

# LA CUMBRE SOUTH HOMES

## SANTA BARBARA

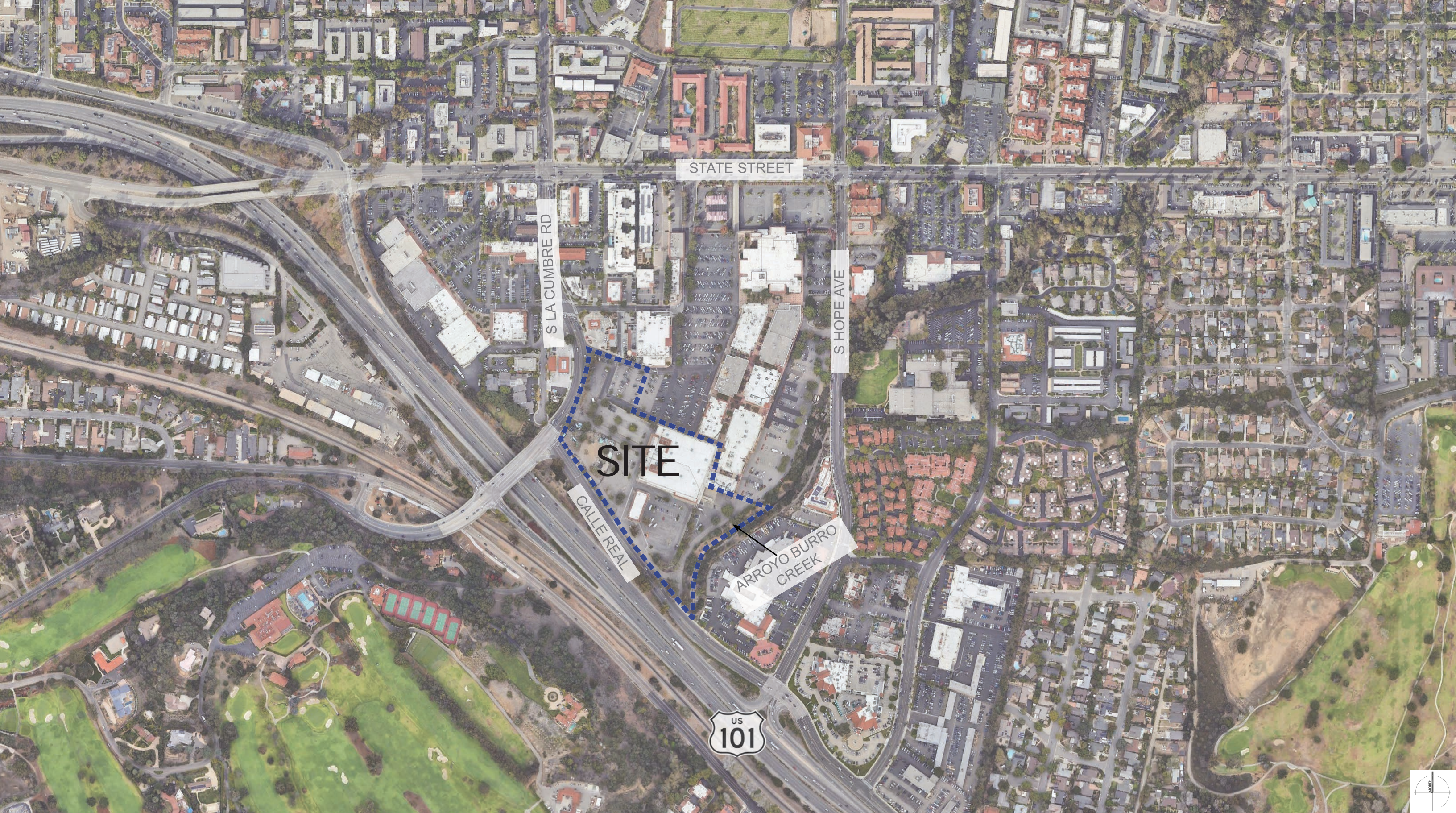
KENNEDY WILSON

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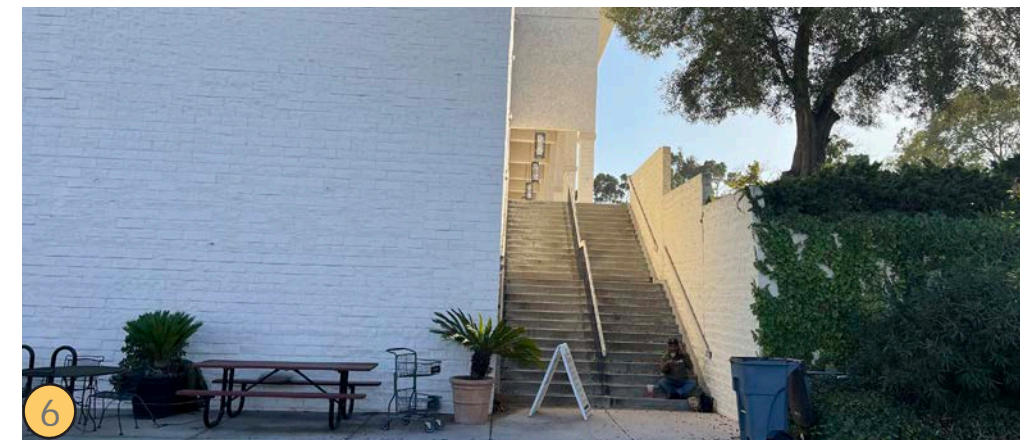


