



SB COUNTY ADU APPLICATION:
TUDOR ERA ALMSHOUSE

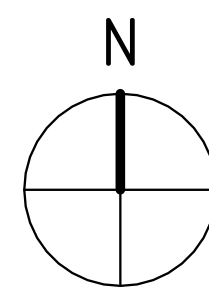
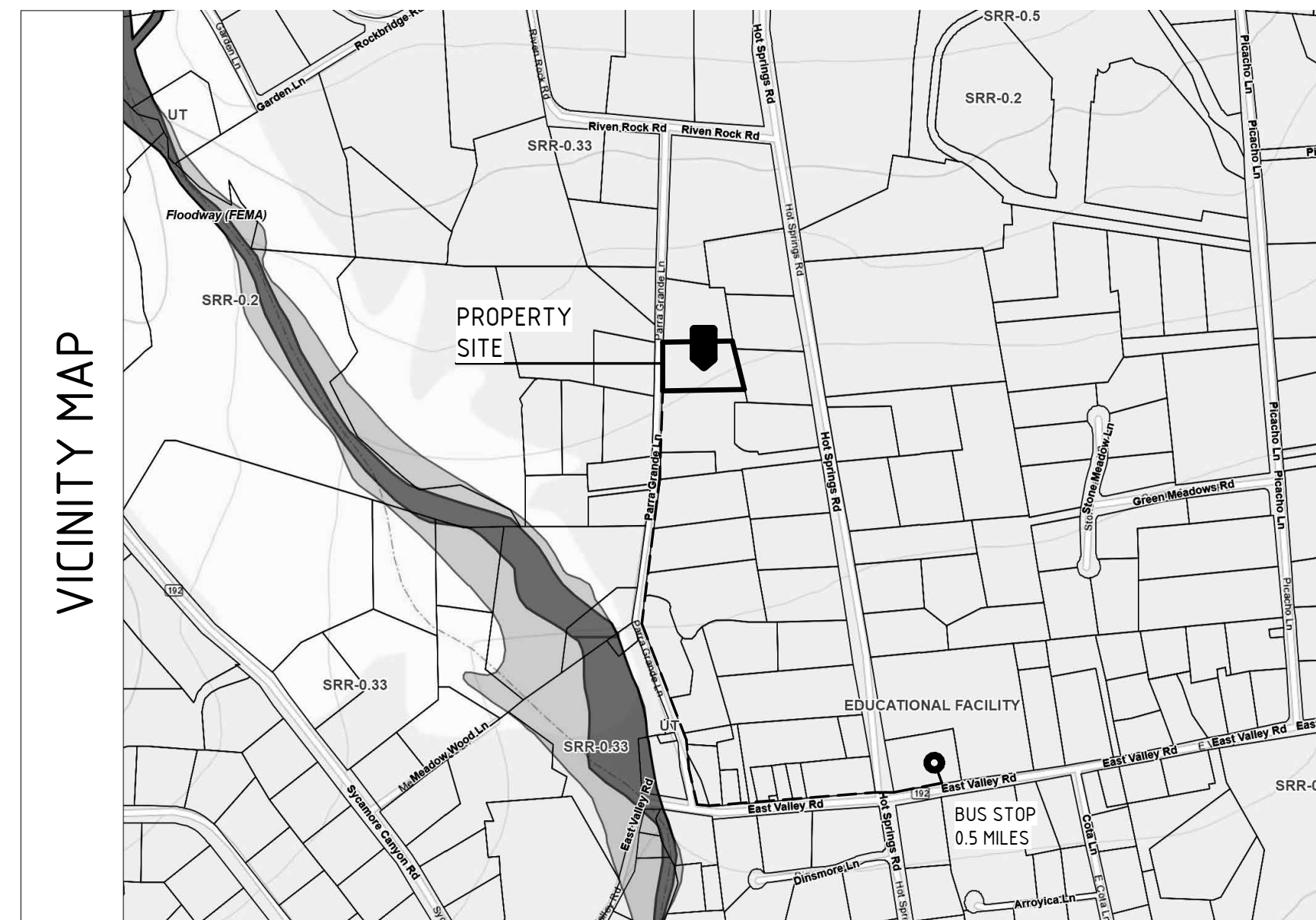
AFTER WILLIAM FORD'S
ALMSHOUSE IN COVENTRY,
ENGLAND ca.1605

614 PARRA GRANDE LN, MONTECITO, CA 93108

SCOPE OF WORK:

EXISTING:
The site location is 614 Parra Grande Lane in Montecito, California. It is in a high fire hazard area. It does not exist in a flood-plain, and it was unaffected by the mudslides that occurred in 2018. Existing site development includes a two-story, single-family dwelling with four bedrooms and four and a half baths - it was built in 1956 with properly permitted extensions to the building completed in 1995. The existing site development is not in the scope of work.

PROPOSED:
The proposed development is a detached ADU for residential use. The proposed structure is two-stories (twenty-two feet in height), with five bedrooms, three bathrooms, and a kitchen. No trees will be removed in the proposed development area, and the two oak trees on site will be unaffected.



TEAM MEMBERS:

COLIN MACFADYEN
A first-year student of the Drafting/CAD Program at SBCC, Colin was in charge of drafting and design for the duration of the project and is responsible for its contents.

CONTACT INFO:
805-886-7555
cmacfadyen@mac.com
colinmacfadyen.info

APPLICABLE BUILDING CODES

- Montecito Land Use and Development Code (MLUDC) Section 35.42.015
- County Code Chapter 10, Building Regulations
- County Code Chapter 14, Grading Code and submittal requirements
- 2025 California Building Standards Code - Title 24
- 2025 California Green Building Standards Code - Title 24, Part 11 (CalGreen)

ADDITIONAL DOCUMENTS REQUEST

- Indemnification Agreement
- Can-and-Will Serve Letter(s) from the Montecito Sanitary District
- Can-and-Will Serve Letter(s) from the Montecito Water District
- Written approval/permit sign-off by Montecito Fire Protection District (MFPD)

OPERATION MANUAL

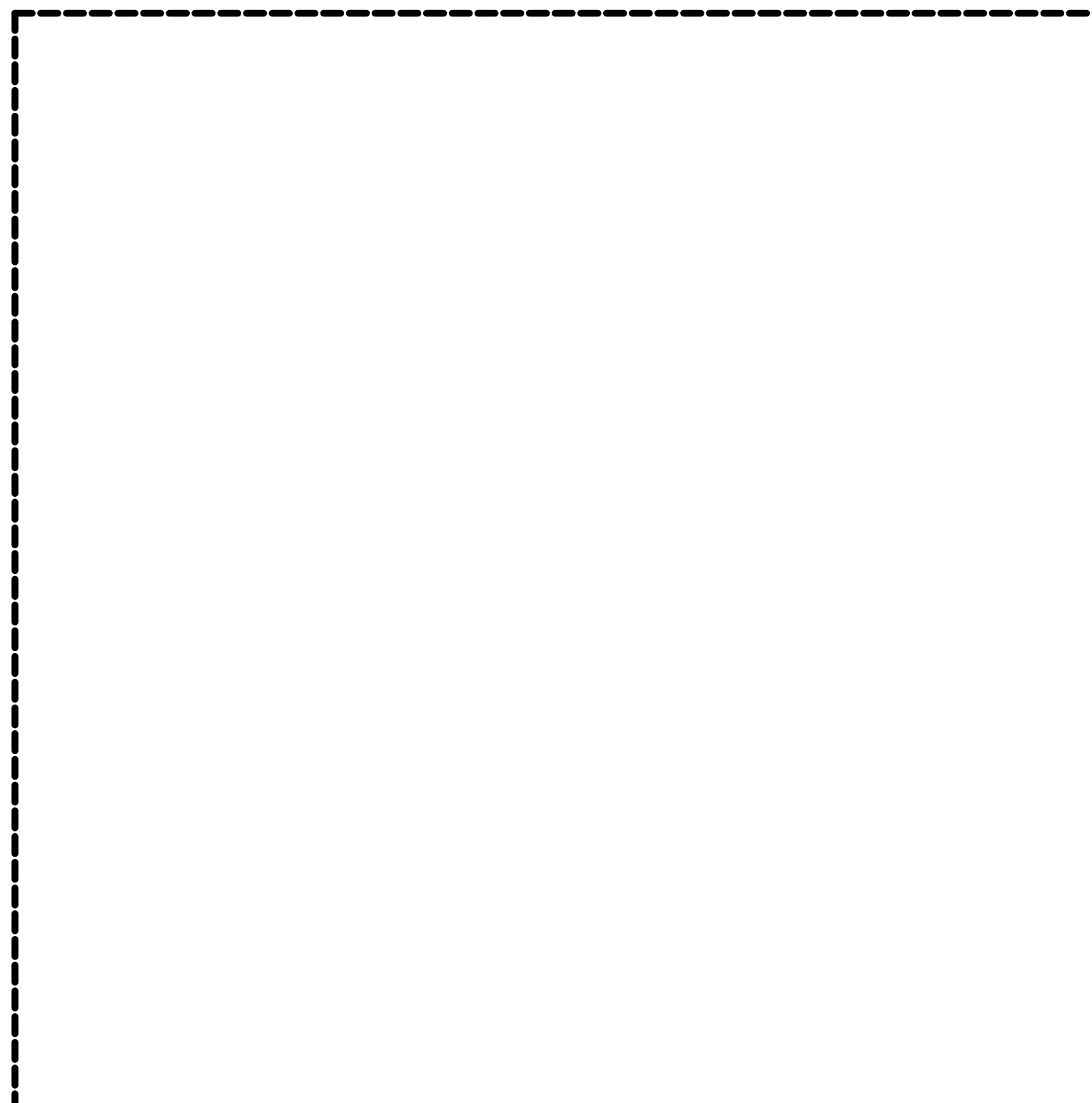
AT THE TIME OF FINAL INSPECTION, AN OPERATION & MAINTENANCE MANUAL, COMPACT DISC OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THIS MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED ON CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.4.10.1. (CGBSC 4.4.10)

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 CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.4.08.1 (MINIMUM 65% NON-HAZARDOUS MATERIALS RECYCLED AND/OR SALVAGED FOR RE-USE).

APPROVED FACILITY:
MARBORG INDUSTRIES
RECYCLING CENTER, UTILITY
132 NOPALITOS WAY, SANTA BARBARA, CA 93103
(805) 963-1852

APPLICABLE STAMPS:



PROJECT DATA

PARCEL APN NUMBER	011-180-001
JURISDICTION	SB COUNTY
COMPREHENSIVE PLAN	SRR-0.5
ZONING	2-E-1
LOT SIZE	1 ACRE (43560 SQ. FT.)
OPEN YARD AREAS	35000 SQ. FT.
AVG. SLOPE OF PROPERTY	5%
FLOOD PLAIN	NO
FIRE ZONE	HIGH RISK
PROPOSED 1ST FLOOR N.S.F.	456 SQ. FT.
PROPOSED 2ND FLOOR N.S.F.	742 SQ. FT.
PROPOSED USE	RESIDENTIAL, 5 BDRM.

SHEET INDEX

T1	COVER SHEET
A1	FLOOR PLANS
A5	ROOF PLAN
A6	ELEVATIONS
A7	ELEVATIONS
A8	BUILDING SECTIONS
A10	WALL SECTIONS
A12	DETAILS
A13	INTERIOR ELEVATIONS
A13.1	INTERIOR ELEVATIONS
A13.2	INTERIOR ELEVATIONS
A15	DOOR AND WINDOW SCHEDULES
C1	SITE PLAN
E1	ELECTRICAL PLANS



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No.	Revisions	Date
1	DD2 - R1	4/02
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4	CD1 - R2	4/28
5	CD1 - Final	5/7
6	CD2 - R1	5/12
7	CD2 - Final	5/19

Tudor Era
Almshouse

CLIENT NAME
William Ford

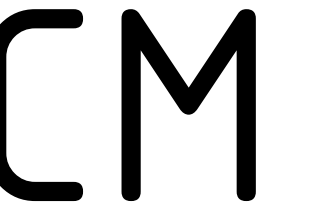
PROJECT ADDRESS
614 Parra Grande Lane
Santa Barbara, CA 93108

Cover Sheet

Project number 015161
Date SP 25
Drawn by Colin Macfadyen
Checked by Checker

T1

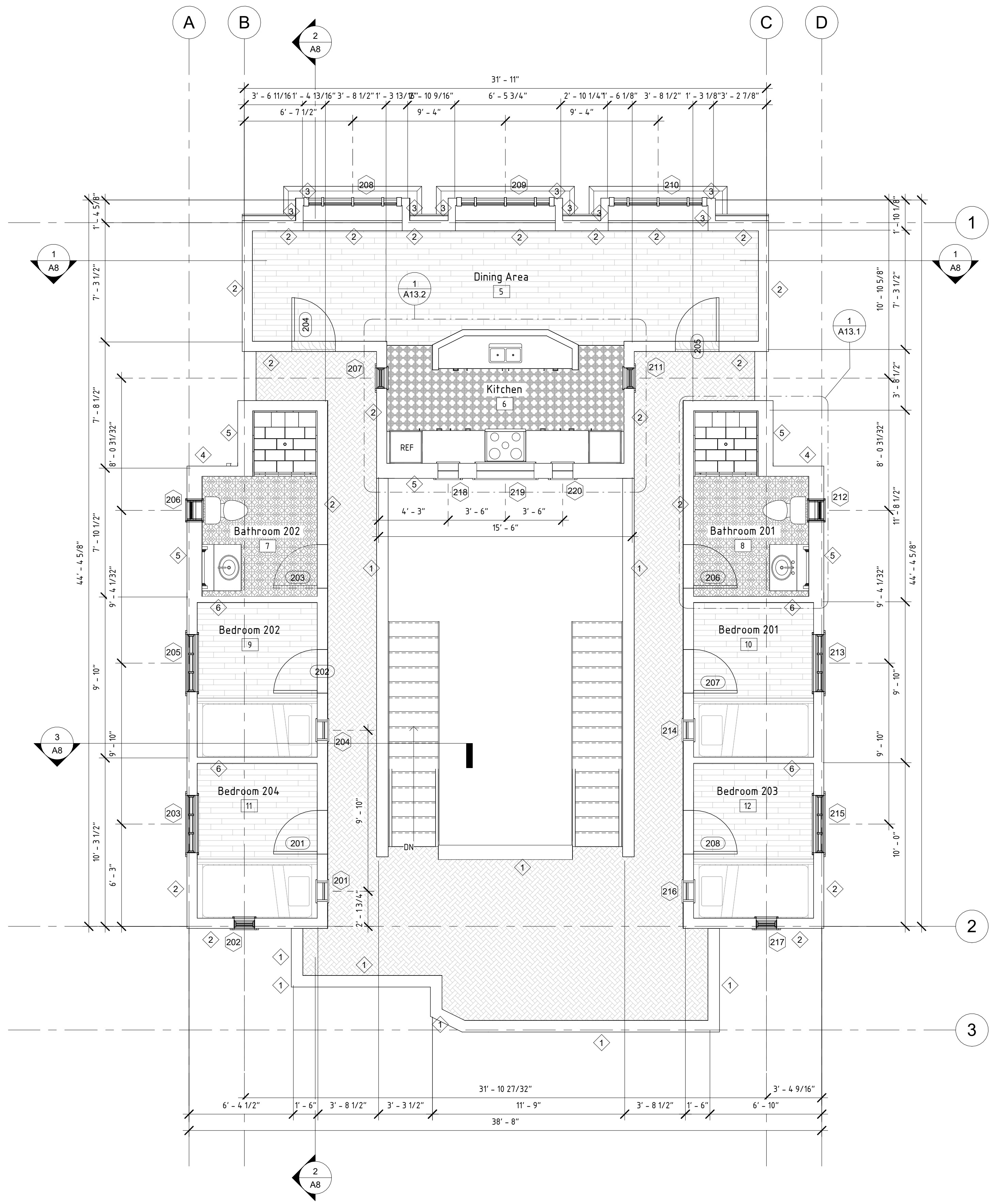
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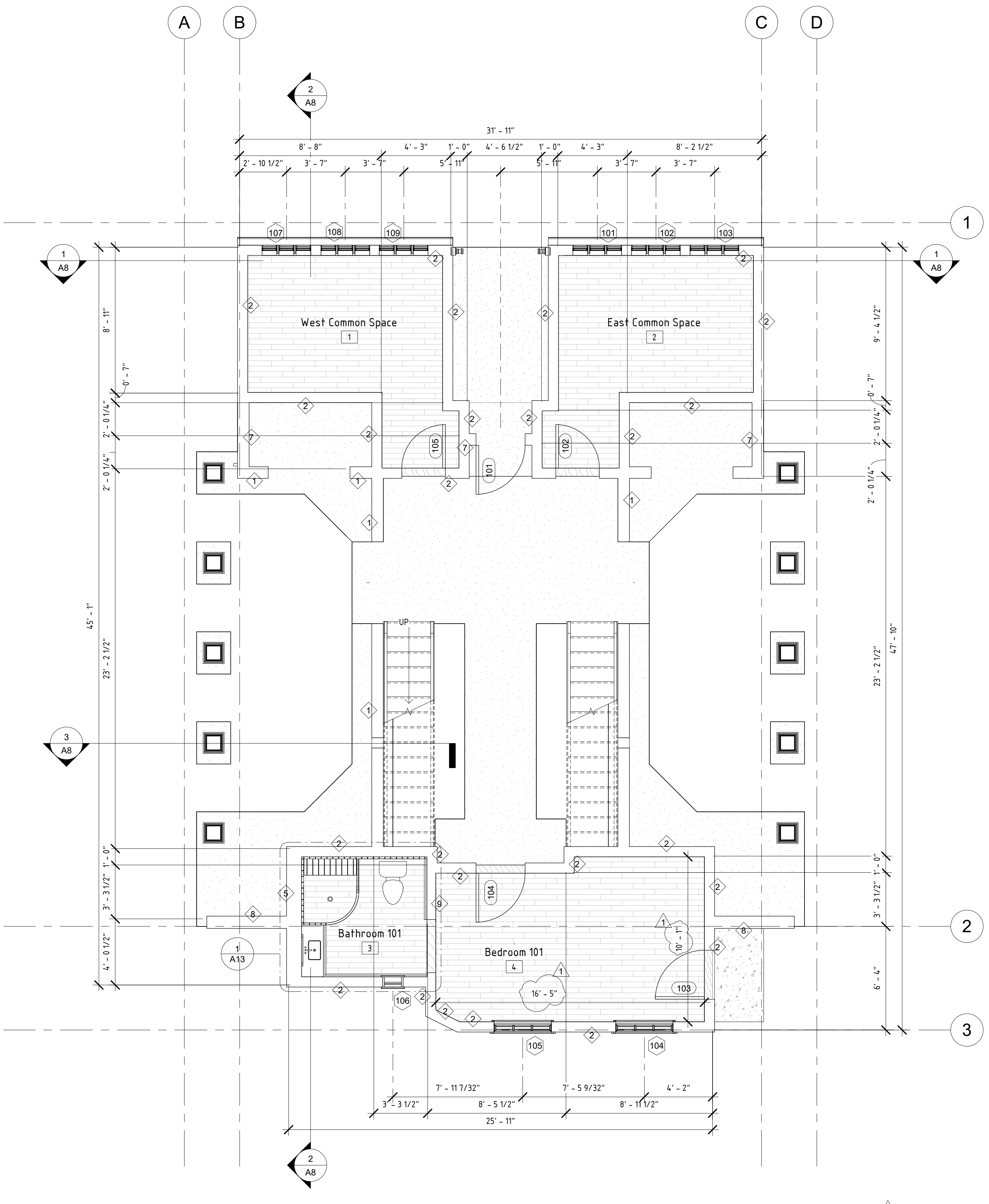
COLIN MACFADYEN

