PROJECT CONTACTS

AERIAL MAP

INTENT AND PRACTICES

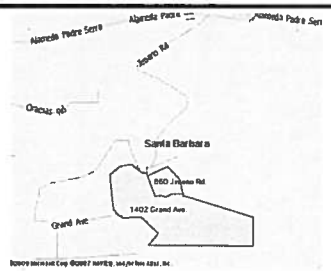
CODE COMPLIANCE

PROJECTS WITH ZONING MODIFICATIONS

BEST MANAGEMENT PRACTICES (BMPs)

1. Dredged sediments and other pollutants must be removed onsite and may not be transported from the site via street flow, erosion, storm drains, natural drainages or wind.
2. Discharges of earth and other construction related materials must be prevented from being transported from the site by the forces of wind or water.
3. Paints, oils, solvents and other toxic materials must be stored in accordance with their listing and not be contaminate the soil and surface waters. All approved storage containers are to be protected from 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 any other drainage system. Provisions must be made to retain concrete wastes onsite until they can be discharged of as a solid waste.
5. Trash and construction related solid waste must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to INSURE sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
7. Any slopes with disturbed soils or removal of vegetation must be stabilized so as to inhibit erosion by wind and water.

VICINITY MAP



SHEET INDEX

A1. DIRECTORY AND SITE
A2. 1402 GRAND AVE
A3. 860 JIMENO RD.

PROJECT INFORMATION

PROJECT: LOT LINE ADJUSTMENT BETWEEN 860 JIMENO RD. AND 1402 GRAND AVE. RELOCATE SFDB ITEMS ON JIMENO RD PROPERTY: REPLACE EXISTING UNDERSTORY W/ WINDOW WITH FRENCH DOORS AND INSTALL NEW WINDOW AND AT EAST WALL ELEVATION

GRAND AVE PROPERTY: DEMO EXISTING CHAINLINK GATE & PILLARS. REPLACE WITH IRON GATE PILLARS AND LIGHTS. ADD RAILING ON TOP OF HEALTH ROOM WALL & DESIGN NEW WALLS BLOCK WALLS AND LANDSCAPING. CONSTRUCT A NEW 562 SQ.FT. 2 CAR GARAGE.

NEW FENCE AND GATE AT COMMON PROPERTY LINE APPROX. 60' IN LENGTH

NO CHANGE IN ZONING

PARCEL ONE			PARCEL TWO	
PROPERTY ADDRESS:	1402 GRAND AVE NUE SANTA BARBARA, CA.		PROPERTY ADDRESS:	860 JIMENO RD. SANTA BARBARA, CA.
PARCEL NUMBER:	029-110-006		PARCEL NUMBER:	029-110-037
LOT SIZE ORIGINAL:	223,833 SQ.FT. APPROX.		LOT SIZE ORIGINAL:	25,739 SQ.FT.
LOT SIZE ADJUSTED:	226,973 SQ.FT. APPROX.		LOT SIZE ADJUSTED:	22,598 SQ.FT.
ZONING:	A-1 / E 1		ZONING:	E 1
SQUARE FT:	97 124 / 129 849		FIRE ZONE:	HIGH
FIRE ZONE:	HIGH		DESIGN:	LOWER RIVIERA HILLSIDE DISTRICT
DESIGN:	LOWER RIVIERA HILLSIDE DISTRICT			

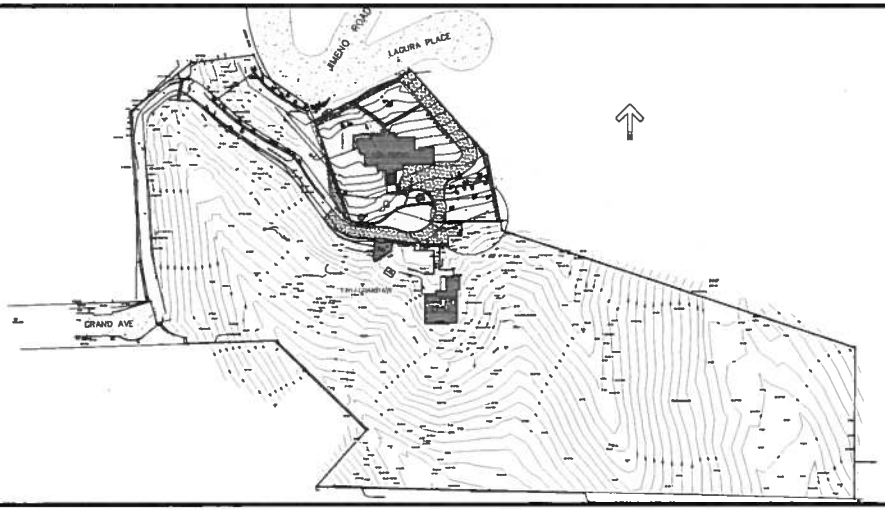
	ZONE A-1	ZONE E 1	ZONE E 1
FRONT SETBACK:	35'	30'	30'
SIDE YARD SETBACK:	15'	10'	10'
REAR YARD SETBACK:	15'	10'	10'

