

1 Site Plan - Proposed
3/16" = 1'-0"

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- A1.2 Elevations - Approved + Proposed

Project Data

Owner: Scott Cohen
726 East Cota Street
Santa Barbara, CA 93103

Project Address: 726 East Cota Street
Santa Barbara, CA 93103

APN: 031-231-007

Lot Size (from County Assessor's Rolls): 0.09 Acres

Lot Size: 4,000 Square Feet

Slope (Estimate from City's GIS System): 1%

Zone: CG (SBMC Title 30)

General Plan Neighborhood: Eastside: Lower East

High Fire Area: No

Flood Hazard Area: No (Area of Minimal Flood per FEMA)

of Stories: 1

Occupancy: R-3

Construction Type: VB

Existing House: Non-sprinkled

Applicable Codes:
2016 California Residential Code
2016 California Plumbing Code
2016 California Electrical Code
2016 California Mechanical Code
2016 California Fire Code
2016 California Energy Code
2016 California Green Building Standards Code
Amendments as adopted in Santa Barbara City Ordinance 5780 SBMC Title 30

Project Description:
Build a new one-car garage and new Accessory Dwelling Unit pursuant to Gov. Code 65852.2. Pave 812 SF of driveway with concrete. Remove existing shed in back yard.

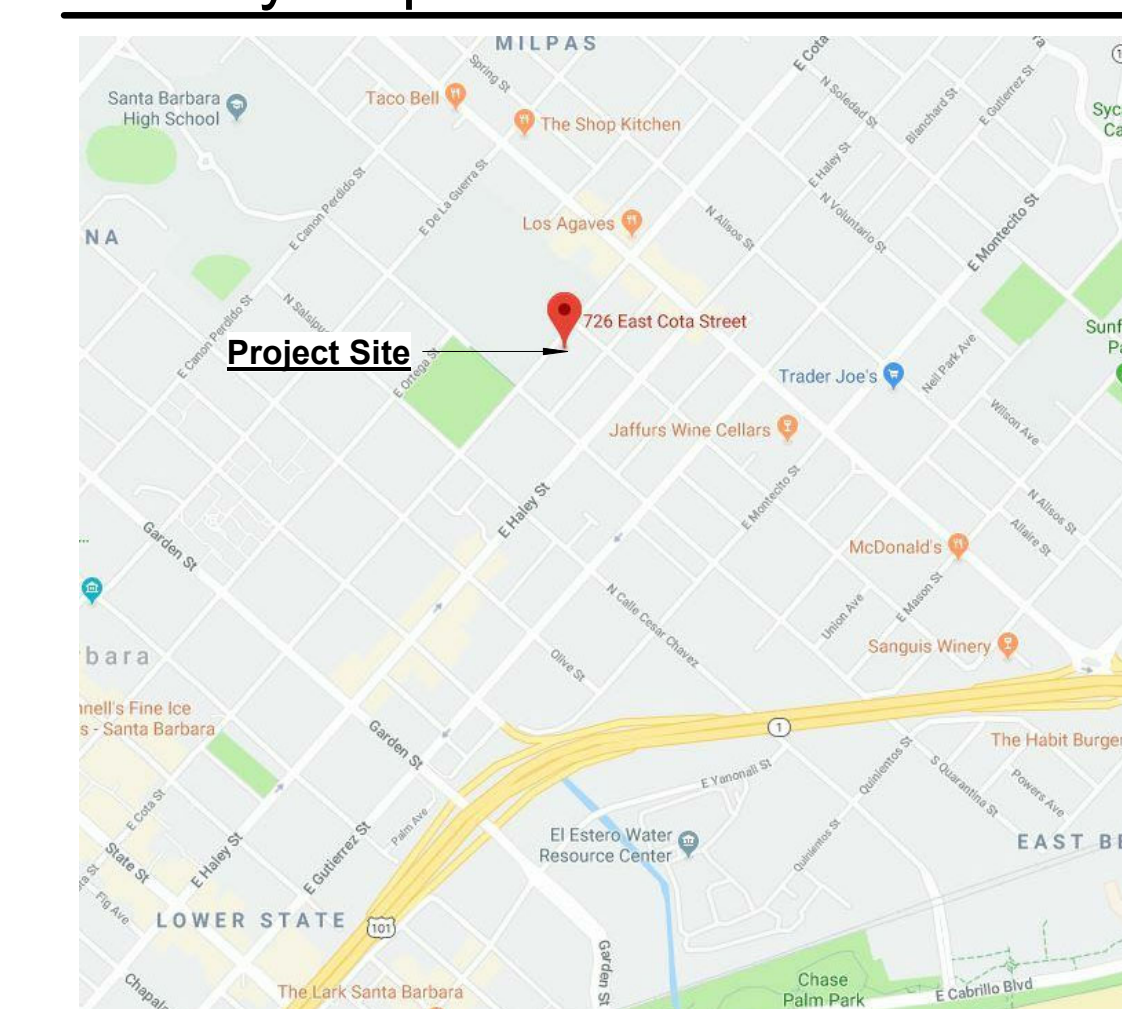
Existing Floor Area	Gross	Net
Primary Residential Unit	1,017 SF	904 SF
Proposed Floor Area	Gross	Net
Primary Residential Unit	1,017 SF	904 SF
Garage	420 SF	376 SF
Accessory Dwelling Unit Level 1 (stairs)	78 SF	58 SF
Accessory Dwelling Unit Level 2	632 SF	565 SF
(Accessory Dwelling Unit Total)	710 SF	623 SF
Garage+ADU Subtotal	1,130 SF	999 SF
Property Total	2,147 SF	1,903 SF

