

Building & Safety Division Design Flood Elevation *(DFE) Determination + Base Flood Elevation (BFE) Please reproduce this letter onto the Cover sheet of the plans

Date of Evaluation: July 31, 2020 Building Permit: BLD2020-01708 Structure Address: 120, 130, 136 Yanonali Street APN: 033-084-001, 002, 003 Owner / Applicant: SOMO SB, LLC / Suzanne Elledge Email: Heidi@sepps.com Santa Barbara County Panel: 1387 of 1835 Map Panel #: 06083C1387J (to order a map) FEMA NFIP Community: City of Santa Barbara Effective Date:9/28/2018

Number • Panel • Suffix: 060335•1387•J (Insurance use) Map Revalidated: 9/29/2018 Building Use Residential R3 ☐ Garage /Accessory /ADU ☐ New /Existing /Historical FIRM Zone(s) FloodPlain SFHA AH FloodWay SFHA AE Pre/Post-FIRM 1920 & 1921 BFE Source: Digital FIRM Map ☐ FIS Profile

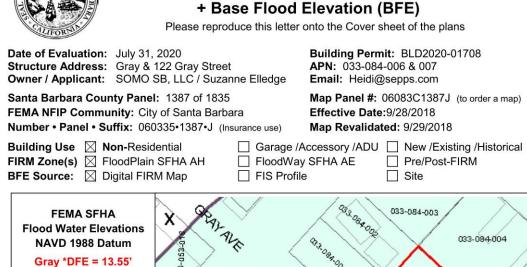


EXISTING RESIDENTIAL BUILDING(S)

Residential buildings substantially improved or damaged may be required to elevate the building at or above the DFE, exceptions may apply to existing portions built prior to Dec 15, 1978. All new or altered work shall comply with current FEMA flood mitigation requirements including: wet flood proofing or elevating new or relocated mechanical, electrical & plumbing elements & providing water resistant materials where allowed below DFE. References: 2019 CBC 1612, 2019 CRC R322, ASCE 24-14, and ASCE 7-16 Chapter 5. **STRUCTURE(S)** shown represent the existing buildings & not proposed structures.

BUILDING PERMITS are required before any new work, addition, or remodeling of structures occur in a Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24. FLOOD INSURANCE is required for Federally Financed structures located in a SFHA 'A', 'AO', 'AH', 'AE' 'D' & 'VE' zones. Flood Insurance is not required in 'X' & Shaded 'X' zones.

> Chris Short, Senior Plan Check Engineer & Floodplain Coordinator (805) 564-5551 cshort@santabarbaraca.gov Community Development Department, Building & Safety Division 630 Garden Street, Santa Barbara, Ca. 93102 H:\Group Folders\Building\Flood\17 Flood Management\BFEs\2020 BFE\Yanonali 120, 130, 136 BLD2020-01708 DFE.docx



EXISTING COMMERCIAL BUILDING(S)

122 Gray *DFE = 12.6'

Design Flood Elevation

All Flood Mitigation Work

Gray BFE = 12.55'

122 Gray BFE = 12.6'

Reference only

Base Flood Elevation

Non Residential structures substantially improved or damaged may be required to elevate or floodproof the building at or above the DFE, exceptions may apply to existing portions built prior to Dec 15, 1978. All new or altered work shall comply with FEMA flood mitigation requirements to flood proof or elevate new or relocated mechanical, electrical & plumbing elements & water resistant materials where allowed below DFE. Reference: 2019 CBC 1612, 2019 CRC R322, ASCE 24-14, and ASCE 7-16 Chapter 5.

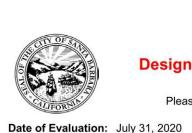
Building & Safety Division

Design Flood Elevation *(DFE) Determination

Site

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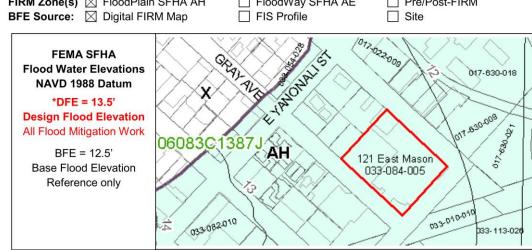
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Building & Safety Division Design Flood Elevation *(DFE) Determination + Base Flood Elevation (BFE)

Please reproduce this letter onto the Cover sheet of the plans Building Permit: BLD2020-01708 Structure Address: 121 East Mason **APN**: 033-084-005 Owner / Applicant: SOMO SB, LLC / Suzanne Elledge Email: Heidi@sepps.com

Map Panel #: 06083C1387J (to order a map) Santa Barbara County Panel: 1387 of 1835 FEMA NFIP Community: City of Santa Barbara Effective Date:9/28/2018 Number • Panel • Suffix: 060335•1387•J (Insurance use) Map Revalidated: 9/29/2018 Building Use Non-Residential ☐ Garage /Accessory /ADU ☐ New /Existing /Historical FIRM Zone(s) S FloodPlain SFHA AH ☐ FloodWay SFHA AE ☐ Pre/Post-FIRM



EXISTING COMMERCIAL BUILDING(S)

Non Residential structures substantially improved or damaged may be required to elevate or floodproof the building at or above the DFE, exceptions may apply to existing portions built prior to Dec 15, 1978. All new or altered work shall comply with FEMA flood mitigation requirements to flood proof or elevate new or relocated mechanical, electrical & plumbing elements & water resistant materials where allowed below DFE. Reference: 2019 CBC 1612, 2019 CRC R322, ASCE 24-14, and ASCE 7-16 Chapter 5. STRUCTURE(S) shown may not represent the existing buildings & do not represent proposed structures.

BUILDING PERMITS are required before any new work, addition, or remodeling of structures occur in a Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24. FLOOD INSURANCE is required for Federally Financed structures located in a SFHA 'A', 'AO', 'AH', 'AE' 'D' & 'VE' zones. Flood Insurance is not required in 'X' & Shaded 'X' zones.

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Building & Safety Division Design Flood Elevation *(DFE) Determination + Base Flood Elevation (BFE)

Please reproduce this letter onto the Cover sheet of the plans Date of Evaluation: July 31, 2020

Structure Address: 121 Santa Barbara Street APN: 033-084-004 Owner / Applicant: SOMO SB, LLC / Suzanne Elledge Email: Heidi@sepps.com Santa Barbara County Panel: 1387 of 1835 FEMA NFIP Community: City of Santa Barbara Number • Panel • Suffix: 060335•1387•J (Insurance use) Map Revalidated: 9/29/2018 Building Use Non-Residential FIRM Zone(s) | FloodPlain SFHA AH BFE Source: Digital FIRM Map

Map Panel #: 06083C1387J (to order a map) Effective Date:9/28/2018 ☐ Garage /Accessory /ADU ☐ New /Existing /Historical ☐ FloodWay SFHA AE ☐ Pre/Post-FIRM ☐ FIS Profile

Building Permit: BLD2020-01708

APARTMENT PARKING BASED ON STATE

BONUS DENSITY TRANISIT PRIORITY PROJECT

MECHANICAL PARKING SYSTEMS



EXISTING COMMERCIAL BUILDING(S) Non Residential structures substantially improved or damaged may be required to elevate or floodproof the

building at or above the DFE, exceptions may apply to existing portions built prior to Dec 15, 1978. All new or altered work shall comply with FEMA flood mitigation requirements to flood proof or elevate new or relocated mechanical, electrical & plumbing elements & water resistant materials where allowed below DFE. Reference: 2019 CBC 1612, 2019 CRC R322, ASCE 24-14, and ASCE 7-16 Chapter 5. STRUCTURE(S) shown may not represent the existing buildings & do not represent proposed structures. BUILDING PERMITS are required before any new work, addition, or remodeling of structures occur in a

Special Flood Hazard Area (SFHA) - City of Santa Barbara Municipal Code MC 22.24. FLOOD INSURANCE is required for Federally Financed structures located in a SFHA 'A', 'AO', 'AH', 'AE' 'D' & 'VE' zones. Flood Insurance is not required in 'X' & Shaded 'X' zones.

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THIS SITE IS IN A FEMA SPECIAL FLOOD HAZARD AREA (SFHA) WITH ESTIMATED FLOOD WATER SURFACE LEVEL OF 1.5 TO 3.5 FEET: COMMERCIAL OCCUPANCIES NOT ELEVATED ABOVE GRADE WILL BE REQUIRED TO BE DRY FLOOD PROOFED AND MAINTAIN AN EMERGENCY EVACUATION PLAN.





	IIAL RE	QUIRED	PAF	RKING	COMMER	CIAL REQ'D	PARI	KIN
Name	Parking Factor	Count	Res	Req'd Parking			Req'd Parking	
1 BDRM	0.5	35		17.5	Name	Area	Factor	Re
2 BDRM	1	30		30				
2 BDRM CONDO	2	7		14	COMMERCIAL			
3 BDRM CONDO	2	6		12	ARTIST STUDIO	1346.88 SF	500	
ARTIST LOFT	0.5	6		3	ARTIST STUDIO	414.00 SF	500	
DECK	0	81		0	ARTS	1663.88 SF	500	
STUDIO	0.5	66		33	COLLABORATIVE			
STUDIO MEZ	0.5	5		2.5	CAFE	887.42 SF	100	
Residential Unit Pa	arkina Rea'd			112	INDUSTRIAL	643.50 SF	500	
	g				R/R	248.96 SF	500	
					R/R	645.80 SF	500	
Guest Parking (1:4 0	Condos) Regio	·		03	REST A OUTDOOR	730.90 SF	121.75	
RESIDENTIAL PAR				115 SPACES	REST B OUTDOOR	995.61 SF	82.95	
					DECTALIDANTA	2027.23 SF	128.65	
					RESTAURANT A	2021.23 SF	120.00	
DESIDEN	TIAL DAI	DKING DI	POE	OSED	RESTAURANT A	3294.62 SF	82.37	
RESIDEN	TIAL PAI	RKING PI	ROF	POSED				
		RKING PI	ROF	POSED	RESTAURANT B	3294.62 SF	82.37	
REQ'D PARKING IN		RKING PI	ROF	POSED	RESTAURANT B SMALL STORE	3294.62 SF 1679.14 SF	82.37 250	
REQ'D PARKING IN	NCLUDES:	RKING PI			RESTAURANT B SMALL STORE SMALL STORE	3294.62 SF 1679.14 SF 632.92 SF	82.37 250 250	
REQ'D PARKING IN	NCLUDES:	SIGNED SPAC STANDA	ES) RD:	02 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF	82.37 250 250 250	
REQ'D PARKING IN A 2%	NCLUDES: CCESSIBLE: 6 REQ'D (ASS	SIGNED SPAC STANDA	ES) RD: AN:		RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF	82.37 250 250 250	
REQ'D PARKING IN A 2% The residents wil	NCLUDES: CCESSIBLE: 6 REQ'D (ASS	SIGNED SPAC STANDA V ed parking spa	ES) RD: AN:	02 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF	82.37 250 250 250	
REQ'D PARKING IN A 2% The residents wil	NCLUDES: CCESSIBLE: 6 REQ'D (ASS	SIGNED SPAC STANDA	ES) RD: AN:	02 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF	82.37 250 250 250 250 250	
REQ'D PARKING IN A 2% The residents wil	NCLUDES: CCESSIBLE: REQ'D (ASS	SIGNED SPAC STANDA V ed parking spa	ES) RD: AN:	02 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF	82.37 250 250 250 250 250	
REQ'D PARKING IN A 2% The residents wil in the put	NCLUDES: CCESSIBLE: REQ'D (ASS	SIGNED SPAC STANDA V ed parking spa n. There 2% us	ES) RD: AN:	02 SPACES 01 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF	82.37 250 250 250 250 250	
The residents will in the put	NCLUDES: CCESSIBLE: REQ'D (ASS II have assigned a signed	SIGNED SPAC STANDA V. ed parking spa n. There 2% us	ES) RD: AN:	02 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE TRASH	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF 1008.76 SF	82.37 250 250 250 250 250	
The residents will in the put	NCLUDES: CCESSIBLE: REQ'D (ASS	SIGNED SPAC STANDA V. ed parking spa n. There 2% us	ES) RD: AN:	02 SPACES 01 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE TRASH UTIL	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF 1008.76 SF 307.51 SF	82.37 250 250 250 250 250 0 0 0	
The residents will in the put	NCLUDES: CCESSIBLE: 6 REQ'D (ASS II have assigned in the second in the s	SIGNED SPAC STANDA V ed parking spa n. There 2% us (ACES) ESSIBLE)	ES) RD: AN: ices sed.	02 SPACES 01 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE TRASH	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF 1008.76 SF 307.51 SF 218.98 SF	82.37 250 250 250 250 250 0 0	
The residents will in the put	NCLUDES: CCESSIBLE: 6 REQ'D (ASS II have assigned a second	SIGNED SPAC STANDA V ed parking spa n. There 2% us ACES) ESSIBLE)	ES) RD: AN: ices sed.	02 SPACES 01 SPACES 12 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE TRASH UTIL UTIL UTIL	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF 1008.76 SF 307.51 SF 218.98 SF 203.55 SF	82.37 250 250 250 250 0 0 0 0 0	
The residents will in the put	NCLUDES: CCESSIBLE: 6 REQ'D (ASS II have assigned in the second in the s	SIGNED SPAC STANDA V. ed parking spa n. There 2% us ACES) ESSIBLE)	ES) RD: AN: ces sed.	02 SPACES 01 SPACES 12 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE TRASH UTIL UTIL UTIL UTIL	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF 1008.76 SF 307.51 SF 218.98 SF 203.55 SF 146.52 SF	82.37 250 250 250 250 0 0 0 0 0 0	
The residents will in the put	NCLUDES: CCESSIBLE: GREQ'D (ASS II have assigned a services of the system of the syst	SIGNED SPAC STANDA V ed parking spa n. There 2% us ACES) ESSIBLE)	ES) RD: AN: Ices sed. CE: CE:	02 SPACES 01 SPACES 12 SPACES	RESTAURANT B SMALL STORE SMALL STORE SMALL STORE SMALL STORE COMMERCIAL GARAGE/UTILTIY GARAGE GARAGE GARAGE TRASH UTIL UTIL UTIL	3294.62 SF 1679.14 SF 632.92 SF 666.00 SF 1559.37 SF 20242.47 SF 12515.95 SF 9293.33 SF 1008.76 SF 307.51 SF 218.98 SF 203.55 SF	82.37 250 250 250 250 0 0 0 0 0	

Commercial Req'd Parking:

(round up)

NON-RESIDENTIAL PARKING REQUIRED:

TANDEM PUZZLELIFTS		
(1) STACK W/ (4) STACK PIT / (6) BAY YIELDS:	38 SPACES	
(1) STACK W/(4) STACK PIT / (3) BAY YIELDS	17 SPACES	COMMERCIAL PARKING F
RESIDENTIAL GARAGE:		GARAGE A (PUBLIC)
PUZZLELIFTS PROPOSED:		STANDARD (8 1/2'X18'):
(1) TANDEM W(6) BAYS EACH:	38 SPACES	COMPACT (8'X16')MAX 30%:
(4) TANDEM W/(3) BAYS EACH	68 SPACES	ACCESSIBLE:
TOTAL PUZZLELIFT PROPOSED:	106 SPACES	STANDARD ACCESS
		VAN ACCESS
SURFACE PARKING PROPOSED:		EVCS:
RESIDENT STANDARD:	00 SPACES	STAND
RESIDENT ACCESSIBLE:	02 SPACES	VAN ACCESS
RESIDENT VAN ACCESSIBLE:	01 SPACES	CLEAN AIR/VAN POOL/EV: (EVCS LISTED ABOVE COUNT TOWA
RESIDENTIAL GARAGE TOTAL:	109 SPACES	(EVCS LISTED ABOVE COUNT TOWA
		CARACE A (RURLIC) TOTAL.
PUBLIC GARAGE "A"		GARAGE A (PUBLIC) TOTAL:
RESIDENT STANDARD:	01 SPACES	GARAGE (VALET A)*
RESIDENT ACCESSIBLE:	01 SPACES	PUZZLELIFT TRIPLE STACK/PIT:
RESIDENT VAN ACCESSIBLE:	01 SPACES	STANDARD (8 1/2'X18'):
GUEST STANDARD:	02 SPACES	ACCESSIBLE (VAN):
GUEST VAN ACCESSIBLE:	01 SPACES	EVCS ACCESSIBLE:
GUEST VAIN ACCESSIBLE.	UTSPACES	(COUNTS AS REQ'D 1 CLEAN AIR/EV SPAC
TOTAL DECIDENTIAL DRODOGED.	445 004050	GARAGE (VALET A) TOTAL:
TOTAL RESIDENTIAL PROPOSED:	115 SPACES	
ALSO PROVIDED (RESIDENTIAL):		GARAGE (VALET B)*
(REQ'D STANDARD EVCS BUILT INTO LIFTS)	11 SPACES	PUZZLELIFT TRIPLE STACK/PIT:
PUZZLE LIFT LOADING SPACE*:	01 SPACES	STANDARD (8 1/2'X18'):
COMMON USE ACCESSIBLE EVCS*:	01 SPACES	ACCESSIBLE:
*NOT INCLUDED IN TOTAL REQ'D PARKING		STAND
		EVCS:
TOTAL RESIDENTIAL PROPOSED:	115 SPACES	STANDARD (LOCATED IN PUZZLELII
		VAN ACCESS
		CLEAN AIR/VAN POOL/EV:
		(EVCS LISTED ABOVE COUNT TOWA
BIKE PARKING		GARAGE (VALET) TOTAL:
REQUIRED COMMERCIAL BIKE PARKING 1 BIKE SPACE PER 7 PARKING SPACES		TOTAL PARKING PROPOSED (NON-RES):

*GARAGE (VALET A) DETERMINES RESTAURANT A PARKING/SEAT COUNT (22) DEDICATED PARKING SPACES FOR 66 SEATS. (1 SPACE PER 3 SEATS)

52 PARKING SPACES FOR 156 SEATS (1 SPACE PER 3 SEATS) PROVIDED 43 SPACES PUZZLELIFT AND REQ'D 25% SURFACE BOTH VALET GARAGES WOULD BE SERVED BY A SINGLE VALET OPERATOR WITH PICK UP/DROP OFF LOCATION INDICATED ON SANTA BARBARA STREET.

ING		
Req'd Parking		Level '
		CAFE R/R
2.69]	
0.83		REST I
3.33		RESTA
3.33		
8.87		RESTA
1.29	. [SMALL
0.50		
1.29	l I	Indust
6.00		ARTIS
12.00		ARTS
15.76	-	INDUS
40.00		
6.72		Parkin
2.53	-	GARA
2.55		
6.24		Reside
110.71		LOBBY
110.71		RES C
	1	RES G
		Reside
		Utility
	[TRASH
		UTIL
		Level '
		Level 2
0.00		Reside
0.00		Reside
110.71	ı	
		D ! - ! -

ARD (8 1/2'X18'):	32 SPACES	
ACT (8'X16')MAX 30%:	00 SPACES	Level 3 Upper
SSIBLE:		2010. 6 Oppo.
STANDARD ACCESSIBLE:	01 SPACES	Laval 4 Haman
VAN ACCESSIBLE:	01 SPACES	Level 4 Upper
		Residential
STANDARD:	01 SPACES	Residential Apartments
VAN ACCESSIBLE:	01 SPACES	
AIR/VAN POOL/EV:	01 SPACES	Residential Circulation
EVCS LISTED ABOVE COUNT TOWARDS	REQ'D 03)	Residential Circulation
	·	
		Level 4 Upper
GE A (PUBLIC) TOTAL:	37 SPACES	TOTAL PROJECT AREA
GE (VALET A)*		
ELIFT TRIPLE STACK/PIT:	17 SPACES	
ARD (8 1/2'X18'):	03 SPACES	
SIBLE (VAN):	01 SPACES	PLANNING ARE
ACCESSIBLE:	01 SPACES	Area Type Dlenning
TS AS REQ'D 1 CLEAN AIR/EV SPACE)	22 22 4 25 2	Area Type Planning
GE (VALET A) TOTAL:	22 SPACES	
		COMMERCIAL
DE ()/ALET D)#		Commercial
GE (VALET B)*		Industrial
ELIFT TRIPLE STACK/PIT:	43 SPACES	COMMERCIAL
ARD (8 1/2'X18'):	05 SPACES	
SIBLE:		GARAGE/UTILTIY
STANDARD:	02 SPACES	Parking
VAN:	01 SPACES	Utility
		GARAGE/UTILTIY
STANDARD (LOCATED IN PUZZLELIFTS):	03 SPACES	
VAN ACCESSIBLE:	01 SPACES	RESIDENTIAL
AIR/VAN POOL/EV:	02 SPACES	
EVCS LISTED ABOVE COUNT TOWARDS	REQ'D 06)	Residential
SE (VALET) TOTAL:	F7 CDACEC	Residential Auxilliary
DE (VALEI) IOIAL.	57 SPACES	Residential Circulation
PARKING PROPOSED (NON-RES):	116 SPACES	RESIDENTIAL
FARRING PROPUSED (NON-RES):	110 SPACES	Grand total

111 SPACES

Level 3 Upper

Residential Apartments

Residential Circulation

Residential Circulation

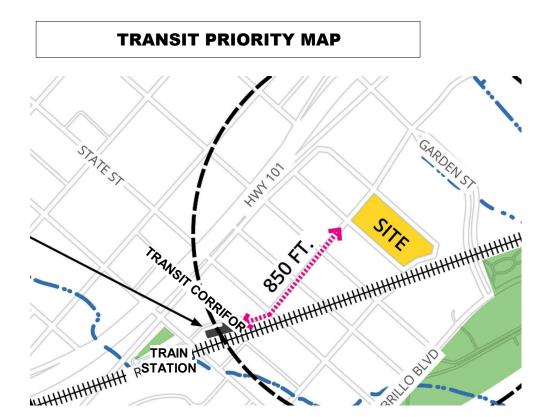
Residential

PROVIDED 17 SPACES PUZZLELIFT AND REQ'D 25% SURFACE

* GARAGE (VALET B): DETERMINES RESTAURANT B PARKING/SEAT COUNT

PLANNING AREA	(by level)	
Name	Net Area	Gross Area
Level 1	Le	vel 1
Commercial	Co	mmercial
CAFE	887.42 SF	928.77
R/R	894.76 SF	862.87
REST A OUTDOOR	730.90 SF	852.26
REST B OUTDOOR	995.61 SF	982.03
RESTAURANT A	2027.23 SF	2134.74
RESTAURANT B	3294.62 SF	3398.61
SMALL STORE	4537.43 SF	4753.38 \$
'	13367.95 SF	13912.66
Industrial	Inc	dustrial
ARTIST STUDIO	1760.88 SF	1856.19
ARTS COLLABORATIVE	1663.88 SF	1791.13 \$
INDUSTRIAL	643.50 SF	651.75
	4068.25 SF	4299.06
Parking	Pa	rking
GARAGE	42051.75 SF	42744.04 \$
1	42051.75 SF	42744.04
Residential Auxilliary	Re	sidential Auxilliary
LOBBY	1784.32 SF	1877.03
RES COMM RM	199.94 SF	230.78 \$
RES GYM	702.33 SF	717.67
Residential Bike Storage	1039.37 SF	1097.33
,	3725.97 SF	3922.81
Utility	Uti	ility
TRASH	1008.76 SF	894.48 \$
UTIL	1392.72 SF	1833.58
	2401.48 SF	2728.06 \$
Level 1	65615.40 SF	67606.63
Level 2 Upper	Le	vel 2 Upper
Residential		sidential
Residential Apartments	51843.49 SF	50503.60 \$
	51843.49 SF	50503.60
Residential Circulation		sidential Circulation
Residential Circulation	4829.85 SF	4827.56 \$
Residential Circulation	4829.85 SF 4829.85 SF	4827.56 \$

Level 4 Upper	19627.59	
TOTAL PROJECT AREA	197228.94	SF 200339.90 S
PLANNING AREA	A (by use)	
Area Type Planning	Net Area	Gross Are
COMMERCIAL		COMMERCIAL
Commercial	13367.95 SF	13912.66 \$
Industrial	4068.25 SF	4299.06 \$
COMMERCIAL	17436.20 SF	18211.72 \$
GARAGE/UTILTIY		GARAGE/UTILTIY
Parking	42051.75 SF	42744.04 8
Utility	2401.48 SF	2728.06 \$
GARAGE/UTILTIY	44453.23 SF	45472.10 \$
RESIDENTIAL		RESIDENTIAL
Residential	121286.38 SF	122491.89 \$
Residential Auxilliary	3725.97 SF	3922.81 5
Residential Circulation	10327.16 SF	10241.38 \$
RESIDENTIAL	135339.51 SF	136656.08 \$



PROJECT STATISTICS			PROJECT DATA		
EXISTING SQUARE FOOTAGE			PROPERTY OWNER:	SoMoSB.LLC	
DEMOLISH	NET	GROSS		121 E MASON ST	
COMMERCIAL RESIDENTIAL TOTAL DEMOLISH:	27,711.5 SF 1,378.4 SF 29,089.9 SF	28,866.2 SF 1,435.8 SF 30,302.0 SF	PROPERTY ADDRESSES:	SANTA BARBARA, CA 121 E MASON ST 120,130,136 E YANONALI ST	
REMAIN	_0,000.0 0.	33,332.3 2.		111,121,123 SANTA BARBARA ST	
COMMERCIAL (SILO) TOTAL EXISTING:	497.0 SF 29,586.9 SF	523.2 SF 30,825.2 SF	A.P.N(S).:	and 122 GRAY ST SANTA BARBARA, CA 93101 033-084-001,002,003,	
EXISTING PARKING COVERED: UNCOVERED: TOTAL EXISTING: (all demolished)		SPACES 39 14 55	LOT AREA (GROSS & NET): AVERAGE SLOPE: HIGH FIRE OR FLOOD ZONE? LAND USE ZONE:	004,005,006,007 91,497 SF 1 % NO/YES OC S-D-3 DOWNTOWN WATERFRONT	
PROPOSED SQ FOOTAGE SEE PLANNING AREA BY USE MATRIX THIS SHEET			MAX HEIGHT ALLOWED: MAX HEIGHT PROPOSED:	LOWER STATE 3 STORIES/45' 4 STORIES/60'	

PLANNING AREA %	AREA	%			
COASTAL LUP					
(30% MIN COASTAL RELATED	COMMERCIAL)				
(70% MAX RESIDENTIAL)					
COMMERCIAL SF:	17,400.60 SF				
PUBLIC OUTDOOR AREA:	17,902.55 SF		Lot Are	ea Coverage Ex	istina
PUBLIC USE GARAGE	29,504.55 SF				
TOTAL COASTAL COMM:	64,807.70 SF	32.4%	Name	Area	Percentage
			Building	30825 SF	34%
RESIDENTIAL SF:	135,339.51 SF	67.6%	Hardscape	50579 SF	55%
TOTAL COACTAL LUD ADEA*.	200 144 21 SE	100%	Landscape	10093 SF	11%
TOTAL COASTAL LUP AREA*:	200,144.21 3F	100%	TOTAL EXISTING	91497 SF	100%
OUTDOOR LIVING SPACE	(OLS)	AREA	Lot A	rea Coverage N	lew
REQUIRED OLS		13,724.55 SF	Name	Area	Percentage
(15% Lot Area)				1	<u> </u>
PROPOSED OLS		19,367.43 SF	Building	67949 SF	74%

Hardscape

Landscape **TOTAL NEW**

EXISTING DENSITY ALLOWED	
OC Zoning / Coastal Oriented Land Use:	27 DU/AC
LOT AREA: 91,497	SF 2.1 AC
ALLOWABLE UNITS:	57 units
(of which 12 units are low income)	
Total Units Proposed:	155 units
•	142 UNITS
APARTMENTS(706 AF AVG):	_
CONDOMINIUMS:	13 UNITS

CONDOMINIUMS:	13 UNITS
NON RESIDENTIAL GRO	OWTH SF
EXISTING PARCELS	
PARCEL 1 (VACANT)	
(E) COMMERCIAL SF	0 SF
MINOR & SMALL SF	3,000 SF
25% LOT AREA (VACANT)	1,250 SF
PARCEL 2 (RESIDENTIAL)	
(E) COMMERCIAL SF	0 SF
MINOR & SMALL SF	3,000 SF
25% LOT AREA (VACANT)	0 SF
PARCEL 3 (COMMERCIAL)	
(E) COMMERCIAL SF	1,010 SF
MINOR & SMALL SF	3,000 SF
25% LOT AREA (VACANT) PARCEL 4 (COMMERCIAL)	0 SF
(E) COMMERCIAL SF	6.750.05
MINOR & SMALL SF	6,758 SF 3,000 SF
25% LOT AREA (VACANT)	0 SF
PARCEL 5 (COMMERCIAL)	0 0.
(E) COMMERCIAL SF	21,549 SF
MINOR & SMALL SF	3,000 SF
25% LOT AREA (VACANT)	0 SF
PARCEL 6 (VACANT)	
(E) COMMERCIAL SF	0 SF
MINOR & SMALL SF	3,000 SF
25% LOT AREA (VACANT)	1,271 SF
PARCEL 7 (VACANT)	
(E) COMMERCIAL SF	0 SF
MINOR & SMALL SF	3,000 SF
25% LOT AREA VACANT	1,271 SF

ALLOWED: 54,109 SF

(SEE SHT G011)

restaurant seating), and Utility Spaces.

52260.29 SF

4778.57 SF

4778.57 SF

57038.86 SF

635.25 SF

Residential Circulation

Residential Circulation

Level 3 Upper

Residential

50504.68 SF

4807.93 SF

55312.61 SF

18938 22 SE 18938.22 SF

689.38 SF

689.38 SF

*Area calculations excludes Garages, Outdoor Areas (except

36	4	ST (50.00) 50.00	09	,
CCCANDAL 100.00 101.75 101.75 21 7 4 34 22 6 33 101.75 101.75 101.75 23 084 32 ANA BARBARB ANA ANA ANA ANA ANA	50 AVE 52	19	36 	
CS 24 31 24 31 30 00 00 00 00 00 00 00 00 00 00 00 00	00 05	(50.00) v	100.00 101.75 4 34	8
CS 24 31 24 31 30 00 00 00 00 00 00 00 00 00 00 00 00	304	101.75	33	BARBAR
1.17 Ac.	NDALL ST			7
26 29 S)	(CRA	25	(5) 30 %	ANTA
	OG GRAY	26	29 RM 1/3	S 60

TOTAL NON-RESIDENTIAL SF

TOTAL NON-RESIDENTIAL SF

SEPARATE PERMITS

17961 SF

5587 SF

91497 SF

100%

0 SF 3,000 SF 1,250 SF 0 SF 3,000 SF	FIRE SPRINKLER AND FIRE ALARM PROVIDED UNDER SEPARATE PERMITS. PROJECT DIRECTORIES INCLUDING A MAP AND LISTING ALL UNITS ON SITE SHALL BE POSTED AT THE ENTRANCE AND OTHER LOCATIONS SUBJECT TO THE FIRE CODE OFFICIAL'S DISCRETION.
0 SF 1,010 SF	PROJECT DECSRIPTION
3,000 SF 0 SF	Applicant is applying for DART review and a deemed complete

determination for a Planning Commission Hearing and ABR concept hearings. The project will encompass a City block (via merger and condo map) between Santa Barbara St., Mason St, Yanonali St., and Gray Ave.; the existing mixed light industrial, 1 residential units, and commercial buildings will be demolished and a 197,300 SF mixed-use building is proposed with 155 residential units (a mix of 142 apartments and 13 condominiums) as well as commercial spaces with artist studios and artist colloborative, retail, restaurants, and OC zoned industrial uses.

OC Zoned Industrial Uses are limited to Arts and Crafts industrial uses such as (but not limited to): framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing, and weaving (may include sales.)

