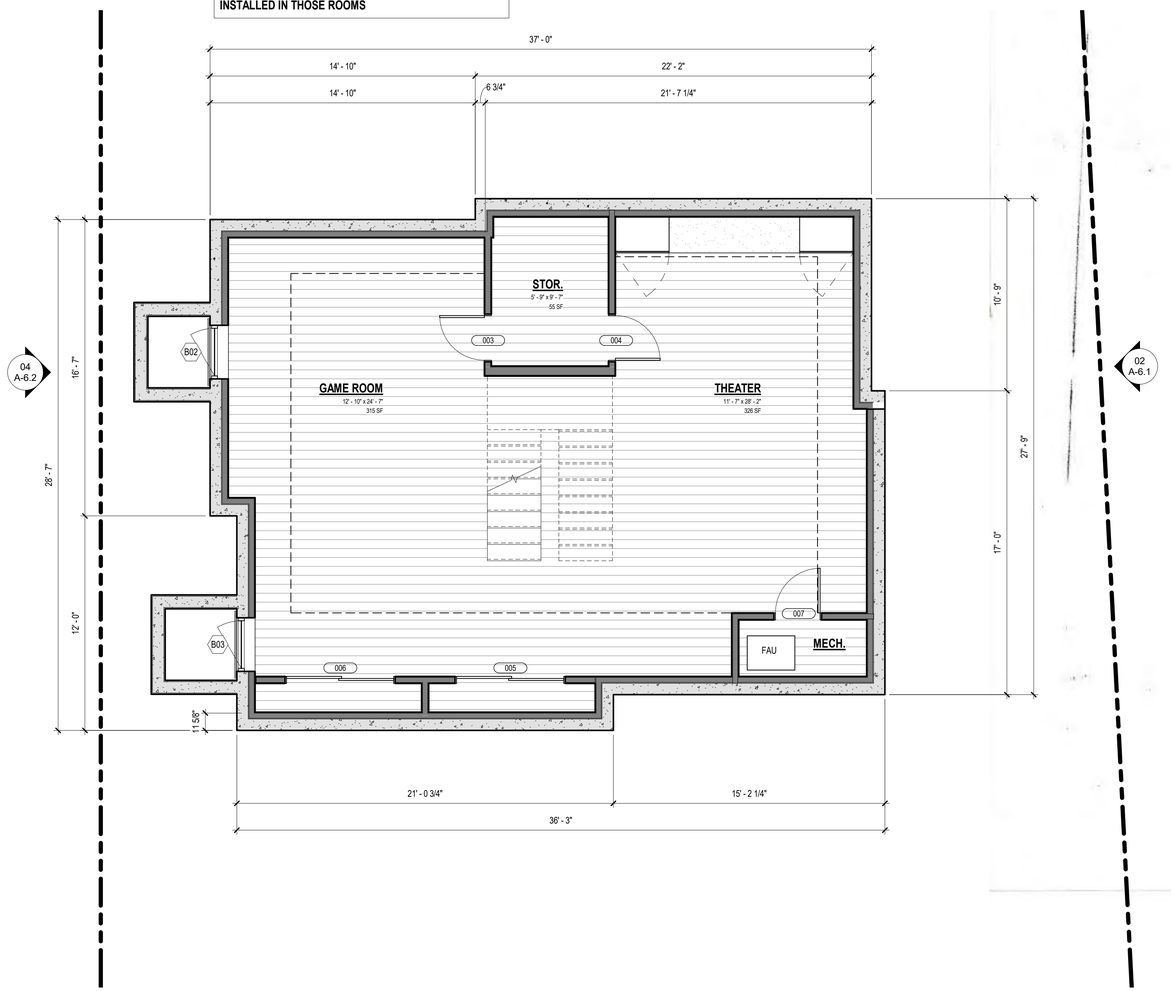

BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

BASEMENT PLAN

REVISIONS

REGISTERED ARCHITECT
THOMAS G. OCHSNER
C-4,190
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
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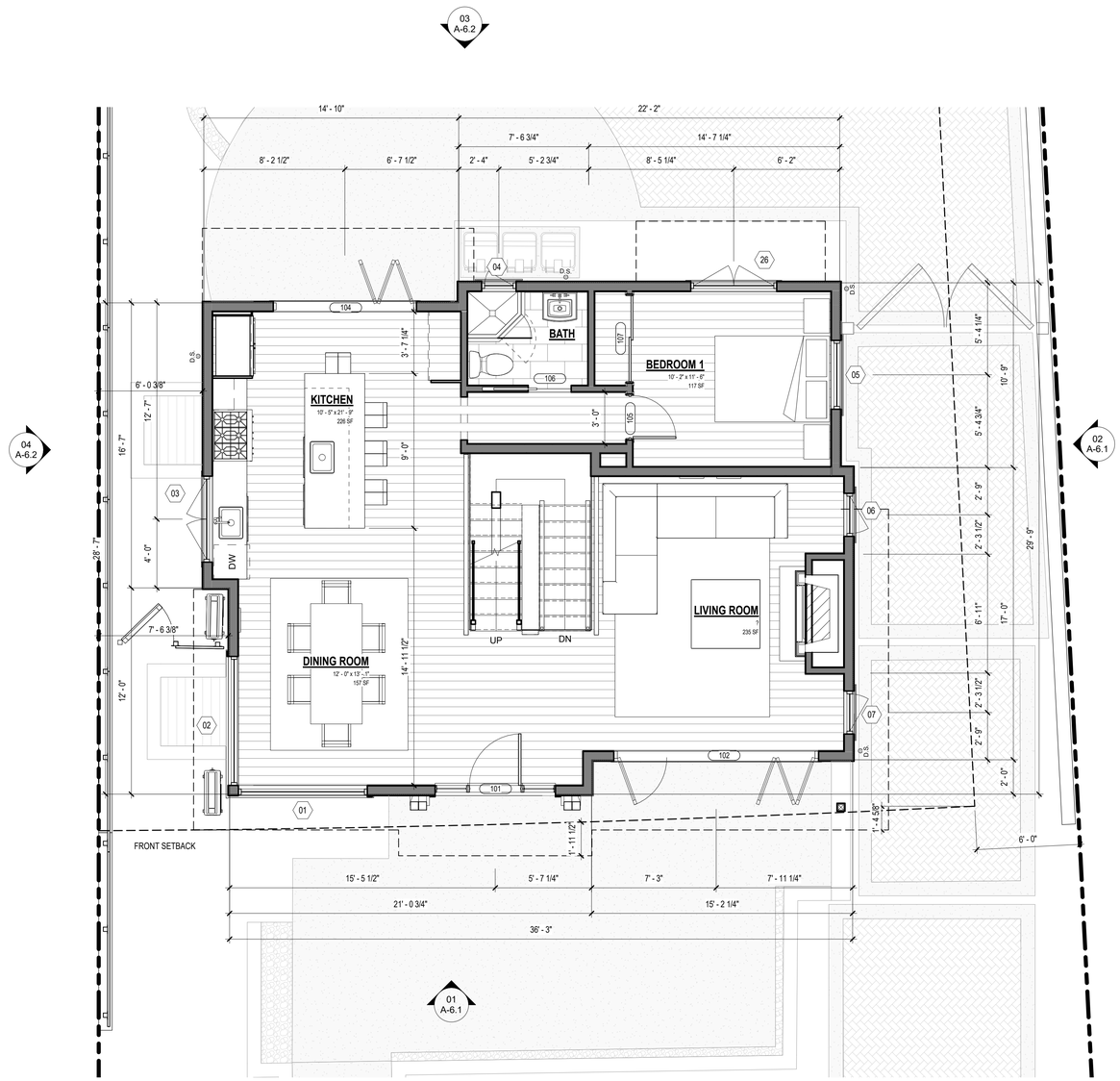

LEVEL 1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

N TRUE NORTH

WALL LEGEND

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INSULATION SCHEDULE

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EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION

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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

LEVEL 1 FLOOR PLAN

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. 19[illegible]
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU

DATE DRAWN

DATE 7/24/2022

SHEET NO.

