

VICINITY MAP



PROJECT DATA

OWNER: Steve and Jenny Belinski
PROJECT ADDRESS: 201 Palisades Dr. Santa Barbara, CA 93109
APN: 041-343-001
LOT SIZE: 7,518 S.F.
ZONING: E-3/S-D-3
SLOPE: 2%
CONSTRUCTION TYPE: TYPE V-B
310 GROUP: R3
SETBACKS: FRONT: 20 FT.
 REAR: 6 FT.
 SIDE: 6 FT.

NUMBER OF STORIES: 1
HIGH FIRE ZONE: NO
FLOOD ZONE: NO

GRADING CALCULATIONS

CUT: N/A FILL: N/A

FLOOR AREA:	NET	GROSS
(E) PRIMARY RESIDENCE	1696 S.F.	1769 S.F.
(E) TWO CAR GARAGE	427 S.F.	453 S.F.
(E) EXISTING TOTAL	2123 S.F.	2222 S.F.
(P) DEMO EXISTING 2 CAR GARAGE	-427 S.F.	-453 S.F.
(P) NEW 2 CAR GARAGE	492 S.F.	539 S.F.
(P) NEW 2 BEDROOM ACCESSORY DWELLING UNIT	798 S.F.	891 S.F.
(P) PROPOSED TOTAL FLOOR AREA	2986 S.F.	3199 S.F.
(P) TOTAL NET FAR FLOOR AREA	2986 S.F.	

PARKING	EXISTING	PROPOSED	REQUIRED BY CODE
(E) PRIMARY RESIDENTIAL UNIT	2 COVERED/ 0 UNCOVERED	2 COVERED/ 0 UNCOVERED	2 COVERED/UNCOVERED
(P) STUDIO ACCESSORY DWELLING UNIT	N/A	0 COVERED/ 0 UNCOVERED	0 PARKING SPACES REQUIRED ADU IS LOCATED WITHIN A WALKING DISTANCE OF 1/2 MILE OF A PUBLIC TRANSIT STOP PER SBMC. 28.86.080

SHEET INDEX

C	COVER
A1	SITE PLAN & DEMOLITION PLAN
A1.1	GENERAL NOTES
A2	FLOOR PLAN
A3	ROOF PLAN
A4	EXISTING EAST & WEST ELEVATIONS
A4.1	EXISTING NORTH & SOUTH ELEVATIONS
A4.2	PROPOSED EAST & WEST ELEVATIONS
A4.3	PROPOSED NORTH & SOUTH ELEVATIONS
A5	SECTIONS
A6	SITE PHOTOS

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 buildings, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.033 & §30.20.030. This form has not yet been updated for current Title 28 zone designations, see SBMC §30.05.010 for comparison.

ENTER Project Address:	201 Palisades Drive
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,986
ENTER Zone ONLY from drop-down list:	E-3/S-D-3
ENTER Net Lot Area (in sq. ft.):	7,875
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:	2.00%
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):	0.379
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:	0.402
100% MAX FAR (in sq. ft.):	3,169
85% of MAX FAR (in sq. ft.):	2,693
80% of MAX FAR (in sq. ft.):	2,535
The 2986 square foot proposed total is 94% of the MAX FAR.*	
<small>* NOTE: Percentage total is rounded up.</small>	
<small>**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".</small>	
Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43,560.00

SCOPE OF WORK

DEMO (E) DETACHED 427 NET S.F. GARAGE AND REBUILD NEW 492 NET S.F. SINGLE STORY ATTACHED 2 CAR GARAGE. 420 S.F. OF (E) DRIVEWAY TO BE REMOVED. (E) DRIVEWAY TO REMAN. CONSTRUCT NEW (P) ATTACHED, SINGLE STORY, TWO BEDROOM 798 NET S.F. ACCESSORY DWELLING UNIT. SOLAR PANELS TO BE INSTALLED ON SOUTH ROOF OF (N) ADU BY SEPARATE PERMIT.

PROJECT TEAM

DESIGNER:
 TELIOS DESIGN HOUSE
 27 W. ANAPAMU STREET, SUITE 368, SANTA BARBARA, CA 93101
 (805) 252-6327 | haroldjpowell@gmail.com

telios DESIGN HOUSE

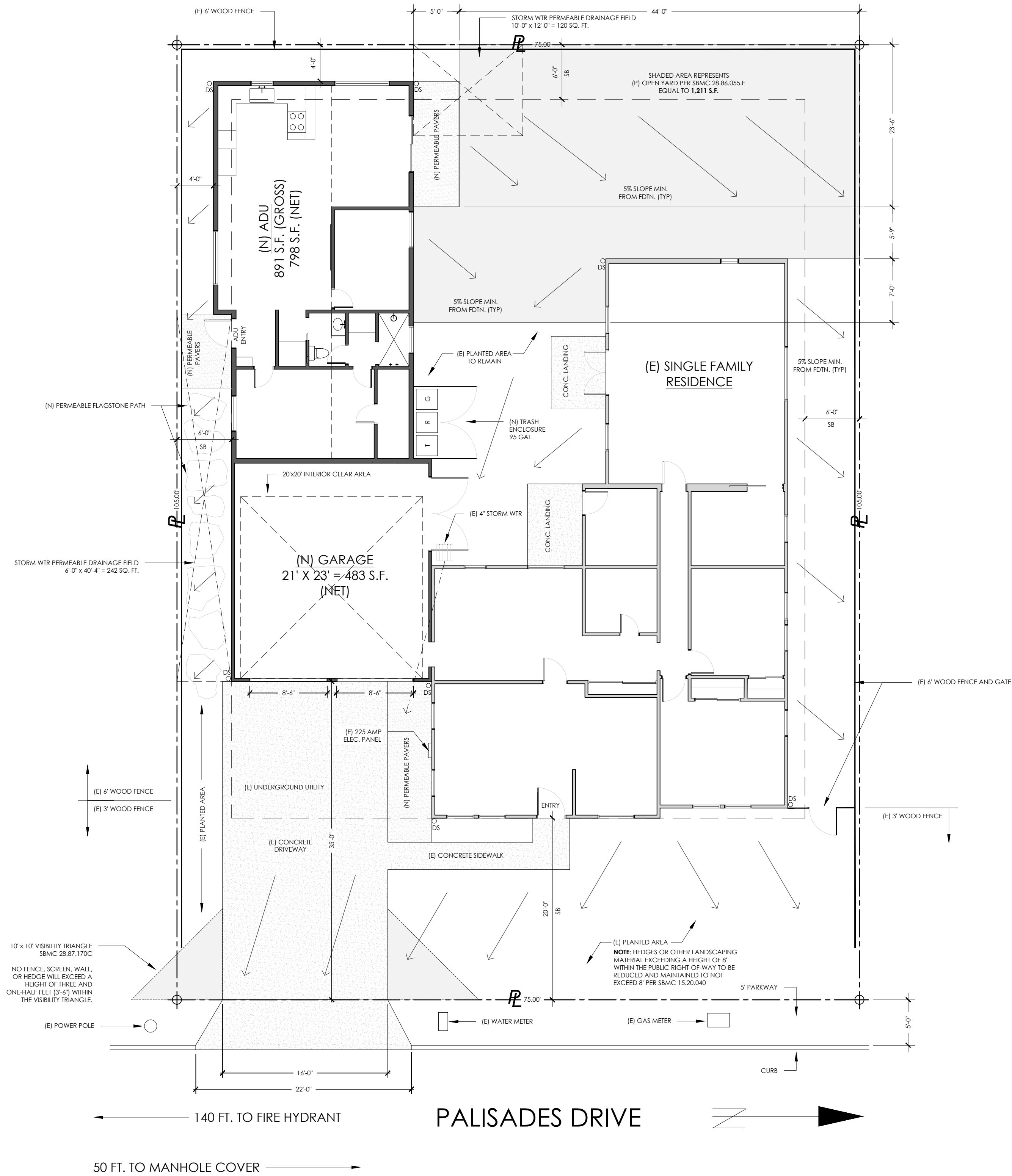
HAROLD JOHN POWELL
 27 WEST ANAPAMU STREET SUITE 368
 SANTA BARBARA, CA
 805.252.6327 | haroldjpowell@gmail.com