	SHEET INDEX
Sheet Number	Sheet Name
•	
General	COVED CHEET
G000	COVER SHEET
G010	RESIDENTIAL STATISTICS
G011	OUTDOOR LIVING SPACE PLANS
G012	USABLE OUTDOOR AREA
G013	COASTAL COMMERCIAL PLAN
G014	WASTE MANAGEMENT EXHIBITS
G020	CODE ANALYSIS PLANS
G023	CODE ANALYSIS PLANS
G024	CODE ANALYSIS PLANS
Civil	
C1	TENTATIVE MAP
C2	EXISTING CONDITIONS
C3	PRELIM UTILITY PLAN
C4	PRELIM GRADING & DRAINAGE PLAN
C5	STREET SECTIONS
C6	TRUCK TURNING TEMPLATES
C7	TRUCK TURNING TEMPLATES
C8	CIVIL DETAILS
Architecture	
A100	SITE PLAN
A111	1ST FLOOR PLAN
A112	2ND FLOOR PLAN
A113	3RD FLOOR PLAN
A114	4TH FLOOR PLAN
A130	ROOF PLAN
A150	ENLARGED 2ND FLOOR PLAN
A151	ENLARGED 2ND FLOOR PLAN
A152	ENLARGED 2ND FLOOR PLAN
A153	ENLARGED 3RD FLOOR PLAN
A154	ENLARGED 3RD FLOOR PLAN
A155	ENLARGED 3RD FLOOR PLAN
A156	ENLARGED 4TH FLOOR PLAN
A157	ENLARGED 4TH FLOOR PLAN
A158	ENLARGED 4TH FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	MATERIALS
1001	OVETOU VENO

Landscape

SKETCH VIEWS

3D VIEWS SECTIONS

CABRILLO BLVD VIEWS

TREE DISPOSITION PLAN ARBORIST ASSESSMENT PRELIM LANDSCAPE PLAN - SITE PRELIM LANDSCAPE PLAN - FP2 & FP4

PRELIM LANDSCAPE PLAN - F4

CEARNAI COLLECTIVE ARCHITECTURE INTERIOR DESIGN

521 1/2 STATE STREET SANTA BARBARA CALIFORNIA 93101 P: 805.963.8077 www.cearnal.com

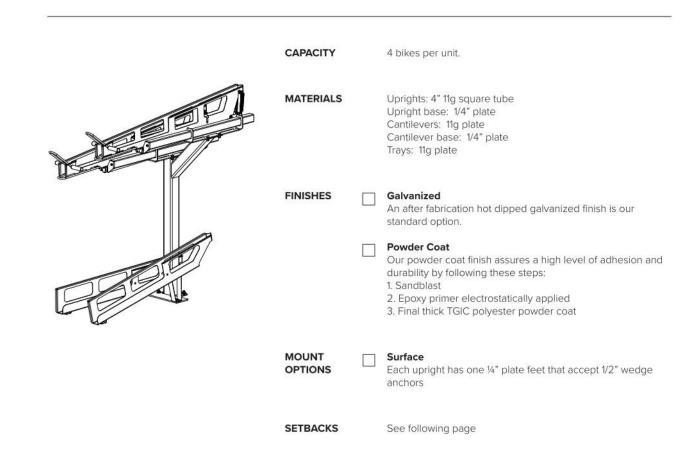
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ISSUE DATE: ISSUANCES 09-23-2020 DART 1 10-04-2020 ABR 2 05-07-2021 DART 2 07-16-2021 DART 3 04-26-2022 DART 4/ABR

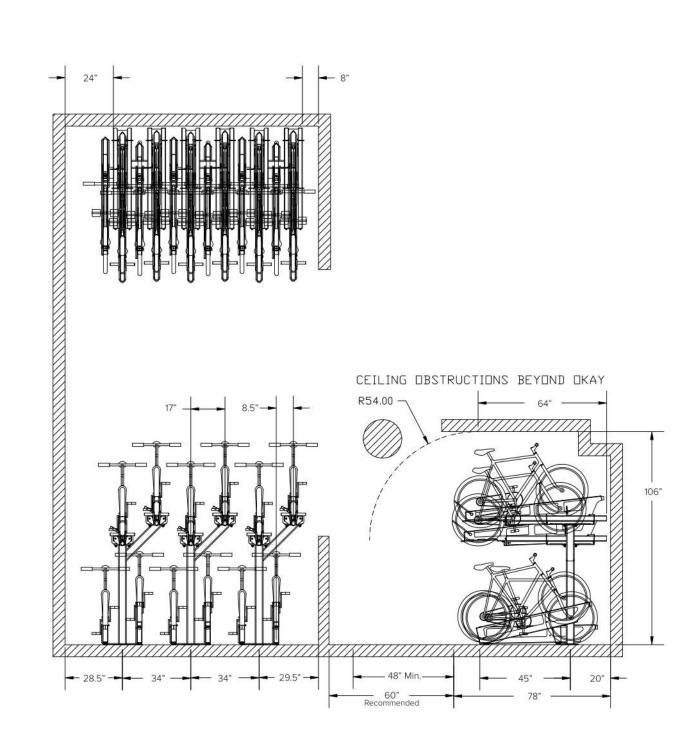
LONG TERM BIKE PARKING

DERO DECKER Submittal Sheet



DERO DECKER

Installation Instructions – Setbacks, Single Sided







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DERO	DECKER
	Sturdy red handle grips Lift-assist trays Dampers for safe lowering of trays Spring loaded levers hold bikes firmly in place U-lock compatible Smallest footprint Smooth and silent operation Simple installation Low maintenance Specially designed fat bike trays available



	CONDOS DEVELOPMENT STANDARDS						
No	Name	Affordability	Park Factor	Area	Private Deck	Deck SF	Bedroom Count
_evel 4							
101	3 BDRM CONDO	MARKET	2	1342.52 SF	Yes	351.12	3
102	2 BDRM CONDO	MARKET	2	1044.00 SF	Yes	77.69	2
103	2 BDRM CONDO	MARKET	2	1007.13 SF	Yes	82.5	2
104	2 BDRM CONDO	MARKET	2	1196.38 SF	Yes	216.88	2
105	3 BDRM CONDO	AFF-MOD	2	1149.50 SF	Yes	96	3
106	3 BDRM CONDO	MARKET	2	1730.00 SF	Yes	140	3
113	2 BDRM CONDO	AFF-MOD	2	992.88 SF		79.5	2
evel 4	Upper						
107	3 BDRM CONDO	MARKET	2	1923.13 SF	Yes	515.81	3
108	3 BDRM CONDO	MARKET	2	1824.13 SF	Yes	190.12	3
109	2 BDRM CONDO	MARKET	2	1476.48 SF	Yes	105.46	2
110	2 BDRM CONDO	MARKET	2	1445.35 SF	Yes	125.88	2
111	2 BDRM CONDO	MARKET	2	1498.50 SF	Yes	168.56	2
112	3 BDRM CONDO	MARKET	2	1923.94 SF	Yes	182.81	3
OTAL	BEDROOMS			-			32

CONDO DEVELOPMENT STANDARDS ALL PROPOSED CONDOS WILL PROVIDE A MINIMUM OF 72 SF OUTDOOR LIVING SPACE FOR THE TWO BEDROOM UNITS AND A MINIMUM OF 96 SF OUTDOOR LIVING SPACE FOR THE THREE BEDROOM UNITS.
ALL CONDOS WILL PROVIDE TEH ADDITIONAL 300 CF OF STORAGE SPACE
REQUIRED BY CITY MUNI CODE.

CONDOMINIUM INCLUSIONARY: AS NOTED IN THE SCHEDULE ABOVE, CONDOS 403 AND 405 ARE THE REQUIRED INCLUSIONARY UNITS.

	APAF				Private		Bedroom
lo ⁄el 2	Bdrm Count	Affordability	Park Factor	Area	Deck	Deck SF	Count
)	2 BDRM STUDIO	MARKET MARKET	1 0.5	1040.02 SF 611.65 SF	Yes No	135.55	2
)	1 BDRM 2 BDRM	MARKET	0.5	764.80 SF 1008.25 SF	Yes Yes	134.06 129.59	1 2
.	1 BDRM	MARKET MARKET	0.5	673.40 SF	Yes	65.19	1
; ;	STUDIO 2 BDRM	MARKET MARKET	0.5	601.59 SF 1493.36 SF	No Yes	218.52	1 2
}	1 BDRM 1 BDRM	MARKET MARKET	0.5 0.5	783.18 SF 783.18 SF	Yes Yes	189.32 195.06	1
)	STUDIO	AFF-MID	0.5	525.48 SF	No	195.00	1
)	STUDIO STUDIO	MARKET MARKET	0.5 0.5	525.48 SF 540.63 SF	No Yes	107.48	1 1
•	STUDIO	MARKET	0.5	511.86 SF	Yes	77.02	1
	STUDIO ARTIST LOFT	MARKET AFF-MID	0.5 0.5	503.66 SF 573.73 SF	Yes Yes	79.44 56.84	1 1
	ARTIST LOFT ARTIST LOFT	AFF - LOW	0.5 0.5	508.16 SF 1003.00 SF	No No		1
	ARTIST LOFT	MARKET MARKET	0.5	1003.00 SF	No		1
	ARTIST LOFT ARTIST LOFT	AFF - LOW AFF-MOD	0.5 0.5	551.25 SF 551.25 SF	No No		1
	1 BDRM	MARKET	0.5	694.95 SF	Yes	153.7	1
	STUDIO 1 BDRM	MARKET MARKET	0.5 0.5	529.25 SF 699.77 SF	Yes Yes	104.68 92.62	1
	2 BDRM	MARKET	1	931.19 SF	Yes	62.7	2
	1 BDRM 1 BDRM	MARKET MARKET	0.5	748.32 SF 827.49 SF	Yes Yes	144.93 63.61	1 1
	STUDIO STUDIO	MARKET MARKET	0.5 0.5	608.00 SF 608.00 SF	No No		1
	2 BDRM	MARKET	1	1158.75 SF	Yes	86.25	2
	STUDIO STUDIO	MARKET MARKET	0.5 0.5	535.08 SF 535.08 SF	No No		1
	STUDIO	AFF - LOW	0.5	526.75 SF	No		1
	STUDIO 2 BDRM	AFF - LOW	0.5	501.50 SF 800.38 SF	No No		1
	2 BDRM	AFF-MOD	1	877.25 SF	No		2
	STUDIO 1 BDRM	MARKET MARKET	0.5 0.5	590.50 SF 678.88 SF	No Yes	63.25	1 1
	STUDIO	MARKET	0.5	590.50 SF	No		1
	STUDIO STUDIO	MARKET MARKET	0.5 0.5	583.69 SF 589.04 SF	Yes Yes	98.44 114.19	1 1
	1 BDRM STUDIO	AFF - LOW MARKET	0.5 0.5	729.97 SF 503.10 SF	Yes Yes	114.24 65.84	1
	1 BDRM	MARKET	0.5	701.10 SF	Yes	61.75	1
_	2 BDRM STUDIO	MARKET MARKET	1 0.5	1039.25 SF 507.00 SF	Yes Yes	224.6 76.59	2 1
_	STUDIO	MARKET	0.5	507.00 SF	Yes	95.33	1
_	STUDIO STUDIO	MARKET MARKET	0.5 0.5	507.00 SF 507.00 SF	Yes Yes	94.72 96.81	1
	STUDIO	MARKET	0.5	507.00 SF	Yes	74.51	1
_	STUDIO STUDIO	MARKET MARKET	0.5 0.5	507.00 SF 507.00 SF	Yes Yes	92.36 91.64	1
	STUDIO	MARKET	0.5	606.44 SF	Yes	67.19	1
	STUDIO STUDIO	AFF-MID AFF-MOD	0.5 0.5	538.00 SF 538.00 SF	No No		1 1
	STUDIO 1 BDRM	MARKET	0.5	538.00 SF 698.17 SF	No		1
	STUDIO	MARKET MARKET	0.5	573.00 SF	No No		1
	STUDIO 1 BDRM	AFF-MID AFF-MOD	0.5 0.5	573.00 SF 664.57 SF	No Yes	58.38	1
	1 BDRM	AFF - LOW	0.5	569.25 SF	No	30.30	1
	1 BDRM	AFF-MOD	0.5	618.40 SF	No		1
I 2	Upper						
	STUDIO MEZ 1 BDRM	AFF - LOW MARKET	0.5	572.70 SF 865.40 SF	No No		1
	2 BDRM 1 BDRM	MARKET MARKET	1 0.5	916.75 SF 903.16 SF	Yes Yes	74.75 74.75	2
	2 BDRM	AFF - LOW	1	862.92 SF	Yes	68.25	2
	2 BDRM 1 BDRM	MARKET MARKET	0.5	960.88 SF 827.62 SF	Yes Yes	160 87.5	2 1
	2 BDRM	MARKET	1	954.25 SF	Yes	171.5	2
	2 BDRM STUDIO	AFF-MOD MARKET	0.5	855.52 SF 562.00 SF	Yes Yes	69 112.5	2 1
	2 BDRM	MARKET	1	923.08 SF	Yes	79.63	2
13							
_	2 BDRM STUDIO	MARKET MARKET	0.5	1040.02 SF 611.65 SF	Yes No	135.55	2
	1 BDRM	MARKET	0.5	764.80 SF	Yes	134.06	1
	2 BDRM 2 BDRM	MARKET MARKET	1 1	1008.25 SF 1121.76 SF	Yes Yes	129.59 136.88	2
	1 BDRM	MARKET	0.5	783.18 SF	No	100.00	1
	1 BDRM STUDIO	MARKET MARKET	0.5	783.18 SF 525.48 SF	No No		1 1
	STUDIO	MARKET	0.5	525.48 SF	No		1
	STUDIO STUDIO	MARKET MARKET	0.5 0.5	540.63 SF 511.86 SF	Yes No	109.73	1 1
	STUDIO	MARKET	0.5	503.66 SF	No		1
	STUDIO STUDIO	MARKET MARKET	0.5	569.23 SF 503.66 SF	No No		1 1
	2 BDRM	AFF-MID	1	998.50 SF	No		2
	2 BDRM STUDIO	MARKET AFF-MOD	0.5	1079.00 SF 551.25 SF	No No		2 1
	STUDIO	AFF - LOW	0.5	551.25 SF	No		1
	1 BDRM STUDIO	MARKET MARKET	0.5 0.5	694.95 SF 529.25 SF	No No		1 1
	1 BDRM	MARKET	0.5	699.77 SF	No	60.07	1 2
_	2 BDRM 1 BDRM	MARKET MARKET	0.5	931.19 SF 749.07 SF	Yes Yes	62.67 144.93	1
	1 BDRM STUDIO	MARKET MARKET	0.5 0.5	827.49 SF 608.00 SF	Yes No	63.58	1
	STUDIO	MARKET	0.5	608.00 SF	No		1
	2 BDRM STUDIO	MARKET MARKET	1 0.5	1158.75 SF 535.08 SF	Yes No	86.25	2 1
		MARKET	0.5	535.08 SF	No		1
	STUDIO			+ +			1
	STUDIO STUDIO STUDIO	AFF-MOD AFF - LOW	0.5	526.75 SF 501.50 SF	No No		1
	STUDIO STUDIO 2 BDRM	AFF-MOD AFF - LOW AFF - LOW	0.5 0.5 1	501.50 SF 800.38 SF	No No No		2
	STUDIO STUDIO	AFF-MOD AFF - LOW	0.5 0.5	501.50 SF	No No		2
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET	0.5 0.5 1 1 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF	No No No No No Yes	65.5	2 2 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET	0.5 0.5 1 1 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF	No No No No	65.5	2 2 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF	No No No No No No Yes No No No	65.5	2 2 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF	No No No No No No No No Yes No No		2 2 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF	No No No No No No No Yes No No No No No No No No	61.75	2 2 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No No No No No Yes No No No No Yes No No No No No No No Yes Yes No		2 2 1 1 1 1 1 1 1 1 2
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 2 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 1	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF	No No No No No Yes No No No No No Yes Yes Yes	61.75	2 2 1 1 1 1 1 1 1 1 2
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 BDRM STUDIO 5 BDRM STUDIO 5 BDRM STUDIO STUDIO STUDIO STUDIO STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 1 1 2
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO 1 BDRM STUDIO 1 STUDIO 1 STUDIO 1 STUDIO 1 STUDIO STUDIO STUDIO STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 507.00 SF	No No No No No Yes No	61.75	2 2 1 1 1 1 1 1 1 1 2
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO 1 BDRM STUDIO 5 BDRM STUDIO MEZ STUDIO MEZ	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MID AFF-MOD	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 STUDIO MEZ	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF 507.00 SF	No N	61.75	1 2 2 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET AFF-MOD MARKET AFF-MOD MARKET AFF-MOD	0.5 0.5 1 1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET MARKET MARKET AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET AFF-MOD MARKET MARKET MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET MARKET MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 5 STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM 1 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
13	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM STUDIO	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75 61.75 58.38	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM 1 BDRM STUDIO Upper 1 BDRM 2 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET AFF-MID AFF - LOW AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF	No N	61.75 61.75 58.38	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM STUDIO Upper 1 BDRM 2 BDRM 1 BDRM 1 BDRM 1 BDRM 2 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET MARKET MARKET MARKET AFF-MID AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 508.00 SF 509.25 SF 619.92 SF 577.20 SF 865.63 SF 903.16 SF 862.92 SF	No N	58.38 74.75 68.25	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM 1 BDRM 2 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MID MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 508.00 SF 508.00 SF 508.00 SF 508.00 SF 509.25 SF 609.25 SF 619.92 SF 577.20 SF	No N	58.38 74.75 68.25 164	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM 1 BDRM 2 BDRM 1 BDRM 1 BDRM 2 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 508.00 SF 508.17 SF 573.00 SF 509.25 SF 619.92 SF 569.25 SF 619.92 SF 577.20 SF	No N	74.75 74.75 68.25 164 90.46 175.98	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	STUDIO STUDIO 2 BDRM 2 BDRM STUDIO 1 BDRM STUDIO STUDIO STUDIO 1 BDRM STUDIO 1 BDRM STUDIO 1 BDRM STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO MEZ STUDIO 1 BDRM STUDIO 1 BDRM 1 BDRM 1 BDRM 1 BDRM 2 BDRM 1 BDRM	AFF-MOD AFF - LOW AFF - LOW AFF - LOW AFF-MOD MARKET AFF-MOD MARKET MARKET AFF-MID AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET AFF-MOD MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET MARKET AFF-MID AFF - LOW AFF-MOD MARKET MARKET MARKET MARKET MARKET AFF-MID MARKET	0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	501.50 SF 800.38 SF 877.25 SF 590.50 SF 679.17 SF 590.50 SF 583.69 SF 589.04 SF 729.97 SF 503.10 SF 701.10 SF 1039.35 SF 507.00 SF 508.00 SF 508.00 SF 508.00 SF 508.17 SF 509.25 SF 619.92 SF 619.92 SF 577.20 SF	No N	58.38 74.75 74.75 68.25 164 90.46	2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

APARTMENT/CONDO MIX	
PROPOSED RESIDENTIAL UNITS	
APARTMENTS	
2ND FLOOR:	72
3RD FLOOR:	70
TOTAL APARTMENTS:	142
AFFORDABILITY CATEGORIES:	
LOW INCOME APARTMENTS (80% AMI):	14
MODERATE INCOME APARTMENTS (100% AMI):	14
MIDDLE INCOME APARTMENTS (140% AMI): MARKET RATE:	10
MARKET RATE:	104
CONDOMINIUMS	
4TH FLOOR:	13
TOTAL CONDOMINIUMS:	13
15% CONDO INCLUSIONARY:	2
AVERAGE UNIT (APARTMENTS) SQ FOOT:	704 SF
AVERAGE UNIT (CONDOS) SQ FOOT:	1,441 SF

AVERAGE UNIT TOTAL SQ FOOT:

STUDIO

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	A R I N T	C H E R	I T I O R	E C D	T U E S I	R G 1
	521 S A C A L P: w w	N T . IF O 8 O !	A B RN 5.9	A F I A 6 3	93 93	R R 1 0 7

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759 SF

Name	Count	Unit Percentage	Area
1 BDRM	35	25%	25790.81 SF
2 BDRM	30	21%	29349.68 SF
ARTIST LOFT	6	4%	4266.40 SF
STUDIO	66	46%	36020.15 SF
STUDIO MEZ	5	4%	2699.71 SF
TOTAL	142	100%	98126.75 SF
TOTAL	142	100%	30120.73 31
APARTMEN	IT UNIT	MIX AFFORD	ABILITY
	IT UNIT		
APARTMEN	IT UNIT		ABILITY
APARTMEN Name	IT UNIT		DABILITY Count
APARTMEN Name	IT UNIT		DABILITY Count
APARTMEN Name AFF - LOW 1 BDRM	IT UNIT		ABILITY

APARTMENT UNIT MIX

310DIO	<u>J</u>
STUDIO MEZ	1
AFF - LOW: 14	14
AFF-MID	
1 BDRM	2
2 BDRM	2
ARTIST LOFT	1
STUDIO	4
STUDIO MEZ	1
AFF-MID: 10	10
AFF-MOD	
1 BDRM	4
2 BDRM	3
ARTIST LOFT	1
STUDIO	5
STUDIO MEZ	1
AFF-MOD: 14	14
MARKET	
1 BDRM	26
2 BDRM	22
ARTIST LOFT	2
STUDIO	52
STUDIO MEZ	2
MARKET: 104	104
TOTAL	142

Name	Count	Unit Percentage	
AFF-MOD			
2 BDRM CONDO	1	8%	9
3 BDRM CONDO	1	8%	11
MARKET			
2 BDRM CONDO	6	46%	76
3 BDRM CONDO	5	38%	87
TOTAL	13	100%	185

1 BDRM	
2 BDRM	
ARTIST LOFT	
STUDIO	,
010010	<u> </u>
Level 2 Upper	·
1 BDRM	
2 BDRM	
STUDIO	
STUDIO MEZ	
OTOBIO WILL	
Level 3	
1 BDRM	,
2 BDRM	,
STUDIO	
STUDIO MEZ	
	(
Level 3 Upper	
1 BDRM	
2 BDRM	
STUDIO	
	,
Level 4	
2 BDRM CONDO	
3 BDRM CONDO	
·	
Level 4 Upper	
2 BDRM CONDO	
3 BDRM CONDO	
TOTAL	1:

JC	B NUMBER:	18031
CC	ONTENTS:	
	RESID	DENTIAL STATISTICS
res pro an to ob Th un pa	serves their coperty rights in to be reprod y form or mar be assigned to taining the wre Cearnal Colauthorized rei	COLLECTIVE LLP expressly ommon law copyright and other in these plans. These plans are uced, changed, or copied in one whatsoever, nor are they o a third party without first itten permission and consent of elective LLP. In the event of use of these plans by a third party shall hold The Cearnal parmless.
ISS	SUE DATE:	04/26/2022
ISS	SUANCES	
#	DATE	DESCRIPTION
2	09-23-2020	DART 1
1	05-07-2021	DART 2

G010



REQUIRED OUTDOOR LIVING SPACE

SB CITY MUNICIPAL CODE SECT 28.021.081 15% OF LOT AREA LOT AREA: 91,497 SF

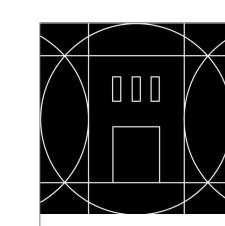
REQUIRED OUTDOOR LIVING AREA: 13,724.55 SF ONE MIN 20'X20' AREA

LOCATED ON GRADE EXCLUDES AREAS USED FOR VEHICLES AND AREAS UNDER PROJECTIONS LESS THAN 7' ABOVE.

THE REQUIRED 10% FOR THE CONDOMINIUMS IS INCLUDED IN THE NOTED 15% ABOVE.

OUTDOOR LIVING SPACE PROPOSED			
Name Area			
Level 1			
OLS	4404.13 SF		
OLS	3463.55 SF		
OLS	1341.21 SF		
OLS	3035.16 SF		
OLS	903.35 SF		
OLS	1376.15 SF		
OLS	1053.85 SF		
OLS	2706.26 SF		
OLS	204.97 SF		
OLS/ALT DINING AREA	1119.46 SF		
Level 1	19608.09 SF		

OUTDOOR SPACE AT THE GROUND LEVEL EXCEEDS THE REQUIRED WITH THE MIN. 20'X20' INCLUDED AND MEETS THE TITLE 28 REQUIREMENTS.



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SOMO for 121 East Maso Santa Barbar

JOB NUMBER:

OUTDOOR LIVING SPACE PLANS

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ISSUE DATE:

ISSUANCES



RESIDENTIAL DECKS				
Name	Area			
Level 2 Upper				
Residential Decks	4331.45 SF			
Level 2 Upper	4331.45 SF			
Level 3 Upper				
Residential Decks	2153.50 SF			
Level 3 Upper	2153.50 SF			
Level 4 Upper				
Residential Decks	1900.76 SF			
Level 4 Upper	1900.76 SF			
Grand total	8385.70 SF			

TOTAL PRIVATE RESIDENTIAL DECKS: APARTMENTS 94 DECKS AVG SF 69 SF 94/142 = 66.2% CONDOS 13 DECKS AVG SF 143 SF 13/13 = 100%

USABLE OUTDOOR SPACE						
Name	Area					
Level 1						
Residential Gym	659.00 SF					
Usable Outdoor Space	13215.01 SF					
Level 2 Upper						
Usable Outdoor Space	3549.59 SF					
Level 3 Upper						
Usable Outdoor Space	945.58 SF					
Level 4 Upper						
Usable Outdoor Space	2159.54 SF					
Grand total: 19	20528.73 SF					

USABLE OUTDOOR SPACE/AMENITIES

REQUIREMENTS: LUP POLICY 2.1-15.6

GUIDELINES: SECTION 1.3.3.B

PLEASE NOTE: THE AREA RQUIREMENTS FOR THE TITLE 28 DEFINITION OF OUTDOOR LIVING SPACE ARE SHOWN ON SHEET G011. THIS SHEET ADDRESSES THE OUTDOOR AREAS AND AMENITIES FOR MEETING THE LUP POLICY AND ABR GUIDELINES NOTED ABOVE.

PLEASE ALSO SEE LANDSCAPED PLANS FOR DETAILED DESIGNS OF OUTDOOR SPACES.

PROPOSED:

THE PROJECT PROVIDES A WIDE VARIETY OF ONSITE OUTDOOR EXPEREINCES AND AMENITIY SPACES FOR THE RESIDENTS.

THE AMENITIY SPACES INCLUDE A 659 SF GYM LOCATED ON THE GROUND FLOOR WITH LARGE RETRACTABLE DOORS THAT CREATE AN INDOOR/OUTDOOR EXPEREINCE THAT BLENDS THE PRIVATE AMENITY SPACES ALSO INCLUDE TWO 4TH FLOOR ROOF DECKS DEDICATED TO THE RESIDENTS. ONE DECK WILL BE USED FOR SOCIALINZING AND PARTIES AND WILL INCLUDE SEATING, BBQ, AND

OUTDOOR COUNTERS/SINK. THE OTHER ROOF DECK WILL BE DEDICATED TO YOGA AND MEDITATION CLASSES FOR THE RESIDENTS.

THE RESIDENTS ALSO HAVE A VARIETY OF OUTDOOR EXPEREINCES THAT RANGE FROM A PUBLIC/PRIVATE BLEND TO DEDICATED PRIVATE DECKS.

AS SHOWN ON THIS SHEET, 100% OF THE CONDOS HAVE PRIVATE OUTDOOR DECKS AND OVER 60% OF THE APARTMENTS HAVE PRIVATE OUTDOOR DECKS. THE UPPER LEVELS OF THIS PROJECT ARE DEDICATED TO THE RESIDENTIAL USE AND PROVIDE A VARIETY OF USABLE OUTDOOR SPACES TO MEET THE RESIDENTS NEEDS. LARGE SPACES FOR COMMUNAL EVENTS ARE PROVIDED AT THE SECOND LEVEL, THESE CAN BE USED FOR SOCIALIZING FOR LARGER GROUPS. MANY SMALLER OUTDOOR SPACES ARE DISPERSED ON ALL LEVELS THROUGHTOUT THE PROJECT THAT ALLOW FOR SMALL GROUPS. PLACES TO HAVE A CUP OF COFFEE WITH A NEIGHBOR OR

MEET A FRIEND. THE GROUND LEVEL ALSO PROVIDES ONSITE OPPORTUNTIES FOR OUTDOOR EXPERIENCES ENRICHED BECAUSE OF ITS PUBLIC/PRIVATE BLENDING. A RESIDENT ON THE UPPER FLOORS MIGHT HEAR MUSICIANS PLAYING IN ONE OF THE COURTS BELOW OR MAY SEE A PERFORMANCE AND DECIDE TO HEAD DOWN TO WATCH.

C E A R N A L COLLECTIVE ARCHITECTURE INTERIOR DESIGN 521 1/2 STATE STREET S A N T A B A R B A R A C A L I F O R N I A 9 3 1 0 1 P: 805.963.8077

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SOMO 121 East Mas Santa Barb

JOB NUMBER:

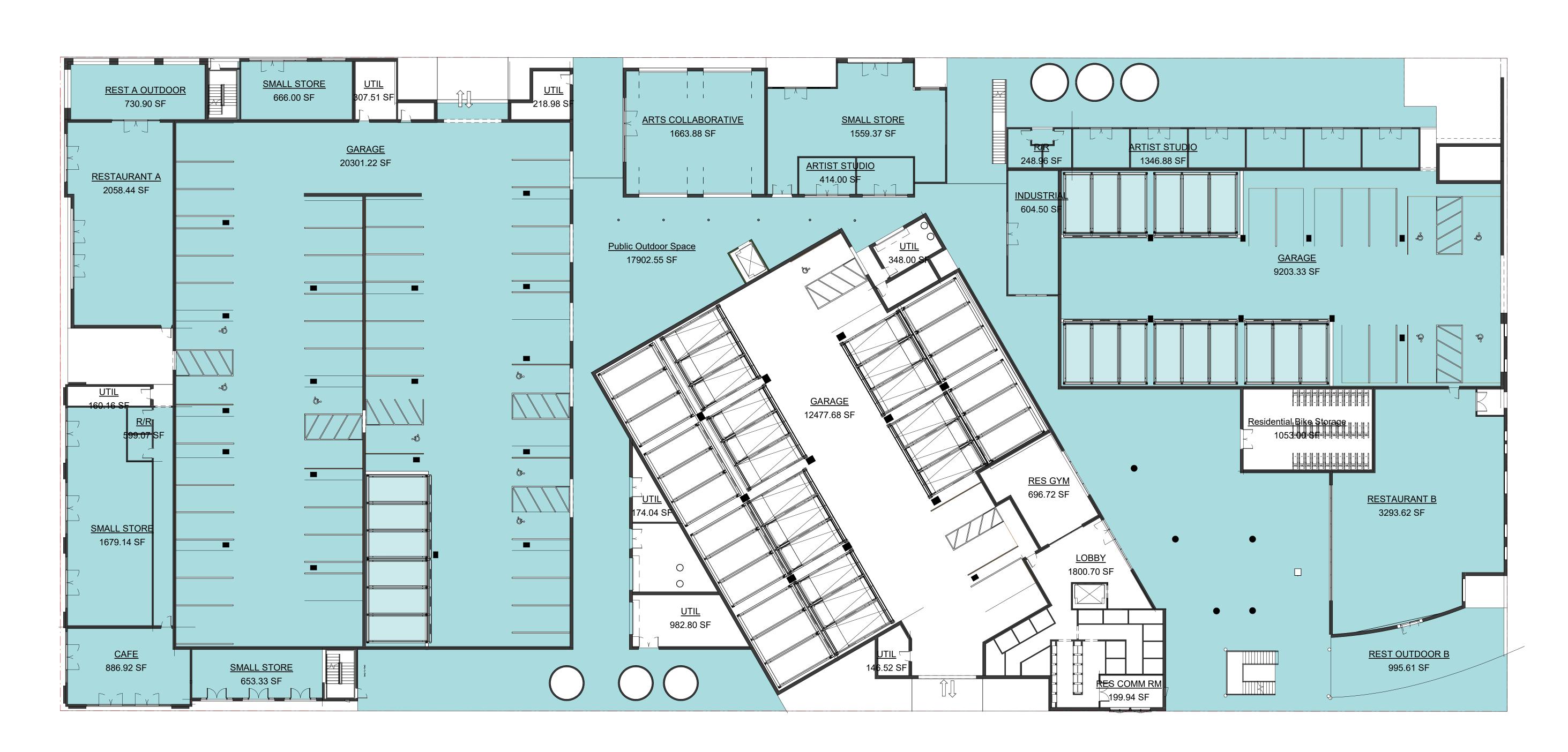
USABLE OUTDOOR AREA

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ISSUANCES

DATE DESCRIPTION
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR



1) COASTAL COMMERCIAL 1/16" = 1'-0"

Commercial

Coastal Commercial

NARRATIVE:

The Project under the Development Agreement will waive the Municpal Code requirement for the minimum 30% Coastal Commerical/maximum 70% residential. This requirement includes language limiting the Coastal Commercial area to "Building Area", limiting the use of the proposed Public Outdoor Space.