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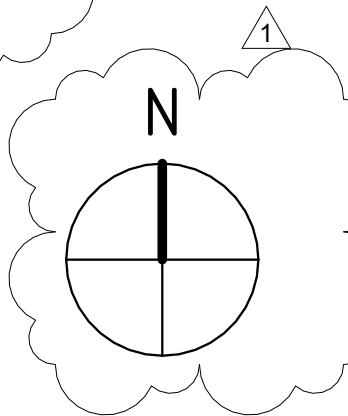
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2 Second Floor
1/4" = 1'-0"



1 First Floor
1/4" = 1'-0"



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Floor Plans

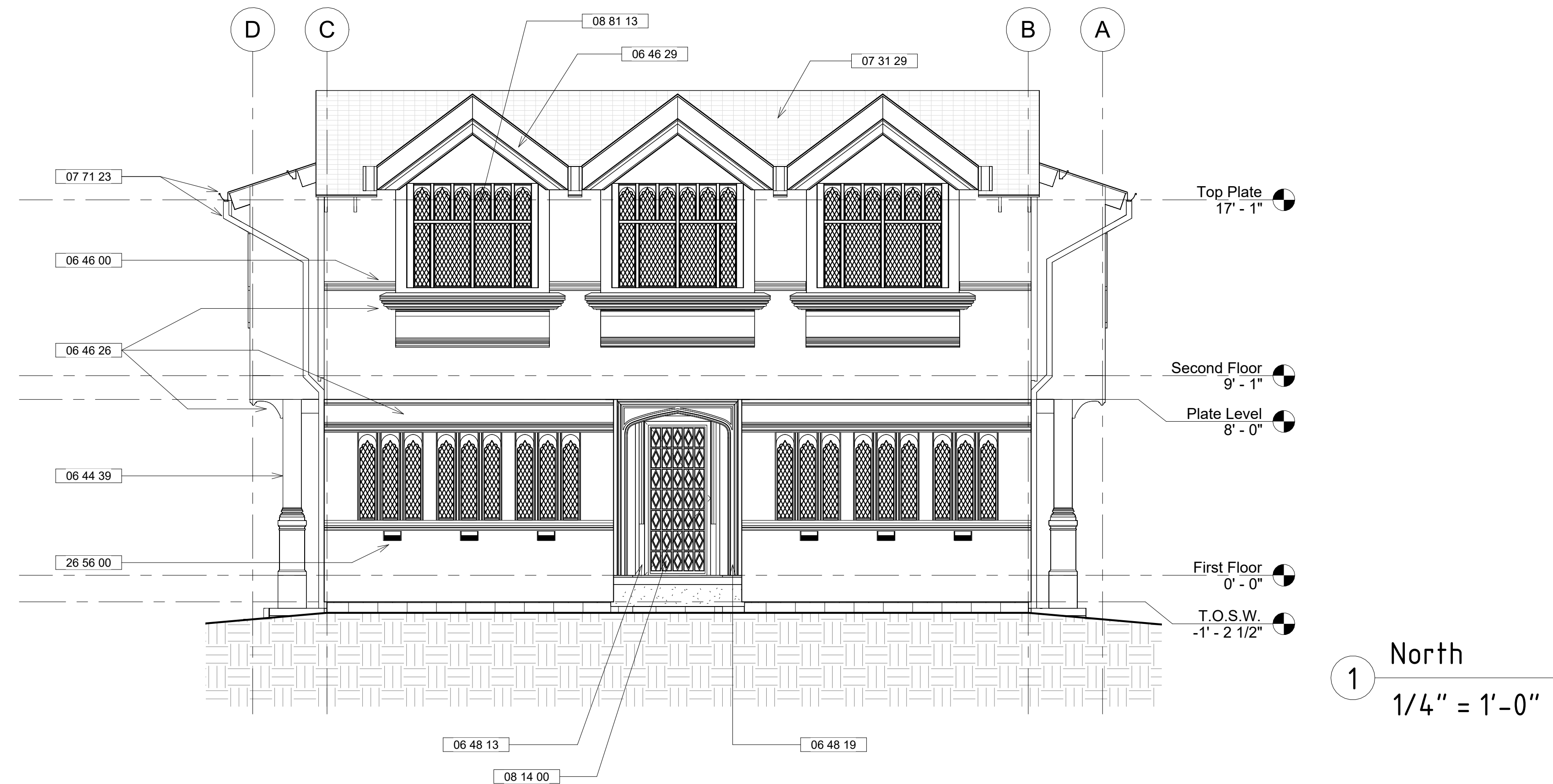
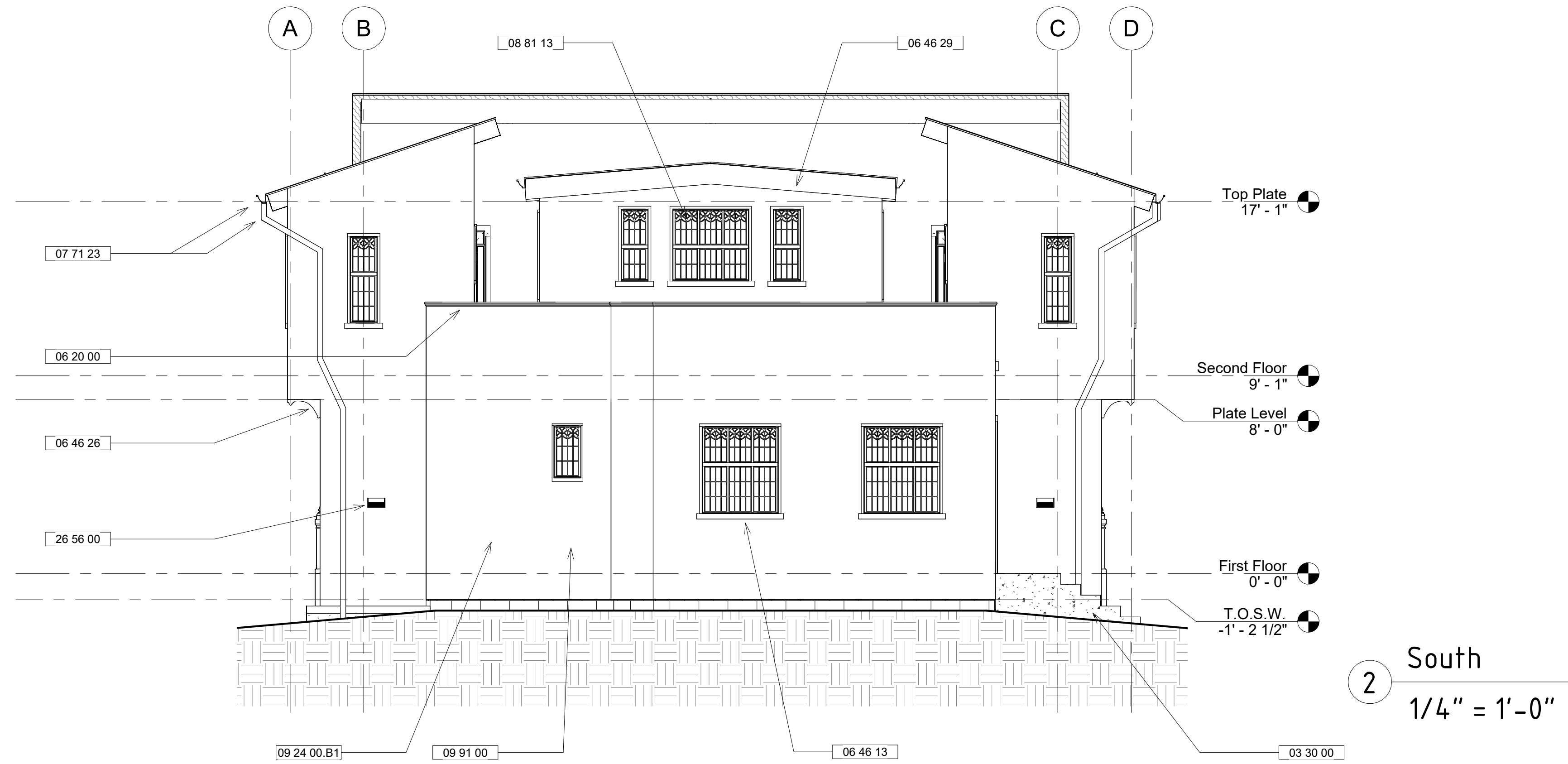
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Date SP 25
Drawn by Colin Macfadyen
Checked by N/A

A1

Scale 1/4" = 1'-0"

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1	DD2 - R1	4/02
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5	CD1 - Final	5/7
6	CD2 - R1	5/12
7	CD2 - Final	5/19

Keynote Legend	
Key Value	Keynote Text
03 30 00	Cast-in-Place Concrete
06 20 00	Finish Carpentry
06 44 39	Wood Posts and Columns
06 46 00	Wood Trim
06 46 13	Wood Door and Window Casings
06 46 26	Wood Cornices
06 46 29	Wood Fasciae and Soffits
06 48 13	Exterior Wood Door Frames
06 48 19	Ornamental Wood Frames
07 31 29	Wood Shingles and Shakes
07 71 23	Manufactured Gutters and Downspouts
08 14 00	Wood Doors
08 81 13	Decorative Glass Glazing
09 24 00.B1	7/8" Stucco
09 91 00	Painting
26 56 00	Exterior Lighting



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Elevations

Project number 015161

Date SP 25

Drawn by Colin Macfadyen

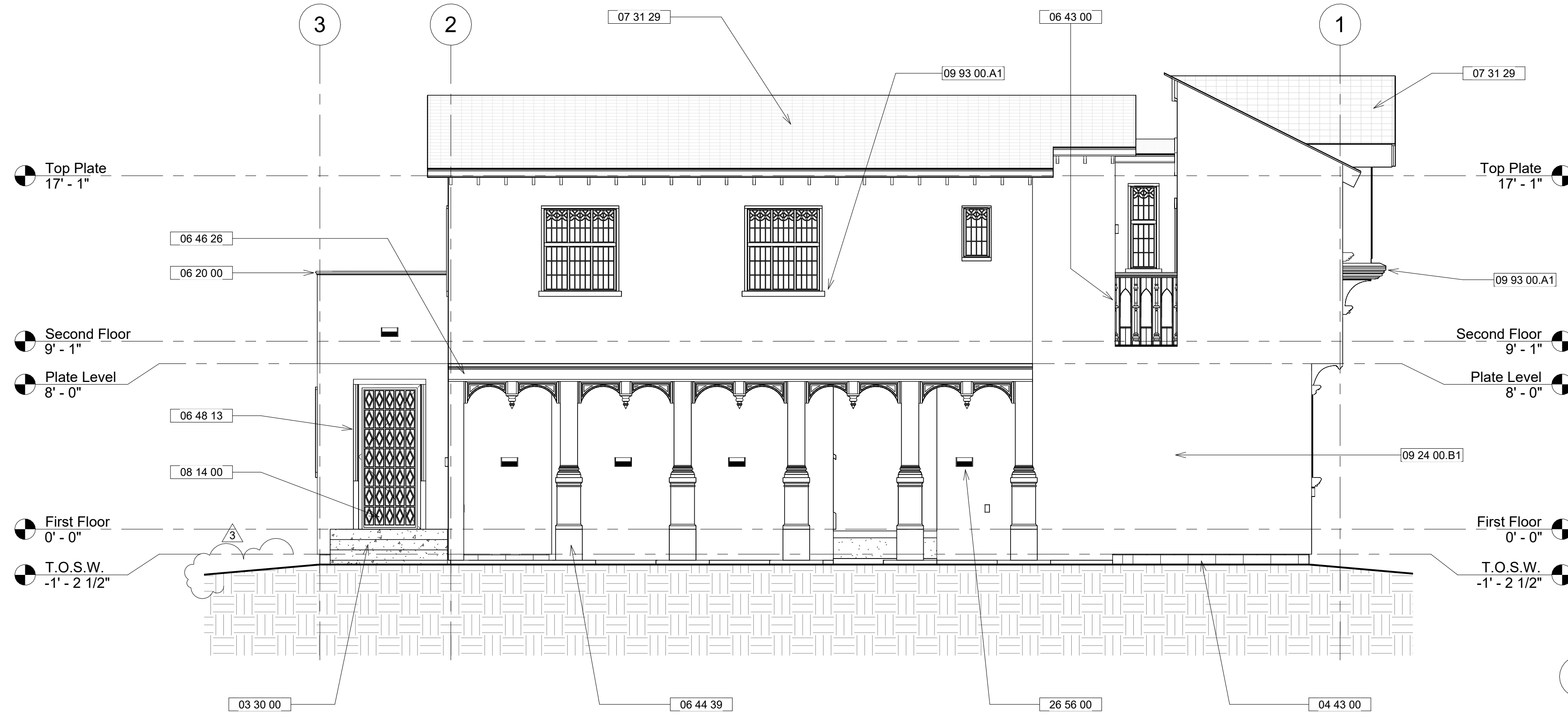
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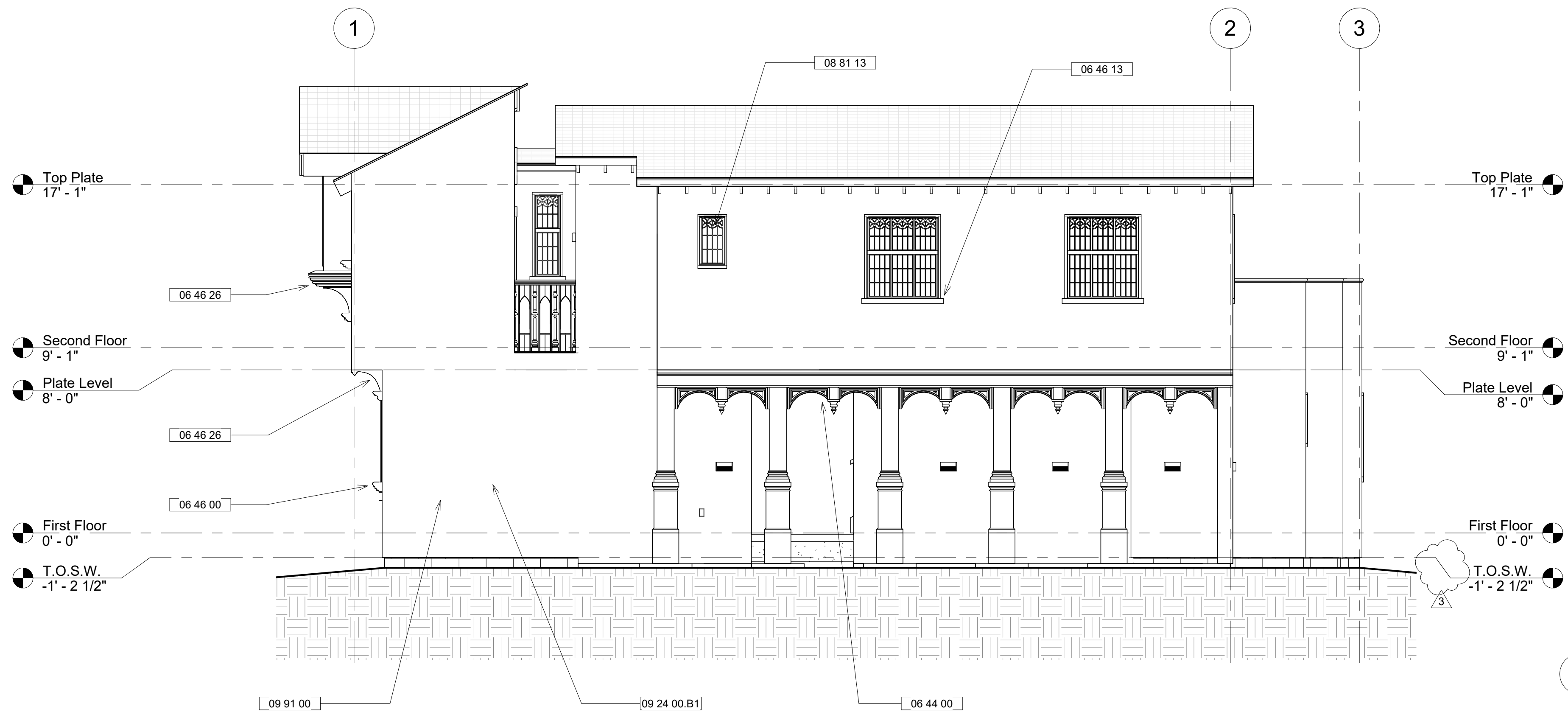
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7	CD2 - Final	5/19

