Aerial View of Site

SCALE: N.T.S.

Perspective View Looking Northwest

SCALE: N.T.S.

Frontage Photomontage

SCALE: N.T.S.

Drawing Index

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Vicinity Map

VICINITY MAP

SCALE: N.T.S.

Building Area by Floor (net)

FIRST FLOOR

U-1	B	S-B	R-1	(Uncovered Patio)	Covered Patio
1,620 sf	1,604 sf	4,333 sf	0 sf	(941 sf)	0 sf

SECOND FLOOR

U-1	B	S-B	R-1	(Uncovered Patio)	Covered Patio
0 sf	1,260 sf	0 sf	4,973 sf	(1,733 sf)	45 sf

THIRD FLOOR

U-1	B	S-B	R-1	(Uncovered Patio)	Covered Patio
0 sf	0 sf	0 sf	5,434 sf	(548 sf)	0 sf

TOTAL 1ST FLOOR BUILDING	1,956 SF (NET)
TOTAL 2ND FLOOR BUILDING	9,166 SF (NET)
TOTAL 3RD FLOOR BUILDING	5,434 SF (NET)
TOTAL BUILDING	16,556 SF (NET) INCLUDES COVERED PATIO; DOES NOT INCLUDE UNCOVERED PATIO.

Project Data

APN: 037-163-007, 037-163-008
PROJECT ADDRESS: 517 Chapala St., Santa Barbara, CA 93101

OWNER: H & R Investments
2850 Sycamore Canyon Road, Montecito, CA 93108
Tel: 805.964.1200

PROJECT DESCRIPTION:
The project site is developed with one 1-story, 600 SF office building and one 1-story, 700 SF garage building, both to be demolished.

The project proposal is for a 16,023 SF net (21,700 SF gross) mixed-use building, three stories and comprised of six 2-bedroom condominiums (one of which is a proposed affordable unit), a 2-story commercial space containing two commercial condominiums, and on-grade private parking for 17 cars. Private outdoor living space is provided at each unit and additional open space is provided at the ground and podium level.

DISCRETIONARY APPROVALS
- Tentative subdivision map to create a one-lot subdivision with airspace condominiums and a development plan for non-residential uses.
- Building Code modification to allow exterior exit stairs at 6' wide property line where a "No-Build" Easement provides 4'-6" of the remaining 9'-0" required clearance; see Sheet 3 – 2nd Floor Plan.
- Modification to allow the 10% additional open space to be provided at the second floor – podium level per SBMC 28.21.060 B.
- Private storage space either at unit 5 garage to be provided by private enclosed garage per SMBC 21.13.040 J.

ZONING: C-2, Commercial
GENERAL PLAN DESIGNATION: General Commerce
NEIGHBORHOOD: Downtown, West Downtown
ALLOWED HEIGHT: 60'
PROPOSED TYP. HEIGHT: 43'
PROPOSED MAX. HEIGHT: 50' AT TOWER FEATURE
NUMBER OF STORIES: THREE, INCLUDING MEZZANINE AT TOWER FEATURE
AVERAGE SLOPE OF PROPERTY: 1%

LOT AREA (NET & GROSS): APN 037-163-007 = 5,750 SF (.13 ACRES)
APN 037-163-008 = 5,750 SF (.13 ACRES)
TOTAL = 11,500 SF (.265 ACRES)

ALLOWABLE DENSITY: 11,500 SF/2320 SF = (5) 2-BR UNITS
= 18.4 DU/ACRE

PROPOSED DENSITY: (5) 2-BR MARKET UNITS
(1) 2-BR AFF. UNIT (20% DENSITY BONUS)
(6) UNITS TOTAL

I. EXISTING BUILDING AREAS TO BE DEMOLISHED (GROSS)

COMMERCIAL:	(1) OFFICE	600 SF
	(1) GARAGE	700 SF
	TOTAL	1300 SF

II. NEW BUILDING AREAS:

RESIDENTIAL:	2nd Floor	3rd Floor	TOTAL (NET)	TOTAL (GROSS)
UNIT 1 TH	906 SF	640 SF	1,546 SF	1,635 SF
UNIT 2 TH	873 SF	733 SF	1,606 SF	1,909 SF
UNIT 3 TH	873 SF	733 SF	1,606 SF	1,829 SF
UNIT 4 TH	906 SF	764 SF	1,670 SF	1,973 SF
UNIT 5 AFF	1,017 SF		1,017 SF	1,126 SF
UNIT 6 PH		2,501 SF	2,501 SF	2001 SF
TOTAL	4,575 SF	5,434 SF	9,944 SF	[illegible]

