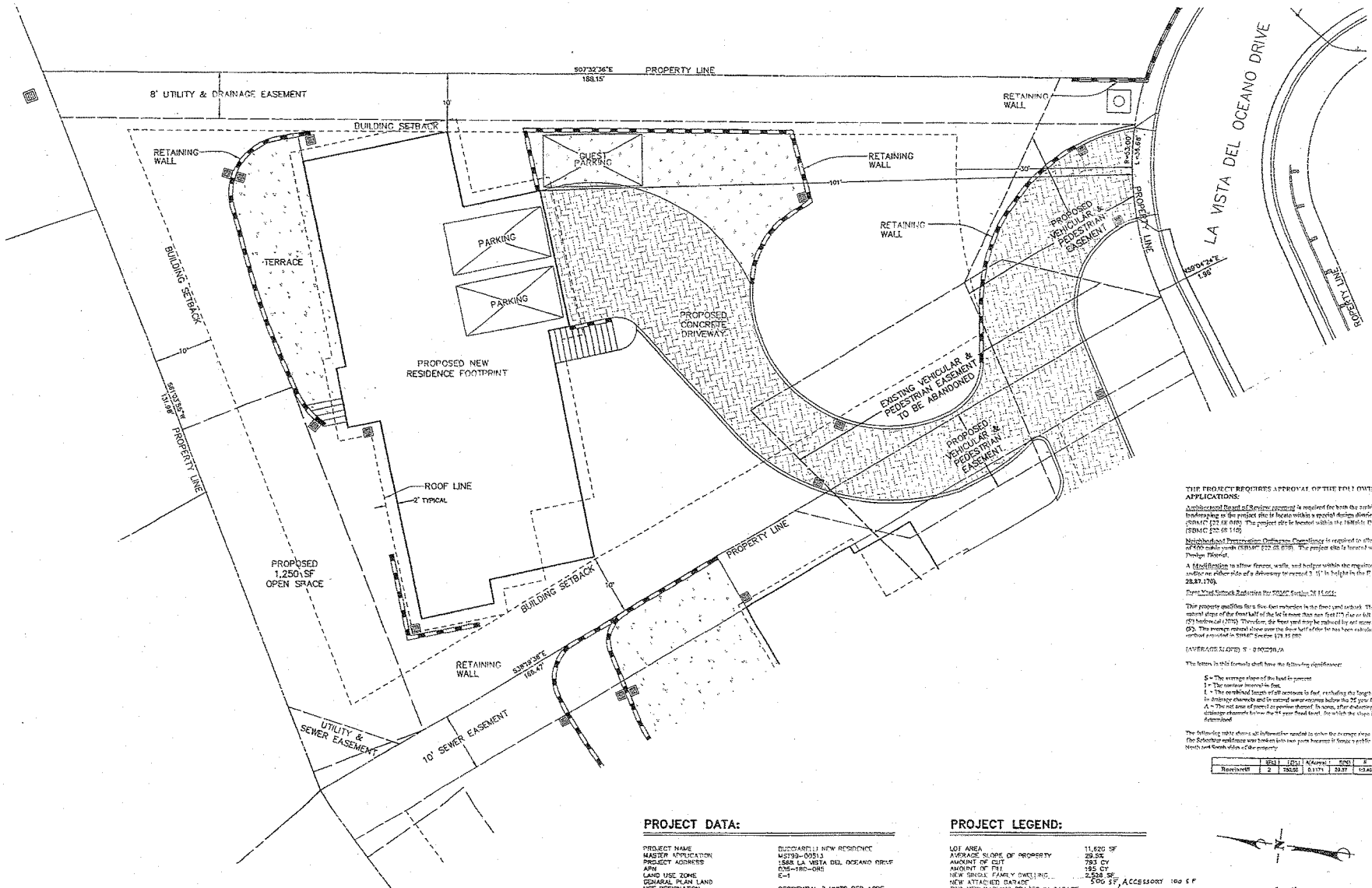
**Buciarelli New Residence**
**1568 La Vista Del Oceano Drive**
**APN 035-180-085, MST99-00513**

**Site Plan**

**Floor Plan**

**Elevations**

**EXHIBIT B**




THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is located within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3 ½" in height in the E-1 Zone (SBMC 28.87.170).

Front Yard Setback Reduction Per SBMC Section 28.15.065:

This property qualifies for a five-foot reduction in the front yard setback. The average natural slope of the front half of the lot is more than one foot (1') rise or fall in five feet (5') horizontal (20%). Therefore, the front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section 28.15.080.

(AVERAGE SLOPE) S = 9.00/270.0

The letters in this formula shall have the following significance:

S = The average slope of the land in percent
I = The contour interval in feet.
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level
A = The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined

The following table shows all information needed to solve the average slope equation. The Schedule residence was broken into two parts because it forms a public road on the North and South sides of the property.

| | (S%) | (I%) | A(Acres) | S(%) | S |
|---|---|---|---|---|---|
| Bucciarelli | 2 | 750.00 | 0.1171 | 20.37 | 10.46 |

## PROJECT DATA:

| | |
|---|---|
| PROJECT NAME | BUCCIARELLI NEW RESIDENCE |
| MASTER APPLICATION | MST99-00513 |
| PROJECT ADDRESS | 1568 LA VISTA DEL OCEANO DRIVE |
| APN | 035-180-085 |
| LAND USE ZONE | E-1 |
| GENERAL PLAN LAND USE DESIGNATION | RESIDENTIAL 3 UNITS PER ACRE |
| GENERAL PLAN NEIGHBORHOOD | EAST MESA |
| ATTRIBUTES | HILLSIDE DESIGN DISTRICT |
| PROPERTY OWNER | EUGENE & PATRICIA BUCCIARELLI<br>P.O. BOX 31192<br>SANTA BARBARA CA 93130 |

## PROJECT LEGEND:

| | |
|---|---|
| LOT AREA | 11,620 SF |
| AVERAGE SLOPE OF PROPERTY | 29.5% |
| AMOUNT OF CUT | 793 CY |
| AMOUNT OF FILL | 195 CY |
| NEW SINGLE FAMILY DWELLING | 2,528 SF |
| NEW ATTACHED GARAGE | 500 SF, ACCESSORY 100 SF |
| TWO NEW PARKING SPACES IN GARAGE | |
| ONE NEW UNCOVERED OFF-STREET GUEST PARKING SPACE | |
| BUILDING COVERAGE % OF LOT AREA | 22.3% |
| PAVED AREA % OF LOT AREA | 14.9% |
| LANDSCAPE AREA % OF LOT AREA | 53.1% |

1" = 8'
0 8 16 24

REFERENCES:
PROGRAM FILE:
DATA FILE:
PROJECT FILE: 15096
DRAWING FILE: 15096\02\REVISED DART SUBMITTAL\SITE PLANS

DATE:10-13-04

| NO. | DATE | REVISIONS | APPD. |
|---|---|---|---|
| | | | |

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
101 E. VICTORIA ST. SANTA BARBARA CALIFORNIA 93101
(805) 963 - 9532
MAILING ADDRESS: P.O. BOX 98 (93102)

DESIGN KJG/KRS CHECKED
KEVIN CONNORS DATE:
PROJECT ENGINEER
R.C.E. 43,862 (EXP. 6-30-05)

