City Form Statistics (from City Form revised 12/3/07)

APN: 059-160-017 & 059-160-029 — Address: 4151 Foothill Road — Zone: C-1 SD-2

B. Commercial Development Statistics

EXISTING

Bldg. Fig.	Bldg Height or Detached	Bldg Name & Use	Net	Gross
1	Existing	Detached	Use & Stitch	1,799 SF	1,825 SF

PROPOSED FOR DEMOLITION

Bldg. Fig.	Bldg Height or Detached	Bldg Name & Use	Net	Gross
1	Existing	Detached	Cost Stitch	1,799 SF	1,825 SF

PROPOSED NEW CONSTRUCTION

Bldg. Fig.	Bldg Height or Height Stories	Bldg Name & Proposed Use	Net	Short Gross	Gross
1	New	Building A Office/Surgical Center	22,216 SF	23,626 SF	23,661 SF
2	New	Building A Office	23,388 SF	23,889 SF	23,923 SF
1	New	Building B Office	6,761 SF	6,823 SF	7,217 SF
2	New	Building B Office	6,761 SF	6,823 SF	6,236 SF
		Proposed Area Totals	59,125 SF	61,020 SF	61,140 SF

Note: Bldg. 1 Gross (structural gross) is the area to the outside face of the structural shell not inclusive of facing.

COMMERCIAL TOTAL — 59,125 SF* — 61,140 SF
*Does not include vertical penetrations at second floor

PREVIOUSLY APPROVED MEASURE D RESIDUALS — 0 SF

C. General Project Statistics

FLOOR AREA RATIO (FAR)

Lot Area	177,720 SF	Existing FAR	.03
Public R.O.W. gross	0 SF	Proposed FAR	.34
Net Lot Area	177,720 SF		

LANDSCAPING

Permeable (Water area, lands, spa area		12,24%
Water area landscape area	59,481 SF	
High water landscape area	0 SF	
Total landscape area	59,481 SF	

PARKING

Or as Required Spaces for Existing Devel. present = N/A

Existing Spaces = 0

Or as Required Spaces for Proposed Project
For Orthotics
Per Net Square Feet
(61,020 / 200) = 305 spaces
Reduction for Bldgs = 59,125 SF
(2 C / 70%) = 168 spaces

Total Proposed Project Spaces
On site: 238 spaces
On adjacent site per a covenant: 5 spaces
Total: = 243 spaces
*Does not include 1 loading space

MAXIMUM HEIGHT OF NEW CONSTRUCTION

Feet (at top of building ridge, from natural or finish grade, whichever is lower): 36'-0" (Two Story)

GRADING & SLOPE
See Civil Drawings

PATIO
Uncovered grade: 1,450 SF

PROPOSED RESULTING PROJECT SUMMARY

		Net	Gross
Proposed Residential	=	0	0
Proposed Commercial	=	59,125 SF	61,140 SF
Proposed Garage/Carport	=	0	0

Statistics From Proposed Drawings
Richard Sax, LMA Architects, Project Architect (805) 963-3357 x 102

E. Site Coverage Percentages

PROPOSED

Building Footprint	30,668 SF	17%
Landscaped Area	59,481 SF	34%
Walkways	18,240 SF	10%
Patios	1,450 SF	0.1%
Paving	73,301 SF	42%
Total Site	177,720 SF	100%

Development Plan Square Footage Summary

Existing Floor Area	1,799 sf
Net Lot Land (APN 059-160-029 only: 109,364 sf x .25)	27,341 sf
Garage and accessory uses	0 sf
Prelim. Square Feet Development Designation	27,341 sf
Total Eligible Development Plan Square Footage	29,140 sf
Proposed Building Footprint	59,125 sf
Unused Square Footage From Prelim. Square Feet Devel. per Designation	(29,985) sf

Parking Design Standard

Standard Parking Space	8'-0" W x 16'-0" D (LMD)
Handicap Parking Space	9'-0" W x 18'-0" D
Compact Parking Space	8'-0" W x 14'-0" D

Other Relevant Statistics

Building Area per Floor

	Gross	Net
First Floor	30,668 s.f.	29,875 s.f.
Second Floor	28,457 s.f.	28,147 s.f.
Total	59,125 s.f.	58,022 s.f.

Building Area per Building

	Gross	Net
Building A	47,287 s.f.	46,889 s.f.
Building B	13,838 s.f.	13,833 s.f.
Total	59,125 s.f.	58,022 s.f.

Accessible Parking Required
Outpatient Facility (HC-2)
% ADC of to total of
18,875 of 58,022 of = 25%
Total spaces reqd = ADC % of parking
500 spaces x 25% = 47.7 (HC spaces)
ADC Accessible spaces reqd
44 spaces x 10% (CBC Sec. 11B10.2.5) = 4.4 spaces
Balance of Pkg. spaces
% Non-ADC of to total of
44,147 of 58,022 of = 7.0%
Total spaces reqd = Non-ADC % of project
500 spaces x 7.0% = 34.3 (CB) spaces
Non-HC Accessible spaces reqd
From CBC Table 11B-6 — 2 spaces
Total accessible spaces reqd — 6 (12) spaces

Accessible Parking Provided — 10 spaces – 2 being van accessible

Compact Spaces Allowed — Max 30% = 23 spaces
Compact Spaces Provided — 26 spaces

Site Parking Required — 168 / 7 = 24 spaces
Site Parking Provided — 24 spaces

Sheet Index

P1 Site Plan
1 of 1 Tentative Map
2 of 2 Existing Conditions
3 of 3 Utility Plan
4 of 4 Grading and Drainage Plan
5 of 5 Sections
P2 First Floor Plans
P3 Second Floor Plans
P4 Roof Plans
P5 East Elevations
P6 North Elevations
P7 West Elevations
P8 South Elevations
P9 Typical Cross Section
P10 Site Photos
L1.1 Preliminary Landscape Plan

Project Description

Project involves the demolition of an existing 1,799 sf not operational gas station and the construction of two (2) new two-story medical office buildings on the southwest corner of Conquistador Street and Foothill Road in a campus like setting. A portion of the site has been previously occupied by a full-service gas station, and pit and tank remediation has, and will continue to be, required. The site is currently under the jurisdiction of the County of Santa Barbara but will be annexed into the City of Santa Barbara and zoned C-1 (SD-2), and will be designated General Commercial under the General Plan.

The proposed project will provide new facilities for various sectors of medical services provided by Sansum Medical Clinic, including an Outpatient Surgical Center, Medical Clinic and Administration Offices. In addition, the facility will include a minor food service area to serve patients and employees using and working in the facility.

The larger of the two buildings will parallel Foothill Road, while the smaller one will face Conquistador Street. The project building placement and landscaping will create a compact and residential type atmosphere. The site strategy will incorporate two entry and circulation loops. Parking for the greatest extent possible is hidden behind the buildings and tree screens to the street and surrounding neighborhood.

Automatic fire sprinklers and fire alarms will be provided under separate permit.

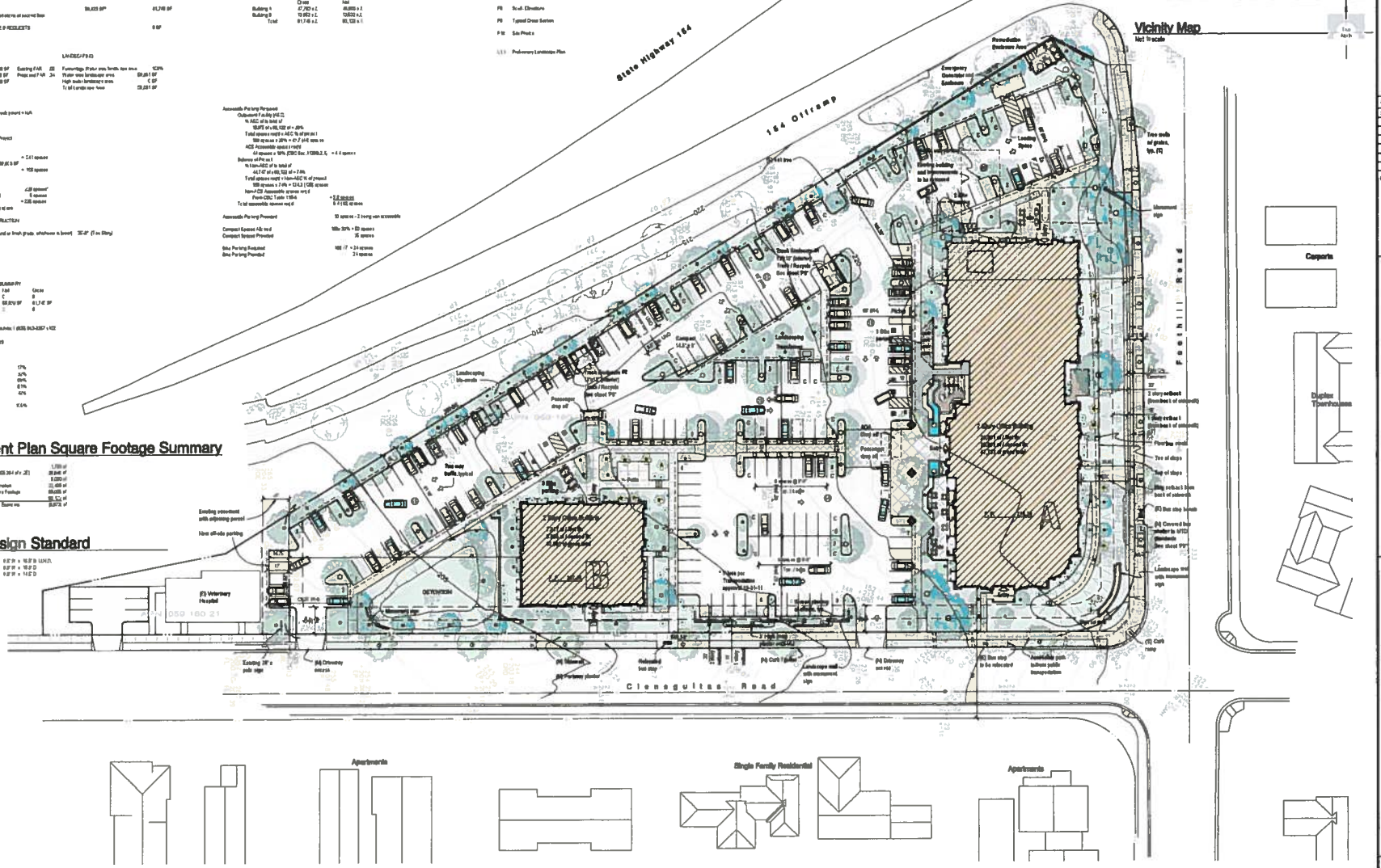
Zoning

Annexed to City from County Zone — C-1 (SD-2) zone, C-1 for zone allowed
Building Height — 2 stories & 45' max
Front yard — 10' one story, 20' two and three story
Interior yard — None

General Plan Designation — Commercial-Medium High Residential

Vicinity Map

Not To Scale



Revised Site Plan

1" = 30'-0"

LMA ARCHITECTS
315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3357 Fax (805) 963-2783
a California Corporation

Consultant

Revisions

Date	#	Remarks

Client
The Towbes Group, Inc.
21 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA 93110

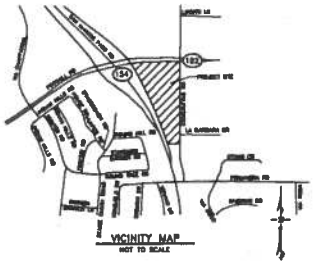
Develc

Revise

DART Req

Date: Nov. 10, 2010
Drawn By:
Sheet

EXHIBIT 1



PROJECT STATISTICS

EXISTING

APN 059-160-017
4151 FOOTHILL ROAD
GROSS LOT SQUARE FOOTAGE: 22,301 SF (.512 AC.)

