RADIO SQUARE

PROJECT TEAM

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RON PIKE — M: 805.331.4024

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21221 S. WESTERN AVE., SUITE 100 — F: 310.782.1970
TORRANCE, CA 90501 — E: chris_prueher@schirmereng.com
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MEP CONSULTANT:
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WILLIAM E. NEAL — M:

ENVIRONMENTAL CLEANUP:
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2151 MICHELSON DRIVE, SUITE 100 — F: 949.261.2134
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RUS PURCELL — M:

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SCOTT SCHELL — M:

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525 ANACAPA STREET — F:
SANTA BARBARA, CA 93101 — E: stoned@saic.com
DAVID STONE — M:

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327-A EAST HALEY STREET — F: 805.963.5371
SANTA BARBARA, CA 93101-1712 — E: steve@campbellgeo.com
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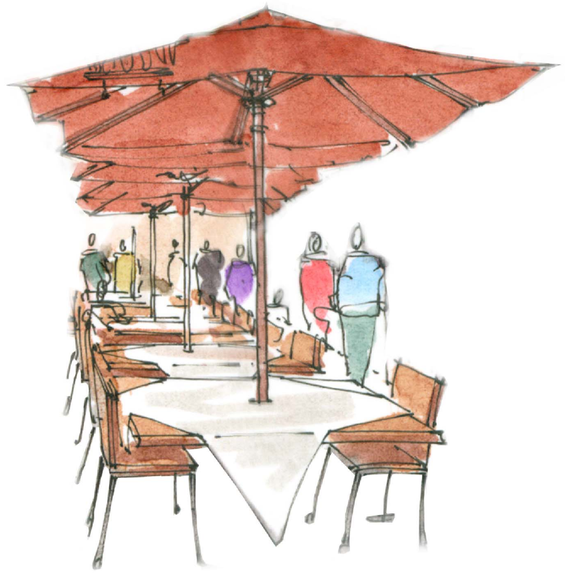


GOVERNING AGENCY
CITY OF SANTA BARBARA
630 GARDEN STREET
SANTA BARBARA, CA 93101
P: 805.564.5485

REQUIRED APPLICATIONS
PLANNING DIVISION
1. A Tentative Map to create a one-lot subdivision for 55 condominium units. (SBMC 27.07)
3. A Modification of the lot area requirements to allow 25 over density units (bonus density) on a lot in the C-2 Zone (SBMC 28.21.080) and
Note: No additional Modifications are requested. See section 5. Additional Applications Required, excerpted from the DART Comments Letter dated July 14, 2006 in the lower right hand corner of this

ZONING COMPLIANCE

	EXISTING	PROPOSED	TOTAL
MST#		MST#2005-00722	
PROJECT APN:		039-271-025	
GENERAL PLAN NEIGHBORHOOD	WEST DOWNTOWN		
PROJECT ZONING	C-2	C-2	C-2
EXISTING USE	COMMERCIAL	MIXED USE	N/A
CONSTRUCTION TYPE		TYPE I, TYPE V	TYPE I, TYPE V
OCCUPANCY GROUP		S, R-1, A-3, M	S, R-1, A-3, M
FRONT SETBACK	C-2: 0'	VARIABLE SETBACK	VARIABLE SETBACK
INTERIOR YARD SETBACK	N/A	N/A	N/A
REAR SETBACK	C-2: 0'	C-2: 0'	C-2: 0'
MAX HEIGHT LIMIT	4 STORIES, 60'		
NO. OF BUILDINGS ON SITE	4	1	1
OFF-STREET PARKING SPACES	71	SEE PARKING STATISTICS	
REQUIRED OPEN YARD AREA	7,618 SQ. FT.	SEE SITE STATISTICS	
LOT AREA (GROSS)	50,784 SQ. FT.	50,784 SQ. FT.	50,784 SQ. FT.
AVERAGE SLOPE OF TOTAL PROPERTY	3.90%	3.90%	3.90%
AVERAGE SLOPE OF AREA TO BE USED:	3.90%	3.90%	3.90%
AMOUNT OF CUT IN CUBIC YARDS:	0 CY	50,000 CY APPROX.	50,000 CY APPROX.
AMOUNT OF FILL IN CUBIC YARDS:	0 CY	3,706 CY APPROX.	3,706 CY APPROX.

** NOTE: SEE ATTACHED CODE ANALYSIS FOR DESCRIPTION OF OCCUPANCY GROUPS*

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

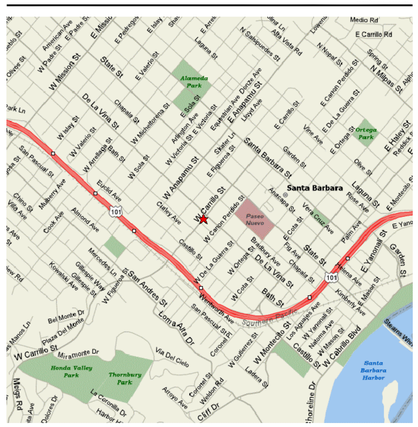
2001 CALIFORNIA BUILDING CODE
2000 UNIFORM PLUMBING CODE
2000 UNIFORM MECHANICAL CODE
1999 NATIONAL ELECTRICAL CODE

PROJECT INFORMATION

PROJECT NAME:	RADIO SQUARE
PROJECT LOCATION:	210 WEST CARRILLO STREET (NW CORNER OF CARRILLO AND DE LA VINA STREETS)
PROJECT OWNER:	STEVE DELSON DBN CARRILLO, LLC 27032 ROCKING HORSE LANE LAGUNA HILLS, CA 92653
PROJECT DESCRIPTION:	THE PROJECT IS LOCATED ON A AN APPROX 1.2 ACRE COMMERCIAL (ZONED C-2) SITE COMPRISING AN EXISTING 18,547 SQ. FT COMMERCIAL SHOPPING CENTER AT THE NORTH-WEST CORNER OF CARRILLO AND DE LA VINA STREETS. THE PROPOSED PROJECT INCLUDES: 1. DEMOLITION OF ALL EXISTING BUILDINGS, BICYCLE AND VEHICLE PARKING SPACES, ACCESSORY STRUCTURES, LANDSCAPING (EXCLUDING MAJOR SPECIMEN TREES), AND SITE WALLS AS SHOWN ON SURVEY, SHEET C101 2. EXCAVATION AND ENVIRONMENTAL CLEANUP 3. TWO LEVELS OF BELOW-GRADE PARKING 4. CONSTRUCTION OF NEW GROUND FLOOR COMMERCIAL SPACE 5. CONSTRUCTION OF MULTI-STORY RESIDENTIAL ABOVE

VICINITY MAP

SCALE: N.T.S.


Mesa
Medio Rd
E Carrillo Rd
Alameda Park
Santa Barbara
Pueblo Viejo
Ortega Park
Pershing Park
Stearns Wharf
Santa Barbara Harbor
Hendry Beach
Thornberg Park
Hendy Valley Park
Mission Creek
Cliff Dr
W Carrillo St
E Carrillo St
Cliff Dr
Las Positas Rd
Modoc Rd
Foothill Rd
Mission Ridge Rd
Hitchcock Way
Cathedral Oaks Rd
Hollister Ave
Stanwood Dr
Calle Real
Storke Rd
Glen Annie Rd
Los Carneros Rd
Fairview Ave
Hollister Ave
Cathedral Oaks Rd
Turnpike
Ward Memorial Blvd
Patterson Ave

PROJECT NORTH

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
	P.C. CONCEPT SUBMITTAL	03.27.06
	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

G002

EXISTING SITE AERIAL PHOTOGRAPH

1/16" = 1'-0"

4.0 16 32 64

TOWARDS WEST EXISTING RETAIL **04**

TOWARDS NORTHEAST EXISTING RETAIL **03**

TOWARDS EXISTING RESTAURANT **02**

TOWARDS NORTHWEST EXISTING RETAIL **01**

TOWARDS NORTH EXISTING RETAIL **08**

TOWARDS NORTH EXISTING RETAIL **07**

TOWARDS SOUTHWEST EXISTING RETAIL **06**

TOWARDS EXISTING RESTAURANT **05**

TOWARDS NORTHWEST EXISTING RETAIL **12**

TOWARDS SOUTHWEST EXISTING RETAIL **11**

TOWARDS SOUTH EXISTING RETAIL **10**

TOWARDS EXISTING RESTAURANT **09**

PROJECT NORTH

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

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	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

G003

EXISTING SITE PHOTOGRAPHS

NO SCALE

DOWNTOWN APPROACH ON CARRILLO 02

VIEW TOWARDS SITE FROM DE LA VINA 01

VIEW OF EXISTING SAV-ON FROM CARRILLO 04

INTERSECTION OF CARRILLO AND DE LA VINA COMING FROM DOWNTOWN 03

VIEW FROM SITE UP DE LA VINA 07

VIEW FROM SITE TOWARDS RALPH'S LOADING DOCK 06

VIEW FROM SITE OF INTERSECTION AT CARRILLO AND DE LA VINA 05

ADJACENT RESIDENTIAL BUILDINGS OFF DE LA VINA 10

VIEW FROM SITE ACROSS CARRILLO 09

VIEW FROM SITE ACROSS CARRILLO 08

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RADIO SQUARE

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	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

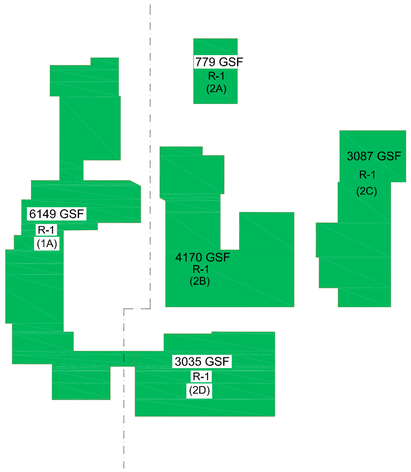
G004

EXISTING SITE PHOTOGRAPHS

NO SCALE

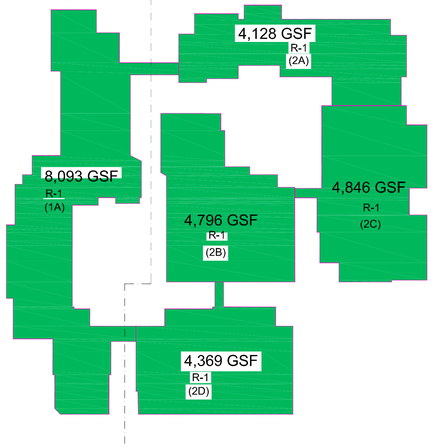
AREA LEGEND

- R-1 AREA
- A-3 AREA
- B/M/S AREA



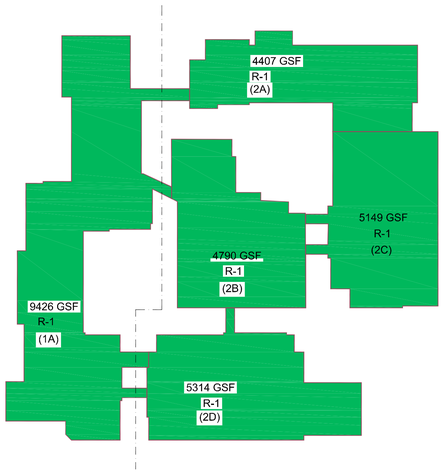
PROJECT NORTH

FOURTH FLOOR 1/32"= 1'-0" **05**



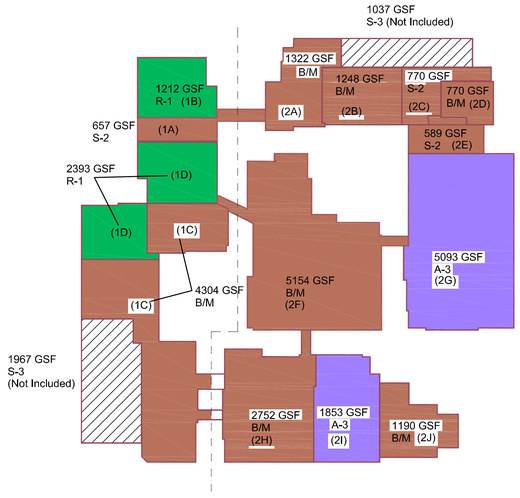
PROJECT NORTH

THIRD FLOOR 1/32"= 1'-0" **04**



PROJECT NORTH

SECOND FLOOR 1/32"= 1'-0" **03**



PROJECT NORTH

GROUND FLOOR 1/32"= 1'-0" **02**

Building 1

Single Story Calculation

Formula: $\frac{\text{Actual area R-1}}{\text{Allowable area R-1}} + \frac{\text{Actual area B/S1/M}}{\text{Allowable area B/S1/M}} \leq 1$

Level	Occupancy	R-1 Area		B/S1/M Area		Ratio			
1	Actual Area	3,605	+	4,961	=	0.27	<	1	OK
	Allowable Area	27,000		36,000					
2	Actual Area	8,903	+	0	=	0.33	<	1	OK
	Allowable Area	27,000		36,000					
3	Actual Area	9,429	+	0	=	0.35	<	1	OK
	Allowable Area	27,000		36,000					
4	Actual Area	6,149	+	0	=	0.23	<	1	OK
	Allowable Area	27,000		36,000					

Multistory Calculation

Actual Area	28,086	+	4,961	=	0.59	<	1	OK
Allowable Area	54,000		72,000					

Allowable Area Increases

	Type II, One Hour Base Allowable Area	Single Story with Sprinkler Increase	Multi-Story Increase
B/S-1/M	18,000	36,000	72,000
R-1	13,500	27,000	54,000

Building 2

Single Story Calculation

Formula: $\frac{\text{Actual area R-1}}{\text{Allowable area R-1}} + \frac{\text{Actual area A-3}}{\text{Allowable area A-3}} + \frac{\text{Actual area B/S/M}}{\text{Allowable area B/S/M}} \leq 1$

Level	Occupancy	R-1		A-3		B/S/M		Ratio		
1	Actual Area	0	+	6,946	+	11,708	=	0.39	<1	OK
	Allowable area	40,500		40,500		54,000				
2	Actual Area	18,139	+	0	+	0	=	0.45	<1	OK
	Allowable area	40,500		40,500		54,000				
3	Actual Area	19,660	+	0	+	0	=	0.49	<1	OK
	Allowable area	40,500		40,500		54,000				
4	Actual Area	11,071	+	0	+	0	=	0.27	<1	OK
	Allowable area	40,500		40,500		54,000				

Multistory Calculation

Actual Area	48,870	+	6,946	+	11,708	=	0.80	<1	OK
Allowable area	81,000		81,000		108,000				

Allowable Area Increases

	Type II, One Hour Base Allowable Area	Single Story w/sprinkler & Sideyard Increase	Multi-Story Increase
B/S-1/M	18,000	54,000	108,000
A-3/R-1	13,500	40,500	81,000

BUILDING 1

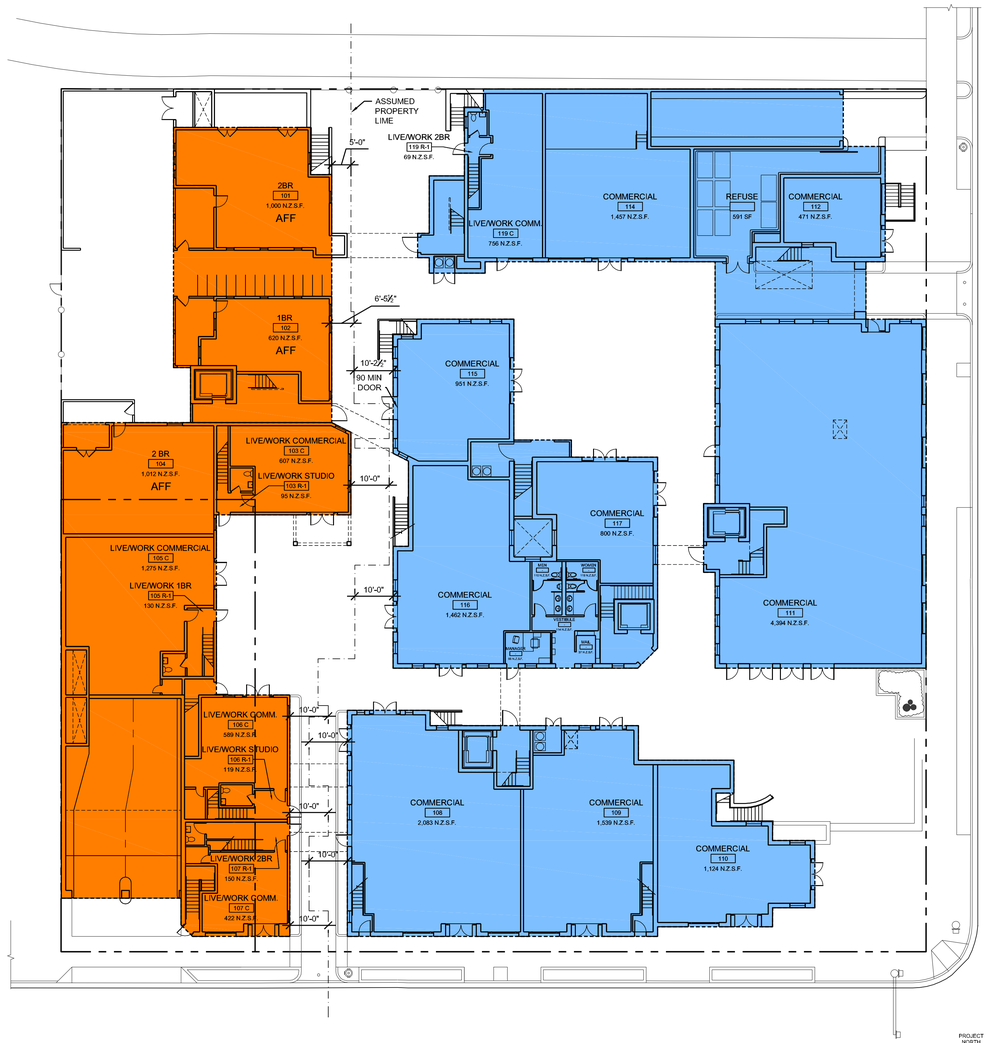
Total Area = 32,234 GSF

Allowable Area w/Sprinklers = 27,000 GSF
= 54,000 GSF

BUILDING 2

Total Area = 68,841 GSF

Allowable Area w/Sprinklers = 40,500 GSF
= 81,000 GSF



PROJECT NORTH

ALLOWABLE AREA DIAGRAM 1/16"= 1'-0" **01**

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CARRILLO PLAZA

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
		8/11/06
	REVISED PER COMMENTS	9/05/06

G005

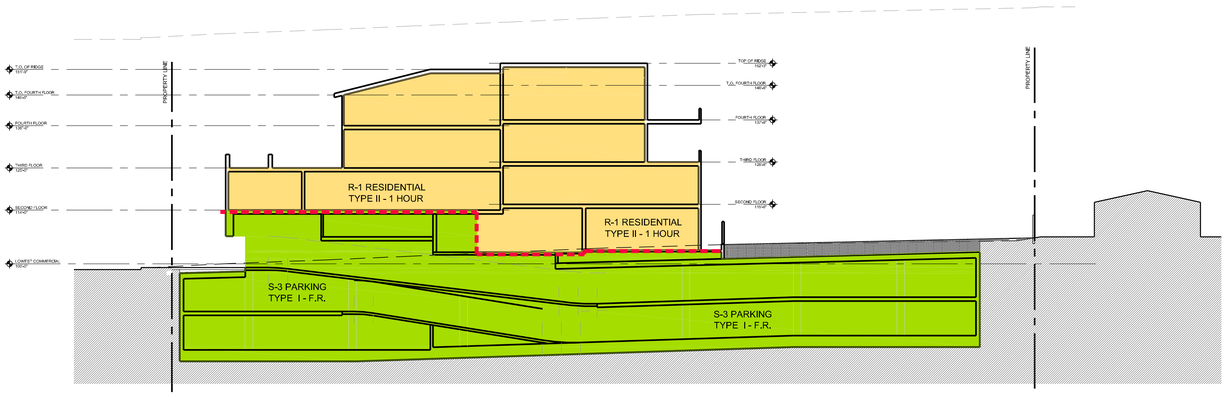
ALLOWABLE AREA DIAGRAMS

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

4.0 16 32 64

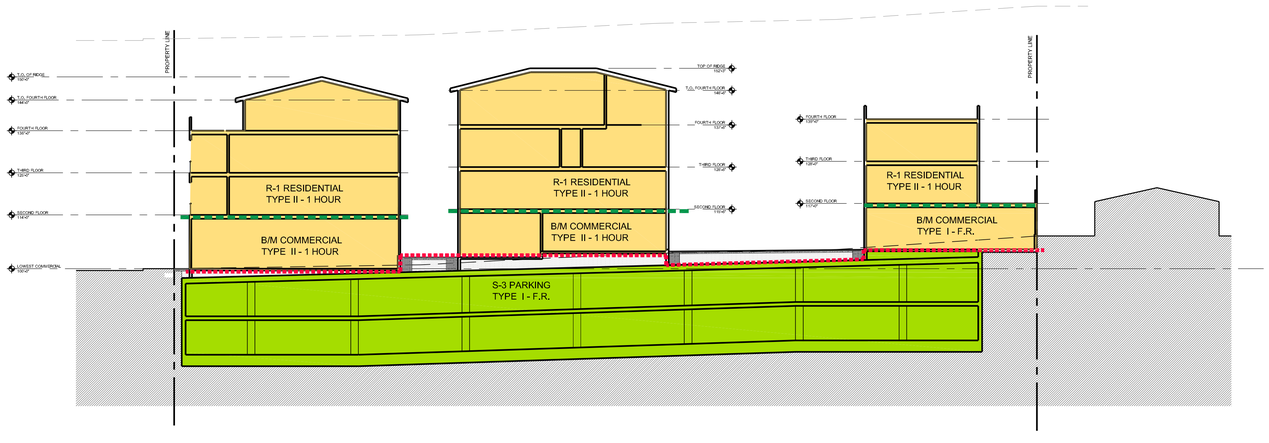
LEGEND

- THREE HOUR FIRE RATED SEPARATION
- ONE HOUR FIRE RATED SEPARATION
- TYPE I FIRE RESISTANT CONSTRUCTION
- TYPE II ONE HOUR CONSTRUCTION



PROJECT NORTH

BUILDING SECTION - CONSTRUCTION TYPE DIAGRAM 01
1"=16'



PROJECT NORTH

BUILDING SECTION - CONSTRUCTION TYPE DIAGRAM 02
1"=16'

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RADIO SQUARE

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SANTA BARBARA, CA 93101

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	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