STEVE & JENNY BELINSKI RESIDENCE

201 PALISADES
 SANTA BARBARA, CA 93109

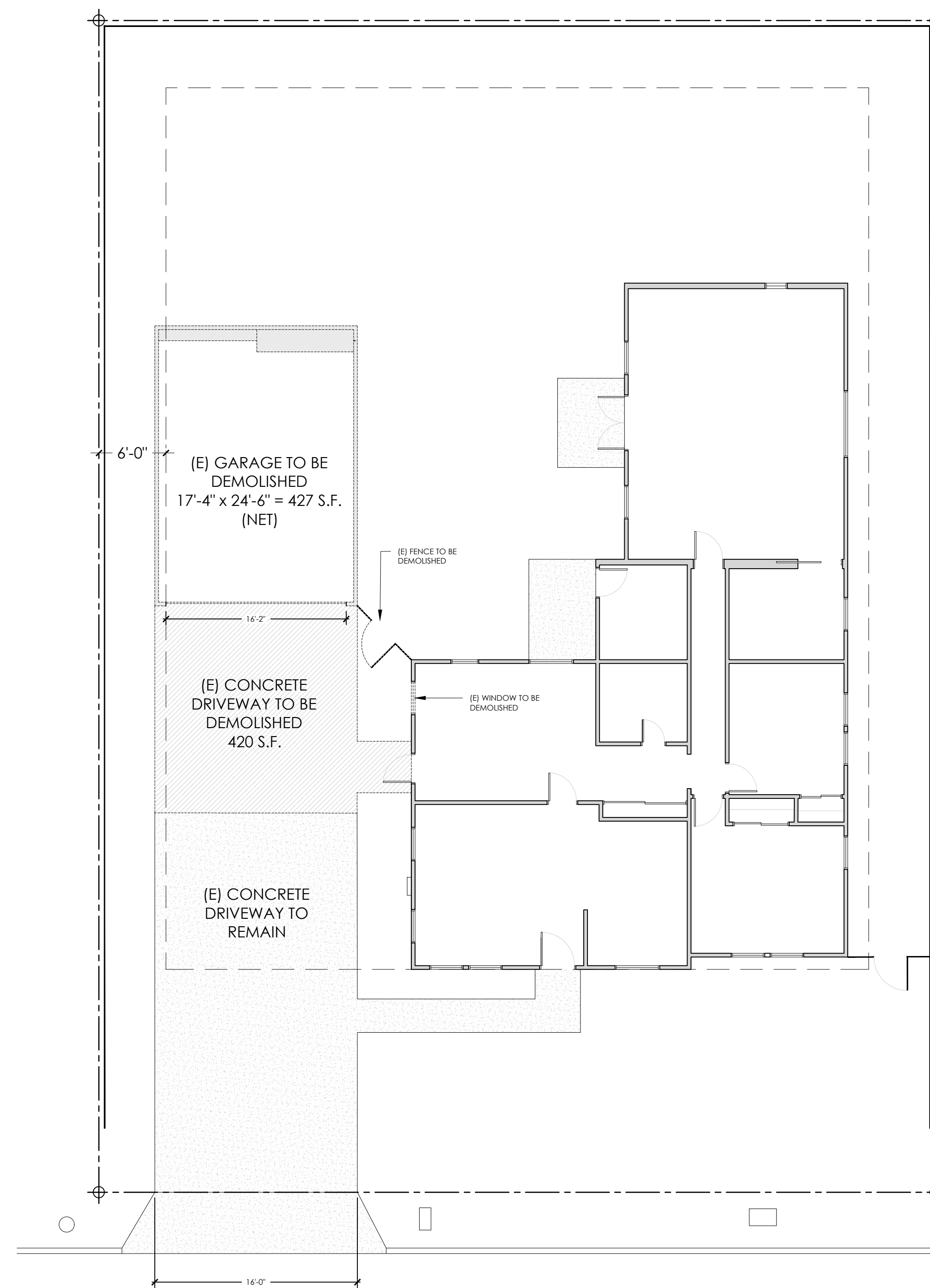
C

IF EXTERIOR WALL IS CLOSER THAN 5 FEET TO PROPERTY LINE (MEASURED AT PERPENDICULAR TO THE FACE OF THE WALL, PROVIDE A 1-INCH RATED WALL AND MAXIMUM OPENING ALLOWED IS 25% OF WALL AREA. 2022 CRC TABLE R302.1 (1))
 EAVES ON NEW DWELLINGS OR ADDITIONS THAT ARE FROM 2" TO 5" FROM PROPERTY LINES. RIAL OR ASSUMED SHALL BE 1 HOUR PROTECTED ON THE UNDERSIDE. 2022 CRC TABLE R302.1 (1). EAVES MAY NOT BE CLOSER THAN 24" TO PROPERTY LINE.



