334 PEACH GROVE LN.

ATTACHED ACCESSORY DWELLING UNIT

s h e e t i n d e x

ARCHITECTURAL DRAWINGS

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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 for "Required FAR"), and the 85% max FAR (per the Zoning Ordinance for "Required FAR"). Additionally it will determine whether a FAR Modification is required. "Guideline FAR" calculations are as outlined in the "Applicability" section of the Single Family Residence Design Guidelines, page 23-C.

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 on these definitions please refer to SBMC §28.15.083 & 30.300. This form has not yet been updated for current Title 30 zone designations, see SBMC §30.05.010 for comparision.

ENTER Project Address:	334 PEACH GROVE LN.
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,227
ENTER Zone ONLY from drop-down list:	R-1 or RS-6
ENTER Net Lot Area (in sq. ft.):	6,098
Is the height of existing or proposed buildings 17 feet or greater?	No
Are existing or proposed buildings two stories or greater?	No
The FAR Requirements are:	GUIDELINE**
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?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.365
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:	0.447
100% MAX FAR (in sq. ft.):	2,725
85% of MAX FAR (in sq. ft.):	2,316
80% of MAX FAR (in sq. ft.):	2,180
The 2227 square foot proposed total is 82% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.

**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	0.14
Net Lot Area (in sq. ft.):	6098.4

p r o j e c t d e s c r i p t i o n

ADDITION OF 528 GROSS SF ATTACHED ADU. EXTENSION OF (E) CARPORT ROOF OVERHANG (86 SF). NEW SITE WALLS, PLANTERS, 210 SF OUTDOOR PATIO AND GATES/FENCES.

REMOVAL OF (E) PATIO AND RELOCATION OF (E) HOT TUB TO BE OUTSIDE OF 5' REAR SETBACK

REQUEST FOR MINOR ZONING EXCEPTION FOR (N) FENCE ENCROACHMENT WITHIN 10' OF FRONT LOT LINE.

p r o j e c t d a t a

OWNER INFO	ADAM KANOLD & JACKLYN MCCALLISTER (805) 448-7442 adam.kanold@gmail.com
PROJECT ADDRESS	334 PEACH GROVE LANE SANTA BARBARA, CA 93105
APN	051-382-011
LOT SIZE	0.14 ACRES
LEGAL JURISDICTION	CITY OF SANTA BARBARA
ZONE	RS-6 (R-1)
HILLSIDE DESIGN DISTRICT	NO
GENERAL PLAN NEIGHBORHOOD	HITCHCOCK
AVERAGE SLOPE	7%
FLOOD ZONE (FEMA DESIGNATION)	NO
COASTAL ZONE	NO
HIGH FIRE HAZARD AREA	NO
FIRE SPRINKLERS	
EXISTING	NO
REQUIRED	NO
CONSTRUCTION TYPE	V-B
# OF STORIES - BUILDING HEIGHT	
EXISTING	1-STORY; 12'-0" ABOVE FINISH GRADE
PROPOSED	ATTACHED ADU 15'-0" ABOVE FINISH GRADE

a p p l i c a b l e c o d e s

THIS PROJECT SHALL COMPLY WITH THE 2022 CRC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, STATE CODES

z o n i n g a n a l y s i s

AREA CALCS

EXISTING PRIMARY RESIDENCE:

NET SF:	1,352 SF
GROSS SF:	1,411 SF

EXISTING CARPORT:

NET SF:	400 SF
GROSS SF:	400 SF

PROPOSED ACCESSORY DWELLING UNIT:

NET SF:	475 SF
GROSS SF:	528 SF

PARKING CALCS

PRIMARY RESIDENCE:

EXISTING:	(2) COVERED SPACES
PROPOSED:	NO CHANGE
REQUIRED:	(2) COVERED SPACES

ACCESSORY DWELLING UNIT:

EXISTING:	N/A
PROPOSED:	(0) SPACES
REQUIRED:	(0) SPACES REQUIRED PER SBMC 30.185.040

SWMP CALCS

EXISTING IMPERVIOUS HARDSCAPE	995 sf
REPLACED IMPERVIOUS HARDSCAPE	306 sf
REMOVED IMPERVIOUS AREA	0 sf
NEW IMPERVIOUS HARDSCAPE	223 sf
NEW IMPERVIOUS ROOF	784 sf
TOTAL NEW/REPLACED IMPERV. AREA	**1,313 sf**

SWMP DETERMINATION: LESS THAN 2,000 sf = TIER 2

v i c i n i t y m a p

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p r o j e c t t e a m

s u b m i t t a l s / r e v i s i o n s

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adam.kanold@gmail.com

T.01

PROJECT DATA, SHEET INDEX

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VIEW LOOKING SOUTH FROM APPLE GROVE LN 18