G006

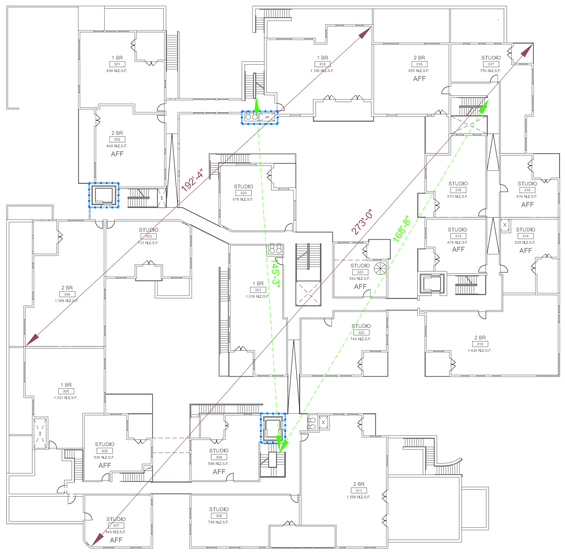
CONSTRUCTION TYPE & FIRE SEPARATION DIAGRAMS

1" = 16'-0"

4 16 32 64

LEGEND

- THREE HOUR FIRE SEPARATION
- TWO HOUR FIRE RATED PARTITION
- ONE FIRE RATED PARTITION
- UNRATED WALL OR PARTITION
- 52'-6" BUILDING DIAGONAL DISTANCE
- 26'-6" REMOTE EXIT DISTANCE

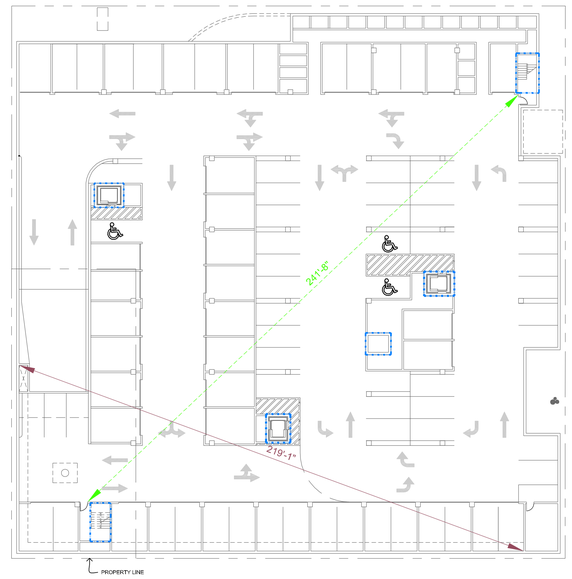


PROJECT NORTH

THIRD FLOOR PLAN 05
1"=30'

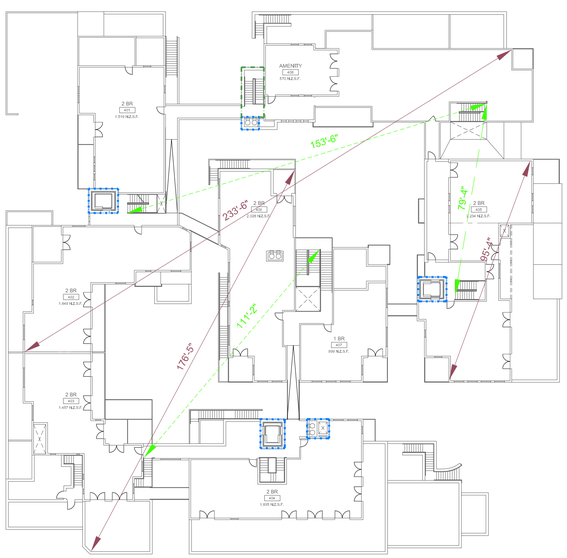
PROJECT NORTH

GROUND FLOOR PLAN 03
1"=30'



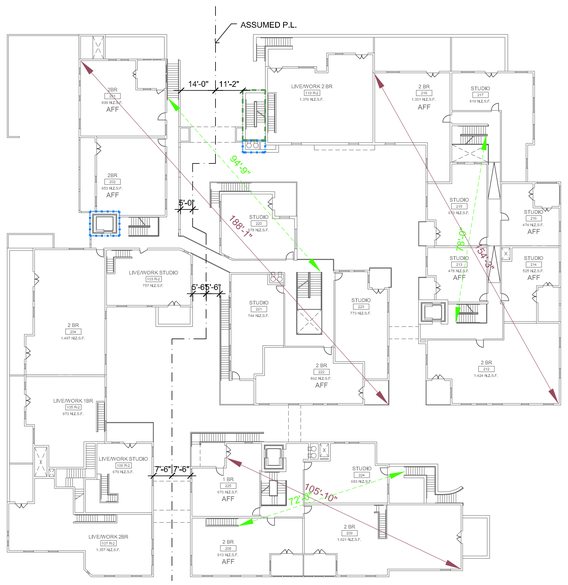
PROJECT NORTH

SECOND LEVEL BELOW GRADE PARKING PLAN 01
1"=30'



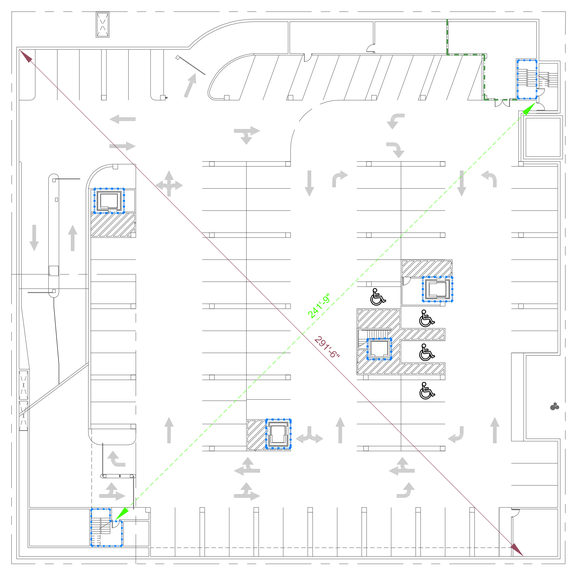
PROJECT NORTH

FOURTH FLOOR PLAN 06
1"=30'



PROJECT NORTH

SECOND FLOOR PLAN 04
1"=30'



PROJECT NORTH

FIRST LEVEL BELOW GRADE PARKING PLAN 02
1"=30'

The Conceptual Motion Company
805.966.5539
805.966.3349
1501 Chapala Street
Santa Barbara, CA
93101
conceptual@motion.com

DBN
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27032 ROCKING HORSE LANE
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V 949.831.1312 - F 949.643.0051

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
	P.C. CONCEPT SUBMITTAL	03.27.06
	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

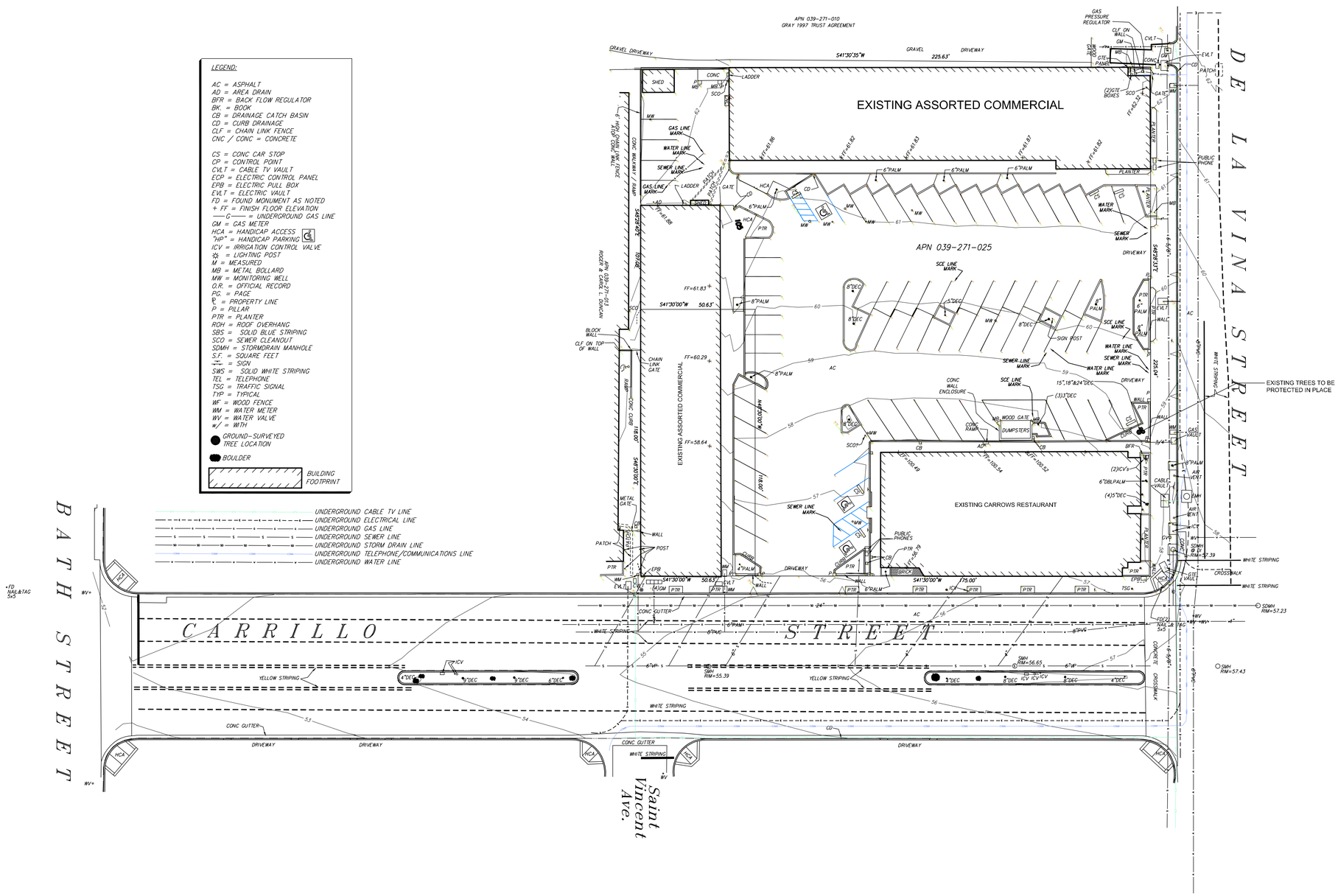
DART SUBMITTAL

G007

EXITING & FIRE SEPARATION DIAGRAMS

1" = 30'-0"

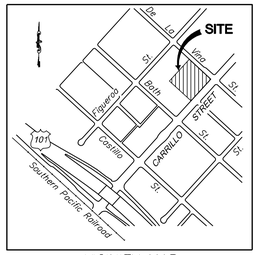
7.5 | 30 | 60 | 120



LEGEND:

AC = ASPHALT
AD = AREA DRAIN
BFR = BACK FLOW REGULATOR
BK. = BOOK
CB = DRAINAGE CATCH BASIN
CD = CURB DRAINAGE
CLF = CHAIN LINK FENCE
CNC / CONC = CONCRETE

CS = CONC CAR STOP
CP = CONTROL POINT
CVLT = CABLE TV VAULT
ECP = ELECTRIC CONTROL PANEL
EPB = ELECTRIC PULL BOX
EVLT = ELECTRIC VAULT
FD = FOUND MONUMENT AS NOTED
+ FF = FINISH FLOOR ELEVATION
—G— = UNDERGROUND GAS LINE
GM = GAS METER
HCA = HANDICAP ACCESS
"HP" = HANDICAP PARKING
ICV = IRRIGATION CONTROL VALVE
☼ = LIGHTING POST
M = MEASURED
MB = METAL BOLLARD
MW = MONITORING WELL
O.R. = OFFICIAL RECORD
PG. = PAGE
℄ = PROPERTY LINE
P = PILLAR
PTR = PLANTER
ROH = ROOF OVERHANG
SBS = SOLID BLUE STRIPING
SCO = SEWER CLEANOUT
SDMH = STORMDRAIN MANHOLE
S.F. = SQUARE FEET
= SIGN
SWS = SOLID WHITE STRIPING
TEL = TELEPHONE
TSG = TRAFFIC SIGNAL
TYP = TYPICAL
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
w/ = WITH
● GROUND-SURVEYED TREE LOCATION
● BOULDER
BUILDING FOOTPRINT



VICINITY MAP
NO SCALE

NOTE: THIS SURVEY RECEIVED FROM MNS ENGINEERS, INC. ON 02/13/06 IS A FINAL CERTIFIED ALTA SURVEY.

LEGEND:
AC = ASPHALT
AD = AREA DRAIN
BFR = BACK FLOW REGULATOR
BK. = BOOK
CB = DRAINAGE CATCH BASIN
CD = CURB DRAINAGE
CLF = CHAIN LINK FENCE
CNC / CONC = CONCRETE
COR. = CORNER
CS = CONC CAR STOP
CP = CONTROL POINT
CVLT = CABLE TV VAULT
ECP = ELECTRIC CONTROL PANEL
EPB = ELECTRIC PULL BOX
EVLT = ELECTRIC VAULT
FD = FOUND MONUMENT AS NOTED
—G— = UNDERGROUND GAS LINE
GM = GAS METER
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TYP = TYPICAL
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
w/ = WITH
● GROUND-SURVEYED TREE LOCATION

ALTA/ACSM LAND TITLE SURVEY
OF "OLD TOWN MALL"
202 WEST CARRILLO STREET
APN 039-271-025
IN THE CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA
– PREPARED NOVEMBER 2005 –
SHEET 1 of 1

NOTE: ALL EXISTING BUILDINGS AND PARKING TO BE DEMOLISHED FOR SITE BROWNFIELD REMEDIATION

PROJECT NORTH

The Conceptual Motion Company
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1501 Chapala Street
Santa Barbara, CA
93101
conceptualmotion.com

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LAGUNA HILLS, CA 92653
V 949.831.1312 - F 949.643.0051

MNS ENGINEERS INC
ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
Quality Infrastructure Services
4141 STATE STREET, SUITE B-11, SANTA BARBARA, CA 93110
TELEPHONE (805) 692-6921 FAX. (805) 692-6931

RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
	P.C. CONCEPT SUBMITTAL	03.27.06
	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

C100

EXISTING SITE SURVEY

1" = 20'

5.0 20 40 80

PROPERTY DESCRIPTION

Real property in the City of Santa Barbara, State of California, described as follows:

Those portions of Block 144, in the City of Santa Barbara, County of Santa Barbara, State of California, according to the Official Map thereof, described as follows:

Parcel One: Beginning at the easterly corner of said block; thence northwesterly along the southwesterly line of De La Vina Street 225 feet to the easterly corner of the lot now or formerly owned by Donahue; thence at right angles southwesterly 225 feet to the center of said block; thence at right angles southeasterly 107 feet; thence at right angles northeasterly 50 feet; thence at right angles southeasterly 118 feet to the northwesterly line of Carrillo Street; thence northeasterly along said last mentioned line 175 feet to the point of beginning.

Parcel Two: Beginning at the easterly corner of said block, being the intersection of the southwesterly line of De La Vina Street and the northwesterly line of Carrillo Street; thence South 41°30' West, along said Northwesterly line of Carrillo Street, 175.00 feet to the true point of beginning; thence continuing along said northwesterly line of Carrillo Street, 50.63 feet to an "XP" on wall, being the easterly corner of the tract of land described in deed to Carrillo Auditorium, Inc., recorded May 27, 1947 as file No. 6691, in Book 741, Page 120 of Official Records, Records of said County; thence at right angles North 48°30' West 118 feet to a point; thence at right angles North 41°30' East 50.63 feet to a point; thence at right angles South 48°30' East 118 feet to the true point of beginning.

ASSESSOR PARCEL NUMBER:
APN 039-271-025

VESTED OWNER:
DBN CARRILLO LLC, A DELAWARE
LIMITED LIABILITY COMPANY
27032 ROCKING HORSE LANE
LAGUNA HILLS, CA 92653

NON-MEMBER MANAGER:
DBN MANAGEMENT LLC, A DELAWARE
LIMITED LIABILITY COMPANY

STEVE DELSON
PRESIDENT/MANAGER
(949) 831-1312

AREA:
PARCEL 1: 1.03 ACRES (44,809 SQUARE FEET)
PARCEL 2: 0.14 ACRES (5,974 SQUARE FEET)
GROSS PARCEL AREA: 1.17 ACRES
(50,783 SQUARE FEET)

ZONING INFORMATION:

C-2, COMMERCIAL

FLOOD ZONE INFORMATION:

THE PARCEL LIES WITHIN FLOOD ZONE DESIGNATION "ZONE X" AS SHOWN ON F.E.M.A. "FIRM" COMMUNITY-PANEL No. 060335 0005D, MAP REVISION DATE DECEMBER 3,1991 AND IS WITHIN THE LEGEND SHADING DESIGNATED AS TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN.

UTILITIES/AGENCIES SERVING PROPERTY:
CABLE – COX COMMUNICATIONS
GAS – THE GAS COMPANY
POWER – EDISON ELECTRIC COMPANY
SEWER – CITY OF SANTA BARBARA
TELEPHONE – VERIZON TELECOM

WATER – CITY OF SANTA BARBARA
FIRE – CITY OF SANTA BARBARA

AGENT'S CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE SUBDIVISION SHOWN ON THIS MAP AND CERTIFY THAT I AM THE AUTHORIZED AGENT FOR THE OWNER, DBN CARRILLO, LLC AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9-22-2006
DATE

STEVE DELSON
PRESIDENT & MANAGER
DBN MANAGEMENT, LLC

NOTES:

1) "WATER LINE MARK" AND "SEWER LINE MARK" INDICATE PAINT MARKS LOCATED BY SURVEY.

2) THE UTILITIES SHOWN ARE BASED UPON ATLAS INFORMATION AND LIMITED FIELD INFORMATION. THE ACCURACY OF THE LOCATIONS IS UNKNOWN AND SHOULD BE VERIFIED PRIOR TO EXCAVATION. IN SOME CASES THE ATLAS INFORMATION FROM ONE DRAWING CONFLICTS WITH ANOTHER, SO CAREFUL FIELD LOCATIONS MUST BE PERFORMED.

BENCHMARK (BASIS OF ELEVATION):
A 2.5" BRASS CAP STAMPED "SANTA BARBARA CONTROL NETWORK 1995 PLS 6167 STATION 20" LOCATED IN A WELL MONUMENT IN THE CENTERLINE OF FIGUEROA STREET, APPROXIMATELY 110' SOUTH OF THE CENTERLINE OF CASTILLO STREET. ELEVATION=59.62' (NAVD88)

BASIS OF BEARINGS:
The Basis of Bearings for this map is N 41° 30' 00" E between City Monuments located at the westerly intersection of Carrillo and De La Vina Streets and the westerly intersection of Carrillo and Bath Streets.

LICENSED LAND SURVEYOR
Mark E. Reinhardt
No. 6392
Exp. 12/31/08
STATE OF CALIFORNIA

THIS MAP WAS PREPARED UNDER MY SUPERVISION AND IS A COMPILATION OF RECORD DATA AND SURVEYED DATA.

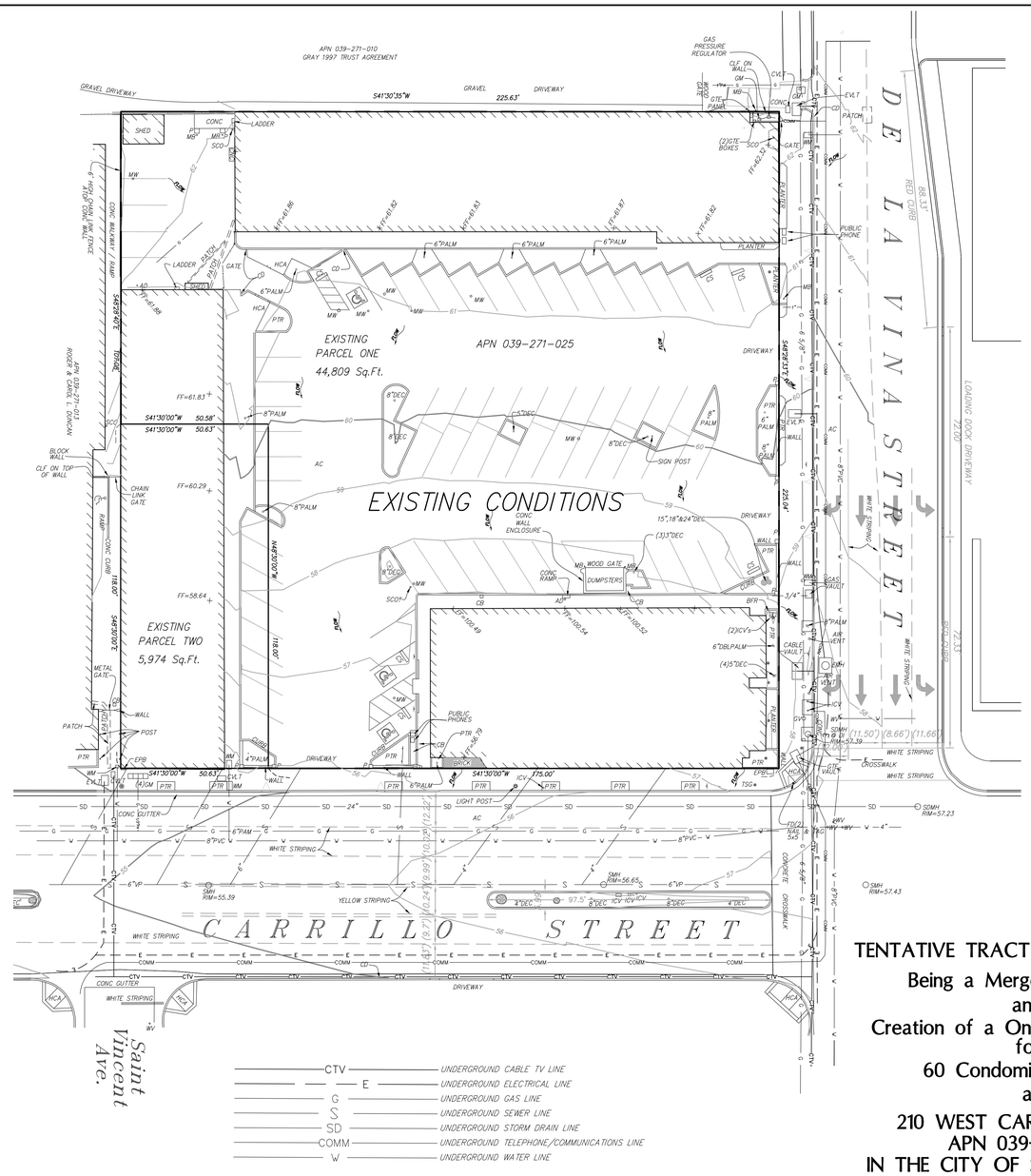
9-22-2006
DATE

MARK E. REINHARDT
L.S.6392

PROPOSED EASEMENTS
(SHOWN ON SHEET 3)

