City of Santa Barbara

LANDSCAPE COMPLIANCE REQUIREMENTS

A Statement of Compliance certifying that the planting and irrigation plans comply with the Landscape Design Standards for Water Conservation (Council Resolution No. 08-083 and SBMC§22.080.20), must be signed by the person who prepared the plans. These Standards are available at www.SantaBarbaraCA.gov/LandscapeDesignStandards and provide definitions and elaboration on the items below. This checklist is intended as a guide to the Standards, not an all-inclusive replacement. Please include page 2 (the Compliance Statement) on your L-sheet)

- ☐ 1. For commercial projects, note on plan that landscaping is designed without turf and with 100% water-wise plants (see Standards for 'water-wise' definition), and list selected plant species by botanical name and WUCOLS designation.
- ☒ 2. For single family residential, multi-unit residential, mixed-use, and institutional projects, provide a list of selected plant species by botanical name and WUCOLS designation. Show calculations that no more than 20% of the landscaped area is planted in turf or plants that are not water-wise plants.
- ☒ 3. Note on plan that turf is not in parkways, medians or other areas within the landscaped area with any dimension of less than eight feet, and that turf is not located on slopes in excess of 20%.
- ☒ 4. Plan includes total square footage of landscaped area, as well as percentage breakdowns for water-wise landscaped area, and medium/high water using landscaped area (including turf).
- ☒ 5. Note or show that the landscaped area, except portions planted with turf or groundcover, shall be covered with mulch material to an average thickness of at least three inches throughout, except in the immediate vicinity of woody trunks.
- ☐ 6. Areas of sprinkler coverage shall be shown on plans and be designed to avoid overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement. Show that sprinklers have matched precipitation rates within each valve/zone.
- ☐ 7. Show irrigation valves are separated for individual hydrozones based on plant water needs and sun/shade requirements.
- ☐ 8. Include a weather-based irrigation controller with a weather station/module allowing automatic adjustments based on changes in the weather and rain shutoff capability (if including an automatic irrigation system).
- ☐ 9. Show areas less than eight feet wide are irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation.
- ☐ 10. Show drip irrigation on at least 25% of the landscaped area.
- ☐ 11. Show that check valves (in-line or integrated) are installed to prevent low-head drainage
- ☐ 12. Show irrigation system pressure regulation: dedicated irrigation mainline regulator(s) and/or inline regulators to bring operating pressure down to proper design ranges for drip and spray systems.
- ☒ 13. Note and show the grading shall encourage water retention and infiltration by preserving open space and creating depressed areas/swales. The grading shall mimic natural, pre-development hydrologic flow paths, and maintain and/or increase the width of flow paths in order to decrease flow rates.
- ☒ 14. Property lines must be clearly shown. No major irrigation system components shall be located in the Public Right of Way.

Note: If the project is located in the High Fire Hazard Area, contact the Fire Department Wildland Fire Specialist to ensure compliance with High Fire Hazard Area landscape standards.

Landscape Compliance Requirements

Landscape Design for Water Conservation
Compliance Statement
(Signed copy to be included on L-Sheet)

Mandatory Measures: *(Please note the sheet numbers for these measures)*	**Sheet#**
No turf in parkways, medians, or other areas with any dimension of < 8 feet	L3.0
No turf on >20% slope	N/A
Residential, mixed-use & institutional projects have ≥80% of the landscaped area designed with water wise plants Commercial projects have 100% of the landscaped area designed with water wise plants	L5.0
Plan includes total square footage of landscaped area, as well as percentage breakdowns for 1) water-wise landscaped area and 2) medium and high water using landscape area (including turf)	L5.0
Plant list includes botanical name, common name, and WUCLOS designation	L5.0
Three inches of mulch, specified as required	L5.0
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	N/A
Sprinklers have matched precipitation rates within each valve and circuit	N/A
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	N/A
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system (if including an automatic irrigation system)	N/A
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-ups, sub-surface, or drip	L5.0
Drip irrigation system on >25% of irrigated landscaped area	L5.0
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines	L5.0
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve	L5.0
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales. Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	N/A

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans and meets or exceeds the minimum requirements of the Landscape Design Standards.

Signature	Scott Menzel	Ca. #5327, 4/30/2023
Signature	Name	License # and Exp. Date

www.SantaBarbaraCA.gov/LandscpasDesignStandards Revised: 6/28/2018

Project Description

- Reconfigure existing sandstone walls flanking bottom of entry walkway & stairs to provide better visibility of pedestrians and vehicles (12 linear feet). A Minor Zoning Exception is requested for review by the SFDB for the proposed wall reconfiguration.
- Add and replace handrails at stairs
- Replace ex. 12" sq. Saltillo tile paving to match ex. 8" sq. Saltillo tile (maintenance of paving, 192 sq. ft.)
- New Saltillo tile walkway from parking to entry (152 sq. ft.)
- Reconfigure upper portion of existing "service" stairway on west side of ex. street level garage. Includes new concrete landing and 7 new concrete steps (59 sq. ft.)
- Repair portion of ex. concrete driveway on south side of parking area (maintenance of paving, 94 sq. ft.)
- New trash enclosure with 5' ht. plastered walls & solid wood gate (4'-4" x 9'-0" inside dimensions). Per SBMC §30.140.240.A.6, a Minor Zoning Exception is requested for review by the SFDB to allow waste and recycling areas to encroach into the front yard
- New built-in gas grill with 28" depth x 8'-4" length counter
- New Saltillo tile paving at grill (24 sq. ft.)
- New Saltillo tile landing at kitchen door (14 sq. ft.)
- New flagstone stepping stones (57 sq. ft.)
- New 3'-6" ht. plastered freestanding wall between parking and front yard (9 linear feet)
- New solid wood gate at base of existing "service" stairway on west side of ex. street level garage.
- To satisfy tier 2 storm water requirements, runoff from existing impervious surfaces will be diverted to pervious gravel & vegetated areas with a slope less than 7% (aka treatment areas) to allow for infiltration of storm water.

All construction shall comply with the California Residential Code, 2019 Edition; The California Plumbing Code, 2019 Edition; The California Electrical Code, 2019 Edition; The California Mechanical Code, 2019 Edition; The California Fire Code, 2019 Edition; The California Energy Code, 2019 Edition; The California Green Building Standards Code, 2019 Edition and all Amendments as adopted in Santa Barbara City Ordinance 5919.

SWMP Statistics

New & replaced impervious paving (non-exempt) per PLN2021-00467: 1,532 sq. ft.

Proposed new/replaced impervious paving (non-exempt): 392 sq. ft. (see sheet L4.2)

Proposed exempt impervious paving (maintenance of existing paving): 282 sq. ft. (see call-out #4 & 18 on L2.0)

Grand total of non-exempt new & replaced impervious paving from PLN2021-00467 & proposed on this plan: 1,924 sq. ft.

To satisfy tier 2 storm water requirements, runoff from existing impervious surfaces will be diverted to pervious gravel & vegetated areas with a slope less than 7% (aka treatment areas) to allow for infiltration of storm water. See sheet L4.3 for details.

Lot Coverage Information	Ex. Area	Existing %	Proposed Area	Proposed %
Building Footprint	3482	15%	3482	15%
Impervious Hardscape	8724	39%	8448	37%
Pervious Landscape	10494	46%	10772	48%
Totals:	22700	100%	22702	100%

City of Santa Barbara Stormwater BMP Maintenance Statement

The proposed stormwater BMPs, which include a pervious gravel paving, shall be maintained as described in the Santa Barbara Municipal Code 22.87.030 in accordance with their approved specifications.

Owner (name and title): David Denniston

Signature:

Date: 11/11/21

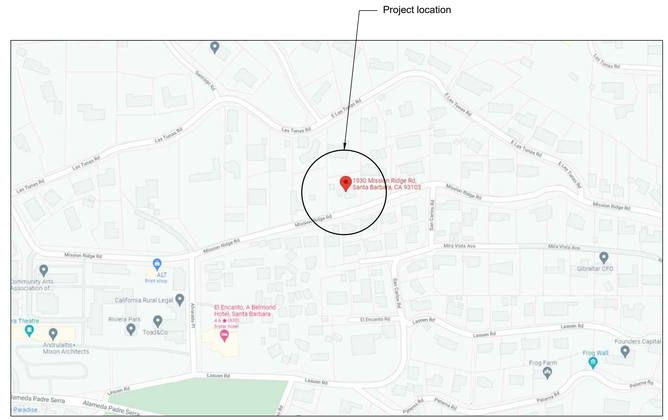
SWMP Inspections

The following inspections by the City Building Inspector or City QSP are mandatory for all storm water post construction improvements (BMP). The following inspections are necesary to confirm the BMPs are installed correctly:

1. Pre-construction meeting
2. Excavation and preparation of subgrade (prior to installation of gravel)
3. Final inspection after installation of gravel

Inspections shall be called in by Contractor for inspection 72 hours prior to needed inspection. The City will then route the request to QSP Inspector or third party Company.

