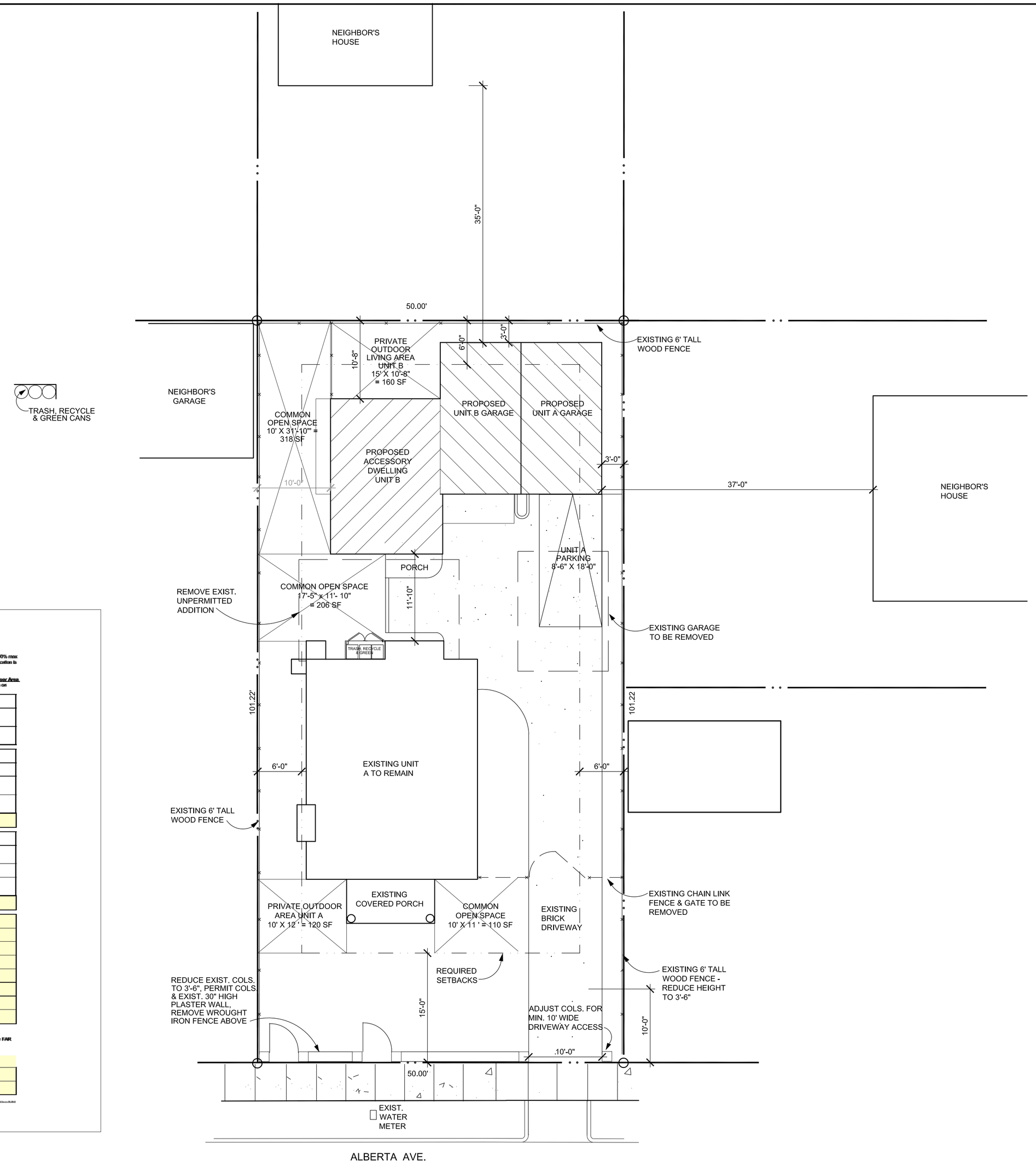
ATTACHMENT 2



SITE PLAN

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

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	806 Alberta Ave.
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	1,703

ENTER Zone ONLY from drop-down list:	R-2
ENTER Net Lot Area (in sq. ft.):	5,061
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**

ENTER Average Slope of Lot:	2.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.336
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.487
100% MAX FAR (in sq. ft.):	2,465
85% of MAX FAR (in sq. ft.):	2,095
80% of MAX FAR (in sq. ft.):	1,972
The 1703 square foot proposed total is 70% of the MAX FAR.*	

* **NOTE:** Percentage total is rounded up.