EASEMENT A – FOR RIGHT OF WAY PURPOSES TO THE CITY OF SANTA BARBARA

EASEMENT B – FOR RIGHT OF WAY PURPOSES TO THE CITY OF SANTA BARBARA



CTV	UNDERGROUND CABLE TV LINE
E	UNDERGROUND ELECTRICAL LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
SD	UNDERGROUND STORM DRAIN LINE
COMM	UNDERGROUND TELEPHONE/COMMUNICATIONS LINE
W	UNDERGROUND WATER LINE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND:

AC = ASPHALT
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TYP = TYPICAL
WF = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
w/ = WITH
GROUND-SURVEYED TREE LOCATION
BOULDER
BUILDING FOOTPRINT

TENTATIVE TRACT MAP No. _____

Being a Merger of Parcels
and
Creation of a One-Lot Subdivision
for
60 Condominium Units
at
210 WEST CARRILLO STREET
APN 039-271-025
IN THE CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA
– Prepared June 2006 –

PLANNING COMMISSION – FEBRUARY 2007

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DBN
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MNS ENGINEERS INC
ENGINEERS ▾ SURVEYORS ▾ CONSTRUCTION MANAGERS
Quality Infrastructure Services
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TELEPHONE (805) 692-6921 FAX. (805) 692-6931

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RADIO SQUARE

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	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06
	DART RESUBMITTAL - REVISED TTM	12.22.06

DART SUBMITTAL

TM1

TENTATIVE TRACT MAP
1 of 8 Sheets

SCALE = 1"=20'

5 20 40

O:\CAD\-TM\12B_\12B03\12B03-TM.dwg 2/9/2007 8:23:54 AM PST

LEVEL −2

(Second Level Below Ground)

Proposed Private Parking Garages
and Resident Parking for Condominium Owners

LEVEL −1

(First Level Below Ground)

Proposed Common Space
for Customer & Guest Parking

Proposed Parking (This Level)

Residential 1−Car Garages	20
Residential 2−Car Garages	28
Residential Single Spaces	40
Total Residential Parking	88

Proposed Parking (This Level)

Public / Visitor Parking Spaces 87

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TENTATIVE TRACT MAP No. _____
Being a Merger of Parcels
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for
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at
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LICENSED LAND SURVEYOR
Mark E. Reinhardt
No. 6392
Exp. 12/31/06
STATE OF CALIFORNIA

RADIO SQUARE

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	DART RESUBMITTAL - REVISED TTM	12.22.06

DART SUBMITTAL

TM2

TENTATIVE TRACT MAP
2 of 8 Sheets

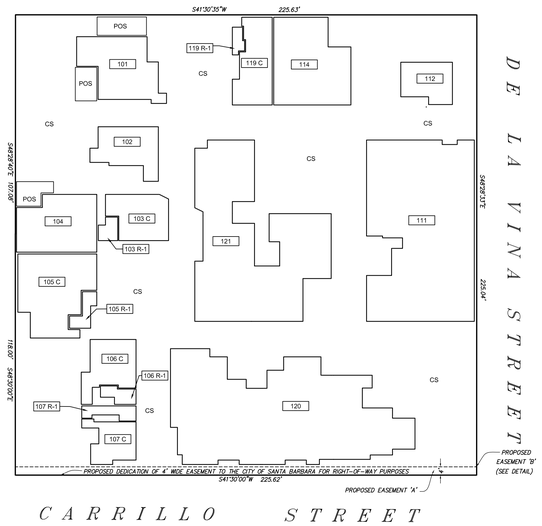
SCALE = 1"=20'

5 20 40

G:\CADD-TR\129_..\12893\12893-TM2.dwg 2/9/2007 8:23:19 AM PST

LEVEL 1

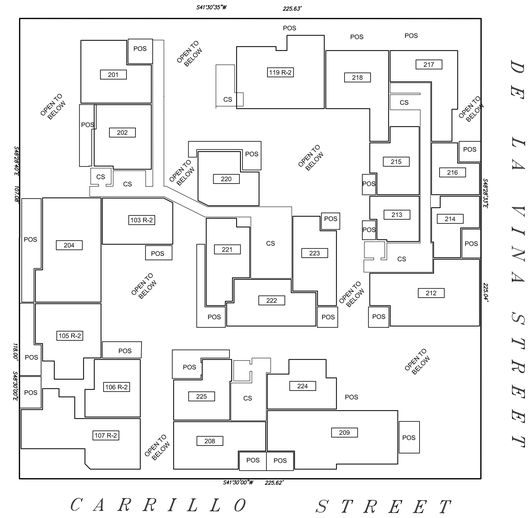
(Street Level)



NOTE:

UNITS 111, 112, 114, 120 & 121 ARE COMMERCIAL
UNITS TO HAVE ONE SINGLE OWNER

LEVEL 2



LEGEND

POS PRIVATE OPEN SPACE
CS COMMON SPACE

PROPOSED EASEMENTS

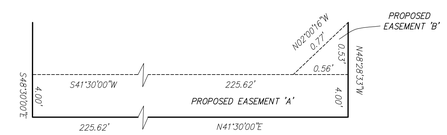
1. A 4 FT WIDE EASEMENT ALONG CARRILLO STREET TO CITY OF SANTA BARBARA FOR RIGHT-OF-WAY PURPOSES.

2. AN EASEMENT IN GROSS FOR WATER METER READING PURPOSES.

PROPOSED EASEMENTS

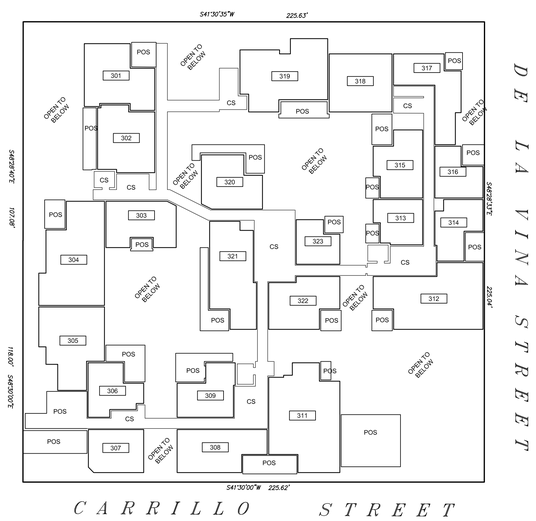
EASEMENT A – FOR RIGHT OF WAY PURPOSES TO THE CITY OF SANTA BARBARA

EASEMENT B – FOR RIGHT OF WAY PURPOSES TO THE CITY OF SANTA BARBARA

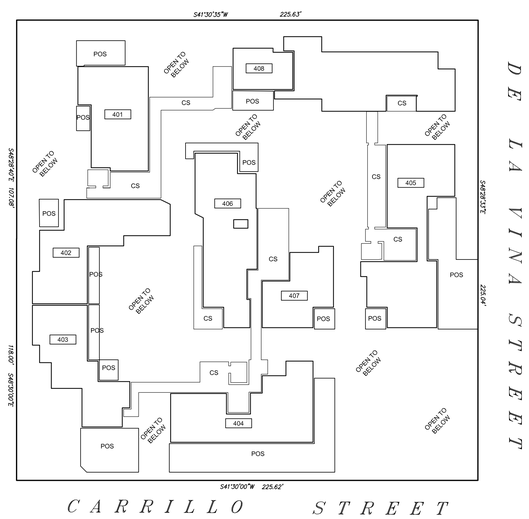


DETAIL
NO SCALE

LEVEL 3



LEVEL 4



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TENTATIVE TRACT MAP No. _____
Being a Merger of Parcels
and
Creation of a One-Lot Subdivision
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LICENSED LAND SURVEYOR
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	DART RESUBMITTAL - REVISED TTM	12.22.06

DART SUBMITTAL

TM3

TENTATIVE TRACT MAP
3 of 8 Sheets

SCALE = 1"=30'

30 60

C:\CAD-TR\128_\128R\128R2-TM3.dwg 2/9/2007 9:21:28 AM PST

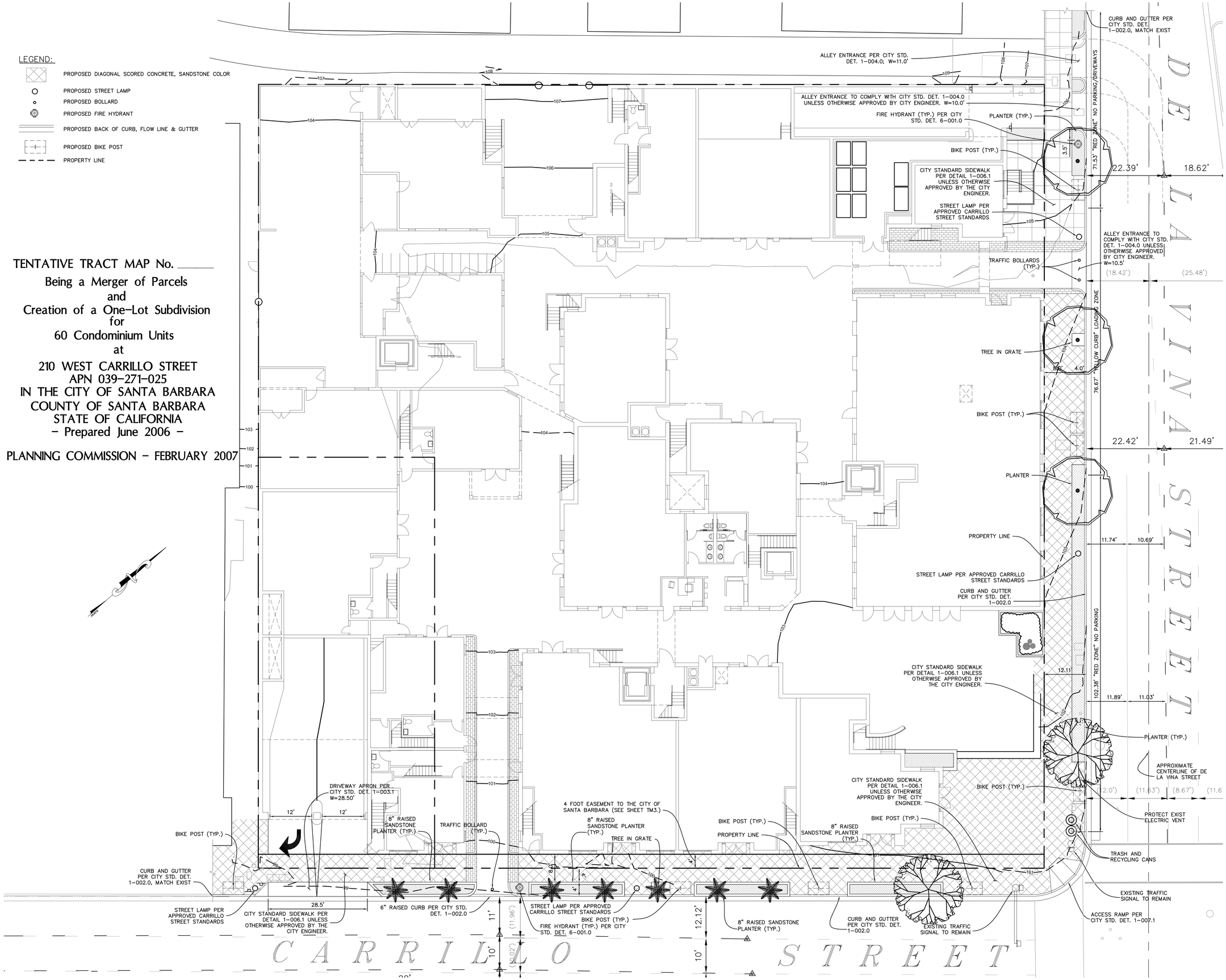
LEGEND:

- PROPOSED DIAGONAL SCORED CONCRETE, SANDSTONE COLOR
- PROPOSED STREET LAMP
- PROPOSED BOLLARD
- PROPOSED FIRE HYDRANT
- PROPOSED BACK OF CURB, FLOW LINE & GUTTER
- PROPOSED BIKE POST
- PROPERTY LINE

TENTATIVE TRACT MAP No. _____

Being a Merger of Parcels
and
Creation of a One-Lot Subdivision
for
60 Condominium Units
at
210 WEST CARRILLO STREET
APN 039-271-025
IN THE CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA
- Prepared June 2006 -

PLANNING COMMISSION - FEBRUARY 2007



The Conceptual Motion Company
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805.966.3349
15 West Mason Street
Santa Barbara, CA 93101
conceptualmotion.com

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MNS ENGINEERS INC
ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
Quality Infrastructure Services
4141 STATE STREET, SUITE B-11, SANTA BARBARA, CA 93110
TELEPHONE (805) 692-6921 FAX. (805) 692-6931

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
	P.C. CONCEPT SUBMITTAL	03.27.06
	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06
	DART RESUBMITTAL - REVISED TTM	12.22.06

DART SUBMITTAL

TM 4

TENTATIVE TRACT MAP
R.O.W. IMPROVEMENTS
4 of 8
SCALE = 1"=10'

10 20 40

TENTATIVE TRACT MAP No. _____

Being a Merger of Parcels
and
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TYPE	SIZE	LOCATION	NOTES
FIRE HYDRANT	6-INCH	DE LA VINA	CONNECTS TO 8-INCH CITY MAIN.
DOMESTIC WATER	4-INCH	DE LA VINA	CONNECTS TO 8-INCH CITY MAIN. INCLUDES BACK-FLOW PREVENTION.
ROOF/CURB STORM DRAIN	4-INCH	DE LA VINA	DISCHARGES INTO GUTTER.
GAS	--	DE LA VINA	CONNECTS TO UTILITY PROVIDERS SYSTEM.
COMMUNICATION	--	DE LA VINA	CONNECTS TO UTILITY PROVIDERS SYSTEM.
CABLE	--	DE LA VINA	CONNECTS TO UTILITY PROVIDERS SYSTEM.
CATCH BASIN LATERAL	24-INCH	DE LA VINA	CONNECTS TO 30-INCH CITY STORM DRAIN. UPGRADES EXISTING 12-INCH LATERAL WHICH SERVES TWO CATCH BASINS AND A 24" LATERAL FROM ACROSS DE LA VINA.
FIRE LINE	6-INCH	CARRILLO	CONNECTS TO 8-INCH CITY MAIN. INCLUDES BACK-FLOW PREVENTION.
FIRE HYDRANT	6-INCH	CARRILLO	CONNECTS TO 8-INCH CITY MAIN.
SEWER	8-INCH	CARRILLO	CONNECTS TO UPGRADED 8-INCH CITY MAIN. REQUIRES UPGRADE OF CITY MAIN IN CARRILLO FROM 6-INCH TO 8-INCH FROM DE LA VINA TO BATH STREET.

DRAINAGE NOTES:

1. CATCH BASIN PER CITY STANDARD DETAIL 2-001.0.
2. STORM DRAIN MANHOLE PER APWA STANDARD PLAN 321-0.
3. DROP INLET WITH GRATE.
4. CHANNEL (TROUGH) DRAIN.
5. ROOF AND/OR DECK DRAIN.
6. CURB DRAIN.
7. ALL PIPES SLOPED 2% MINIMUM.

SITE HYDROLOGY

	STORM EVENT FLOWS (cfs)					
CONDITION	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
PRE-PROJECT	2.45	3.57	4.31	5.22	5.88	6.53
POST-PROJECT	2.41	3.53	4.28	5.19	5.86	6.50

HYDROLOGY DETERMINED USING HYDROCAD 7.1 AND SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT'S STANDARDIZED INPUT PARAMETERS.

SITE AREA = 50,782SFTc = 5 MINUTES (MINIMUM)

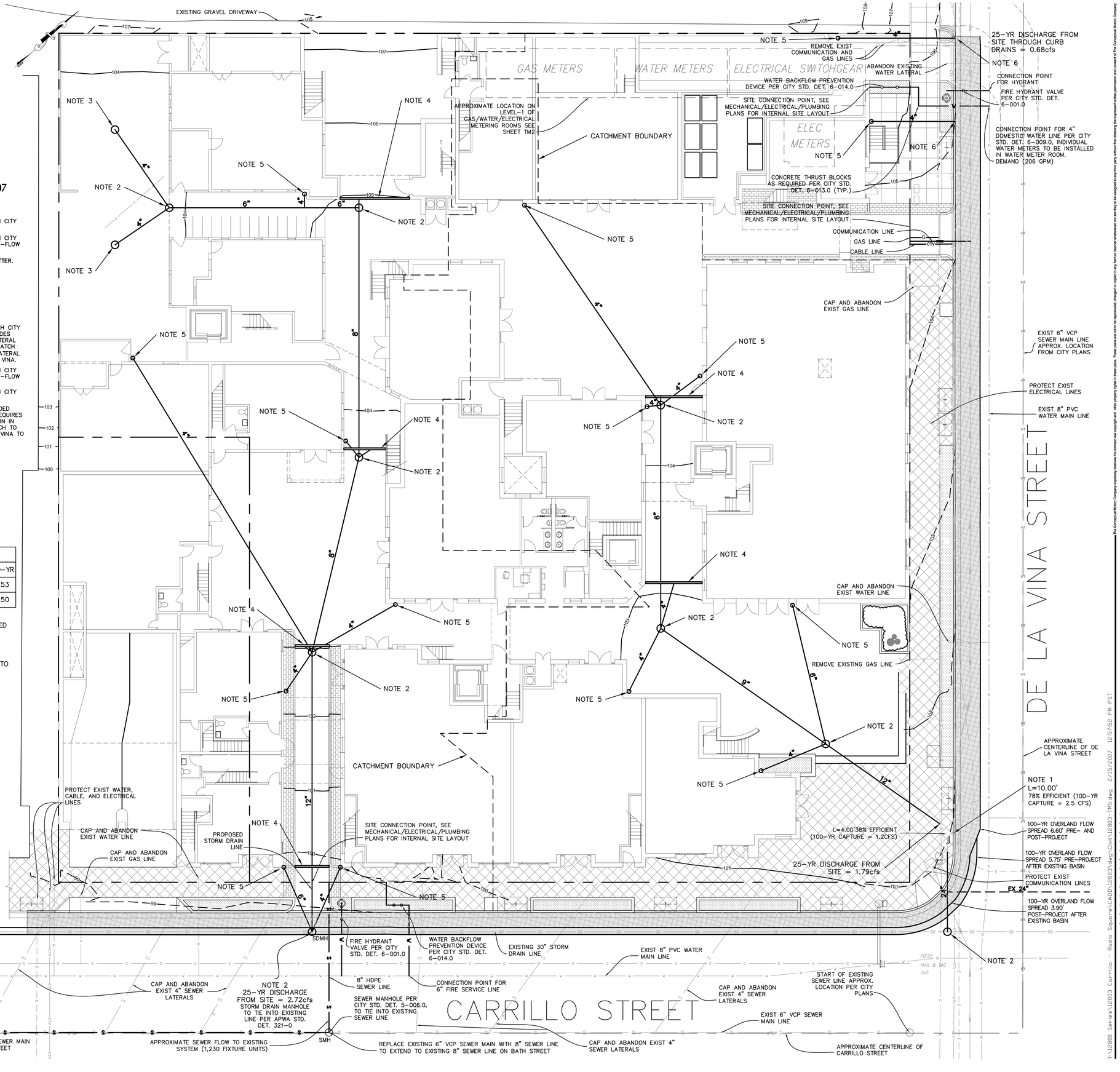
CATCHMENT BOUNDARIES SHOWN. ROOF RIDGE LINES USED TO DEFINE CATCHMENT AREAS.

WATER AND SEWER DEMAND:

DEMAND FOR SEWER IS 1,230 FIXTURE UNITS (F.U.)
DEMAND FOR WATER IS 961 F.U. OR 206 GPM

LEGEND:

- PROPOSED WATER AND FIRE SERVICE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED GAS LINE
- PROPOSED COMMUNICATIONS LINE
- PROPOSED CABLE LINE
- PROPOSED ELECTRICAL LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING CABLE LINE
- EXISTING ELECTRICAL LINE



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RADIO SQUARE

210 WEST CARRILLO STREET
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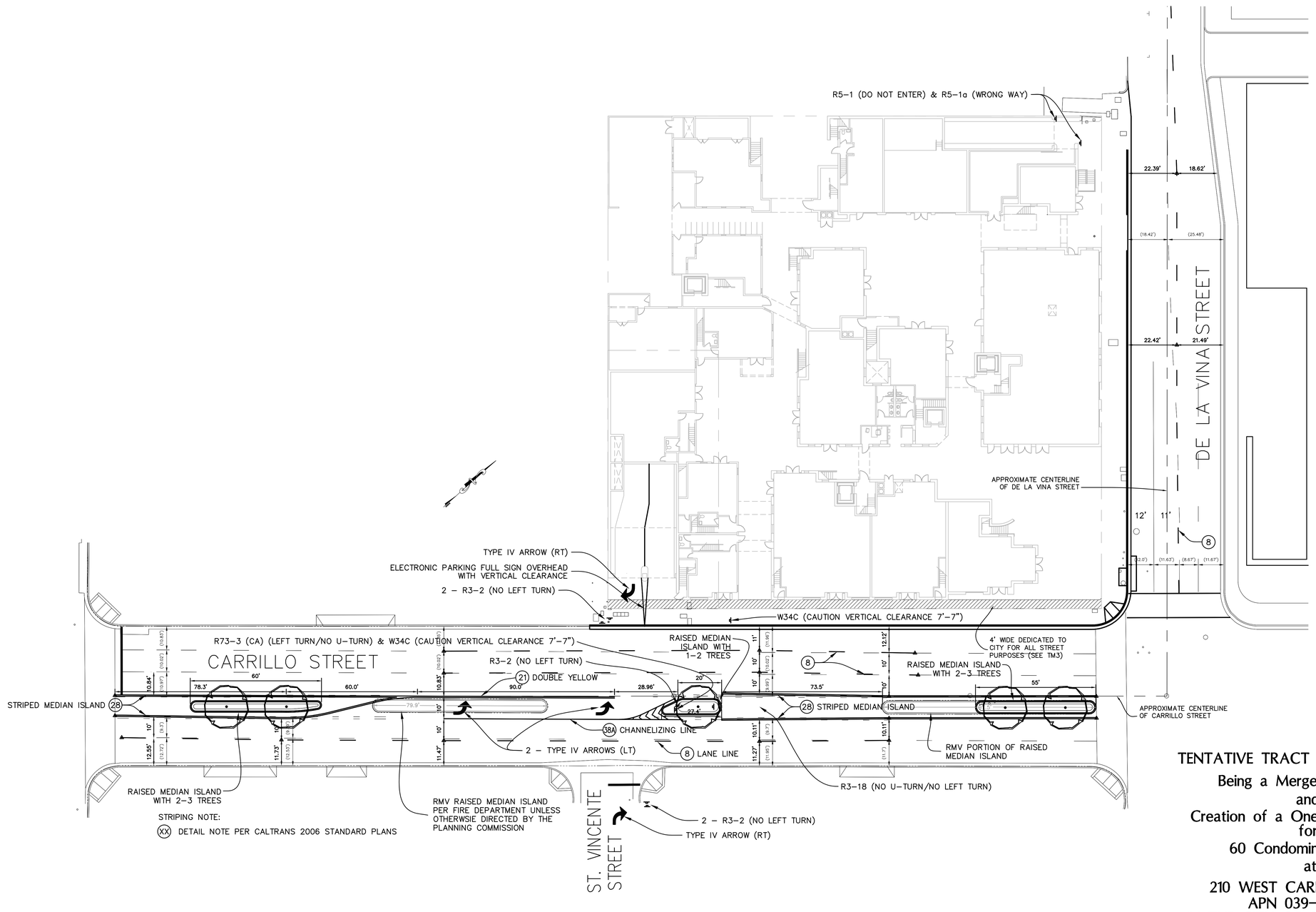
DART SUBMITTAL

