



SANTA BARBARA POLICE STATION

601 SANTA BARBARA STREET

CODE ANALYSIS

APPLICABLE CODES
Intent to comply with 2019 CBC, 2019 CRC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 GBSC, TITLE 24, CAC, ADA Title III, FHA, 2010 ADA Standards, City of Santa Barbara Municipal Code & Adopting Ordinances, SB Amendment #9919, and current engineering and architecture practices.

CONSTRUCTION STANDARDS FOR FOR ESSENTIAL SERVICES BUILDING
Project is being designed to comply with the State of California Title 24 for Essential Services Buildings and with the California Department of Community Corrections for Custody Areas (but not beyond those standards).
• Emergency Communications Centers designed to comply with NFPA 1221.
• Areas with Evidence Storage designed to physical plant standards for evidence IAPE (International Association of Property and Evidence).
• Lab designed to comply with the physical plant accreditation standards published by the American Society of Crime Lab Directors ASCLD-LAB.
• Firearms Range designed to comply with NEC 708 & ASHRAE ventilation standards for smoke evacuation.

Building is not being planned for blast resistnace beyond the protection afforded by masonry exterior wall construction and impact film applied to all exterior windows

RISK CATEGORY
Per CBC 1604.5 Risk Category, project to comply with Risk Category IV

MULTI-USE, MIXED USE AND OCCUPANCY (SECTION 508), SEPARATED OCCUPANCIES (SECTION 508.4):

OCCUPANCY GROUP: SECTION 302	S-2	B*	A-3
PER CBC SECTION 308.4 INSTITUTIONAL GROUP I-3, BUILDING CONTAINS TEMPORARY HOLDING FACILITY & SECURE INTERVIEW ROOMS. PER CBC SECTION 308.4.8 CONDITION 8, BUILDING SHALL BE PERMITTED TO BE CLASSIFIED AS A GROUP B OCCUPANCY, PROVIDED THE REQUIREMENTS OF SECTION 408.1.2.7 ARE MET.			
CONSTRUCTION TYPE: SECTION 602	II-B	II-B	II-B
SPRINKLERED:	YES	YES	YES
ALLOWABLE HEIGHT (ABOVE GRADE PLANE): TABLE 504.3 ACTUAL HEIGHT IN FEET:	75 FT 37'-6" FT	75 FT 52'-6.5" FT	55 FT 52'-6.5" FT
ALLOWABLE HEIGHT (ABOVE GRADE PLANE): TABLE 504.4 ACTUAL HEIGHT IN STORIES	4 STORIES 3 STORIES	4 STORIES 3 STORIES	2 STORIES 2 STORIES
ALLOWABLE BUILDING AREA: TABLE 506.2			
AI:	78,000 SF	69,000 SF	28,500 SF
NS:	26,000 SF	23,000 SF	9,500 SF
IF:	0.39	0.39	0.39
Aa:	88,140 SF	77,970 SF	32,205 SF
ACTUAL BUILDING AREA PER STORY:			
BASEMENT	30,394 SF	16,573 SF	0 SF
FIRST FLOOR	26,680 SF	19,317 SF	0 SF
SECOND FLOOR	26,528 SF	15,141 SF	2,464 SF
THIRD FLOOR	368 SF	13,344 SF	0 SF
ACTUAL BUILDING AREA TOTAL:	85,970 SF	64,375 SF	2,464 SF

MIXED OCCUPANCY AREA RATIO (NOT MORE THAN 3 STORIES ABOVE GRADE PLANE): SECTION...			
BASEMENT	30,394 SF +	16,573 SF	0 SF
0.56 < 1	88,140 SF	77,970 SF	32,205 SF
FIRST FLOOR	26,680 SF +	19,317 SF	0 SF
0.57 < 1	88,140 SF	77,970 SF	32,205 SF
SECOND FLOOR	26,528 SF +	15,141 SF	2,464 SF
0.57 < 1	88,140 SF	77,970 SF	32,205 SF
THIRD FLOOR	368 SF +	13,344 SF	0 SF
0.18 < 1	88,140 SF	77,970 SF	32,205 SF

OCCUPANCY SEPARATION: TABLE 508.4			
ADJOINING OCCUPANCIES	S-2 / B, A-3 / B		
REQUIRED SEPARATION	1 HR		

CONSTRUCTION CLASSIFICATION: TABLE 601 & 602			
PRIMARY STRUCTURAL FRAME	0 HR	0 HR	0 HR
BEARING WALLS - INTERIOR	0 HR	0 HR	0 HR
NONBEARING WALLS & PARTITIONS - INTERIOR	0 HR	0 HR	0 HR
BEARING & NONBEARING WALLS & PARTITIONS - EXTERIOR			
X < 5'	1 HR	1 HR	1 HR
5' < X < 10'	1 HR	1 HR	1 HR
10' < X < 20'	0 HR	0 HR	0 HR
X < 30'	0 HR	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR	0 HR
ROOF CONSTRUCTION	0 HR	0 HR	0 HR

MAXIMUM AREA OF EXTERIOR WALL OPENING: TABLE 705.8

All openings are Unprotected and Sprinklered, and applicable to all of the buildings occupancies.

FIRE SEPARATION DISTANCE (FEET)			
0' TO LESS THAN 3'	NOT...		
3' TO LESS THAN 5'	15%		
5' TO LESS THAN 10'	25%		
10' TO LESS THAN 15'	45%		
15' TO LESS THAN 20'	75%		
20' TO LESS THAN 25'	NO LIMIT		
25' TO LESS THAN 30'	NO LIMIT		
30' OR GREATER	NO LIMIT		

PARKING GARAGE			
BASEMENT LEVEL:	ENCLOSED (MECHANICAL VENTILATION), PER SECTION 406.6		
FIRST FLOOR:	OPEN (NATURAL VENTILATION), PER SECTION 406.5		
SECOND FLOOR:	OPEN (NATURAL VENTILATION), PER SECTION 406.5		
THIRD FLOOR:	OPEN (NATURAL VENTILATION), PER SECTION 406.5		

*SEE VENTILATION CALCULATIONS ON CODE ANALYSIS SHEET G100

PROJECT INFORMATION

PROPERTY ADDRESS:	601 SANTA BARBARA STREET SANTA BARBARA, CA 93101
PROPERTY OWNER:	CITY OF SANTA BARBARA 630 GARDEN STREET SANTA BARBARA, CA 93101
A.P.N.:	031-151-018
ZONING DESIGNATION:	M-C (MANUFACTURING INDUSTRIAL)
GENERAL PLAN LAND USE DESIGNATION:	COMMERCIAL INDUSTRIAL/ MEDIUM HIGH DENSITY RESIDENTIAL/ PRIORITY HOUSING OVERLAY (37-63 du/ac)
LOT SIZE:	70,080 SF (1.61 ACRES)
AVERAGE SLOPE:	2%
HIGH FIRE ZONE:	NO
FLOOD ZONE:	NO
MAX HEIGHT ALLOWED:	45'-0" / 60'-0" COMMUNITY BENEFIT
SETBACKS:	
FRONT:	0'
INTERIOR:	0'
SWMP COMPLIANCE	TIER 3
VEHICLE PARKING:	THE PARKING REQUIREMENT FOR VEHICLES FOR THE PROPOSED USE IS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR (OR DESIGNEE) IN CONJUNCTION WITH THE PUBLIC WORKS DIRECTOR (OR DESIGNEE)
BICYCLE PARKING:	THE PARKING REQUIREMENT FOR BICYCLES IS DETERMINED BY THE PUBLIC WORKS DIRECTOR (OR DESIGNEE)

PROJECT STATISTICS

FLOOR AREA:	NET	Gross
PROPOSED COMMERCIAL FLOOR AREA:		
BASEMENT:	16,134 SF	16,573 SF
FIRST FLOOR	18,559 SF	19,317 SF
SECOND FLOOR	16,878 SF	17,605 SF
THIRD FLOOR	12,888 SF	13,344 SF
TOTAL PROPOSED COMMERCIAL FLOOR AREA:	64,469 SF	66,839 SF
PROPOSED PARKING GARAGE FLOOR AREA:		
BASEMENT	29,789 SF	30,394 SF
FIRST FLOOR	27,849 SF	28,680 SF
SECOND FLOOR	25,746 SF	26,528 SF
THIRD FLOOR	220 SF	368 SF
TOTAL PROPOSED PARKING GARAGE FLOOR AREA:	83,604 SF	85,970 SF

PARKING

PROPOSED SURFACE PARKING:	
SURFACE PARKING (VISITOR PARKING)	8 SPACES
TOTAL PROPOSED SURFACE PARKING SPACES PROVIDED:	8 SPACES*

*INCLUDES 1 VAN ACCESSIBLE

PROPOSED SECURE PARKING GARAGE SPACES:	
BASEMENT (FLEET VEHICLES)	44 SPACES
FIRST FLOOR (FLEET VEHICLES)	48 SPACES
SECOND FLOOR (EMPLOYEE PARKING)	71 SPACES
THIRD FLOOR (FLEET & EMPLOYEE PARKING)	73 SPACES
TOTAL SECURE PARKING GARAGE SPACES PROVIDED:	236 SPACES**

NOTE: ACCESSIBLE & EVCS SPACES CALCULATED ON EMPLOYEE SPACES ONLY
*INCLUDES 5 TOTAL ACCESSIBLE SPACES (4 ACCESSIBLE & 1 VAN ACCESSIBLE)
**INCLUDES 20 EVCS SPACES (18 STANDARD, 1 ACCESSIBLE & 1 VAN ACCESSIBLE)
***INCLUDES 20 TOTAL MOTORCYCLE SPACES (10 FLEET, 10 EMPLOYEE)