A-2.10

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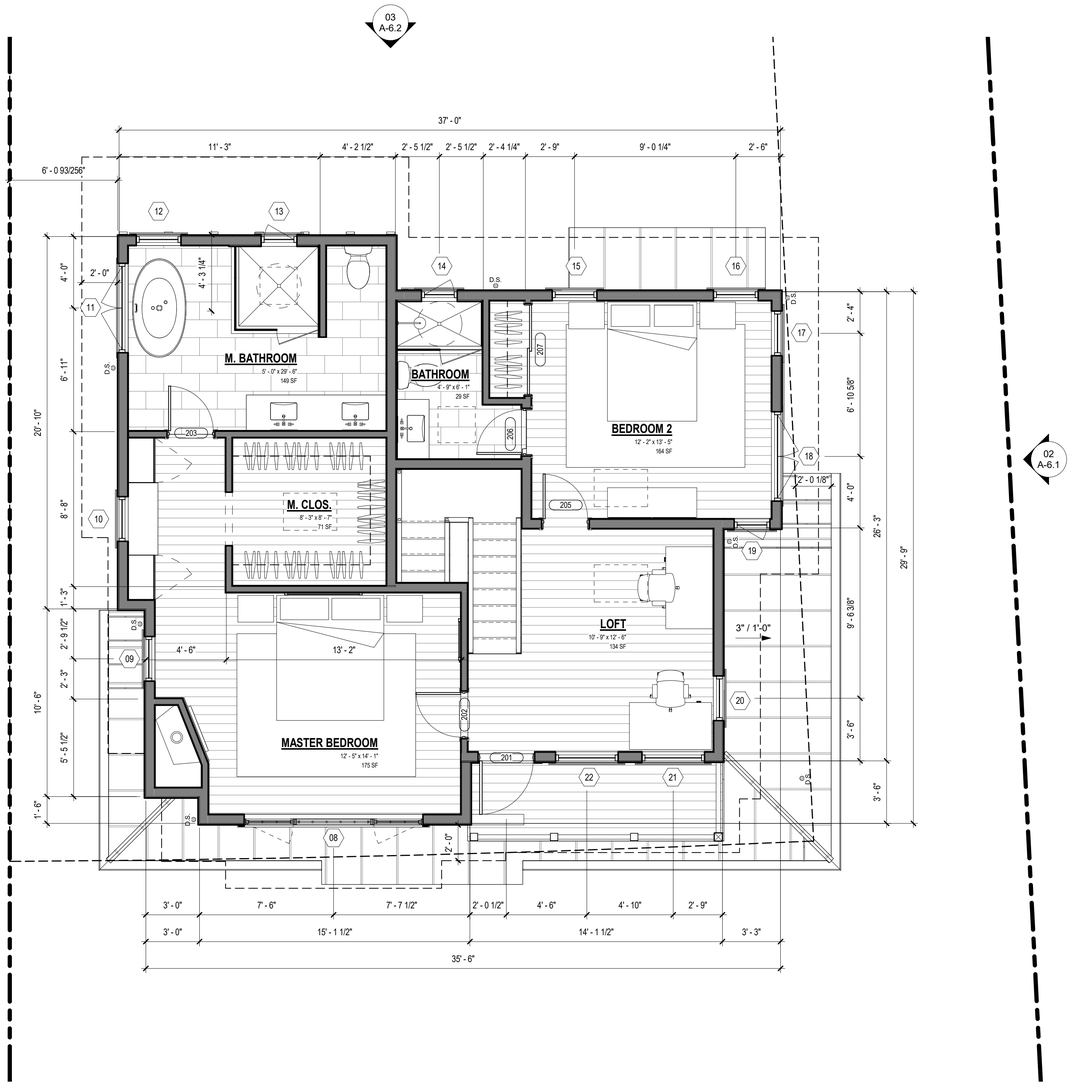
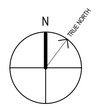
KEYNOTES

XXX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT



LEVEL 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"



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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

LEVEL 2 FLOOR PLAN

REVISIONS

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

A-2.20

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GENERAL NOTES - ROOF PLAN

1. PROVIDE FLASHING (8" MIN. LAP) AT ROOF JOINTS, COORDINATE FLASHING MATERIAL SELECTION W/ ARCHITECT, TYP.
2. COORINDATE LOCATION OF (N) VENT RISERS WITH ARCHITECT.
3. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE [**2019 CBC SECTION 506.4**]
4. ATTIC IS UNVENTILATED

KEYNOTES

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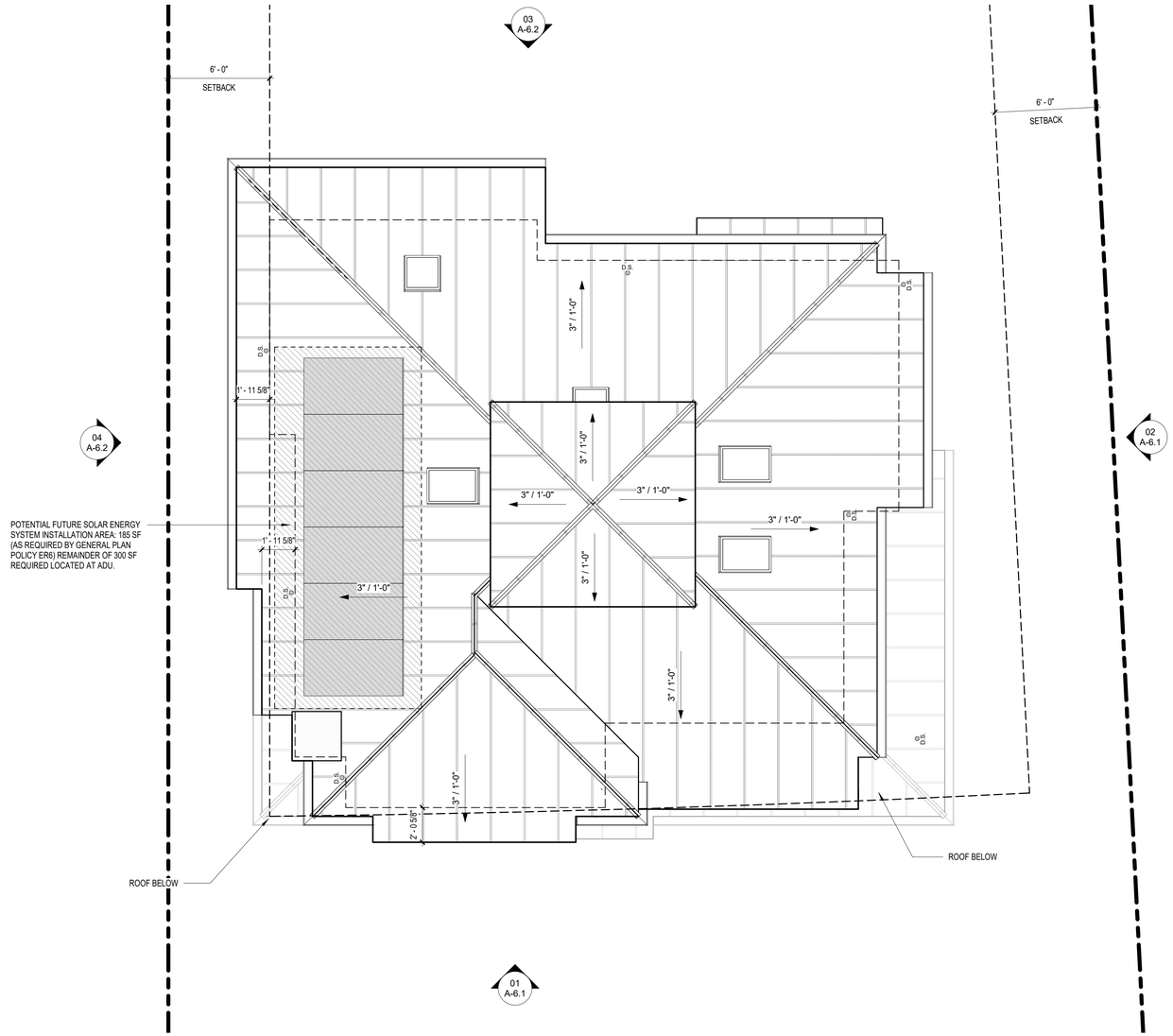
KEY VALUE	KEYNOTE TEXT