TM 5

TENTATIVE TRACT MAP
COMPOSITE UTILITY PLAN
5 of 8
SCALE = 1"=10'

10 20 40



STRIPING NOTE:

(XX) DETAIL NOTE PER CALTRANS 2006 STANDARD PLANS

TENTATIVE TRACT MAP No. _____

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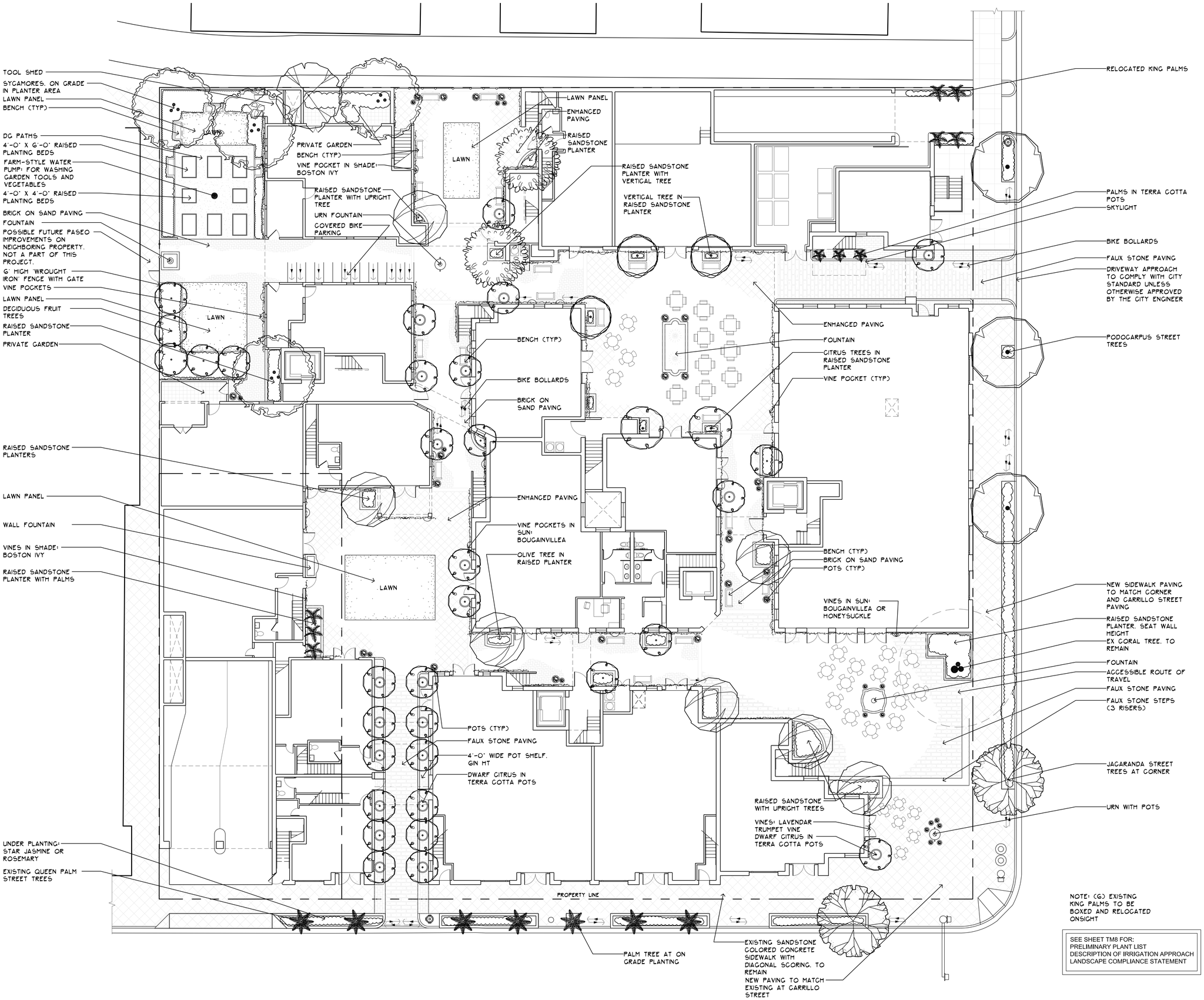
DART SUBMITTAL

TM 6

TENTATIVE TRACT MAP
CARRILLO STREET LEFT TURN POCKET
6 of 8
SCALE = 1"=20'

20 40 80



NOTE: (G) EXISTING KING PALMS TO BE BOXED AND RELOCATED ONSIGHT

SEE SHEET TM8 FOR:
PRELIMINARY PLANT LIST
DESCRIPTION OF IRRIGATION APPROACH
LANDSCAPE COMPLIANCE STATEMENT

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(805) 963-2857

RADIO SQUARE

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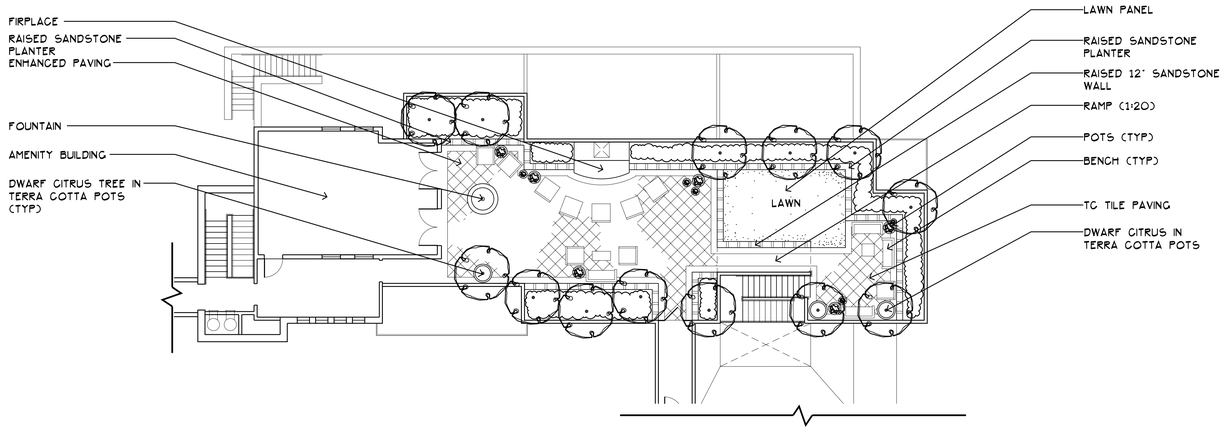
DART SUBMITTAL

TM7

LANDSCAPE PLAN - LEVEL 01
7 OF 8

1" = 10'-0"



IRRIGATION STATEMENT:

COMMON AREA IRRIGATION WILL BE A COMBINATION OF LOW VOLUME SPRAY HEADS, BUBBLERS, AND DRIP SYSTEMS. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER. TIMERS WILL HAVE SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND WATERED.

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME
CANOPY TREES	
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
QUERCUS SUBER	CORK OAK
ACCENT TREES	
CHIONANTHUS RETUSA	CHINESE FRINGE TREE
CITRUS SPP.	CITRUS
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
PYRUS C. 'ARISTOCRAT'	BRADFORD PEAR
UPRIGHT TREES	
CALODENDRUM CAPENSE	CAPE CHESTNUT
CHORISIA SPECIOSA	FLOSS SILK TREE
EUCALYPTUS SPP.	EUCALYPTUS
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
MICHELIA DOLTSOPA	NCN
MELALEUCA QUINQUENERVIA	CAJUPUT TREE
PLATANUS ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE
TRISTANIA CONFERTA	BRISBANE BOX
SKYLINE TREES	
EUCALYPTUS CITRIADORA	LEMON GUM
PLANTANUS RACEMOSA	CALIFORNIA SYCAMORE
SCREEN SHRUBS	
LAURUS NOBILIS	SWEET BAY
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
OSMANTHUS FRAGRANS	SWEET OLIVE
PRUNUS CAROLINA	CAROLINA CHERRY
SYZYGIUM PANCULATUM	BUSH CHERRY
LARGE SHRUBS	
ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE
ESCALLONIA SPP.	ESCALLONA
HIBISCUS SPP.	HIBISCUS
MEDIUM SHRUBS	
CARISSA M. 'TUTTLE'	NATAL PLUM
ESCALLONIA BIFIDA	WHITE ESCALLONIA
RHAPHIOLEPIS 'CLARA'	INDIA HAWTHORN
WESTRINGIA 'WYNYABBE GEM'	FALSE ROSEMARY
ENTRY ACCENT	
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE
AGAVE SP.	AGAVE
HEMEROCALLIS HYBRIDUS	EVERGREEN DAYLILY
LAVANDULA SP.	LAVENDER
GROUNDCOVERS AND VINES	
BOUGAINVILLEA SPP.	BOUGAINVILLEA
GLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE
DISTICTUS LAXIFLORA	VANILLA TRUMPET VINE
LONICERA HILDEBRANDIANA	GIANT BURMESE HONEYSUCKLE
PANDOREA JASMINOIDES	BOWER VINE
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
ROSMARINUS O. 'PROSTRATA'	PROSTRATE ROSEMARY
SOLANDRA MAXIMA	CUP-O-GOLD VINE
TRAHCELOSPERMUM JASMINOIDES	STAR JASMINE

Compliance Statement

Low-Water Using Landscape Design

Sheet #

Mandatory Measures:
(Show calculations of required areas on referenced sheets.)

Approved low water species specified for lawn areas	NA
No turf on >20% slope	TM7 + TM8
For residential, 80% or > of landscape area low-water using plants	TM7 + TM8
For commercial, 100% of landscape area low-water using plants (Landscape area includes parkway)	TM7 + TM8
< 20% of area in turf or high-water using plants (0% turf for commercial projects, except as exempted)	
Two inches of mulch specified as required	NA
Separate valve(s) to high-water using plants	NA
Separate valve(s) to lawn areas	NA
Irrigation designed to prevent overspray	NA
List of irrigation stations, w/ rate in inches/hour, ga./hr. or ga./min.	NA
Drip/low volume irrigation system on >25% of landscaped area	NA

Exceptions Requested: _____
(specify section no.)

I state that I am familiar with the Water Conservation Landscape Design Standards as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with the mandatory provisions thereof.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Signature _____ Name KATIE O'REILLY ROGERS

CA# 2968 License # 10/31/2007 Exp. Date

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RADIO SQUARE

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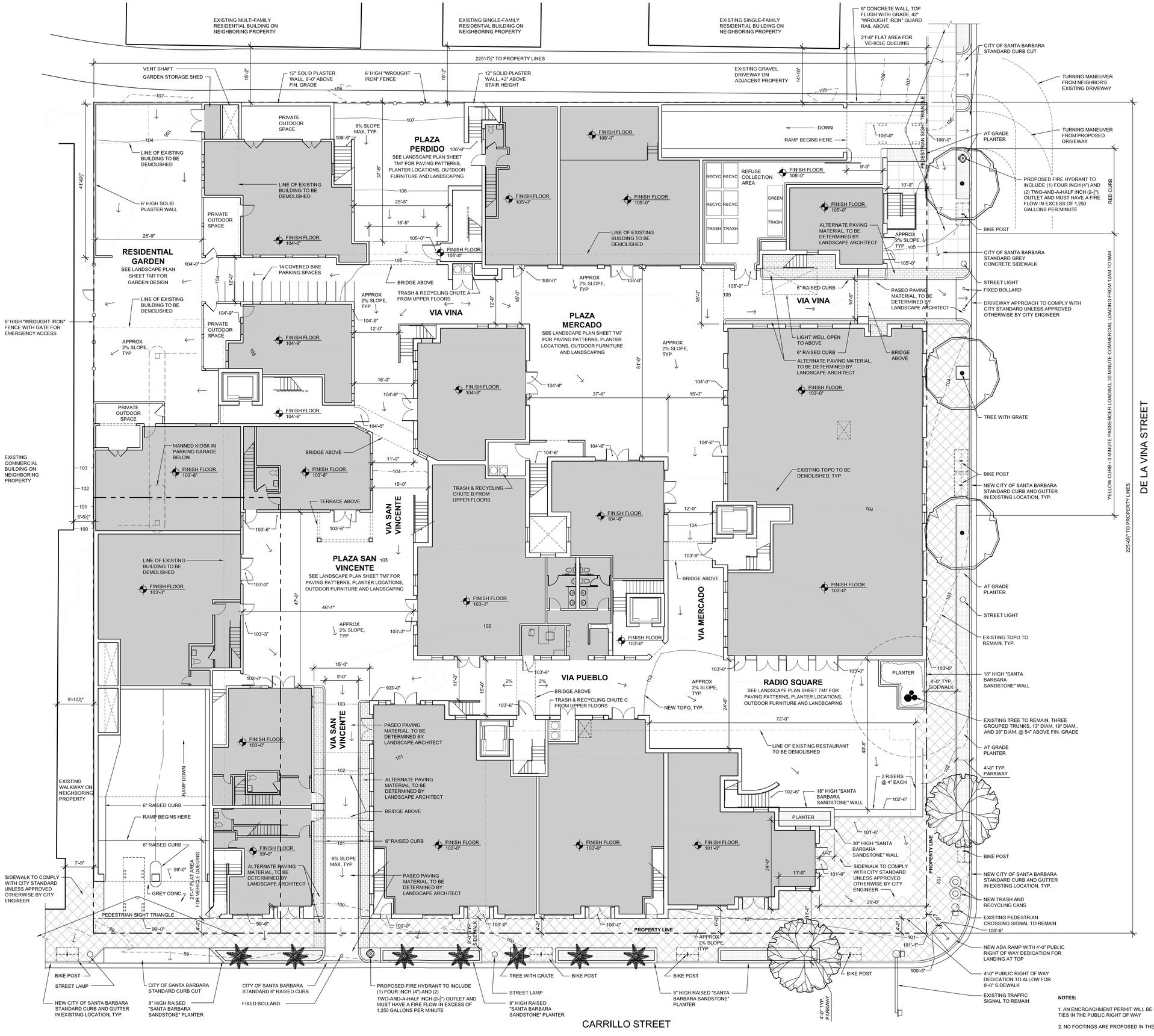
DART SUBMITTAL

TM8

LANDSCAPE PLAN - LEVEL 04
8 OF 8
1" = 10'-0"



NOTES:

1. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR SHORING TIES IN THE PUBLIC RIGHT OF WAY

2. NO FOOTINGS ARE PROPOSED IN THE PUBLIC RIGHT OF WAY

PROJECT NORTH

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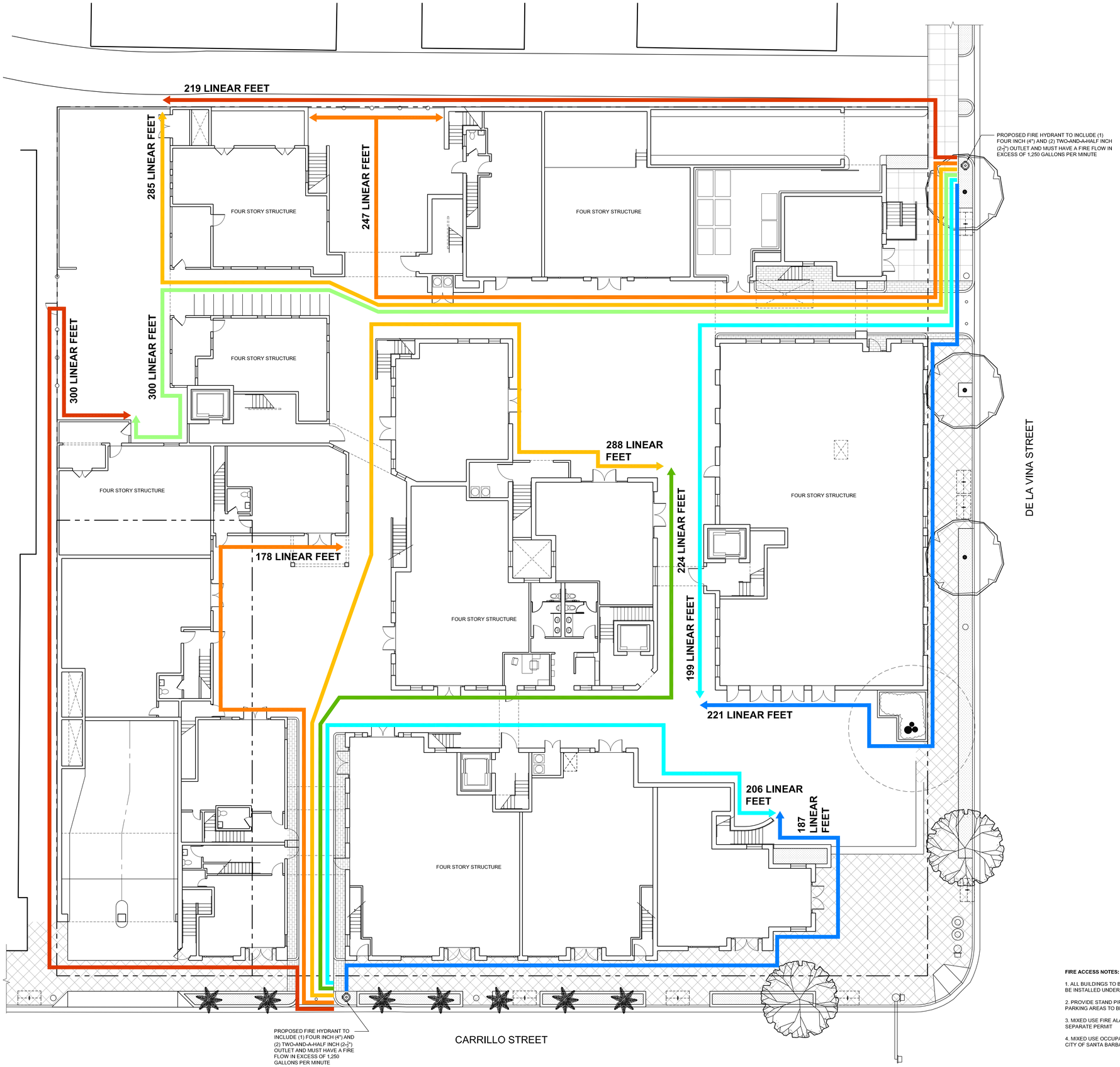
DART SUBMITTAL

AS101

SITE PLAN

1"= 10'

2.5 10 20 40



FIRE ACCESS NOTES:

1. ALL BUILDINGS TO BE PROVIDED WITH FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT

2. PROVIDE STAND PIPES TO SERVICE BELOW GRADE PARKING AREAS TO BE INSTALLED UNDER SEPARATE PERMIT

3. MIXED USE FIRE ALARM SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

4. MIXED USE OCCUPANCY SIGNS WILL BE PROVIDED PER CITY OF SANTA BARBARA MUNICIPAL CODE

PROJECT NORTH

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DART SUBMITTAL

AS102

FIRE ACCESS PLAN

1"= 10'

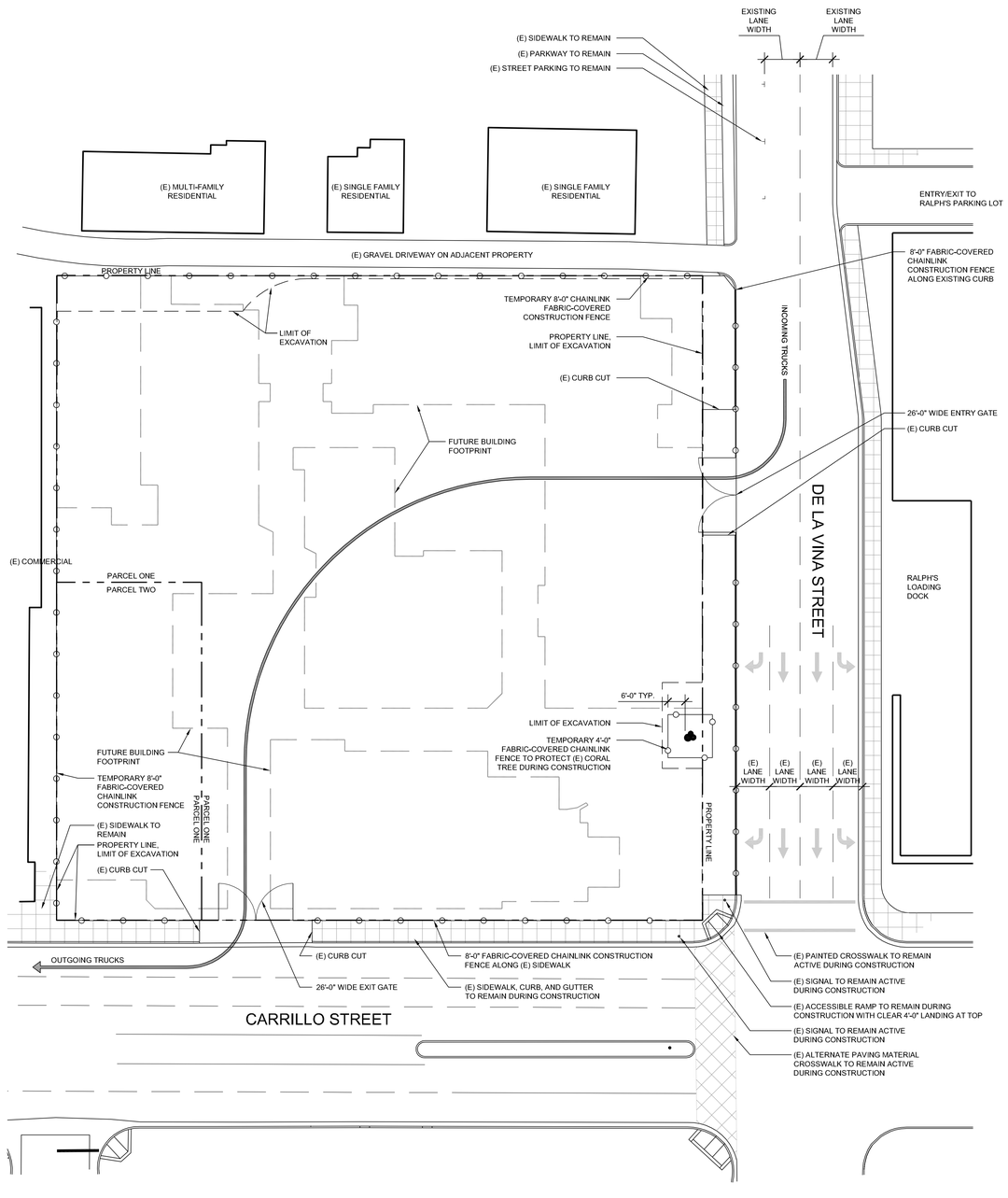
2.5 10 20 40

GENERAL NOTES:

1. SIDEWALK ALONG THE LENGTH OF THE SITE ON THE WEST SIDE OF DE LA VINA WILL BE CLOSED TO PEDESTRIANS. PEDESTRIANS TO CROSS DE LA VINA AT FIGUEROA STREET OR CARRILLO STREET.

