PROJECT DATA

APN: 029-100-002 PROPERTY AREA: 8996 S.F. ZONE: R-2 (TITLE 30)

SLOPE: PROPERTY 20.5% BUILDING SITE: 0% SOLAR ACCESS: N/A

OCCUPANCY: R-3/U BUILDING TYPE: V/B

EXISTING PRIMARY RESIDENCE:	1st FLOOR:	1214 S.F. (NET)	1320 S.F. (GROSS)
	2nd FLOOR:	767 S.F. (NET)	839 S.F. (GROSS)
	TOTAL	1981 S.F. (NET)	2159 S.F. (GROSS)
PROPOSED ADDITION:	1st FLOOR:	264 S.F. (NET)*	306 S.F. (GROSS)*
	2nd FLOOR:	268 S.F. (NET)	300 S.F. (GROSS)
	TOTAL:	532 S.F. (NET)	564 S.F. (GROSS)
PROPOSED PRIMARY RESIDENCE:		2249 S.F. (NET)	2459 S.F. (GROSS)
ACCESSORY DWELLING UNIT:		613 S.F. (NET)	675 S.F. (GROSS)
EXISTING ACCESSORY UNIT: W/ 1 CAR GARAGE & LAUNDRY		295 S.F (NET)	345 S.F. (GROSS)
TOTAL FOR LOT:		3157 S.F. (NET)	3479 S.F. (GROSS)

* PORCH AREA NOT INCLUDED IN TOTALS
Santa Barbara Municipal Code 30.15.070

PARKING: 1 COVERED SPACE AND 1 UNCOVERED SPACE - NO CHANGE
ADU COVENANT OCTOBER 3, 2018
PARKING APPROVED UNDER 65852.2

SET BACK REDUCTION

Per Santa Barbara Municipal Code 30.20.030.B.2 Setback reduction for sloping lots, a reduction in the front setback from Michelorena Street has be approved to allow 10 feet for both stories of the proposed structure. The current setbacks of the existing structure are 15 for the first story and 20 feet for the second story. See attached survey with Average slope calculations prepared by Dodson Land Surveying, Inc. The front lot setback on Alta Vista Street remains unchanged at 15 feet.

VICINITY MAP

SHEET LIST

SHEET No.	SHEET NAME
A-0	COVER SHEET
SP-1	EXISTING SITE PLAN
SP-2	PROPOSED SITE PLAN
SP-3	TOPOGRAPHIC SURVEY
P-1	SITE PHOTOGRAPHS
A-1	EXISTING FLOOR PLANS
A-2	PROPOSED FLOOR PLANS
A-3	ROOF PLANS
A-4	EXISTING S, E, & WEST ELEVS.
A-5	EXISTING NORTH ELEV.
A-6	PROPOSED S, E, & WEST ELEVS.
A-7	PROPOSED NORTH ELEV.

SCOPE OF WORK

THIS PROJECT PROPOSES AN ADDITION TO THE PRIMARY RESIDENCE CONSISTING 0F 268 S.F. (NET) ON THE SECOND FLOOR WHICH WILL INCLUDE A BATHROOM AND A DRESSING ROOM. THIS PROPOSAL ALSO INCLUDES A COVERED PORCH ON THE GROUND FLOOR BENEATH THE SECOND FLOOR ADDITION AND MINOR INTERIOR MODIFICATIONS TO THE EXISTING RESIDENCE. NO WORK IS TO BE DONE TO THE ACCESSORY DWELLING UNIT, DETACHED GARAGE, OR OTHER AREAS OF THE PROJECT.

SITE WORK WILL CONSIST OF THE FOLLOWING: THE BRICK TERRACE AT THE MAIN HOUSE WILL BE MODIFIED AND THE PATIO ATTACHED TO THE ACCESSORY DWELLING UNIT WILL BE REDUCED. ALL OTHER HARDSCAPING-RETAINING WALLS, STEPS, AND PATHS WILL REMAIN AND BE REFURBISHED AS REQUIRED. PLEASE REFER TO DRAWINGS SP-1 AND SP-2.

TIER 1 STORM WATER MANAGEMENT CALCULATIONS

Redeveloped Impervious Areas:	288.90 S.F.
New Impervious Areas:	20.70 S.F.
Proposed Removed Impervious Areas:	-63.20 S.F.
Net reduction in Impervious area:	38.50 S.F.

This project is in Tier 1 because it is less than 500 square feet and it will reduce storm water run-off. We are providing two Tier 1 BMPs. See Sp-1 and Sp-2 for location of BMP #1 and BMP #2.

BMP #1
We are providing a new planter bed on the north side of the addition that will replace part of the existing brick terrace. This planter bed is 22.67 square feet in area which is greater the twelve square feet of planter area required to meet a Tier 1 BMP requirement.
BMP #2
The net overall reduction in impervious surface area for the site, which includes the planter area, is 38..50 square feet; excluding the planter bed there is a reduction in impervious surface area of 15.83 square feet and this separately meets a Tier 1 BMP requirement.
Downspouts for the gutters on the new addition will be connected to pits filled with river rock to allow the collected water to percolate into the ground.

MANDATORY ISPECTION BY CITY BUILDING INSPECTOR OR CITY QSP.- FINAL INSPECTION ONCE COMPLETED.
Inspectons shall be called in by Contractor for inspection 72 hours prior to needed inspection. the city will then route the request to the QSP Inspector or third party company.

2019 CODE COMPLIANCE CITY OF SANTA BARBARA

PART 1 - 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2 - 2019 CALIFORNIA BUILDING CODE

PART 2.5 - 2019 CALIFORNIA RESIDENTIAL CODE

PART 3 - 2019 CALIFORNIA ELECTRICAL CODE

PART 4 - 2019 CALIFORNIA MECHANICAL CODE

PART 5 - 2019 CALIFORNIA PLUMBING CODE

PART 6 - 2019 CALIFORNIA ENERGY CODE

PART 7 - VACANT - FORMERLY CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE (NO LONGER PUBLISHED IN TITLE 24 - SEE CCR TITLE 8)

PART 8 - 2019 CALIFORNIA HISTORICAL BUILDING CODE**

PART 9 - 2019 CALIFORNIA FIRE CODE

PART 10 - 2019 CALIFORNIA EXISTING BUILDING CODE**

PART 11 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (ALSO REFERRED TO AS CALGREEN)

PART 12 - 2019 CALIFORNIA REFERENCED STANDARDS CODE

ALL PARTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS ARE AVAILABLE TO VIEW AT HTTP://WWW.BSC.CA.GOV/CODES

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44CFR PARTS 59-78)

AS ADOPTED BY THE SANTA BARBARA FLOODPLAIN MANAGEMENT ORDINANCE (ALL PROPERTIES LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA)

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 building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083 & 30.300. This form has not yet been updated for current Title 30 zone designations; see SBMC §30.05.010 for comparison.

ENTER Project Address:	1426 Alta Vista Road
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,157
ENTER Zone ONLY from drop-down list:	R-2
ENTER Net Lot Area (in sq. ft.):	8,996
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:	20.50%
Does the height of existing or proposed buildings exceed 25 feet?	Yes
Is the site in the Hillside Design District?	Yes
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):	0.351
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:	0.383
100% MAX FAR (in sq. ft.):	3,449
85% of MAX FAR (in sq. ft.):	2,932
80% of MAX FAR (in sq. ft.):	2,759
The 3157 square foot proposed total is 92% 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 "Guideline".

