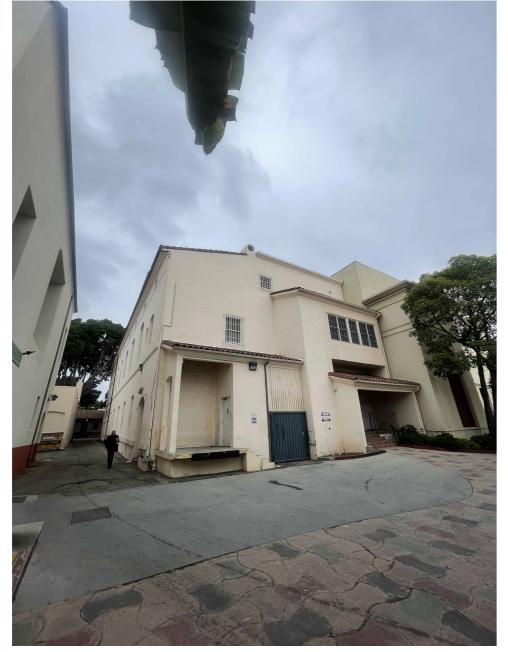
# 12 E CARRILLO ST

## RESIDENTIAL CONVERSION



DETERMINE AUD PROGRAM APPLICABILITY\*

Please consult with City Planning Staff for further explanation of the AUD Program

Click on Zone and Land Use Designation fields to select from the Drop Down menus

Projects in the coastal zone (CZ (SD-3) Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for modifications may be necessary in order to achieve the development standard incentives allowed

\*After entering the information in the "AUD Applicability" tab, refer to the "AUD Density Tables" tab for a range of unit options.

\*If you can't see the tabs below, maximize all Excel windows by clicking the icons on the right-hand side. The exact location

AUD PROGRAM DENSITY TABLES

To determine the number of units allowed under the AUD Program, refer to the matching table below AND review the "UNITS" DWED" column and corresponding MAXimum average unit size. The density proposed must EXCEED base density.

modifications may be necessary in order to achieve the development standard incentives allowed by the AUD Program.

Projects developed under the AUD Program MUST comply with all the AUD standards per SBMC 30.150.

(For example: if base density is 2 units, and the AUD density range is 2 to 4 units, the project must exceed 2 units to be proposed qualify

Projects in the coastal zone (CZ Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for

\*You can click on the "Unit Size" tab below to calculate the average unit size for your proposal if the sizes vary.

12 E CARRILLO

C-G (C-2)

Priority Housing Overlay (37-63 du/ac)

6,501

See Priority Housing Overlay (on next tab)

for unit options over Base Density

Priority Housing Overlay (37-63 du/ac)

**AUD INFORMATION** 

**ENTER Project Address:** 

Density (AUD) Program

under Base Density)

**Base Density** 

**SELECT Land Use Designation:** 

ENTER Net Lot Area (in sq. ft.):

Units allowed using Average Unit

(Total units MUST EXCEED units allowed

(Units allowed using existing Zoning

This property is located in the following Land Use designation:

Refer to the corresponding range below based on the lot size of:

Calculate the Average Unit Size

ENTER total number of units proposed (existing + new)?

Enter the square footage for each (existing and proposed new) unit below.

may vary, depending on the size of your window.

SELECT Zone:







CODE APPLICABLE SECTIONS

SECTION 1030 EMERGENCY ESCAPE AND RESCUE

IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN GROUP R OCCUPANCIES. BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE NOT FEWER THAN ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC

> 1. IN GROUPS R-1 AND R-2 OCCUPANCIES CONSTRUCTED OF TYPE I, TYPE IIA, TYPE IIIA OR TYPE IV CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

PROJECT TEAM

12 EAST CARRILLO LLC 521 Santa Barbara Street, Santa Barbara, CA, 93101 **ARCHITECT** CEARNAL COLLECTIVE LLP 521 1/2 state st, Santa Barbara,

CA, 93101

**CODE ANALYSIS** 

**OCCUPANCY GROUP: SECTION 302** 

NONBEARING WALLS-INTERIOR:

FLOOR CONSTRUCTION:

ROOF CONSTRUCTION:

**APPLICABLE CODES:** INTENT TO COMPLY WITH 2022 CBC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CALIFORNIA ENERGY CODE. 2022 CGBSC. TITLE 24 CAC. ADA TITLE III, 2010 ADA. CITY OF SANTA BARBARA MUNICIPAL CODE & ADOPTING ORDINANCES, AND CURRENT ENGINEERING AND ARCHITECTURAL PRACTICES PROJECT TO PROVIDE ACCESSIBILITY IN ACCORDANCE WITH THE REQUIREMENTS OF CBC CHAPTER 11A AS APPLICABLE.

РНОТО 3

SPRINKLERED?	YES
CONSTRUCTION TYPE:	III-A
ALLOWABLE HEIGHT (FT) (TABLE 504.4) ACTUAL HEIGHT (FT)	60 FT 45 FT
ALLOWABLE HEIGHT (STORIES): TABLE 504.3 504.1.2: SPRINKLER INCREASE:	4 STOF 0
MAXIMUM ALLOWABLE HEIGHT IN STORIES: ACTUAL HEIGHT IN STORIES:	4 STOF 3 STOF
ALLOWABLE FLOOR AREA: TABLE 506.2 (At)	18,182
CONSTRUCTION CLASSIFICATION - TABLE 601 & 602 STRUCTURAL FRAME: BEARING WALLS-EXTERIOR: BEARING WALLS-INTERIOR: NONBEARING WALLS-EXTERIOR:	1 HR 2 HR 1 HR
TABLE 602	1 HR 1 HR 1 HR

1 HR

BASEMENT LEVEL 1 **SUBTOTAL** 

STATE BONUS DENSITY (SBD) BASE DENSITY (ROUND UP)

ACCESSORY DWELLING UNITS

PARKING SPACES REQUIRED (PER AB 2097)

OPEN SPACE REQUIRED (SBD WAIVER)

10% LOW INCOME INCLUSIONARY UNITS

ALLOWABLE

PROPOSED

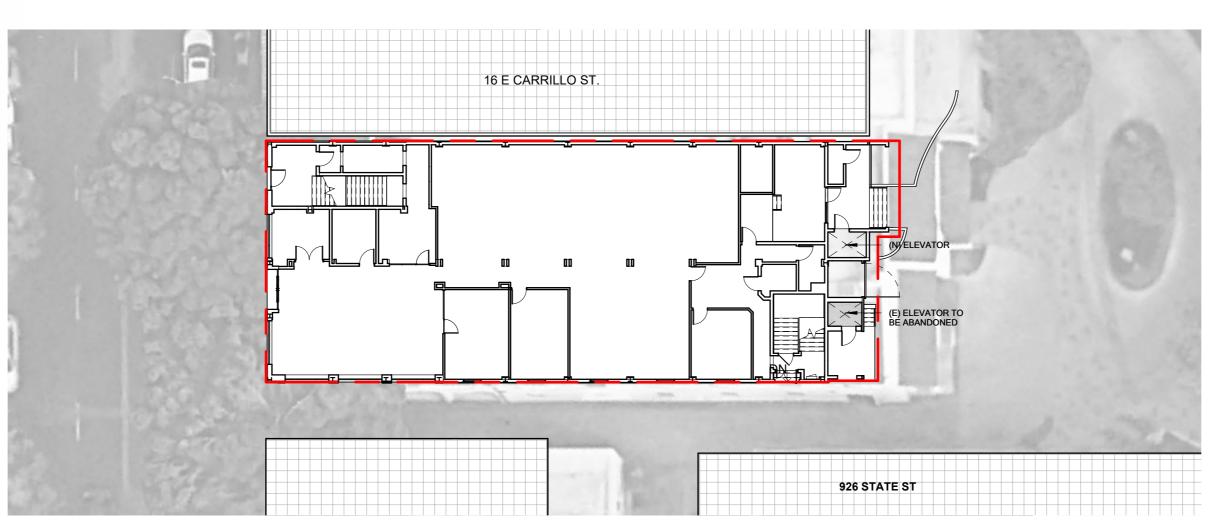
**BONUS DENSITY (20%)** 

25% OF BASE DENSITY

TOTAL RESIDENTIAL UNITS

**REQUIRED BIKE PARKING BIKE PARKING PROPOSED** SHORT TERM BIKE RACK

LONG TERM BIKE RACK



**EXISTING SITE PLAN** 

1" = 20' - 0"

## PROJECT INFORMATION

PROJECT ADDRESS	12 E CAR	RRILLC
OWNER	12 EAST CARRILL	O LLC
A.P.N.	039-3	22-045
ONING DESIGNATION	C-C PRIORITY HOUSING OVERLAY (37-63 DU)	G (C-2) /ACRE
OT AREA	6,501 SF (0.149 A	
AVERAGE SLOPE	0,301 31 (0.149 A	N/A
IGH FIRE ZONE LOOD ZONE		N/A
XISTING FLOOR AREA	N	IET SF
OMMERCIAL		519 SF
RESIDENTIAL	•	940 SF
OTAL EXISTING FLOOR AREA	·	459 SF
ROPOSED FLOOR AREA		IET SF
OMMERCIAL (BASEMENT)		1E 1 SF 390 SF
ASEMENT CIRCULATION		
		350 SF
EVEL 1		844 SF
EVEL 1 CIRCULATION ROPOSED CIRCULATION (LEVEL 1)	1,. Proposed	368 SF I 35 SI
EVEL 2		790 SF
EVEL 2 CIRCULATION		949 SF
ROPOSED CIRCULATION (LEVEL 2)	Proposed	
ROPOSED LEVEL 3	Proposed 2,	397 SF
OTAL PROPOSED FLOOR AREA	<u>NET 18,</u>	794 SF
ROPOSED FLOOR AREA	GRO	SS SF
ASEMENT	5,6	689 SF
ASEMENT CIRCULATION		350 SF
EVEL 1 EVEL 1 CIRCULATION		475 SF
EVEL 1 CIRCULATION EVEL 2		516 SF 174 SF
EVEL 2 CIRCULATION		033 SF
ROPOSED LEVEL 3	Proposed 2,	700 SI
OTAL PROPOSED FLOOR AREA	GROSS 19,	937 SF
NIT MIX	C	COUNT
TUDIO		4
BEDROOM OFT		7
<u>UBTOTAL</u>		<u>14</u>
ROPOSED RESIDENTIAL	UNIT TYPE N	IET SF
NIT 01	1-BEDROOM	746 SF
NIT 02		552 SF
NIT 03	, ,	516 SF
NIT 04		516 SF
NIT 05		516 SF
NIT 06 NIT 07		746 SF 566 SF
INIT UI		322 SF
NIT 08	LOI I	
	LOFT	917 SE
NIT 09	LOFT {	363 SF
NIT 09 NIT 10 NIT 11	LOFT {	363 SF 361 SF
NIT 09 NIT 10 NIT 11 NIT 12	LOFT 8 LOFT 8	863 SF 861 SF 861 SF
NIT 09 NIT 10 NIT 11 NIT 12 NIT 13	LOFT 8 LOFT 8 LOFT 8 LOFT 8	863 SF 861 SF 861 SF 810 SF
NIT 08  NIT 09  NIT 10  NIT 11  NIT 12  NIT 13  NIT 14  ET SUBTOTAL	LOFT 8 LOFT 8 LOFT 8 LOFT 8 LOFT 7	917 SF 863 SF 861 SF 861 SF 810 SF 787 SF

## **VICINITY MAP**

<u>10 UNITS</u>

1 UNIT

+ 2 UNITS

12 UNITS

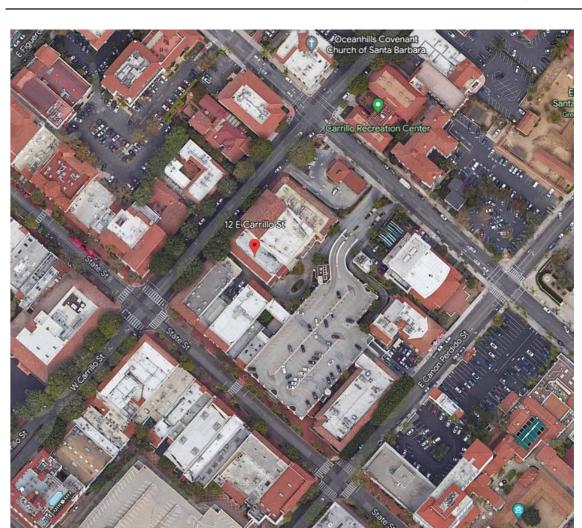
14 UNITS

0 SPACES 14 SPACES

0 SPACES

14 SPACES

2.5



PROJECT DESCRIPTION

**PHOTO 4** 

Proposed new infill housing within the commercial office building at 12 E. Carrillo St., located on a 6501 SF lot in the C-G (C-2) zone within the Priority Housing Overlay. The 17,459 sq. ft., 2-story

Utilizing the City's AUD ordinance and state bonus density, 12 units are proposed, as well as an additional two accessory dwelling units (ADU's). Units will be located on the 1st & 2nd floor. With an average unit size of 719 sq. ft. Units include three 1-bedroom unit, four studios, and seven lofts. The seven loft units results in an added third floor, adding 10,079 sq. ft of residential area to the total

A new elevator is proposed within a shaft added in the '70's and the existing freight elevator, along with 120 sq. ft. in the basement, will be demolished. At the 2<sup>nd</sup> floor, a 68 sq. ft. vestibule will be added for the new elevator.

There is a current entrance to the building from the alley, also added in the 1970's. The building's second exit also opens onto that alley. We intend to make the alley entrance accessible by utilizing the new elevator for access at the alley grade via a covered vestibule. We are demolishing the existing trash area and creating a larger trash room in the location of the existing freight elevator.

The project will be requesting a SBD waiver of the required open space pursuant to Ord. Sec. 30.140.140 C.2. It is located downtown with multiple public open space and recreation opportunities nearby for the future residents.

SHEET INDEX		
GENERAL G000	COVER SHEET	
G001	CONTEXT PHOTOS	
ARCHITECTURI	<u> </u>	
A100	EXISTING PLANS	
A101	EXISTING PLANS	
A102	PROPOSED SITE PLAN	
A103	ENLARGED SITE PLAN	
A104	PROPOSED PLANS	
A105	PROPOSED PLANS	
A201	PROPOSED ELEVATIONS	
A301 A901	PROPOSED SECTIONS 3D VIEW	
REFERENCES	OD VIEVV	
R101	REFERENCE AS BUILTS	
R102	REFERENCE AS BUILTS	
R103	REFERENCE AS BUILTS	
R104	REFERENCE AS BUILTS	
R105	REFERENCE AS BUILTS	

COVER SHEET Collective LLP harmless.