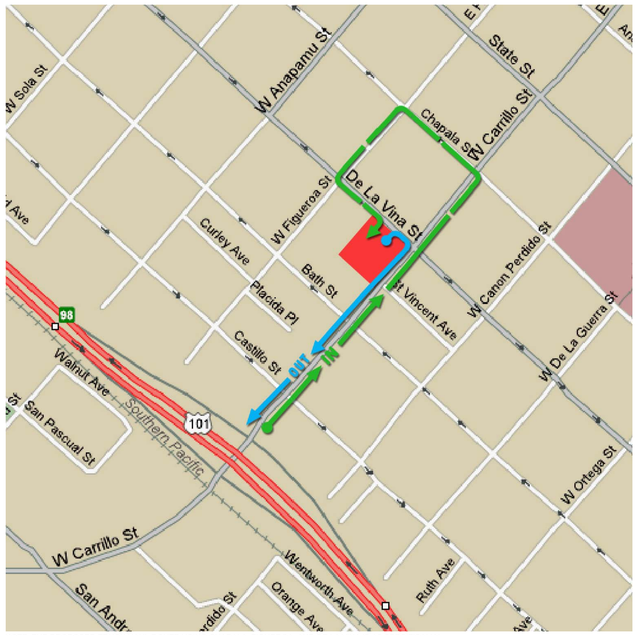
2. THREE PRIMARY CONFIGURATIONS ARE SHOWN ON SHEETS AS103 AND AS104, SEE CONSTRUCTION STAGING PLAN BY GIFFIN & CRANE FOR PHASING AND DETAILS.

3. CONSTRUCTION DELIVERY VEHICLES WILL BE RESTRICTED TO THE HOURS BETWEEN 9AM AND 3PM.



TRAFFIC CONTROL PLAN - CONFIGURATION A - EXCAVATION 1"= 20'-0" **01**

PROJECT NORTH



NOTE: THE PROPOSED TRUCK HAUL ROUTE USING CHAPALA, FIGUEROA, AND DE LA VINA IS AS SPECIFICALLY REQUESTED IN COMMENT III.D.4 OF THE DART COMMENTS LETTER DATED JULY 14, 2006. THIS DRAWING WAS REVIEWED AND CONCEPTUALLY APPROVED WITH TRANSPORTATION STAFF ON AUGUST 24, 2006.

TRUCK HAUL ROUTE N.T.S. **02**

NORTH

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	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

AS103

TRAFFIC CONTROL PLAN & TRUCK HAUL ROUTE

1" = 20'-0"

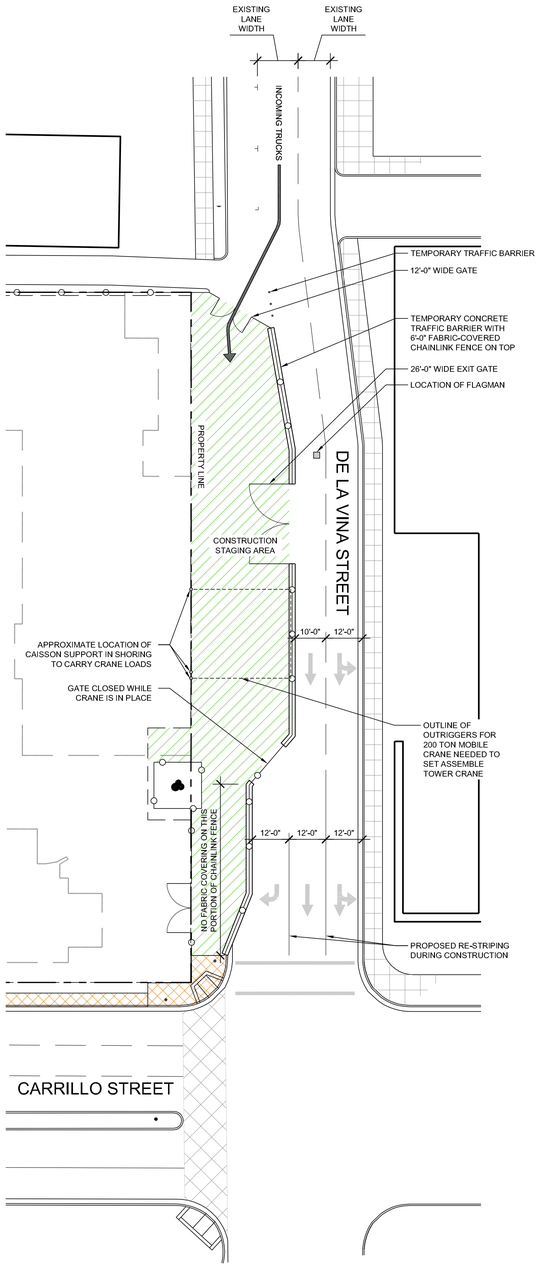
5.0 20 40 80

GENERAL NOTES:

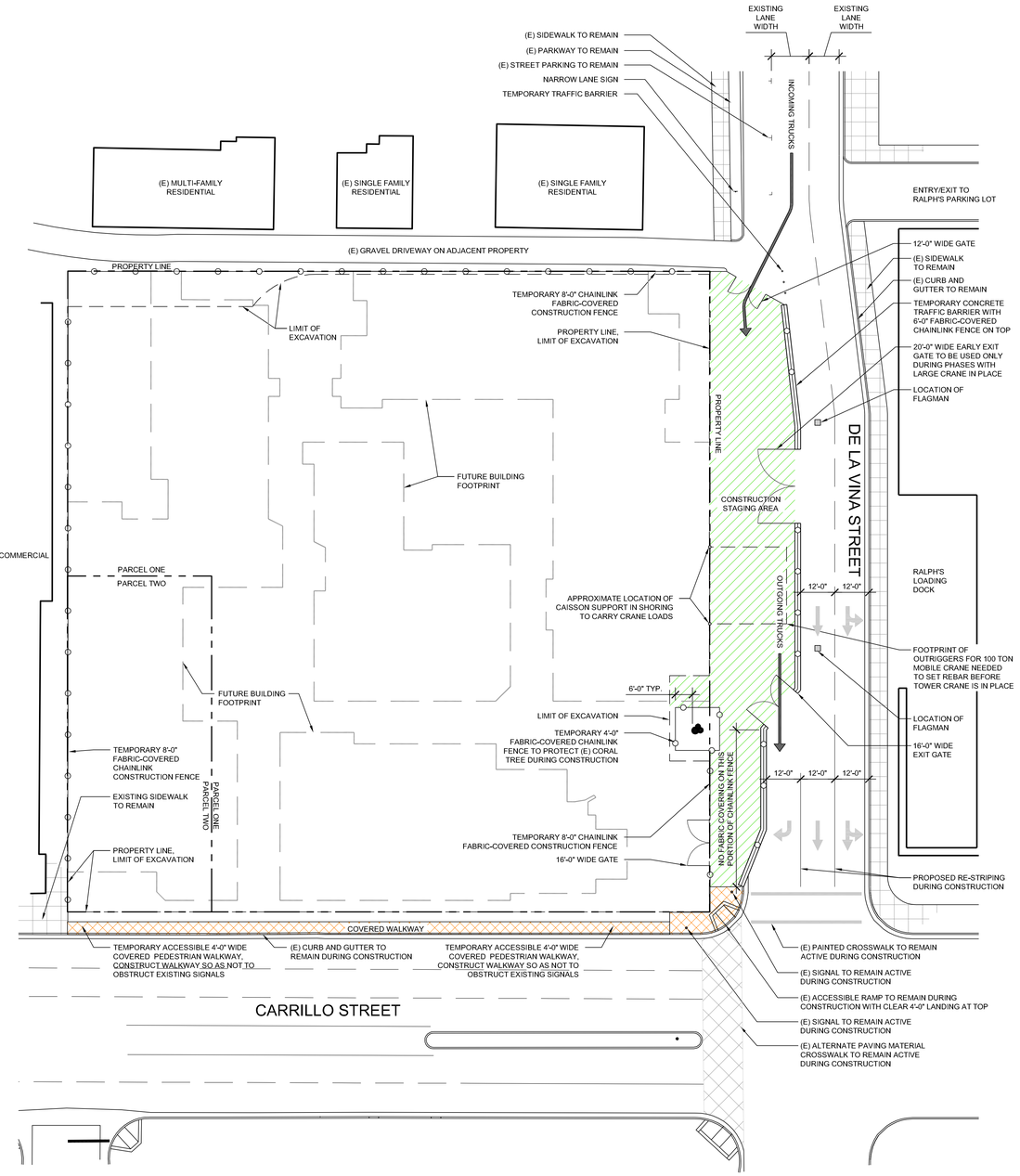
1. SIDEWALK ALONG THE LENGTH OF THE SITE ON THE WEST SIDE OF DE LA VINA WILL BE CLOSED TO PEDESTRIANS. PEDESTRIANS TO CROSS DE LA VINA AT FIGUEROA STREET OR CARRILLO STREET.

2. THREE PRIMARY CONFIGURATIONS ARE SHOWN ON SHEETS AS103 AND AS104, SEE CONSTRUCTION STAGING PLAN BY GIFFIN & CRANE FOR PHASING AND DETAILS.

3. CONSTRUCTION DELIVERY VEHICLES WILL BE RESTRICTED TO THE HOURS BETWEEN 9AM AND 3PM.



TRAFFIC CONTROL PLAN - CONFIGURATION C - LARGE CRANE 02
1"= 20'-0"



TRAFFIC CONTROL PLAN - CONFIGURATION B - NO CRANE/SMALL CRANE 01
1"= 20'-0"

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
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	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

AS104

TRAFFIC CONTROL PLAN

1" = 20'-0"

5.0 20 40 80

PARKING LEGEND

- ONE CAR GARAGE
- TWO CAR GARAGE
- STORAGE
- MECHANICAL/ELECTRICAL/PLUMBING

PARKING INFORMATION : THIS LEVEL

RESIDENTIAL 1-CAR GARAGES:	20 SPACES
RESIDENTIAL 2-CAR GARAGES:	14 = 28 SPACES
RESIDENTIAL SINGLE SPACES:	40 SPACES
TOTAL RESIDENTIAL PARKING:	88 SPACES
MECHANICAL/ ELECTRICAL/ PLUMBING:	877 S.F. (NET)
TOTAL AREA - THIS LEVEL:	46,352 S.F. (GROSS)

ACCESSIBLE PARKING

RESIDENTIAL OCCUPANCY PER CBC 118A.1

ACCESSIBLE SPACES REQUIRED: 2% OF NUMBER OF RESIDENTIAL UNITS.
VAN ACCESSIBLE SPACES REQUIRED: 1 PER 8 ACC. SPACES

CALCULATION:
55 UNITS x 2 SPACES/UNIT x .O2 = 2.2 SPACES
1 VAN SPACE REQUIRED.

REGULAR ACCESSIBLE SPACES PROVIDED: 1 SPACES
VAN ACCESSIBLE SPACES PROVIED: 2 SPACE
TOTAL: 3 SPACES

MINIMUM CLEAR HEIGHT FOR VAN ACCESSIBLE SPACES: 8'-2"
CLEAR HEIGHT PROVIDED TO/FROM VAN SPACES: 8'-2"

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	DART SUBMITTAL	06.16.06
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DART SUBMITTAL

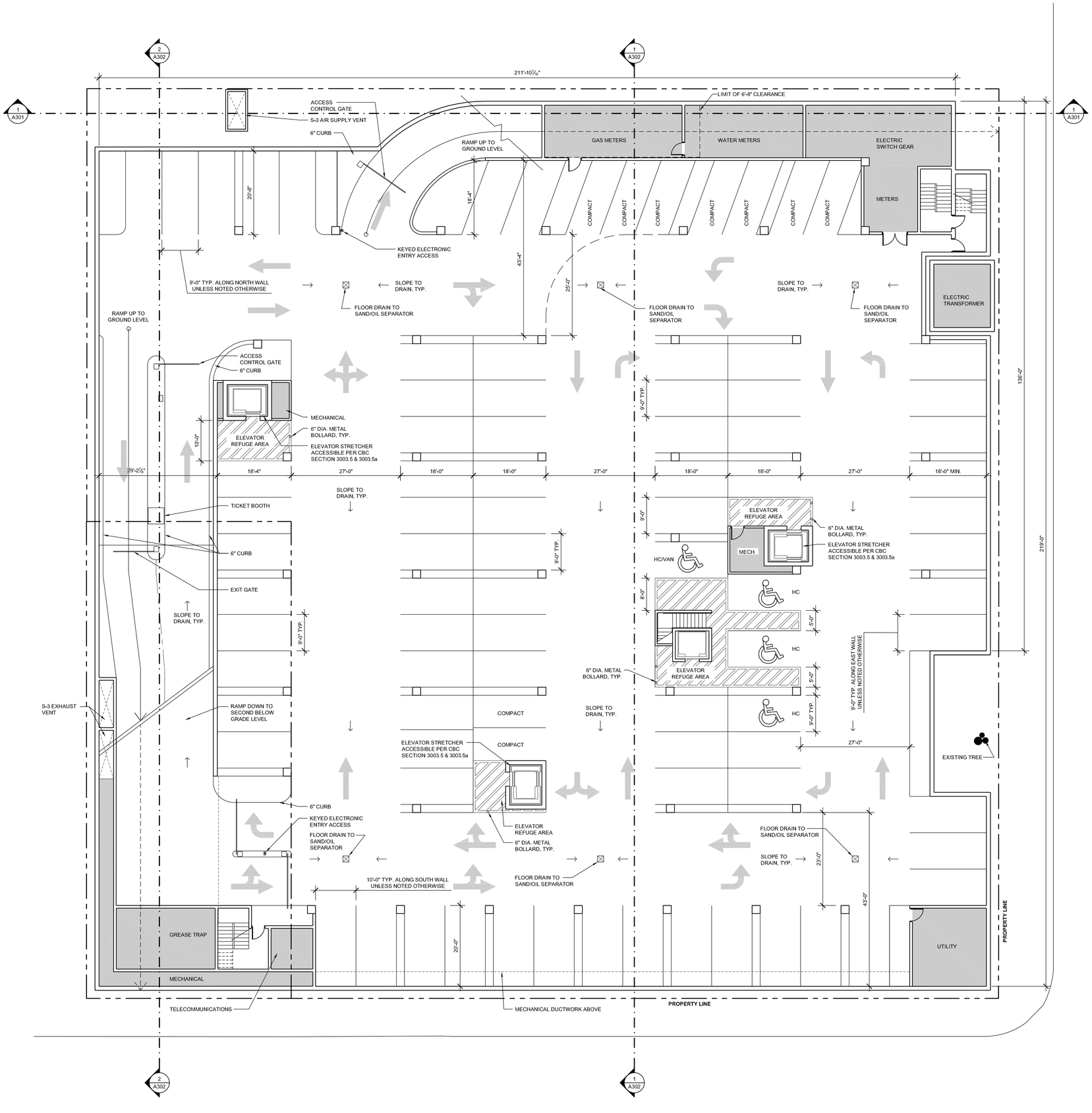
A101

SECOND LEVEL BELOW GRADE PARKING PLAN

1" = 10'

2.5 10 20 40

PROJECT NORTH



PARKING LEGEND

- ONE CAR GARAGE
- TWO CAR GARAGE
- STORAGE
- MECHANICAL/ELECTRICAL/PLUMBING

PARKING INFORMATION : THIS LEVEL

SINGLE CAR SPACES:	74 SPACES
COMPACT SPACES:	9 SPACES
VAN ACCESSIBLE SPACES:	1 SPACES
HANDICAPPED ACCESSIBLE SPACES:	3 SPACES
TOTAL PARKING:	87 SPACES
MECHANICAL/ ELECTRICAL/ PLUMBING:	3,109 S.F. (NET)
TOTAL AREA - THIS LEVEL:	46,911 S.F. (GROSS)

ACCESSIBLE PARKING

COMMERCIAL OCCUPANCY PER CBC TABLE 11B-6

TOTAL SPACES THIS LEVEL: 88
ACCESSIBLE SPACES REQUIRED: 4 SPACES
VAN ACCESSIBLE SPACES REQUIRED: 1 PER 8 ACC. SPACES

REGULAR ACCESSIBLE SPACES PROVIDED: 3 SPACES
VAN ACCESSIBLE SPACES PROVIED: 1 SPACE
TOTAL: 4 SPACES

MINIMUM CLEAR HEIGHT FOR VAN ACCESSIBLE SPACES: 8'-2"
CLEAR HEIGHT PROVIDED TO/FROM VAN SPACES: 8'-2"

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	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A102

FIRST LEVEL BELOW GRADE PARKING PLAN

1" = 10'

2.5 10 20 40

PROJECT NORTH

LEGEND

- COMMERCIAL
- SMALL STUDIO
- 1 BEDROOM
- LIVE/WORK COMMERCIAL
- STUDIO
- 2 BEDROOM

COMMERCIAL SPACE:	UNIT 108 - 2,083 SF UNIT 109 - 1,539 SF UNIT 110 - 1,124 SF UNIT 111 - 4,394 SF UNIT 112 - 471 SF UNIT 114 - 1,457 SF UNIT 115 - 951 SF UNIT 116 - 1,462 SF UNIT 117 - 800 SF **SUBTOTAL = 14,281 SF (NET)**
COMMERCIAL COMMON SPACE:	MANAGER'S OFFICE - 116 SF RESTROOMS - 259 SF VESTIBULE - 136 SF **SUBTOTAL = 511 SF (NET)**
LIVE/WORK - COMMERCIAL:	UNIT 103C - 607 SF UNIT 105C - 1,275 SF UNIT 106C - 589 SF UNIT 107C - 422 SF UNIT 119C - 756 SF **SUBTOTAL = 3,649 SF (NET)**
STUDIO:	UNIT 103 R-1 - 95 SF UNIT 106 R-1 - 119 SF **SUBTOTAL = 214 SF (NET)**
1 BEDROOM:	UNIT 102 - 620 SF UNIT 105 R-1 - 130SF **SUBTOTAL = 750 SF (NET)**
TWO BEDROOM:	UNIT 101 - 1,000 SF UNIT 104 - 1,012 SF UNIT 107 R-1 - 150 SF UNIT 119 R-1 - 69 SF **SUBTOTAL = 2,231 SF (NET)**
	FIRST FLOOR TOTAL SF = 21,636 SF (NET)

NOTE: COMMERCIAL PORTIONS OF THE PROJECT (UNITS 108, 109, 110, 111, 112, 114 115, 116, AND 117) WILL REMAIN AS ONE COMMERCIAL LOT. THE "LIVE/WORK" COMMERCIAL UNITS WILL BE ATTACHED VIA INTERNAL STAIR AND DEED RESTRICTION TO THE ASSOCIATE RESIDENTIAL UNITS ABOVE.