Proposed Grading: No Grading Proposed

Parking Analysis:

	Existing	Proposed
Primary Residential Unit	2 Uncovered	1 Covered, 1 Uncovered
Accessory Dwelling Unit	NA	0

Vicinity Map



Distance to Public Transport = 280'



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vanguardplanning

735 State Street, Suite 204
Santa Barbara, CA 93101

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Fax: (805) 715-7005
www.vanguardplanning.com

Stamp/Signature:

Michael Ober

PLN2020-00093

Initial Submittal 7/15/2020

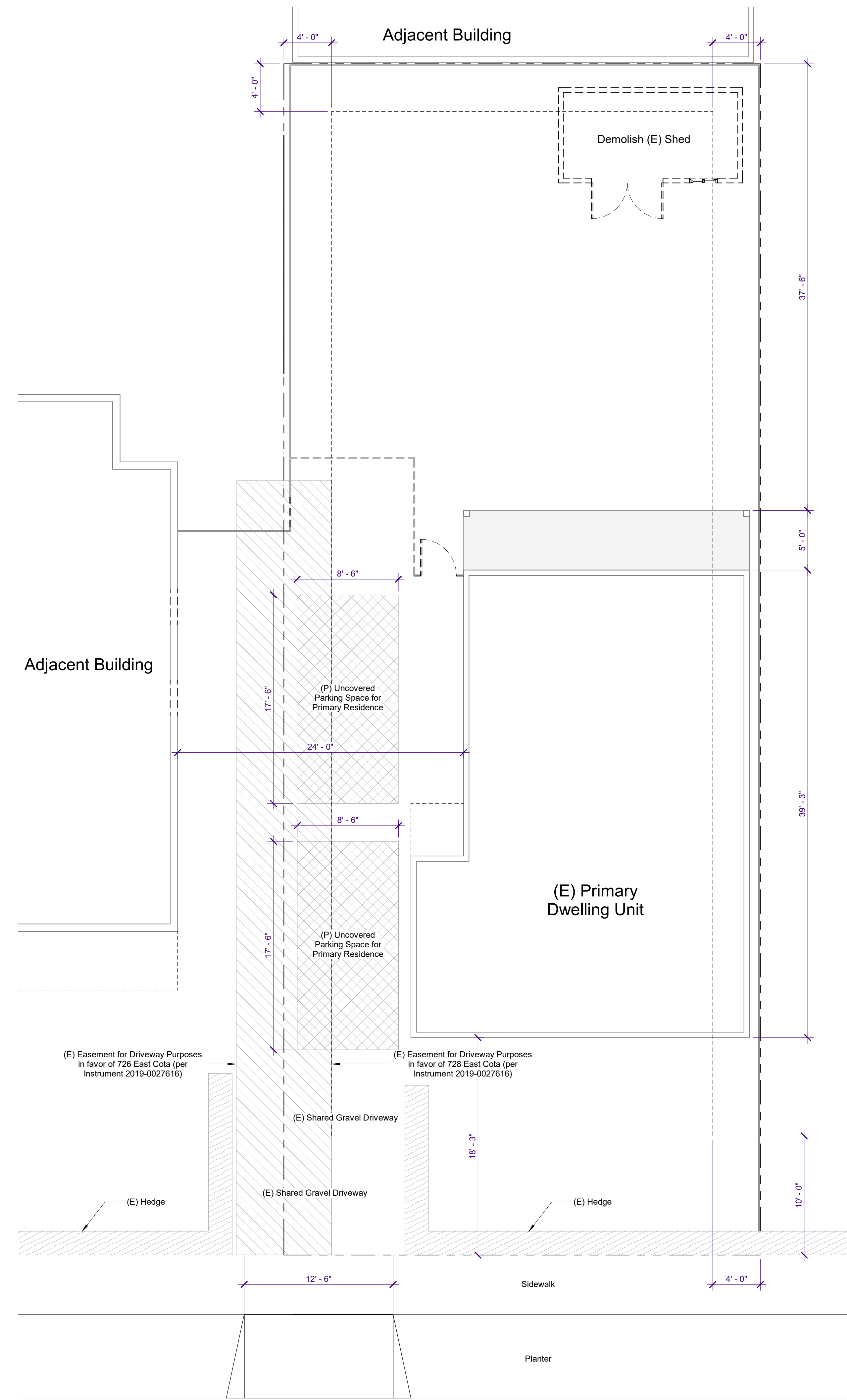
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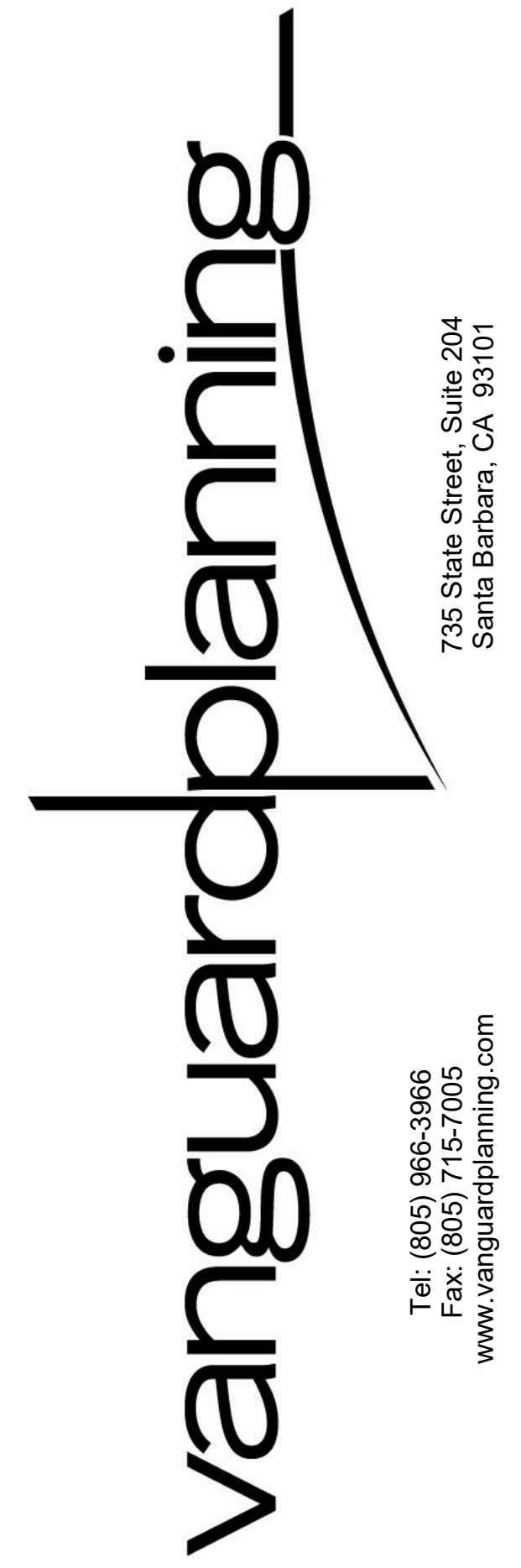
Cover Sheet + Site Plan