VIEW LOOKING WEST FROM CORDERO DR 14

VIEW LOOKING NORTH FROM PEACH GROVE LN 10

VIEW LOOKING SOUTH FROM PEACH GROVE LN 6

VIEW LOOKING WEST FROM PEACH GROVE LN 3

VIEW LOOKING WEST FROM APPLE GROVE LN 17

VIEW LOOKING NORTHWEST FROM CORDERO DR 13

VIEW LOOKING NORTHEAST FROM PEACH GROVE LN 9

VIEW LOOKING SOUTH FROM PEACH GROVE LN 5

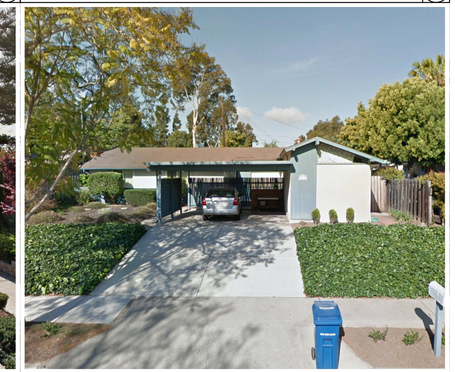
VIEW LOOKING SOUTH FROM PEACH GROVE LN 2

VIEW LOOKING WEST FROM APPLE GROVE LN 16

VIEW LOOKING SOUTHEAST FROM CORDERO DR 12

VIEW LOOKING NORTH FROM PEACH GROVE LN 8

VIEW LOOKING EAST FROM MANDERINA CT 4

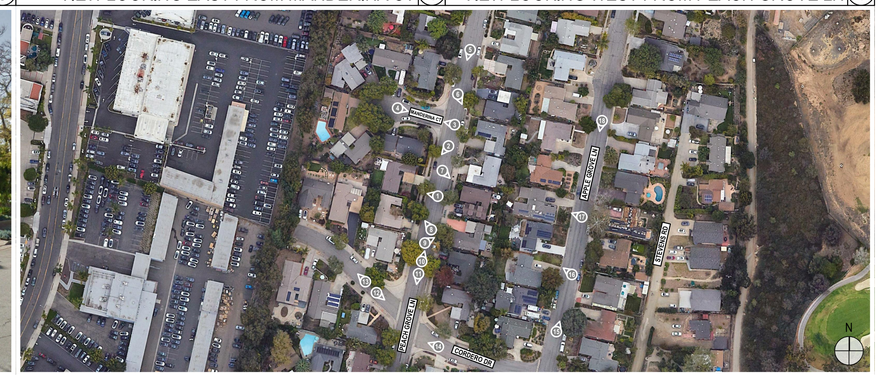


VIEW LOOKING WEST FROM PEACH GROVE LN 1

VIEW LOOKING NORTH FROM APPLE GROVE LN 15

VIEW LOOKING SOUTH FROM PEACH GROVE LN 11

VIEW LOOKING EAST FROM PEACH GROVE LN 7



KEYPLAN

AB

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G.01

CONTEXT PHOTOS

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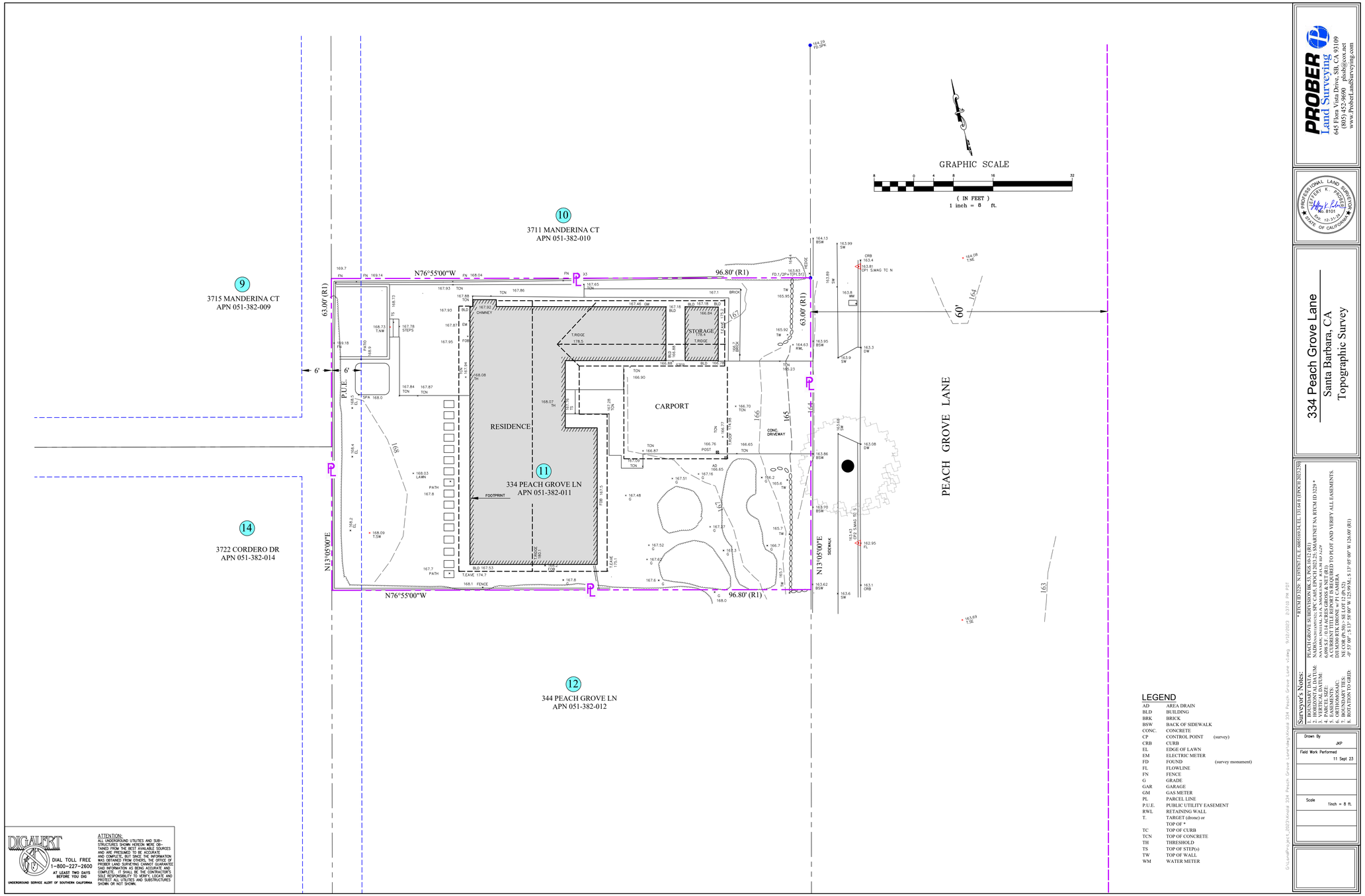