Keynote Legend	
Key Value	Keynote Text
03 30 00	Cast-in-Place Concrete
04 43 00	Stone Masonry
06 20 00	Finish Carpentry
06 43 00	Wood Stairs and Railings
06 44 00	Ornamental Woodwork
06 44 39	Wood Posts and Columns
06 46 00	Wood Trim
06 46 13	Wood Door and Window Casings
06 46 26	Wood Cornices
06 48 13	Exterior Wood Door Frames
07 31 29	Wood Shingles and Shakes
08 14 00	Wood Doors
08 81 13	Decorative Glass Glazing
09 24 00.B1	7/8" Stucco
09 91 00	Painting
09 93 00.A1	Stain Finish
26 56 00	Exterior Lighting



2 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

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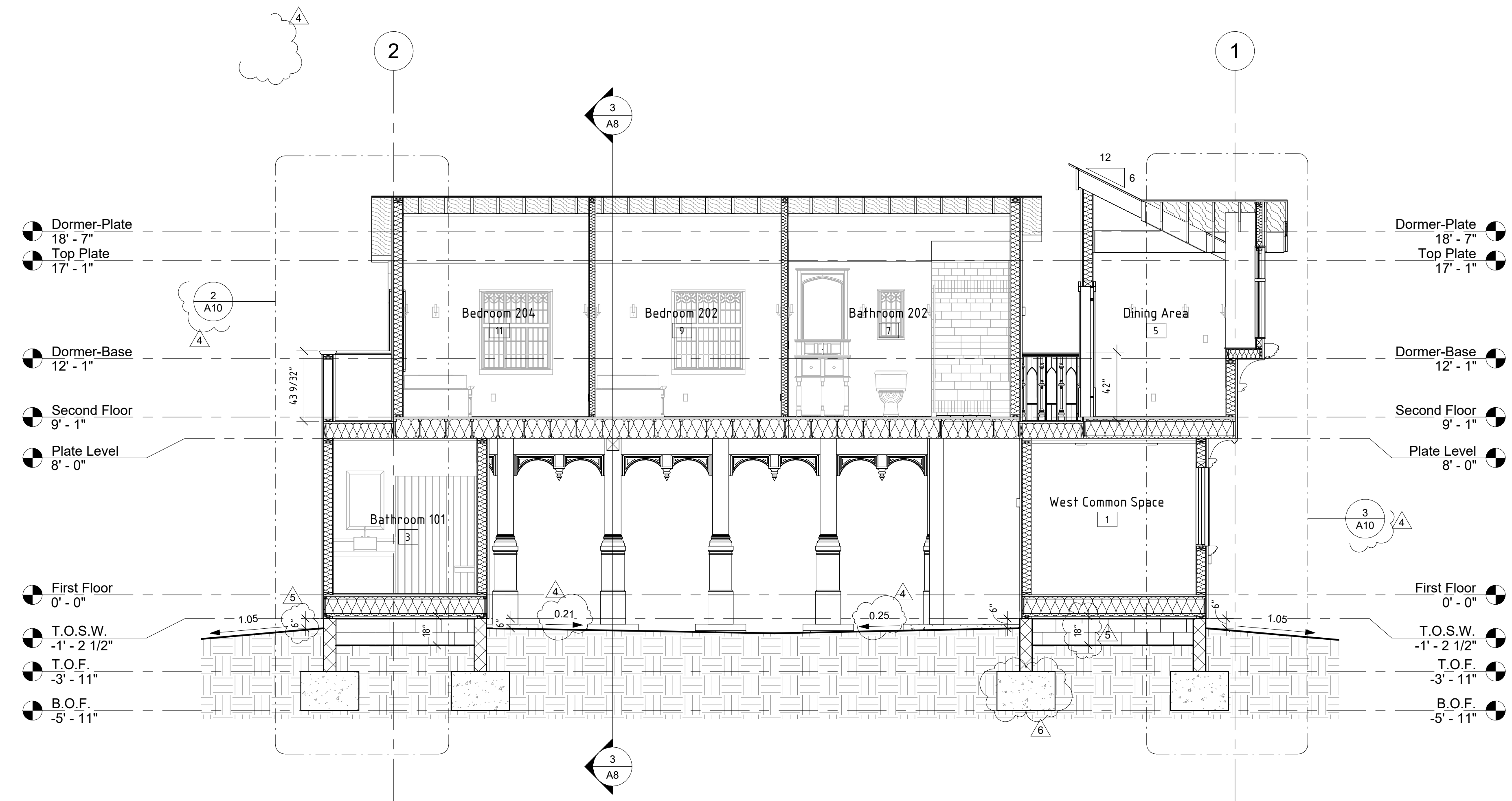
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Drawn by	Author
Checked by	Checker

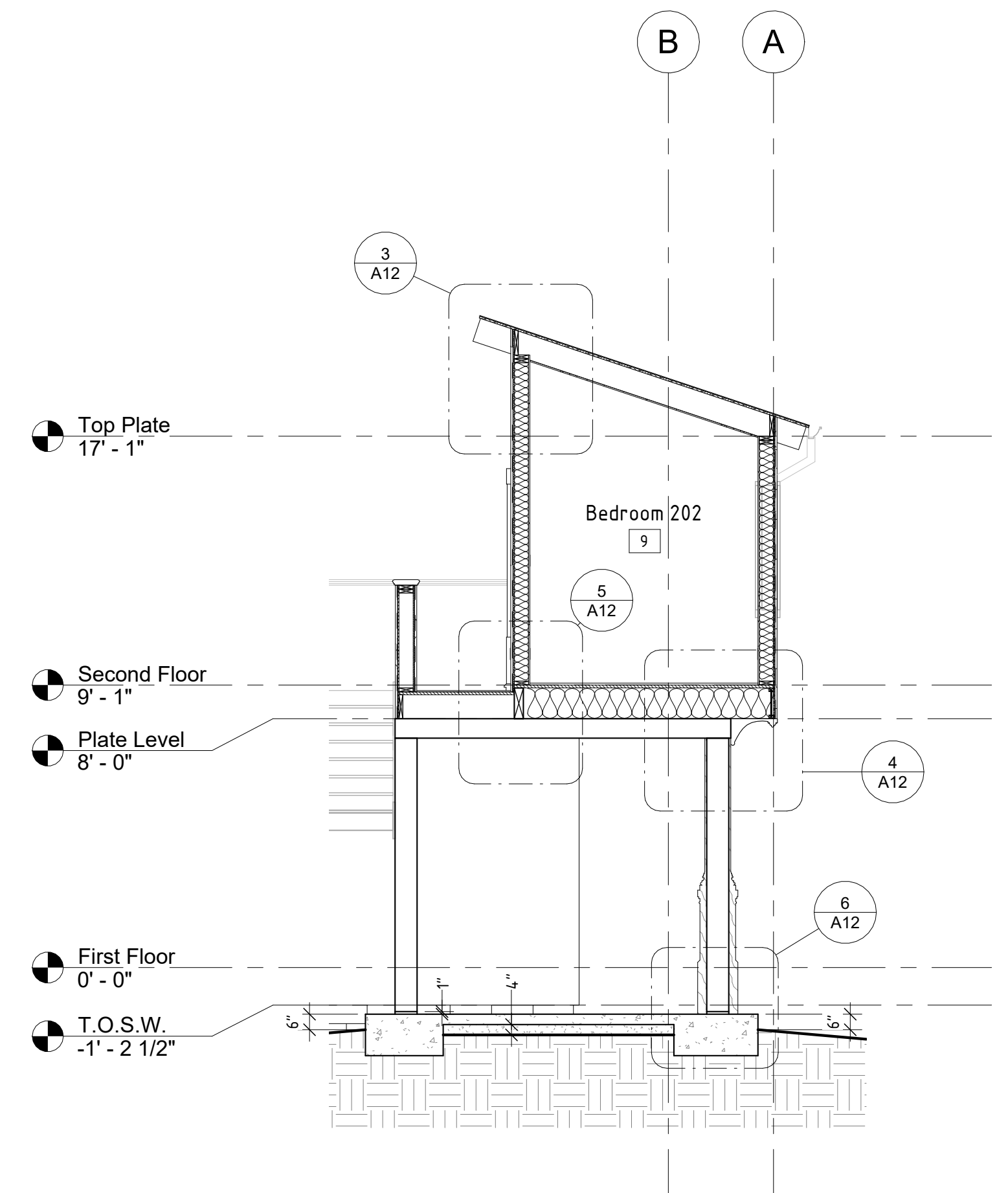
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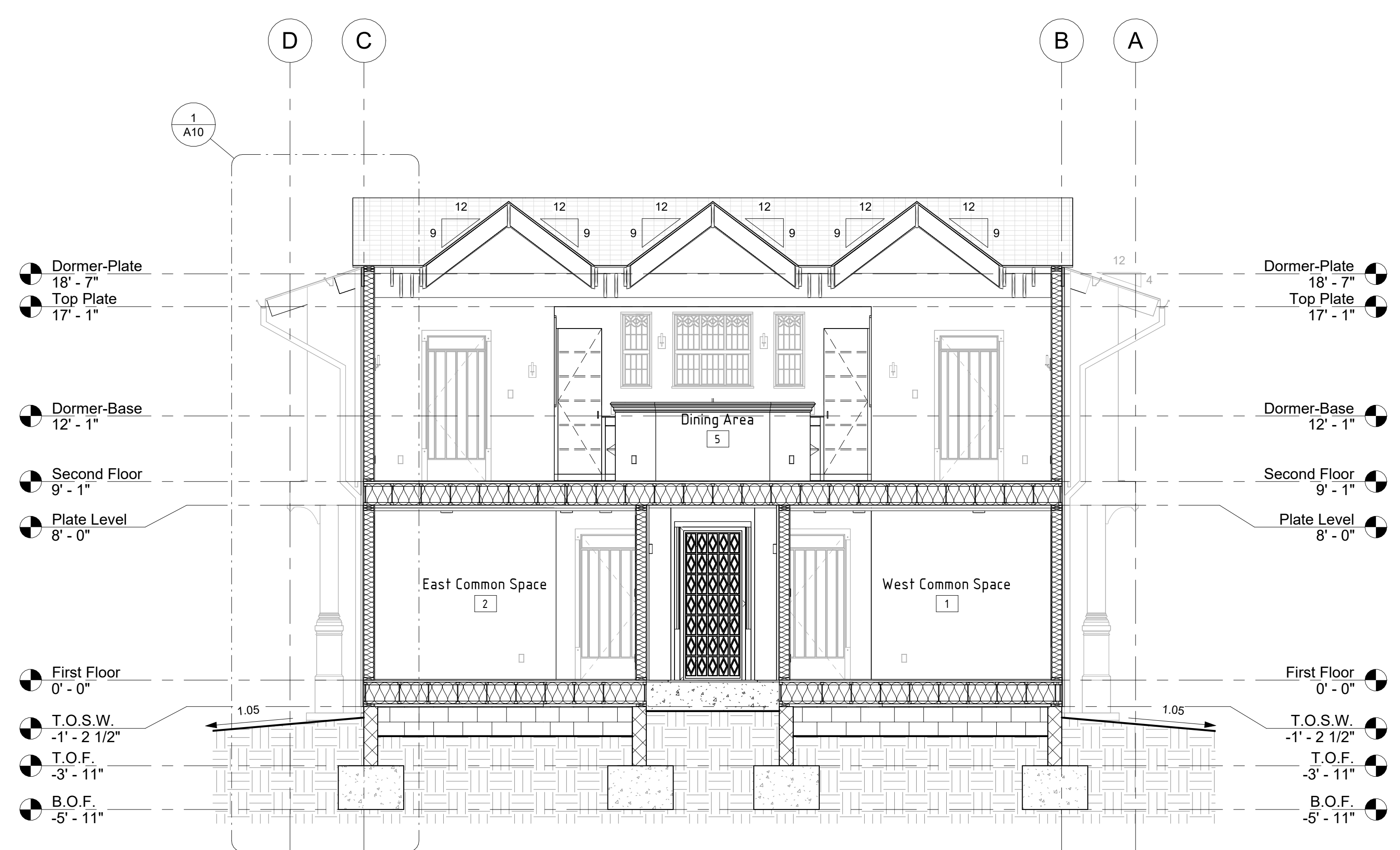
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7	CD2 - Final	5/19



2 Section 2
1/4" = 1'-0"



3 Partial Section
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

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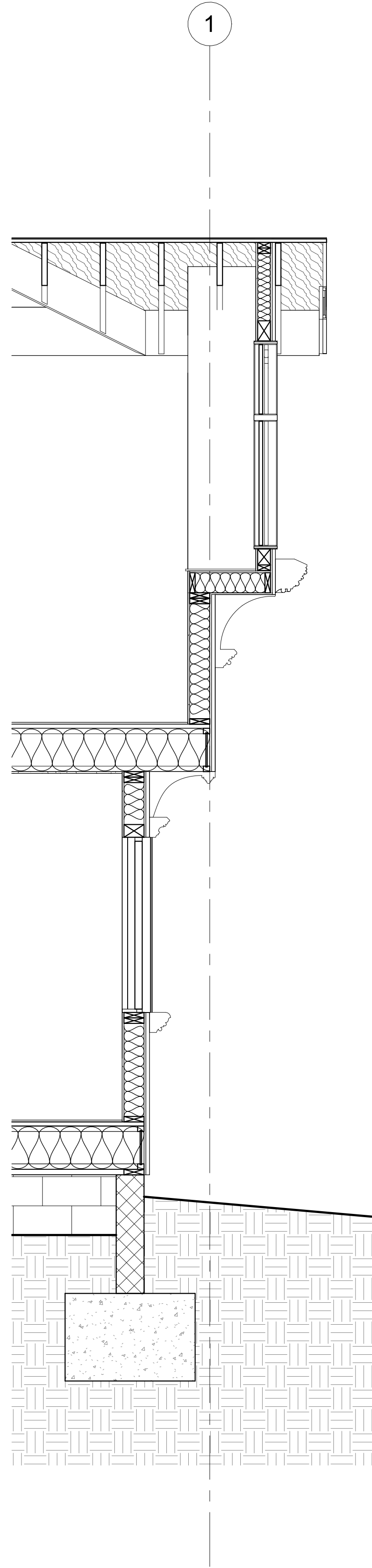
Building Sections

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Date	SP 25
Drawn by	Colin Macfadyen
Checked by	N/A

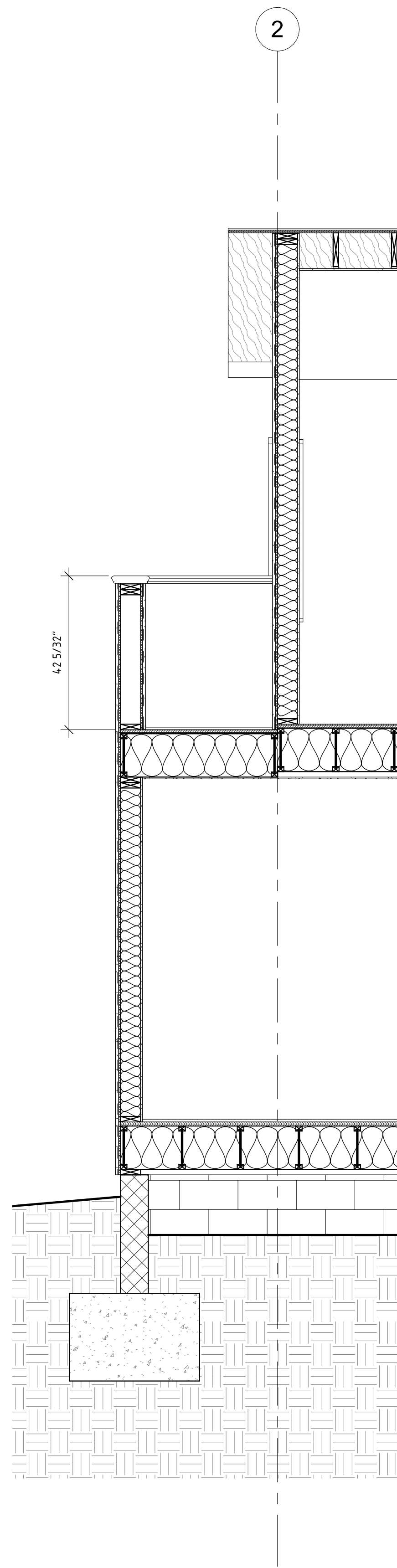
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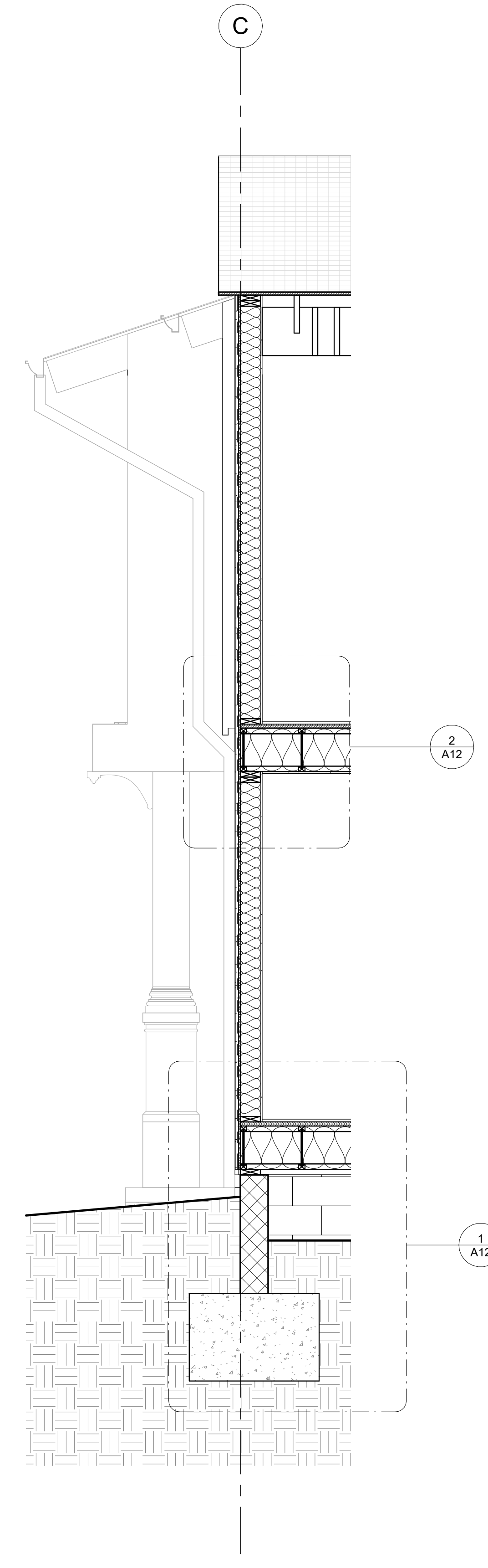
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7	CD2 - Final	5/19