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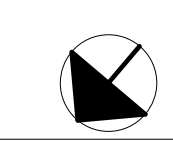
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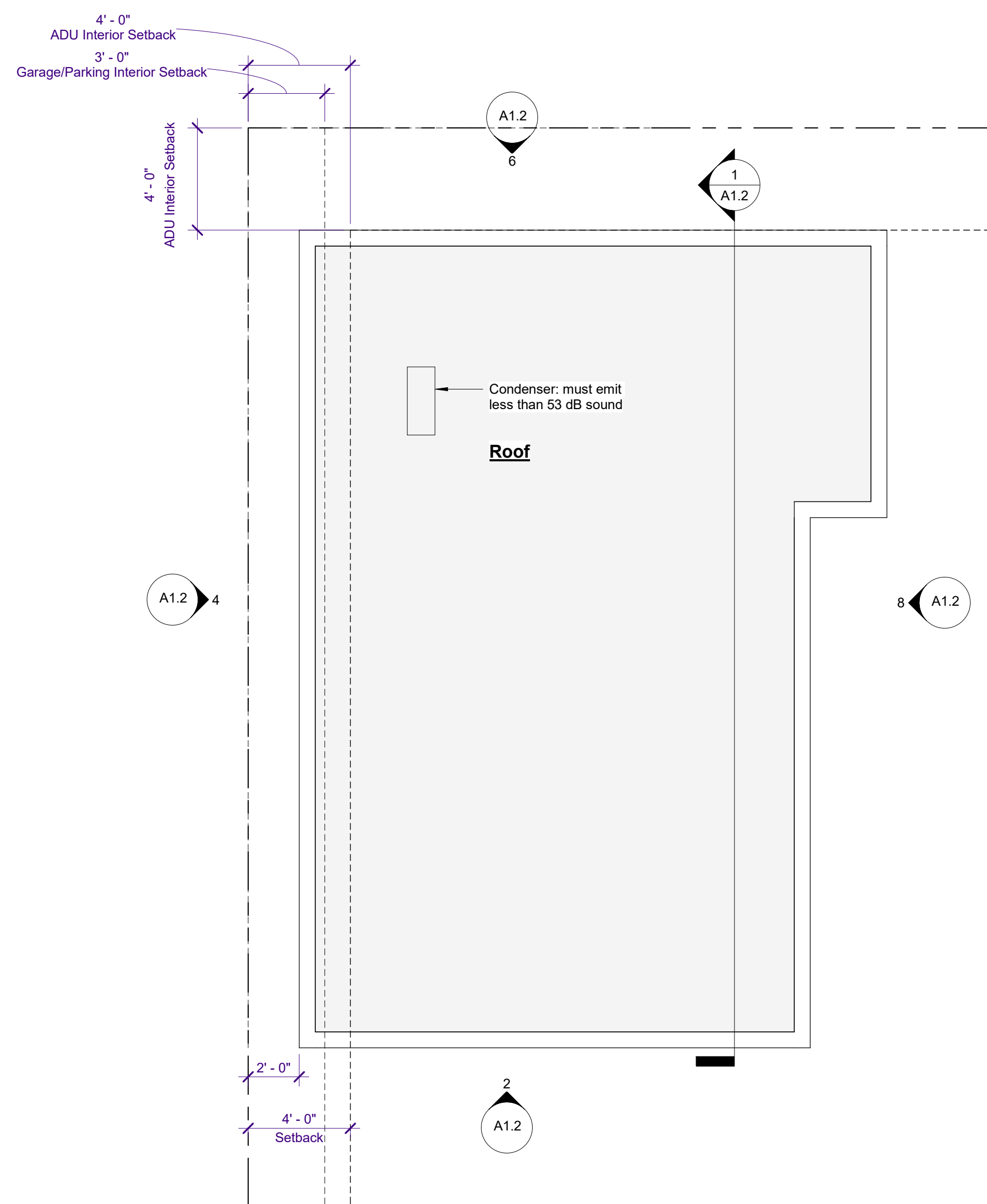
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Site Plan - Existing