Acreage Conversion Calculator

ENTER Acreage to Convert to square footage:	0.21
Net Lot Area (in sq. ft.):	8973.36

BMP MAINTENANCE STATEMENT

The proposed storm water BMPs, which include BMP #1 and BMP #2, shall be maintained as described in Santa Barbara Municipal Code 22.87.030 in accordance with their approved specifications.

Owner: Starr Siegele

Signature: Starr Siegele LARRY FEINBERG

Date: 12/23/2021

ROBERT RICH ASSOCIATES
845 Third Avenue 6th Floor, New York, N.Y. 10022 (212)645-4631

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PLANNING CONSULTANT:
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(C) 805 452-7292

LOCAL ARCHITECT REPRESENTATIVE:
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(C) 805 681-1615

REVISIONS

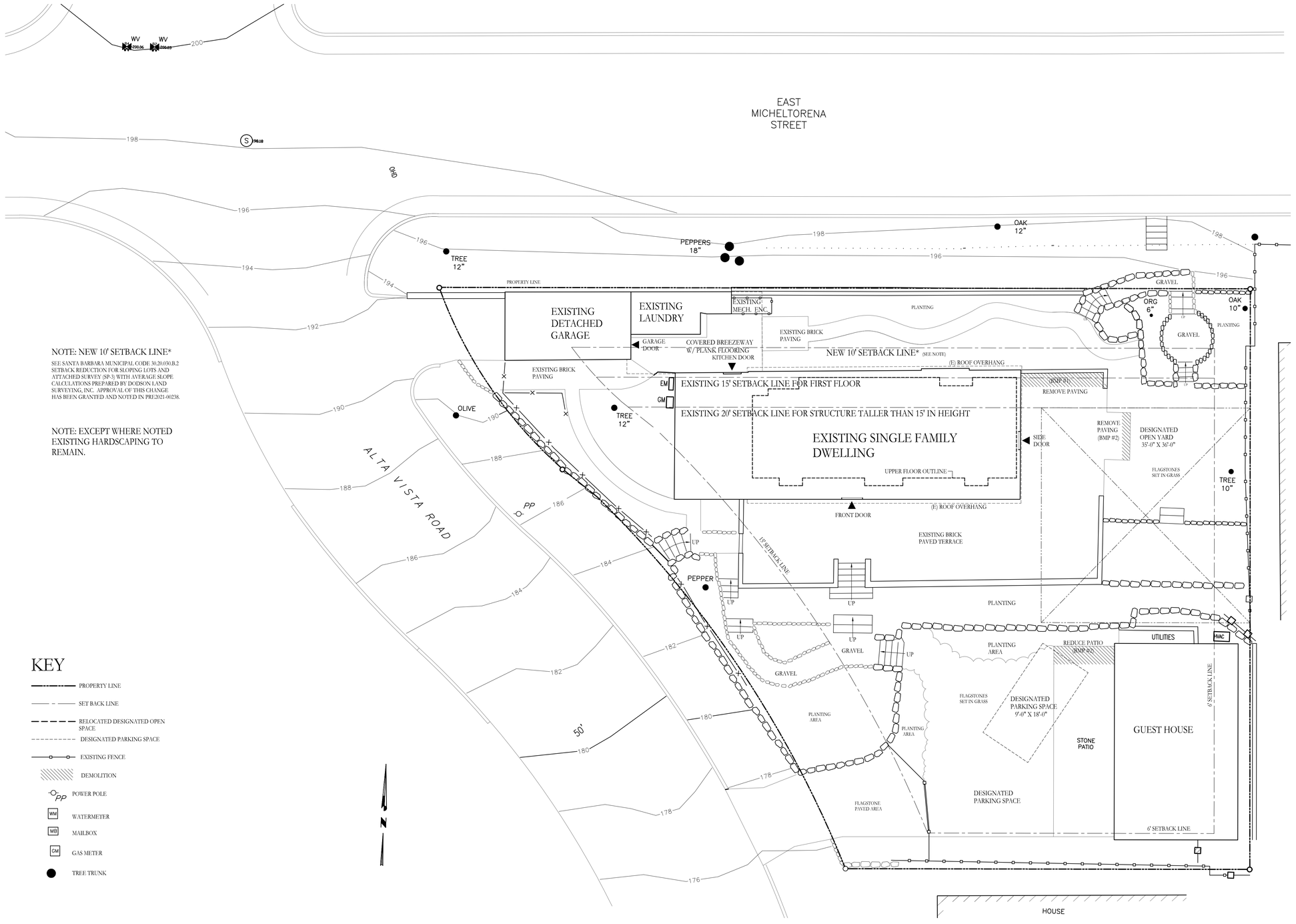
1	12/28/2021	REVISED AND REISSUED	RWR

THE SIEGELE RESIDENCE

1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

TITLE SHEET

SCALE:	DRAWN BY: RWR	PROJECT NO.	21701
SHEET#			A-0
DATE:			14 JULY 2021



NOTE: NEW 10' SETBACK LINE*

SEE SANTA BARBARA MUNICIPAL CODE 30.20.030.B.2 SETBACK REDUCTION FOR SLOPING LOTS AND ATTACHED SURVEY (SP-3) WITH AVERAGE SLOPE CALCULATIONS PREPARED BY DODSON LAND SURVEYING, INC. APPROVAL OF THIS CHANGE HAS BEEN GRANTED AND NOTED IN PRE2021-00238.

NOTE: EXCEPT WHERE NOTED EXISTING HARDSCAPING TO REMAIN.

KEY

- PROPERTY LINE
- SET BACK LINE
- RELOCATED DESIGNATED OPEN SPACE
- DESIGNATED PARKING SPACE
- EXISTING FENCE
- DEMOLITION
- POWER POLE
- WM WATERMETER
- MB MAILBOX
- GM GAS METER
- TREE TRUNK

