PARKING

PROPOSED RESIDENTIAL PARKING - BLDG A & B

TYPE	Count
RESIDENTIAL	
MAIN RESIDENTIAL GARAGE	
ACCESSIBLE STANDARD	6
ACCESSIBLE VAN	2
EV CAPABLE	59
EV CAPABLE ACCESSIBLE STANDARD	1
EV CAPABLE ACCESSIBLE VAN	1
EV CHARGER	28
EV CHARGER ACCESSIBLE VAN	2
EV READY	150
EV READY ACCESSIBLE STANDARD	3
EV READY ACCESSIBLE VAN	1
STANDARD	297
TANDEM	64
MAIN RESIDENTIAL GARAGE	**614**
RESIDENTIAL	**614**
TOTAL PARKING	**614**

PROPOSED BUILDING C RESIDENTIAL PARKING

TYPE	COUNT
RESIDENTIAL	
BLDG C GARAGE	
ACCESSIBLE STANDARD	2
ACCESSIBLE VAN	3
EV CAPABLE	23
EV CHARGER	8
EV CHARGER ACCESSIBLE STANDARD	1
EV CHARGER ACCESSIBLE VAN	3
EV READY	58
STANDARD	93
TANDEM	40
TOTAL PARKING	**231**

PROPOSED BUILDING C GUEST & STAFF SPACES

TYPE	Count
BLDG C GARAGE	
GUEST	
ACCESSIBLE STANDARD	1
ACCESSIBLE VAN	1
EV CAPABLE	4
EV CHARGER ACCESSIBLE STANDARD	1
EV CHARGER ACCESSIBLE VAN	1
EV READY	10
STANDARD	22
GUEST	**40**
STAFF	
ACCESSIBLE STANDARD	1
ACCESSIBLE VAN	1
EV CAPABLE	4
EV CHARGER ACCESSIBLE STANDARD	1
EV CHARGER ACCESSIBLE VAN	1
EV READY	10
STANDARD	22
STAFF	**40**
BLDG C SITE	
GUEST	
ACCESSIBLE VAN	1
STANDARD	2
GUEST	**3**
BLDG C VALET	
VALET	
VALET STANDARD	6
VALET	**6**
TOTAL PARKING	**89**

NOTE:
STAFF AND GUEST PARKING SHOWN ABOVE ARE FOR THE SENIOR OPTION FOR BUILDING C.

PROPOSED COMMERCIAL PARKING - BLDG A & B

TYPE	Count
COMMERCIAL	
BLDG A GARAGE	
ACCESSIBLE STANDARD	1
ACCESSIBLE VAN	1
EV CAPABLE	13
EV CAPABLE ACC VAN	1
EVCS	3
EVCS ACC VAN	1
STANDARD	34
BLDG A GARAGE: 54	**54**
BLDG B GARAGE	
ACCESSIBLE STANDARD	1
ACCESSIBLE VAN	1
EV CAPABLE ACCESSIBLE STANDARD	1
EV CAPAPABLE	5
EVCS	1
EVCS ACCESSIBLE VAN	1
STANDARD	22
BLDG B GARAGE: 32	**32**
MAIN RESIDENTIAL GARAGE	
ACCESSIBLE VAN	1
EV CAPABLE	3
EV CAPABLE ACCESSIBLE VAN	1
STANDARD	14
MAIN RESIDENTIAL GARAGE: 19	**19**
TOTAL COMMERCIAL PARKING	**105**

NOTE:
THERE ARE 19 COMMERCIAL PARKING SPACES LOCATED IN THE SUBTERRANEAN MAIN RESIDENTIAL GARAGE. THESE SPACES WILL BE DEDICATED TO COMMERCIAL EMPLOYEE PARKING.

PROPOSED SITE LOADING SPACES

TYPE	Count
COMMERCIAL	
SITE	
RETAIL LOADING	2
SHORT TERM LOADING	11
COMMERCIAL	**13**

PARKING

REQUIRED

VEHICLE PARKING
COMMERCIAL
REQUIRED: 1/250 SF

RESTAURANT OUTDOOR: 0 SPACES
(OUTDOOR SPACES < 50% OF THE INTERIOR RESTAURANT AREA)

RESIDENTIAL
REQUIRED (AUD):
STUDIO/1&2 BEDROOM: 1 SPACE/UNIT
3 BEDROOM: 2 SPACE/UNIT
GUEST PARKING: 0 SPACES

BIKE PARKING
REQUIRED:
RESIDENTIAL REQUIRED: 1 SPACE/UNIT
REQUIRED RESIDENTIAL: 642 SPACES

COMMERCIAL REQUIRED:
REQUIRED COMMERCIAL:

PROPOSED:
RESIDENTIAL BIKE PARKING: 642 SPACES

REQUIRED PARKING - RESIDENTIAL - A & B

Unit Type	Count	Req'd Parking
Building A		
1 Bedroom	142	**142**
1 Bedroom Jr	26	**26**
1 Bedroom Loft	17	**17**
2 Bedroom	113	**113**
2 Bedroom Loft	1	**1**
3 Bedroom	16	**32**
Studio	43	**43**
Building A	**358**	**374**
Building B		
1 Bedroom	52	**52**
1 Bedroom Loft	12	**12**
1 Bedroom/Den	6	**6**
2 Bedroom	30	**30**
3 Bedroom	4	**8**
Studio	17	**17**
Building B	**121**	**125**
TOTAL PARKING	**479**	**499**

REQUIRED PARKING - RESIDENTIAL C

Unit Type	Count	Req'd Parking
Building C		
1 Bedroom	36	**36**
1 Bedroom/Den	50	**50**
2 Bedroom	61	**61**
Studio	16	**16**
Building C	**163**	**163**
TOTAL PARKING	**163**	**163**

REQUIRED PARKING - COMMERCIAL - BLDG A & B

Unit Type	Parking Factor	Area	Req'd Parking
Building A			
RETAIL	**250**	**2260.57 SF**	**9.04 SF**
RESTAURANT	**250**	**2145.03 SF**	**8.58 SF**
RESTAURANT	**250**	**5263.93 SF**	**21.06 SF**
RETAIL	**250**	**1232.20 SF**	**4.93 SF**
RESTAURANT	**250**	**1263.29 SF**	**5.05 SF**
CAFE	**250**	**1548.79 SF**	**6.20 SF**
RETAIL	**250**	**1124.14 SF**	**4.50 SF**
RETAIL	**250**	**2095.85 SF**	**8.38 SF**
RETAIL	**250**	**1189.89 SF**	**4.76 SF**
RETAIL	**250**	**1135.00 SF**	**4.54 SF**
RETAIL	**250**	**220.00 SF**	**0.88 SF**
Building A		**19478.69 SF**	**77.91 SF**
Building B			
RETAIL	**250**	**745.90 SF**	**2.98 SF**
RETAIL	**250**	**873.97 SF**	**3.50 SF**
RETAIL	**250**	**1227.67 SF**	**4.91 SF**
CAFE	**250**	**1286.06 SF**	**5.14 SF**
RETAIL	**250**	**1291.73 SF**	**5.17 SF**
CAFE	**250**	**1291.73 SF**	**5.17 SF**
Building B		**6717.07 SF**	**26.87 SF**
TOTAL COMMERICAL PARKING		**26195.76 SF**	**104.78 SF**

UNIT STATISTICS

TOTAL UNIT TYPE BY BUILDING

Unit Type	Area	Unit Average	Unit Count	%
Building A				
1 Bedroom	99328.64	699.50 SF	142	40%
1 Bedroom Jr	14926.84	574.11 SF	26	7%
1 Bedroom Loft	10460.27	615.31 SF	17	5%
2 Bedroom	114493.90	1013.22 SF	113	32%
2 Bedroom Loft	1036.14	1036.14 SF	1	0%
3 Bedroom	20627.70	1289.23 SF	16	4%
Studio	21141.73	491.67 SF	43	12%
Building B				
1 Bedroom	32109.85	617.50 SF	52	43%
1 Bedroom Loft	5861.73	488.48 SF	12	10%
1 Bedroom/Den	4382.63	730.44 SF	6	5%
2 Bedroom	27851.56	928.39 SF	30	25%
3 Bedroom	4640.68	1160.17 SF	4	3%
Studio	8527.23	501.60 SF	17	14%
Building C				
1 Bedroom	28543.46	792.87 SF	36	22%
1 Bedroom/Den	48914.29	978.29 SF	50	31%
2 Bedroom	76198.42	1249.15 SF	61	37%
Studio	10121.47	632.59 SF	16	10%

TOTAL UNITS & AVG BY BUILDING

	Area	Unit Count	Unit Average
Building A			
	282015.23	**358**	**787.75 SF**
Building B			
	83373.69	**121**	**689.04 SF**
Building C			
	163777.64	**163**	**1004.77 SF**
	529166.56	**642**	

824.25 SF AVG

TOTAL UNIT COUNT BY TYPE

Name	Area	Unit Count	%
1 Bedroom	**159981.96 SF**	**230**	**36%**
1 Bedroom Jr	**14926.84 SF**	**26**	**4%**
1 Bedroom Loft	**16322.01 SF**	**29**	**5%**
1 Bedroom/Den	**53296.92 SF**	**56**	**9%**
2 Bedroom	**218543.87 SF**	**204**	**32%**
2 Bedroom Loft	**1036.14 SF**	**1**	**0%**
3 Bedroom	**25268.38 SF**	**20**	**3%**
Studio	**39790.43 SF**	**76**	**12%**
TOTAL UNITS	**529166.56 SF**	**642**	**100%**

COMMERCIAL AREA USES

Name	Area
Building A	
CAFE	1548.79 SF
RESTAURANT	2145.03 SF
RESTAURANT	5263.93 SF
RESTAURANT	1263.29 SF
RETAIL	2260.57 SF
RETAIL	1232.20 SF
RETAIL	1124.14 SF
RETAIL	2095.85 SF
RETAIL	1189.89 SF
RETAIL	1135.00 SF
RETAIL	220.00 SF
Building A	**19478.69 SF**
Building B	
CAFE	1286.06 SF
CAFE	1291.73 SF
RETAIL	745.90 SF
RETAIL	873.97 SF
RETAIL	1227.67 SF
RETAIL	1291.73 SF
Building B	**6717.07 SF**
Grand total	**26195.76 SF**

BUILDING PROGRAM LEGEND
- Building A
- Building B
- Building C

1 KEYMAP BUILDINGS
1" = 100'-0"

PROJECT AREAS

PLANNING AREA GROSS BY LEVEL

Name	Area
Level 0.1	
Garage	128481.84 SF
Level 0.1	**128481.84 SF**
Level 0	
Garage	267801.45 SF
Level 0	**267801.45 SF**
Level 1	
Administration	15281.38 SF
Amenity	51468.80 SF
Circulation	19786.50 SF
Commercial	26455.43 SF
Garage	35831.26 SF
Residential	20136.22 SF
Utility	21131.38 SF
Level 1	**190090.97 SF**
Level 2	
Amenity	6894.85 SF
Circulation	23205.79 SF
Commercial	1293.14 SF
Residential	128458.25 SF
Utility	5979.89 SF
Level 2	**165831.92 SF**
Level 3	
Circulation	23185.50 SF
Residential	146354.16 SF
Utility	5981.11 SF
Level 3	**175520.77 SF**
Level 4	
Amenity	2001.42 SF
Circulation	23189.60 SF
Residential	136585.73 SF
Utility	7474.00 SF
Level 4	**169250.75 SF**
Level 5	
Amenity	6851.64 SF
Circulation	14168.42 SF
Residential	78961.50 SF
Utility	1925.08 SF
Level 5	**101906.65 SF**
Level 6	
Amenity	1025.78 SF
Circulation	9126.73 SF
Residential	44520.51 SF
Utility	1370.33 SF
Level 6	**56043.35 SF**
Grand total	**1254927.70 SF**

PLANNING AREA GROSS BY USE

Name	Area
Administration	15281.38 SF
Amenity	68242.49 SF
Circulation	112662.54 SF
Commercial	27748.57 SF
Garage	432114.55 SF
Residential	555016.38 SF
Utility	43861.79 SF
Grand total	**1254927.70 SF**

PROJECT STATISTICS

EXISTING SQUARE FOOTAGE
EXISTING/DEMOLISH
RETAIL: 150,000 SF

TOTAL EXISTING/DEMOLISH: 150,000 SF

NONRESIDENTIAL GROWTH PLAN
DEMOLITION CREDIT: TBD

EXISTING PARKING SPACES
COVERED: 000
UNCOVERED: 603
TOTAL EXISTING: 603
(all demolished)

PROPOSED SQ FOOTAGE
SEE MATRIX THIS SHEET

OPEN YARD **(OY)** AREA
REQUIRED OY 56,845 SF
(15% Net Lot Area)
Alternative Open Yard Design Proposed See Exhibit, Sheet A500

AFFORDABILITY

STATE DENSITY BONUS

LOT AREA (LOT SPLIT): 8.7 ACRES NET

MAX. BASE DENSITY: 548 UNITS
(PRIORITY OVERLAY 63 DU/AC)

PROPOSED BASE DENSITY: 540 UNITS
(62 DU/AC @ 825 SF AVERAGE)

PROPOSED 20% DENSITY BONUS: 108 UNITS
TOTAL ALLOWED: 648 UNITS
TOTAL PROPOSED: 642 UNITS

PROPOSED DEED RESTRICTED UNITS:
5% VERY LOW INCOME: 027 UNITS
5% MODERATE INCOME: 027 UNITS

Priority Housing Overlay (37-63 du/ac)

378,972 square feet

atching table below AND review the "UNITS
oposed must **EXCEED** base density.
e project must exceed 2 units to be proposed qualify

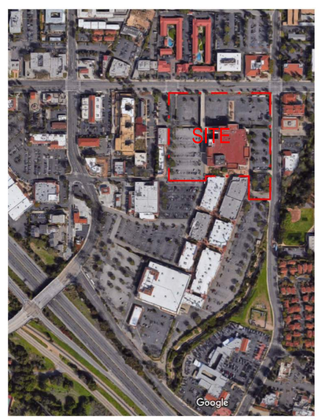
ts per SBMC 30.150.

) Program must be consistent with the City's certified
o determine consistency with the LCP. Requests for
tives allowed by the AUD Program.

Priority Housing Overlay (37-63 du/ac)

Density du/ac	UNITS ALLOWED	Maximum Average Unit Size (Sq Ft)
37	321	970
38	330	970
39	339	970
40	348	970
41	356	970
42	365	970
43	374	970
44	382	970
45	391	970
46	400	970
47	408	970
48	417	970
49	426	969
50	435	960
51	443	941
52	452	935
53	461	917
54	469	901
55	478	896
56	487	880
57	495	874
58	504	859
59	513	845
60	522	840
61	530	827
62	539	825
63	548	811

VICINITY MAP



PROJECT DATA

PROPERTY OWNER: MCP Santa Barbara LLC

PROPERTY ADDRESS: 101 El Paso
SANTA BARBARA, CA 93101
3805 STATE ST
SANTA BARBARA, CA 93105

A.P.N.: 051-010-013
PLN: PLN20XX-XXX
MST: MST20XX-XXX

LOT AREA GROSS: 8.79 AC
LOT AREA NET: 8.7 AC

AVERAGE SLOPE: 9% (CITY EST)

HIGH FIRE OR FLOOD ZONE? NO/NO

LAND USE ZONE: C-G/USS
UPPER STATE: HOPE

BASE RESIDENTIAL DENSITY: 63 DU/AC
AUD PRIORITY OVERLAY
ALLOWED DENSITY: 548 UNITS

MAX HEIGHT ALLOWED: 45'
MAX HEIGHT PROPOSED: 76'-6"

USS ZONE MAX. FLOOR AREA: RESTRICTED
Total floor area as 2-story less setbacks, parking and open space

USS ZONE ALLOWABLE AREA: N/A
PROPOSED USS AREA: SDB DEVELOPMENT WAIVER

SETBACKS REQUIRED: SDB DEVELOPMENT WAIVER
R-M: **NON-APPLICABLE WITH WAIVER**
FRONT:
1ST & 2ND FLOORS: 10'
> 2ND FLOOR: 20'
COVERED PARKING: 10'
COVERED PARKING (STREET FACING): 20'
INTERIOR:
1ST & 2ND FLOORS: 6'
>2ND FLOOR: 10'
COVERED PARKING: 6'
UNCOVERED PARKING: 10'

USS (Front if > than R-M)
<15' HEIGHT: 10'
>15' HEIGHT: 20'
UNCOVERED PARKING: 10'

SWMP COMPLIANCE: TIER IV

OCCUPANCY TYPES: R2, A, B, S-2
CONSTRUCTION TYPE: TBD

PROJECT DESCRIPTION

Applicant is applying for a PRT Application and a SB330 application using State Density Bonus Housing Affordability Act.
The project proposes to demolish a three story commercial building and associated asphalt parking lots and landscaping.
The project includes a lot split to create a 8.79 acre parcel (gross).
The proposed project includes three mixed use buildings providing 642 apartments and 27,748 SF commercial space. The proposed buildings vary in height from two stories to six stories. The taller building elements are internalized on the site to minimize their visibility from pubic view.
The proposed project includes two levels of sub-terranean parking serving residential uses, two ground level parking garages for commercial uses and 13 surface loading spaces. The site design provides a network of pedestrian oriented paseos with restricted auto access largely limited to fire department access only. ROW improvements include new sidewalks and parkways on State St and Hope Ave meeting the Pedestrian Master Plan requirements and a new right hand turn lane from State St to Hope Ave.
On site improvements include a vehicular connection from Hope Ave to the western edge of the property (connecting to the off-site drive to La Cumbre Rd), a new Class 1 bike lane connecting State St to Hope Ave, new permeable paving, landscaping, and plazas and paseos that will be available to the public.

STATE LAW APPLICATIONS

Section 65915 "State Bonus Density"

Section 65589 "State Housing Affordability Act"

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STATE AND HOPE

G010
PROJECT STATISTICS

The Grand Collective, LLP & David Baker Architects
Project # 21030
Updated 3/18/2024 12:22:21 PM
ABR CONCEPT 01/11/2024

WESTERN PARKING LOT ADJACENT TO BRISTOL FARMS LOOKING NORTH

HOPE AVE MID BLOCK AT LOADING DOCK TO MACY'S

STATE ST AND HOPE AVE

WESTERN PARKING LOT ADJACENT TO ONE STORY SHOPPING STRIP LOOKING AT WEST PROPERTY

EASTERN PARKING LOT LOOKING AT THE EAST SIDE OF MACY'S AND ADJACENT SHOPPING MALL

STATE ST MID BLOCK

WESTERN PARKING LOT LOOKING EAST AT SITE AND ADJACENT LURE RESTAURANT

SEAR'S SITE LOOKING NORTH

STATE ST NORTHWEST CORNER ADJACENT TO GRACE VILLAGE APARTMENTS

STATE AND HOPE

G011
SITE PHOTOS

The Crystal Collective, LLP & David Baker Architects
Project # 23320
Issue Date 10/15/2024 1:15:08 PM

Legend

1. **Central Plaza (Public)**
   Iconic Specimen Tree as Landmark
   Raised Community Lawn
   Open, Flexible, Event Space
   Variety of Seating
   Enhanced Paving
2. **Community Plaza (Public)**
   Specimen Trees
   Raised Seating Platforms
   Community Gathering Space
   Variety of Seating
   Enhanced Paving
3. **Pedestrian Paseos (Public)**
   Network of Paseos
   Gateway Trees
   Raised Planters
   Variety of Seating
   Enhanced Paving
4. **Pedestrian Corridors (Public)**
   Retractable Bollards for Fire Access
   Gateway Trees
   Moveable Furniture
   Enhanced Paving
5. **Resident Courts (Private)**
   Resident Amenities
   Shade Trees
   Variety of Seating
   Secured Fencing and Gates
7. **Street Tree**
8. **Sidewalk**
9. **Bike Lane**
10. **Bike Parking**

Trees, such as:

Iconic Specimen
Western Sycamore
(Platanus racemosa)

Gateway / Entry
Jacaranda *(Jacaranda mimosifolia)*

State Street Tree
Per City of Santa Barbara Master Street Tree Plan:
Strawberry Tree *(Arbutus 'Marina')*

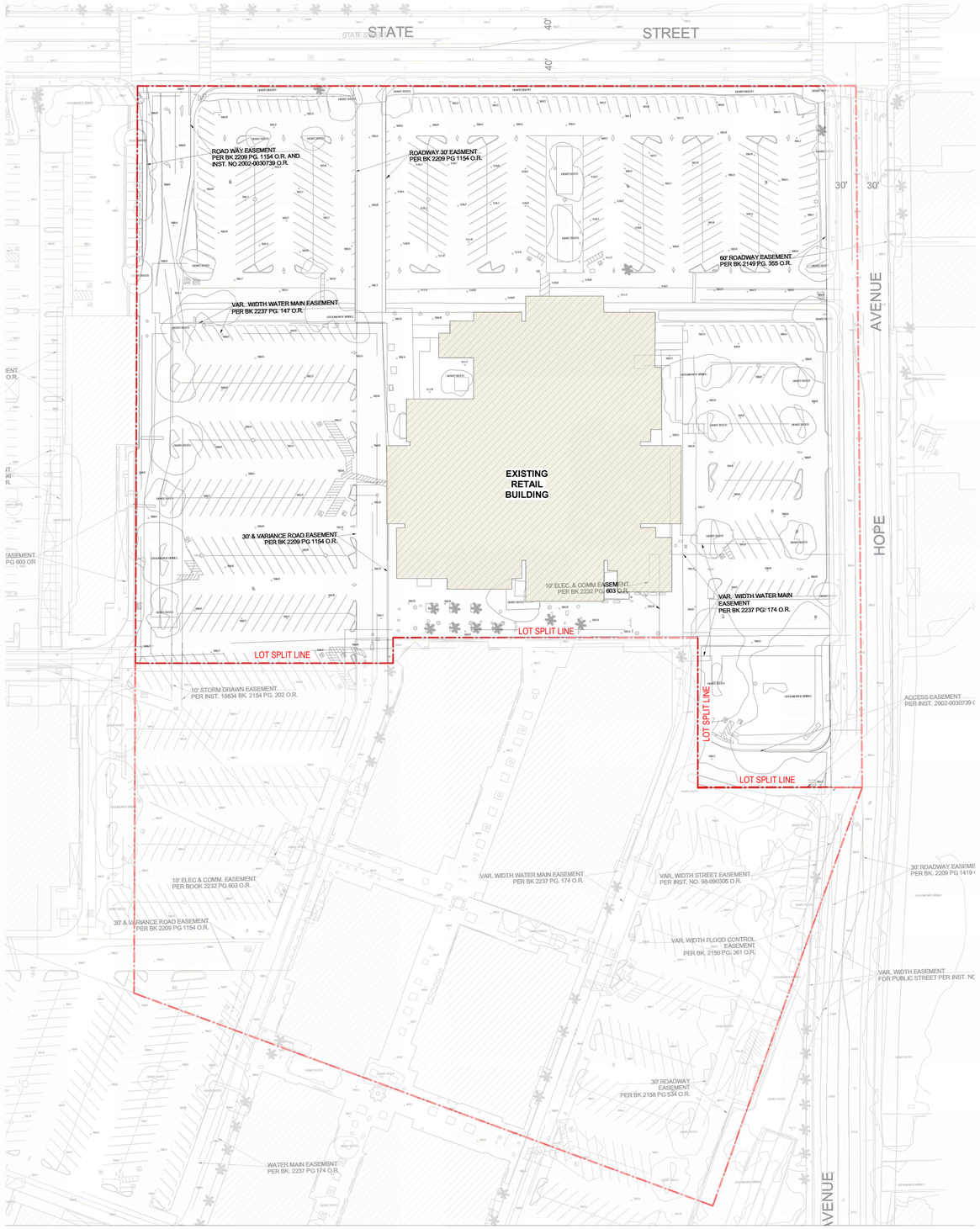
THE NEIGHBORHOOD AT STATE AND HOPE

EPTDESIGN

L100
OVERALL SITE PLAN

0 15 30 60

The Grand Collective, LLP & David Baker Architects
Project # 21320
Issue Date 10/20/22 12:58:42 PM



