

All designs and information contained in these drawings are based on information provided by the client. The Fine Line has relied solely on said client information in the preparation of the design and other information contained on these drawings. The Fine Line assumes no responsibility for any work performed based on said information. The design and other information contained on these drawings may be subject to modifications as required by additional information including, but not limited to final boundary survey, survey of as-built conditions, government agency input, program modifications, etc. These plans are only valid for six months from the plot date due to Code changes, industry standards, and site conditions.

These drawings are the instruments of service and are the property of The Fine Line. All designs and other information contained on these drawings are for use on the specified project and shall not be used on other projects, or for additions to this project, or for completion of this project by others without first obtaining the expressed written permission and consent of The Fine Line. These drawings shall not be reproduced, changed or copied in any form or manner whatsoever without first obtaining the expressed written permission and consent of The Fine Line nor are they to be assigned to any third party without the written permission and consent.

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), and the 80% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

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 buildings, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC 228.15.020.

| | |
|---|---------------------------------------|
| ENTER Project Address: | 476 BRAEMAR RANCH LANE |
| Is there a basement or cellar existing or proposed? | No |
| ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.): | 3,762 |
| ENTER Zone ONLY from drop-down list: | A-1 |
| ENTER Net Lot Area (in sq. ft.): | 55,365 |
| Is the height of existing or proposed buildings 17 feet or greater? | Yes |
| Are existing or proposed buildings two stories or greater? | Yes |
| The FAR Requirements are: | GUIDELINE** |
| ENTER Average Slope of Lot: | 12.00% |
| 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 | |
| FLOOR AREA RATIO (FAR): | 0.068 |
| Lot Size Range: | >= 20,000 sq. ft. |
| MAX FAR Calculation (in sq. ft.): | 4,430 + (0.013 x lot size in sq. ft.) |
| 100% MAX FAR: | 0.093 |
| 100% MAX FAR (in sq. ft.): | 5,150 |
| 85% of MAX FAR (in sq. ft.): | 4,377 |
| 80% of MAX FAR (in sq. ft.): | 4,120 |
| The 3762 square foot proposed total is 74% 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 "Discretionary".

| | |
|---|-------|
| Acreage Conversion Calculator | |
| ENTER Acreage to Convert to square footage: | 1.00 |
| Net Lot Area (in sq. ft.): | 43560 |

PROJECT DIRECTORY

| | |
|-------------------|--|
| PLANS PREPARED BY | THE FINE LINE DALE PEKAREK P O BOX 60505 SANTA BARBARA, CA. 93160 805 964-4625 |
| OWNERS | ROBERT AND JENNIFER CONROW 476 BRAEMAR RANCH LANE SANTA BARBARA, CA 93109 |
| | |
| | |

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- CALIFORNIA BUILDING CODE 2019
 - CALIFORNIA RESIDENTIAL CODE 2019
 - CALIFORNIA MECHANICAL CODE 2019
 - CALIFORNIA PLUMBING CODE 2019
 - CALIFORNIA ELECTRIC CODE 2019
 - CALIFORNIA ENERGY CODE 2019
 - CALIFORNIA FIRE CODE 2019
 - SANTA BARBARA MUNICIPAL CODES AND ADOPTED AMENDMENTS IN CITY ORDINANCE 5780

