SCOPE OF WORK / PROJECT DESCRIPTION

PROJECT DESCRIPTION: DEMOLITION OF EXISTING SINGLE FAMILY DWELLING AND DEVELOPMENT OF 2 - DUAL-TOWNHOUSE Dwellings PER UNIT. 2 EXTRA GUEST ACCESSORY SPACES ARE PROVIDED.

PROJECT DATA

PROJECT: RODRIGUEZ TOWNHOMES [DUPLEXES]
ADDRESS: 329 ALAMEDA PADRE SERRA
SANTA BARBARA, CA
OWNER: SALVADOR RODRIGUEZ FAMILY
A.P.N.: 031-392-025
ZONE: R2
CONSTRUCTION TYPE: TYPE VN
OCCUPANCY GROUP: R3
SITE AREA: 17,025 SF / 39 ACRES
BUILDING FOOTPRINT: 7,345 SF / 36%
SLOPE: LESS THAN 6%
HIGH FIRE ZONE: NO
FLOOD PLAIN: NO

HEIGHT

MAX. PROPOSED HT: 30 FEET 2 AND 3 STORY ABOVE GRADE
MAXIMUM ALLOWABLE HT: 30 FEET ABOVE EXISTING GRADE OR FINISHED GRADE

OPEN SPACE

PARKING ANALYSIS

REQUIRED
4 RESIDENTIAL UNITS
2 PER UNIT: 8 SPACES
GUEST:
0 SPACES
BICYCLE
1 PER UNIT: 4 BIKES

PROVIDED
4 RESIDENTIAL UNITS
2 PER UNIT: 8 SPACES
GUEST:
2 SPACES
BICYCLE
2 PER UNIT: 8 BIKES
2 COMMON / GUEST: 4 BIKES

APPLICABLE CODES AND STANDARDS

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA ENERGY CODE

LOT COVERAGE

PRIVATE OPEN SPACE ON GRADE

UNIT | PROVIDED | REQUIRED | TOTAL
A | 180 SF | 180 SF | 360 SF
B | 184 SF | 180 SF | 364 SF
C | 235 SF | 180 SF | 415 SF
D | 249 SF | 180 SF | 429 SF

PRIVATE OUTDOOR OPEN SPACE ABOVE GRADE GROUND LEVEL

UNIT | COVERED | UNCOVERED DECKS | TOTAL PRIVATE OPEN SPACE | NEED
A | 400 | 264 | 664 | 0
B | 00 | 342 | 402 | 0
C | 500 | 192 | 752 | 0
D | 304 | 444 | 650 | 0

TOTAL | 1274 | 1192 | 2466 | 354

Lot Coverage

LOW

SITE TOTAL

LOW

BUILDING FOOTPRINT

IMPERMEABLE SURFACE

PERMEABLE SURFACING

PERMEABLE LINING

SITE TOTAL

OFFSET SHEET

A0.1

A1.1 SITE PLAN
A1.2 FIRST FLOOR PLAN
A1.3 SECOND FLOOR PLAN
A1.4 ROOF PLAN
A2.1 BUILDING SECTIONS
A2.2 BUILDING SECTIONS
A2.3 BUILDING SECTIONS
A2.4 BUILDING SECTIONS
A2.5 BUILDING SECTIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS
A3.5 EXTERIOR ELEVATIONS
A3.6 EXTERIOR ELEVATIONS
A3.7 EXTERIOR ELEVATIONS
A3.8 EXTERIOR ELEVATIONS
A3.9 EXTERIOR ELEVATIONS
A3.10 EXTERIOR ELEVATIONS
A4.1 COVER SHEET
A4.2 ILLUSTRATIVE SITE PLAN
A4.3 ILLUSTRATIVE SITE PLAN
A4.4 ILLUSTRATIVE SITE PLAN
A4.5 ILLUSTRATIVE SITE PLAN
A4.6 ILLUSTRATIVE SITE PLAN
A4.7 ILLUSTRATIVE SITE PLAN
A4.8 ILLUSTRATIVE SITE PLAN
A4.9 ILLUSTRATIVE SITE PLAN
A4.10 ILLUSTRATIVE SITE PLAN
A5.1 BASEMENT PLAN
A6.1 OPEN SPACE EXHIBITS
A6.2 OPEN SPACE EXHIBITS
A6.3 OPEN SPACE EXHIBITS
A6.4 OPEN SPACE EXHIBITS
A6.5 OPEN SPACE EXHIBITS
A6.6 OPEN SPACE EXHIBITS
A6.7 OPEN SPACE EXHIBITS
A6.8 OPEN SPACE EXHIBITS
A6.9 OPEN SPACE EXHIBITS
A6.10 OPEN SPACE EXHIBITS

COVER SHEET

A0.1
PROPOSED DUPLEX TOWNHOMES
A4.1
CONCEPT DESIGN

1/8" = 1'

PROPERTY LINE

UNIT B PARKING

UNIT C

UNIT D

29' 4"

26'

122 E. ARRELLAGA
SANTA BARBARA, CA 93101
805 962 2746

SHEET CONTENTS
ISSUANCE OR REVISION DATE:
01/23/19
05/24/19
08/15/19
10/08/19

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LEVEL 1
100' - 0"

LEVEL 2
109' - 0"

LEVEL 3
119' - 0"

LEVEL 3
119' - 0"

UNIT A

UNIT B

UNIT C

UNIT D

PROPERTY LINE

PROPERTY LINE

DECK

30' ABOVE (E) GRADE

30' ABOVE (E) GRADE

LEVEL 1
100' - 0"

LEVEL 2
109' - 0"

LEVEL 3
119' - 0"
PROPOSED DUPLEX TOWNHOMES

CONCEPT DESIGN

ILLUSTRATIVE SITE PLAN

329 ALAMEDA PADRE SERRA ROAD
SANTA BARBARA CA, 93001

APN: 031-392-025

1" = 30'
FRONT YARD SETBACK
20' - 0"

SETBACK
5' - 0"

REAR YARD SETBACK
15' - 0"

PROPERTY LINE

UNIT A
UNIT B
UNIT C
UNIT D

(N) DUPLEX STRUCTURE

(N) DUPLEX STRUCTURE

OPEN YARD SPACE (INCLUDES OVERLAPPED PRIVATE OPEN SPACE) [3885 SF.]
PRIVATE OPEN SPACE [1392 SF.]

122 E. ARRELLAGA
SANTA BARBARA, CA 93101
805 962 2746

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PROPOSED DUPLEX TOWNHOMES
A7.1

CONCEPT DESIGN

9883 APN: 031-392-025

PROPOSED DUPLEX TOWNHOMES

Site Plan Open Space 1" = 10'