3 Section 2 - Callout 2
1/2" = 1'-0"



2 Section 2 - Callout 1
1/2" = 1'-0"



1 Section 1 - Callout 1
1/2" = 1'-0"

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Wall Sections

Project number 015161

Date SP 25

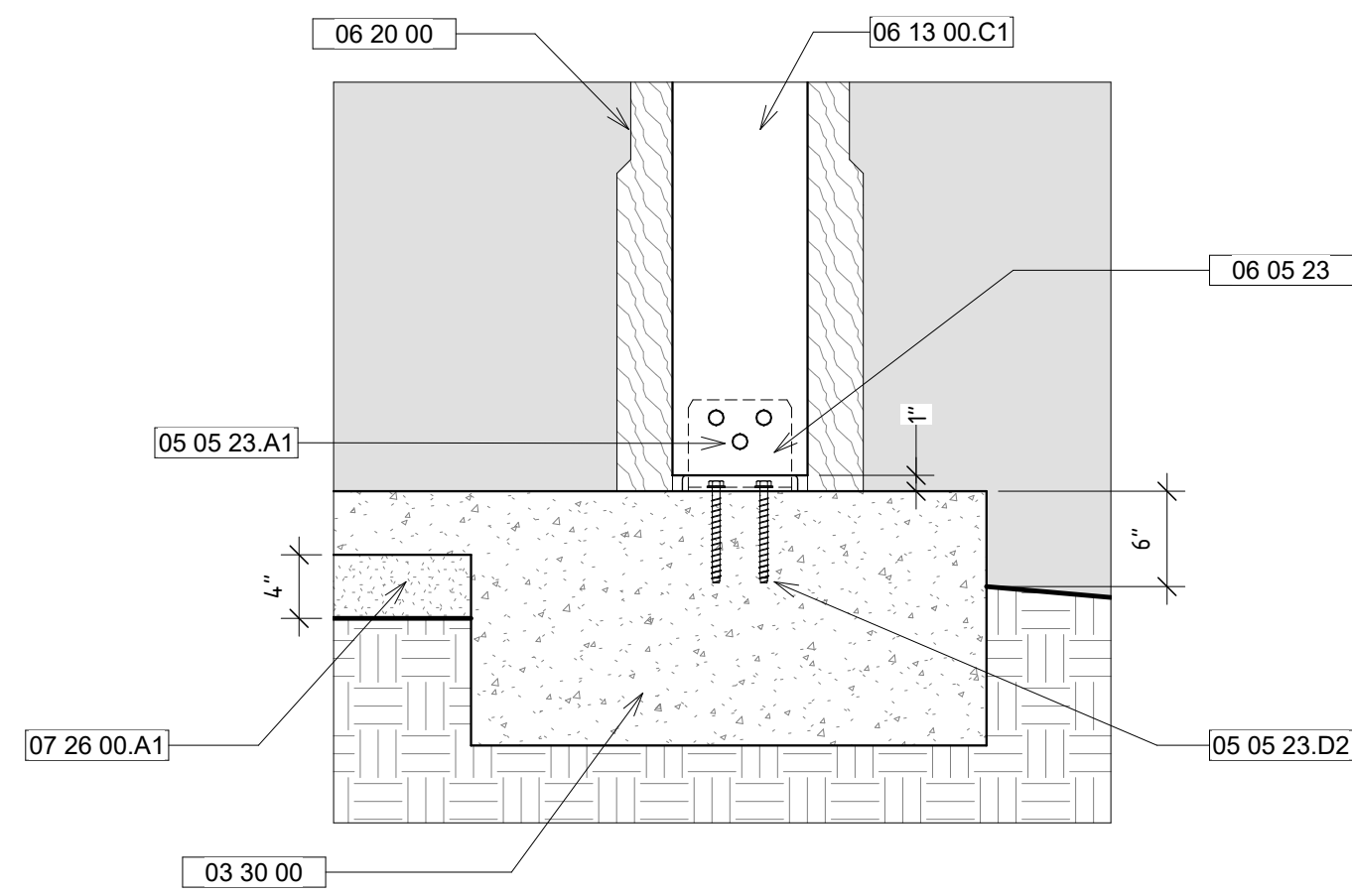
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Checked by N/A

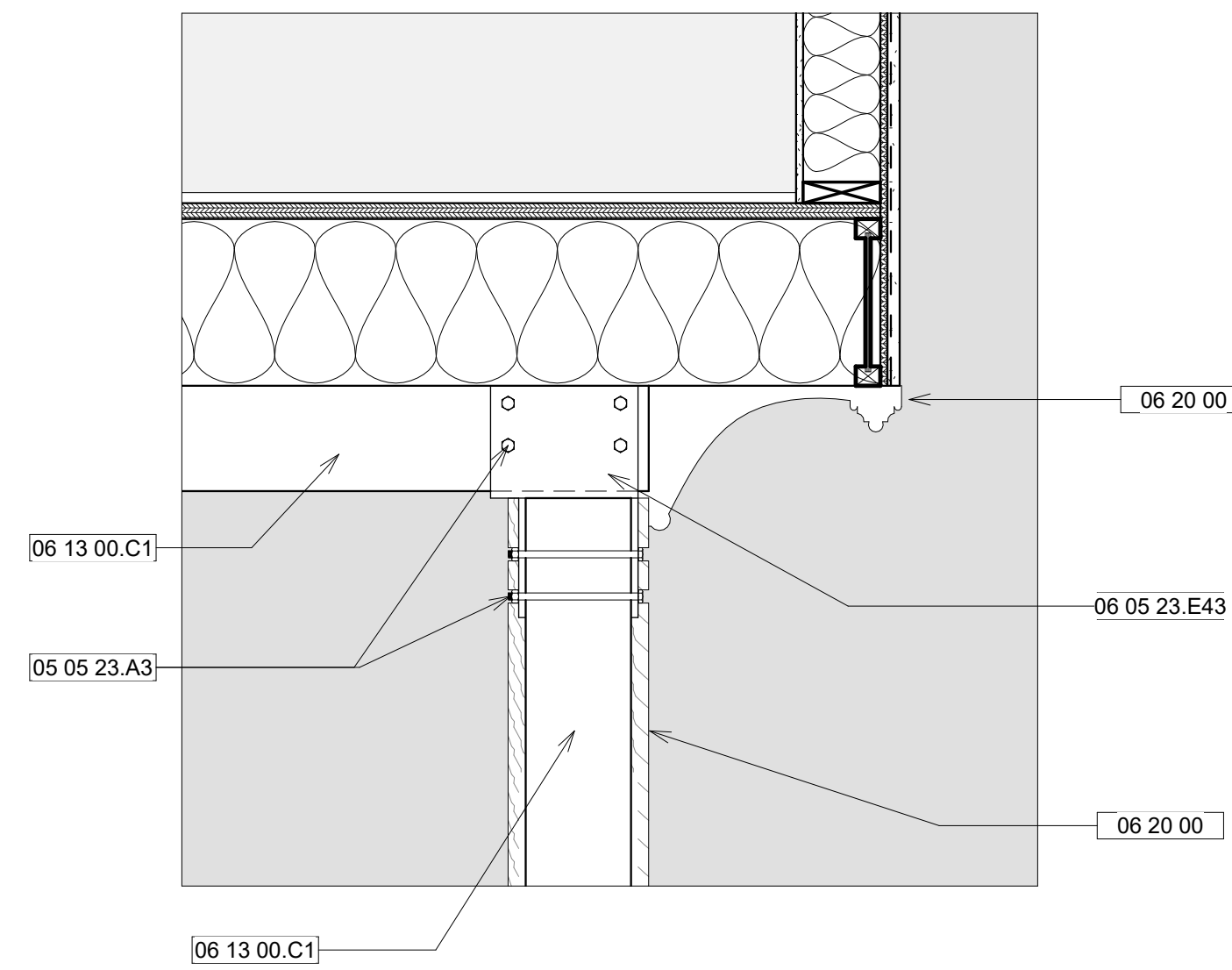
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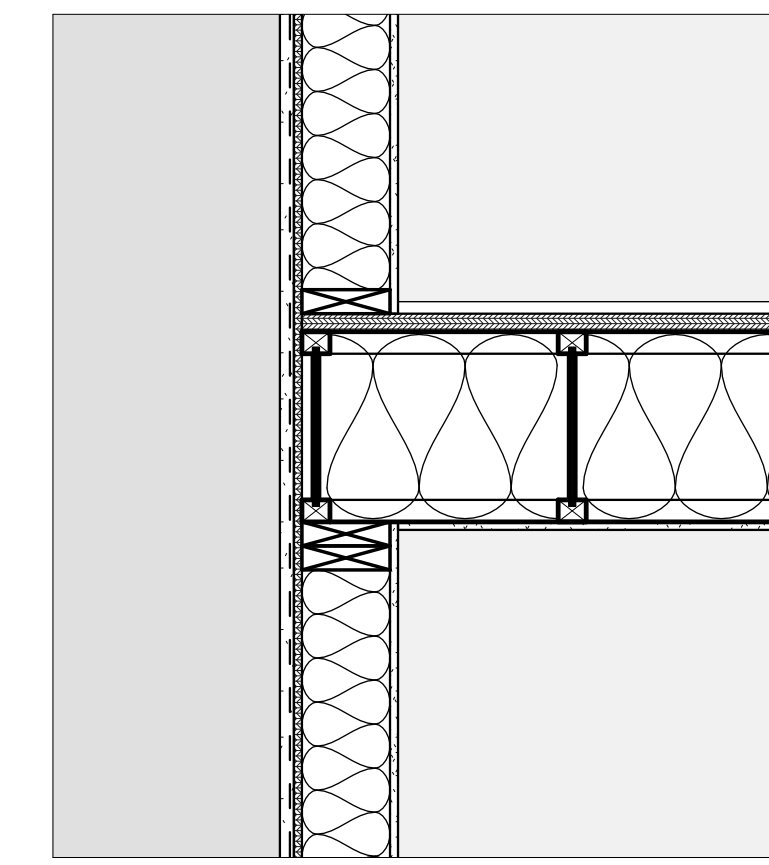
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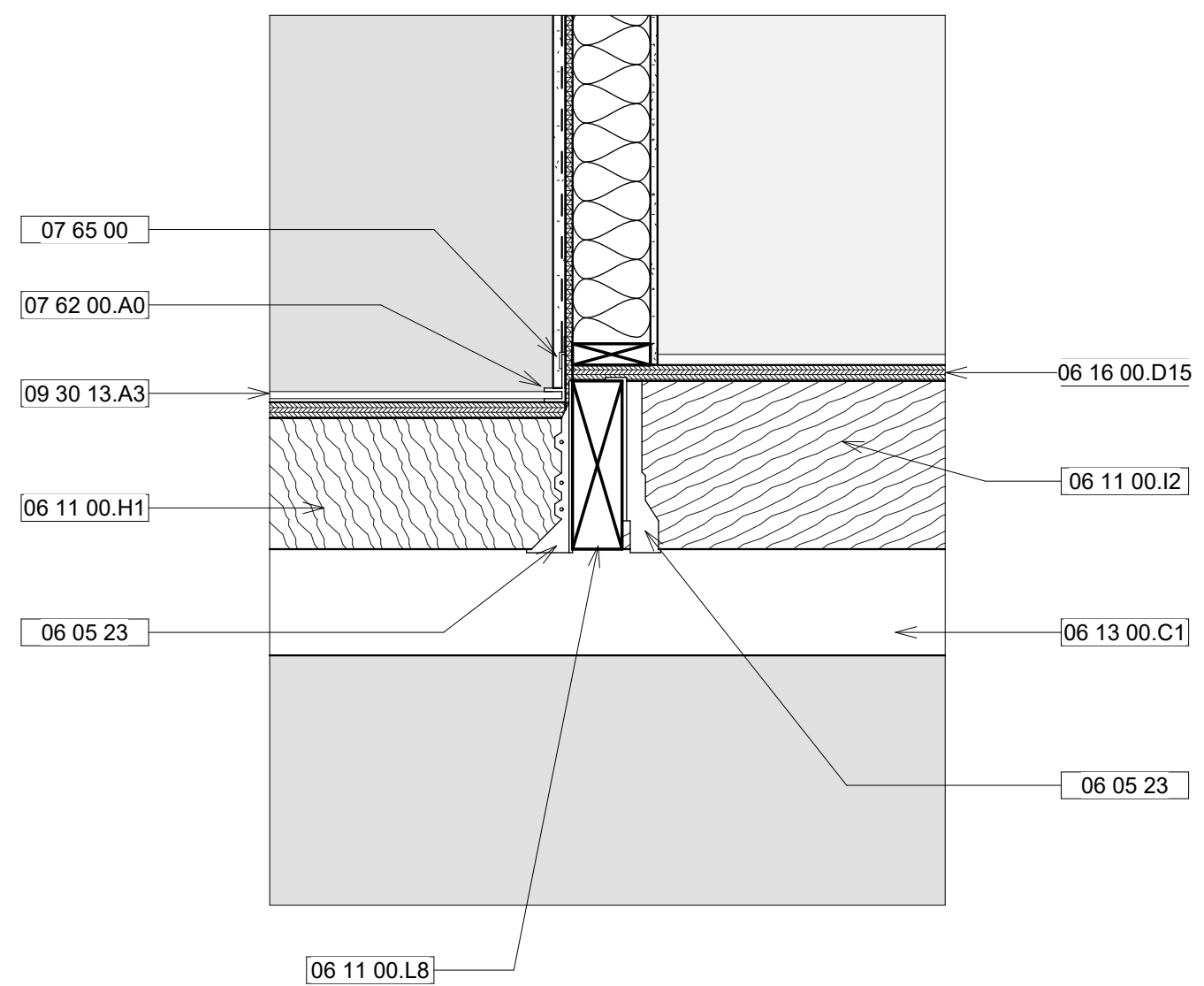
6 Concealed Footer
1" = 1'-0"



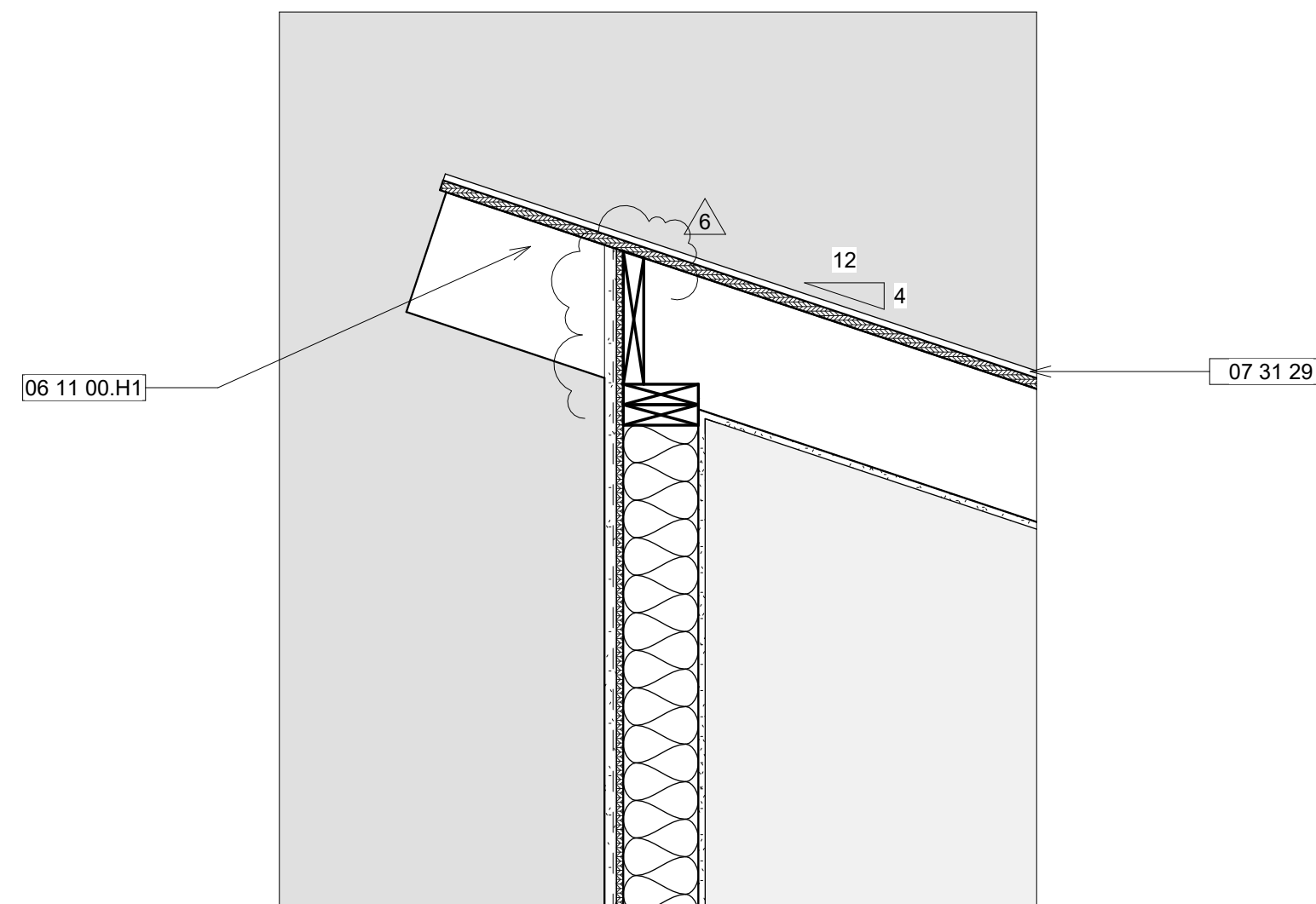
4 Column Cap
1" = 1'-0"