1 SITE PLAN

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



2 DEMOLITION PLAN

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

GENERAL NOTES

DRAINAGE NOTE: IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL BE SLOPED MIN. OF 2% AWAY FROM THE BUILDING.

FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FT.

PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36". SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT. (2% SLOPE)

ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT FROM PUBLIC WORKS.

SWMP TIER 2 NOTES

- (P) NEW IMPERVIOUS AREA @ (P) ACCESSORY DWELLING UNIT & (P) GARAGE: 1442 SQ. FT.

TOTAL ROOF AREA = 1442 SQ. FT.

TOTAL NET (P) IMPERVIOUS AREA = 1442 SQ. FT.

- REMOVED IMPERVIOUS AREA = 0 SQ. FT.

SWMP TIER 2 BMP:
 LANDSCAPE AREA EQUIVALENT TO 25% OF 1442 SQ. FT.
 NEW IMPERVIOUS AREA = 360 SQ. FT.

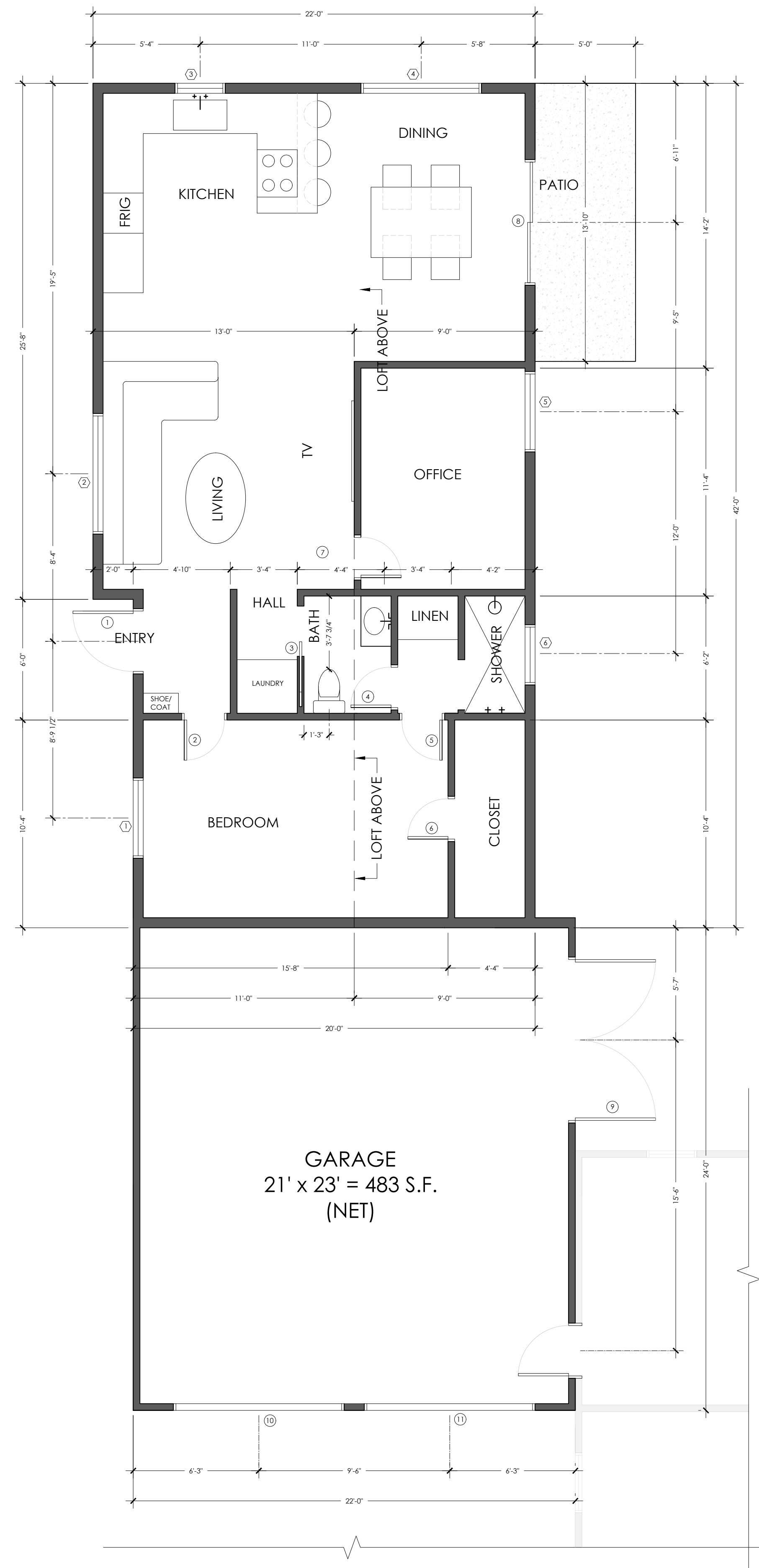
DOWNSPOUTS TO DRAIN INTO RAIN BARRELS, OVER FLOW DRAINS INTO 4" PERFORATED PIPES INTO SIDE AND FRONT YARD AREA OF 360 SQ. FT.

- 9 CU. FT. GRAVEL BED AT EACH DOWNSPOUT.
- 40GAL RAIN BARRELS



WINDOW SCHEDULE						
○	TYPE	W	H	U-FACTOR	SHGC	NOTES
1	CSMNT	4'-0"	4'-0"			
2	DBL CSMNT	6'-0"	4'-0"			
3	CSMNT	2'-0"	4'-0"			
4	DBL CSMNT	6'-0"	4'-0"			
5	CSMNT	4'-0"	3'-0"			
6	TRANSOM	3'-0"	2'-0"			
7	TRANSOM (5)	4'-0"	2'-0"			

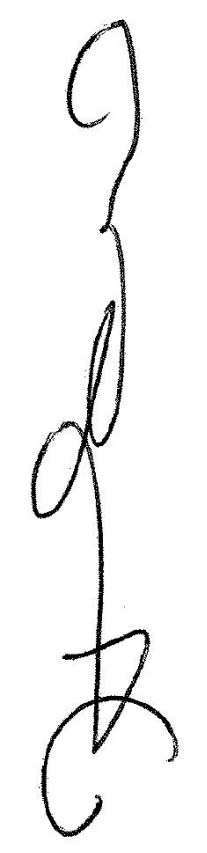
DOOR SCHEDULE						
⬡	TYPE	W	H	U-FACTOR	SHGC	NOTES
1	ENTRY	3'-0"	6'-8"			
2	BDRM	2'-6"	6'-8"			
3	BTH POCKET	2'-6"	6'-8"			
4	BTH INT	2'-0"	6'-8"			
5	BTH INT	2'-6"	6'-8"			
6	CLST INT	2'-6"	6'-8"			
7	OFFICE	2'-6"	6'-8"			
8	EXT FRNCH	6'-0"	6'-8"			
9	DBL FRNCH	8'-0"	8'-0"			
10	GARAGE DOOR	8'-6"	10'-0"			
11	GARAGE DOOR	8'-6"	10'-0"			