The Project is consistent with the Coastal LUP requirement for the minimum 30% Coastal Commerical/maximum 70% residential. The LUP is silent on limitations for the commercial as long as they are coastal oriented.

The proposed Public Outdoor area is consistent with the intent for a coastal oriented use, it is open to the public, provides usable outdoor space for public activities, and it is arts activated.

Ivaille	Alea
mmoraial	
mmercial	444.00.05
TIST STUDIO	414.00 SF
TIST STUDIO	1346.88 SF
TS COLLABORATIVE	1663.88 SF
FE	886.92 SF
DUSTRIAL	604.50 SF
3	599.07 SF
?	248.96 SF
ST A OUTDOOR	730.90 SF
ST OUTDOOR B	995.61 SF
STAURANT A	2058.44 SF
STAURANT B	3293.62 SF
IALL STORE	666.00 SF
IALL STORE	1679.14 SF
IALL STORE	653.33 SF
IALL STORE	1559.37 SF
mmercial	17400.60 SF
tdoor Space	
blic Outdoor Space	17902.55 SF
tdoor Space	17902.55 SF
rking	
RAGE	20301.22 SF
RAGE	9203.33 SF
rking	29504.55 SF
ASTAL COMMERCIAL	64807.70 SF

COASTAL COM: 64,807.70 SF 32.4% RESIDENTIAL: 135,339.51 SF 67.6%

COASTAL COMMERCIAL

CEARNAL COLLECTIVE ARCHITECTURE INTERIOR DESIGN 521 1/2 STATE STREET SANTA BARBARA CALIFORNIA 93101 P: 805.963.8077 www.cearnal.com

NOT FOR

CONSTRUCTION

SOMO fu 121 East Maso Santa Barbar

JOB NUMBER: COASTAL COMMERCIAL PLAN

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ISSUE DATE:

ISSUANCES # DATE DESCRIPTION
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR

NOT FOR CONSTRUCTION

SOMO funk 121 East Mason Street Santa Barbara, CA

NUMBER: 18031
NTENTS:
WASTE MANAGEMENT EXHIBITS

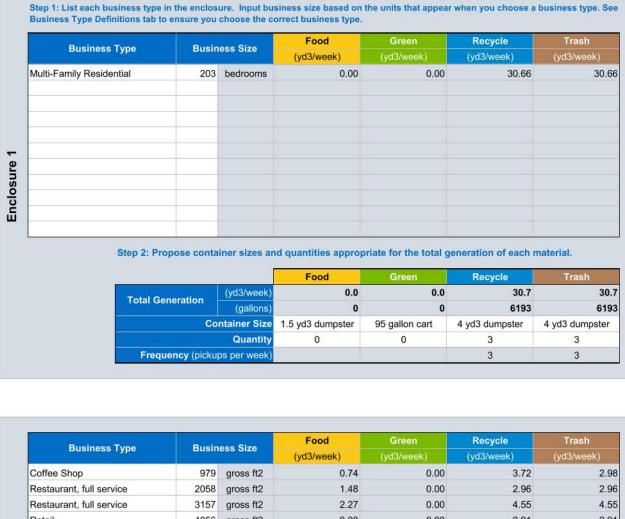
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ISSUE DATE: 04/26/2

ISSUANCES

DATE DESCRIPTION

DATE DESCRIPTION
4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR



WASTE MANAGEMENT

City of Santa Barbara Waste Generation Calculator

Updated 7/27/2016

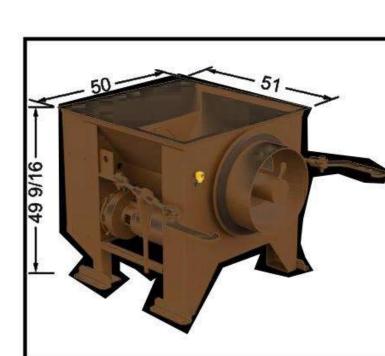




RESIDENTIAL:
PROVIDED:
TWO TRASH ROOMS A

TWO TRASH ROOMS AT GROUND LEVEL
TRASH: (2) 4 CY BINS WITH TRASH COMPACTOR
RECYCLE: (2) 4 CY BINS WITH TRASH COMPACTOR
NO RESIDENTIAL ACCESS AT TRASH ROOMS, ACCESS VIA TRASH CHUTE ROOMS ON UPPER
LEVELS ONLY. PLEASE SEE FLOOR PLANS FOR TRASH ROOM LOCATIONS.

COMMERCIAL:
PROVIDED:
ONE TRASH ROOM AT GROUND LEVEL
TRASH: (2) 4 CY DUMPSTER
RECYCLE: (2) 4 CY DUMPSTER
FOOD WASTE: (2) 1.5 CT DUMPSTER
SPACE FOR GREASE BARRELS ALSO PROVIDED



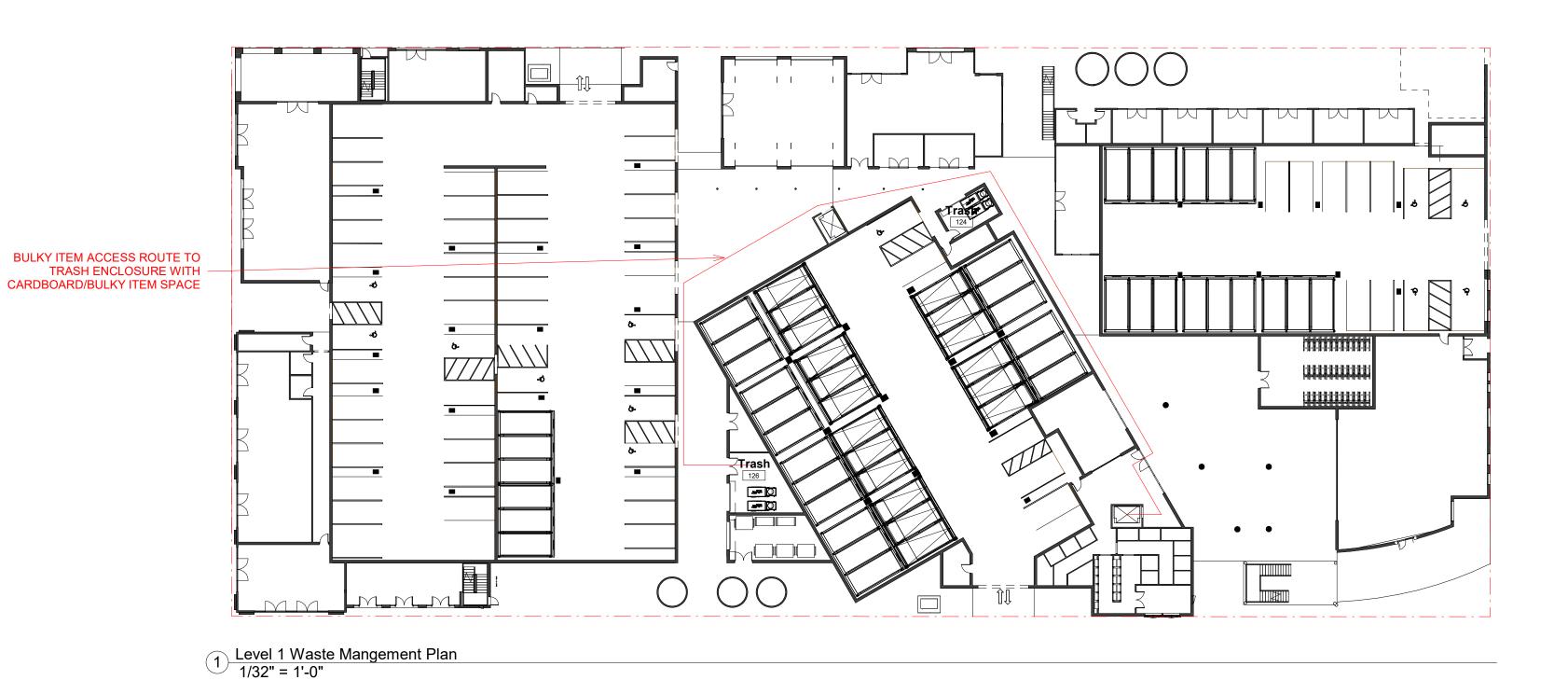
Model 1024

Each of our Auger Compactors are commonly used in locations such as banks, parks, bakeries, wineries, schools, shopping malls, cinemas, multi-family dwellings, office buildings, restaurants, and retail stores.



4 cubic yards





STUDIO STUDIO STUDIO

STUDIOSTUDIOSTUDIO STUDIO

STUDIO

205

MARKET

TRASH ACCESS ROUTE —

1 BDRM

2 BDRM

STUDIO

201

MARKET

2 BDRM

2 BDRM

1 BDRM

2 BDRM

TRASH ACCESS ROUTE -

3 Level 3 Waste Management Plan 1/32" = 1'-0"

4 Level 4 Waste Management Plan
1/32" = 1'-0"

TRASH ACCESS ROUTE -

2 Level 2 Waste Management Plan 1/32" = 1'-0"

1 BDRM

1 BDRM 5 100-S

STUDIO

340

AFF - LOW

PBDRM CONDO

3BDRM CONDO

STUDIO

242

MARKET

ARTIST LOFT

STUDIOSTUDIO

STUDIO STUDIO

3 BDRM CONDO

|STUDIO|\$TUDIO|STUDIO|\$TUDIO|

2 BDRM

2 BDRM COND PBDRM CONDO

3 BDRM CONDO

2 BDRM

DECK

2 BDRM CONDO

2 BDRM CONDO

\$TUDIO | STUDIO | STUDIO | 1 BDRM

STUDIO STUDIO STUDIO 1 BDRM

3 BDRM CONDO

3 BDRM CONDO

STUDIO STUDIO

STUDIO

STUDIO

356

MARKET

1 BDRM

1 BDRM

1 BDRM

STUDIO

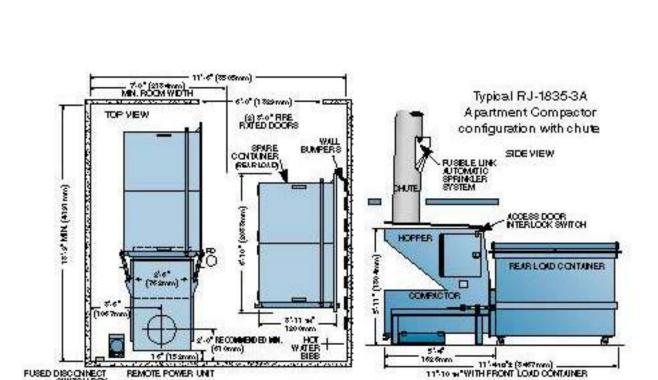
STUDIO

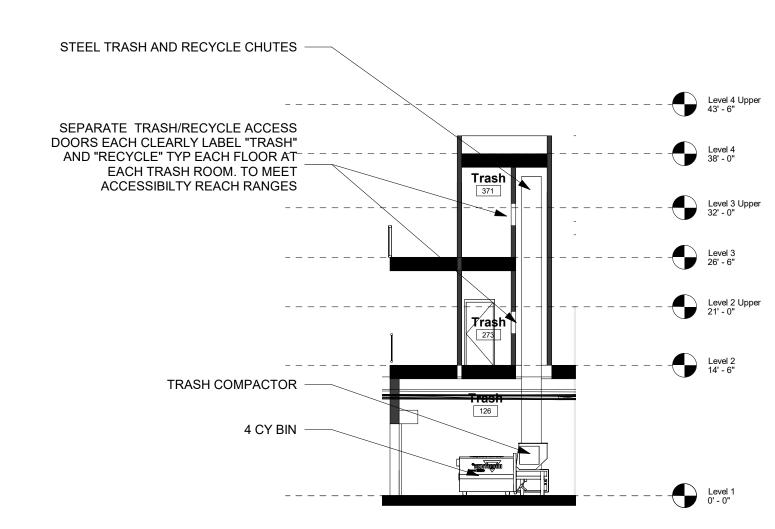
1 BDRM

STUDIO

STUDIO

STUDIO







5 Section 5 3/32" = 1'-0"

EXAMPLE - SIDE BY SIDE TRASH AND RECYCLE DOORS DEDICATED TO SEPARATE WASTE FLOW CHUTES



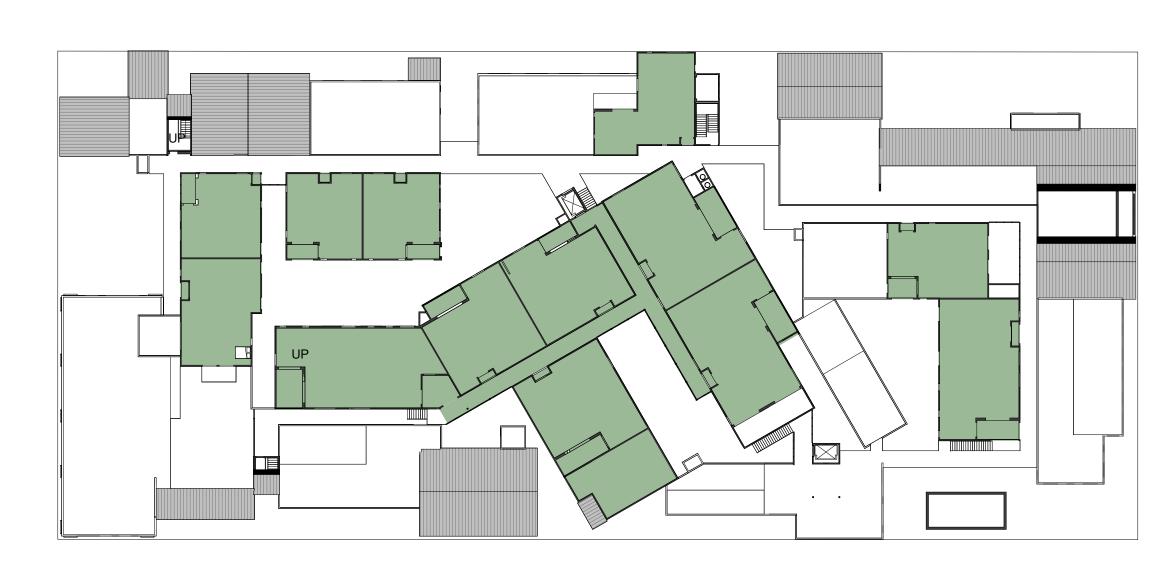
EXAMPLE - SIDE BY SIDE TRASH AND RECYCLE DOORS WITH CLEAR AND DETAILED SIGNAGE FOR EACH WASTE STREAM







3 Level 3 FIRE AREAS 1" = 40'-0"



4 Level 4 FIRE AREAS 1" = 40'-0"

BUILDING CODE TABULATIONS

CONSTRUCTION TYPE:

1ST FLOOR (BELOW 3-HR HORIZ ASSMBLY): TYPE 1A (SECT 510.2 HORIZ. BLDG SEP ALLOWANCE) 2ND-4TH FLOORS: TYPE VA

R-2, A-2, B, S-2 OCCUPANCY GROUPS: LEVEL 1 RETAIL, CAFE (<50 OCCUPANTS):

LEVEL 1 RESTAURANTS & ARTIST COLLABORATIVÉ: LEVEL 1 GARAGES: LEVEL 2,3,4: R-2 ALLOWABLE BUILDING HEIGHT (FEET):

4 STORIES ALLOWABLE BUILDING HEIGHT (STORIES): (R-2 WITH AREA INCREASE) PROPOSED HEIGHT/STORIES: 59'/4 STORIES TABLE 601 FIRE RESISTIVE RATING BUILDING ELEMENTS PRIMARY STRUCTURAL FRAME: 1 HOURS BEARING WALLS EXTERIOR: 1 HOURS BEARING WALLS INTERIOR: 1 HOURS NONBEARING WALLS/PARTITIONS EXTERIOR: TABLE 602 NONBEARING WALLS/PARTITIONS INTERIOR: 0 HOURS FLOOR CONSTRUCTION (& ASSOC. 2NDRY MEMBERS): 1 HOURS ROOF CONSTRUCTION (& ASSOC. 2NDRY MEMBERS): 1 HOURS TABLE 602 FIRE RESISTANCE EXTERIOR WALLS BASED ON FSD

1 HOUR 5<X<10 10<X<30 1 HOUR 1 HOUR X>30 0 HOUR

CBC BUILDING AREA NOTES:

1. LEVEL 1, TYPE 1A ALLOWS UNLIMITED AREA
2. LEVEL 1, FIRE AREA "A"

Name	Occupancy Class	Const. Type	Area	Allowable Area	Area/Allowed
- Tuillo		.,,,,,	7.104	7 410 11 4010 7 4 64	
Α					
Level 1					
ARTS COLLABORATIVE	A-2	Type I A	1811.25 SF	0.00 SF	0.00
RESTAURANT A	A-2	Type I A	2157.15 SF	0.00 SF	0.00
RESTAURANT B	A-2 A-2	Type I A	3532.41 SF	0.00 SF	0.00
ARTIST STUDIO	B	Type I A	1854.00 SF	0.00 SF	0.00
CAFE	В В	Type I A	1011.55 SF	0.00 SF	0.00
COVERED OUTDOOR	В	Type I A	8955.56 SF	0.00 SF	0.00
FLEV A	В	Type I A	90.48 SF	0.00 SF	0.00
INDUSTRIAL	В	Type I A	1530.10 SF	0.00 SF	0.00
LOBBY	В	Type I A	1350.83 SF	0.00 SF	0.00
R/R	В	Type I A	265.42 SF	0.00 SF	0.00
RES COMM RM	B	Type I A	649.86 SF	0.00 SF	0.00
Residential Bike Storage	В	Type I A	1058.25 SF	0.00 SF	0.00
REST A OUTDOOR	В	Type I A	862.06 SF	0.00 SF	0.00
RETAIL	В	Type I A	5224.93 SF	0.00 SF	0.00
Stair A	В	Type I A	176.00 SF	0.00 SF	0.00
STAIR B	В	Type I A	199.87 SF	0.00 SF	0.00
STAIR C	В	Type I A	520.74 SF	0.00 SF	0.00
UTIL	В	Type I A	2925.94 SF	0.00 SF	0.00
GARAGE	S-2	Type I A	42863.25 SF	0.00 SF	0.00
Level 1			77039.65 SF		0.0
			77039.65 SF		0.00

R-2	Type III A	56899.85 SF	89760.00 SF	0.63
R-2	Type III A	11813.38 SF	89760.00 SF	0.13
		68713.23 SF	•	0.77
R-2	Type III A	55270.12 SF	89760.00 SF	0.62
R-2	Type III A	10887.23 SF	89760.00 SF	0.12
		66157.35 SF		0.74
R-2	Type III A	1367.59 SF	89760.00 SF	0.02
R-2	Type III A	22581.90 SF	89760.00 SF	0.25
	<u> </u>	23949.49 SF	,	0.27
		158820.07 SF		1.77
	R-2 R-2 R-2	R-2 Type III A R-2 Type III A R-2 Type III A R-2 Type III A	R-2 Type III A 11813.38 SF 68713.23 SF R-2 Type III A 55270.12 SF R-2 Type III A 10887.23 SF 66157.35 SF R-2 Type III A 1367.59 SF R-2 Type III A 22581.90 SF 23949.49 SF	R-2 Type III A 11813.38 SF 89760.00 SF 68713.23 SF R-2 Type III A 55270.12 SF 89760.00 SF 89760.00 SF 66157.35 SF R-2 Type III A 1367.59 SF 89760.00 SF 89760.00 SF R-2 Type III A 22581.90 SF 89760.00 SF 23949.49 SF

ALLOWABLE AREA CBC SECT 506.2.4 $A_a = [A_t + (NS \times I_f)]$

FRONTAGE AREA INCREASE I_f = [F/P-0.25]W/30

W = 30 (ALL SIDES STREET FRONTAGES) F = 1230 FT

P = 1662 FT I_f = .74

CBC Building Area Fire Area

ALLOWABLE AREA: 72,000 SF + (24,000 SF X .74)

89,760 SF

MAXIMUM ALLOWED RATIO PER FLOOR: MAXIMUM ALLOWED RATIO TOTAL: **EACH FLOOR TOTAL PROJECT**

NOTE:
GROUND LEVEL ARTIST STUDIOS ARE FOR WORK USE ONLY, NOT FOR HABITATION.

< 1 < 2

JOB NUMBER:

CODE ANALYSIS PLANS

SOMO 1 121 East Mase Santa Barba

CEARNAL

COLLECTIVE

ARCHITECTURE INTERIOR DESIGN

521 1/2 STATE STREET SANTA BARBARA CALIFORNIA 93101

P: 805.963.8077

www.cearnal.com

NOT FOR

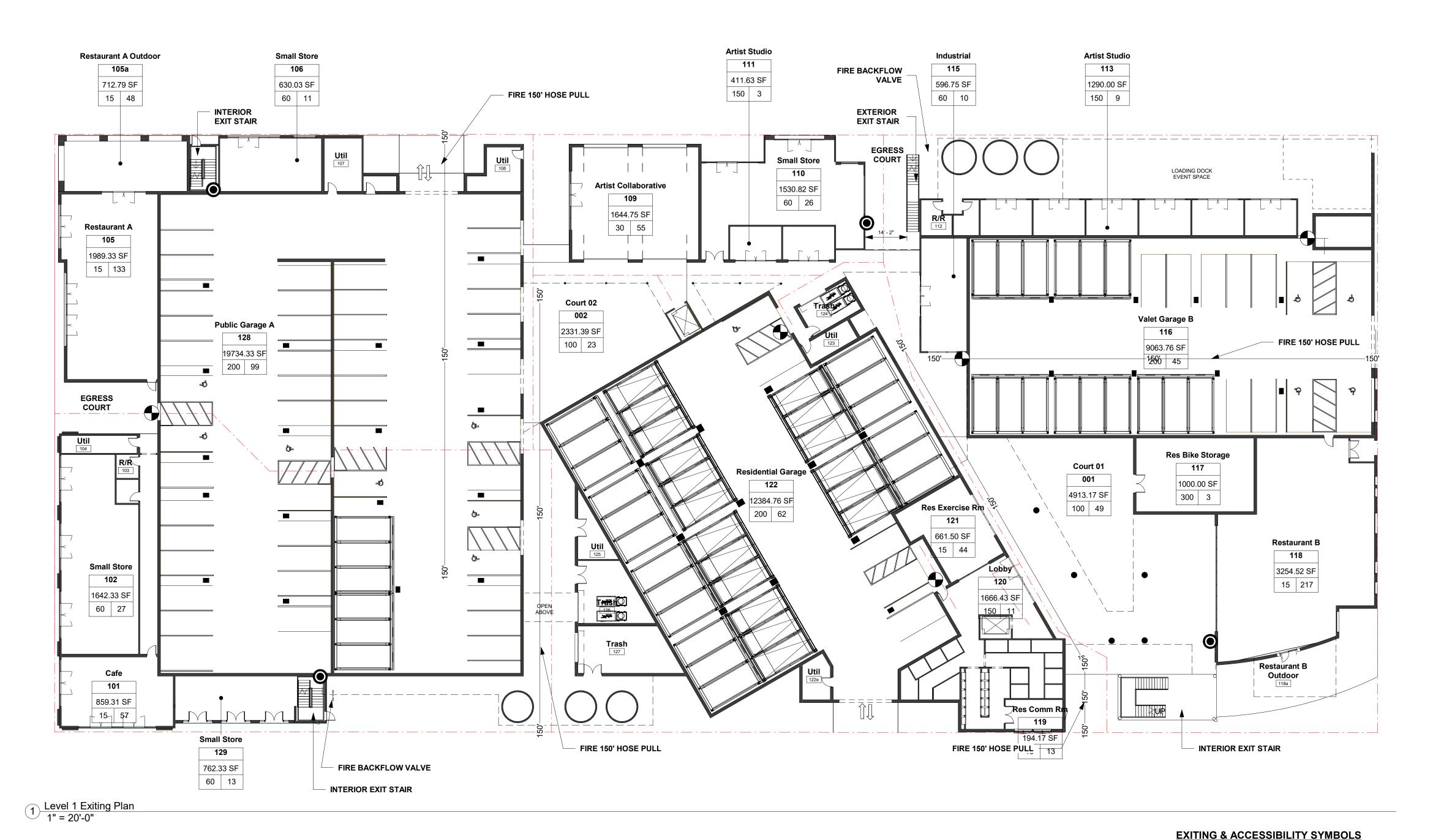
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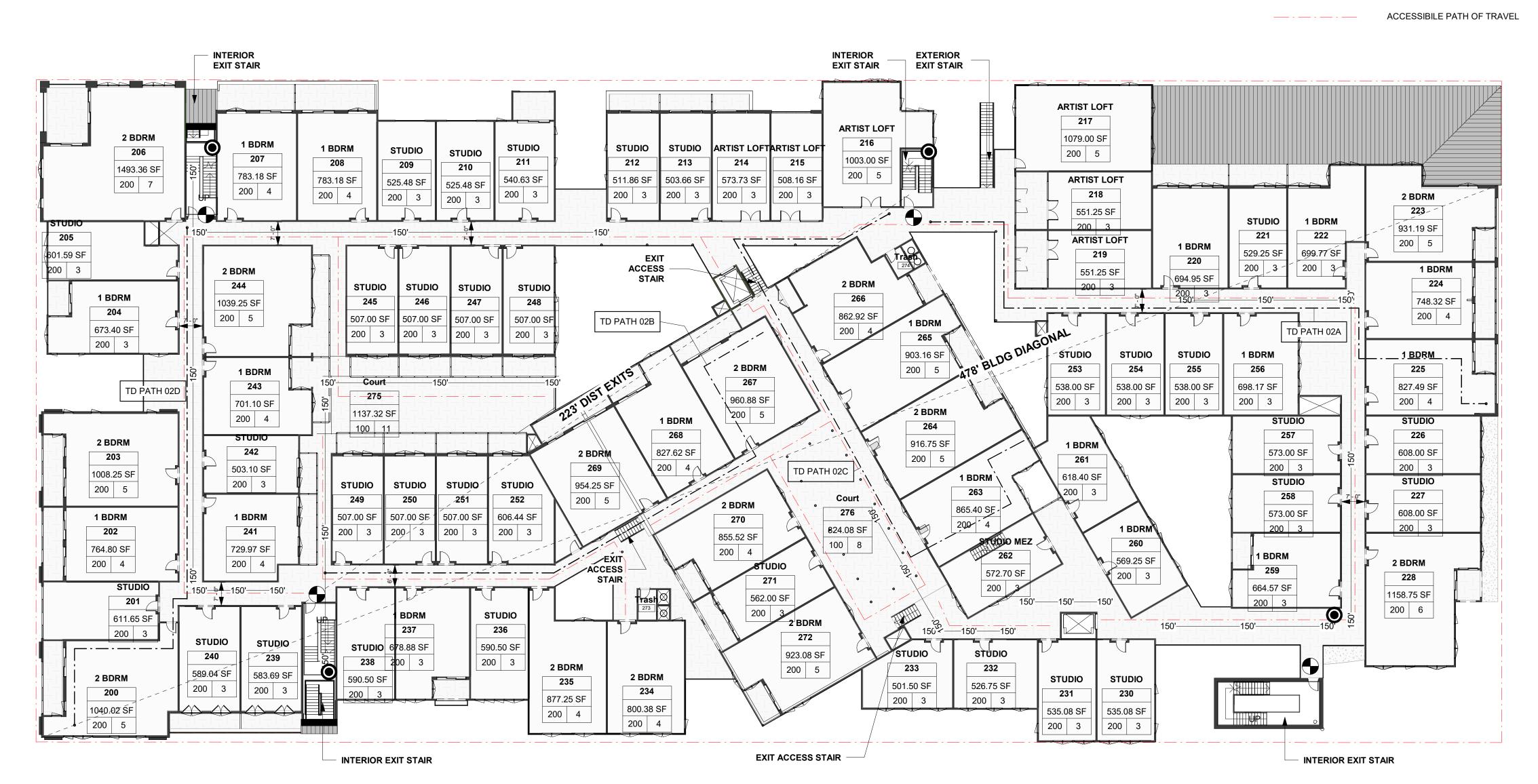
ISSUE DATE: ISSUANCES

DATE DESCRIPTION
2 09-23-2020 DART 1
4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR

G020



EXIT FIRE STANDPIPE FIRE 150' HOSE PULL TRAVEL DISTANCE PATH



Name Fourt 01 Fourt 02 Fafe Famili Store Fill Festaurant A Festaurant A Outdoor Famili Store Itil Itil First Collaborative Famili Store First Studio First Studio	Assembly Unconcentrated Assembly Unconcentrated Assembly Unconcentrated Assembly Unconcentrated Mercantile Assembly Unconcentrated Mercantile Assembly Unconcentrated Assembly Unconcentrated Assembly Unconcentrated Mercantile	100.00 SF 15.00 SF 60.00 SF	Area 4913.17 SF 2331.39 SF		Number Level 2 Up 262 263 264 265 266 267 268	Name PPER STUDIO MEZ 1 BDRM 2 BDRM 1 BDRM 2 BDRM 2 BDRM 1 BDRM	Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF	572.70 SF 865.40 SF 916.75 SF 903.16 SF 862.92 SF	
rourt 02 rafe mall Store r/R till restaurant A restaurant A Outdoor mall Store till till rtist Collaborative mall Store rtist Studio r/R rtist Studio rdustrial	Unconcentrated Assembly Unconcentrated Assembly Unconcentrated Mercantile Assembly Unconcentrated Assembly Unconcentrated Assembly Unconcentrated	100.00 SF 15.00 SF 60.00 SF	2331.39 SF 859.31 SF 1642.33 SF 539.12 SF 153.73 SF	23 57 27 0	262 263 264 265 266 267 268	STUDIO MEZ 1 BDRM 2 BDRM 1 BDRM 2 BDRM 2 BDRM	Residential Residential Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF	865.40 SF 916.75 SF 903.16 SF 862.92 SF	ţ
rourt 02 rafe mall Store r/R till restaurant A restaurant A Outdoor mall Store till till rtist Collaborative mall Store rtist Studio r/R rtist Studio rdustrial	Unconcentrated Assembly Unconcentrated Assembly Unconcentrated Mercantile Assembly Unconcentrated Assembly Unconcentrated Assembly Unconcentrated	100.00 SF 15.00 SF 60.00 SF	2331.39 SF 859.31 SF 1642.33 SF 539.12 SF 153.73 SF	23 57 27 0	263 264 265 266 267 268	1 BDRM 2 BDRM 1 BDRM 2 BDRM 2 BDRM	Residential Residential Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF	865.40 SF 916.75 SF 903.16 SF 862.92 SF	5
mall Store //R til estaurant A estaurant A Outdoor mall Store til til rtist Collaborative mall Store rtist Studio //R rtist Studio industrial	Unconcentrated Assembly Unconcentrated Mercantile Assembly Unconcentrated Assembly Unconcentrated	15.00 SF 60.00 SF 15.00 SF	859.31 SF 1642.33 SF 539.12 SF 153.73 SF	57 27 0	265 266 267 268	1 BDRM 2 BDRM 2 BDRM	Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF	903.16 SF 862.92 SF	5
mall Store //R ttil destaurant A destaurant A Outdoor mall Store ttil ttil rtist Collaborative mall Store rtist Studio //R rtist Studio industrial	Unconcentrated Mercantile Assembly Unconcentrated Assembly Unconcentrated	60.00 SF 15.00 SF	1642.33 SF 539.12 SF 153.73 SF	27	266 267 268	2 BDRM 2 BDRM	Residential Residential	200.00 SF 200.00 SF	862.92 SF	
till destaurant A destaurant A Outdoor mall Store till ditil rtist Collaborative mall Store rtist Studio d/R rtist Studio ndustrial	Assembly Unconcentrated Assembly Unconcentrated	15.00 SF	539.12 SF 153.73 SF	0	268				960.88 SF	
til lestaurant A lestaurant A Outdoor mall Store til til rtist Collaborative mall Store rtist Studio l/R rtist Studio	Unconcentrated Assembly Unconcentrated		153.73 SF				. 100101011010	200.00 SF	827.62 SF	5
restaurant A Outdoor mall Store ttil ttil rtist Collaborative mall Store rtist Studio //R rtist Studio ndustrial	Unconcentrated Assembly Unconcentrated		1989.33 SF		269 270	2 BDRM 2 BDRM	Residential Residential	200.00 SF 200.00 SF		2
mall Store til til rtist Collaborative mall Store rtist Studio //R rtist Studio dustrial	Unconcentrated	15.00 SF		133	271	STUDIO	Residential	200.00 SF	562.00 SF	3
til til rtist Collaborative mall Store rtist Studio //R rtist Studio ndustrial	Mercantile		712.79 SF	48	272 Level 2 U p	2 BDRM pper	Residential	200.00 SF	923.08 SF 9204.27 SF	47
til rtist Collaborative mall Store rtist Studio /R rtist Studio ndustrial		60.00 SF	630.03 SF 229.50 SF	11	Level 3 300	2 BDRM	Residential	200.00 SF	1040.02 SF	5
mall Store rtist Studio //R rtist Studio ndustrial	1		207.05 SF	0	301	STUDIO	Residential	200.00 SF	611.65 SF	3
/R rtist Studio ndustrial	Assembly Gallery Mercantile		1644.75 SF 1530.82 SF	55 26	302 303	1 BDRM 2 BDRM	Residential Residential	200.00 SF 200.00 SF	764.80 SF 1008.25 SF	5
rtist Studio ndustrial	Business	150.00 SF	411.63 SF 196.63 SF	3	304 305	2 BDRM 1 BDRM	Residential Residential	200.00 SF 200.00 SF	1121.76 SF 783.18 SF	6
	Business		1290.00 SF	9	306	1 BDRM STUDIO	Residential Residential	200.00 SF 200.00 SF	783.18 SF	3
alet Garage B	Mercantile Parking Garage	60.00 SF 200.00 SF	596.75 SF 9063.76 SF	10 45	307 308	STUDIO	Residential	200.00 SF	525.48 SF	3
es Bike Storage	Acc. Storage/Mechanical	300.00 SF	1000.00 SF	3	309 310	STUDIO STUDIO	Residential Residential	200.00 SF 200.00 SF		3
estaurant B	Assembly	15.00 SF	3254.52 SF	217	311	STUDIO	Residential	200.00 SF	503.66 SF	3
estaurant B Outdoor	Unconcentrated		1106.12 SF	0	312 313	STUDIO STUDIO	Residential Residential	200.00 SF 200.00 SF		3
es Comm Rm	Assembly Unconcentrated	15.00 SF	194.17 SF	13	314 315	2 BDRM 2 BDRM	Residential Residential		998.50 SF 1079.00 SF	
obby	Assembly Unconcentrated	150.00 SF	1666.43 SF	11	316	STUDIO	Residential	200.00 SF	551.25 SF	3
es Exercise Rm	Assembly	15.00 SF	661.50 SF	44	317 318	STUDIO 1 BDRM	Residential Residential	200.00 SF 200.00 SF		3
esidential Garage	Unconcentrated Residential	200.00 SF		62	319	STUDIO	Residential	200.00 SF	529.25 SF	3
til			130.13 SF	0	320 321	1 BDRM 2 BDRM	Residential Residential	200.00 SF 200.00 SF		3
til			126.00 SF	0	322 323	1 BDRM 1 BDRM	Residential Residential	200.00 SF 200.00 SF		4
rash Itil			204.42 SF 167.03 SF	0	324	STUDIO	Residential	200.00 SF	608.00 SF	3
rash rash			431.60 SF 506.26 SF	0	325 326	STUDIO 2 BDRM	Residential Residential	200.00 SF 200.00 SF	608.00 SF 1158.75 SF	3
ublic Garage A	Parking Garage	200.00 SF	19734.33	99	328 329	STUDIO STUDIO	Residential Residential	200.00 SF 200.00 SF		3
mall Store	Mercantile	60.00 SF	762.33 SF	13	330	STUDIO	Residential	200.00 SF 200.00 SF		3
			71271.69 SF	958	331 332	STUDIO 2 BDRM	Residential Residential	200.00 SF 200.00 SF		3
	I=	T			333	2 BDRM	Residential	200.00 SF	877.25 SF	4
BDRM TUDIO	Residential Residential	200.00 SF 200.00 SF	1040.02 SF 611.65 SF		334 335	STUDIO 1 BDRM	Residential Residential	200.00 SF 200.00 SF		3
BDRM BDRM	Residential Residential	200.00 SF	764.80 SF 1008.25 SF	4 5	336 337	STUDIO STUDIO	Residential Residential	200.00 SF 200.00 SF		3
BDRM	Residential	200.00 SF	673.40 SF	3	338	STUDIO	Residential	200.00 SF	589.04 SF	3
TUDIO BDRM	Residential Residential	200.00 SF 200.00 SF	601.59 SF 1493.36 SF	3	339 340	1 BDRM STUDIO	Residential Residential	200.00 SF 200.00 SF		3
BDRM	Residential	200.00 SF	783.18 SF	4	341	1 BDRM	Residential	200.00 SF	701.10 SF	4
TUDIO	Residential	200.00 SF 200.00 SF		3	342	STUDIO	Residential Residential	200.00 SF 200.00 SF		3
TUDIO	Residential	200.00 SF		3	344	STUDIO STUDIO	Residential	200.00 SF		3
TUDIO	Residential	200.00 SF	511.86 SF	3	346	STUDIO	Residential	200.00 SF	507.00 SF	3
TUDIO RTIST LOFT	Residential Residential	200.00 SF 200.00 SF		3	347	STUDIO MEZ STUDIO MEZ	Residential Residential	200.00 SF 200.00 SF		3
RTIST LOFT	Residential	200.00 SF		3	349	STUDIO MEZ	Residential	200.00 SF	507.00 SF	3
RTIST LOFT	Residential		1079.00 SF	5	351	STUDIO	Residential			3
RTIST LOFT RTIST LOFT										3
BDRM	Residential	200.00 SF	694.95 SF	3	354	1 BDRM	Residential		698.17 SF	3
BDRM	Residential	200.00 SF 200.00 SF		3	355	STUDIO	Residential			3
BDRM BDRM	Residential Residential	200.00 SF		5	357 358	1 BDRM	Residential Residential			3
BDRM	Residential	200.00 SF	827.49 SF	4	359	1 BDRM	Residential	200.00 SF	619.92 SF	3
TUDIO TUDIO	Residential Residential			3	360 371	STUDIO Trash	Residential Residential	200.00 SF 200.00 SF		3
BDRM	Residential			6	372	Trash	Residential	200.00 SF		C
TUDIO	Residential	200.00 SF	535.08 SF	3	Level 3				SF	207
TUDIO TUDIO	Residential Residential	200.00 SF 200.00 SF		3	361	pper 1 BDRM	Residential	200.00 SF	865.63 SF	
BDRM	Residential	200.00 SF		4	362	2 BDRM	Residential			5
TUDIO	Residential	200.00 SF 200.00 SF		3	364	2 BDRM	Residential	200.00 SF	862.92 SF	4
BDRM TUDIO	Residential Residential	200.00 SF								5
TUDIO	Residential	200.00 SF	583.69 SF	3	367	2 BDRM	Residential	200.00 SF	954.25 SF	5
TUDIO BDRM	Residential Residential	200.00 SF 200.00 SF		3	368	STUDIO	Residential Residential			
TUDIO	Residential	200.00 SF		3	370	2 BDRM	Residential	200.00 SF		44
BDRM	Residential			5	Level 4	pper			0031.00 SF	44
TUDIO	Residential Residential	200.00 SF		3	401	3 BDRM CONDO	Residential Residential			
TUDIO	Residential	200.00 SF	507.00 SF	3	403	2 BDRM CONDO	Residential	200.00 SF	1007.13 SF	5
TUDIO TUDIO	Residential Residential	200.00 SF 200.00 SF			404	2 BDRM CONDO 3 BDRM CONDO	Residential Residential			
TUDIO	Residential	200.00 SF		3	406	3 BDRM CONDO	Residential			
TUDIO	Residential	200.00 SF	606.44 SF	3	414	Trash	Residential	300.00 SF	42.00 SF	(
	Residential Residential				420	ROOF DECK	Assembly Unconcentrated	15.00 SF	1398.94 SF	93
		200.00 SF	538.00 SF	3	421	YOGA DECK	Assembly	15.00 SF	705.00 SF	47
TUDIO TUDIO					Level 4		Onconcentrated		10608.33	
TUDIO	Residential Residential		573.00 SF	1	T				0.5	100
TUDIO TUDIO BDRM TUDIO TUDIO	Residential Residential Residential	200.00 SF 200.00 SF	573.00 SF	3	Level 4 Up	oper			SF	
TUDIO TUDIO BDRM TUDIO	Residential Residential	200.00 SF	573.00 SF 664.57 SF	3 3 3	407	3 BDRM CONDO	Residential		1923.13 SF	
TUDIO TUDIO BDRM TUDIO TUDIO BDRM BDRM BDRM BDRM	Residential Residential Residential Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF	573.00 SF 664.57 SF 569.25 SF 618.40 SF	3 3 3 3		· •	Residential Residential Residential	200.00 SF		9
TUDIO TUDIO BDRM TUDIO TUDIO BDRM BDRM BDRM BDRM BDRM rash	Residential Residential Residential Residential Residential Residential Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF	573.00 SF 664.57 SF 569.25 SF 618.40 SF 50.88 SF 42.00 SF	3 3 3 0 0	407 408 409 410	3 BDRM CONDO 3 BDRM CONDO 2 BDRM CONDO 2 BDRM CONDO	Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF	1923.13 SF 1824.13 SF 1476.48 SF 1445.35 SF	7
TUDIO TUDIO BDRM TUDIO TUDIO BDRM BDRM BDRM BDRM BDRM rash	Residential Residential Residential Residential Residential Residential Residential Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF 200.00 SF	573.00 SF 664.57 SF 569.25 SF 618.40 SF 50.88 SF	3 3 3 0 0	407 408 409	3 BDRM CONDO 3 BDRM CONDO 2 BDRM CONDO	Residential Residential	200.00 SF 200.00 SF 200.00 SF 200.00 SF	1923.13 SF 1824.13 SF 1476.48 SF	9 7 7 7 10
	BDRM TUDIO	BDRM Residential TUDIO Residential TIST LOFT Residential TIST LOFT Residential TIST LOFT Residential TIST LOFT Residential TUDIO Residential	Residential 200.00 SF 20	Residential 200.00 SF 783.18 SF	Residential 200.00 SF 783.18 SF 4	SDRM	DEPM	DRM	DDRM	200.00 F 793.1 SF 4

CEARNAL COLLECTIVE ARCHITECTURE INTERIOR DESIGN

521 1/2 STATE STREET SANTA BARBARA CALIFORNIA 93101

P: 805.963.8077

www.cearnal.com

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SOMO 1 1 East Mas Santa Barb

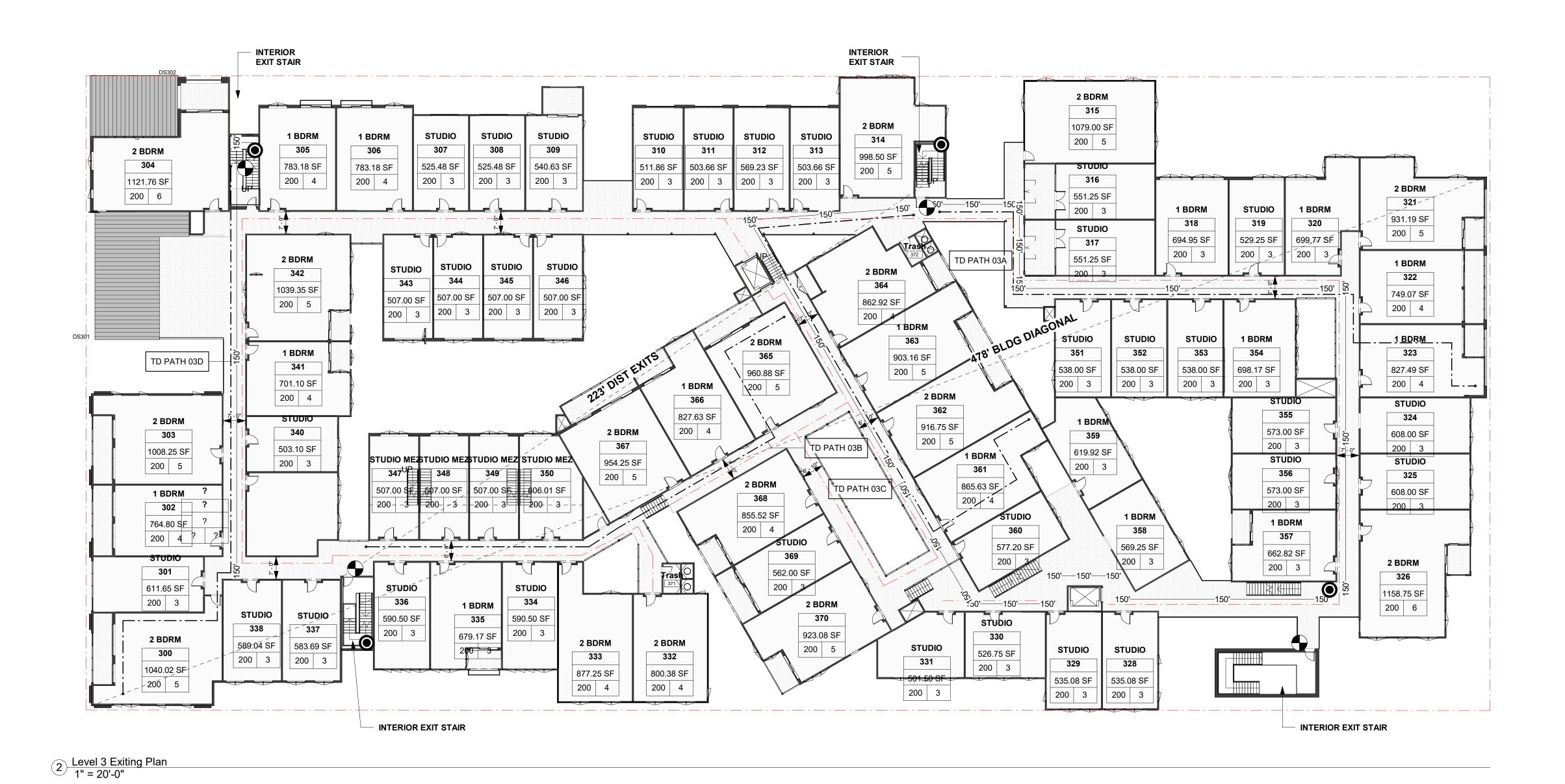
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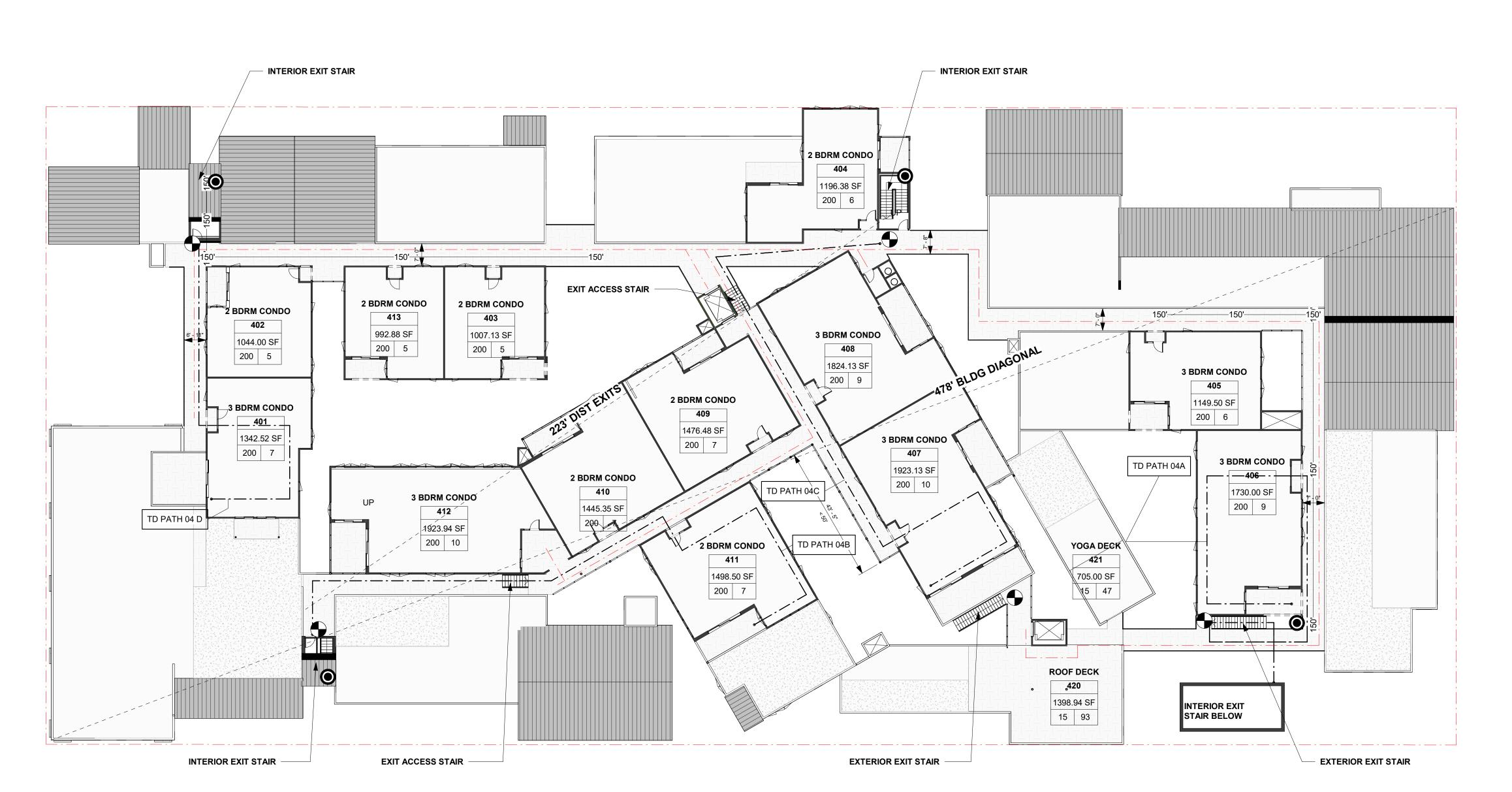
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ISSUANCES





1 Level 4 Exiting Plan 1" = 20'-0"

TRAVEL DISTANCE				
Mark	Length	Description		
Level 2				
TD PATH 02B	196' - 4"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 02C	226' - 1"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 02A	226' - 6"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 02D	187' - 5"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
Level 3				
TD PATH 03A	227' - 7"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 03D	203' - 10"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 03B	196' - 2"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 03C	221' - 7"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
Level 4				
TD PATH 04A	229' - 11"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 04 D	136' - 6"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 04B	227' - 0"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		
TD PATH 04C	242' - 3"	MAX = 250' PER CBC 2019 TABLE 1017 OCCUPANCY		

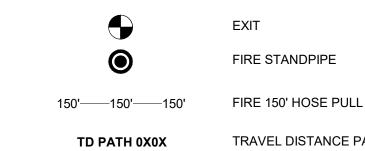
ACCESSIBILITY CODE SUMMARY

	comply with (as applicable):
Relevar	nt sections include (but are not limited to):
•	11B-204 Protruding Objects
•	11B-205 Operable Parts 11B-206 Accessible Routes
•	11B-207 Accessible Means of Egress
•	11B-208 Parking Spaces
•	11B-209 Passenger Drop-Off and Loading Zones
•	11B-210 Stairways
•	11B-211 Drinking Fountains
•	11B-212 Kitchen, Kitchenettes, Wet Bars, and Sinks
:	11B-215 Fire Alarm Systems and Carbon Monoxide Alarm Systems 11B-216 Signs
•	11B-221 Assembly Areas
•	11B-225 Storage
•	11B-228 Mail Boxes and EVCS
•	11B-229 Windows
•	11B-236 Exercise Machines and Equipment
•	11B-246 Outdoor Developed Areas
•	11B-247 Detecable Warnings and Detectable Directional Texture
•	11B-248 Common Use Areas
•	11-B Division 3 Building Blocks 11B-402 Accessible Routes
•	11B-402 Accessible Routes 11B-403 Walking Surfaces
•	11B-404 Doors, Doorways, and Gates
•	11B-405 Ramps
•	11B-406 Curb Ramps, Blended Transitions and Islands
•	11B-407 Elevators
•	Division 5 General Site and Building Elements
•	Division 6 Plumbing Elements and Facilities
•	Division 7 Communication Elements and Features
•	11B-802 Wheelchair SPaces
•	11B-804 Kitchens, Kitchenettes, and Wet Bars 11B-811 Storage
•	11B-812 Electric Vehicle Charging Stations
•	Division 9 Built-In Elements
•	11B-1004 Exercise Machines and Equipment
	ER 11A
Applical Intent to	ER 11A ble to all upper floor residential uses per CBC Section 1.8. comply with (as applicable): nt sections include (but are not limited to):
Applical Intent to	ER 11A ble to all upper floor residential uses per CBC Section 1.8. comply with (as applicable):
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shall be subject to the requirements of Chapter 11A and 11B.

ADDITIONAL NOTES: All residential levels served by elevators are "Ground Floors" CBC 1102.3.2 Newly constructed multi-family dwellings, which can also be defined as Public Housing,

EXITING & ACCESSIBILITY SYMBOLS



CEARNAL COLLECTIVE

ARCHITECTURE INTERIOR DESIGN 521 1/2 STATE STREET SANTA BARBARA CALIFORNIA 93101 P: 805.963.8077

www.cearnal.com

NOT FOR CONSTRUCTION

SOMO 1 1 East Mas Santa Barba

JOB NUMBER:

CODE ANALYSIS PLANS

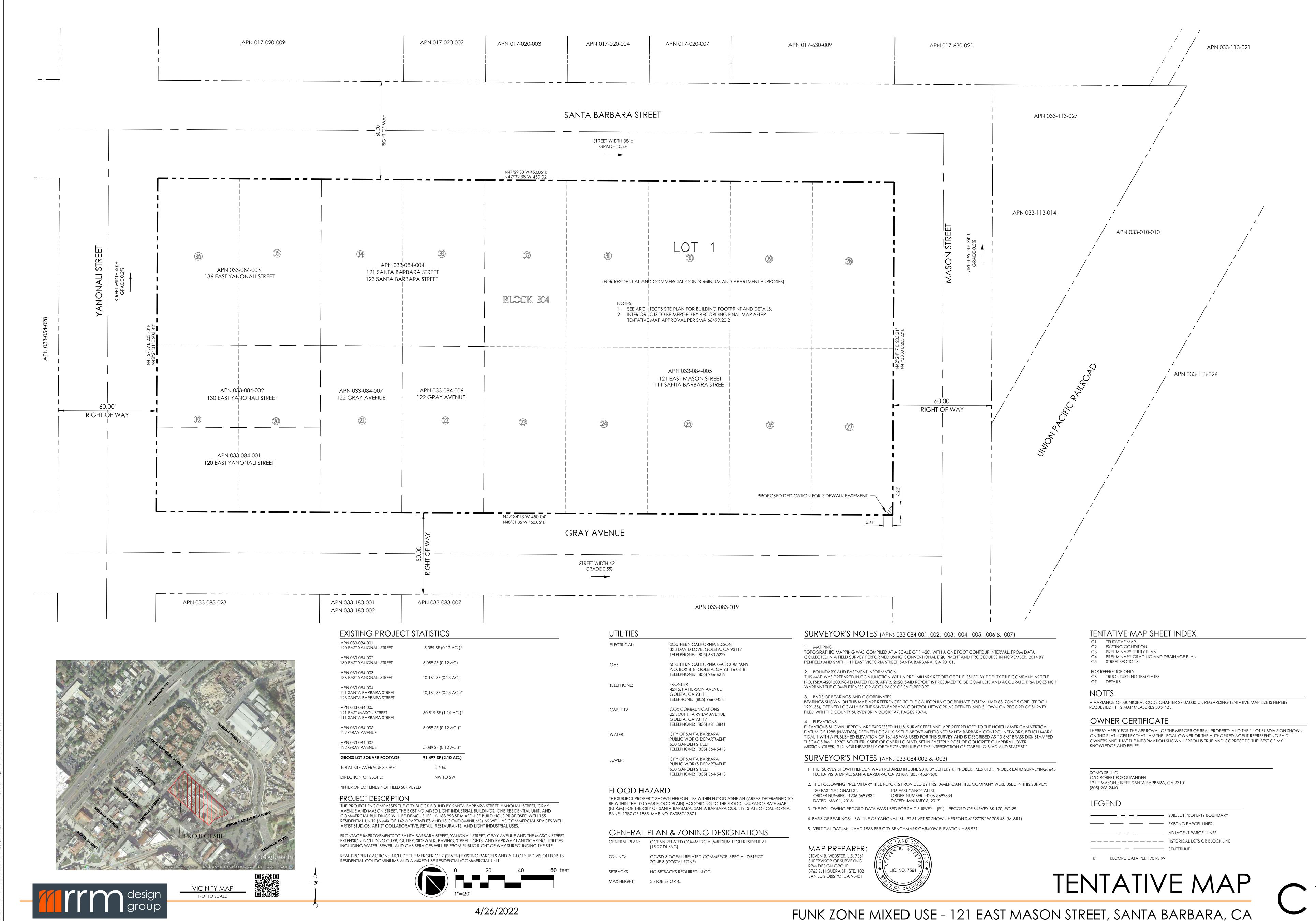
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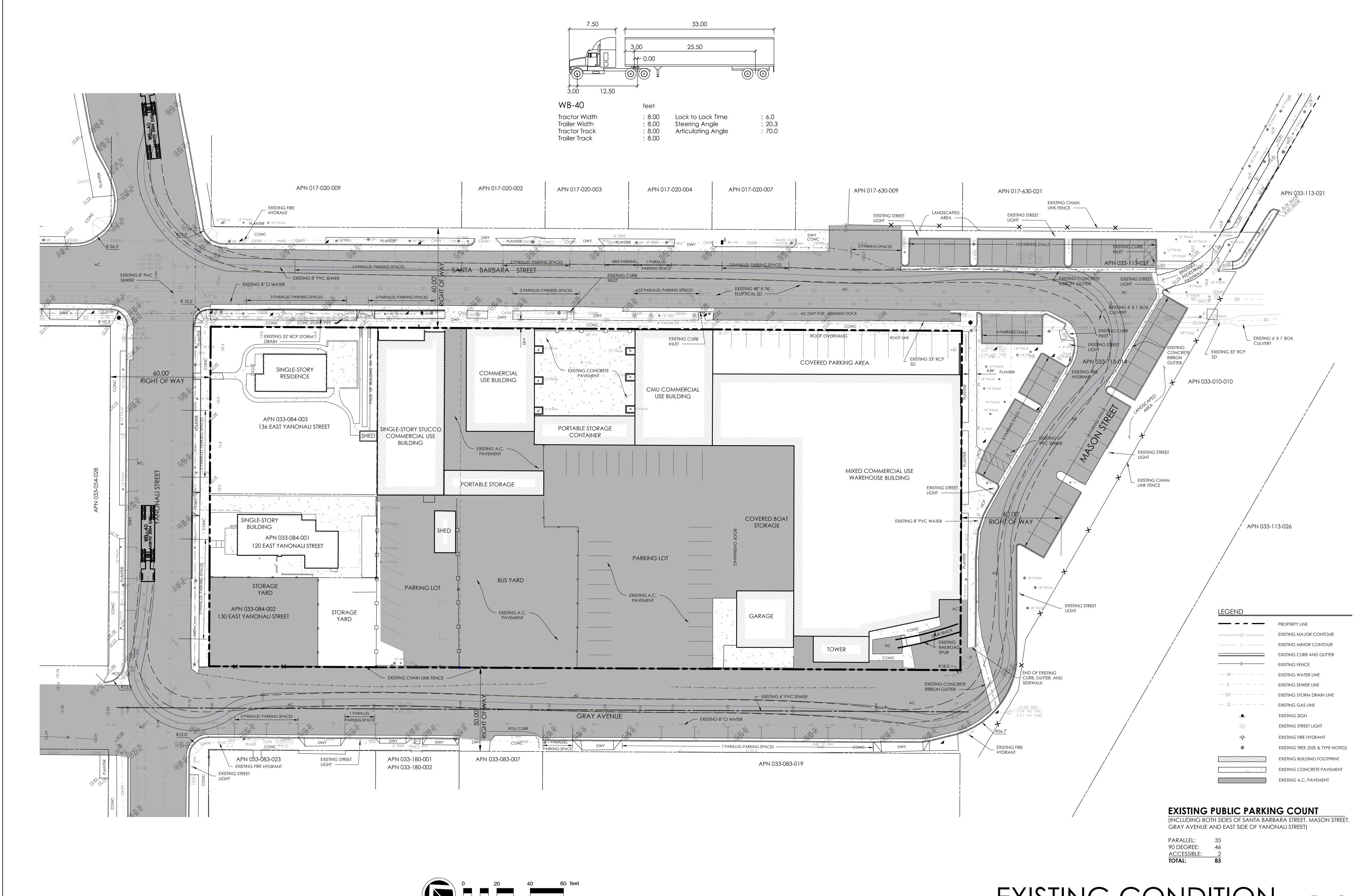
ISSUE DATE:

ISSUANCES # DATE DESCRIPTION
2 09-23-2020 DART 1
4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR

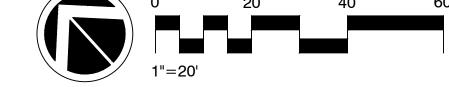
TRAVEL DISTANCE PATH ACCESSIBILE PATH OF TRAVEL

G024

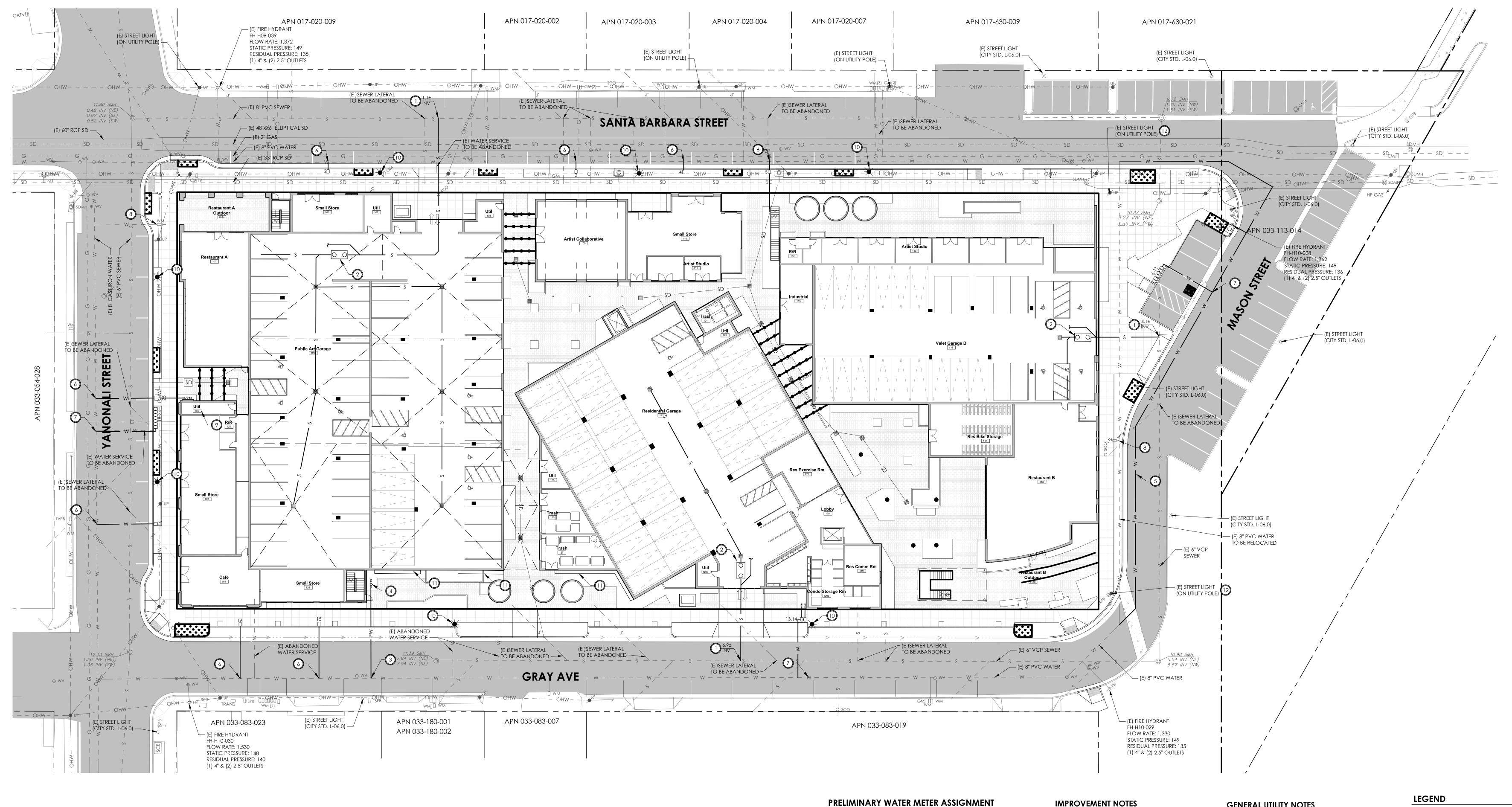












METER #	USE	METER SIZE	BACKFLOW PREVENTION
1	RESTAURANT A - 105	(E) TBD	N/A
2	RETAIL - 106	(N) TBD	N/A
3	ARTIST COLLABORATIVE - 109	(N) TBD	N/A
4	RETAIL - 110	(N) TBD	N/A
5	INDUSTRIAL - 115	(N) TBD	W-12.0 & W-12.1 - OUTSIDE, SEE PLAN
6	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 114
7	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 114
8	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 114
9	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 114
10	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 114
11	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 114
12	RESTAURANT B - 118	(E) TBD	N/A
13	INDUSTRIAL - 119	(N) TBD	W-12.0 & W-12.1 - OUTSIDE, SEE PLAN
14	IRRIGATION	(N) TBD	W-12.0 & W-12.1 - OUTSIDE, SEE PLAN
15	RETAIL - 129	(N) TBD	N/A
16	CAFE - 101	(N) TBD	N/A
17	RETAIL - 102	(N) TBD	N/A
18	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
19	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
20	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
21	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
22	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
23	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
24	CONDOMINUM	(N) 5/8"	W-12.0 & W-12.1 - UTILITY ROOM 104
25	APARTMENTS MASTER METER	(N) TBD	W-12.0 & W-12.1 - OUTSIDE, SEE PLAN

- 1) PROPOSED 6" SEWER LATERAL CONNECTION TO MAIN.
- 2 PROPOSED GREASE TRAP, SIZE TO BE DETERMINED. PROPOSED 6" FIRE WATER SERVICE CONNECTION TO MAIN PER CITY OF SANTA BARBARA STANDARD DETAIL W-05.4.
- PROPOSED 6" DOUBLE CHECK DETECTOR PER CITY OF SANTA BARBARA STANDARD DETAIL W-13.0.
- 5 RELOCATED 8" PVC WATER MAIN.