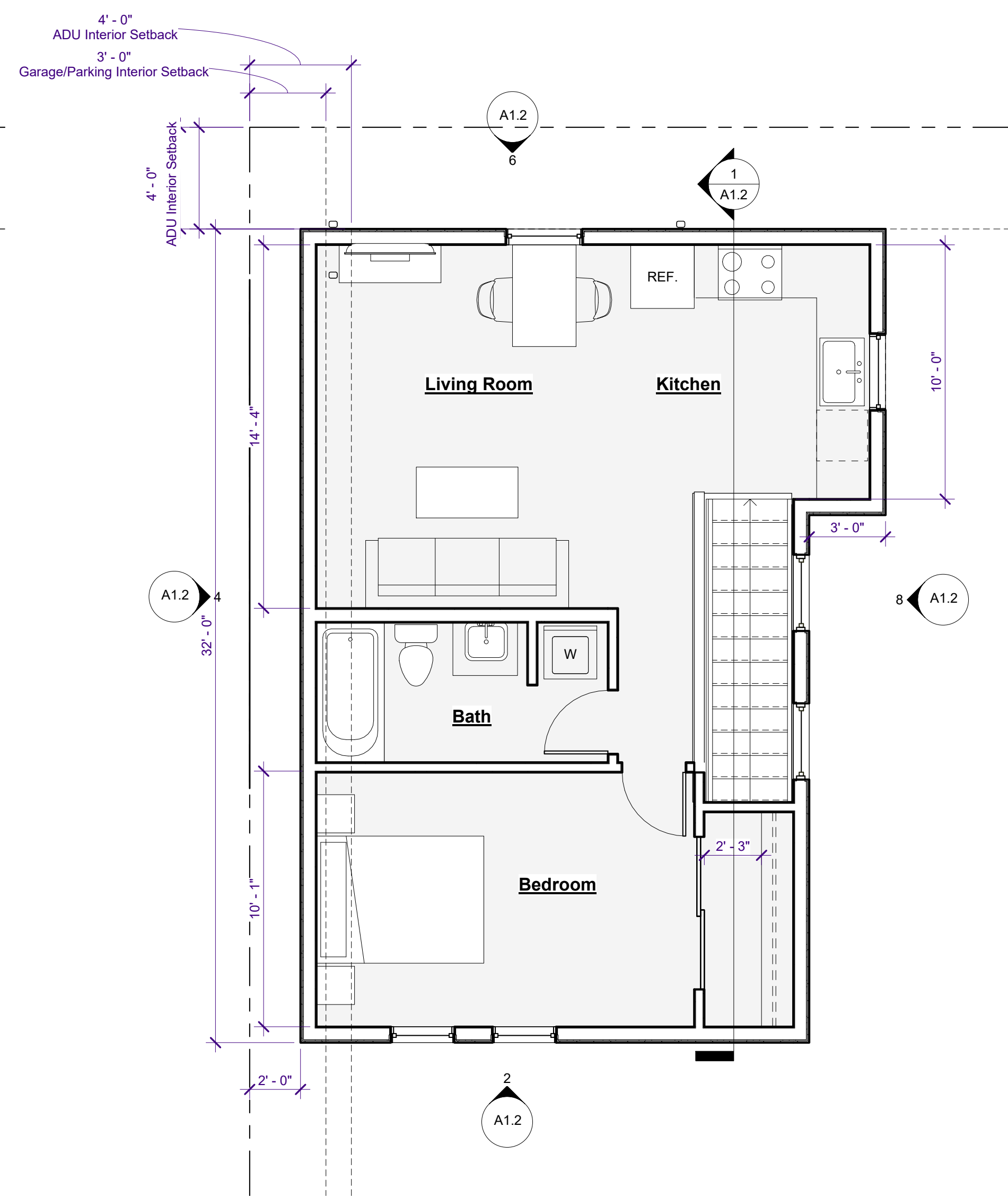
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1 Site Plan- Existing
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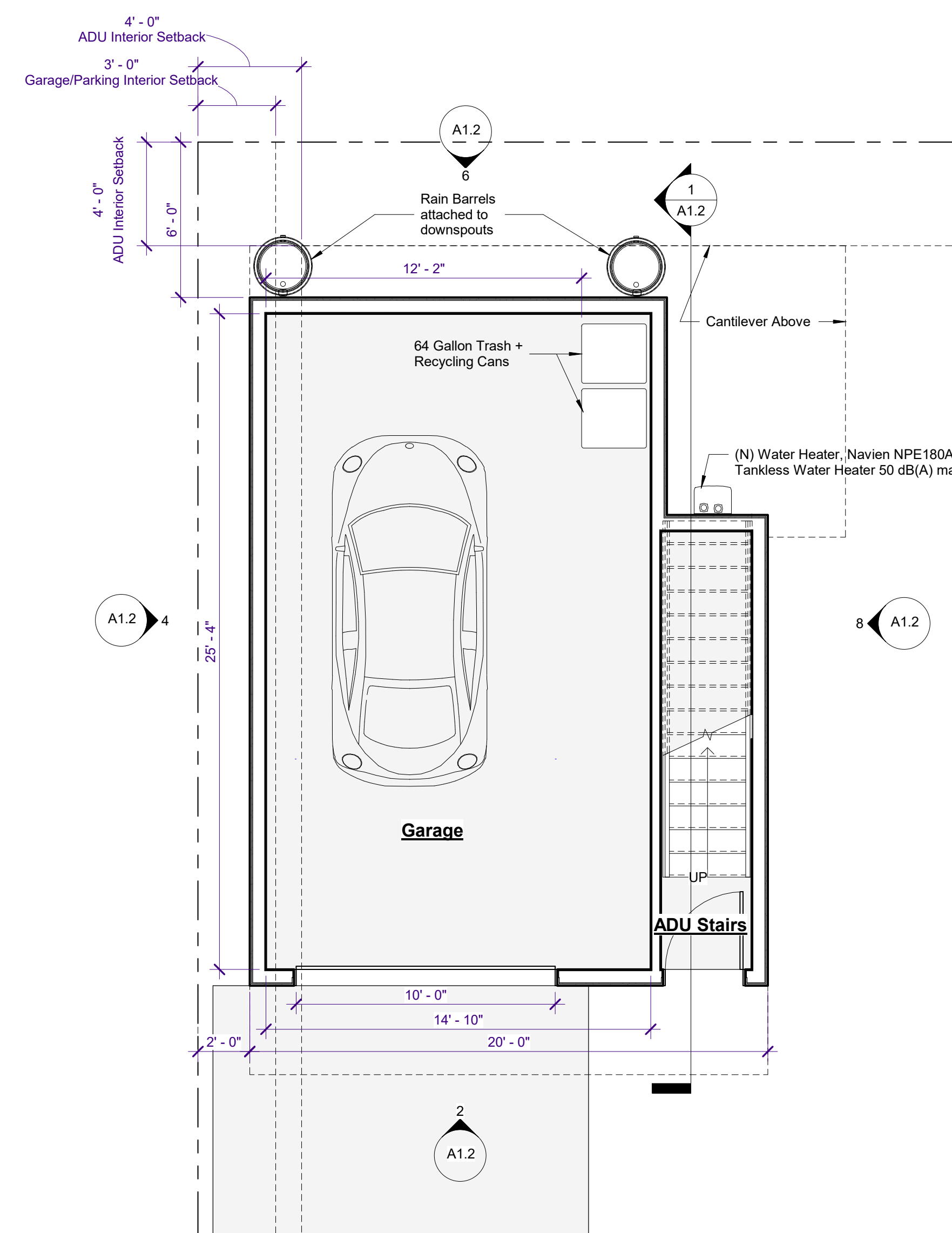