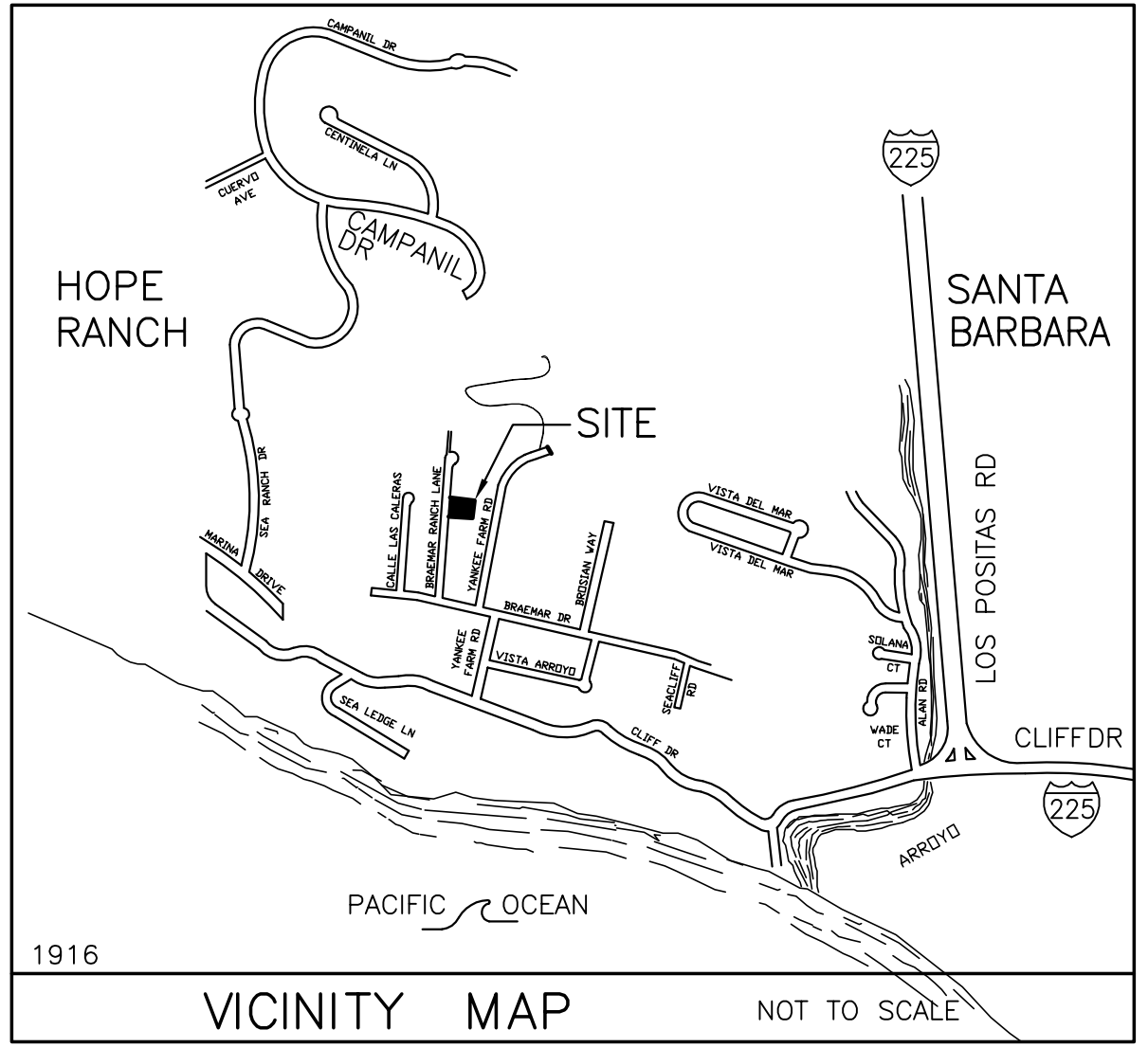
CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF CRC R324.1 WILL BE MET. RECYCLE AND/OR SALVAGE FOR REUSE OF MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CGBC CHAPTER 4 DIVISION 4.4 (CAL GREEN CODE)

FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH CGBC CHAPTER 4 DIVISION 4.5 (CAL GREEN CODE)

WASTE MANAGEMENT

AN APPROVED COUNTY SORTING/RECYCLING FACILITY MUST BE UTILIZED FOR CONSTRUCTION WASTE MANAGEMENT TO COMPLY WITH CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLING PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.408.1

