Hochhauser
Blatter

ARCHITECTURE
AND PLANNING

800 Santa Barbara Street
Perspective View

Hochhauser Blatter

ARCHITECTURE AND PLANNING

CJM::LA

COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE

office 805 698 2120 email INFO@CJM-LA.COM
350 EAST CANON PERDIDO STREET #C-2
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN

800 Santa Barbara St.

800 Santa Barbara Street
Santa Barbara, CA 93101

LICENSED LANDSCAPE ARCHITECT Courtney Jane Miller, Inc. #6066 Signature Renewal Date Date STATE OF CALIFORNIA

REVISIONS
07/21/15 HLC
02/19/16 HLC

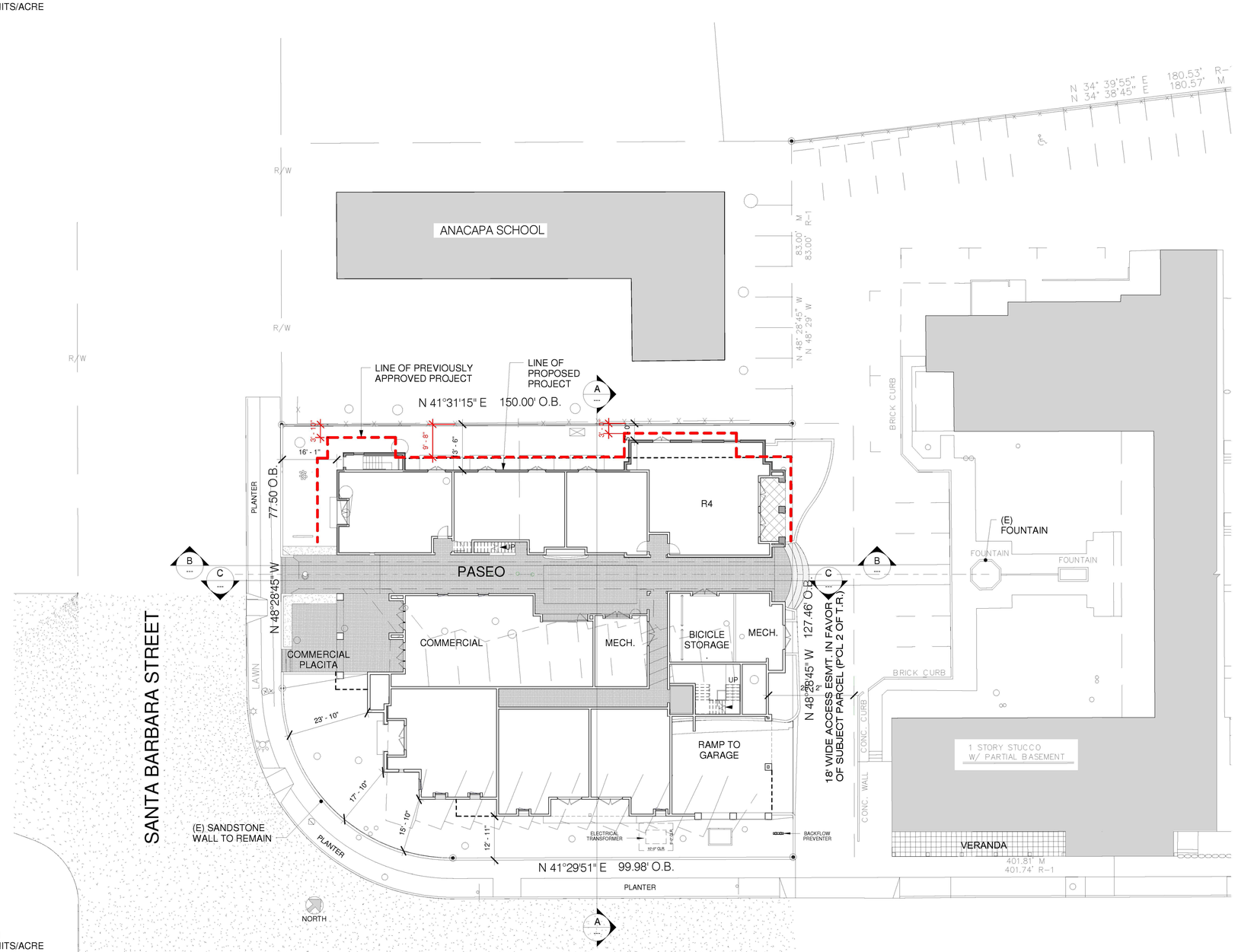
PROJECT NUMBER 1503
DRAWN BY KK
DATE DRAWN 07/06/15
SCALE 1"=10'-0"
PRINT DATE 2/24/16

SHEET NUMBER L-2 of 2

1

ZONE: C2
SITE AREA: 18,586 S.F. / .43 ACRES.
AVERAGE UNIT DENSITY PROGRAM
AVERAGE UNIT SIZE 749 S.F. / 63 UNITS/ACRE
23 UNITS
MAX. HT. ALLOWED 45 FT.
MAX. HT. PROPOSED 35 F.T.