Note: Proposed impervious area is cumulative for 2 years after certificate or occupancy to prevent the piecemealing of projects to avoid storm water requirements.



VICINITY MAP

Not to Scale

N

Sheet Index

Sheet N°	Title
L0.0	Cover Sheet
L0.1	Site Photos
L0.2	Neighborhood Photos
N/A	Survey
L1.0	Demolition Plan
L2.0	Paving Plan
L2.1	Hardscape Details
L2.2	Hardscape Details
L3.0	Colors, Finishes & Materials Board
L4.0	Pre-Project Impervious Exhibit
L4.1	Post-Project Impervious Exhibit
L4.2	New & Replaced Impervious Exhibit
L4.3	Stormwater Management Plan
L5.0	Planting Plan

Project Information

Project Address: 1930 Mission Ridge Road
Santa Barbara, CA 93103

Owners: David Denniston & Todd Yancey
1930 Mission Ridge Road
Santa Barbara, CA 93103
415-987-6296

APN: 019-083-017

Land Use Zone: RS-1A

General Plan Designation: Riviera: Riviera

Construction Type: V-B

Occupancy Group: R-3

Lot Size: .49 acres (22,244 sq. ft.)

Average Slope: 28%

High Fire Area: Yes
Hillside Design District: Yes
FEMA Flood Zone Designation: X
SWMP Tier: 2
Area of ex. garage at street: 324 sq. ft.
Area of ex. detached garage/accessory building: 504 sq. ft.
Total of all garages, carports, and other accessory building floor area: 828 sq. ft.

Grading

Cut & Fill Outside of Main Building:
Cut: 10 cubic yards

Fill: 0 cubic yards

Import: 0 cubic yards

Export: 10 cubic yards

Parking Data

Existing:
Covered (per City standards): 2
Uncovered: 2

Proposed:
Covered (per City standards): 2 (no change to existing condition)
Uncovered: 2 (no change to existing condition)

Required by code: 2 covered (per 30.175.040)

SCOTT MENZEL
LANDSCAPE ARCHITECT
3823 Santa Claus Lane, Suite D
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805.320.9751
www.ScottMenzel.com

LICENSED LANDSCAPE ARCHITECT SCOTT MENZEL No. 5327 RENEWAL DATE 4.30.23 REVISION DATE 5.23.22 STATE OF CALIFORNIA

PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
COVER SHEET

ISSUE DATE

City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L0.0
OF

PROJECT No. 21017

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

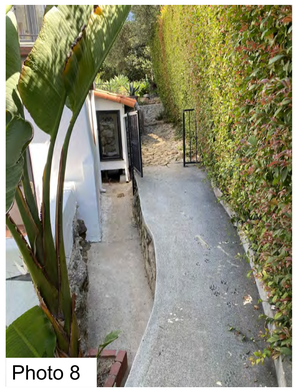


Photo 8

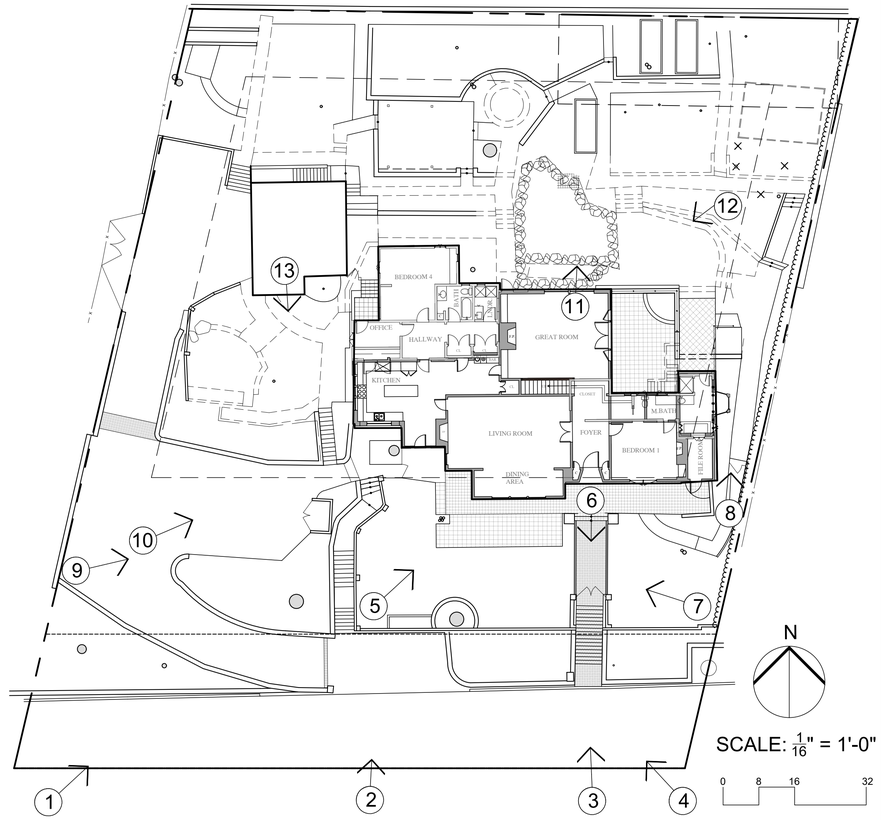
Photo 9

Photo 10

Photo 11

Photo 12

Photo 13



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SCOTT MENZEL LANDSCAPE ARCHITECT
4.30.23
REVISE PER CITY COMMENTS
5.23.22
STATE OF CALIFORNIA

PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
SITE PHOTOS

ISSUE DATE
City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L0.1
OF
PROJECT No. 21017

1940 Mission Ridge Road (adjacent property west of the project site, on the north side of Mission Ridge Road)

1940 Mission Ridge Road (adjacent property west of the project site, on the north side of Mission Ridge Road)

1920 Mission Ridge Road (adjacent property east of the project site, on the north side of Mission Ridge Road)

1920 & 1900 Mission Ridge Road (east of the project site, on the north side of Mission Ridge Road)

1917 Mission Ridge Road (southeast of the project site on the south side of Mission Ridge Road)

1933 Mission Ridge Road (directly south of the project site on the south side of Mission Ridge Road)

1933 & 1935 Mission Ridge Road (south & southwest of the project site on the south side of Mission Ridge Rd.)

1935 Mission Ridge Road (southwest of the project site on the south side of Mission Ridge Rd.)

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SCOTT MENZEL LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
4.30.23
REVISION DATE
5.23.22

PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
NEIGHBORHOOD PHOTOS

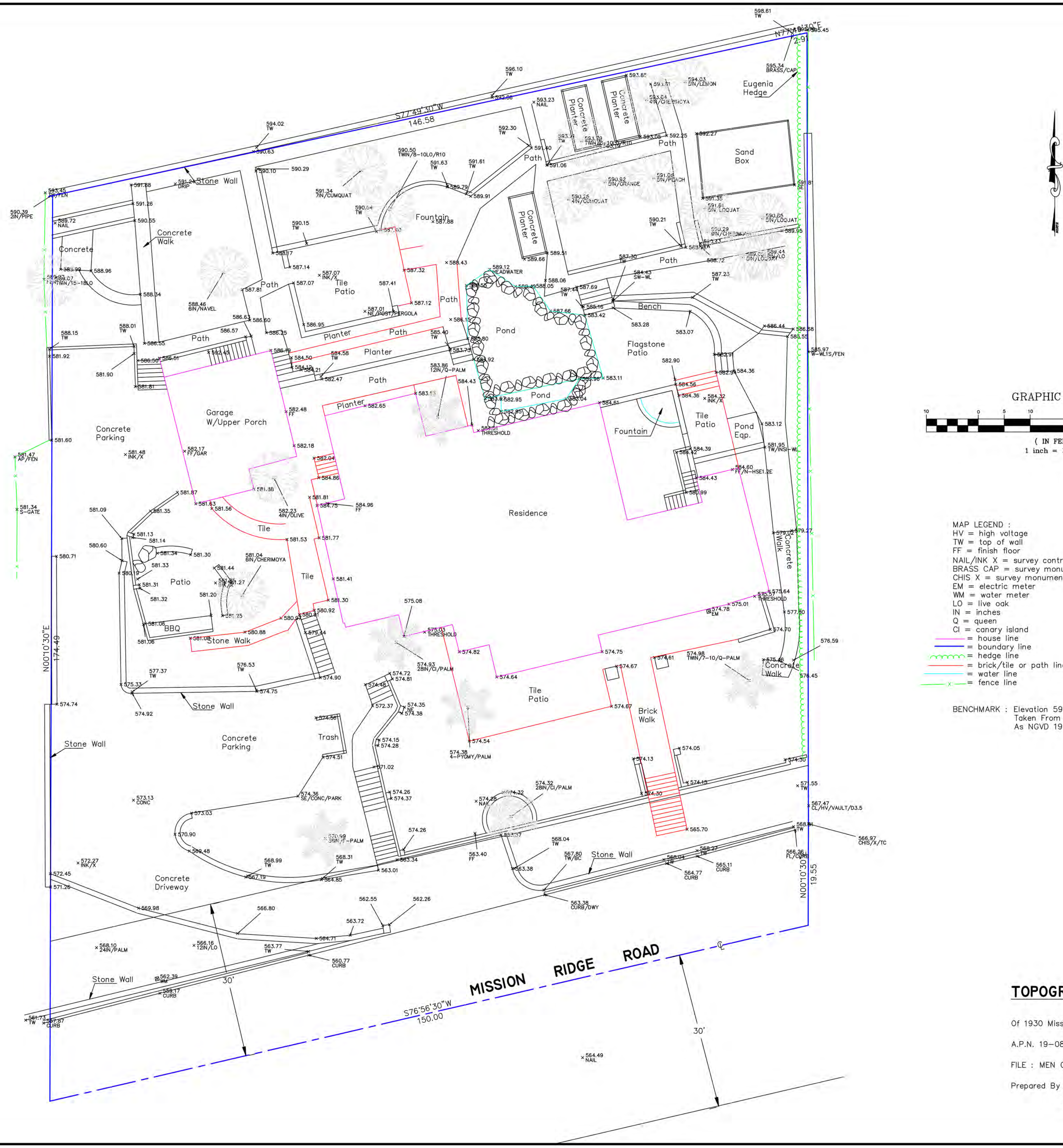
ISSUE DATE

City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L0.2
OF

PROJECT No. 21017



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

MAP LEGEND :
HV = high voltage
TW = top of wall
FF = finish floor
NAIL/INK X = survey control point
BRASS CAP = survey monument
CHIS X = survey monument
EM = electric meter
WM = water meter
LO = live oak
IN = inches
Q = queen
CI = canary island
= house line
= boundary line
= hedge line
= brick/tile or path line
= water line
= fence line

BENCHMARK : Elevation 595.34' On Brass Cap Survey Monument Taken From Earlier Topographic Survey Stated As NGVD 1929 Datum

TOPOGRAPHIC SURVEY

Of 1930 Mission Ridge Road, Santa Barbara, Ca.

A.P.N. 19–083–17 Date : 06–27–21

FILE : MEN 06–14

Prepared By :

JOEL F. AVAKIAN LAND SURVEYOR L.S. 7324
208 PARK RD. OJAI, CA. 93023 PH. (805) 646-7242

LEGEND

1. Ex. concrete paving to be removed
2. Ex. trash enclosure to be removed
3. Ex. sandstone planter wall to be removed
4. Ex. stone paving to be removed
5. Ex. wrought iron fence and gate to be removed
6. Ex. stairway to be removed
7. Ex. flagstone stepping stones to be removed
8. Ex. Saltillo tile paving to be removed
9. (blank)
10. Ex. post-mounted lantern to be removed
11. Ex. concrete pad to be removed
12. Ex. stone path to be removed

Property Line - 146.58'
Ex. stone walls
Ex. stone step
Ex. concrete planters
Ex. gravel path
Ex. Citrus
Ex. Cherimoya
Ex. 8" & 10" Oak
15' Interior Setback Line
Ex. 8" & 15" Oak
Ex. wood fence
Ex. 15" & 18" Oak
Ex. stone wall
Ex. steps
Ex. sandstone retaining wall
Ex. Yucca
Ex. Peach
Ex. plaster wall
Ex. concrete
Ex. concrete steps
Ex. 5" Loquat to be removed
Ex. 9" Cherimoya to be removed
Ex. 8" Oak
Ex. stone steps
Ex. low stone wall/curb
Ex. tile steps
Ex. wood fence & gates
Edge of concrete
Ex. concrete driveway
GARAGE W/ UPPER PORCH
Ex. wood gate
Ex. planter area
Ex. Olive
BEDROOM 4
Ex. Queen Palm
Ex. tile landing & stairs
BATH
LNDR
OFFICE
HALLWAY
GREAT ROOM
Ex. Fountain
Ex. plaster wall with railing
Ex. tile patio
Ex. stone paving
Ex. sandstone retaining wall
Ex. sandstone retaining wall below
KITCHEN
CLOSET
M.BATH
Ex. Persimmon
Ex. Canary Island Date Palm
LIVING ROOM
FOYER
BEDROOM 1
TILE ROOM
Ex. wrought iron gate & fence panel
Ex. stone walls
35' Front Setback Line
DINING AREA
Ex. Pygmy Palm to be removed
Ex. electric panel
Concrete curb
Ex. gravel path
Ex. concrete walk
Ex. concrete driveway
Ex. Queen Palm
Ex. Canary Island Date Palm
30' R.O.W. line
Ex. plaster & stone walls
Ex. concrete steps
Ex. stone walls
Ex. concrete driveway
Ex. brick steps
Ex. brick landing
Ex. stone wall
Edison high voltage vault
Ex. Fan Palm
Ex. 12" Oak
Ex. curb
Ex. stone wall
Edge of road
Ex. stone pillar
M I S S I O N R I D G E R O A D
Property Line - 150.00'
Property Line - 174.48'
15' Interior Setback Line

N

SCALE: 1/8" = 1'-0"

0 4 8 16

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SCOTT MENZEL LANDSCAPE ARCHITECT 4.30.23 REVISED PER CITY COMMENTS 5.23.22 STATE OF CALIFORNIA

PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE ROAD
SANTA BARBARA, CA 93103