③ Level 3 - Proposed Accessory Dwelling Unit
1/4" = 1'-0"

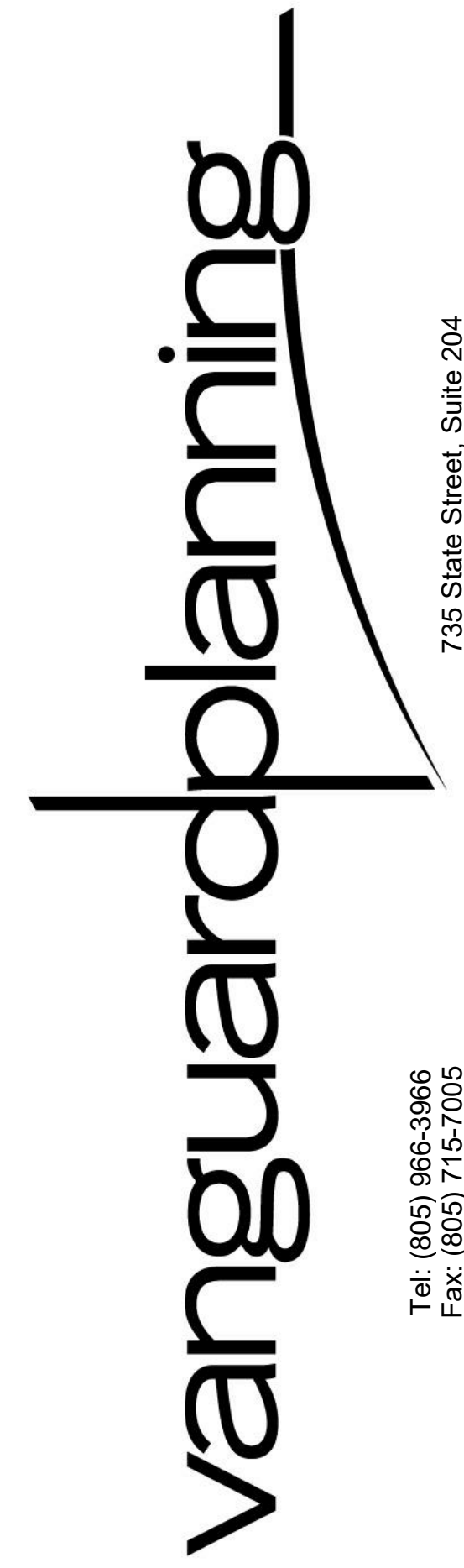


② Level 2 - Proposed Accessory Dwelling Unit
1/4" = 1'-0"