BIKE PARKING	
VISITOR PARKING	4 SPACES
EMPLOYEE PARKING (IN SECURE PARKING GARAGE)	16 SPACES

SITE TABULATIONS	SF	% COVERAGE
IMPERVIOUS AREA (INCLUDING ROOF OVERHANGS):	52,862 SF	75%
PERVIOUS AREA (PERM. PAVERS & GREEN ROOFS):	9,092 SF	13%
LANDSCAPING:	8,126 SF	12%
TOTAL:	70,080 SF	100%

PROPOSED NEW IMPERVIOUS AREA:	3,132 SF
PROPOSED REPLACED IMPERVIOUS AREA:	49,730 SF
PROPOSED REMOVED IMPERVIOUS AREA:	11,158 SF

GRADING	
CUT QUANTITY:	+/- 22,000 CU. YDS.
FILL QUANTITY:	0 CU. YDS.
NET QUANTITY:	+/- 22,000 CU. YDS. EXPORT

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE REMOVAL OF THE EXISTING SURFACE PARKING LOT AND THE CONSTRUCTION OF A THREE-STORY, 464,000-SQUARE-FOOT NEW POLICE STATION, A 484,000-SQUARE-FOOT SECURE PARKING STRUCTURE TO ACCOMMODATE 236 PARKING SPACES (108 FOR POLICE DEPARTMENT VEHICLES AND 108 FOR EMPLOYEE VEHICLES) AND LIMITED NON-SECURE SURFACE PUBLIC PARKING AND BICYCLE PARKING. BOTH STRUCTURES WILL HAVE A SUBTERRANEAN LEVEL BELOW (E) FINISH GRADE. APPROXIMATELY 22,000 CUBIC YARDS OF GRADING EXPORT IS ANTICIPATED TO ACCOMMODATE THE NECESSARY EXCAVATION.

THE EXISTING SANTA BARBARA CITY POLICE OPERATIONS, CURRENTLY LOCATED AT FOUR SEPARATE SITES (215 EAST FIGUEROA STREET POLICE STATION, 222 EAST ANAPAMU STREET POLICE STATION ANNEX, 1200 ANACAPA STREET DISPATCH CENTER, AND 415 EAST SOLA STREET ANIMAL CONTROL), WOULD BE CONSOLIDATED AT THE NEW PROJECT SITE. POLICE OPERATIONS WOULD REMAIN THE SAME AS PRESENTLY EXIST AT THE CURRENT LOCATIONS, INCLUDING INVESTIGATIVE/INTERNAL OPERATIONS DIVISION, FIELD OPERATIONS DIVISION, COMMUNITY SUPPORT SERVICES DIVISION, AND COMMON AREAS (PUBLIC LOBBY, MULTI-PURPOSE MEETING ROOMS, STAFF BREAK ROOMS, FITNESS ROOM, AND LOCKER ROOMS). THE PUBLIC LOBBY AREA WOULD BE SEPARATED FROM THE SECURE STAFF AREAS.

THIS PROJECT WOULD INVOLVE THE REMOVAL OF 23 TIJUANA TIPU TREES AND 12 OAK TREES AT THE WESTERN AND NORTHERN PERIMETER OF THE SITE. NINE TIJUANA TIPU TREES WOULD BE PRUNED AND RETAINED BY SCULPTING THEM VERTICALLY. ALONG THE COTA AND SANTA BARBARA STREET PERIMETER, FOUR OF THE 12 OAK TREES COULD BE PRESERVED, BUT THEIR HEALTH IS QUESTIONABLE AND, AS SUCH, WILL NEED TO BE REMOVED. THE EXISTING MTD BUS STOP SHELTER ON COTA STREET WILL BE REMOVED AND RELOCATED FOR THE PROJECT. THE EXISTING PLAQUES COMMEMORATING THE OLD LINCOLN SCHOOL WOULD BE INCORPORATED INTO THE RELOCATION.

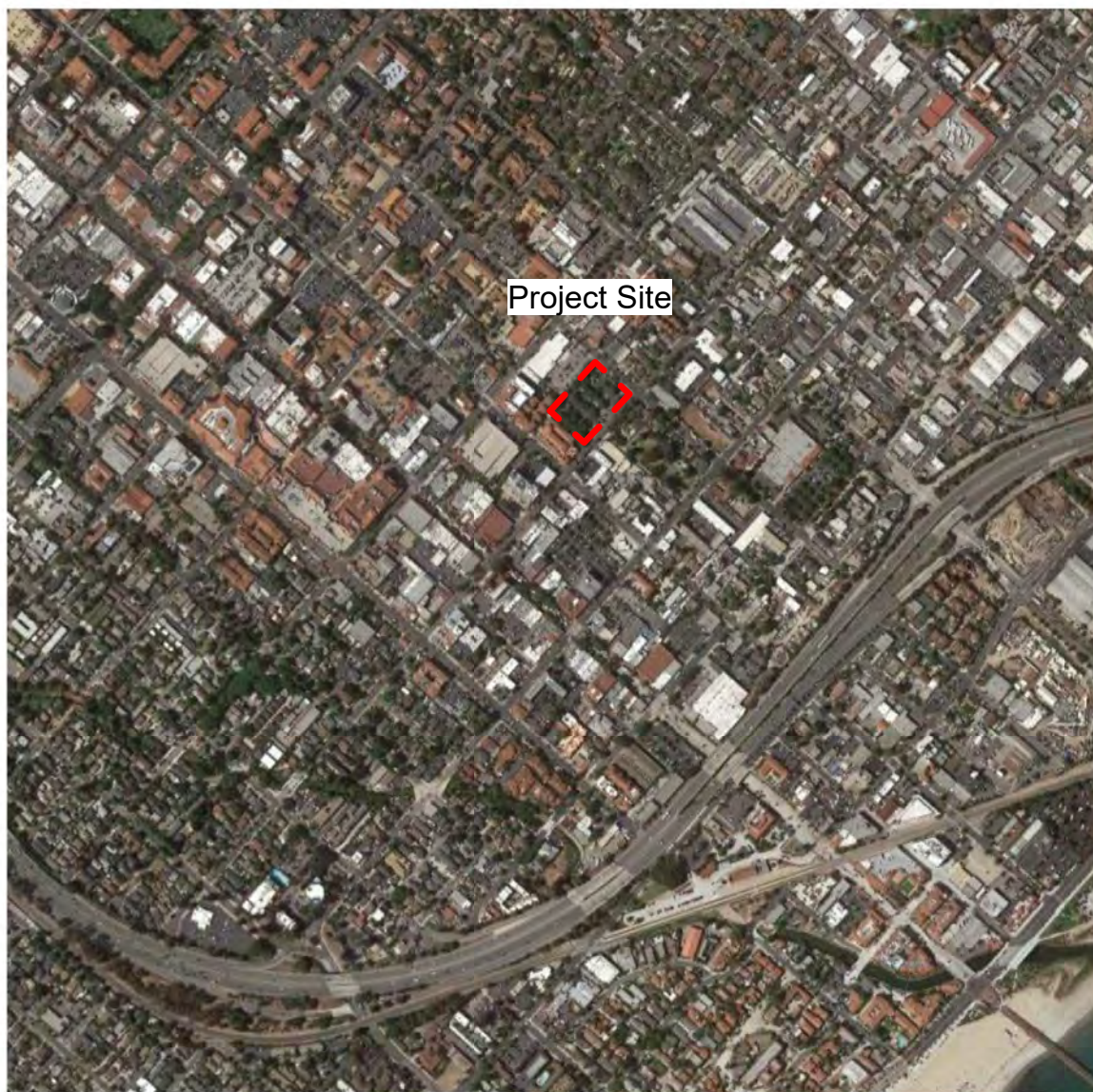
STORM WATER BMP'S SCOPE OF WORK:
PROPOSED POST-CONSTRUCTION STORMWATER BMP'S ONSITE INCLUDE BIORETENTION AREAS, BIOFILTRATION PLANTER BOXES, GREEN ROOFS AND PERMEABLE PAVERS. PROPOSED POST-CONSTRUCTION BMP'S IN THE PUBLIC RIGHT-OF-WAY INCLUDE BIORETENTION AREAS AND UNDERGROUND INFILTRATION BMP'S.

APPLICATIONS REQUESTED:
• HEIGHT EXCEPTION APPROVAL BY THE PLANNING COMMISSION TO ALLOW A COMMUNITY BENEFIT PROJECT TO BE UP TO 60 FEET IN HEIGHT (SBMC CHAPTER 30.140.100.B).
• DEVELOPMENT PLAN APPROVAL BY THE PLANNING COMMISSION TO ALLOW THE CONSTRUCTION OF NONRESIDENTIAL FLOOR AREA (SBMC CHAPTER 30.230).
• PROJECT DESIGN AND FINAL APPROVALS BY THE ARCHITECTURAL BOARD OF REVIEW (SBMC CHAPTER 22.68)

FIRE DEPARTMENT NOTES

1. AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 SHALL BE PROVIDED UNDER A SEPARATE PERMIT.
2. A STANDPIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND TITLE 24 STANDARDS SHALL BE PROVIDED UNDER SEPARATE PERMIT.
3. A FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72 SHALL BE PROVIDED UNDER SEPARATE PERMIT.