1 Level Site Existing
1" = 50'-0"

STATE AND HOPE

A100
SITE PLAN EXISTING

The Gerard Collective LLP & David Baker Architects
Project # 21030
Issue Date 10/1/2024 11:16:16 PM

AREA USE LEGEND

- Administration
- Amenity
- Circulation
- Commercial
- Garage
- Residential
- Utility

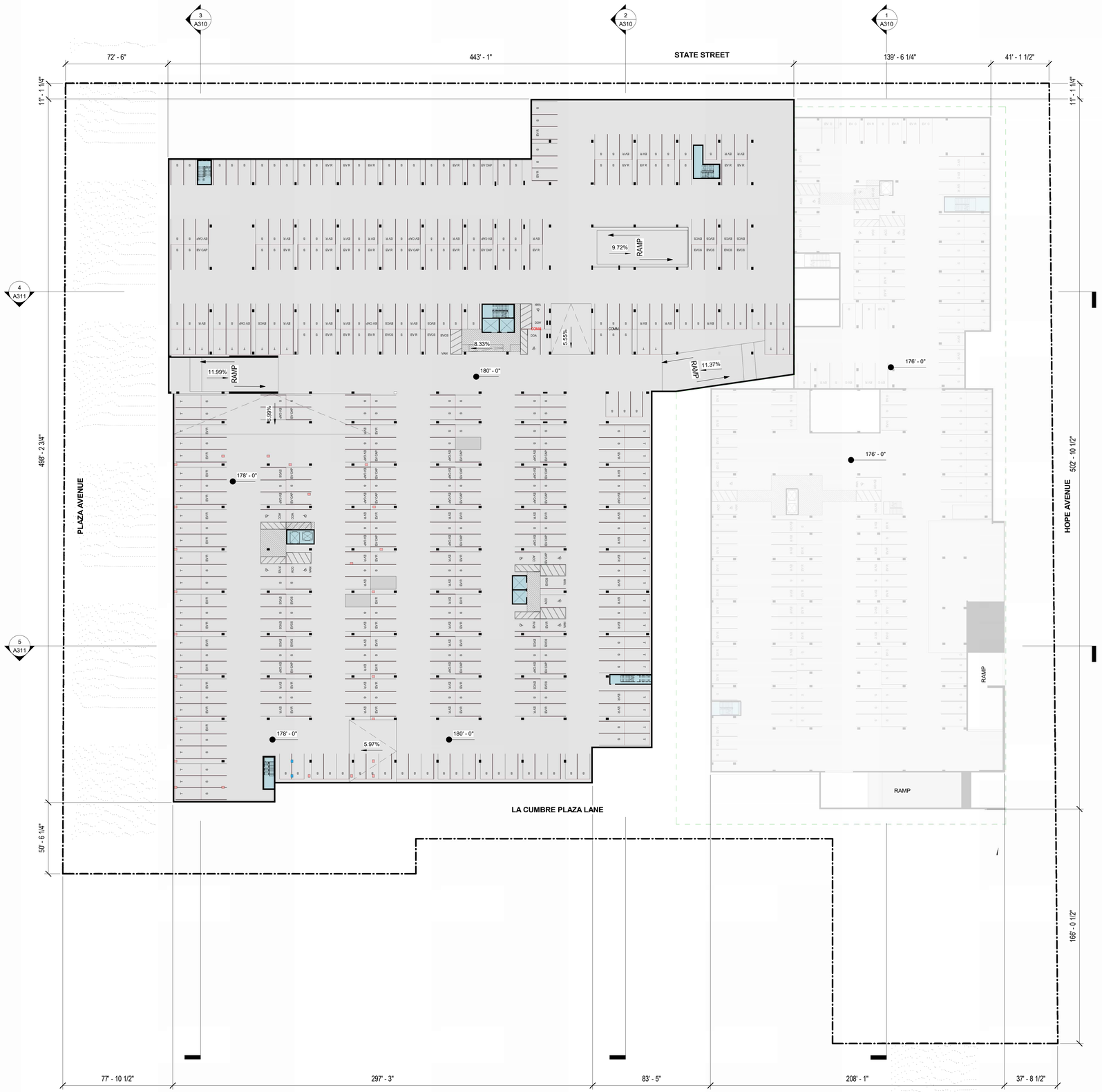
NOTE:
AMENITY SPACE INCLUDES A VARIETY OF FUNCTIONS INCLUDING BIKE PARKING, MAIL ROOMS, LEASING OFFICES, BACK OF HOUSE FUNCTIONS, AS WELL AS AMENITY FUNCTIONS SUCH AS WORKSHARE, COMMON ROOMS, AND GYM ROOMS.

1 Level Site
1" = 30'-0"

STATE AND HOPE

A110
SITE PLAN/1ST FLOOR PLAN PROPOSED

The Crystal Collective, LLP & David Baker Architects
Project # 23320
Issue Date 10/15/2024 1:12:51 PM

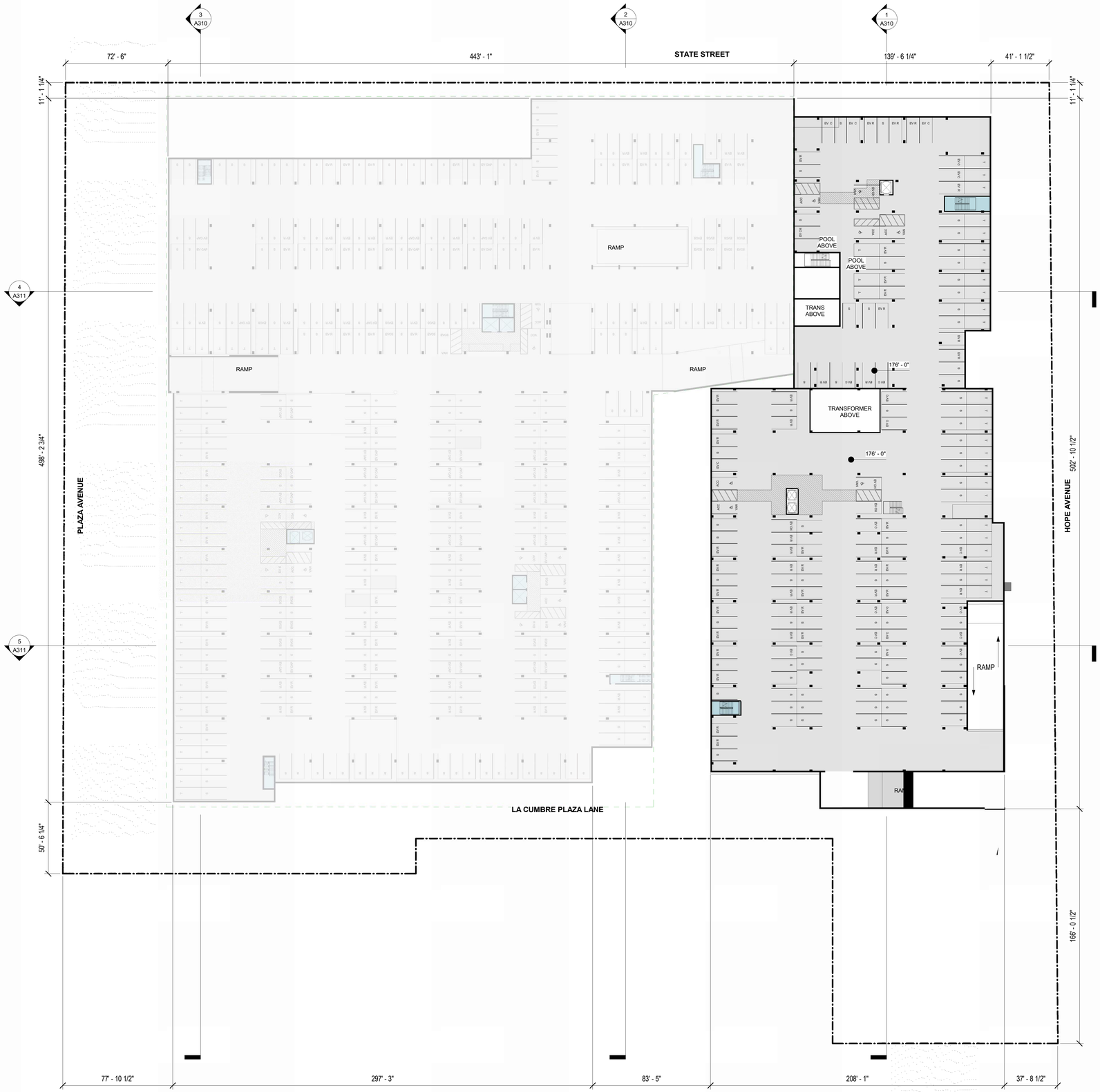


1 LEVEL 0 SUBTERRANEAN MAIN RESIDENTIALGARAGE
1" = 30'-0"

STATE AND HOPE

A200
MAIN RESIDENTIAL GARAGE FLOOR PLAN

The Overall Collective, LLP & David Baker Architects
Project # 23320
Issue Date 10/15/2024 1:12:13 PM



AREA USE LEGEND

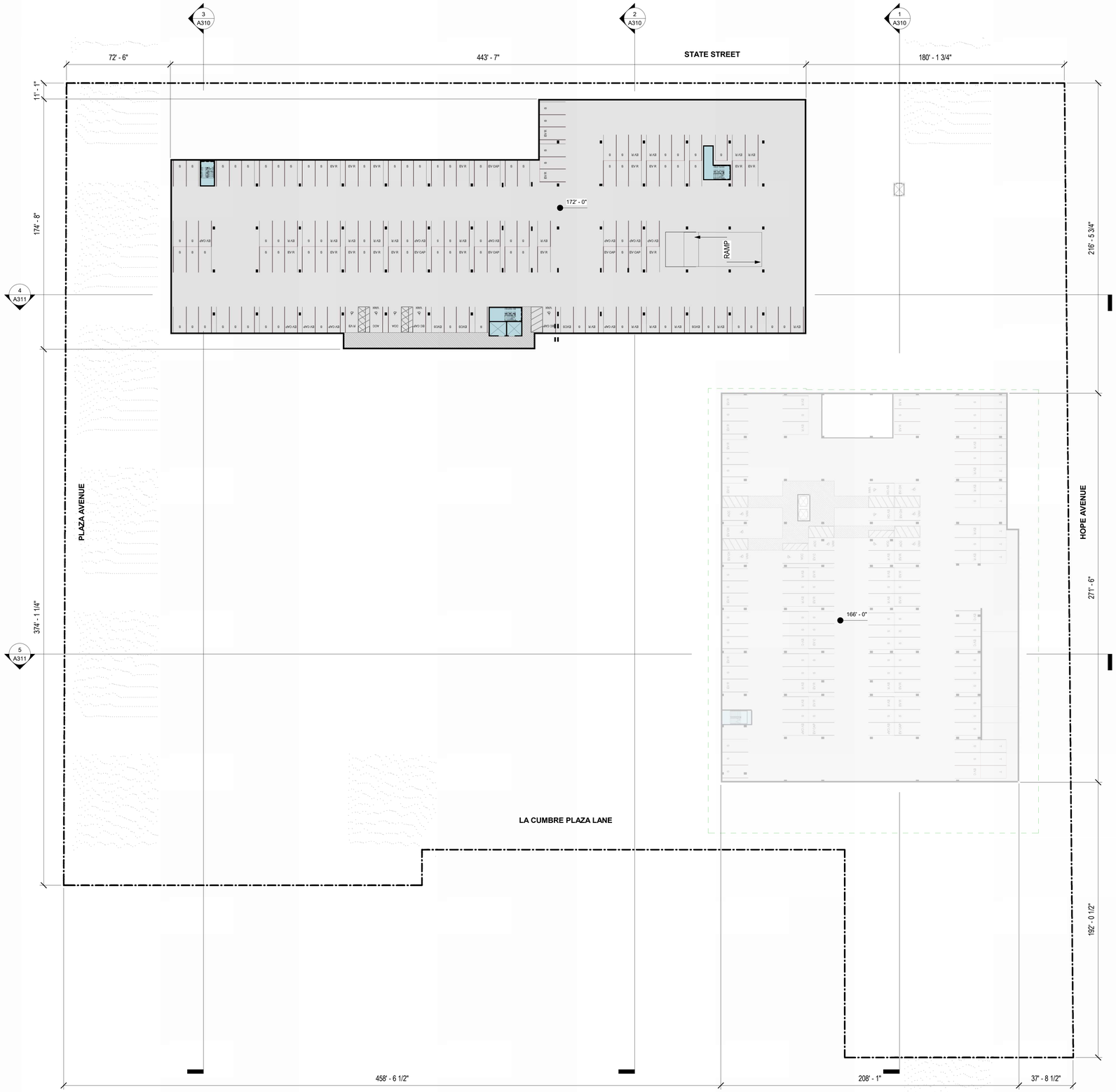
- Circulation
- Garage

0 LEVEL 0 SUBTERRANEAN BUILDING C GARAGE
1" = 30'-0"

STATE AND HOPE

A200.1
BUILDING C GARAGE FLOOR PLAN

The Cornerstone Collective LLP & David Baker Architects
Project # 21030
Issue Date 10/11/2024 11:25:18 PM



AREA USE LEGEND

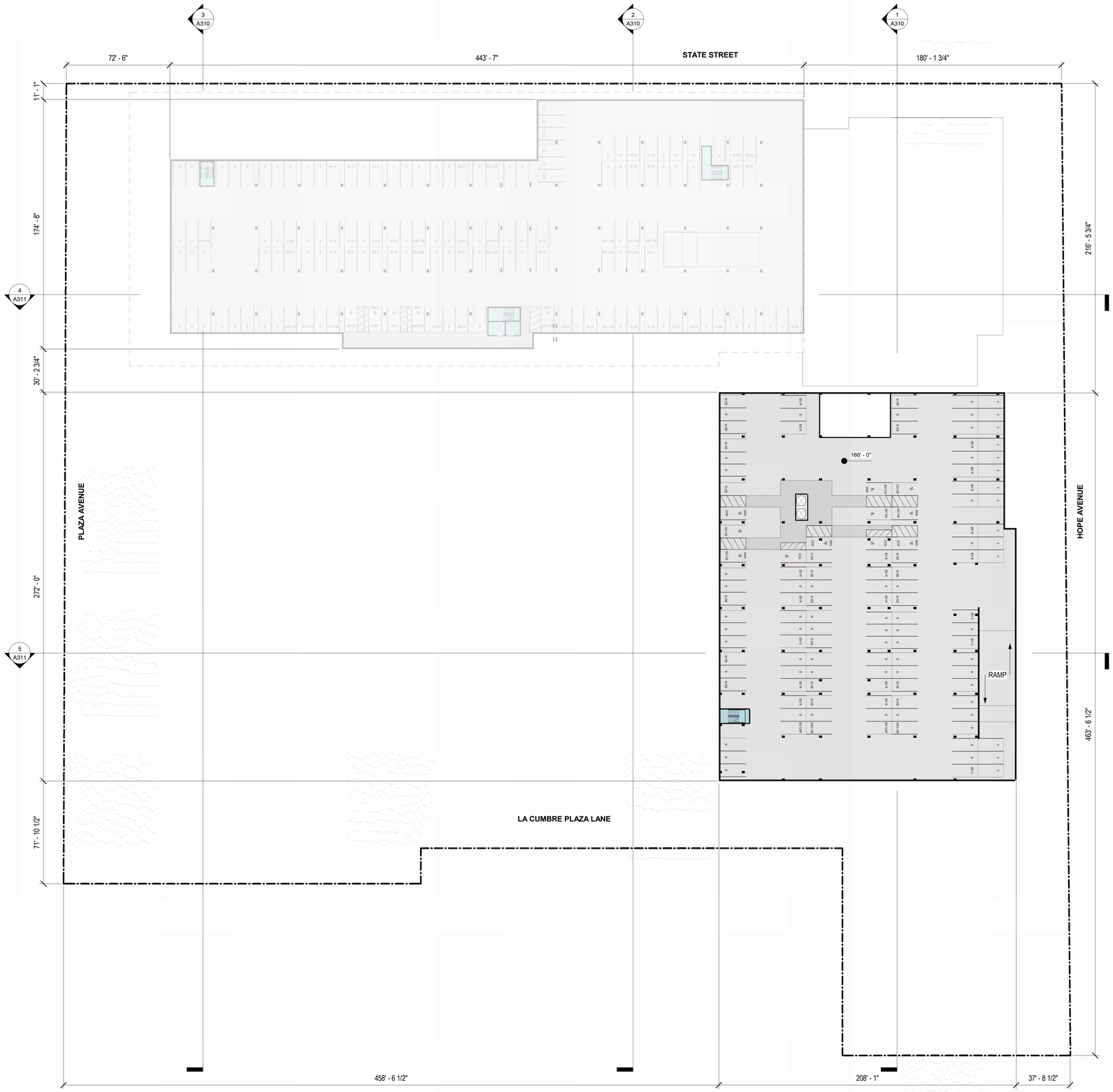
- Circulation
- Garage

1 LEVEL 0.1 SUBTERRANEAN MAIN RESIDENTIAL GARAGE
1" = 30'-0"

STATE AND HOPE

A200.2
MAIN RESIDENTIAL GARAGE FLOOR PLAN

The Grand Collective, LLP & David Baker Architects
Project # 21030
Issue Date 10/1/2024 11:22:27 PM



AREA USE LEGEND

- Circulation
- Garage

1 LEVEL 0.1 SUBTERRANEAN BUILDING C GARAGE
1" = 30'-0"

STATE AND HOPE

A200.3
BUILDING C GARAGE FLOOR PLAN

The Cuesta Enterprise, LLP & Dowd Baker Architects
Project # 2.0030
Issue Date 10/1/2024 11:12:27 PM

1 Level 2
1" = 30'-0"

STATE AND HOPE

A202
FLOOR PLAN - LEVEL 2

The Overall Collective, LLP & David Baker Architects
Project # 23320
Issue Date 10/15/2024 1:48:14 PM

1 Level 3
1" = 30'-0"

STATE AND HOPE

A203
FLOOR PLAN - LEVEL 3

The Grand Collective, LLP & Dowd Baker Architects
Project # 2030
Issue Date 10/12/2024 1:46:17 PM

1 Level 4
1" = 30'-0"

STATE AND HOPE

A204
FLOOR PLAN - LEVEL 4

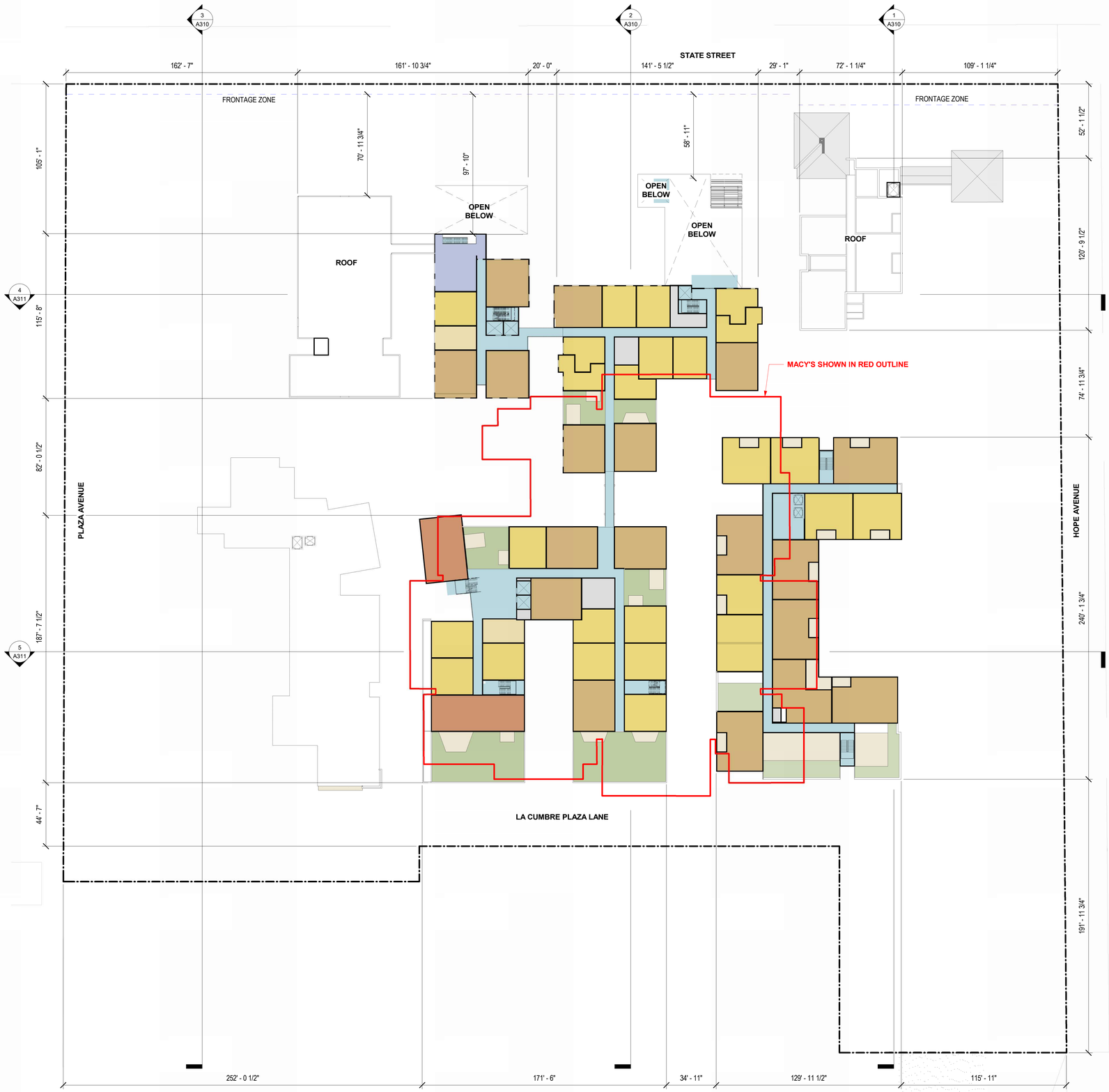
The Cypress Collective, LLP
Project # 2-3030
Issue Date 10/1/2024 1:51:02 PM

1 Level 5
1" = 30'-0"

The Grand Collective, LLP
Project # 21030
Issue Date 10/1/2024 1:48:24 PM

STATE AND HOPE

A205
FLOOR PLAN - LEVEL 5



1 Level 6
1" = 30'-0"

AREA USE LEGEND

- Studio
- 1 Bedroom Jr
- 1 Bedroom
- 1 Bedroom/Den
- 2 Bedroom
- 3 Bedroom
- Amenity
- Circulation
- Lobby
- Utility