COUNTY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
FOR DATE

LA VISTA DEL OCEANO
BUCCIARELLI PARCEL
SITE PLAN
SANTA BARBARA, CALIFORNIA

WORK ORDER 15096.02
SHEET OF

BUCCARELLI RESIDENCE
1568 LA VISTA DEL OCEANO
SANTA BARBARA, CA

FLOOR PLAN
LOWER LEVEL
UPPER LEVEL

BANKO DESIGN &
CONSTRUCTION
5276 HOLLISTER AVE. #154
SANTA BARBARA, CA

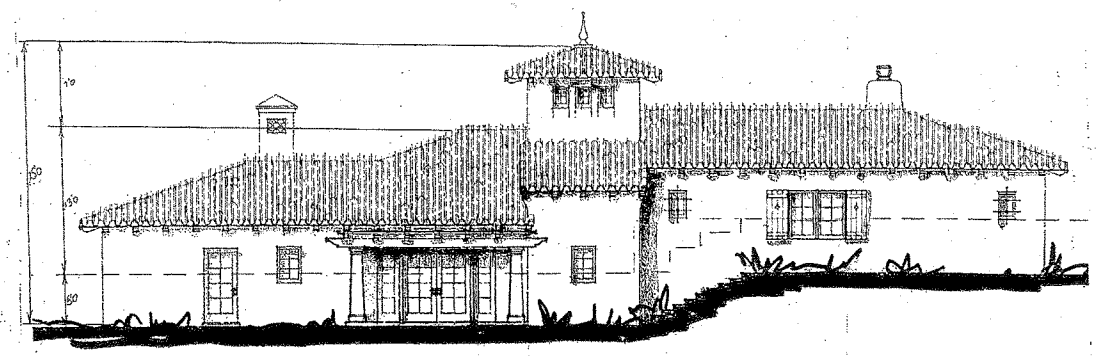
SHEET 3 OF 5



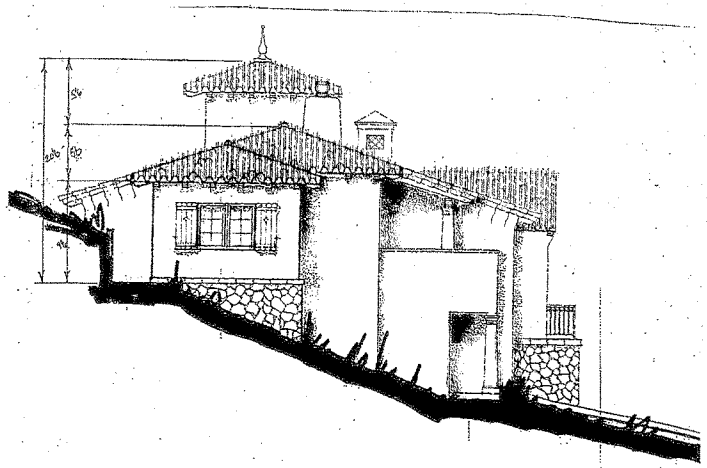

UPPER LEVEL
SCALE: 1/4"=1'-0"



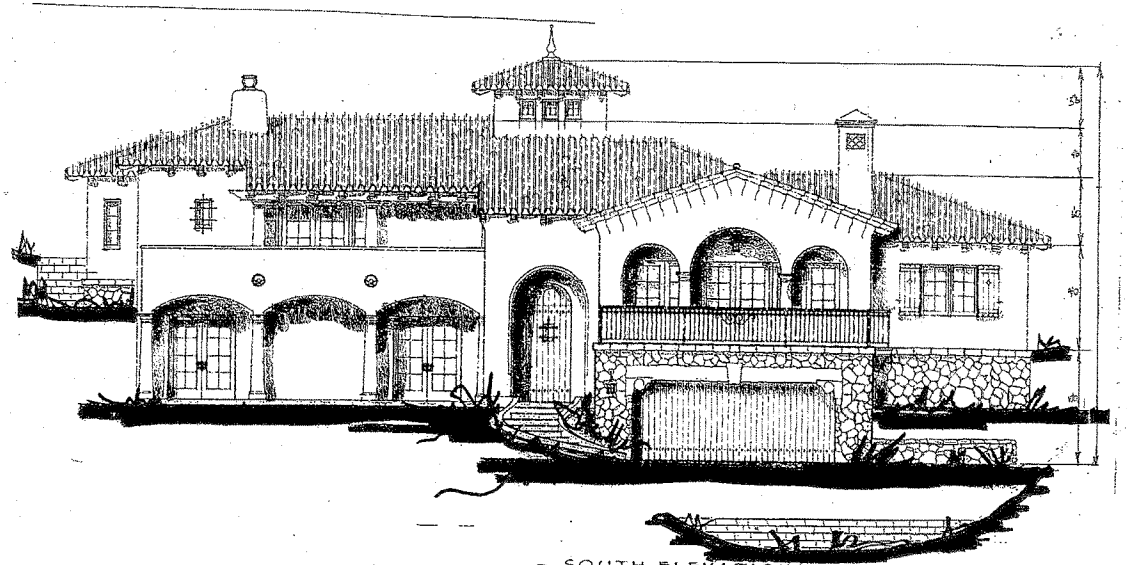

LOWER LEVEL
SCALE: 1/4"=1'-0"



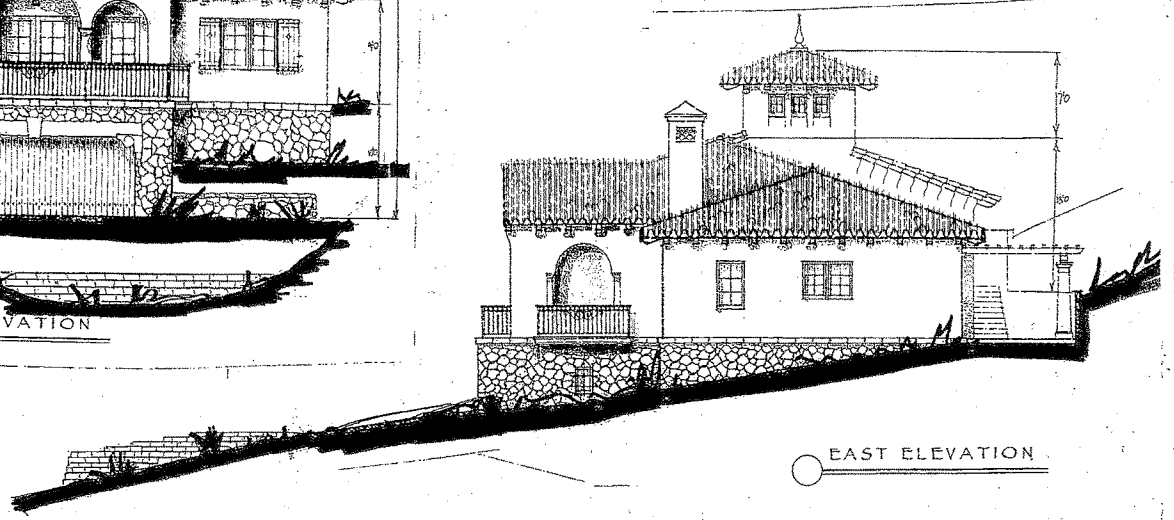
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ELEVATIONS
SCALE 1' = 3/16"

4

BANKO DESIGN & CONSTRUCTION
5276 HOLLISTER AVE. #151

ELEVATIONS

BUCIARELLI RESIDENCE
1568 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

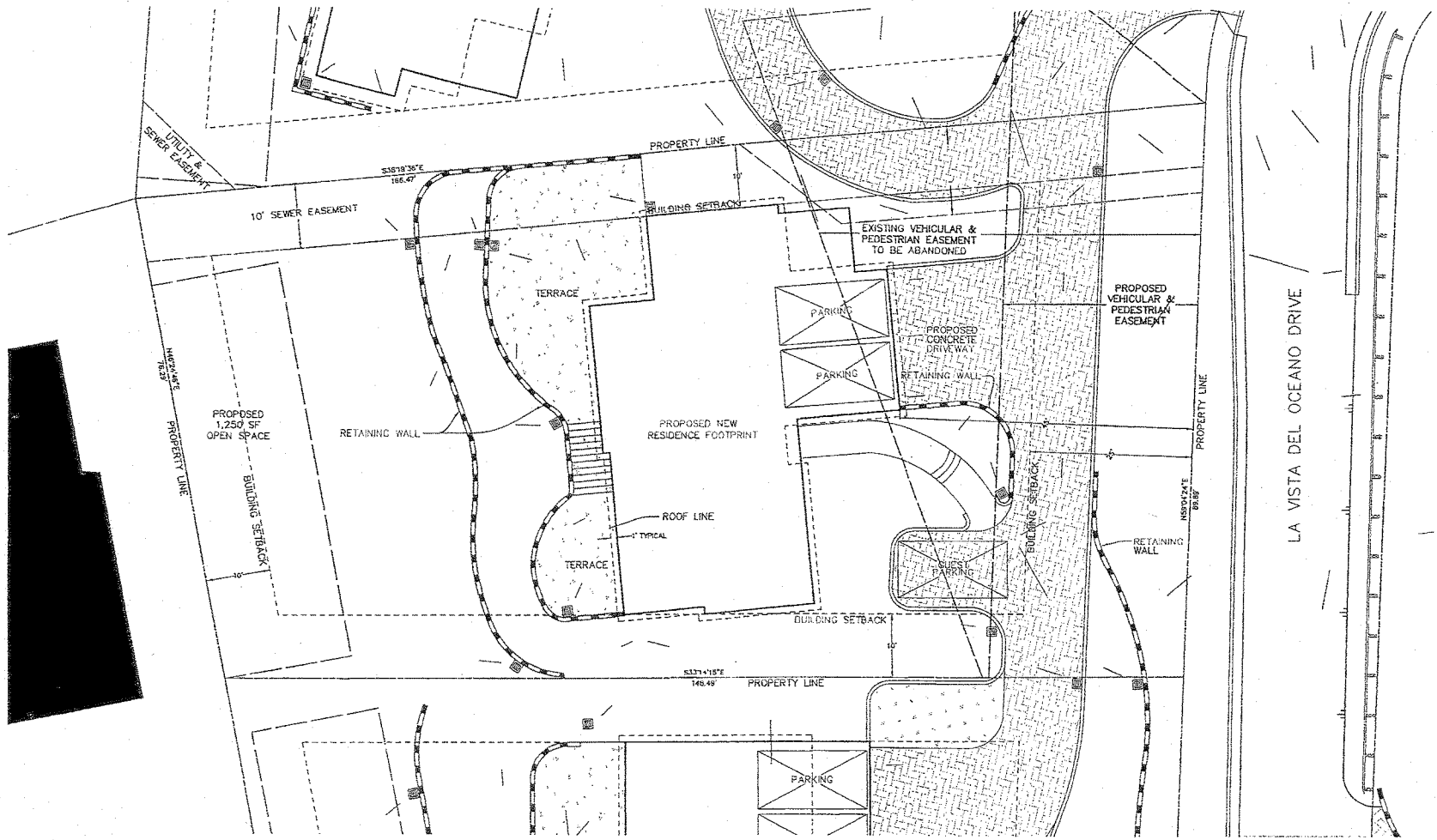
SHEET 4
OF

**Macofsky New Residence**
**1570 La Vista Del Oceano Drive**
**APN 035-180-084, MST98-00706**

**Site Plan**

**Floor Plan**

**Elevations**




THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:

Architectural Report of Review approval is required for both the architecture and landscaping as the project site is located within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 400 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3'-0" in height in the R-1 Zone (SBMC 28.87.170).

Front Yard Setback Reduction for SBMC Section 28.15.061:

This property qualifies for a five-foot reduction in the front yard setback. The average natural slope of the front half of the lot is more than one foot (1') rise or fall in five-foot (5') horizontal (20%). Therefore, the front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section 28.15.060.

(AVERAGE SLOPE) S = 0.002298/A

The letters in this formula shall have the following significance:

S = The average slope of the land in percent
I = The contour interval in feet.
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.
A = The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined.

The following table shows all information needed to solve the average slope equation. The Schechter residence was broken into two parts because it fronts a public road on the North and South sides of the property.

| | A(Ac) | L(Ft) | A(Acres) | S(%) | S |
|---|---|---|---|---|---|
| Buccharelli | 2 | 150.98 | 0.1373 | 30.37 | 15.49 |

## PROJECT DATA:

| | |
|---|---|
| PROJECT NAME | MACOFSKY NEW RESIDENCE |
| MASTER APPLICATION | MST98-00706 |
| PROJECT ADDRESS | 1570 LA VISTA DEL OCEANO DRIVE |
| APN | 035-180-084 |
| LAND USE ZONE | E-1 |
| GENARAL PLAN LAND USE DESIGNATION | RESIDENTIAL 3 UNITS PER ACRE |
| GENERAL PLAN NEIGHBORHOOD | EAST MESA |
| ATTRIBUTES | HILLSIDE DESIGN DISTRICT |
| PROPERTY OWNER | SIDNEY & PAMELA MACOFSKY<br>525 HIGH GROVE AVENUE<br>GOLETA, CA 93117 |

## PROJECT LEGEND:

| | |
|---|---|
| LOT AREA | 12,760 SF |
| AVERAGE SLOPE OF PROPERTY | 30% |
| AMOUNT OF CUT | 2,033 CY |
| AMOUNT OF FILL | 208 CY |
| NEW SINGLE FAMILY DWELLING | 2,541 SF |
| NEW ATTACHED GARAGE | 468 SF |
| NEW ATTACHED ACCESORY/STORAGE | 288 SF |
| TWO NEW PARKING SPACES IN GARAGE | |
| ONE NEW UNCOVERED OFF-STREET GUEST PARKING SPACE | |
| BUILDING COVERAGE % OF LOT AREA | 17.3% |
| PAVED AREA % OF LOT AREA | 16.2% |
| LANDSCAPE AREA % OF LOT AREA | 60.0% |

1" = 8'

0 8 16 24

ERENCES:
GRAM FILE:
DATA FILE:
JECT FILE: 15096
WING FILE: 15096\02\REVISED DART SUBMITTAL\SITE PLANS

10-12-04

| NO. | DATE | REVISIONS | APPD. |
|---|---|---|---|
| | | | |

Penfield & Smith
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(805) 963 - 9532
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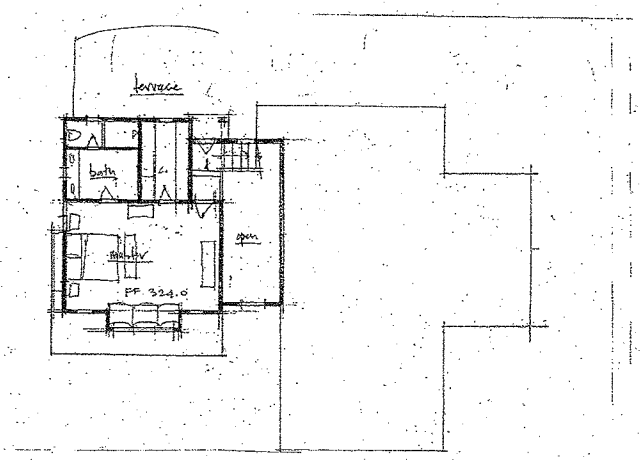
DESIGN KJC/KRS CHECKED
KEVIN CONNORS DATE:
PROJECT ENGINEER
R.C.E. 43,862 (EXP. 6-30-05)

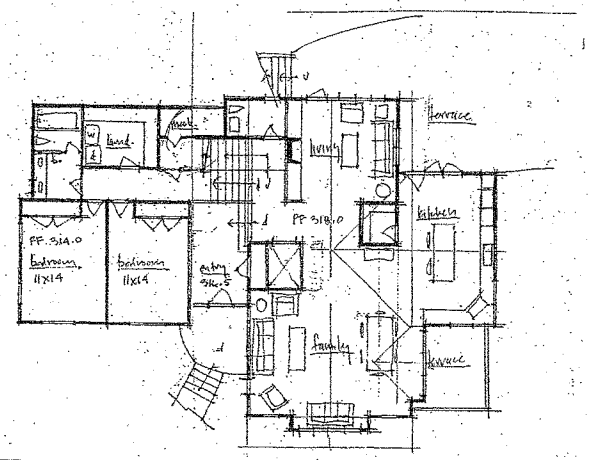
CITY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
FOR DATE

LA VISTA DEL OCEANO
MACOFSKY PARCEL
SITE PLAN
SANTA BARBARA, CALIFORNIA

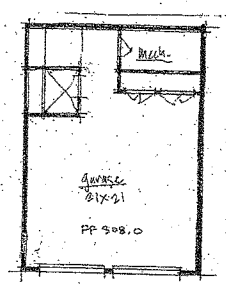
WORK ORDER 15096.02
SHEET OF




SECOND FLOOR PLAN




FIRST FLOOR PLAN




GARAGE FLOOR PLAN

REVISIONS

THOMAS MEAN
ARCHITEC

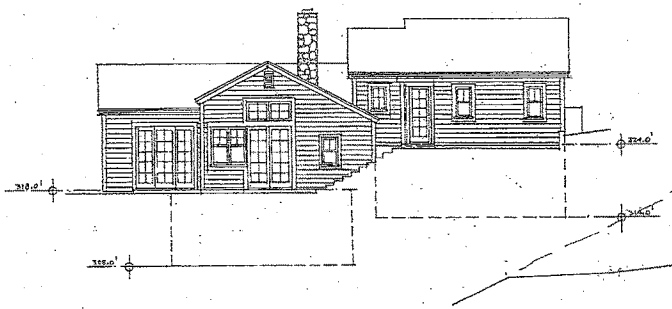
LICENSED ARCHI
THOMAS MEAN
STATE OF CALIFO

619 STATE ST
SUITE 240
SANTA BARBAR
CALIFORNIA
93101

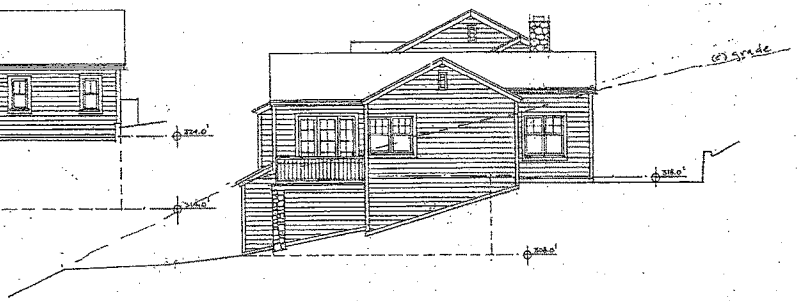
(805) 96C 7

MACOFSKY RESIDENCE
1570 LA VISTA DEL OCEANO
SANTA BARBARA, CALIFORNIA

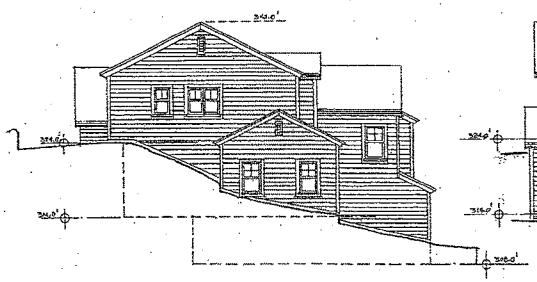
Date
Scale
Drawn
Job
Sheet
A-1.1



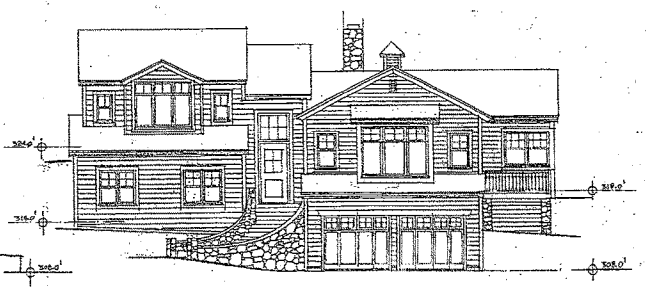
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