VICINITY MAP



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BLOCK MAP



#	DATE	DESCRIPTION
1	10/19/2019	PREL
2	11/02/2020	PREL REVISIONS
3	11/16/2020	ADDITIONAL CONCEPT
4	07/11/2021	ADDITIONAL CONCEPT #2
5	08/12/2021	ADDITIONAL CONCEPT #3 WORK SESSION
6	08/18/2021	PC CONCEPT
7	08/18/2021	ADDITIONAL CONCEPT #4
8	06/09/2021	DRAFT
9	08/12/2021	DRAFT #2
10	10/02/2021	DRAFT #3



VIEW 16



VIEW 17



VIEW 18



VIEW 19



VIEW 20



VIEW 21



VIEW 22



VIEW 23



VIEW 24



VIEW 25



VIEW 26



VIEW 27



VIEW 28



VIEW 29



VIEW 30



PHOTO KEY MAP

CEARNAL COLLECTIVE

ARCHITECTURE

INTERIOR DESIGN

521 1/2 STATE STREET

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CONTENTS: PHOTO DOCUMENTATION

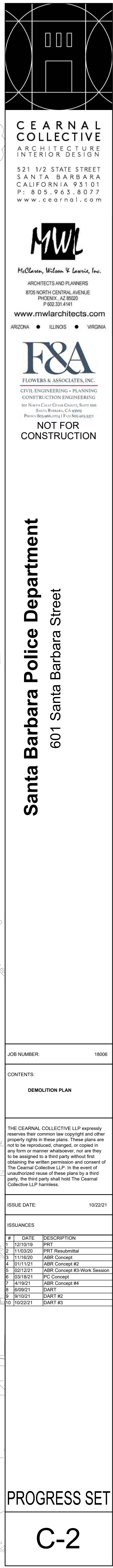
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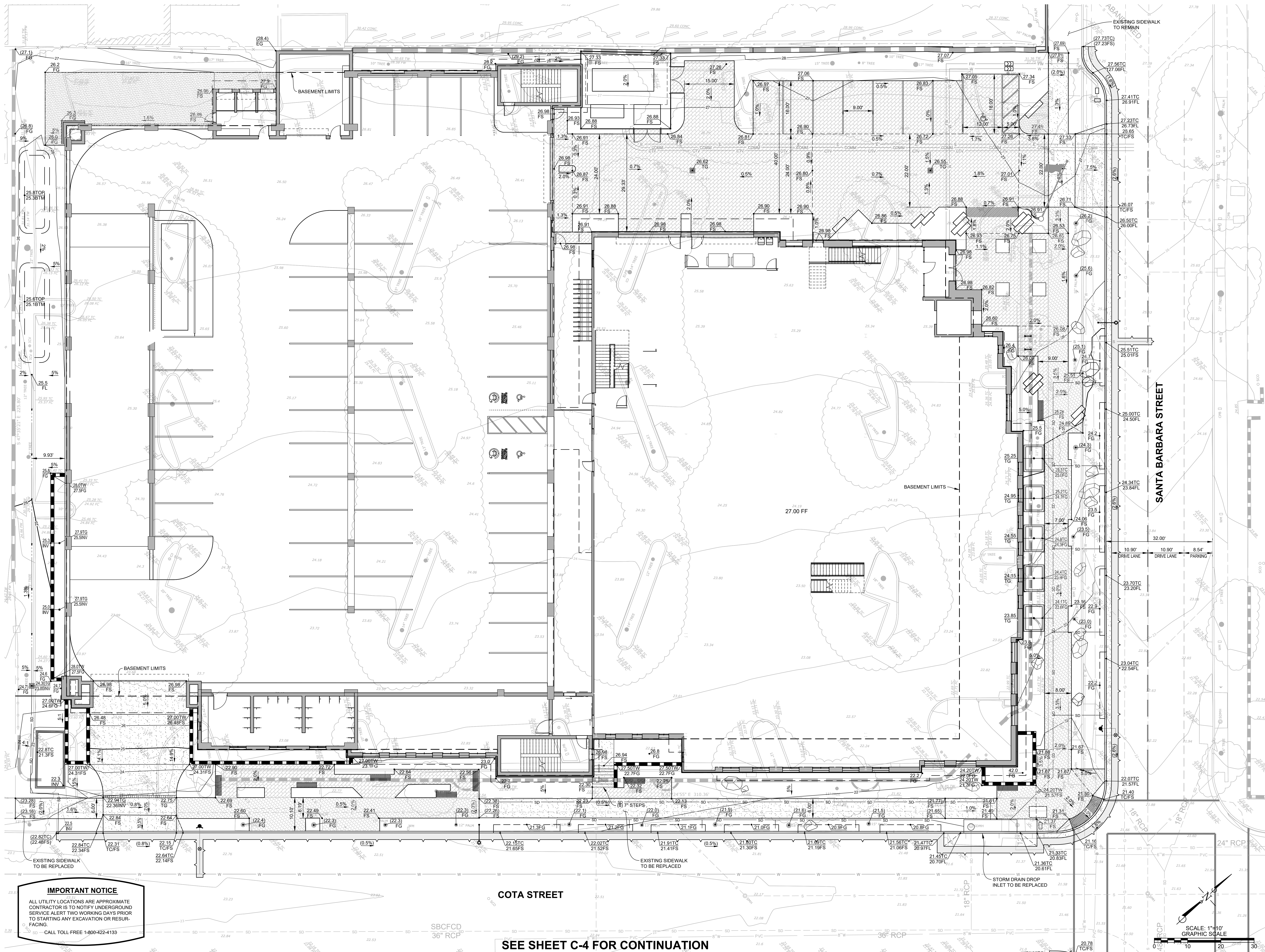
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#	DATE	DESCRIPTION
1	10/19/19	P&T
2	11/02/20	P&T Re-submittal
3	11/16/20	APR Concept
4	07/11/21	APR Concept #2
5	10/12/21	APR Concept #3 Work Session
6	03/18/21	PC Concept
7	04/19/21	APR Concept #4
8	06/09/21	DART
9	08/19/21	DART #2
10	10/22/21	DART #3

G002

10/22/2021 10:45:45 AM





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ALL UTILITY LOCATIONS ARE APPROXIMATE
CONTRACTOR IS TO NOTIFY UNDERGROUND
SERVICE ALERT TWO WORKING DAYS PRIOR
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COTA STREET
SEE SHEET C-4 FOR CONTINUATION

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CONTENTS:
CONCEPTUAL GRADING PLAN

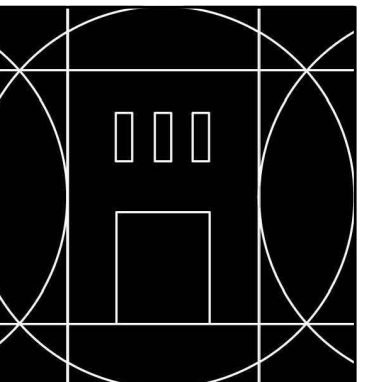
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#	DATE	DESCRIPTION
1	10/19/21	PILOT
2	11/02/21	PILOT REVISION
3	11/02/21	PILOT CORRECTION
4	11/11/21	PILOT CORRECTION #2
5	12/01/21	PILOT CORRECTION #3 WORK SESSION
6	03/16/21	PC CORRECTION
7	03/16/21	PILOT CORRECTION #4
8	06/01/21	PILOT CORRECTION #5
9	06/01/21	PILOT CORRECTION #6
10	10/22/21	PILOT #3

PROGRESS SET

C-3



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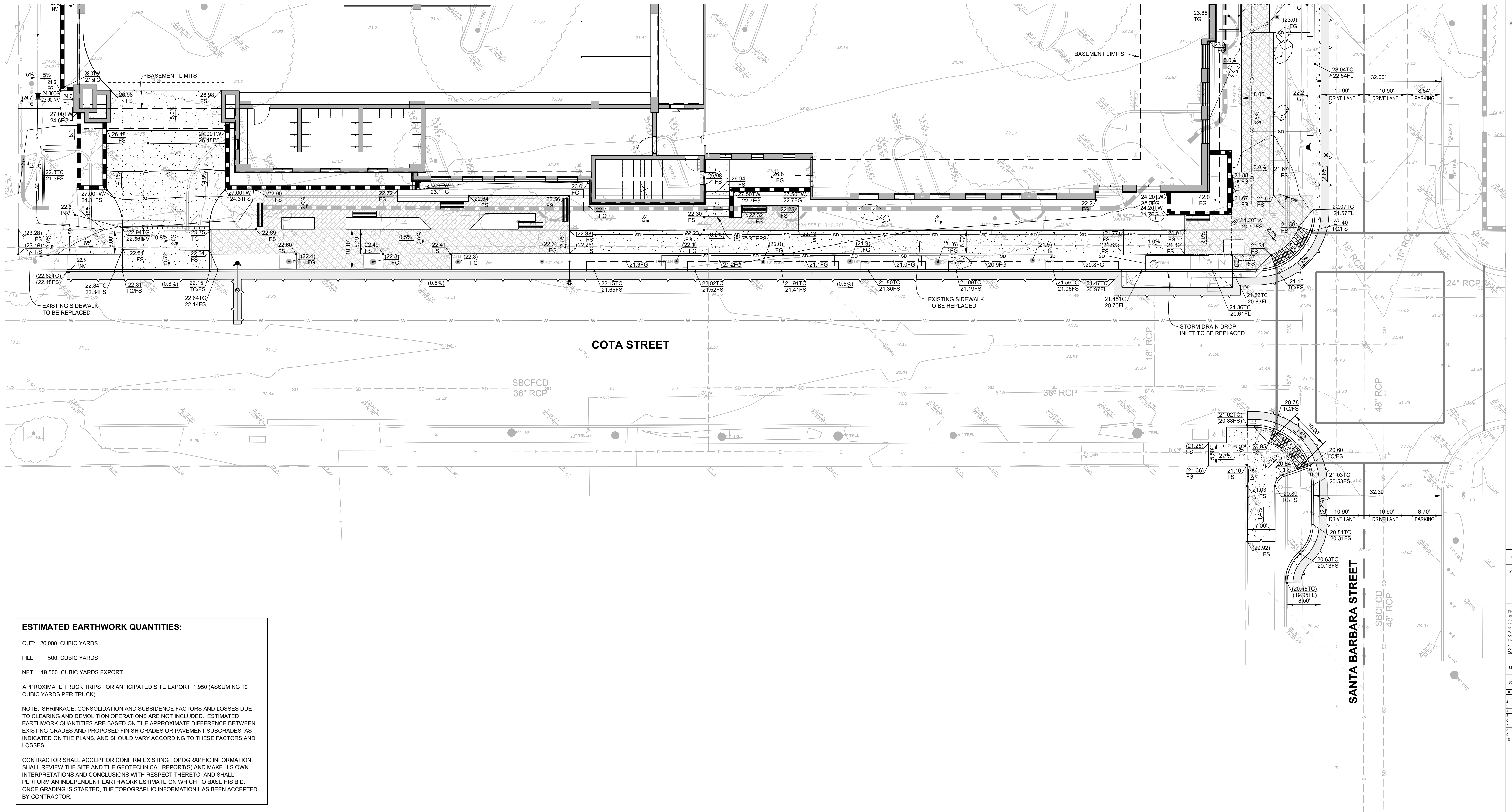
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REV	DATE	DESCRIPTION
1	10/21/21	PLAN
2	11/02/20	PLAN REVISIONS
3	11/16/20	PLAN CORRECTIONS
4	01/11/21	PLAN CORRECTION #2
5	02/10/21	PLAN CORRECTION #3 WORK SESSION
6	03/16/21	PLAN CORRECTION #4
7	04/19/21	PLAN CORRECTION #5
8	06/09/21	PLAN CORRECTION #6
9	06/30/21	PLAN CORRECTION #7
10	10/22/21	PLAN CORRECTION #8