EXISTING SQUARE FOOTAGE	gross	net
RESIDENCE:	2,292 sq.ft.	2,124 sq.ft.
DECKS	483 sq.ft.	
HEALTH ROOM	341 sq.ft.	306 sq.ft.
HEALTH RM DECKS	382 sq.ft.	
NEW GARAGE RM.	65 sq.ft.	
PROPOSED 2 CAR GARAGE	562 sq.ft.	

EXISTING SQUARE FOOTAGE	gross	net
EXISTING RESIDENCE:	2,412 SQ.FT.	2,229 SQ.FT.
UNDERSTORY:	660 SQ.FT.	512 SQ.FT.
GARAGE'S:	512 SQ.FT.	
REMODELED AREA	75 SQ.FT.	

SITE PLAN

SCALE: 1/64 = 1'-0"



REV	DATE	APPR.

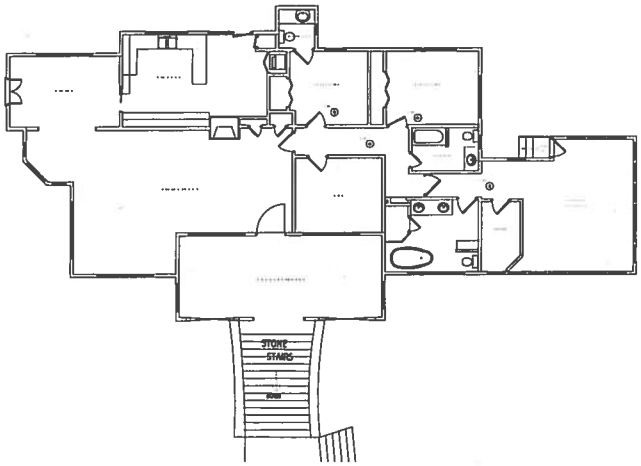
RICHELE DESIGN
DESIGNTECH INTERIORS PLANNING PROCESS ENGINEERING
PHONE (805) 568-1303 EMAIL: richele.design@verizon.net
1129 STATE ST SUITE 21, SANTA BARBARA, CA. 93101

SFDB - SITE IMPROVEMENTS
NEW GARAGE AND UNDERSTORY

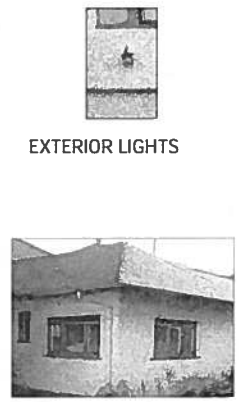
DREVO / YOB RESIDENCES

DWG. No. 10-R1-01
Size: D Rev. 02
Drawn By: R. Maitland
Date: 8.12.11
Scale: NOTED
SHT. A1 OF A3

ATTACHMENT 3

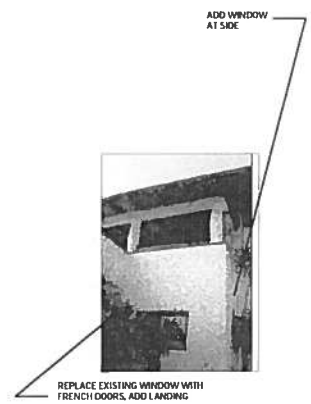


MAIN FLOOR PLAN - JIMENO REFERENCE SCALE: 1/8" = 1'0"