ROOF PLAN
SCALE: 1/4" = 1'-0"

N
TRUE NORTH

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SHEET TITLE

ROOF PLAN

REVISIONS

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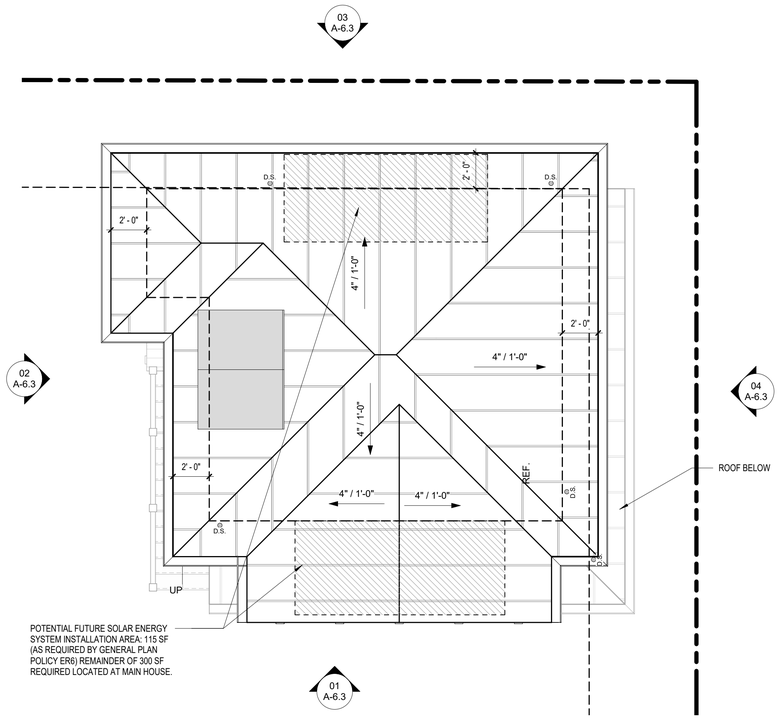

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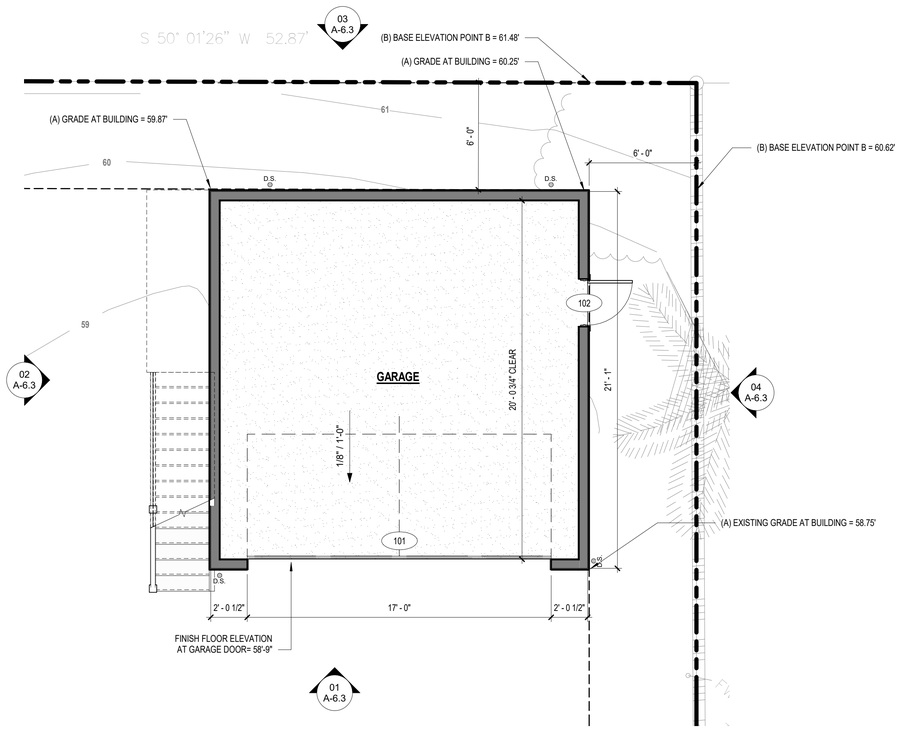

LEVEL 1 FLOOR PLAN

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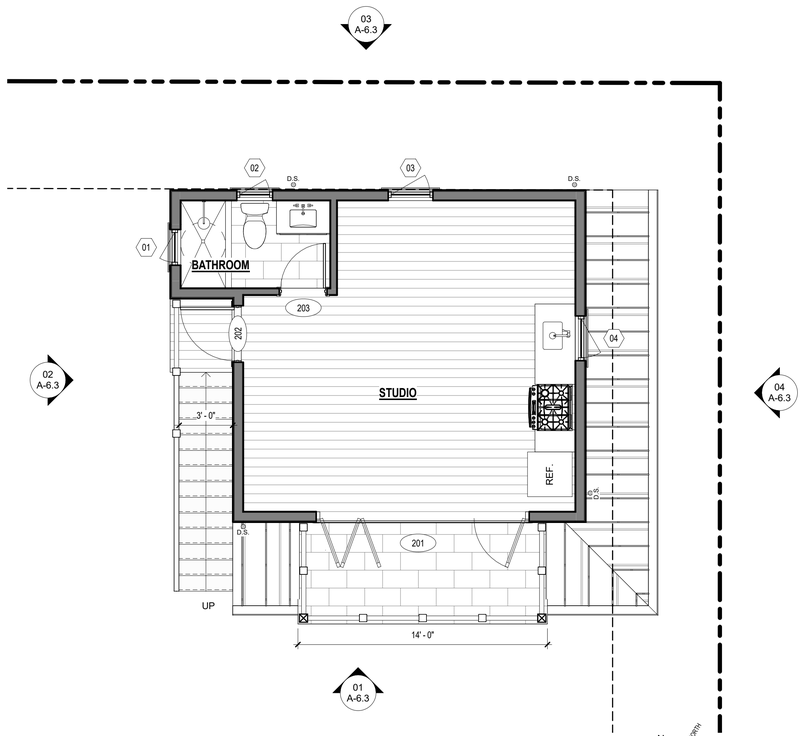

LEVEL 2 FLOOR PLAN

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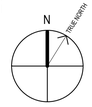

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12. LIGHTING- PERMANENTLY INSTLALED LUMINARIES SHALL BE OF HIGH EFFICACY TYPE (LED OR PIN-BASE FLUORESCENT) AND PROVIDE MANUAL-ON OCCUPANT SENSOR OR VACANCY SENSOR SWITCH THAT MEETS CALIFORNIA ENERGY CODE REQUIREMENTS.