MIXED USE MULTI FAMILY APARTMENT W/LIMITED COMMERCIAL



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

UNIT NUMBER LEVEL 1	USE	AREA		Type
C1	COMMERCIAL	1,383	SF	
108	SERVICES	650	SF	
109	MECHANICAL	229	SF	

101	RESIDENTIAL	730	SF	1
102	RESIDENTIAL	692	SF	1
103	RESIDENTIAL	553	SF	S
104	RESIDENTIAL	1,076	SF	2
105	RESIDENTIAL	641	SF	S
106	RESIDENTIAL	749	SF	1
107	RESIDENTIAL	846	SF	1
7	FIRST FLOOR TOTAL	5,287	SF	

LEVEL 2

201	RESIDENTIAL	717	SF	1
202	RESIDENTIAL	1,144	SF	2
203	RESIDENTIAL	1,115	SF	2
204	RESIDENTIAL	608	SF	S
205	RESIDENTIAL	550	SF	S
206	RESIDENTIAL	500	SF	S
207	RESIDENTIAL	726	SF	1
208	RESIDENTIAL	765	SF	1
209	RESIDENTIAL	601	SF	S
210	RESIDENTIAL	749	SF	1
211	RESIDENTIAL	642	SF	1
11	SECOND FLOOR TOTAL	8,117	SF	

LEVEL 3

301	RESIDENTIAL	1,248	SF	2
302	RESIDENTIAL	773	SF	1
303	RESIDENTIAL	599	SF	S
304	RESIDENTIAL	615	SF	S
305	RESIDENTIAL	1,269	SF	2
5		4,504	SF	

23 Number the units		
	RESIDENTIAL TOTAL	17,908
	OTHERS TOTAL	879
	COMMERCIAL TOTAL	1,383
	BUILDING TOTAL	20,170

17,908	17,907
23	23
778.6086957	778.5652174

23 RESIDENTIAL UNITS
17,919 / 23 = 779 sf

MULTI-RESIDENTIAL DENSITY CALCULATION 17,821 @ AVG.779

29 PARKING STALLS

ZONE: C2
SITE AREA: 18,586 S.F. / .43 ACRES.
AVERAGE UNIT DENSITY PROGRAM
AVERAGE UNIT SIZE 779 S.F. / 63 UNITS/ACRE
27 allowed @ 811 S.F. AVG.
23 UNITS PROPOSED @ 779 S.F. AVG.

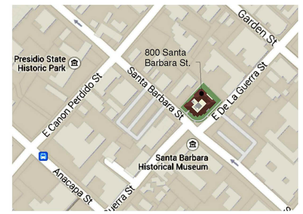
APN: 031-012-028
SLOPE OF THE PROPERTY: LESS THAN 3%
PROPOSED COVERED PARKING : 29
EXISTING UNCOVERD PARKING: 22

SITE STATISTICS

AREA OF THE LOT: 20,831 SF	SF	%
FOOT PRINT OF THE BLDG:	11,104 SF	53%
LANDSCAPED AREAS:	4,970 SF	24%
PAVED AREAS:	4,783 SF	23%

EXISTING BLDG: 2,110 SF
PROPOSED BUILDING: 20,170 SF

VICINITY MAP



SITE PLAN

Hochhauser Blatter
ARCHITECTURE AND PLANNING
122 E. ARRELLAGA
SANTA BARBARA
CALIFORNIA 93101
805 962 2746