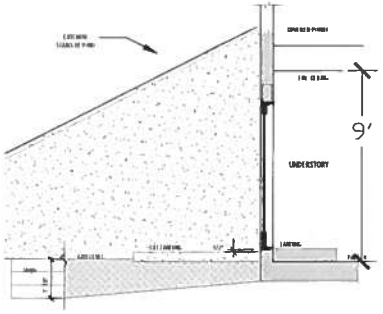


EXTERIOR LIGHTS

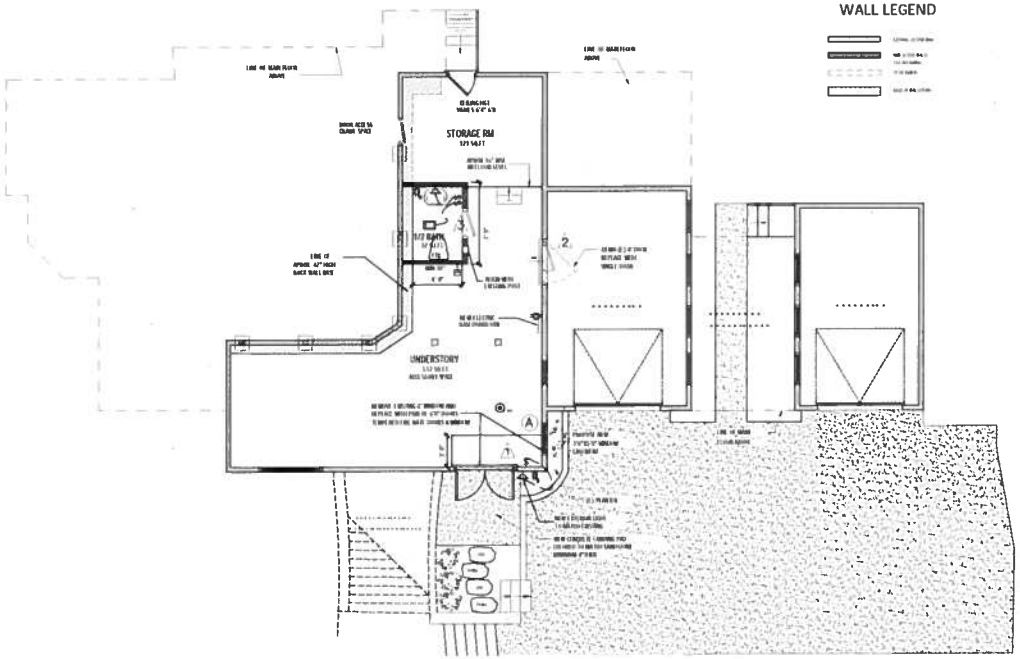
TYP.WINDOW SILL DETAIL



UNDERSTORY - EXTERIOR



UNDERSTORY - Door Section SCALE: 3/8"=1'0"



UNDERSTORY - [illegible]

ELECTRICAL SCHEDULE

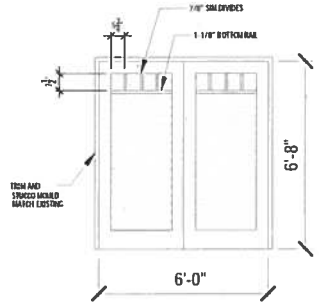
DOOR SCHEDULE				
MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	STYLE
	6'-0" PR	6'-8"	PAIR OUTSWING FRENCH	COTTAGE DETAIL/1 LITE - MARVIN
	3'-0"	6'-8"	INT. SOLID CORE	CREMONA STYLE - TM COBB
	2'-8"	6'-8"	HOLLOW CORE	(Bath) CREMONA STYLE-TM COBB

DOOR MFG. MARVIN - WOOD ULTIMATE FRENCH DOORS CUSTOM DETAIL
INSULATED DUAL GLAZED, TEMPERED, WITH LOW E II ARGON
TEMPERED AND FIRE RATED TO MEET 2007 CBC CHAPTER 7A
INTERIOR DOORS TM COBB

WINDOW SCHEDULE				
MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	NOTES
	3'-0"	5'-0"	CASEMENT	TEMP./FIRE RATED

MARVIN WINDOWS - ALL ARE DUAL GLAZE, ARGON FILLED LOW "E" TEMPERED AND FIRE RATED TO MEET 2007 CBC CHAPTER 7A

SCHEDULES



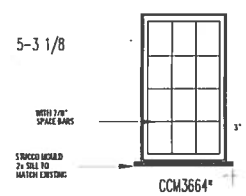
FRENCH DOOR ELEVATION

CASEMENT WINDOW

Masonry Opening 3-0 1/2 (927)

Rough Opening 3-1 (940)

5-3 1/8



WINDOW ELEVATION

REV.	DATE	APPR.

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1129 STATE ST. SUITE 21, SANTA BARBARA, CA. 93101

860 JIMENO RESIDENCE

YOB RESIDENCE

DWG. No.

