

Property Line Survey and Easement

2634 MONTROSE PL ACCESSORY DWELLING UNIT

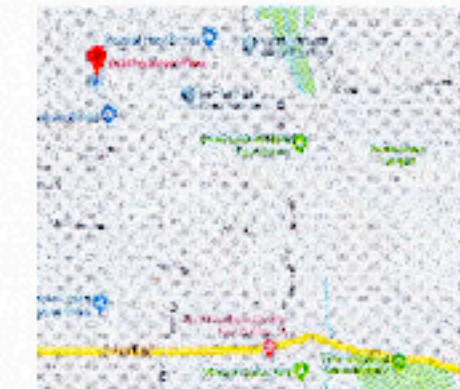


133 E De La Guerra
9176 Santa Barbara
CA 93101
ph: 805.570.9745

sheet index

T.01	GENERAL INFO, PROJECT DATA, SITE PLAN
T.02	GENERAL NOTES
T.03	GREEN BUILDING CODE
T.04	GREEN BUILDING CODE
T.05	TITLE 24
T.06	TITLE 24
T.07	TITLE 24 & RESIDENTIAL MANDATORY MEASURES
A2.00	ACCESSORY DWELLING UNIT FLOOR PLAN - EXISTING & NEW
A2.01	FLOOR PLANS LEVEL 1 & LEVEL 3 AND BUILDING SECTION
A4.01	EXTERIOR ELEVATIONS

vicinity map



project data

BLDG PERMIT #	
Owner	Ca in Costea
project address	2634 Montrose Place Santa Barbara, CA 93105 023-112-021
a.p.n.	R-1
zoning	Mission Canyon
general plan	YES
hillside design district	YES
high fire zone	NC
flood zone	VN
construction type	R-3
occupancy	3 (THREE) and basement
# of stories	

Applicable Codes: this project shall comply with The California Residential Code, 2019 CBC, 2019 CRC, 2019 CEC, 2019 CMC, 2019 CPC, 2019 California Green Building Standards Code (CGBCS), 2019 California Energy Code, State codes, Santa Barbara County (SBCO) Building Ordinance #6092 and SBCO Grading Ordinance #4769

project description:

Convert Utility Room in Accessory Dwelling Unit. Create 409 SF Gross Habitable Space. No exterior work is proposed.

FIELD REVISION 1 to PERMITTED PLANS 20BDP-00003-00119
(N) Casework Built-in permanent Closet
(N) High Efficiency HVAC Split System-P ONEER, Model # WYS012AMH19RL, 12K BTU, 19 SEER.
(N) Electrical panel (100 AMP) for Accessory Dwelling Unit.



THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET WITH THE SAME SHEET NUMBER OR IS A NEW SHEET AND SHALL BE ADDED TO THE APPROVED SET OF PLANS FOR THIS PROJECT

AREA CALCULATIONS (BASED ON AREA CALCULATIONS PER COUNTY OF S.B. ARTICLE 3, SEC 35-209)

Site area	9,683 SF
(E) Residence (habitable space) Gross	3,541 SF
(N) ADU (habitable space) Gross	409 SF
Total habitable space for Residence	3,950 SF
(E) Garage Gross	499 SF

Required Parking: two (2) covered
Provided Parking: two (2) covered, two (2) uncovered

NOTES:

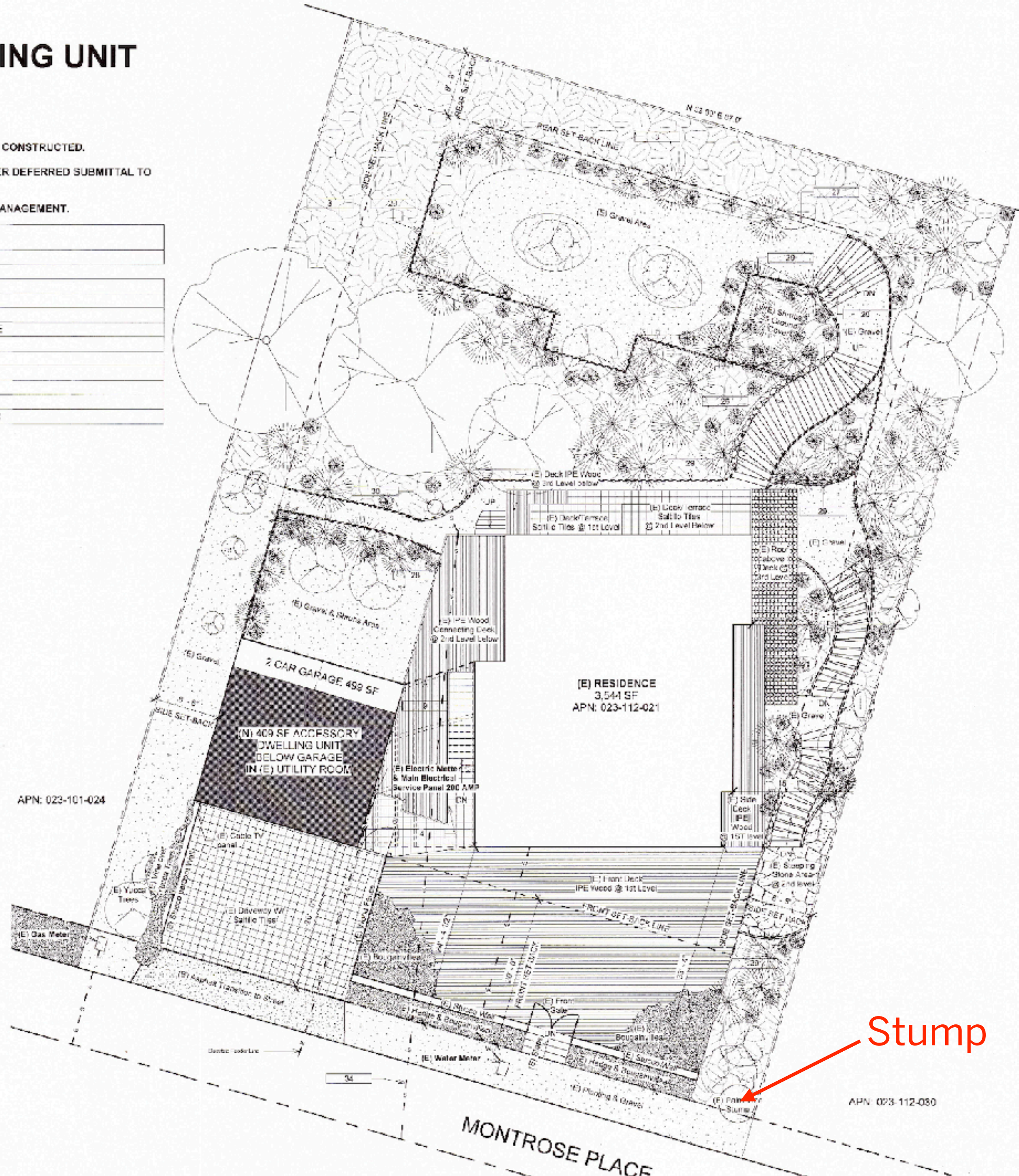
- FIRE SPRINKLER SYSTEM WAS APPROVED IN 1996 WHEN BUILDING WAS CONSTRUCTED.
- a. FIRE SPRINKLER SYSTEM IS TO BE APPROVED AND INSTALLED UNDER DEFERRED SUBMITTAL TO THE FIRE DEPARTMENT.
- MARBORG INDUSTRIES WITH BE USED FOR CONSTRUCTION WASTE MANAGEMENT.