****NOTE:** If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	0.12
Net Lot Area (in sq. ft.):	5227.2

Statistics

Owner : Mary Martinez
806 Alberta Ave.
Santa Barbara, CA 93101
805 886-1585

Address: 806 Alberta Ave.
Santa Barbara, CA 93101

A.P.N. : 043-241-012 Zone : R-2 High Fire : no
Lot Size = .12 acre 5061 s.f. Slope of Lot : 2%
Construction Type: V - NR Occupancy: R-3
Existing Residential Units: 1 Existing Parking Spaces: 1
Proposed Residential Units: 2 Proposed Parking Spaces: 3

Existing Residence - Unit A :	706 sf gross	650 sf net
Proposed Storage :	6 sf gross	4 sf net
Proposed Accessory Dwelling - Unit B: 1st floor :	297 sf gross	250 sf net
2nd floor:	410 sf gross	350 sf net
Total Habitable Space	707 sf gross	600 sf net
Storage & Mechanical.:	45 sf gross	31 sf net
Proposed Garage - Unit A:	227 sf gross	210 sf net
Proposed Garage - Unit B	227 sf gross	210 sf net
Proposed Balcony:	49 sf gross	42 sf net
Total Building Area:	**1919 sf gross**	**1705 sf net**

Area of Garage to be removed : 201 sf gross 182 sf net

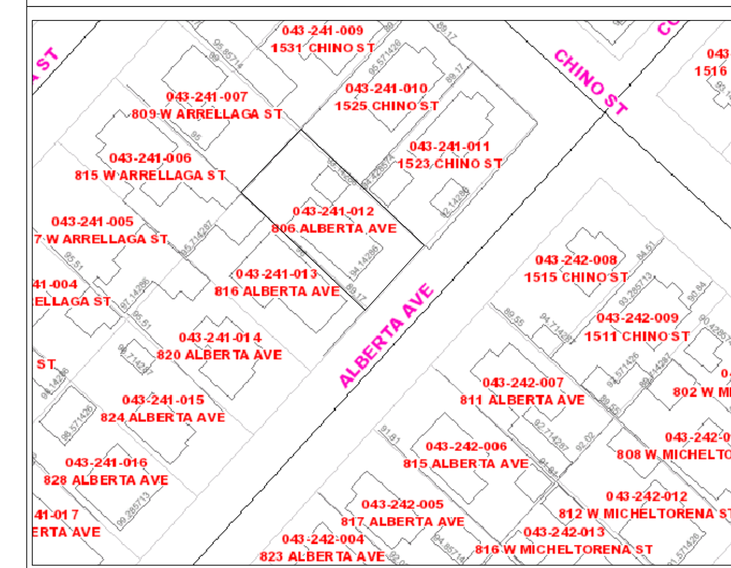
Common Open Yard required: 600 sf
Common Open Yard provided: 110 + 206 + 318 = **634 sf**

Private Outdoor Living Space required Unit A (2-bedroom): 84 sf
Unit B (1-bedroom): 72 sf
Private Outdoor Living Space provided Unit A: **120 sf**
Unit B: **160 sf**
Private Storage Areas Required: 200 cf
Private Storage Areas Provided: Unit A - 118 cf + 82 cf = **203** cf
Unit B - 118 cf + 82 cf = **203** cf

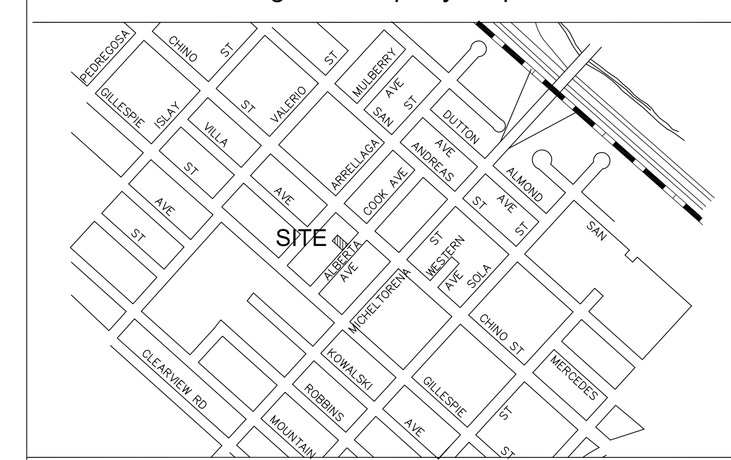
Area of Building Coverage: 1921 sf 38%
Area of Paving: 1296 sf 26%
Area of Landscaping: 1844 sf 36%
Existing FAR = .164 Proposed FAR = .337 70% Max FAR

Project Description

Construction of a new 2 - story Accessory Dwelling Unit with 2 - 1 car garages and 1 un-covered tandem parking space. The existing 1-story 2 bedroom house will remain, the existing 1 car garage will be demolished. The existing non-permitted 2nd unit at the rear of Unit A will be demolished. Permit as-built 30" high plaster wall and 4' high columns, remove wrought iron railing. Reduce existing 6' fence to 3.5' and remove chain link fence and gate. No noise generating equipment is proposed.



Neighbor Property Map



Vicinity Map NO SCALE

Jyl Ratkevich, Architect
SANTA BARBARA, CA 93103
(805) 682-5607 Email: jylraker@silcom.com

LICENSED ARCHITECT
JYL RATKEVICH
C 20490
9-30-2015
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Accessory Dwelling for
Mary Martinez
806 Alberta Ave
Santa Barbara, Ca.

