SITE SUMMARY

PROJECT ADDRESS:
2 QUARANTINA STREET
SANTA BARBARA, CA 93103

APN:
017-113-024

ZONING:
M-1/SD-3

PROPOSED OCCUPANCY:
B & F-1

GROSS LOT AREA:
1.26+- ACRE

FRONT (QUARANTINA STREET)
0'

SIDE (EAST)
0'

SIDE (QUINIENTOS STREET)
0'

REAR (SOUTH)
0'

SITE DATA:
SITE DEVELOPMENT:
LOT SIZE
54,699 SQ. FT. (1.26+- ACRE)

PROPOSED SITE COVERAGE:
BUILDING (GROSS)
3,306 SQ. FT.

TRASH ENCLOSURE
102 SQ. FT.

HARDSCAPE
489 SQ. FT.

LANDSCAPE
6,701 SQ. FT.

INTERNAL PAVING (PARKING, DRIVEWAYS, PEDESTRIAN)
44,101 SQ. FT.

TOTAL
54,699 SQ. FT.

BUILDING AREAS:
PROPOSED PARKING:
ADA PARKING SPACES
1

PARKING SPACES
5

TOTAL SPACES
6

TRUCK TRAILER
0

REQUIRED PARKING
6 SPACES

PROPOSED PARKING
6 SPACES

PREEXISTING SITE COVERAGE
(DEMOED UNDER PERMIT # BLD2019-06187)
3,433 SQ. FT.

EXISTING USE:
INDUSTRIAL

PROPOSED BUILDING 3,151 SQ. FT. / 500
PROPOSED NET AREA
3,151 SQ. FT.

SCOPE OF WORK:

NEW DEVELOPMENT OF A SINGLE STORY 3,306 SQUARE FOOT LIGHT INDUSTRIAL BUILDING COMPRISED OF A REceiving AREA, BREAK AREA, AND RESTROOMS. THE PROJECT WILL ALSO INCLUDE 6 SURFACE PARKING SPACES, A 102 SQUARE FOOT TRASH ENCLOSURE, AND TWO STAGING AREAS FOR EQUIPMENT AND VEHICLES.

THE PROPOSED PROJECT IS CONSISTENT WITH EXISTING ZONING, GENERAL PLAN AREAS, AND LOCAL COASTAL PLAN DESIGNATIONS. THE PROPERTY IS ZONED M-1/SD-3 LIGHT MANUFACTURING COASTAL OVERLAY ZONE NON-APPEALABLE.
**Project Demolition Notes:**

1. Remove and dispose of all drywall, ceiling, and AC partitions within property limits, including sheetrock, storage areas, fences (not property line), and not removing crib-frames.
2. Excavate and remove all debris (use to property limits, cap excavated at property line).

**General Demolition Notes:**

1. Contractor shall not commence demolition until the contractor receives demolition permits.
2. Disconnect existing structures and appurtenances in an orderly and careful manner.
3. Remove all materials from site as work progresses.
4. Disconnect and remove existing services in accordance with existing company procedures and City of Santa Barbara, Building Code.
5. Remove and/or install safety conditions for demolition published by the contractor/contractor's licensed inspectors.
6. Connect existing to avoid interference with surrounding areas.
7. Proceed, direct, and maintain temporary barriers and security officer as required.
8. Connect structures with hydraulic rebarre to public or private thoroughfares, having protection hedges and barriers at all times. Do not close or barricade roadways or pedestrian pathways.
9. Contractor shall be informed of the contractor's permits prior to demolition.
10. Contractor shall notify the location of all connected or capped underground utilities.
11. Excavation for gas line utilities shall not be done on site without a written permit issued by the City of Santa Barbara.
12. Remove the demolished materials from the site in a legal, manner.
13. Removal of standing structures use of explosives, and not permitted onsite.

**Construction Notes:**

- Remove existing permanent structure.
- Remove existing storage container.
- Remove existing trees.

**Legend:**
- Property line
- Existing chain-link fence
- Existing water line
- Existing sanitary sewer line
- Existing storm sewer line

**Demolition Permit**

A Demolition Permit (D-007630) was issued on June 17, 2019 to Marbog Design Group, Inc. for the demolition of a building located at 5810 Missouri Avenue, Santa Barbara, CA 93105. The permit is governed by the City of Santa Barbara Development Code and is subject to certain conditions and requirements. The permit expires June 17, 2019, unless otherwise extended by the City of Santa Barbara. All work shall be performed in accordance with the approved plans and specifications. Any exceptions to the permit must be approved by the City of Santa Barbara. Any violation of the permit terms and conditions may result in penalties or fines. Contact: rcoles@rjc-inc.com; Phone: (805) 963-8283; Fax: (805) 585-3310; Website: rrmdesign.com; Location: 201 East Figueroa Street, Suite 200, Santa Barbara, CA 93101.
**CONTRACTOR'S NOTES:**

**STORM WATER POLLUTION PREVENTION BMP'S**

<table>
<thead>
<tr>
<th>BMP</th>
<th>NAME</th>
<th>SYMBOL</th>
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<tr>
<td>SF-7</td>
<td>STREET SHOVELING &amp; VACUUMING</td>
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<td>TC-1</td>
<td>STABILIZED CONSTRUCTION ENTRANCE</td>
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<td>WM-1</td>
<td>MATERIAL DELIVERY &amp; STORAGE AREA</td>
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<td>CONSTRUCTION SEATING AREA</td>
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**SITE SPECIFIC Erosion Control Notes:**

1. **Prevention Control:** BMPs and erosion control measures shall be in place prior to any grading disturbance.

2. These plans are designed for erosion control and soil stabilization. The contractor shall ensure that the BMPs are installed by trained personnel, and that the plans are followed during construction. The plans are subject to change as construction progresses.

3. The contractor shall provide a BMP layout and a site plan for review by RRM Design and the general contractor.

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**INSTRUCTIONS FOR BMP'S CONSTRUCTION AND MAINTENANCE:**

- **Site Preparation:**
  - The site should be prepared prior to the installation of BMPs.
  - The site should be cleared of vegetation and any obstructions.

- **BMP Installation:**
  - The BMPs should be installed according to the plans.
  - The BMPs should be maintained as specified.

- **BMP Maintenance:**
  - The BMPs should be maintained according to the plans.
  - Maintenance should include regular inspection and cleaning.

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**IRREGULATION DESIGN CRITERIA:**

The irrigation design will comply with local, state, and federal water conservation regulations. The irrigation system will be designed to use the least amount of water necessary to maintain plant health and appearance. The irrigation system will be coupled with the irrigation controller to monitor and adjust water usage based on weather conditions. All plants will be selected to use water efficiently. The irrigation system will be designed to meet the water conservation standards for new construction.

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