SHEET TITLE
DEMOLITION PLAN

ISSUE DATE

City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

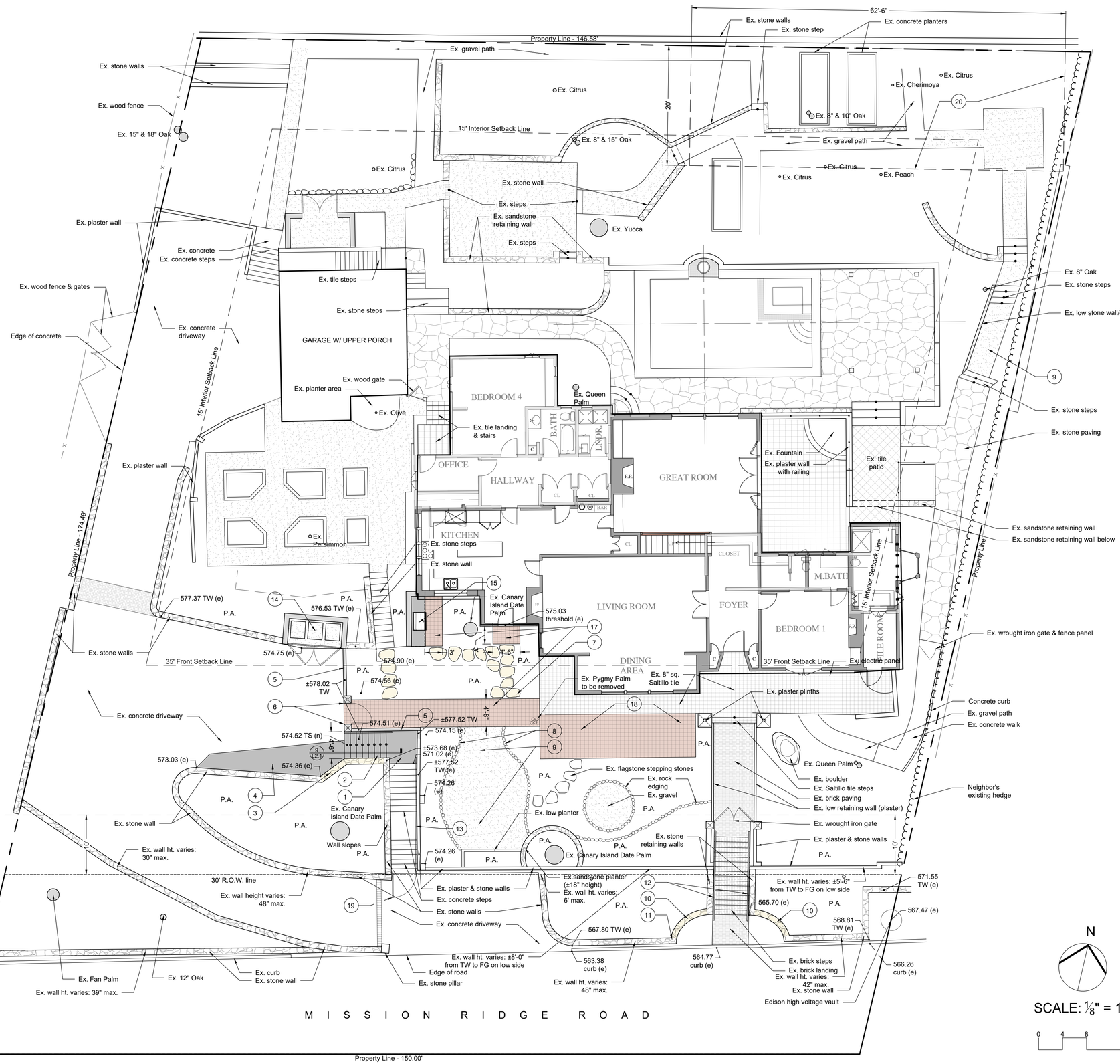
SHEET No.
L1.0
OF
PROJECT No. 21017

LEGEND

1. New concrete landing- finish to match existing concrete
2. New concrete steps to match existing- 7-6" risers & 12" treads, see detail 9 on L2.1
3. New stone retaining wall to match existing- match ex. top of wall elevation
4. Replace existing concrete- match existing concrete at drive (SWMP exempt impervious paving (maintenance of existing paving). There shall be no disturbance of existing subgrade, grading, compaction or other disturbance to subgrade)
5. New plaster walls to match existing- ±36" ht., see detail 1 on L2.1
6. New plaster plinths with wood gate- see detail 1 on L2.1
7. New Sweetwater Cherokee flagstone stepping stones with groundcover between- see detail 5 on L2.1
8. New rock edging to match existing
9. ⅜" diameter pea gravel (stormwater treatment BMP)- see detail 4 on L2.1
10. New stone retaining wall to match existing (±48" max. ht.)
11. New mailbox
12. Replace existing round steel tube handrail with new steel handrail to match existing on west side of garage
13. New steel handrail- match existing at steps on west side of garage
14. New trash enclosure with permeable gravel paving- see details 2 & 4 on L2.1
15. New built in grill with 4' ht. wall- see detail 3 on L2.1
16. (blank)
17. New 8" sq. Saltillo tile paving to match existing- see detail 6 on L2.1
18. Replace ex. 12" sq. Saltillo tile with 8" sq. tile (maintenance of ex. paving)- see detail 8 on L2.1
19. New wood gate- see detail 1 on L2.2
20. Open yard area: 1,250 sq. ft. (20' x 62.5')

NOTES:

1. Abbreviations:
   - 1.1. P.A. = planter area
   - 1.2. (e) = ex. elevation
   - 1.3. (n) = new/proposed elevation
   - 1.4. TW= top of wall



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PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

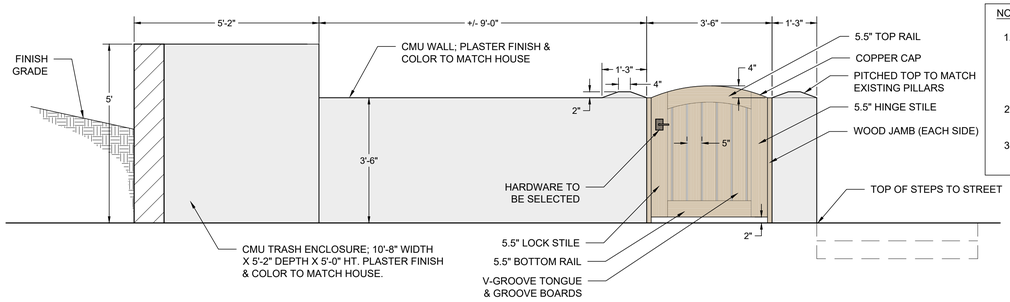
SHEET TITLE
FRONT YARD PAVING PLAN

ISSUE DATE

City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L2.0
OF
PROJECT No. 21017

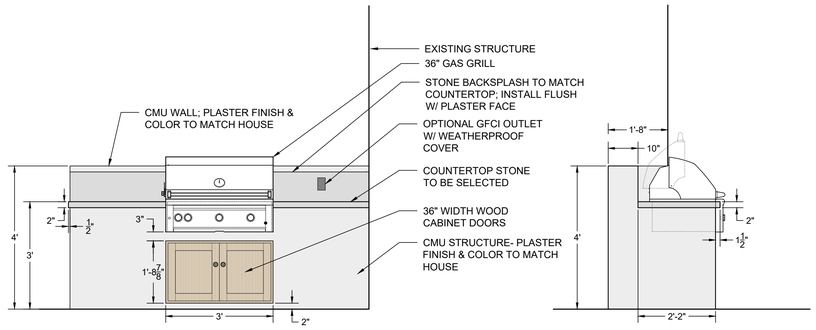


NOTES:

1. WOOD GATES TO BE PAINTED TO MATCH EXISTING SHADE STRUCTURE ABOVE GARAGE AND HOUSE EAVES (DUNN-EDWARDS DET626 "METAL FRINGE").
2. GATE HARDWARE TO BE SELECTED.
3. GATE BUILDER TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

1 L2.1 Entry Gate, Low Wall, & Trash Enclosure

Scale: $\frac{1}{2}$" = 1'-0"

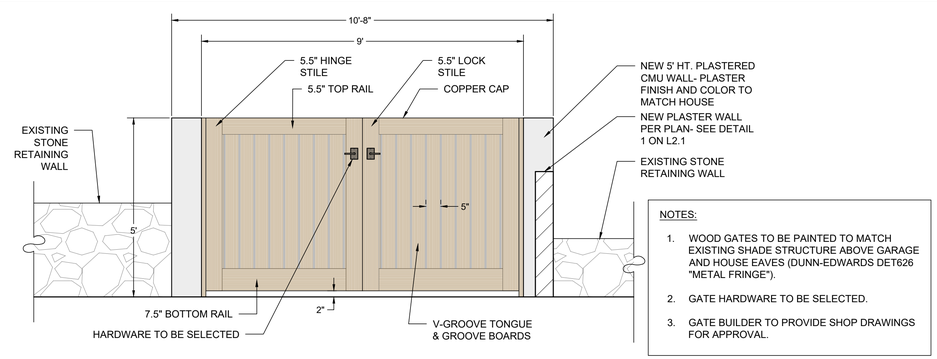


Notes:

1. Landscape Architect recommends having all outdoor kitchen appliances on site prior to construction of outdoor kitchen. Refer to Manufacturer's recommendations and instructions for layout and installation. Owner to make final selection and purchase of appliances.
2. Modify outdoor kitchen as required to conform to appliance specifications and installation instructions.
3. Provide GFCI outlets with weather resistant covers (Leviton 4926, or equal). Confirm proposed locations with Owner. Confirm electrical requirements of appliances and provide power per Manufacturer's instructions. All electrical work shall be performed by a licensed electrician per local codes.
4. Provide gas hook-up per Manufacturer's instructions. Gas lines to be installed by licensed plumber per local codes.
5. Cabinet hardware to be selected