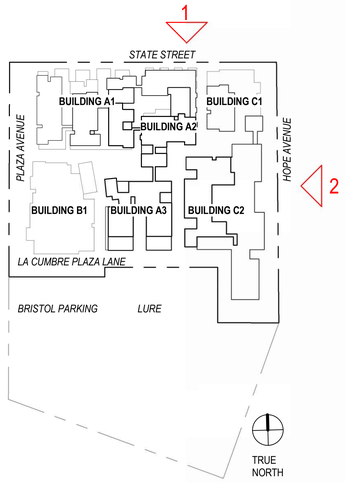
STATE AND HOPE

A206
FLOOR PLAN - LEVEL 6

The Grand Galleria LLP & David Baker Architects
Project # 23030
Issue Date 10/10/2024 1:40:26 PM

1 Elevation State Street
1" = 20'-0"

2 Elevation Hope Ave
1" = 20'-0"

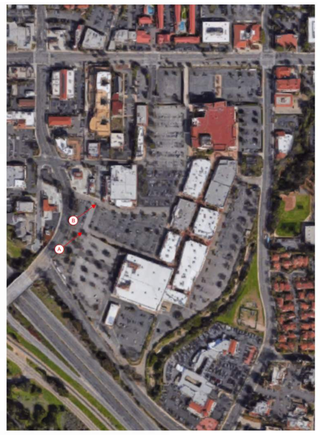


BUILDING KEY MAP
1" = 160'-0"

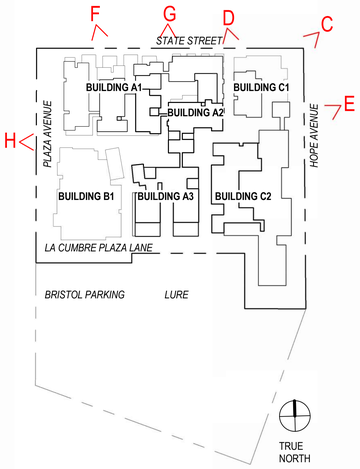
STATE AND HOPE

A300
SITE ELEVATIONS

The Covered Collective, LLP
Project # 23330
Issue Date 10/10/2024 1:13:21 PM



KEY PLAN

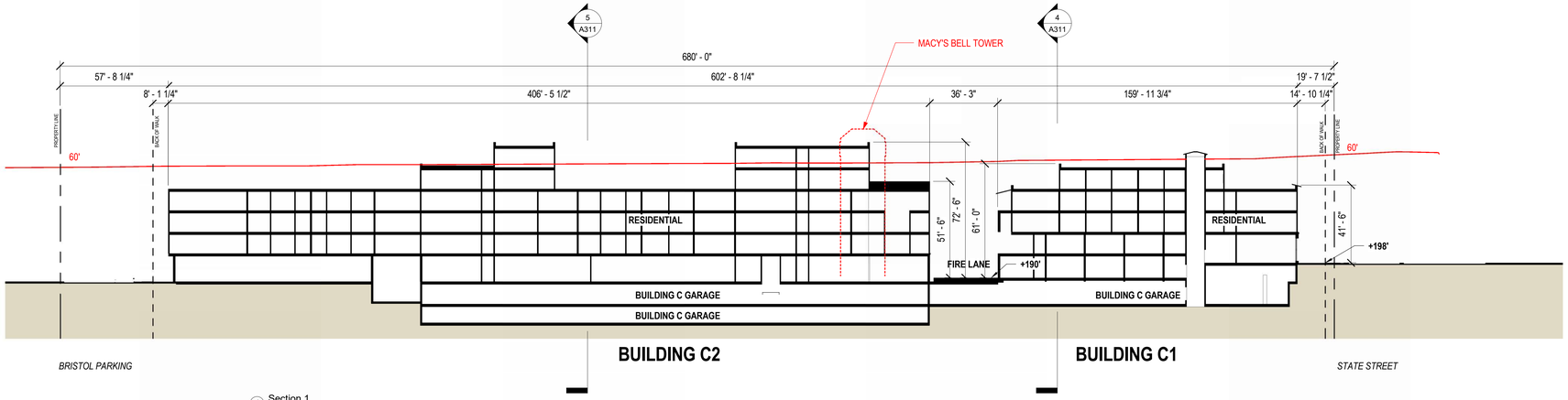


BUILDING KEY MAP
1" = 160'-0"

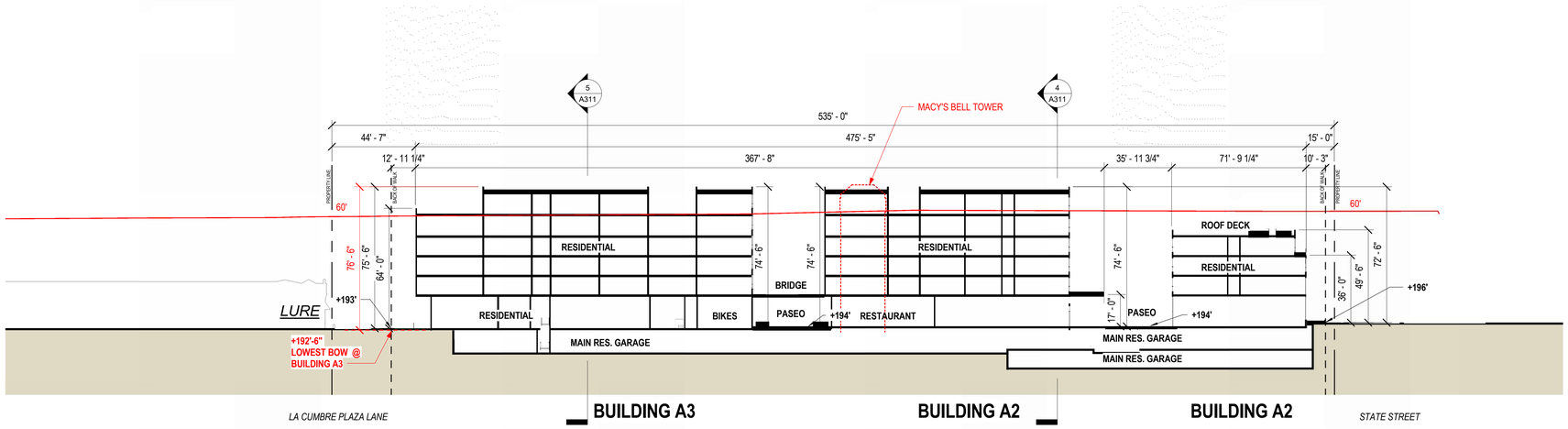
STATE AND HOPE

A301
CONCEPT SKETCHES

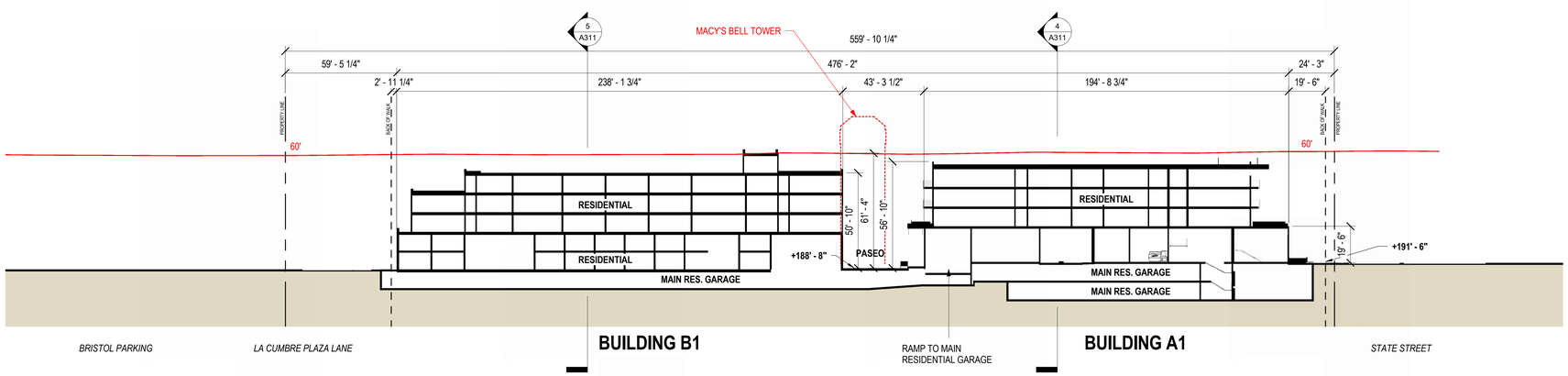
The Grand Collective, LLP
Project # 2030
Issue Date 10.17.2024 11:10:24 PM



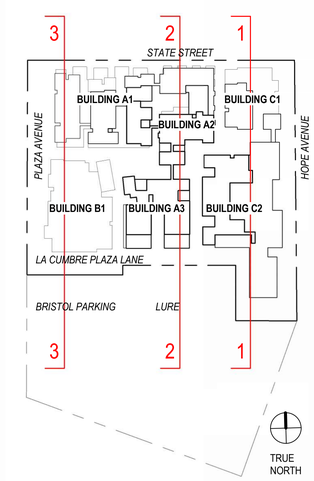
1 Section 1
1" = 30'-0"



2 Section 2
1" = 30'-0"



3 Section 3
1" = 30'-0"

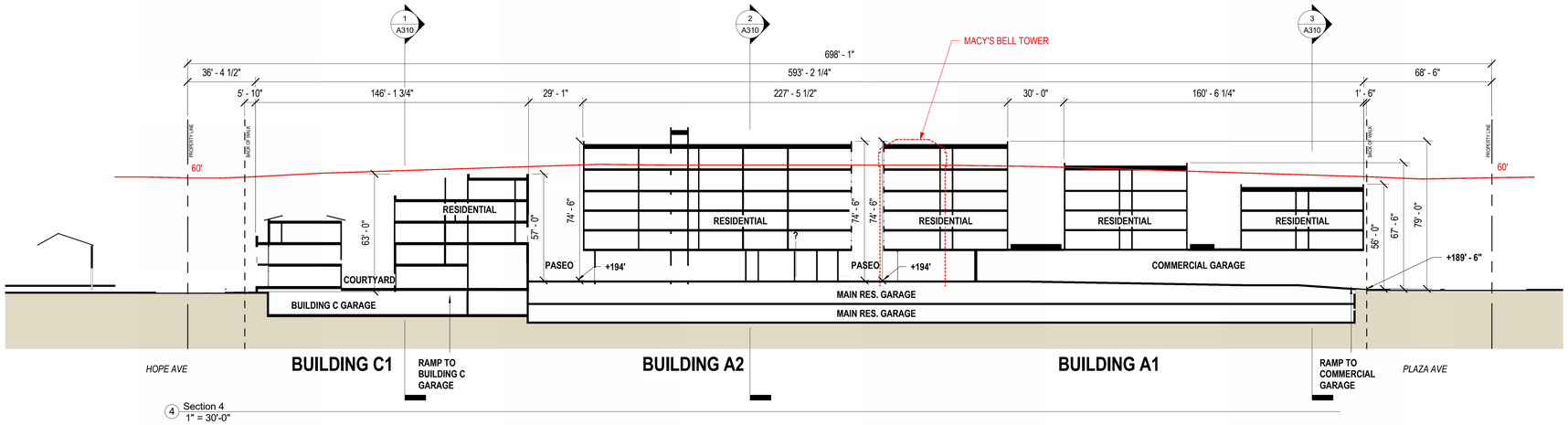


BUILDING KEY MAP
1" = 160'-0"

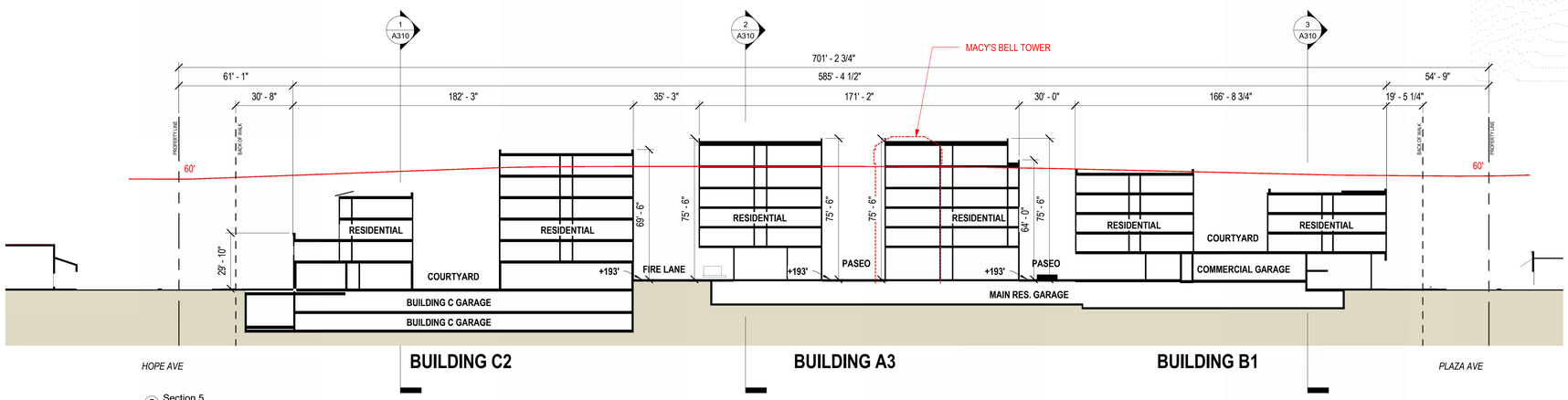
STATE AND HOPE

A310
SITE SECTIONS

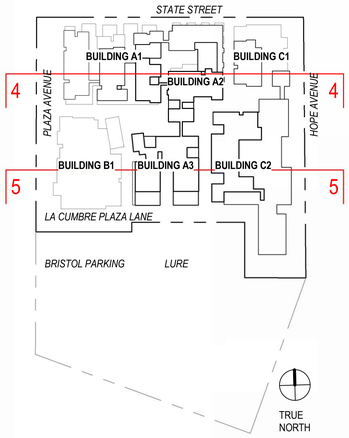
The Grand Collective, LLP
Project # 2302b
Issue Date 10/15/2024 11:23:29 PM



4 Section 4
1" = 30'-0"



5 Section 5
1" = 30'-0"

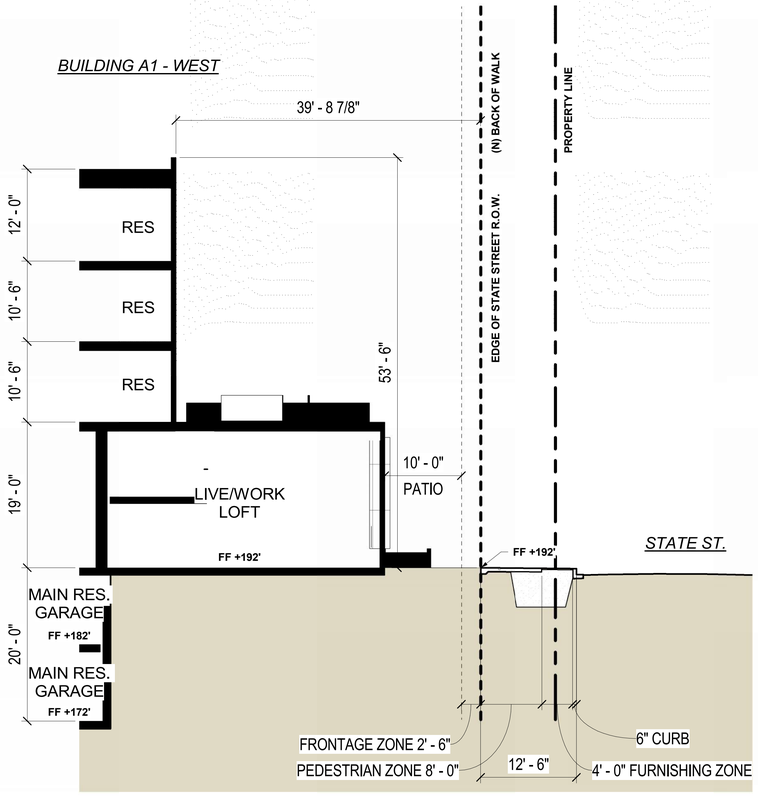


BUILDING KEY MAP
1" = 160'-0"

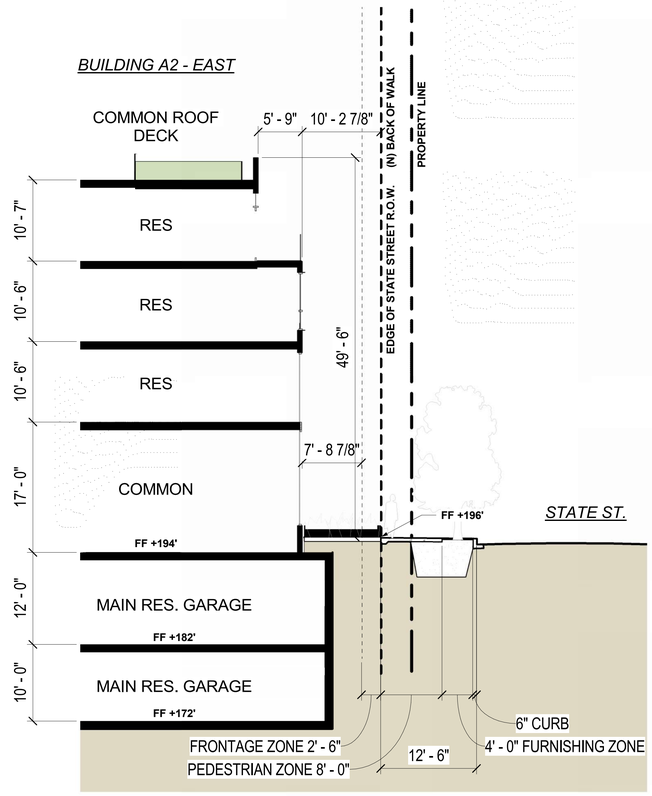
STATE AND HOPE

A311
SITE SECTIONS

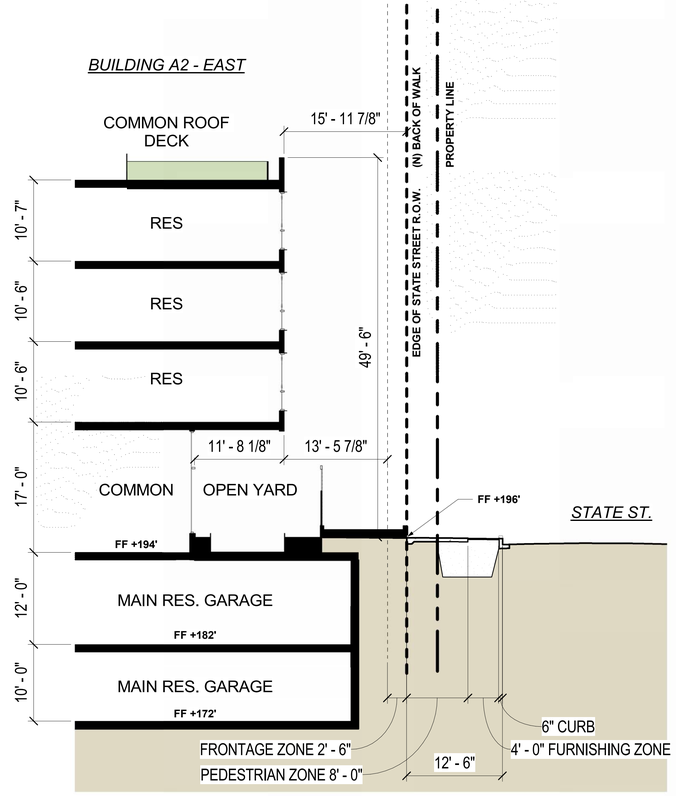
The Covered Collective, LLP
Project # 23320
Issue Date 10/1/2024 1:13:56 PM



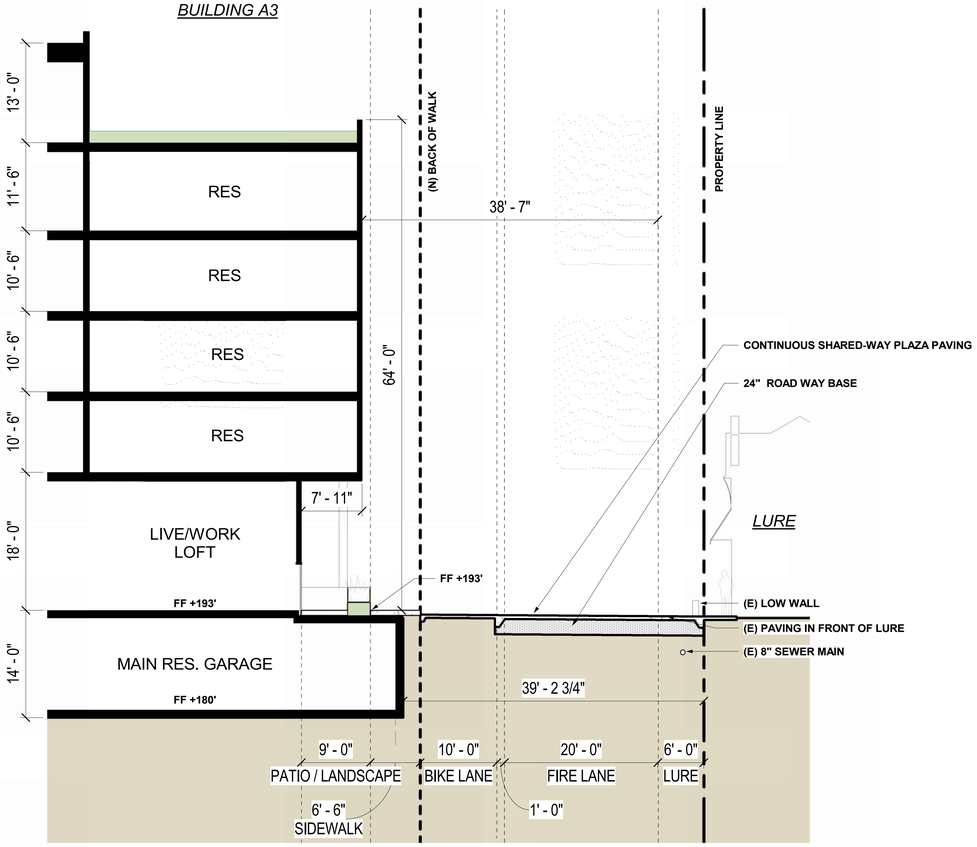
1 Frontage Section - State Street (1)
1/8" = 1'-0"



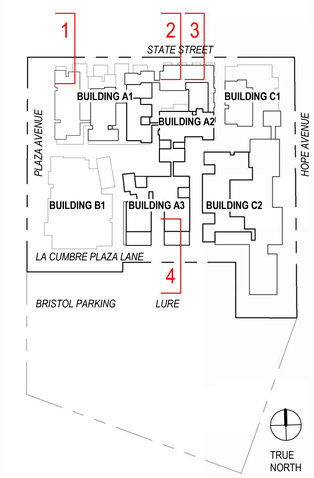
2 Frontage Section - State Street (2)
1/8" = 1'-0"