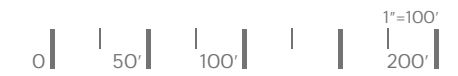
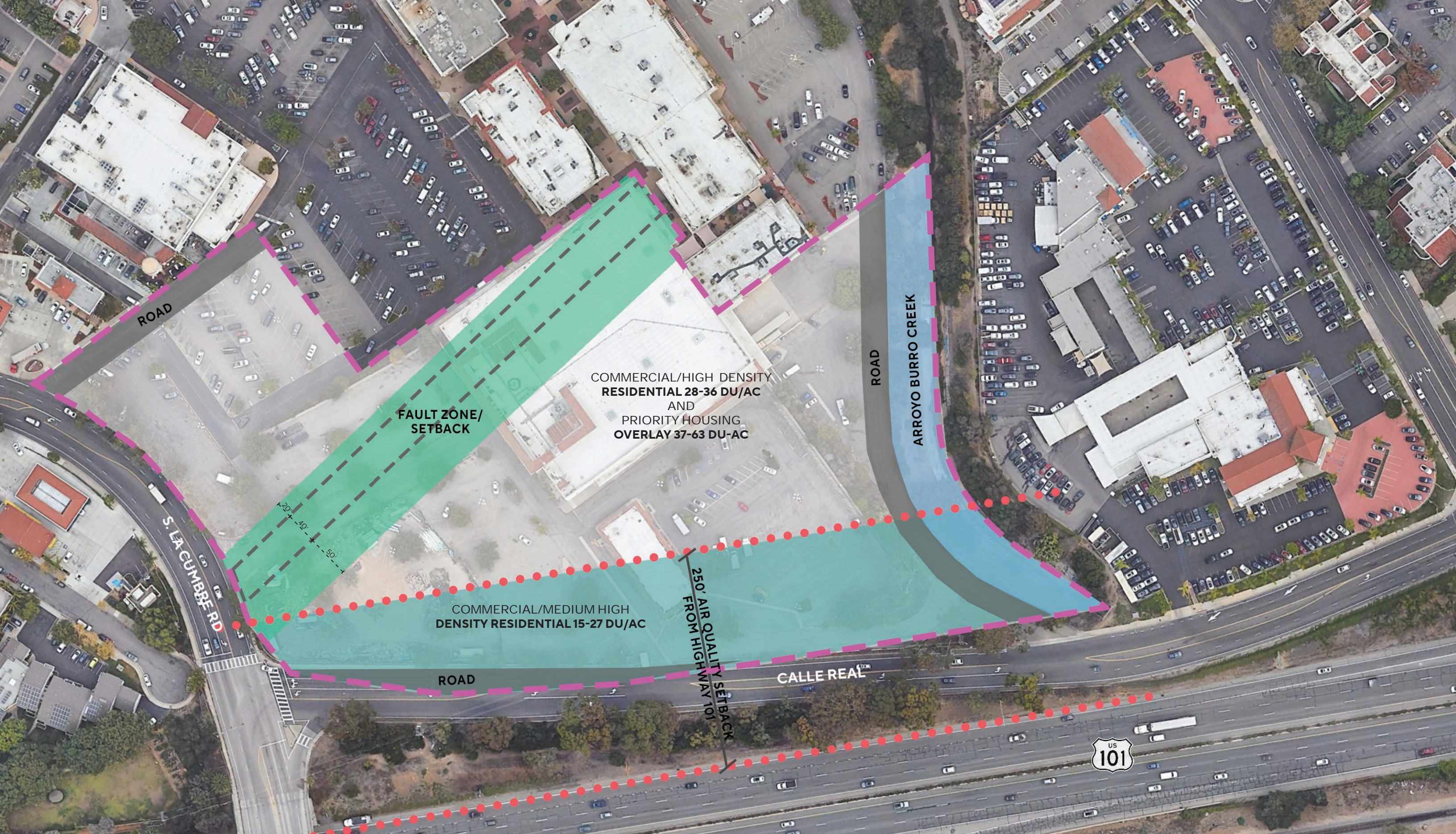
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4 -STORY TUCK-UNDER - NORTH BLDG							
TOTAL UNIT COUNT		43		UNITS			
NET RENTABLE SQUARE FOOTAGE		43,700		SF			
LEASING/ AMENITY		10,000		SF			
BUILDING UNIT COUNT		PRKRG REQ		PRKRG PROVIDED			
UNIT TYPE	TOTAL	AVG SF ±	MIX %	RATIO	QTY	RATIO	QTY
2 BR	36	1000	84%	1.00	36	1.00	36
3 BR	7	1100	16%	2.00	14	2.00	14
<b>TOTAL</b>	<b>43</b>	<b>1016</b>	<b>100%</b>	<b>1.16</b>	<b>50</b>	<b>1.16</b>	<b>50</b>