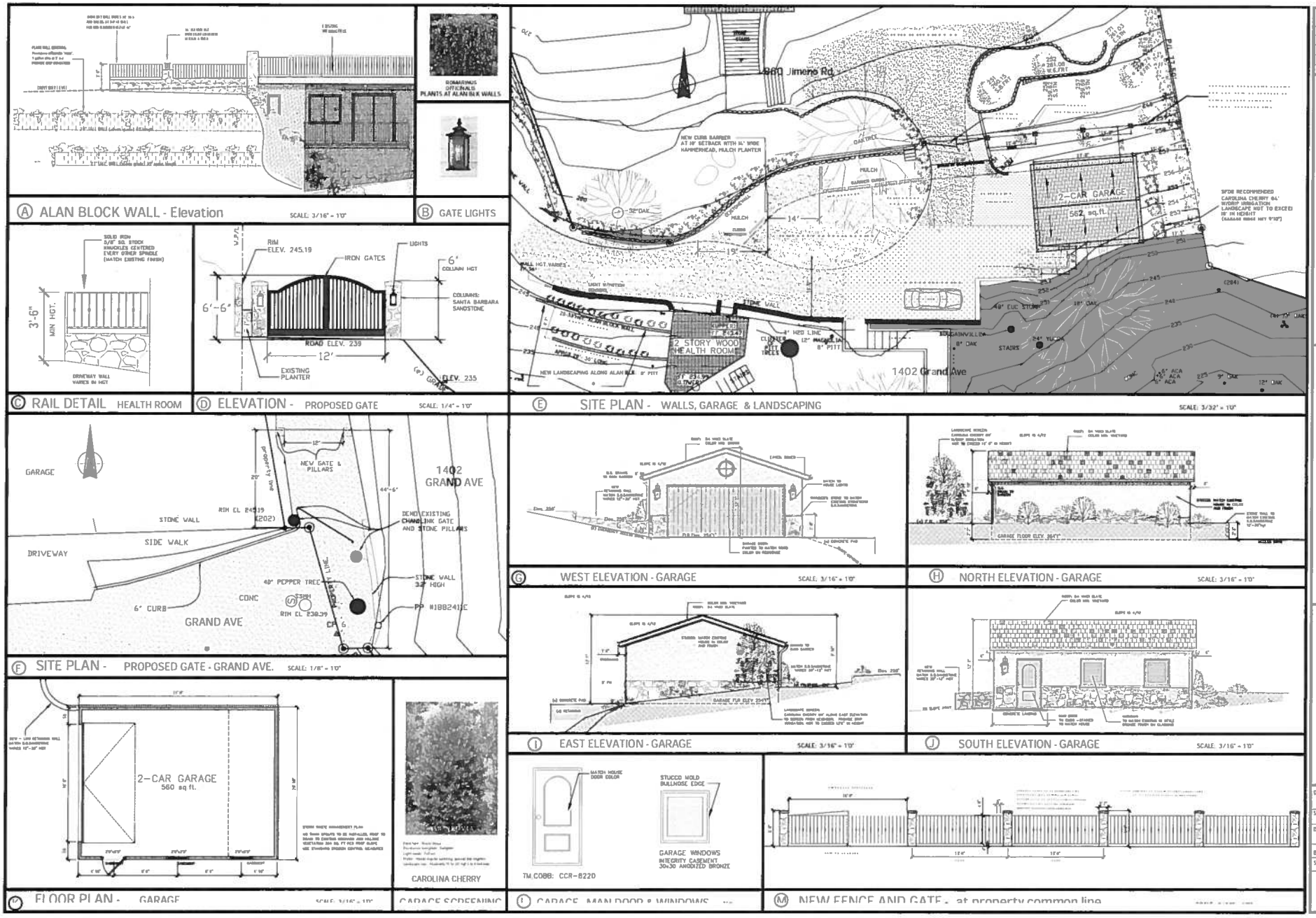
Size: D Rev.

Drawn By: Richele Madonni

Date: 8.12.11

Scale: noted

SHT. A2 OF 2



Ⓐ ALAN BLOCK WALL - Elevation SCALE: 3/16" = 1'0"

Ⓑ GATE LIGHTS

Ⓒ RAIL DETAIL HEALTH ROOM

Ⓓ ELEVATION - PROPOSED GATE SCALE: 1/4" = 1'0"

Ⓔ SITE PLAN - WALLS, GARAGE & LANDSCAPING SCALE: 3/32" = 1'0"

Ⓕ SITE PLAN - PROPOSED GATE - GRAND AVE. SCALE: 1/8" = 1'0"

Ⓖ WEST ELEVATION - GARAGE SCALE: 3/16" = 1'0"

Ⓗ NORTH ELEVATION - GARAGE SCALE: 3/16" = 1'0"

Ⓘ EAST ELEVATION - GARAGE SCALE: 3/16" = 1'0"

Ⓙ SOUTH ELEVATION - GARAGE SCALE: 3/16" = 1'0"

Ⓚ FLOOR PLAN - GARAGE SCALE: 3/16" = 1'0"

GARAGE SCREENING

Ⓛ GARAGE MAN DOOR & WINDOWS

Ⓜ NEW FENCE AND GATE - at property common line

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1402 GRAND AVE.
GATE, GARAGE AND PARKING

DREVO/CAVA RESIDENCE

DWG. No. R10-01-03
Size: D Rev. 03
Drawn By: R. Maitland
Date: 9.26.11
Scale: NOTED
SHT. OF
A2 3