800 SANTA BARBARA STREET

DATE:	ISSUANCE OR REVISION
09/28/2015	
12/17/2015	
01/20/2016	
03/19/2016	
04/15/2016	

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SHEET CONTENTS
Site Plan

PROJECT NO: Project Number

SHEET
F1
2

DESIGN IMAGERY

EXISTING AGAVE AND BRICK PAVING

CITRUS IN POTS AND VINE TIES

SUCCULENTS AND WATER-WISE PLANTINGS

PLANT PALETTE - 800 Santa Barbara Street

Sunset Zone 24 / WUCOLS Region 3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
CANOPY TREES					
ARB MAR	ARBUTUS 'MARINA'	ARBUTUS	24" BOX	STD.	L
BAU BLA	BAUHINIA BLAKEANA	HONG KONG ORCHID	24" BOX	STD.	M
CAS SPE	CASSIA SPECTABILIS	CROWN OF GOLD	36" BOX	STD.	M
JAC MIM	JACARANDA MIMOSIFOLIA	JACARANDA	48" BOX	STD.	L
LAU NOB	LAURUS NOBILIS	SWEET BAY	24" BOX	STD.	L
ACCENT TREES					
ALB JUL	ALBIZIA JULIBRISSIN	SILK TREE	24" BOX	STD.	L
ALO BAR	ALOE BARBERAE	GIANT ALOE TREE	36" BOX	STD.	L
BRU VER	BRUGMANSIA VERSICOLOR	ANGEL'S TRUMPET TREE	24" BOX	STD.	M
CIT SPP	CITRUS SPP.	CITRUS	24" BOX	STD.	M
HOW FOR	HOWEA FORSTERIANA	KENTIA PALM	75% 8' B.T. 25% 10' B.T.		M
PHO ROE	PHOENIX ROEBELENII	PIGMY DATE PALM	24" BOX	MULTI	L
LARGE SHRUBS					
ALO ARB	ALOE ARBORESCENS	TORCH ALOE	5 GAL	5'-0" O.C.	L
ARB UNE	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY SHRUB	5 GAL	4'-0" O.C.	L
EUP AMM	EUPHORBIA AMMAK VARIEGATA	SPURGE	15 GAL	5'-0" O.C.	L
FRE KEN*	FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GAL	5'-0" O.C.	L
HET ARB*	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	5'-0" O.C.	L
PIT CRA	PITTOSPORUM CRASSIFOLIUM	KARO	5 GAL	3'-0" O.C.	L
POD MAK	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	15 GAL	2'-0" O.C. / COLUMN	L
RHU INT*	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	4'-0" O.C.	L
MEDIUM SHRUBS					
AGA ATT	AGAVE ATTENUATTA	FOXTAIL AGAVE	5 GAL.	30" O.C.	L
AGA NOV	AGAVE ATTENUATTA 'NOVA'	BLUE FOXTAIL AGAVE	5 GAL.	30" O.C.	L
ALO CAM	ALOE CAMPERI 'YELLOW'	YELLOW NUBIAN ALOE	5 GAL	2'-0" O.C.	L
ALO PLI	ALOE PLICATILIS	FAN ALOE	5 GAL	3'-0" O.C.	L
ALO STR	ALOE STRIATA	CORAL ALOE	5 GAL.	18" O.C.	L
CAR MAC	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	5 GAL.	3'-0" O.C.	L
CIS LAD	CISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	5 GAL	4'-0" O.C.	L
COR IVO	CORREA 'IVORY BELLS'	WHITE AUSTRALIAN FUCHSIA	5 GAL.	3'-0" O.C.	L
PIT NAN	PITTOSPORUM 'NANA'	DWARF KARO	5 GAL.	3'-0" O.C.	L
RHA CAL*	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	4'-0" O.C.	L
RHA MIN	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL	3'-0" OC	L
WES FRU	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	3'-0" OC	L
SMALL SHRUBS & ACCENT PLANTINGS					
AEO MIN	AEONIUM 'MINT SAUCER'	SAUCER AEONIUM	1 GAL	18" O.C.	L
CIS GRA	CISANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	1 GAL	18" O.C.	L
ECH IMB	ECHEVERIA X IMBRICATA	HEN & CHICKS	1 GAL.	12" O.C.	L
GROUNDCOVER					
CAR GRE	CARISSA MACROCARPA 'GREEN CARPET'	LOW GROWING NATAL PLUM	1 GAL	3'-0" O.C.	L
COT DAM	COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GAL.	3'-0" O.C.	L
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	1 GAL	8" O.C.	L
LAN MON	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	6'-0" O.C.	L
SEN SPP	SENECIO SPECIES	NCN	1 GAL.	2'-0" O.C.	L
VINES & ESPALIERS					
BOU SPP	BOUGAINVILLEA SPP.	NCN	15 GAL	TRAIN ON WALL	L
CLY CAL	CLYTOSTOMA CALLISTEGIODES	VIOLET TRUMPET VINE	15 GAL.	TRAIN ON TRELLIS	M
FIC MIN	FICUS PUMILA 'MINIMA'	CREEPING FIG	15 GAL	TRAIN ON WALL	L
GRE OCC	GREWIA OCCIDENTALIS	LAVENDER STARFLOWER	15 GAL	ESPALIER	M