SANTA BARBARA MUNICIPAL CODE 28.21.081 - PRIVATE OUTDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

GROUND FLOOR UNITS
10'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO:	100 SF MINIMUM
ONE BEDROOM:	120 SF MINIMUM
TWO BEDROOM:	140 SF MINIMUM

SECOND FLOOR UNITS AND ABOVE
6'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO:	60 SF MINIMUM
ONE BEDROOM:	72 SF MINIMUM
TWO BEDROOM:	84 SF MINIMUM

NOTE: SEE SHEETS A401-A406 FOR LIVE/WORK AND AFFORDABLE RESIDENTIAL UNIT PLANS

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	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A103

FIRST FLOOR PLAN

1" = 10'-0"

2.5 10 20 40

PROJECT NORTH

LEGEND

- COMMERCIAL
- SMALL STUDIO
- 1 BEDROOM
- LIVE/WORK COMMERCIAL
- STUDIO
- 2 BEDROOM

SMALL STUDIO:
UNIT 213 - 478 SF
UNIT 214 - 525 SF
UNIT 216 - 474 SF
SUBTOTAL = 1,477 SF (NET)

STUDIO:
UNIT 103 R-2 - 757 SF
UNIT 106 R-2 - 679 SF
UNIT 215 - 673 SF
UNIT 217 - 819 SF
UNIT 220 - 678 SF
UNIT 221 - 744 SF
UNIT 223 - 773 SF
UNIT 224 - 683 SF
SUBTOTAL = 5,806 SF (NET)

1 BEDROOM:
UNIT 105 R-2 - 970 SF
UNIT 225 - 670 SF
SUBTOTAL = 1,640 SF (NET)

2 BEDROOM:
UNIT 201 - 899 SF
UNIT 202 - 853 SF
UNIT 204 - 1,497 SF
UNIT 107 R-2 - 1,357 SF
UNIT 208 - 913 SF
UNIT 209 - 1,621 SF
UNIT 212 - 1,424 SF
UNIT 218 - 1,001 SF
UNIT 119 R-2 - 1,376 SF
UNIT 222 - 862 SF
SUBTOTAL = 11,803 SF (NET)

SECOND FLOOR TOTAL SF = 20,726 SF (NET)

SANTA BARBARA MUNICIPAL CODE 28.21.081 - PRIVATE OUTDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

GROUND FLOOR UNITS
10'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO: 100 SF MINIMUM
ONE BEDROOM: 120 SF MINIMUM
TWO BEDROOM: 140 SF MINIMUM

SECOND FLOOR UNITS AND ABOVE
6'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO: 60 SF MINIMUM
ONE BEDROOM: 72 SF MINIMUM
TWO BEDROOM: 84 SF MINIMUM

NOTE: SEE SHEETS A401-A406 FOR LIVE/WORK AND AFFORDABLE RESIDENTIAL UNIT PLANS

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	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

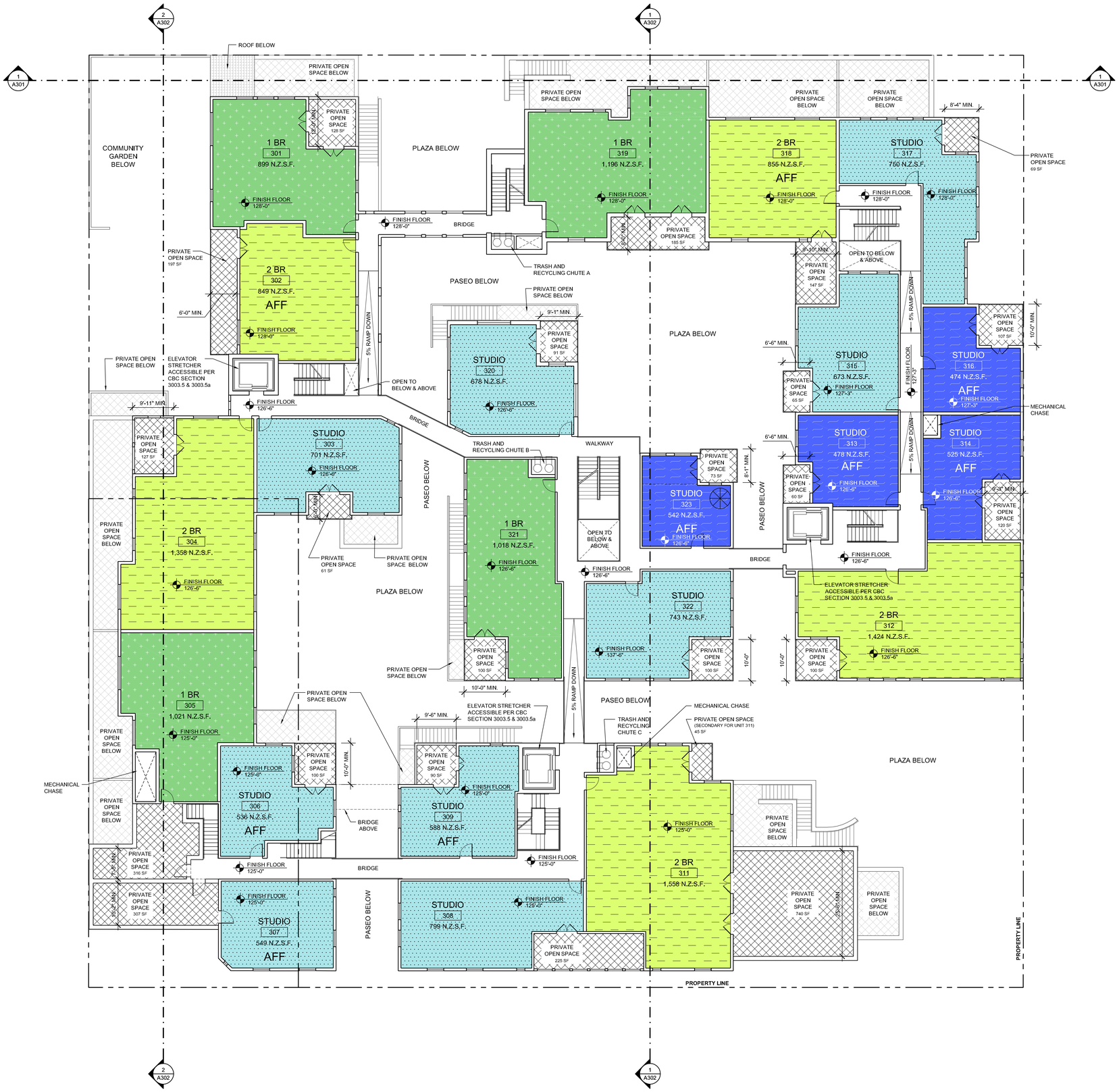
A104

SECOND FLOOR PLAN

1" = 10'-0"

2.5 10 20 40

PROJECT NORTH



LEGEND

- COMMERCIAL
- SMALL STUDIO
- 1 BEDROOM
- LIVE/WORK COMMERCIAL
- STUDIO
- 2 BEDROOM

SMALL STUDIO:
UNIT 313 - 478 SF
UNIT 314 - 525 SF
UNIT 316 - 474 SF
UNIT 323 - 542 SF
SUBTOTAL = 2,019 SF (NET)

STUDIO:
UNIT 303 - 701 SF
UNIT 306 - 536 SF
UNIT 307 - 549 SF
UNIT 308 - 799 SF
UNIT 309 - 588 SF
UNIT 315 - 673 SF
UNIT 317 - 750 SF
UNIT 320 - 678 SF
UNIT 322 - 743 SF
SUBTOTAL = 6,017 SF (NET)

1 BEDROOM:
UNIT 301 - 899 SF
UNIT 305 - 1,021 SF
UNIT 319 - 1,196 SF
UNIT 321 - 1,018 SF
SUBTOTAL = 4,134 SF (NET)

2 BEDROOM:
UNIT 302 - 849 SF
UNIT 304 - 1,358 SF
UNIT 311 - 1,558 SF
UNIT 312 - 1,424 SF
UNIT 318 - 855 SF
SUBTOTAL = 6,044 SF (NET)

THIRD FLOOR TOTAL SF = 18,214 SF (NET)

SANTA BARBARA MUNICIPAL CODE 28.21.081 - PRIVATE OUTDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

GROUND FLOOR UNITS
10'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO: 100 SF MINIMUM
ONE BEDROOM: 120 SF MINIMUM
TWO BEDROOM: 140 SF MINIMUM

SECOND FLOOR UNITS AND ABOVE
6'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO: 60 SF MINIMUM
ONE BEDROOM: 72 SF MINIMUM
TWO BEDROOM: 84 SF MINIMUM

NOTE: SEE SHEETS A401-A406 FOR LIVE/WORK AND AFFORDABLE RESIDENTIAL UNIT PLANS

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DART SUBMITTAL

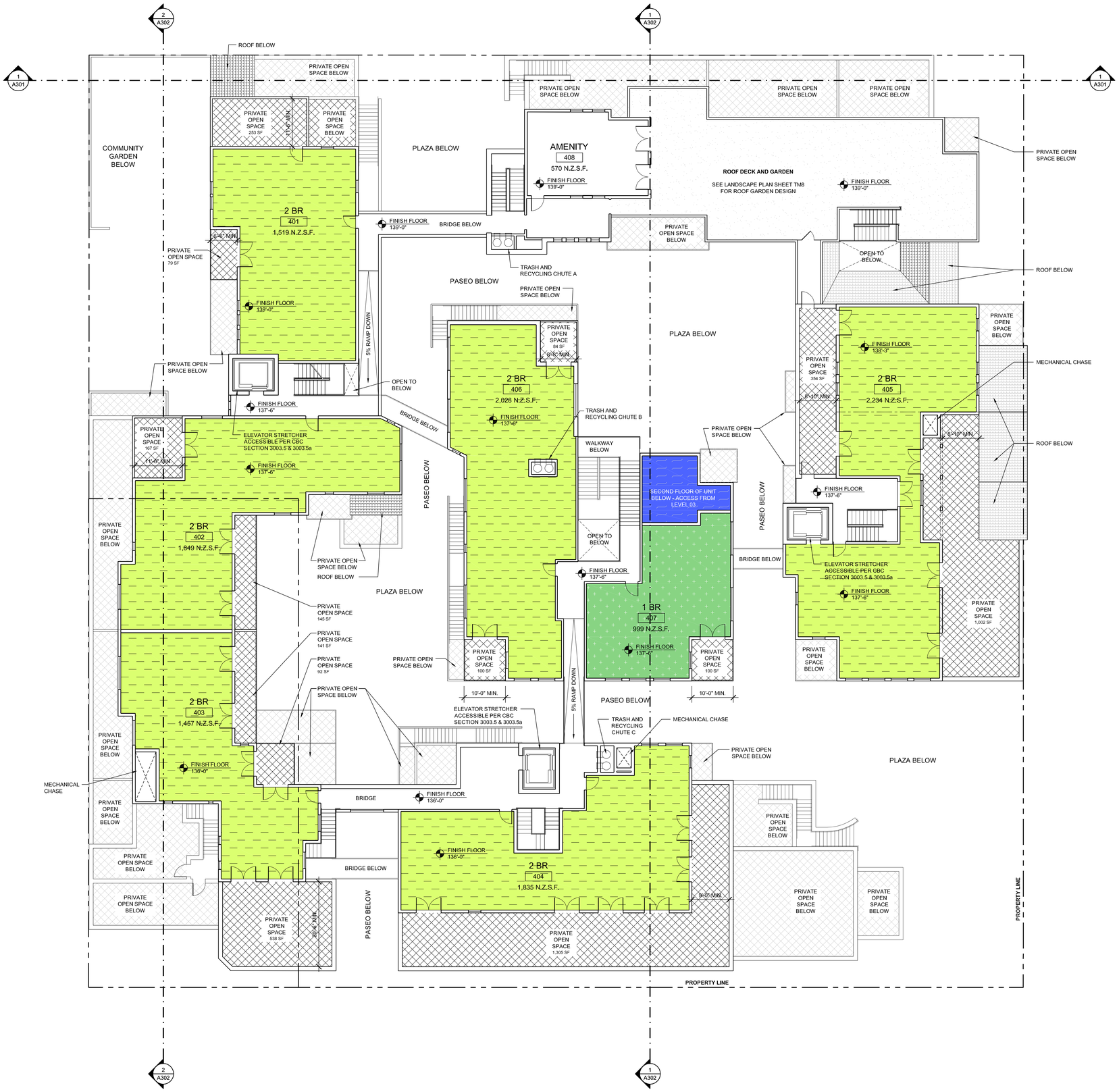
A105

THIRD FLOOR PLAN

1" = 10'-0"

2.5 10 20 40

PROJECT NORTH



LEGEND

COMMERCIAL	SMALL STUDIO	1 BEDROOM
LIVE/WORK COMMERCIAL	STUDIO	2 BEDROOM

1 BEDROOM: UNIT 407 - 999 SF
SUBTOTAL = 999 SF (NET)

2 BEDROOM: UNIT 401 - 1,519 SF
UNIT 402 - 1,849 SF
UNIT 403 - 1,457 SF
UNIT 404 - 1,835 SF
UNIT 405 - 2,234 SF
UNIT 406 - 2,028 SF
SUBTOTAL = 10,922 SF (NET)

AMENITIES: UNIT 408 - 570 SF

FOURTH FLOOR TOTAL SF = 12,491 SF (NET)

SANTA BARBARA MUNICIPAL CODE 28.21.081 - PRIVATE OUTDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

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10'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO: 100 SF MINIMUM
ONE BEDROOM: 120 SF MINIMUM
TWO BEDROOM: 140 SF MINIMUM

SECOND FLOOR UNITS AND ABOVE
6'-0" MINIMUM DIMENSION IN ANY DIRECTION

STUDIO: 60 SF MINIMUM
ONE BEDROOM: 72 SF MINIMUM
TWO BEDROOM: 84 SF MINIMUM

NOTE: SEE SHEETS A401-A406 FOR LIVE/WORK AND AFFORDABLE RESIDENTIAL UNIT PLANS

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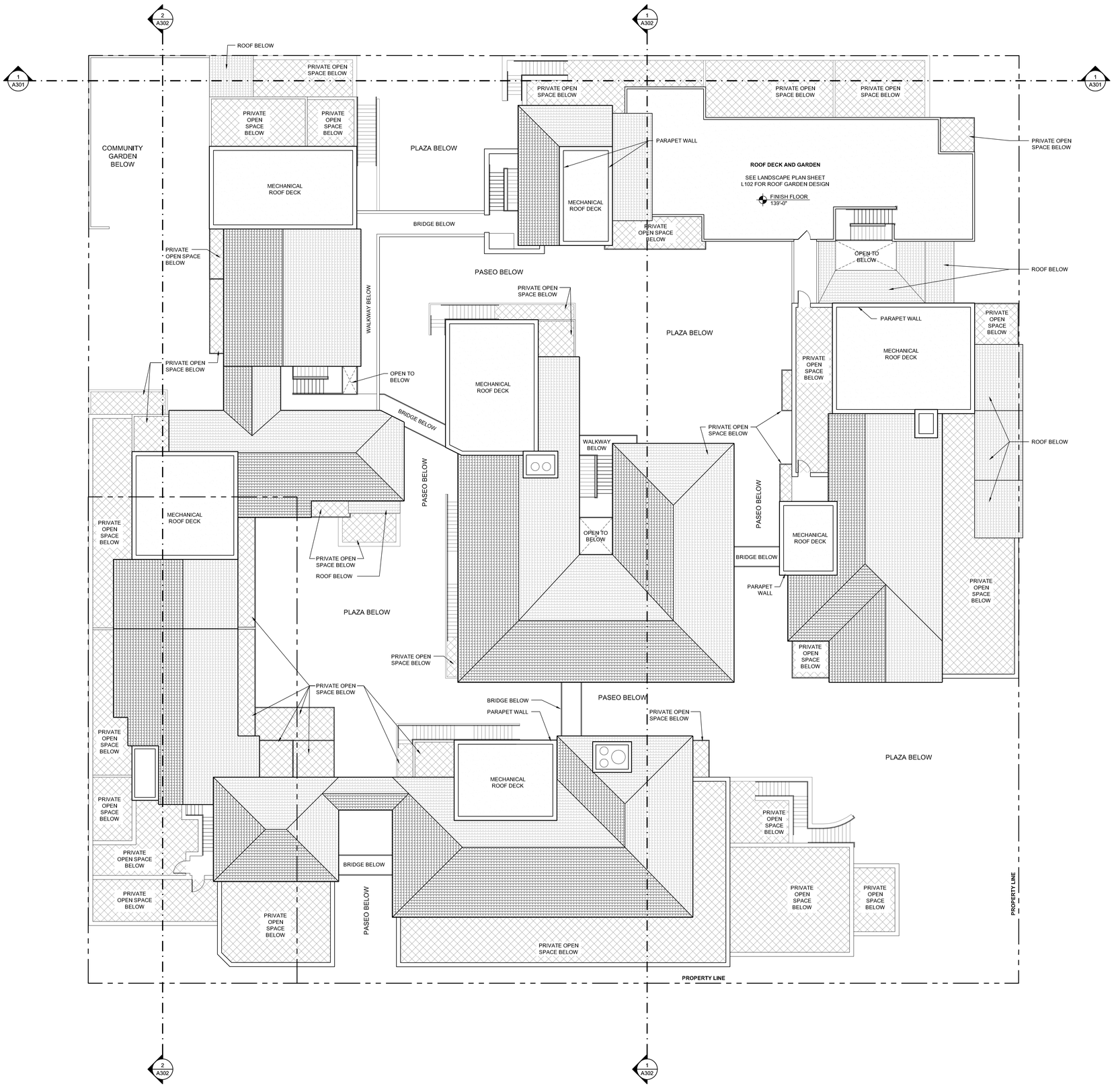
DART SUBMITTAL

A106

FOURTH FLOOR PLAN

1" = 10'-0"

2.5 10 20 40



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DART SUBMITTAL

A107

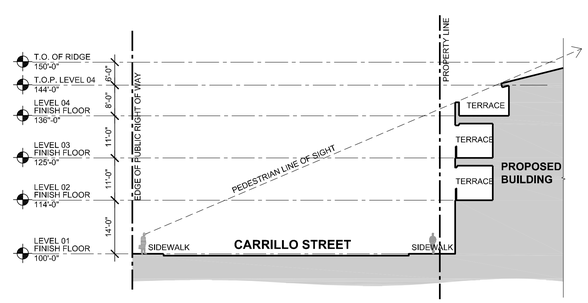
ROOF PLAN

1" = 10'-0"

2.5 10 20 40

PROJECT NORTH

SOUTH ELEVATION - CARRILLO STREET 1/8"= 1'-0" **01**



VIEW STUDY DIAGRAM FROM CARRILLO STREET 1/16"= 1'-0" **02**

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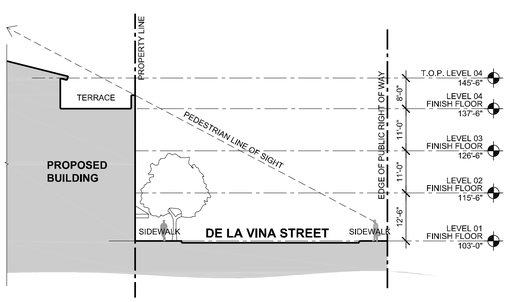
DART SUBMITTAL

A201

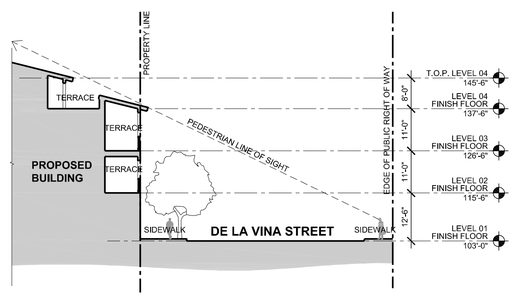
SOUTH ELEVATION

1/8" = 1'-0"

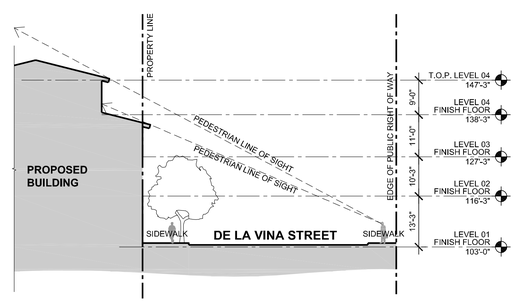
EAST ELEVATION - DE LA VINA STREET 1/8" = 1'-0" **01**



VIEW STUDY DIAGRAM FROM DE LA VINA STREET 1/16" = 1'-0" **02**



VIEW STUDY DIAGRAM FROM DE LA VINA STREET 1/16" = 1'-0" **03**



VIEW STUDY DIAGRAM FROM DE LA VINA STREET 1/16" = 1'-0" **04**

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
	P.C. CONCEPT SUBMITTAL	03.27.06
	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A202

EAST ELEVATION

1/8" = 1'-0"

NORTH ELEVATION 01
1/8"= 1'-0"

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	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A203

NORTH ELEVATION

1/8" = 1'-0"

WEST ELEVATION 1/8"= 1'-0" **01**

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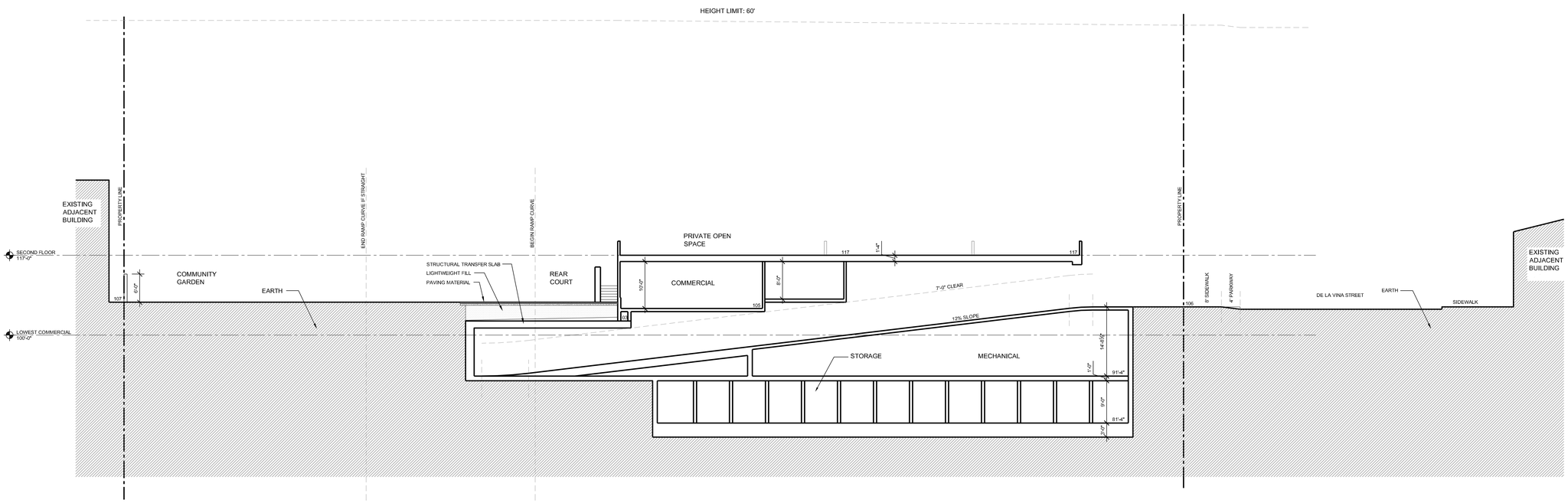
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A204

WEST ELEVATION

1/8" = 1'-0"



SPEED RAMP SECTION **01**
1/10"= 1'-0"

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	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