PROGRESS SET

C-4

SEE SHEET C-3 FOR CONTINUATION



ESTIMATED EARTHWORK QUANTITIES:

CUT: 20,000 CUBIC YARDS

FILL: 500 CUBIC YARDS

NET: 19,500 CUBIC YARDS EXPORT

APPROXIMATE TRUCK TRIPS FOR ANTICIPATED SITE EXPORT: 1,950 (ASSUMING 10 CUBIC YARDS PER TRUCK)

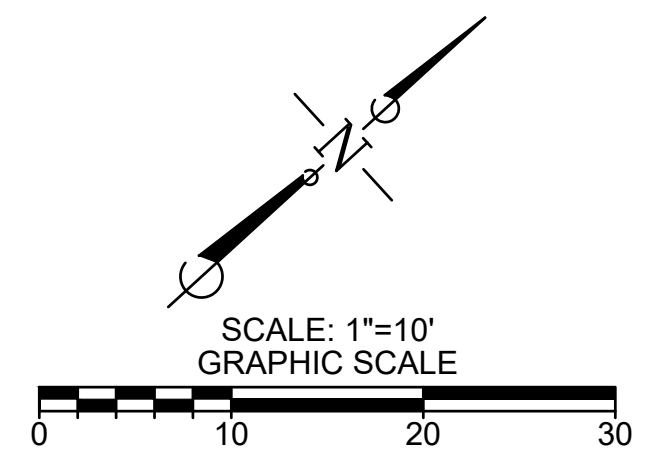
NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

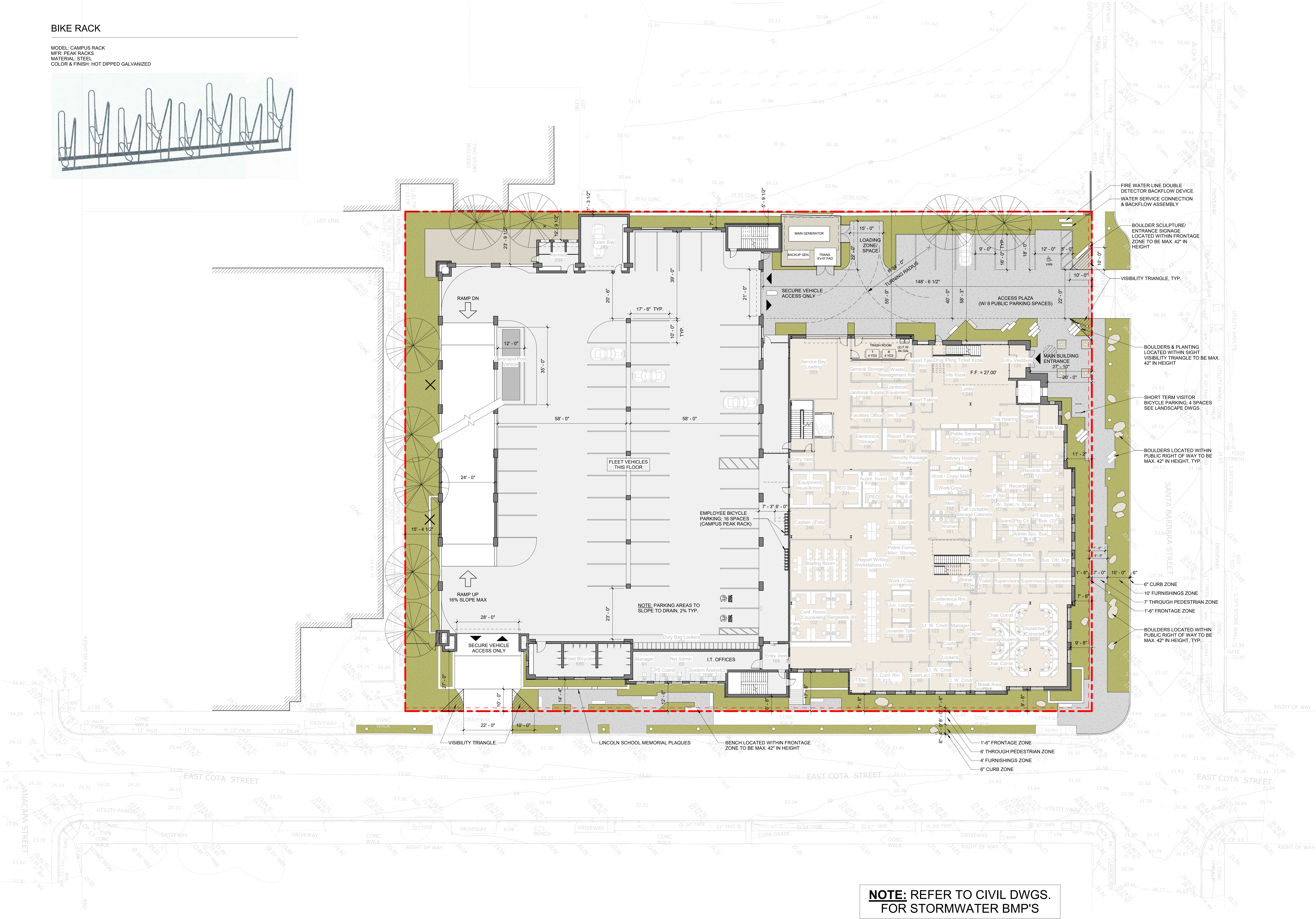
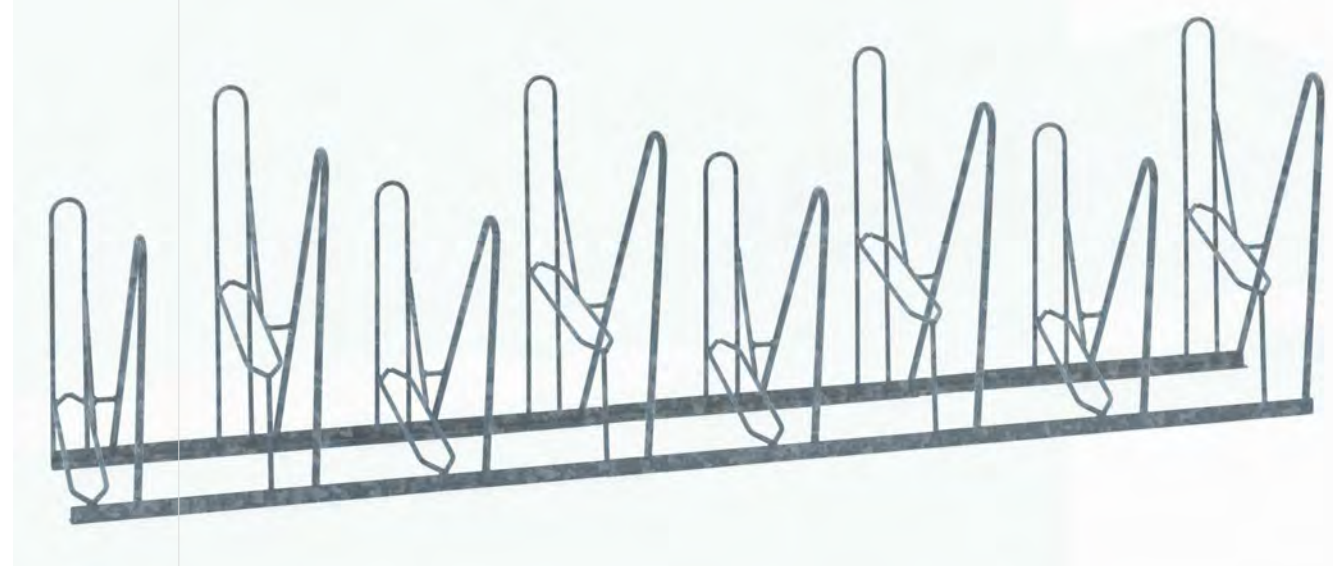
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FACING.