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REVISIONS

1	11/16/2021	REISSUED	RWR
2	12/28/2021	REVISED	RWR

THE SIEGELE RESIDENCE

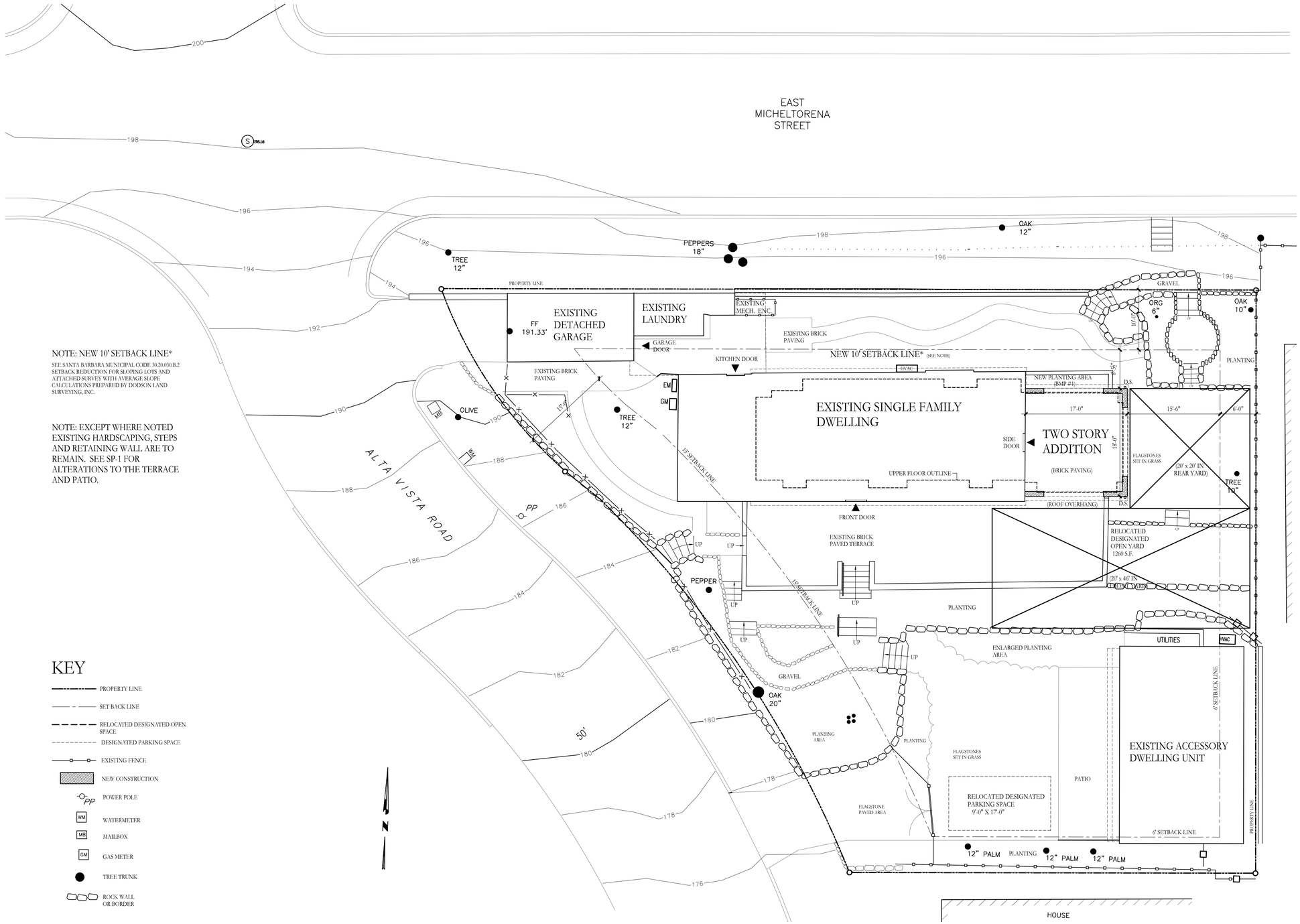
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

EXISTING SITE PLAN WITH DEMOLITION

SCALE: 1/8" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# SP-1

DATE: 7 OCTOBER 2021



NOTE: NEW 10' SETBACK LINE*

SEE SANTA BARBARA MUNICIPAL CODE 30.20.030.B.2 SETBACK REDUCTION FOR SLOPING LOTS AND ATTACHED SURVEY WITH AVERAGE SLOPE CALCULATIONS PREPARED BY DODSON LAND SURVEYING, INC.

NOTE: EXCEPT WHERE NOTED EXISTING HARDSCAPING, STEPS AND RETAINING WALL ARE TO REMAIN. SEE SP-1 FOR ALTERATIONS TO THE TERRACE AND PATIO.

KEY

- PROPERTY LINE
- SET BACK LINE
- RELOCATED DESIGNATED OPEN SPACE
- DESIGNATED PARKING SPACE
- EXISTING FENCE
- NEW CONSTRUCTION
- PP POWER POLE
- WM WATERMETER
- MB MAILBOX
- GM GAS METER
- TREE TRUNK
- ROCK WALL OR BORDER

SCALE
0 5 10 20 FEET

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2	12/28/2021	REVISED	RWR

THE SIEGELE RESIDENCE
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# SP-2

DATE: 7 OCTOBER 2021

GENERAL NOTES

TOPOGRAPHIC FIELD SURVEY CONDUCTED 03/09/2020

BOUNDARY DATA PER BK 13 PG 40 MAPS AND INST. # 2016-0016250 O.R.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BRASS CAP AT CORNER OF ALTA VISTA AND GRAND AS SHOWN ON RECORD OF SURVEY FOR THE BENCHMARK FOR THIS SURVEY IS SEWER MANHOLE IN ALTA VISTA AND MICHELTORENA STREETS ELEV = 198.18' NAVD 88.

2 FOOT CONTOUR INTERVAL

LEGEND

AC	ASPHALT
AD	AREA DRAIN
CONC	CONCRETE
CLSTR	CLUSTER
D.I.	DROP INLET
D/W	DRIVEWAY CUT
EL	ELEVATION
EM	ELEC METER
FDC	FIRE DEP. CONNECTION
FF	FINISH FLOOR
FND	FOUND
FS	FINISH SURFACE
GM	GAS METER
HB	HOSE BIB
IN	INCH
IRRG	IRRIGATION
MB	MAIL BOX
NG	NATURAL GROUND
OHD	OVERHEAD ELECTRICITY
PP	POWER POLE
PVMT	PAVEMENT
SCO	SEWER CLEAN OUT