APN 059-160-023
681 CIENEGUITAS ROAD
GROSS LOT SQUARE FOOTAGE: 155,379 SF (3.567 AC.)

TOTAL PROJECT AREA (GROSS): 177,700 SF (4.08 AC.)

TOTAL SITE AVERAGE SLOPE: 3.92%

DIRECTION OF SLOPE: NW TO SE

PROJECT DESCRIPTION

REMOVE EXISTING BUILDINGS AND FACILITIES ON SITE INCLUDING EXISTING GAS STATION, SELLS AND SERVICE PUMPS. CONSTRUCT TWO, TWO STORY OFFICE BUILDINGS. A PARKING LOT AND ONSITE DETENTION BASIN FOR RUNOFF. THE DEVELOPMENT WOULD INCLUDE THE EXTENSION OF THE EXISTING SEWER MAIN IN CIENEGUITAS ROAD APPROXIMATELY 600 FEET TO THE NORTH. FRONTAGE IMPROVEMENTS TO CIENEGUITAS ROAD INCLUDING CURB, GUTTER, SIDEWALK, PARKING, STREET LIGHTS, AND PARKWAY LANDSCAPING. FRONTAGE IMPROVEMENTS TO FOOTHILL ROAD INCLUDING SIDEWALK, STREET LIGHTS, STREET TREES, AND BUS STRIP. EXISTING OVERHEAD UTILITIES ARE PROPOSED TO BE UNDERGROUNDED. WATER, SEWER, AND GAS SERVICES WILL BE FROM EXISTING OR PROPOSED FACILITIES IN CIENEGUITAS ROAD. AN EXISTING-MODEL REMEDIATION SYSTEM IS PROPOSED AT THE NORTHWEST CORNER OF THE PROPERTY UNDER SEPARATE PERMIT.

GENERAL PLAN & ZONING DESIGNATIONS:

GENERAL PLAN: NOT AVAILABLE YET

ZONING: O-1\SD-3. SD-3 CONVERS- O-1 FOR USE ALLOWED

SETBACKS FOR O-1: FRONT – 10' FOR ONE AND TWO STORY AND 20' FOR TWO AND THREE STORY BUILDINGS

REFER TO CITY OF SANTA BARBARA MUNICIPAL CODE SECTION 28.21.080 FOR ADDITIONAL SETBACK RESTRICTIONS AND ALLOWANCES.

FLOOD HAZARD

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF SANTA BARBARA, SANTA BARBARA COUNTY, STATE OF CALIFORNIA, PANEL 1359 OF 1635, MAP NO. 06083C1359F.

NOTES

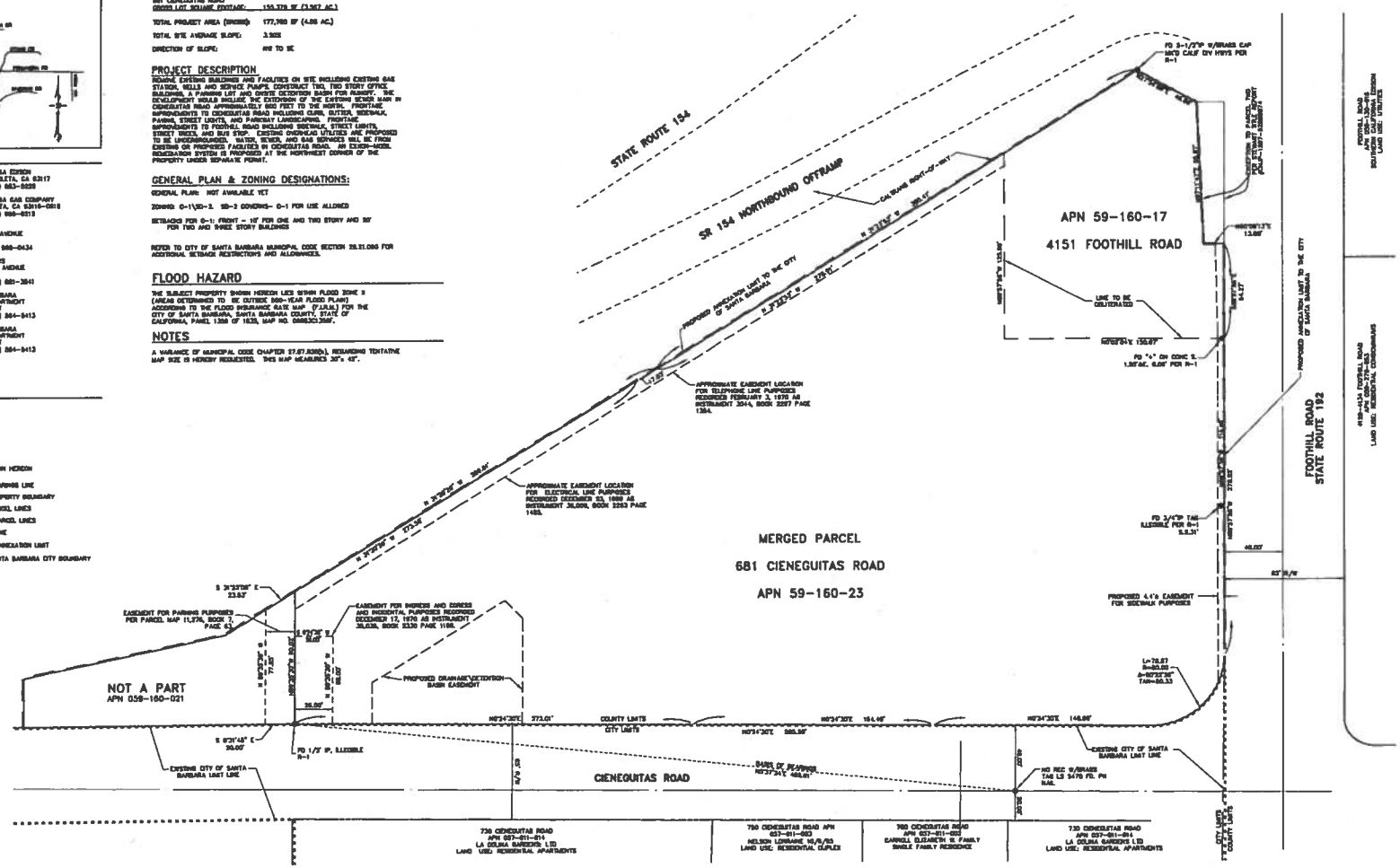
A VARIANCE OF MUNICIPAL CODE CHAPTER 27.07.020(b), REGARDING TENTATIVE MAP SIZE IS HEREBY REQUESTED. THIS MAP MEASURES 30" x 42".

UTILITIES

ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 333 DANG LANE, GOLETA, CA 93117 TELEPHONE: (805) 683-5225
GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 816, GOLETA, CA 93116-0816 TELEPHONE: (805) 968-6313
TELEPHONE:	VERIZON 434 S. PATTERSON AVENUE GOLETA, CA 93111 TELEPHONE: (805) 968-0434
CABLE TV:	COX COMMUNICATIONS 22 SOUTH FAIRVIEW AVENUE GOLETA, CA 93117 TELEPHONE: (805) 683-3841
WATER:	CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT 630 GARDEN STREET TELEPHONE: (805) 564-5413
SEWER:	CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT 630 GARDEN STREET TELEPHONE: (805) 564-5413

LEGEND

I.P.	IRON PIPE
LS	LAND SURVEY
MKD.	MARKED
MON.	MONUMENT
PSR	PRELIMINARY SITE REPORT
R.O.W.	RIGHT OF WAY
W/	WITH
RI	SANTA BARBARA CITY LIST SPLIT BOOK E, PAGE 79
○	MARKING FD., SET MONUMENT AS SHOWN HEREON
●	FOUND MONUMENT AS SHOWN HEREON
- - - - - -	BASE OF BEARINGS LINE
———	SUBJECT PROPERTY BOUNDARY
———	EXISTING PARCEL LINES
———	ADJACENT PARCEL LINES
- - - - - -	EASEMENT LINE
———	PROPOSED ANNEXATION LIMIT
- - - - - -	EXISTING SANTA BARBARA CITY BOUNDARY



SHEET INDEX

1. TENTATIVE MAP
2. EXISTING CONDITION
3. PRELIMINARY UTILITY PLAN
4. PRELIMINARY GRADING AND DRAINAGE PLAN
5. SECTIONS AND DETAILS
6. SIGNING AND STRIPING

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N87°34'E BETWEEN BRASS CAP IN CONC. AND PK NAIL AND TAG ON CIENEGUITAS ROAD SHOWN HEREON AS PER R-1.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A 4 1/2" BRASS DISK, STAMPED "A 1943 REST 1994", SET FLUSH IN THE CONCRETE SIDEWALK THAT RUNS ALONG THE WEST SIDE OF ROUTE 154 BRIDGE OVER HIGHWAY 192. VERTICAL DATUM IS BASED ON HAND GIL CITY OF SANTA BARBARA DATUM. ELEVATION=173.31'