NOTE:
* - Native Plant
L.B. - Low Branch
Std. - Standard
W.U.C.O.L.S. - Water Use Classification of Landscape Species. University of California Cooperative Extension, Jan.2014. This is a guide to identifying irrigation water needs of landscape species and is intended for reference only.
City of Santa Barbara Addendum to the WUCOLS Plant List, 2015.
All trees are to be selected and tagged by the Landscape Architect. Contractor shall notify Landscape Architect a minimum four (4) weeks in advance of planting time. All trees are to be selected and tagged by the Landscape Architect. Contractor shall notify Landscape Architect a minimum four (4) weeks in advance of planting time.
Above-grade utilities shall be screened to the maximum extent feasible.
Plants listed as 'alert status' by the California Invasive Plant Council (CAL-IPC 2006) shall not be used for landscaping.

PRELIMINARY PLAN - PLANTING AND DESIGN

CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE SANTA BARBARA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC; ENDURING AND AUTHENTIC.

THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.
- PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.
- GREEN SCREENS WILL BE INCLUDED WHERE FEASIBLE.

EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.

THE PLANT PALETTE WILL BE MEDITERRANEAN IN CHARACTER AND SUITABLE TO THE SANTA BARBARA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW WATER AND LOW MAINTENANCE. ONLY ORGANIC FERTILIZERS AND SOIL AMENDMENTS WILL BE USED.

COMMON AREA IRRIGATION WILL INCLUDE DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND-WATERED OR WILL INCLUDE SELF-WATERING SYSTEMS.

PRELIMINARY PLAN - EXISTING TREE NOTES

CJM:LA STRIVES TO PROTECT EXISTING TREES ON SITE TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.

MANY FACTORS ARE REVIEWED IN EVALUATING THE APPROPRIATENESS OF PROTECTING-IN-PLACE, RELOCATING, OR REMOVING EXISTING TREES AT EACH PROJECT SITE. IN GENERAL, THE FOLLOWING PARAMETERS ARE CONSIDERED:

HEALTH AND LONG-TERM VIABILITY OF EXISTING TREES IS ASSESSED EITHER BY A REPRESENTATIVE OF CJM:LA OR BY THE PROJECT ARBORIST.

LOCATION OF EXISTING TREES IN RELATIONSHIP TO PROPOSED PROJECT ELEMENTS SUCH AS BUILDINGS, HARDSCAPE AND LANDSCAPE AMENITIES IS REVIEWED IN DEPTH.

APPROPRIATENESS OF EXISTING TREE SPECIES IN RELATIONSHIP TO PROJECT DESIGN AND ARCHITECTURAL STYLES IS CONSIDERED.

VALUE OF EXISTING TREES RELATED TO BIOLOGICAL HABITAT IS REVEIWED.

VISUAL AND AESTHETIC VALUE IS ASSESSED IN RELATIONSHIP TO NEIGHBORHOOD OR SITE CONTEXT.

HISTORIC VALUE IS REVIEWED, AND SPECIMEN TREES ARE NOTED.

THE FOLLOWING TREES REQUIRE SPECIFIC REVIEW AND ADDITIONAL REQUIREMENTS PER THE CITY OF SANTA BARBARA:

STREET TREES
TREES ON CITY OR PUBLIC PROPERTY
SETBACK TREES
PARKING LOT TREES
HISTORIC OR SPECIMEN TREES
TREES WITHIN THE EL PUEBLO VIEJO LANDMARK DISTRICT

EXISTING PLANT MATERIAL:

THE FOLLOWING SPECIMEN SHALL BE PROTECTED IN PLACE OR BOXED AND RELOCATED ON-SITE IN ORDER TO PRESERVE THE MATURE LOOK OF THE LANDSCAPE:
-AGAVE ATTENUATTA
-AGAVE AMERICANA

ABOVE-GROUND UTILITY NOTE

ALL ABOVE-GROUND UTILITIES SHALL BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE, WHILE ALSO ALLOWING FOR REQUIRED CLEARANCES AND MAINTENANCE ACCESS.

UTILITIES SHALL BE SCREENED FROM PUBLIC VIEW WITH MIN. 4'-0" TALL EVERGREEN SHRUBS SPACED TIGHTLY TO ACCOMMODATE MAXIMUM SCREENING POTENTIAL.