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

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 SURAFACES
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 SHEEP 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 [**2019 CBC SECTION 506.4**]
12. ALL ATTICS ARE UNVENTILATED. SPRAY FOAM INSULATION IS APPLIED AT THE UNDERSIDE OF ROOF SHEATHING

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CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE RESDIENCE AND ADU

1218 SHORELINE
SANTA BARBARA, CA

SHEET TITLE

ACESSORY DWELLING UNIT PLANS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE RESDIENCE AND ADU

DATE DRAWN

DATE 5/31/2022

SHEET NO.

A-2.40

SOUTHEAST ELEVATION 01

SCALE: 1/4" = 1'-0"

NORTHEAST ELEVATION 02

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	MATERIAL: COMPOSITE SIDING MANUFACTURER: HARDIE COLOR/ STYLE: CUSTOM PAINT COLOR, STRAIGHT SHINGLES, MITERED CORNERS
EX-02	MATERIAL: TRIM MANUFACTURER: HARDIE COLOR/ STYLE: WHITE, WOOD GRAIN
EX-03	MATERIAL: CLASS A STANDING SEAM METAL ROOF MANUFACTURER: WESTERN STATES METAL ROOFING COLOR/ STYLE: WESTERN LOCK, 18 IN., ASH GRAY KYNAR, 24 GAUGE
EX-04	MATERIAL: GUTTER/ DOWNSPOUT MANUFACTURER: CUSTOM COLOR/ STYLE: ALUMINUM, GUTTER TO MATCH TRIM COLOR, GRAY D.S.
EX-05	MATERIAL: WOOD RAFTERS/ POSTS MANUFACTURER: CUSTOM COLOR/ STYLE: WHITE PAINT- MATCH TRIM
EX-06	MATERIAL: RAILING MANUFACTURER: TBD COLOR/ STYLE: WHITE STEEL ROD WITH PAINTED WOOD CAP
EX-07	MATERIAL: ALUM. CLAD WINDOWS & DOORS MANUFACTURER: TBD COLOR/ STYLE: EXTERIOR WHITE, PRIMED INTERIOR

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION

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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

MAIN HOUSE EXTERIOR ELEVATIONS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU

DATE DRAWN

DATE 7/24/2022

SHEET NO.

A-6.1

NORTHWEST ELEVATION 03

SCALE: 1/4" = 1'-0"

SOUTHWEST ELEVATION 04

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
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PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

MAIN HOUSE EXTERIOR ELEAVATIONS

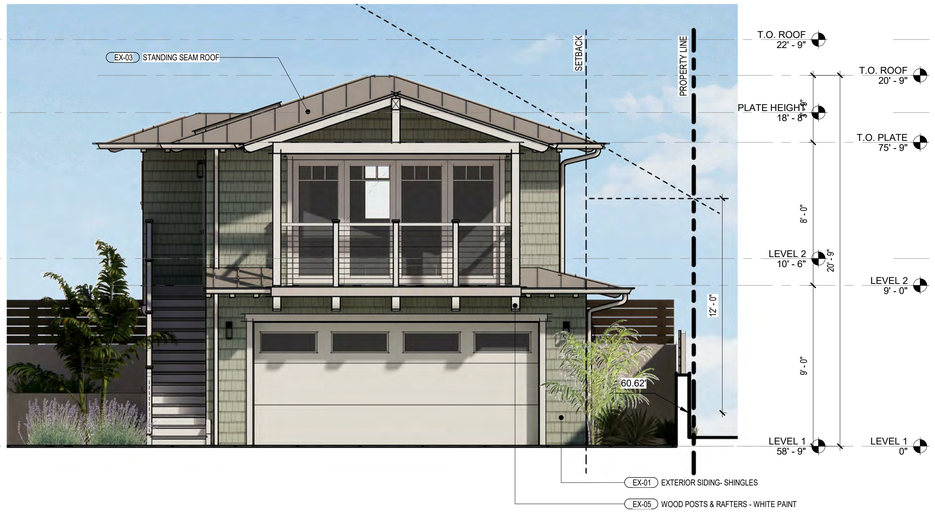
REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022

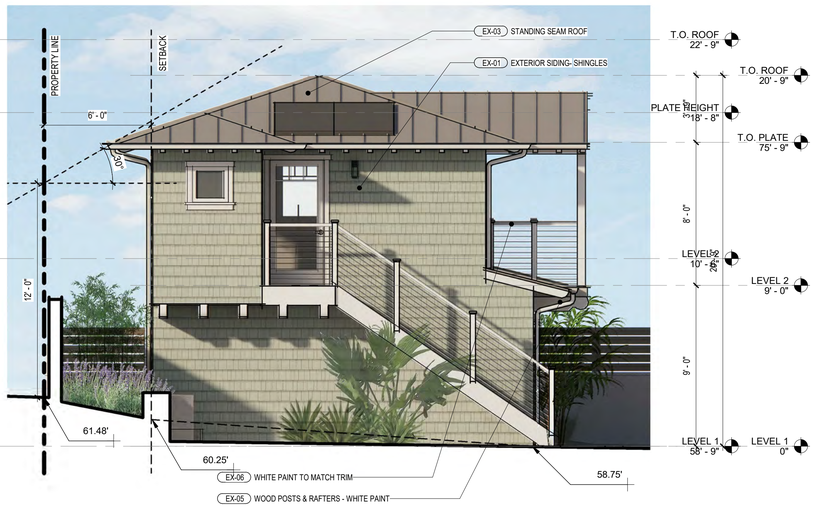
SHEET NO.

A-6.2



SOUTHEAST ELEVATION 01

SCALE: 1/4" = 1'-0"