SITE PLAN, STATISTICS, GENERAL NOTES

Date: 6-1-15

Revisions:

JYL RATKEVICH
ARCHITECT
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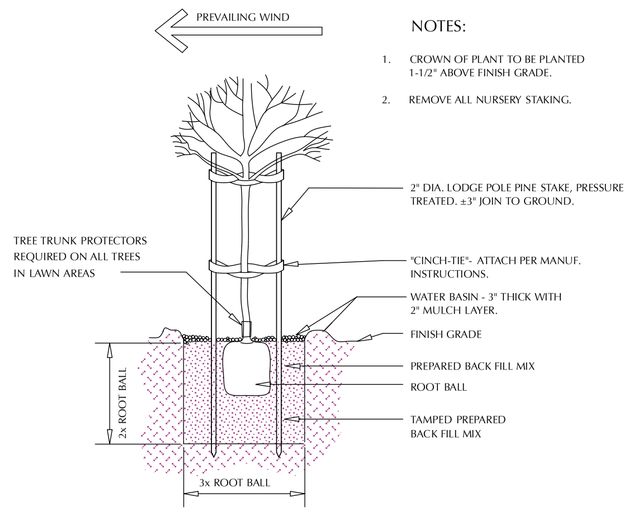
A-1

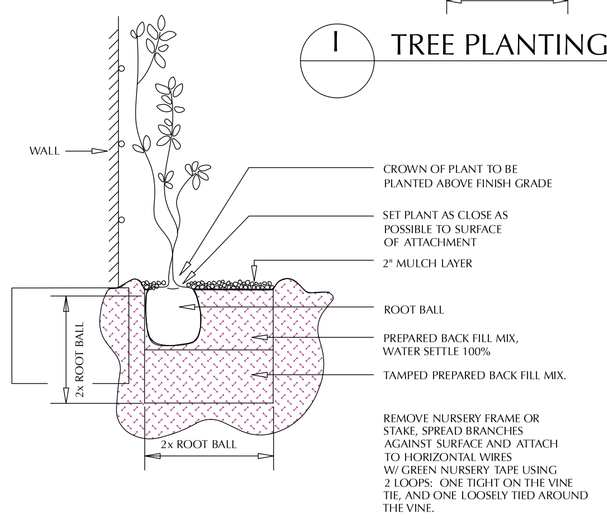


NOTES:

1. CROWN OF PLANT TO BE PLANTED 1-1/2" ABOVE FINISH GRADE.
2. REMOVE ALL NURSERY STAKING.

I TREE PLANTING DETAIL

NOT TO SCALE

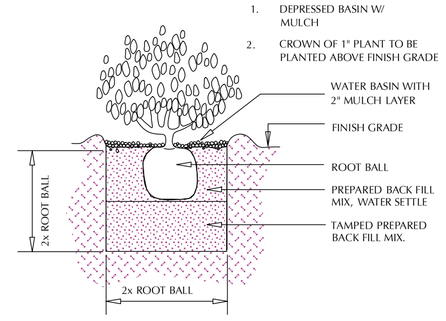


K VINE PLANTING & TYING DETAIL

NOT TO SCALE

NOTES:

1. DEPRESSED BASIN W/ MULCH
2. CROWN OF 1" PLANT TO BE PLANTED ABOVE FINISH GRADE



J SHRUB PLANTING DETAIL

NOT TO SCALE

Water Compliance Statement

Landscape Compliance Requirements

Landscape Design for Water Conservation
Compliance Statement

Mandatory Measures: *(Show calculations of required areas on referenced sheets)*	**Sheet#**
No turf in parkways, medians or other areas with any dimension of < 8 feet	L-1
No turf on >20% slope	L-1
For residential, mixed-use and institutional projects, 80% or > of landscape area water wise plants For commercial, 100% of landscape area water wise plants	L-1
For residential, <20% of area in turf of high-water using plants	L-1
Three inches of mulch specified as required	L-2
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	**
Sprinklers have matched precipitation rates within each valve and circuit	**
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	**
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system	**
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation	**
Drip/low volume irrigation system on >25% of landscaped area (pressure compensating specified)	**
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines	**
Pressure regulators, unless the Public Works Director determination one is not necessary	**
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	*

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.

