No fence, screen, wall, or hedge exceeding a height of 3.5' shall be located within a triangular area (Visibility Triangle) on either side of the driveway.

Open Yard 1,250 SF Total

(E) Garage

Setback 5' - 0"
Setback 5' - 0"
Setback 5' - 0"
Setback 5' - 0"
Setback 15' - 0"
Setback 5' - 0"

ADU Setback 4' - 0"

Parking Space

15' Tall Palm Tree

6" Curb

3' Wall

3' Tall Railing

6" Curb

Advantages:

- 2,310 SF total floor area
- 2-story Accessory Dwelling Unit
- Proposed ADU parking space

Existing Building Height: 27'

Existing Floor Area Net Gross
Primary Residential Unit Level 1 950 SF 1,007 SF
Primary Residential Unit Level 2 1,360 SF 1,432 SF
Total 2,310 SF 2,439 SF

Garage 493 SF 525 SF

Grand Total 2,803 SF 2,964 SF

Proposed Floor Area Net Gross
Proposed Accessory Dwelling Unit Level 1 579 SF 645 SF
Proposed Accessory Dwelling Unit Level 2 438 SF 497 SF
Proposed Accessory Dwelling Unit Total 1,017 SF 1,142 SF

Accessory Building/Garage Total 1,510 SF 1,667 SF

Total Floor Area on Site 3,820 SF 4,106 SF

Proposed Grading:
Cut: 57 CY
Fill: 13 CY
Net Cut/Fill -44 CY

Parking Analysis:
Permitted Required Proposed
Primary Residential Unit: 2 Covered 2 2 Covered
Accessory Dwelling Unit: NA 1 1

Note: All work in the Public Right-of-Way requires a separate permit from public works.
**Site Plan - Existing**

- **E** Primay Dwelling Unit
- **Open Yard**
  - 1,250 SF
- **E** Garage
  - 50' - 0" x 25' - 0"

**ADU Setback**
- 4' - 0"
- 5' - 0"
- 5' - 0"
- 5' - 0"

**Additional Details**
- **1485 La Clima Road**
- Santa Barbara, CA 93101

**Sheet Information**
- **Sheet No.**: A0.2
- **Revision**: 5/3/2022 12:45:19 PM
- **PLN2021-00571**
- **Initial Submittal**

**Stamp/Signature**
- Michael Ober
- Vanguard Planning
- 1" = 10'-0"
6. CONCLUSIONS AND RECOMMENDATIONS

The site is suitable for the proposed development from a geological engineering standpoint provided the recommendations contained herein have been appropriately implemented into the project.

6.1 General Grading

6.1.1 Grading, in a minimum, should conform to Chapter 18, and all visibility adjacent properties relating to grading, of the 2019 California Building Code.

A site grading plan for the proposed project including topographic survey data and proposed contours should be developed and submitted for review.

6.1.2 Contours to be enclosed in topsoil, should be a minimum grade of 3 inches, and a maximum slope of 2:1. Contours should be spaced at no greater than 20 ft.

6.1.3 Site grading should be implemented using the minimum grade of 3 inches for visibility, and at no greater than 20 ft.

6.1.4 All grading work should be performed by a licensed contractor familiar with the criteria of this project.

6.2 Site Drainage

6.2.1 Drainage should be designed to prevent any surface water from flowing off the site when adequate drainage area is not available at the project location.

6.2.2 Attenuate areas found within 30 ft of off-site driveway, road grading, or other visible areas should be downsloping and properly graded, with a minimum slope of 3 inches, to 2:1.

6.2.3 A minimum horizontal distance of twenty-five (25) feet should be provided to the top of all off-site drains to prevent any run-off.

6.3 Soils Review

6.3.1 A soils review is recommended prior to construction.

6.3.2 The soils review should include the classification of all organic materials, rock, debris and moisture material larger than eight (8) inches.

6.3.3 All exposed surfaces should be enclosed during grading, removal will be necessary to accomplish the appropriate soil investigation for the proposed project.

6.4 Structural Design - Retaining Walls

6.4.1 Retaining walls supported horizontally between cornices and platers as referenced in the "Site Design Development - Drainage Plan" section of this report and handiplied with compacted soil that may be designed for the lateral pressures listed below.

6.4.1.1 Active Case - 40 psf

6.4.1.2 Reaction Case - 35 psf (within the 42 and 43 beams)

6.4.2 Retaining walls exceeding that of 35 psf in height should be designed for an additional horizontal force factor of 0.25 of the ultimate horizontal force.