REVISIONS

MACOFSKY RESIDENCE
1570 LA VISTA DEL OCEANO

Date

Scale 1/8" = 1'-0"

Drawn

Job

Sheet

A-2

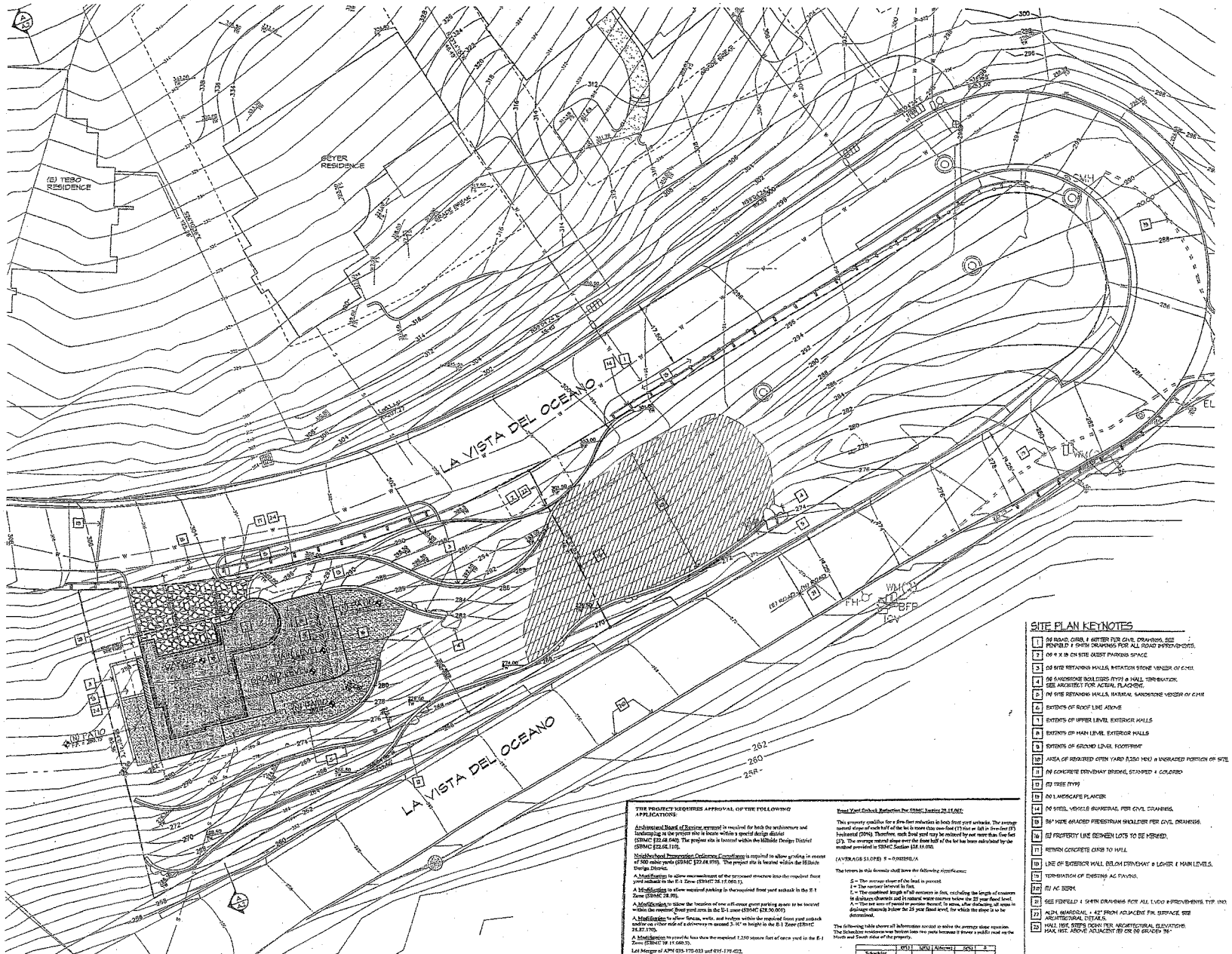
**Schechter New Residence**
**1575 La Vista Del Oceano Drive**
**APN 035-170-023, MST2003-00652**

**Site Plan**

**Floor Plan**

**Elevations**

# SCHECHTER RESIDENCE




## SITE PLAN

**THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:**

Architectural Board of Review approval is required for both the architecture and landscaping as the project site is locate within a special design district (SBMC §22.68.040). The project site is located within the Hillside Design District (SBMC §22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.

A Modification to allow encroachment of the proposed structure into the required front yard setback in the E-1 Zone (SBMC 28.15.060.1).

A Modification to allow required parking in the required front yard setback in the E-1 Zone (SBMC 28.90).

A Modification to allow the location of one off-street guest parking space to be located within the required front yard area in the E-1 zone (SBMC §28.90.001).

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3'-6" in height in the E-1 Zone (SBMC 28.87.170).

A Modification to provide less than the required 7,250 square feet of area yard in the E-1 Zone (SBMC 28.15.060.7).

Lot Merger of APN 035-170-033 and 035-170-022.

**Front Yard Setback Reduction Per SBMC Section 28.15.065:**

This property qualifies for a 40% feet reduction in both front yard setbacks. The average natural slope of each half of the lot is more than one-foot (1') rise or fall in five-feet (5') horizontal (20%). Therefore, each front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section §28.15.050.

(AVERAGE S1.0PE) S = 0.00329S/A

The letters in this formula shall have the following significance:

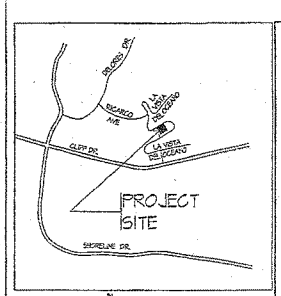
S = The average slope of the land in percent.
I = The contour interval in feet.
L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.
A = The net acreage of land to be graded. In areas after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined.

The following table shows all information needed to solve the average slope equation. The Schechter residence was broken into two parts because it flows a ridge road up the North and South sides of the property.

| | (#1) | L(ft.) | A(Acres) | S(%) | S |
|---|---|---|---|---|---|
| Schechter (North) | 2 | 597.12 | 0.1827 | 16.33 | 13.04 |
| Schechter (South) | 2 | 527.14 | 0.1677 | 15.7 | 11.97 |

## SITE PLAN KEYNOTES

1. (N) ROAD, CURB, & GUTTER PER CIVIL DRAWINGS. SEE FENFIELD & SMITH DRAWINGS FOR ALL ROAD IMPROVEMENTS.
2. (N) 9' X 18' ON SITE GUEST PARKING SPACE
3. (N) SITE RETAINING WALLS, ROTATION STONE VENEER OF CMU.
4. (N) SANDSTONE BOULDERS (TYP) @ WALL TERMINATION. SEE ARCHITECT FOR ACTUAL PLACEMENT.
5. (N) SITE RETAINING WALLS, NATURAL SANDSTONE VENEER OF CMU
6. EXTENTS OF ROOF LINE ABOVE
7. EXTENTS OF UPPER LEVEL EXTERIOR WALLS
8. EXTENTS OF MAIN LEVEL EXTERIOR WALLS
9. EXTENTS OF GROUND LEVEL FOOTPRINT
10. AREA OF REQUIRED OPEN YARD (1,250 MIN) IN UNGRADED PORTION OF SITE
11. (N) CONCRETE DRIVEWAY BRIDGE, STAMPED & COLORED
12. (E) TREE (TYP)
13. (N) LANDSCAPE PLANTER
14. (N) STEEL VEHICLE GUARDRAIL PER CIVIL DRAWINGS.
15. 36" WIDE GRADED PEDESTRIAN SHOULDER PER CIVIL DRAWINGS.
16. (E) PROPERTY LINE BETWEEN LOTS TO BE MERGED.
17. RETAIN CONCRETE CURB TO WALL
18. LINE OF EXTERIOR WALL BELOW DRIVEWAY @ LOWER & MAIN LEVELS.
19. TERMINATION OF EXISTING AC PAVING.
20. (E) AC BERM.
21. SEE FENFIELD & SMITH DRAWINGS FOR ALL CIVIL IMPROVEMENTS, TYP. UNO
22. ALUM. GUARDRAIL + 42" FROM ADJACENT FIN. SURFACE. SEE ARCHITECTURAL DETAILS.
23. WALL HGT. STEPS DOWN PER ARCHITECTURAL ELEVATIONS. MAX HGT. ABOVE ADJACENT (E) OR (N) GRADES 36"