PROJECT STATISTICS

Total Site Area: 18,568 S.F.

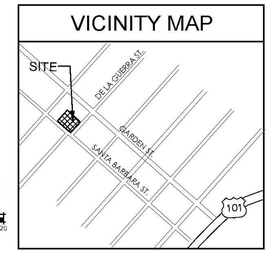
Building Area (Footprint): XXX
Hardscape (Impermeable): XXX
Hardscape (Permeable): XXX
Landscape Area: XXXX

WUCOLS REQUIREMENT

Landscape Area: XXX SF
Commercial Project Requirement: XXXX (100%) Low

0 5 10 20
SCALE: 1" = 10'-0"

VICINITY MAP



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NOT FOR CONSTRUCTION

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St. 800 Santa Barbara St.

800 Santa Barbara Street
Santa Barbara, CA 93101

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA, ASLA
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
07/21/15 HLC
02/19/16 HLC

PROJECT NUMBER
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DRAWN BY
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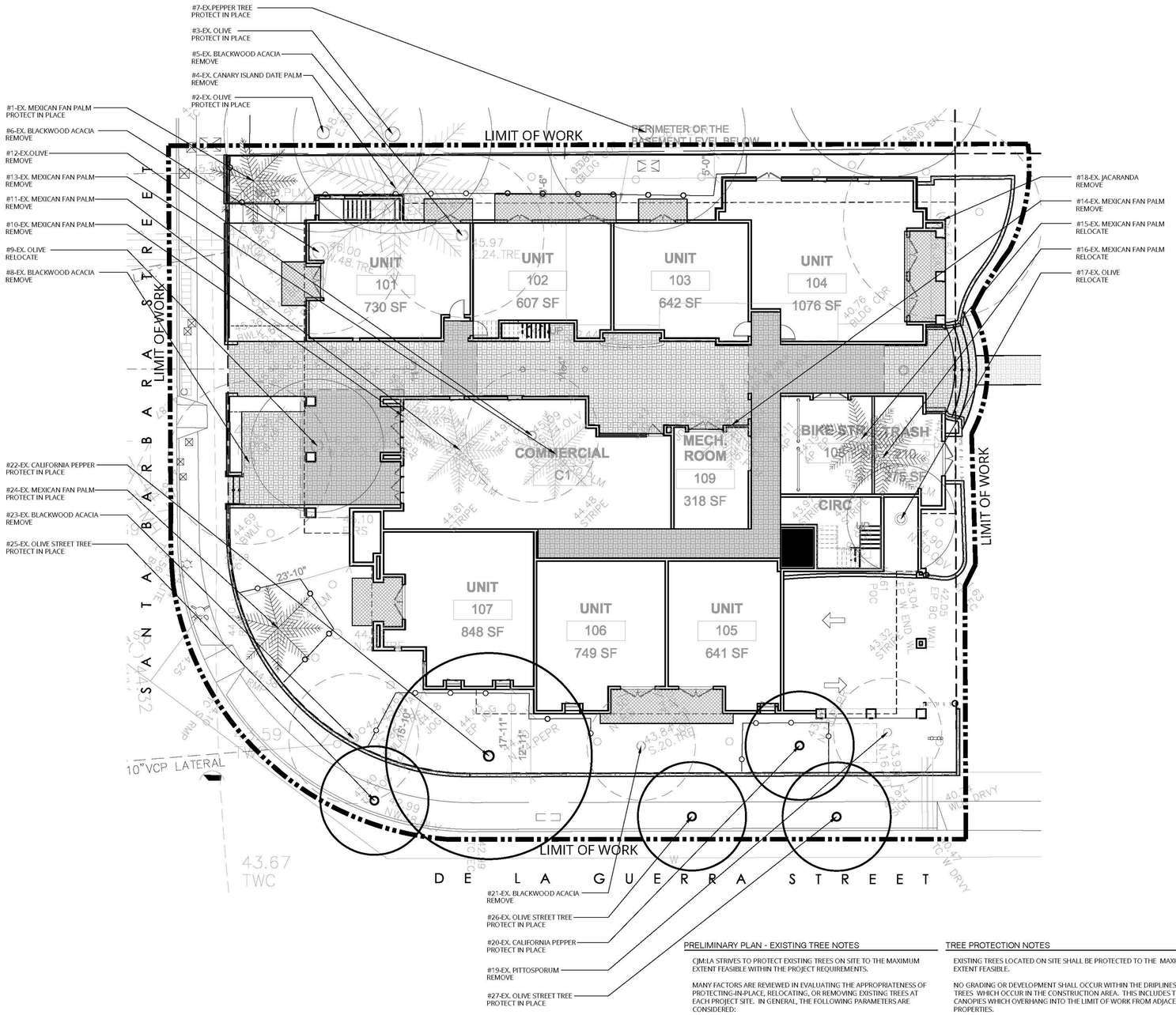
SHEET NUMBER
L-2 of 2