6.4.3 RETAINING WALLS:

6.4.3.1 Non-Exposure Grade Soil - 80 psf - 0.044 Expansion Cohesion.

6.4.3.2 Exposure Grade Soil - 80 psf - 0.044 Expansion Cohesion

6.4.3.3 Elevation within the 42 and 43 beams should be designed for an additional horizontal force factor of 0.25 of the ultimate horizontal force.

6.4.3.4 The vertical integrity of the retaining structure should be verified by the structural engineer.

6.4.3.5 In addition to the static forces described above, it is important to consider the soil-structure interaction and the retaining wall's ability to stay in place when the retaining structure is subjected to a maximum surface slumping force. The structural design must be designed to provide for the purpose of stability when subjected to a maximum surface slumping force.
6.5.3 The pressures listed above were based on the assumption that backfilled soils will be compacted to 90% of maximum dry density as determined by ASTM D1557 Testing Method.

6.5.4 Drains should be installed by the retaining walls or similar structures should include the drains as any structures or other means should ensure that the soil is not disturbed. A back drain or an equivalent system of backfill drainage should be incorporated into the retaining wall design. Backfills should be designed such that the retaining wall is not subjected to pressures that would cause it to fail. Alternatively, the back of the wall could be lined with a geotextile system.

6.5.10 Compaction on the right side of the wall within a horizontal distance equal to one wall height should be performed by hand-operated or mechanical means to eliminate potential “suction” later pressures caused by compaction with heavy grading equipment.

6.5.11 Water should not be allowed to pond near the top of the wall. To accomplish this, the final backfill side gradation should be such that all water channels away from the retaining wall.

7 REFERENCES CITED


8 ADDITIONAL SERVICES

This report is based on the assumption that an adequate program of monitoring and testing will be performed by Beacon Geotechnical, Inc during construction to which compliance with the recommendations given in this report. The recommended tests and observations include, but are not necessarily limited to the following:

8.1 Review of the building and grading plans during the design phase of the project.

8.2 Observation well testing during site preparation, grading, placing of超高imposed loads, and foundation construction.

8.3 Construction as required during construction.

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BEACON
GEOTECHNICAL, INC.

June 29, 2021

Kenton Gryzec
1485 La Cima Road
Santa Barbara, CA 93105

Project: Proposed Detached Accessory Dwelling Unit
1485 La Cima Road
Santa Barbara, California

Subject: Geotechnical Engineering Report

As authorized, we have performed a Geotechnical Study for the above referenced project. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration, laboratory testing program and field observations. Based on this study, and the project design, our services were performed using the standards of care ordinarily expected in this locality at the time this report was prepared.

Based on our study, it is our opinion that the site is suitable for the proposed development. A geotechnical engineering report provided the recommendations of this report are successfully implemented.

We have appreciated this opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted,

Beacon Geotechnical, Inc.

Greg Pellerin
Project Manager

Michael A. McQuade
Geotechnical Engineer

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Soils Review

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PLN2021-00571

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Sheet Title: Soils Review

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A0.11
INDOOR UNIT DIMENSIONS: S2U-AQN2

OUTDOOR UNIT DIMENSIONS: S2U-AQN2

REQUIRED SPACE

1. The unit is a multi-split system with a separate indoor unit for each room.
2. The outdoor unit is typically placed outside, away from the indoor units.
3. Required space includes clearance for air intake and exhaust.

Specification

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Michael Ober
Temporary Silt Fence

**Definition and Purpose**
- A temporary silt fence is a temporary barrier intended to control erosion on slopes and reduce the flow of sediment-laden water from construction areas.

**Appropriate Applications**
- Barriers for up to 100' of exposed soil slopes.
- Not for use on embankments over 10' high.
- Not for use in areas subject to wind or heavy machinery and equipment.
- Not for use with construction operations.

**Limitations**
- Not designed to be resited or reused.
- Not intended for use as a final slope protection or slopes greater than 1:1 (V:V).

**Fiber Rolls**

**Descriptive and Purpose**
- Fiber rolls are used to control erosion on slopes. They are made of non-wood, non-biodegradable fibers that will eventually degrade in a few years.

**Technical Specifications**
- **Material:** Non-wood, non-biodegradable fibers.
- **Function:** Erosion control on slopes.
- **Use:** Temporary application.

**Benefits**
- Easy to install and remove.
- Recyclable and environmentally friendly.
- Provides a barrier to prevent sediment from entering streams.

**Installation**
- Place the rolls on the slope, overlapping them by 12 to 18 inches.
- Secure with stakes or other anchoring devices.
- Keep the rolls moist to prevent erosion.