R — X MB XX

FOUND MONUMENT PER R

LOCATION OF PROPERTY CORNER PER R

PROPERTY LINE

OVERHEAD WIRE

BUILDING LINE

TREE DRIP LINE/HEDGE

WOOD FENCE

WIRE FENCE

CHAINLINK FENCE

WALL

ROCK WALL

UNDERGROUND SEWER LINE

GRADE BREAK

POWER POLE

WATER METER

HOSE BIB

MAILBOX

GAS METER

TREE TRUNK

LIGHT POLE

IRRIGATION CONTROL VALVE

GUY WIRE

SEWER CLEANOUT

CABLE TV BOX

BOLLARD

DRAIN

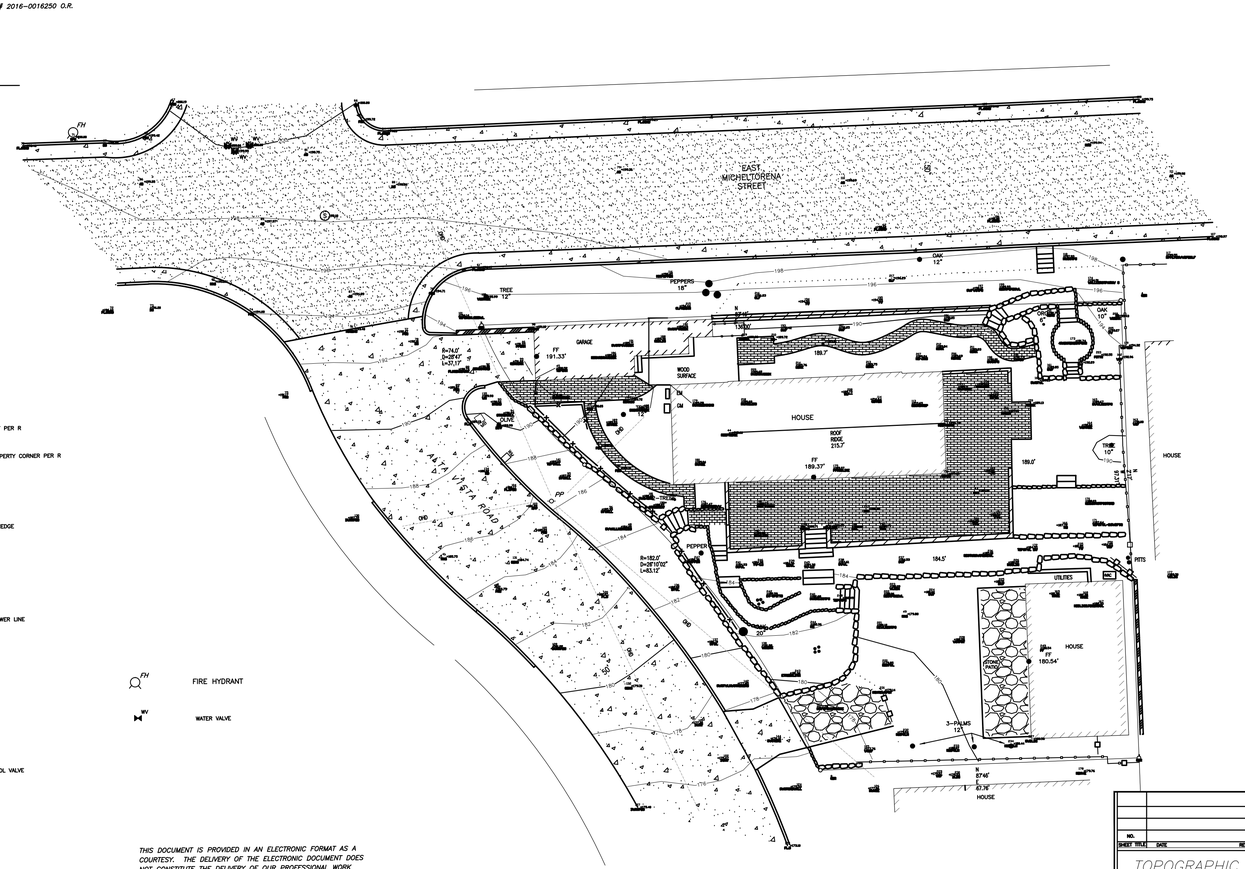
SEWER MANHOLE

ASPHALT

CONCRETE

FH — FIRE HYDRANT

WV — WATER VALVE



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DODSON LAND SURVEYING, INC.

LICENSED LAND SURVEYOR — DENNIS M. DODSON L.S. 7234 — STATE OF CALIFORNIA

NO.	SHEET TITLE	DATE	REVISION	BY

TOPOGRAPHIC SURVEY

1426 ALTA VISTA ROAD
SANTA BARBARA, CA

DODSON LAND SURVEYING, INC
4568 AUHAY DRIVE
SANTA BARBARA, CA 93110
(805) 681-1615

PROJECT SO3440
SCALE 1" = 10'
DATE 3/10/20
DRAWN BY IS
CHECKED BY DD

1 SHTS

ROBERT RICH ASSOCIATES
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REVISIONS

1	11/16/2021	REISSUED	
2	12/28/2021	REVISED	RWR

THE SIEGELE RESIDENCE

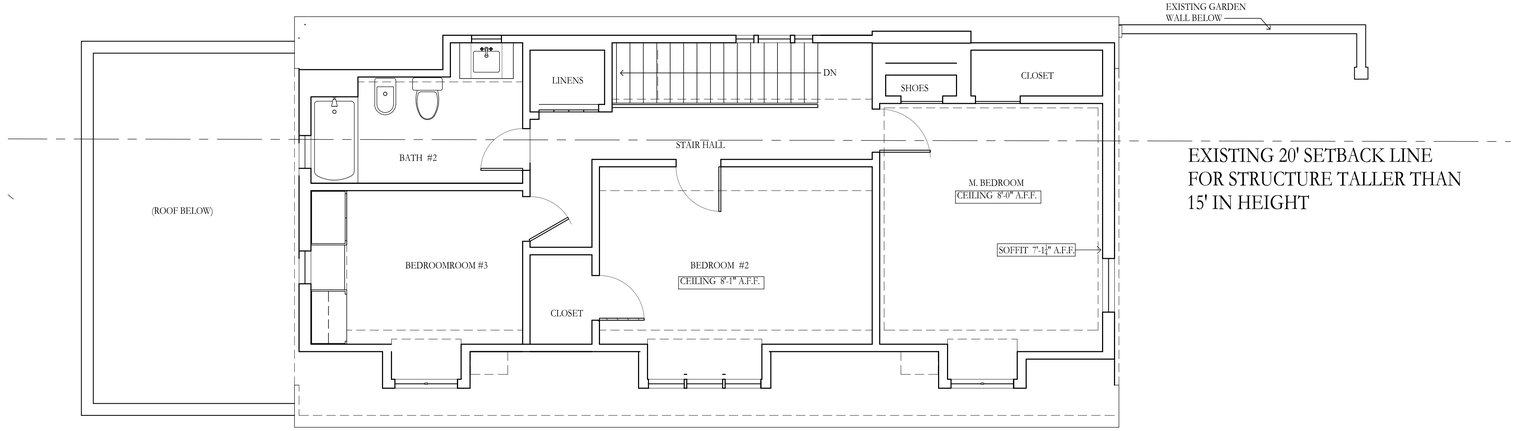
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