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1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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LEGEND

AD	AREA DRAIN	
BLD	BUILDING	
BRK	BRICK	
BSW	BACK OF SIDEWALK	
CONC.	CONCRETE	
CP	CONTROL POINT	(survey)
CRB	CURB	
EL	EDGE OF LAWN	
EM	ELECTRIC METER	
FD	FOUND	(survey monument)
FL	FLOWLINE	
FN	FENCE	
G	GRADE	
GAR	GARAGE	
GM	GAS METER	
PL	PARCEL LINE	
P.U.E.	PUBLIC UTILITY EASEMENT	
RWL	RETAINING WALL	
T.	TARGET (drone) or TOP OF *	
TC	TOP OF CURB	
TCN	TOP OF CONCRETE	
TH	THRESHOLD	
TS	TOP OF STEP(s)	
TW	TOP OF WALL	
WM	WATER METER	

Surveyor's Notes:
1. BOUNDARY DATA: PEACH GROVE SUBDIVISION BK.53, PGS.10-12 (R1)
2. HORIZONTAL DATUM: NAD83(NSRS2011/CS: SPC CA05, EPOCH 2023.25; SMARTNET NA RTCM ID 3229 *
3. VERTICAL DATUM: NAVD88 (GEOID18) ELEV. = MSL + 2.29 *
4. PARCEL SIZE: 0.096 S.F. / 0.14 ACRES (GROSS & NET (R1))
5. EASEMENTS: A CURRENT TITLE REPORT IS REQUIRED TO PLOT AND VERIFY ALL EASEMENTS.
6. BASIS OF BEARINGS: ETUMBER TRACT 15-0000-00 (R2)
7. BOUNDARY TIES: NE COR (PL-50) SE LOT 12 (PL-52)
8. ROTATION TO GRID: -0° 55' 00" = S 13° 58' 00" W 125.00' M.L. S 13° 05' 00" W 126.00' (R1)

* REFOCUS 2250 N:1978587.0 E: 6005169.5 LTL 171.44 FLFIOCUS 2023.25

Drawn By: JKP
Field Work Performed: 11 Sept 23
Scale: 1inch = 8 ft.

G:\LandProject_2023\Kanold 334 Peach Grove Lane\dwg\Kanold 334 Peach Grove Lane.dwg 9/12/2023 2:37:10 PM PDT

PROBER Land Surveying
645 Flora Vista Drive, SB, CA 93109
(805) 452-9600 plsb@cox.net
www.ProberLandSurveying.com