VICINITY MAP

## SITE DATA

PROJECT DESCRIPTION: NEW SINGLE FAMILY RESIDENCE ON VACANT LOT

| | |
|---|---|
| SITE: | 1515 LA VISTA DEL OCEANO SANTA BARBARA, CA 93101 |
| APN: | 035-170-030 & 035-170-029 |
| ZONE: | E-1, SINGLE FAMILY |
| OWNER: | GENE SCHECHTER 1330 EAGLE HILL ROAD SANTA BARBARA, CALIFORNIA, 93101 PH: (805) 564-2050 |
| HIGH FIRE: | YES |
| REQUESTED APPROVALS: | 1. MODIFICATION TO ALLOW ENCROACHMENT INTO NORTHERN REQUIRED FRONT YARD SETBACK. |
| | 2. MODIFICATION TO ALLOW PARKING IN THE NORTHERN REQUIRED FRONT YARD SETBACK. |
| | 3. MODIFICATION TO ALLOW RETAINING WALLS EXCEEDING 3 1/2' IN HEIGHT IN THE NORTHERN REQUIRED FRONT YARD SETBACK. |
| | 4. |
| | 5. LOT MERGER OF APN 035-170-029 & 035-170-022. |

## SQUARE FOOTAGES

| | |
|---|---|
| LOT SIZE (APPROX): | APN: 035-170-030 = 7,282 SF.<br>APN: 035-170-029 = 7,230 SF. |
| MERGED LOT TOTAL | 14,512 SF. |
| ENTRY LEVEL (NET FLOOR AREA) | 671 SF. |
| MAIN LEVEL (NET FLOOR AREA) | 1,067 SF. |
| LOWER FLOOR (NET FLOOR AREA) | 1,268 SF. |
| SUB-TOTAL, HABITABLE FLOOR AREA | 2,912 SF. |
| GARAGE & STORAGE | 426 SF. |
| TOTAL | 2,828 SF. |
| ENTRY LEVEL PATIO | 78 SF. |
| MAIN LEVEL PATIO | 245 SF. |
| LOWER LEVEL PATIO | 359 SF. |
| TOTAL | 682 SF. |

## SHEET INDEX


| | |
|---|---|
| A1 | SITE PLAN |
| A2 | FLOOR PLANS |
| A3 | ELEVATIONS |


BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

EXCESS SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO A DRAINAGE SYSTEM.

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 A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A LOCKABLE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED 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 BY RAIN OR OTHER MEANS.

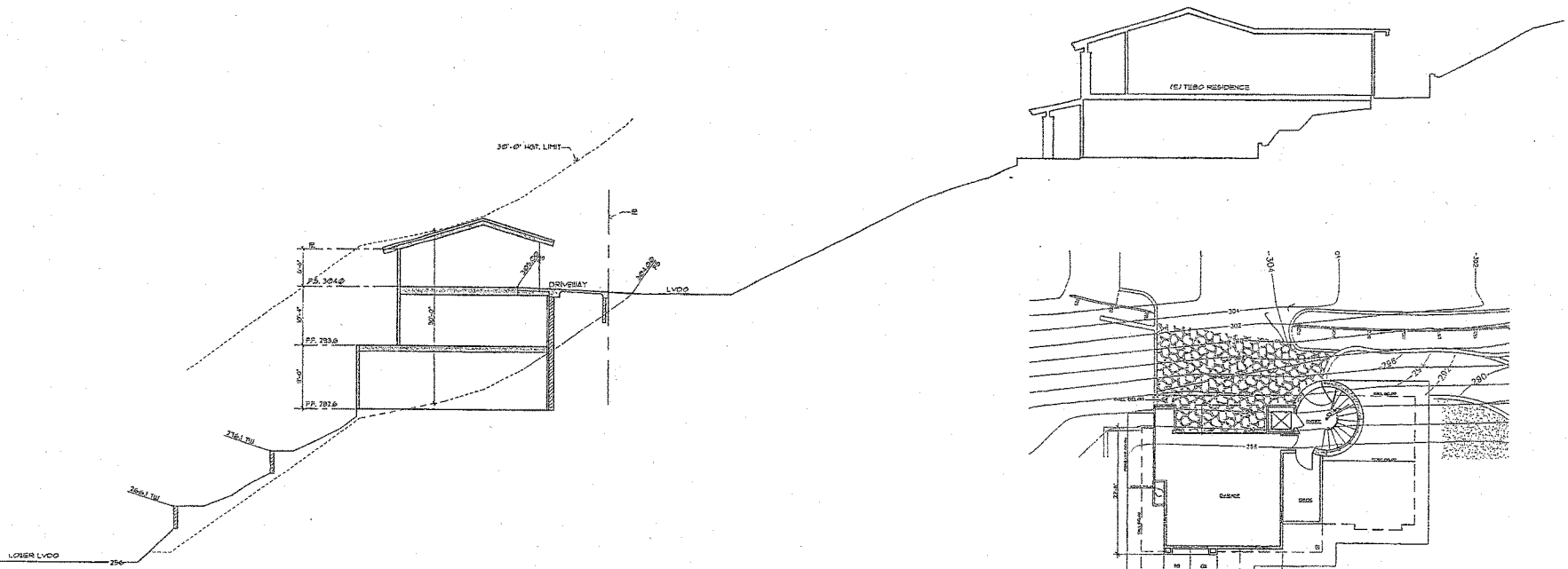
ANY SLOPES NOW DISTURBED SHALL BE PLANTED OR VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.


Kirk B. Gradin
Architectural Design & Land Planning
300 E. Gutierrez St. Suite D-1 SB, CA 93101
ph. (805) 564-4123
fx. (805) 564-2618


DATE: 10/24/06 PLANNING COMMISSION
12/27/06 BOARD REVIEW
5/8/07 BOARD REVIEW

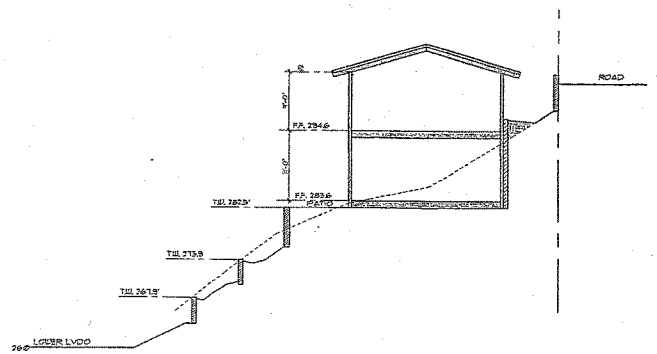
SCHECHTER RESIDENCE
1515 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

SHEET NO.:
A.1
OF SHEETS



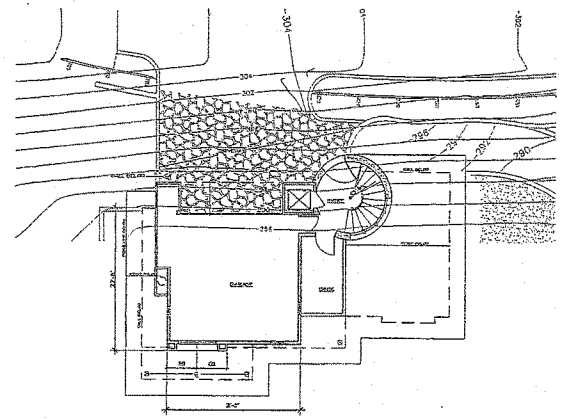

SECTION "A "

SCALE 1/8" = 1'-0"



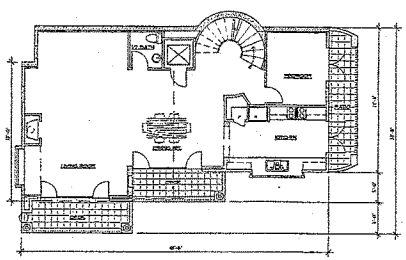

SECTION " B "