Signature — Name: Charles McClure

Cal. 3114 — 3-31-2015

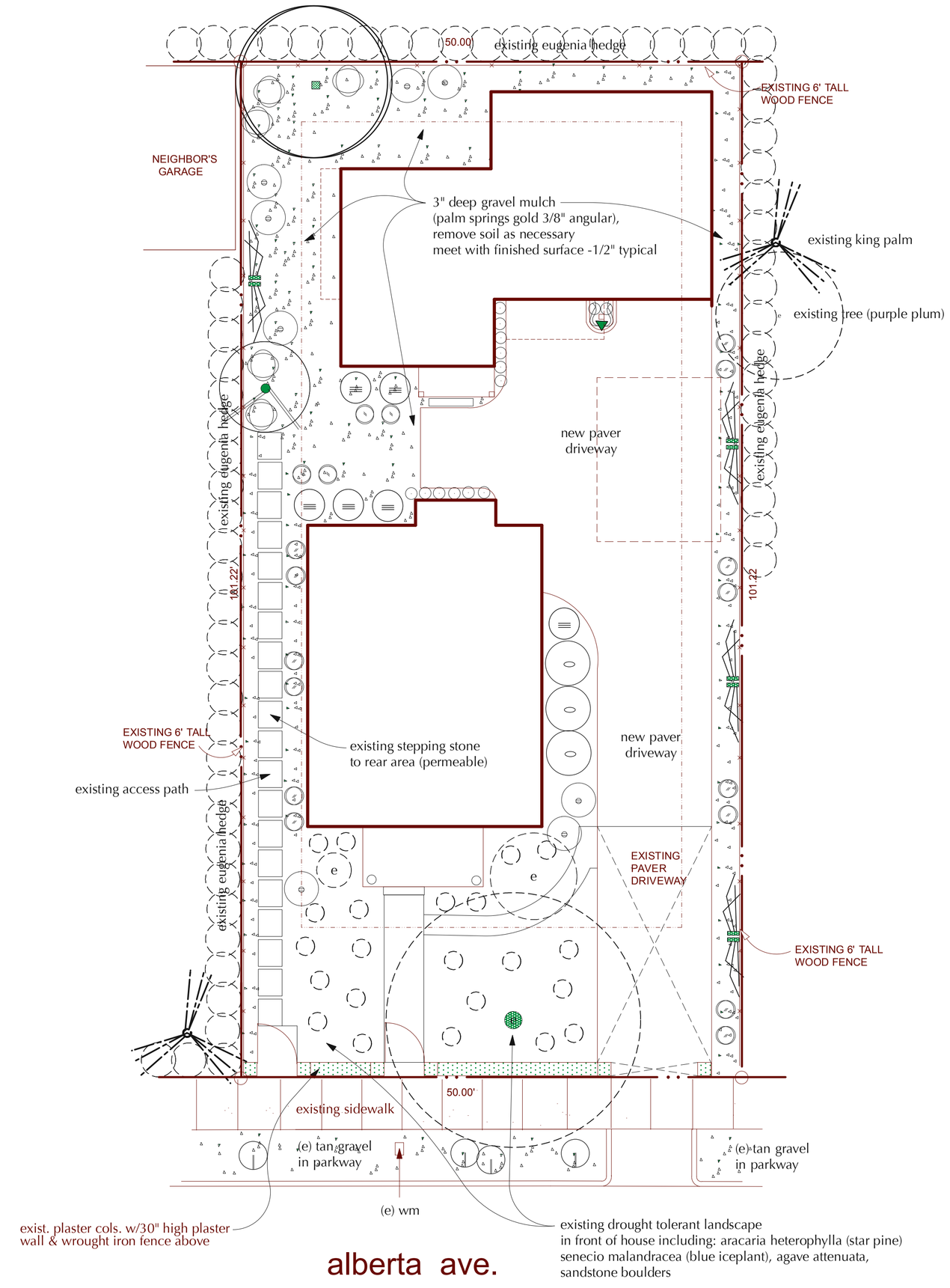
License # — Exp. Date

* grading and drainage by others

** irrigation not required for single family (irrigation by C-27 contractor)

H:\Group Folders\PLAN\Handouts\Official Handouts\Design Review\Landscape Compliance Requirements.doc — Revised September 10, 2008

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578 — Page 2 of 2



Plant Legend

plan symbol, quantity, size, botanic, common

- 1 - 15 gal avocado (haas) install per detail on this sheet
- 5 gal citrus (eureka lemon)
- 5 gal mahonia aquafolium 'compacta'
- 1 gal miscanthus sinensis ''adagio' (ncn)
- 5 gal dietes vegata 'variegata' (striped leafed fortnight lily) (various)
- 1 gal rosmarinus prostratus 'irene'
- 1 gal trachelospermum jasminioides (star jasmine)
- 1 gal aloe blue elf
- 1 gal aloe variegata

VINES provide galvanized wire supports as applicable

- 3 - 5 gal pyrostegia venusta (flame vine) provide galvanized wire supports
- 5 gal trachelospermum jasminioides (star jasmine), provide galvanized wire supports

Planting Plan

Scale: 1/8" = 1' 0"

CM+LA

Charles McClure + Landscape Architect & Associates, Inc.