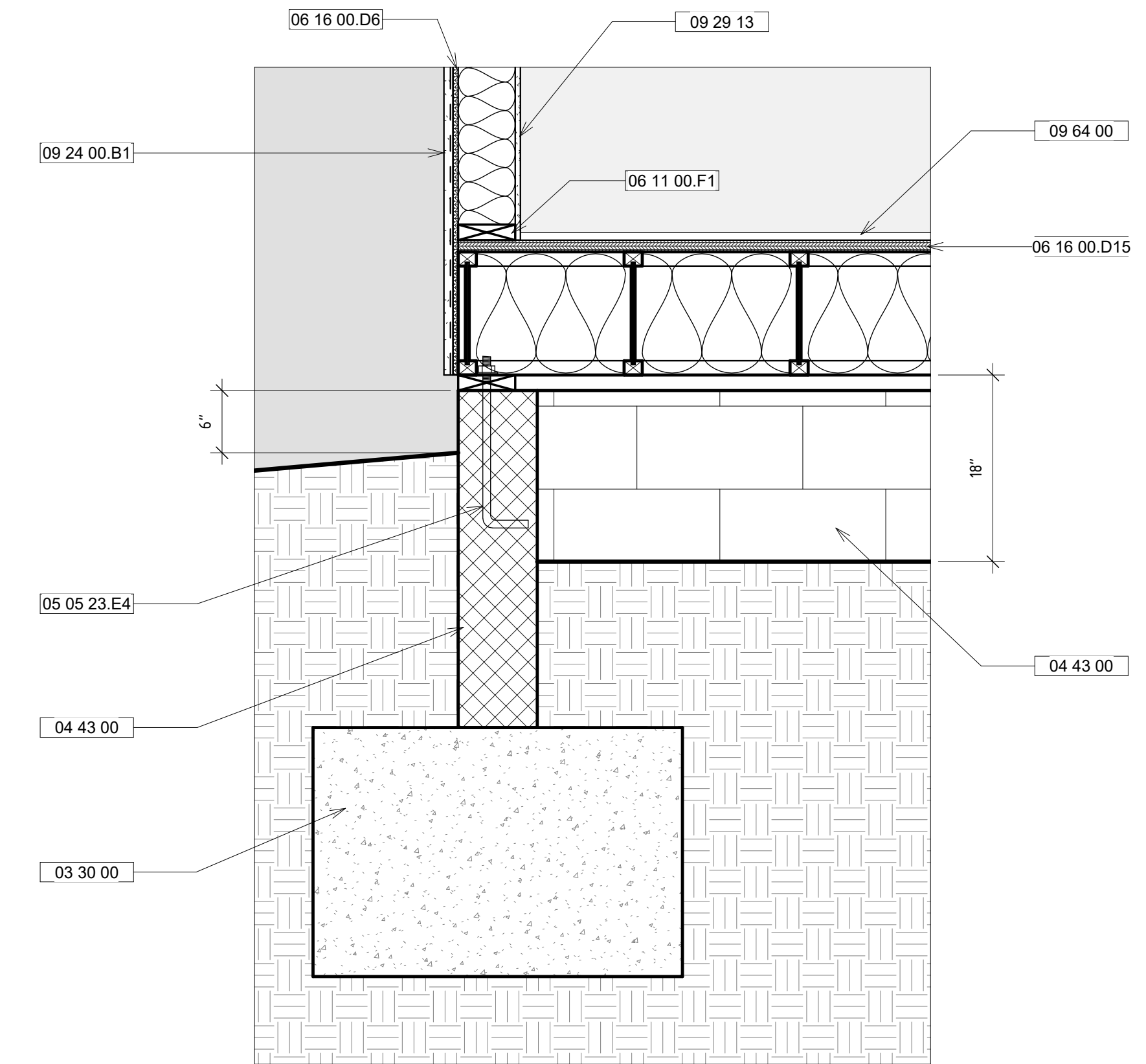
2 Plate Level
1" = 1'-0"



5 Joist Hangers
1" = 1'-0"



3 Roof Connection
1" = 1'-0"



1 First Floor Foundation
1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
03 30 00	Cast-in-Place Concrete
04 43 00	Stone Masonry
05 05 23.A1	1/2" A307 Bolt
05 05 23.A3	3/4" A307 Bolt
05 05 23.D2	1/2" Anchor Bolt
05 05 23.E4	3/4" Hooked Anchor Bolt
06 05 23	Wood, Plastic, and Composite Fastenings
06 05 23.E43	CC66
06 11 00.F1	2x6
06 11 00.H1	2x10
06 11 00.I2	2x12 Joists
06 11 00.L8	4x12 Joists
06 13 00.C1	4x12 Heavy Timber
06 16 00.D6	8x8 Heavy Timber
06 16 00.D15	1 1/2" Plywood
06 20 00	Finish Carpentry
07 26 00.A1	Moisture Barrier
07 31 29	Wood Shingles and Shakes
07 62 00.A0	Metal Flashing
07 65 00	Flexible Flashing
09 24 00.B1	7/8" Stucco
09 29 13	Gypsum Board Assemblies
09 30 13.A3	Floor Tile
09 64 00	Wood Flooring

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Details

Project number 015161

Date SP 25

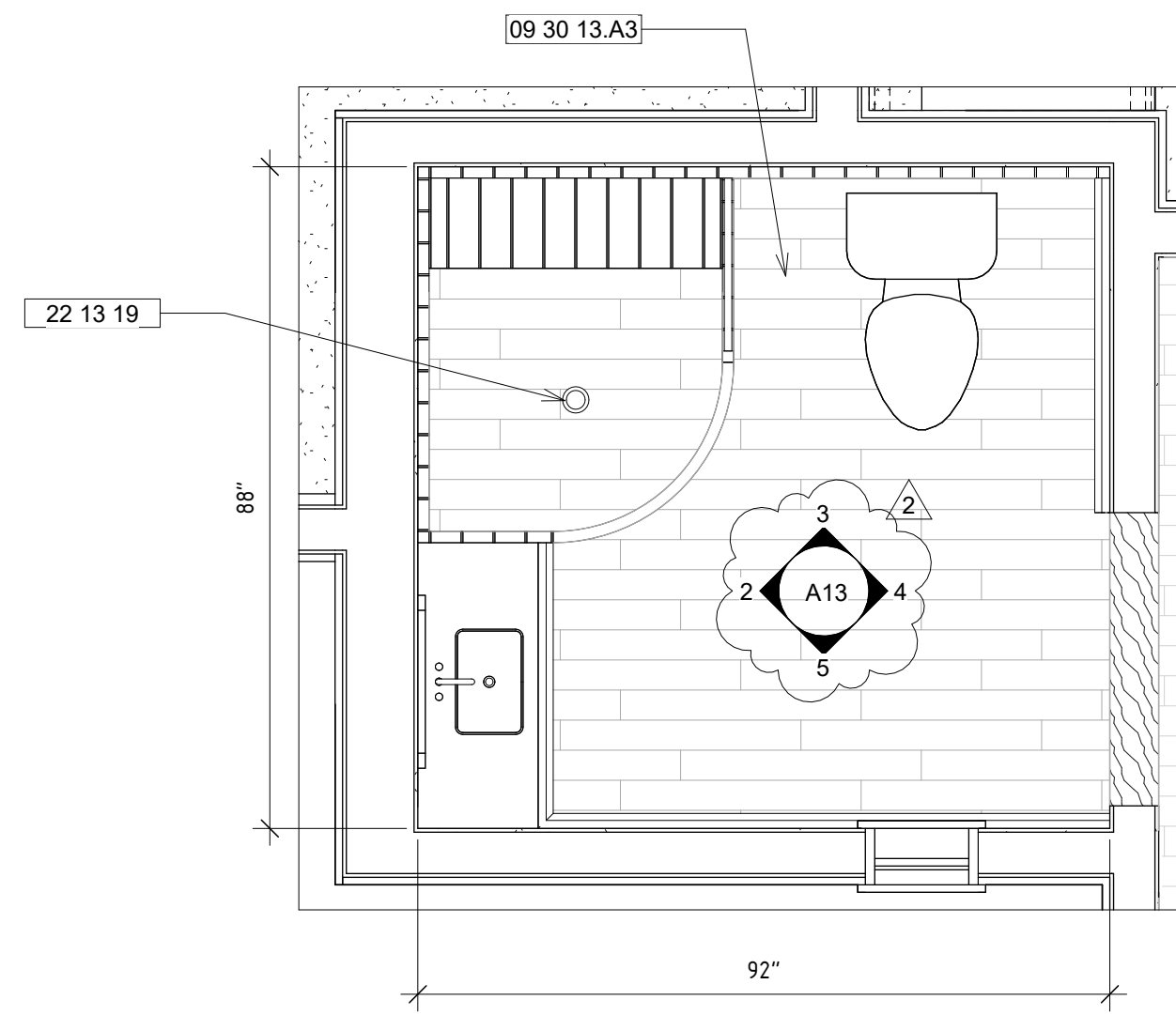
Drawn by Colin Macfadyen

Checked by N/A

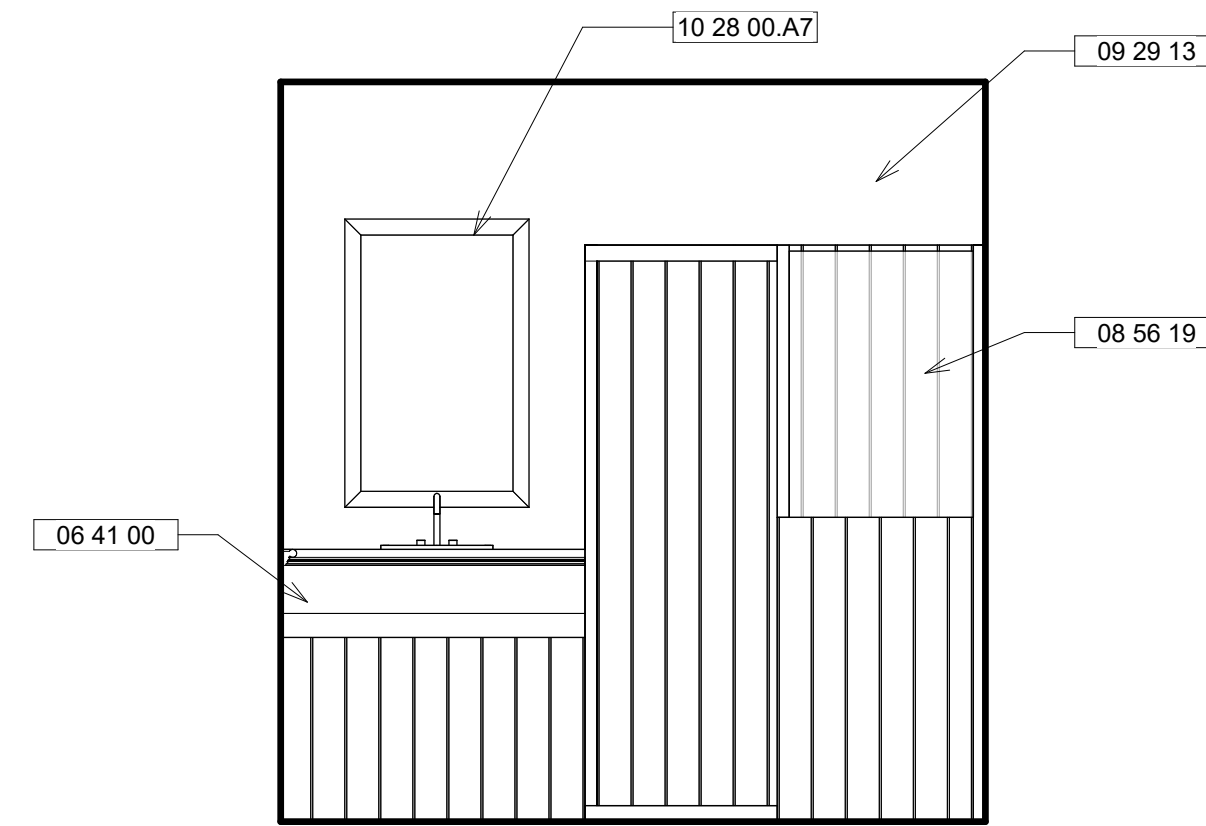
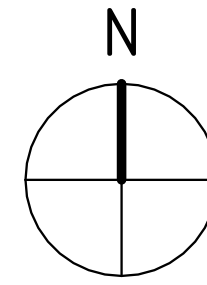
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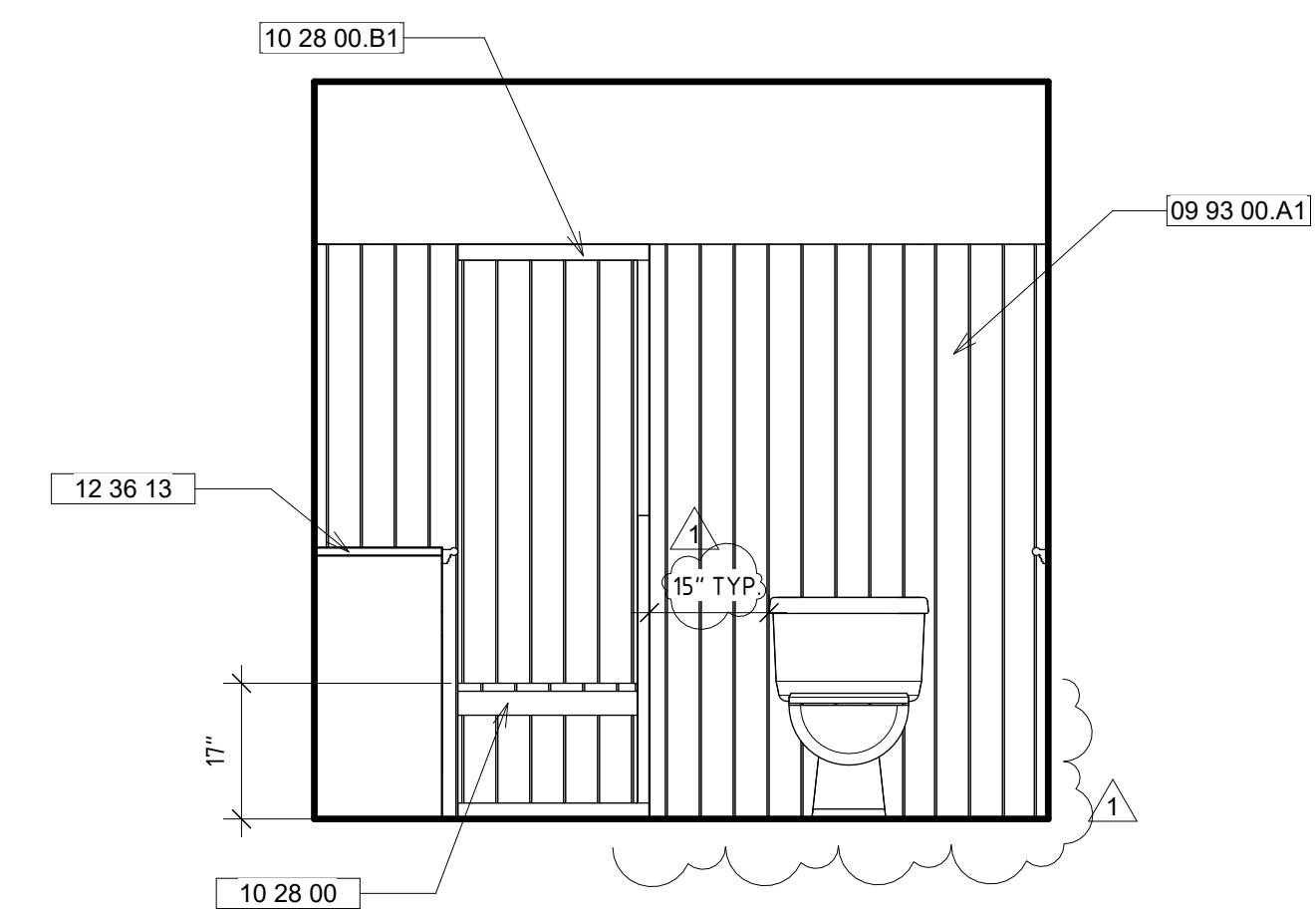
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7	CD2 - Final	5/19