ASSIGNMENT TABLE.

- 6 PROPOSED WATER SERVICE CONNECTION AND METER BOX PER CITY OF SANTA BARBARA STANDARD W-05.1. SIZE AND BACKFLOW PREVENTION PER WATER METER ASSIGNMENT
- PROPOSED 2" WATER SERVICE CONNECTION MANIFOLD PER CITY OF SANTA BARRADA STANDARD SETTION OF SANTA BARRADA STANDARD SET SIZES AND BACKFLOW PREVENTION PER WATER METER
- 8 CONNECT TO EXISTING WATER METER. SIZE AND BACKFLOW PREVENTION PER WATER METER ASSIGNMENT TABLE. PROPOSED RESIDENTIAL APARTMENT WATER SUBMETER
- PROPOSED STREET LIGHT PER CITY OF SANTA BARBARA STANDARD DETAIL L-06.0.
- PROPOSED GAS METERS. REMOVE EXISTING STREET LIGHT AND REPLACE WITH STANDARD STREET LIGHT PER CITY OF SANTA BARBARA STANDARD DETAILS

,	ENERAL UTILITY NOTES
	EXISTING AND PROPOSED DRY UTILITIES (POWER, TELEPHONE AND CABLE TV), INCLUDING POLES FRONTING THE SUBJECT PROPERTY,
	SHALL BE PLACED UNDERGROUND PER CITY OF SANTA BARBARA

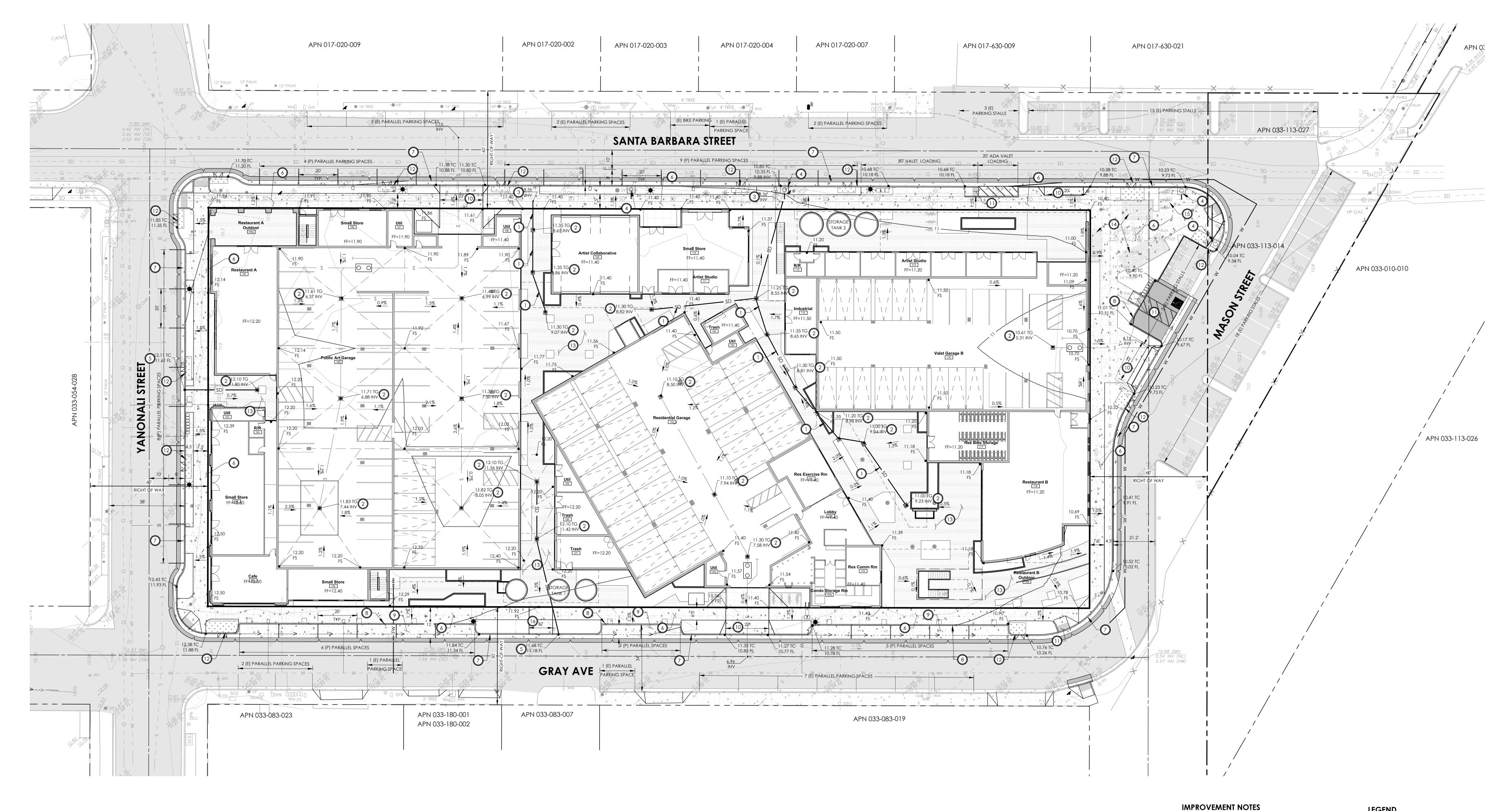
MUNICIPAL CODE CHAPTER 22.38.

	PROPERTY LINE
	CENTERLINE
— — 200 — —	EXISTING CONTOUR
SD	EXISTING STORM DRAIN
\$	EXISTING SEWER LINE
W	EXISTING WATER LINE
E	EXISTING ELECTRIC LINE
G	EXISTING GAS LINE
- $ -$ OHW $-$	EXISTING OVERHEAD WIRE
**	EXISTING STREET LIGHT
	EXISTING UTILITY POLE
-6-	EXISTING FIRE HYDRANT
—— SD ——	PROPOSED STORM DRAIN
s	PROPOSED SEWER LINE

PROPOSED WATER LINE

PROPOSED STREET LIGHT

PRELIMINARY UTILITY PLAN (3



GRADING NOTE:

SITE GRADING SHALL CONFORM TO THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER IN THE APPROVED SOILS REPORT.

EARTH QUANTITIES:

RAW CUT: 2,400 CY RAW FILL: 30 CY NET: 2,370 CY CUT

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

PROPOSED PUBLIC PARKING COUNT (INCLUDING BOTH SIDES OF SANTA BARBARA STREET, MASON STREET, GRAY AVENUE AND EAST SIDE OF YANONALI STREET) PARALLEL: 55 90 DEGREE: 39 ACCESSIBLE: 2

PROPOSED 6" PVC STORM DRAIN. PROPOSED 18" CONCRETE CATCH BASIN. PROPOSED CONNECTION TO EXISTING 33" RCP STORM DRAIN. PROPOSED DROP INLET PER CITY OF SANTA BARBARA STANDARD DETAIL D-01.1.

PROPOSED CURB OUTLET DRAIN PER CITY OF SANTA BARBARA STANDARD DETAIL D-05.1.

PROPOSED CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAIL H-06.0.

PROPOSED 6" CURB AND 24" GUITTER PER CITY OF SANTA

PROPOSED 6" CURB AND 24" GUTTER PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0.

PROPOSED 6" CURB ONLY PER CITY OF SANTA BARBARA STANDARD DETAIL H-02.0.

PROPOSED VEHICULAR CONCRETE PAVING.PROPOSED CONCRETE DRIVEWAY PER CITY OF SA BARBARA STANDARD DETAIL H-03.1.

PROPOSED ACCESSIBLE CURB RAMP.

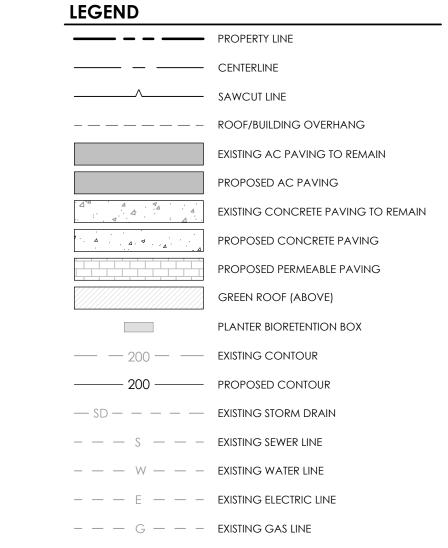
PROPOSED CURB CUT AND BIORETENTION AREA PER DETAIL 'A'.
SHEET C8.

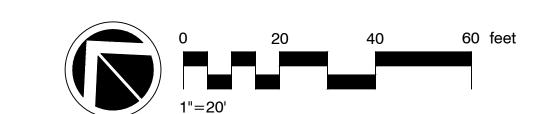
PROPOSED PERMEABLE PAVEMENT PER DETAIL 'B', SHEET C8.

PROPOSED RECLAIMED LUMBER STADIUM SEATING STRUCTURES PENDING MINOR ENCROACHMENT PERMIT REVIEW AND ISSUANCE. SEE LANDSCAPE PLANS FOR DETAILS.

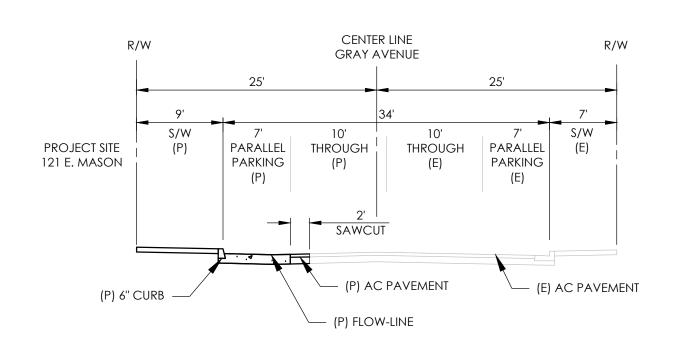
PROPOSED BIKE RACKS PENDING MINOR ENCROACHMENT PERMIT REVIEW AND ISSUANCE. SEE LANDSCAPE PLANS FOR DETAILS.

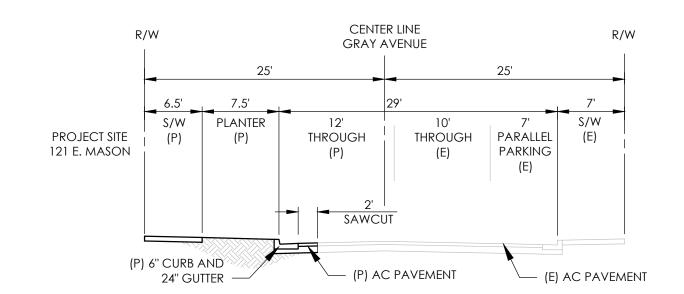
PROPOSED CONCRETE DRIVEWAY WITH ROLLED CURB FOR

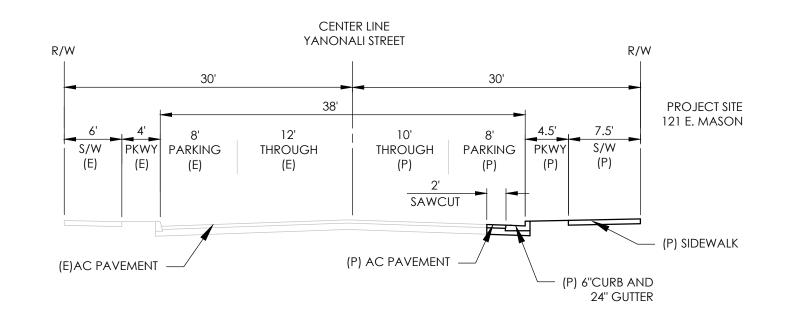


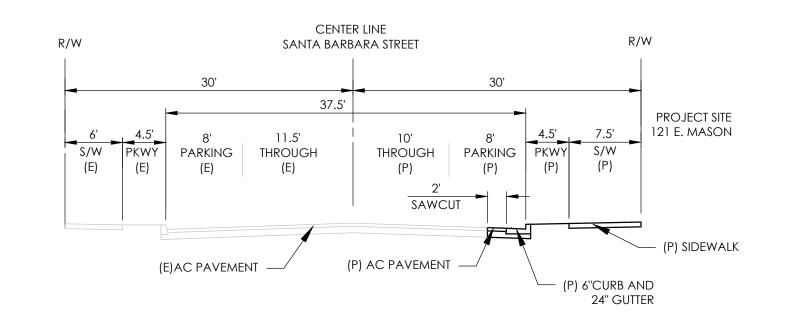


PRELIMINARY GRADING AND DRAINAGE PLAN









TYPICAL PROPOSED GRAY AVENUE SECTION

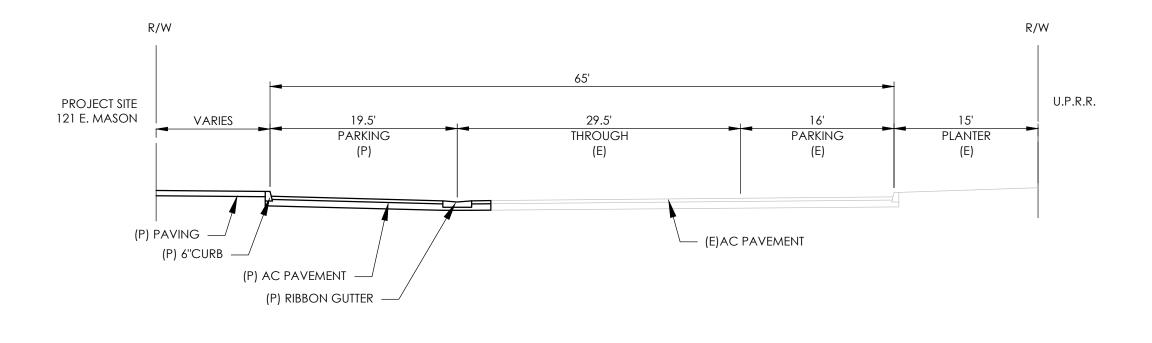
AT PROPOSED PARKING AREAS

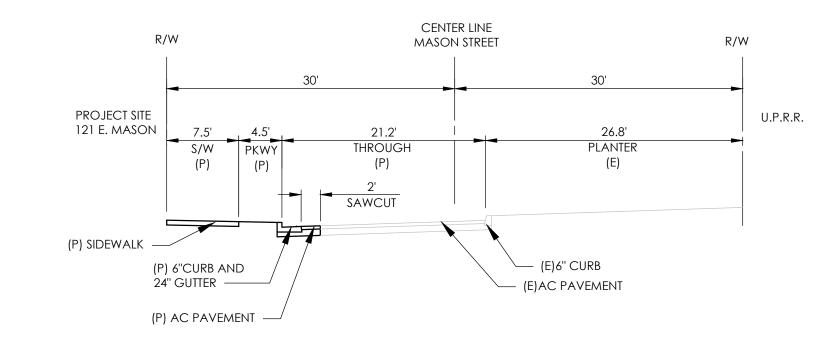
TYPICAL PROPOSED GRAY AVENUE SECTION

AT PROPOSED PLANTER AREAS

SCALE: 1"=10'