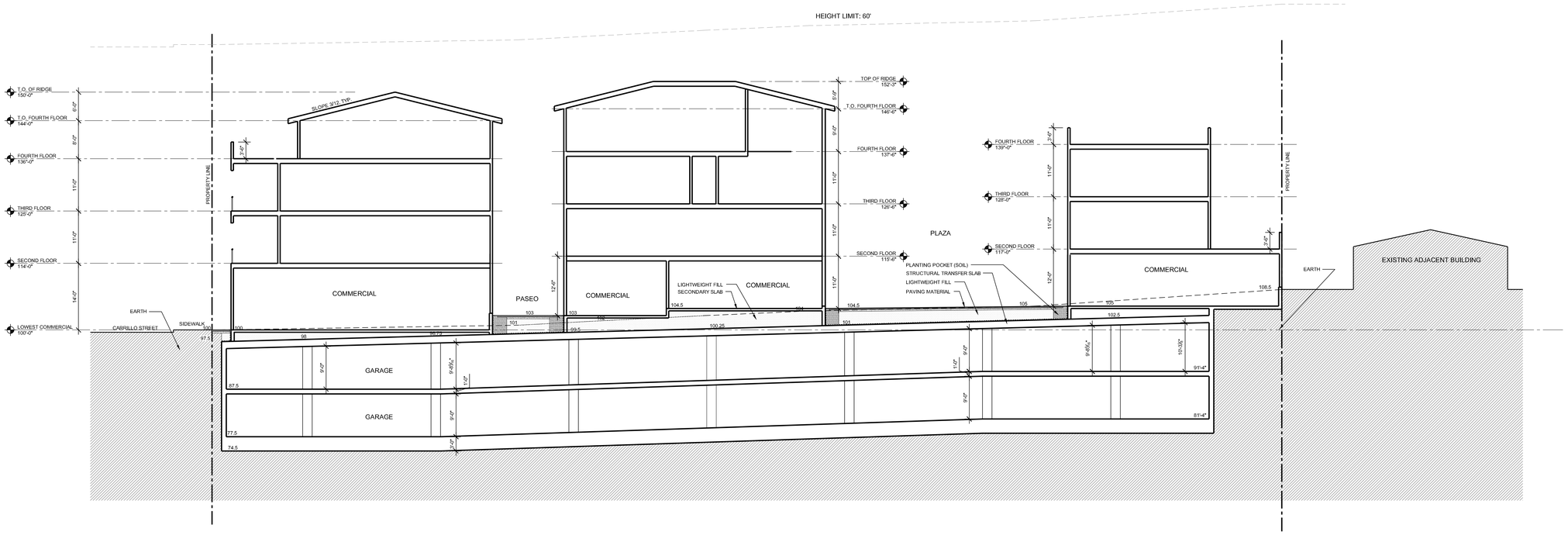
DART SUBMITTAL

A301

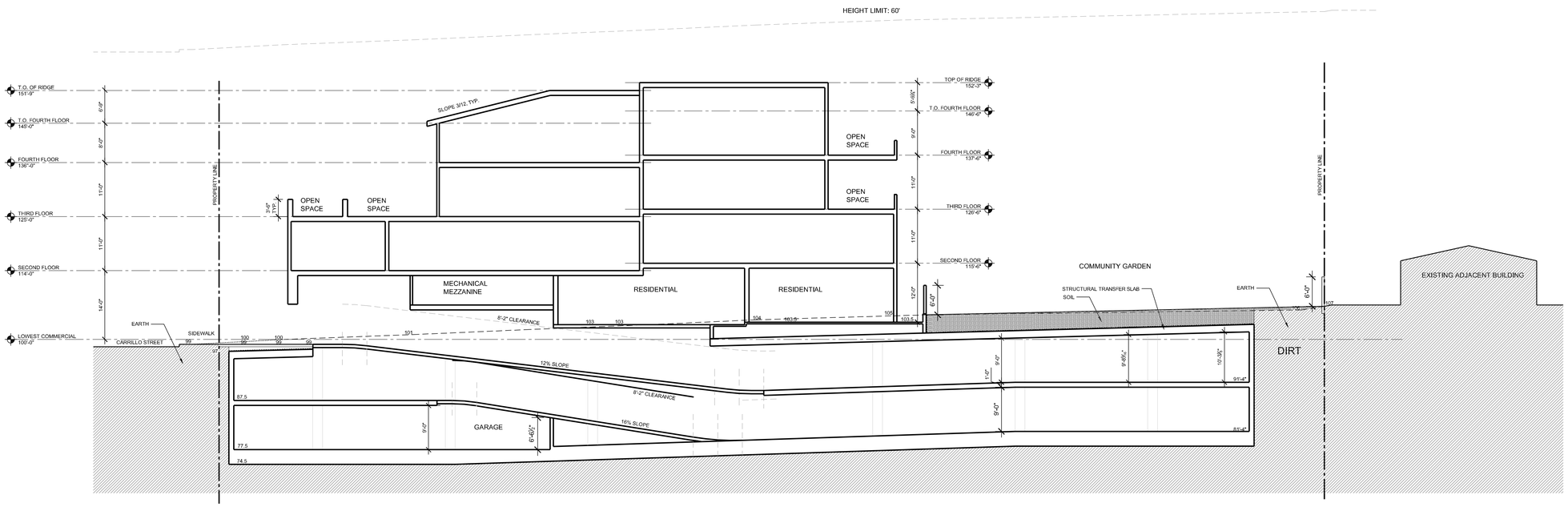
SPEED RAMP SECTION

1/10" = 1'-0"

2.5 | 10 | 20 | 40



SECTION THROUGH CENTER BUILDING 1/10"= 1'-0" **01**



SECTION THROUGH GARAGE ENTRY RAMP 1/10"= 1'-0" **02**

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	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

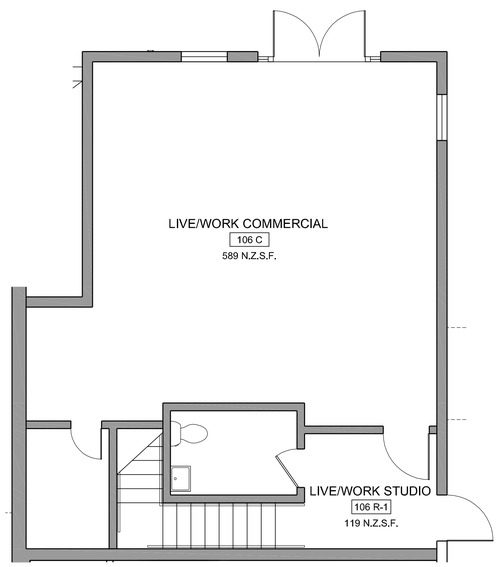
DART SUBMITTAL

A302

NORTH-SOUTH SECTIONS

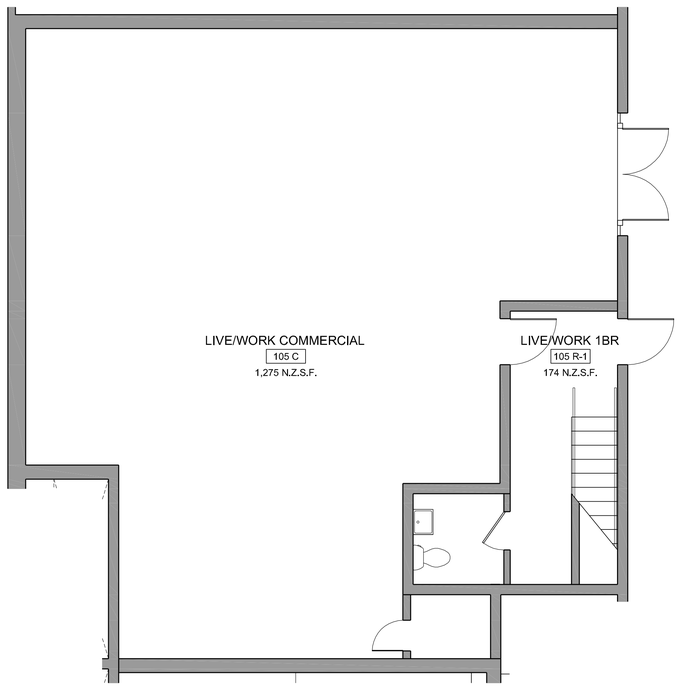
1/10" = 1'-0"

2.5 10 20 40



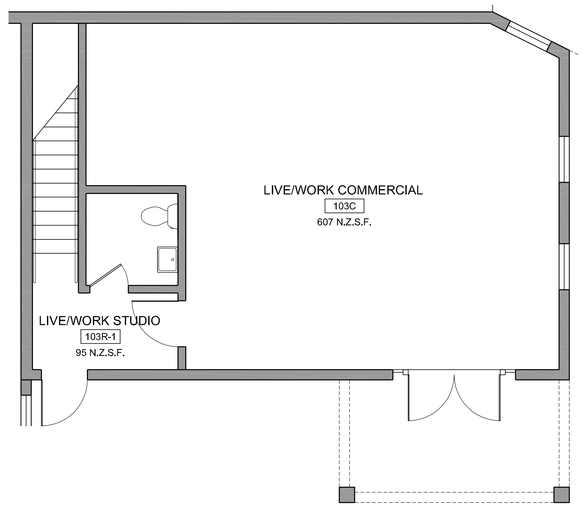
PROJECT NORTH

LIVE/WORK UNIT 106C/106 R-1 - LEVEL 01 1/4"= 1'-0" **05**



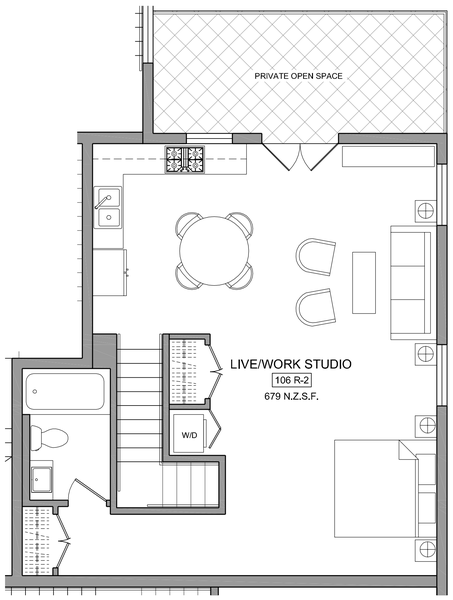
PROJECT NORTH

LIVE/WORK UNIT 105C/105 R-1 - LEVEL 01 1/4"= 1'-0" **03**



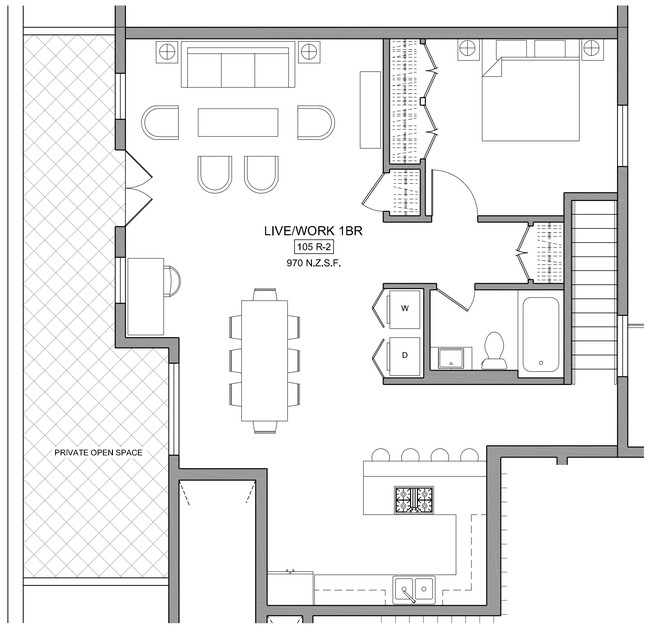
PROJECT NORTH

LIVE/WORK UNIT 103C/103 R-1 - LEVEL 01 1/4"= 1'-0" **01**



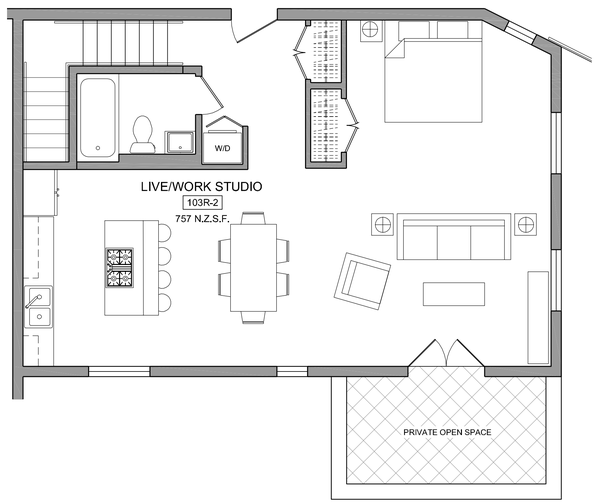
PROJECT NORTH

LIVE/WORK UNIT 106 R-2 - STUDIO - LEVEL 02 1/4"= 1'-0" **06**



PROJECT NORTH

LIVE/WORK UNIT 105 R-2 - ONE BEDROOM - LEVEL 02 1/4"= 1'-0" **04**



PROJECT NORTH

LIVE/WORK UNIT 103 R-2 - STUDIO - LEVEL 02 1/4"= 1'-0" **02**

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RADIO SQUARE

210 WEST CARRILLO STREET
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PROJECT #: 0508-CRP

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	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

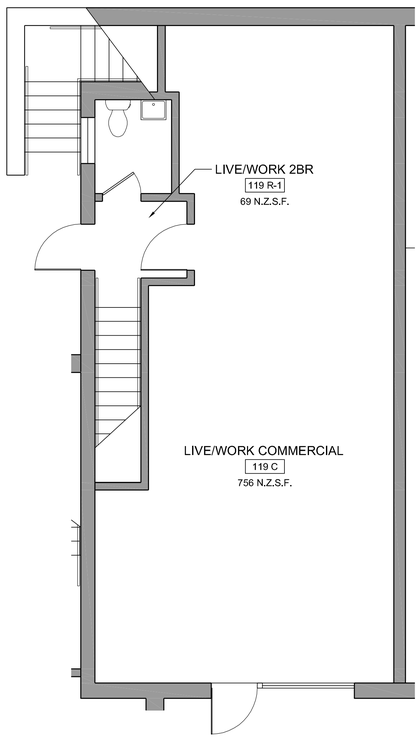
DART SUBMITTAL

A401

LIVE/WORK UNIT PLANS

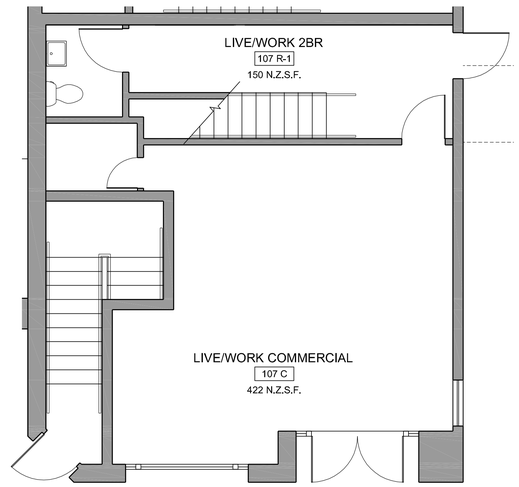
1/4" = 1'-0"

1.0 4 8 16



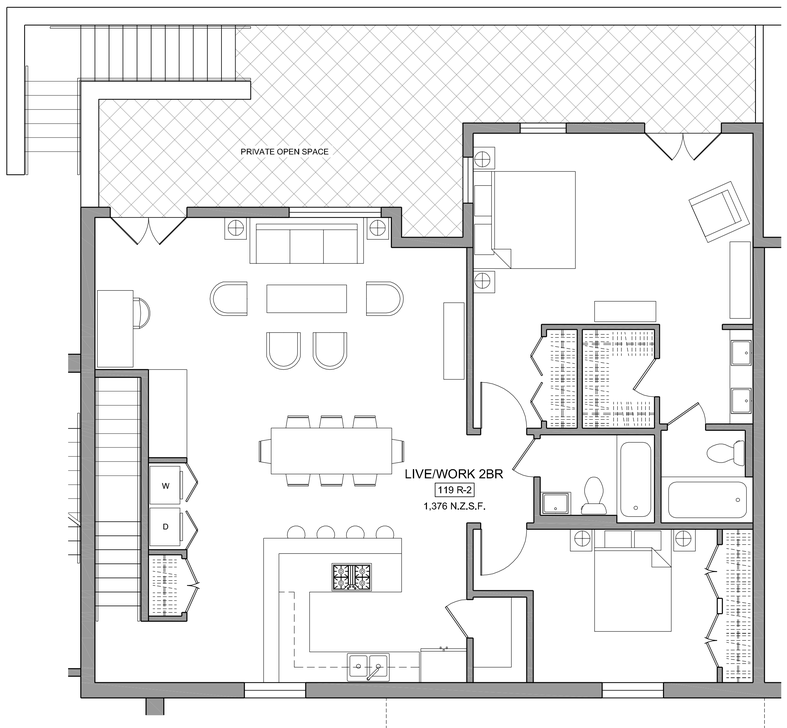
PROJECT NORTH

LIVE/WORK UNIT 119C/119 R-1 - LEVEL 01 1/4"= 1'-0" **03**



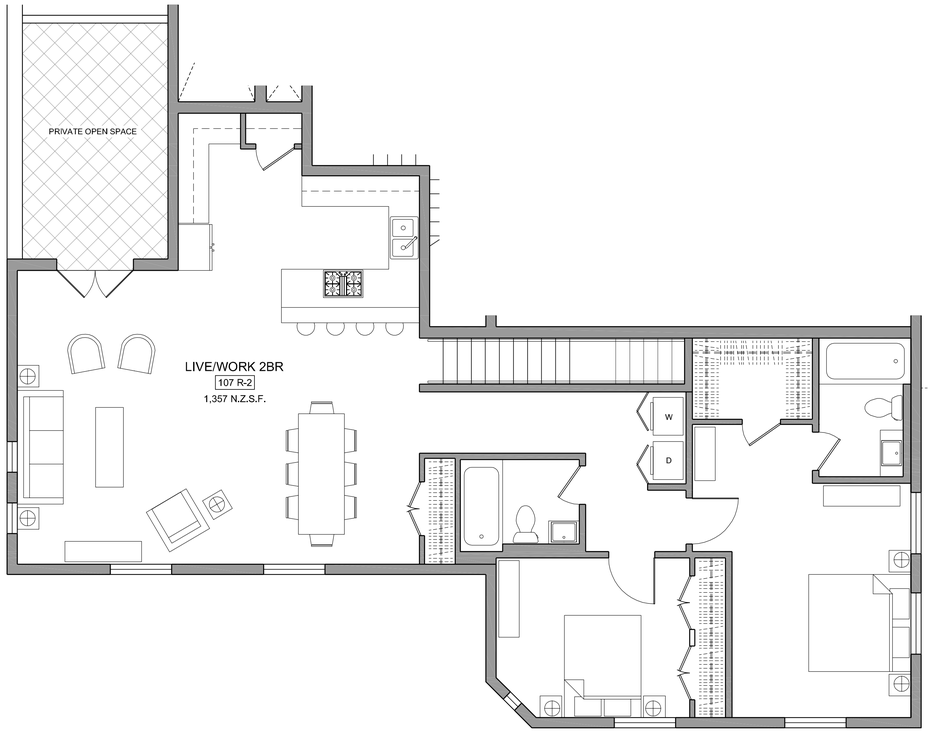
PROJECT NORTH

LIVE/WORK UNIT 107C/107 R-1 - LEVEL 01 1/4"= 1'-0" **01**



PROJECT NORTH

LIVE/WORK UNIT 119 R-2 - TWO BEDROOM - LEVEL 02 1/4"= 1'-0" **04**



PROJECT NORTH

LIVE/WORK UNIT 107 R-2 - TWO BEDROOM - LEVEL 02 1/4"= 1'-0" **02**

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	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

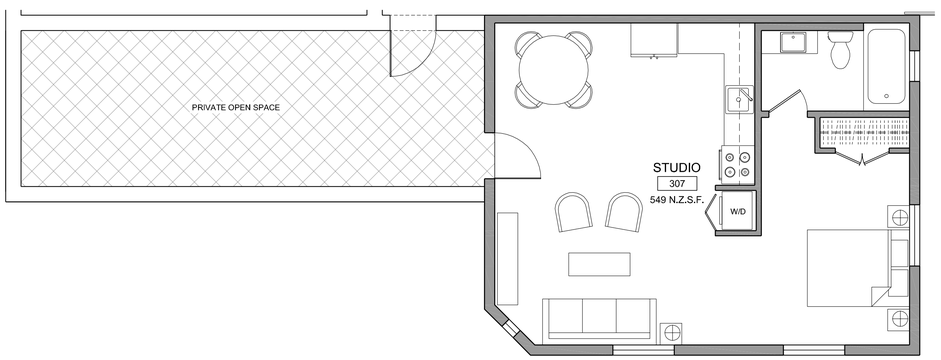
DART SUBMITTAL

A402

LIVE/WORK UNIT PLANS

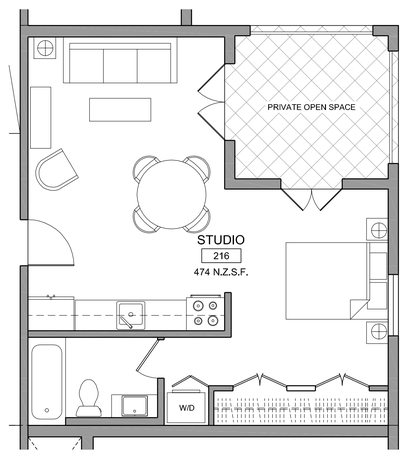
1/4" = 1'-0"

1.0 4 8 16



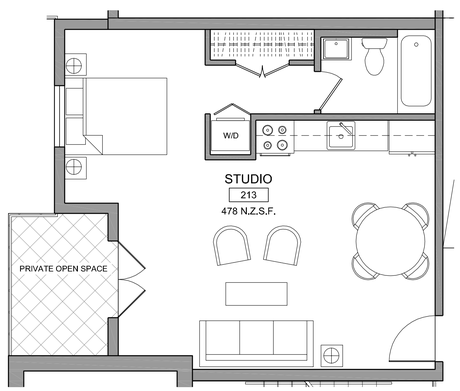
PROJECT NORTH

UNIT 307 - AFFORDABLE STUDIO 1/4"= 1'-0" **05**



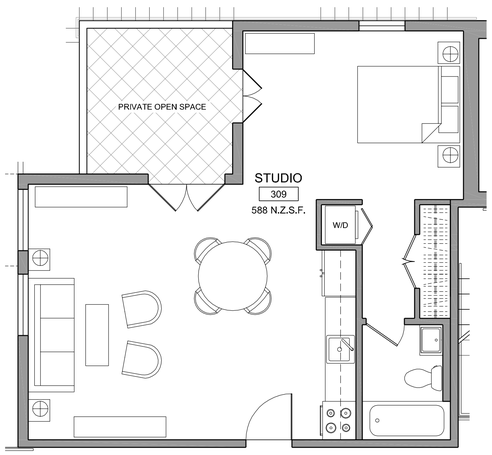
PROJECT NORTH

UNIT 216 - AFFORDABLE STUDIO - UNIT 316 HAS SAME LAYOUT 1/4"= 1'-0" **03**



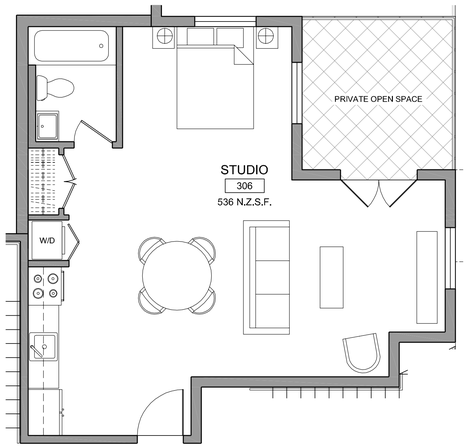
PROJECT NORTH

UNIT 213 - AFFORDABLE STUDIO - UNIT 313 HAS SAME LAYOUT 1/4"= 1'-0" **01**



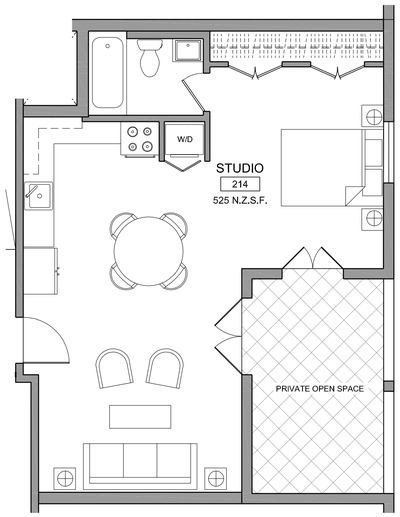
PROJECT NORTH

UNIT 309 - AFFORDABLE STUDIO 1/4"= 1'-0" **06**



PROJECT NORTH

UNIT 306 - AFFORDABLE STUDIO 1/4"= 1'-0" **04**



PROJECT NORTH

UNIT 214 - AFFORDABLE STUDIO - UNIT 314 HAS SAME LAYOUT 1/4"= 1'-0" **02**

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RADIO SQUARE

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	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