① Level 1 - Proposed Accessory Dwelling Unit
1/4" = 1'-0"

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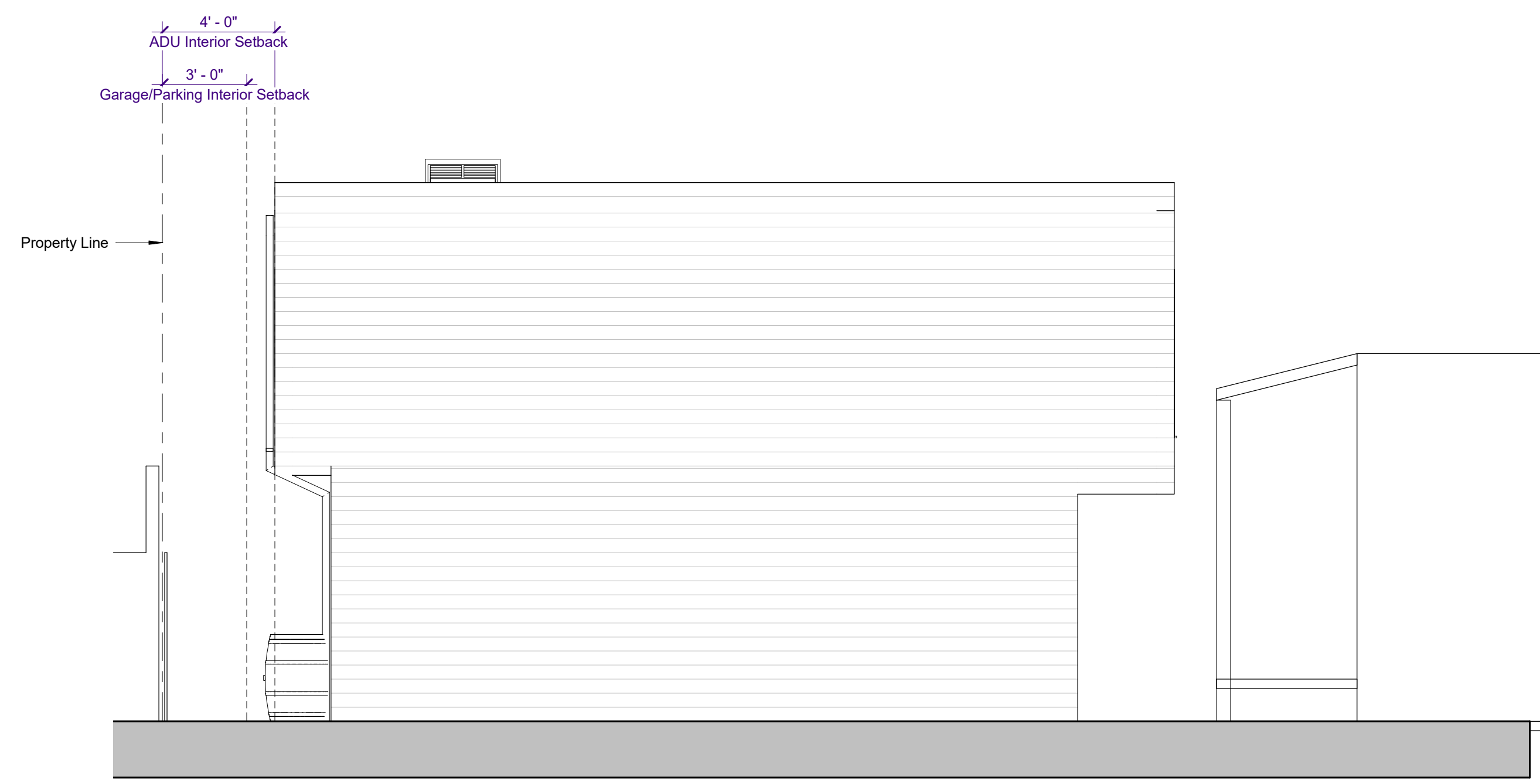
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**Level 1 + Level 2
Floor Plans**