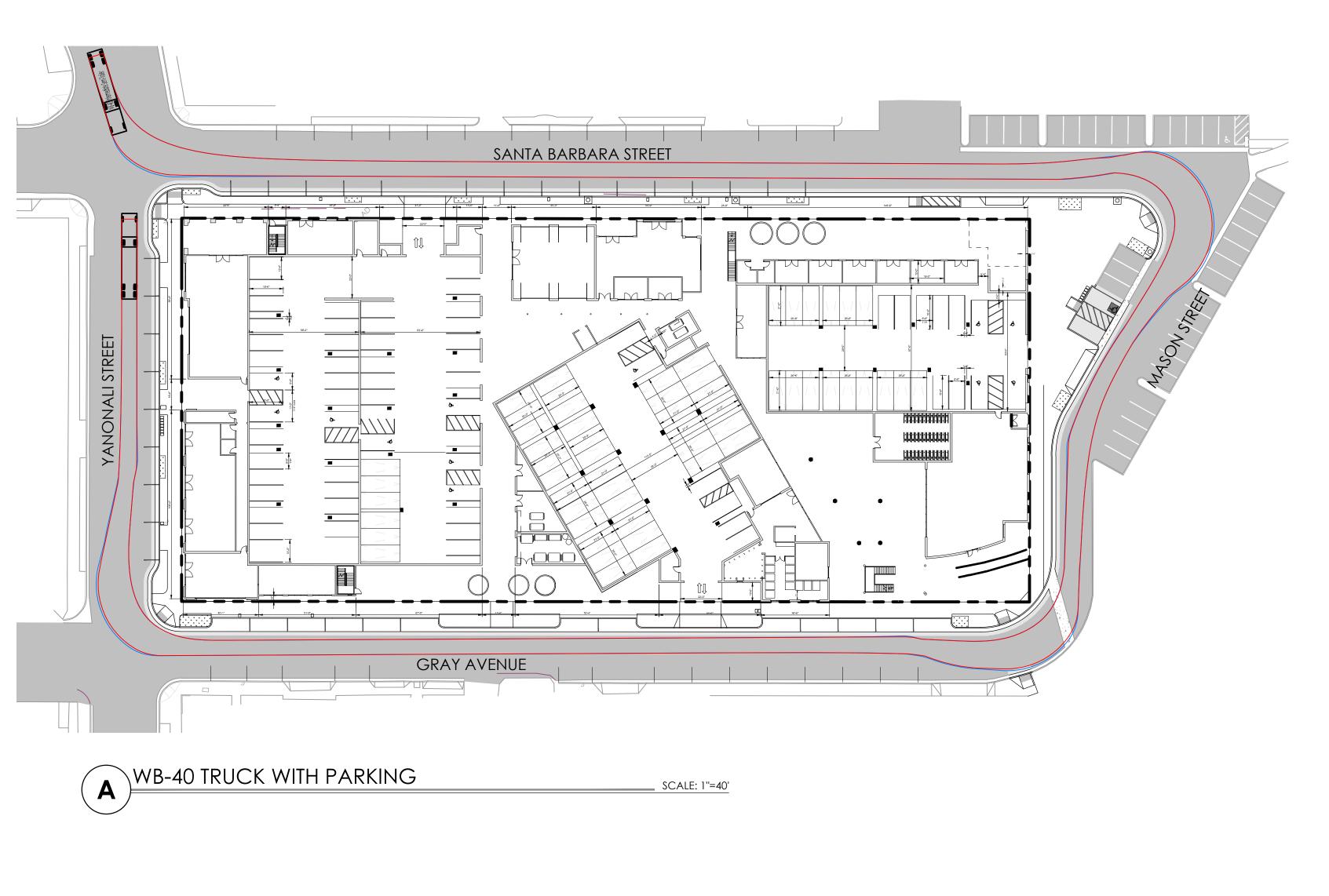
TYPICAL PROPOSED YANONALI STREET SECTION

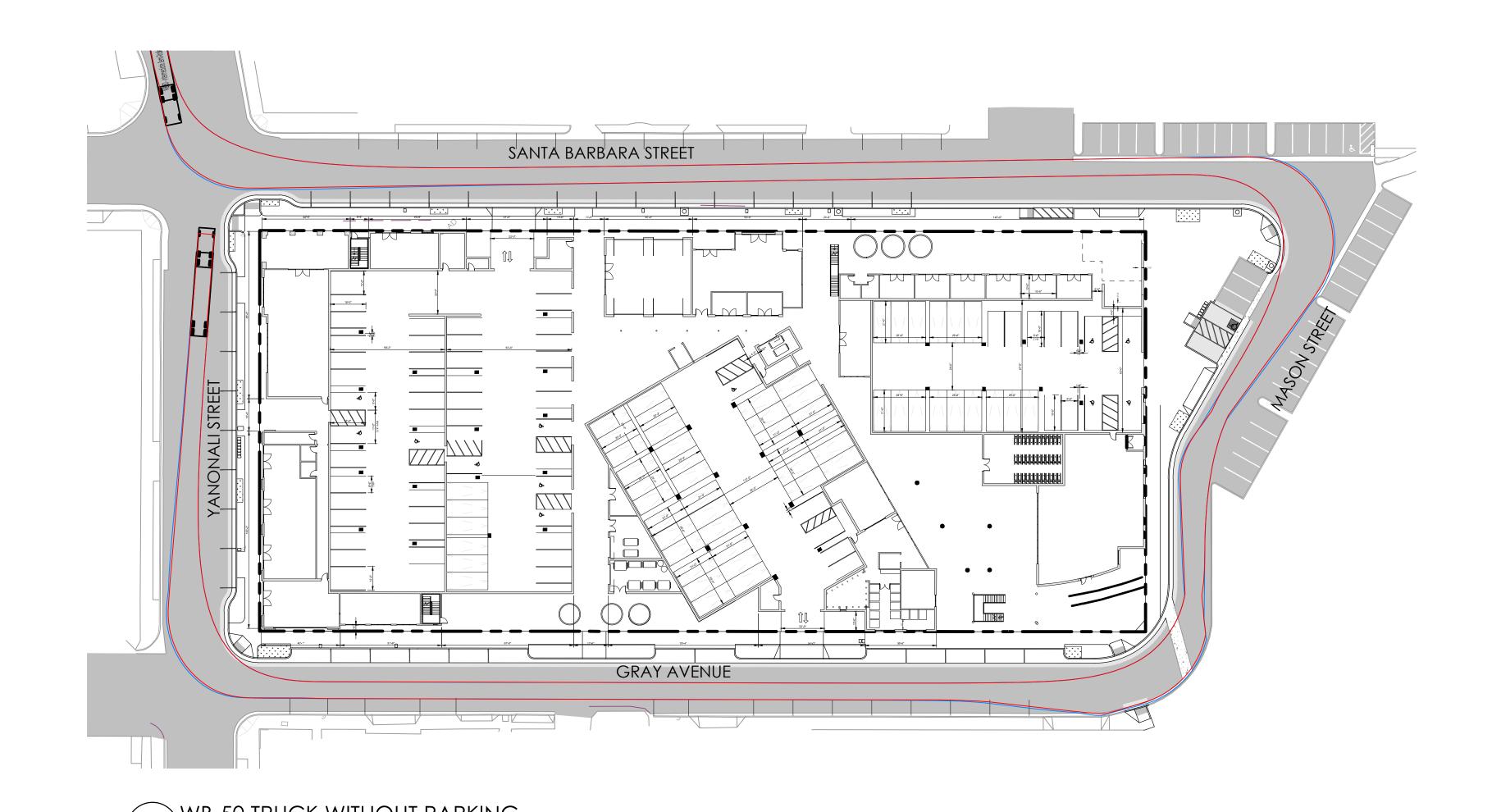


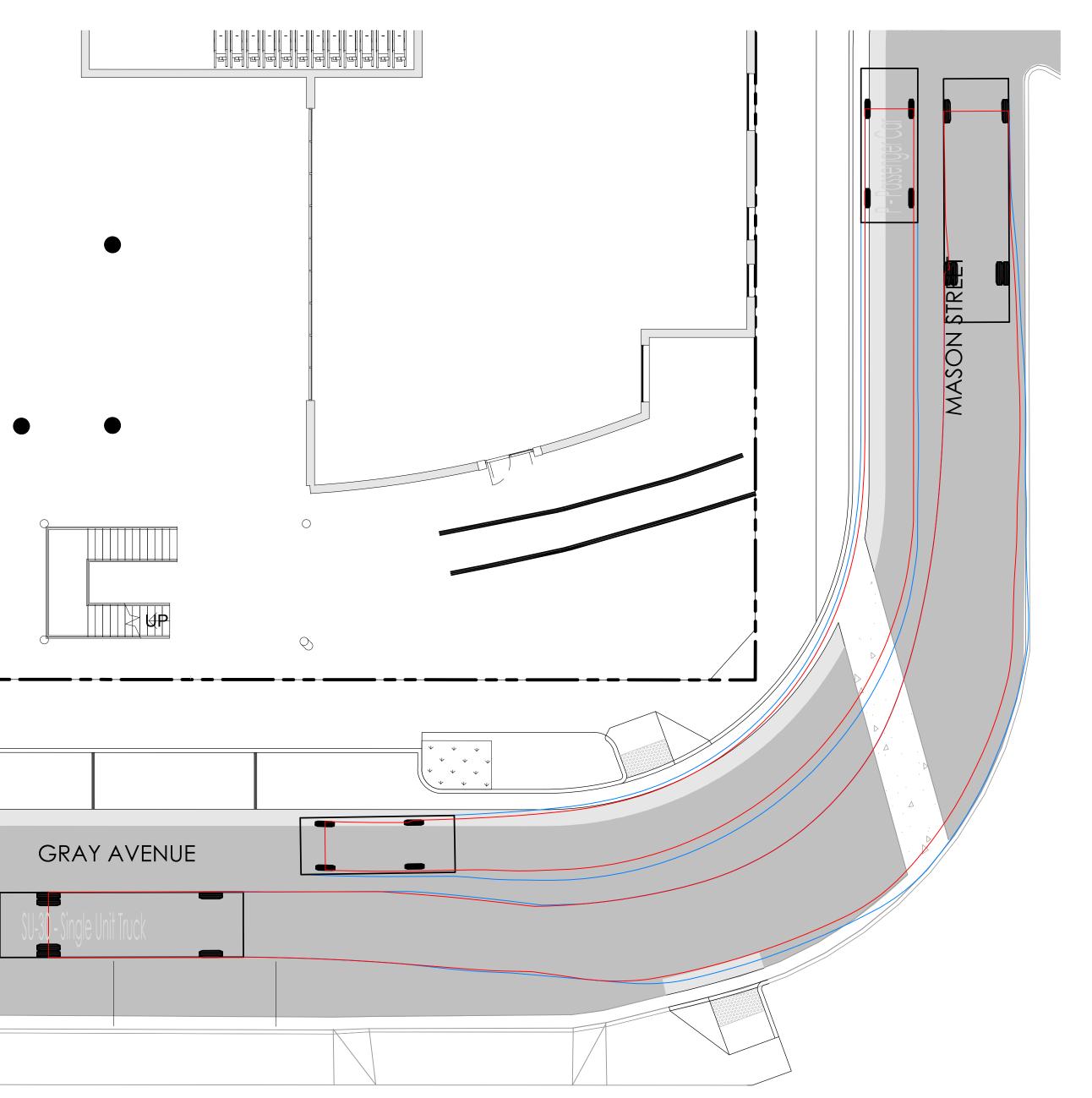


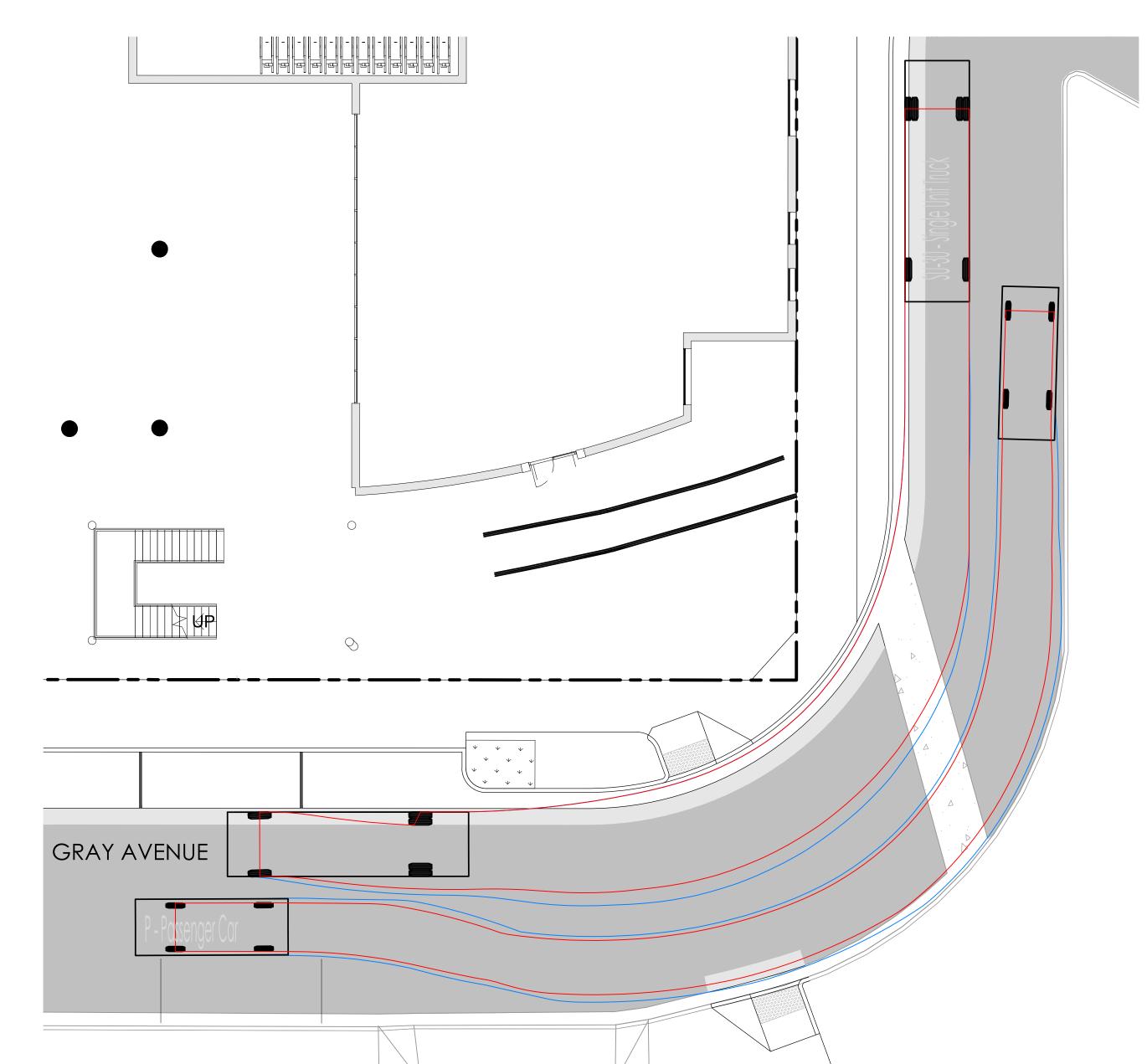
TYPICAL PROPOSED MASON STREET SECTION AT PARKING AREA

TYPICAL PROPOSED MASON STREET SECTION SCALE: 1"=10" AT NO PARKING AREA







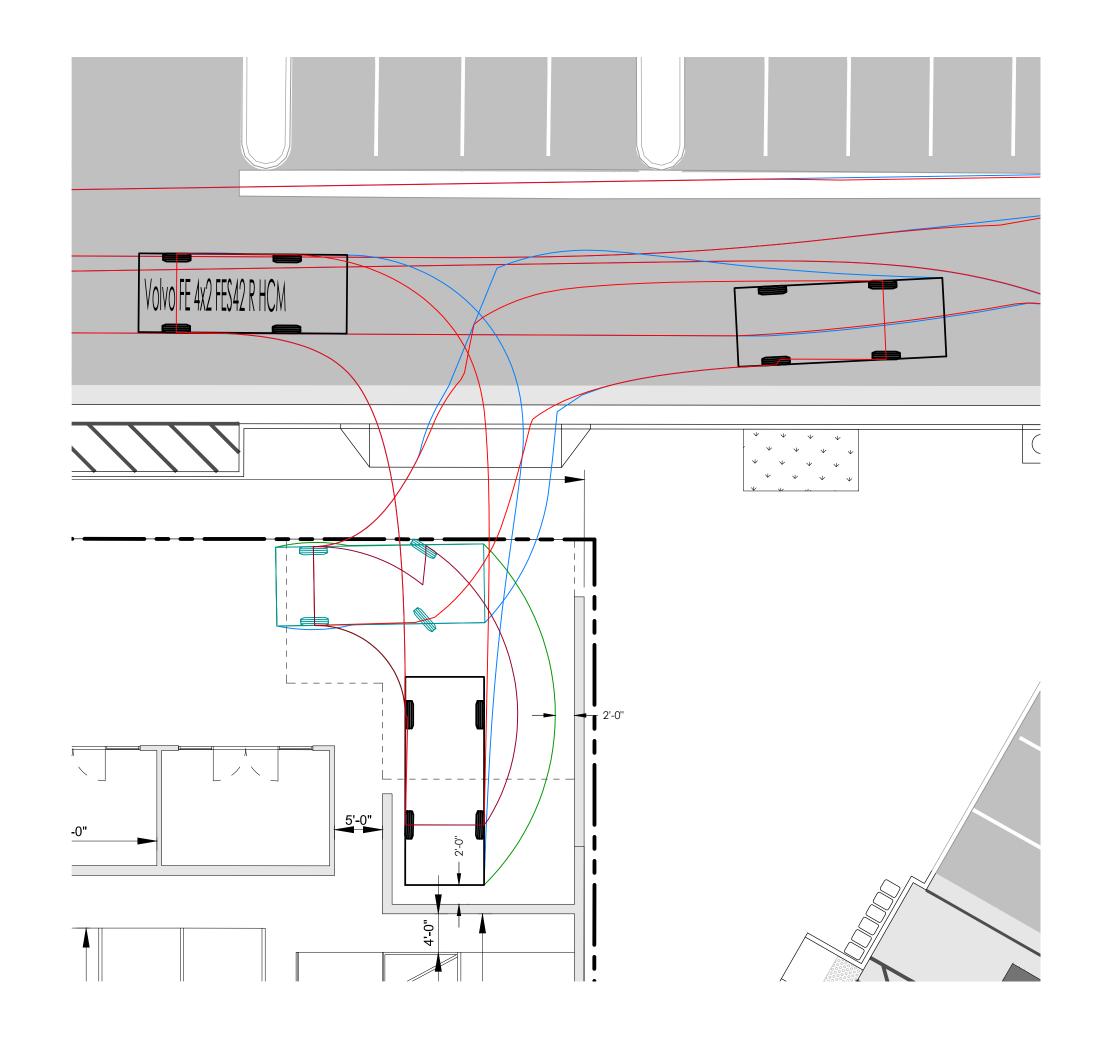


LEGEND BODY OUTLINE

SU-30 TRUCK AND PASSENGER VEHICLE

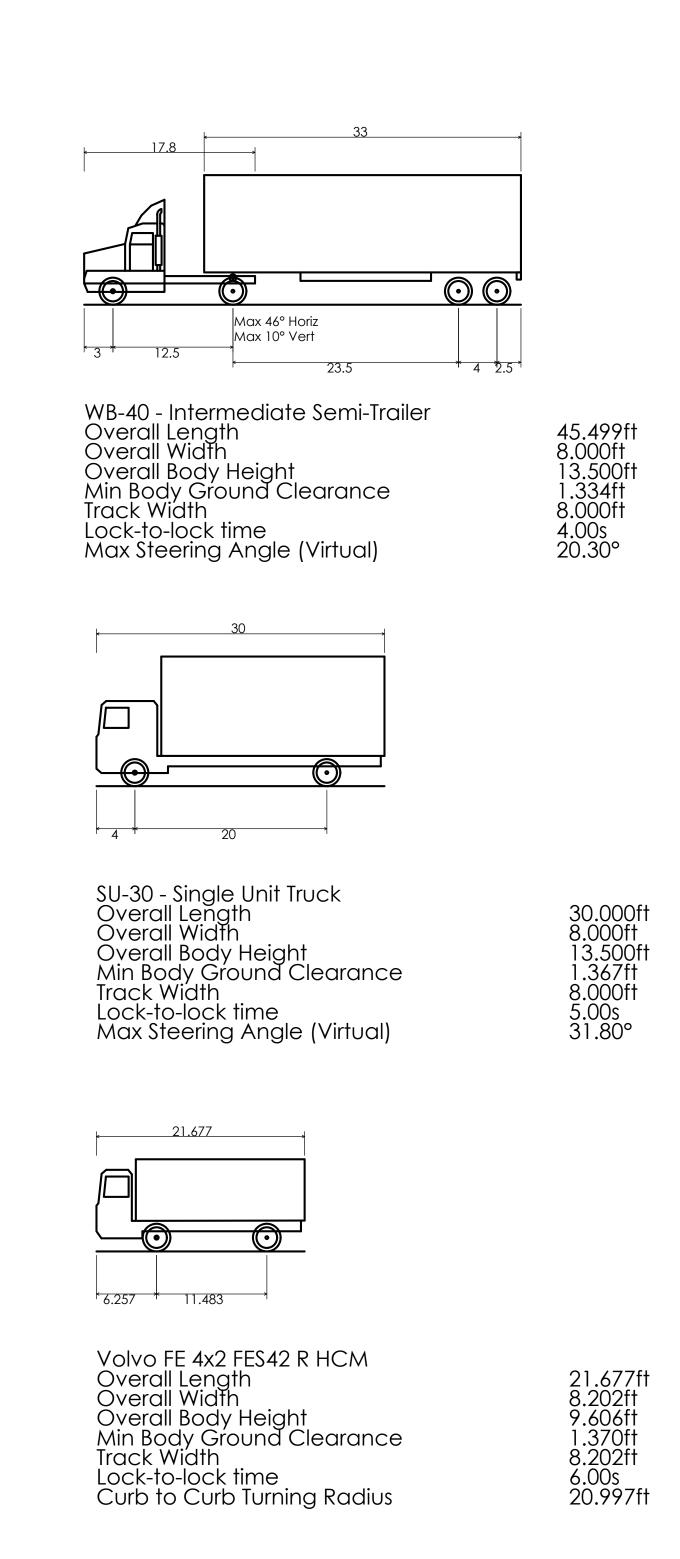
TRUCK TURNING TEMPLATES

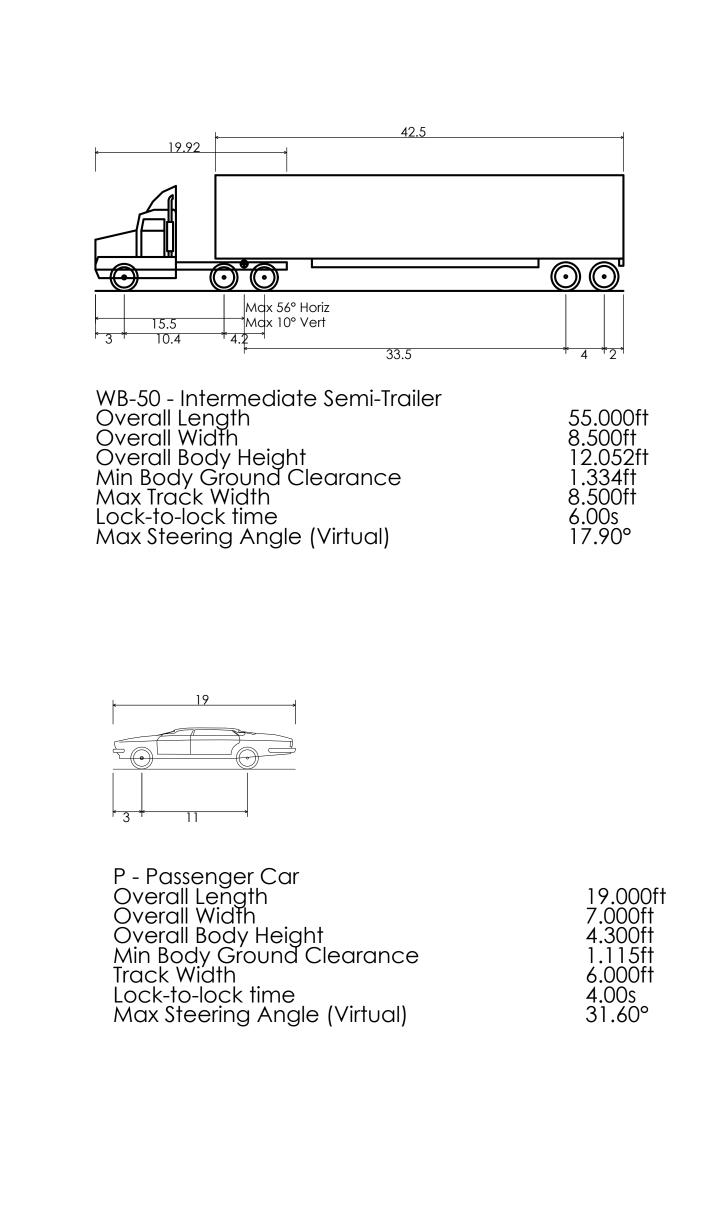
FUNK ZONE MIXED USE - 121 EAST MASON STREET, SANTA BARBARA, CA

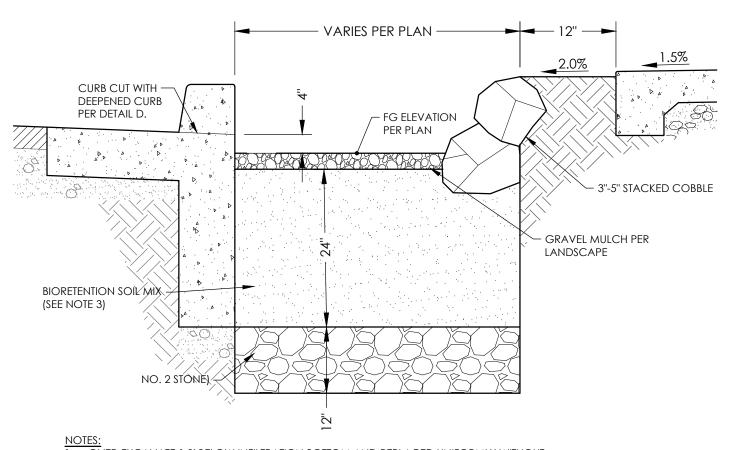




20' DELIVERY TRUCK AT LOADING DOCK







NOTES:

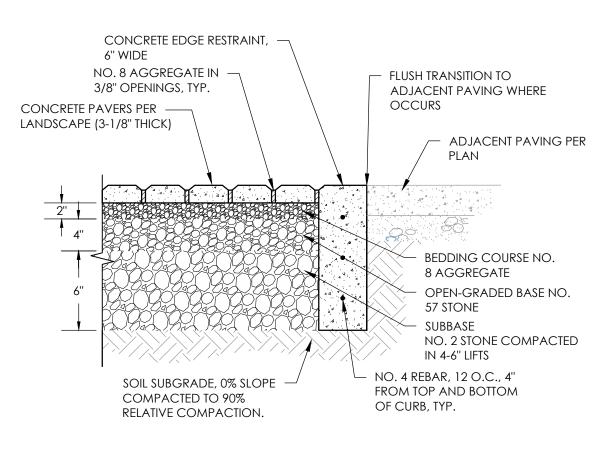
1. OVER-EXCAVATE 1.0' BELOW INFILTRATION BOTTOM AND REPLACED UNIFORMLY WITHOUT COMPACTION.

COMPACTION.

CREATER A STATE OF WASHED OPEN GRADED (NO SAND). CRUSHED (ANGULAR)

- 2. ALL STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
- 3. BIORETENTION SOIL MIX SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO 12% AND PH RANGE SHALL BE 5.5 TO 7.5. 4. EXTEND DEEPENED CURB DETAIL 5' BEYOND BOTH SIDES OF BIORETENTION AREA.

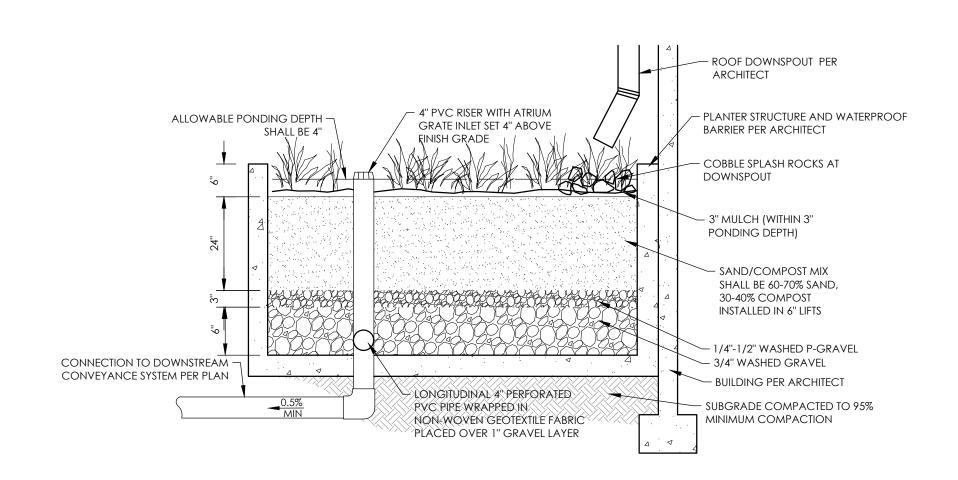




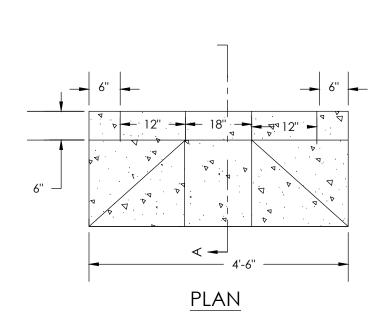
NOTES:

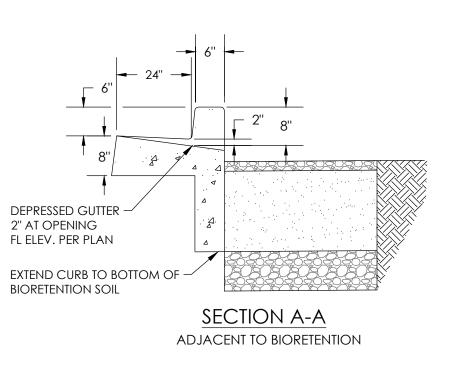
1. ALL AGGREGATE BASE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE. 2. PAVERS SHALL BE GREY/CHARCOAL BLEND COLORED PERMEABLE ROMAN PAVERS FROM AIRVOL BLOCK. ARRANGED IN HERRINGBONE PATTERN USING ROMAN 1 SIZE PAVERS AS PER AIRVOL BLOCK.



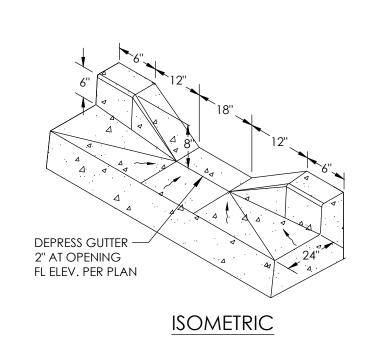


C BIORETENTION PLANTER BOX



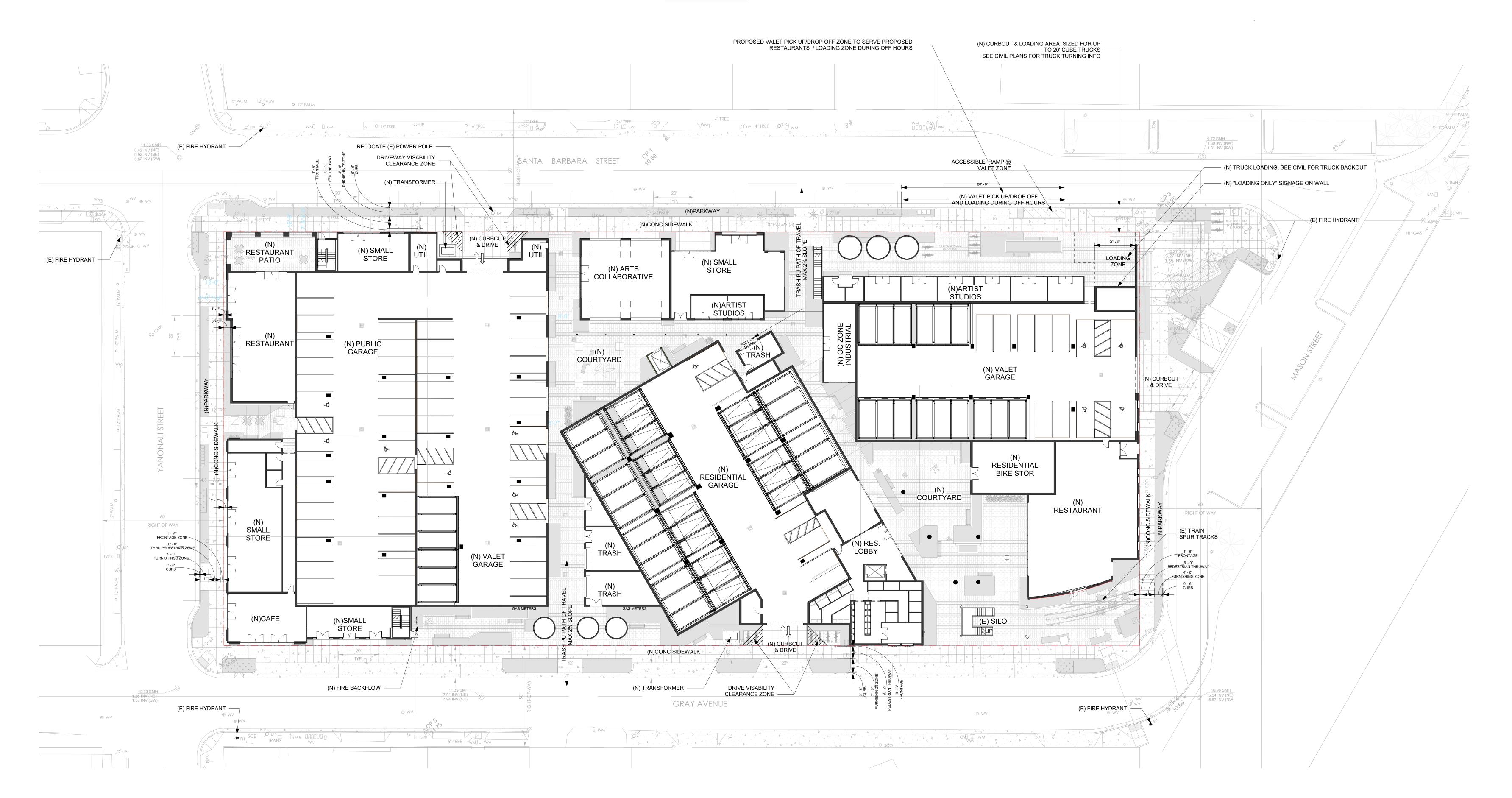


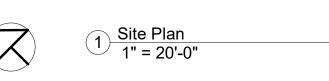
SCALE: N.T.S.

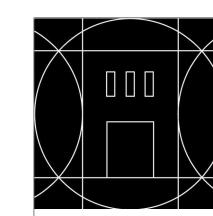


CURB CUT

SCALE: N.T.S.







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SOMO for 121 East Masc Santa Barba

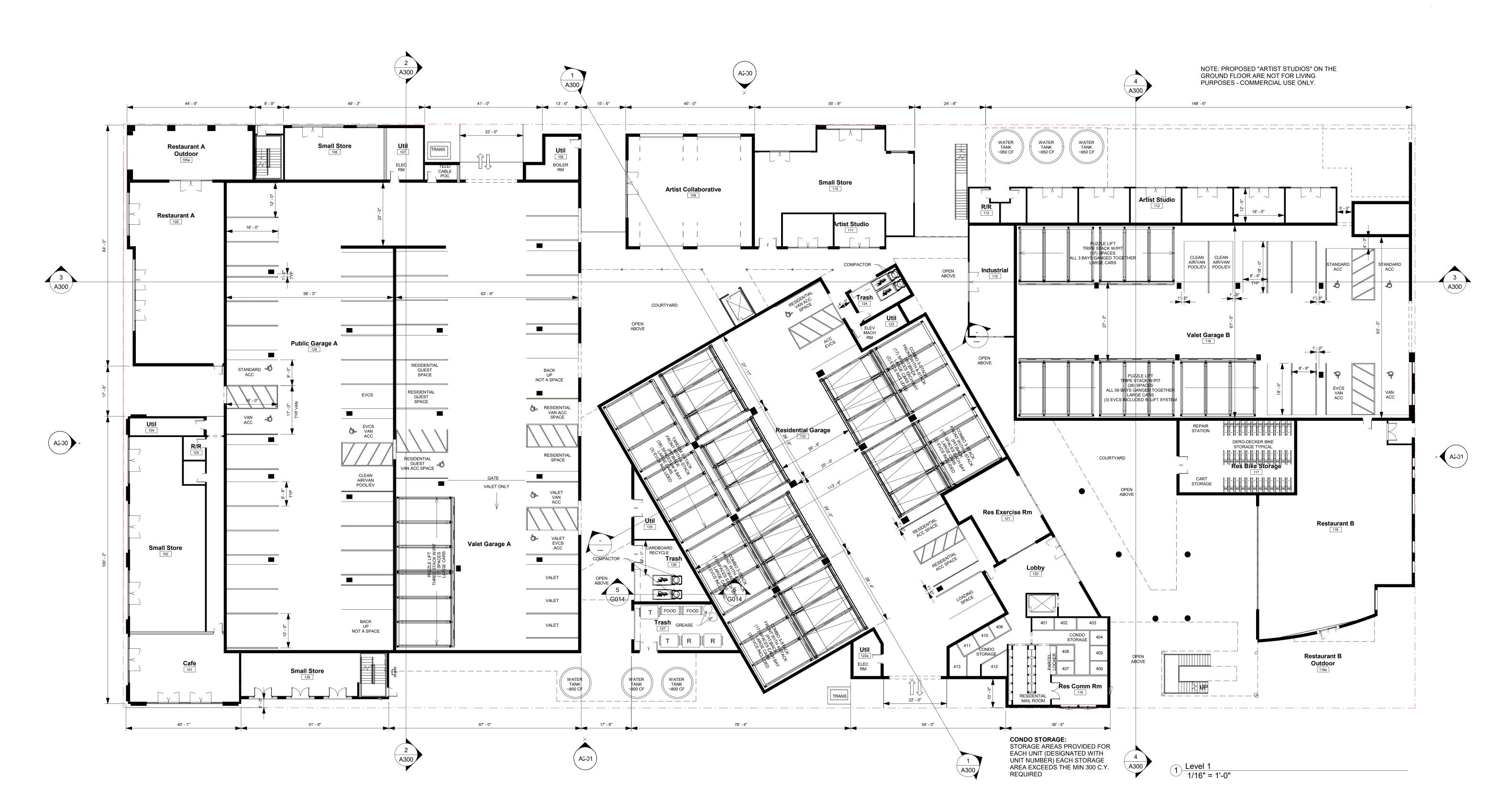
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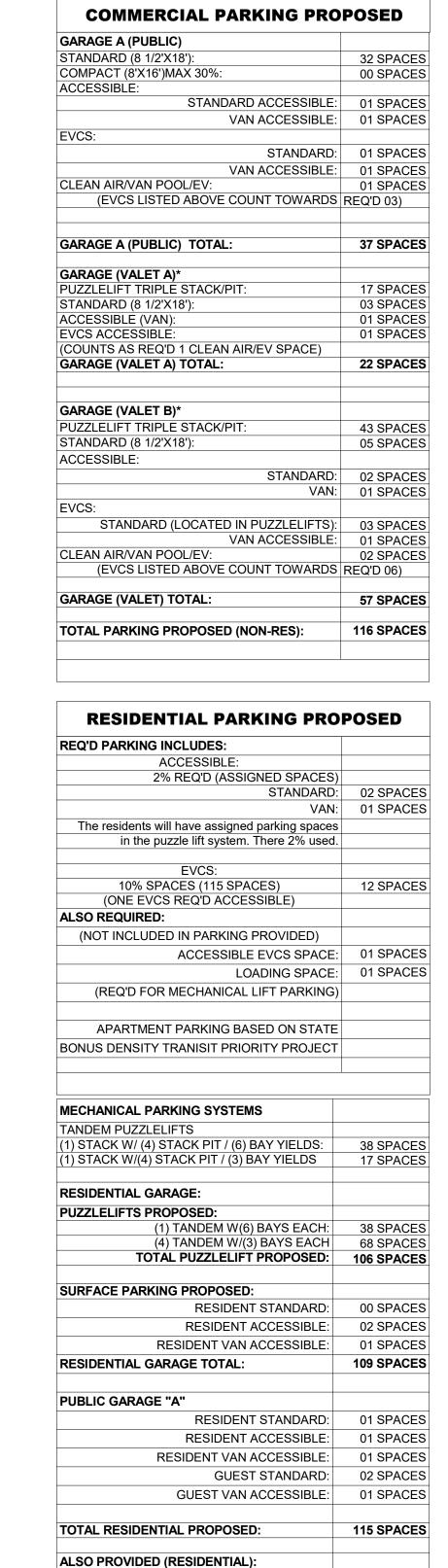
SITE PLAN

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ISSUE DATE: ISSUANCES

DATE DESCRIPTION
1 03-17-2020 PRT sbmtl
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4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR





(REQ'D STANDARD EVCS BUILT INTO LIFTS)

*NOT INCLUDED IN TOTAL REQ'D PARKING

PUZZLE LIFT LOADING SPACE*: 01 SPACES COMMON USE ACCESSIBLE EVCS*: 01 SPACES

TOTAL RESIDENTIAL PROPOSED: 115 SPACES

COLLECTIVE

JOB NUMBER: 1ST FLOOR PLAN

SOMO 1 1 East Mas Santa Barb

CEARNAL

ARCHITECTURE INTERIOR DESIGN

521 1/2 STATE STREET

SANTA BARBARA CALIFORNIA 93101

P: 805.963.8077

www.cearnal.com

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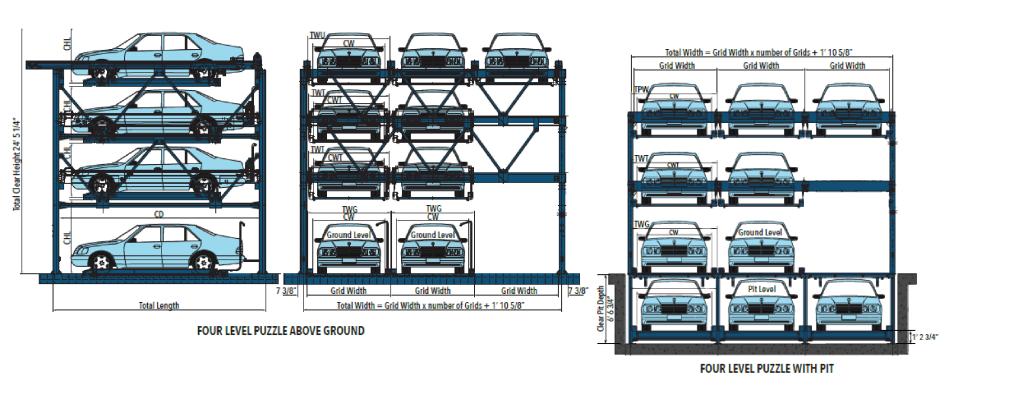
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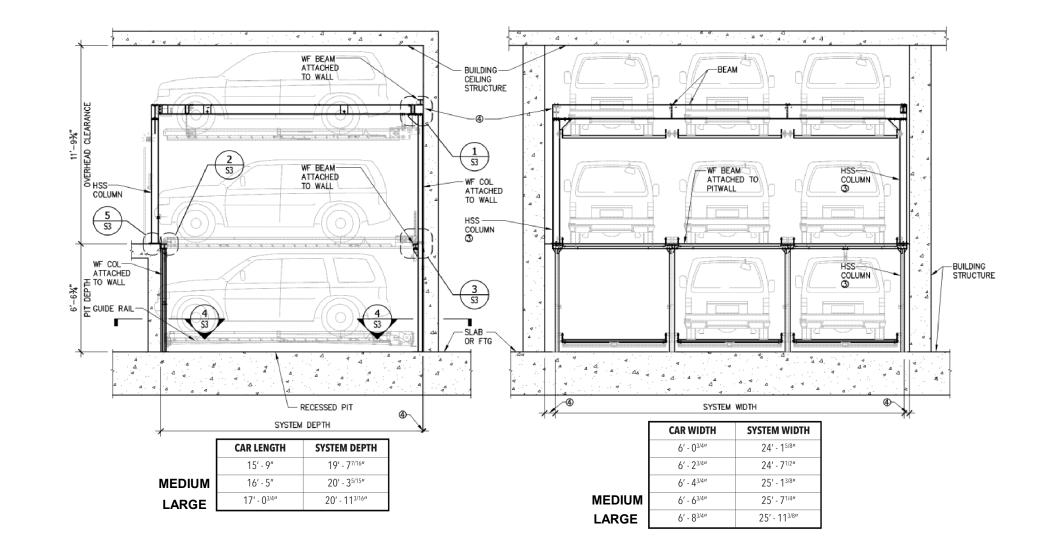
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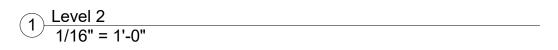
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5 07-16-2021 DART 3
6 02-09-2022 ABR 3

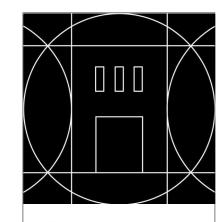
THREE LEVEL PUZZLE W/PIT











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SOMO 1 121 East Mase Santa Barba

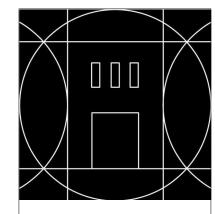
JOB NUMBER: 2ND FLOOR PLAN

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5 07-16-2021 DART 3
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7 04-26-2022 DART 4/ABR

1 Level 3 1/16" = 1'-0"



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3RD FLOOR PLAN

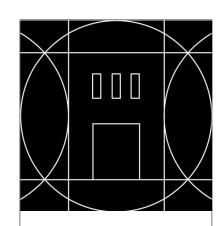
ISSUE DATE:

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4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR

1 Level 4 1/16" = 1'-0"

PHOTOVOLTAIC SYSTEMS NOTE:
PHOTOVOLTAIC SYSTEM LOCATIONS IDENTIFIED TO PROVIDE A MINIMUM OF 5 WATTS FOR EVERY NET NEW COMMERCIAL OR INDUSTRICAL SPACE SQUARE FOOTAGE OR BE SIZED TO MEET A MINIMUM OF 30% OF THE AVERAGE PROJECTED ENERGY DEMAND FOR THE USES, WHICHEVER IS GREATER.