PROFESSIONAL LAND SURVEYOR
JEFFERY K. PROBER
NO. 8101
EXP. 12-31-24
STATE OF CALIFORNIA

334 Peach Grove Lane
Santa Barbara, CA
Topographic Survey

SURVEY - FOR REFERENCE ONLY

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SURVEY

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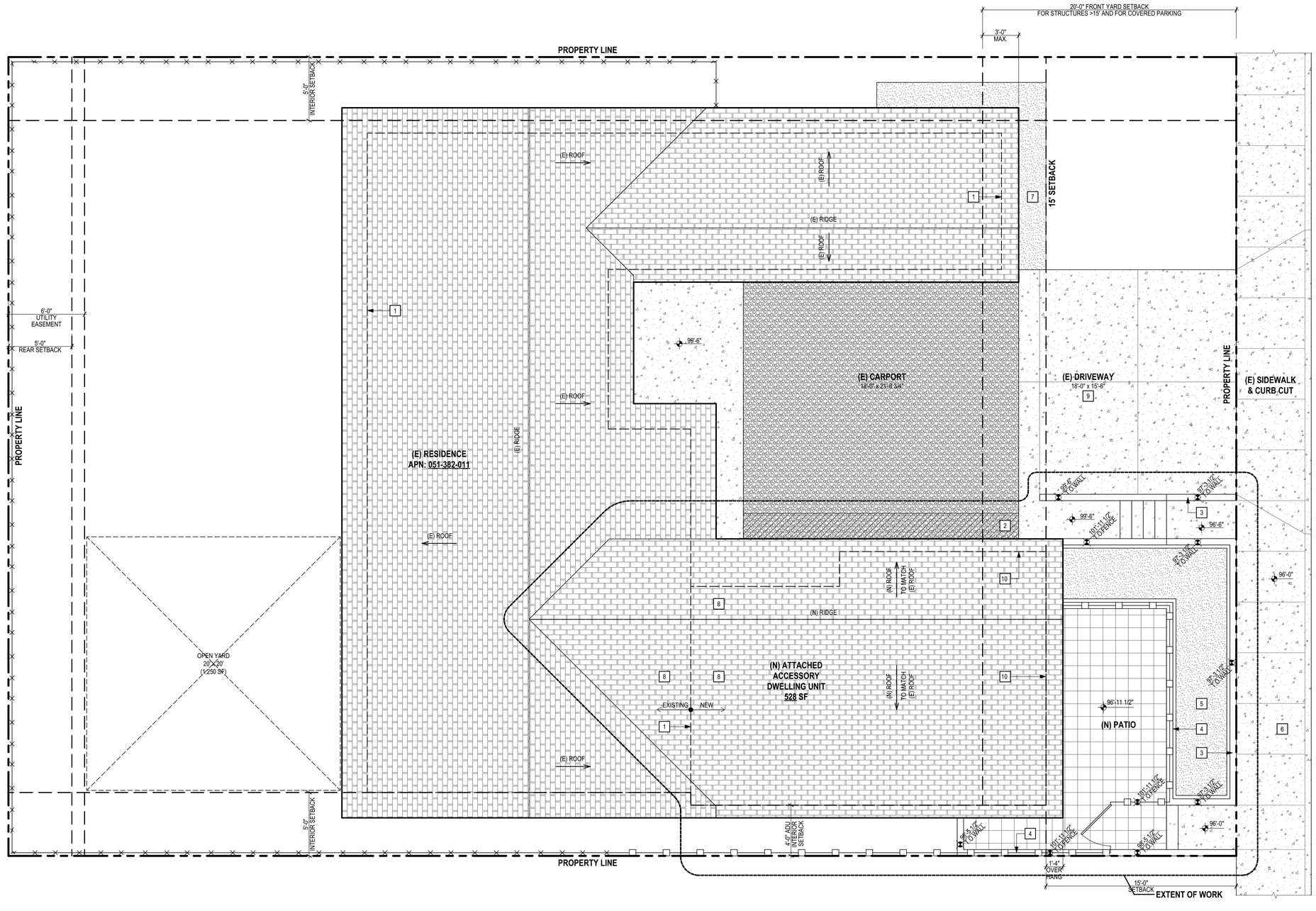

PROPOSED SITE PLAN / ROOF PLAN

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

1

N

proposed site plan keynotes

1. LINE OF (E) BUILDING BELOW
2. AREA OF EXTENDED CARPORT ROOF OVERHANG (86 SF)
3. (N) SITE WALL < 30 INCHES
4. (N) FENCE HORIZONTAL WOOD FENCE @ 5'-0" HEIGHT - NATURAL CUMARU (NO STAIN)
5. (N) PLANTER
6. (E) SIDEWALK
7. (E) PLANTER
8. (N) ROOF
9. (E) CONCRETE DRIVEWAY
10. LINE OF (N) BUILDING BELOW