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BIKE RACK

MODEL: CAMPUS RACK
MFR: PEAK RACKS
MATERIAL: STEEL
COLOR & FINISH: HOT DIPPED GALVANIZED



NOTE: REFER TO CIVIL DWGS.
FOR STORMWATER BMP'S



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FIRST FLOOR PLAN

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ISSUANCES		
#	DATE	DESCRIPTION
1	10/19/21	PREL
2	11/02/21	PREL Reissued
3	11/16/21	Align Concept
4	07/11/21	Align Concept #2
5	02/12/21	Align Concept #3 Work Session
6	03/18/21	PC Concept
7	04/19/21	Align Concept #4
8	06/09/21	DART
9	08/19/21	DART #2
10	10/22/21	DART #3



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ISSUANCES		
#	DATE	DESCRIPTION
1	12/10/19	PRT
2	11/03/20	PRT Reassembled
3	11/16/20	ABR Concept
4	12/11/20	ABR Concept #2
5	01/12/21	ABR Concept #3-Work Session
6	03/16/21	PC Concept
7	04/16/21	ABR Concept #4
8	06/09/21	DART
9	09/10/21	DART #2
10	10/22/21	DART #3



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601 Santa Barbara Street

B NUMBER: 18006

CONTENTS:

SECOND FLOOR PLAN

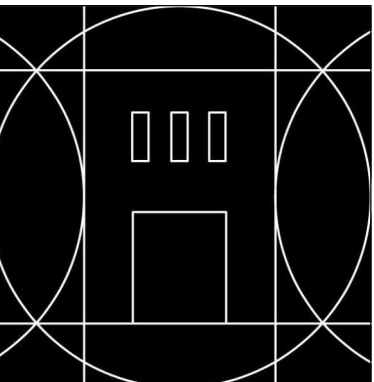
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DUE DATE: 10/22/21

DATE	DESCRIPTION
12/10/19	PRT
11/03/20	PRT Resubmittal
11/16/20	ABR Concept
01/11/21	ABR Concept #2
02/12/21	ABR Concept #3-Work Session
03/18/21	PC Concept
04/19/21	ABR Concept #4
06/09/21	DART
09/10/21	DART #2
10/22/21	DART #3

SECOND FLOOR PLAN

$$1/16^{\circ} = 1'-0''$$

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INTERIOR DESIGN

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SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com



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8705 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
P: 602.331.4441
www.mwllarchitects.com

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CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

JOB NUMBER: 18006

CONTENTS:
THIRD FLOOR PLAN

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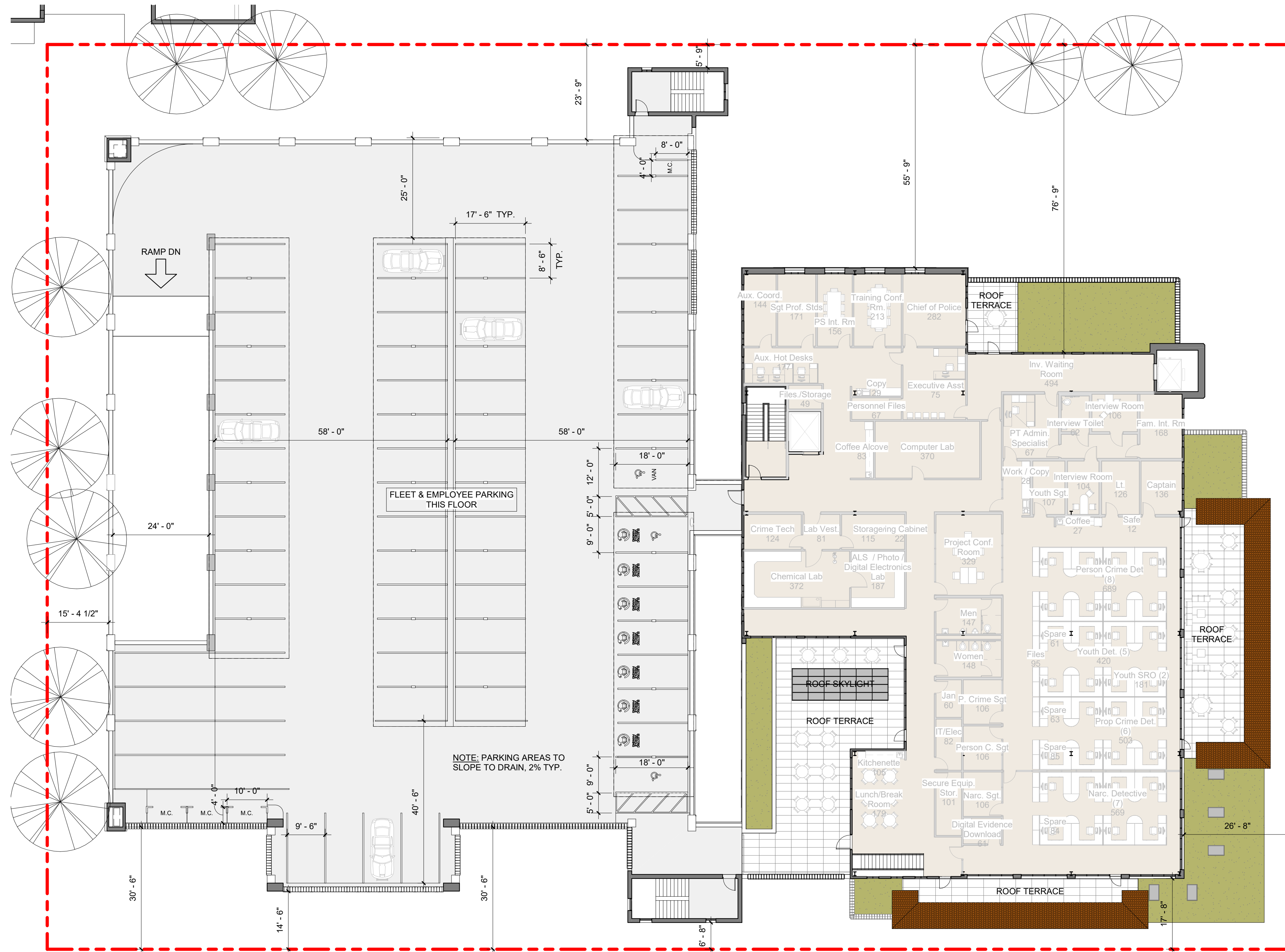
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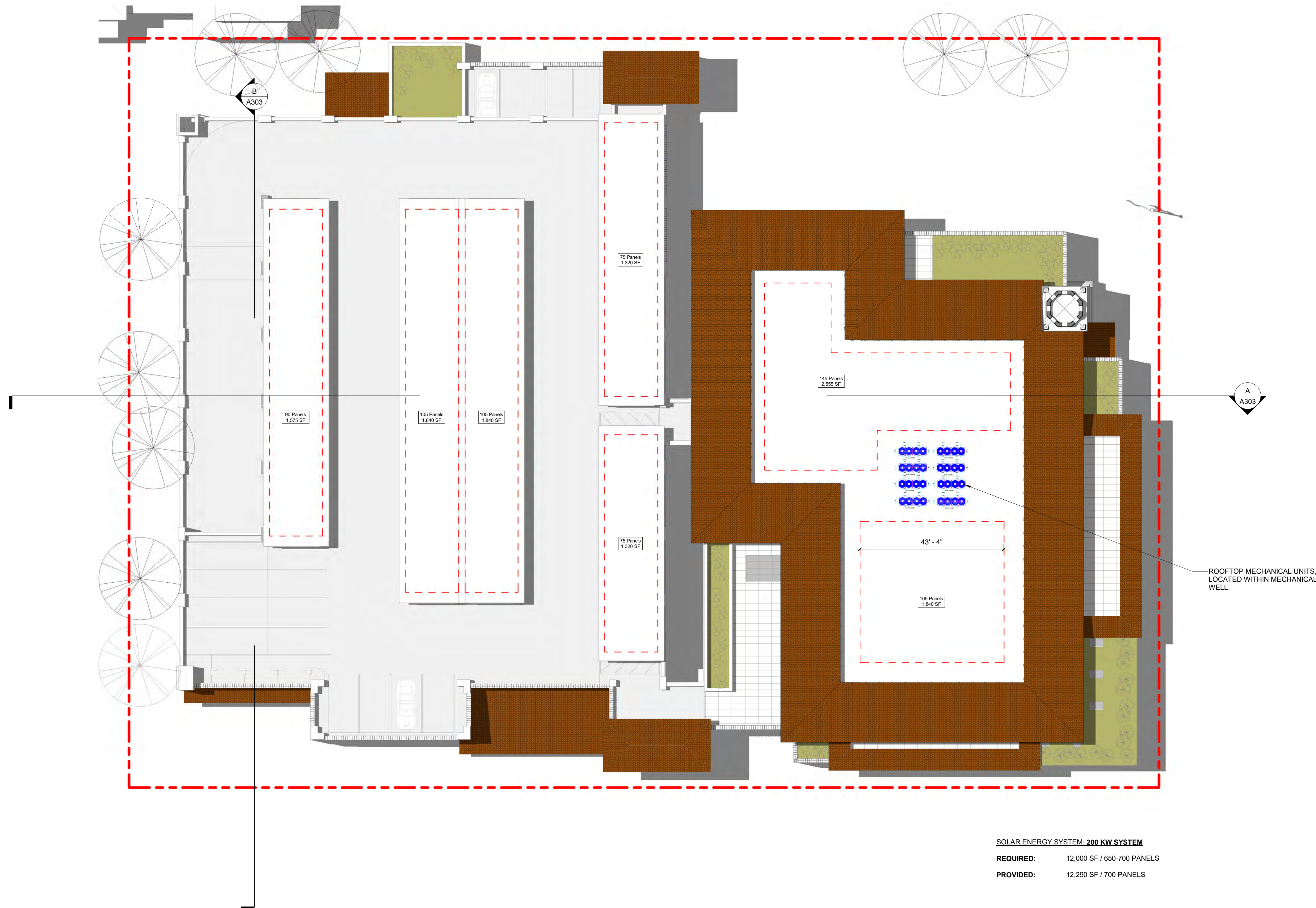
#	DATE	DESCRIPTION
1	10/19/19	PREL
2	11/03/20	PREL Reamendment
3	11/16/20	AGB Concept
4	07/11/21	AGB Concept #2
5	02/12/21	AGB Concept #3 Work Session
6	03/18/21	PC Concept
7	04/19/21	AGB Concept #4
8	06/09/21	DART
9	08/19/21	DART #2
10	10/22/21	DART #3