OWNER CERTIFICATE

I HEREBY APPLY FOR THE APPROVAL OF THE MERGER OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT REPRESENTING SAID OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MERSTER PROPERTIES, LP
21 E. VICTORIA STREET SUITE 300, SANTA BARBARA, CA 93101

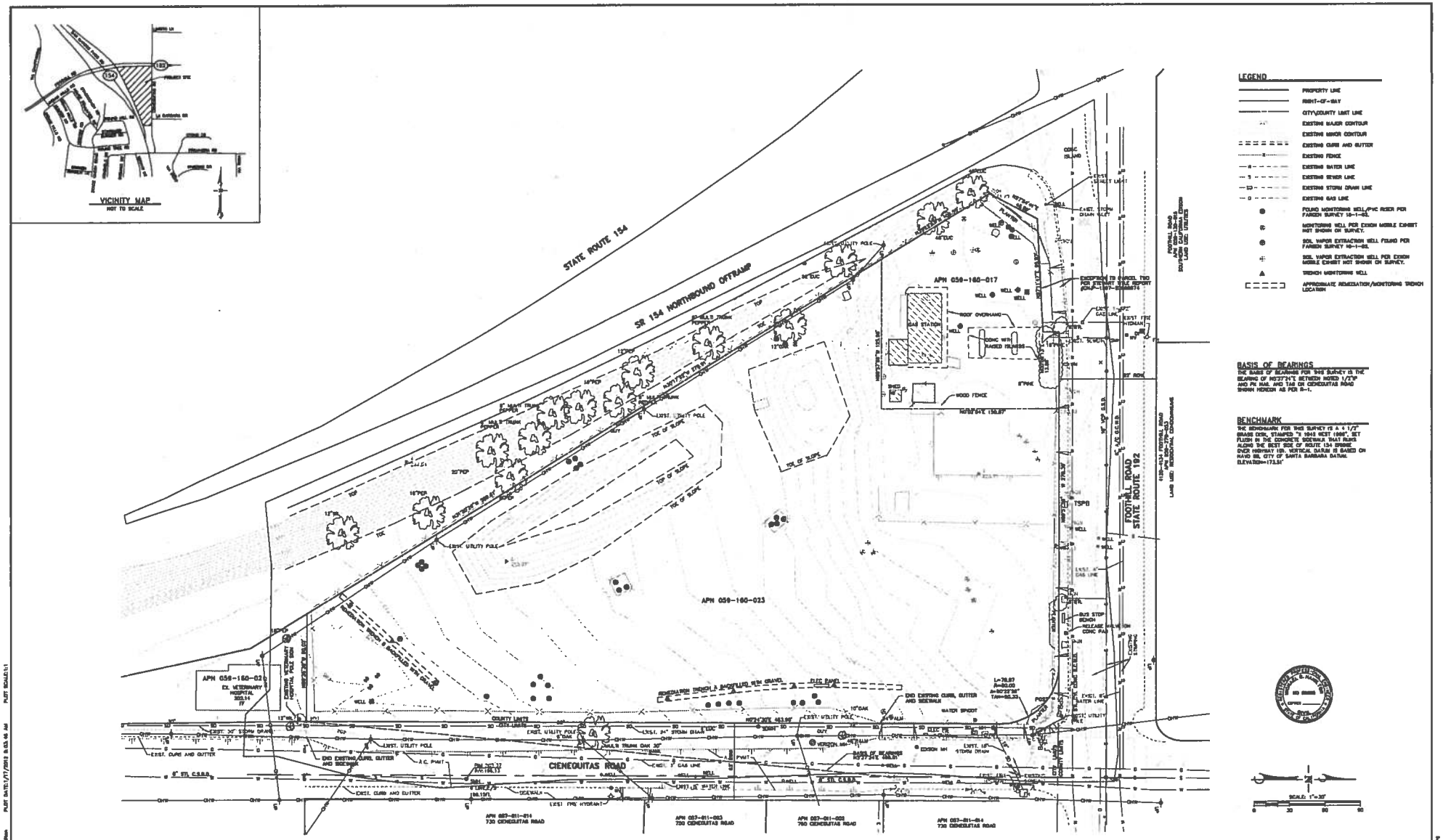
CONTACT: MR. MICHAEL TOMICH, CHAIRMAN OF THE BOARD
TELEPHONE: (805) 963-2121

SITE MAP – VOLUNTARY MERGER
4151 FOOTHILL ROAD & 681 CIENEGUITAS ROAD

CITY OF SANTA BARBARA, CALIFORNIA
JANUARY 18, 2012

SCALE: 1"=30'

Penfield & Smith
Engineering · Surveying · Planning
· Construction Management ·
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9601

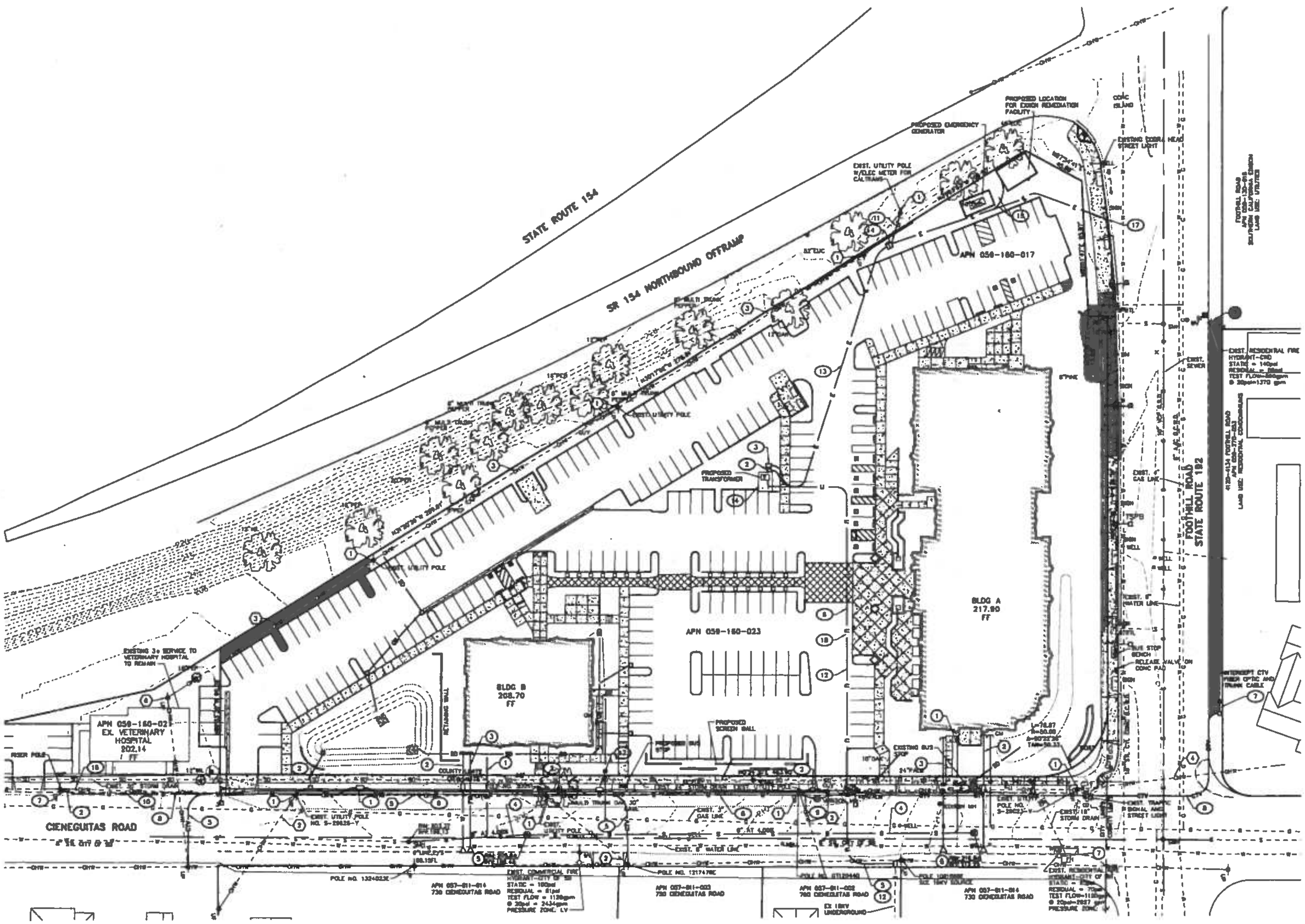


EXISTING CONDITION
4151 FOOTHILL ROAD &
681 CIENEGUITAS ROAD

CITY OF SANTA BARBARA, CALIFORNIA
JANUARY 18, 2012

Penfield & Smith
Engineering Surveying Planning Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 965-8021

SHEET 2 OF 6



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- GRADE BREAK
- PROPOSED STORM DRAIN
- SAWCUT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB AND GUTTER
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED UNDERGROUND DRY UTILITY COMMON TRENCH
- PROPOSED UNDERGROUND ELECTRIC CONDUIT
- PROPOSED UNDERGROUND CABLE TV CONDUIT
- UTILITY POLE
- PROPOSED SIDEWALK
- PROPOSED STREET LIGHT

DRY UTILITY CONSTRUCTION NOTES

1. INSTALL 3'x5' VERIZON SPLICE BOX
2. INSTALL 2'x3' CTV SPLICE BOX
3. INSTALL 3.5'x4' VERIZON VAULT
4. INSTALL 4'x4.5' TRANSFORMER PAD W/GROUNDING
5. INSTALL 1-3" CTV CONDUIT, SPLICE BOX TO POLE
6. INSTALL 1-3" CTV CONDUIT, SPLICE BOX TO SPLICE BOX
7. INSTALL 3-3" CTV CONDUITS, SPLICE BOX TO POLE
8. INSTALL 3-3" CTV CONDUITS, SPLICE BOX TO SPLICE BOX
9. INSTALL 3-4" VERIZON CONDUITS, MANHOLE TO 3'x5' SPLICE BOX THEN TO RISER POLE
10. INSTALL 3-4" VERIZON CONDUITS, SPLICE BOX TO RISER POLE
11. INSTALL 1-3" UG ELEC CONDUIT
12. INSTALL 1-4" E-16KV, EX. POLE TO TRANSFORMER PAD
13. INSTALL 1-4" E-16KV, TRANSFORMER TO TRANSFORMER
14. INSTALL ELECTRICAL TRANSFORMER, PAD SIZE AND CONDUIT ROUTING TO BE DETERMINED WHEN ELECTRICAL LOAD AND METER LOCATIONS ARE ESTABLISHED
15. UNDERGROUND SERVICE FOR EXXON REMEDIATION AND HWY 192 STREET LIGHTS, METER LOCATION TO BE DETERMINED
16. INSTALL ANCHOR GUYING
17. INSTALL METER PEDESTAL FOR STREET LIGHTS
18. INSTALL 3-4" VERIZON CONDUITS MANHOLE TO SPLICE BOX