4 -STORY WRAP - SOUTH BLDG							
TOTAL UNIT COUNT		400		UNITS			
NET RENTABLE SQUARE FOOTAGE		332,030		SF			
BUILDING UNIT COUNT		PRKRG REQ		PRKRG PROVIDED			
UNIT TYPE	TOTAL	AVG SF ±	MIX %	RATIO	QTY	RATIO	QTY
STUDIO	36	580	9%	1.00	36	1.00	36
1 BR	183	725	46%	1.00	183	1.00	183
2 BR	165	975	41%	1.00	165	1.00	165
3 BR	16	1100	4%	2.00	32	2.00	32
<b>TOTAL</b>	<b>400</b>	<b>830</b>	<b>100%</b>	<b>1.04</b>	<b>416</b>	<b>1.04</b>	<b>416</b>

250' SETBACK AREA FROM FREEWAY			
TOTAL UNIT COUNT	62		UNITS
SITE (GROSS)	2.59		AC
SITE (NET)	2.37		AC
DENSITY (GROSS)	24.0		DU/AC
DENSITY (NET)	26.2		DU/AC

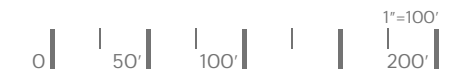
  

EXCLUDING 250' SETBACK AREA FROM FREEWAY			
TOTAL UNIT COUNT	381		UNITS
SITE (GROSS)	7.76		AC
DENSITY (GROSS)	49.1		DU/AC

TOTAL SITE			
TOTAL UNIT COUNT	443		UNITS
SITE (GROSS)	10.35		AC
SITE (NET)	10.13		AC
DENSITY (GROSS)	42.8		DU/AC
DENSITY (NET)	43.7		DU/AC
<b>TOTAL RESIDENTIAL GROSS SF</b>	548,000		SF
- NORTH BUILDING	70,000		SF
- SOUTH BUILDING	478,000		SF
<b>TOTAL NON RESIDENTIAL GROSS SF</b>	190,300		SF
- NORTH BUILDING TUCK UNDER GARAGES	6,000		SF
- SOUTH BUILDING PARKING STRUCTURE	174,300		SF
- LEASING/ AMENITY	10,000		SF

**LEGEND**  
 ●●●●● FAULT ZONE/SETBACK  
 — PHASING LINE





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 ●●●●● FAULTZONE/SETBACK  
 — PHASING LINE