ISSUE DATE:

# DATE DESCRIPTION

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VIEW FROM CARRILLO ST



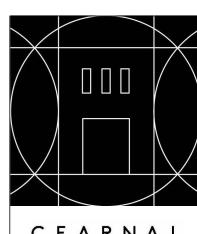
VIEW FROM PASEO LOOKING TOWARDS ALLEY



VIEW FROM ALLEY LOOKING TOWARDS CARRILLO ST



VIEW FROM CARRILLO ST



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UMBER: 2200
ENTS:
CONTEXT PHOTOS

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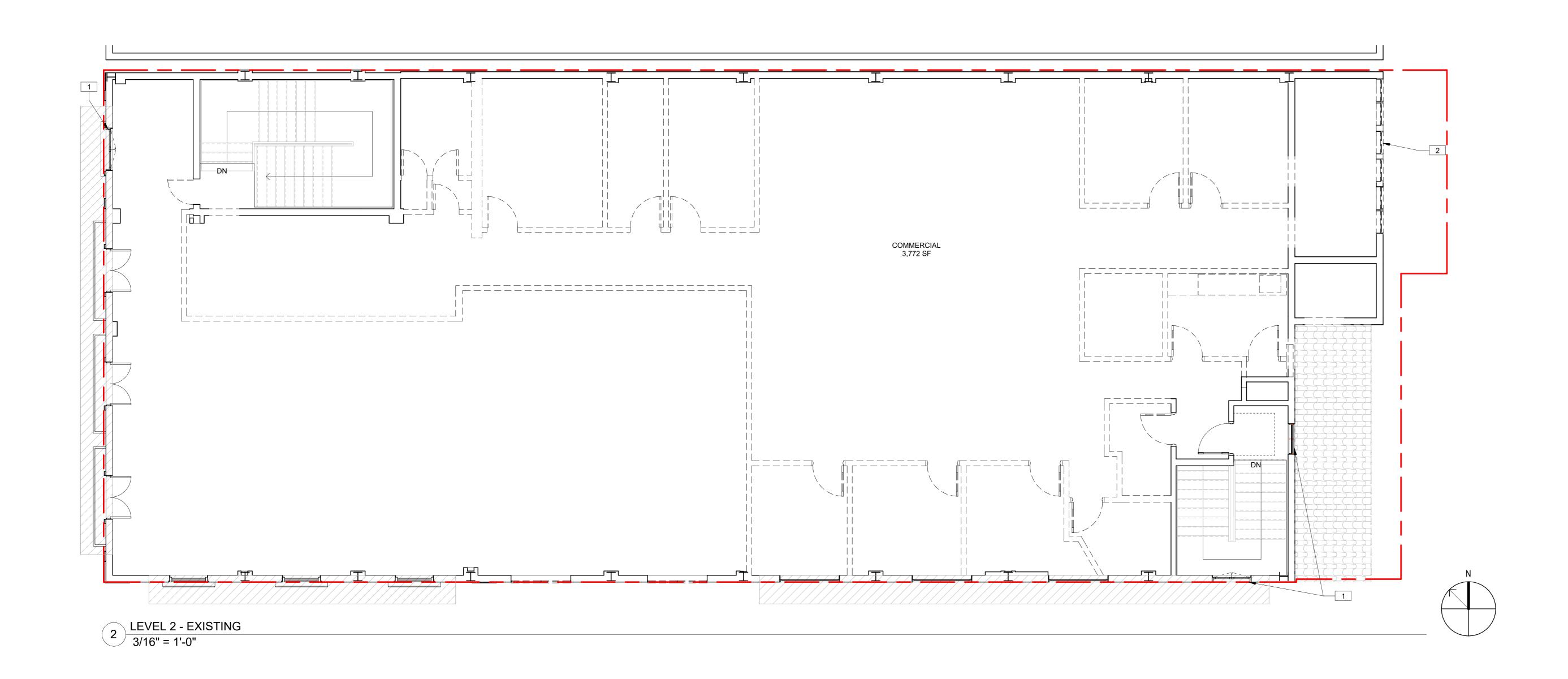
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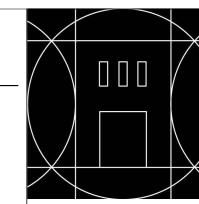
CONSTRUCTION



GENERAL NOTES

1 (E) WINDOWS TO REMAIN

2 (E) WINDOWS TO BE REPLACED



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JOB NUMBER: 2200

CONTENTS:

EXISTING PLANS

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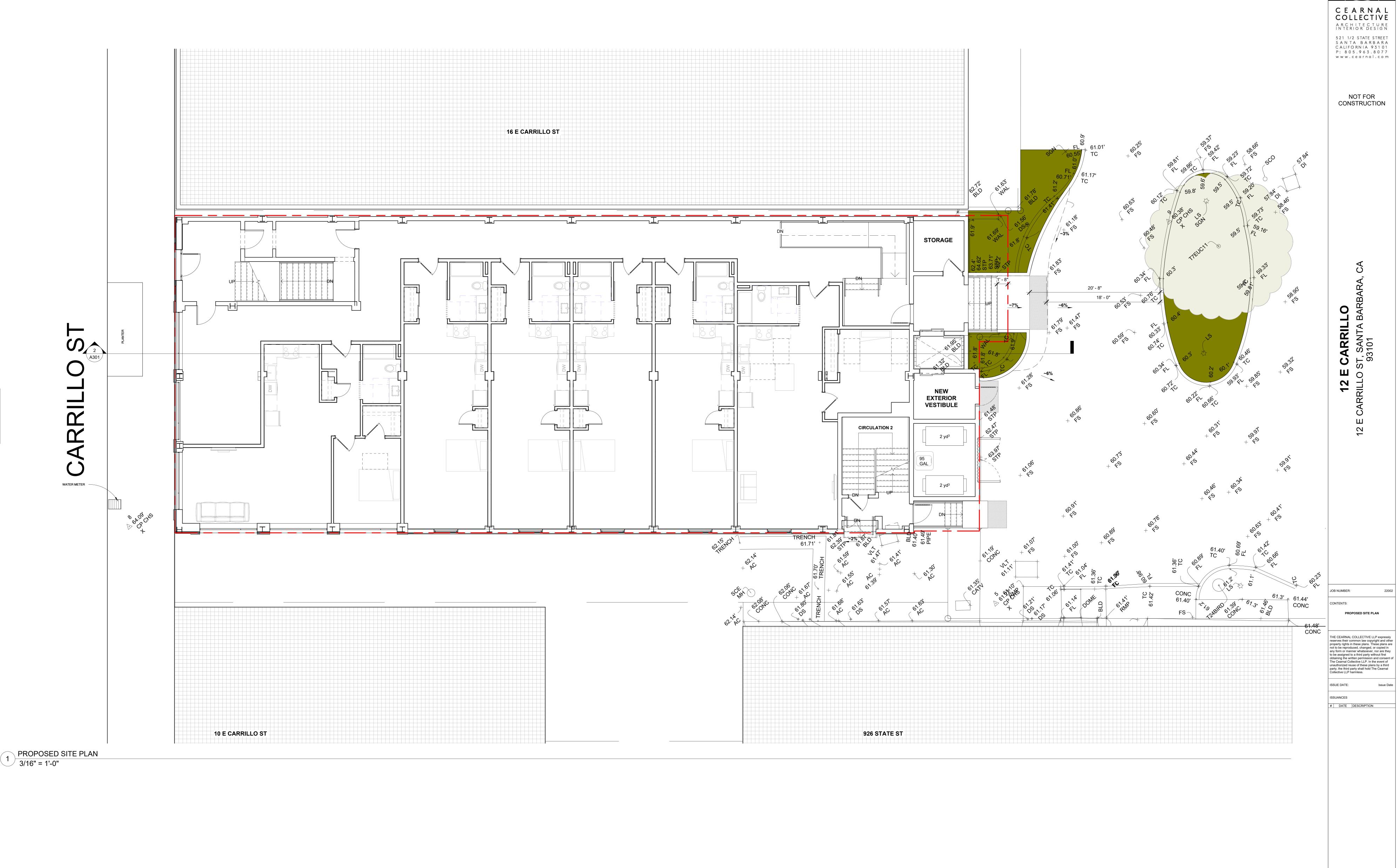
**EXISTING WALL LEGEND** 

EXISTING TO BE DEMO'D

EXISTING TO REMAIN

**LEGEND** 

OUTSIDE SCOPE OF WORK



### **GENERAL NOTES**

- 1 NEW CURB
- 2 PAVEMENT TO BE REMOVED AND RE-GRADED
- 3 (E) CURB TO BE REMOVED
- 4 ADDITIONAL STEP ADDED TO LEVEL WITH NEW GRADED PAVEMENT
- 5 ABANDON EXIT DOOR
- 6 (N) CIRCULATION 2 EXIT

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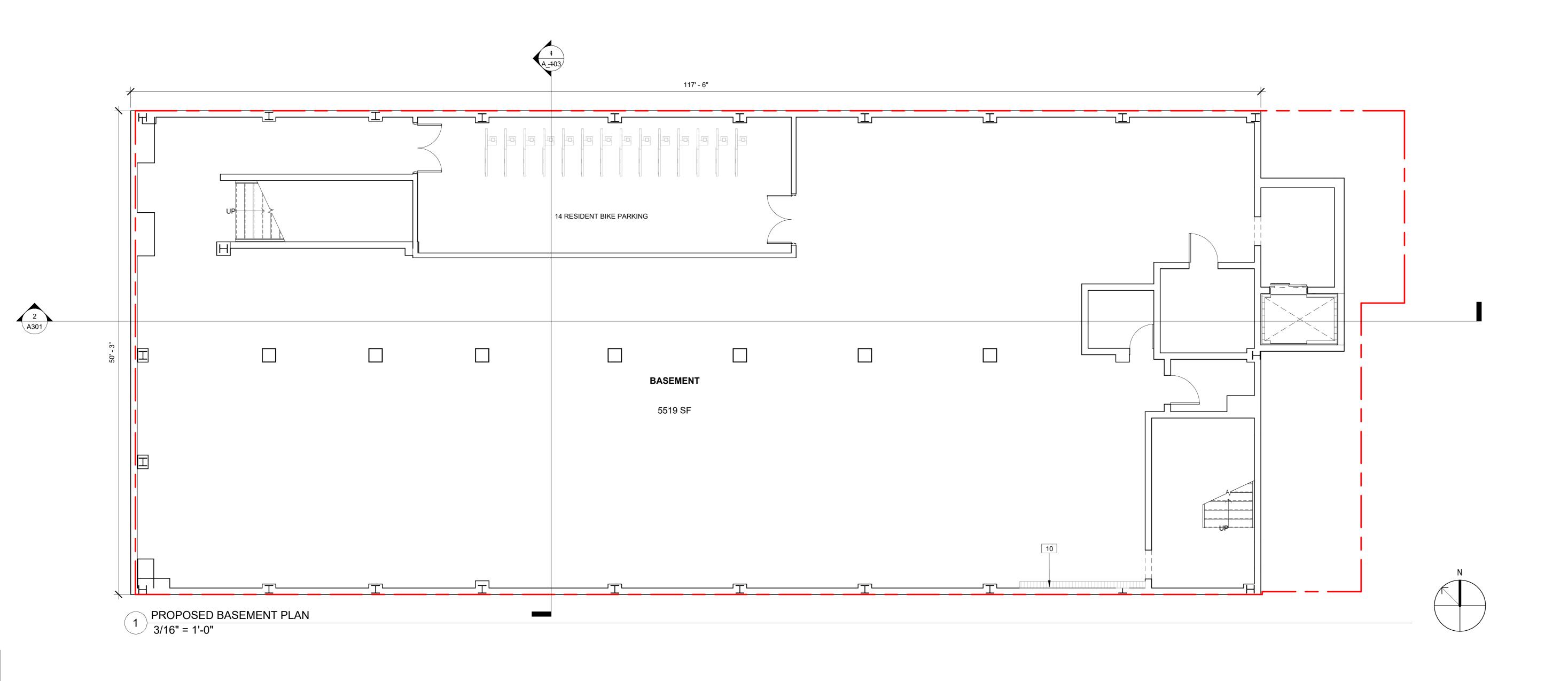
12 E CARRILLO 93101

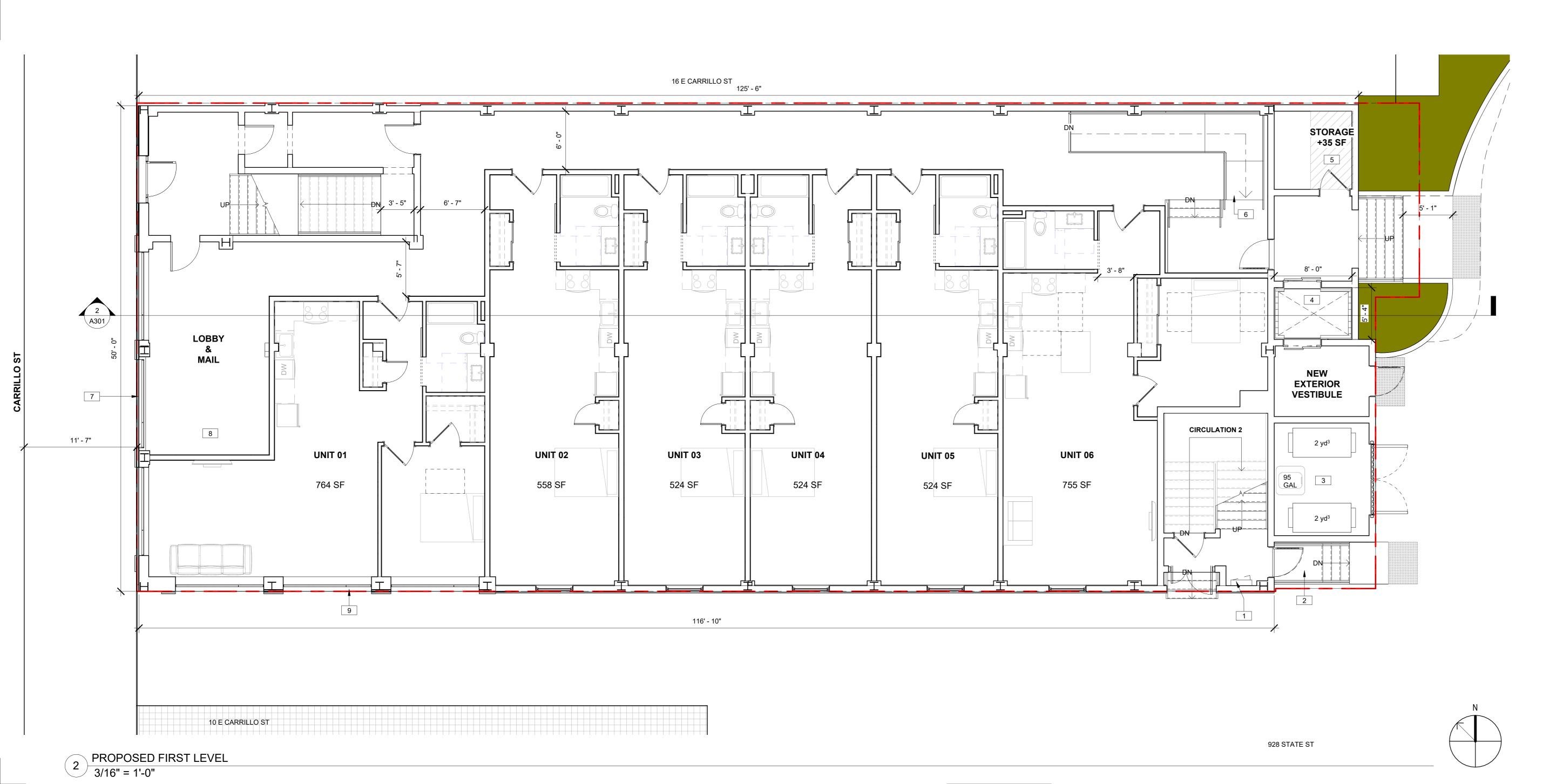
NUMBER:
TENTS:
ENLARGED SITE PLAN

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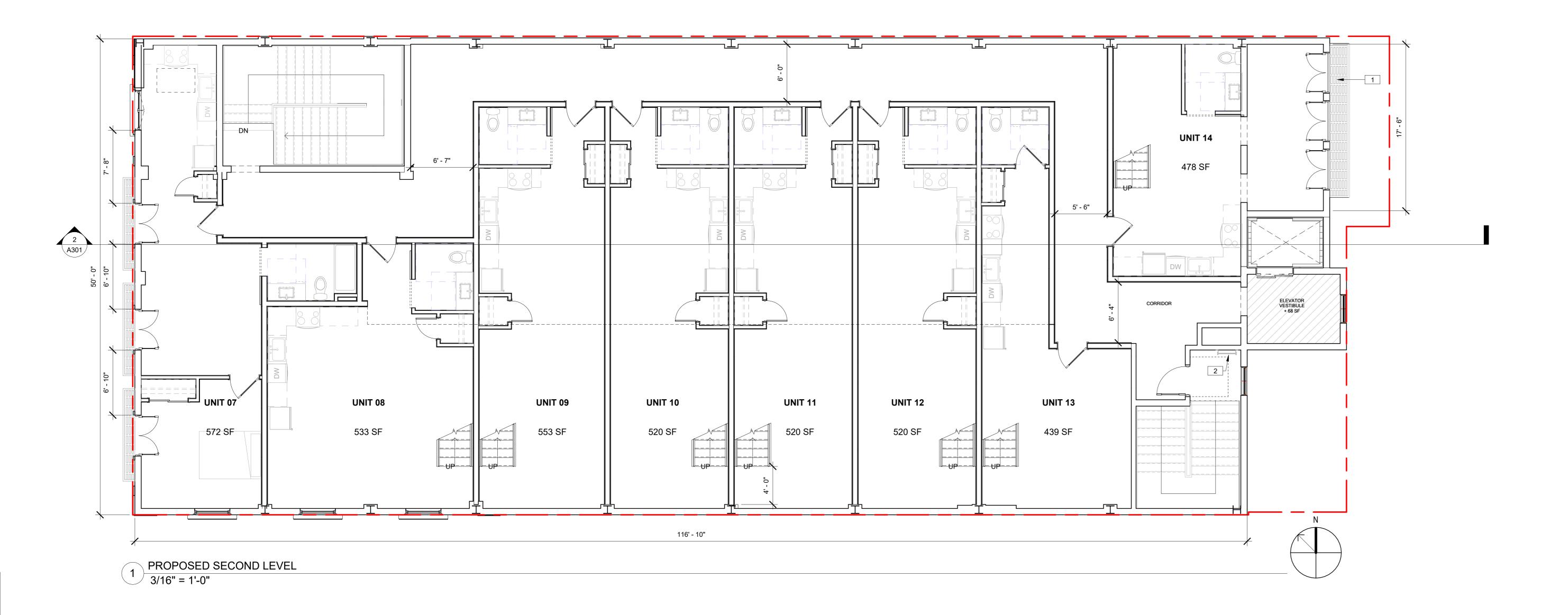