THIRD FLOOR PLAN

1/16" = 1'-0"

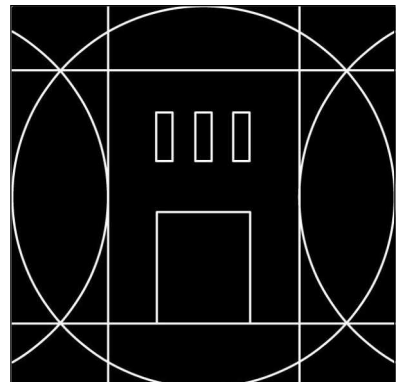
1





SOLAR ENERGY SYSTEM: 200 KW SYSTEM
REQUIRED: 12,000 SF / 650-700 PANELS
PROVIDED: 12,290 SF / 700 PANELS

ROOF PLAN 1
1/16" = 1'-0"



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CONTENTS:
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ISSUANCES

#	DATE	DESCRIPTION
1	10/10/19	PRI
2	11/03/20	PRI Re-submittal
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4	07/11/21	ADIR Concept #2
5	10/13/21	ADIR Concept #3 Work Session
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7	04/18/21	ADIR Concept #4
8	06/09/21	DART
9	08/13/21	DART #2
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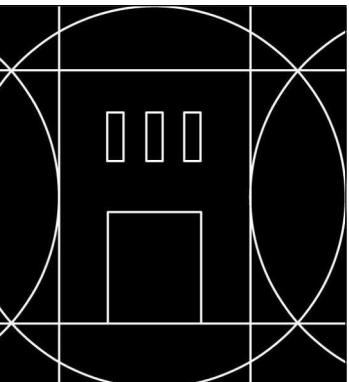
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CONTENTS:

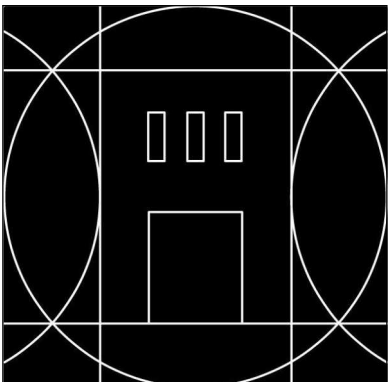
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4	07/11/21	ADIR Concept #2
5	10/11/21	ADIR Concept #3 Work Session
6	06/18/21	ADIR Concept #4
7	06/18/21	DAIR
8	06/18/21	DAIR
9	06/18/21	DAIR #2
10	10/22/21	DAIR #2



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CONTENTS:
BUILDING SECTIONS

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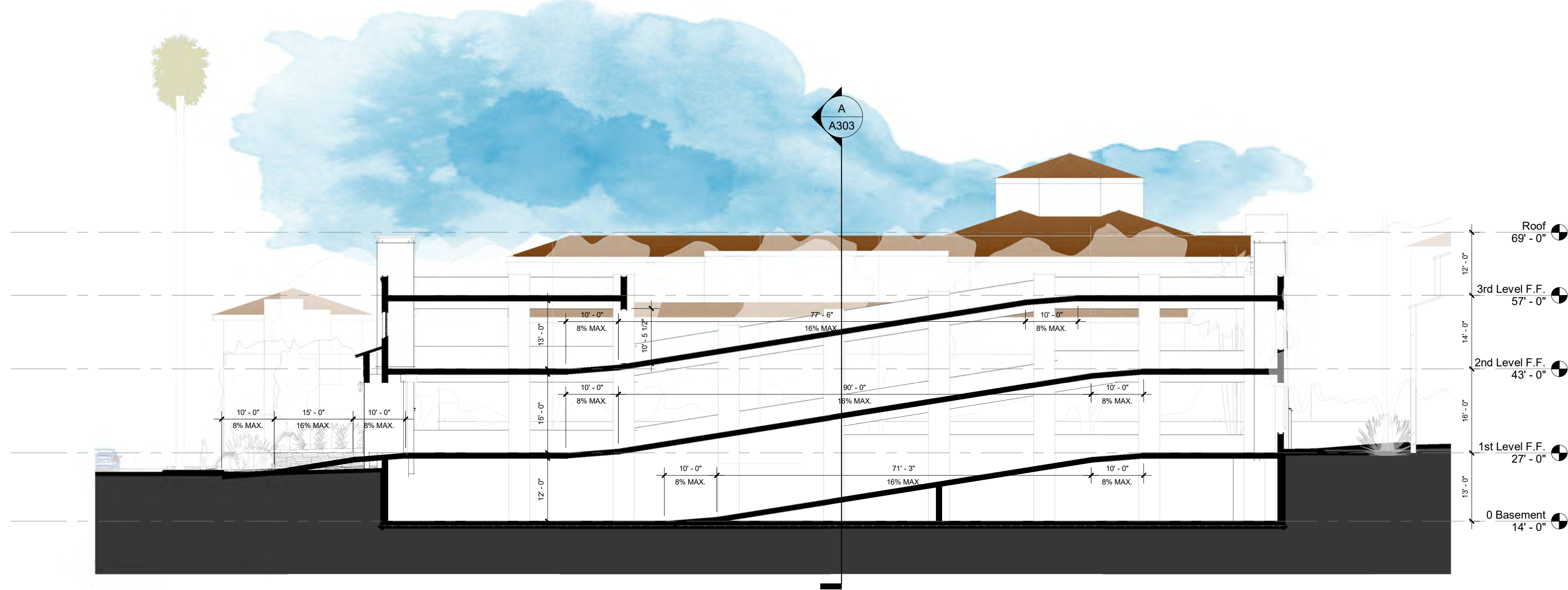
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8	06/09/21	DART
9	08/15/21	DART #2
10	10/22/21	DART #3

A303



E-W SECTION A
1/16" = 1'-0"

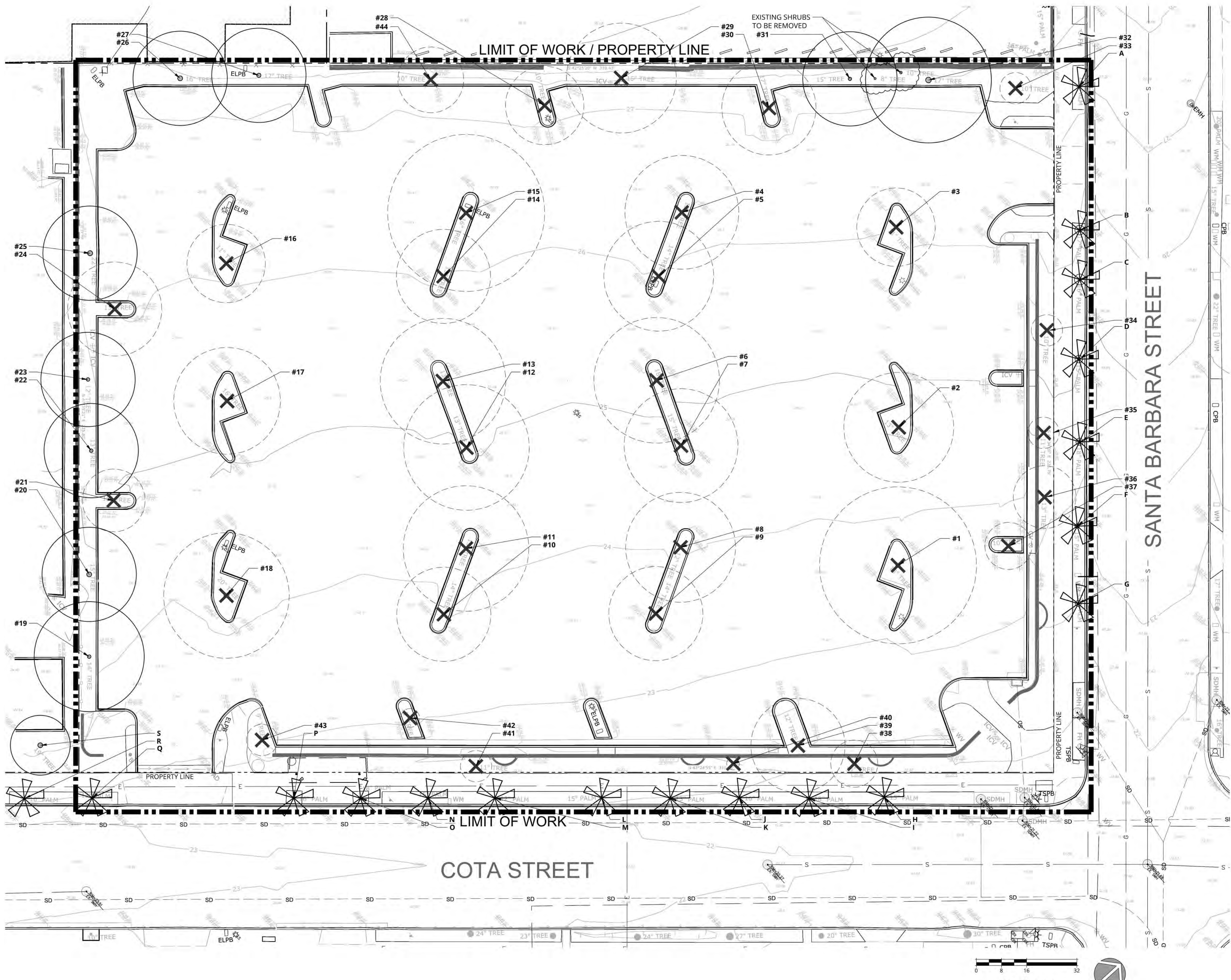


N-S BUILDING SECTION @ RAMP B
1/16" = 1'-0"