1 FLOOR PLAN

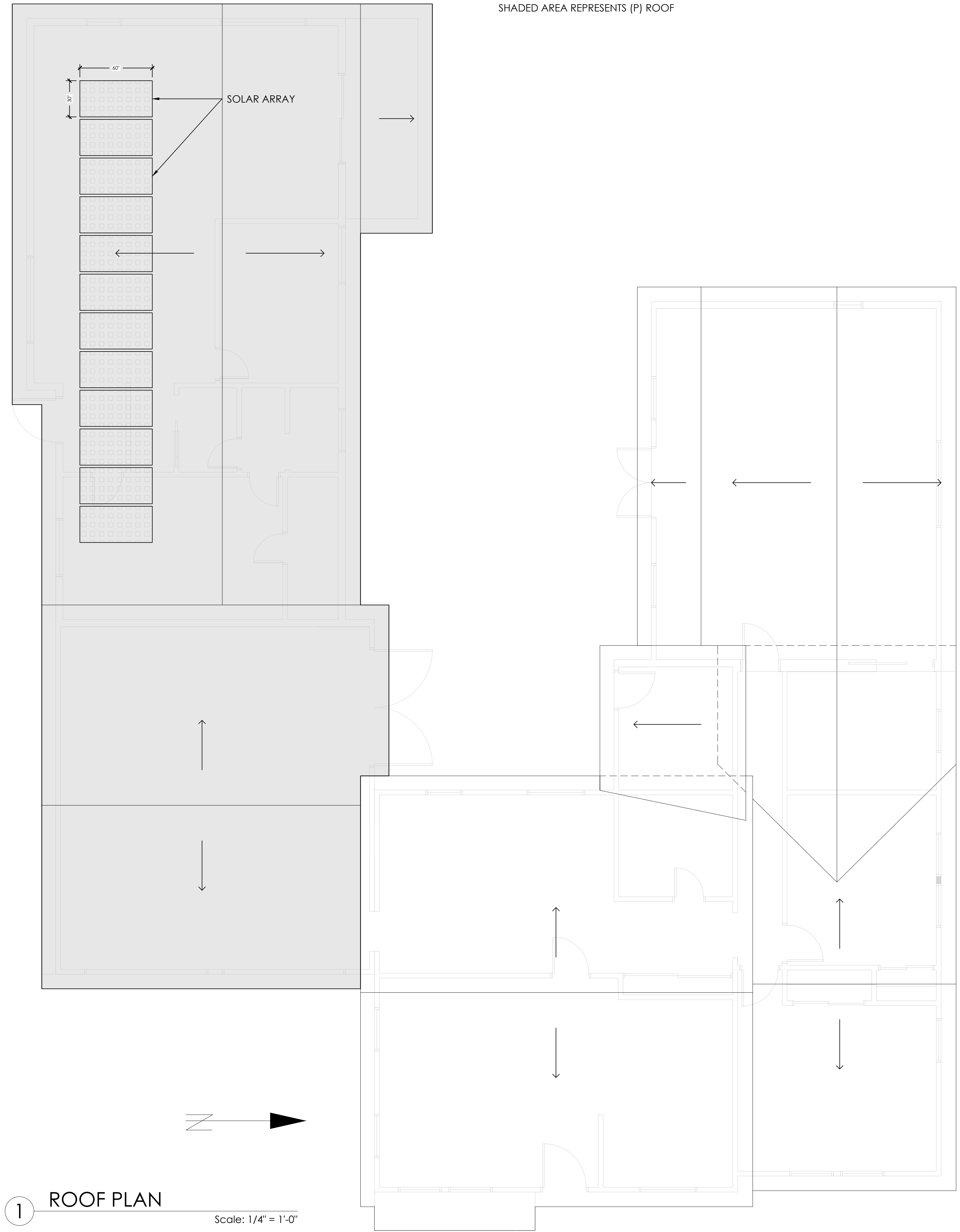
Scale: 1/4" = 1'-0"

telios DESIGN HOUSE
 HAROLD JOHN POWELL
 27 WEST ANAPAMU STREET SUITE 368
 SANTA BARBARA, CA
 805.252.6327 | haroldjpowell@gmail.com