DRY UTILITY DEMOLITION NOTES

1. REMOVE EXISTING POLE
2. REMOVE OVERHEAD CABLE TV LINES
3. REMOVE 16KV ELECTRICAL OVERHEAD, 4 SPANS
4. REMOVE OVERHEAD COX FIBER OPTIC AND TRUNK CABLE TO LOCATION OF NEW RISER POLE
5. REMOVE CABLE TV FIBER OPTIC AND TRUNK CABLE FROM INTERCEPT AT HWY 192 TO RISER POLE. REMOVE OVERHEAD VERIZON TRUNK CABLE FROM MANHOLE TO RISER POLE
6. CUT OFF TOP OF POLE TO SECOND LEVEL, EXISTING UNDERGROUND SERVICE TO VETERINARY HOSPITAL TO REMAIN

WET UTILITY CONSTRUCTION NOTES

1. CONSTRUCT 6" PVC SEWER SERVICE PER CITY OF SANTA BARBARA STANDARD DETAILS 3-004.0-08 AND 3-004.1-08. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS 7-001.0-08 AND 7-001.1-08.
2. CONSTRUCT 3" PVC WATER SERVICE PER CITY OF SANTA BARBARA STANDARD DETAILS 6-003.0-08 AND 6-003.1-08. TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS 7-001.0-08 AND 7-001.1-08.
3. CONSTRUCT FIRE WATER SERVICE, TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS 7-001.0-08 AND 7-001.1-08.
4. CONSTRUCT 8" PVC SEWER MAIN, TRENCH AND BACKFILL PER CITY OF SANTA BARBARA STANDARD DETAILS 7-001.0-08 AND 7-001.1-08.
5. CONSTRUCT 48" SEWER MANHOLE PER CITY OF SANTA BARBARA STANDARD DETAILS 3-001.0-08 AND 3-001.1-08.
6. CONSTRUCT 3" METER BOX PER CITY OF SANTA BARBARA STANDARD DETAIL 6-008.0-08.
7. REMOVE EXISTING RESIDENTIAL FIRE HYDRANT AND REPLACE WITH COMMERCIAL FIRE HYDRANT (J. JONES NO. J-3765 IN CITY OF S.B.) PER CITY OF SANTA BARBARA STANDARD DEALS 6-001.0-08 AND 6-001.1-08.

PRELIMINARY UTILITY PLAN
4151 FOOTHILL ROAD & 681 CIENEGUITAS ROAD

CITY OF SANTA BARBARA, CALIFORNIA
JANUARY 18, 2012

SCALE: 1"=30'
0 30 60 90

SHEET 3 OF 8

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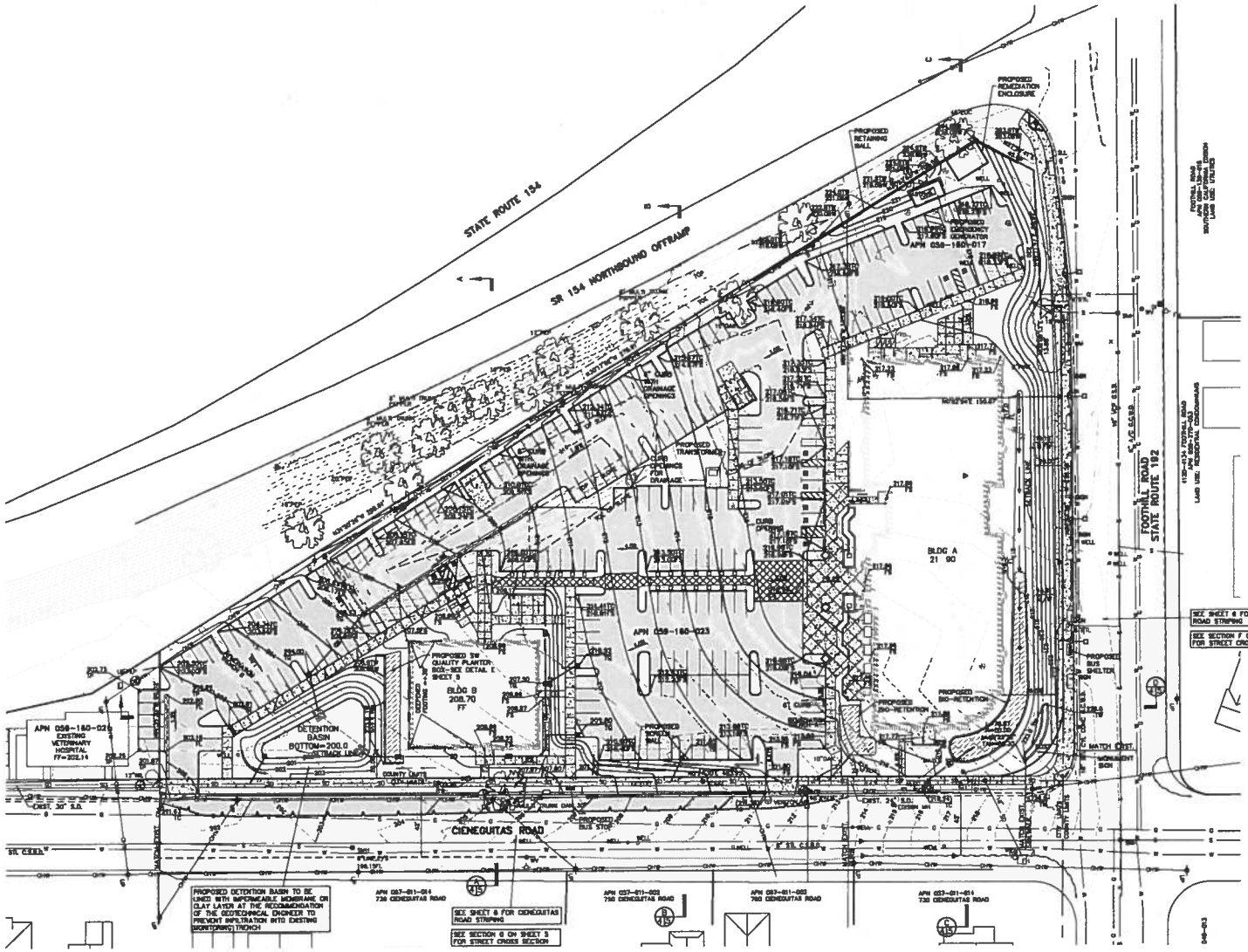

EARTHWORK QUANTITIES

SITE TOTAL EARTHWORK:
CUT = 16,927 C.Y.
FILL = 400 C.Y.
EXPORT = 16527 C.Y.

BUILDING A EARTHWORK:
CUT= 3489 C.Y.
FILL= 8 C.Y.

BUILDING B EARTHWORK:
CUT= 337 C.Y.
FILL= 13 C.Y.

EARTHWORK OUTSIDE BUILDING FOOTPRINTS
CUT= 13,189 C.Y.
FILL= 381 C.Y.

EARTHWORK NOTES:

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- GRADE BREAK
- PROPOSED STORM DRAIN
- SAWCUT LINE
- WALL
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING BLDG TO BE REMOVED
- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- GAS LINE
- TP TOP OF PAVEMENT
- FS FINISHED SURFACE
- FG FINISHED GRADE
- TC TOP OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TG TOP OF GRATE
- D.I. DRAINAGE INLET
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- SECTION LETTER DESIGNATION / SHEET WHERE SECTION IS LOCATED / SHEET WHERE SECTION IS REFERENCE FROM
- PROPOSED STREET LIGHT
- PROPOSED CURB & GUTTER
- MONITORING WELL PER EXXON MOBILE EXHIBIT NOT SHOWN ON SURVEY.
- SOIL VAPOR EXTRACTION WELL FOUND PER FARGEN SURVEY 10-1-01.
- APPROXIMATE REMEDIATION/MONITORING TRENCH LOCATION
- PROPOSED STORMWATER QUALITY FEATURE
- PROPOSED PERMEABLE PAVING

SCALE: 1"=30'

PRELIMINARY GRADING AND DRAINAGE PLAN
4151 FOOTHILL ROAD &
681 CIENEGUITAS ROAD

CITY OF SANTA BARBARA, CALIFORNIA
JANUARY 18, 2012

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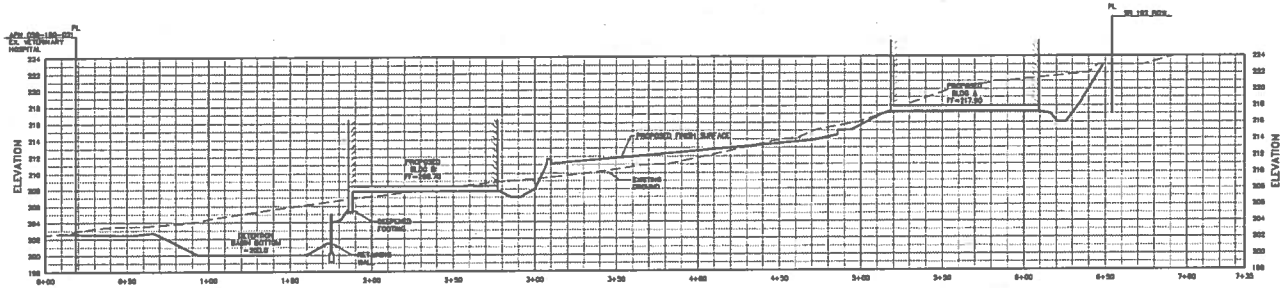
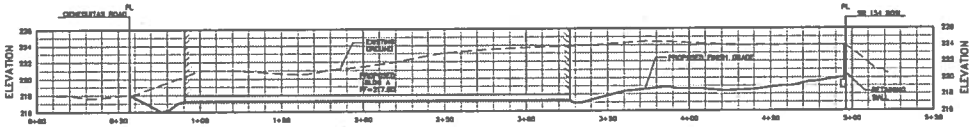
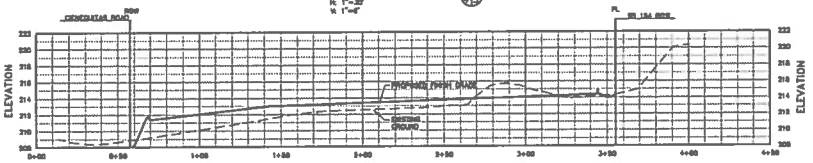