2 L2.1 Trash Enclosure Elevation

Scale: $\frac{1}{2}$" = 1'-0"



NOTES:

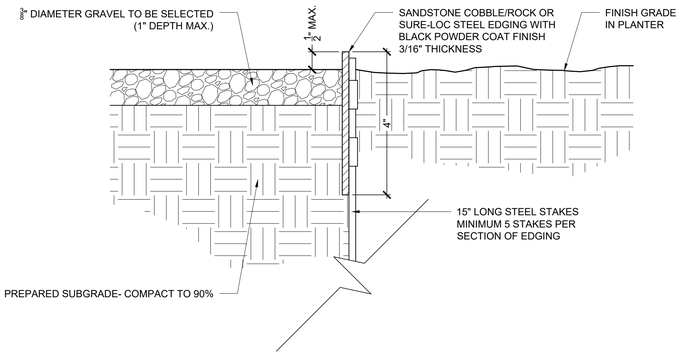
1. WOOD GATES TO BE PAINTED TO MATCH EXISTING SHADE STRUCTURE ABOVE GARAGE AND HOUSE EAVES (DUNN-EDWARDS DET626 "METAL FRINGE").
2. GATE HARDWARE TO BE SELECTED.
3. GATE BUILDER TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

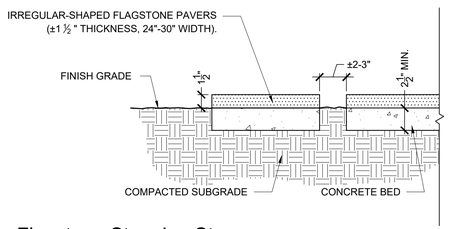
3 L2.1 CMU Wall & Built In BBQ Elevations

Scale: $\frac{1}{2}$" = 1'-0"

4 L2.1 Gravel Path

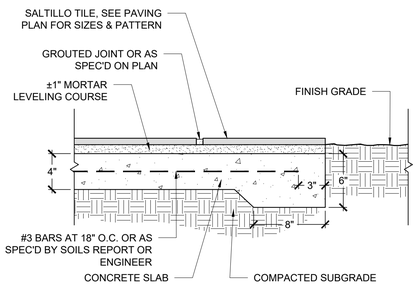
Scale: $\frac{1}{2}$" = 1'-0"





5 L2.1 Flagstone Stepping Stones

Scale: $\frac{1}{2}$" = 1'-0"

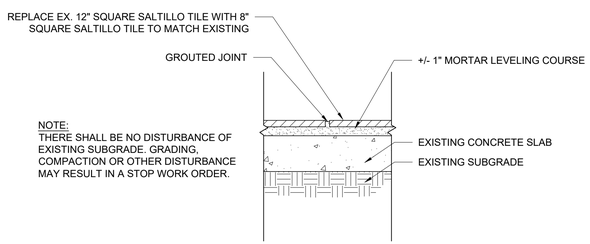


6 L2.1 Saltillo Paving

Scale: $\frac{1}{2}$" = 1'-0"

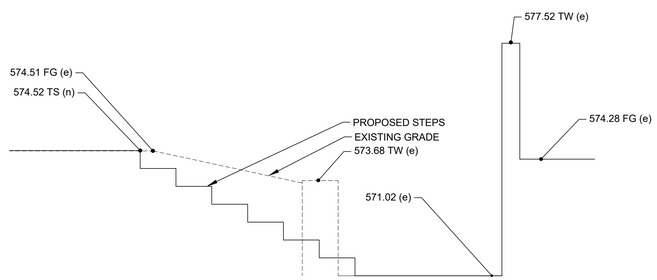
7 L2.1 BLANK

Scale: $\frac{1}{2}$" = 1'-0"



8 L2.1 Replacement of Existing Tile

Scale: $\frac{1}{2}$" = 1'-0"



9 L2.1 Section Through New Steps

Scale: $\frac{1}{2}$" = 1'-0"

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PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

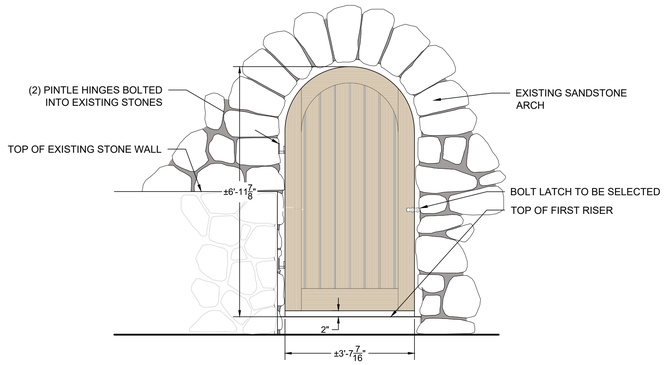
SHEET TITLE
HARDSCAPE DETAILS

ISSUE DATE

City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L2.1
OF
PROJECT No. 21017



Elevation

1 / L2.2 Door @ Existing Stone Arch Entry

Scale: 1/2" = 1'-0"

NOTES:

1. WOOD GATES TO BE PAINTED TO MATCH EXISTING SHADE STRUCTURE ABOVE GARAGE AND HOUSE EAVES (DUNN-EDWARDS DET626 "METAL FRINGE").
2. GATE HARDWARE TO BE SELECTED.
3. GATE BUILDER TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

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4.30.23
RENEWAL DATE
STATE OF CALIFORNIA

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DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

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New Saltillo tile to match existing 8" square Saltillo tiles

Stepping stones- Sweetwater Cherokee stone, irregular shape, ±3" width non-grouted joints

Finish of proposed wood gates to match paint finish on existing sun deck patio cover (far left and center) & house eave (far right) (Dunn-Edwards DET626 "Metal Fringe")

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1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
COLORS, FINISHES & MATERIALS BOARD

ISSUE DATE

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L3.0
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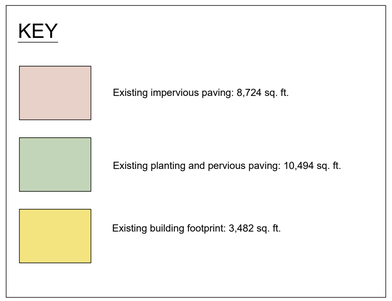