ADU ADDITION & GARAGE RENOVATION
 201 PALISADES
 SANTA BARBARA, CA 93109

A2



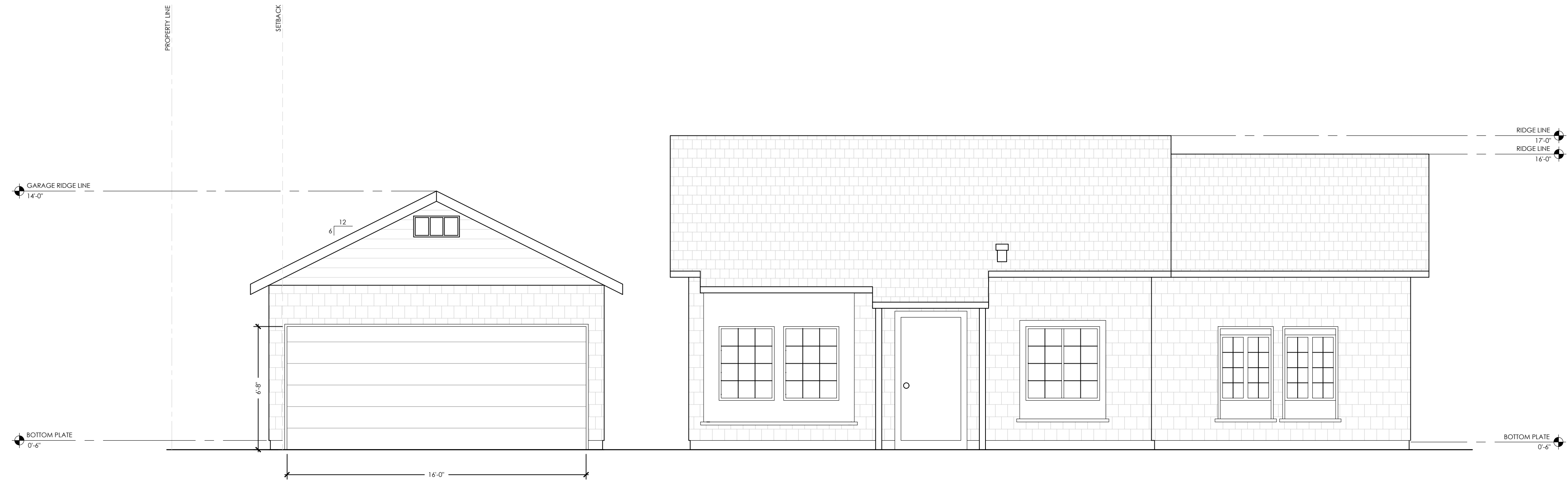
1 ROOF PLAN

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

telios DESIGN HOUSE
 HAROLD JOHN POWELL
 27 WEST ANAPAMU STREET SUITE 368
 SANTA BARBARA, CA
 805.252.6327 | haroldjpowell@gmail.com

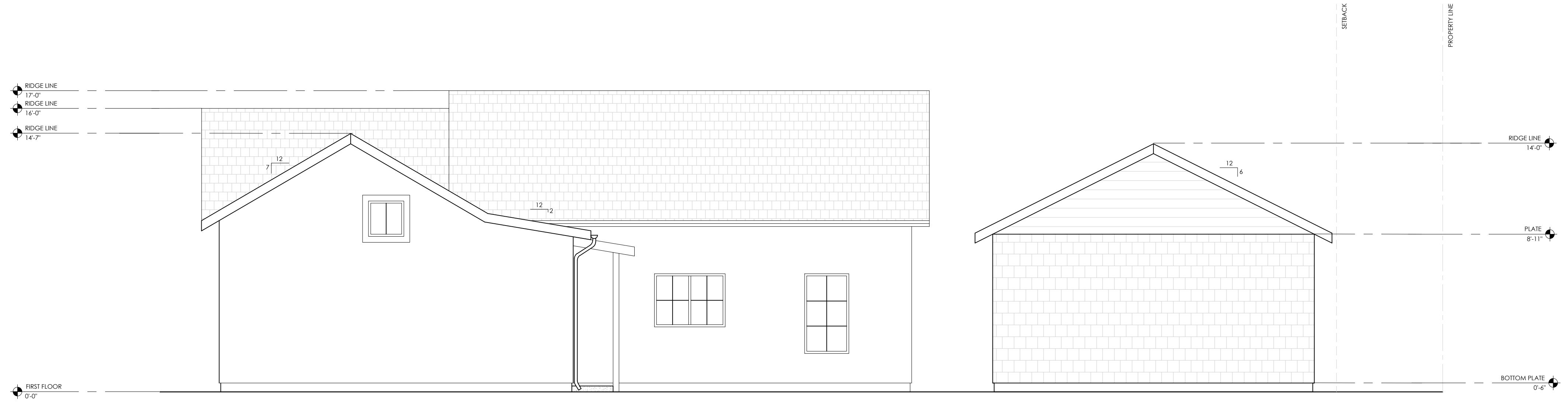
STEVE & JENNY BELINSKI RESIDENCE
 201 PALISADES
 SANTA BARBARA, CA 93109

A3



1 EXISTING EAST ELEVATION

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



2 EXISTING WEST ELEVATION

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

telios DESIGN HOUSE

HAROLD JOHN POWELL
27 WEST ANAPAMU STREET SUITE 368
SANTA BARBARA, CA
805.252.6327 | haroldjpowell@gmail.com