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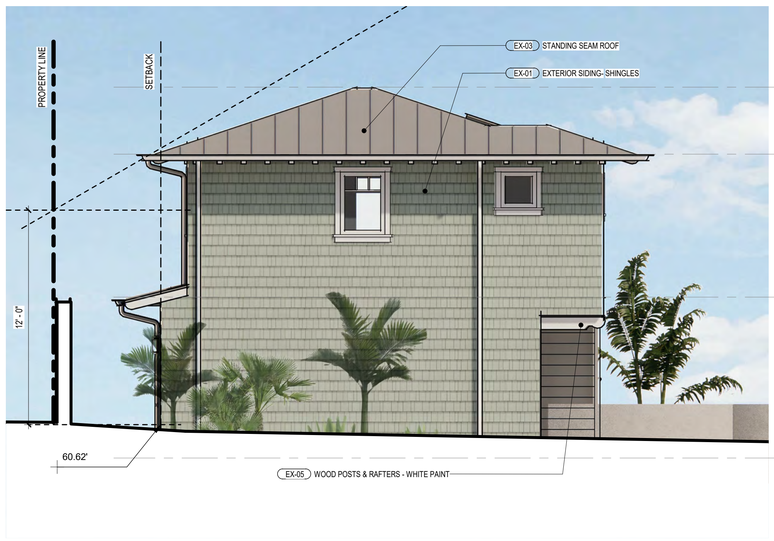
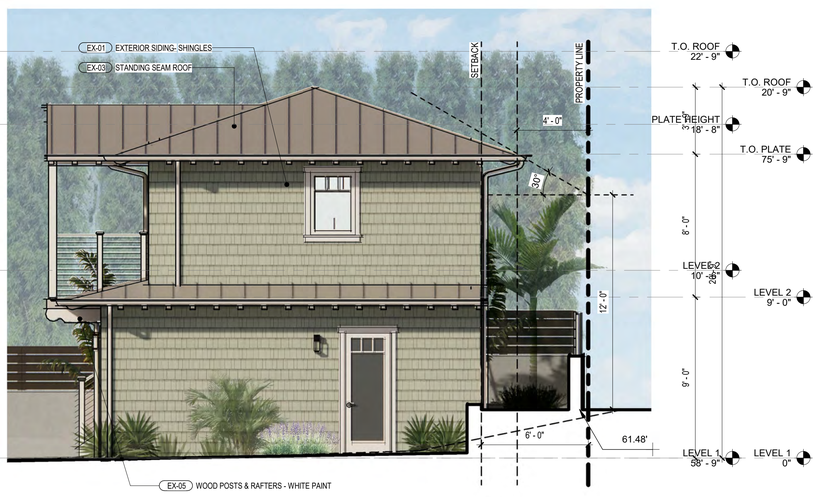


NORTHWEST ELEVATION 03

SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION 04

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH & MATERIAL INDEX

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KEYNOTES

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DAVE & PAT WADORS

PROJECT

SHORELINE RESDIENCE AND ADU

1218 SHORELINE
SANTA BARBARA, CA

SHEET TITLE

ADU EXTERIOR ELEVATIONS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-22199
RENEWAL 08/31/2023
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE RESDIENCE AND ADU

DATE DRAWN

DATE 07/25/2022

SHEET NO.

A-6.3

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PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

EXTERIOR 3D VIEWS

REVISIONS

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	7/24/2022
SHEET NO.	

A-7.2

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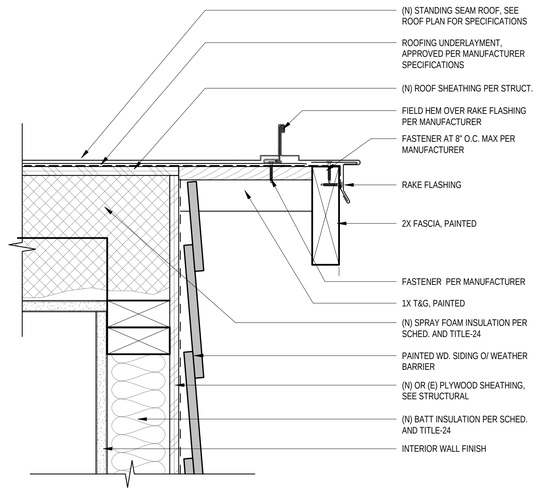
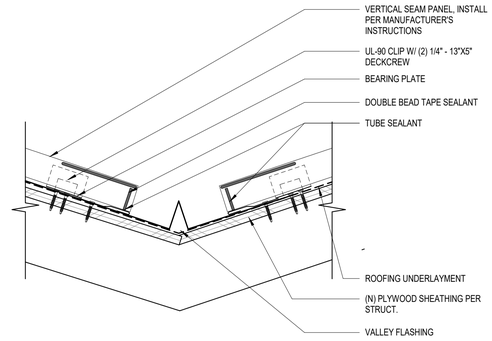


05 TYPICAL RAKE
3" = 1'-0"



02 TYPICAL VALLEY
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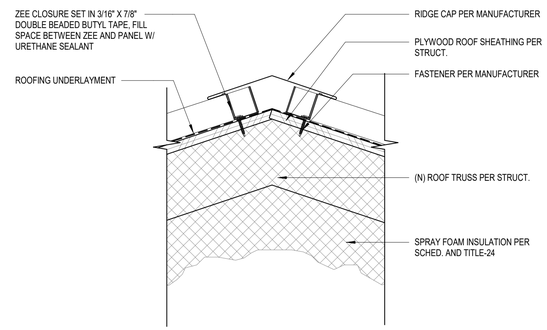
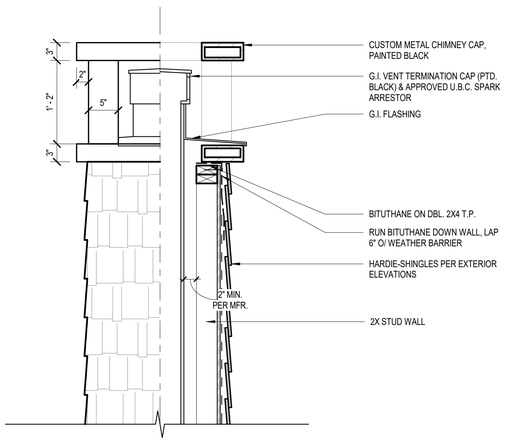
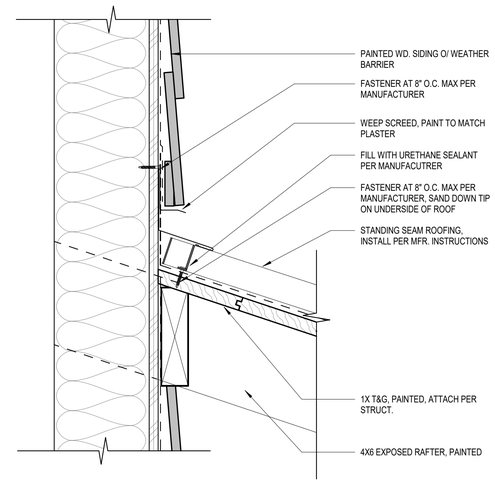