5290 Overpass Road
Suite 115
SANTA BARBARA
CA. 93111

Ca. License No. 3114

Ph: (805) 696-6864
since 1989

what can be conceived can be created

landscape planning for:

Mary Martinez

806 Alberta Avenue
Santa Barbara, California

CMLA
Charles P. McClure
landscape architect
Ca. Lic. No. 3114
exp. 3-31-2017
Santa Barbara
Since 1988

signature

7-22-15

date

REVISION :

7-22-15 revised
pre ABR comments

SHEET TITLE :

Planting Plan

DATE : May 5, 2015

SCALE : 1/8 = 1'-0"

DRAWN : C.M.

JOB :

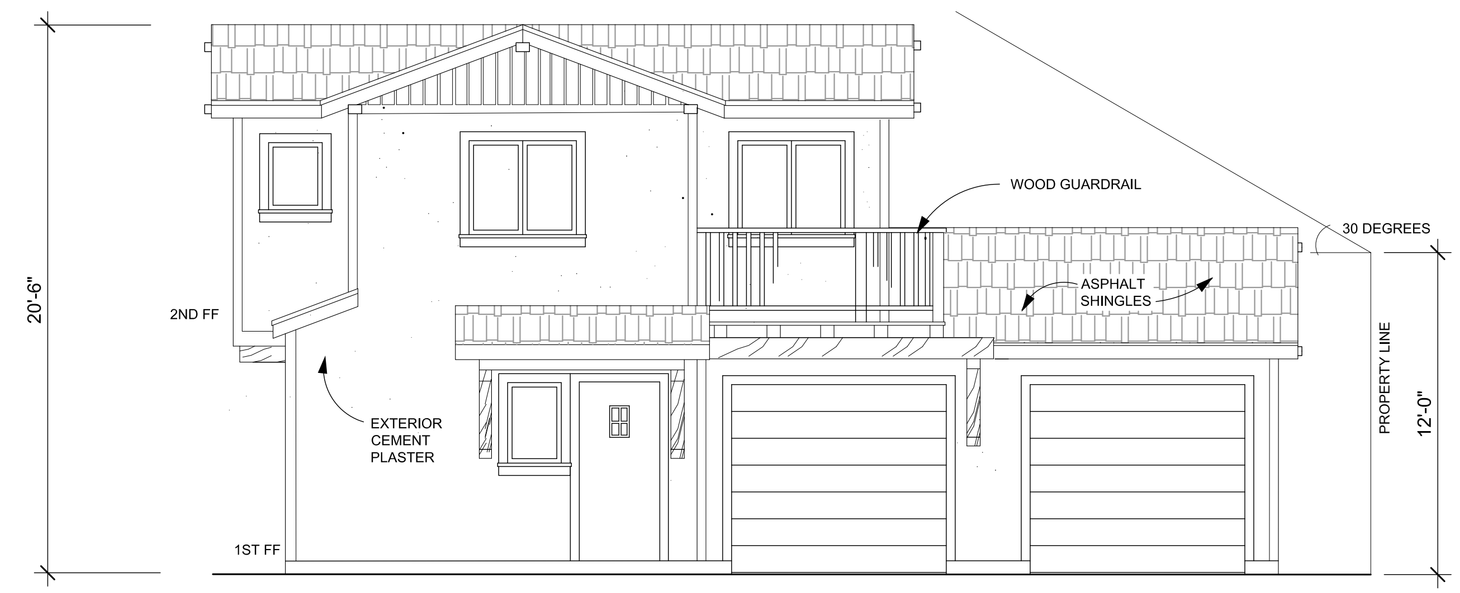
SHEET :

L-1

OF 2 SHEETS

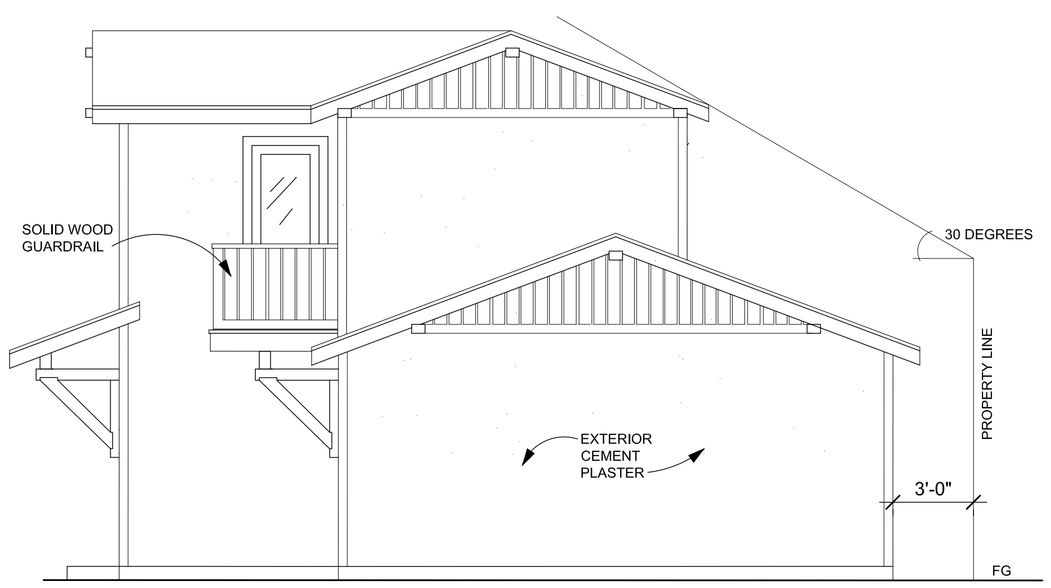
SOUTH WEST ELEVATION

1/4" = 1'-0"