SCALE 1/8" = 1'-0"



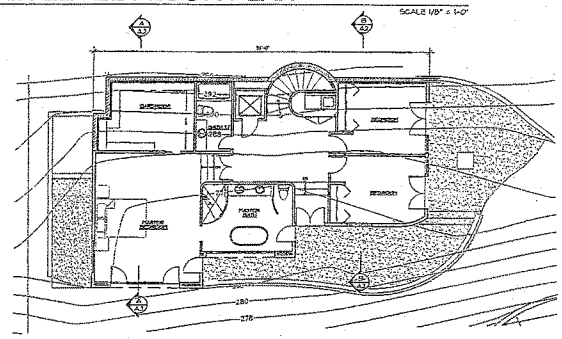
UPPER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

Kirk B. Gradin
Architectural Design & Land Planning
909 E. Canon Perdido St., Ste 24 SB, CA 93103
ph. (805) 564-4428
fx. (805) 564-3818

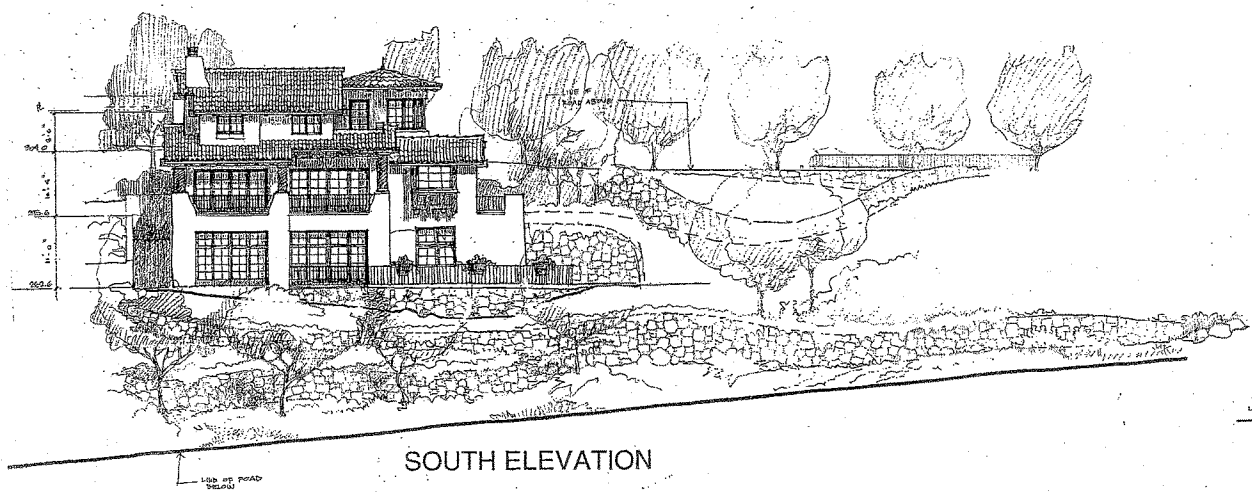
DATE: 4/24/04 PLANNING CORRECTION
4/20/05 DESIGN REVS
5/2/05 DESIGN REVS

SCHECHTER RESIDENCE
1515 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

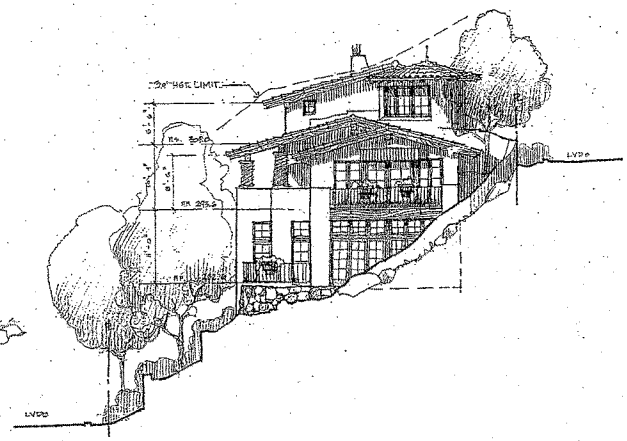
SHEET NO.:

A.2

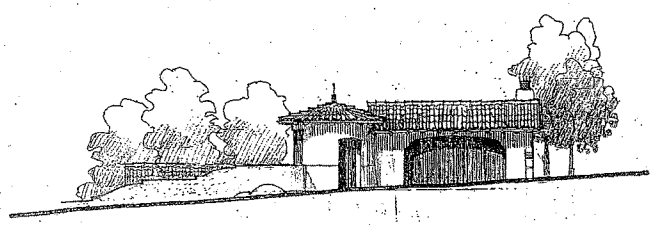
OF SHEETS



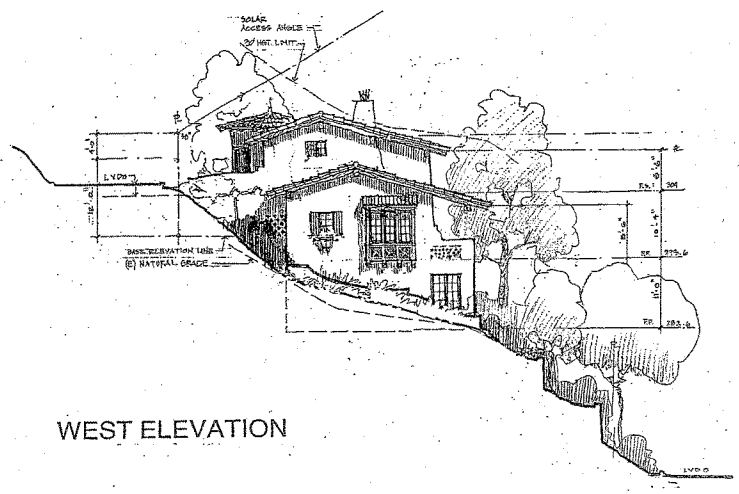
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION


Kirk B. Gradin

Architectural Design & Land Planning

3002 S. Coron Pendale St.
Suite B-4-22, CA 93101
ph. (805) 564-4423
fx. (805) 564-2575


DATE - 4/24/04 PLANNING COMMISSION

SCHECHTER RESIDENCE
1575 LA VISTA DEL OCEANO
SANTA BARBARA, CA.

SHEET NO.