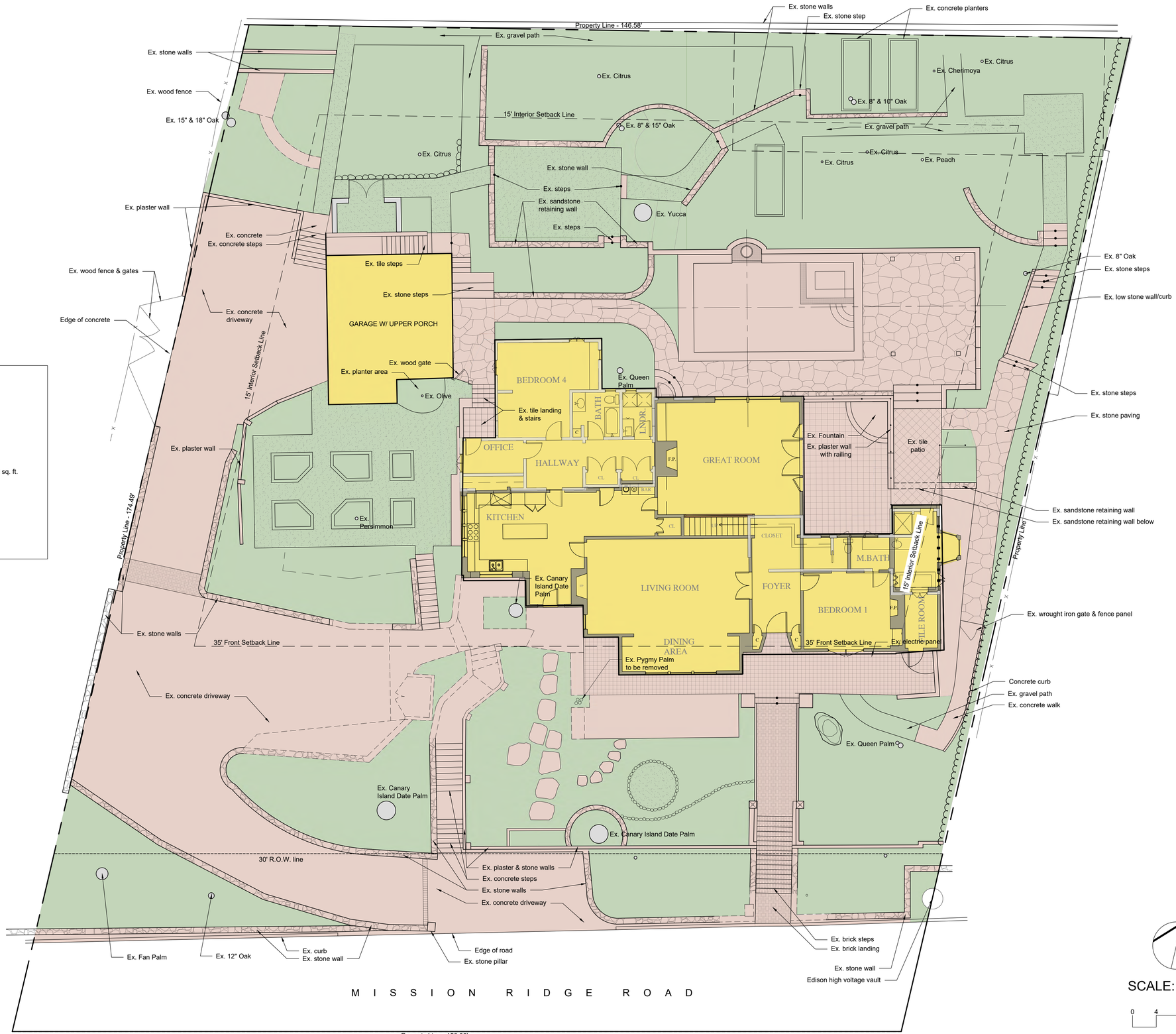

N

SCALE: 1/8" = 1'-0"

0 4 8 16

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1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
IMPERVIOUS AREA - PRE-PROJECT

ISSUE DATE
City Planning 2.4.2022
Planning submittal (2) 3.31.22
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L4.0
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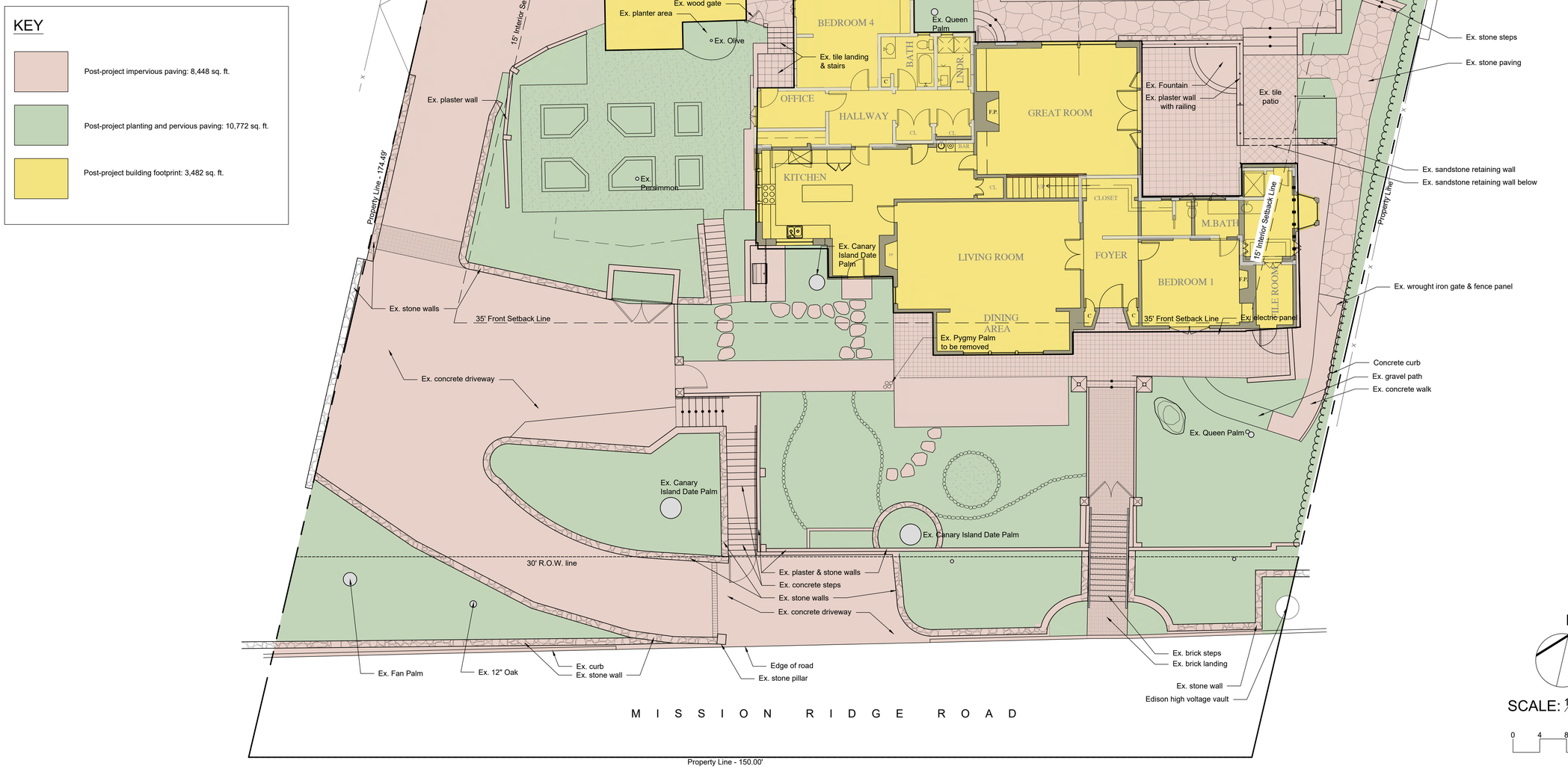
PROJECT No. 21017



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PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
IMPERVIOUS AREA - POST-PROJECT

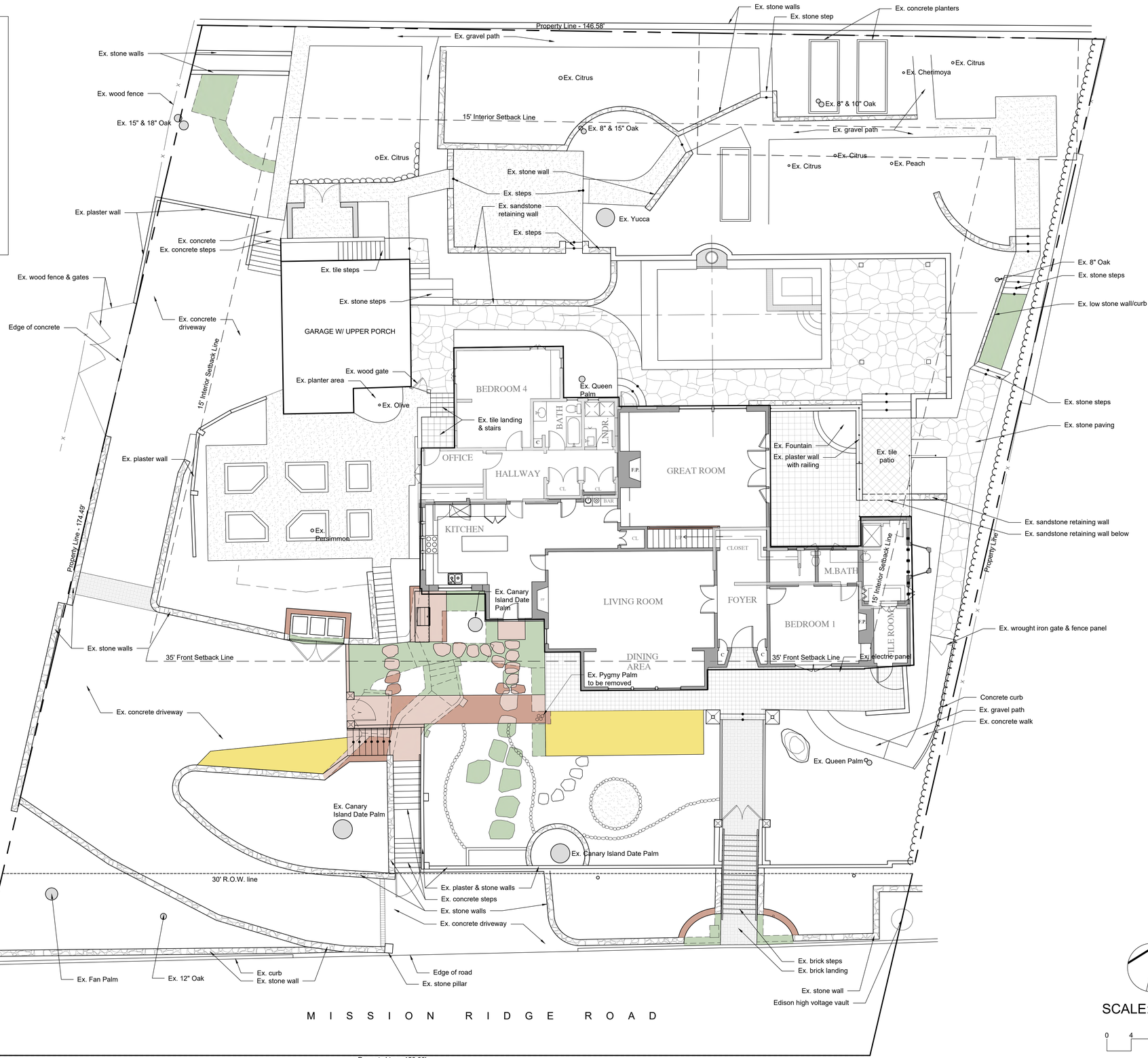
ISSUE DATE
City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L4.1
OF
PROJECT No. 21017