01 TYPICAL RIDGE DETAIL
3" = 1'-0"

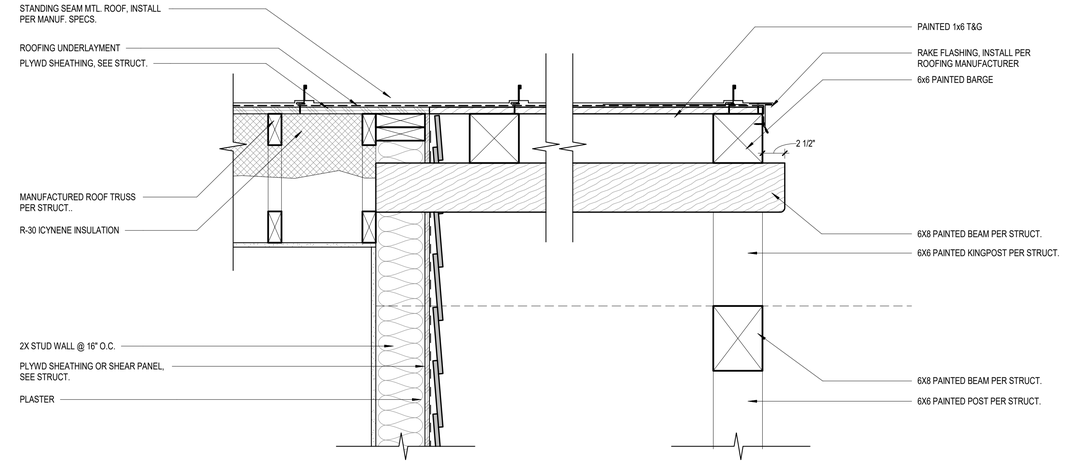
ELEVATION / SECTION



08 FIREPLACE DETAIL
1" = 1'-0"

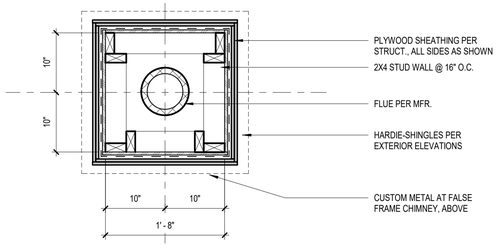


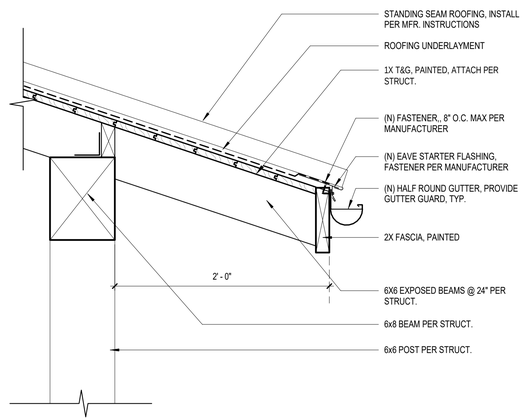
06 ROOF AT WALL
3" = 1'-0"



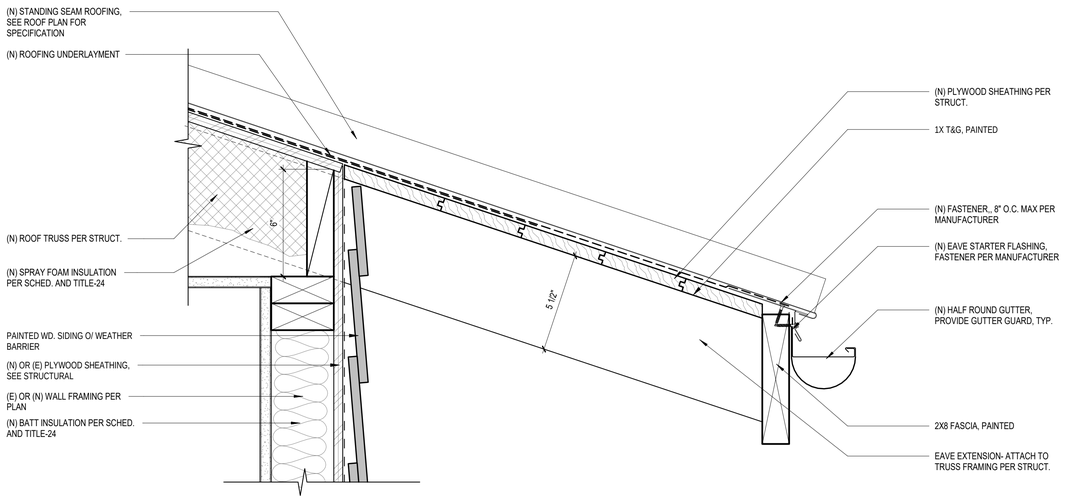
03 RAKE AT COVERED DECK
1 1/2" = 1'-0"

PLAN





07 EAVE AT COVERED DECK
1 1/2" = 1'-0"



04 TYPICAL EAVE
3" = 1'-0"

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DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

DETAILS

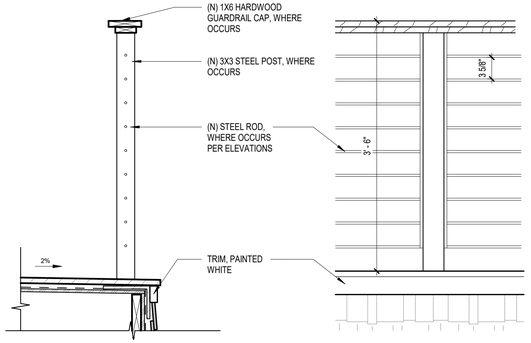
REVISIONS

2	Date 5	2ND BUILDING DEPARTMENT SUBMITTAL

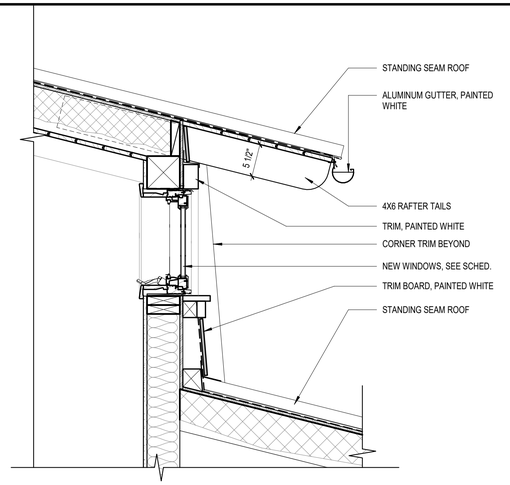
REGISTERED ARCHITECT
THOMAS G. OCHSNER
C 4199
STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU
DATE DRAWN	
DATE	10/20/2021
SHEET NO.	

A-9.1



10 TYPICAL GUARDRAIL AT DECK
1" = 1'-0"



07 CUPOLA SECTION
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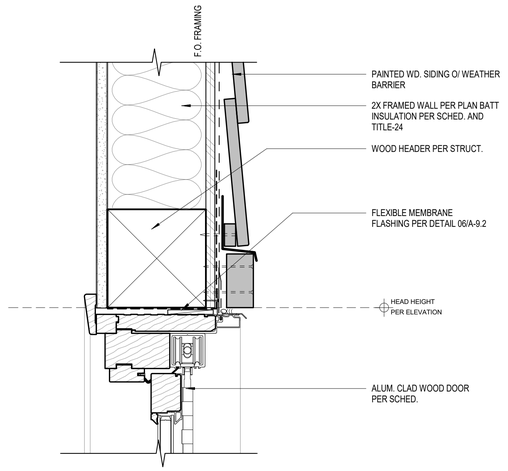
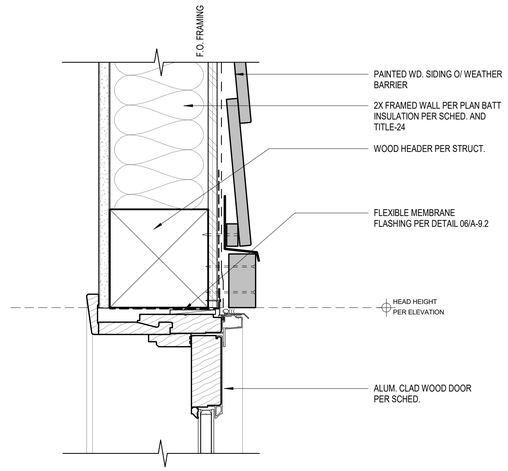
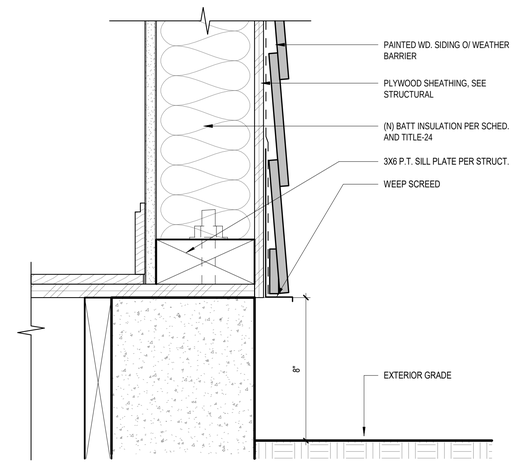