RESIDENTIAL GARAGE: 1,620 SF

COMMERCIAL: FIRST FLOOR: 1,604 S
SECOND FLOOR: 1,260 S

COMMERCIAL GARAGE:
(INCLUDES UTILITY, TRASH, MECH.): 4,332 S
PROJECT TOTAL: 16,520 S

III. LOT COVERAGE: BUILDING COVERAGE:
= 77%

FRONT DRIVEWAY:
REAR DRIVEWAYS:
LANDSCAPED:
PEDESTRIAN WALKWAY:
LOT OPEN SPACE:
= 23%

IV. PRIVATE OPEN SPACE:

PRIVATE OUTDOOR LIVING SPACE:	2nd FLOOR	3rd FLO
UNIT 1 TH	135 SF	153
UNIT 2 TH	149 SF	100
UNIT 3 TH	149 SF	65
UNIT 4 TH	152 SF	65
UNIT 5 AFF	48 SF	-
UNIT 6 PH	-	45
TOTAL PRIVATE:	633 SF	548

(Provided areas meet required 84 SF per 2-BR unit; SE

V. COMMON OPEN SPACE:
1ST FLOOR (pedestrian & landscaped areas)
2ND FLOOR (14'-6" wide x 83'-6" long, uncovered)
PROVIDED TOTAL COMMON SPACE:
(2nd Floor meets 10% Area Requirement per SBMC 2

VI. PARKING
REQUIRED: RESIDENTIAL: 6 UNITS X 1 SPACE/UNIT = 6 SI
VISITOR: NOT REQUIRED (MIXED-USE DEVEL
COMMERCIAL: 2,585 SF X 1 SPACE/500 SF
PROVIDED: RESIDENTIAL: 11 SPACES (1 ACCESSIBLE)
COMMERCIAL: 6 SPACES (1 VAN ACCESSIB

