**SCOPE OF WORK**

This project proposes an addition to the primary residence consisting of 268 SF (GROSS) on the second floor. The addition 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 modification to the existing residence. No works to be done to the accessory dwelling unit, detached garage, or other areas of the property.

The work will consist of the following: the brick terrace at the main house and the path attached to the guest house will both be modified. All other hardscaping, retaining walls, pools, 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: 288.88 SF

New Impervious Areas: 20.70 SF

Proposed Removal Impervious Areas: 63.20 SF

Net reduction in impervious area: 34.58 SF

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 Fig. 1 and Fig. 2 for location of BMP #1 and BMP #2.

BMP #1

We are providing new planter beds on the north side of the addition that will replace part of the existing brick terrace. The plant bed's size is 22.67 square feet in area which is greater than 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 18.58 square feet; excluding the new plant bed the reduction in impervious area of 13.83 square feet and this is equivalent to a Tier 1 BMP requirement.

Drainage 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 INSPECTION BY CITY BUILDING INSPECTOR OR CITY QSP - FINAL INSPECTION ONCE COMPLETED

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.

**PROJECT DATA**

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

EXISTING PRIMARY RESIDENCE: 1st FLOOR: 1214 S.F (NET) 1320 S.F (GROSS)

EXISTING ACCESSORY UNIT: 295 S.F (NET) 345 S.F (GROSS)

EXISTING SITE PLAN: SP-1

EXISTING FLOOR PLAN: A-1

EXISTING ADDITIONAL FLOOR PLAN:

EXISTING ACCESSORY FLOOR PLAN: A-2

EXISTING ROOF PLAN: A-3

EXISTING SITE PHOTOGRAPHS: SP-2

EXISTING FLOOR PLANS: A-1

PROPOSED PRIMARY RESIDENCE: 1st FLOOR: 2459 S.F (GROSS) 2285 S.F (NET)

PROPOSED ACCESSORY UNIT: 315 S.F (NET) 375 S.F (GROSS)

PROPOSED ADDITION: 1st FLOOR: 306 S.F (GROSS) 277 S.F (NET)

SP-3

PROPOSED SITE PLAN: SP-3

PROPOSED FLOOR PLANS: A-4

PROPOSED ADDITIONAL FLOOR PLANS: A-5

PROPOSED ROOF PLAN: A-6

**SITE PLAN REDUCTION**

The Santa Barbara Municipal Code 30.20.030B.2. Setback reduction for sloping lots, a reduction in the front setback from Micheltorena Street has been approved to allow 10 feet for both stories of the proposed structure. The front setback on Alta Vista Street remains unchanged at 15 feet.

**COMPLETION**

The City of Santa Barbara Building Division is responsible for the final inspection of the project. Once the project is completed, a Certificate of Occupancy will be issued.

If you have questions regarding your project, contact the City Building Inspector at 805.962.5232.

**2019 CODE COMPLIANCE**

**CITY OF SANTA BARBARA**

PART 1 - 2019 CALIFORNIA MUNIFICIPAL CODE

PART 2 - 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 ADMINISTRATIVE CODE

PART 8 - 2019 CALIFORNIA BUILDING STANDARDS CODE (ALSO REFERRED TO AS CALGREEN)

PART 9 - 2019 REINFORCED NATURAL STONE BUILDING ADMINISTRATIVE CODE

PART 10 - 2019 CALIFORNIA AUTOMOBILE RECREATIONAL VEHICLE CODE

PART 11 - 2019 CALIFORNIA ADVENTURE TRAVEL ANIMALS"S HABITAT MANAGEMENT REGULATIONS

PART 12 - 2019 CALIFORNIA REFERENCED STANDARD CODE

ALL PARTS OF TITLE 24 OF THE CALIFORNIA COC OF REGULATIONS ARE IN AccordANCE WITH TITLE 24

HTTP://WWW.BSC.CA.GOV/CODES

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) REGULATIONS (44 CFR PART 60)

AS ADOPTED BY THE SANTA BARBARA FLOODPLAIN MANAGEMENT ORDINANCE, ALL PROPERTIES LOCATED WITHIN A FEDERAL FLOOD HAZARD AREA ARE SUBJECT TO THE NFIP.