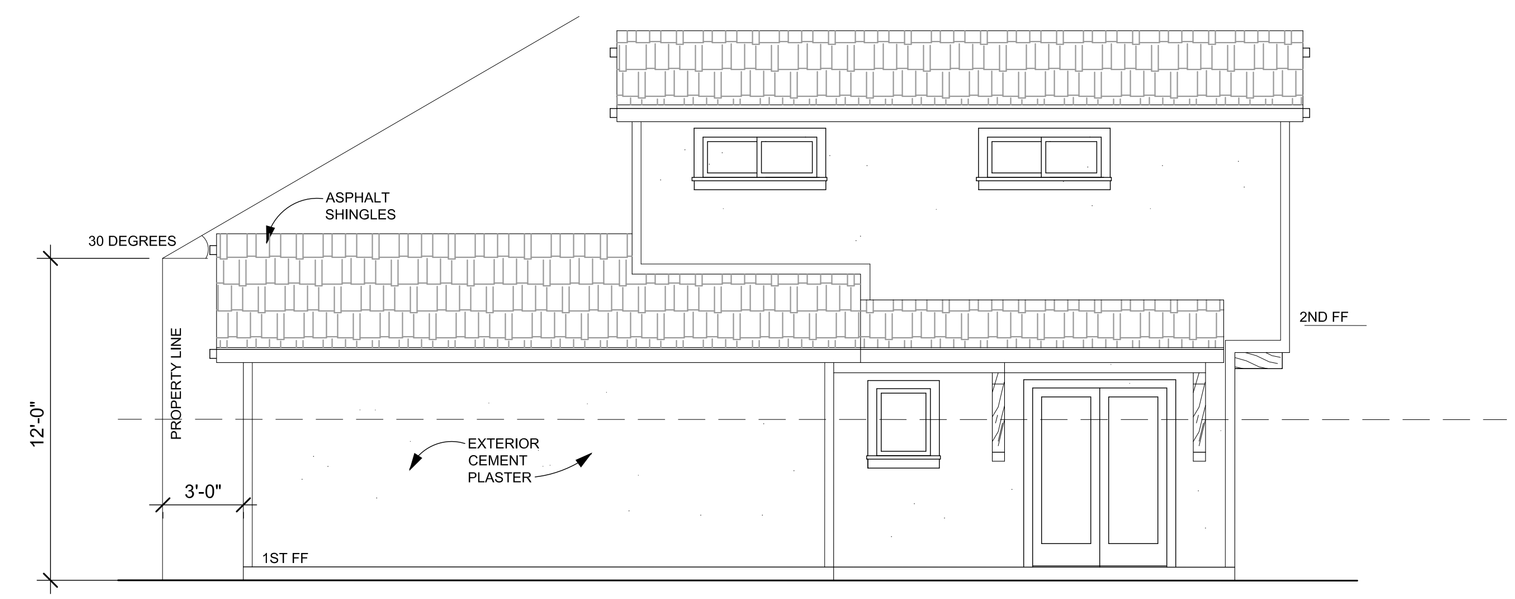
SOUTH EAST ELEVATION

1/4" = 1'-0"



NORTH EAST ELEVATION

1/4" = 1'-0"



NORTH WEST ELEVATION

1/4" = 1'-0"

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LICENSED ARCHITECT
JYL RATKEVICH
C 20490
9-30-2015
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Accessory Dwelling for
Mary Martinez
806 Alberta Ave
Santa Barbara, Ca.

EXTERIOR ELEVATIONS

Date: 5-29-15

Revisions:

JYL RATKEVICH ARCHITECT
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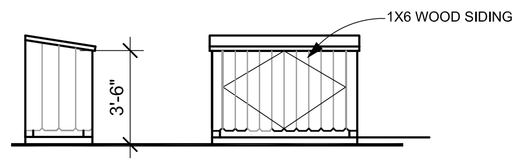
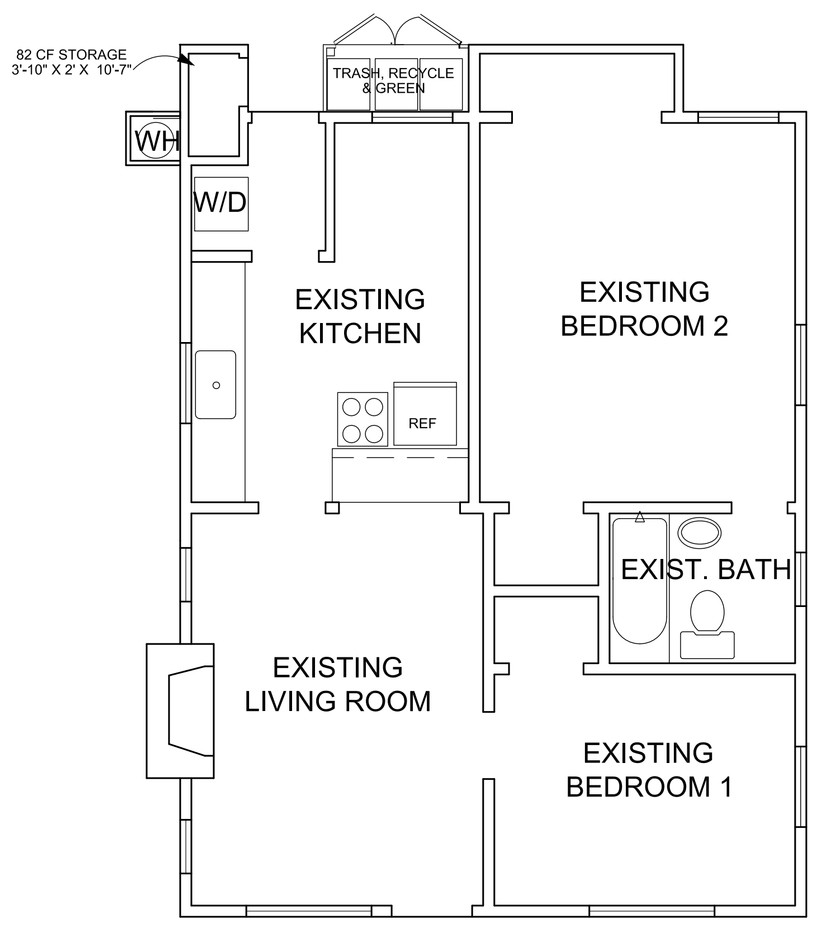
A-3



TRASH ENCLOSURE

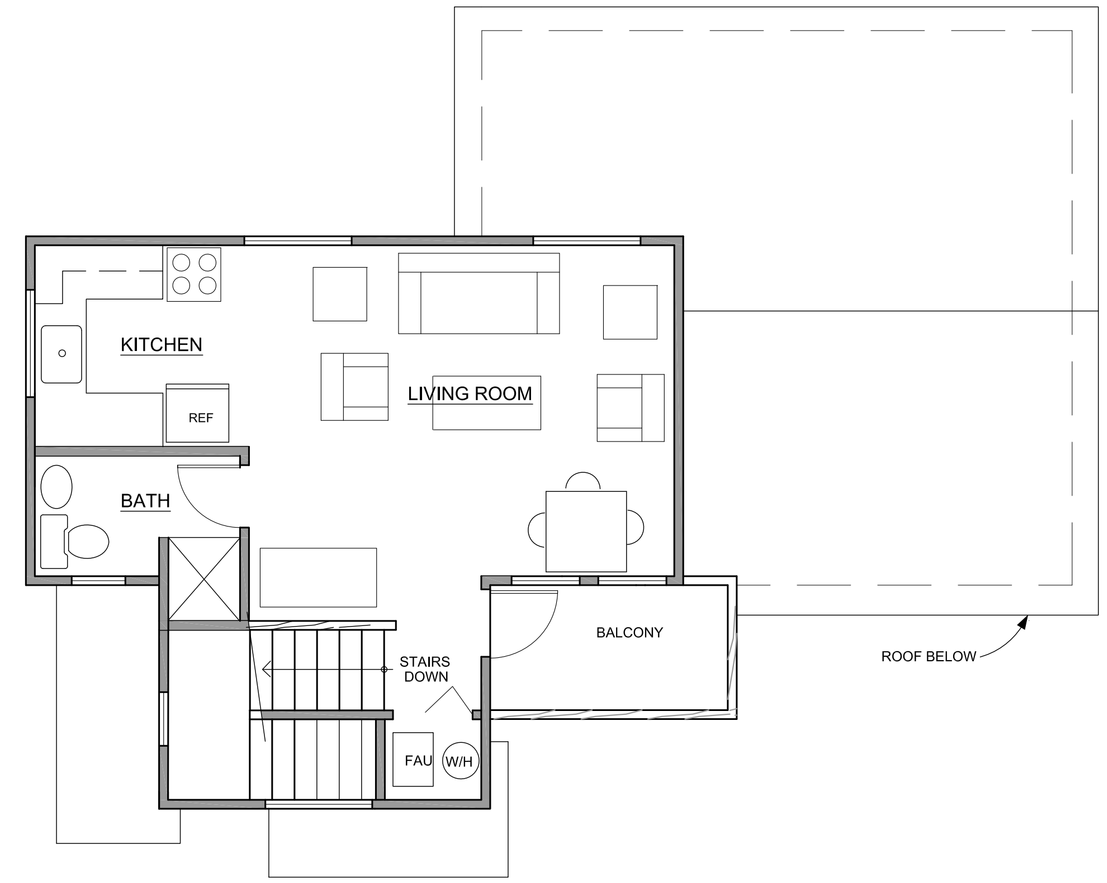


UNIT A FLOOR PLAN

EXISTING

1/4" = 1'-0"