TOPOGRAPHIC SURVEY

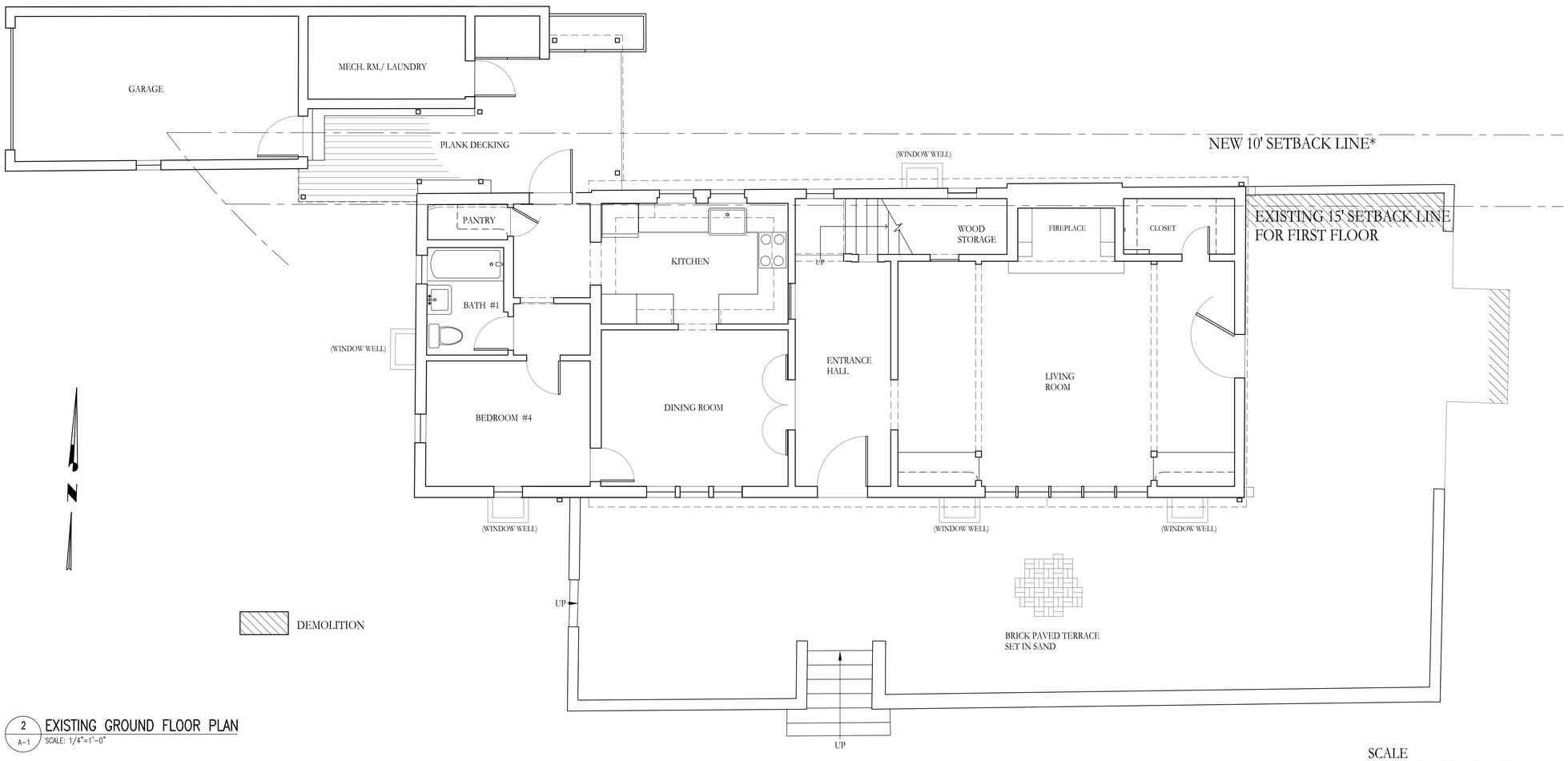
SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# SP-3

DATE: 7 OCTOBER 2021



1 / A-1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 / A-1 EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

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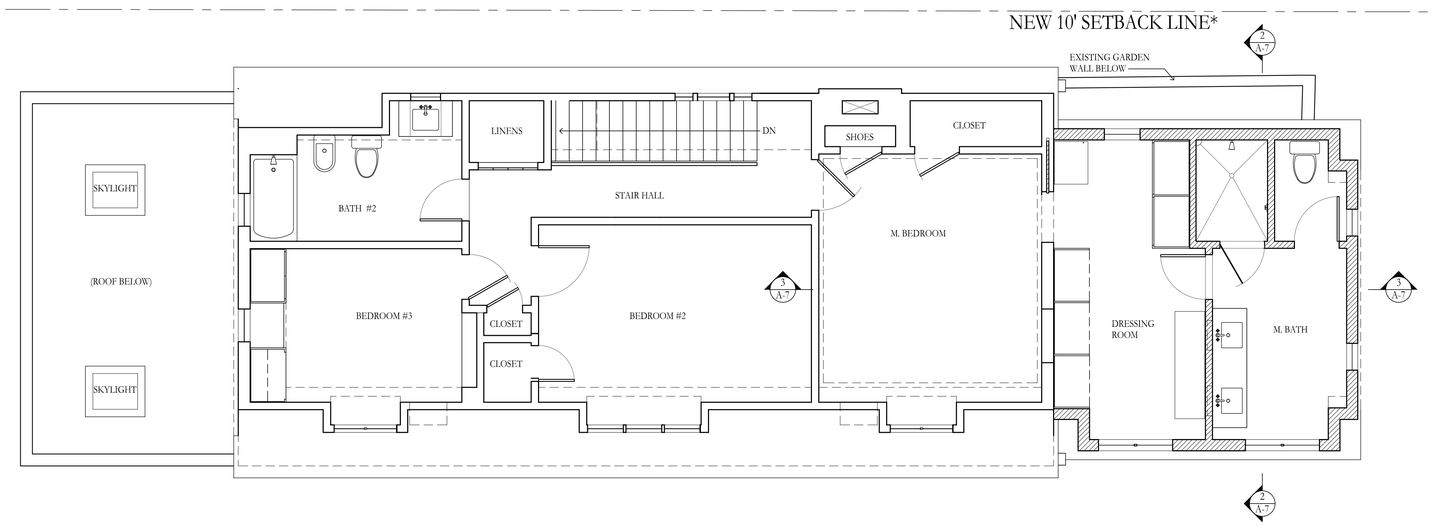
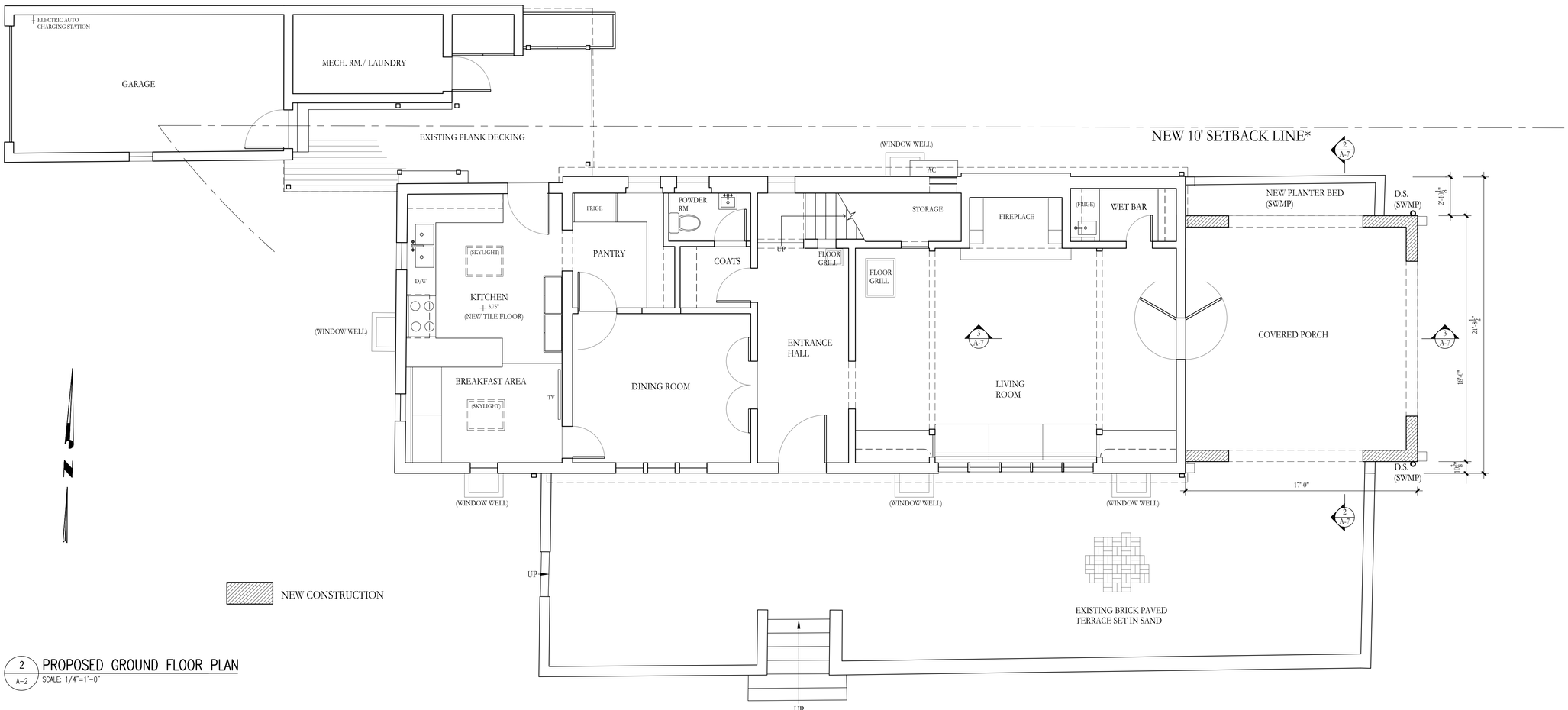
EXISTING FLOOR PLANS