KEY

- New impervious paving: 138 sq. ft.
- Replaced impervious paving: 254 sq. ft.
- Removed impervious paving: 427 sq. ft.
- Replaced impervious paving (maintenance): 282 sq. ft.



N

SCALE: 1/8" = 1'-0"

0 4 8 16

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PROJECT
DENNISTON-YANCEY RESIDENCE
1930 MISSION RIDGE DRIVE
SANTA BARBARA, CA 93103

SHEET TITLE
NEW & REPLACED IMPERVIOUS

ISSUE DATE

City Planning 2.4.2022
Planning submittal (2) 3.31.22
SFDB 5.23.22

DRAWN: SM
CHECKED: SM

SHEET No.
L4.2
OF
PROJECT No. 21017

NOTES:

1. Abbreviations:
   - 1.1. P.A. = planter area
   - 1.2. (e) = ex. elevation
   - 1.3. (n) = new/proposed elevation
   - 1.4. TW= top of wall
   - 1.5. DS= down spout (disconnected)

2. New & replaced impervious hardscape:
   - 2.1. New impervious hardscape: 138 sq. ft.
   - 2.2. Replaced impervious hardscape: 254 sq. ft.
   - 2.3. Total new/replaced impervious hardscape: 392 sq. ft.
   - 2.4. SWMP exempt impervious paving (maintenance of existing paving): 282 sq. ft.
   - 2.5. Total non-exempt new/replaced impervious hardscape from PLN2021-00467/BLD2022-00410 : 1,532 sq. ft.
   - 2.6. Grand total non-exempt new/replaced impervious hardscape from PLN2022-00054 & PLN2021-00467/BLD2022-00410 : 392 + 1,532 = 1,924 sq. ft.

3. To satisfy tier 2 storm water requirements, runoff from new and existing impervious surfaces will be diverted to pervious gravel & vegetated areas with a slope less than 7% (aka treatment areas) to allow for infiltration of storm water. The treatment areas shall be at least 25% of the tributary impervious areas.
   - 3.1. Area of impervious area required to be treated: 392 sq. ft.
   - 3.2. Total of all impervious areas tributary to treatment areas: 412 sq. ft.

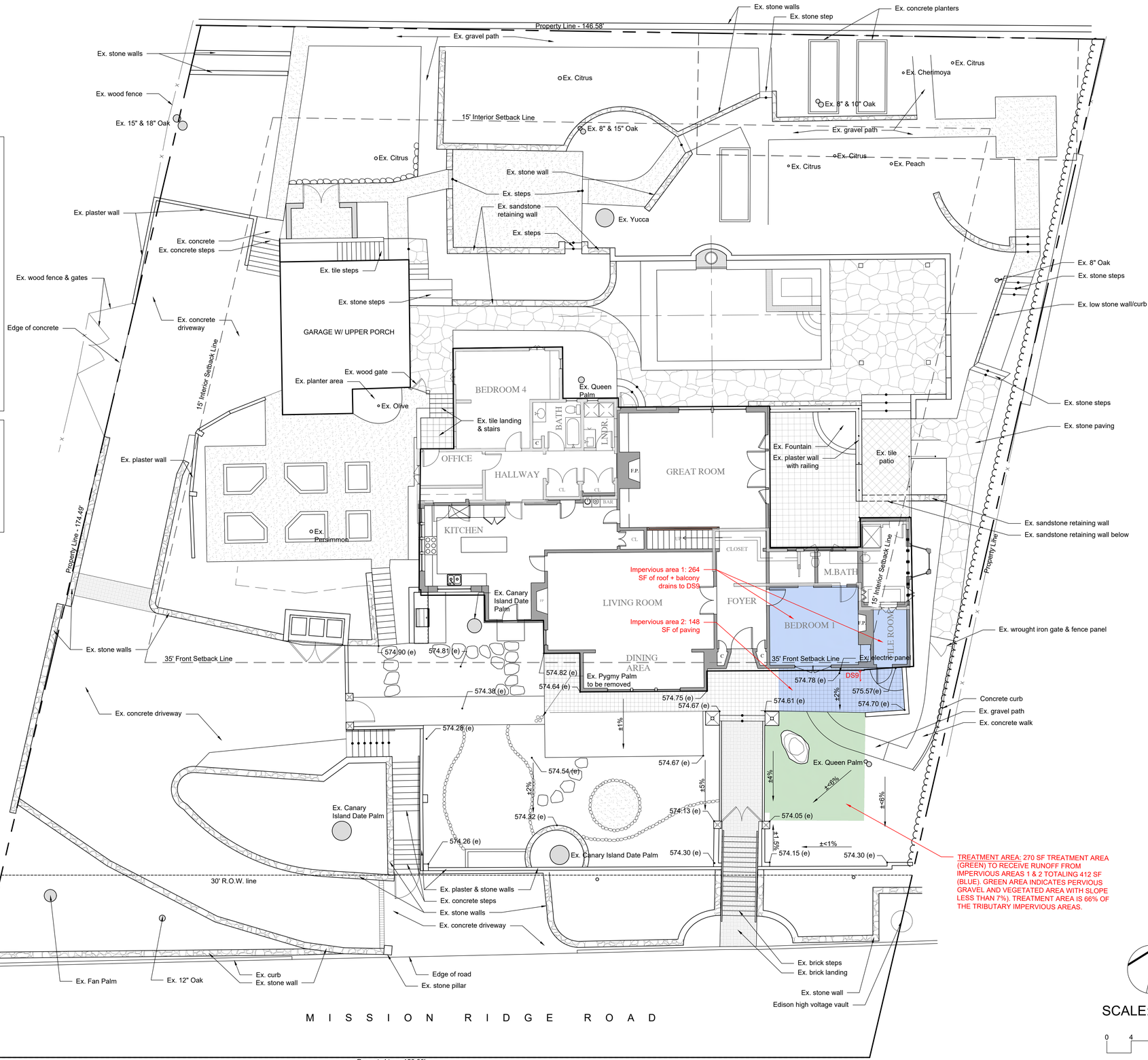
4. Treatment areas shall be graded to disperse/spread runoff evenly throughout area.

SWMP Inspections

The following inspections by the City Building Inspector or City QSP are mandatory for all storm water post construction improvements (BMP). The following inspections are necesary to confirm the BMPs are installed correctly:

1. Pre-construction meeting
2. Excavation and preparation of subgrade (prior to installation of gravel)
3. Final inspection

Inspections shall be called in by Contractor for inspection 72 hours prior to needed inspection. The City will then route the request to QSP Inspector or third party Company.