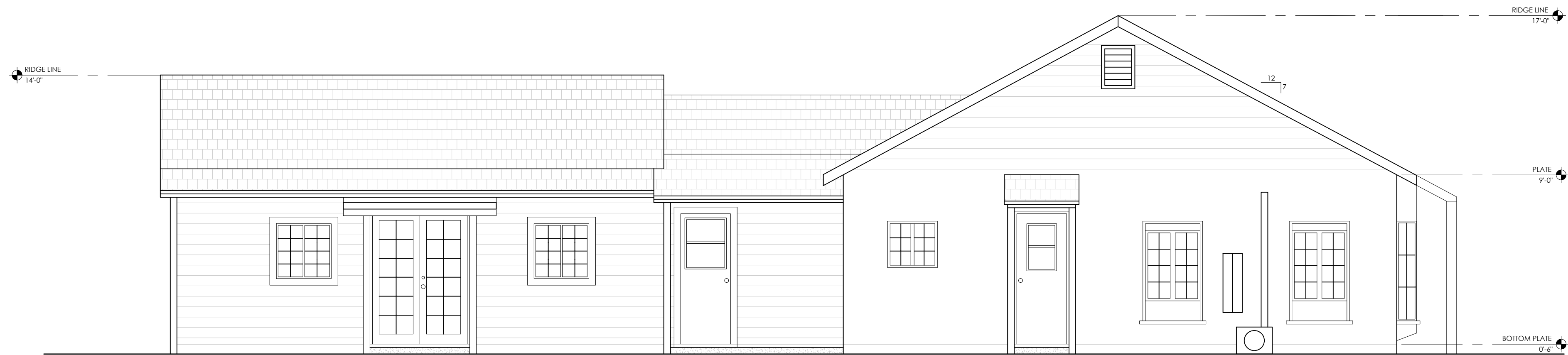
STEVE & JENNY BELINSKI RESIDENCE

201 PALISADES
SANTA BARBARA, CA 93109

A4

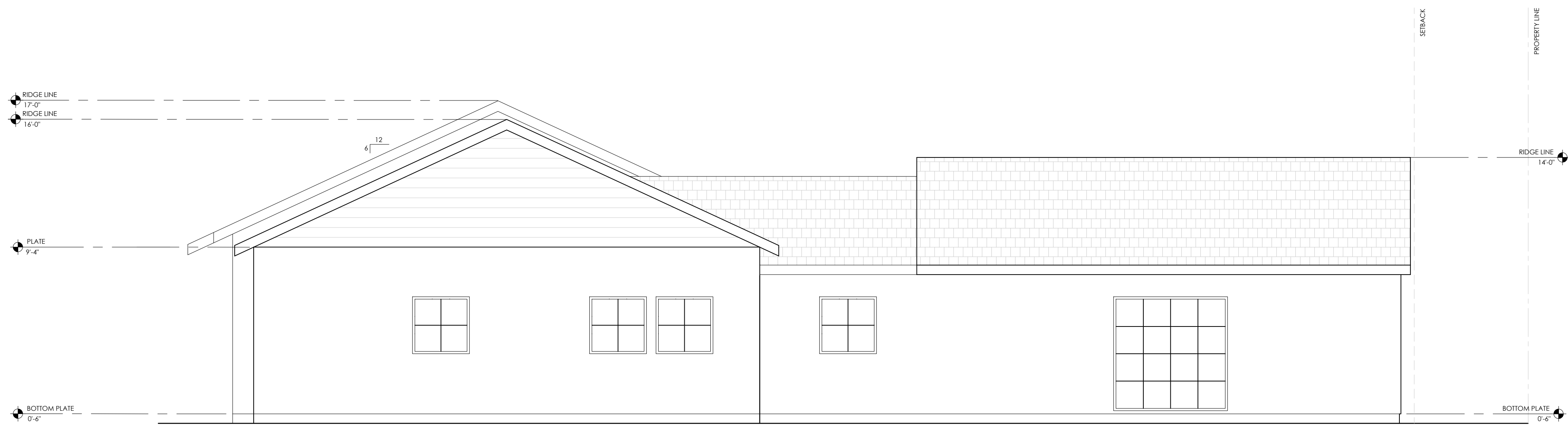
PROPERTY LINE

SEBACK



3 EXISTING SOUTH ELEVATION

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



4 EXISTING NORTH ELEVATION

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

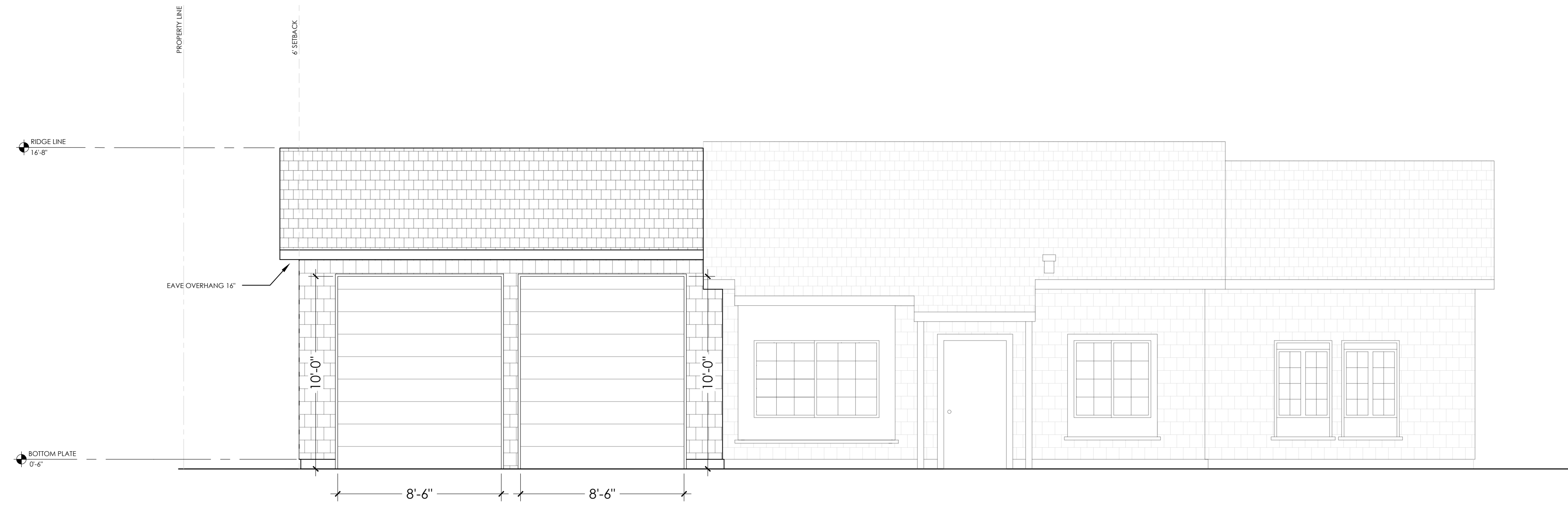
telios DESIGN HOUSE

HAROLD JOHN POWELL
27 WEST ANAPAMU STREET SUITE 368
SANTA BARBARA, CA
805.252.6327 | haroldjpowell@gmail.com