**LA CUMBRE SOUTH HOMES**  
 SANTA BARBARA, CA

ALTERNATIVE CONCEPTUAL SITE PLAN  
 1"=100'  
 0 | 50 | 100 | 200

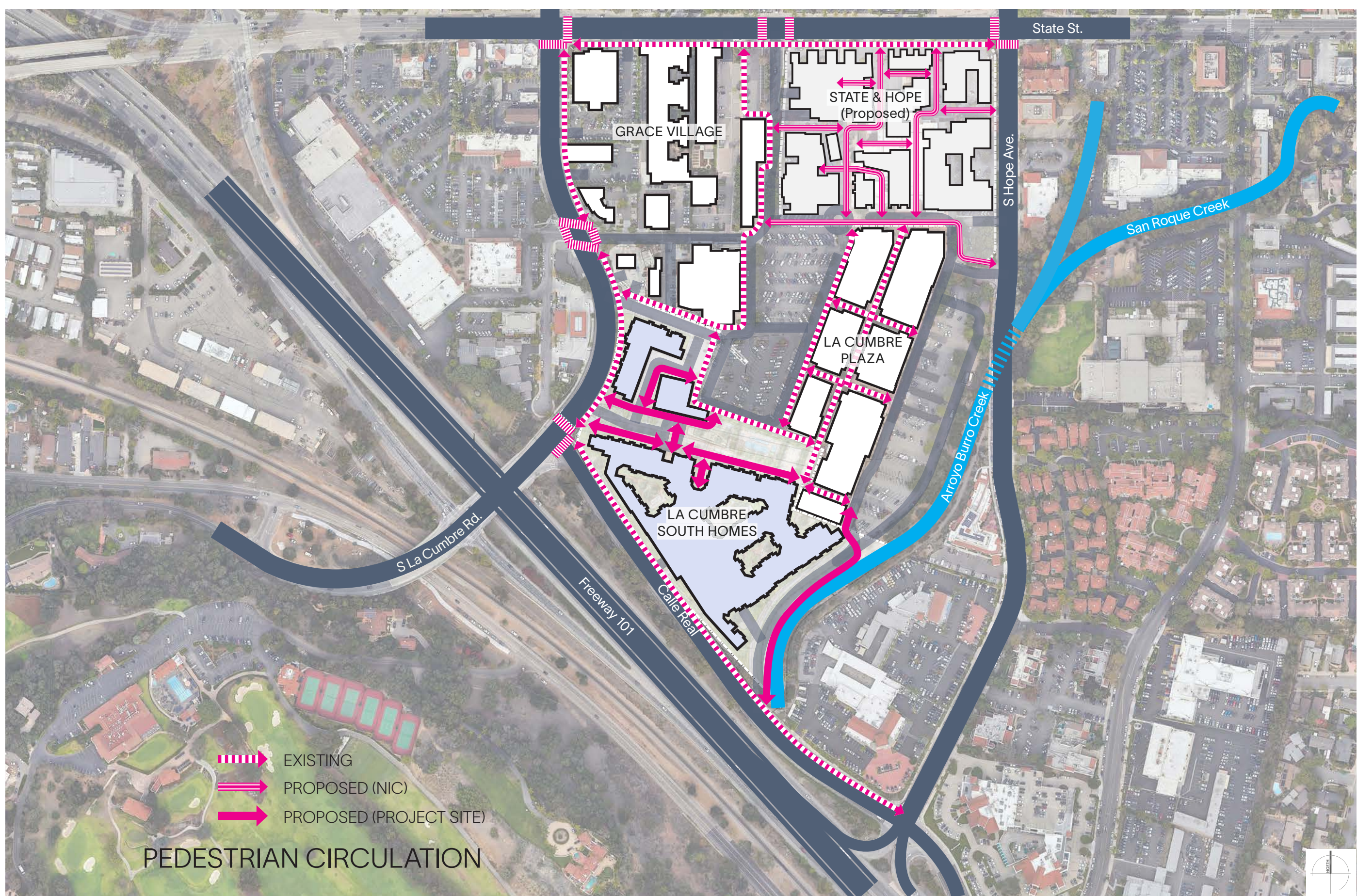


**A7.1**  
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 DATE 01-20-2025









PEDESTRIAN CIRCULATION

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

PEDESTRIAN CIRCULATION

RELM

A9

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VEHICULAR CIRCULATION

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

VEHICULAR CIRCULATION

RELM

A10

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FIRE ACCESS CIRCULATION

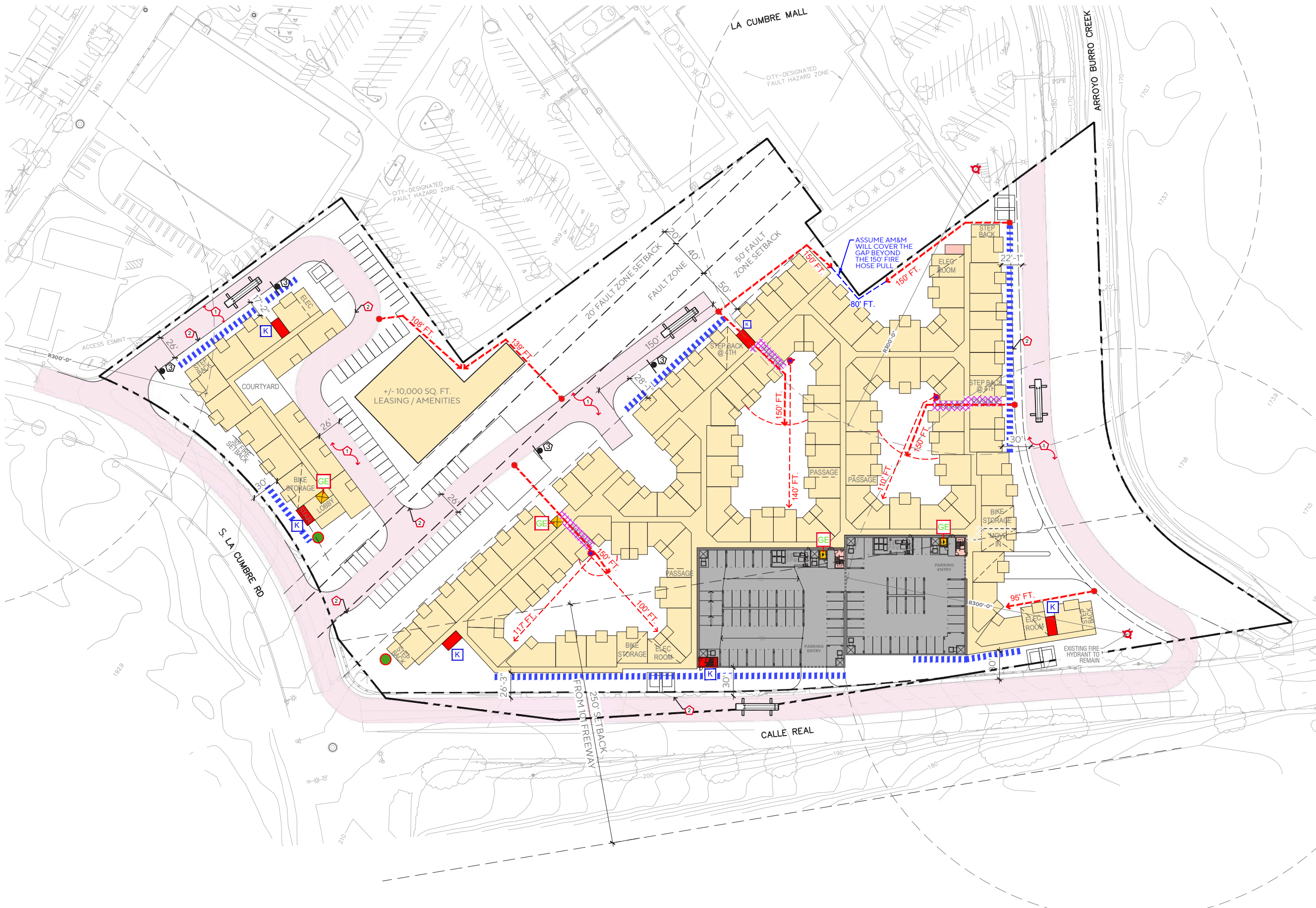
LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA















FIRE ACCESS CIRCULATION




RELM

A11



### LEGEND

-  FIRE APPARATUS
-  BUILDING ADDRESS IDENTIFICATION LOCATIONS WITH MINIMUM OF 4" HIGH WITH MINIMUM STROKE WIDTH OF 1/2"
-  KNOX BOX OR KEYED ACCESS
-  GURNEY SIZED ELEVATOR(S)
-  EXISTING PUBLIC FIRE HYDRANT TO REMAIN
-  NEW WALL-MOUNTED STAND-PIPE CONNECTION TO MITIGATE HOSE-PULL GAP
-  150'-0" HOSE PULL
-  AERIAL TRUCK LADDER ACCESS TO BUILDING
-  BUILDING FOOTPRINT - GROUND FLOOR LEASING/AMENITY (WITH RESIDENTIAL ABOVE)
-  PARKING STRUCTURE
-  EXIT STAIR TO ROOF ACCESS
-  EXIT STAIR
-  26'-0" WIDE ALL-WEATHER FIRE LANE TO SUPPORT 60,000 POUNDS
-  2-HOUR FIRE RATED EXIT CORRIDOR

- ### SITE KEYNOTES
-  1 ALL-WEATHER DRIVEWAY / FIRELANE
  -  2 PAINT CURB RED (AND SURFACE WHERE NO CURB)
  -  3 INSTALL "NO PARKING - FIRE LANE" SIGN

- ### NOTES
1. PLAN HAS NOT BEEN REVIEWED BY THE FIRE DEPARTMENT.
  2. CIVIL TO IDENTIFY PROPOSED LOCATION OF ADDITIONAL FIRE HYDRANTS TO MEET FIRE DEPARTMENT REQUIREMENTS.