SORTING/RECYCLING FACILITY:
HARBOR INDUSTRIES
728 E. YANONALI STREET
SANTA BARBARA, CA 93103
805-963-1852



SCOPE OF WORK

- D- PERMIT AS-BUILT ENTRY GATES and MAN GATE AND 6" HIGH FENCE
- E- PERMIT AS-BUILT FRONT FENCE, GREATER THAN 42" IN HEIGHT, WITH 10'-0" SETBACK REQUEST ADMINISTRATIVE MINOR EXCEPTION (28.87.170.E)
- F- WILL INCLUDE WAIVER REQUEST BY PUBLIC WORKS TRANSPORTATION

SQUARE FOOTAGE

| GROSS | EXISTING RESIDENCE | EXISTING GARAGE | TOTAL | PROPOSED 'AS-BUILT' PALAPA/GEZEBO | NET |
|-------|--------------------|-----------------|-------|-----------------------------------|------|
| 3036 | 2823 | 548 | 3371 | 391 | |
| 576 | | | | | 2823 |
| 3612 | | | | | 548 |
| 457 | | | | | 3371 |

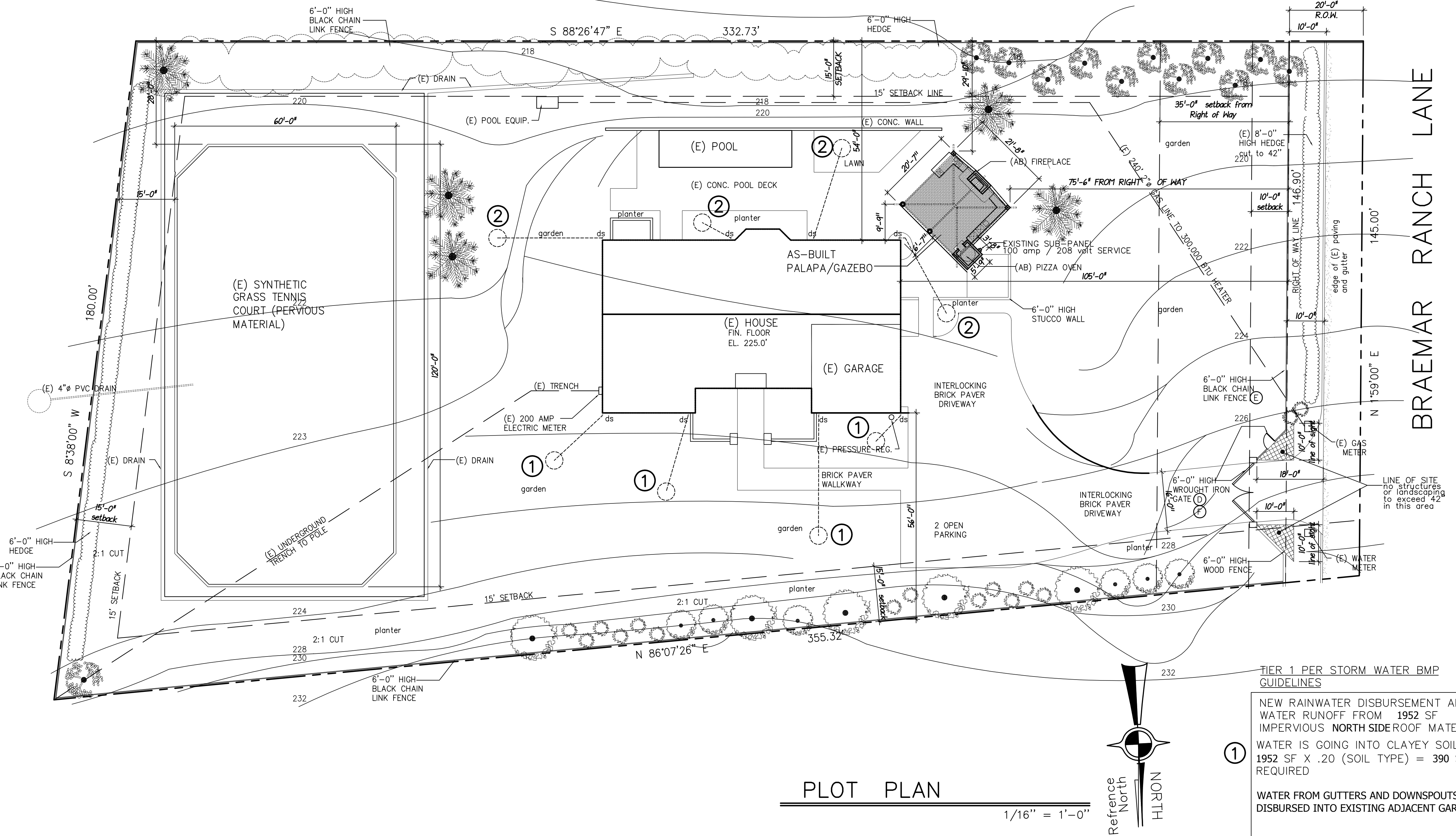
PROPERTY INFORMATION

| | |
|--|---|
| PROJECT ADDRESS: | 476 BRAEMAR RANCH LANE SANTA BARBARA, CA. 93109 |
| APN | 047-030-042 |
| LAND USE ZONE: | A1/SD3 SBMC TITLE 28 |
| GENERAL PLAN: | MESA |
| COASTAL ZONE: | APPEALABLE and NON-APPEALABLE |
| HIGH FIRE: | YES |
| FLOOD ZONE: | NO |
| LOT SIZE: | 1,271 GROSS ACRES, 1,204 NET ACRES (55,364.76 SQ. FT. GROSS) |
| LOT SLOPE: | 12% PER CITY'S GIS SYSTEM |