wall legend

(E) FENCE

(N) FENCE

general notes

1. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
2. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
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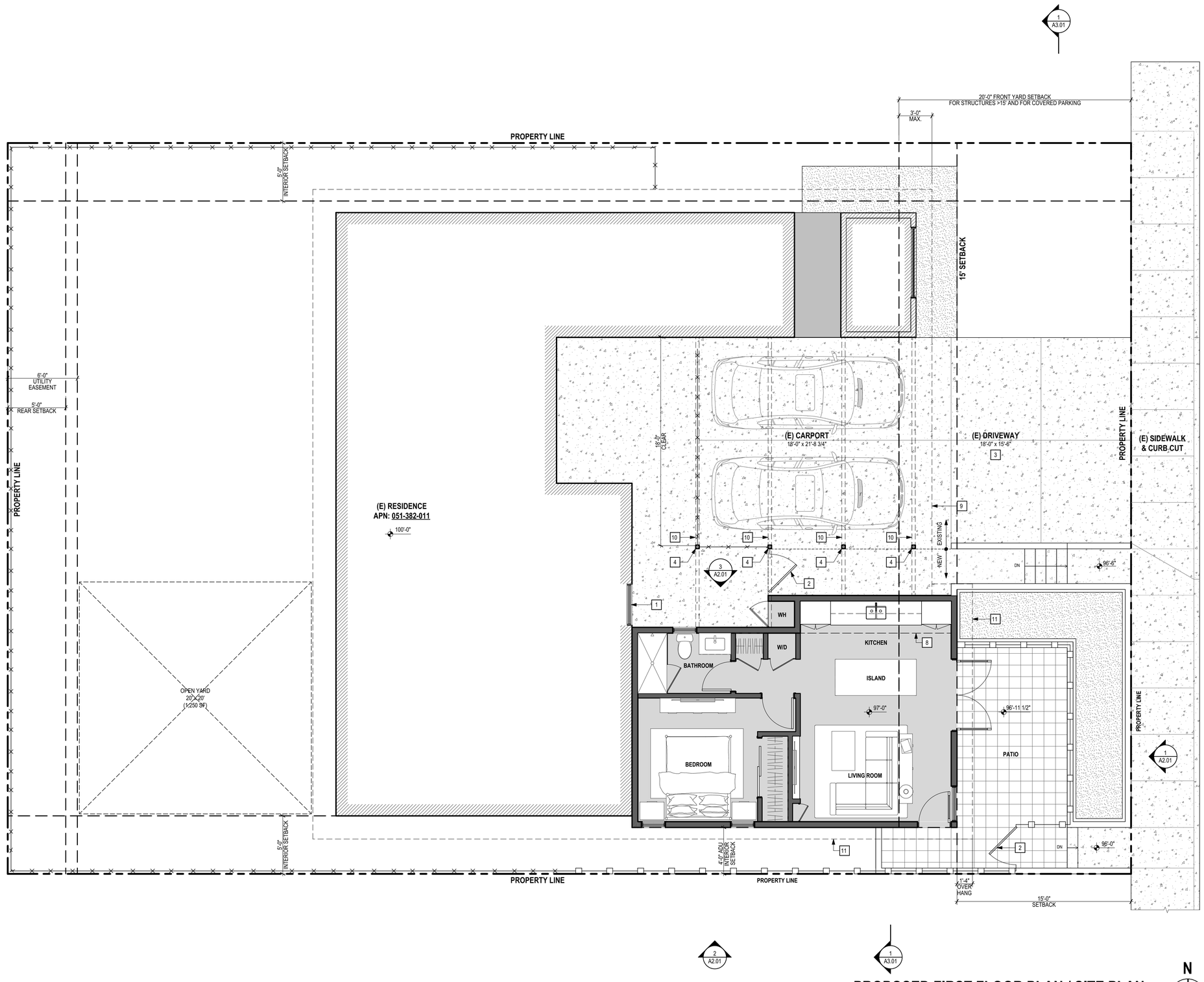
A0.11

PROPOSED SITE PLAN / ROOF PLAN



PROPOSED FIRST FLOOR PLAN / SITE PLAN

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

N

proposed floor plan keynotes

1. (E) WINDOW TO REMAIN
2. (N) GATE - SAME HEIGHT & FINISH AS ADJACENT FENCE
3. (E) CONCRETE DRIVEWAY
4. (E) CARPORT POSTS TO REMAIN
5. LINE AT 3' HEAD HEIGHT
6. LINE OF RIDGE ABOVE
7. VERTICAL SCREEN, EXTEND TO CEILING
8. LINE OF SOFFIT ABOVE
9. LINE OF (E) CARPORT ROOF OVERHANG ABOVE
10. (E) CARPORT BEAMS TO REMAIN
11. LINE OF (N) ADU ROOF ABOVE

wall legend

(E) WALL TO REMAIN

(N) WALL

general notes

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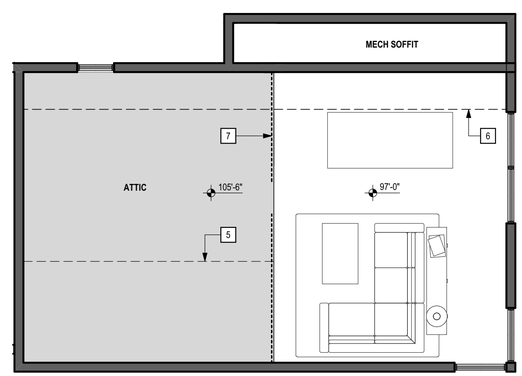