Keynote Legend	
Key Value	Keynote Text
3	(E) GROUND COVER AREA
4	(E) STAIR RAILING
5	(E) SATILLO TILE TRANSITION TO STAIRCASE
9	(E) LINE OF ROOF ABOVE BETWEEN GARAGE AND MAIN HOUSE
25	(C) PRESSURE TREATED WOOD, SITE STAIRS
27	(E) PRESSURE TREATED WOOD, LANDSCAPING SITE WALL
28	(E) LANDSCAPE ALLEN BLOCK WALL, ABOVE CONCRETE WALL
29	(E) LANDSCAPE ALLEN BLOCK WALL
30	(E) SEWER EJECTION PUMP
31	(E) SEWER LINE SIZE FROM EJECTION PUMP IS 2" IN DIAMETER

Site Legend

1/4" = 1'-0"

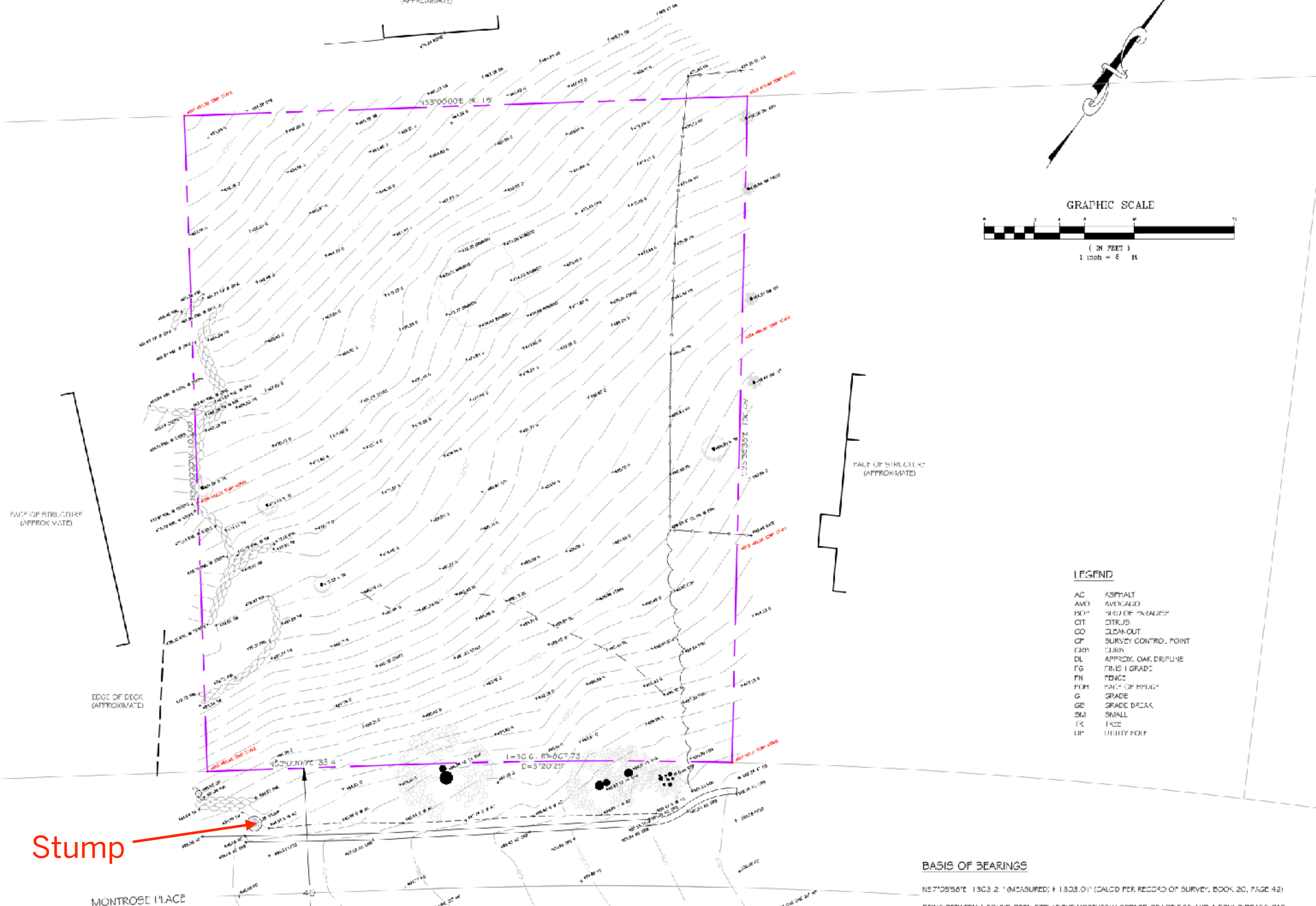
	PROPERTY LINE
	SET-BACK LINE
	(E) LANDSCAPING ALLEN BLOCK WALL 3' TO 4'-0" HEIGHT
	(S) FENCE
	(S) GRAVEL
	(C) VINE
	(E) SHRUBS AND GROUND COVER
	(E) IPE WOOD DECK
	(E) SATILLO TILES
	(E) TREE