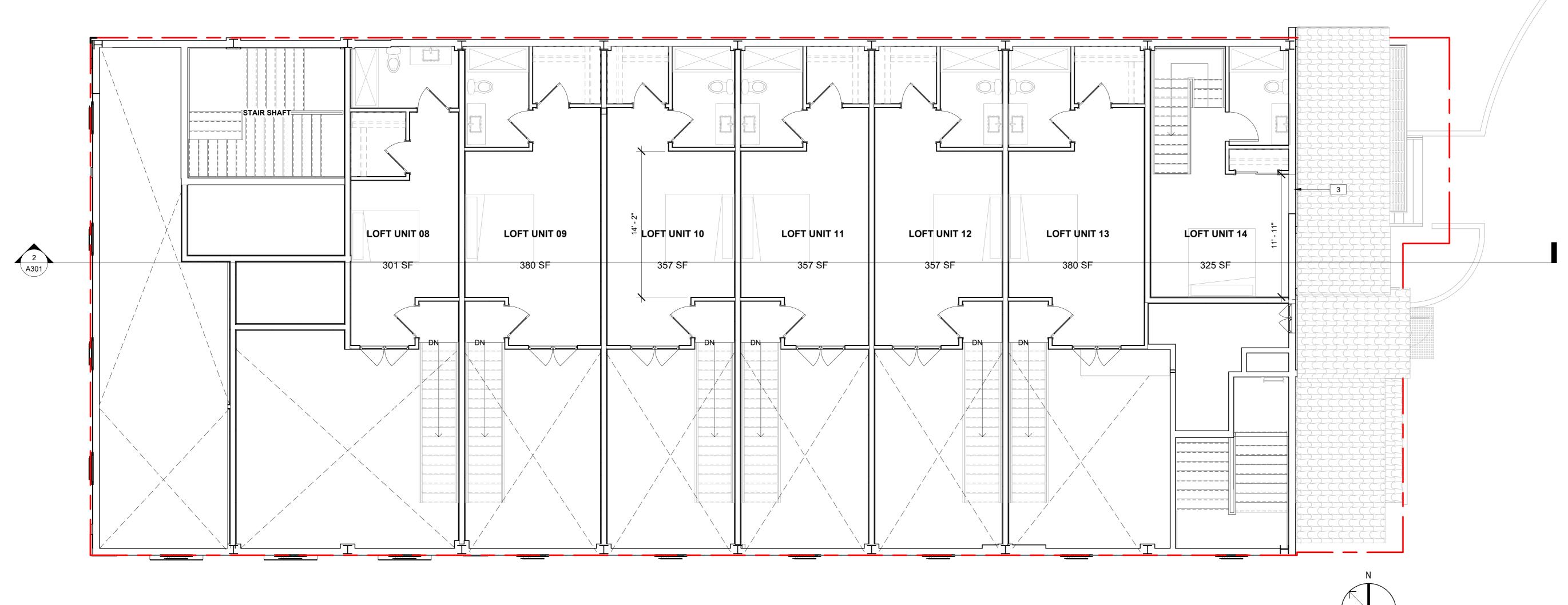


## **GENERAL NOTES** 1 (E) ELECTRIC PANEL TO REMAIN 2 STAIR ACCESS RELOCATED TO AVOID ENCROACHMENT OF PATH OF TRAVEL 3 (N) TRASH ENCLOSURE (N) ELEVATOR TO EXISTING ELEVATOR SHAFT, ALLOWING ACCESS FROM GROUND LEVEL TO ALL LEVELS C E A R N A L COLLECTIVE ARCHITECTURE INTERIOR DESIGN 5 ADDED ADDITIONAL STORAGE SQUARE FOOTAGE 521 1/2 STATE STREET SANTA BARBARA CALIFORNIA 93101 P: 805.963.8077 www.cearnal.com 6 RAMP ACCESS FOR ADA 7 RESTORATION OF STOREFRONT 8 MAIL AREA 9 ALL (E) WINDOWS TO REMAIN ALLEY ELEVATION 10 ELECTRICAL PANELS NOT FOR CONSTRUCTION CARRILLO ST, SANTA BAR 93101 12 PROPOSED PLANS THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Cearnal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cearnal Collective LLP harmless. ISSUE DATE: # DATE DESCRIPTION

LEGEND

ADDED SQUARE FOOTAGE





PROPOSED THIRD LEVEL

3/16" = 1'-0"

## **GENERAL NOTES**

1 NEW JULIETTE BALCONY

2 (E) ROOF ACCESS

3 NEW WINDOW FOR UNIT 14

ENTIRE THIRD FLOOR IS ADDED SQUARE FOOTAGE

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PROPOSED PLANS

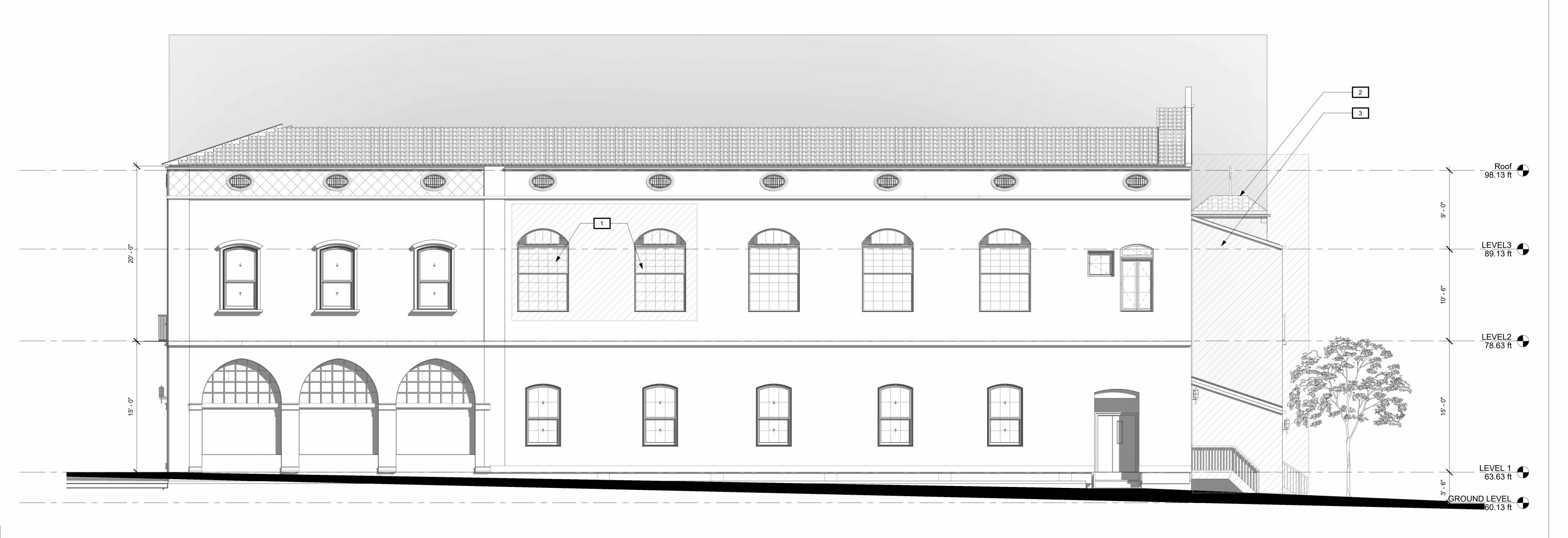
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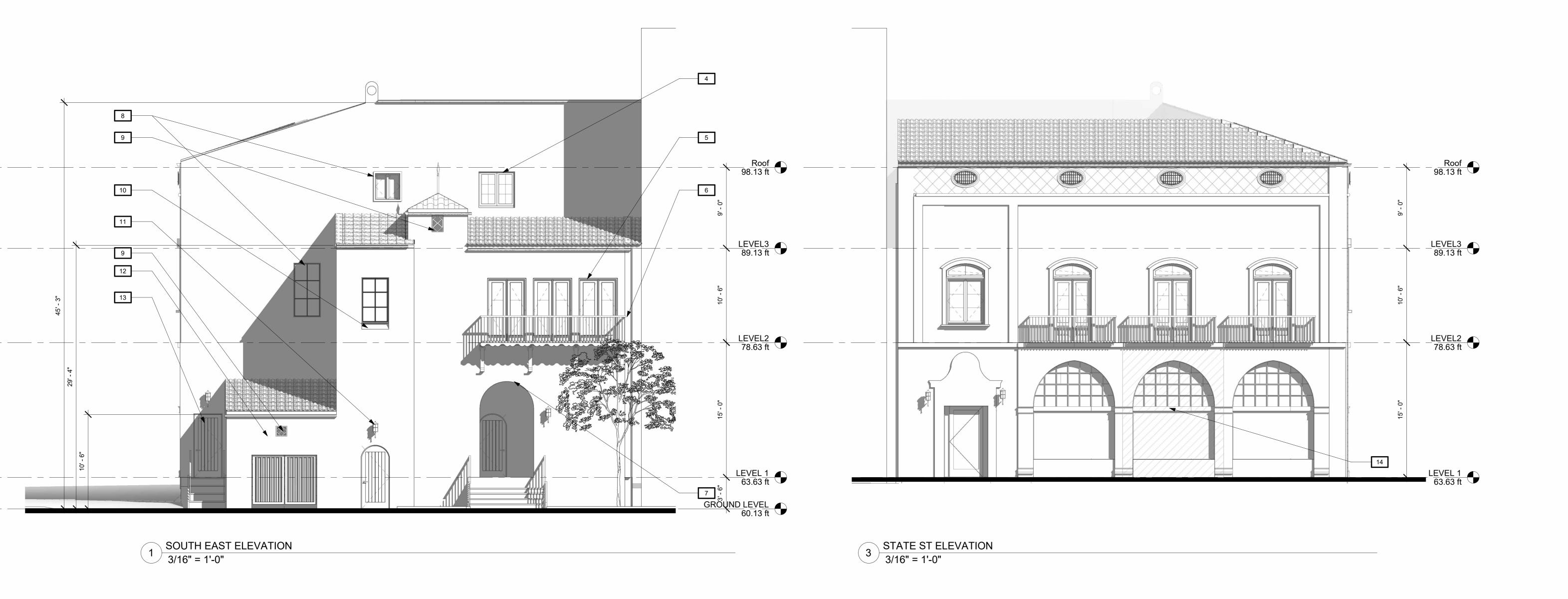
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LEGEND

ADDED SQUARE FOOTAGE



2 ALLEY ELEVATION 3/16" = 1'-0"



LEG

- 1 RESTORATION OF WINDOWS TO ORIGINAL FORM
- 2 INCREASED HEIGHT OF EXISTING ELEVATOR SHAFT
- 3 NEW ELEVATOR VESTIBULE

**GENERAL NOTES** 

- 4 PRIOR TO FABRICATION SHOP DRAWINGS MUST BE DELIVERED AND APPROVED BY ARCHITECT
- 5 PROPOSED FRENCH DOORS
- 6 PROPOSED JULIETTE IRON WROUGHT BALCONY
- 7 PROPOSED ROUND ARCH ENTRANCE
- 8 (E) WINDOW TO REMAIN (REMOVE WINDOW BARS)
- 9 VENT WITH SPANISH STYLE IRON WROUGHT DECOR
- 10 (N) WINDOW FOR VESTIBULE
- 11 SPANISH STYLE LIGHTING FIXTURES
- 12 NEW TRASH ENCLOSURE
- 13 RELOCATION OF EXIT FROM ALLEY
- 14 CONVERSION TO MATCH ADJACENT EXISTING WINDOWS

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NUMBER: 22002

ITENTS:

PROPOSED ELEVATIONS

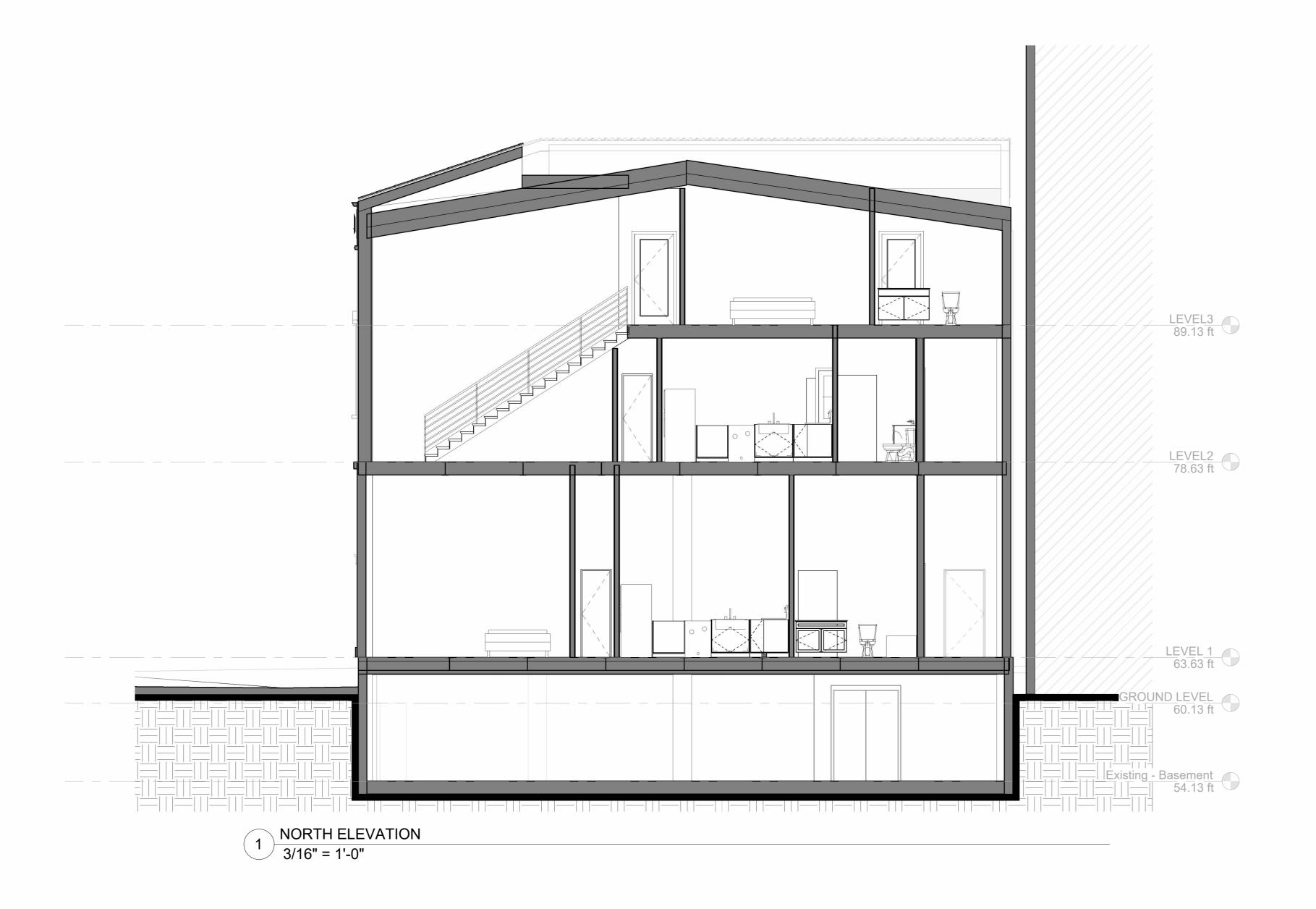
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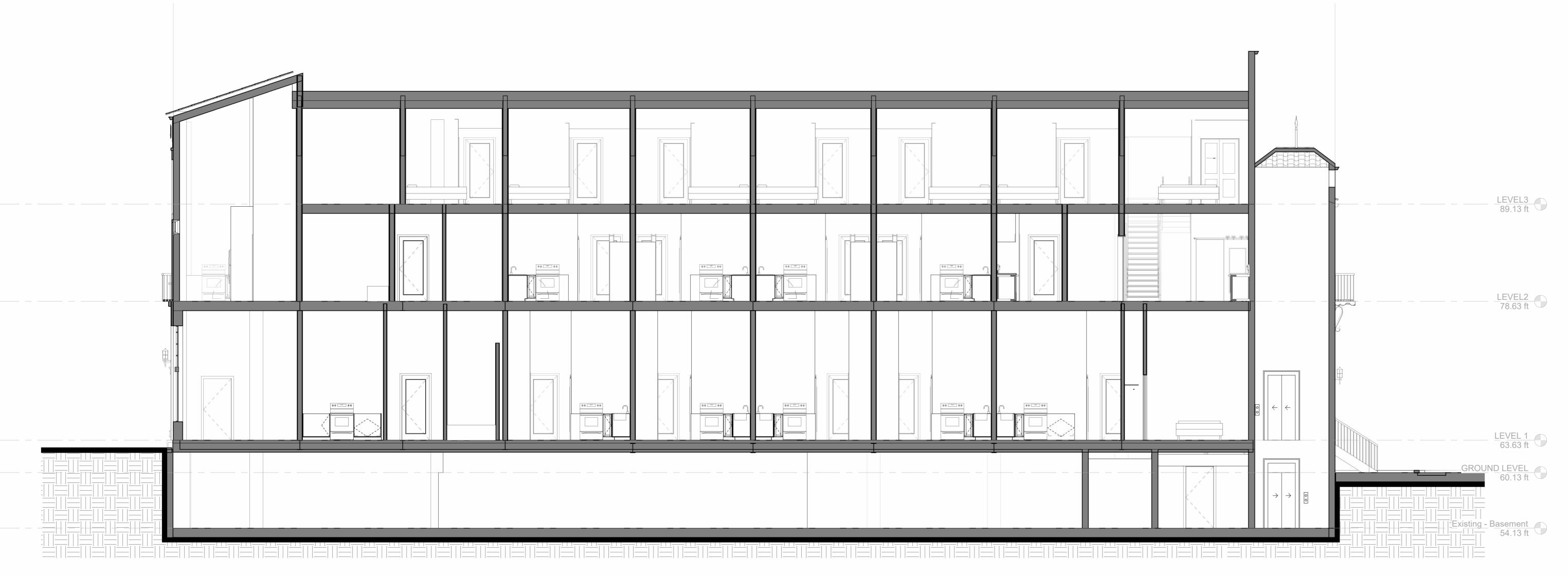
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<u>LEGEND</u>

SCOPE OF WORK





2 WEST ELEVATION 3/16" = 1'-0"

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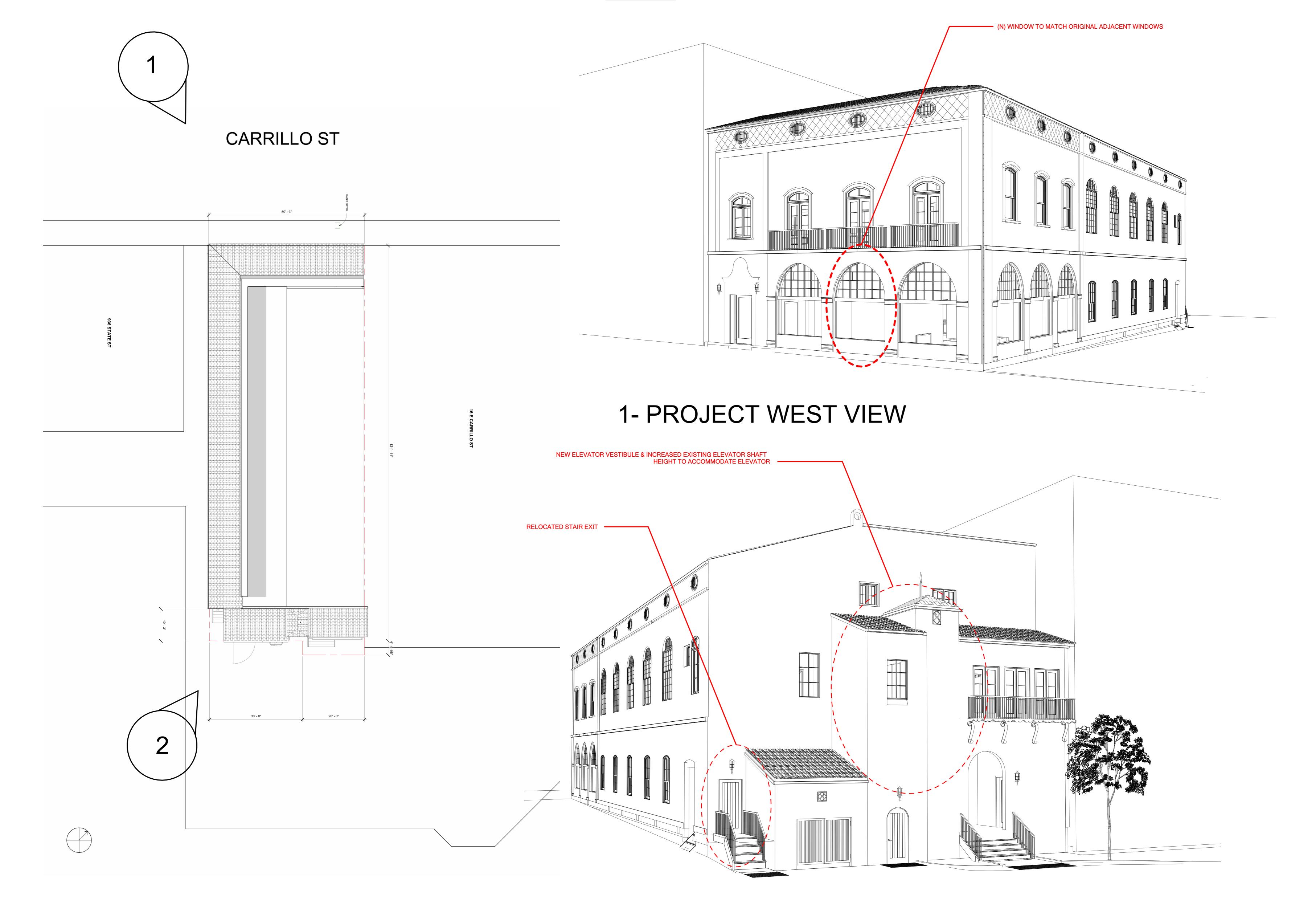
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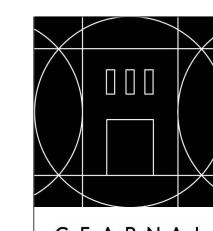
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2 - PROJECT SOUTH VIEW



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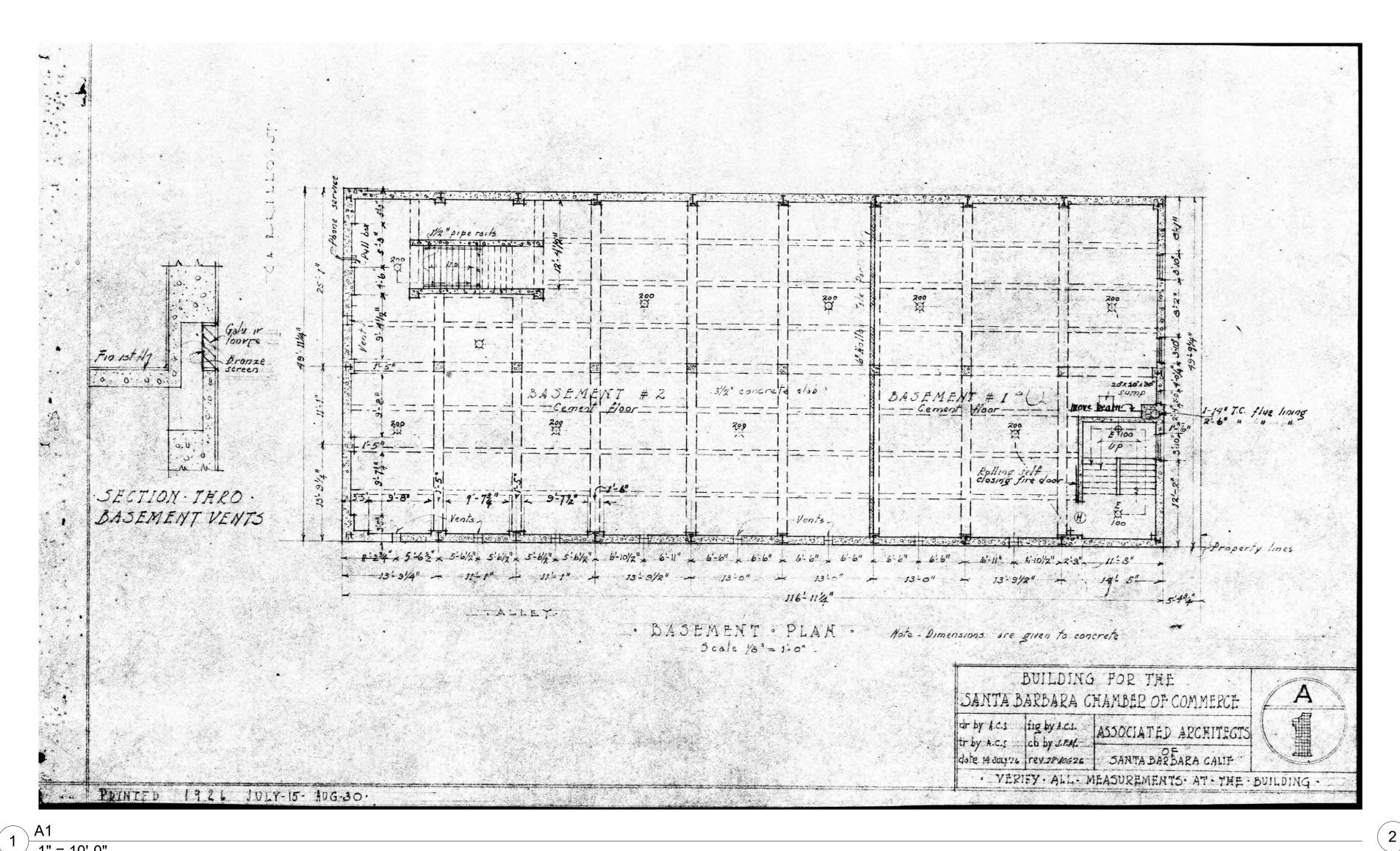
3D VIEW