CEARNAL
COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN

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CALIFORNIA 93101
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JOB NUMBER: 1803:

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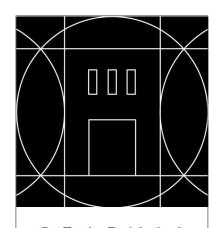
ISSUE DATE: 04/26/20

ISSUANCES

DATE DESCRIPTION

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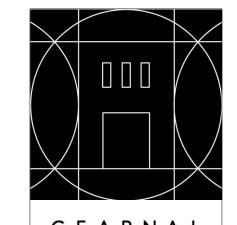
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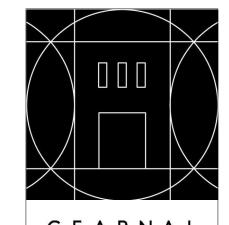
JOB NUMBER:

CONTENTS:

ENLARGED 2ND FLOOR PLAN

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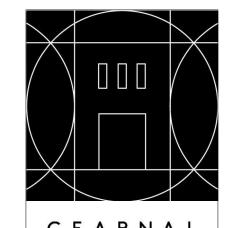


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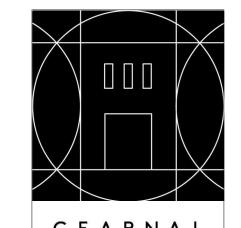
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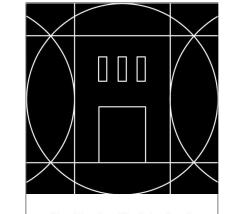
JOB NUMBER:

ENLARGED 3RD FLOOR PLAN

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ISSUE DATE:

1 Level 3 Enlarged Plan B 1/8" = 1'-0"



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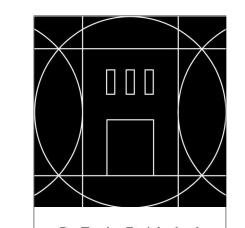
ONOTROOTION

20 East Mason Street Santa Barbara, CA

IMBER: 180

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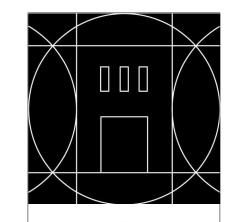


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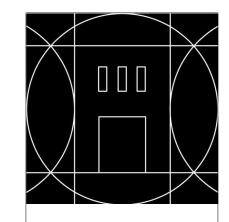
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SOMO funk 121 East Mason Street Santa Barbara, CA

NUMBER: 18
TENTS:
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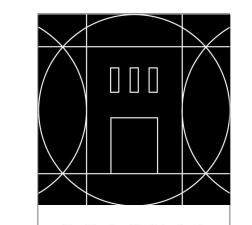
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1 Level 4 Enlarged Plan C 1/8" = 1'-0"



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East Mason Street Inta Barbara, CA

IUMBER: 1803
ENTS:

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ISSUE DATE:



2 EAST ELEVATION - SANTA BARBARA ST 1/16" = 1'-0"







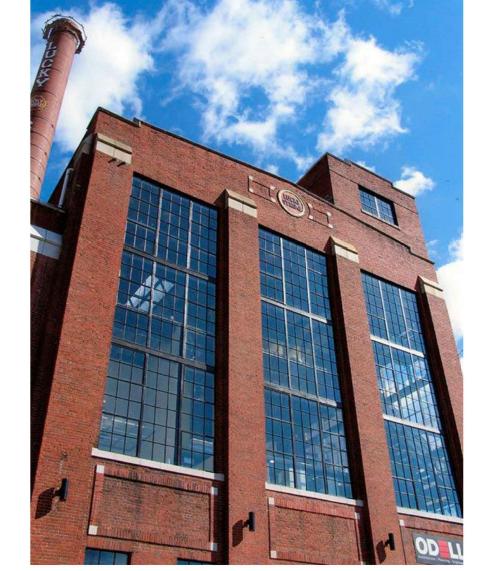








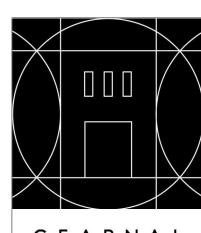












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JOB NUMBER: 186

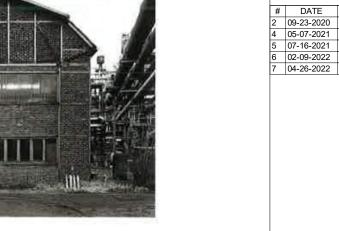
CONTENTS:

ELEVATIONS

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ISSUE DATE: 04/26

DATE DESCRIPTION
1 03-17-2020 PRT sbmtl
2 09-23-2020 DART 1
4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR



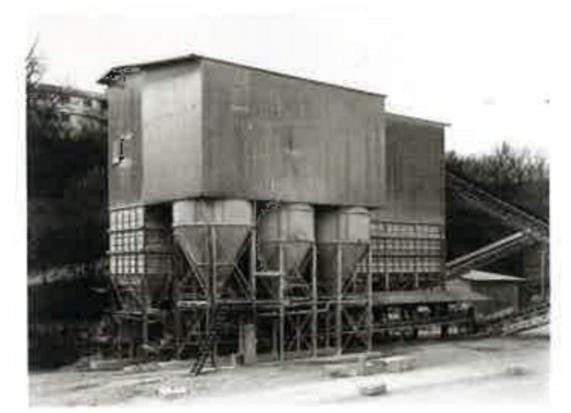


60' HEIGHT LIMIT YANONALI BFE 13.65 GRAY BFE 13.55 MASON BFE 13.50

2 WEST ELEVATION - GRAY ST 1/16" = 1'-0"

60' HEIGHT LIMIT MASON BFE 13.50

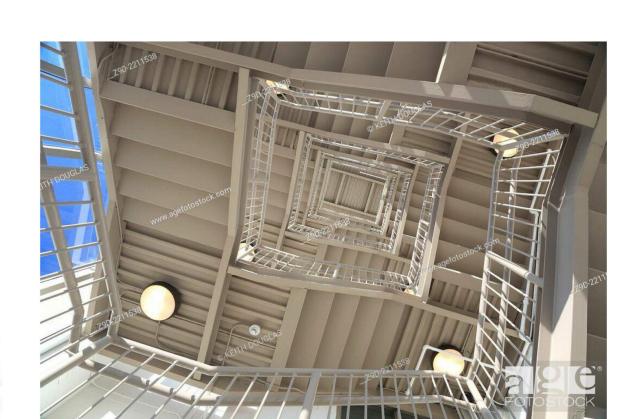
1 SOUTH ELEVATION - MASON ST 1/16" = 1'-0"











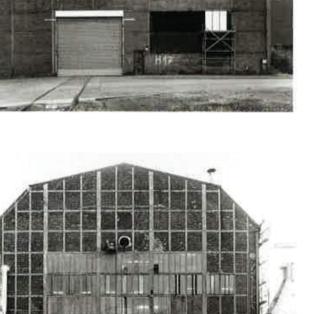


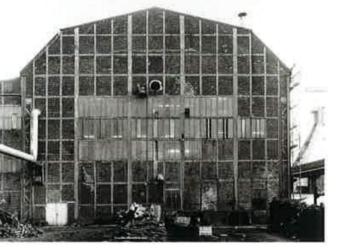














Elevation 2 - a Yanonali

3 Elevation 1 - a Gray 1/16" = 1'-0"

1/16" = 1'-0"







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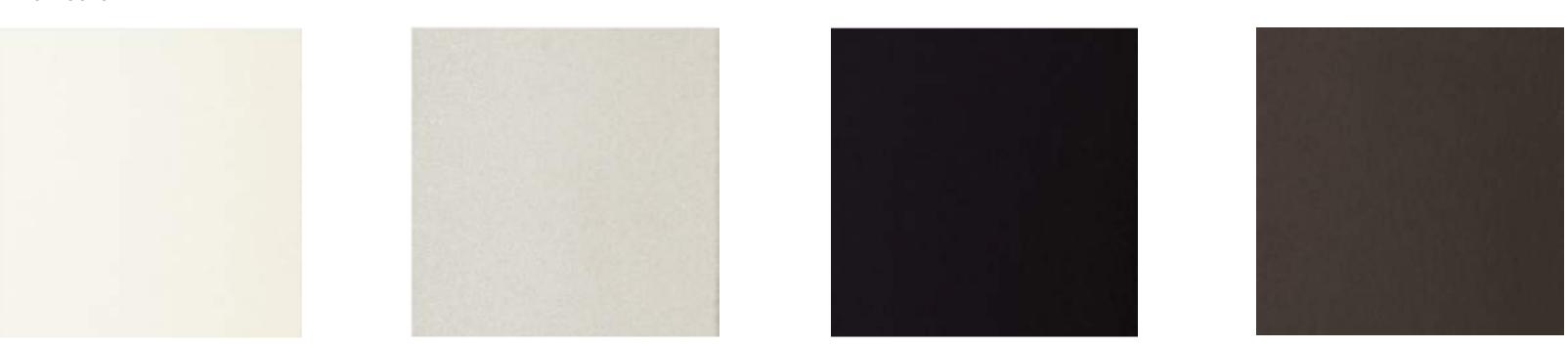
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ISSUE DATE: 04/



WINDOW COLORS





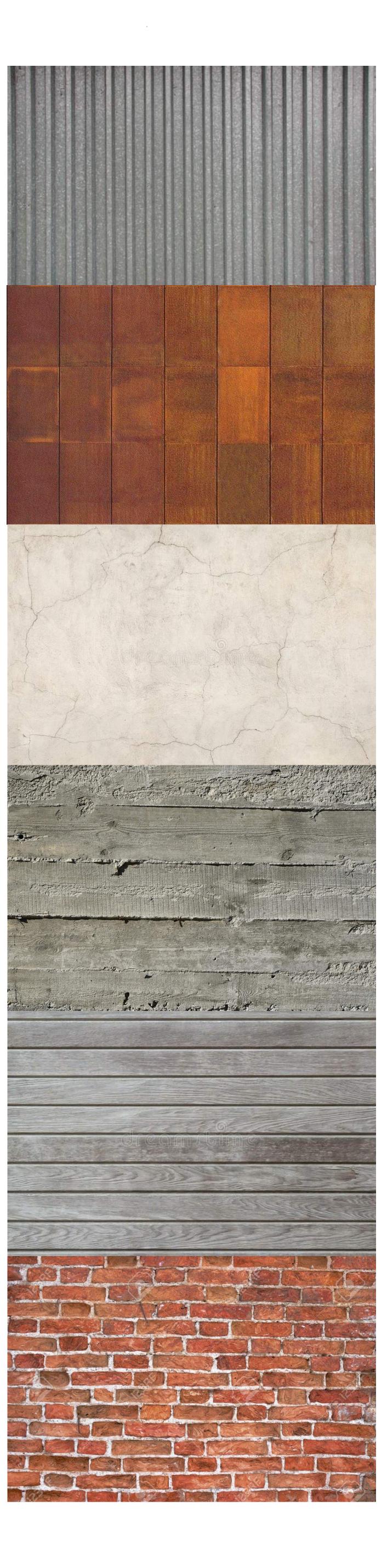


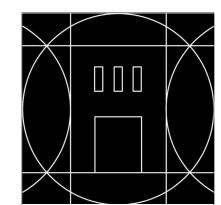












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DATE DESCRIPTION
4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR

A203



YANONALI ST AND SANTA BARBARA ST CORNER



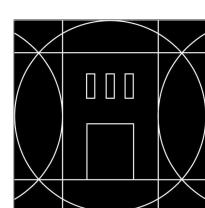
YANONALI ST AND GRAY AVE CORNER





MASON ST AND SANTA BARBARA ST CORNER



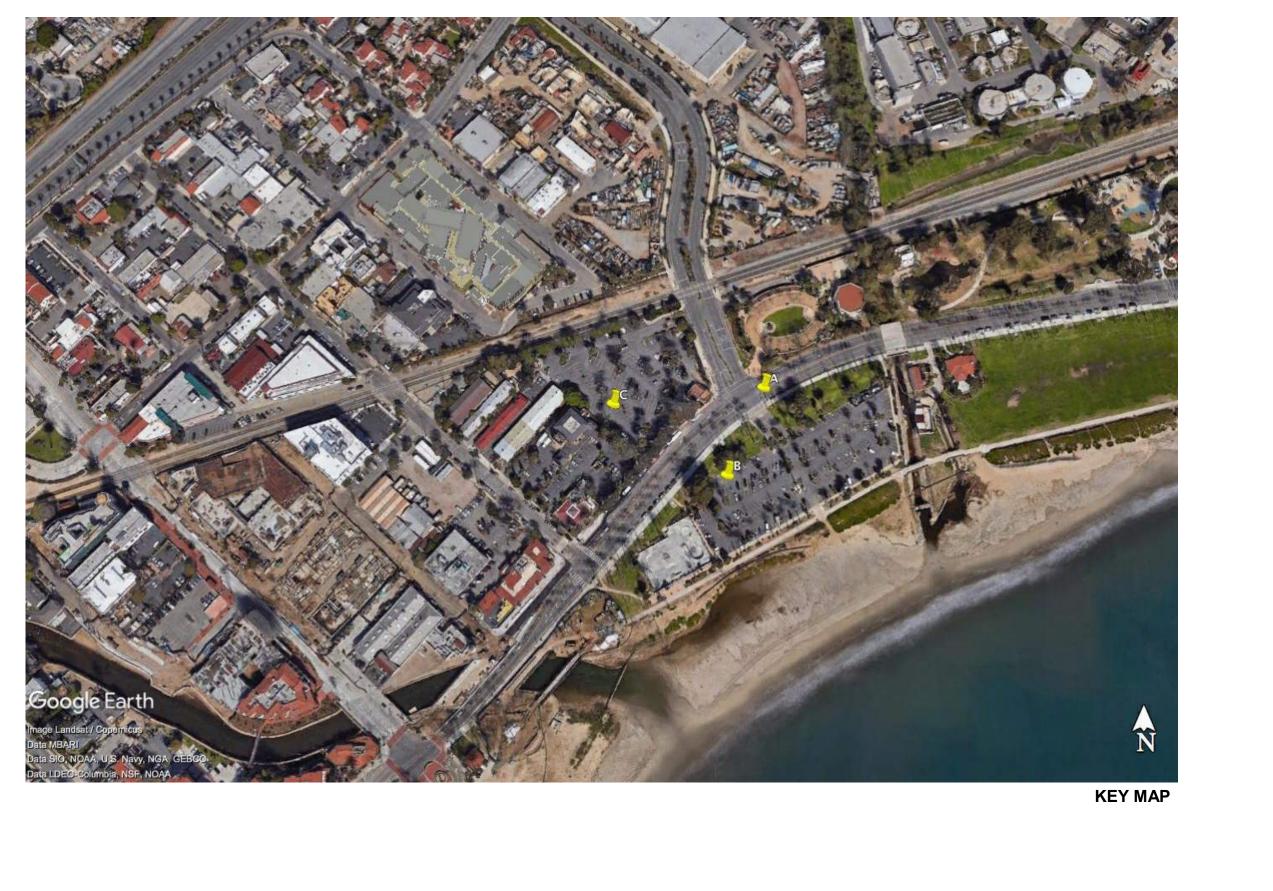


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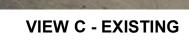
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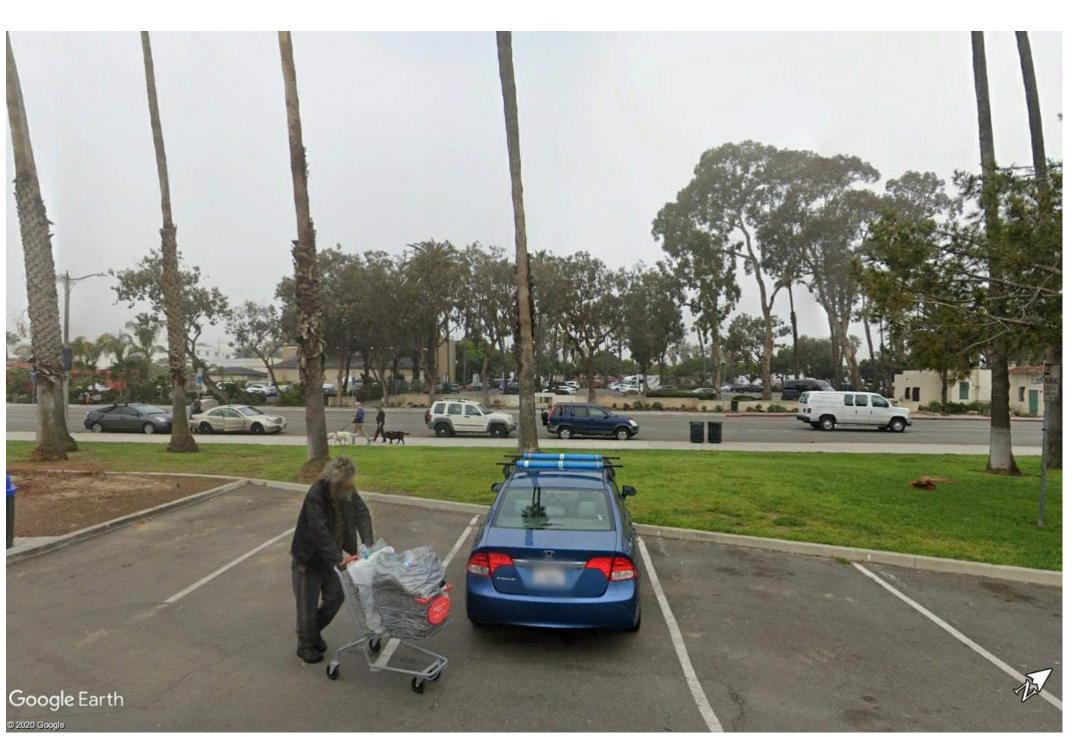
SKETCH VIEWS

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VIEW B - EXISTING



VIEW A - EXISTING



VIEW C - PROPOSED

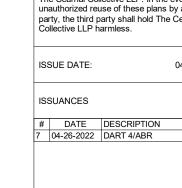


VIEW B - PROPOSED



VIEW A - PROPOSED

3D VIEWS





D View D

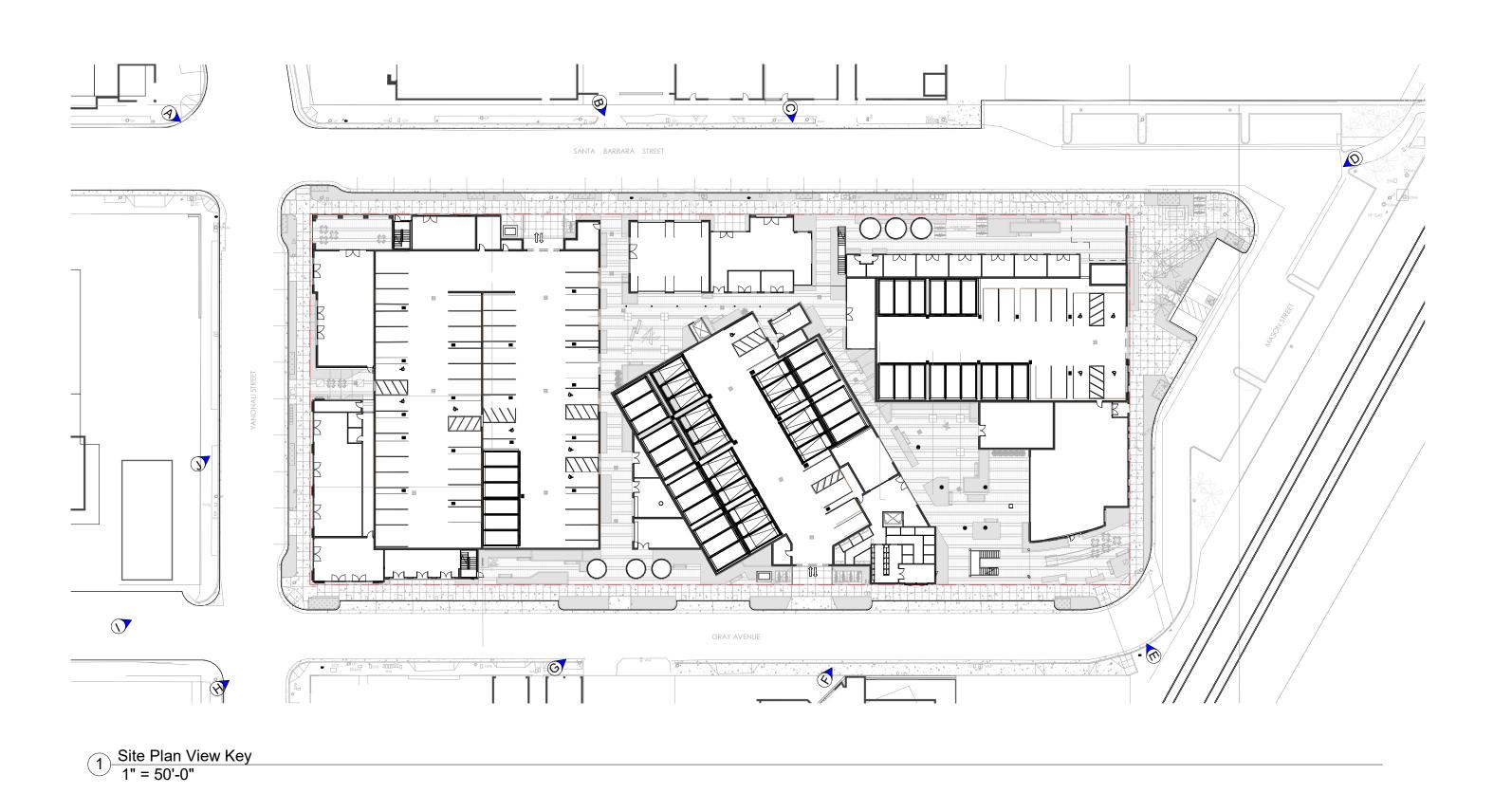




C View C



A View A







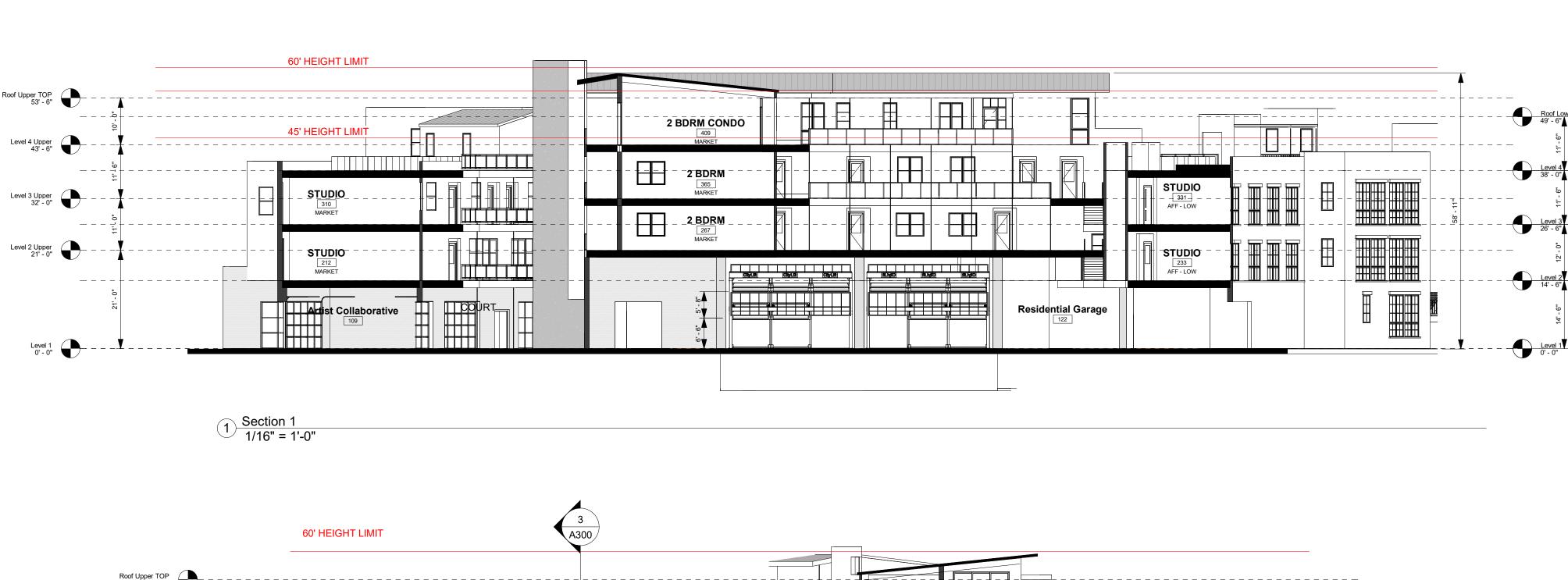
(B) View B

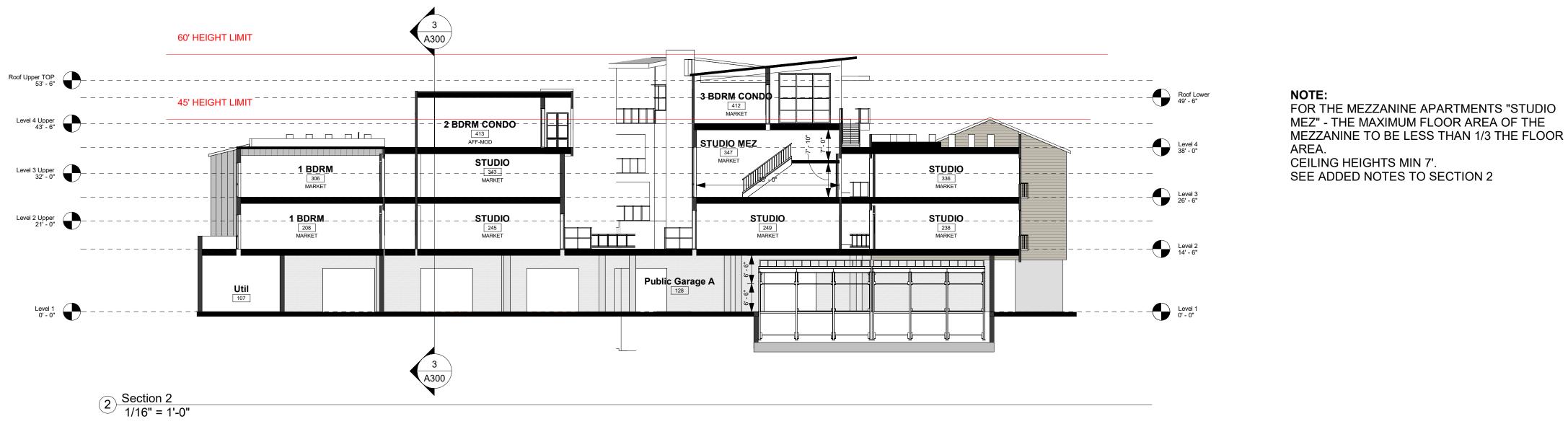


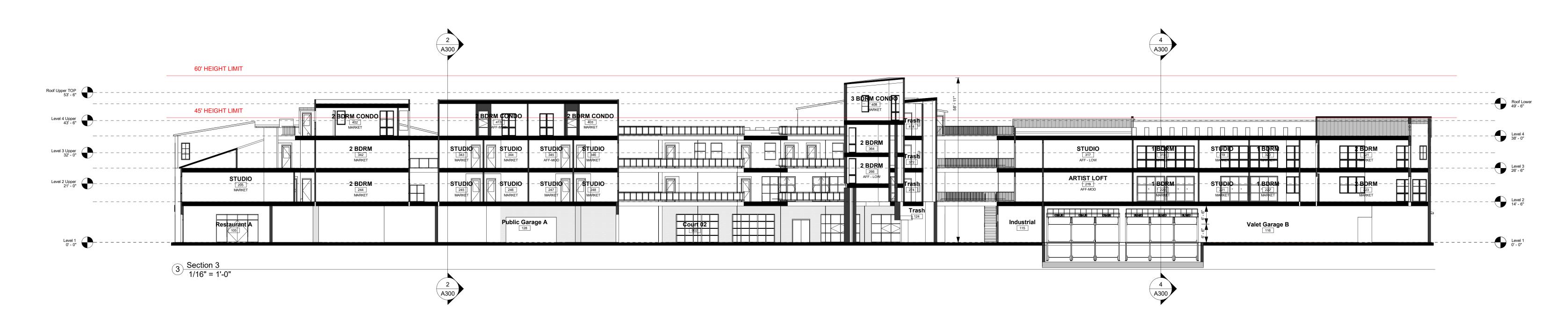
H View H

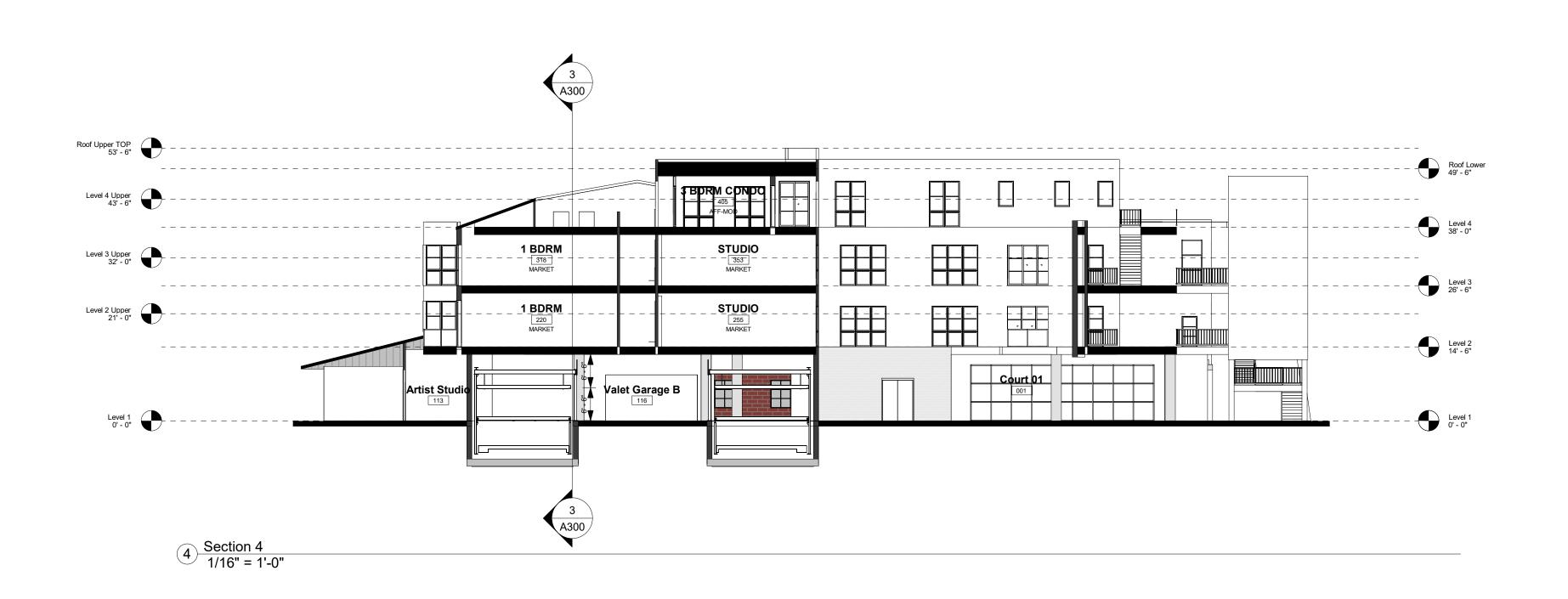


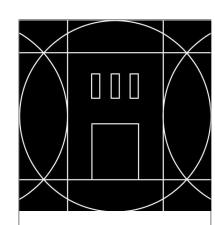












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ISSUE DATE: 04/26/202

ISSUANCES

DATE DESCRIPTION

DATE DESCRIPTION
1 03-17-2020 PRT sbmtl
2 09-23-2020 DART 1
4 05-07-2021 DART 2
5 07-16-2021 DART 3
6 02-09-2022 ABR 3
7 04-26-2022 DART 4/ABR

A300

SOMOFUNK PRELIMINARY LANDSCAPE PLANS

121 E MASON ST SANTA BARBARA, CA 93101 SHEET INDEX

DESCRIPTION

PRELIMINARY TREE DISPOSITION PLAN L-0.2 ARBORIST ASSESSMENT PRELIMINARY LANDSCAPE PLAN - SITE L-1.1 PRELIMINARY LANDSCAPE PLAN - FP2 & FP3 L-1.2 PRELIMINARY LANDSCAPE PLAN - FP4

PROJECT CONTACTS

LANDSCAPE ARCHITECT CJM::LA, INC.