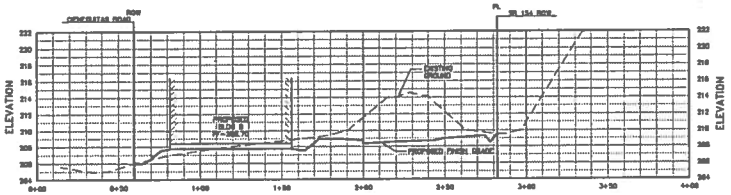
CROSS SECTION D/4.5
H: 1"=30'
V: 1"=6'



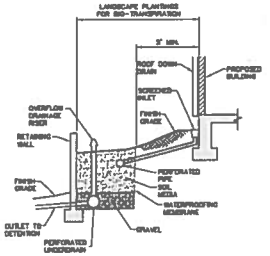
CROSS SECTION C/4.5
H: 1"=30'
V: 1"=6'



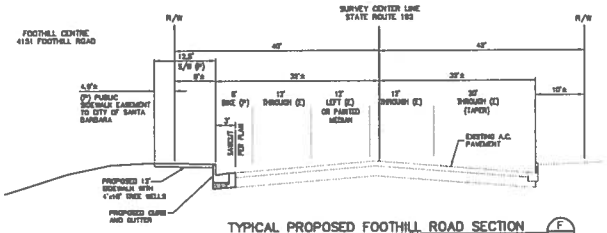
CROSS SECTION B/4.5
H: 1"=30'
V: 1"=6'



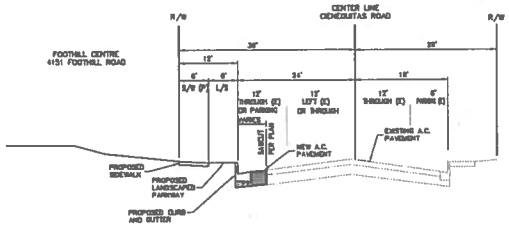
CROSS SECTION A/4.5
H: 1"=30'
V: 1"=6'



TYPICAL PLANTER BOX SECTION E
AT SOUTH SIDE OF BUILDING B
SCALE: NOT TO SCALE



TYPICAL PROPOSED FOOTHILL ROAD SECTION F
SCALE 1"=10'



TYPICAL PROPOSED CIENEGUITAS ROAD SECTION G
SCALE 1"=10'

SECTIONS
4151 FOOTHILL ROAD &
681 CIENEGUITAS ROAD

CITY OF SANTA BARBARA, CALIFORNIA
JANUARY 18, 2012

Penfield & Smith
Engineering · Surveying · Planning · Construction Management
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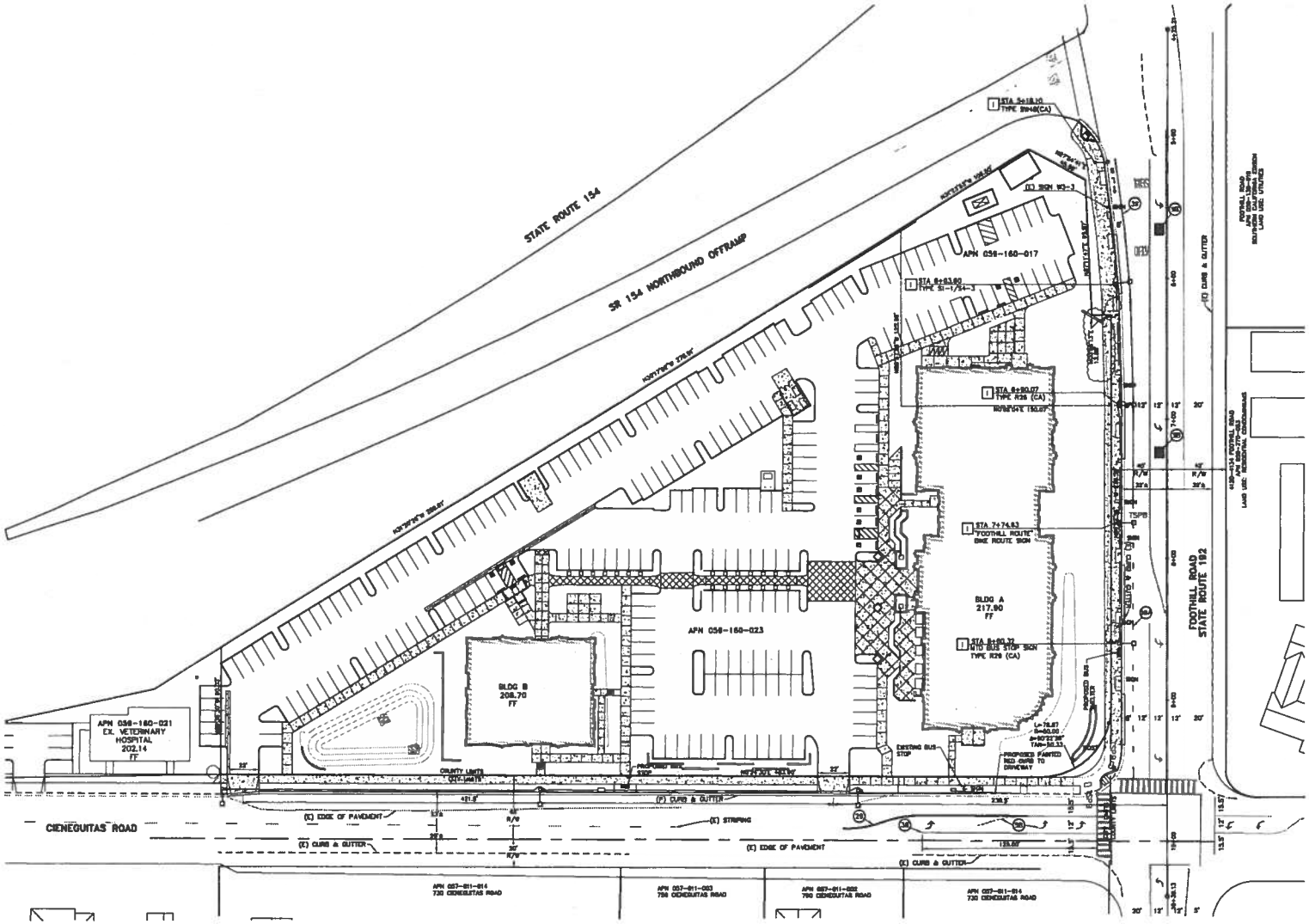

LEGEND

- PROPERTY LINE
- GRADE BREAK
- SAWCUT LINE
- WALL
- PROPOSED CURB & GUTTER
- EXISTING CURB AND GUTTER
- BICYCLE RACK
- PROPOSED SIDEWALK
- PROPOSED STRIPING
- EXISTING STRIPING

PAVEMENT DELINEATION LEGEND

- (d) INSTALL TRAFFIC STRIPE PER CALTRANS STANDARD PLAN NO. A20D, DETAIL AS NOTED.
- (1) MOUNT SALVAGED TRAFFIC SIGN TO PROPOSED LIGHT STANDARD PER CALTRANS STANDARD PLAN R54.
- INSTALL WHITE "BIKE LANE" LEGEND WITH ARROW PER CALTRANS STD. DETAILS A24A AND A24C AS SHOWN.
- PROPOSED PAVEMENT MARKING (TYP.)
- EXISTING PAVEMENT MARKING (TYP.)
- (SB) SANDBLAST EXISTING STRIPING.

SIGNING AND STRIPING GENERAL NOTES

1. ALL PAVEMENT DELINEATION WORK SHALL BE DONE IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS AND STANDARD PLANS DATED MAY, 2006.

PRELIMINARY SIGNING AND STRIPING
4151 FOOTHILL ROAD &
681 CIENEGUITAS ROAD

CITY OF SANTA BARBARA, CALIFORNIA
JANUARY 18, 2011

SCALE: 1"=30'

SHEET 6 OF 8

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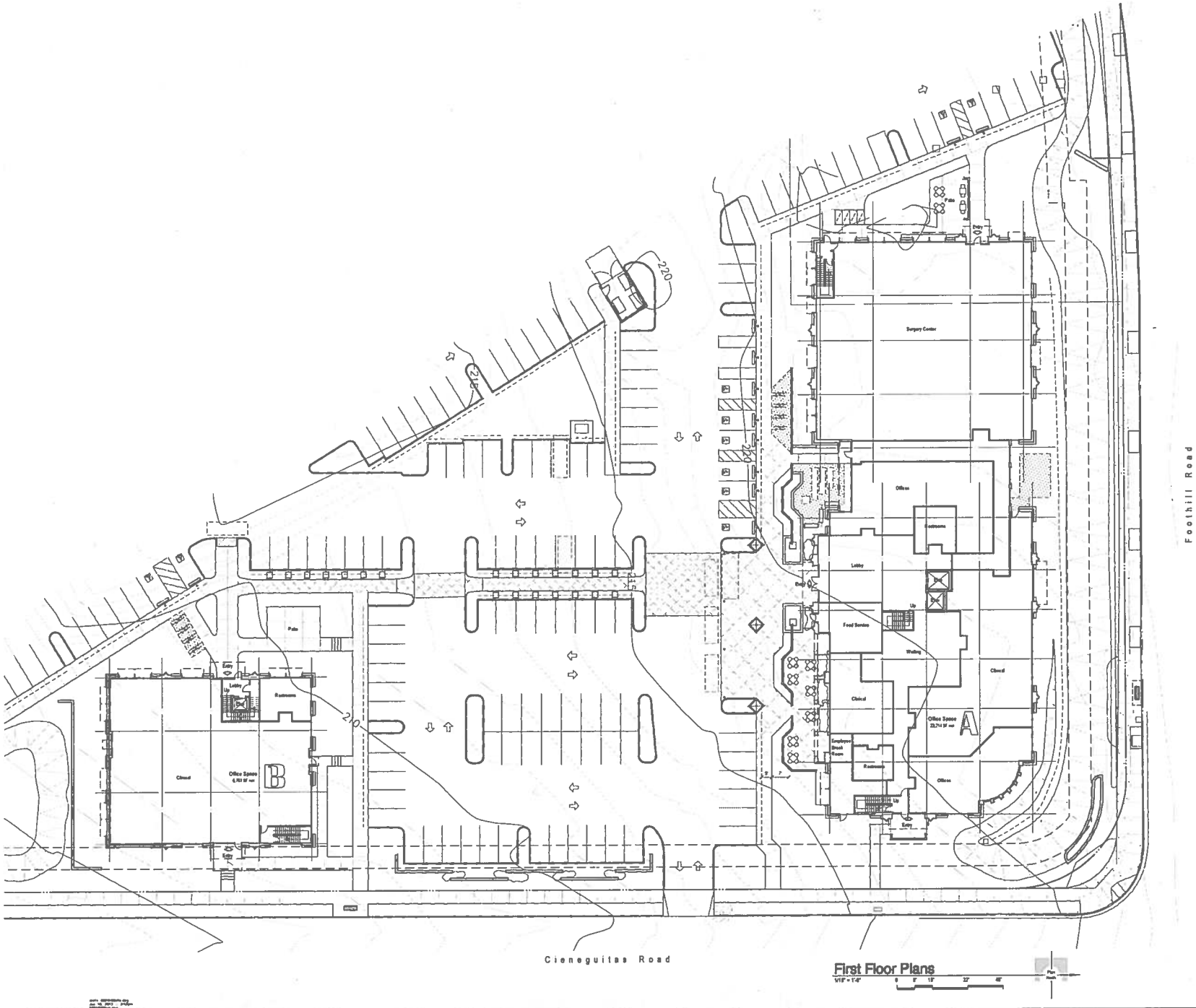