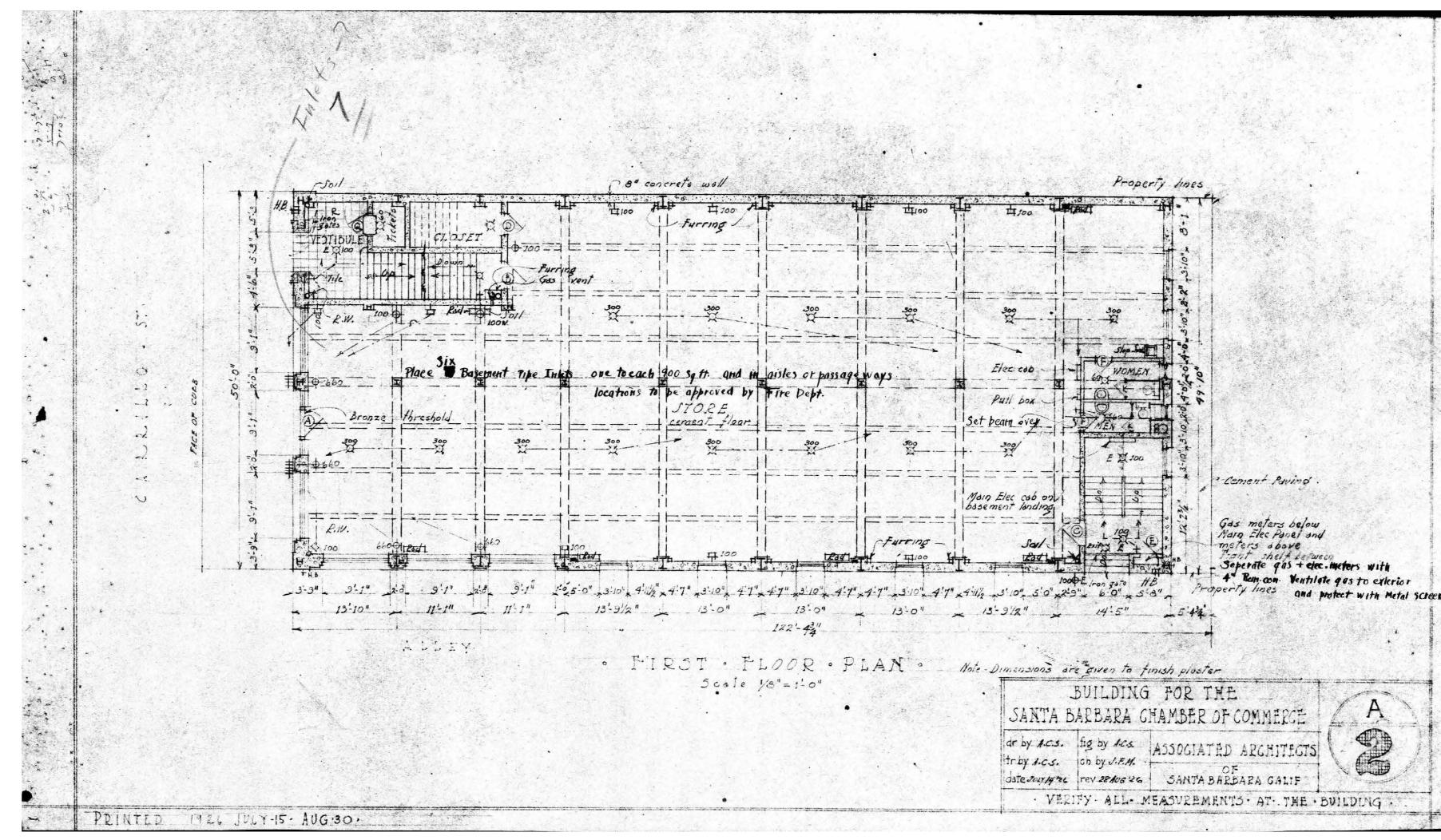
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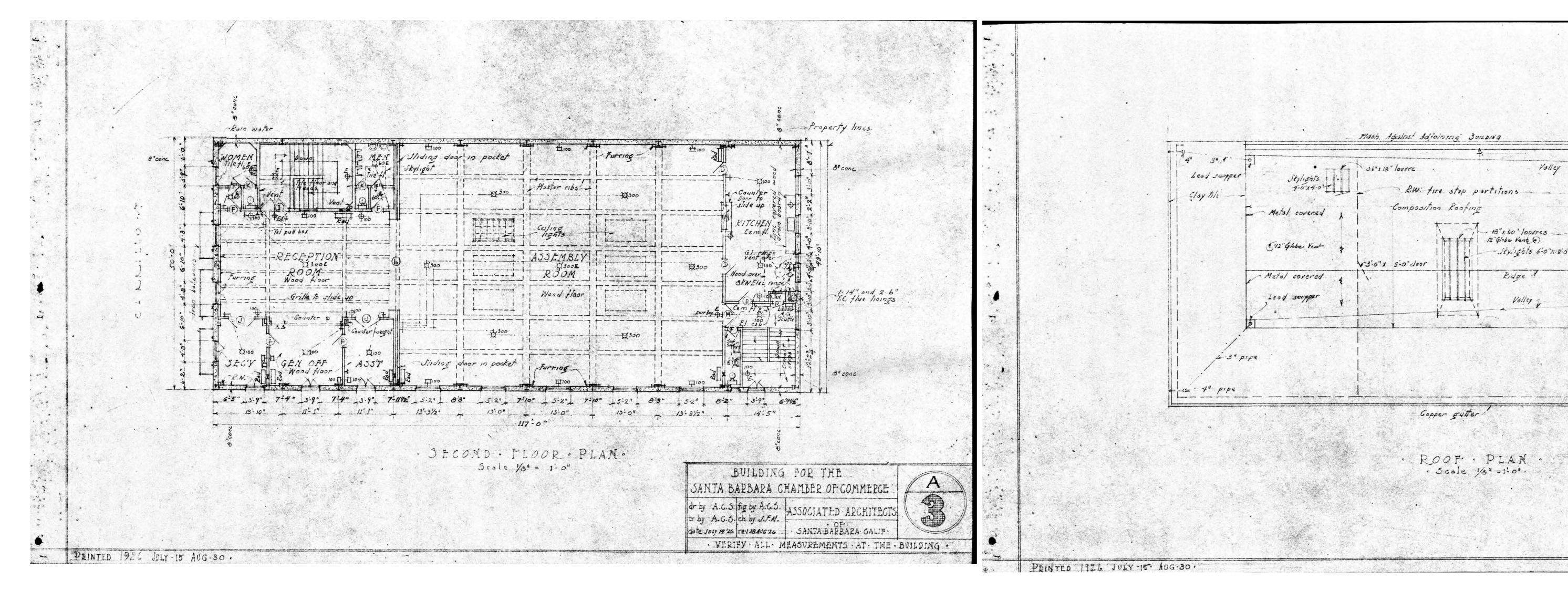
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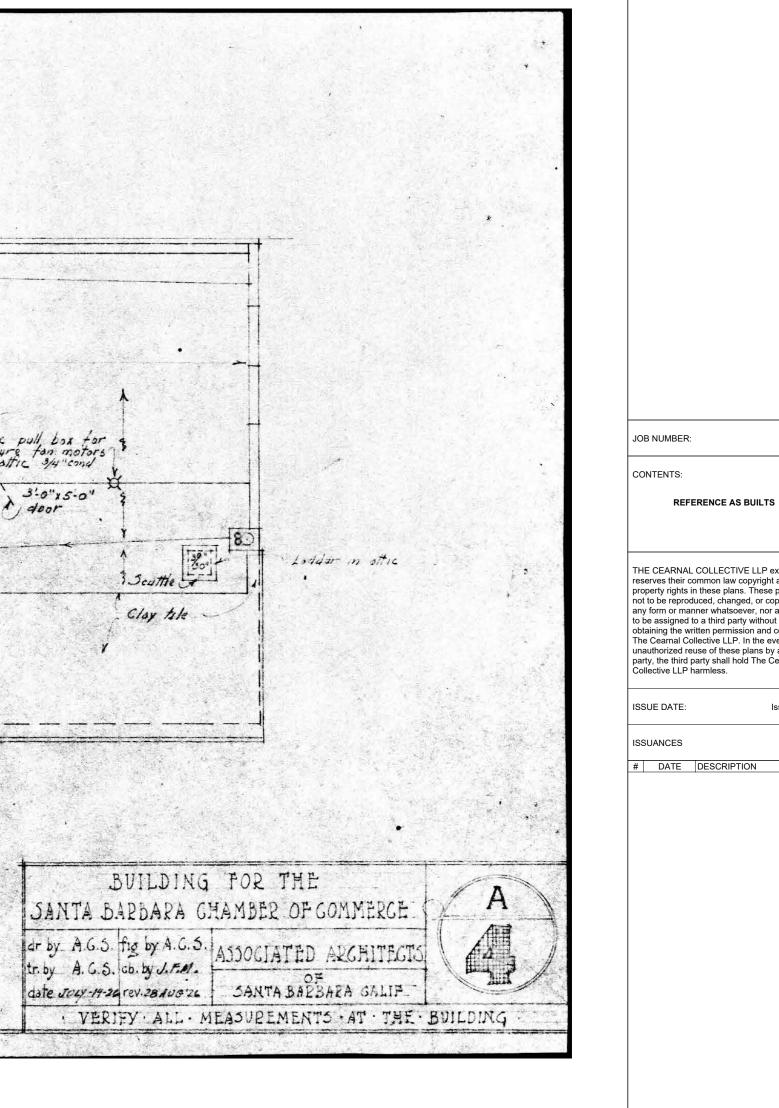
ISSUANCES

# | DATE | DESCRIPTION









3'-0"x5-0" door

4 A4 1" = 10'-0"

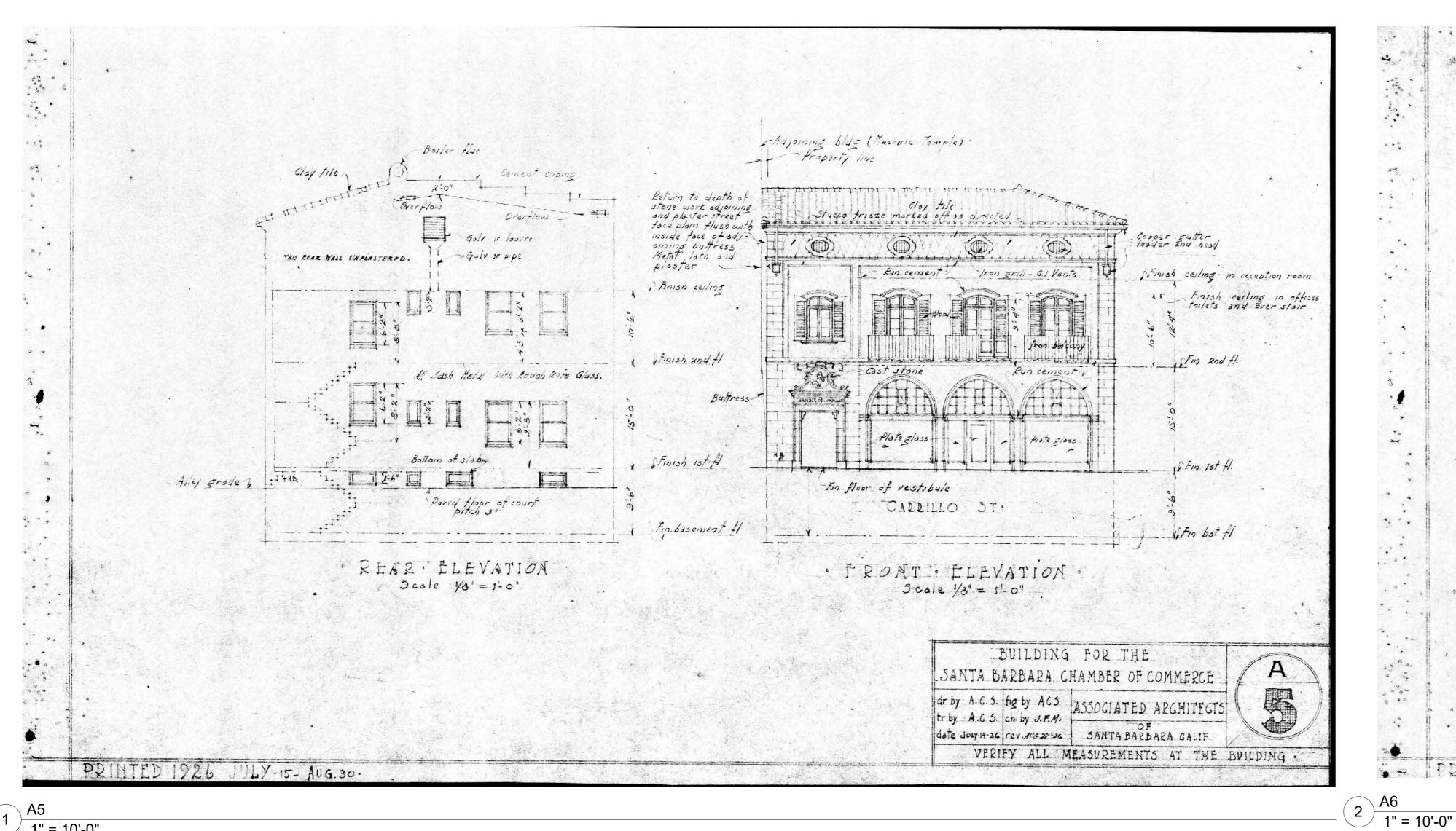
3 A3 1" = 10'-0"