**Removal**
- After the project is completed, remove the rolls and dispose of them in an environmentally friendly manner.

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City of Santa Barbara
**EROSION, SEDIMENT, AND STORMWATER QUALITY MANAGEMENT PROGRAM**

**Construction Site Best Management Practices**

The City of Santa Barbara, Building & Safety Division, has adopted and implemented a Construction Site Erosion Control Program in accordance with Chapter 11 of the California攻律ical Code of Regulations. These measures are designed to prevent the discharge of sediment and pollutants to the storm-drain system and ultimately to local waterways. The following practices are recommended for all construction sites:

1. **Temporary Water Pollution Control Details**
   - Use temporary fencing to control sediment and runoff.
   - Use silt bags to catch sediment.
   - Use sand barriers to prevent erosion.

2. **Stabilized Construction Entrance/Exit**
   - Use erosion control measures to stabilize the entrance and exit areas.
   - Use permanent vegetation to stabilize the area.

3. **Temporary Water Pollution Control Details**
   - Use temporary silt fences to control sediment.
   - Use erosion control measures to prevent erosion.

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**Erosion Control BMPs**

**Simple BMP-1**

**A0.15**

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**City of Santa Barbara**

5485 La Cima Road
Santa Barbara, CA 93101

**Vanguard Planning**

1485 La Cima
Santa Barbara, CA 93101

**PLN2021-00571**

**City of Santa Barbara Building & Safety Division**

5485 La Cima Road
Santa Barbara, CA 93101

**Erosion Control BMPs**

**Simple BMP-1**

**A0.15**
Laundry Branch Circuits: Provide a minimum of one 20-Amp branch circuit. No branch circuit shall supply more than one 20-Amp branch circuit of lesser rating. Each branch circuit shall be protected by a circuit breaker. A branch circuit shall not supply a service connector or customer-owned meter. Fault Circuit Interrupter: All branch circuits that supply 120-Volt, single-phase, 15-Amp branch circuits shall have no branch circuits upplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, or areas shall be protected by an arc fault circuit interrupter(s). CEC 210.12(A) & (B).

Energy management control
- Controlled by one of the following methods:
  - LED luminaires with integral sources
  - Controlled by a photocell and motion sensor.
  - Photocontrol and automatic time switch control
  - Astronomical time clock

Plumbing Notes
- Residential Outdoor Lighting CEC 150(k) 3; In addition to meeting the requirements of Section 150.0(k) 1A, luminaires providing residential outdoor lighting shall meet the following requirements:
  - Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads shall have a maximum flow rate of not more than 1.5 gallons per minute at 80 psi (or discharge each head). No shower heads shall have a maximum flow rate of less than 0.8 gallons per minute at 20 psi.
  - Faucets in common and public areas (outside dwellings and sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60 psi.
  - The WC shall be located in a space of 30" min. width, and 24" min. clear space in front shall be provided. CPC 407.5
  - Plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor or the building owner certifying the flow rate of the fixtures installed.

Electrical Notes
- Certified Light Sources or Lamps; Sheet A 1.1, keynote 2, what type of high efficacy and low wattage based LED lamps (MR 11, etc.)

Fire Protection Systems Notes
- Smoke + Carbon Monoxide Alarm
- 2 Smoke Detector + CO Alarm as required per CRC R314.3.1 & CRC R315.2.3

Bathroom Exhaust Fans
- Fans shall be ENERGY STAR compliant when the bathroom includes the make-up air through the dryer. (See note D as a representative example.) A GFCI receptacle will be provided in each bathroom. (Note: 220 V supply is required to be installed in the electrical service panel.)
Roof Plans - Proposed

Level 2

1/4" = 1'-0"
1485 La Cima Road
Santa Barbara, CA 93101

Color and Materials Board

Horizontal Board Siding
Benjamin Moore Spanish Olive

Asphalt Shingle Roofing

White Trim

Horizontal Board Siding
Spanish Olive

Coramdeo Outdoor 8.5" Oval LED Nautical Bulkhead Light

Coramdeo Outdoor 8" Round LED Nautical Bulkhead Light

Style Line® Series | V250 Casement Window in Bronze

Front Door: Jeld-Wen IWP® Wood Exterior Door: 1202 Dutch

Panel Specs
- Thickness: 0.375" (in)
- Weight: 42.0 LBS (lbs)
- Length: 144" (ft)
- Nails: 30 per box
- Cans per box: 4
- Color: 

Remarks:

Artisan Shiplap Siding

Artisan Shiplap siding delivers for your homes that convey

architectural tradition under siding to bring authenticity to any

home.
Know what's below. Call before you dig.