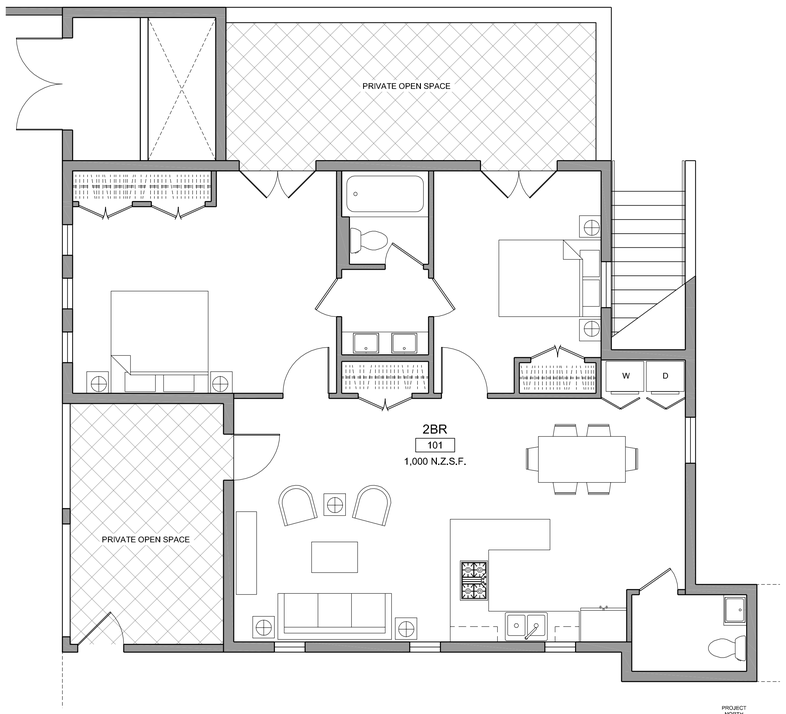
DART SUBMITTAL

A403

AFFORDABLE UNIT PLANS

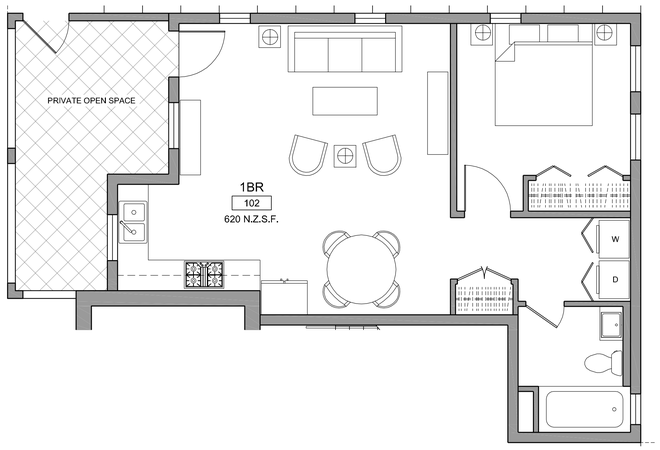
1/4" = 1'-0"

1.0 4 8 16



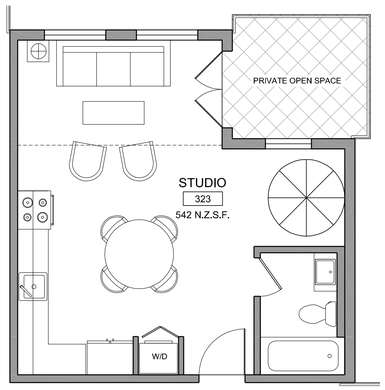
PROJECT NORTH

UNIT 101 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **05**



PROJECT NORTH

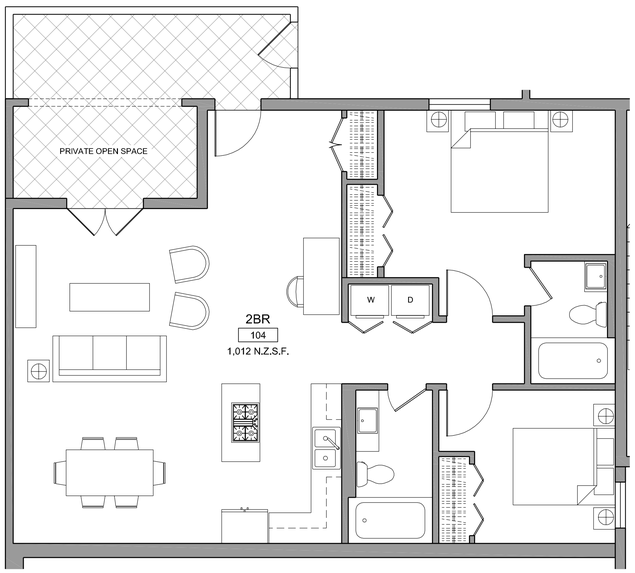
UNIT 102 - AFFORDABLE ONE BEDROOM 1/4"= 1'-0" **03**



PROJECT NORTH

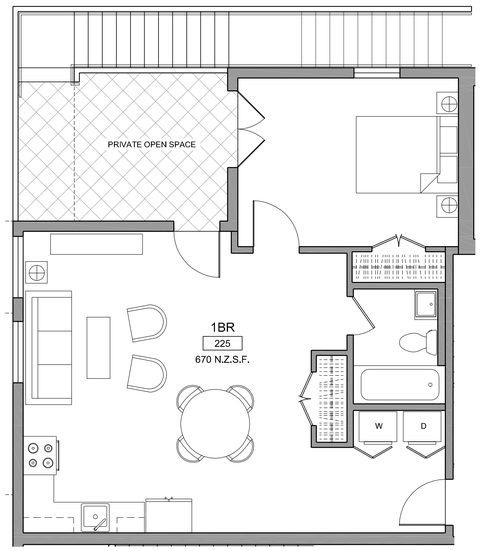
UNIT 323 - AFFORDABLE STUDIO - LEVEL 01 1/4"= 1'-0" **01**

SEE 02/A404 FOR LOFT LEVEL



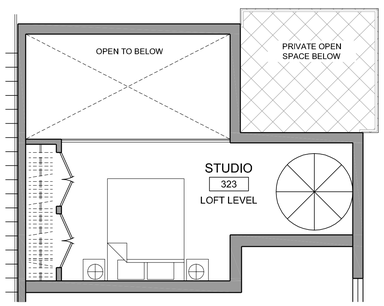
PROJECT NORTH

UNIT 104 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **06**



PROJECT NORTH

UNIT 225 - AFFORDABLE ONE BEDROOM 1/4"= 1'-0" **04**



PROJECT NORTH

UNIT 323 - AFFORDABLE STUDIO - LEVEL 02 1/4"= 1'-0" **02**

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RADIO SQUARE

210 WEST CARRILLO STREET
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	PRT SUBMITTAL	11.16.05
	PRT MEETING	02.07.06
	P.C. CONCEPT SUBMITTAL	03.27.06
	VERSION 9 - INITIAL MASSING STUDY	04.11.06
	HLC CONCEPT SUBMITTAL	04.11.06
	P.C. CONCEPT RESUBMITTAL	04.24.06
	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

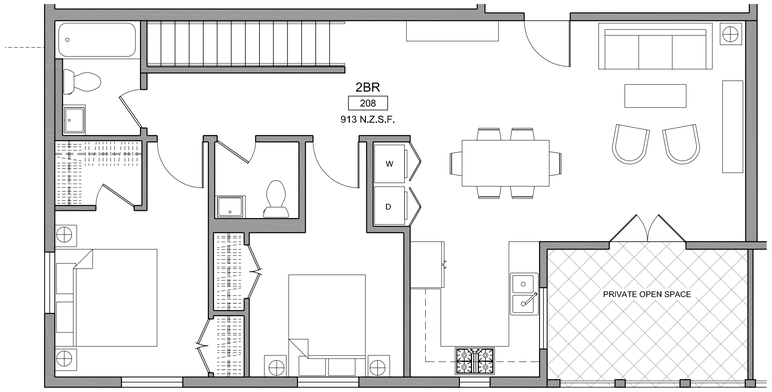
DART SUBMITTAL

A404

AFFORDABLE UNIT PLANS

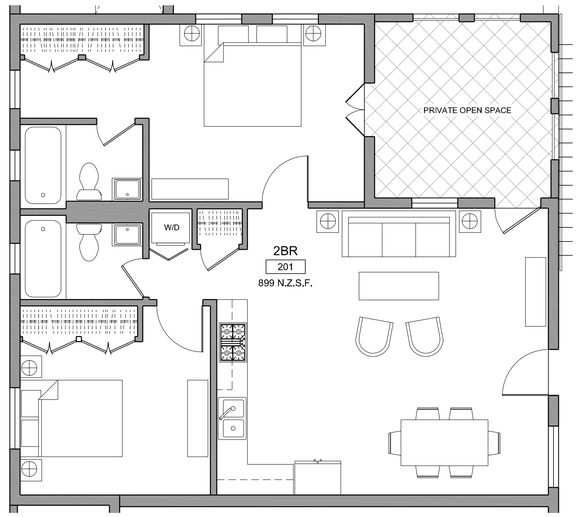
1/4" = 1'-0"

1.0 4 8 16



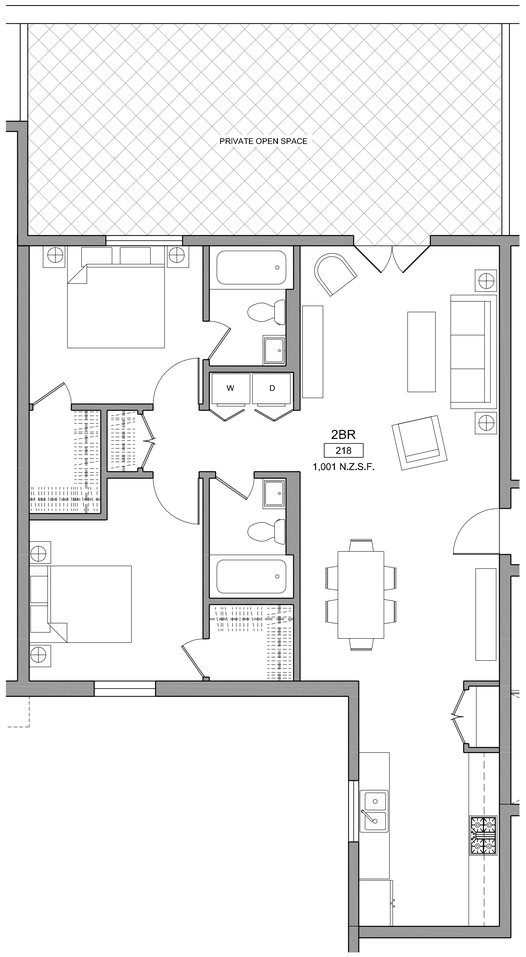
PROJECT NORTH

UNIT 208 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **03**



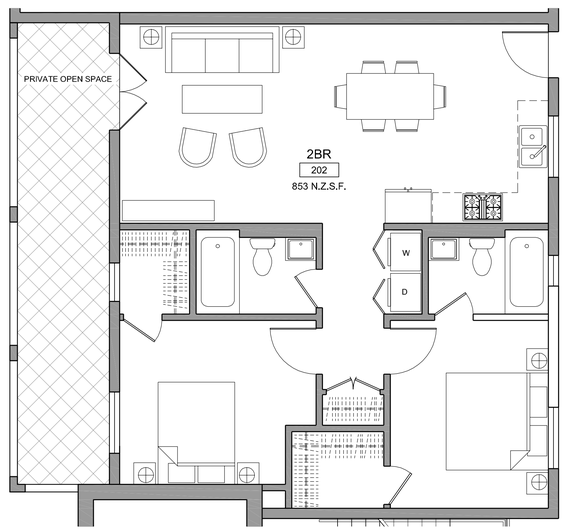
PROJECT NORTH

UNIT 201 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **01**



PROJECT NORTH

UNIT 218 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **04**



PROJECT NORTH

UNIT 202 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **02**

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	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

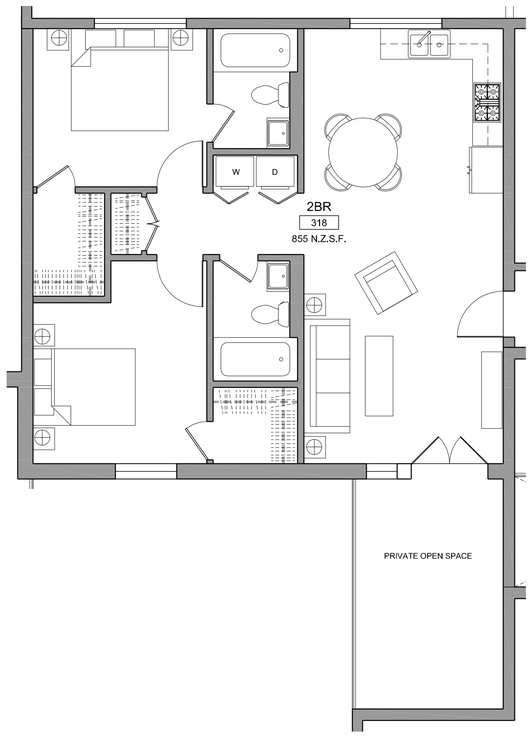
DART SUBMITTAL

A405

AFFORDABLE UNIT PLANS

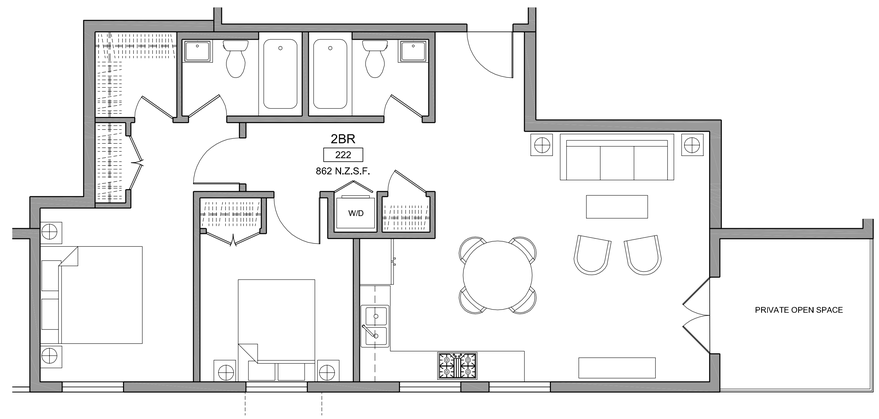
1/4" = 1'-0"

1.0 | 4 | 8 | 16



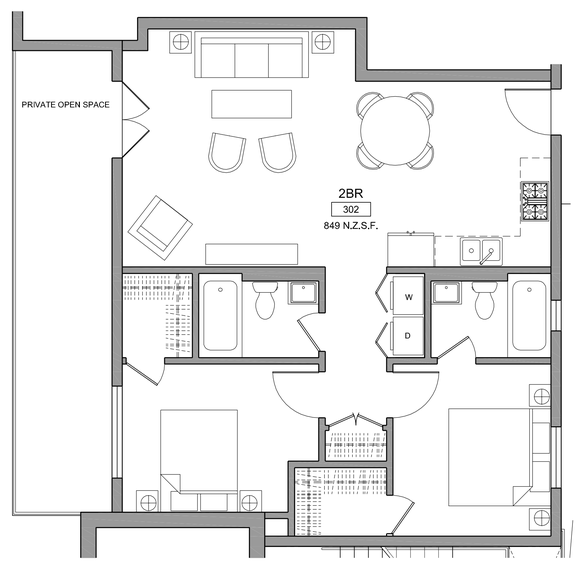
PROJECT NORTH

UNIT 302 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **03**



PROJECT NORTH

UNIT 222 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **01**



PROJECT NORTH

UNIT 302 - AFFORDABLE TWO BEDROOM 1/4"= 1'-0" **02**

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210 WEST CARRILLO STREET
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	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A406

AFFORDABLE UNIT PLANS

1/4" = 1'-0"

1.0 4 8 16

SOUTH BOUND VIEW 1

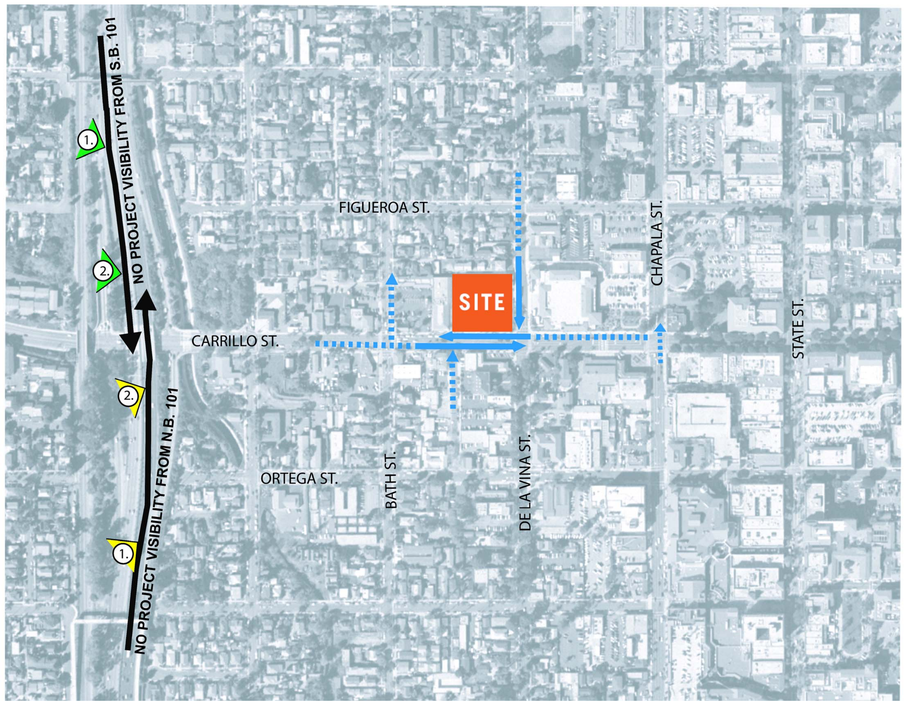
SOUTH BOUND VIEW 2

NORTH BOUND VIEW 1

NORTH BOUND VIEW 2

HIGHWAY 101 N.B. & S. B. TYPICAL VIEWS N.T.S. **02**

NOTES:
1. THESE STILL FRAME IMAGES ARE TYPICAL VIEWS EXTRACTED FROM VIDEO, SEE ATTACHED CD FOR FULL VIDEO
2. KEY PLAN IN DRAWING 1.



SITE VISIBILITY DIAGRAM N.T.S. **01**

LEGEND:

FULL VISIBILITY

OBSTRUCTED VISIBILITY

NO VISIBILITY

SOUTH BOUND VISUAL 1 & 2

NORTH BOUND VISUAL 1 & 2

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DART SUBMITTAL

A701

VISUAL IMPACT STUDIES
HIGHWAY 101

N.T.S

BEFORE

BEFORE

AFTER

AFTER

LOOKING NORTHWEST FROM INTERSECTION N.T.S. **02**

VIEW LOOKING NORTH ON DE LA VINA STREET N.T.S. **01**

KEY PLAN

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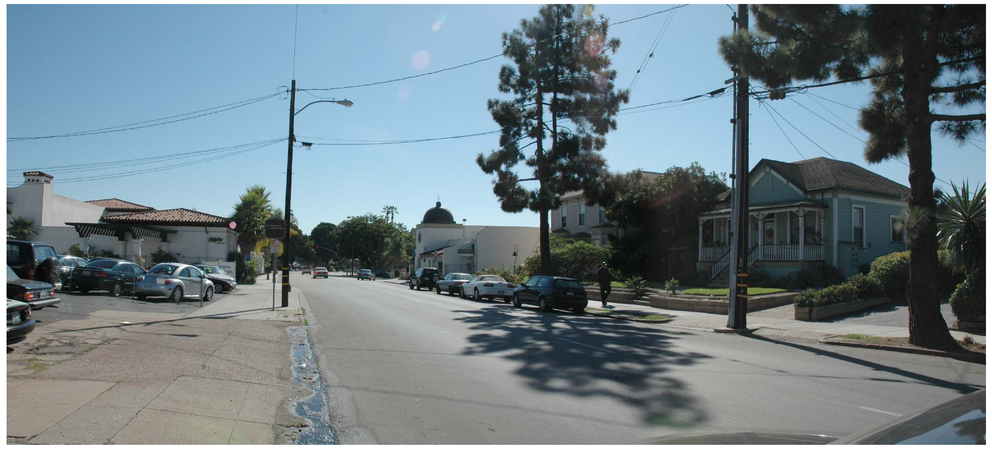
DART SUBMITTAL

A702

VISUAL IMPACT STUDIES

N.T.S

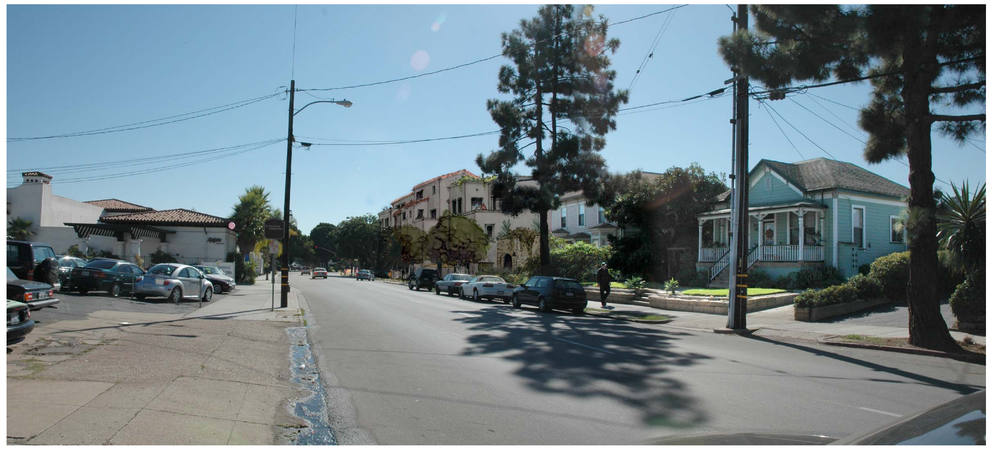
BEFORE



BEFORE

AFTER

VIEW LOOKING EAST ON CARILLO STREET
N.T.S. **02**



AFTER

VIEW LOOKING SOUTH ON DE LA VINA STREET
N.T.S. **01**

KEY PLAN

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	HLC CONCEPT RESUBMITTAL	04.26.06
	DART SUBMITTAL	06.16.06
	DART RESUBMITTAL - ADDITIONAL INFO	09.25.06

DART SUBMITTAL

A703

VISUAL IMPACT STUDIES

N.T.S