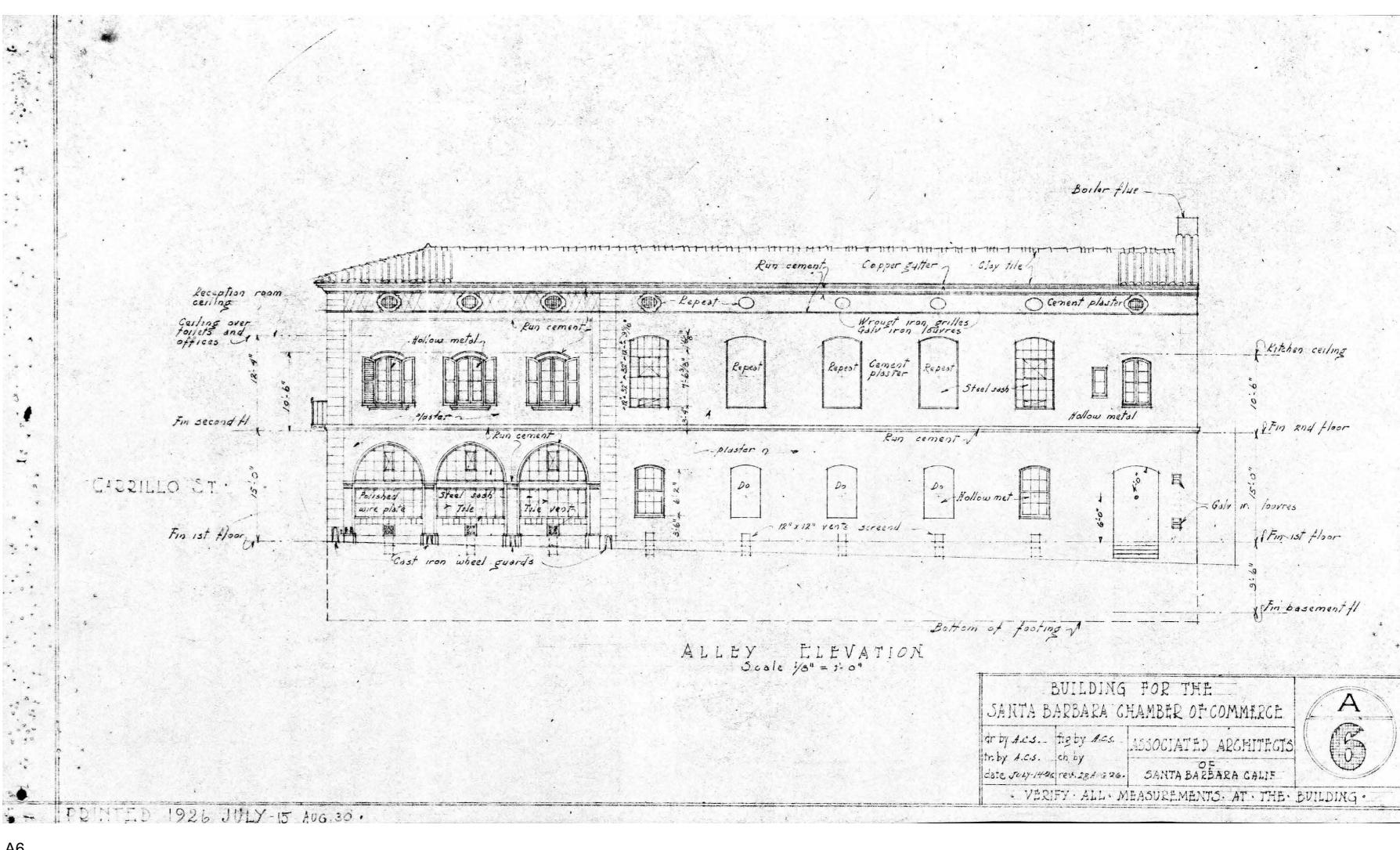
CEARNAL COLLECTIVE ARCHITECTURE INTERIOR DESIGN

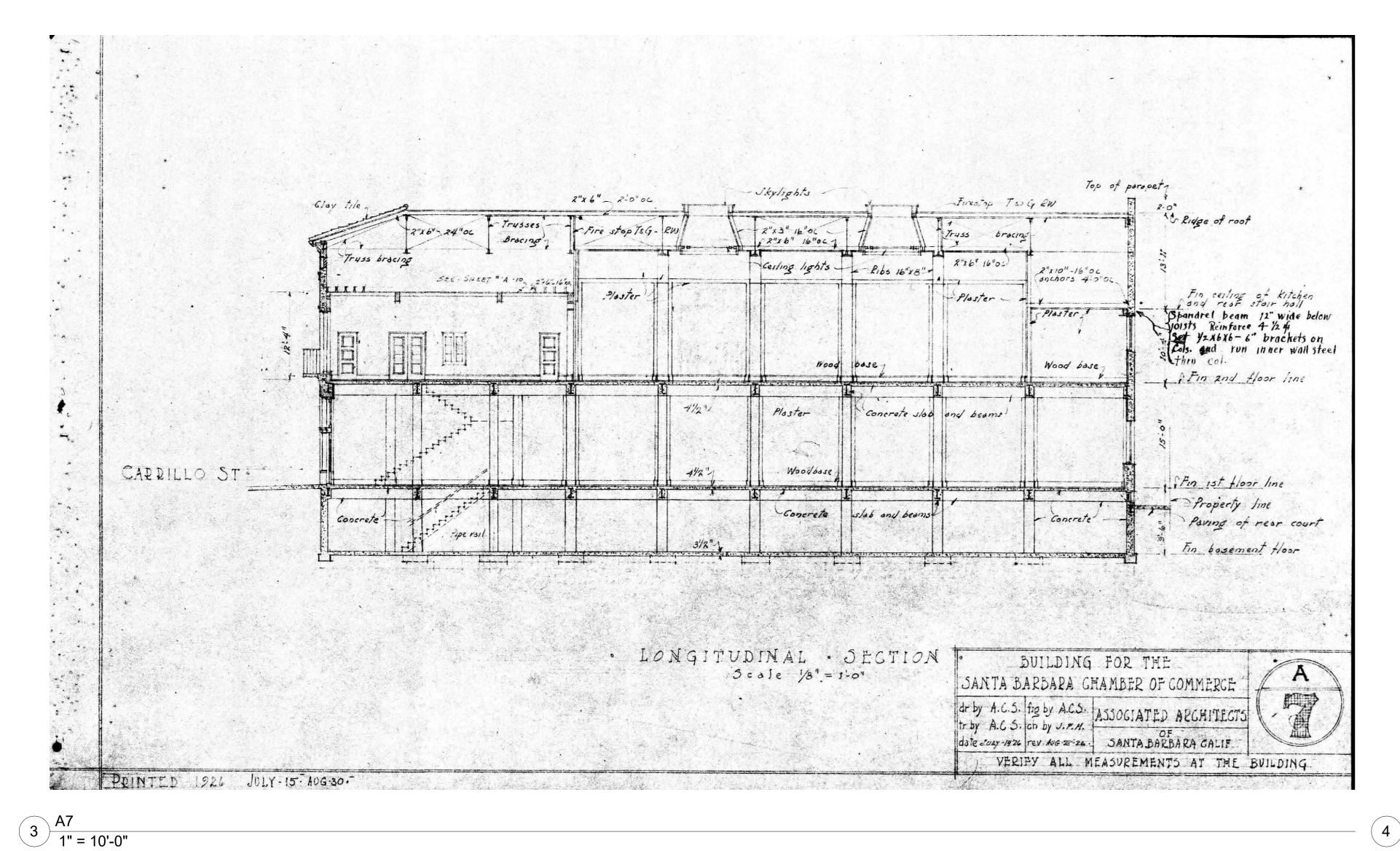
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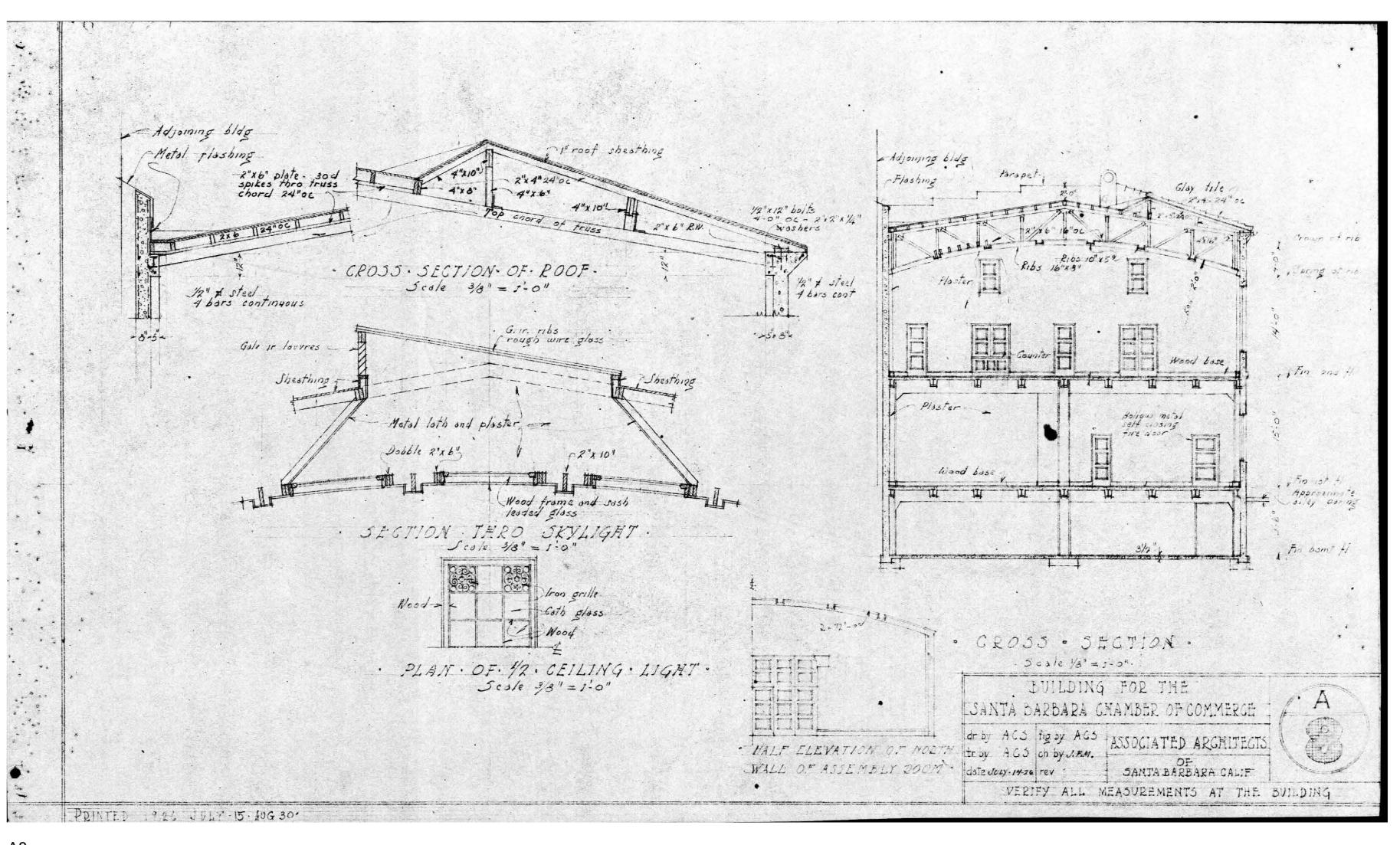
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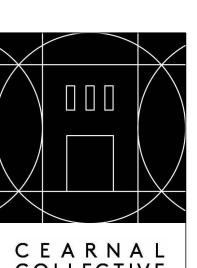
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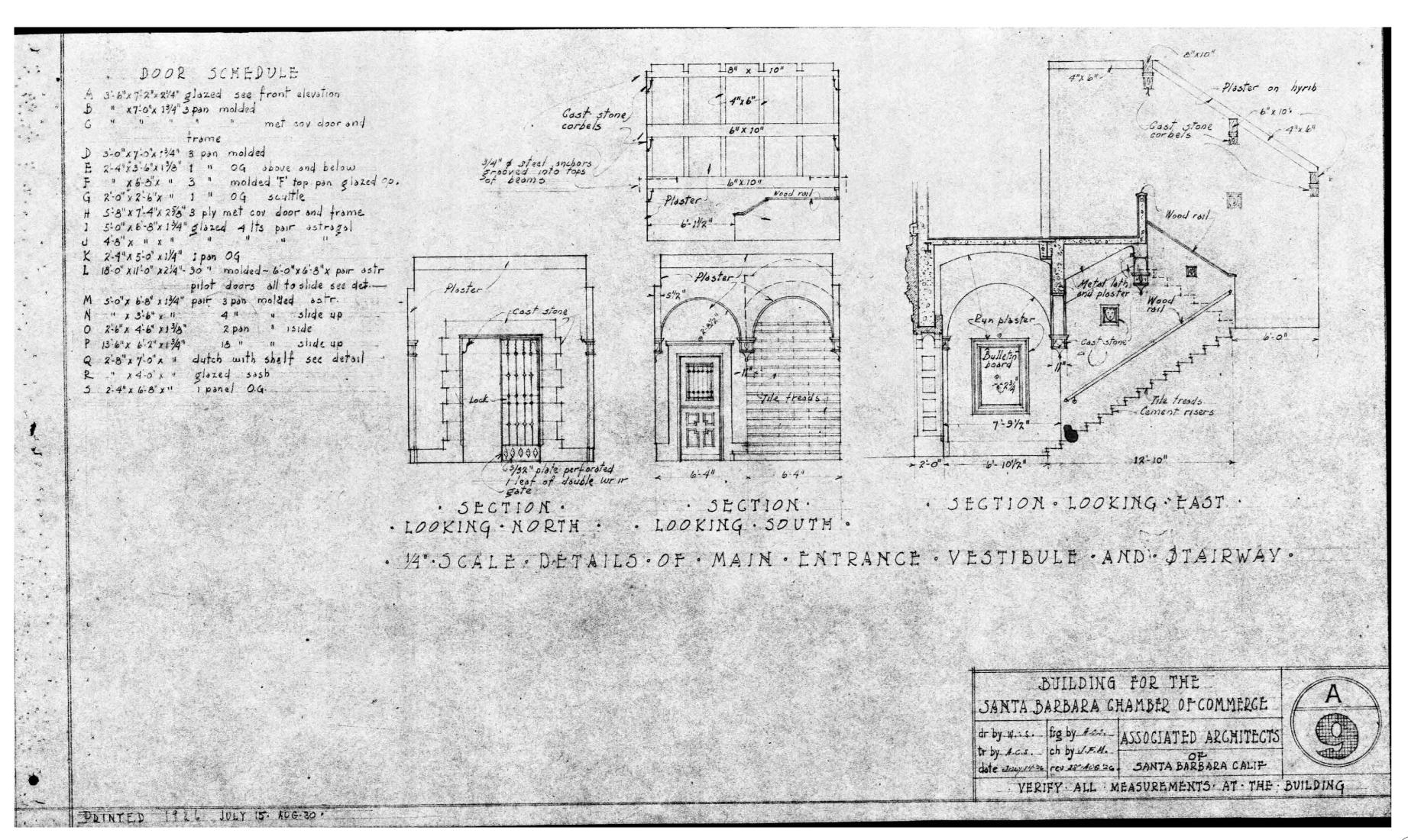
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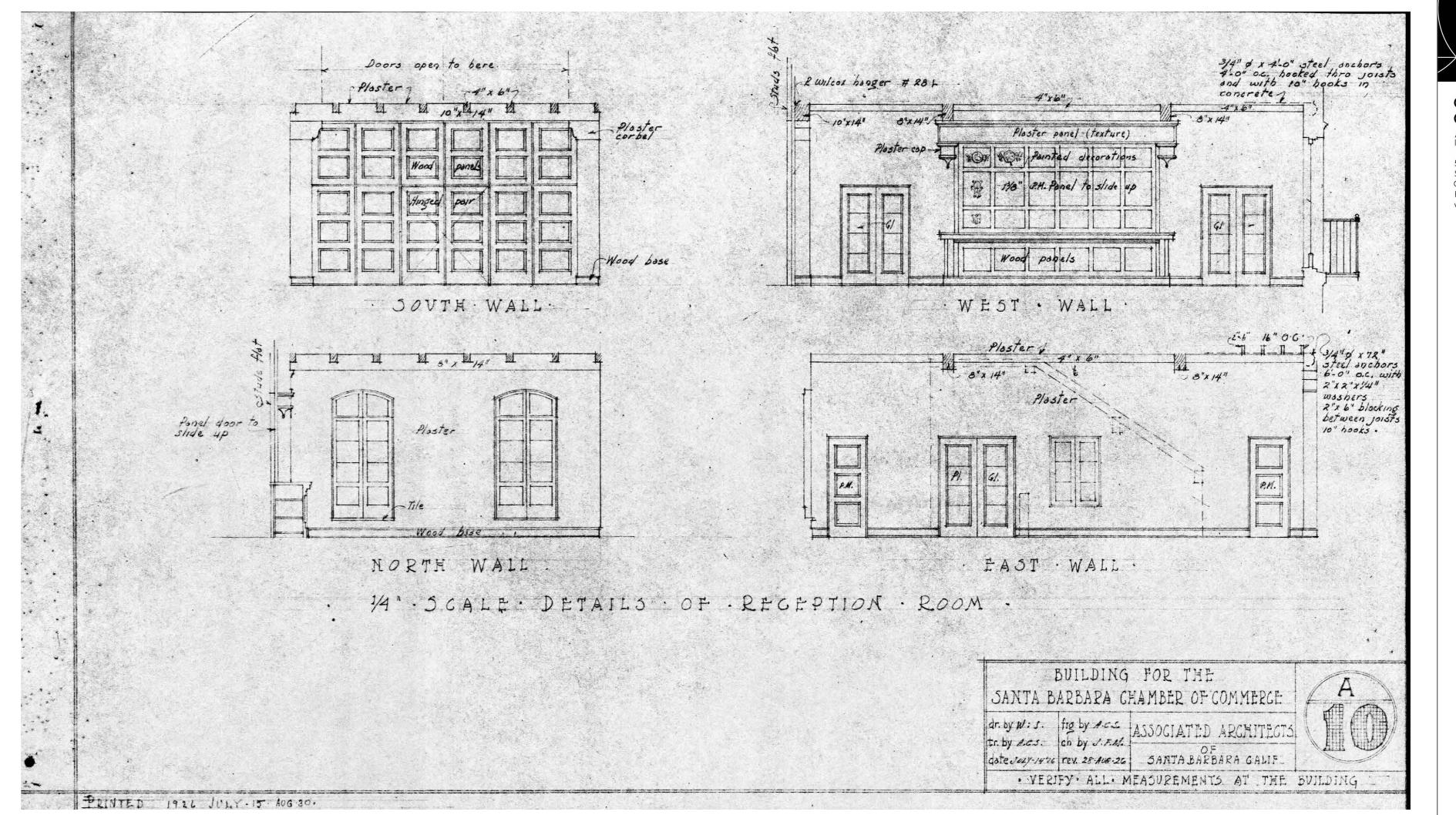
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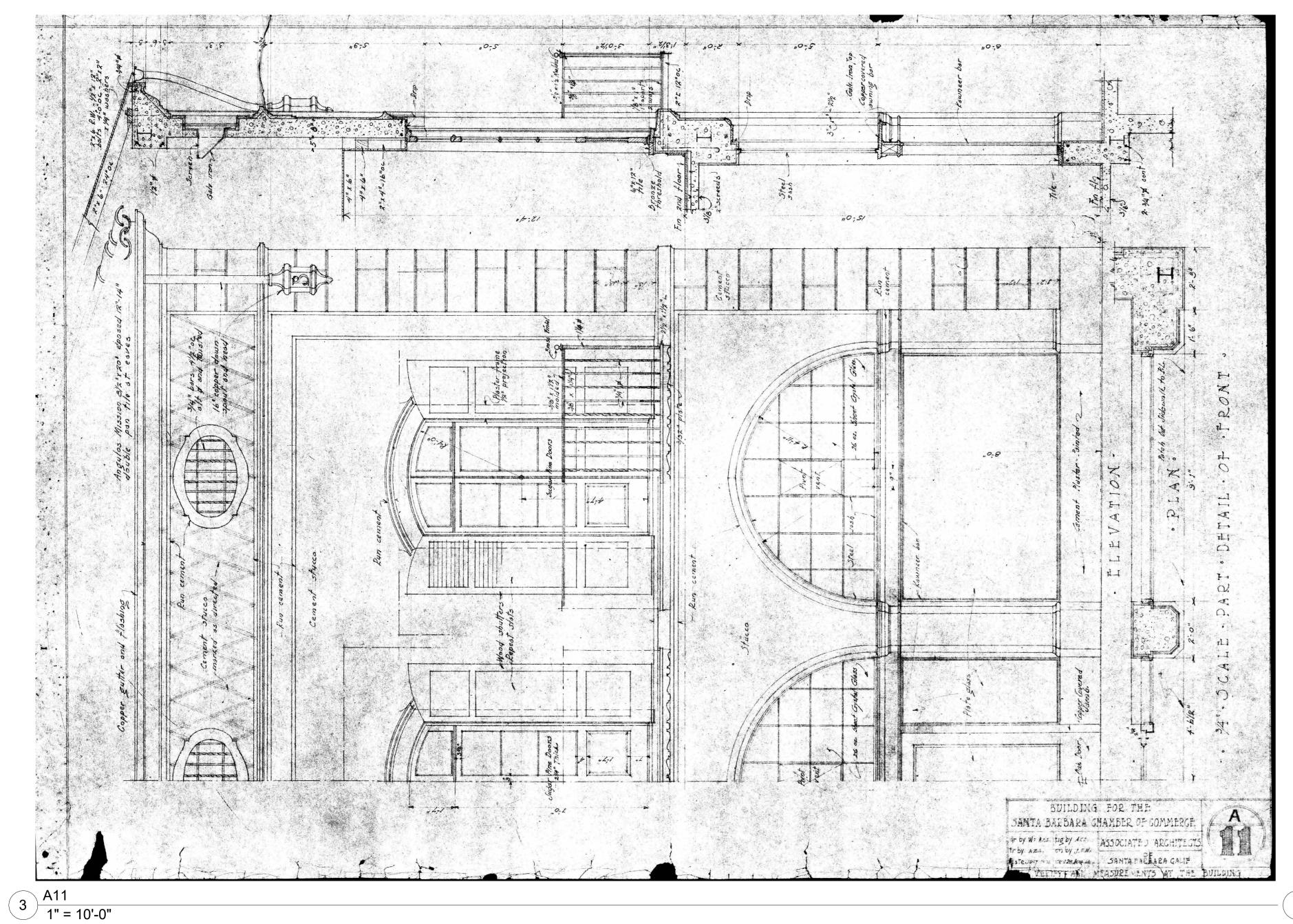
ISSUE DATE: Issue II
ISSUANCES
# DATE DESCRIPTION