| TYPE OF CONSTRUCTION | V N V-NONRATED |
| OCCUPANCY TYPE: | R-3/ U |
| PARKING: | EXISTING TWO COVERED PARKING SPACES |
| BUILDING HEIGHT: | ± 16'-10" |
| GRADING: | CUT- 0 CU. YARDS FILL- 0 CU. YARDS |
| EXISTING COVERAGE: | (E) HOUSE/GARAGE and AS-BUILT GEZEBO 4069 SQ. FT. 7.35% |
| HARDSCAPE (PORCHES, PATIOS, WALKWAY DRIVEWAY and TENNIS COURT) | 13,572 SQ. FT. 24.51% |
| LANDSCAPE | 37,723.76 SQ. FT. 68.14% |

SHEET INDEX

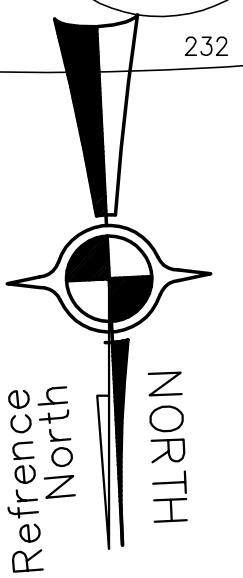
| | |
|---|-------------------------------|
| P | SITE PLAN AND SITE STATISTICS |
|---|-------------------------------|

- TIER 1 PER STORM WATER BMP GUIDELINES**
- 1 NEW RAINWATER DISBURSEMENT AREA FOR WATER RUNOFF FROM 1952 SF IMPERVIOUS NORTH SIDE ROOF MATERIAL. WATER IS GOING INTO CLAYEY SOIL 1952 SF X .20 (SOIL TYPE) = 390 SF REQUIRED
- 2 WATER FROM GUTTERS AND DOWNSPOUTS TO BE DISBURSED INTO EXISTING ADJACENT GARDEN AREA AND LAWN AREAS



PLOT PLAN

1/16" = 1'-0"



the fine line
 P.O. BOX 60505 SANTA BARBARA, CA 93160 Dale S. Pekarek
 PHONE (805) 964-4625 thefineline@gmail.com

ROBERT and JENNIFER CONROW
 476 BRAEMAR RANCH LANE
 SANTA BARBARA, CALIFORNIA 93109

PLOT PLAN and SITE STATISTICS

1916
 2-20-2020