3 Frontage Section - State Street (3)
1/8" = 1'-0"



4 Frontage Section - La Cumbre Plaza Fire Lane
1/8" = 1'-0"



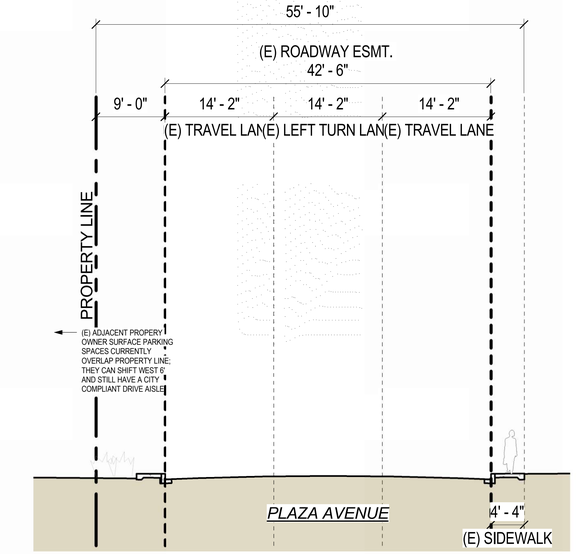
BUILDING KEY MAP
1" = 160'-0"

STATE AND HOPE

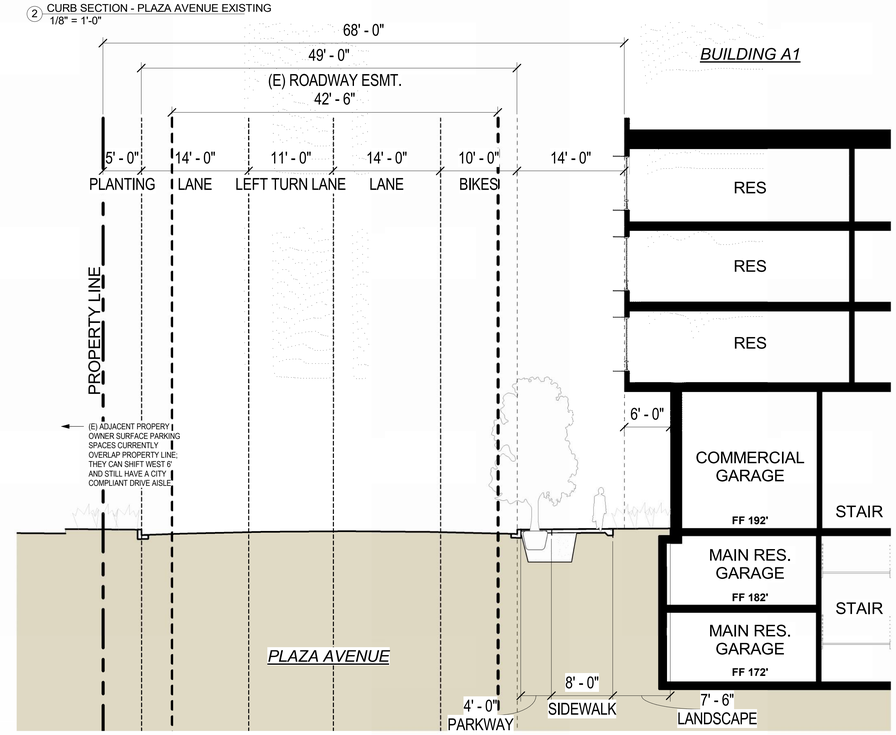
A402
FRONTAGE IMPROVEMENT SECTIONS

The Crystal Collective, LLP & David Baker Architects
Project # 23320
Issue Date 10/15/2024 1:13:41 PM

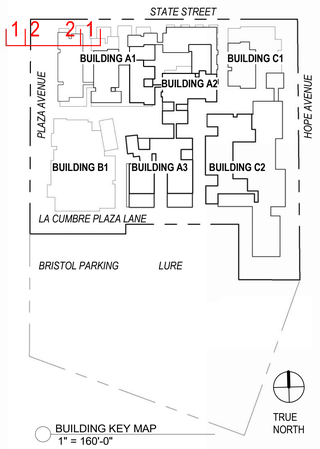
3 BUILDING A COMMERCIAL GARAGE AND PLAZA AVE.
1/16" = 1'-0"



2 CURB SECTION - PLAZA AVENUE EXISTING
1/8" = 1'-0"



1 PROPOSED PLAZA AVENUE SECTION
1/8" = 1'-0"



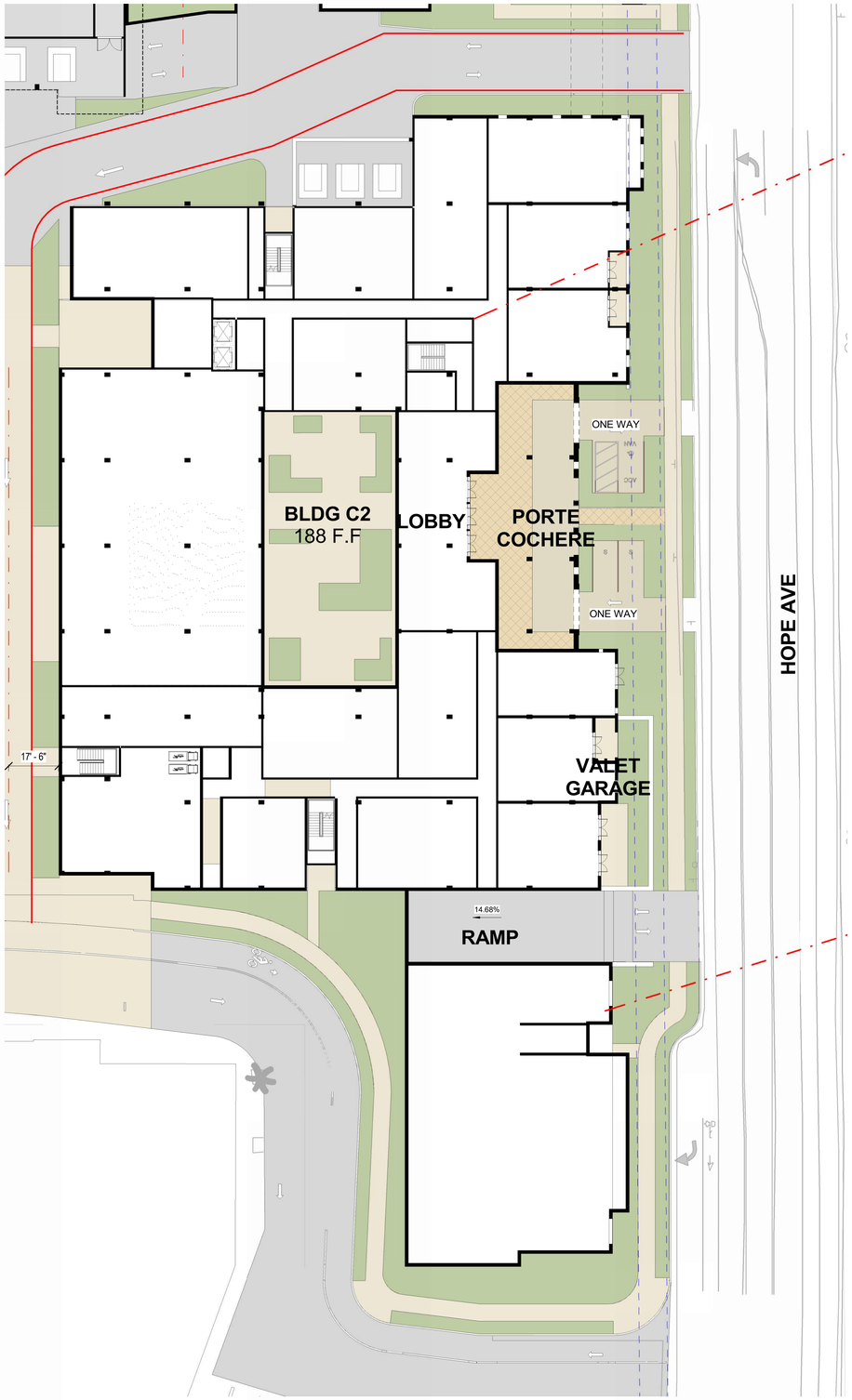
BUILDING KEY MAP
1" = 160'-0"

STATE AND HOPE

A403

PLAZA AVE. AND STATE ST. INTERSECTION & BLDG A COMMERCIAL GARAGE PLAN

The Grand Collective, LLP & Dave Baker Architects
Project # 21030
Issue Date 10/1/2024 11:57 PM



1 Level Site Building C Porte Cochere
1" = 20'-0"

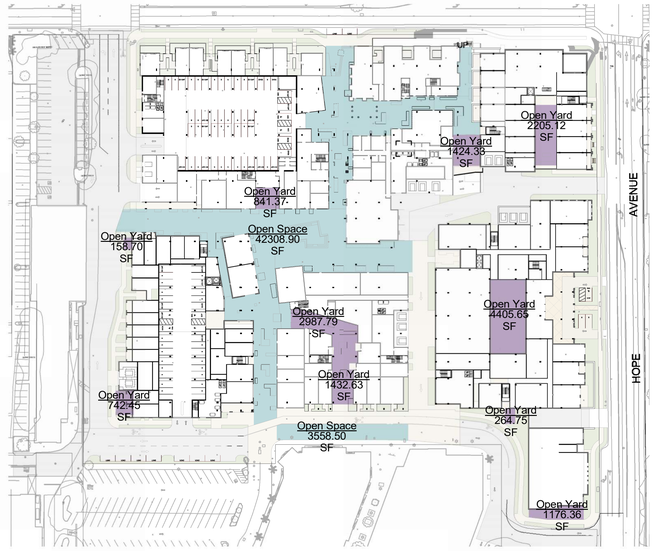
STATE AND HOPE

A404
BUILDING C PORTE COCHERE

The Grand Collective LLP & David Baker Architects
Project # 21030
Issue Date 10/1/2024 11:16:06 PM

3 LEVEL 3 OPEN YARD
1" = 80'-0"

2 LEVEL 2 OPEN YARD
1" = 80'-0"



1 LEVEL 1 OPEN YARD
1" = 80'-0"

6 Level 6
1" = 80'-0"

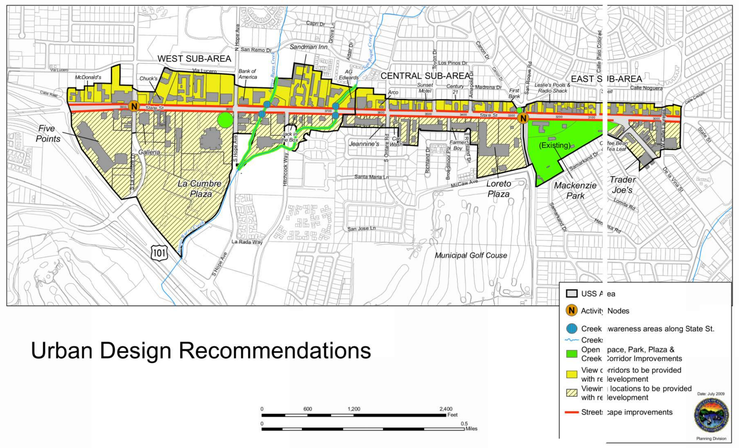
5 LEVEL 5 OPEN YARD
1" = 80'-0"

4 LEVEL 4 OPEN YARD
1" = 80'-0"

VIEWING LOCATIONS

Upper State Street
Guidelines

Urban Design
Recon mendations



Urban Design Recommendations

USS GUIDELINES OPEN SPACE

UPPER STATE STREET GUIDELINES
URBAN DESIGN RECOMMENDATIONS

OPEN SPACE PROVIDED IN ADDITION TO AND EXCLUSIVE OF THE
REQUIRED AUD OPEN YARD
OPEN SPACE, PARK, AND PLAZAS PROVIDED

PROPOSED OPEN SPACE (USS GUIDELINES)

Level	Area
Level 1	42308.90 SF
Level 1	3558.50 SF
Level 1	54274.18 SF
TOTAL OPEN YARD	100141.57 SF

UPPER STATE STREET GUIDELINES
DESIGN ELEMENTS
OPEN AREAS

GUIDELINES:
30. OPEN SPACE AND PARKS. Project provides private and public open spaces.
31. RELATIONSHIP TO NEARBY USES. Open spaces are located in relationship to compatible land uses such as retail and entertainment venues.
32. UNDERGROUND PARKING AND OPEN SPACE OPPORTUNITIES. Project utilizes underground parking to create more opportunity for ground level open space.
33. PLAZA ELEMENTS. Project creates plazas and a network of paseos for public use
34. SEATING. Project provides a variety of public seating opportunities.
35. PEDESTRIAN MOBILITY. Project site planning creates pedestrian focused plazas and paseos.

REQUIRED OPEN YARD

ALTERNATIVE OPEN YARD DESIGN PROPOSED
SBMC SECTION 30.140.140.F

NET LOT AREA: 8.7 ACRES/378,972 SF
15% OF NET LOT AREA: **56,845 SF**
MIN 10'X10'
(1) 20'X20' AREA MIN
PRIVATE AREAS MAY OVERLAP 15% COMMON ON THE GROUND LEVEL
ALL AREAS SHOWN ARE OPEN TO THE SKY ABOVE.

STATE DENSITY BONUS WAIVER REQUESTED

PROPOSED OPEN YARD

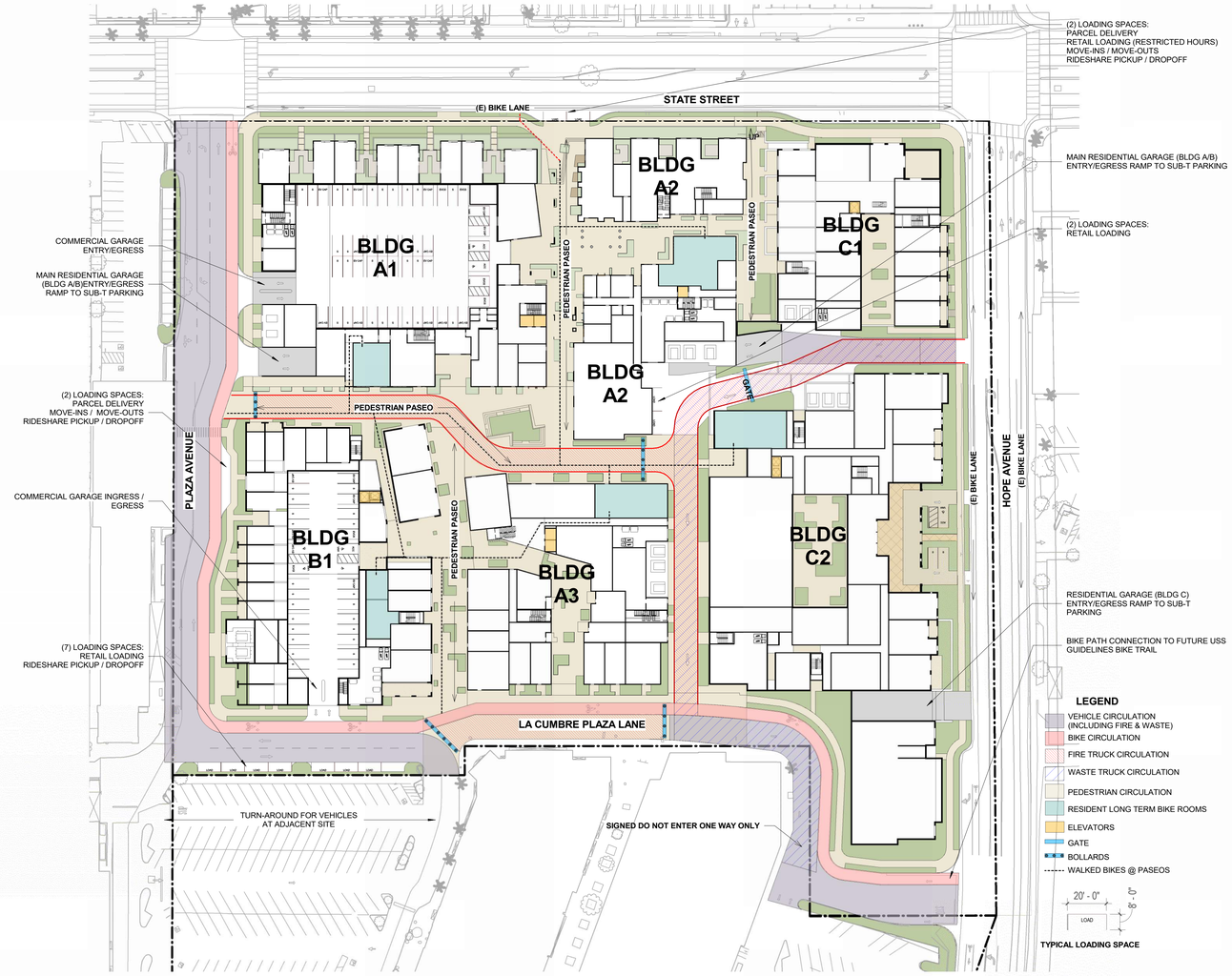
Level	Area
Level 1	15639.16 SF
Level 2	4134.54 SF
Level 4	1754.38 SF
Level 5	15199.34 SF
TOTAL OPEN YARD	36727.42 SF

STATE AND HOPE

A500
OPEN YARD/OPEN SPACE PLANS

The Covered Collective, LLP & Dowd Baker Architects
Project # 23-30
Issue Date 10/10/2024 1:14:25 PM

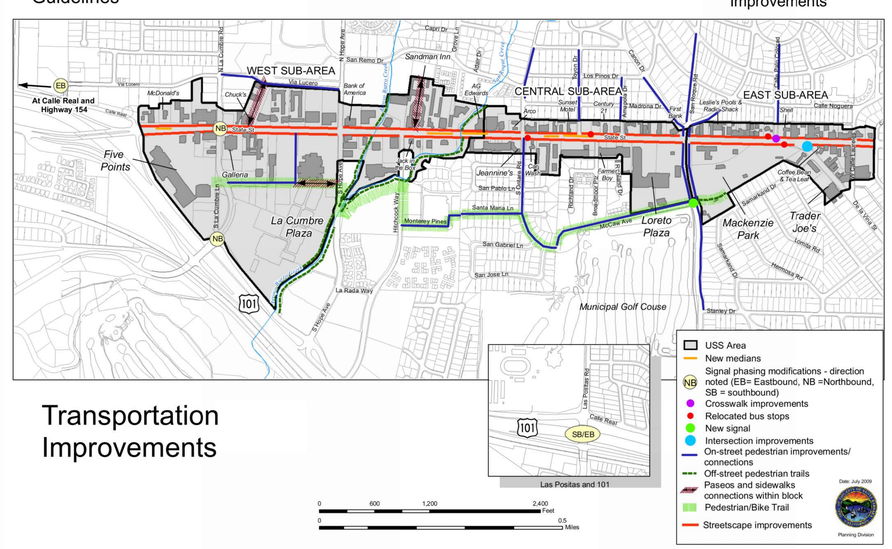
2 Site Circulation Exhibit Phase 2
1" = 50'-0"



1 Site Circulation Exhibit
1" = 50'-0"

Upper State Street
Guidelines

Transportation
Improvements

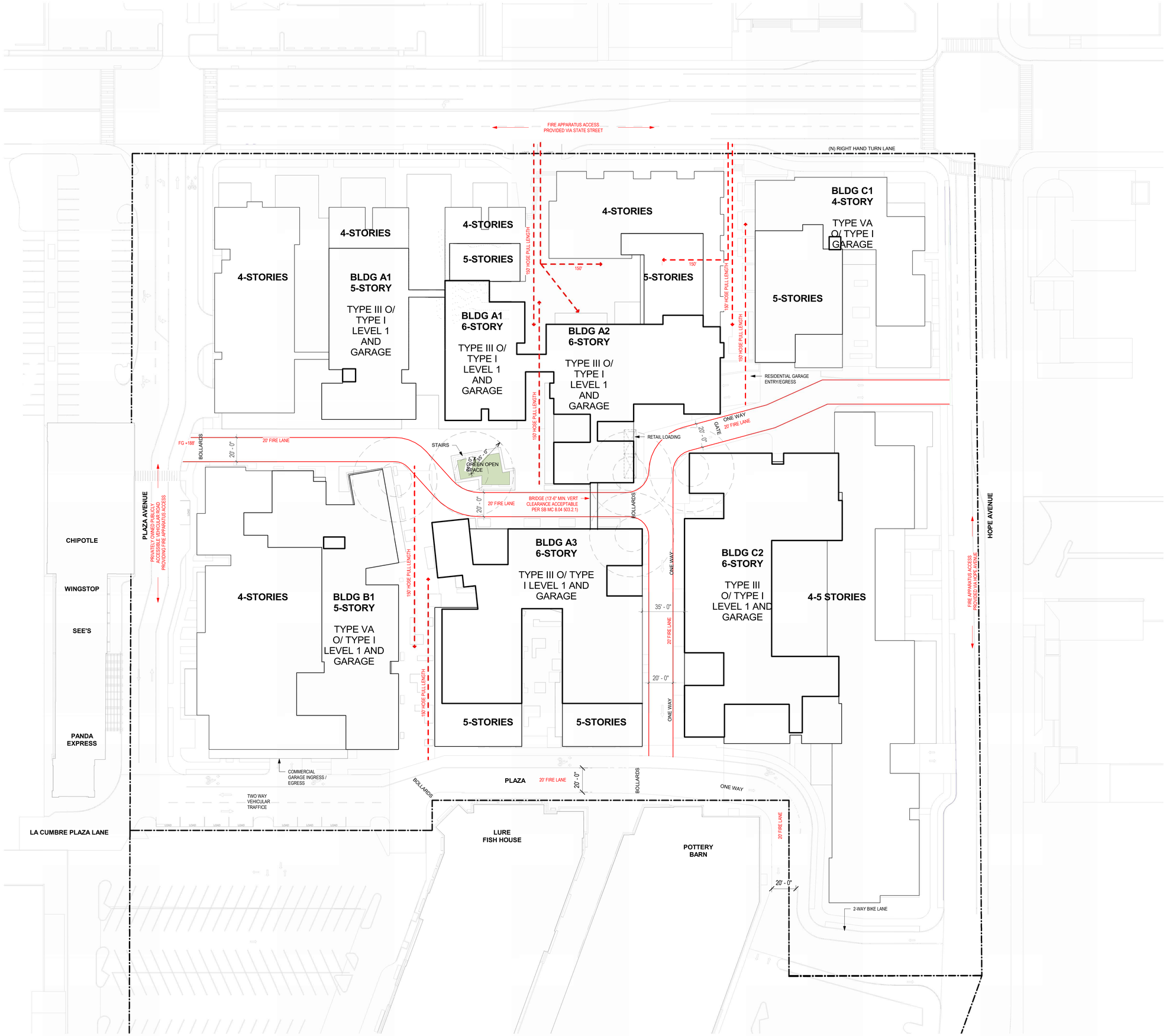


Transportation
Improvements

STATE AND HOPE

A501
SITE CIRCULATION DIAGRAMS

The Overall Collective, LLP & Bond Baker Architects
Project # 23020
Issue Date 10/15/2024 11:44:23 PM



NOTES:

SBMC 8.04 503.2.1 Where Required
Required within 150' of all parts of building; fire code official is authorized to increase the dimension of 150 feet for fully sprinklered building

SBMC 8.04 503.2.1 Dimensions.
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches. If a fire apparatus access road serves three or fewer single-family residential units, the required width may be reduced to not less than 16 feet (4,879 mm) upon the approval of the fire code official.