First Floor Plans

LMA ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3337 Fax (805) 963-2783
A California Corporation

Consultant

Revisions

Date	#	Remarks

Client

The Towbes Group, Inc.
21 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
93110

Development Plan

First Floor Plans

DART Response to Advisories
January 18, 2012

Date	Job Number
Nov. 13, 2008	C694
Drawn By	Checked by

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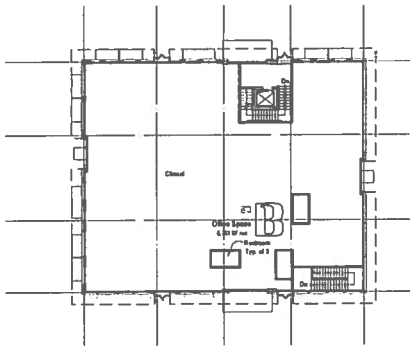
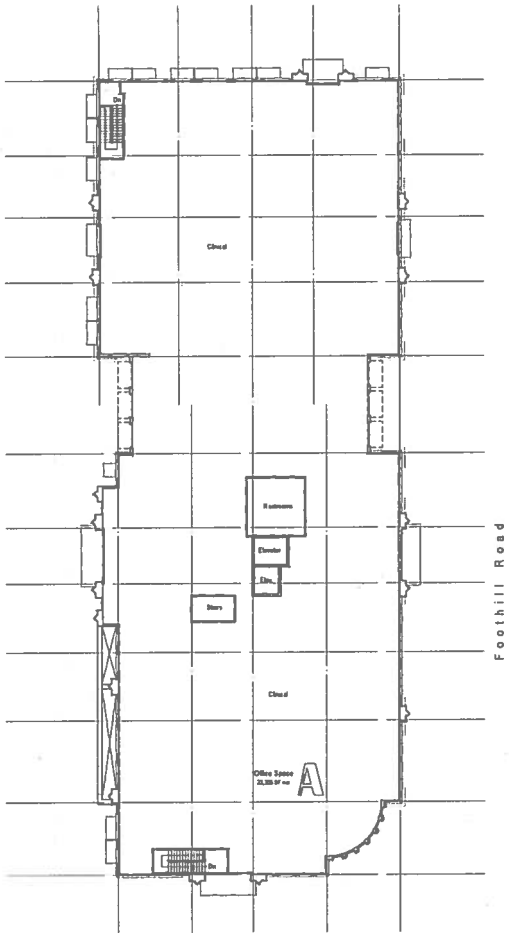
P2





Second Floor Plans

1/16" = 1'-0"

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ARCHITECTS

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Date	#	Remarks

Client

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Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
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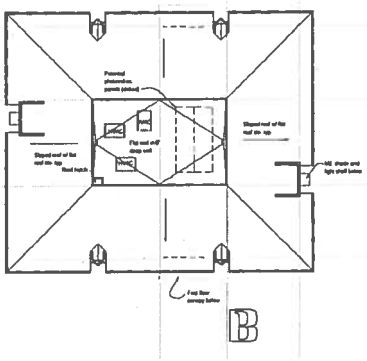
Development Plan

Second Floor Plans

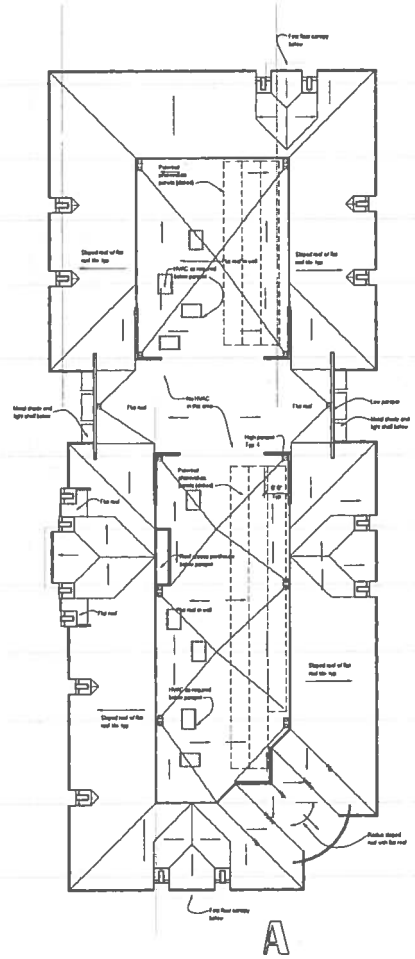
DART Response to Advisories
January 10, 2012

Date: Nov. 10, 2011	Job Number: C024
Drawn By:	Checked by: [illegible]
Sheet	of Sheets

P3



Cieneguitas Road



Foothill Road

Roof Plans

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Revisions

Date	#	Remarks

Client

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21 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
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Development Plan

Roof Plans

DART Response to Advisories
January 10, 2012

Date	Job Number
Hawk, ICI, SCIS	C0054
Drawn By	Checked by

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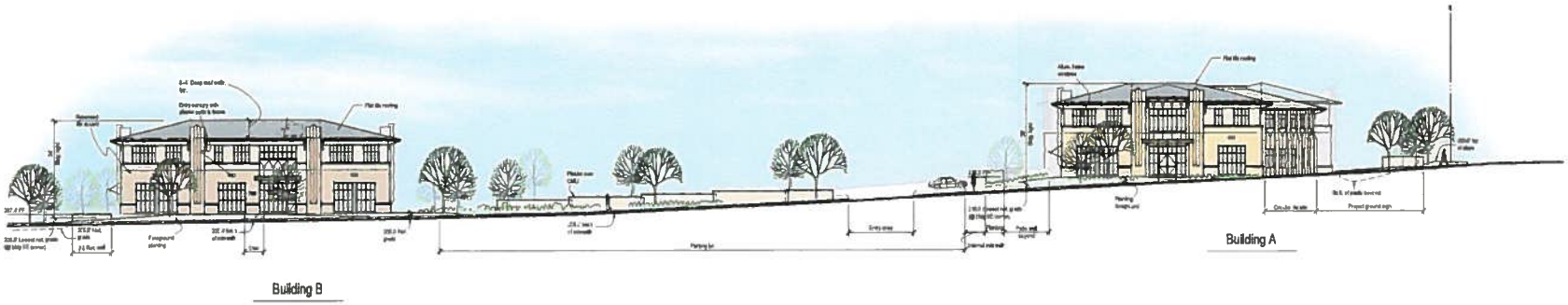
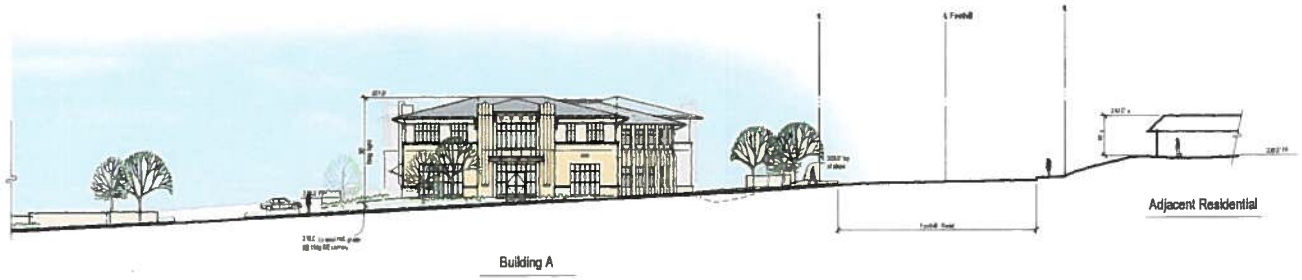
P4



View from Cieneguitas Street

Proposed East Elevations From Cieneguitas Road
1/16" = 1'-0"



Cieneguitas Street Adjacent Property Study From Cieneguitas Road
1/16" = 1'-0"

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Revisions

Date	#	Remarks

Client

The Towbes Group, Inc.
21 East Victoria Street
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Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
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Development Plan