Stump

In Studio

2634 MONTROSE PL
ACCESSORY DWELLING UNIT



Stump

MONTROSE PLACE

BASIS OF BEARINGS

N57°05'56"E 1303.2' (MEASURED) ± 1303.01' (CALCD PER RECORD OF SURVEY, BOOK 20, PAGE 42)

BEING BETWEEN A FOUND OPEN PIPE AT THE NORTHERLY CORNER OF LOT 525 AND A FOUND BRASS CAP AT THE NORTHEASTERLY CORNER OF LOT 526, BOTH LOTS PER SAID RECORDED MAP.

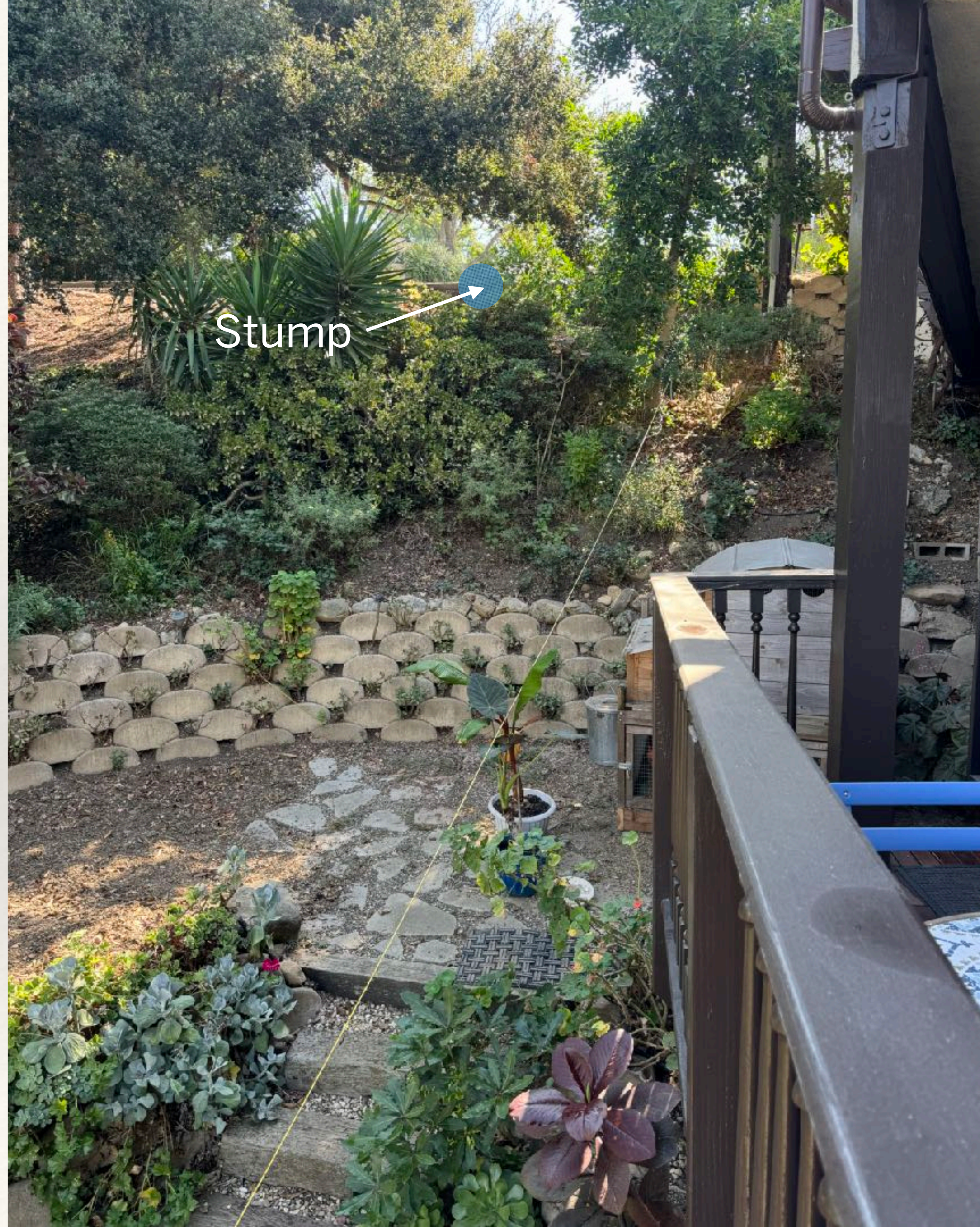
GRAPHIC SCALE



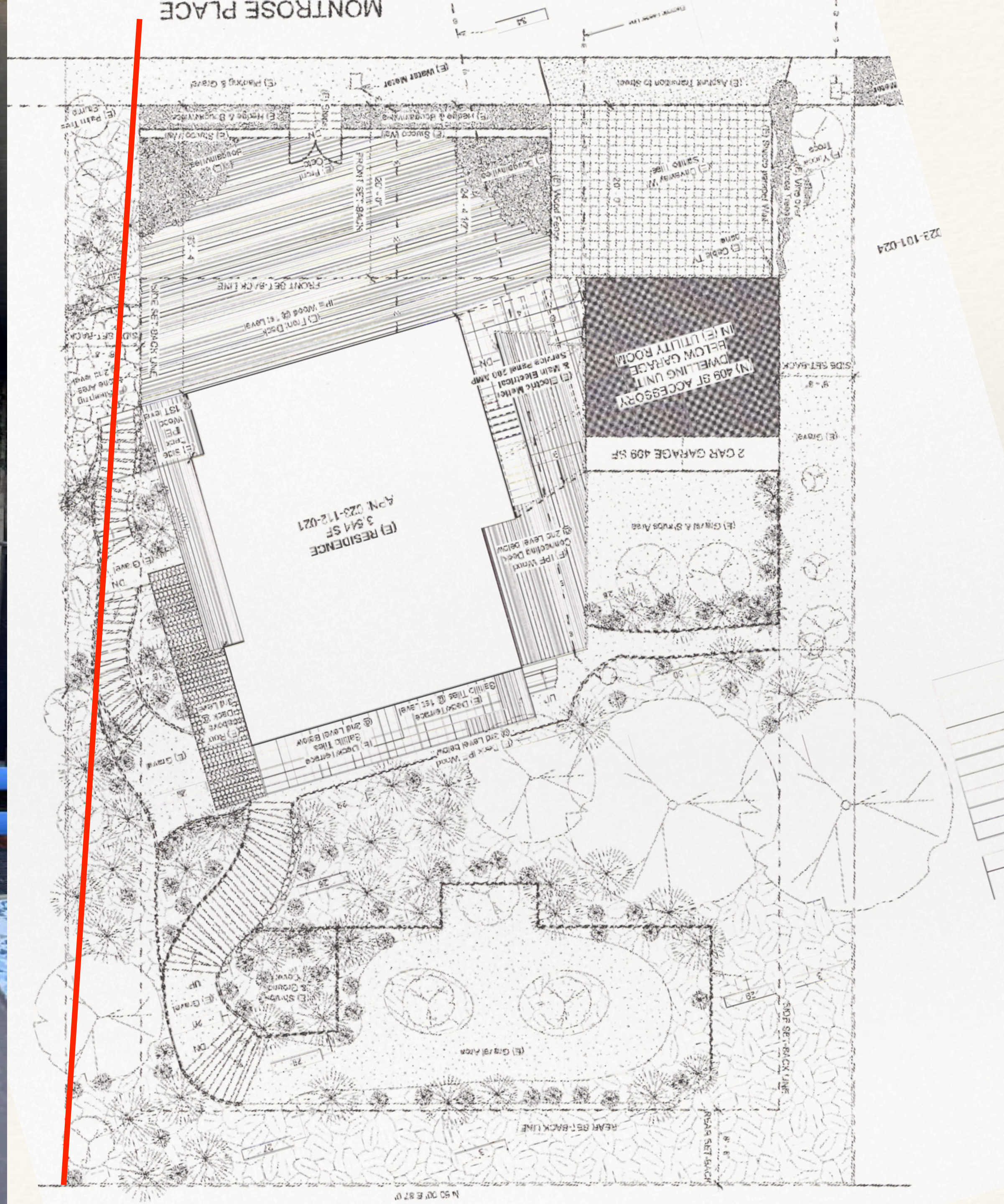
(IN FEET)
1 inch = 6 ft

LEGEND

- AC ASPHALT
- AVO AVOCADO
- POF POND OF PARALIS
- CIT CITRUS
- CO CLEANOUT
- CP SURVEY CONTROL POINT
- CRP CURB
- DL APPROX. OAK DRIFLINE
- FG FINISH GRADE
- FN FENCE
- FOH FACE OF HOUSING
- G GRADE
- GB GRADE BREAK
- SM SMALL
- TK TREE
- UP UMBRELLA PINE



Stump





ARCHITECTURAL ENGINEERING

An Alliance of Architecture, Engineering and Building

122866-01

RECEIVED

FEB 07 1992

S.B. COUNTY
BUILDING DIVISION

Dan Modisette

January 10, 1992