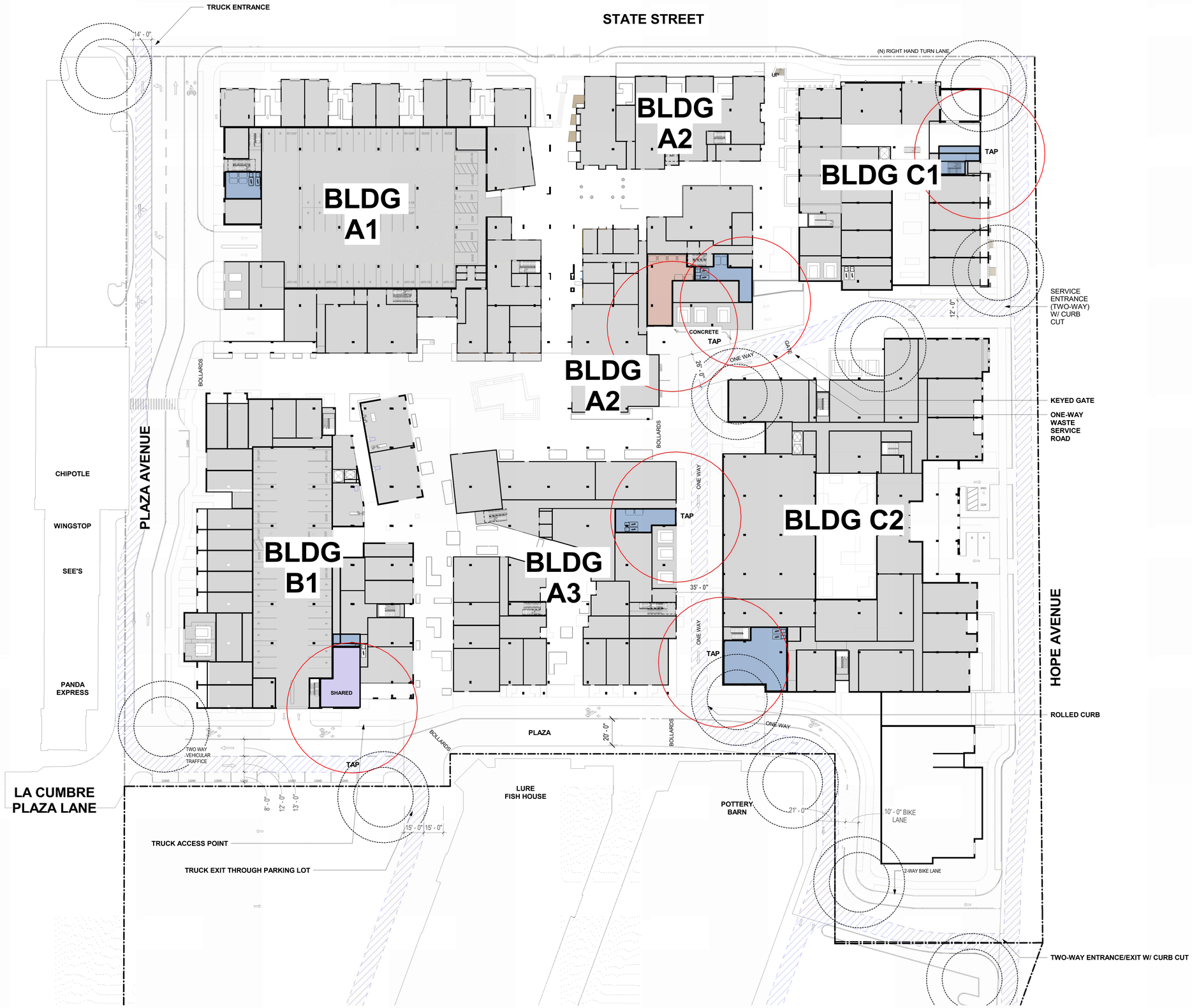
SBMC 503.2.4 Turning radius.
The turning radius of roadways shall be no less than 70 feet in diameter measured from outer edge to outer edge.

1 FIRE ACCESS DIAGRAM
1" = 30'-0"

The Grand Collective, LLP & David Baker Architects
Project # 0.5320
Issue Date 1/31/2024 11:14:49 PM

STATE AND HOPE

A502
FIRE ACCESS DIAGRAM



1 Waste Management Diagram
1" = 30'-0"

City of Santa Barbara Waste Generation Calculator

Updated 7/27/2016

Step 1: List each business type in the enclosure. Input business size based on the units that appear when you choose a business type. See Business Type Definitions tab to ensure you choose the correct business type.

Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

Bldg A1 Trash Room

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	193	bedrooms	0.00	0.00	29.15	29.15
Retail	0	gross ft2	0.00	0.00	0.00	0.00

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	29.2	29.2
	(gallons)	0	0	5888	5888
Container Size				3 yd3 dumpster	3 yd3 dumpster
Quantity				3	3
Frequency (pickups per week)				3	3

Bldg A2 Trash Room 1

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	141	bedrooms	0.00	0.00	21.30	21.30

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	21.3	21.3
	(gallons)	0	0	4302	4302
Container Size				4 yd3 dumpster	4 yd3 dumpster
Quantity				2	2
Frequency (pickups per week)				3	3

Bldg A2 Trash Room 2

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	0	bedrooms	0.00	0.00	0.00	0.00
Retail	6567	gross ft2	0.00	0.00	3.94	3.94
Restaurant, full service	14542	gross ft2	10.47	0.00	20.94	20.94

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	10.5	0.0	24.9	24.9
	(gallons)	2115	0	5025	5025
Container Size		2 yd3 dumpster		4 yd3 dumpster	4 yd3 dumpster
Quantity		2		2	2
Frequency (pickups per week)		3		3	3

Bldg A3 Trash Room

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	169	bedrooms	0.00	0.00	25.53	25.53

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	25.5	25.5
	(gallons)	0	0	5156	5156
Container Size				4 yd3 dumpster	4 yd3 dumpster
Quantity				2	2
Frequency (pickups per week)				3	3

Bldg B Trash Room

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	162	bedrooms	0.00	0.00	24.47	24.47
Retail	12766	gross ft2	0.00	0.00	7.66	7.66
Coffee Shop	1549	gross ft2	1.18	0.00	5.89	4.71

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	1.2	0.0	38.0	36.8
	(gallons)	238	0	7679	7441
Container Size		65 gallon cart		4 yd3 dumpster	4 yd3 dumpster
Quantity		2		3	3
Frequency (pickups per week)		2		3	3

Bldg C1 Trash Room

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Multi-Family Residential	41	bedrooms	0.00	0.00	6.19	6.19

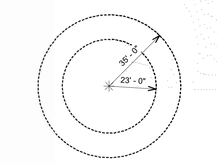
		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	6.2	6.2
	(gallons)	0	0	1250	1250
Container Size				3 yd3 dumpster	3 yd3 dumpster
Quantity				1	1
Frequency (pickups per week)				2	2

Bldg C2 Trash Room

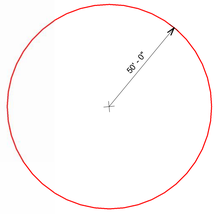
Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Residential with Dining	183	bedrooms	4.27	4.27	12.80	21.33

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	4.3	4.3	12.8	21.3
	(gallons)	862	862	2585	4308
Container Size		1.5 yd3 dumpster	95 gallon cart	4 yd3 dumpster	4 yd3 dumpster
Quantity		1	3	1	2
Frequency (pickups per week)		3	3	3	3

WASTE MGMT. LEGEND



TRUCK TURN RADIUS



TAP DISTANCE

- RESIDENTIAL TRASH ROOM
- RETAIL TRASH ROOM
- DUAL TRASH ROOM
- 12' WIDE TRUCK ACCESS, TYP.
- COMPACTOR
- BIN, 3 TO 4 YD., SIZE TBD

STATE AND HOPE

A503
WASTE MANAGEMENT PLAN

The Grant Group, LLP & Dowd Baker Architects
Project # 2030
Issue Date 10/12/2016 11:55:57 PM

FIGURE A
AUTOTURN ANALYSIS - VB-40 RIGHT TURN IN

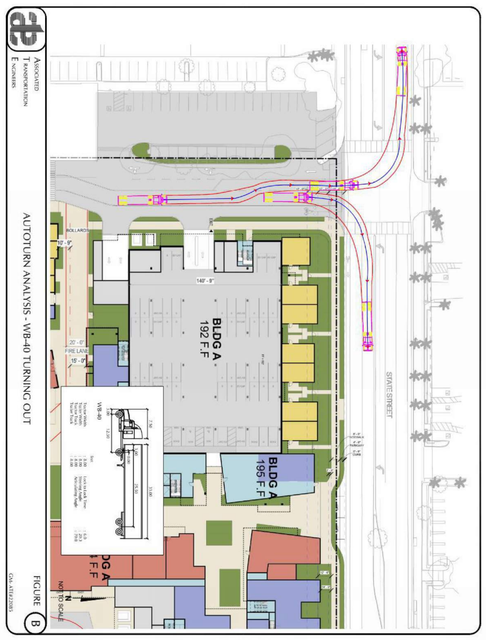


FIGURE B
AUTOTURN ANALYSIS - VB-40 TURNING OUT

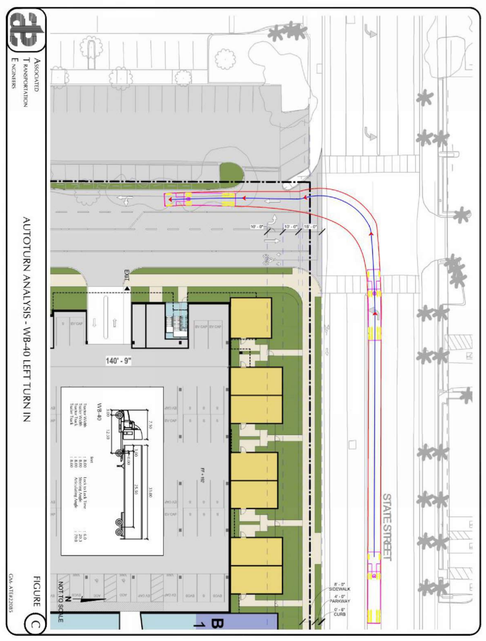


FIGURE C
AUTOTURN ANALYSIS - VB-40 LEFT TURN IN

FIGURE D
VEHICLE QUEUES - FROM GARAGE DRIVEWAY TO STATE STREET

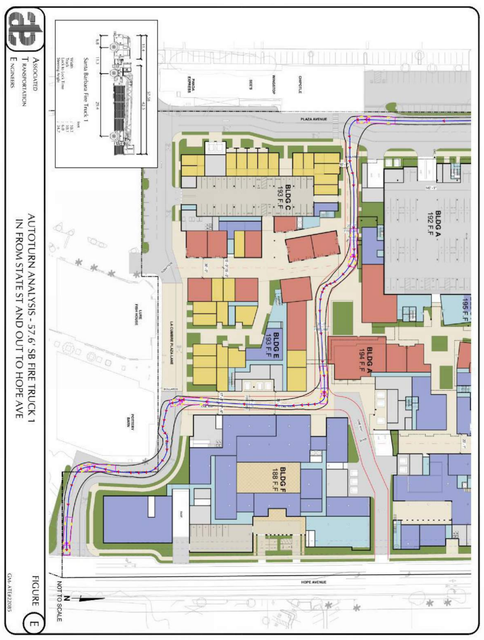


FIGURE E
AUTOTURN ANALYSIS - 57.6' SB FIRE TRUCK 1
IN FROM STATE ST AND OUT TO HOPE AVE

FIGURE F
AUTOTURN ANALYSIS - 57.6' SB FIRE TRUCK 1
IN FROM HOPE AVE AND OUT TO STATE ST

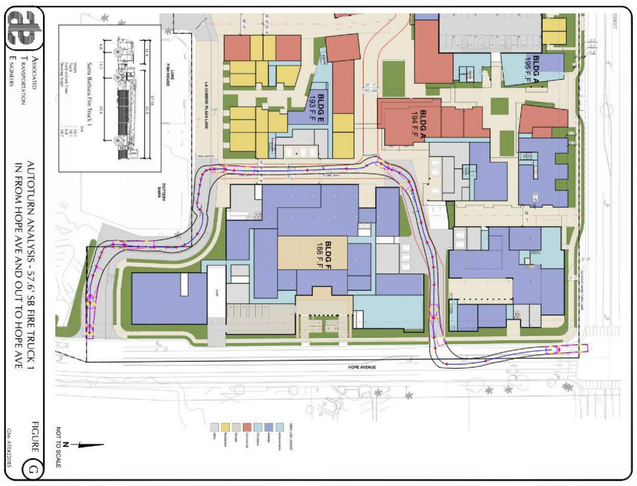


FIGURE G
AUTOTURN ANALYSIS - 57.6' SB FIRE TRUCK 1
IN FROM HOPE AVE AND OUT TO HOPE AVE

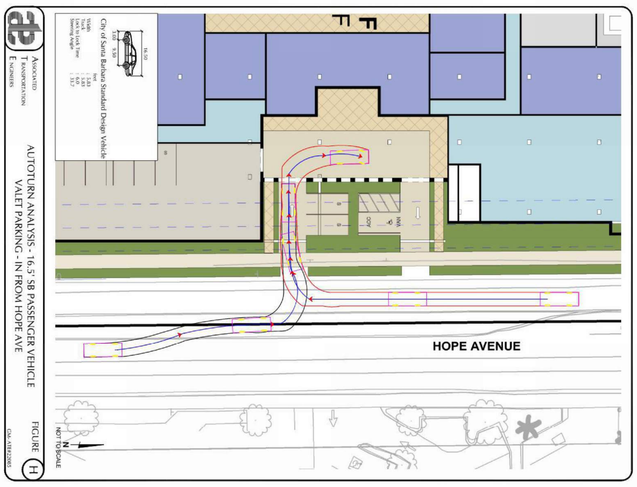


FIGURE H
AUTOTURN ANALYSIS - 16.5' SB PASSENGER VEHICLE
VALET PARKING - IN FROM HOPE AVE

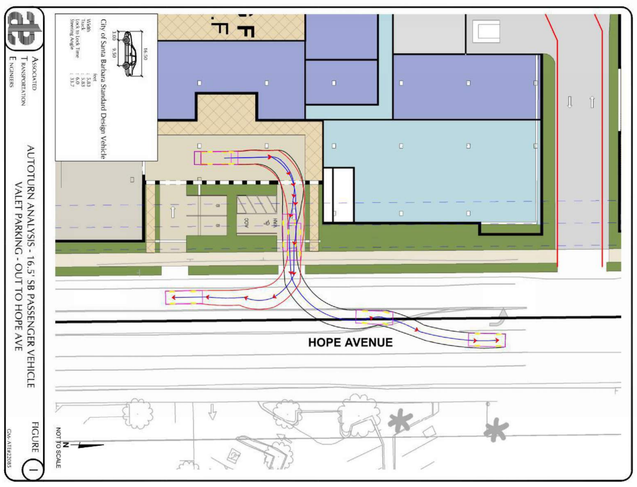
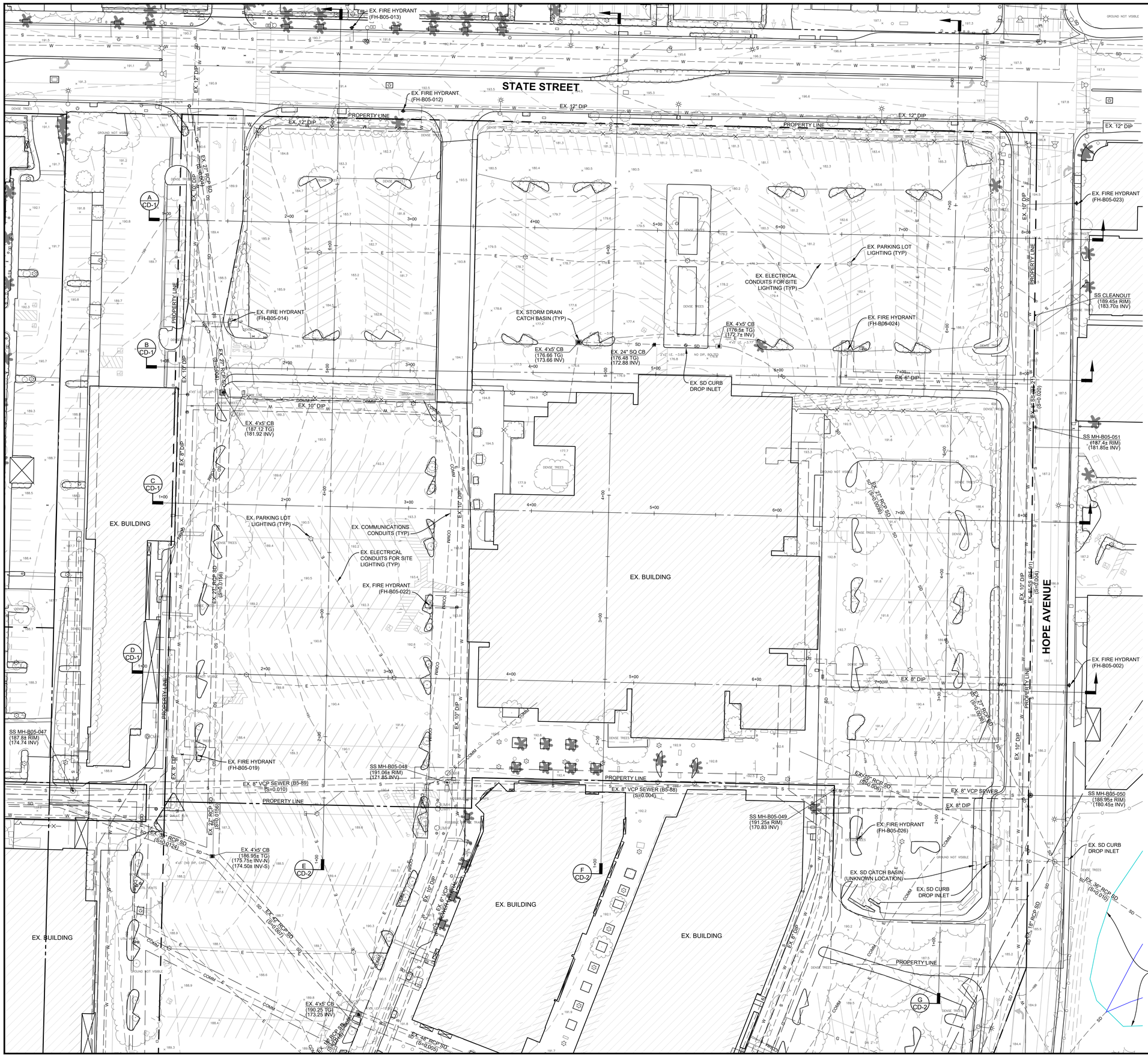
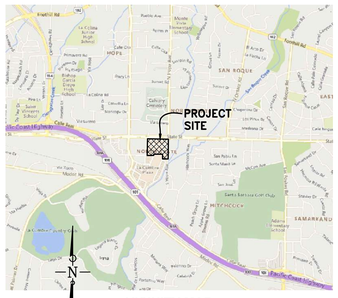


FIGURE I
AUTOTURN ANALYSIS - 16.5' SB PASSENGER VEHICLE
VALET PARKING - OUT TO HOPE AVE





VICINITY MAP
NOT TO SCALE

SITE INFORMATION

PARCEL NUMBER:	APN: 051-010-013
ADDRESS:	3805 STATE STREET SANTA BARBARA, CA 93105
ZONING:	C-G / USS OVERLAY
LOT AREA:	8.79 ACRES
PROPOSED LAND USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)

UTILITY PROVIDERS

SANITARY SEWER	CITY OF SANTA BARBARA
WATER	CITY OF SANTA BARBARA
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE	COX CABLE SANTA BARBARA
TELEPHONE	FRONTIER COMMUNICATIONS

GENERAL NOTES

A. EXISTING BOUNDARY, EASEMENT, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY PSOMAS, PROJECT NUMBER 2MCP010100.

THE TOPOGRAPHIC SURVEY WAS CAPTURED PER AERIAL SURVEY ON 2/12/2022 AT MAP SCALE OF 1" = 20' WITH ASPRS CLASS 1 & NMAS ACCURACY STANDARDS AND SUPPLEMENTAL FIELD SURVEY FOR EXISTING UTILITIES.

THE VERTICAL DATUM FOR THIS MAP IS NAVD 88. BENCHMARKS PER THE CITY OF SANTA BARBARA CONTROL NETWORK.
CAL4010 - 194.283 FEET, GPS9038 - 299.168 FEET, SBCN10007 - 190.025 FEET, MOD3831 - 159.531 FEET

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, NAD83 (2017.50 EPOCH) BASED ON TIES TO CSRS WEBSITE (ANA1, COPR, P519, P729)

B. SEE VESTING TENTATIVE PARCEL MAP, SHEET TM-1, FOR EXISTING EASEMENT INFORMATION.

C. EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF SANTA BARBARA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.

EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

LEGEND

	PARCEL BOUNDARY
	FEE PARCEL BOUNDARY
	RIGHT OF WAY LINE
	EXISTING EASEMENT
	ROAD CENTERLINE
SD	EXISTING STORM DRAIN PIPE
S	EXISTING SEWER LINE
COMM	EXISTING COMM. CONDUIT
E	EXISTING ELECTRICAL CONDUIT
W	EXISTING WATER LINE

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
TELEPHONE (805) 966-2224
PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE:
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

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EXISTING SITE CONDITIONS

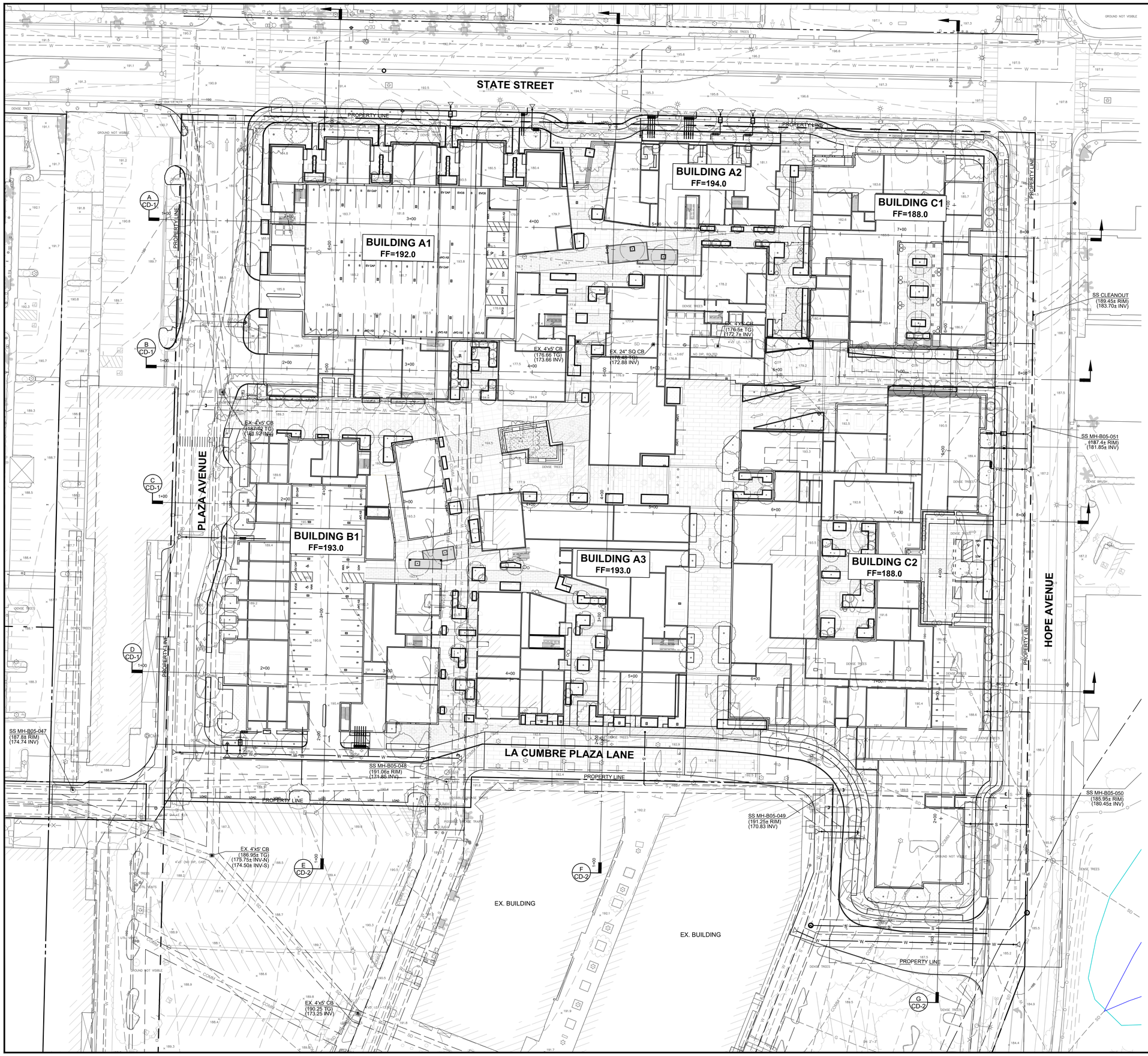
CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

C-1

SEPTEMBER 15, 2023

SHT. 1 OF 10

W.O. 21088



IMPORTANT NOTICE

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	REVISIONS		

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Telephone (805) 966-2224

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BY: PRELIMINARY NOT FOR CONSTRUCTION DATE:

SITE PLAN

CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

C-2

SEPTEMBER 15, 2023

SHT. 2 OF 10

W.O. 21088

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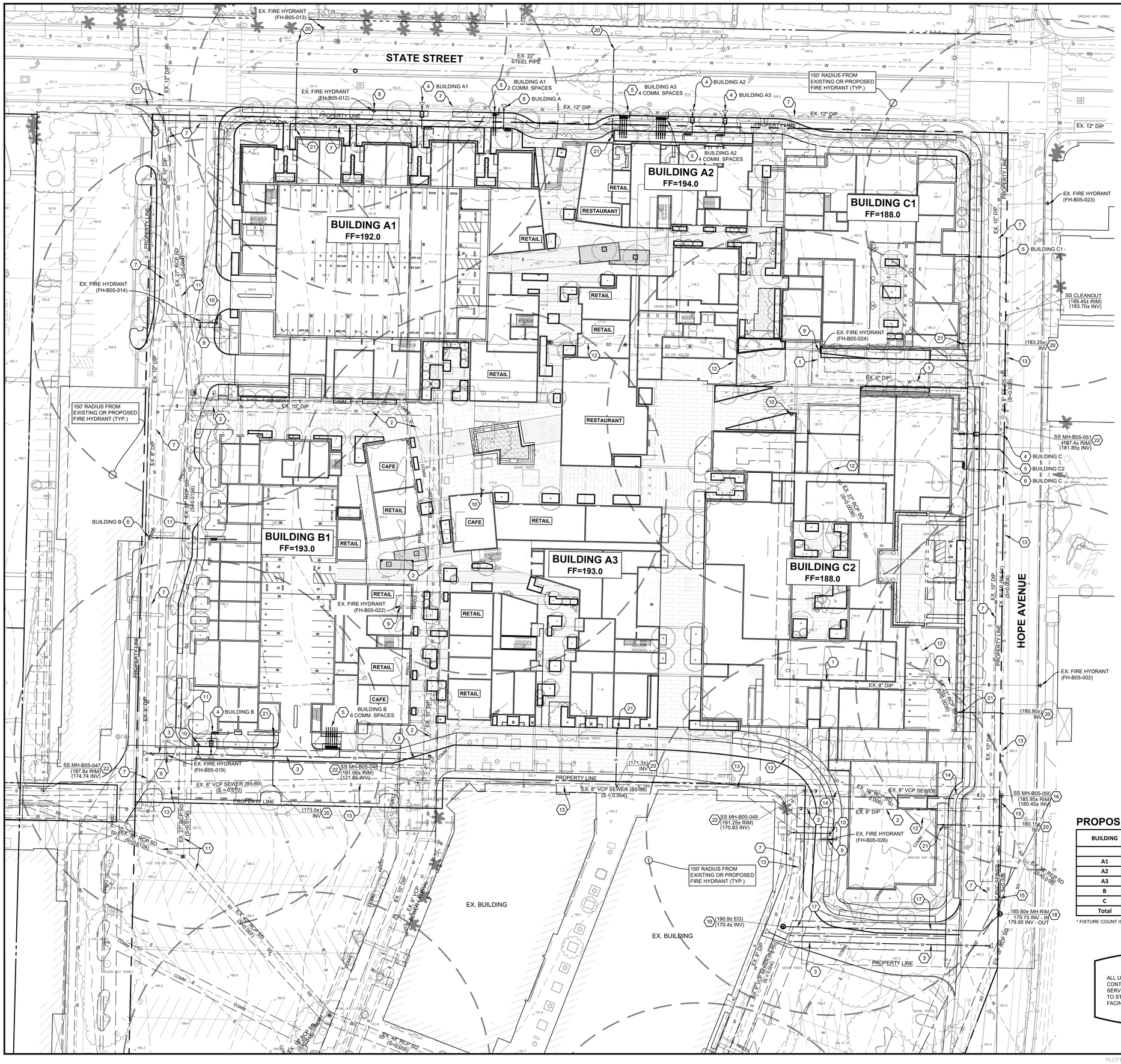
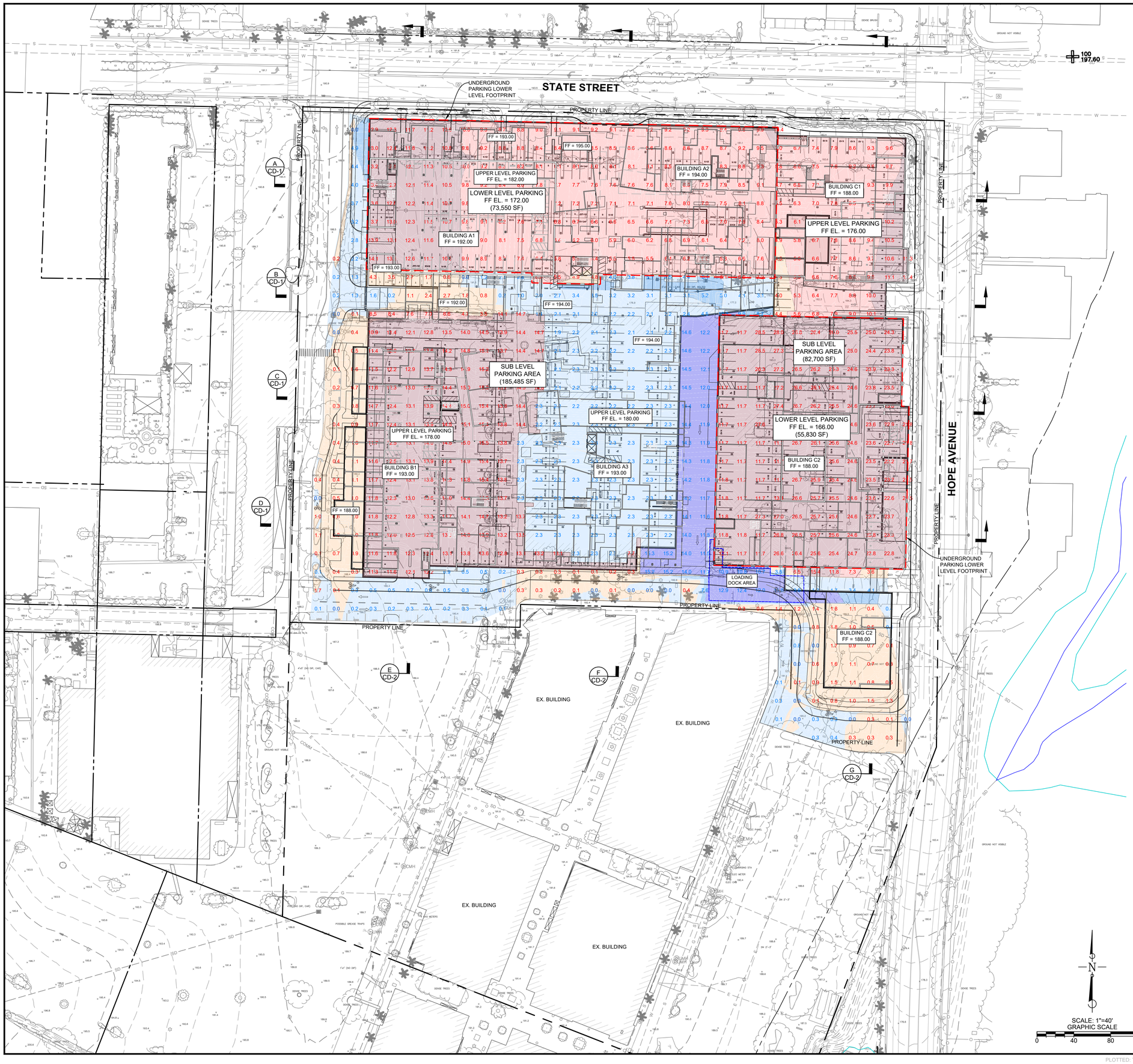

STATE STREET
HOPE AVENUE
BUILDING A1
FF=192.0
BUILDING A2
FF=194.0
BUILDING A3
FF=193.0
BUILDING B1
FF=193.0
BUILDING C1
FF=188.0
BUILDING C2
FF=188.0
BUILDING A1
BUILDING A1
2 COMM. SPACES
BUILDING A2
BUILDING A2
4 COMM. SPACES
BUILDING A3
4 COMM. SPACES
BUILDING A3
BUILDING A
BUILDING B
BUILDING B
6 COMM. SPACES
BUILDING C1
BUILDING C
BUILDING C2
RETAIL
RESTAURANT
CAFE
EX. BUILDING
EX. FIRE HYDRANT (FH-B05-013)
EX. FIRE HYDRANT (FH-B05-012)
EX. FIRE HYDRANT (FH-B05-014)
EX. FIRE HYDRANT (FH-B05-022)
EX. FIRE HYDRANT (FH-B05-019)
EX. FIRE HYDRANT (FH-B05-023)
EX. FIRE HYDRANT (FH-B05-024)
EX. FIRE HYDRANT (FH-B05-026)
EX. FIRE HYDRANT (FH-B05-002)
EX. 22" STEEL PIPE
150' RADIUS FROM EXISTING OR PROPOSED FIRE HYDRANT (TYP.)
PROPERTY LINE
EX. 12" DIP
EX. 10" DIP
EX. 8" DIP
EX. 6" DIP
EX. 8" VCP SEWER
EX. 8" VCP SEWER (B5-88) (S = 0.004)
EX. 8" VCP SEWER (B5-89) (S = 0.010)
SS CLEANOUT (189.45± RIM) (183.70± INV)
SS MH-B05-051 (187.4± RIM) (181.85± INV)
SS MH-B05-047 (187.8± RIM) (174.74 INV)
SS MH-B05-048 (191.06± RIM) (171.85 INV)
SS MH-B05-049 (191.25± RIM) (170.83 INV)
SS MH-B05-050 (185.95± RIM) (180.45± INV)
185.60± MH RIM 179.75 INV - IN 179.50 INV - OUT
(183.25±) INV
(180.80±) INV
(171.3±) INV
(173.0±) INV
180.15± INV
(190.9± EG) (170.4± INV)
EX. 27" RCP SD (S=0.006)
EX. 48" RCP SD (S=0.004)
EX. 48" RCP SD (S=0.005)
EX. 18" RCP SD (S=0.006)
EX. 18" RCP SD (S=0.008)
EX. 18" RCP SD (S=0.009)
EX. 18" RCP SD (S=0.010)
EX. 8" RCP SD (S=0.006)
EX. 8" RCP SD (S=0.005)
EX. 8" RCP SD (S=0.008)
EX. 8" RCP SD (S=0.007)
EX. 8" RCP SD (S=0.006)
EX. 8" RCP SD (S=0.008)
EX. 27" RCP SD (S=0.007)
EX. 27" RCP SD (S=0.016)
EX. 27" RCP SD (S=0.007)
EX. 27" RCP SD (S=0.006)
EX. 27" RCP SD (S=0.007)
EX. 27" RCP SD (S=0.006)
EX. 27" RCP SD (S=0.006)
EX. 27" RCP SD (S=0.006



IMPORTANT NOTICE

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CALL TOLL FREE 1-800-422-4133

ESTIMATED EARTHWORK QUANTITIES:

CUT: 104,000 CUBIC YARDS
FILL: 15,000 CUBIC YARDS

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES (SURFACE PROVIDED BY THE PROJECT SURVEYOR) AND PROPOSED FINISH GRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

FOR CALCULATION PURPOSES, IT IS ASSUMED THAT THE THICKNESS OF THE EXISTING BUILDING FOUNDATION AND EXISTING PAVEMENT THAT WILL BE DEMOLISHED AND REMOVED IS APPROXIMATELY EQUAL TO THE PROPOSED BUILDING FOUNDATIONS AND PROPOSED PAVEMENT. THEREFORE EARTHWORK CALCULATIONS ARE BASED ON FINISH GRADE AND FINISH FLOOR ELEVATIONS.

NOTED LOADING DOCK AREA IS ASSUMED TO BE WITHIN THE LOWER LEVEL FOOTPRINT OF THE EXISTING MACY'S BUILDING.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

EARTHWORK TABLE

CUT / FILL	RANGE (FEET)	COLOR
CUT	0' - 5'	
CUT	5' - 10'	
CUT	10'+	
FILL	0' - 5'	
FILL	5' - 10'	
FILL	10'+	

N

SCALE: 1"=40'
GRAPHIC SCALE
0 40 80 120

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CUT / FILL MAP EXHIBIT

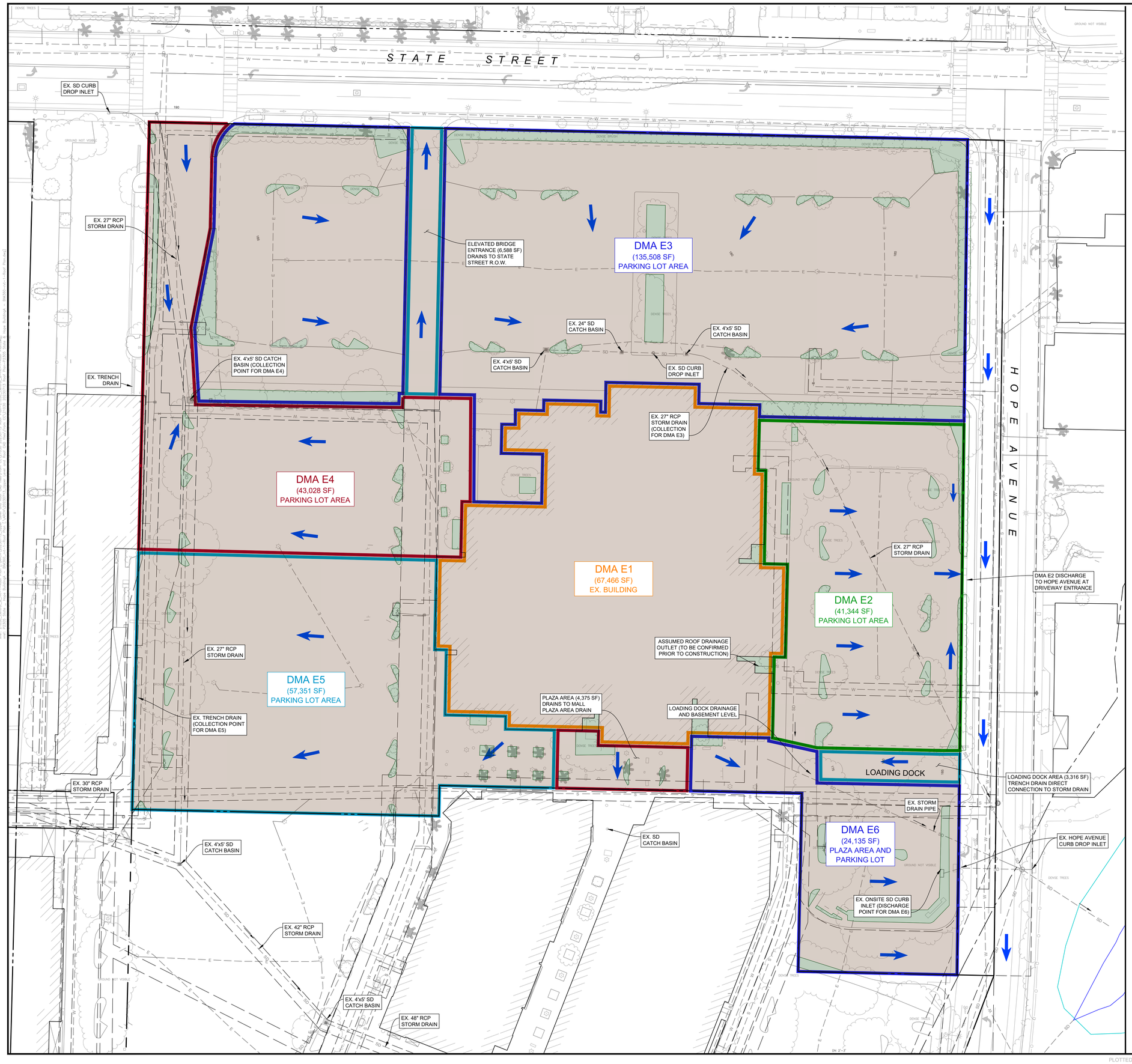
CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

C-4

SEPTEMBER 15, 2023

SHT. 4 OF 10

W.O. 21088



ONSITE COVERAGE TABLE - EXISTING

	EXISTING IMPERVIOUS:	357,467 SF
	EXISTING PERVIOUS:	25,640 SF
	TOTAL SITE AREA:	**383,107 SF**

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N

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

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STORMWATER MANAGEMENT PLAN - EXISTING CONDITIONS

CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

SW-1

SEPTEMBER 15, 2023

SHT. 5 OF 10

PLOTTED: Tuesday, September 12, 2023 11:57:25 AM

21088_STORMWATER MANAGEMENT PLAN.DWG

W.O. 21088

ONSITE COVERAGE TABLE - PROPOSED

REPLACED IMPERVIOUS:	277,070 SF
NEW IMPERVIOUS:	12,830 SF
TOTAL IMPERVIOUS AREA:	**289,900 SF**
TOTAL PROPOSED PERVIOUS:	86,153 SF
TOTAL SITE AREA:	**376,053 SF**

OFFSITE COVERAGE TABLE - PROPOSED

REPLACED IMPERVIOUS:	12,115 SF
NEW IMPERVIOUS:	5,135 SF
TOTAL IMPERVIOUS AREA:	**17,250 SF**
TOTAL PROPOSED PERVIOUS:	4,245 SF
TOTAL AREA*:	**21,495 SF**

*NOTE: OFFSITE IMPROVEMENT AREA CALCULATIONS BASED ON DELINEATED DMA BOUNDARY SHOWN. INCLUDES PROPOSED SIDEWALK, CURB AND GUTTER CONSTRUCTION. NO ADDITIONAL PAVEMENT AREA IS INCLUDED IN CALCULATION EXCEPT FOR THE PROPOSED RIGHT HAND TURN LANES AND TURNOUT POCKET.

GENERAL NOTES

1. SEE SHEET SW-1 FOR EXISTING CONDITIONS AND CALCULATIONS.
2. SITE ANALYSIS BASED ON CITY OF SANTA BARBARA STORM WATER BMP GUIDANCE MANUAL, DECEMBER 2020 EDITION.
3. PROJECT IS A REDEVELOPMENT PROJECT WITH NEW AND REPLACED IMPERVIOUS SURFACE AREA OF GREATER THAN 15,000 SF. THEREFORE PROJECT RESULTS IN A TIER 4 DESIGNATION AND REQUIRES REDUCTION IN RUNOFF VOLUME, REDUCTION IN PEAK DISCHARGE RATE, AND STORM WATER QUALITY TREATMENT FOR THE SITE.
4. TIER 4 PROJECTS MUST RETAIN RUNOFF FROM ALL STORM EVENTS UP TO AND INCLUDING THE 95TH PERCENTILE 24-HOUR RAINFALL EVENT, WHICH IS CURRENTLY 2.4" FOR SANTA BARBARA. PROJECTS ARE REQUIRED TO RETAIN THE 1.2" 24-HOUR RAINFALL EVENT FOR ALL REPLACED IMPERVIOUS AREA AND THE 2.4", 24-HOUR RAINFALL EVENT FOR ALL NEW IMPERVIOUS AREA.
5. NET REDUCTION IN POST-PROJECT IMPERVIOUS AREA VERSUS PRE-PROJECT IMPERVIOUS AREA. THEREFORE, BY INSPECTION THE PEAK RUNOFF DISCHARGE RATE AND VOLUME RUNOFF WILL BE REDUCED FOR THE SITE.
6. GREEN ROOFS ARE SELF-TREATING AREAS AND DOES NOT REQUIRE ADDITIONAL TREATMENT. THEY ARE NOT CONSIDERED A PERVIOUS SURFACE UNLESS IT HAS SUFFICIENT CAPACITY TO RETAIN THE DESIGN STORM VOLUME.
7. ALL STORM WATER PLANTER BOXES DESIGNED TO RETAIN THE DESIGN STORM VOLUME, INCLUDING RUNOFF FROM CONTRIBUTING IMPERVIOUS AREAS, IF ANY. OVERFLOW DRAINS SHALL BE PIPED DIRECTLY TO EXISTING SITE STORM DRAIN CONVEYANCE. SEE DETAIL ON SHEET SW-3 FOR MORE INFORMATION.
8. SEE SHEET SW-3 FOR PROPOSED STORMWATER DMA AND BMP CALCULATIONS.