04 DOOR HEAD AT BIFOLD DOOR
3" = 1'-0"



01 DOOR HEAD AT SWING DOOR
3" = 1'-0"



08 WALL BASE AT GRADE
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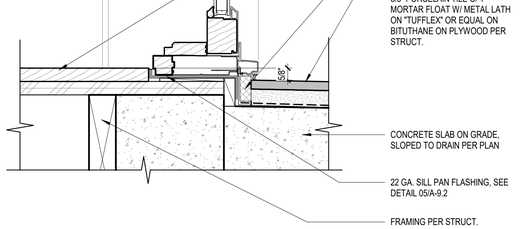
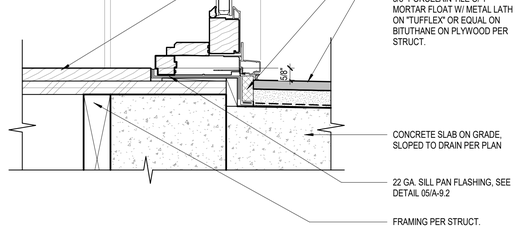


05 DOOR THRESHOLD AT BIFOLD DOOR
3" = 1'-0"



02 DOOR THRESHOLD AT SWING DOOR
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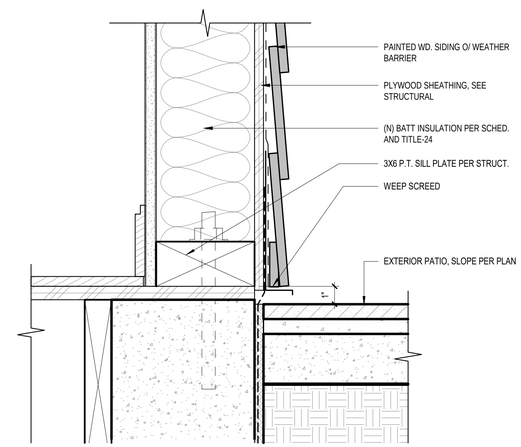
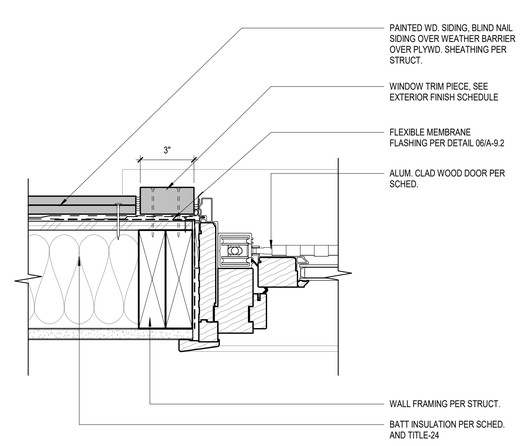
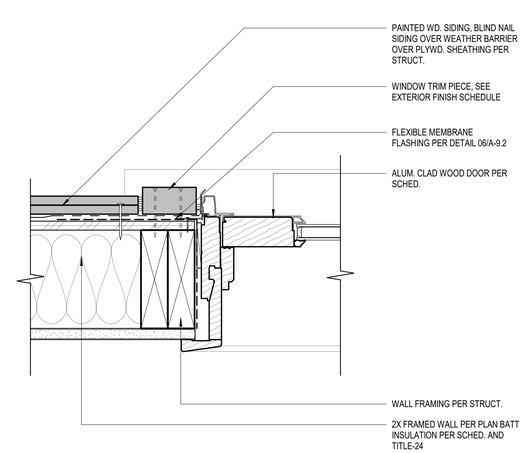


09 WALL BASE AT COVERED DECK
3" = 1'-0"



06 DOOR JAMB AT BIFOLD DOOR
3" = 1'-0"



03 DOOR JAMB AT SWING DOOR
3" = 1'-0"

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CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

DETAILS

REVISIONS

2	Date 5	2ND BUILDING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19[illegible]
RENEWAL 08/31/[illegible]
STATE OF CALIFORNIA

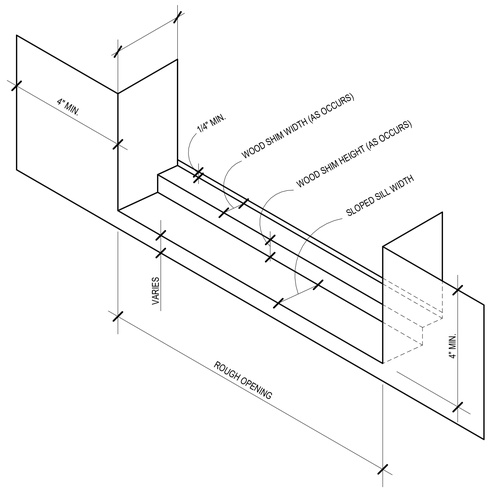
PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU

DATE DRAWN

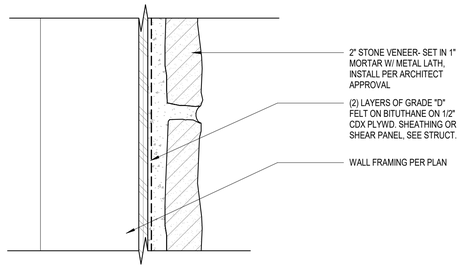
DATE 10/20/2021

SHEET NO.

A-9.2



08 SILL PAN FLASHING @ DOOR - TYP.
3" = 1'-0"



ACI 530.1

6.3.2 PRESCRIPTIVE REQUIREMENTS FOR ADHERED MASONRY VENEER

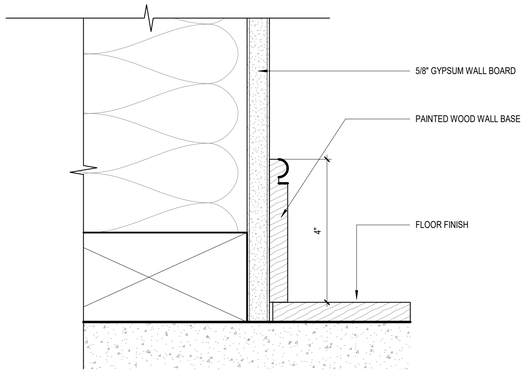
6.3.2.1 UNIT SIZES — ADHERED VENEER UNITS SHALL NOT EXCEED 2 5/8 IN. (66.7 MM) IN SPECIFIED THICKNESS, 36 IN. (914 MM) IN ANY FACE DIMENSION, NOR MORE THAN 5 FT 2 (0.46 M2) IN TOTAL FACE AREA, AND SHALL NOT WEIGH MORE THAN 15 LB/FT2 (718 PA).

6.3.2.2 WALL AREA LIMITATIONS — THE HEIGHT, LENGTH, AND AREA OF ADHERED VENEER SHALL NOT BE LIMITED EXCEPT AS REQUIRED TO CONTROL RESTRAINED DIFFERENTIAL MOVEMENT STRESSES BETWEEN VENEER AND BACKING.