3



TREE INVENTORY

Tree #	Botanical Name	Common Name	DBH	Root Protection Zone radius	Average Condition	Comment	Potential Project Impact
1	*Washingtonia robusta*	Mexican Fan Palm	19	2'	Good		Protect in place
2	*Olea europea*	Olive	28	12'	Good	Northern neighbor's tree has cavity in trunk	Protect in place
3	*Olea europea*	Olive	36	12'	Good	Northern neighbor's tree	Protect in place
4	*Phoenix canariensis*	Date Palm	31		Good		Remove
5	*Acacia melanoxylon*	Black acacia	24		Good	Significant lean to east, many surface roots.	Remove
6	*Acacia melanoxylon*	Black acacia	38		Good	Significant lean to south with exposed roots on tension side and major decay on 12" leader	Remove
7	*Schinus molle*	California Pepper	35	12'	Fair	Northern neighbor's tree a bit stressed	Protect in place
8	*Acacia melanoxylon*	Black acacia	24		Fair	Lots of codominant stems, stressed	Remove
9	*Olea europea*	Olive	16		Good	Once topped, crown is formed from maturing adventitious shoots	Could relocate or remove
10	*Washingtonia robusta*	Mexican Fan Palm	21		Good		Remove
11	*Washingtonia robusta*	Mexican Fan Palm	20		Good		Remove
12	*Olea europea*	Olive	21		Fair	Several codominant stems at 5'	Remove
13	*Washingtonia robusta*	Mexican Fan Palm	23		Good		Remove
14	*Washingtonia robusta*	Mexican Fan Palm	24		Good		Remove
15	*Washingtonia robusta*	Mexican Fan Palm	18		Good		Relocate
16	*Washingtonia robusta*	Mexican Fan Palm	17		Good		Relocate
17	*Olea europea*	Olive	23 | 18		Good	Tree is mostly adventitious shoots	Relocate
18	*Jacaranda mimosaifolia*	Jacaranda	17		Fair	Drought stressed	Remove
19	*Pittosporum undulatum*	Pittosporum	9 | 7		poor	Large columns of decay in each trunk. recommend removal	Remove
20	*Schinus molle*	California Pepper	16	10'	Good	Low over parking lot	Protect in place
21	*Acacia melanoxylon*	Black acacia	20		Good	Low codominat stem	Remove
22	*Schinus molle*	California Pepper	27	12'	Good		Protect in place
23	*Acacia melanoxylon*	Black acacia	11		Good	Several codominant sterns	Remove
24	*Washingtonia robusta*	Mexican Fan Palm	19	2'	Good		Protect in place
25	*Olea europea*	Olive	13		Good	Street tree	Protect in place
26	*Olea europea*	Olive	1		Good	Street tree	Protect in place
27	*Olea europea*	Olive	1		Good	Street tree	Protect in place

*PER ARBORIST REPORT, DATED FEBRUARY 24, 2016.

Tree Protection Totals - Santa Barbara St.		
		PREVIOUS APPROVED PLANS
PROTECT IN PLACE	10	3
REMOVE	13	17
RELOCATE	4	4

PRELIMINARY PLAN - EXISTING TREE NOTES

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- SETBACK TREES
- PARKING LOT TREES
- HISTORIC OR SPECIMEN TREES
- TREES WITHIN THE EL PUEBLO VIEJO LANDMARK DISTRICT

TREE PROTECTION NOTES

EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.

NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.

ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE, AND SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.

NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

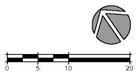
NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.

ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF AN ARBORIST/BIOLOGIST APPROVED BY THE COUNTY OF SANTA BARBARA.

TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.

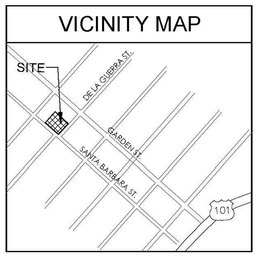
TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

REFER TO THE ARBORIST REPORT FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.