LEGEND

- ONSITE DRAINAGE MANAGEMENT AREA BOUNDARIES
- OFFSITE DRAINAGE MANAGEMENT AREA BOUNDARY
- PROPOSED BUILDING ROOF PLANTER BOX OR GREEN ROOF BMP
- PROPOSED GROUND LEVEL PLANTER BOX BMP
- PROPOSED PERVIOUS AREA (RAISED PLANTER / LANDSCAPE AREA)
- PROPOSED BUILDING ROOF DOWNSPOUT LOCATION
- PROPOSED BUILDING ROOF OR UPPER PATIO DRAIN LOCATIONS
- A / 340 — BMP DESIGNATION / TOTAL AREA (SF)
- A1-5 — DRAINAGE MANAGEMENT AREA DESIGNATION

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CALL TOLL FREE 1-800-422-4133

N

SCALE: 1"=30'
GRAPHIC SCALE
0 30 60 90

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STORMWATER MANAGEMENT PLAN - PROPOSED CONDITIONS

CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

SW-2

SEPTEMBER 15, 2023

SHT. 6 OF 10

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PROPOSED ONSITE DRAINAGE MANAGEMENT AREA TABLE

DMA Designation	DMA Location	New Impervious Area (sf)	Replaced Impervious Area (sf)	Total Area (sf)	Required Retention Volume (cf)*	Required Retention Volume (gal)**	Receiving BMP Designation
BUILDING A1							
A1-1	4th Level Roof	0	1306	1306	130.6	977	Planter Box - G
A1-2	4th Level Roof	32	3495	3527	355.9	2662	Planter Box - A
A1-3	4th Level Roof	0	1457	1457	145.7	1090	1st Level Planters
A1-4	4th Level Roof	21	1431	1452	147.3	1102	Planter Box - B
A1-5	4th Level Roof	138	1315	1453	159.1	1190	Planter Box - B
A1-6	5th Level Roof	48	3102	3150	319.8	2392	Planter Box - A
A1-7	5th Level Roof	0	1729	1729	172.9	1293	Planter Box - C
A1-8	5th Level Roof	0	1623	1623	162.3	1214	Planter Box - D
A1-9	5th Level Roof	158	2638	2796	295.4	2210	Planter Box - B
A1-10	6th Level Roof	0	1943	1943	194.3	1453	Planter Box - C
A1-11	6th Level Roof	0	1008	1008	100.8	754	1st Level Planters
A1-12	6th Level Roof	36	1864	1900	193.6	1448	Planter Box - D
A1-13	6th Level Roof	0	1477	1477	147.7	1105	1st Level Planters
A1-14	6th Level Roof	103	2691	2794	289.7	2167	Planter Box - E
A1-15	5th Level Patio	107	1292	1399	150.6	1127	Planter Box - F
A1-16	5th Level Patio	0	497	497	49.7	372	Planter Box - G
A1-17	5th Level Patio	73	433	506	57.9	433	Planter Box - A
A1-18	2nd Level Patio	0	116	116	11.6	87	Planter Box - G
A1-19	2nd Level Patio	0	770	770	77	576	Planter Box - H
A1-20	2nd Level Patio	147	203	350	49.7	372	1st Level Planters
A1-21	2nd/5th Level Patio	5	550	555	56	419	Planter Box - I
A1-22	2nd Level Patio	2	478	480	48.2	361	Planter Box - J
A1-23	2nd Level Patio	0	150	150	15	112	Planter Box - K
A1-24	2nd Level Patio	0	350	350	35	262	1st Level Planters
A1-25	2nd Level Patio	0	134	134	13.4	100	1st Level Planters
BUILDING A2							
A2-1	6th Level Roof	283	721	1004	128.7	963	1st Level Planters
A2-2	6th Level Roof	70	1510	1580	165.0	1234	Planter Box - M
A2-3	6th Level Roof	0	1190	1190	119.0	890	Planter Box - L
A2-4	6th Level Roof	448	2528	2976	342.4	2561	Planter Box - M
A2-5	6th Level Roof	13	1887	1900	191.3	1431	Planter Box - L
A2-6	6th Level Roof	30	1171	1201	123.1	921	Planter Box - N
A2-7	6th Level Roof	0	2129	2129	212.9	1593	Planter Box - P
A2-8	6th Level Roof	48	1956	2004	205.2	1535	1st Level Planters
A2-9	6th Level Roof	0	1020	1020	102.0	763	Planter Box - O
A2-10	6th Level Roof	0	1375	1375	137.5	1029	Planter Box - P
A2-11	5th Level Patio	147	3629	3776	392.3	2935	Planter Box - AB
A2-12	6th Level Patio	0	330	330	33.0	247	Planter Box - N
A2-13	2nd Level Patio	0	210	210	21.0	157	1st Level Planters
A2-14	2nd Level Patio	0	210	210	21.0	157	1st Level Planters
A2-15	2nd Level Patio	0	210	210	21.0	157	1st Level Planters
A2-16	4th Level Patio	17	668	685	70.2	525	Planter Box - AB
A2-17	5th Level Patio	0	1200	1200	120.0	898	1st Level Planters
A2-18	2nd Level Patio	70	256	326	39.6	296	1st Level Planters
BUILDING A3							
A3-1	6th Level Roof	179	1217	1396	157.5	1178	Planter Box - Q
A3-2	6th Level Roof	0	1002	1002	100.2	750	Planter Box - Q
A3-3	6th Level Roof	0	2968	2968	296.8	2220	Planter Box - U
A3-4	6th Level Roof	0	2038	2038	203.8	1525	Planter Box - U
A3-5	6th Level Roof	0	892	892	89.2	667	Planter Box - R
A3-6	6th Level Roof	0	2772	2772	277.2	2074	Planter Box - S
A3-7	6th Level Roof	0	1629	1629	162.9	1219	1st Level Planters
A3-8	6th Level Roof	0	1303	1303	130.3	975	Planter Box - R
A3-9	6th Level Roof	0	2448	2448	244.8	1831	Planter Box - S
A3-10	6th Level Roof	0	2932	2932	293.2	2193	Planter Box - T
A3-11	6th Level Patio	0	210	210	21.0	157	1st Level Planters
A3-12	6th Level Patio	0	210	210	21.0	157	Planter Box - U
A3-13	6th Level Patio	0	340	340	34.0	254	1st Level Planters
A3-14	6th Level Patio	5	225	230	23.5	176	1st Level Planters
A3-15	Roof	0	713	713	71.3	533	1st Level Planters
A3-16	Roof	0	288	288	28.8	215	1st Level Planters
BUILDING B							
B1-1	5th Level Roof	0	3155	3155	315.5	2360	Planter Box - V
B1-2	5th Level Roof	93	2782	2875	296.8	2220	1st Level Planters
B1-3	4th Level Roof	0	4228	4228	422.8	3163	Planter Box - W
B1-4	2nd Level Roof	0	4140	4140	414.0	3097	Chambers - B
B1-5	5th Level Roof	139	4923	5062	520.1	3891	Chambers - B
B1-6	4th Level Roof	0	2992	2992	299.2	2238	Planter Box - X
B1-7	5th Level Roof	135	4043	4178	431.3	3226	Planter Box - V
B1-8	2nd Level Roof	0	343	343	34.3	257	Planter Box - W
B1-9	5th Level Deck	62	907	969	103.1	771	1st Level Planters
B1-10	3rd Level Patio	31	545	576	60.7	454	1st Level Planters
B1-11	2nd Level Patio	0	234	234	23.4	175	Bio-Retention
B1-12	2nd Level Patio	0	354	354	35.4	265	Bio-Retention
B1-13	2nd Level Patio	0	382	382	38.2	286	Bio-Retention
B1-14	2nd Level Patio	31	545	576	60.7	454	Bio-Retention
BUILDING C1							
C1-1	4th Level Roof	275	3253	3528	380.3	2845	Chambers - C
C1-2	5th Level Roof	0	3479	3479	347.9	2602	Planter Box - Y
C1-3	5th Level Roof	0	3267	3267	326.7	2444	Planter Box - Z
C1-4	4th Level Roof	0	1312	1312	131.2	981	Bio-Retention
C1-5	3rd Level Roof	0	1120	1120	112.0	838	Planter Box - AA
C1-6	4th Level Roof	0	1935	1935	193.5	1447	Bio-Retention
C1-7	2nd Level Roof	59	84	143	20.2	151	Bio-Retention
C1-8	2nd Level Roof	0	360	360	36.0	269	Chambers - C
C1-9	Ground Level Courtyard	52	1947	1999	205.1	1534	Chambers - C
C1-10	4th Level Roof	0	483	483	48.3	361	Bio-Retention
C1-11	2nd Level Patio	0	242	242	24.2	181	Bio-Retention
C1-12	1st Level Roof	0	482	482	48.2	361	Bio-Retention
BUILDING C2							
C2-1	6th Level Roof	391	7101	7492	788.3	5897	Planter Box - AC
C2-2	6th Level Roof	249	7796	8045	829.4	6204	Planter Box - AD
C2-3	4th Level Roof	0	3627	3627	362.7	2713	Planter Box - AE
C2-4	6th Level Roof	260	2475	2735	299.5	2240	Planter Box - AF
C2-5	6th Level Roof	146	851	997	114.3	855	Planter Box - AG
C2-6	6th Level Roof	112	1291	1403	151.5	1133	Planter Box - AF
C2-7	3rd Level Roof	436	597	1033	146.9	1099	Planter Box - AH
C2-8	5th Level Patio	0	1797	1797	179.7	1344	Planter Box - AE
C2-9	5th Level Patio	0	2141	2141	214.1	1602	Planter Box - AI
C2-10	6th Level Patio	49	1678	1727	177.6	1329	Planter Box - AG
C2-11	4th Level Roof	160	7378	7538	769.8	5759	Bio-Retention
C2-12	Ground Level Courtyard	201	2699	2900	310.1	2320	Chambers - C

PROPOSED ONSITE DRAINAGE MANAGEMENT AREA TABLE (CONT.)

DMA Designation	DMA Location	New Impervious Area (sf)	Replaced Impervious Area (sf)	Total Area (sf)	Required Retention Volume (cf)*	Required Retention Volume (gal)**	Receiving BMP Designation
SITE (GROUND LEVEL)							
S-1	Plaza Avenue - North and Bldg A1	3155	33690	36845	4000.0	29922	Chambers - A
S-2	Plaza Avenue - South and Bldg B1 & A3	1150	33540	34690	3584.0	26810	Chambers - B
S-3	Fire Lane and Bldg A2, C1, & C2	3465	45745	49210	5267.5	39404	Chambers - C

*Per the City Storm Water BMP Guidance Manual, the retention calculation is equal to 1.2" depth of rainfall over replaced impervious areas and 2.4" depth of rainfall over new impervious areas.

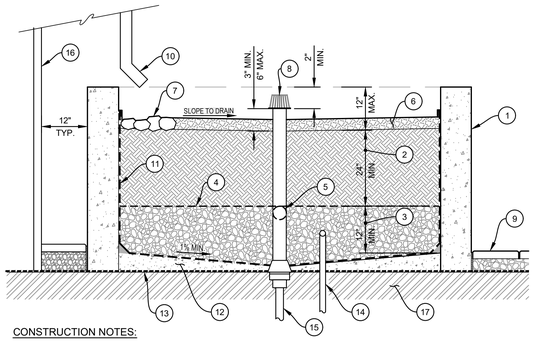
**Conversion to gallons from cubic feet (1 cf = 7.48052 gallons)

PROPOSED OFFSITE DRAINAGE MANAGEMENT AREA TABLE

DMA Designation	DMA Location	New Impervious Area (sf)	Replaced Impervious Area (sf)	Total Area (sf)	Required Retention Volume (cf)*	Required Retention Volume (gal)**	Receiving BMP Designation
STATE STREET							
SS-1	Total Frontage	3235	6497	9732	1296.7	9700	**TBD**
HOPE AVENUE							
H-1	Total Frontage	1900	5618	7518	941.8	7045	**TBD**

*Per the City Storm Water BMP Guidance Manual, the retention calculation is equal to 1.2" depth of rainfall over replaced impervious areas and 2.4" depth of rainfall over new impervious areas.

**Conversion to gallons from cubic feet (1 cf = 7.48052 gallons)

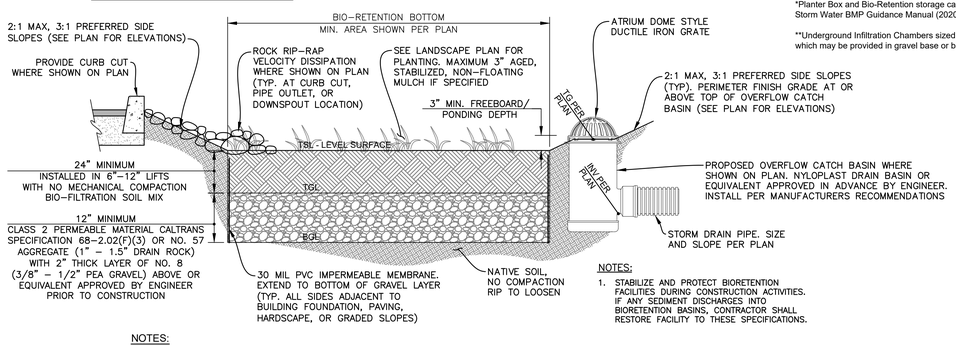


CONSTRUCTION NOTES:

1. CONCRETE PLANTER WALL.
2. STORMWATER PLANTER SOIL MIX CONSISTING OF 60% - 70% SAND, 15% - 25% COMPOST, AND 10% - 20% CLEAN TOP SOIL. ORGANIC CONTENT SHALL BE 8% - 12%. pH VALUE TO BE 5.5 TO 7.5 FOR MIX.
3. CALTRANS CLASS 2 PERMEABLE GRAVEL OR 1" TO 1.5" CRUSHED ANGULAR AGGREGATE (ASTM NO. 57 GRADATION). AGGREGATE SHALL BE WASHED, OPEN GRADED WITH NO SAND.
4. PLACE FILTER FABRIC, MIRAFI 140N OR APPROVED EQUIVALENT, BETWEEN SOIL AND AGGREGATE LAYER OR 2" THICK CHOKER COURSE OF 3/8" CRUSHED ANGULAR AGGREGATE (ASTM NO. 8 GRADATION). AGGREGATE SHALL BE WASHED, OPEN GRADED WITH NO SAND.
5. 6" DIAMETER SLOTTED UNDERDRAIN AT 0.5% MINIMUM SLOPE. UNDERDRAIN SHALL BE PVC PIPE CONFORMING TO ASTM D 3034 OR HDPE PIPE CONFORMING TO AASHTO 252M. CLEANOUTS / OBSERVATION WELLS TO BE PROVIDED AT EACH PLANTER.
6. 2" TO 3" THICK MULCH LAYER.
7. SPLASH BLOCK OR COBBLE VELOCITY DISSIPATION AT DOWNSPOUT.
8. OVERFLOW DRAIN WITH ATRIUM GRATE AND 6" DIAMETER SOLID PIPE RISER. CONNECT TO UNDERDRAIN.
9. ADJACENT PAVING WHERE SHOWN ON PER PLAN.
10. BUILDING DOWNSPOUT.
11. PLANTER WALL WATERPROOFING.
12. CONCRETE PLANTER BASE. SLOPE SLAB TO CENTER.
13. WATERPROOFING/DRAINAGE MAT BETWEEN PODIUM SLAB AND PLANTER BOX.
14. IRRIGATION PER IRRIGATION PLANS.
15. PLANTER PLUMBING AND DRAINAGE PENETRATION PER PLUMBING DRAWINGS.
16. FACE OF BUILDING.
17. PODIUM SLAB.

STORM WATER PLANTER BOX TYPICAL DETAIL
NOT TO SCALE

NOTE: EDGE CONDITIONS AND SHAPE VARY PER BIO–RETENTION LOCATION. SEE GRADING AND DRAINAGE PLAN FOR SPECIFIC CONDITIONS.



NOTES:

1. PLANTING MEDIA COMPOSITION SHALL CONSIST OF 60% - 70% SAND, 15% - 25% COMPOST, AND 10% - 20% CLEAN TOP SOIL. ORGANIC CONTENT SHALL BE 8% - 12%. pH VALUE TO BE 5.5 TO 7.5 FOR MIX.

BIO-RETENTION AREA TYPICAL DETAIL
NOT TO SCALE

NOTES:

1. STABILIZE AND PROTECT BIORETENTION FACILITIES DURING CONSTRUCTION ACTIVITIES. IF ANY SEDIMENT DISCHARGES INTO BIORETENTION BASINS, CONTRACTOR SHALL RESTORE FACILITY TO THESE SPECIFICATIONS.

PROPOSED BMP TABLE

BMP Designation	BMP Location	BMP Area (sf)	Depth of Gravel (in)	Ponding Depth (in)	Soil Depth (in)	BMP Storage Capacity (cf)*	Required Runoff Retention from DMA's (cf)	Adequate Capacity Provided
BUILDING A1								
Planter Box A	2nd Level	3305	12	3	24	3536.4	**733.6**	**Yes**
Planter Box B	2nd Level	3025	12	3	24	3236.8	601.8	**Yes**
Planter Box C	2nd Level	2380	12	3	24	2546.6	367.2	**Yes**
Planter Box D	2nd Level	1450	12	3	24	1551.5	355.9	**Yes**
Planter Box E	2nd Level	394	12	3	24	421.6	289.7	**Yes**
Planter Box F	2nd Level	387	12	3	24	414.1	150.6	**Yes**
Planter Box G	Ground Level	1025	12	3	24	1096.8	191.9	**Yes**
Planter Box H	Ground Level	640	12	3	24	684.8	77	**Yes**
Planter Box I	Ground Level	750	12	3	24	802.5	56	**Yes**
Planter Box J	Ground Level	650	12	3	24	695.5	48.2	**Yes**
Planter Box K	Ground Level	515	12	3	24	551.1	15	**Yes**
Planter for A1-3	Ground Level	120	12	**6**	24	158.4	145.7	**Yes**
Planter for A1-11	Ground Level	95	12	**6**	24	125.4	100.8	**Yes**
Planter for A1-13	Ground Level	240	12	3	24	256.8	147.7	**Yes**
Planter for A1-20 & A1-24	Ground Level	870	12	3	24	930.9	84.7	**Yes**
Planter for A1-25	Ground Level	165	12	3	24	176.6	13.4	**Yes**
BUILDING A2								
Planter Box L	5th Level	3350	12	3	24	3584.5	310.3	**Yes**
Planter Box M	2nd Level	688	12	3	24	736.2	507.4	**Yes**
Planter Box N	2nd Level	740	12	3	24	791.8	156.1	**Yes**
Planter Box O	6th Level	470	12	3	24	502.9	102	**Yes**
Planter Box P	6th Level	350	12	3	24	374.5	350.4	**Yes**
Planter Box U	2nd Level	534	12	3	24	571.4	521.6	**Yes**
Planter Box AB	Ground Level	1000	12	3	24	1070.0	462.5	**Yes**
Planter for A2-8	Ground Level	370	12	3	24	395.9	205.2	**Yes**
Planter for A2-13	Ground Level	85	12	3	24	91.0	21	**Yes**
Planter for A2-14	Ground Level	110	12	3	24	117.7	21	**Yes**
Planter for A2-15	Ground Level	200	12	3	24	214.0	21	**Yes**
Planter for A2-17	Ground Level	280	12	3	24	299.6	120	**Yes**
Planter for A2-18	Ground Level	110	12	3	24	117.7	39.6	**Yes**
BUILDING A3								
Planter Box Q	6th Level	665	12	3	24	711.6	257.7	**Yes**
Planter Box R	6th Level	525	12	3	24	561.8	219.5	**Yes**
Planter Box S	6th Level	1987	12	3	24	2126.1	522	**Yes**
Planter Box T	6th Level	2115	12	3	24	2263.1	293.2	**Yes**
Planter for A3-7	Ground Level	130	12	**6**	24	171.6	162.9	**Yes**
Planter for A3-11	Ground Level	90	12	3	24	96.3	21	**Yes**
Planter for A3-13 & A3-15	Ground Level	200	12	3	24	214.0	105.3	**Yes**
Planter for A3-14 & A3-16	Ground Level	435	12	3	24	465.5	52.3	**Yes**
BUILDING B								
Planter Box V	5th Level	1020	12	3	24	1091.4	746.8	**Yes**
Planter Box W	4th Level	980	12	3	24	1048.6	457.1	**Yes**
Planter Box X	4th Level	2030	12	3	24	2172.1	299.2	**Yes**
Planter for B1-9 & B1-2	Ground Level	250	**15**	**9**	24	412.5	399.9	**Yes**
Planter for B1-10	Ground Level	70	12	3	24	74.9	60.7	**Yes**
Bio-Retention for B1-11	Ground Level	75	12	3	24	80.3	23.4	**Yes**
Bio-Retention for B1-12	Ground Level	100	12	3	24	107.0	35.4	**Yes**
Bio-Retention for B1-13 & B1-14	Ground Level	250	12	3	24	267.5	98.9	**Yes**
BUILDING C1								
Planter Box Y	5th Level	1470	12	3	24	1572.9	347.9	**Yes**
Planter Box Z	5th Level	1080	12	3	24	1155.6	326.7	**Yes**
Planter Box AA	3rd Level	320	12	3	24	342.4	112	**Yes**
Bio-Retention for C1-4 & C1-11	Ground Level	130	12	**6**	24	171.6	155.4	**Yes**
Bio-Retention for C1-6	Ground Level	150	12	**6**	24	198.0	193.5	**Yes**
Bio-Retention for C1-7	Ground Level	25	12	3	24	26.8	20.2	**Yes**
Bio-Retention for C1-10	Ground Level	50	12	3	24	53.5	48.3	**Yes**
Bio-Retention for C1-12	Ground Level	75	12	3	24	80.3	48.2	**Yes**
BUILDING C2								
Planter Box AC	5th Level	3360	12	3	24	3595.2	788.3	**Yes**
Planter Box AD	6th Level	630	12	**6**	24	831.6	829.4	**Yes**
Planter Box AE	3rd Level	1125	12	3	24	1203.8	542.4	**Yes**
Planter Box AF	6th Level	700	12	3	24	749.0	451	**Yes**
Planter Box AG	5th Level	4370	12	3	24	4675.9	291.9	**Yes**
Planter Box AH	2nd Level	675	12	3	24	722.3	146.9	**Yes**
Planter Box AI	2nd Level	1500	12	3	24	1605.0	214.1	**Yes**
Bio-Retention for C2-11	Ground Level	930	12	3	24	995.1	769.8	**Yes**
SITE BMPS**								
Infiltration Chambers 'A'	Underground	1120	N/A	N/A	N/A	4340	4000.0	**Yes**
Infiltration Chambers 'B'	Underground	1250	N/A	N/A	N/A	4869	4518.1	**Yes**
Infiltration Chambers 'C'	Underground	1875	N/A	N/A	N/A	6506	6199.0	**Yes**

*Planter Box and Bio-Retention storage capacity based on 32% void ratio for gravel layer and 25% void ratio of planting soil mix per City of Santa Barbara Storm Water BMP Guidance Manual (2020)

**Underground Infiltration Chambers sized using HydroCAD Chamber Wizard. Storage capacity is for chambers only and does not include any storage which may be provided in gravel base or backfill layers. See manufacturer and model type per plan on sheet SW-2.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PRELIMINARY
BY: NOT FOR CONSTRUCTION DATE:

F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

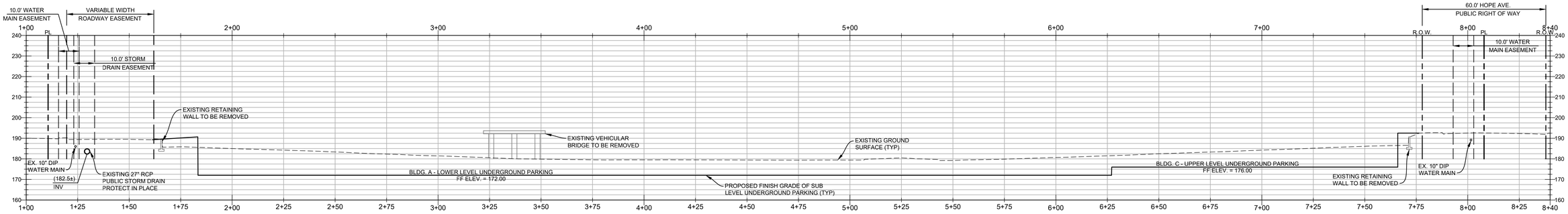
SWMP - DMA AND BMP CALCULATIONS
CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

SW-3

SEPTEMBER 15, 2023

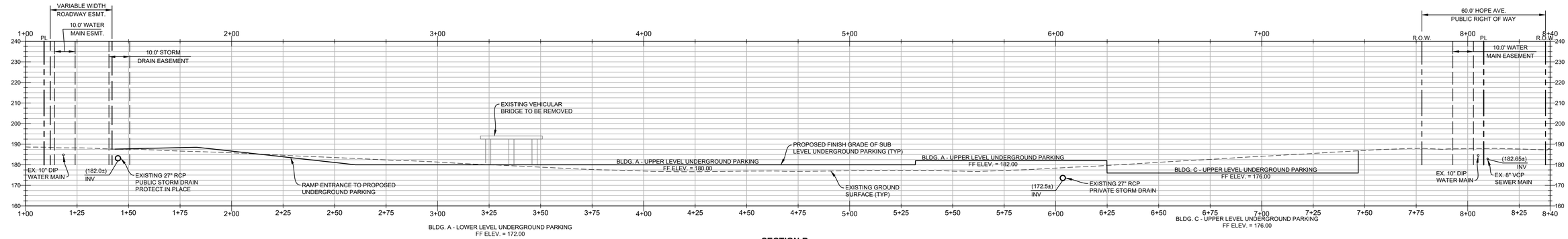
SHT. 7 OF 10

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.