N

SCALE: 1/8" = 1'-0"

0 4 8 16

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PROJECT
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SHEET TITLE
STORMWATER MANAGEMENT PLAN

ISSUE DATE

Planning submittal (2) 3.31.22
SFDB 5.23.22

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SHEET No.
L4.3
OF
PROJECT No. 21017

AGA-ATT

ALO-STR

DYM-MAR

OLE-LIT

RHA-UMB

ROS-TUS

SAL-LEU

SEN-MAN

NOTES:

1. Per City of Santa Barbara Landscape Compliance Requirements, no more than 20% of the landscaped area shall be planted in turf or plants that are not water-wise plants. Area of non-water wise plants: 0 square feet (0% of proposed landscaping)

2. Total area of proposed landscaping: 495 square feet. Area of water wise landscaping: 495 square feet (100% of proposed landscaping).

3. Per City of Santa Barbara Landscape Compliance Requirements, turf is not permitted in parkways, medians, or other areas within the landscaped area with any dimension of less than 8 feet. Turf shall not be located on slopes in excess of 20%.

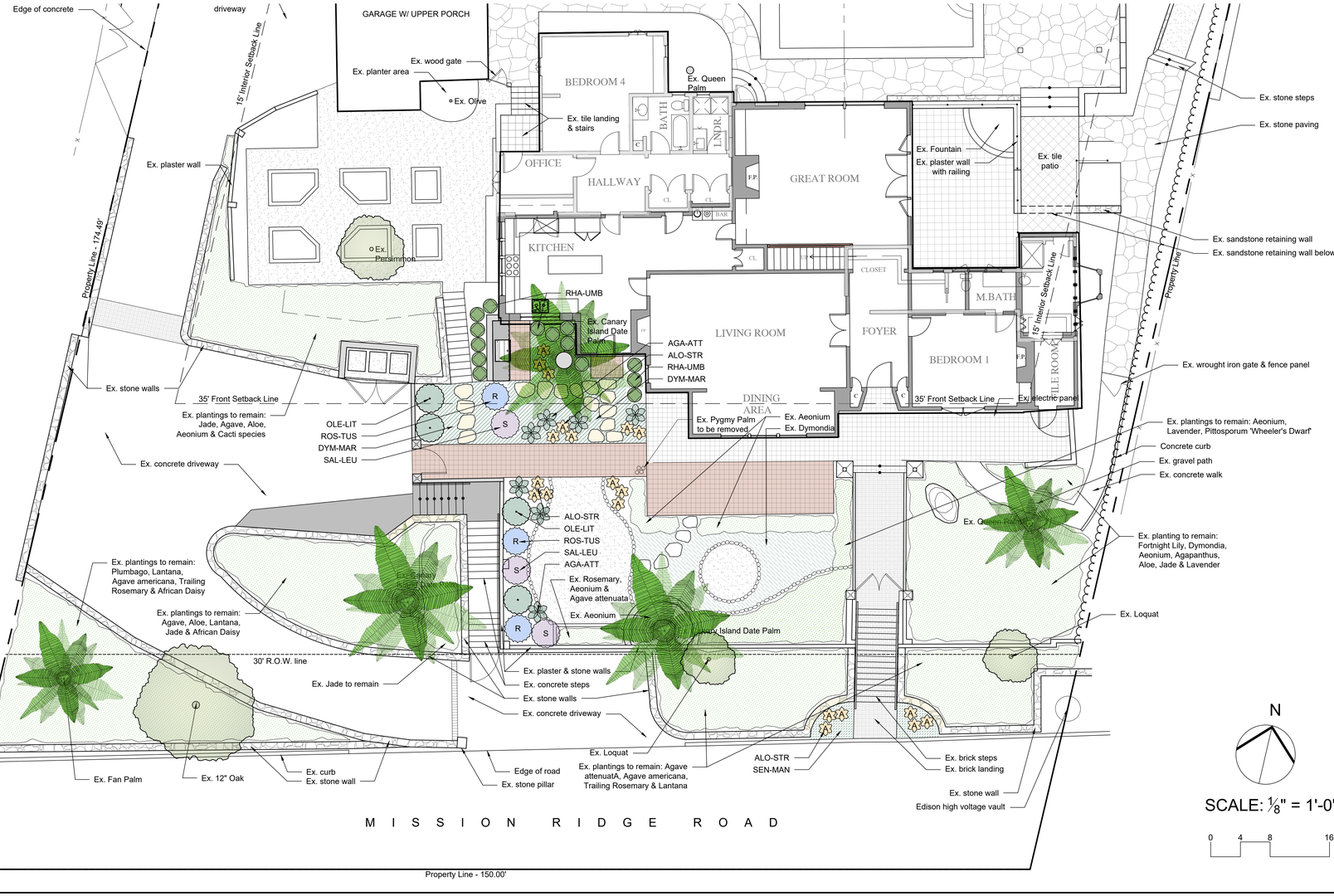
4. Per City of Santa Barbara Landscape Compliance Requirements, the landscaped area, except those portions planted with turf, ground cover, succulents or other low lying shrubs, shall be covered with mulch material to an average thickness of at least 3 inches throughout, except in the immediate vicinity of woody trunks. Contractor to provide sample of mulch for Owners' approval.

5. Irrigation notes:
   - 5.1. Modify existing irrigation system as required to accommodate new plantings. All new plantings shall be irrigated by drip irrigation. Per City of Santa Barbara Landscape Compliance Requirements, drip irrigation must be used on at least 25% of the landscaped area.
   - 5.2. Automatic valves for drip zones shall include stainless steel filter & pressure regulator.
   - 5.3. Drip emitters shall be pressure compensating with internal check valve & anti-siphon operation (Netafim WPC 1 or 2 gph emitters, or equal). 2- 1 gph emitter min. for every 1 gallon or smaller plant, 2- 2 gph emitters min. for every 5 gallon plant, 3- 2 gph emitters min. for every 15 gallon plant, 4- 2 gph emitters for every 24" box tree. Dripline with built-in emitters every 12", 18" or 24", such as Netafim Techline HCVXR, may be used for groundcover applications and for shrubs & perennials. Dripline emitters shall have check valves to prevent low emitter drainage.
   - 5.4. For drip irrigation lines, provide in-line check valve(s) (Netafim TLCV050M1-B, or equal) as required to prevent back flow of water & drainage of the system into low areas.
   - 5.5. Provide a reduced pressure principal backflow prevention assembly installed as close to the irrigation point of connection as practical. Irrigation point of connect shall be verified in field. Exact location to be determined in field based on actual location of point of connection. Install reduced pressure backflow device per manufacturer's directions.
   - 5.6. Per Santa Barbara City Public Works, for systems with automatic irrigation, an irrigation controller that automatically adjusts the irrigation schedule based on changes in the weather is required. Contractor shall install a Hunter I-CORE controller (model IC-600PL) with a Solar Sync ET sensor (model SOLAR-SYNC-SEN or WSS-SEN)

6. Per City of Santa Barbara Landscape Compliance Requirements, grading shall encourage water retention and infiltration by preserving open space and creating depressed areas/swales. The grading shall mimic natural, pre-development hydrologic flow paths, and maintain and/or increase the width of flow paths in order to decrease flow rates.

PLANT LEGEND

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	COMMENTS (H x W, SUN EXPOSURE)	WATER USE
AGA-ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	7	5 OR 15 G	3' O.C.	4'-5' x 6'-8', SUN OR SHADE	LOW
ALO-STR	ALOE STRIATA	CORAL ALOE	20	3/5 G	24" O.C.	2'-3' x 1'-2', FULL SUN	LOW
DYM-MAR	DYMONDIA MARGARETAE	SILVER CARPET	TBD	FLATS	6" O.C.	1" x SPREADING, FULL SUN	LOW
OLE-LIT	OLEA EUROPEA 'LITTLE OLLIE' (AKA 'MONTRA')	DWARF OLIVE BUSH	4	5 OR 15 G	4' O.C.	6'-8' x 5', FULL SUN OR PART SHADE	LOW
RHA-UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	14	5 OR 15 G	24" O.C.	4'-6' x 2'-3', FULL SUN	LOW
ROS-TUS	ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	3	5 G	4' O.C.	4'-6' x 4'-5', FULL SUN	LOW
SAL-LEU	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN SAGE	3	5 G	4' O.C.	3' x 3', SUN	LOW
SEN-MAN	SENECIO MANDRALISCAE	KLEINIA	10	1 G	24" O.C.	1'-3' x 2'-3', FULL SUN	LOW



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