PROPOSED ADU ATTIC PLAN

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

N

proposed floor plan keynotes

1. (E) WINDOW TO REMAIN
2. (N) GATE - SAME HEIGHT & FINISH AS ADJACENT FENCE
3. (E) CONCRETE DRIVEWAY
4. (E) CARPORT POSTS TO REMAIN
5. LINE AT 3' HEAD HEIGHT
6. LINE OF RIDGE ABOVE
7. VERTICAL SCREEN, EXTEND TO CEILING
8. LINE OF SOFFIT ABOVE
9. LINE OF (E) CARPORT ROOF OVERHANG ABOVE
10. (E) CARPORT BEAMS TO REMAIN
11. LINE OF (N) ADU ROOF ABOVE

wall legend

(E) WALL TO REMAIN

(N) WALL

general notes

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PROPOSED ADU ATTIC PLAN

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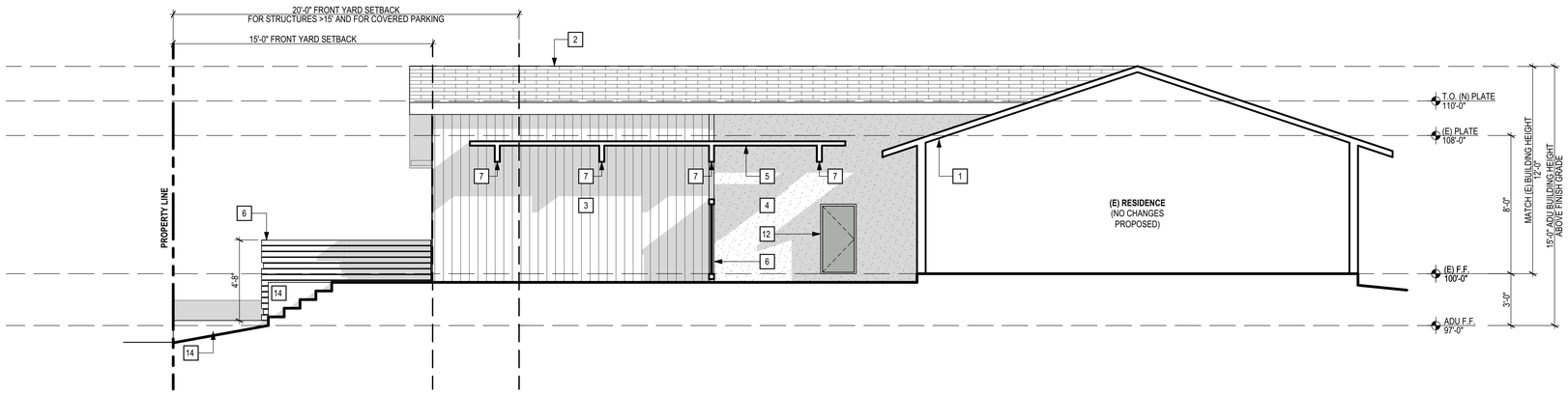
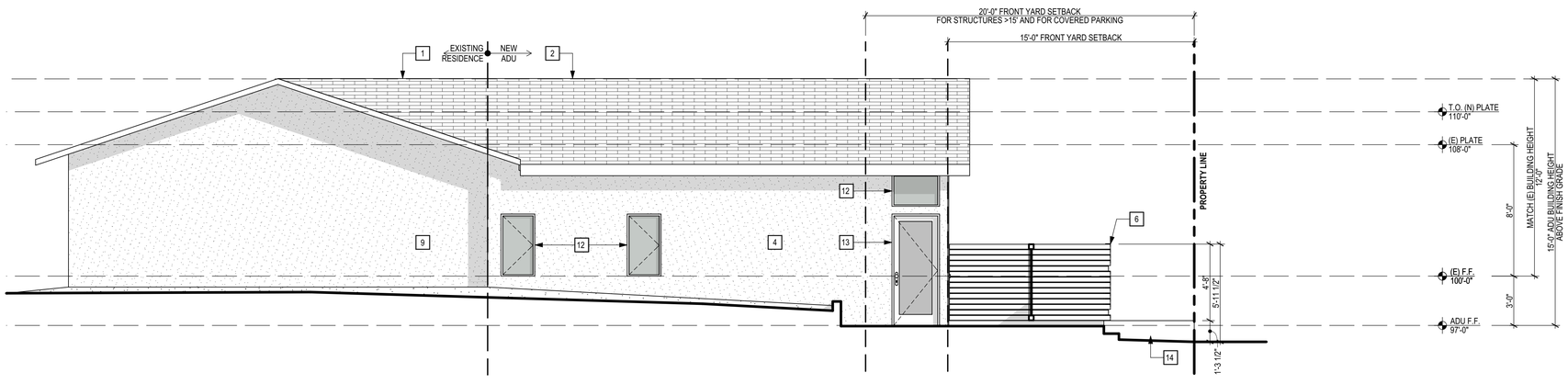