Exterior Elevations

DART Response to Advisories
January 18, 2010

Date	Job Number
Nov. 10, 2009	C604
Drawn By	Checked by
	RBB

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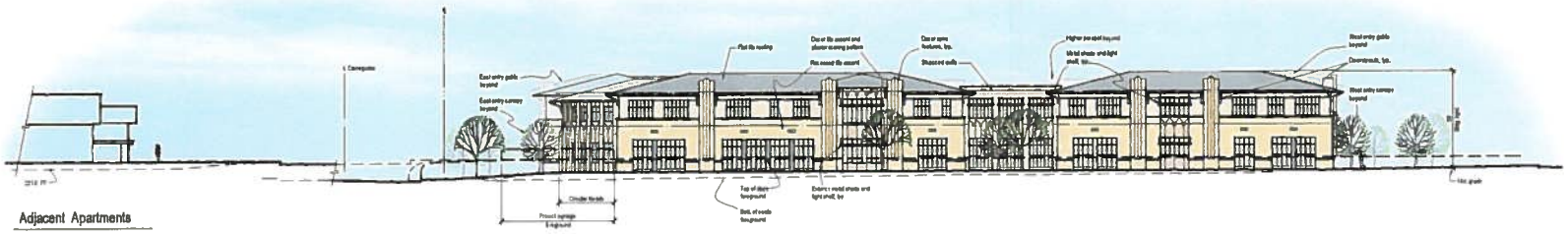
Building B



Adjacent Apartments

Building A

From Foothill Road

Proposed North Elevations

LMA ARCHITECTS

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Revisions

Date	#	Remarks

Client

The Towbes Group, Inc.
21 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
93110

Development Plan

Exterior Elevations

DART Response to Advisories

Date	Job Number
Nov. 10, 2011	[illegible]
Drawn By	Checked By
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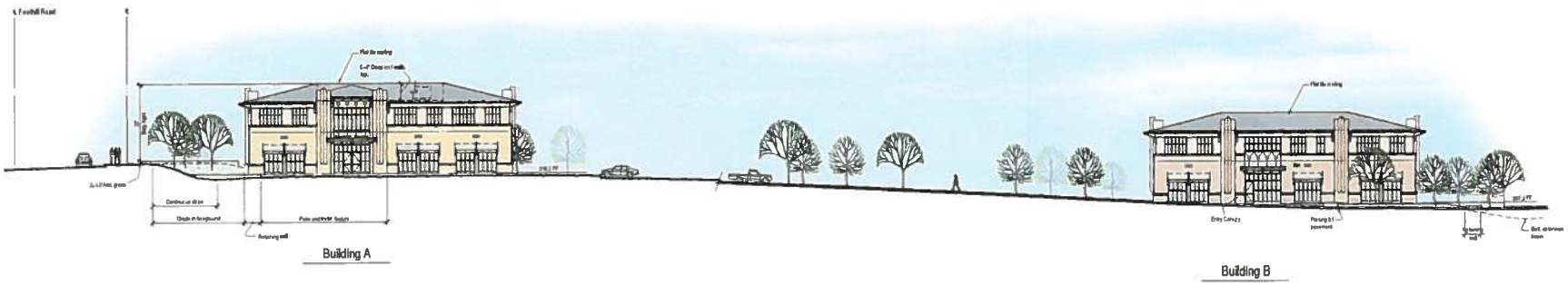
P6



Proposed West Elevations

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Revisions

Date	#	Remarks

Client

The Towbes Group, Inc.
31 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
93110

Development Plan

Exterior Elevations

DART Response to Advisories
January 9, 2015

Date	Job Number
Nov. 12, 2014	13024
Drawn By	Checked By
	RBG

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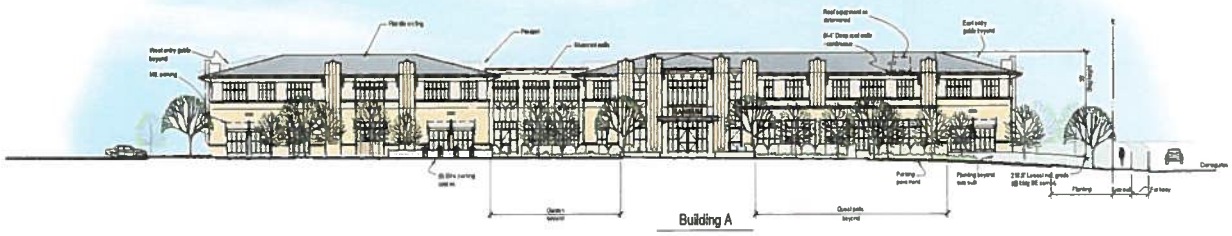
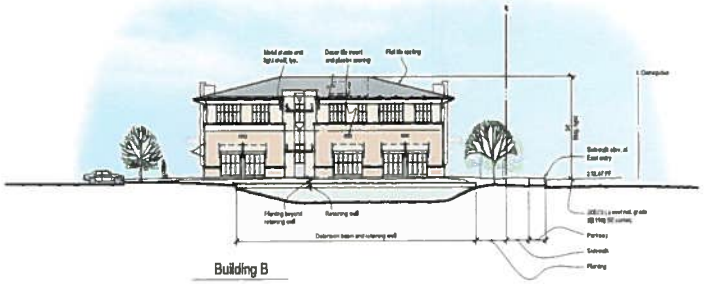
P7





Proposed South Elevations

1/8" = 1'-0"

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Consultant

Revisions		
Date	#	Description

Client

The Towbes Group, Inc.
21 East Victoria Street
Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA 93110

Development Plan

DART Response to Advisories

Date	Job Number
Nov. 10, 2012	0814
Drawn By	Checked by
	RBA

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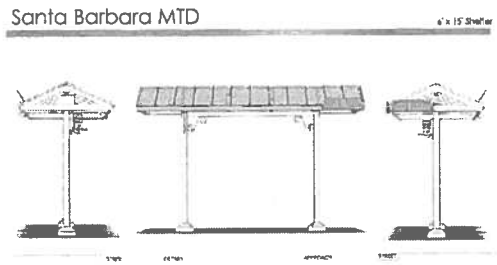
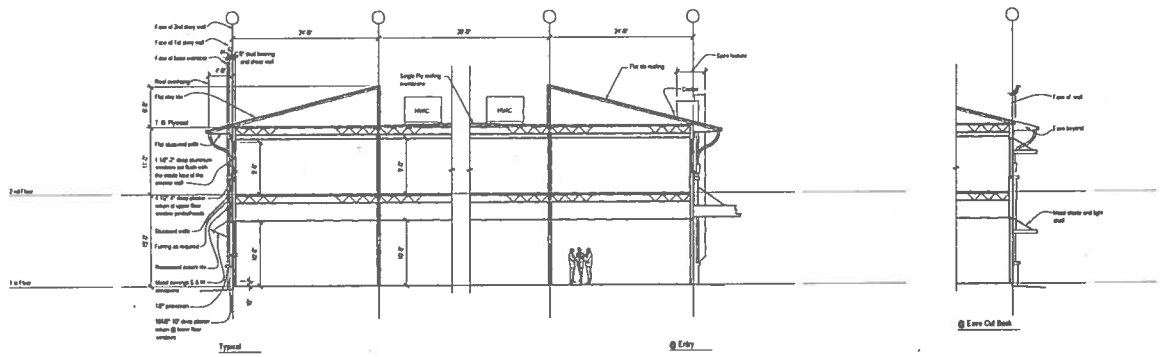
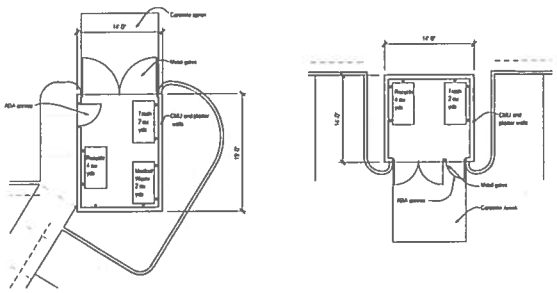


New Foothill Bus Stop

No Scale



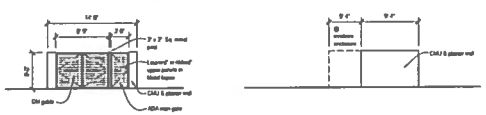
Proposed Cross Section @ Building B



Trash Enclosure #1

Trash Enclosure #2

Plans



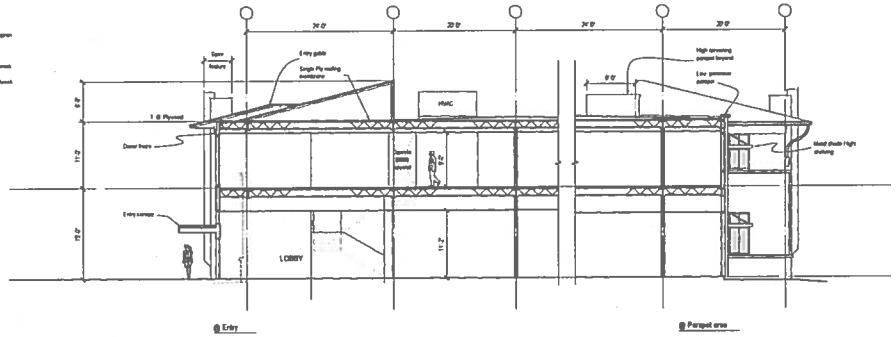
Front

Side & Rear

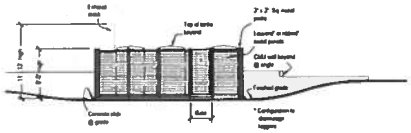
Trash Enclosure #2 Elevations

(Enclosure #1 Similar)

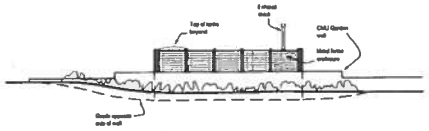
Proposed Trash Enclosure



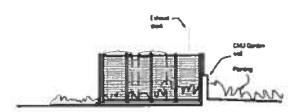
Proposed Cross Section @ Building A



Remediation Screen - East Elevation



West (Off-Ramp) Elevation



North Elevation (South Opposite Hand)

Proposed Remediation Yard Screening

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315 West Haley Street
Santa Barbara, CA 93101

Consultant

Client

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Santa Barbara, CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
93110

Development Plan

Typical Cross Section

DART Response to Advisories

Date: Nov. 10, 2011

Job Number: C654

Drawn By:

Checked by: RSB

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Looking southwest from across Foothill

Looking south from across Foothill

Looking southeast from across Foothill

Looking south from across Foothill

Looking southeast from across Foothill towards Cieneguitas

Looking west from across Cieneguitas at corner

Looking northwest

Looking west towards 154

Looking west towards 154

Looking northwest from across Cieneguitas

Looking west from across Cieneguitas

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ARCHITECTS

315 West Haley Street
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Consultant

Revisions

Date	#	Remarks

Client

The Towbes Group, Inc.
31 East Victoria Street
Santa Barbara CA 93101

Sansum at Foothill Centre

4151 Foothill Road
Santa Barbara, CA
93110

Development Plan

Site Photos

DART Response to Advisories
January 19 2012

Date	Job Number
Nov. 10, 2010	C024
Drawn By	Checked by
	RBB

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P10

LANDSCAPE DESIGN INTENT

In developing the landscape design concept for Foothill Centre, certain elements were identified as significant. These are reflected in the conceptual design, and include:

1. Providing a distinctive street tree planting of Bullaias Olive trees on Foothill Road and Cieneguitas
2. Providing outdoor seating and passive recreational opportunities for users with shaded patio areas, fountains, and ample seating.
3. Using plant materials to full effect for environmental modification: screening of utility areas, shading of parking, enhancing solar access during winter months
4. Selecting plants that are adapted to the Mediterranean climate and that will survive with minimal watering after they are established.
5. Using native plant material to the greatest practical extent.