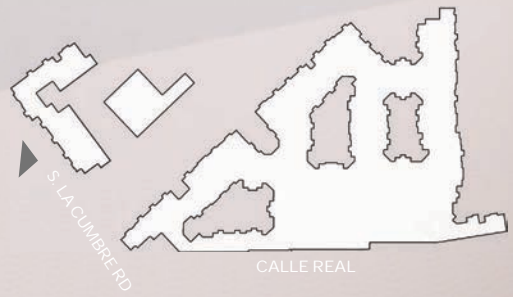


KENNEDY WILSON

# LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

CONCEPTUAL RENDERING  
PROJECT ENTRY AT S. LA CUMBRE ROAD LOOKING SOUTH EAST

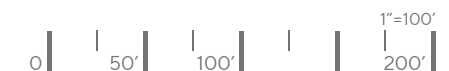


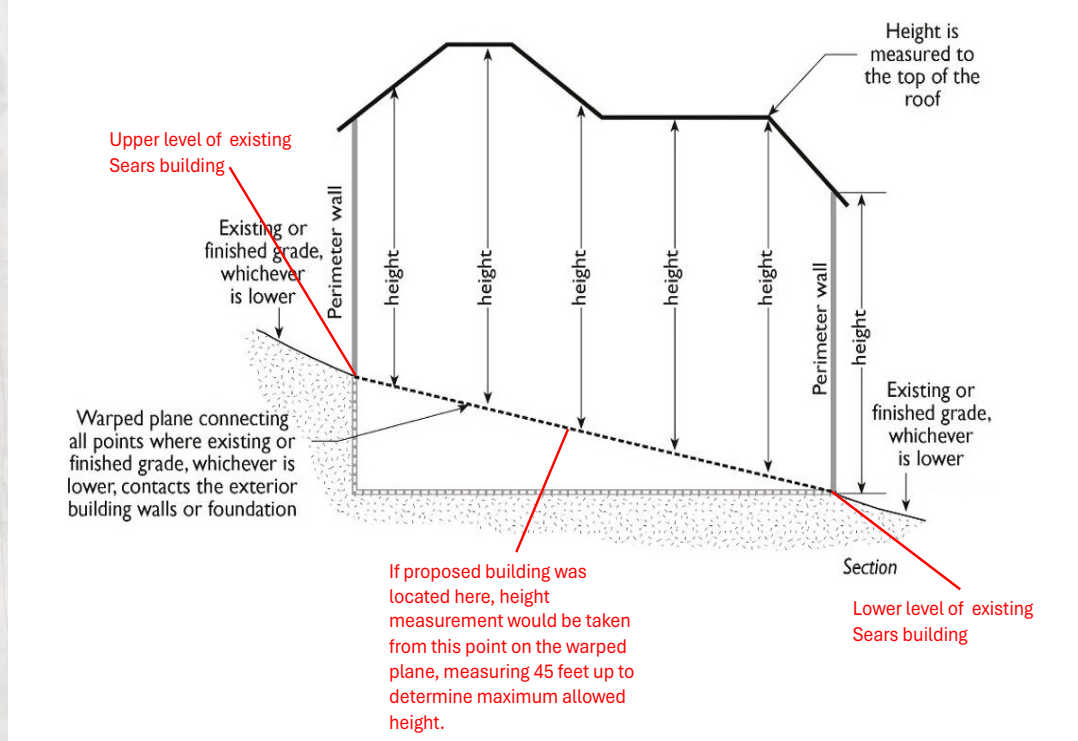
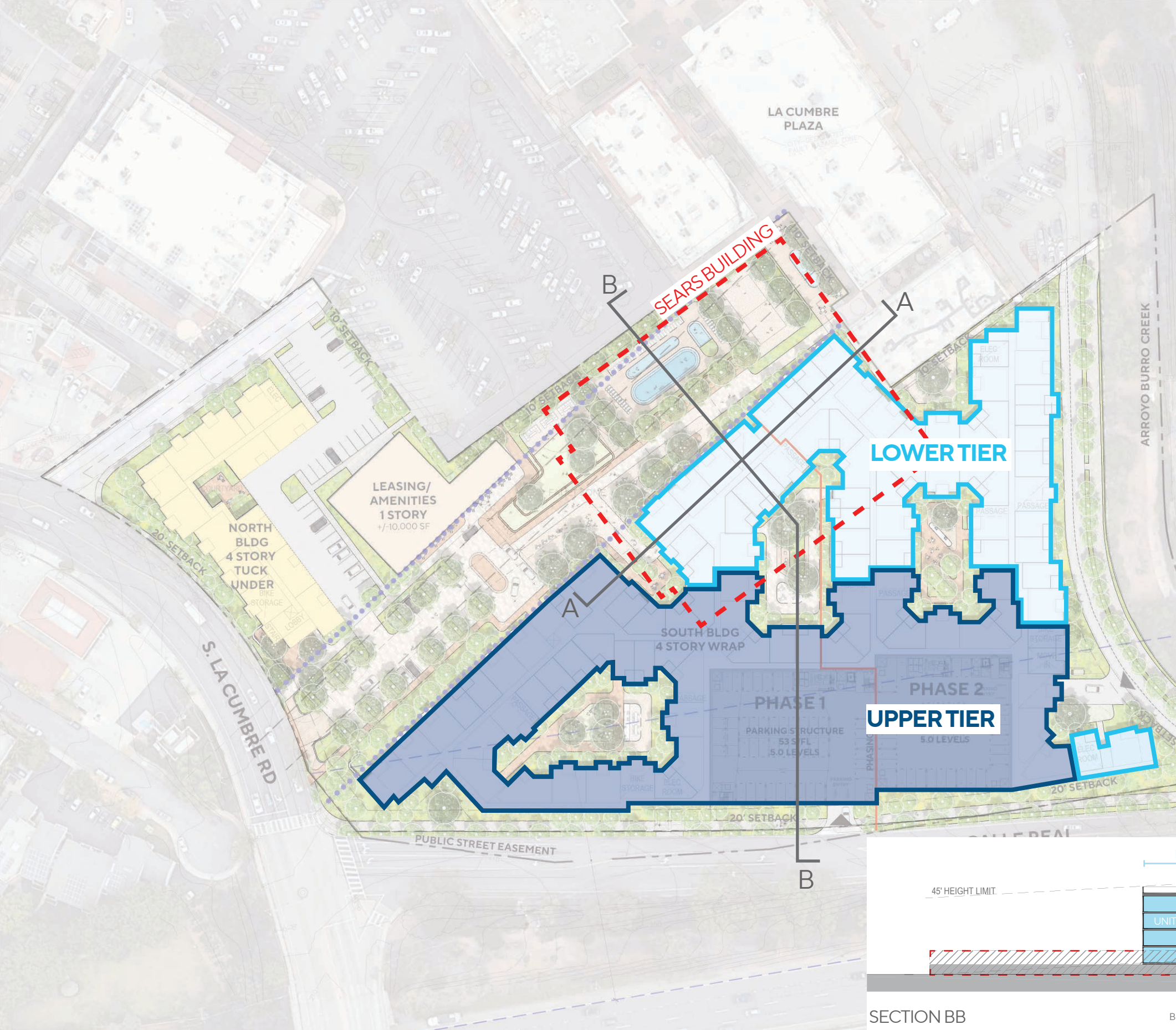
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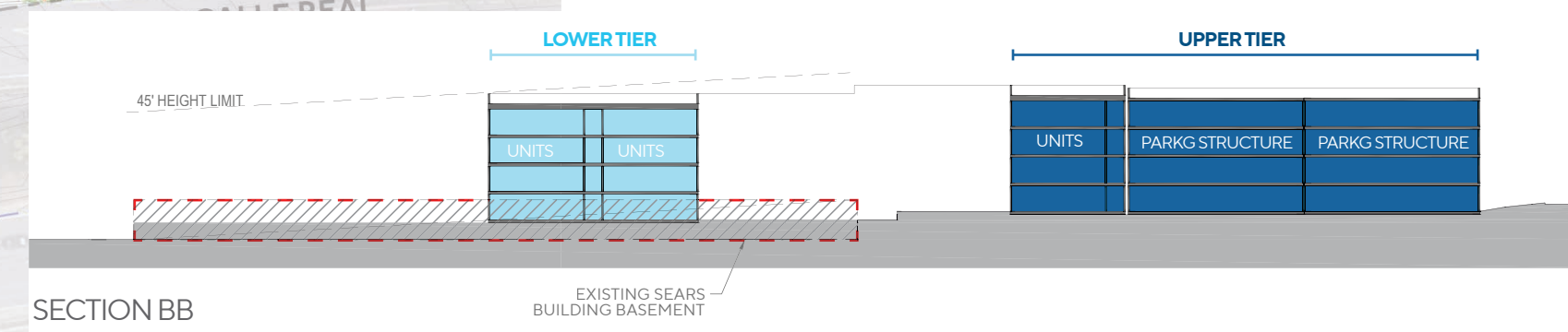
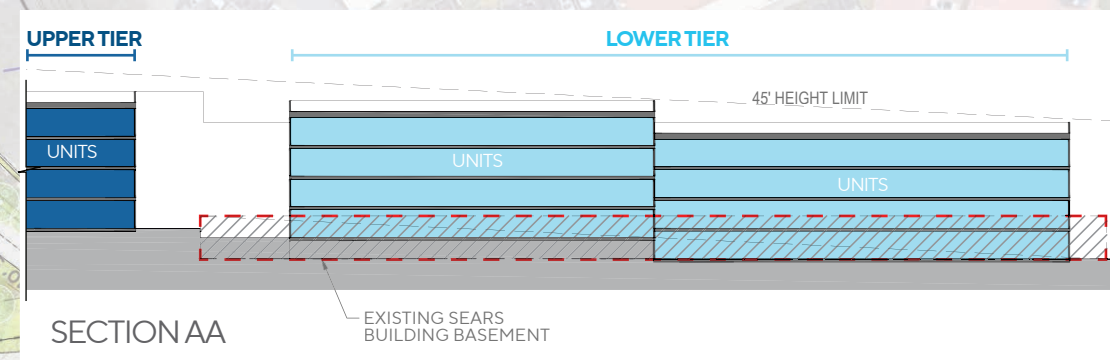