SCALE: 1/4" = 1'-0"	DRAWN BY: RWR	PROJECT NO. 21701
SHEET#		A-1
DATE:		7 OCTOBER 2021



1 A-2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 A-2 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

SCALE
0 1 2 4 6 8 10 FEET

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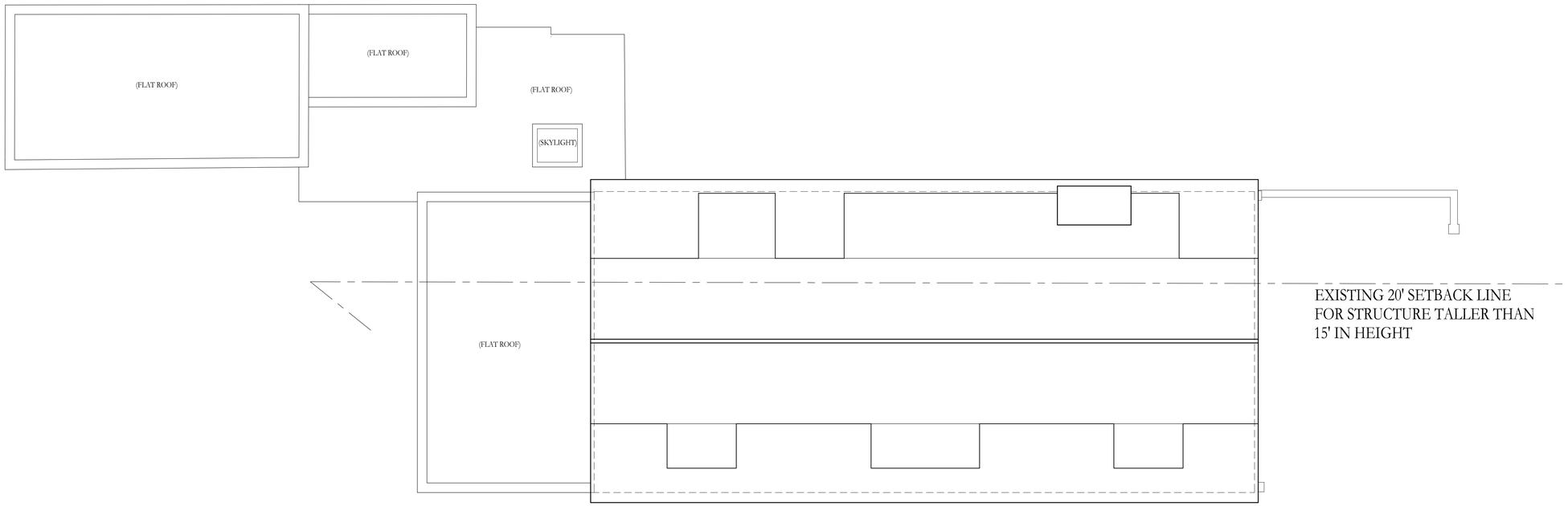
THE SIEGELE RESIDENCE
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

PROPOSED FLOOR PLANS

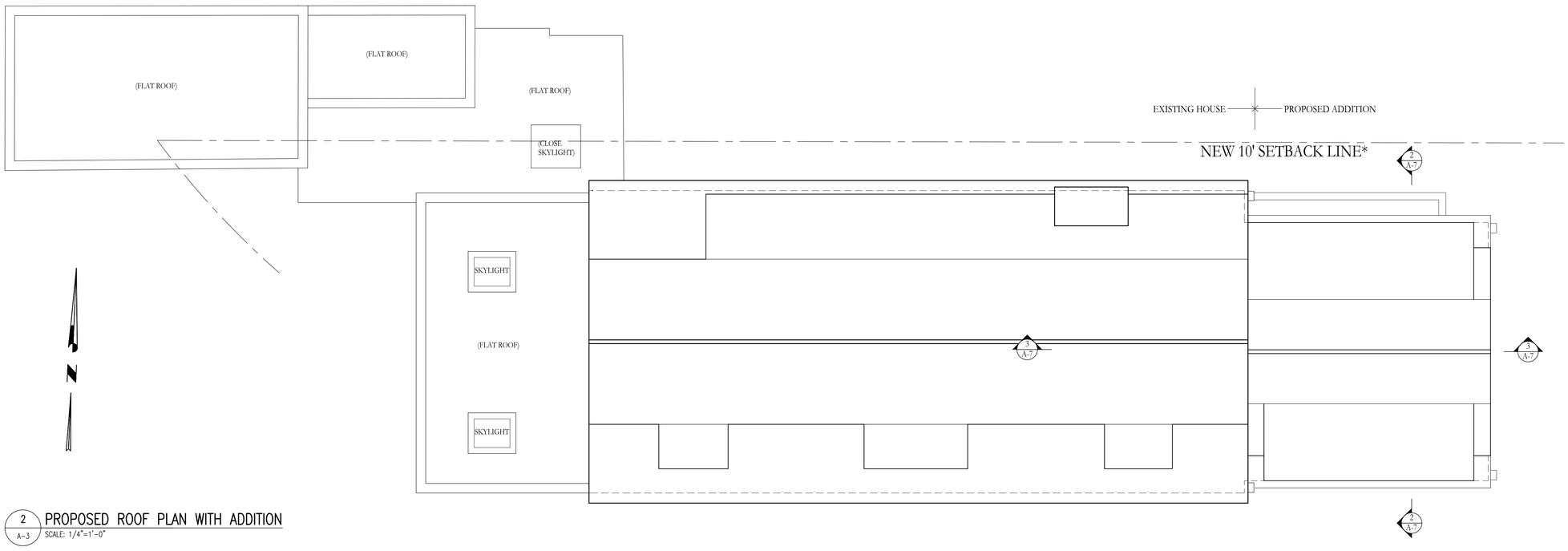
SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# A-2