STEVE & JENNY BELINSKI RESIDENCE

201 PALISADES
SANTA BARBARA, CA 93109

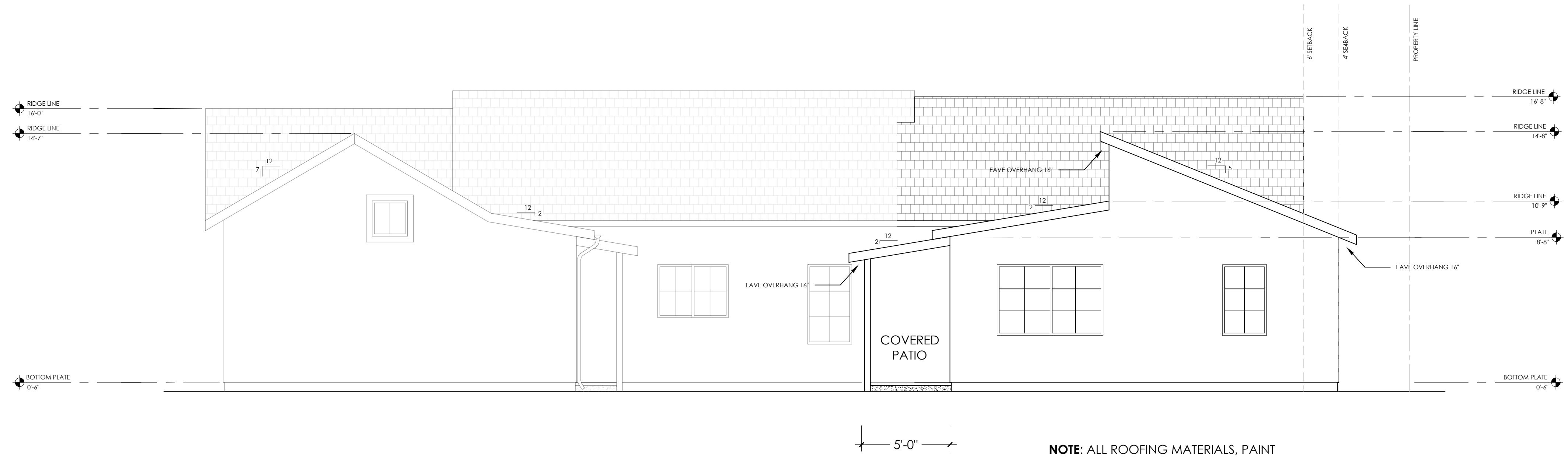
A4.1



NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

1 EAST ELEVATION

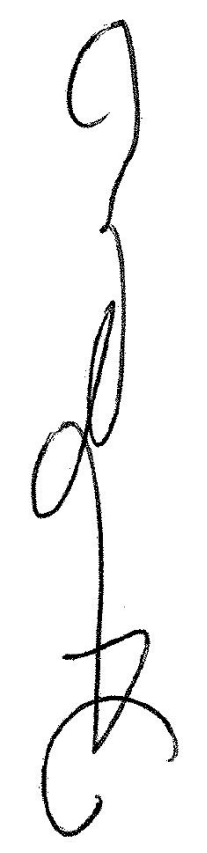
Scale: 1/4" = 1'-0"