SCALE: 1" = 10'-0"

VICINITY MAP



CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 899 2120 email INFO@CJM-LA.COM
300 EAST CANON PERIDO STREET #C-2
SANTA BARBARA CA 93101

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NOT FOR CONSTRUCTION

TREE PROTECTION PLAN

800 Santa Barbara St.

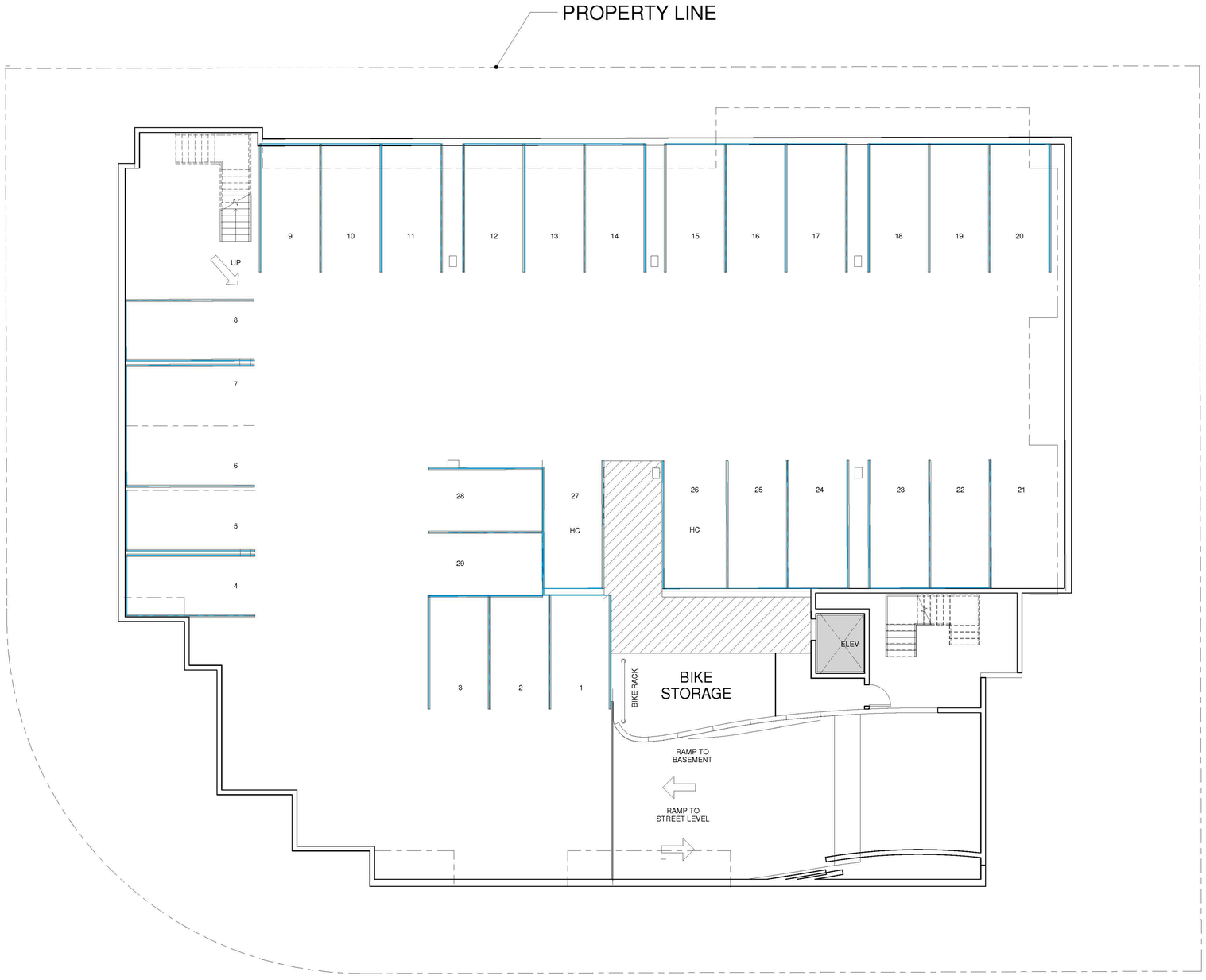
800 Santa Barbara Street
Santa Barbara, CA 93101

LICENSED LANDSCAPE ARCHITECT — Courtney Jane Miller, LIC. No. 5641 — Signature — Renewal Date — Date — STATE OF CALIFORNIA

REVISIONS
07/21/15 HLC
02/19/16 HLC

PROJECT NUMBER
1503
DRAWN BY
KK
DATE DRAWN
07/06/15
SCALE
1" = 10'-0"
PRINT DATE
2/24/16

SHEET NUMBER
L-1 of 2



2 BASEMENT
1/8" = 1'-0"

BASEMENT 1/8" = 1'-0"