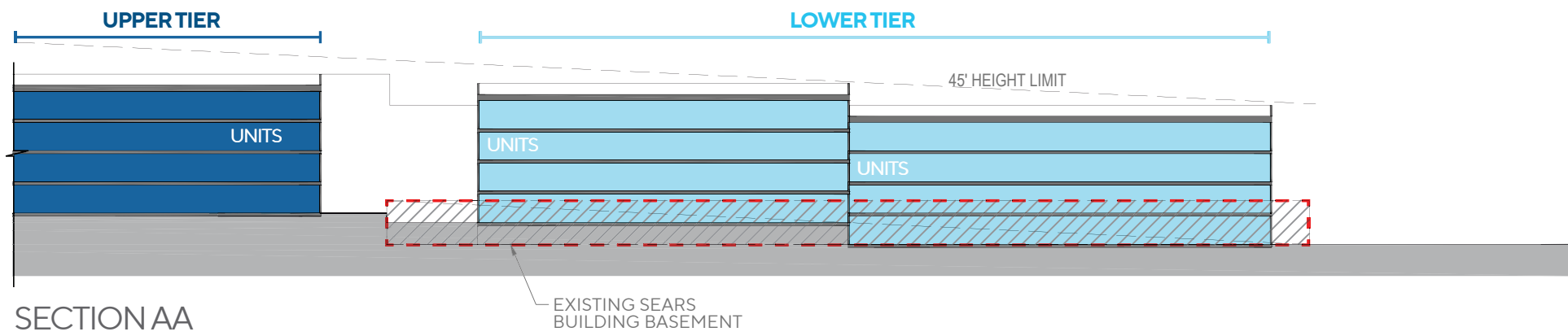




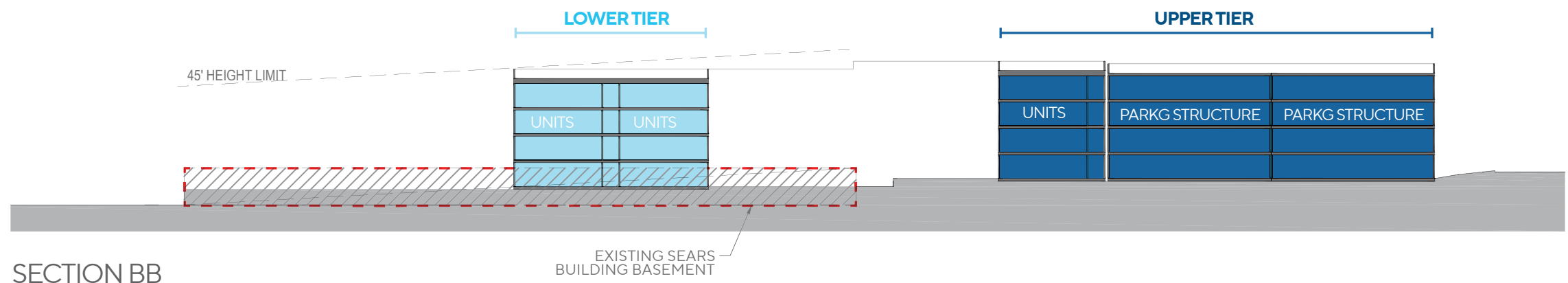


UTILIZE AVERAGE GRADE PLAN TO ESTABLISH BUILDING HEIGHT PER THE DIAGRAM AND NOTES (FROM THE CITY STAFF) ABOVE.

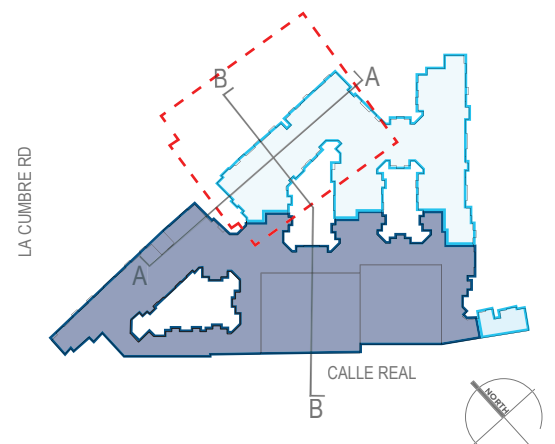




SECTION AA

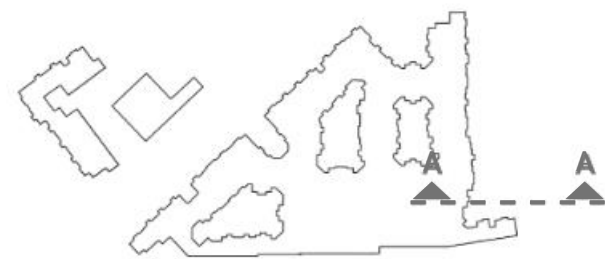


SECTION BB





SECTION A-A



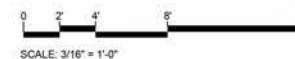
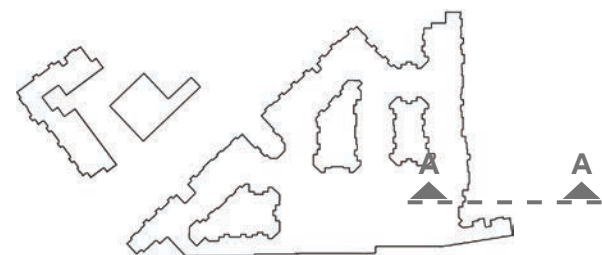


SECTION A-A

20' FIRELANE SUBJECT  
TO FIRE DEPARTMENT APPROVAL

4'-0"

12'-0"



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**LA CUMBRE SOUTH HOMES**

SANTA BARBARA, CA

ALTERNATIVE SECTION - LA CUMBRE SOUTH HOMES  
RESIDENCES ADJACENT TO ARROYO BURRO CREEK

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