A.3

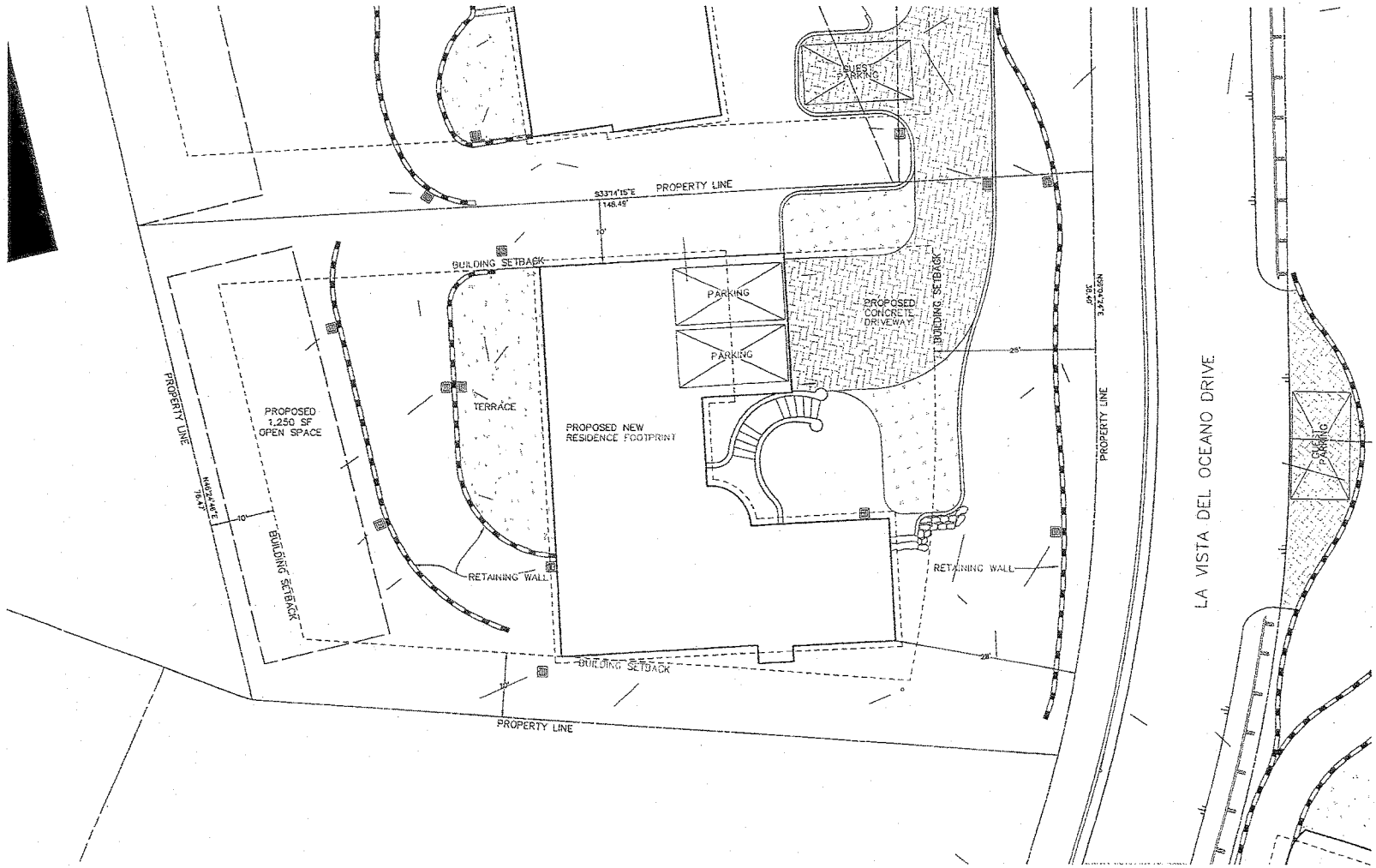
OF SHEETS

**Geyer New Residence**
**1576 La Vista Del Oceano Drive**
**APN 035-180-058, MST1999-01043**

**Site Plan**

**Floor Plan**

**Elevations**




THE PROJECT REQUIRES APPROVAL OF THE FOLLOWING APPLICATIONS:

Architectural Board of Review approval is required for both the garage/storage and hardscaping as the project site is located within a special design district. (SBMC § 22.68.040). The project site is located within the Hillside Design District (SBMC § 22.68.110).

Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC § 22.68.070). The project site is located within the Hillside Design District.

A Modification to allow fences, walls, and hedges within the required front yard setback and/or on either side of a driveway to exceed 3'-6" in height in the R-1 Zone (SBMC 28.87.170).

Front Yard Setback Reduction Per SBMC Section 28.15.060:

This property qualifies for a five foot reduction in the front yard setback. The average natural slope of the front half of the lot is more than ten feet (10') rise or fall in any fifty foot (50') horizontal (25%). Therefore, the front yard may be reduced by not more than five feet (5'). The average natural slope over the front half of the lot has been calculated by the method provided in SBMC Section 28.15.060:

(AVERAGE SLOPE) $S = 0.00229 I/A$

The letters in this formula shall have the following significance:

S = The average slope of the land in percent
I = The contour interval in feet
L = The combined length of all contours in feet, excluding the length of contours in drainage courses in and in natural rising ground higher than the 25 year flood level
A = The net area of parcel or portion thereof, in acres, after deducting all area in drainage channels below the 25 year flood level, for which the slope is to be determined

The following table shows all information needed to solve the average slope equation. The Subject parameter was broken into two parts because it forms a public road in the North and South ends of the property.

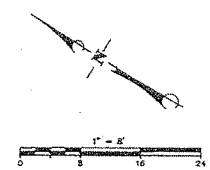
| | #Ct | Ctr I | #Ct/cont | S(%) | S |
|---|---|---|---|---|---|
| Geyer | 3 | 1256.25 | 0.1496 | 40.90 | 10.44 |

## PROJECT DATA:

| | |
|---|---|
| PROJECT NAME | GEYER NEW RESIDENCE |
| MASTER APPLICATION | MST1999-01043 |
| PROJECT ADDRESS | 1576 LA VISTA DEL OCEANO DRIVE |
| APN | 035-180-058 |
| LAND USE ZONE | E-1 |
| GENERAL PLAN LAND USE DESIGNATION | RESIDENTIAL 3 UNITS PER ACRE |
| GENERAL PLAN NEIGHBORHOOD | EAST MESA |
| ATTRIBUTES | HILLSIDE DESIGN DISTRICT |
| PROPERTY OWNER | DAVID & WINIFRED J. GEYER<br>4694 GRANADA WAY<br>SANTA BARBARA, CA 93110 |

## PROJECT LEGEND:

| | |
|---|---|
| LOT AREA | 16,400 SF |
| AVERAGE SLOPE OF PROPERTY | 35% |
| AMOUNT OF CUT | 1,487 CY |
| AMOUNT OF FILL | 48 CY |
| NEW SINGLE FAMILY DWELLING | 3,175 SF |
| NEW ATTACHED GARAGE | 500 SF |
| NEW ATTACHED ACCESORY/STORAGE | 200 SF |
| TWO NEW PARKED SPACES IN GARAGE | |
| ONE NEW UNCOVERED OFF STREET GUEST PARKING SPACE | |
| BUILDING COVERAGE % OF LOT AREA | 14.4% |
| PAVED AREA % OF LOT AREA | 4.4% |
| LANDSCAPE AREA % OF LOT AREA | 74.8% |




REFERENCES:
DGRAM FILE:
DATA FILE:
PROJECT FILE: 15096
TAMING FILE: 15096\07\REVISED DART SUBMITTAL\SITE PLANS

| NO. | DATE | REVISIONS | APPD. |
|---|---|---|---|

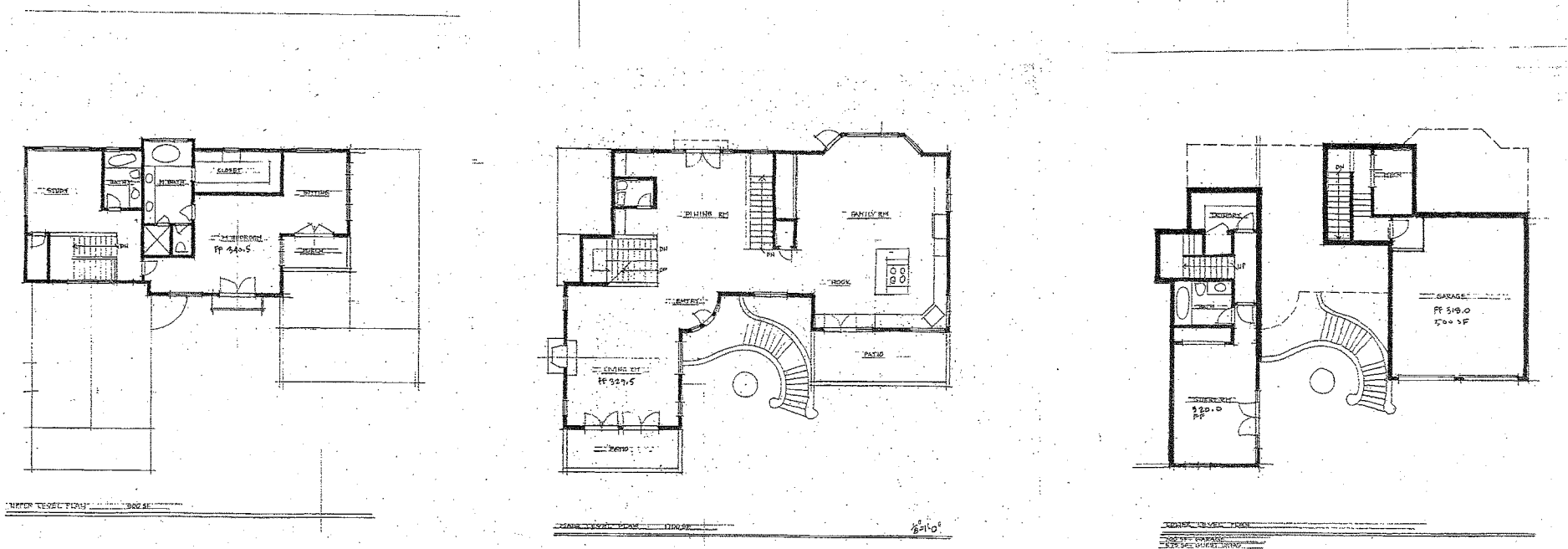

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
101 E. VICTORIA ST. SANTA BARBARA
(805) 963 - 9532 CALIFORNIA 93101
MAILING ADDRESS: P.O. BOX 99 (93102) R.C.E. 43,882


DESIGN KsG/KRS CHECKED
KEVIN CONNORS DATE:
PROJECT ENGINEER
(EXP. 6-30-05)