ATTACHMENT 5

COVER SHEET

517 Chapala Mixed-Use

517 Chapala Street, Santa Barbara, California 93101
02/02/06

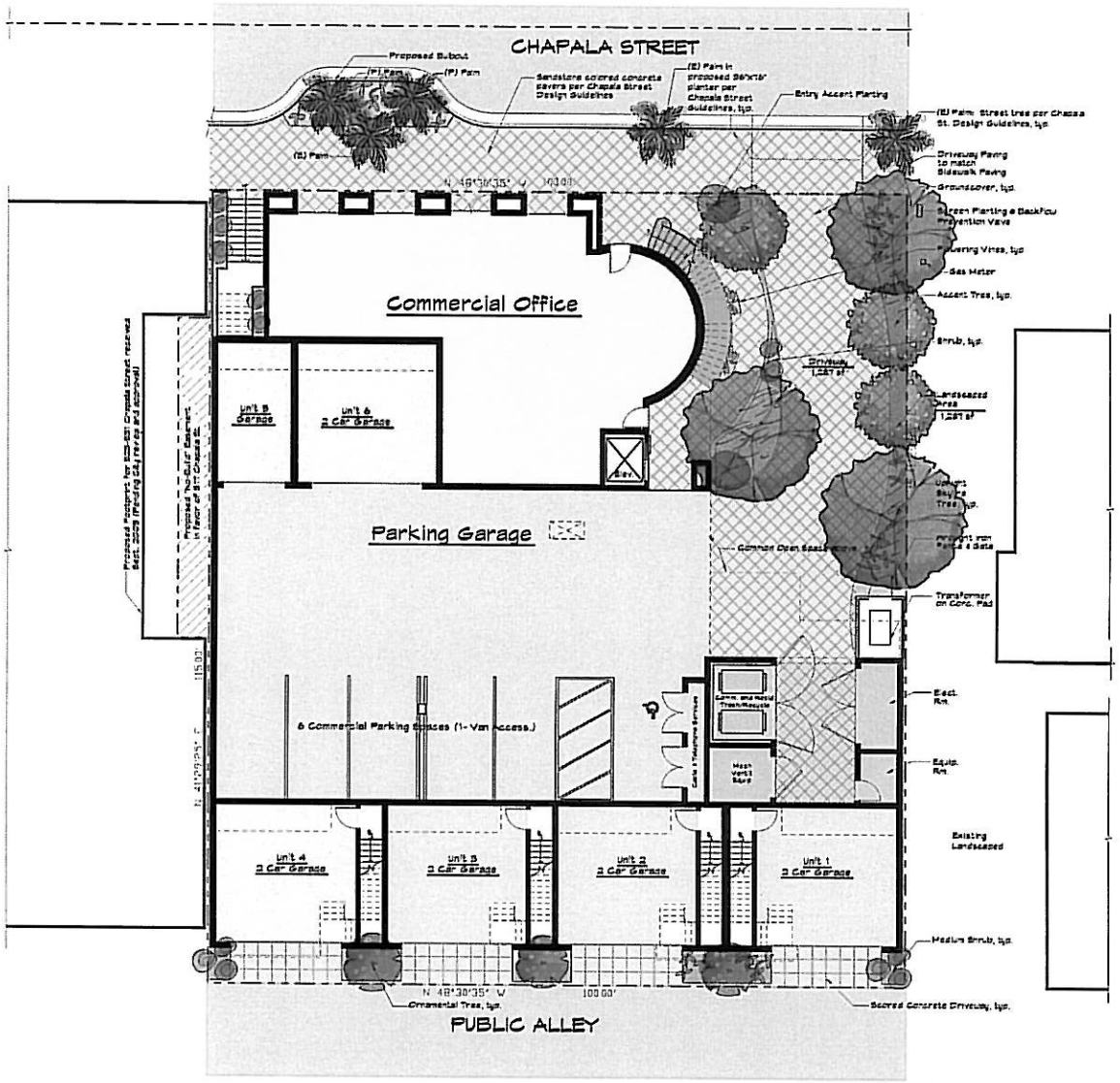
Peikert Group Architects, LLP
10 E. FIGUEROA STREET, SUITE 1
SANTA BARBARA, CA 93101
PHONE: 805.963.8283
FAX: 805.963.8184

Preliminary Plant List & Legend

Botanical Name	Common Name
Chapala Street Trees	
Archontophoenix cunninghamiana	King Palm
Upright Skyline Trees	
Tristania conferta 36" Box	Brisbane Box
Accent Tree	
Chorisia speciosa 24" Box	Floss Silk Tree
Small Canopy/Ornamental Tree	
Maytenus boarius 'Green Showers' 24" Box	Maytens Tree
Tabebuia impetiginosa 24" Box	Pink Trumpet Tree
Medium Shrub	
Raphiolepsis 1. Clara' 5 Gallon, 3'-6" o.c.	India Hawthorne
Groundcover and Vines	
Distictus lexiflora 15 Gallon	Vanilla Trumpet Vine
Trachelospermum jasminoides 1 Gallon, 2'-6" o.c.	Star Jasmine
Bearded Iris 1 Gallon	Bearded Iris
Entry Accent	
Camellia japonica 'Alba Plena' 15 Gallon	Camellia
Agapanthus 1 Gallon, 2'-6" o.c.	
Pot Planting - Vines & Accent Plants	
	Common Geranium Ivy Geranium New Zealand Flax Red Echeveria Trailing Rosemary
	Dwarf Improved Meyer Lemon
	Bower Vine Burmese Honeysuckle Vine

Notes:

1. Number of each species to be determined.
2. Irrigation Plan to be included with Building Permit Submittal.



GROUND LEVEL LANDSCAPE PLAN

Scale: 1/8" = 1' - 0"