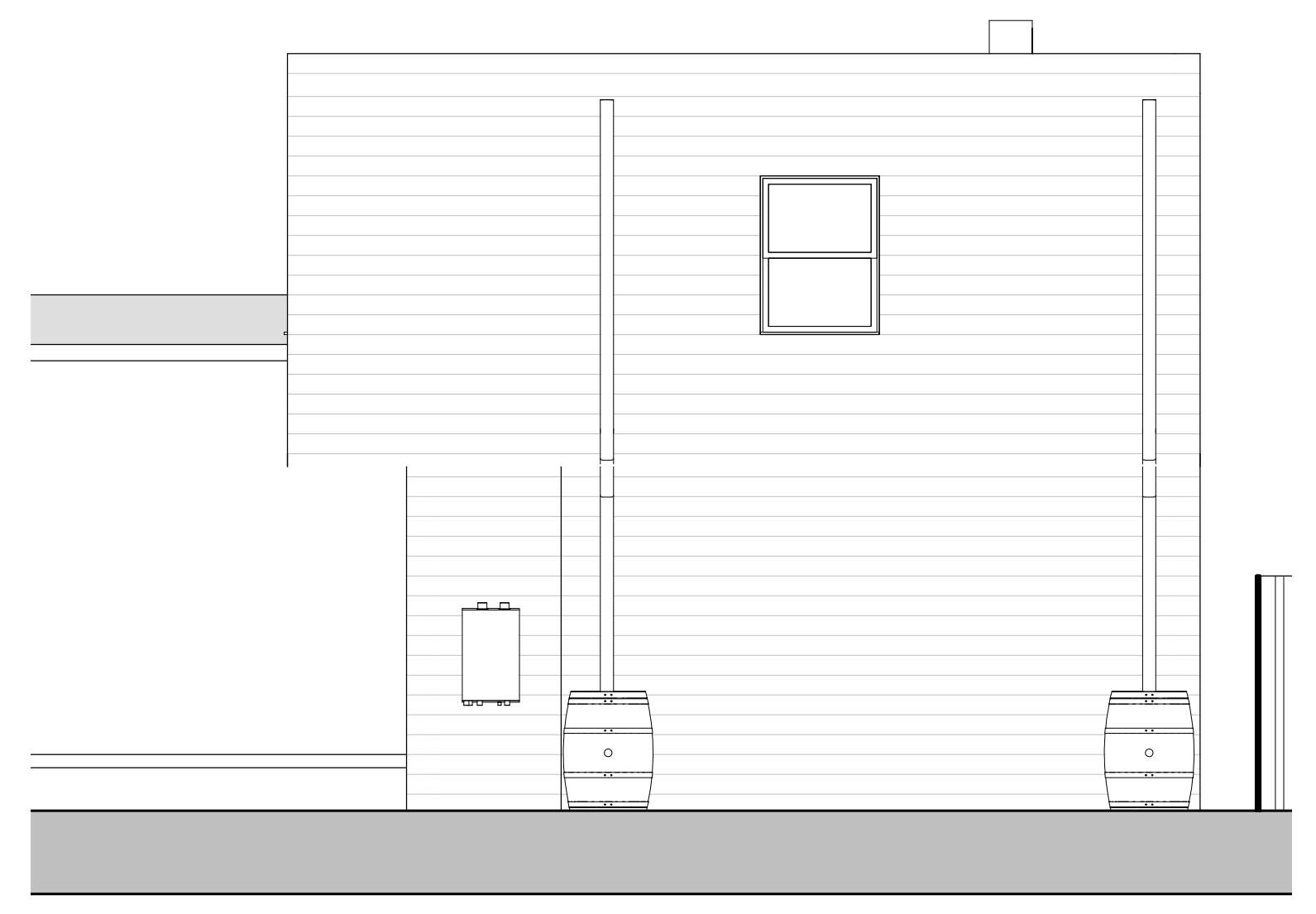
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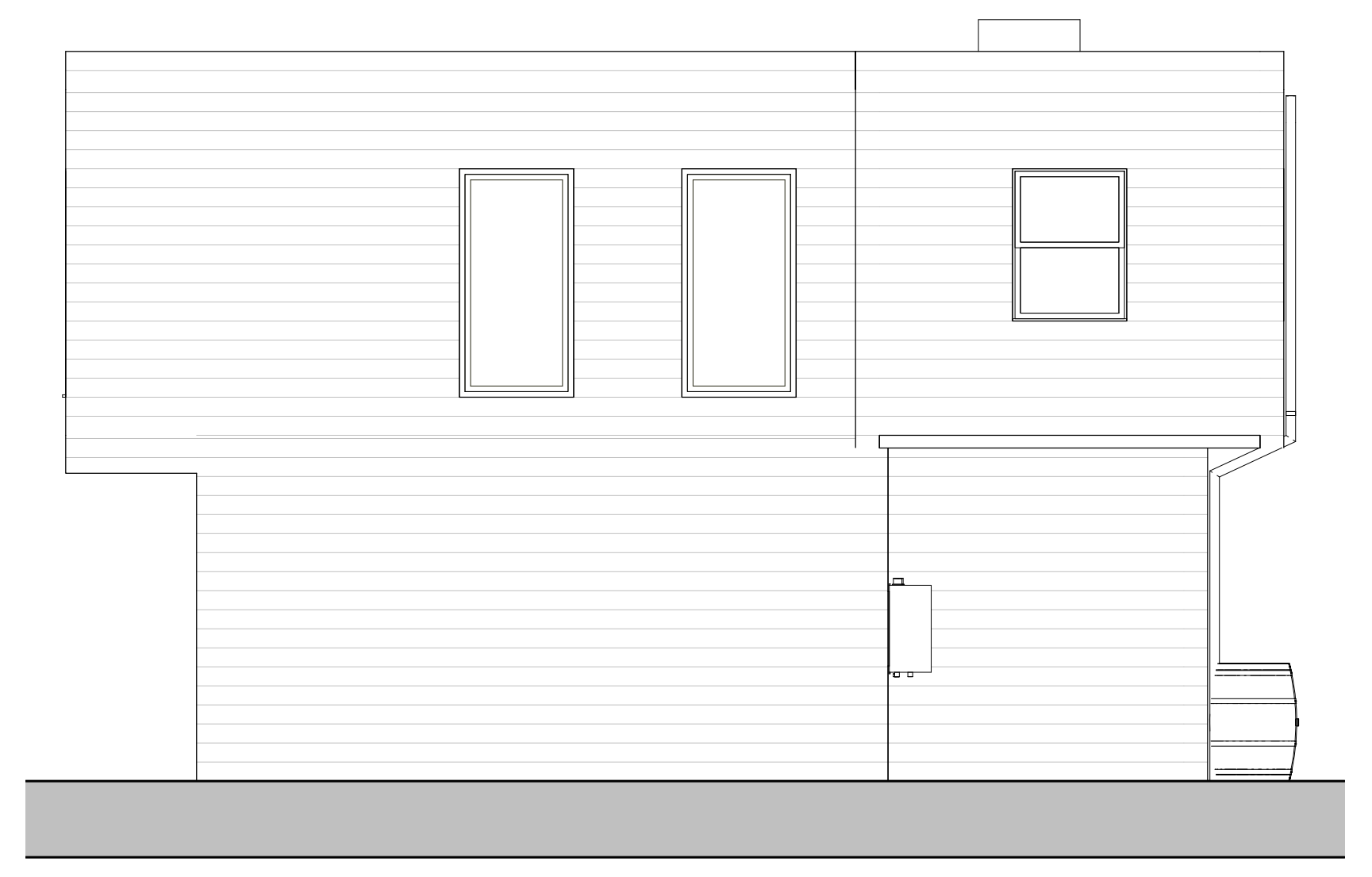
2 Northwest (Front) Elevation - Proposed
1/4" = 1'-0"