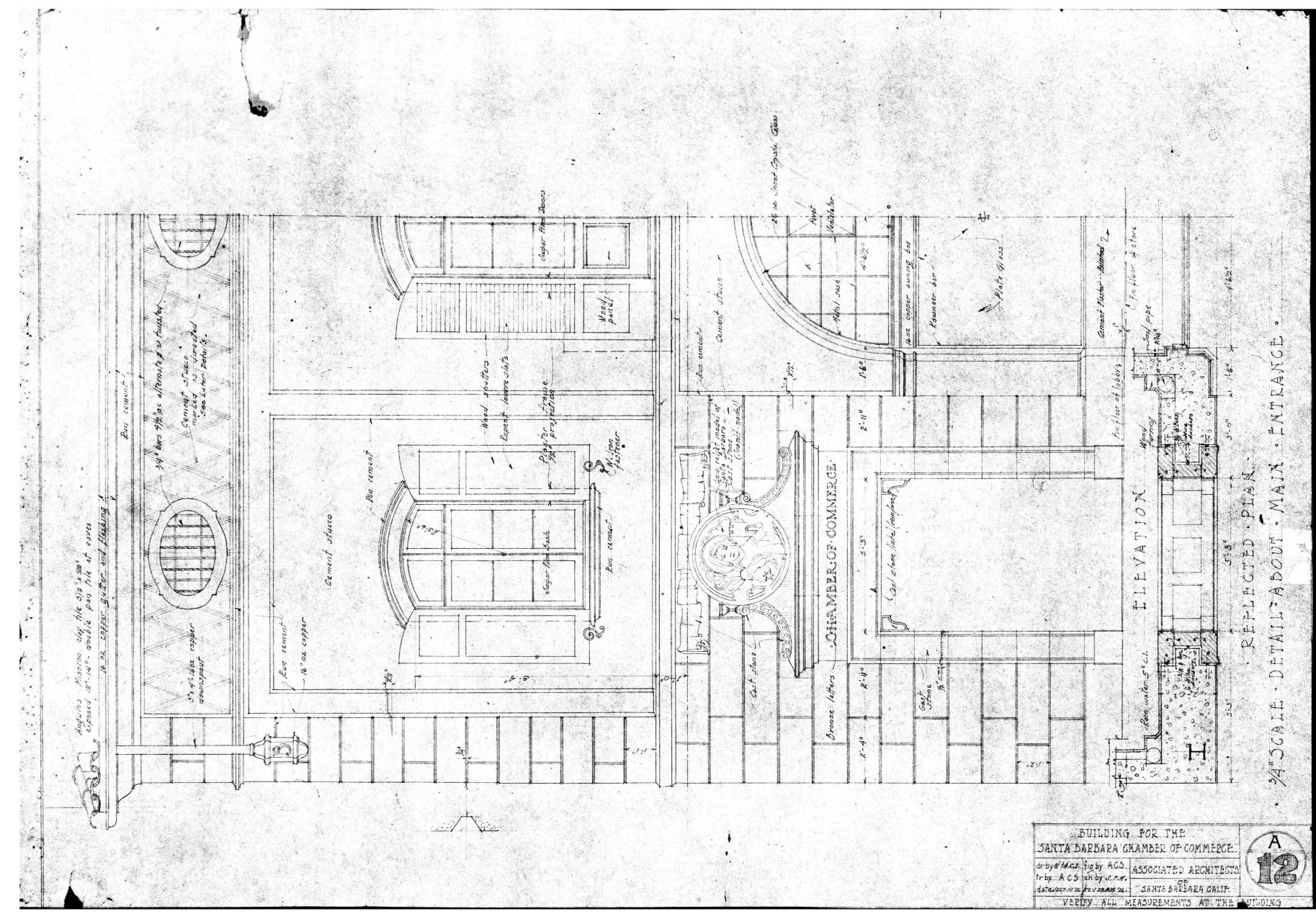
4 A8 1" = 10'-0"





1 A9 1" = 10'-0"





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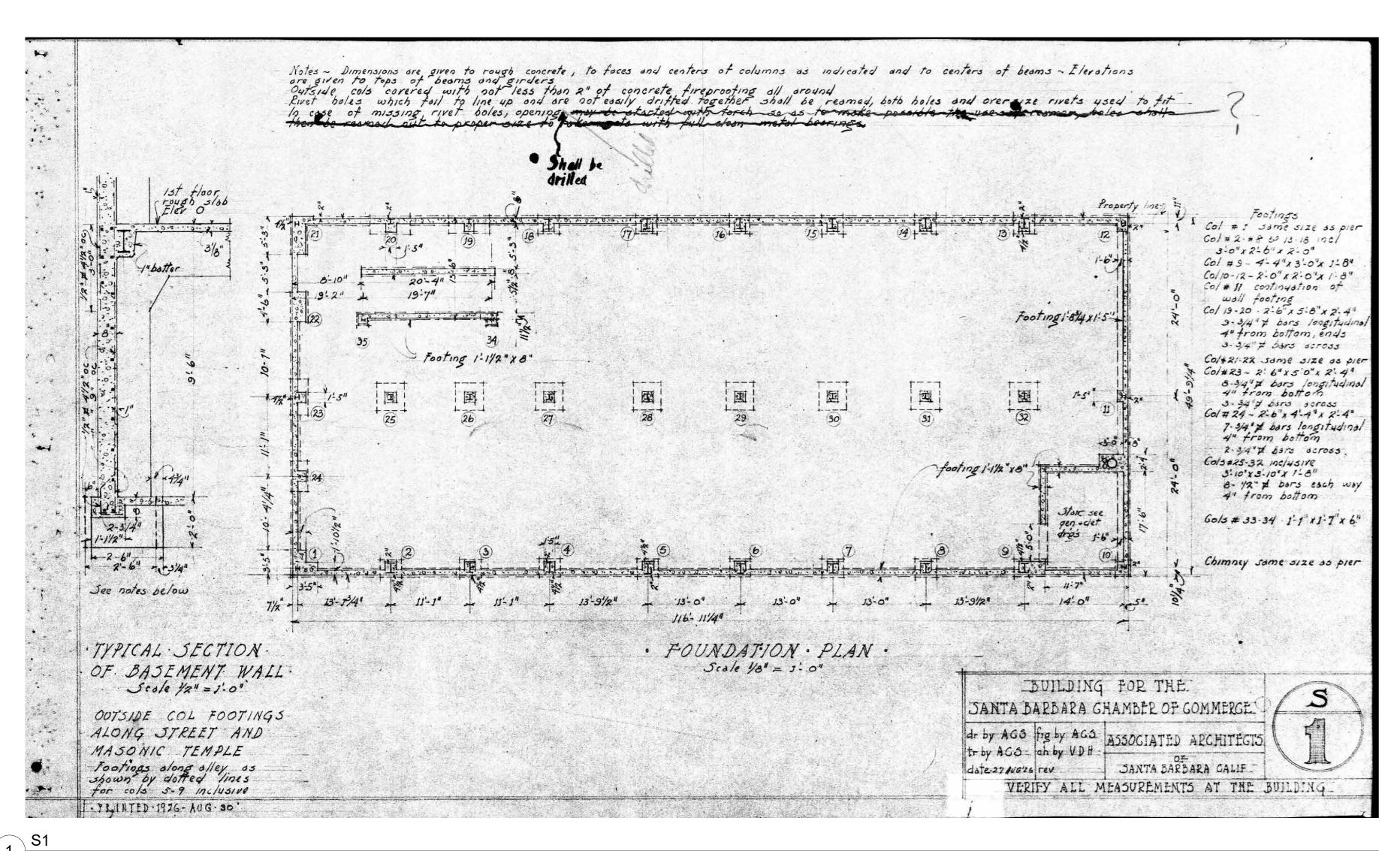
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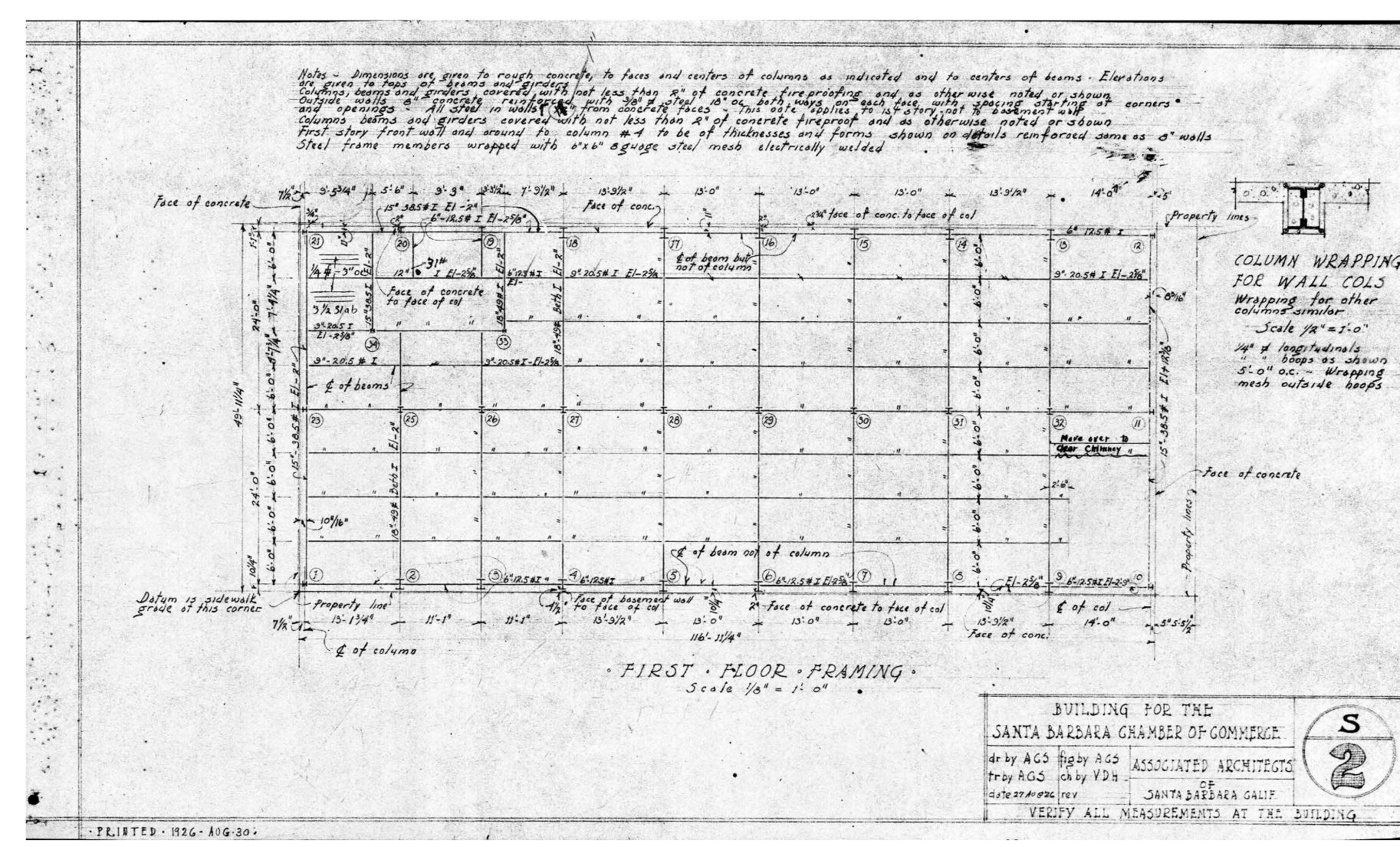
the third party shall hold The Cearnal tive LLP harmless.

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# DATE DESCRIPTION

R103





S2 FIRST FLOOR FRAMING 1" = 10'-0"

Notes - Dimensions are given to rough concrete, to faces and centers of columns as indicated and to centers of beams - Elevations are given to tops of beams and girders

Outside walls 8" concrete reinforced with 3/8" of steel 18" oc both ways on each face with spacing starting at corners and openings. All steel inwalls 1/2" from concrete faces

Outside cols to be covered with 2" of concrete fireproofing all around unless otherwise marked - also beams and girders

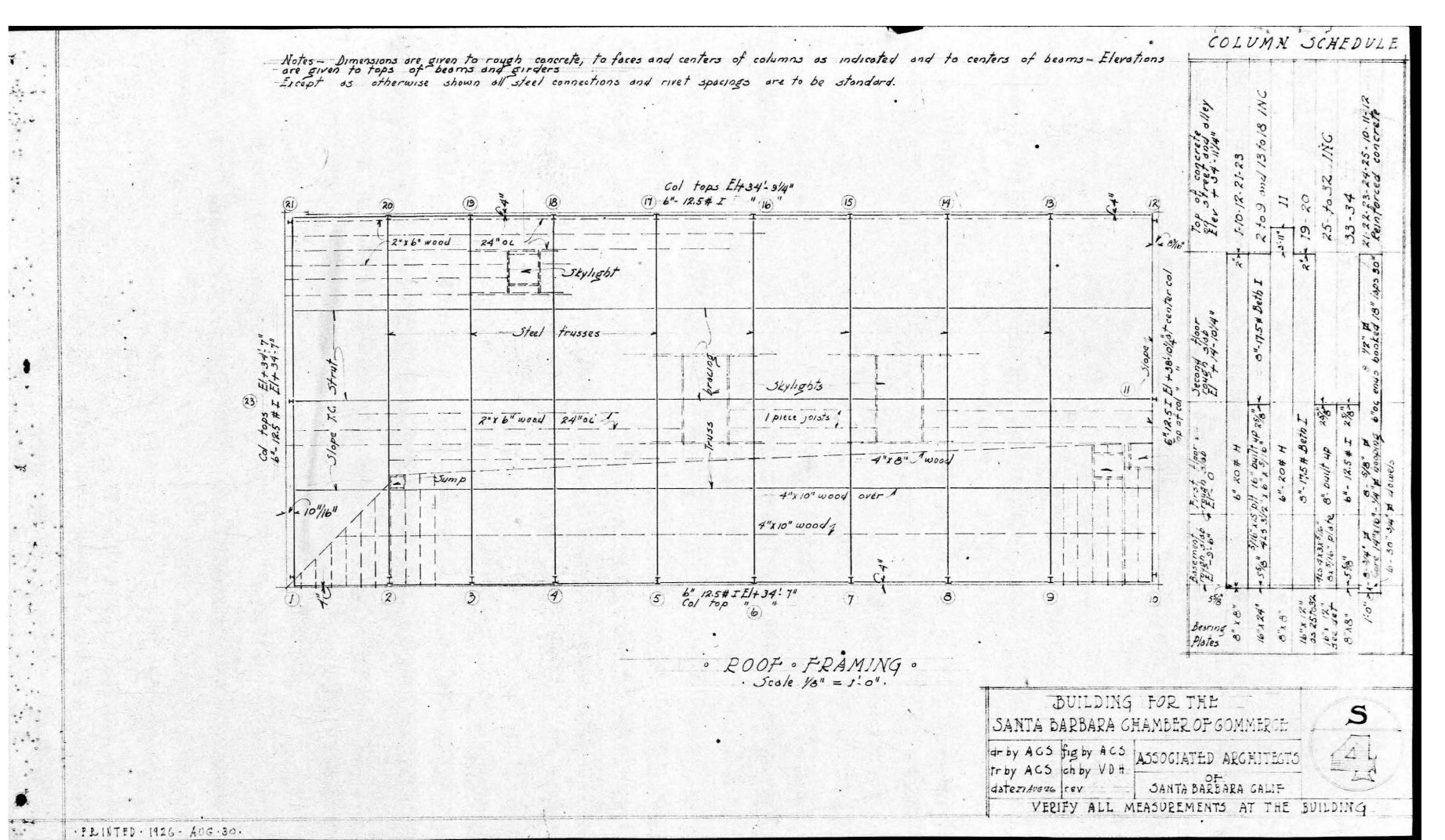
Iteal frame members wrapped with 6"x 6" 8 guage steel mesh electrically welded 1/4 4 3" OC Slab = 3/2 over all 6". 12.5# I El+14-7% Concrete stair F.S. SECTION THRO Clear Chimney 15T AND 2ND FLOOR SLABS 6"-12.5 # I El+14:91/4" See defail · SEGOND · FLOOR · FRAMING · BUILDING FOR THE SANTA BARBARA GHAMBER OF GOMMERGE dr by AGS fig by AGS ASSOCIATED ARCHITECTS

tr by AGS Gh by V.D.H.