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12/16/2005

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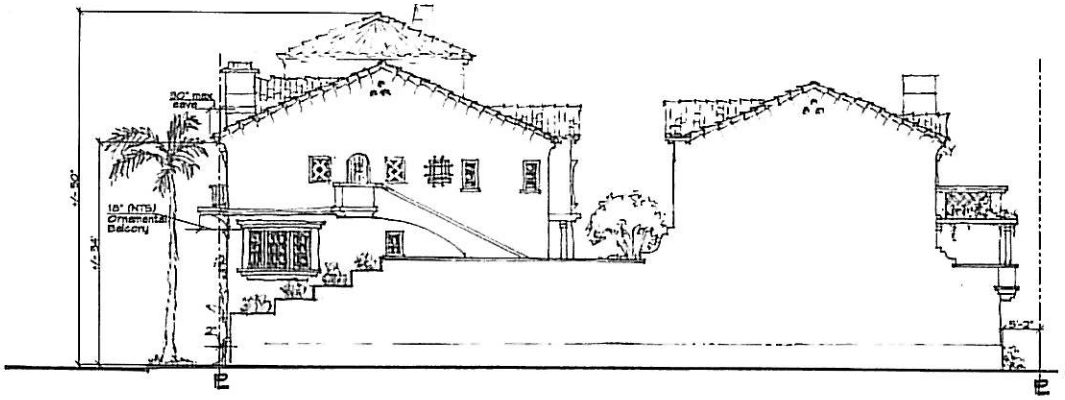
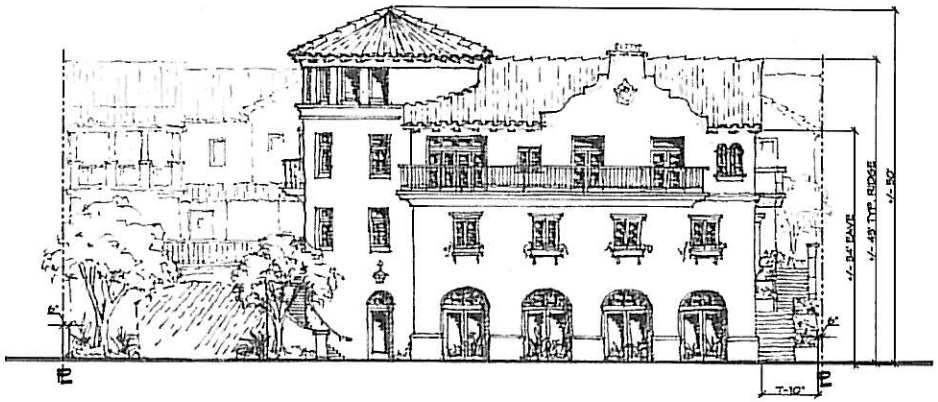