SANTA BARBARA POLICE DEPARTMENT

PRELIMINARY LANDSCAPE PLANS

601 SANTA BARBARA STREET
SANTA BARBARA, CA 93101



PROJECT CONTACTS		SHEET INDEX	
LANDSCAPE ARCHITECT		SHEET	DESCRIPTION
CJM::LA, INC.		L-0.1	Tree Disposition Plan
CONTACT: COURTNEY MILLER		L-0.2	Arborist Report
805.698.2120		L-0.3	Arborist Report
courtney@cjm-la.com		L-0.4	Arborist Report
ARCHITECT		L-1.1	Preliminary Landscape Plan
THE CEARNAL COLLECTIVE		L-1.2	Preliminary Landscape Plan Enlargement
CONTACT: BRIAN CEARNAL		SITE STATISTICS	
805.965.8077 x203		TOTAL ONSITE GROUND-LEVEL LANDSCAPE AREA: 9,105 SF	
bc@cearnal.com		8,126 SF Planted/Irrigated Area (100% LOW WATER)	
CIVIL ENGINEER		979 SF D.G. Area	
FLOWERS & ASSOCIATES		TOTAL OFFSITE LANDSCAPE AREA: 2,728 SF (100% LOW WATER)	
CONTACT: ROBERT SCHMIDT			
805.966.2224 x123			
rschmidt@flowersassoc.com			

TREE ASSESSMENT TOTALS	
TOTAL ONSITE EXISTING TREES	44
TOTAL ONSITE TREES TO BE REMOVED:	35
TOTAL ONSITE TREES TO BE PROTECTED IN PLACE:	9
TOTAL OFFSITE EXISTING TREES	19
TOTAL OFFSITE TREES TO BE REMOVED:	0
TOTAL OFFSITE TREES TO BE PROTECTED IN PLACE:	19

TREE PROTECTION NOTES

- EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
- NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
- ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE PROJECT ARBORIST. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT UNDER DIRECTION OF THE PROJECT ARBORIST.
- TRENCING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
- REFER TO BILL SPIEWAK'S TREE REPORT (8/15/21) FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

EXISTING ONSITE TREE DISPOSITION

Number	Scientific	DBH	Canopy	Health	Action
1	Tipuana Tipu	17"	20'	G	Remove
2	Tipuana Tipu	13"	35'	G	Remove
3	Tipuana Tipu	11"	25'	F	Remove
4	Tipuana Tipu	13"	35'	G	Remove
5	Tipuana Tipu	14"	35'	G	Remove
6	Tipuana Tipu	18"	40'	G	Remove
7	Tipuana Tipu	14"	35'	G	Remove
8	Tipuana Tipu	10"	20'	G	Remove
9	Tipuana Tipu	14"	30'	G	Remove
10	Tipuana Tipu	14"	30'	G	Remove
11	Tipuana Tipu	14"	40'	G	Remove
12	Tipuana Tipu	13"	40'	G	Remove
13	Tipuana Tipu	13"	30'	G	Remove
14	Tipuana Tipu	13"	50'	G	Remove
15	Tipuana Tipu	15"	25'	G	Remove
16	Tipuana Tipu	20"	34'	G	Remove
17	Tipuana Tipu	30"	40'	G	Remove
18	Tipuana Tipu	35"	35'	G	Remove
19	Tipuana Tipu	14"	30'	G	Protect
20	Tipuana Tipu	19"	20'	G	Protect
21	Tipuana Tipu	10"	30'	G	Remove
22	Tipuana Tipu	12"	30'	G	Protect
23	Tipuana Tipu	14"	30'	G	Protect
24	Tipuana Tipu	12"	30'	G	Remove
25	Tipuana Tipu	19"	30'	G	Protect
26	Tipuana Tipu	19"	30'	G	Protect
27	Tipuana Tipu	16"	30'	G	Protect
28	Tipuana Tipu	9"	25'	G	Remove
29	Tipuana Tipu	15"	35'	G	Remove
30	Tipuana Tipu	16"	30'	G	Remove
31	Tipuana Tipu	12"	30'	G	Protect
32	Tipuana Tipu	21"	40'	G	Protect
33	Coast Live Oak	8"	10'	F	Remove
34	Virginia Live Oak	4"	6'	G	Remove
35	Coast Live Oak	9"	10'	P	Remove
36	Coast Live Oak	13"	20'	G	Remove
37	Coast Live Oak	9"	15'	F	Remove
38	Coast Live Oak	13"	15'	G	Remove
39	Coast Live Oak	9"	30'	P	Remove
40	Coast Live Oak	7"	4'	P	Remove
41	Coast Live Oak	17"	10'	F	Remove
42	Coast Live Oak	3"	6'	F	Remove
43	Virginia Live Oak	10"	10'	G	Remove
44	Virginia Live Oak	5"	10'	G	Remove

EXISTING OFFSITE TREE DISPOSITION

Letter	Scientific	Action
A	Washingtonia Spp.	Protect
B	Washingtonia Spp.	Protect
C	Washingtonia Spp.	Protect
D	Washingtonia Spp.	Protect
E	Washingtonia Spp.	Protect
F	Washingtonia Spp.	Protect
G	Washingtonia Spp.	Protect
H	Washingtonia Spp.	Protect
I	Washingtonia Spp.	Protect
J	Washingtonia Spp.	Protect
K	Washingtonia Spp.	Protect
L	Washingtonia Spp.	Protect
M	Washingtonia Spp.	Protect
N	Washingtonia Spp.	Protect
O	Washingtonia Spp.	Protect
P	Washingtonia Spp.	Protect
Q	Washingtonia Spp.	Protect
R	Washingtonia Spp.	Protect
S	Tipuana Tipu	Protect



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11/3/20 PRT Resubmittal	
11/16/20 ABR Concept #1	
1/11/21 ABR Concept #2	
2/12/21 ABR #3 Work Session	
3/18/21 PC #1	
4/19/21 ABR #4	
6/9/21 DART #1	
9/10/21 DART #2	
10/22/21 DART #3	
PROJECT NUMBER	
1937	
DRAWN BY	
NH	
DATE DRAWN	
10/15/20	
SCALE	
1/16"=1'-0"	
PRINT DATE	
10/21/21	

SHEET NUMBER
L-0.1

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11/16/20 ABR	Concept #1
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NH	
DATE DRAWN	
10/15/20	
SCALE	
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10/21/21	

PAVER

MODEL: CITY ESTATE "HYDRO-FLO" PERMEABLE PAVER
MFR: PACIFIC INTERLOCK PAVINGSTONE
SIZE: 6"x12"x3-1/8" (80MM)
COLOR: ALTERNATING A & B PATTERN, SEE IMAGES BELOW