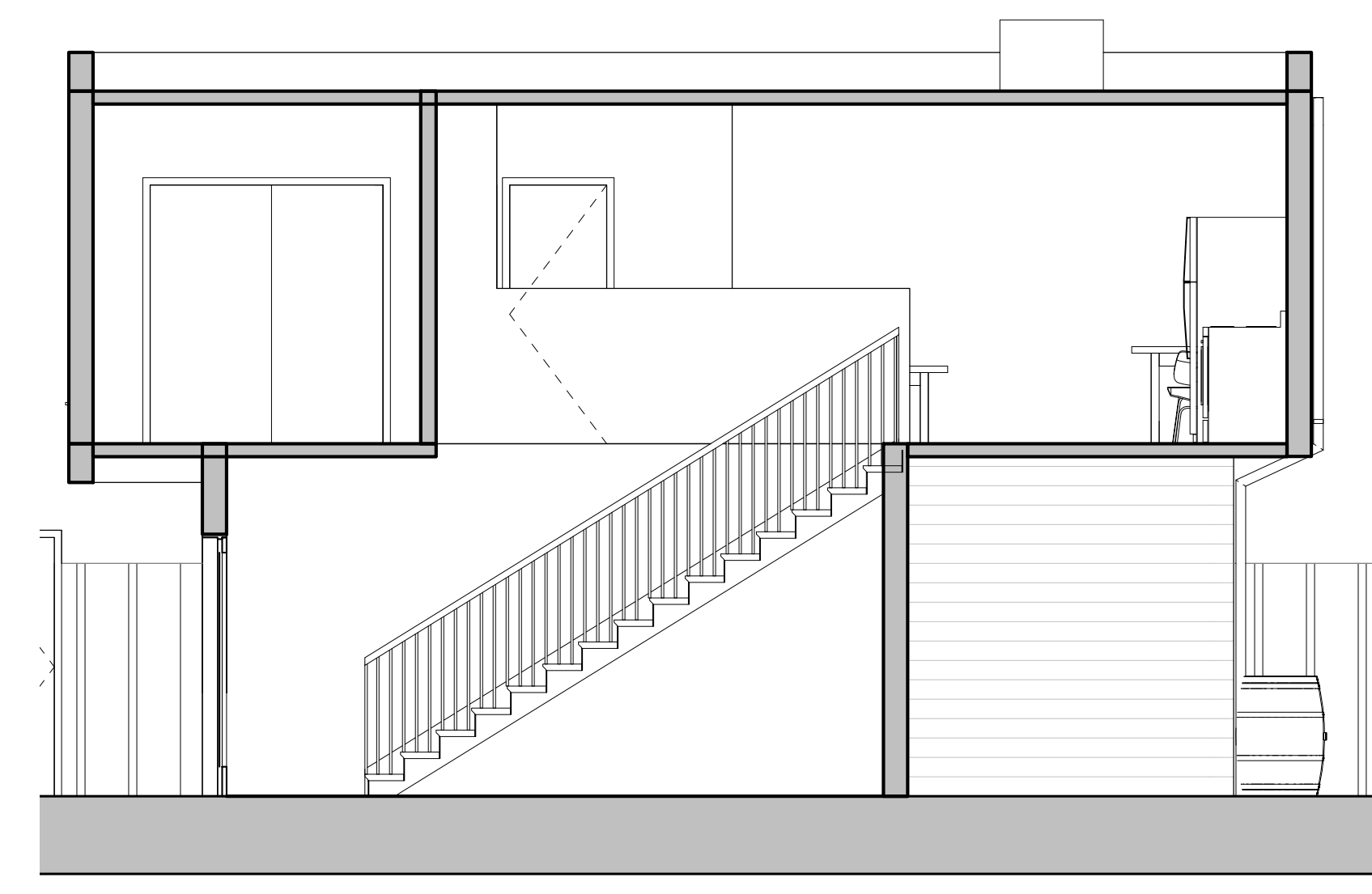
4 Northeast Elevation - Proposed
1/4" = 1'-0"



6 Southeast Elevation - Proposed
1/4" = 1'-0"



8 Southwest Elevation - Proposed
1/4" = 1'-0"



1 Stair Section
1/4" = 1'-0"

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Sheet Title:
Elevations -
Approved +
Proposed

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A1.2