Via Fax: 805 969-6470

Per our phone conversation the following changes are approved by this office:

1. Front retaining wall may be vertical in lieu of 2/12 slope.
2. The # 5 grade 40 vertical stl at 16"oc may be replaced with #4 grade 60, at 12" o/c.
3. The wall may extend down as far as required by the soil engineer to prevent sloughing underneath from the uphill side.
4. Caissons and grade beams are designed for 2500 psi conc. therefore this office requires special inspection by a licensed engineer.
5. The engineer doing the inspection shall provide this office with the report.
6. The retaining wall in paragraph 1. may be 12" concrete block in lieu of 8" concrete. However, use two (2) #4 verticals and horizontals at 16" o/c, also it will require special inspection. See my general note sheet 3.

If you have any further questions in this regard please do not hesitate to call.

Sincerely,

Max Onichak
Max C. Onichak, NSAE
Principal Architect

c/c: Tim Dolan





Safety

Stormwater Runoff and Erosion





The Process

Communication Timeline

Year One (August 2021-2022...Constructive dialogue

Year Two (August 2022 - July , 2023...Silence

Year Three (July 8-Present)...First half silent, last half contentious

- ▶ July 8, 2023 - Notification of revisions due to SB County clarification of building envelope
- ▶ July - December, 2023 - Silence before learning the project had been approved while we were away for the holidays
- ▶ January 3, 2024 - Appeal submitted
- ▶ January - August, 2024...Various attempts to meet in person and discuss issues largely rebuffed, except for a brief meeting on March 10 and mediation on August 15 (initially refused from May to July)
- ▶ August 28 - Constructive consultation with Ashley Vance
- ▶ September 6 - Present...Various efforts to confirm and clarify plan and easement to avoid hearing met with silence

