806 Orange Ave
Site Development - Uncovered Parking Spaces

ADDRESS:
806 Orange Ave
A.P.N.:
037-024-009
ZONING:
R-M
OCCUPANCY:
R-3
BLDG. TYPE:
V-B
LOT AREA:
5635 s.q. ft./.13 acres
PARKING:
1-Car Garage
SITE SLOPE:
6% Percent
HIGH FIRE HAZARD:
NO
STORIES:
single story
OPEN YARD:
1250 sq ft

Existing Floor Areas:

<table>
<thead>
<tr>
<th>Gross Floor Area</th>
<th>Net Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>(E) SFR Floor area - (Building footprint):</td>
<td>764 sq. ft</td>
</tr>
<tr>
<td>(E) ADU Floor area - (Building footprint):</td>
<td>590 sq. ft</td>
</tr>
</tbody>
</table>

Total Floor Areas:
1354 sq. ft.    1246 sq ft.

SITE STATISTICS:

<table>
<thead>
<tr>
<th>SF</th>
<th>% Coverage</th>
</tr>
</thead>
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<td>(E) ADU bldg. footprint:</td>
<td>590 sq ft</td>
</tr>
<tr>
<td>(P) Paved areas:</td>
<td>1296 sq ft</td>
</tr>
<tr>
<td>(E) Landscape/open areas:</td>
<td>2620 sq ft</td>
</tr>
<tr>
<td>(E) Covered Porch:</td>
<td>140 sq ft</td>
</tr>
</tbody>
</table>

Total: 764 sq ft 695 sq ft 1296 sq ft 2620 sq ft 140 sq ft 1354 sq. ft. 1246 sq ft.

SCOPE OF WORK

HLC Design Approval:

PARKING - (P) Permeable driveway w/ 2-uncovered tandem parking spaces

Design Notes:
1) Driveway gate located closer than 20 ft from front lot line
2) Propose 2-uncovered parking spaces

(A) SFR remodel and landscaping were approved under 161520-00588
ADU permitted under 161520-02435

(P) New Impervious & Pervious areas:
- Driveway Area of 195 sq ft (impervious concrete slabs): Replacing (E) 137 sq ft pervious landscaping & 58 sq ft of impervious concrete walkway
- 2-tandem parking spaces of 350 sq ft permeable pavers: Replacing (E) 282 sq ft pervious landscaping & 68 sq ft of impervious concrete walkway

BMP MANDATORY INSPECTION LIST

SPECIFIC INSPECTIONS REQUIRED:
- Pre-construction meeting
- Permeable paver subgrade inspection
- Permeable paver rock layer installations
- Permeable paver installation
- Final inspection once completed

Inspection notes:
- Inspections 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.

LOCATION MAP

PROJECT LOCATION

(P) Uncovered tandem parking (HLC Review)

806 Orange Ave
Santa Barbara, CA
APN: 037-024-009

PROJECT TEAM

OWNER/APPLICANT:
KATHRYN NICOLE EUBANKS-LAMBERT
110001 TREYBURN DRIVE
GLENN ALLEN, VA 23059
804-512-6117
KNELAMBERT@GMAIL.COM

DESIGNER/AGENT:
ERNESTO BOTELLO
4280 CALLE REAL #63
SANTA BARBARA, CA 93110
805-403-9188
E.BOTELLO@HOTMAIL.COM

MISC. DOCUMENTATION

Lot 19 pf McPhail and Hassinger's Subdivision of block 180 in the City of Santa Barbara, as shown on a Map recorded in Book "B", Page 522 of Miscellaneous Records, in the office of the County of Santa Barbara, California.

A.P.N. 037-024-009

LEGAL

LOT NO:
A P:\S:\DATA\KATE\806 ORANGE AVE\806 ORANGE AVE.bak

CODE COMPLIANCE

PROJECT COMPLIES WITH TITLE 25 OF THE ZONING ORDINANCE.

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MZE review required:
(P) gate of 7.5' high exceeds the allowed 3.5' height.

Design waivers:
1) Driveway gate located closer than 20 ft from front lot line
2) Propose 2-tandem uncovered parking spaces

806 Orange Ave
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Santa Barbara, CA
(E) Exterior pictures - @ Rear of Property

(P) Driveway entrance

(P) Uncovered tandem parking (HLC Review)

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1) The Site must be cleared of all construction debris as a prerequisite for landscape installation. Construction refuse, such as spilled concrete, paint, wood scraps, all trash, solvent spills, all litter, etc. shall be removed from site, and taken to the dump. Spray kill all weeds and grasses prior to any landscape activity.

2) Soil Improvement: A soils test shall be performed by Fruit Growers Lab (Santa Paula) phone 805-392-2000. The Contractor shall follow the recommendations of the soil lab, in terms of obtaining and installation of amendments. Amendments (compost) can fill and detoxify the soil amendments custom per the testing lab specifications.

3) Landscape installation must occur after the installation of hardscape elements. Remember sleeve under pavings.

4) All Plants are identified by typical symbols. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding & are only provided as a convenience. In the event of discrepancies in plant count, quantities indicated by plant symbol on the plan prevail.

5) Contractor shall obtain correct plant cultivars, and all new plants should be of good quality and form. The owner and contractor need to install the plantings per the plan, or they will be responsible for the consequences for not doing so. The designer/landscape architect may be required to write and attest to the proper installation and implementation of the plan set in an affidavit to the city or county.

6) Contractor to provide and install a 3" deep layer of high-quality wood mulch over all shrub and ground cover areas. The wood mulch must be free of weed seeds.

7) Double stake new trees and use 2 commercial tree ties per each new tree.

8) All Landscape maintenance is the responsibility of the owner. This includes root pruning, keeping plants away from powerlines, buildings, addressing any situation caused by landscaping prior to it becoming a hazard to the public or inhabitants. This maintenance must be performed indefinitely.

9) Lines between planting areas and gravel walks and planting areas are 2x4 pressure treated for straight runs, and 2x4 recycled plastic for curves. Stake with same to secure with deck screws. Call Designer/landscape Architect for questions.

10) The Designer/Landscape Architect reserves the right to refuse plants delivered to the site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

11) The Designer/Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to the jobsite. In lieu of nursery review the Designer/Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.

12) Install all plants per detail.

13) All plants delivered to the site must have legible tags.
BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

▲ SWMP & DRAINAGE PLAN

SCALE 1/8"=1'-0"

▲ New Impervious & Pervious areas:

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DESIGNER

▲ SWMP & Drainage Plan

OWNER/APPLICANT

Santa Barbara, CA               APN: 037-024-009

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SWMP & Drainage Plan