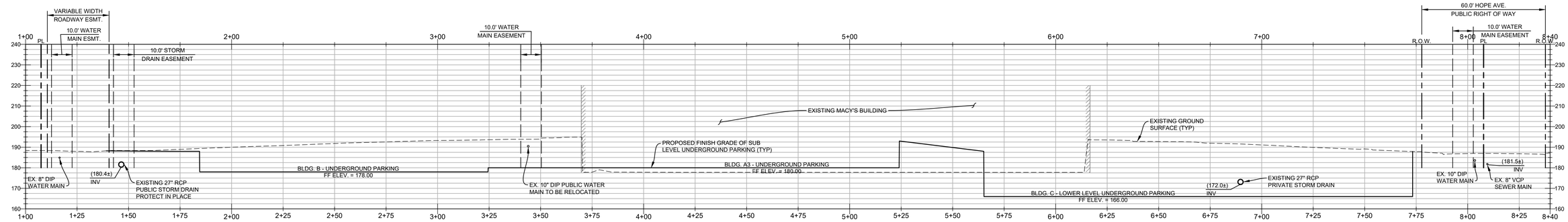
SECTION A

SCALE: 1" = 20'



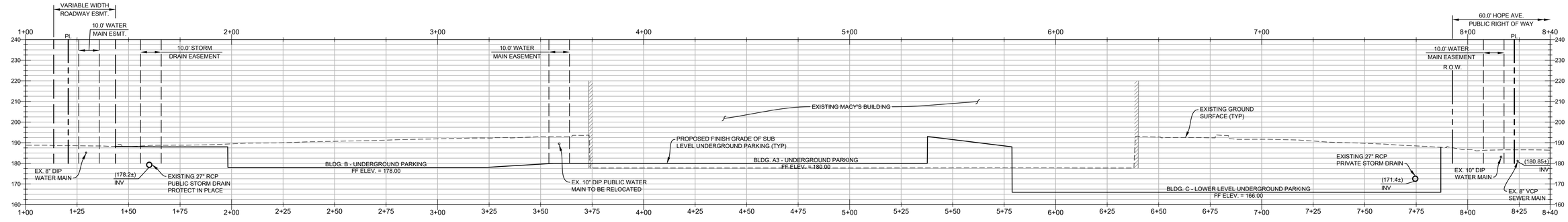
SECTION B

SCALE: 1" = 20'



SECTION C

SCALE: 1" = 20'



SECTION D

SCALE: 1" = 20'

GENERAL NOTES

1. EXISTING BOUNDARY, EASEMENT, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY PSOMAS, PROJECT NUMBER 2MCP010100.

   EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF SANTA BARBARA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.

2. EXISTING WATER LINES SHOWN AT 36" COVER FROM EXISTING GROUND SURFACE. ACTUAL DEPTHS UNKNOWN. TO BE POTHOLED TO CONFIRM PRIOR TO CONSTRUCTION, AS REQUIRED.

3. EXISTING SEWER LINES SHOWN PER INVERT ELEVATIONS PROVIDED BY CITY OF SANTA BARBARA ENGINEERING DEPARTMENT BASED ON GIS MAPPING AND AS-BUILT PLANS. ACTUAL DEPTHS UNKNOWN. SURVEYOR TO DIP MANHOLES TO CONFIRM INVERT ELEVATIONS AND LINES POTHOLED PRIOR TO CONSTRUCTION, AS REQUIRED.

4. EXISTING STORM DRAIN INVERTS SHOWN ARE BASED ON DIPPED INVERT ELEVATIONS AT SITE DRAIN INLETS AND INTERPOLATED SLOPES BASED ON SITE AS-BUILT PLANS. TO BE POTHOLED TO CONFIRM PRIOR TO CONSTRUCTION, AS REQUIRED.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
PRELIMINARY
BY: _____ NOT FOR CONSTRUCTION DATE: _____
F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

SITE SECTIONS

CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

CD-1

SEPTEMBER 15, 2023

SHT. 8 OF 10

W.O. 21088

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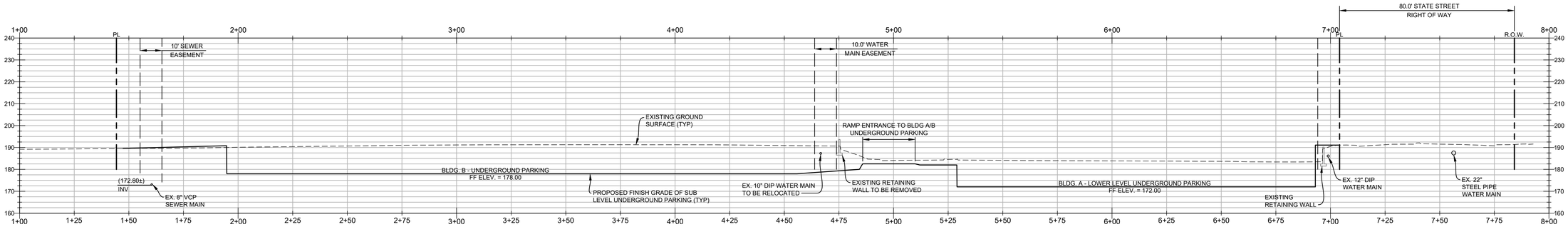
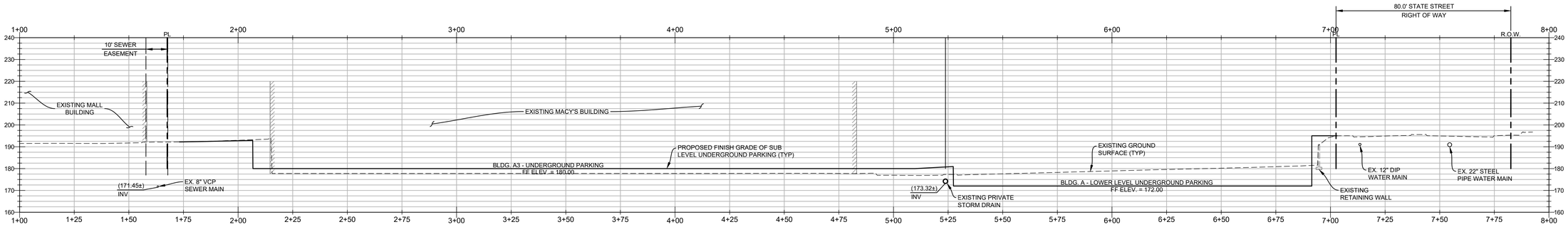


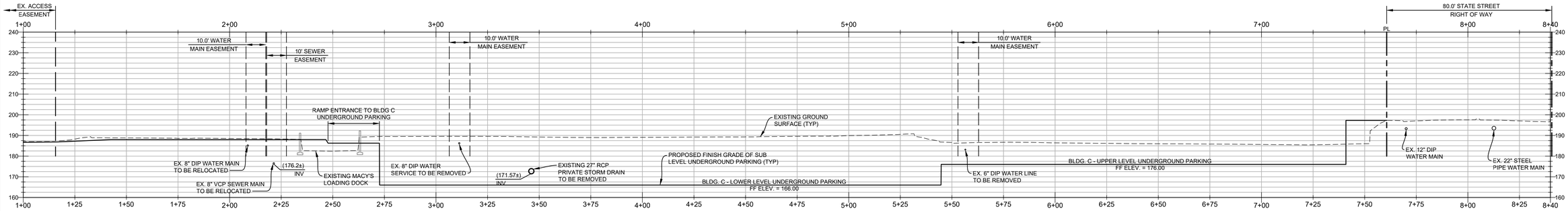
SECTION E

SCALE: 1" = 30'



SECTION F

SCALE: 1" = 30'



SECTION G

SCALE: 1" = 30'

GENERAL NOTES

1. EXISTING BOUNDARY, EASEMENT, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY PSOMAS, PROJECT NUMBER 2MCP010100.

   EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF SANTA BARBARA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.
2. EXISTING WATER LINES SHOWN AT 36" COVER FROM EXISTING GROUND SURFACE. ACTUAL DEPTHS UNKNOWN. TO BE POTHOLED TO CONFIRM PRIOR TO CONSTRUCTION, AS REQUIRED.
3. EXISTING SEWER LINES SHOWN PER INVERT ELEVATIONS PROVIDED BY CITY OF SANTA BARBARA ENGINEERING DEPARTMENT BASED ON GIS MAPPING AND AS-BUILT PLANS. ACTUAL DEPTHS UNKNOWN. SURVEYOR TO DIP MANHOLES TO CONFIRM INVERT ELEVATIONS AND LINES POTHOLED PRIOR TO CONSTRUCTION, AS REQUIRED.
4. EXISTING STORM DRAIN INVERTS SHOWN ARE BASED ON DIPPED INVERT ELEVATIONS AT SITE DRAIN INLETS AND INTERPOLATED SLOPES BASED ON SITE AS-BUILT PLANS. TO BE POTHOLED TO CONFIRM PRIOR TO CONSTRUCTION, AS REQUIRED.

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

FLOWERS & ASSOCIATES, INC.
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224
F&A CIVIL ENGINEERING • PLANNING CONTROL SYSTEMS • SURVEYING

PRELIMINARY
NOT FOR CONSTRUCTION DATE:
BY:

SITE SECTIONS

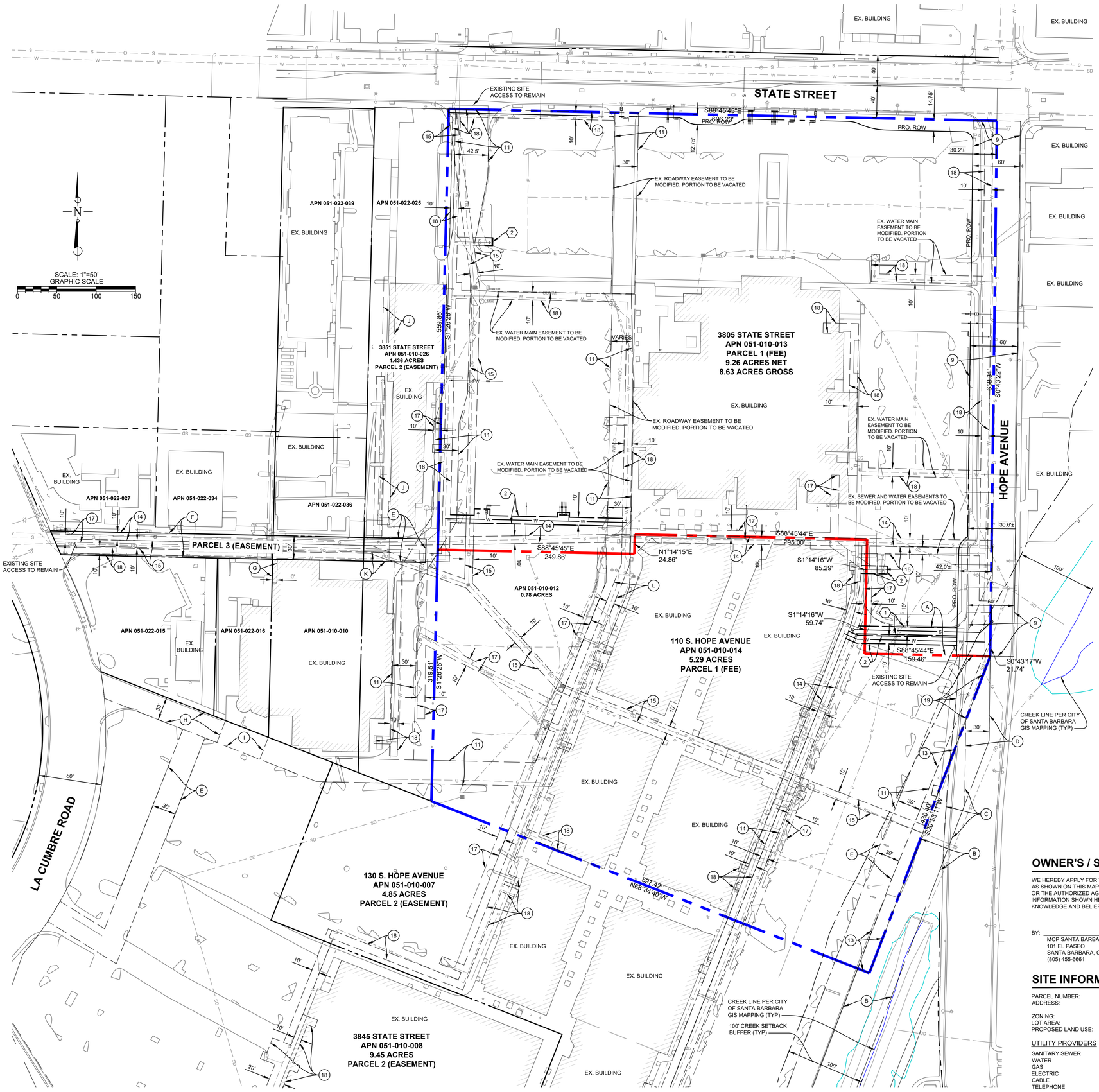
CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

CD-2

SEPTEMBER 15, 2023

SHT. 9 OF 10

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE.



GENERAL NOTES

A. EXISTING BOUNDARY, EASEMENT, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY PSOMAS, PROJECT NUMBER 2MCP010100.

THE TOPOGRAPHIC SURVEY WAS CAPTURED PER AERIAL SURVEY ON 2/12/2022 AT MAP SCALE OF 1" = 20' WITH ASPRS CLASS 1 & NMAS ACCURACY STANDARDS AND SUPPLEMENTAL FIELD SURVEY FOR EXISTING UTILITIES.

THE VERTICAL DATUM FOR THIS MAP IS NAVD 88. BENCHMARKS PER THE CITY OF SANTA BARBARA CONTROL NETWORK. CAL4010 - 194.283 FEET, GPS9038 - 299.168 FEET, SBCN10007 - 190.025 FEET, MOD3831 - 159.531 FEET

THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, NAD83 (2017.50 EPOCH) BASED ON TIES TO CSRS WEBSITE (ANA1, COPR, P519, P729)

B. EXISTING EASEMENTS PLOTTED PER ALTA/NSPS LAND TITLE SURVEY PREPARED BY PSOMAS DATED 9/11/2021 (PROJECT NUMBER 2AME180100).

C. EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF SANTA BARBARA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.

EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

D. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM MAP PANEL 1378 OF 1835.

E. PARCEL NET AREA IS CALCULATED AREA WITHIN EXISTING PARCEL BOUNDARY LINES. PARCEL GROSS AREA IS NET AREA MINUS THE RIGHT OF WAY DEDICATION.

LEGEND

- EXISTING LEGAL PARCEL 1 BOUNDARY (APNS 051-010-012, -013, AND -014)
- PROPOSED LEGAL PARCEL LINE
- PARCEL BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY DEDICATION
- ADJOINING PARCEL BOUNDARY (PER COUNTY SB GIS MAPPING)
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ROAD CENTERLINE
- FLOOD HAZARD BOUNDARY
- W — PROPOSED PUBLIC WATER MAIN
- S — PROPOSED PUBLIC SEWER MAIN
- SD — EXISTING STORM DRAIN PIPE
- S — EXISTING SEWER LINE
- COMM — EXISTING UNDERGROUND COMMUNICATIONS CONDUIT
- E — EXISTING UNDERGROUND ELECTRICAL CONDUIT
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE

EXISTING EASEMENTS

(AS DISCLOSED IN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY PSOMAS DATED SEPTEMBER 11, 2021 WITH REFERENCE TO TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1083715-SA1 REVISION NO. 02 DATED SEPTEMBER 3, 2021)

(9) 60' WIDE EASEMENT FOR ROADWAY PURPOSES PER INSTRUMENT NUMBER 13965 IN BOOK 2149, PAGE 355 OF OFFICIAL RECORDS.

(11) EASEMENT FOR ROADWAY PURPOSES PER INSTRUMENT NUMBER 31511 IN BOOK 2209, PAGE 1154 OF OFFICIAL RECORDS.

(13) VARIABLE WIDTH EASEMENT FOR DRAINAGE DITCH AND FLOOD CONTROL ROAD PER INSTRUMENT NUMBER 18042 IN BOOK 2153, PAGE 525 OF OFFICIAL RECORDS.

(14) 10' WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES PER INSTRUMENT NUMBER 18833 IN BOOK 2154, PAGE 196 OF OFFICIAL RECORDS.

(15) 10' WIDE EASEMENT FOR STORM DRAIN PURPOSES PER INSTRUMENT NUMBER 18834 IN BOOK 2154, PAGE 202 OF OFFICIAL RECORDS.

(17) 10' WIDE EASEMENT FOR UNDERGROUND ELECTRIC AND COMMUNICATION LINES PER INSTRUMENT NUMBER 15752 IN BOOK 2232, PAGE 603 OF OFFICIAL RECORDS.

(18) VARIABLE WIDTH EASEMENT FOR WATER MAIN PURPOSES PER INSTRUMENT NUMBER 20445 IN BOOK 2237, PAGE 174 OF OFFICIAL RECORDS.

(19) VARIABLE WIDTH EASEMENT FOR PUBLIC STREET AND RELATED PURPOSES PER INSTRUMENT NUMBER 98-090305 OF OFFICIAL RECORDS.

(AS DISCLOSED IN ALTA/NSPS LAND TITLE SURVEY PROVIDED BY PSOMAS DATED SEPTEMBER 11, 2021)

(A) EASEMENT FOR ACCESS AND RELATED PURPOSES PER INSTRUMENT NUMBER 2002-0030739 OF OFFICIAL RECORDS.

(B) VARIABLE WIDTH EASEMENT FOR FLOOD CONTROL PURPOSES PER INSTRUMENT NUMBER 12547 IN BOOK 2147, PAGES 1057 AND 1059, AND RE-RECORDED AS INSTRUMENT NUMBER 14941 IN BOOK 2150, PAGES 361 AND 364 OF OFFICIAL RECORDS.

(C) VARIABLE WIDTH EASEMENT FOR PUBLIC STREET AND RELATED PURPOSES PER INSTRUMENT NUMBER 98-090304 OF OFFICIAL RECORDS.

(D) 30' WIDE EASEMENT FOR PUBLIC STREET OR ROAD PURPOSES PER INSTRUMENT NUMBER 31654 IN BOOK 2209, PAGE 1419 OF OFFICIAL RECORDS.

(E) 30' WIDE EASEMENT FOR ROADWAY PURPOSES PER INSTRUMENT NUMBER 22989 IN BOOK 2158, PAGE 534 OF OFFICIAL RECORDS.

(F) 30' WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES PER INSTRUMENT NUMBER 21347 IN BOOK 2156, PAGE 967 OF OFFICIAL RECORDS. CERTAIN TERMS AND PROVISIONS MODIFIED UNDER BOOK 2156, PAGE 967 OF OFFICIAL RECORDS AND INSTRUMENT NUMBER 1985-001254 OF OFFICIAL RECORDS.

(G) 6' WIDE EASEMENT FOR ELECTRIC LINES, GUYS AND POLES PER INSTRUMENT NUMBER 8682 IN BOOK 1724, PAGE 506 OF OFFICIAL RECORDS.

(H) 30' WIDE EASEMENT FOR INGRESS / EGRESS PER INSTRUMENT NUMBER 6901 IN BOOK 2448, PAGE 1144 OF OFFICIAL RECORDS.

(I) 30' WIDE EASEMENT FOR INGRESS / EGRESS PER INSTRUMENT NUNMER 6899 IN BOOK 2448, PAGE 1119 OF OFFICIAL RECORDS.

(J) A 315' x 15' WIDE EASEMENT FOR BUILDING EAVE OVERHANG RECORDED IN BOOK 2173, PAGE 757 OF OFFICIAL RECORDS.

(K) A 33.75' x 10.75' WIDE LICENSE FOR BUILDING EAVE OVERHANG RECORDED IN BOOK 2182, PAGE 454 OF OFFICIAL RECORDS.

(L) 10' WIDE EASEMENT FOR WATER MAINS PER INSTRUMENT NUMBER 15528 IN BOOK 2150, PAGE 1221 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

(1) PROPOSED 10' WIDE PUBLIC UTILITY EASEMENT TO CITY OF SANTA BARBARA FOR PUBLIC SEWER MAIN.

(2) PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT TO CITY OF SANTA BARBARA FOR PUBLIC WATER MAIN, WATER METERS, AND ASSOCIATED APPURTENANCES.

OWNER'S / SUBDIVIDER'S CERTIFICATE

WE HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY AS SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE OWNERS OF RECORD OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

BY: _____ DATE:_____

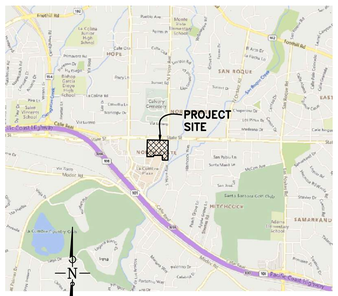
MCP SANTA BARBARA, LLC
101 EL PASEO
SANTA BARBARA, CA 93101
(805) 455-6661

SITE INFORMATION

PARCEL NUMBER:	APN: 051-010-013
ADDRESS:	3805 STATE STREET SANTA BARBARA, CA 93105
ZONING:	C-G / USS OVERLAY
LOT AREA:	8.79 ACRES
PROPOSED LAND USE:	MIXED USE (RESIDENTIAL & COMMERCIAL)

UTILITY PROVIDERS

SANITARY SEWER	CITY OF SANTA BARBARA
WATER	CITY OF SANTA BARBARA
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE	COX CABLE SANTA BARBARA
TELEPHONE	FRONTIER COMMUNICATIONS



VICINITY MAP
NOT TO SCALE

NO.	DESCRIPTION	DATE	APPROVED
	REVISIONS		

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F&A CIVIL ENGINEERING • PLANNING CONSTRUCTION MANAGEMENT

BY: _____ DATE: _____
PRELIMINARY
NOT FOR CONSTRUCTION

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VESTING TENTATIVE PARCEL MAP

CONCEPT SITE IMPROVEMENT PLANS
THE NEIGHBORHOOD AT STATE AND HOPE
APN 051-010-013
CITY OF SANTA BARBARA, CALIFORNIA

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TM-1

SEPTEMBER 15, 2023

SHT. 10 OF 10

W.O. 21088