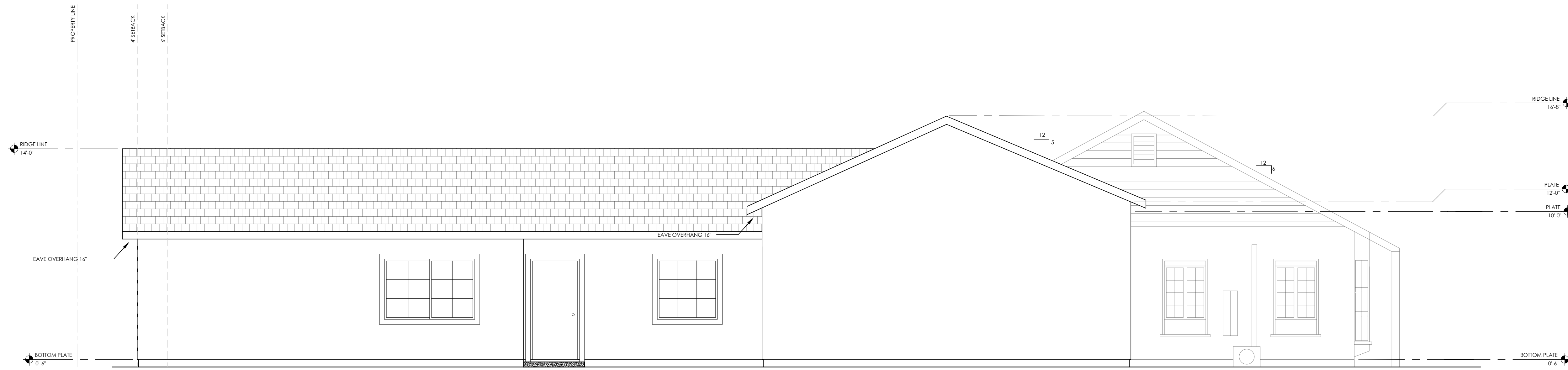


NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

2 WEST ELEVATION

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

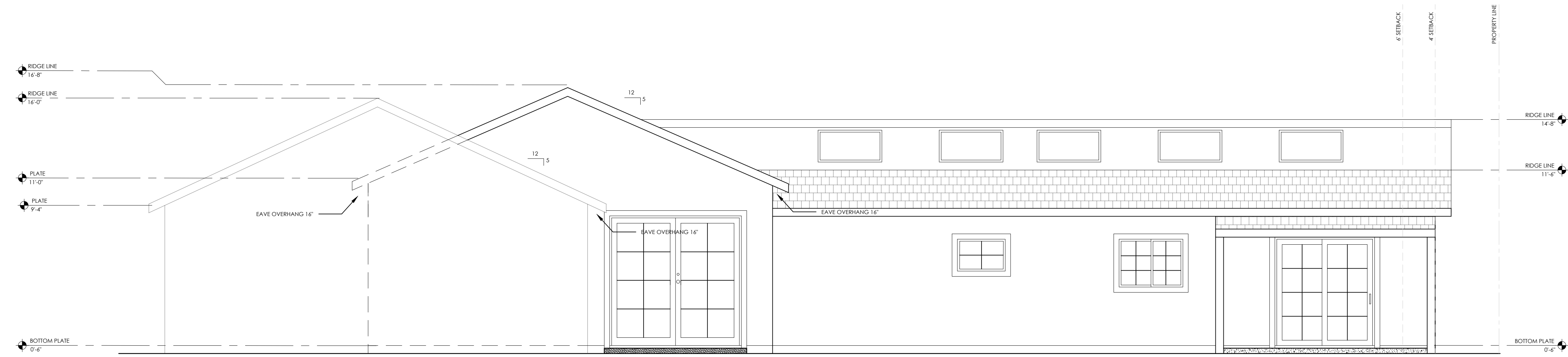




NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

3 SOUTH ELEVATION

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



NOTE: ALL ROOFING MATERIALS, PAINT COLORS, SIDING MATERIALS, WINDOWS, AND TRIM TO MATCH EXISTING

4 NORTH ELEVATION

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

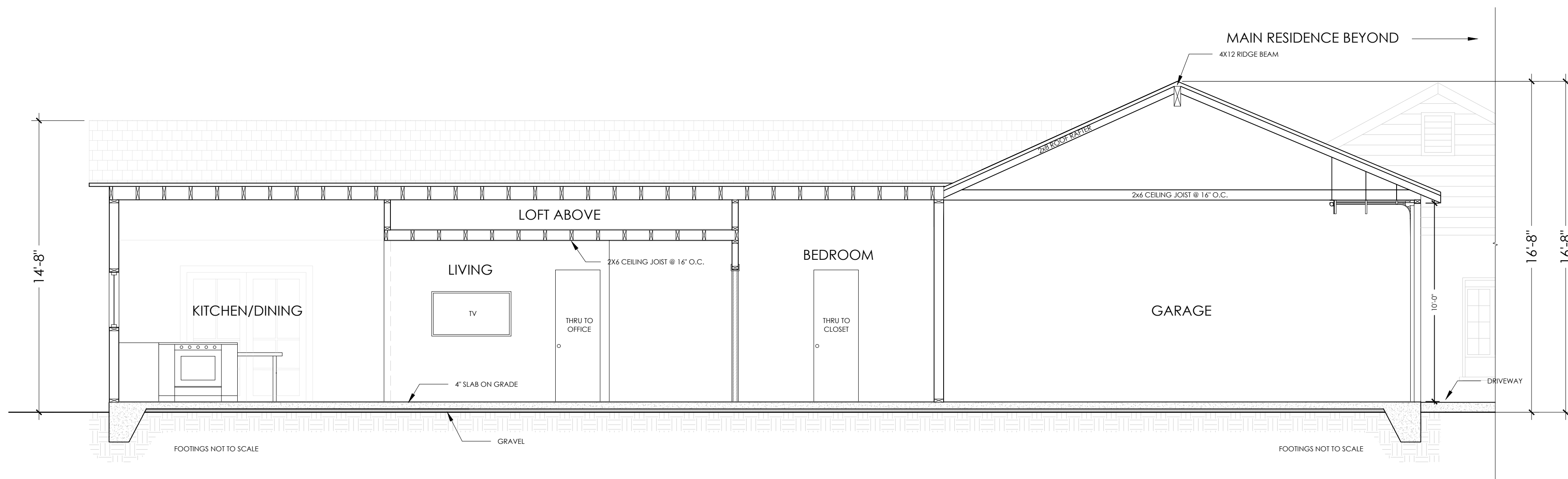
telios DESIGN HOUSE

HAROLD JOHN POWELL
27 WEST ANAPAMU STREET SUITE 368
SANTA BARBARA, CA
805.252.6327 | haroldjpowell@gmail.com

STEVE & JENNY BELINSKI RESIDENCE

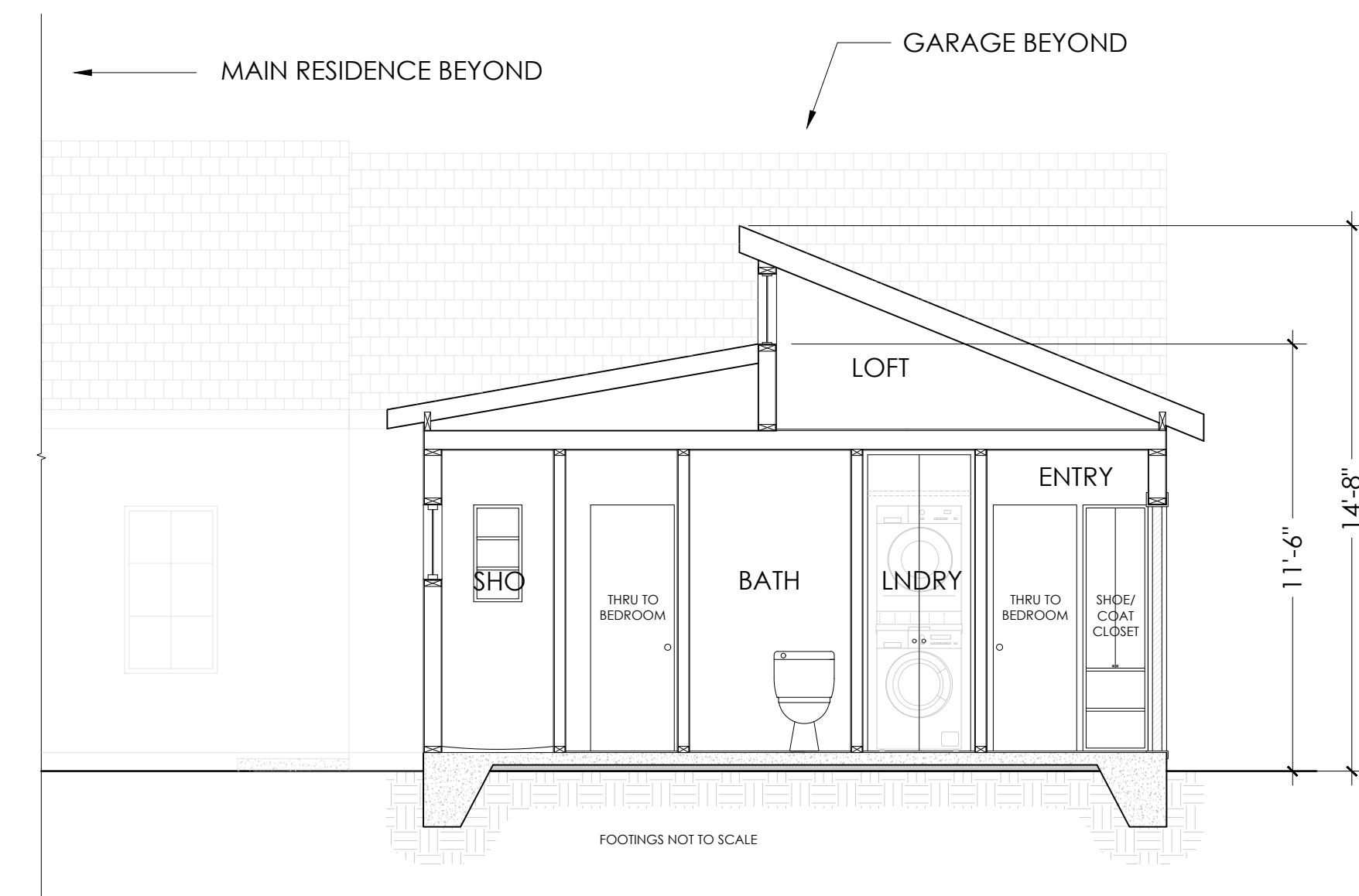
201 PALISADES
SANTA BARBARA, CA 93109

A4.3



1 SECTION 'A'

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



2 SECTION 'B'

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





1. EAST ELEVATION - FRONT OF PROPERTY



2. SOUTH ELEVATION - FRONT SECTION OF HOUSE



3. SOUTH ELEVATION - REAR SECTION OF HOUSE



4. SOUTH ELEVATION - AT PROPERTY LINE



5. WEST ELEVATION - BACK OF PROPERTY



6. NORTH ELEVATION



7. NEIGHBOR TO THE NORTH



8. NEIGHBOR TO THE SOUTH



9. PROPERTIES ACROSS THE STREET



10. STREETScape FROM NORTH LOOKING SOUTH



11. STREETScape FROM SOUTH LOOKING NORTH

telios DESIGN HOUSE

HAROLD JOHN POWELL
27 WEST ANAPAMU STREET SUITE 368
SANTA BARBARA, CA
805.252.6327 | haroldjpowell@gmail.com

STEVE & JENNY BELINSKI RESIDENCE

201 PALISADES DR.
SANTA BARBARA, CA 93109

A5