COUNTY OF SANTA BARBARA, CALIFORNIA
REVIEWED BY:
FOR DATE

1576 LA VISTA DEL OCEANO DRIVE
GEYER RESIDENCE
SITE PLAN
SANTA BARBARA, CALIFORNIA

WORK ORDER 15096.02
SHEET OF




REVISIONS

THOMAS ME
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STATE OF CAL

628 STATE S
SUITE 2
SANTA BAR
CALIFORN
93101

GEYER RESIDENCE
1576 LA VISTA DEL OCEANO

Date
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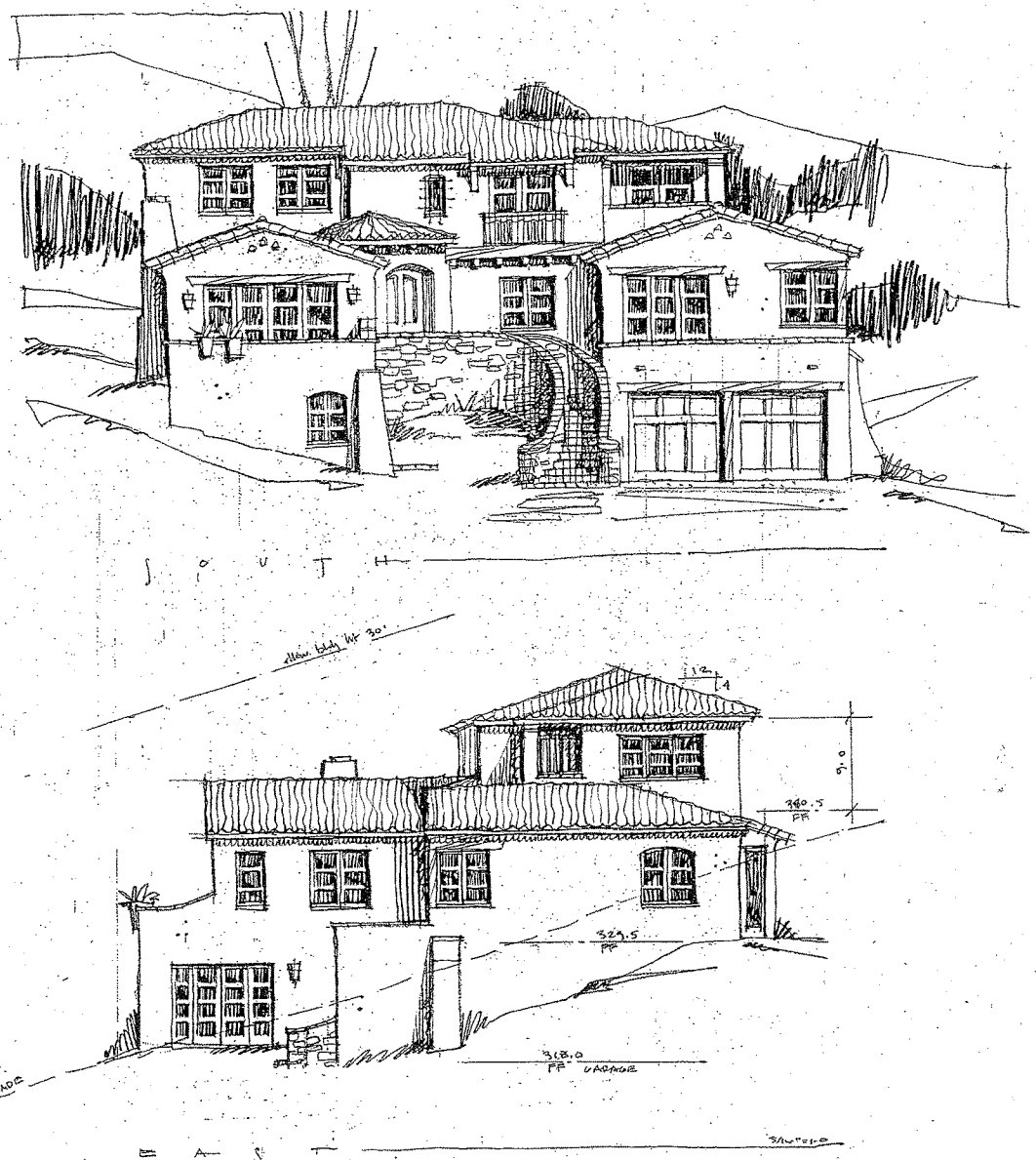


REVISIONS

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SUITE 24
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CALIFORN
-93101 -

(805) 966 7

GEYER RESIDENCE
1576 LA VISTA DEL OCEANO

Date
Scale
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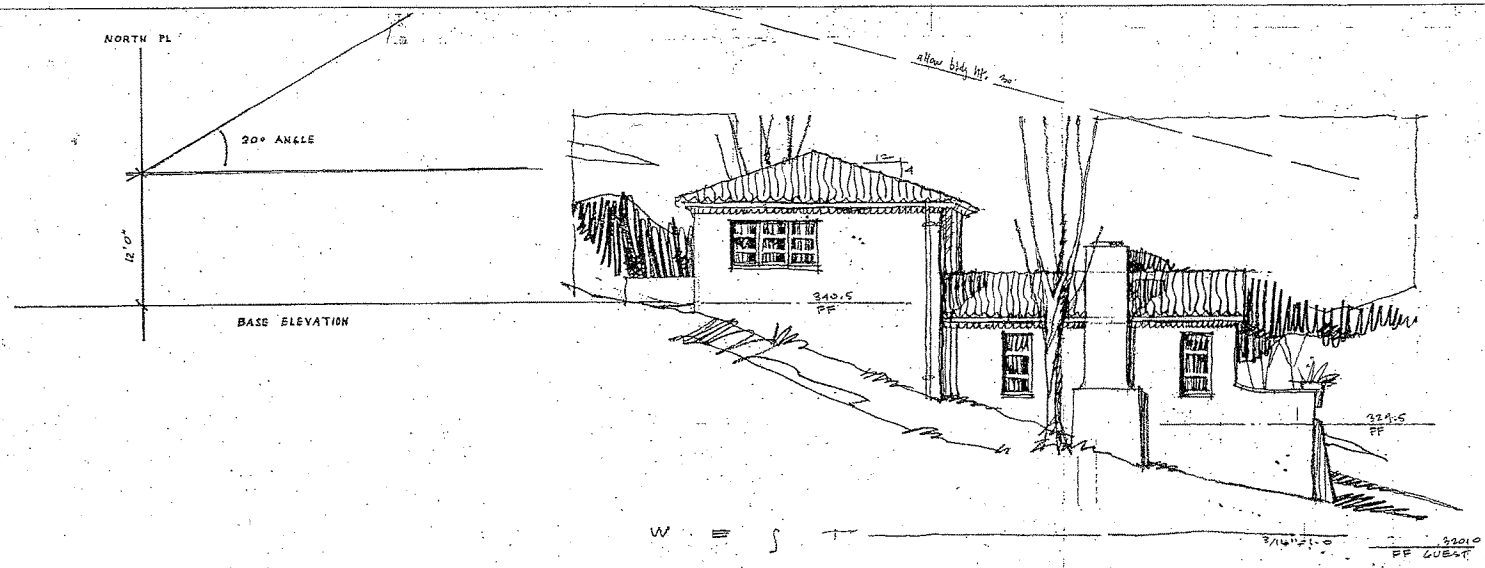


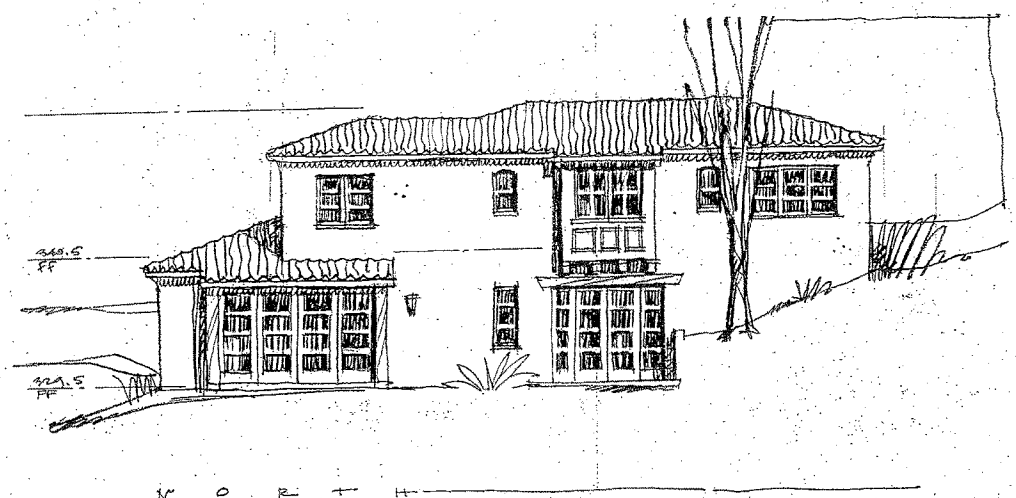


REVISIONS

THOMAS M
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STATE OF CAL

529 STATE S
SUITE
SANTA BA
CALIFOR
93101

(805) 966

GEYER RESIDENCE
1576 LA VISTA DEL OCEANO

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