DATE: 7 OCTOBER 2021



1 A-3 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



2 A-3 PROPOSED ROOF PLAN WITH ADDITION
SCALE: 1/4"=1'-0"

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THE SIEGELE RESIDENCE
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

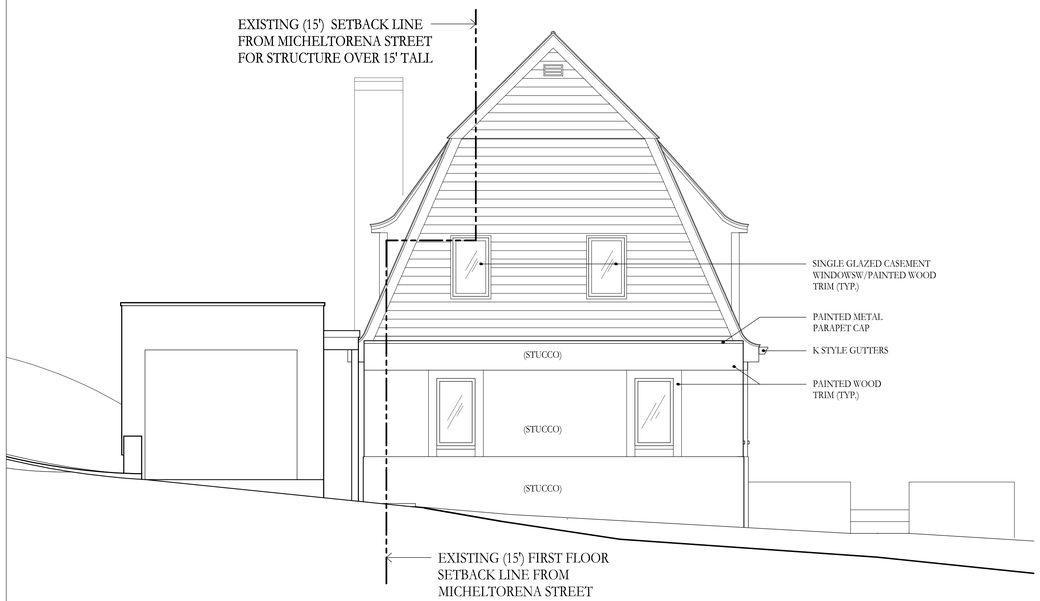
EXISTING & PROPOSED ROOF PLANS

SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

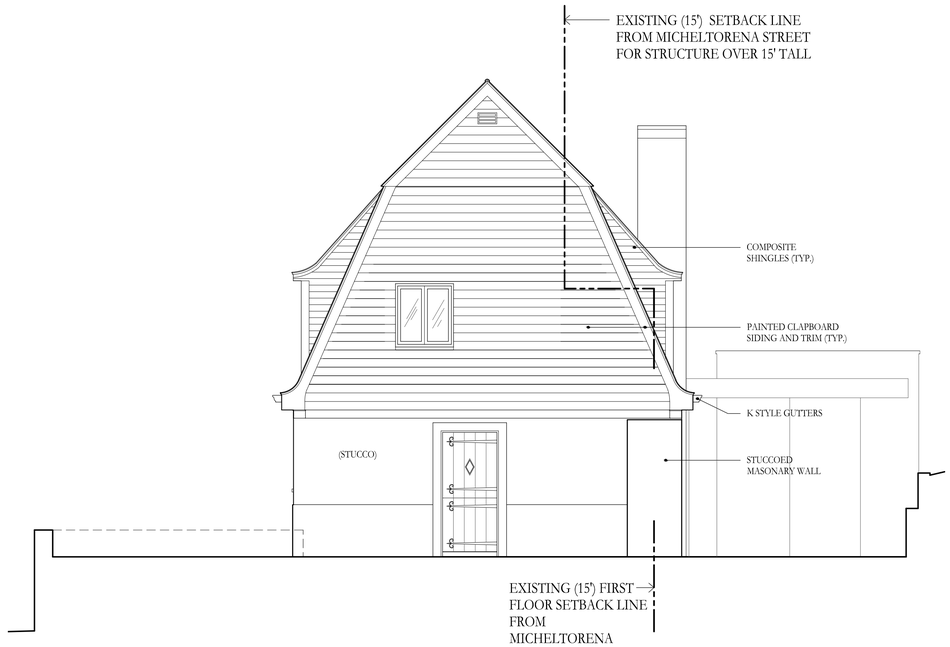
SHEET# A-3

DATE: 7 OCTOBER 2021

1 / A-4 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 / A-4 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



3 / A-4 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

SCALE
0 1 2 4 6 8 10 FEET

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REVISIONS

1	11/16/2021	REISSUED	RWR
2	12/28/2021	REVISED	RWR

THE SIEGELE RESIDENCE
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

EXISTING SOUTH, EAST & WEST ELEVATIONS

SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# A-4

DATE: 7 OCTOBER 2021

1 / A-5 EXISTING NORTH ELEVATION

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

SCALE

0 1 2 4 6 8 10 FEET

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THE SIEGELE RESIDENCE

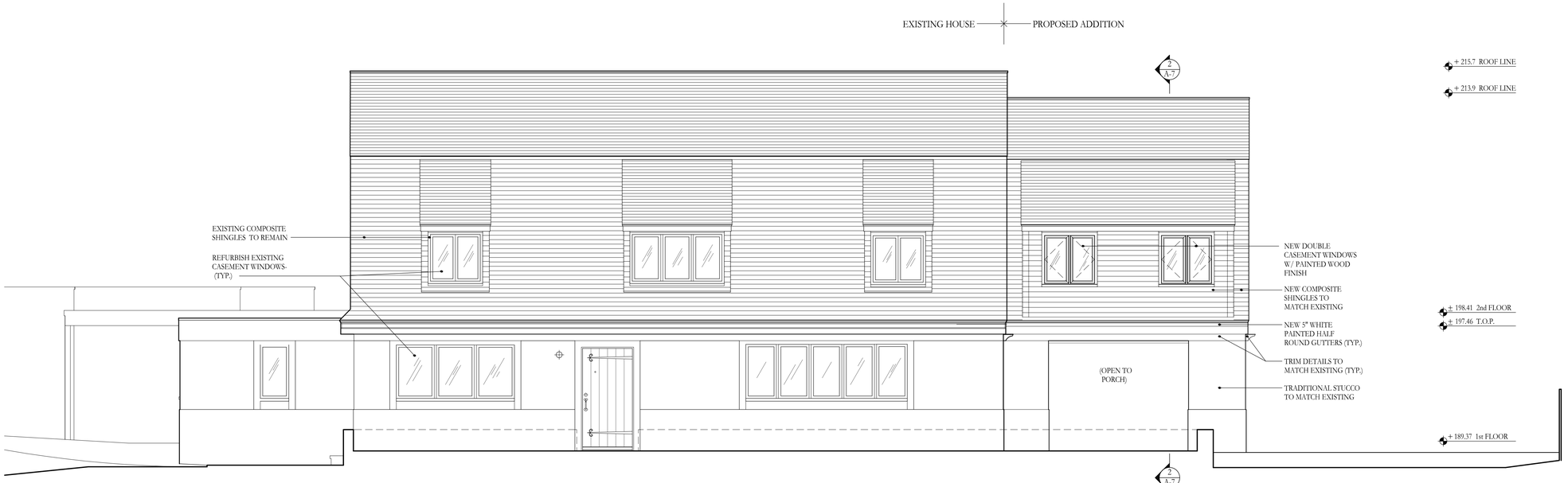
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