1 Bathroom 101 - Callout
1/2" = 1'-0"

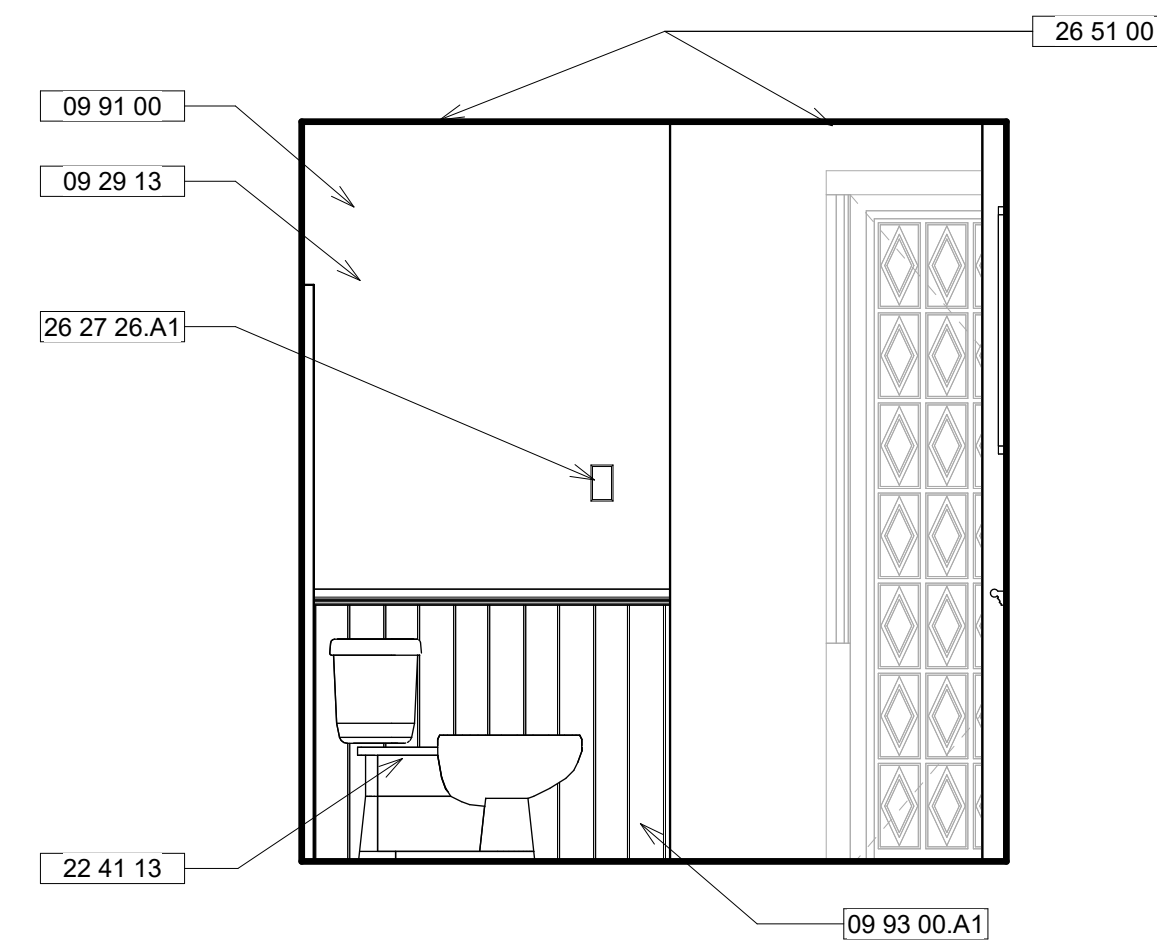


2 Bathroom 101 - W
1/2" = 1'-0"

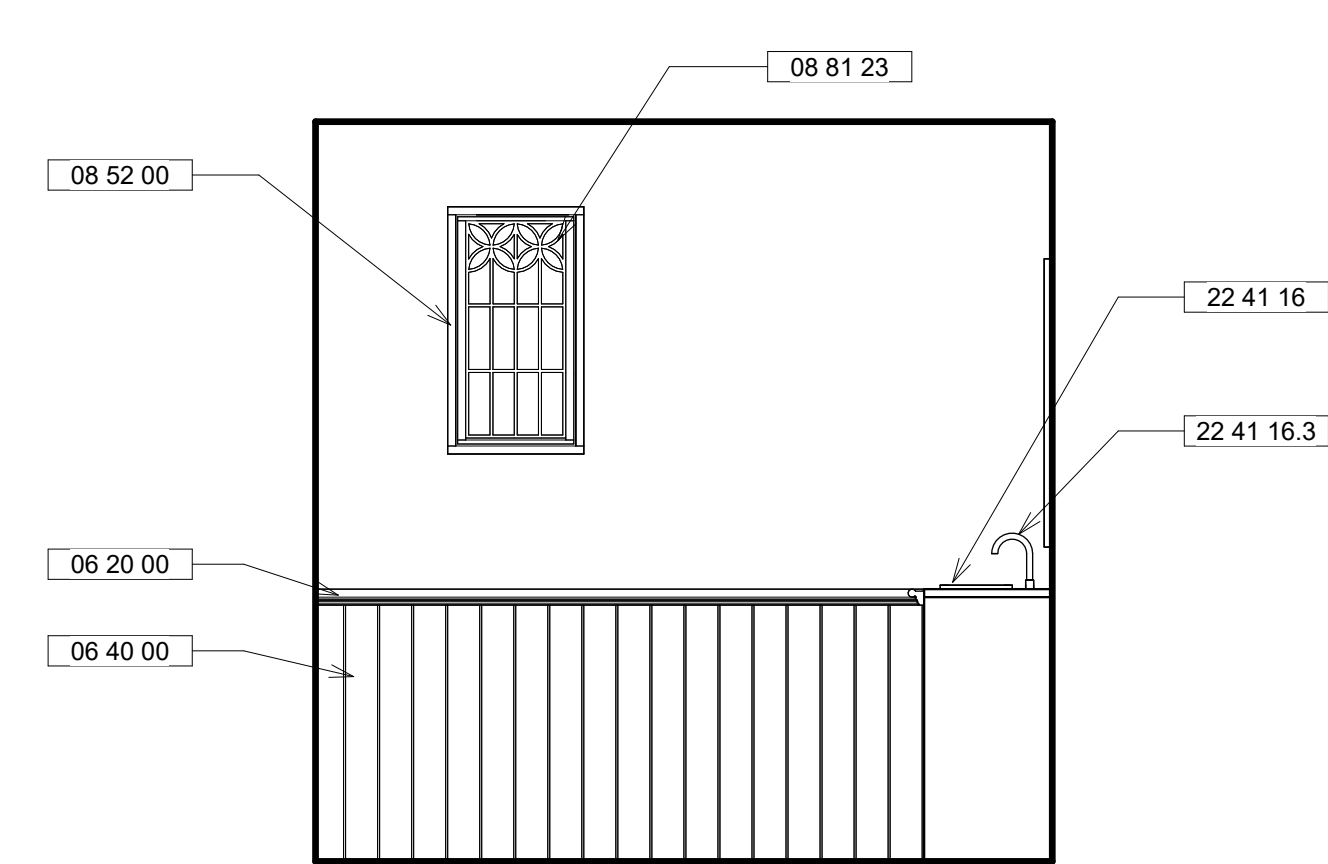


3 Bathroom 101 - N
1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
06 20 00	Finish Carpentry
06 40 00	Architectural Woodwork
06 41 00	Architectural Wood Casework
08 52 00	Wood Windows
08 56 19	Shower and Tub Enclosures
08 81 23	Decorative Glass Glazing: Interior
09 29 13	Gypsum Board Assemblies
09 30 13.A3	Floor Tile
09 91 00	Painting
09 93 00.A1	Stain Finish
10 28 00	Toilet, Bath, and Laundry Accessories
10 28 00.A7	Medicine Cabinet
10 28 00.B1	Shower Curtain Rod
12 36 13	Stone Countertops
22 13 19	Sanitary Waste Piping Specialties
22 41 13	Water Closet
22 41 16	Lavatory
22 41 16.3	Lavatory Faucet
26 27 26.A1	Single Pole Switch
26 51 00	Interior Lighting



4 Bathroom 101 - E
1/2" = 1'-0"



5 Bathroom 101 - S
1/2" = 1'-0"

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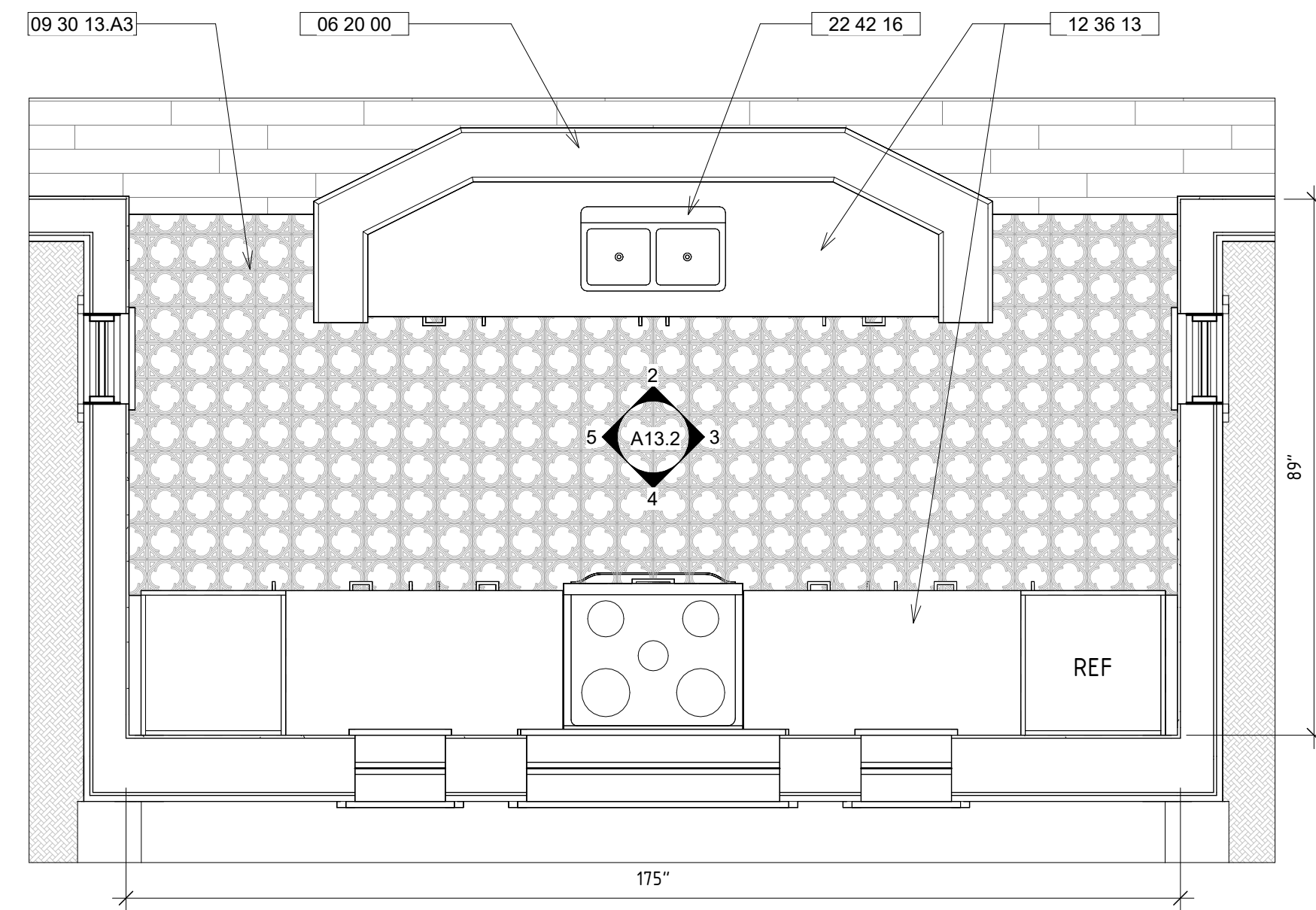
Interior Elevations

Project number	015161
Date	SP 25
Drawn by	Colin Macfadyen
Checked by	N/A

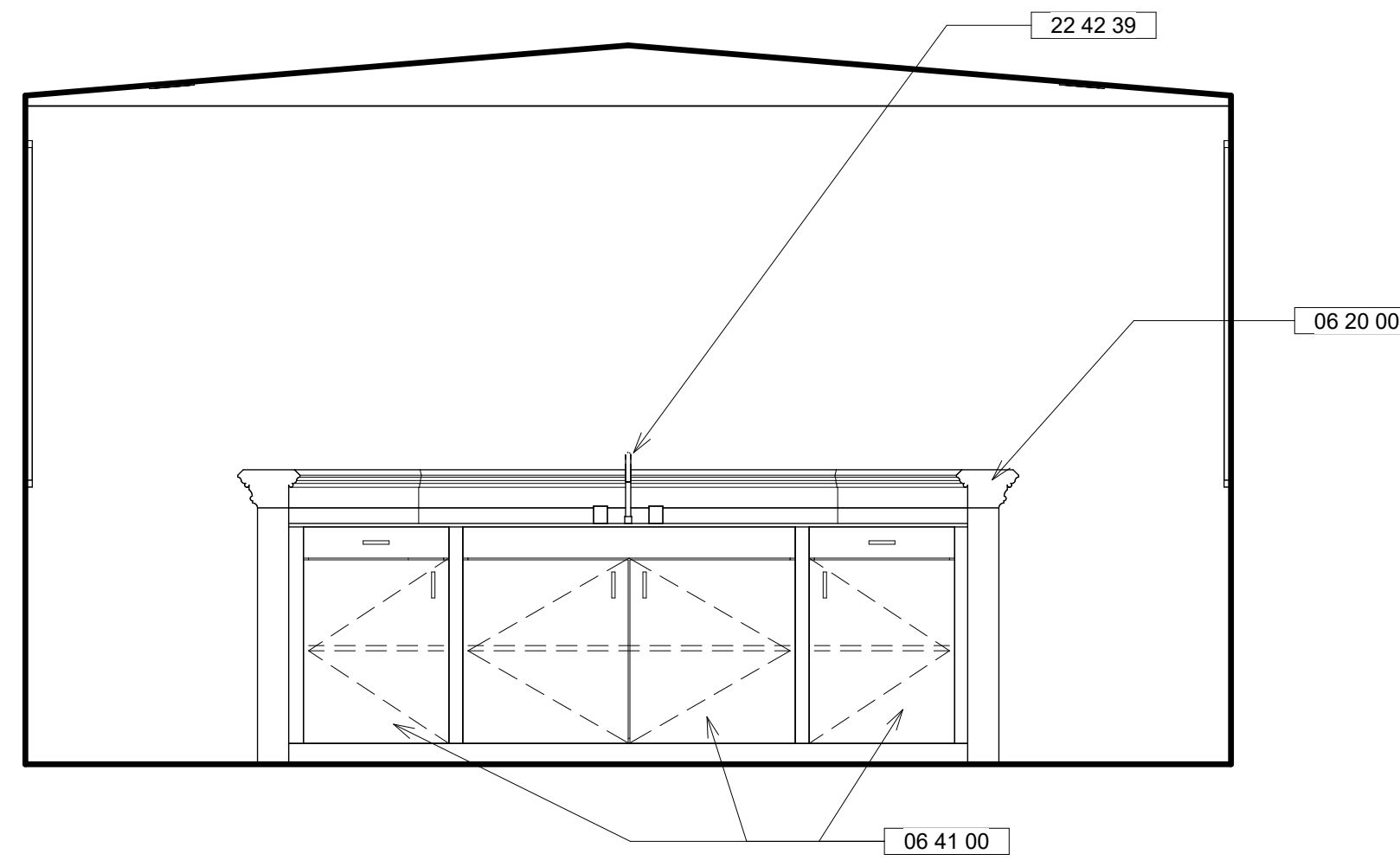
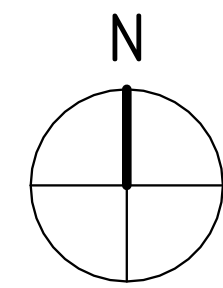
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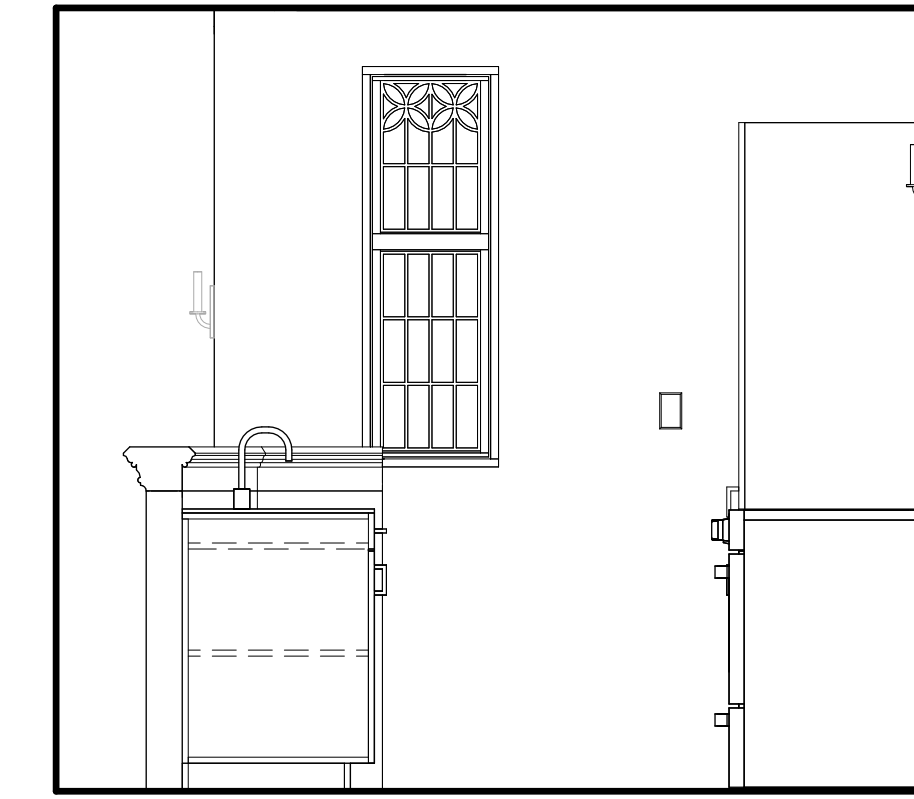
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1 Kitchen - Callout
1/2" = 1'-0"

