F.A.R. Calculator

Entrance:

- Enter Project Address: 1460 La Cima Drive
- Enter Proposed TOTAL F.A.R. Floor Area (in sq. ft.): 3,320
- Enter Zone: R-1
- Enter N.S. Lot Area (in sq. ft.): 11,516
- Is the height of existing or proposed buildings 10 feet or greater?: Yes
- Are existing or proposed buildings two stories or greater?: Yes
- The F.A.R. Requirements are: REQUIRED

- Enter Average Height of Lot: 33.06
- Does the height of existing or proposed buildings exceed 25 feet?: Yes
- Is the site in the Hillsdale Design District?: Yes
- Does the project involve M.F. or more as a part of grading outside the main building footprint?: No

FLOOR AREA RATIO (F.A.R.):
- Lot Size Range: 16,000 - 14,999 sq. ft.
- MAX F.A.R. Calculation (in sq. ft.): 2,000 x (0.125 x 4000 sq. ft. in sq. ft.)
- 100% MAX F.A.R. (in sq. ft.): 3,086
- 100% MAX F.A.R. (in sq. ft.): 3,110
- 80% MAX F.A.R. (in sq. ft.): 2,549
- 80% MAX F.A.R. (in sq. ft.): 2,572
- 80% MAX F.A.R. (in sq. ft.): 2,596
- The 3,320 square foot proposed total is 80% of the MAX F.A.R. *

Notes:
- Project data is shown as shown.
- Contact WARNER RAY YOUNG, ARCHITECT for site visits, property reports and造价.
- Drawings are shown in black and white.
- Drawings show setbacks, buildings, and other elements.

PROJECT DESCRIPTION

1. CONSTRUCT A NEW DRIVEWAY WITH AN ACCESORY CHLING UNIT (HEADQUARTERS TO BE DETERMINED)
2. INSTALL 100' OF REBAR TO THE EXISTING DECK AND STAIRS
3. INSTALL 12' OF REBAR TO THE EXISTING DECK AND STAIRS

FIRE SPRINKLER SYSTEM

1. INSTALL FIRE PROTECTION SYSTEM AS PER THE EXISTING DECK AND STAIRS

HIGH FIRE

The high fire hazard is shown in the vicinity map.
ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF WARNER RAY YOUNG ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WARNER RAY YOUNG ARCHITECT.

Tracy Residence
1460 La Cima Drive
Santa Barbara, California

WARNER RAY YOUNG
560 INWOOD DRIVE
SANTA BARBARA, CA 93111
805.708.6572
www.warneryoung@cox.net

Issue Date: 01.03.2022
Scale: as shown
Drawn by: WRY
Project No. A1.1

SOLAR ACCESS PLANS
**CONSTRUCTION:**

1. **EXCAVATE TRENCH** with MIN 6''x6'' TRENCH EXCAVATED SOIL.

2. **PLACE, STAKE, and ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO TRENCH.**

3. **BACKFILL and COMPACT** EXCAVATED SOIL. 

**NOTE:** BALES SHALL BE (2) TIERS TIGHTLY ABUTTING NO GAPS - BALES OVERLAP.

**PROFILE:**

- Place downstream flaps such that "Point A" is positioned to form with the Lowest Elevation in the site.

- Any bale segment control barriers must benü to alternate fabric control barriers.

**END POINTS "A" MUST BE HIGHER THAN FLOW."**

**NOTE:** BALES SHALL BE (2) TIERS TIGHTLY ABUTTING NO GAPS - BALES OVERLAP.

**SECTION B-B**

- **CONSTRUCTION:**

  1. **EXCAVATE TRENCH** with MIN 6''x6'' TRENCH EXCAVATED SOIL.

  2. **PLACE, STAKE, and ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO TRENCH.**

  3. **BACKFILL and COMPACT** EXCAVATED SOIL. 

**NOTE:** BALES SHALL BE (2) TIERS TIGHTLY ABUTTING NO GAPS - BALES OVERLAP.

**PROFILE:**

- Place downstream flaps such that "Point A" is positioned to form with the Lowest Elevation in the site.

- Any bale segment control barriers must benü to alternate fabric control barriers.

**END POINTS "A" MUST BE HIGHER THAN FLOW."**

**NOTE:** BALES SHALL BE (2) TIERS TIGHTLY ABUTTING NO GAPS - BALES OVERLAP.

**SECTION C-C**

- **CONSTRUCTION:**

  1. **EXCAVATE TRENCH** with MIN 6''x6'' TRENCH EXCAVATED SOIL.

  2. **PLACE, STAKE, and ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO TRENCH.**

  3. **BACKFILL and COMPACT** EXCAVATED SOIL. 

**NOTE:** BALES SHALL BE (2) TIERS TIGHTLY ABUTTING NO GAPS - BALES OVERLAP.

**PROFILE:**

- Place downstream flaps such that "Point A" is positioned to form with the Lowest Elevation in the site.

- Any bale segment control barriers must benü to alternate fabric control barriers.

**END POINTS "A" MUST BE HIGHER THAN FLOW."**

**NOTE:** BALES SHALL BE (2) TIERS TIGHTLY ABUTTING NO GAPS - BALES OVERLAP.
ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF WARNER RAY YOUNG ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WARNER RAY YOUNG ARCHITECT.
ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF WARNER RAY YOUNG ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WARNER RAY YOUNG ARCHITECT.
WARNER RAY YOUNG
560 INWOOD DRIVE
SANTA BARBARA, CA  93111
805.708.6572
www.warneryoung@cox.net

Tracy Residence
1460 La Cima Drive
Santa Barbara, California

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF WARNER RAY YOUNG ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WARNER RAY YOUNG ARCHITECT.
ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF WARNER RAY YOUNG ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF WARNER RAY YOUNG ARCHITECT.

AREA 1
SCALE: 3/8" = 1' - 0"

AREA 2
SCALE: 3/8" = 1' - 0"

AREA 3
SCALE: 3/8" = 1' - 0"

AREA 4
SCALE: 3/8" = 1' - 0"

IRRIGATION LEGEND

PLAN LIST

PLANT LIST

IRRIG. VALVE

LIN TO MAIN IRRIGATION LINE

NOTES

ALL NEW PLANTING TO RECEIVE Drip Irrigation
Toro T-OP-JA-2G8-B 3/15.2
Single-outlet, Sol Flushing Compensating Emitter
Install on 3/8" Toro Polyethylene drip tubing
[or equal] per details. Male Adapter with Bug Shield and Color-Coded 0.5GPH Emitter:
1 GPH 3/16" Line, 2 GPH 1/4" Line
Install emitters on PE tubing per Irrigation detail
Emitter Notes:
1.0 GPH emitters (1 assigned to each 1 gal. plant)
1.0 GPH emitters (2 assigned to each 5 gal. plant)