CONTACT: NICOLE HORN 805.698.2120 nicole@cjm-la.com

ARCHITECT
THE CEARNAL COLLECTIVE CONTACT: CHRISTINE PIERRON 805.963.8077 x211 cp@cearnal.com

CIVIL ENGINEER RRM DESIGN GROUP CONTACT: MICHAEL HAMILTON 805.963.8283 mchamilton@rrmdesign.com

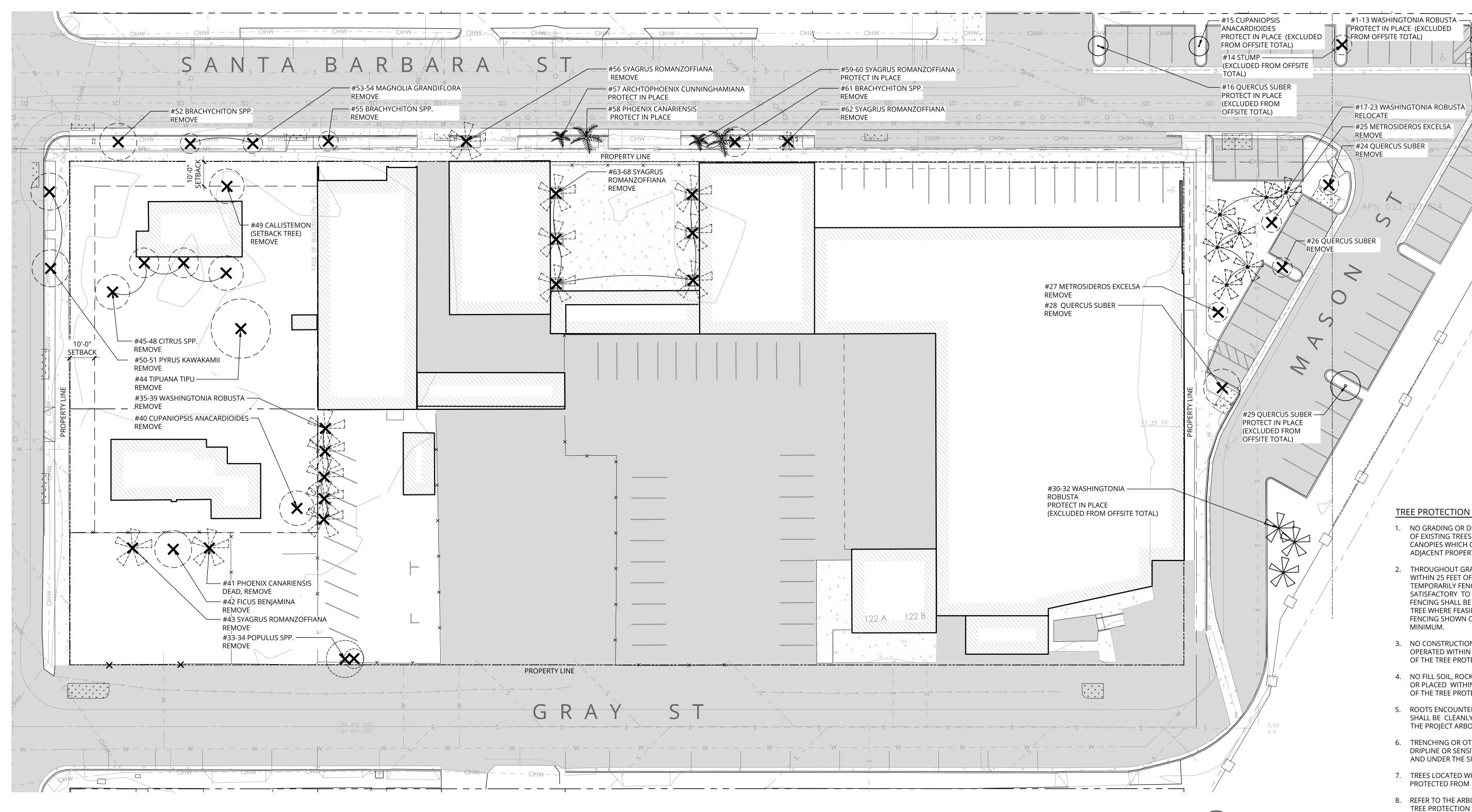
PLANNER SUZANNE ELLEDGE CONTACT: HEIDI JONES 805.966.2758 x 117 heidi@sepps.com

SITE STATISTICS

TOTAL **ONSITE** EXISTING TREES & PALMS: **23** TREES TO BE REMOVED: 23 (INCLUDES 1 SETBACK TREE)

TOTAL **OFFSITE** EXISTING PARKWAY TREES & PALMS: **25** (ON PROJECT-SIDE OF R.O.W.) TREES TO BE REMOVED: 14 TREES TO BE RELOCATED: 7 TREES TO BE PROTECTED IN PLACE: 4

TOTAL ONSITE GROUND-LEVEL LANDSCAPE AREA: 5,587 SF (100% LOW WATER)



TREE PROTECTION NOTES

1. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF EXISTING TREES TO BE PROTECTED IN PLACE. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.

2. THROUGHOUT GRADING AND CONSTRUCTION ACTIVITIES, 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

3. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

4. 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.

5. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.

6. TRENCHING 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.

7. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

8. REFER TO THE ARBORIST ASSESSMENT (SHEET L-0.2) FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST ASSESSMENT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

CJM::LA

office 805 698 2120 email INFO@CJM-LA.COM 1221 STATE STREET SUITE 208 SANTA BARBARA CA 93101

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OF THE MATERIALS SHALL BE AT CLIENT'

SOLE RISK AND CLIENT AGREES TO DEFEND

INDEMNIFY, AND HOLD LANDSCAP

INJURIES, DAMAGES, LOSSES, EXPENSES, AN ATTORNEY'S FEES ARISING OUT OF TH UNAUTHORIZED MODIFICATION OR USE OF

ARCHITECT HARMLESS, FROM ALL CLAIMS

ARE INSTRUMENTS OF SERVICE AND ARE TH PROPERTY OF THE LANDSCAPE ARCHITEC THE DOCUMENTS ARE AVAILABLE TO T CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT RE-USE OF THE DOCUMENTS FOR PROJECT

NOT A PART OF THE CONTRACT REQUIRE T EXPRESS AUTHORIZATION OF THE LANDSCAP ARCHITECT.

REVISIONS 02/20/20 PRT #1

06/09/20 PRT #2 09/09/20 DART #1 05/07/21 DART #2 04/26/22 DART #4 / ABR

PROJECT NUMBER DRAWN BY DATE DRAWN

02/20/20 SCALE 1"=20'-0" PRINT DATE 4/26/22

> SHEET NUMBER L-0.1

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

- That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Bill Spiewak

Bill Spiewak - Consulting Arborist

W(x)

Tree Assessment, Protection, and Mitigation Plan for SoMofunk

#17-#18

Relocate

Protection

Fence

Bill Spiewak - Consulting Arborist

Bill Spiewak Registered Consulting Arborist #381 American Society of Consulting Arborists Qualified Tree and Shrub Appraiser

Board Certified Master Arborist #310B International Society of Arboriculture Qualified Tree Risk Assessor



8 of 9

Feb 1, 2022

Blue ovals are

across the street

from the projec

Bill Spiewak - Consulting Art	borist	

Tree Assessment, Protection, and Mitigation Plan for SoMofunk

CONCLUSIONS & RECOMMENDATIONS

- Of 47 living trees within the project parameters, 4 will be retained, 36 will be removed and 7 Mexican Fan Palms will be relocated in close proximity to their existing location. 19 trees across the street will be protected in place.
- A qualified company with experience in moving trees should be hired for the tree
- The protect arborist should monitor site activities when work in occurring close to trees and periodically throughout the project period to check that protection zones

TREE PROTECTION MEASURES

- 1. In designated areas, including around tree wells in the sidewalks and palm clusters, install fences to establish TPZs (tree protection zones).
- 2. Chain-link fence on moveable stands or suitable other should be used to assure that equipment does not contact the tree trunks.
- 3. Fences must remain upright and in place until new sidewalks are being installed. If sidewalks are replaced prior to completion of the project, reinstall fences to protect trees adjacent to work areas.

Root Protection & Root Pruning

of water from the soil.

- 4. When demolishing existing sidewalks, use care as to not damage underlying roots that are at the surface. Any roots encountered should be cut with a sharp tool, perpendicular to the root growth. Use a hand pruner, hand saw,
- lopping pruner or reciprocating saw to cut roots cleanly. 5. Root sealers have been determined to not be effective in preventing decay. 6. When roots are cut, the newly exposed soil profile must be kept moist to encourage an area conducive to new root growth and also to prevent the loss

7. Activities within construction areas where trees are to be protected, must be monitored by the project arborist.

Tree Relocation

Hydrate the root zone of the palms prior to digging and moving. 9. Dig a root ball of no less than 60" in diameter. Bigger is better if possible.

10. Follow recommendations in this link. <u>Transplanting Palm Trees</u>

Bill Spiewak - Consulting Arborist

- REFERENCES
- ANSI (American National Standards Institute) A300: Part 5 Management of Tree and Shrubs During Site Planning, Site development, and Construction, 2012
- Best Management Practices: Managing Trees During Construction, Second Edition, International Society of Arboriculture, Champaign, Illinois, 2016.
- Matheny and Clark, Trees and Development; A Technical guide To Preservation of

Trees During Land Development, ISA, 1998.

#	Common name	Botanical name	Diameter	Condition	City Tree	Retain	Remove	Relocate
52	Bottle tree	Brachychiton species	17"	fair	γes		х	
53	Magnolia	Magnolia grandiflora	7"	good	γes		Х	
54	Magnolia	Magnolia grandiflora	7"	good	γes		×	
5 5	Bottle tree	Brachychiton species	14"	good	yes		x	
56	Queen palm	Syagrus romanzoffiana	10"	good	yes		x	
57	King palm	Archontophoenix cunninghamiana	6"	good	yes	×		
58	Date palm	Pheonix canariensis	22"	good	yes	X.		
59	Queen palm	Syagrus romanzoffiana	5 "	fair	γes	×		
60	Queen palm	Syagrus romanzoffiana	10"	good	γes	×		
61	Bottle tree	Brachychiton species	14"	fair	yes		×	
62	Queen palm	Syagrus romanzoffiana	10"-12"	good	yes		×	
6 3	Queen palm	Syagrus romanzoffiana	10"-12"	good	no		х	
64	Queen palm	Syagrus romanzoffiana	10"-12"	good	no		х	
65	Queen palm	Syagrus romanzoffiana	10"-12"	good	no		х	
66	Queen palm	Syagrus romanzoffiana	10"-12"	good	no		x	
67	Queen palm	Syagrus romanzoffiana	10"-12"	good	no		×	
68	Queen palm	Syagrus romanzoffiana	10"-12"	good	no		×	

Palm Palm robusta Mex Fan Washingtonia robusta Mex Fan Washingtonia robusta Washingtonia Palm robusta Washingtonia Palm robusta Mex Fan Washingtonia Palm robusta Mex Fan Washingtonia Palm robusta Palm Palm robusta Washingtonia Palm robusta Mex Fan Washingtonia stump 15* Carrotwood Quercus suber Palm robusta Mex Fan Washingtonia robusta Mex Fan Washingtonia Palm Mex Fan Washingtonia

Refer to the corresponding numbers on the site plan for tree locations. The "*" indicates

robusta Washingtonia

robusta

Washingtonia

robusta

Washingtonia robusta

Quercus suber

Tree Assessment, Protection, and Mitigation Plan for SoMofunk

trees that are not on the project side of the street.

robusta

TREE INVENTORY

Palm

Bill Spiewak - Consulting Arborist

Palm

Mex Fan

Palm

Mex Fan

Bottlebrush

Bill Spiewak - Consulting Arborist

24 Cork oak

6 of 9

7 of 9

Feb 1, 2022

Tree Assessment, Protection, and Mitigation Plan for SoMofunk good xmas tree Quercus suber good yes xmas tree good excelsa xmas tree robusta Washingtonia Palm robusta Washingtonia Palm 33 Cottonwood 34 Cottonwood *Populus species* Washingtonia Palm robusta Washingtonia Palm robusta Washingtonia Palm robusta Mex Fan Washingtonia robusta 40 Carrotwood

Bill Spiewak

CONSULTING ARBORIST Registered Consulting Arborist #38I • American Society of Consulting Arborists

TREE ASSESSMENT, PROTECTION, AND MITIGATION PLAN Job Location: SoMoFunk - 121 East Mason St.

Prepared for:

Feb 1, 2022

4 of 9

Nicole Horn-Associate Principal CJM Landscape Architecture 1221 State Street, Suite 206 Santa Barbara, CA 93101

(805) 698-2120 x5 / nicole@cjm-la.com

Prepared by: Bill Spiewak Consulting Arborist

3517 San Jose Lane Santa Barbara, CA 93105 (805) 331-4075 / bill@sbarborist.com

February 1, 2022

SUMMARY

The subject property owner is proposing to redevelop an entire city block. The project called SoMoFunk will convert old industrial and commercial space into modern residential and commercial units.

I was retained to inventory and assess the trees and potential impacts from the proposed project and to address the relocation of eight trees. I was also asked to provide a report with my findings and recommendations.

There are 66 living trees on the site and in the adjacent street parkways (Note that I inventoried 68 items which includes a stump and a dead Date Palm). All of the trees are non-native. Of the existing living 66 trees, 22 are inside the privately owned project site, 25 are in the City-owned right-of-way (street trees), and 19 are across the street (east side of Santa Barbara St. and southeast and southwest of Mason St. parking). This calculates to 47 living trees within the project parameters. The majority of trees are

Of the total number of trees, 23 will be protected in place, 7 palms are proposed be relocated in close proximity to their current location, and 38 trees will be removed including the dead tree and stump. The new landscape will include approximately three dozen trees of ten species.

The tree protection measures in this report should protect the retained trees. The Table of Contents on the next page will illustrate the organization of this report.

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Tree Assessment, Protection, and Mitigation Plan for SoMofunk

Feb 1, 2022

TABLE OF CONTENTS

INTRODUCTION	3
BACKGROUND AND ASSIGNMENT	3
PURPOSE	3
SCOPE OF PROJECT	3
OBSERVATIONS	3
POTENTIAL PROJECT IMPACTS	3
TREE INVENTORY	4
CONCLUSIONS & RECOMMENDATIONS	7
TREE PROTECTION MEASURES	7
REFERENCES	7
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	8
SITE PLAN	9

Tree Assessment, Protection, and Mitigation Plan for SoMofunk

INTRODUCTION

BACKGROUND AND ASSIGNMENT The subject property owner is proposing to develop this parcel into a modern mixed use project that includes residential units and commercial space. I was retained to inventory and assess the trees, potential impacts from construction, and prepare a

report with my findings and recommendations. I was on the site in April 2021.

PURPOSE

It is my intent to assist my client and the project team in protecting specific trees to the greatest extent feasible and to comply with condition of the City of Santa Barbara.

SCOPE OF PROJECT

- In order to complete my assignment, I needed to do the following: Compare the site plan with the actual trees in the field.
- Inventory and assess the trees' condition.
- Analyze how trees may be effected.
- Prepare this report with my findings and recommendations. My assessment and report follows protocol in the most recent publications:
- The International Society of Arboriculture's Best Management Practices-Managing Trees During Construction,
- American National Standards Institute (ANSI) A300 Part 5-Management of
- Trees and Shrubs During Site Planning, Development, and Construction.

OBSERVATIONS

- 1. The project involves an entire city block bordered by Mason St. to the south, Yanonali St. to the north, Santa Barbara St. to the east and Gray St. to the west.
- 2. Currently there are several industrial yards and small businesses within the area that will be demolished.
- 3. There are 68 trees identified on the site plan, one which is dead, Date palm #41, and Cork oak #14, that was cut to a stump.
- 4. The existing 66 living trees are all non-natives and more than 60% of the trees are
- 5. Of the existing living 66 trees, 22 are inside the privately owned project site, 25 are in the City-owned right-of-way (street trees), and 19 are across the street (east side of Santa Barbara St. and southeast and southwest of Mason St. parking). This calculates to 47 living trees within the project parameters.
- 6. Of the 47 living projects trees, 4 will be retained and protected in place, 36 will be removed, and 7 Mexican Fan Palms will be relocated in close proximity to their existing location. The 19 trees on the east side of Mason St. will be protected.
- 7. Approximately three dozen trees of ten different species and assorted sizes will be planted to enhance the project and mitigated the tree removals.

POTENTIAL PROJECT IMPACTS

Potential impacts to retained trees on this project could result from damage by direct contact from equipment. It is also possible that roots of some trees will be impacted from new sidewalks surrounding the tree wells although most of these are palms with very resilient fibrous root systems. Transplanted palms could also be damaged during digging and moving.

Bill Spiewak - Consulting Arborist 3 of 9



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1221 STATE STREET SUITE 206

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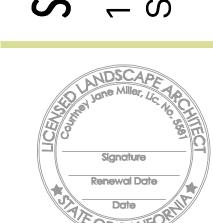
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THESE MATERIALS.

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Feb 1, 2022

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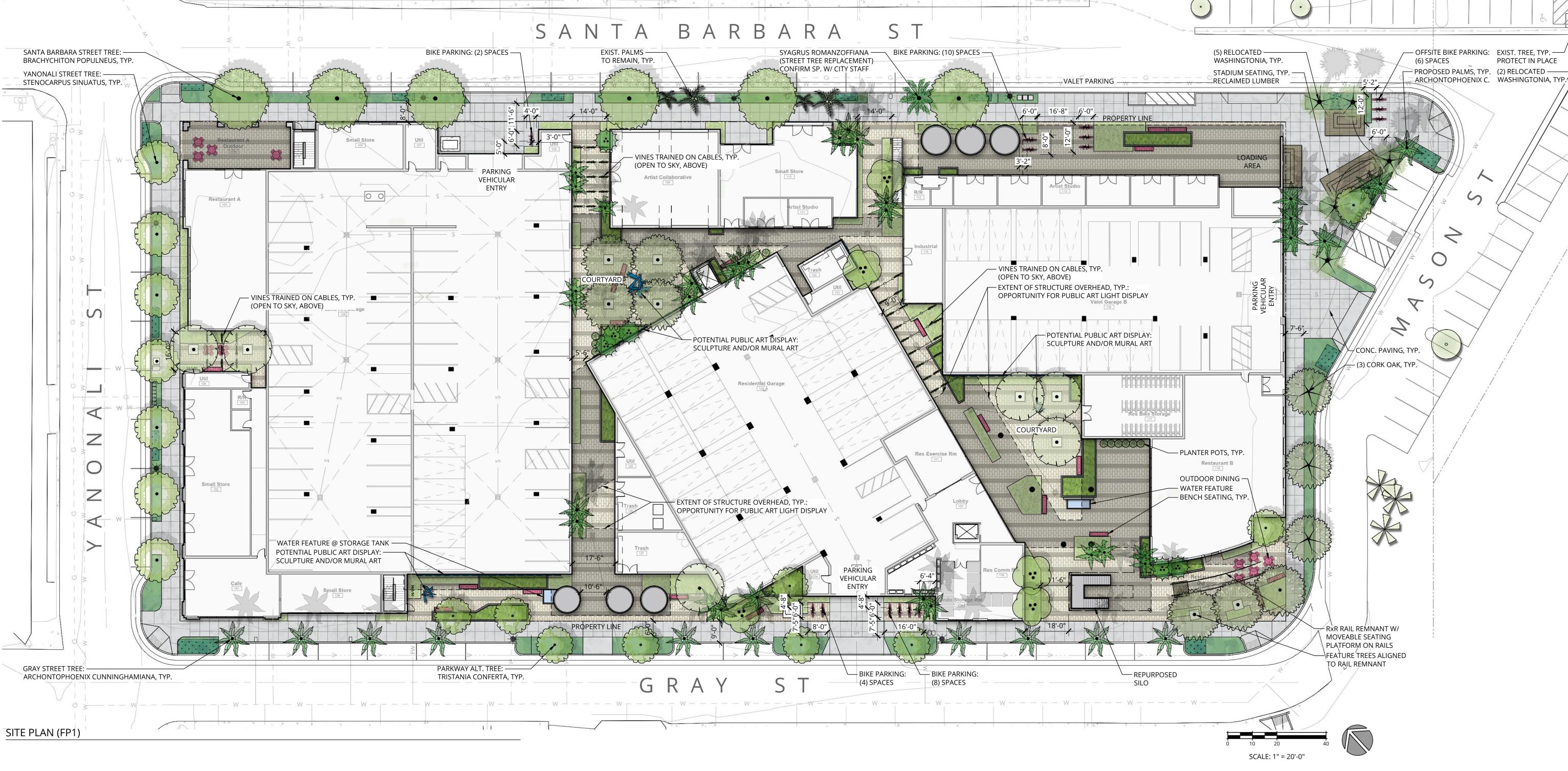
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DATE DRAWN 02/20/20 SCALE

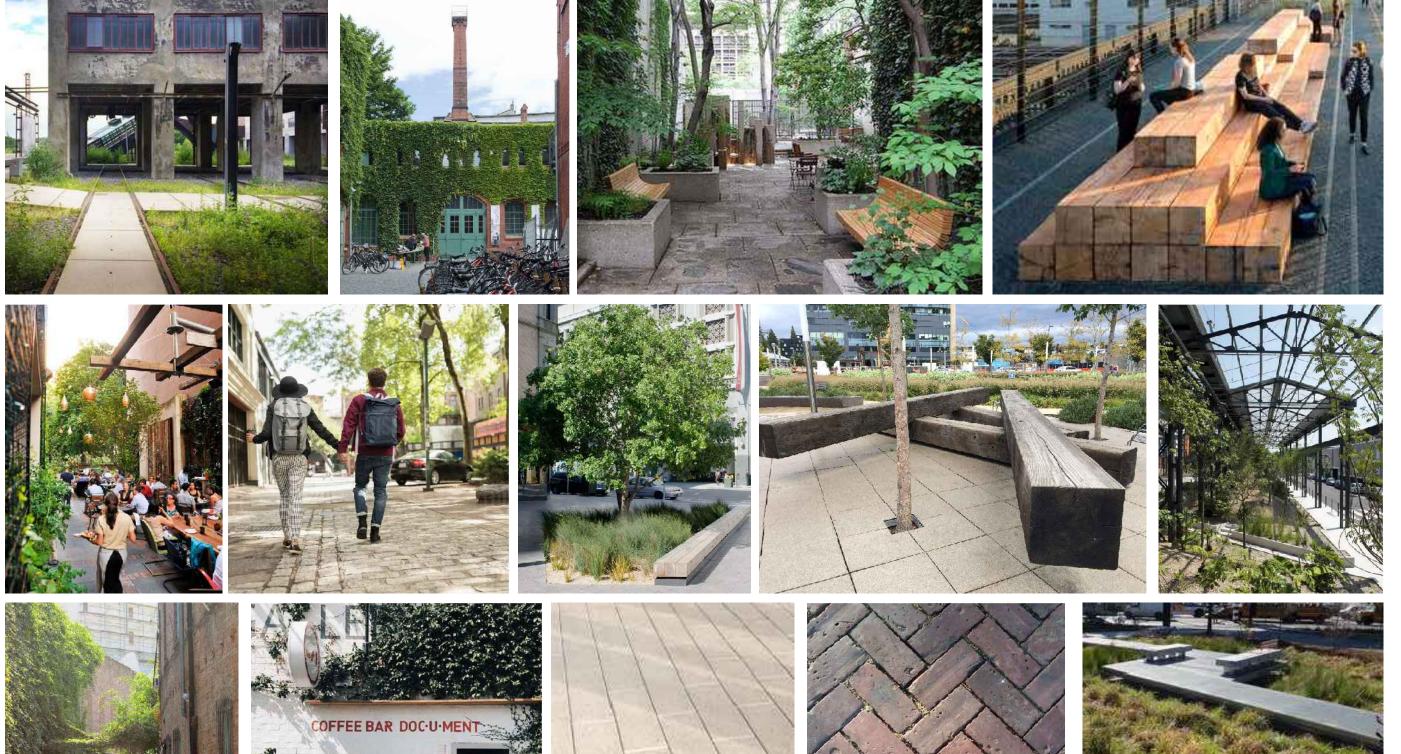
PRINT DATE

4/26/22 SHEET NUMBER

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CONCEPT REFERENCE IMAGERY:



PRELIMINARY PLANT PALETTE				
TREES	COMMON NAME	CONT	WATER USE	
ACACIA STENOPHYLLA	SHOESTRING ACACIA	36"BOX	LOW	
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM, 36" BOX 10-FT B.T.H.	10`BTH	LOW	
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM, 24" BOX 8-FT B.T.H.	8`BTH	LOW	
BRACHYCHITON POPULNEUS	BOTTLE TREE	24"BOX	LOW	
CERCIS OCCIDENTALIS `ALBA`	WHITE WESTERN REDBUD	15 GAL	LOW	
EXISTING WASHINGTONIA [RELOCATED]	EXISTING WASHINGTONIA [RELOCATED]	36"BOX	LOW	
LAURUS NOBILIS	SWEET BAY	36"BOX	LOW	
OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	15 GAL	LOW	
QUERCUS SUBER	CORK OAK	24"BOX	LOW	
SCHEFFLERA PUECKLERI	TUPIDANTHUS	24"BOX	LOW	
STENOCARPUS SINUATUS	FIREWHEEL TREE	15 GAL	LOW	
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	LOW	
TRISTANIA CONFERTA	BRISBANE BOX	36"BOX	LOW	
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10" BTH	LOW	
SHRUBS	COMMON NAME	SIZE	WATER USE	
ACACIA COGNATA `ACCOG01`	COUSIN ITT LITTLE RIVER WATTLE	5 GAL	LOW	
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS FERN	5 GAL	LOW	
ASPARAGUS MEYERI	FOXTAIL FERN	5 GAL	LOW	
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	LOW	
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	
CLIVIA MINIATA `YELLOW`	YELLOW BUSH LILLY	5 GAL	LOW	
DIANELLA CAERULEA `DBB03` TM	CASSA BLUE FLAX LILY	3 GAL	LOW	
DIETES GRANDIFLORA	WILD IRIS	3 GAL	LOW	
	CALIFORNIA GRAY RUSH	1 GAL	LOW	
JUNCUS PATENS LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	5 GAL		
LOMANDRA CONFERTIFOLIA `SEASCAPE`	SEASCAPE MAT RUSH	1 GAL	LOW	
LOMANDRA CONFERTIFOLIA "SEASCAPE" LOMANDRA LONGIFOLIA "NYALLA"	NYALLA BREEZE GRASS	5 GAL	LOW	
	PINE MUHLY			
MUHLENBERGIA DUBIA		5 GAL	LOW	
PELARGONIUM TOMENTOSUM	PEPPERMINT GERANIUM	5 GAL	LOW	
PHILODENDRON SELLOUM	LACY TREE PHILODENDRON	15 GAL	LOW	
PITTOSPORUM TENUIFOLIUM `SILVER SHEEN`	SILVER SHEEN TAWHIWHI	15 GAL	LOW	
WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW	
VINE/ESPALIER	COMMON NAME	SIZE	WATER USE	
FICUS PUMILA MINIMA	CREEPING FIG	5 GAL	LOW	
LONICERA JAPONICA `HALLIANA`	HALLS HONEYSUCKLE FLOWERING VINE	5 GAL	LOW	
PARTHENOCISSUS QUINQUEFOLIA `HACIENDA CREEPER`	HACIENDA CREEPER	5 GAL	LOW	
GROUND COVERS	COMMON NAME	CONT	WATER USE	
CASUARINA GLAUCA `COUSIN IT`	COUSIN IT CASUARINA	2 GAL	LOW	
MYOPORUM PARVIFOLIUM `PUTAH CREEK`	PUTAH CREEK MYOPORUM	1 GAL	LOW	
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW	
SEINECIO IVIAINDRALISCAE	DLUE FIINGER	I GAL	LUVV	

- 1. 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.
- 2. 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.
- 3. PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- 5. GREEN SCREENS WILL BE INCLUDED WHERE FEASIBLE.
- 6. EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.
- 7. 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.
- 8. 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.

BIKE RACK REFERENCE IMAGERY







PROTECT IN PLACE

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S H E E T N U M B E R L-1.1

PRELIMINARY PLAN - PLANTING AND DESIGN

- 4. STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST
- APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.



MFR: STREETLIFE

MODEL: "BIKE KEY"

MATERIAL: STEEL, WOOD







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REVISIONS

02/20/20 PRT #1 06/09/20 PRT #2

09/09/20 DART #1 05/07/21 DART #2 07/16/21 DART #3

01/31/22 DART #4 04/25/22 ABR

PROJECT NUMBER

PRINT DATE 4/26/22



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Mason S Barbara,

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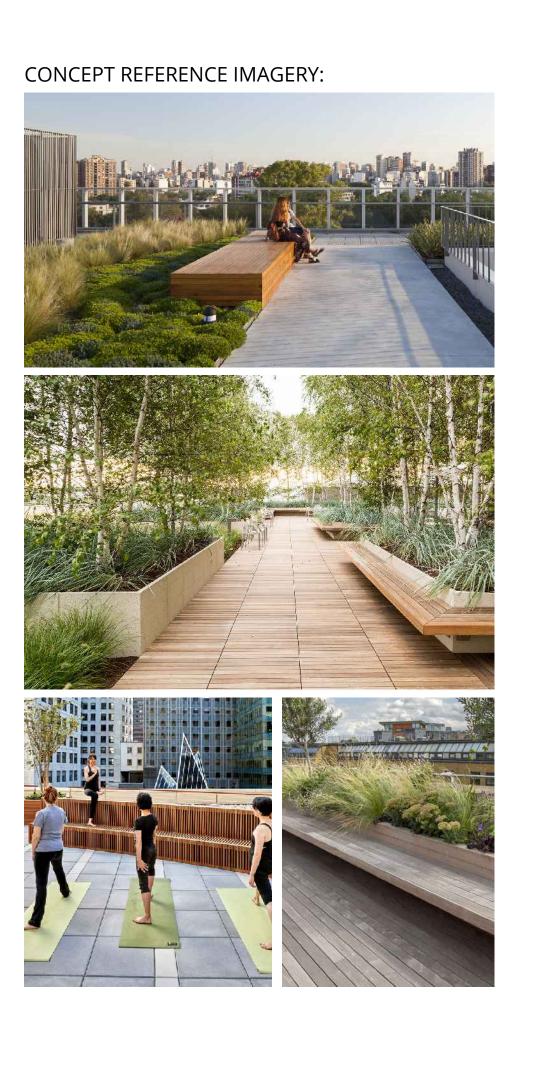
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PROJECT NUMBER DRAWN BY

DATE DRAWN 02/20/20

SCALE 1"=20'-0" PRINT DATE 4/26/22

S H E E T N U M B E R L-1.2





CONCEPT PERSPECTIVE SKETCHES @ GROUND FLOOR (FP1):







COURTYARD - EAST



PARKLET @ GRAY ST.



"THE TRIANGLE" @ MASON ST. & SANTA BARBARA ST.

VINE ON CABLE TRELLIS



LANDSCAPE ARCHITECTURE

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PREI LAN FP1



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05/07/21 DART #2 07/16/21 DART #3 04/26/22 DART #4 / ABR

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S H E E T N U M B E R L-1.3

COURTYARD - NORTH