North Elevation

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

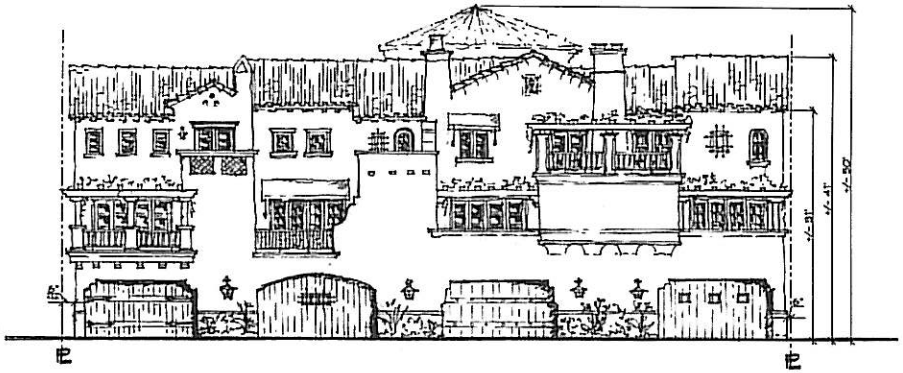


East Elevation

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

South Elevation

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



West Elevation

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

BUILDING ELEVATIONS

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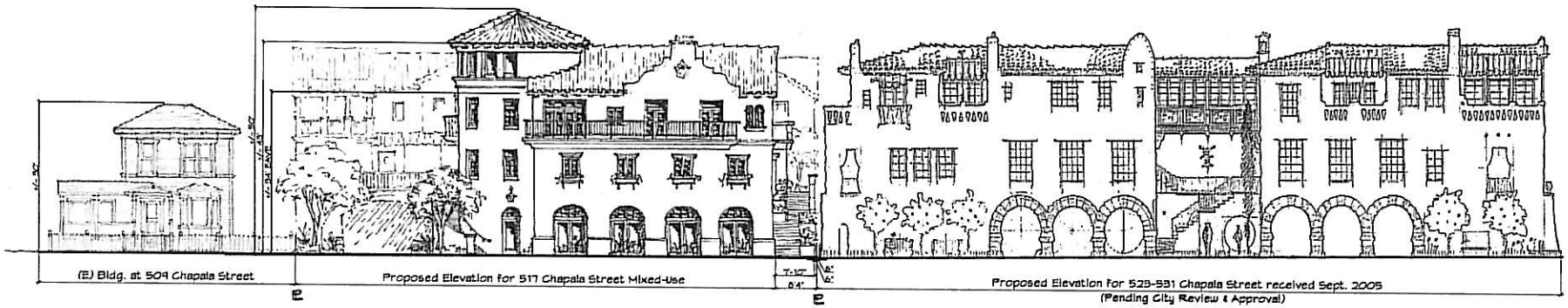
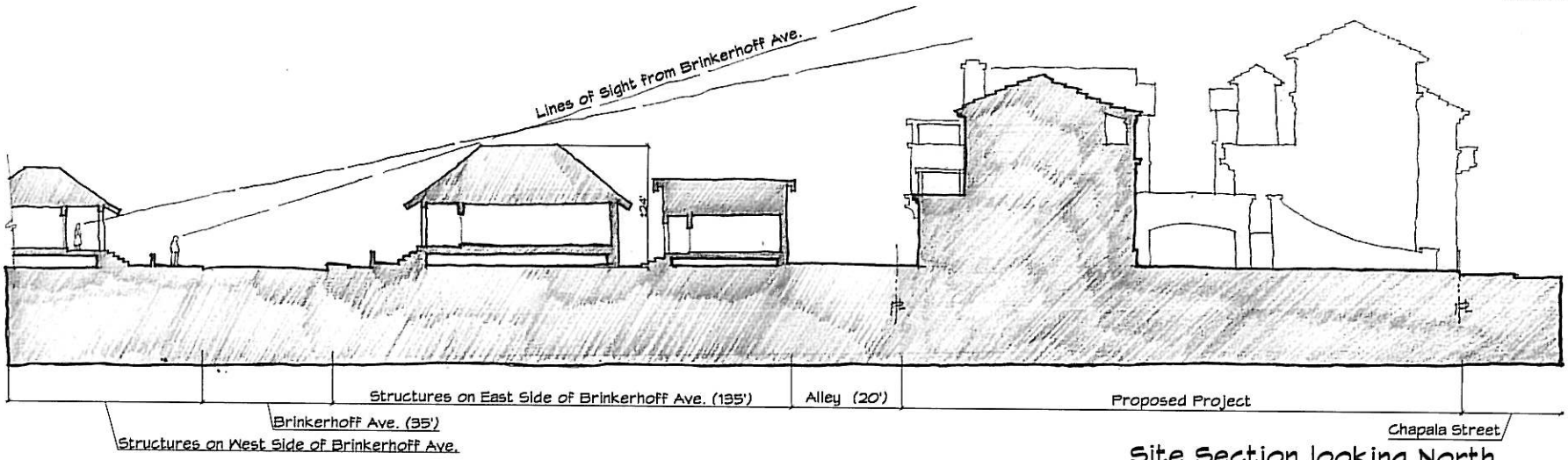


Chapala Street Elevation

SCALE: 1" = 10' - 0"



Site Section looking North

SCALE:1" = 10' - 0"

SITE SECTION & COMPOSITE EAST ELEVATION

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