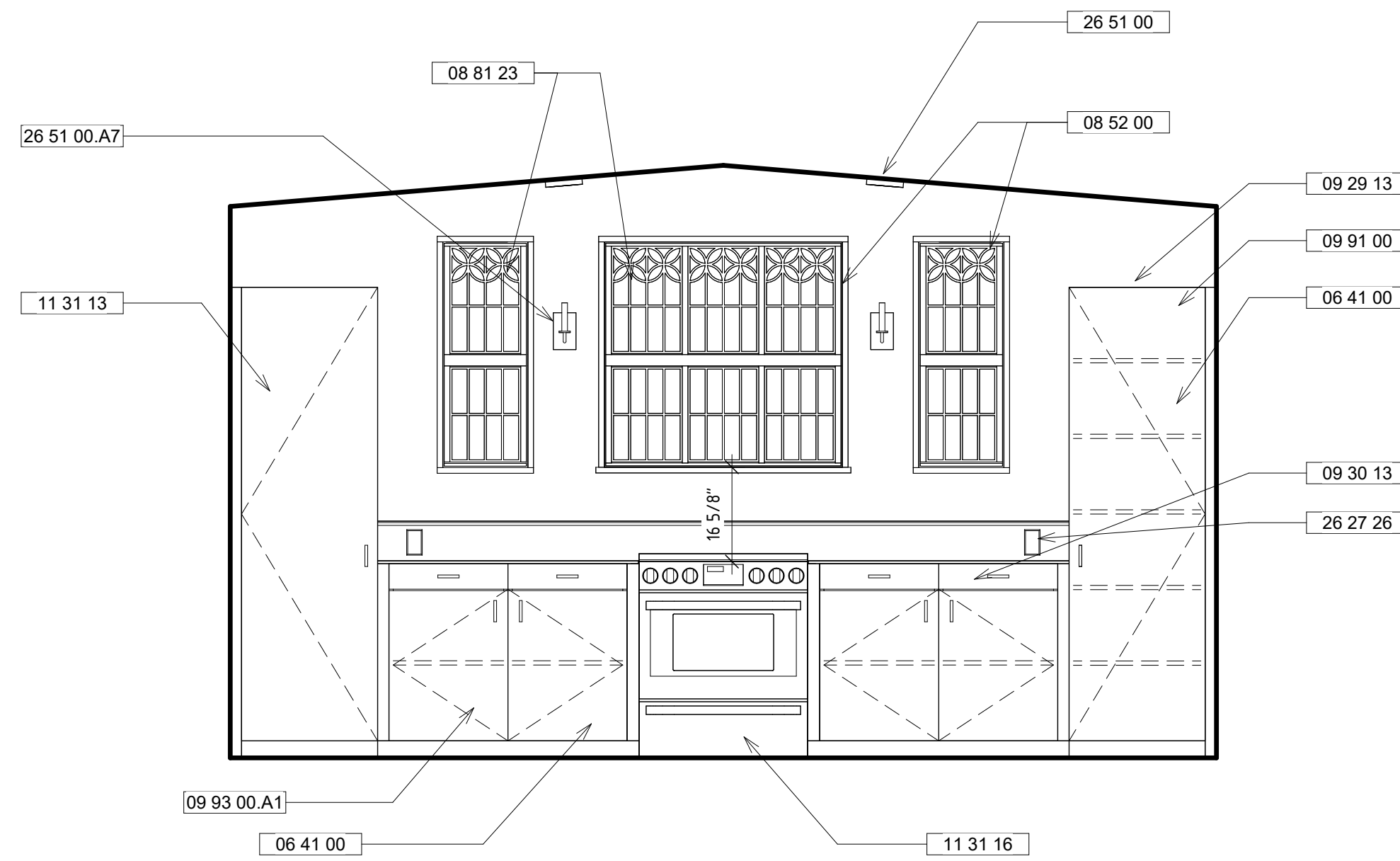


2 Kitchen - N
1/2" = 1'-0"

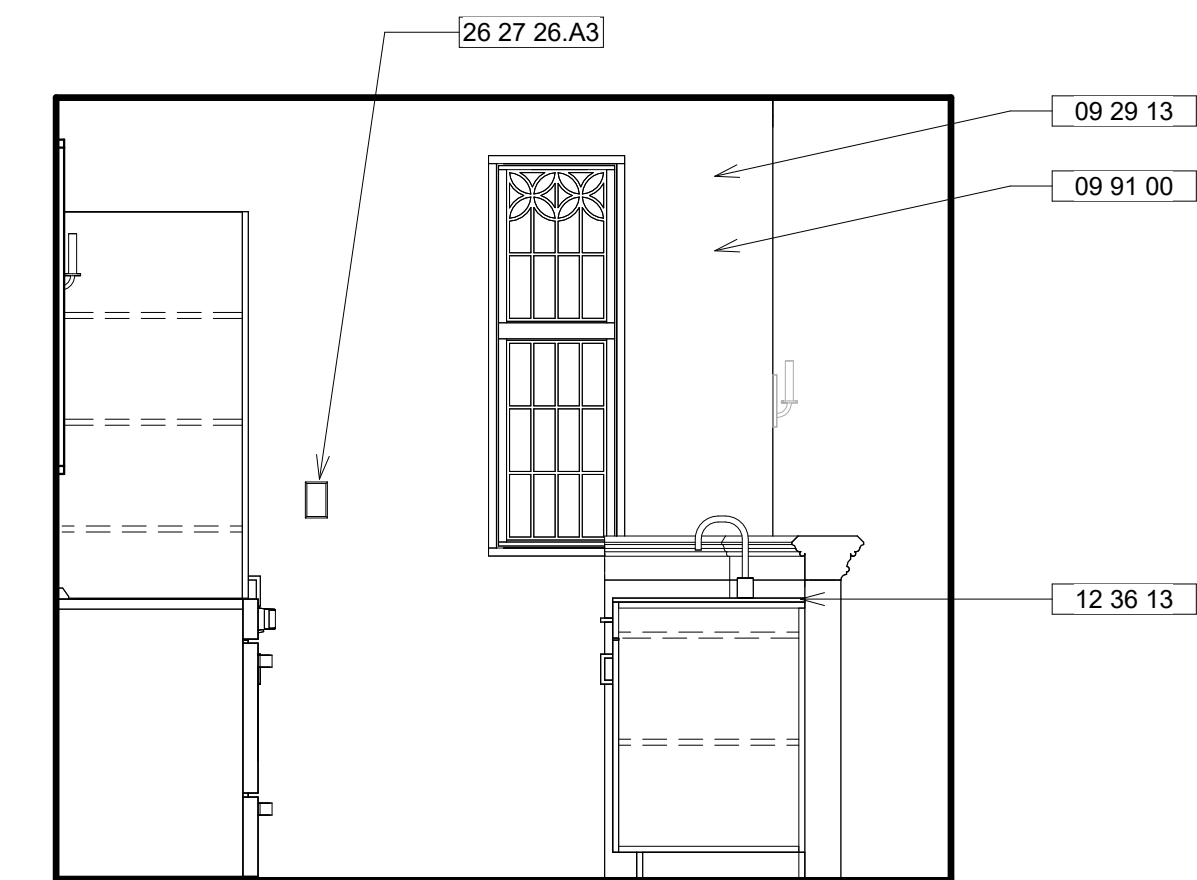


3 Kitchen - E
1/2" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
06 20 00	Finish Carpentry
06 41 00	Architectural Wood Casework
08 52 00	Wood Windows
08 81 23	Decorative Glass Glazing: Interior
09 29 13	Gypsum Board Assemblies
09 30 13	Ceramic Tiling
09 30 13.A3	Floor Tile
09 91 00	Painting
09 93 00.A1	Stain Finish
11 31 13	Residential Refrigerators
11 31 16	Residential Ranges
12 36 13	Stone Countertops
22 42 16	Residential Sinks
22 42 39	Residential Faucets
26 27 26	Wiring Devices
26 27 26.A3	Three Way Switch
26 51 00	Interior Lighting
26 51 00.A7	Wall Mounted Decorative Fluorescent Fixture



4 Kitchen - S
1/2" = 1'-0"



5 Kitchen - W
1/2" = 1'-0"

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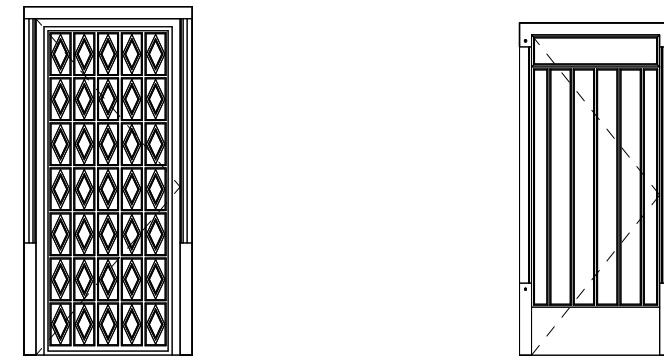
Interior Elevations

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Checked by	N/A

A13.2

Scale 1/2" = 1'-0"

Door Schedule					
Door Number	Type Mark	Family	Door Size	Description	Comments
101	A	Baddow Door	36" x 84"		
102	B	Bexon Door	32" x 80"		
103	A	Baddow Door	36" x 84"		
104	A	Baddow Door	36" x 84"		
105	B	Bexon Door	32" x 80"		
201	B	Bexon Door	32" x 80"		
202	B	Bexon Door	32" x 80"		
203	B	Bexon Door	32" x 80"		
204	B	Bexon Door	32" x 80"		
205	B	Bexon Door	32" x 80"		
206	B	Bexon Door	32" x 80"		
207	B	Bexon Door	32" x 80"		
208	B	Bexon Door	32" x 80"		



A Baddow Door - 36" x 84"
B Bexon Door - 32" x 80"

SAFETY DISCLAIMERS: DOORS AND WINDOWS

WINDOW NOTES:

- SLEEPING ROOMS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING. OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7SF, MINIMUM NET CLEAR HEIGHT OF 24" AND NET CLEAR WIDTH OF 20". SILL HEIGHT SHALL BE NO GREATER THAN 44" R310.2
- WINDOW MANUFACTURER SHALL VERIFY NORMAL WINDOW SIZES NOTED MEET EGRESS REQUIREMENTS
- ALL WINDOW AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE

SAFETY GLAZING SHALL BE PROVIDED:

- WHERE EXPOSED BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FINISH FLOOR
- IN WINDOWS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE
- IN ENCLOSURES FOR SHOWERS, BATHS, AND STEAM ROOMS WHERE THE EXPOSED BOTTOM EDGE OF GLASS IS LESS THAN 60" ABOVE A STANDING SURFACE
- IN ALL GLAZED DOORS EXCEPT WARDROBE DOORS

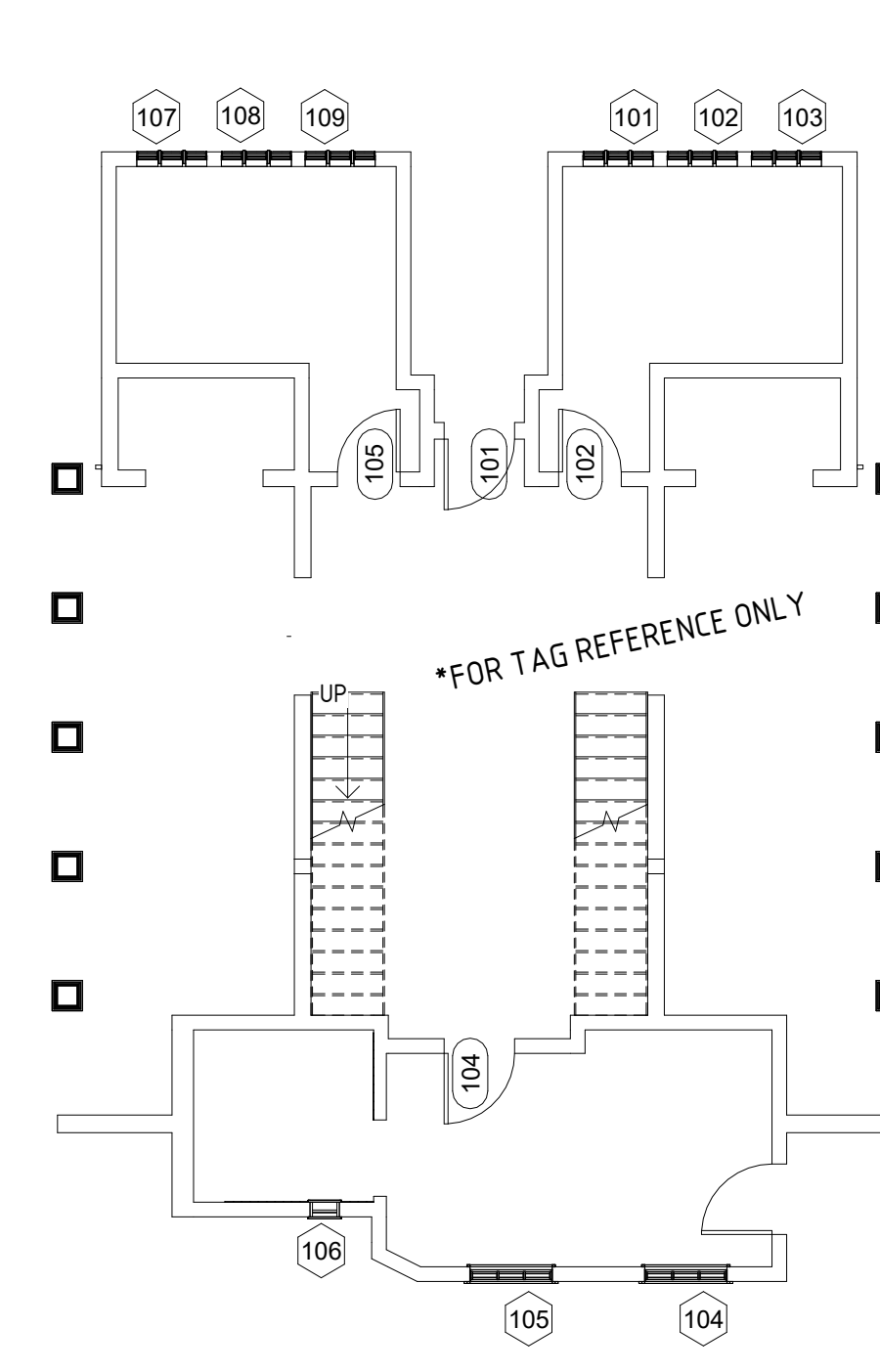


COLIN MACFADYEN

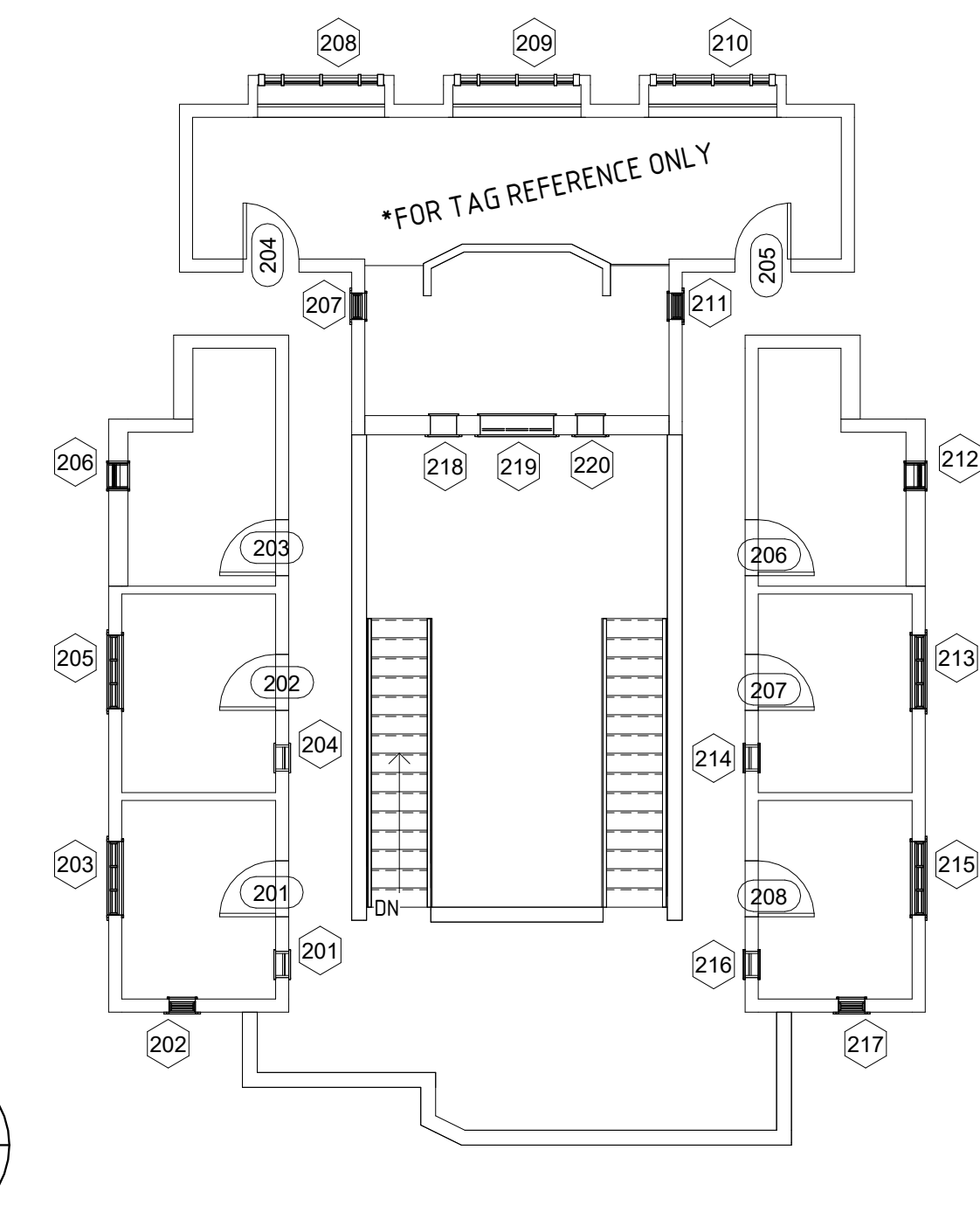
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No.	Revisions	Date
1	DD2 - R1	4/02
2	DD2 - Final	4/09
3	CD1 - R1	4/16
4	CD1 - R2	4/28
5	CD1 - Final	5/1
6	CD2 - R1	5/12
7	CD2 - Final	5/19