date 27 AUG-26 rev SANTA DARDARA GALIF

VERIFY ALL MEASUREMENTS AT THE BUILDING PRINTED . 1926 - AUG. 30

3 S3 1" = 10'-0"



4 S4 1" = 10'-0"

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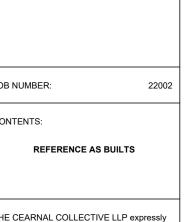
party, the third party shall hold The Cearns

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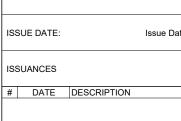


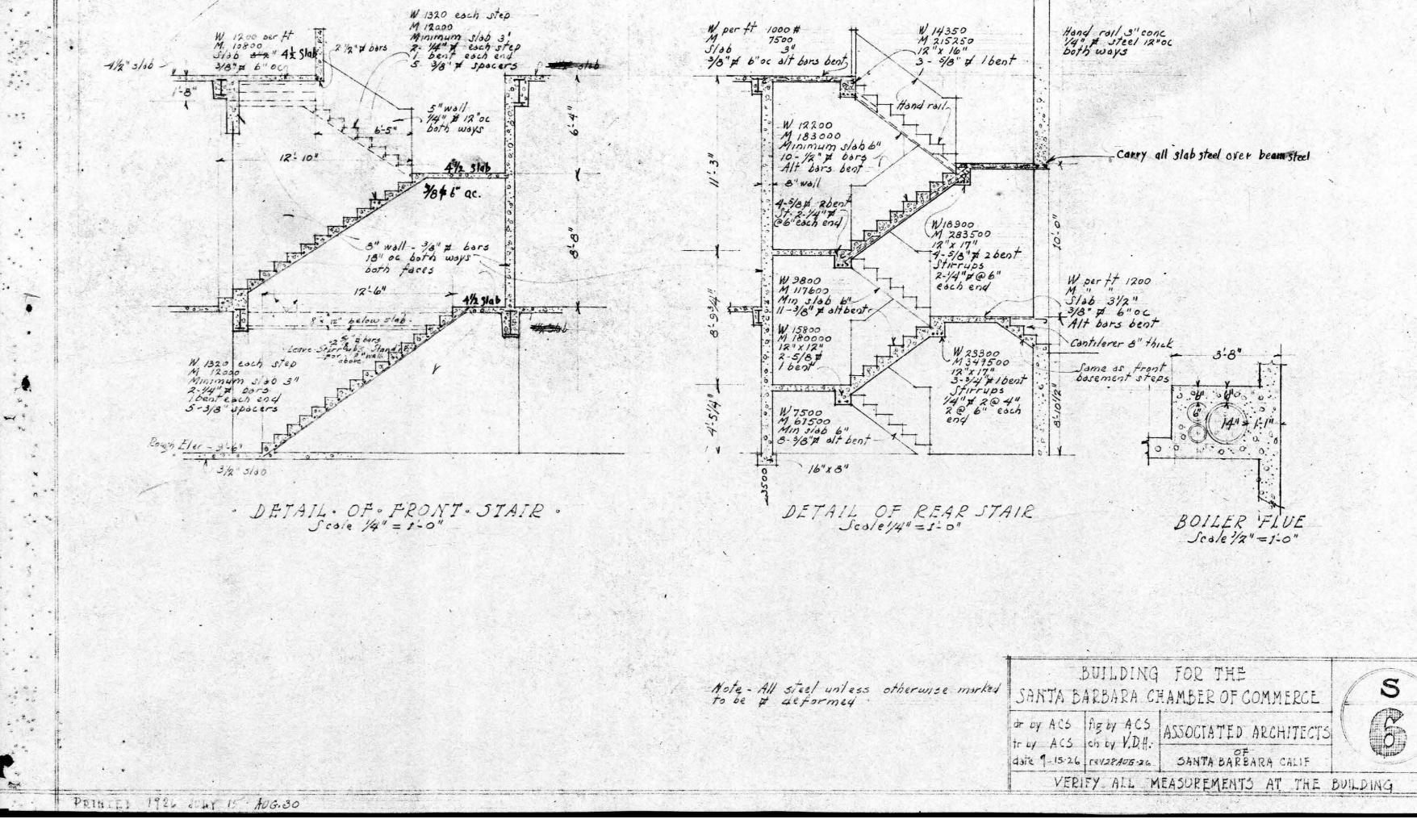


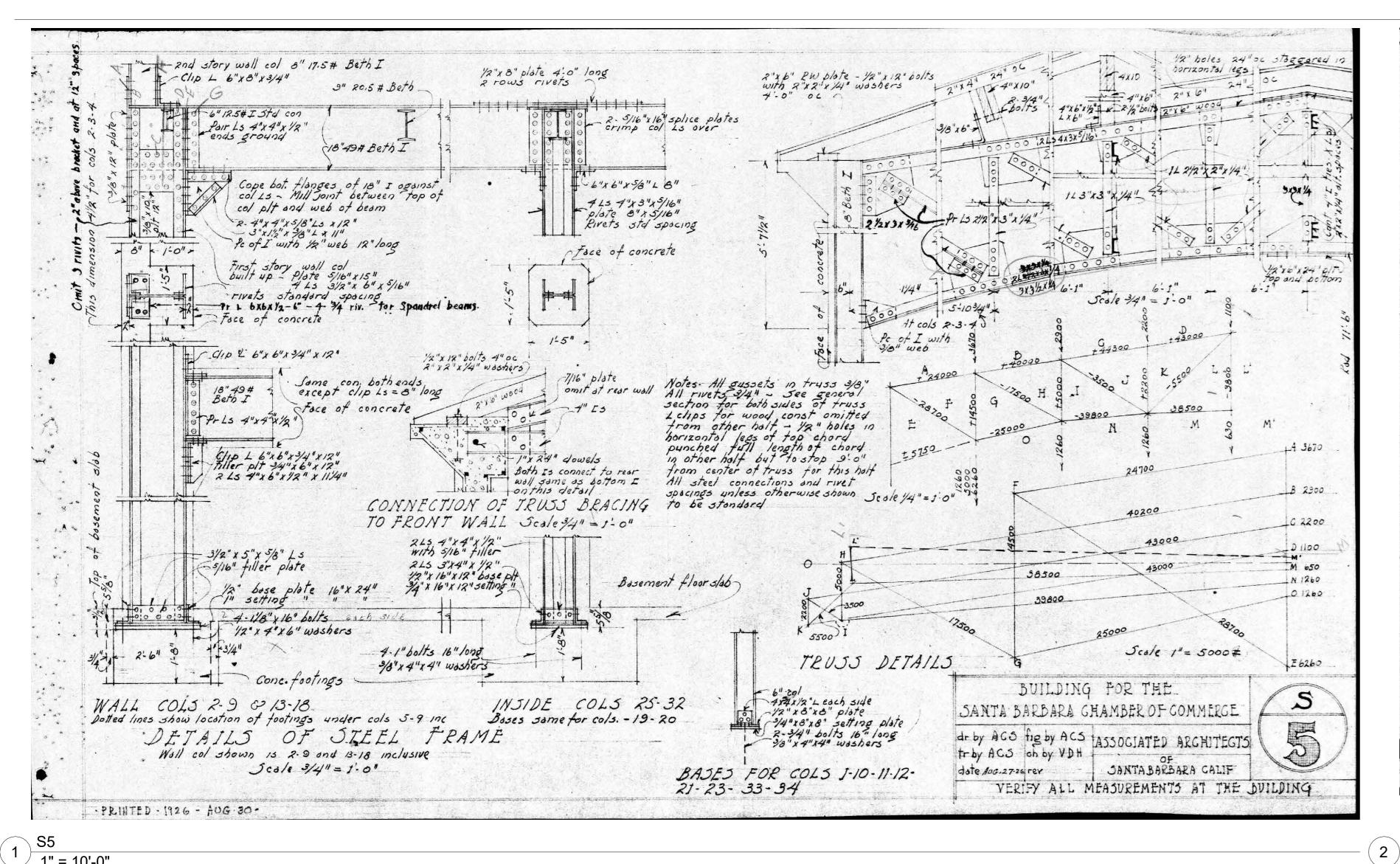
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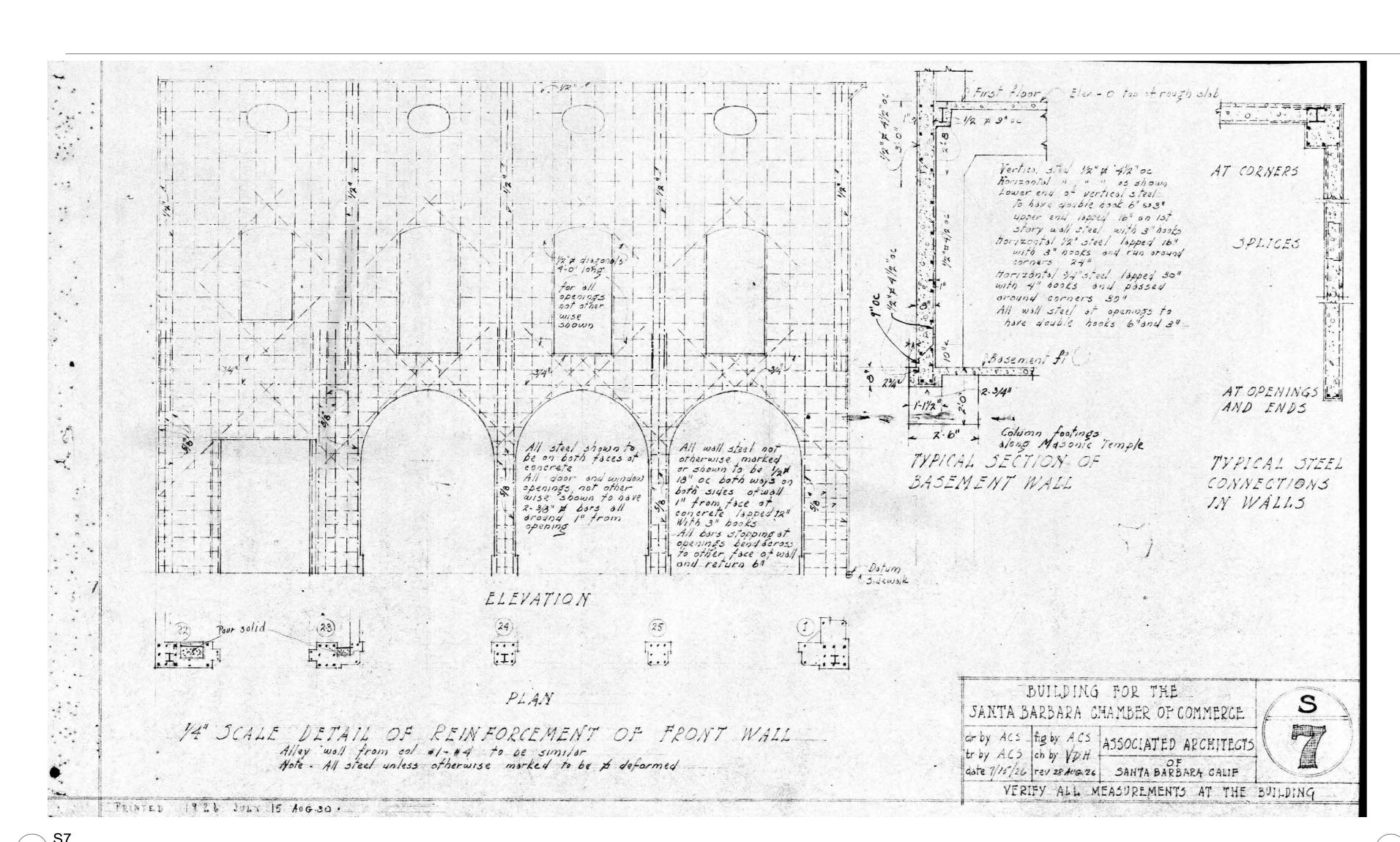


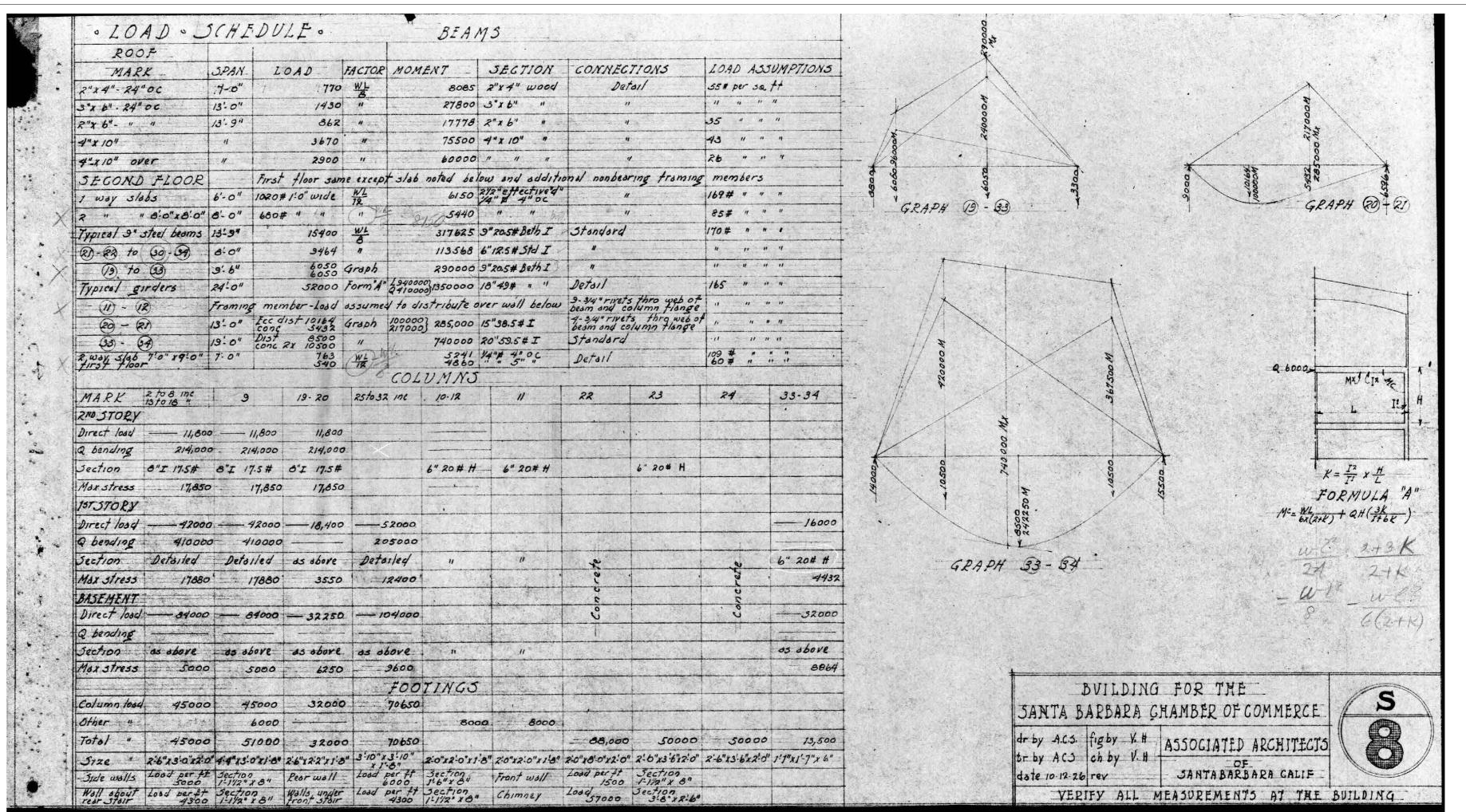
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4 S8 1" = 10'-0"

R105