N

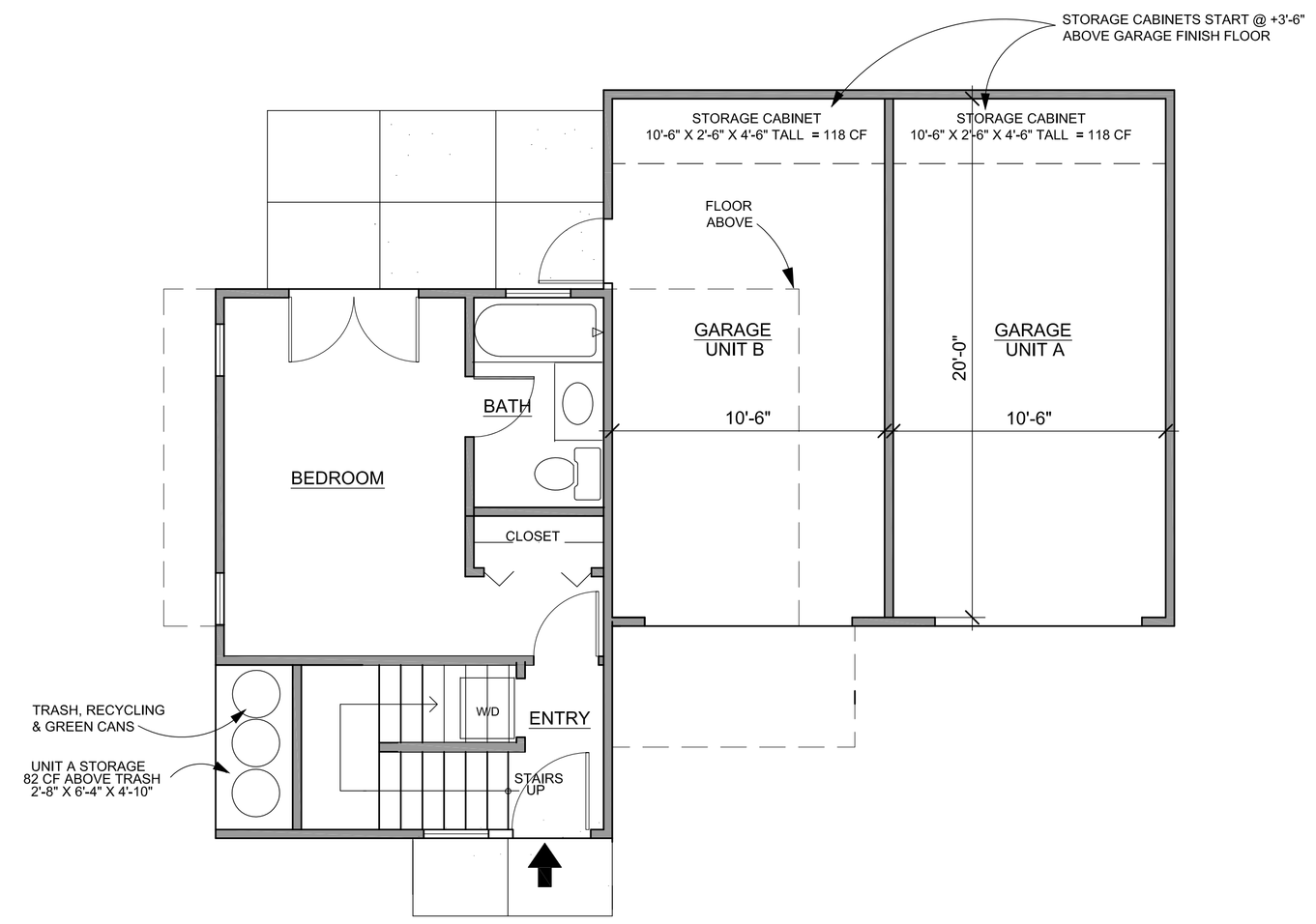


UNIT B 2ND FLOOR PLAN

350 SF NET

1/4" = 1'-0"

N



UNIT B 1ST FLOOR PLAN

250 SF NET

1/4" = 1'-0"

N

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LICENSED ARCHITECT
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C 20490
9-30-2015
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Accessory Dwelling for
Mary Martinez
806 Alberta Ave
Santa Barbara, Ca.

FLOOR PLANS

Date: 5-29-15

Revisions:

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