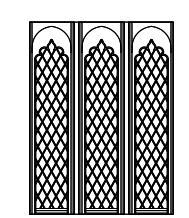
Window Schedule						
Mark	Type Mark	Family and Type	Rough Opening		Description	Comments
			Width	Height		
101	A	Coventry - Triple: 36" x 48"	3' - 0"	4' - 0"		
102	A	Coventry - Triple: 36" x 48"	3' - 0"	4' - 0"		
103	A	Coventry - Triple: 36" x 48"	3' - 0"	4' - 0"		
104	C	Baddow - Triple: Single Hung - 42" x 48"	3' - 6"	4' - 0"		
105	C	Baddow - Triple: Single Hung - 42" x 48"	3' - 6"	4' - 0"		
106	E	Baddow - Single - Small: 15" x 28"	1' - 3"	2' - 4"		
107	A	Coventry - Triple: 36" x 48"	3' - 0"	4' - 0"		
108	A	Coventry - Triple: 36" x 48"	3' - 0"	4' - 0"		
109	A	Coventry - Triple: 36" x 48"	3' - 0"	4' - 0"		
201	E	Baddow - Single - Small: 15" x 28"	1' - 3"	2' - 4"		
202	D	Baddow - Single: Single Hung - 15" x 48"	1' - 3"	4' - 0"		
203	C	Baddow - Triple: Single Hung - 42" x 48"	3' - 6"	4' - 0"		
204	E	Baddow - Single - Small: 15" x 28"	1' - 3"	2' - 4"		
205	C	Baddow - Triple: Single Hung - 42" x 48"	3' - 6"	4' - 0"		
206	H	Baddow - Single - Small - Plumbing Wall: 15" x 28"	1' - 3"	2' - 4"		
207	D	Baddow - Single: Single Hung - 15" x 48"	1' - 3"	4' - 0"		
208	B	Coventry - Dormer: 72" x 57"	6' - 0"	4' - 9"		
209	B	Coventry - Dormer: 72" x 57"	6' - 0"	4' - 9"		
210	B	Coventry - Dormer: 72" x 57"	6' - 0"	4' - 9"		
211	D	Baddow - Single: Single Hung - 15" x 48"	1' - 3"	4' - 0"		
212	H	Baddow - Single - Small - Plumbing Wall: 15" x 28"	1' - 3"	2' - 4"		
213	C	Baddow - Triple: Single Hung - 42" x 48"	3' - 6"	4' - 0"		
214	E	Baddow - Single - Small: 15" x 28"	1' - 3"	2' - 4"		
215	C	Baddow - Triple: Single Hung - 42" x 48"	3' - 6"	4' - 0"		
216	E	Baddow - Single - Small: 15" x 28"	1' - 3"	2' - 4"		
217	D	Baddow - Single: Single Hung - 15" x 48"	1' - 3"	4' - 0"		
218	G	Baddow - Single - Plumbing Wall: Single Hung - 15" x 40"	1' - 3"	3' - 4"		
219	F	Baddow - Triple - Plumbing Wall: Single Hung - 42" x 40"	3' - 6"	3' - 4"		
220	G	Baddow - Single - Plumbing Wall: Single Hung - 15" x 40"	1' - 3"	3' - 4"		



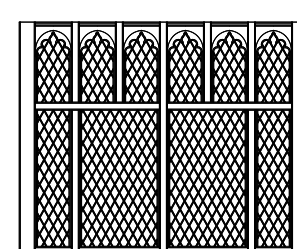
1 Sch. - 1st Floor Plan
1/8" = 1'-0"



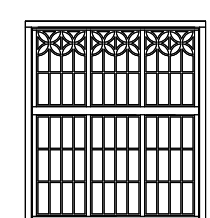
2 Sch. - 2nd Floor Plan
1/8" = 1'-0"



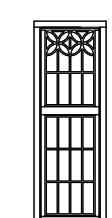
A Coventry - Triple
36" x 48"



B Coventry - Dormer
72" x 57"



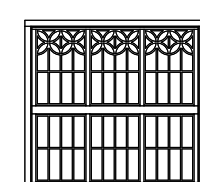
C Baddow - Triple
Single Hung - 42" x 48"



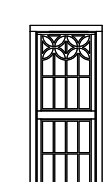
D Baddow - Single
Single Hung - 15" x 48"



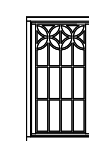
E Baddow - Single - Small
15" x 28"



F Baddow - Triple
(Plumbing Wall)
Single Hung - 42" x 40"



G Baddow - Single
(Plumbing Wall)
Single Hung - 15" x 40"



H Baddow - Single - Small
(Plumbing Wall)
15" x 28"

Tudor Era Almshouse

CLIENT NAME

William Ford

PROJECT ADDRESS

614 Parra Grande Lane
Santa Barbara, CA 93108

Door and Window Schedules

Project number	015161
Date	SP 25
Drawn by	Colin Macfadyen
Checked by	Checker

A15

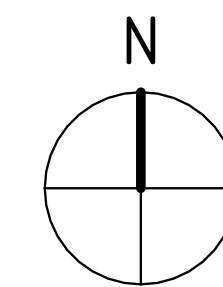
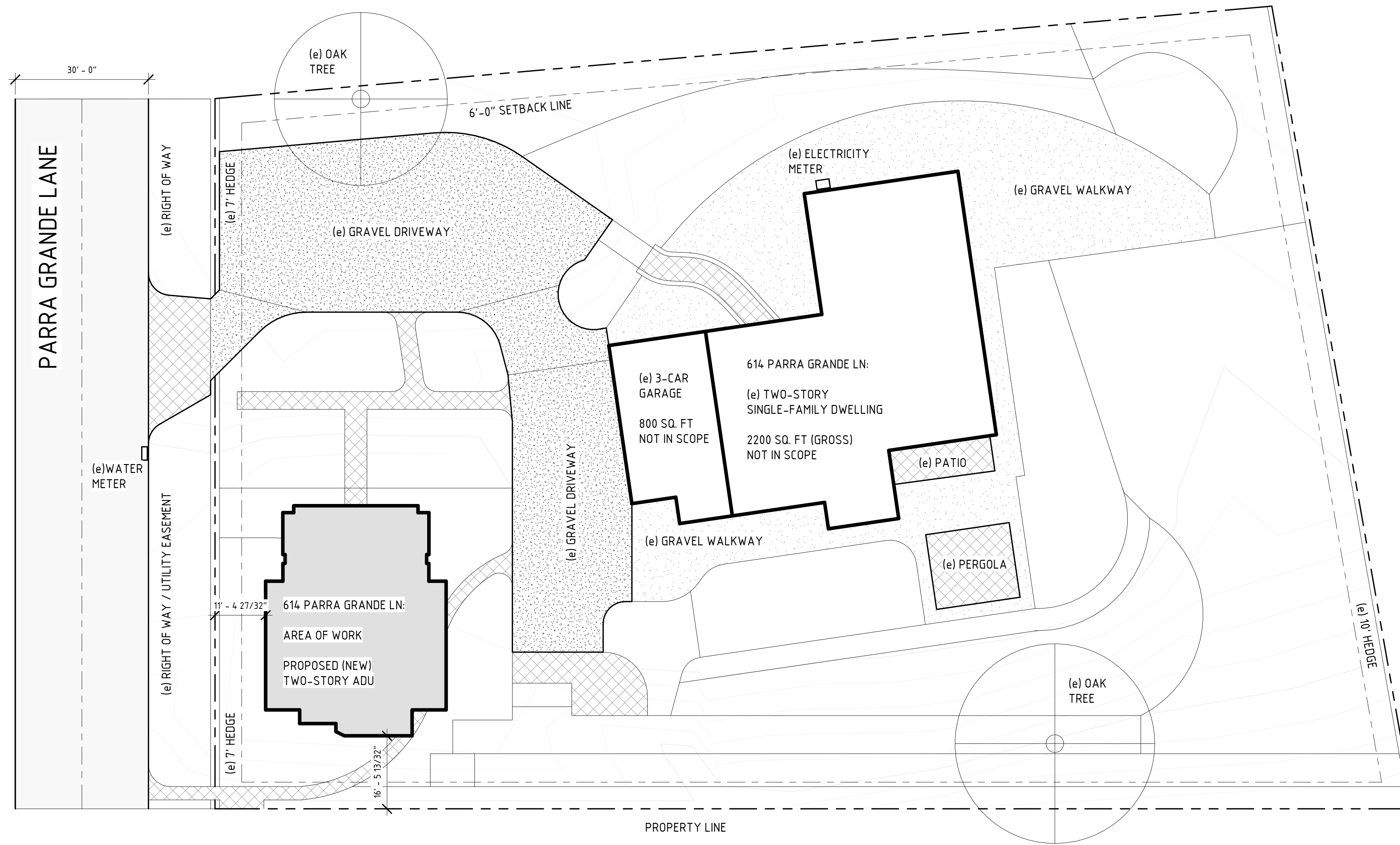
Scale As indicated



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4	CD1 - R2	4/28
5	CD1 - Final	5/7
6	CD2 - R1	5/12
7	CD2 - Final	5/19



1 Site Plan
1/16" = 1'-0"

Tudor Era Almshouse

CLIENT NAME

William Ford

PROJECT ADDRESS

614 Parra Grande Lane
Santa Barbara, CA 93108

Site Plan

Project number 015161
Date SP 25
Drawn by Colin Macfadyen
Checked by N/A

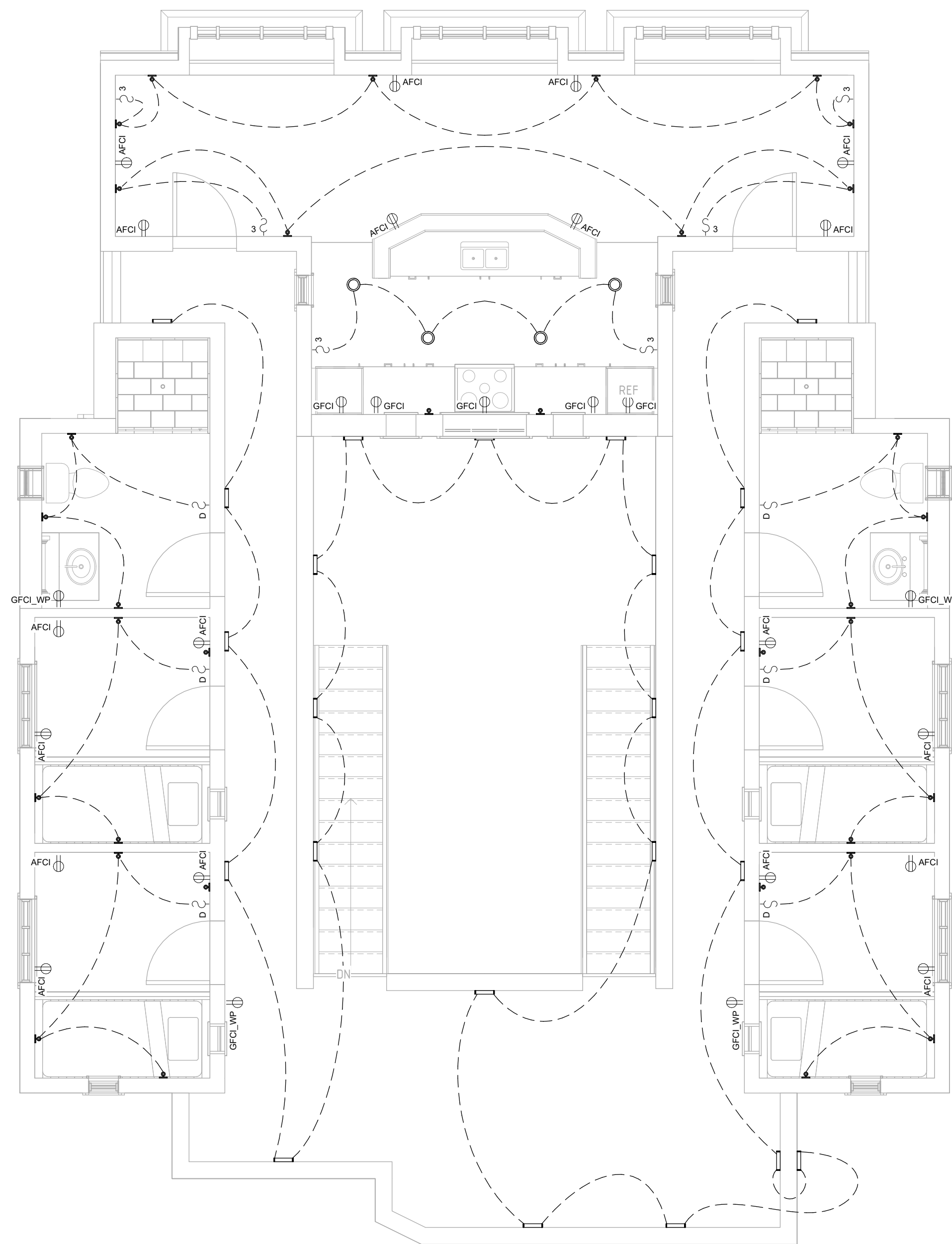
C1

Scale 1/16" = 1'-0"

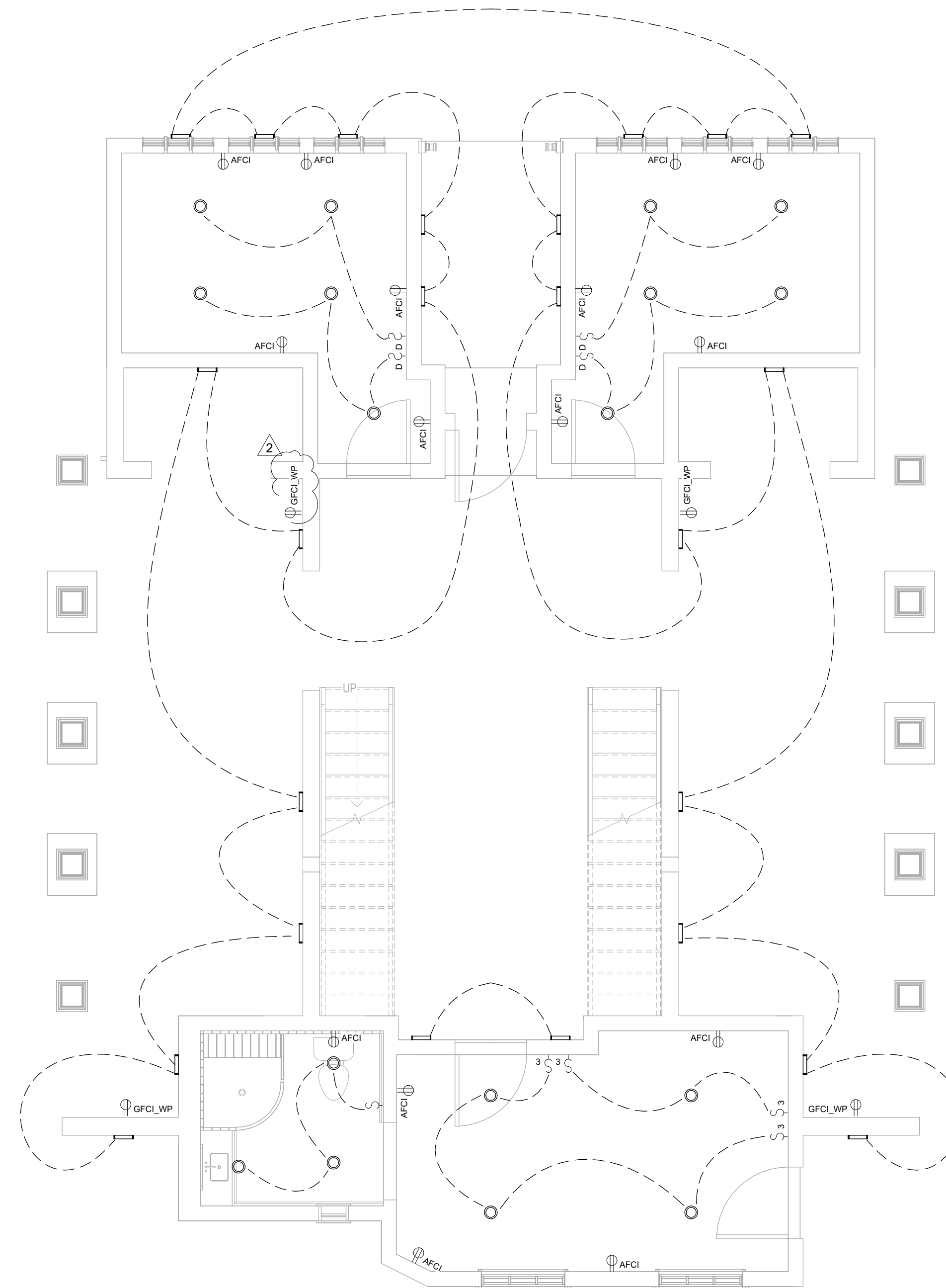
No.	Revisions	Date
1	DD2 - R1	4/02
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4	CD1 - R2	4/28
5	CD1 - Final	5/7
6	CD2 - R1	5/12
7	CD2 - Final	5/19

ELECTRICAL SYMBOLS

⌘	SWITCH - SINGLE
⌘s	SWITCH - THREE WAY
⌘D	SWITCH - DIMMER
⌘GFCI	OUTLET - GFCI
⌘GFCI_WP	OUTLET - GFCI WATER PROOF
⌘AFCI	OUTLET - AFCI
○	CEILING LIGHT - FLAT ROUND: 60W - 120V
⌘	WALL SCONCE - GENERIC: 60W - 120V
▭	LED OUTDOOR WALL LAMP



2 Second Floor Electrical
1/4" = 1'-0"



1 First Floor Electrical
1/4" = 1'-0"

Tudor Era Almshouse

CLIENT NAME

William Ford

PROJECT ADDRESS

614 Parra Grande Lane
Santa Barbara, CA 93108

Electrical Plans

Project number	015161
Date	SP 25
Drawn by	Colin Macfadyen
Checked by	N/A

E1

Scale As indicated