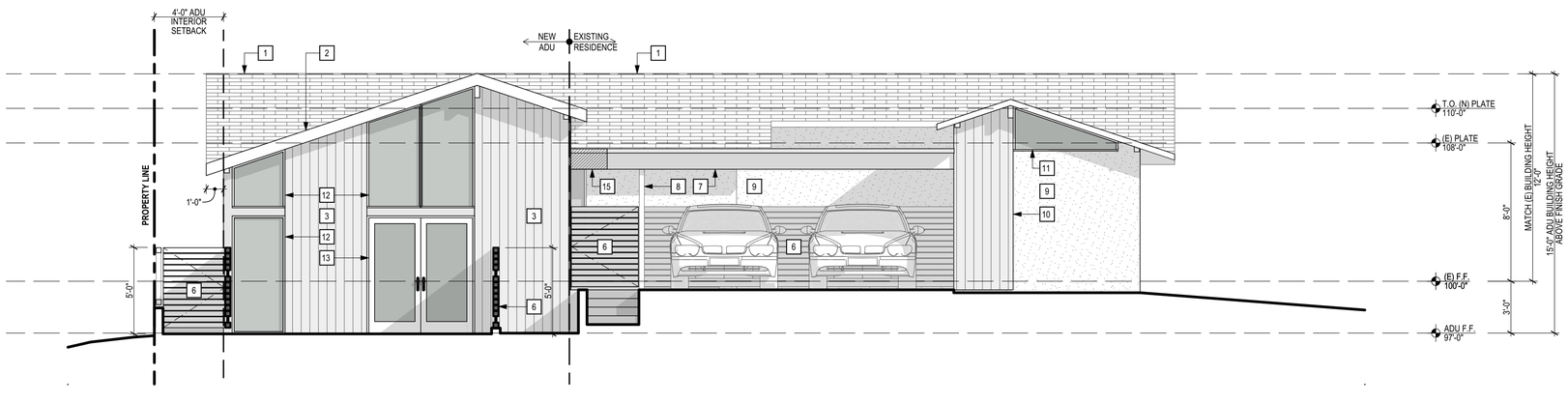
PROPOSED PARTIAL WEST ELEVATION 3

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



PROPOSED EAST ELEVATION 2

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



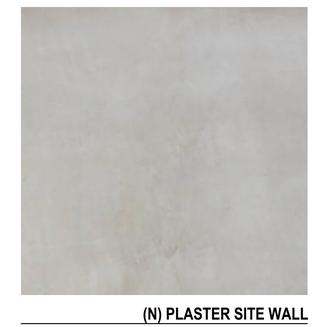
PROPOSED NORTH ELEVATION 1

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

elevation keynotes

1. (E) ROOF
2. (N) ROOF
3. VERTICAL WOOD SIDING TO MATCH (E)
4. EXTERIOR CEMENT PLASTER TO MATCH (E)
5. EXTENSION OF (E) CARPORT ROOF OVERHANG
6. (N) FENCE HORIZONTAL WOOD FENCE @ 5'-0" HEIGHT - NATURAL CUMARU (NO STAIN)
7. (E) CARPORT BEAMS
8. (E) CARPORT COLUMNS
9. (E) CEMENT PLASTER
10. (E) VERTICAL WOOD SIDING
11. (E) WINDOW
12. (N) WINDOW
13. (N) DOOR
14. (N) PLASTER SITE WALL
15. EXTENDED PORTION OF (E) CARPORT ROOF OVERHANG

(N) CUMARU WOOD FENCE
NATURAL (NO STAIN)



(N) PLASTER SITE WALL

general notes

1. MIN. CLEARANCE NOTED IS REQUIRED FINISH DIMENSION. CONTRACTOR TO VERIFY WALL FINISHES AND EQUIPMENT PRIOR TO CONSTRUCTION.
2. REFER TO T-SHEETS FOR GENERAL NOTES, DIMENSIONS, CLEARANCES, REQUIREMENTS, ETC.
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project team

submittals/revisions

PRINT DATE: 7/24/2024

03.15.2024 PLANNING SUBMITTAL #1
05.16.2024 PLANNING RESUBMITTAL #1
07.10.2024 SFDB FINAL REV. SUBMITTAL

project info

PROJECT 24005.00:

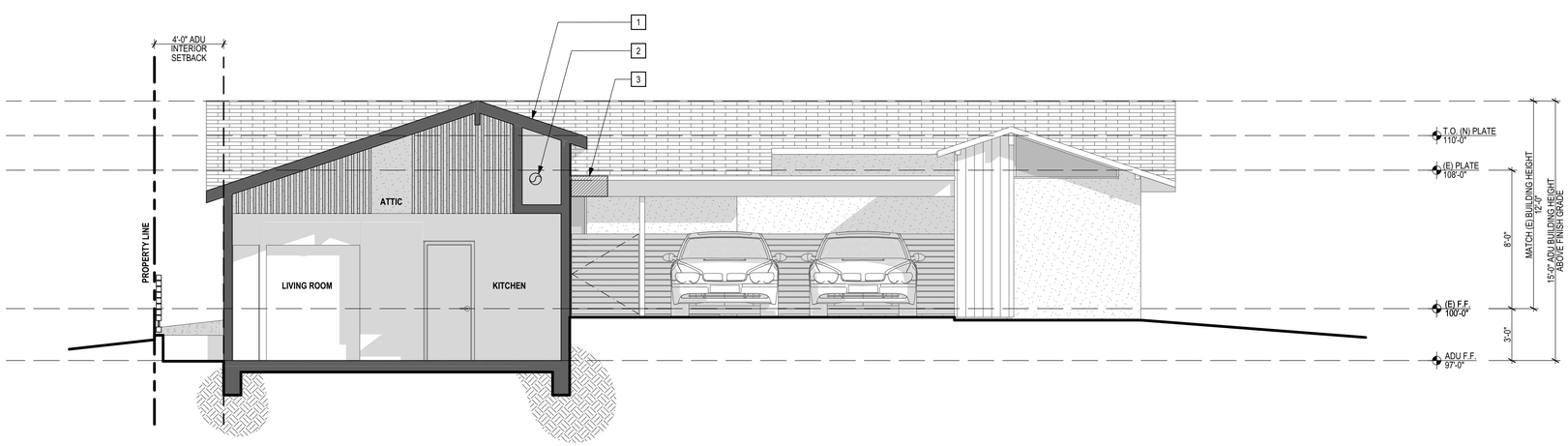
334 PEACH GROVE

PROJECT ADDRESS:
334 PEACH GROVE LANE
SANTA BARBARA, CA 93105

OWNER CONTACT:
Adam Kanold & Jacklyn McCallister
(805) 448-7442
adam.kanold@gmail.com

A2.01

PROPOSED ELEVATIONS



BUILDING SECTION 1

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

section keynotes

1. (N) ROOF MATCH (E) SLOPE
2. MECHANICAL SOFFIT
3. EXTEND (E) CARPORT ROOF OVERHANG

general notes

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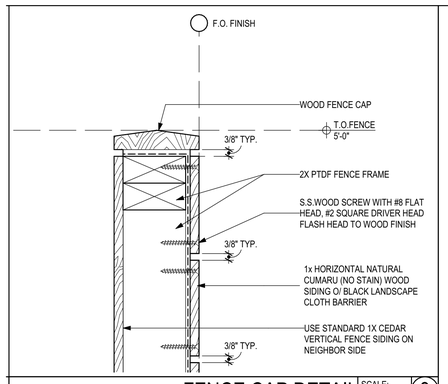
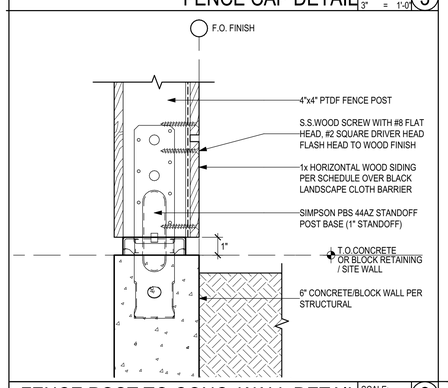
A3.01

BUILDING SECTIONS

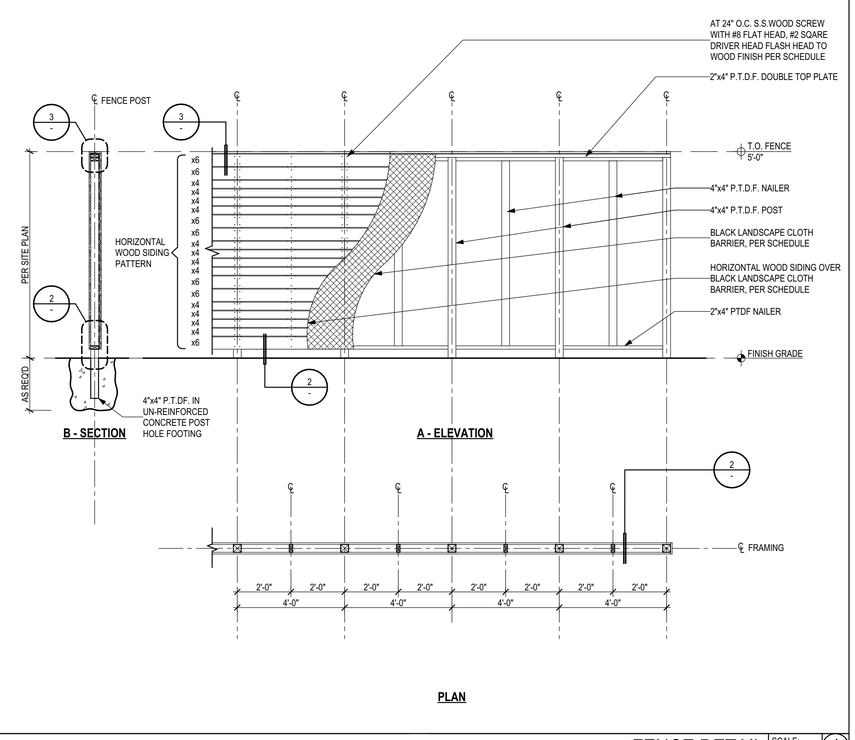
(N) CUMARU WOOD FENCE
NATURAL (NO STAIN)



FENCE CAP DETAIL SCALE: 3" = 1'-0" 3



FENCE POST TO CONC. WALL DETAIL SCALE: 3" = 1'-0" 2



FENCE DETAIL SCALE: 3/8" = 1'-0" 1

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FENCE DETAILS