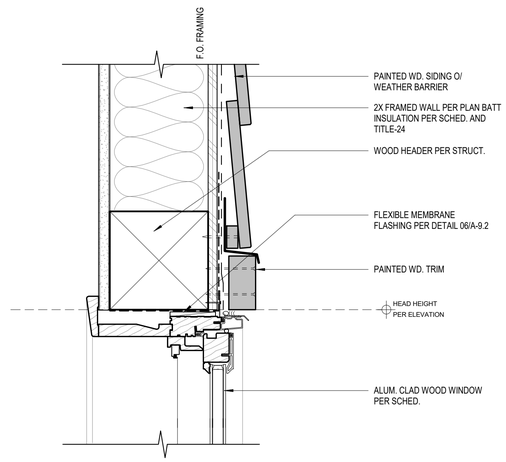
6.3.2.3 BACKING — BACKING SHALL PROVIDE A CONTINUOUS, MOISTURE-RESISTANT SURFACE TO RECEIVE THE ADHERED VENEER. BACKING IS PERMITTED TO BE MASONRY, CONCRETE, OR METAL LATH AND PORTLAND CEMENT PLASTER APPLIED TO MASONRY, CONCRETE, STEEL FRAMING, OR WOOD FRAMING.

6.3.2.4 ADHESION DEVELOPED BETWEEN ADHERED VENEER UNITS AND BACKING SHALL HAVE A SHEAR STRENGTH OF AT LEAST 50 PSI (345 KPA) BASED ON GROSS UNIT SURFACE AREA WHEN TESTED IN ACCORDANCE WITH ASTM C 482, OR SHALL BE ADHERED IN COMPLIANCE WITH ARTICLE 3.3 C OF ACI 530.1/ASCE 6/TMS 602.

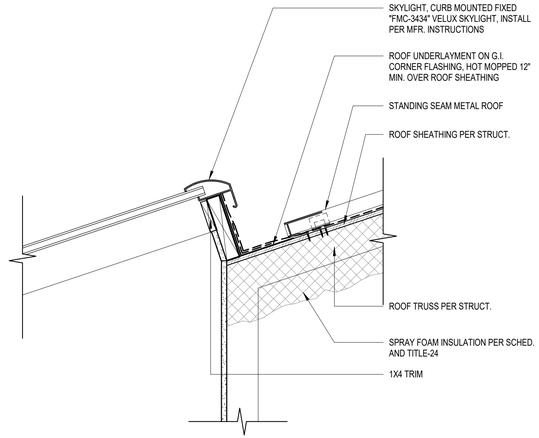
05 ADHERED STONE VENEER
3" = 1'-0"



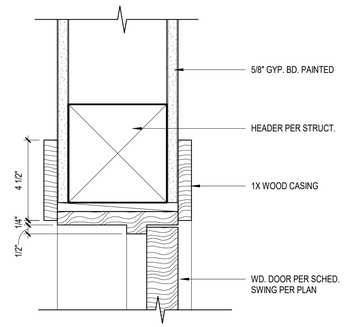
03 INTERIOR WALL BASE, TYP.
6" = 1'-0"



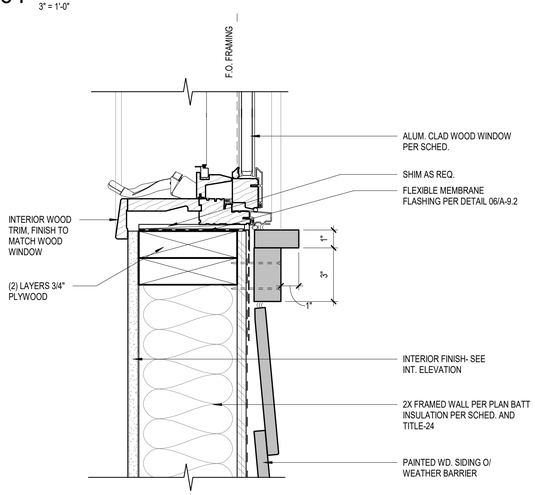
01 WINDOW HEAD/ JAMB
3" = 1'-0"



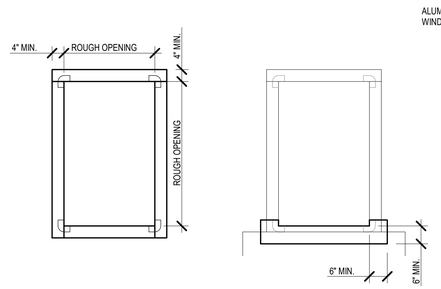
06 SKYLIGHT
1 1/2" = 1'-0"

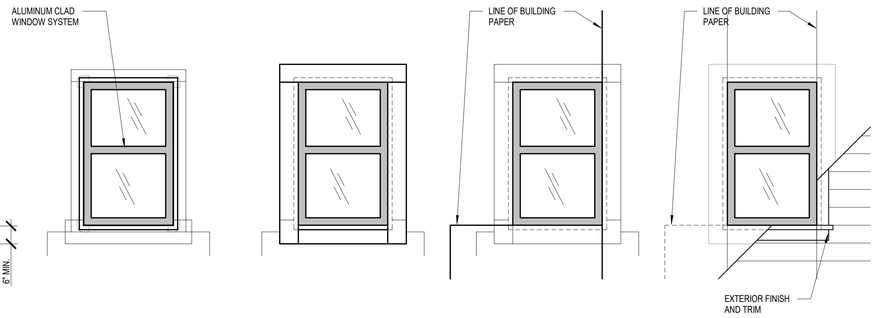


04 INTERIOR DOOR HEAD/ JAMB
3" = 1'-0"



02 WINDOW SILL
3" = 1'-0"





1. APPLY 60 MIL PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING- 'JS500 DETAIL TAPE OR EQUAL'

APPLY 40 MIL PEEL AND STICK MEMBRANE AT FRAME - 'P.W. 100/40' OR EQUAL. LAP AS SHOWN.

2. APPLY BUILDING PAPER AT SILL CONDITION

APPLY 20 MIL PEEL AND STICK BUILDING TAPE AT SILL OVER BUILDING PAPER- 'BT20XL' OR EQUAL

3. INSTALL WINDOW SHIMS AS NECESSARY

INSTALL AND SET WINDOW IN OPENING PER MANUFACTURER'S REQUIREMENTS; MECHANICALLY FASTEN FLANGE TO SUBSTRATE

4. APPLY 20 MIL PEEL AND STICK BUILDING TAPE OVER REMAINING SIDES OF WINDOW FLANGE - 'BT20XL' OR EQUAL, LAP AS SHOWN

5. APPLY BUILDING PAPER OVER WINDOW FLANGES AS SHOWN- MAINTAIN EXTERIOR SIDE OVERLAP, TYPICAL

6. APPLY EXTERIOR FINISH AND TRIM PER SCHEDULE

07 WATERPROOFING AT FLANGED WINDOW OPENING (DOOR SIM. @ HEAD/JAMB)
3" = 1'-0"

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Architect

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CLIENT

DAVE & PAT WADORS

PROJECT

SHORELINE NEW RESIDENCE & DETACHED ADU

1218 SHORELINE DRIVE
SANTA BARBARA, CA93109

SHEET TITLE

DETAILS

REVISIONS

2	Date 5	2ND BUILDING DEPARTMENT SUBMITTAL

LICENSED ARCHITECT THOMAS G. OCHSNER 7199 RENEWAL 08/31/2023 STATE OF CALIFORNIA

PROJECT NAME	SHORELINE NEW RESIDENCE & DETACHED ADU

DATE DRAWN

DATE 10/20/2021

SHEET NO.

A-9.3