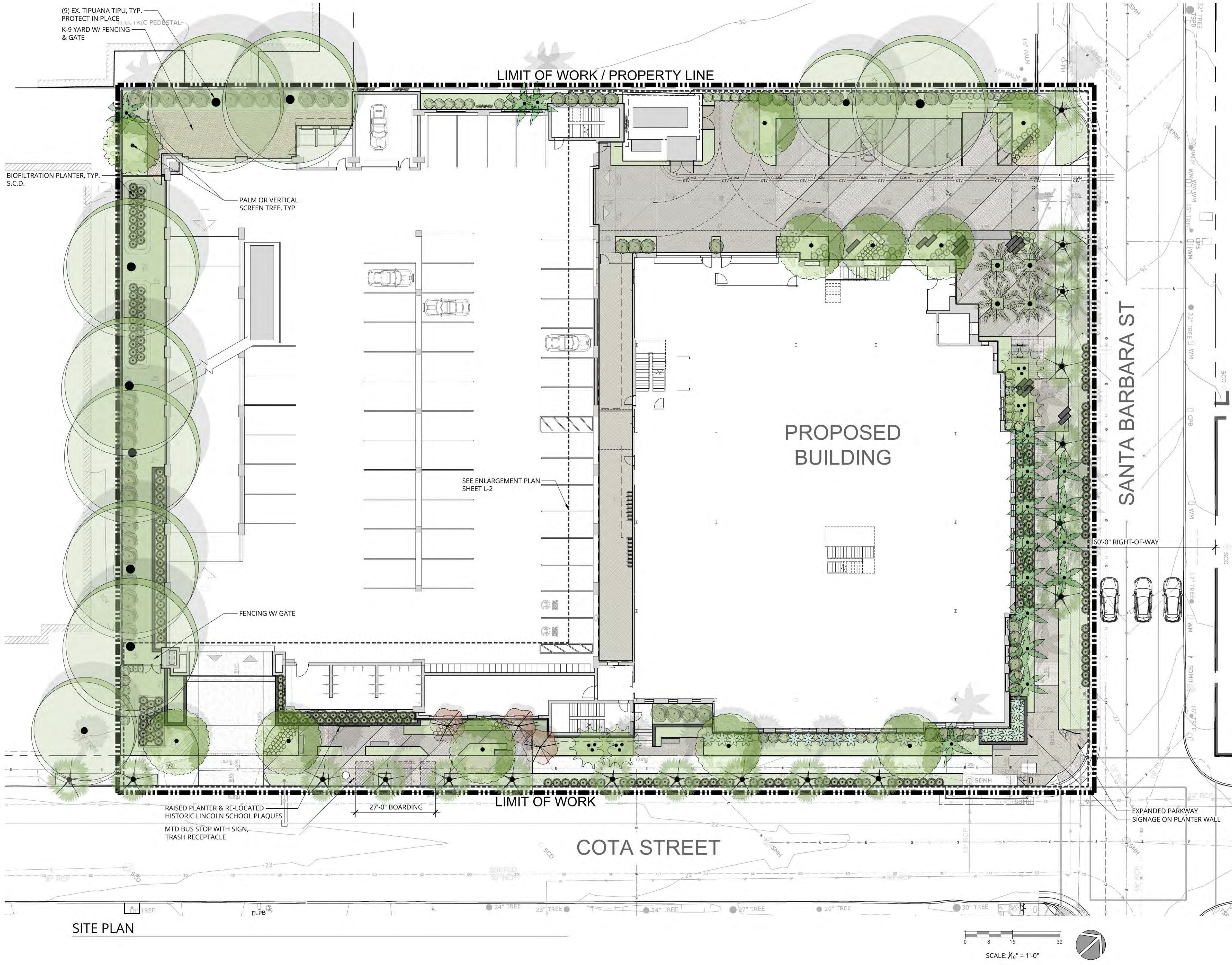


PRELIMINARY PLAN - PLANTING AND DESIGN

- CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE SANTA BARBARA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC; ENDURING AND AUTHENTIC.
- THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.
- PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.
- GREEN SCREENS WILL BE INCLUDED WHERE FEASIBLE.
- EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.
- THE PLANT PALETTE WILL BE MEDITERRANEAN IN CHARACTER AND SUITABLE TO THE SANTA BARBARA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE. ONLY ORGANIC FERTILIZERS AND SOIL AMENDMENTS WILL BE USED.
- COMMON AREA IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND-WATERED OR WILL INCLUDE SELF-WATERING SYSTEMS.

CONCEPT PLANT SCHEDULE

- PROPOSED EVERGREEN TREE
ACACIA STENOPHYLLA 'SHOESTRING ACACIA'
OLEA EUROPAEA 'FRUITLESS' STD. / FRUITLESS OLIVE
- EXIST. WASHINGTONIA PALM
(E) WASHINGTONIA ROBUSTA
- EXIST. 45' TIPU TREE
(E) TIPUANA TIPU, APPROX. 45' CANOPY
- EXIST. 35' TIPU TREE
(E) TIPUANA TIPU, APPROX. 35' CANOPY
- PROPOSED PALM, TYP.
ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
- VERTICAL SCREEN TREE
LYONOTHAMNUS FLORIBUNDUS / CATALINA IRONWOOD
TRISTANIA CONFERTA / BRISBANE BOX
- SMALL ACCENT TREE
CERCIS OCCIDENTALIS 'ALBA' MULTI / WHITE WESTERN REDBUD
CITRUS X CLEMATINA / CLEMENTINE ORANGE
CITRUS X LIMON 'EUREKA' / EUREKA LEMON
LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
- SCULPTURAL / FEATURE TREE
ALOE BARBERAE / TREE ALOE
ALOE Ferox / BITTER TREE ALOE
CEREUS REPANDUS / PERUVIAN APPLE CACTUS
CUPRESSUS SEMPERVIRENS 'GLAUCO' / BLUE ITALIAN CYPRESS
YUCCA RECURVIFOLIA / SPINELESS YUCCA
- PALM COURT
BUTIA ODORATA / PINDO PALM
- EVERGREEN SCREEN SHRUB
6'-8' HEIGHT
LAURUS NOBILIS / SWEET BAY
MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE
PITTOSPORIUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN TAWHIWIHI
- LARGE SHRUB
4'-5' HEIGHT
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
- BIOFILTRATION PLANTS
ACHILLEA MILLEFOLIUM / COMMON YARROW
CAREX DIVULSA / BERKELEY SEDGE
CHONDRPETALUM TECTORUM / SMALL CAPE RUSH
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH
- MEDIUM ORNAMENTAL GRASS
CHONDRPETALUM TECTORUM / CAPE RUSH
DIETES BICOLOR 'LIZ' S SELECTION / FORTNIGHT LILY
LOMANDRA LONGIFOLIA 'ROMA13' TM / PLATINUM BEAUTY VARIATED MAT RUSH
MUHLBERGIA DUBIA / PINE MULHY
MUHLBERGIA RIGENS / DEER GRASS
- SMALL ORNAMENTAL GRASS
CAREX DIVULSA / BERKELEY SEDGE
DIANELLA CAERULEA 'DBB03' TM / CASSA BLUE FLAX LILY
LOMANDRA CONFERTIFOLIA 'FINESCAPE' / FINESCAPE SMALL MAT RUSH
- MEDIUM SHRUB
CEANOTHUS GLORIOSUS 'ANCHOR BAY' / ANCHOR BAY POINT REYES CEANOTHUS
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY
WESTRINGIA FRUTICOSA 'WES04' TM / GREY BOX COAST ROSEMARY
- SUCCULENTS
AGAVE VILMORINIANA / OCTOPUS AGAVE
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE MACULATA 'YELLOW FORM' / YELLOW FLOWERED SOAP ALOE
COTYLEDON ORBICULATA 'BIG WAVE' / WIDE PIG'S EAR
EUPHORBIA AMMAK-GREEN FORM / AFRICAN CANDELABRA (GREEN)
FURCRAEA MACDOUGALLI / MACDOUGALL'S FURCRAEA
SENECIO CYLINDRICUS / NARROW-LEAF CHALKSTICKS
X MANGAVE X 'MACHO MOCHA' / MACHO MOCHA MANGAVE
- VINE
CLEMATIS X SPP. / CLEMATIS
DISTICTIS X 'RIVERS' / ROYAL TRUMPET VINE
HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / LILAC VINE
- GREEN ROOF
CHONDRPETALUM TECTORUM / CAPE RUSH
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
- GROUND COVER
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
MYOPORIUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORIUM
PORTULACARIA AFRA 'PROSTRATA' / ELEPHANT BUSH



SITE PLAN

SEATING REFERENCE IMAGERY

SANDSTONE BOULDER SCULPTURE:
NOT TO EXCEED 42"H IN FRONTAGE ZONE OR SIGHT VISIBILITY TRIANGLE



TILE + PUBLIC ART:
NOT TO EXCEED 42"H IN FRONTAGE ZONE OR SIGHT VISIBILITY TRIANGLE



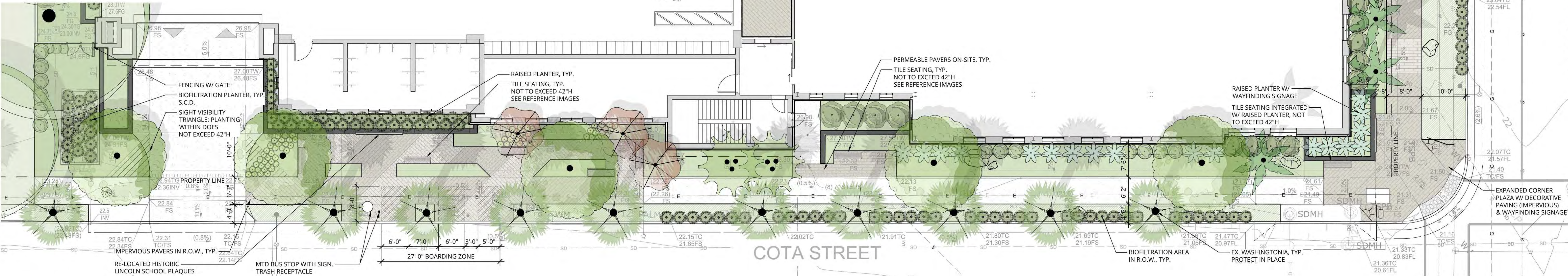
BIKE RACK

MODEL: OLYMPIA BIKE RACK
MFR: FORMS+SURFACES
MATERIAL: POWDER-COATED ALUMINUM
COLOR & FINISH: "PC SLATE TEXTURE" (SEE IMAGE BELOW)



PEDESTRIAN MASTER PLAN NOTES

NATURAL BOULDERS AND BOULDER SCULPTURES WITHIN THE FRONTAGE ZONE, SIGHT VISIBILITY TRIANGLE OR PUBLIC R.O.W. SHALL NOT EXCEED 42"H.



PLAN ENLARGEMENT

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PRELIMINARY
LANDSCAPE PLAN
ENLARGEMENT

SANTA BARBARA
POLICE DEPARTMENT
601 Santa Barbara Street
Santa Barbara, CA 93101



REVISIONS
11/3/20 PRT Resubmittal
11/16/20 ABR Concept #1
11/21/21 ABR Concept #2
2/12/21 ABR #3 Work Session
3/18/21 PC #1
4/19/21 ABR #4
6/9/21 DART #1
9/10/21 DART #2
10/22/21 DART #3
PROJECT NUMBER
1907
DRAWN BY
NH
DATE DRAWN
10/15/20
SCALE
1"=10'-0"
PRINT DATE
10/21/21