EXISTING NORTH ELEVATION

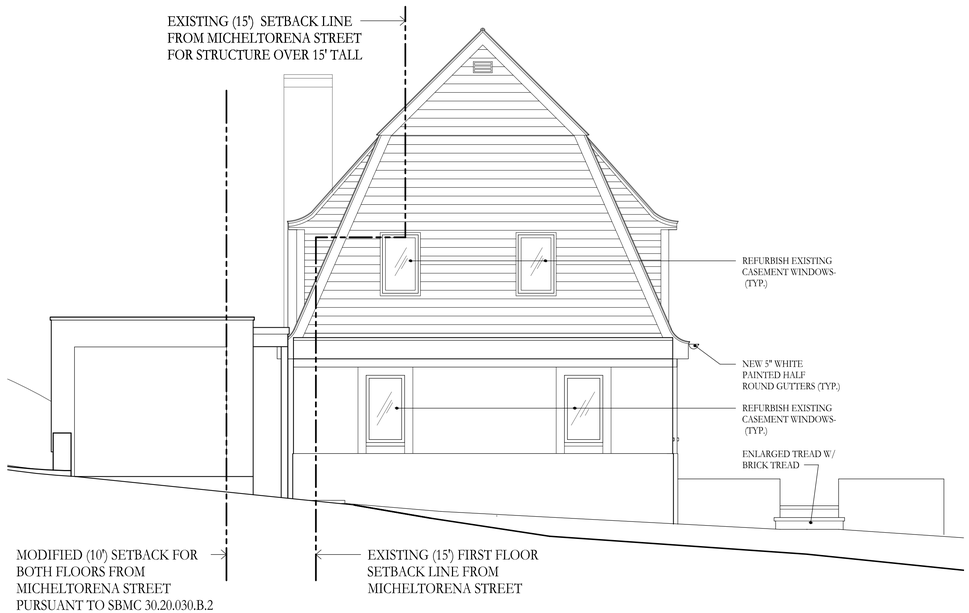
SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# A-5

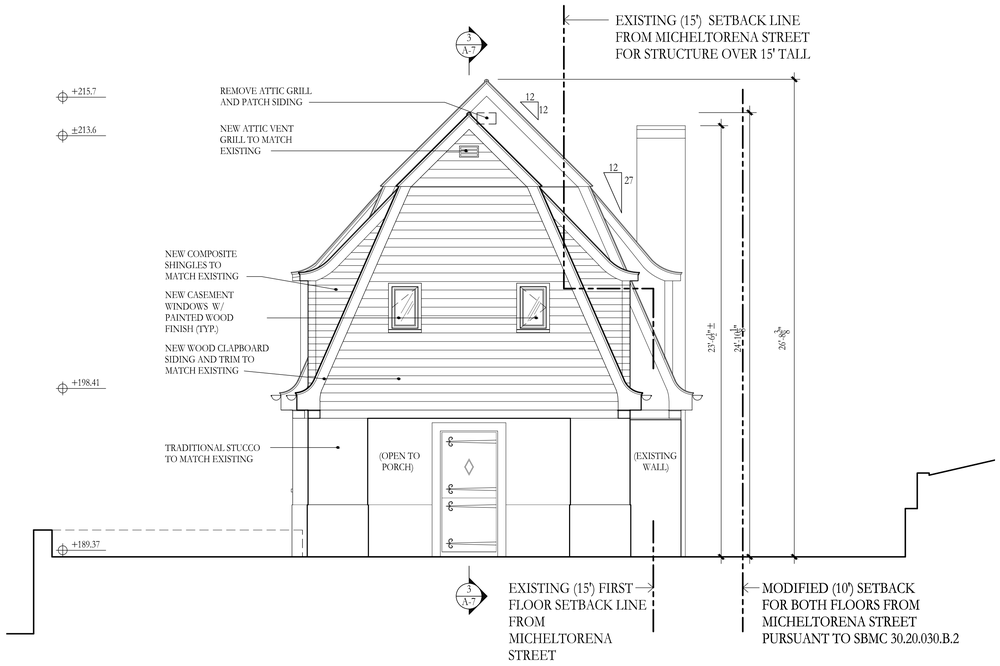
DATE: 7 OCTOBER 2021



1 A-6 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



2 A-6 **PROPOSED WEST ELEVATION**
SCALE: 1/4"=1'-0"



3 A-6 **PROPOSED EAST ELEVATION**
SCALE: 1/4"=1'-0"

SCALE
0 1 2 4 6 8 10 FEET

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THE SIEGELE RESIDENCE
1426 ALTA VISTA ROAD, SANTA BARBARA, CA 93103

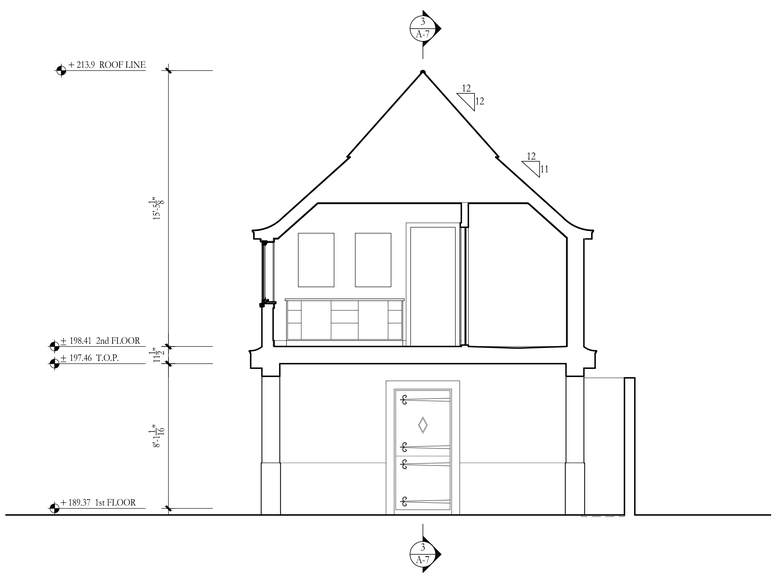
PROPOSED SOUTH, EAST & WEST ELEVATIONS

SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# A-6

DATE: 7 OCTOBER 2021

1 A-7 **PROPOSED NORTH ELEVATION**
SCALE: 1/4"=1'-0"



2 A-7 **NORTH/SOUTH SECTION**
SCALE: 1/4"=1'-0"

3 A-7 **PARTIAL EAST/ WEST SECTION**
SCALE: 1/4"=1'-0"

SCALE
0 1 2 4 6 8 10 FEET

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THE SIEGELE RESIDENCE
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PROPOSED NORTH ELEVATION & SECTIONS

SCALE: 1/4" = 1'-0" | DRAWN BY: RWR | PROJECT NO. 21701

SHEET# A-7

DATE: 7 OCTOBER 2021