CONCEPTUAL PLANT PALETTE

Botanic Name	Common Name
TREES / PALMS:	
Brahea edulis	Guadalupe Fan Palm
Calocedrus decurrens	Incense Cedar
Cercis occidentalis	Eastern Redbud
Chamaerops humilis	Mediterranean Fan Palm
Geijera parviflora	Australian Willow
Heteromeles arbutifolia	Toyon
Leptospermum x Scura	Cape Myrtle
Livistona chinensis	Ribbon Palm
Olea 'Swan Hill'	Fruitless Olive
Phoenix reclinata	Senegal Date Palm
Pittosporum phillyreoides	Willow Pittosporum
Pittosporum tobira/eliptica	Diamond Pittosporum
Quercus agrifolia	Coast Live Oak
Tecoma stans	Yellow Trumpet Tree
Thevetia peruviana	Giant Thevetia
Trachycarpus fortunei	Windmill Palm
SHRUBS:	
Agave attenuata	Velvet Agave
Arctostaphylos 'Howard McMinn'	McMinn Manzanita
Arbutus unedo	Strawberry Tree
Carex praegracilis	Western Redbud
Cistus 'Sunset'	Pink Rockrose
Hemerocallis hybrids	Daylily
Heteromeles arbutifolia	Toyon
Phormium spp.	New Zealand Flax
Pittosporum tenuifolium 'Wrinkles'	Kohuhu
Raphiolepis indica	India Hawthorn
Ribes viburnifolium	Catalina Perfume
Romneya coulteri	Matilija Poppy
Strelitzia reginae	Bird of Paradise
PERENNIAL ACCENTS:	
Agapanthus orientalis	Lily of the Nile
Clivia miniata	Kaffir Lily
Hesperaloe parviflora	Coral Sotol
Iris douglasiana	Canyon Iris
Penstemon hybrids	Penstemon
Salvia clevelandii	Cleveland Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Stenotaphrum 'Variety Prime'	Blue Eyed Grass
VINES:	
Distictis 'Rivers'	Royal Trumpet Vine
Distictis buccinatoria	Red Trumpet Vine
GROUNDCOVERS:	
Agrostis pallens	California Bent Grass
Arctostaphylos 'Emerald Carpet'	Pacifistolo Manzanita
Carissa 'Emerald Carpet'	Prostrate Natal Plum
Cotoneaster dammeri	Bearberry
Fragaria chiloensis	Wild Strawberry
Gazania rigens	Gazania
Pelargonium peltatum	Ivy Geranium

NOTE:

The irrigation system for Agrostis bent grass will use low precipitation rotating nozzles. A drip irrigation system will be utilized for the shrub/groundcover areas. All trees will be 15 gallon minimum size

LANDSCAPE PLANTED IN DROUGHT TOLERANT TREES, SHRUBS, AND GROUNDCOVERS. 57,173 SF

CITY OF SANTA BARBARA LOW-WATER USING LANDSCAPE DESIGN

The following measures will be reflected in the construction documents for the project, and include:

Low water using grass species will be specified for passive recreation areas (Cynodon species)
No turf will be planted
80% or more of the of the plants will be low-water using species
2" of weed-free bark mulch will be specified
There will be no overspray or runoff from the irrigation system
Sprinklers, if used, will have matched precipitation rates within each valve and circuit.
Planting areas less than 8 feet wide will be irrigated by drip, low precipitation misting nozzles, or bubblers
Irrigation valves will be separated for individual hydrozones based on plant water needs and sunshade requirements
The automatic irrigation system will be controlled by an ET-sensing, weather-based "smart" controller
Check valves will be installed at the low end of irrigation lines to prevent unwanted draining of irrigation lines
Grading will retain/maximize retention and infiltration by preserving open spaces and creating depressed areas / swales. Grading will mimic natural, pre-development hydrologic flow paths and strategic swales increase the width of flow paths in order to decrease flow rates

The landscape design plan conforms to the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council (Council Resolution No. 98-162).

Rain Gardens, Bio-Retention & Detention Basin

Areas as noted on the plan will be planted with drought-tolerant materials suited to the intermittent periods of inundation and silt deposition.

TREE DISPOSITION SUMMARY

TREES REMOVED ("X" ON PLAN)

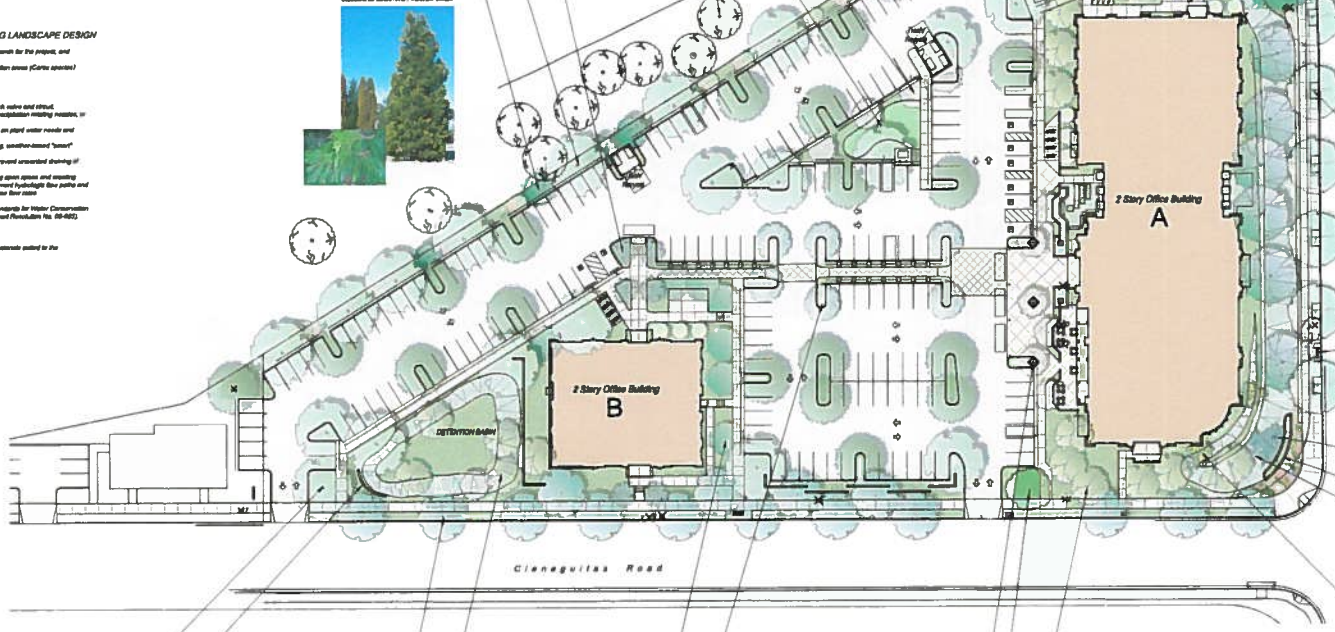
Botanic Name	Common Name	Quantity	Designation #
TREES / PALMS:			
Callistemon viminalis	Weeping Bottlebrush	2	1,2
Eucalyptus globulus	Blue Gum	1	3
Eucalyptus polyanthemos	Silver Dollar Gum	1	4
Phoenix canariensis	Canary Island Palm	1	5
Pinus pinea	Italian Stone Pine	1	6
Quercus agrifolia	Coast Live Oak	2	7,8
Rehnus smithfieldiana	Brazilian Pepper	3	9,10,11
Washingtonia robusta	Mexican Fan Palm	5	12,13,14,15,16
Geijera parviflora	Australian Willow	1	17

TREES PROTECTED

Botanic Name	Common Name	Quantity
Quercus agrifolia	Coast Live Oak	2
Pinus pinea	Italian Stone Pine	1

TREES PROPOSED

Botanic Name	Common Name	Quantity
Acacaciaus Baumbiana	Pink Cedar	9
Brahea edulis	Guadalupe Fan Palm	14
Calocedrus decurrens	Incense Cedar	6
Cercis occidentalis	Eastern Redbud	9
Geijera parviflora	Australian Willow	21
Leptospermum fenfortulus rapiniflolus	Cadiline Ironwood	16
Jacaranda mimosifolia	Jacaranda	7
Livistona chinensis	Ribbon Palm	11
Melaleuca quinquenervia	Paperbark Tree	13
Olea 'Swan Hill'	Fruitless Olive	19
Phoenix reclinata	Senegal Date Palm	1
Pittosporum rhombifolium	Diamond Pittosporum	13
Quercus agrifolia	Coast Live Oak	25



STREET TREE ON CIENEGUITAS
Olea 'Swan Hill' / Fruitless Olive

ACCENT TREE
Melaleuca quinquenervia / Paperbark Tree

NARROW CANOPY TREE
Pittosporum rhombifolius / Diamond Pittosporum

ACCENT TREE
Lophostemon confertus / Brisbane Box

MID SIZE FLOWERING CANOPY TREE
Cercis occidentalis / Eastern Redbud

EXISTING COAST LIVE OAK
1 - 12" caliper trunk to be protected

ACCENT TREE
Melaleuca quinquenervia / Paperbark Tree

arcadia studio
landscape architecture
202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.8055
fax 805.962.1654
arcadiastudio.com

Preliminary Landscape Plan

0 15' 30' 60' 90'

The Foothill Centre

LENVIK & MINOR ARCHITECTS

The Towbes Group

L1.1

09 / 01 / 2011 – City of Santa Barbara Submittal

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