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SANTA BARBARA
CALIFORNIA 93101
805 962 2746

800 SANTA BARBARA STREET

DATE:	ISSUANCE OR REVISION
09/28/2015	
12/17/2015	
01/20/2016	
03/19/2016	

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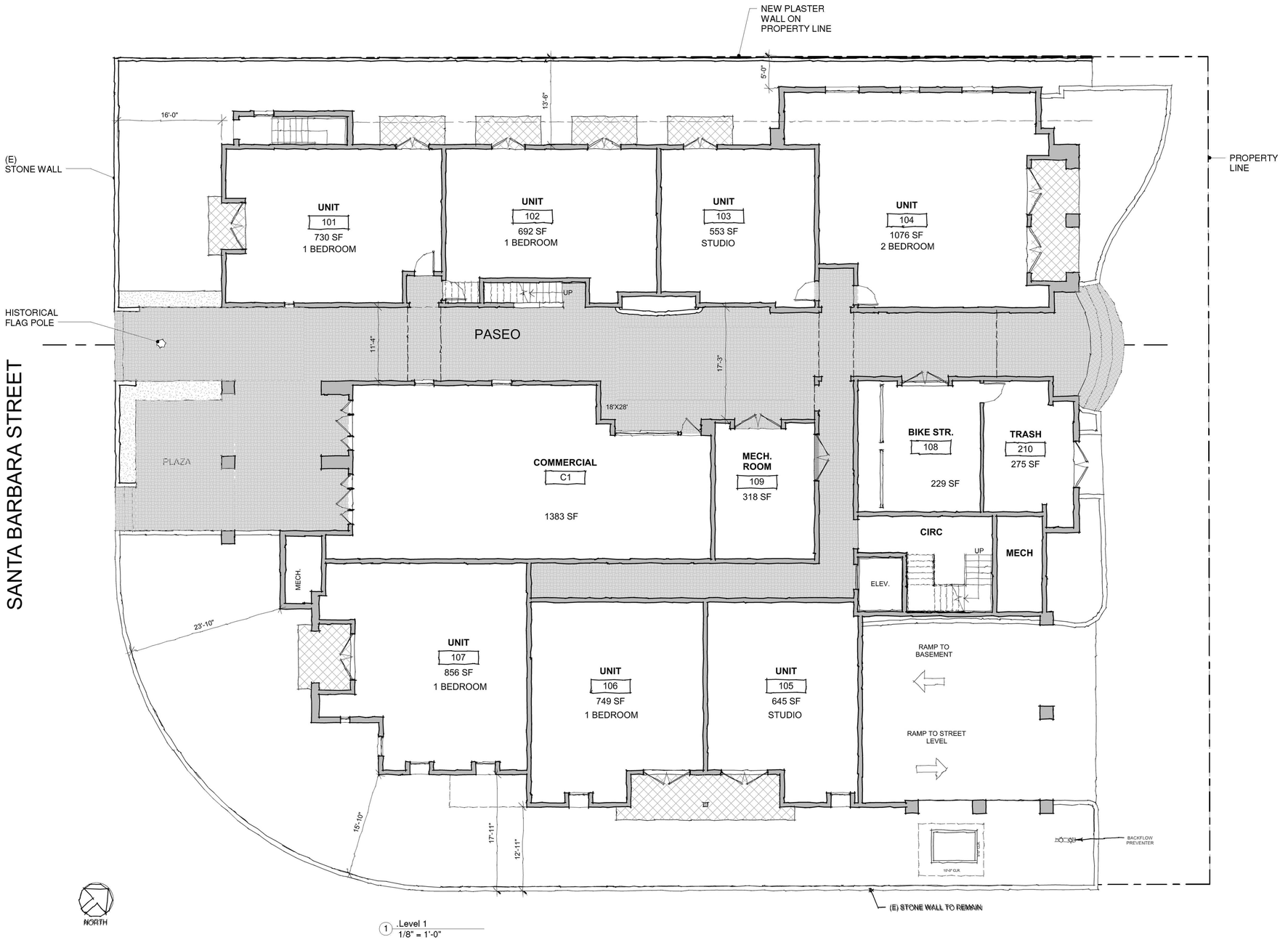
SHEET CONTENTS
Basement

PROJECT NO: Project Number

SHEET
F2.1
5



1 Level 1
1/8" = 1'-0"

DE LA GUERRA STREET

ENTRY LEVEL 1/8" = 1'-0"

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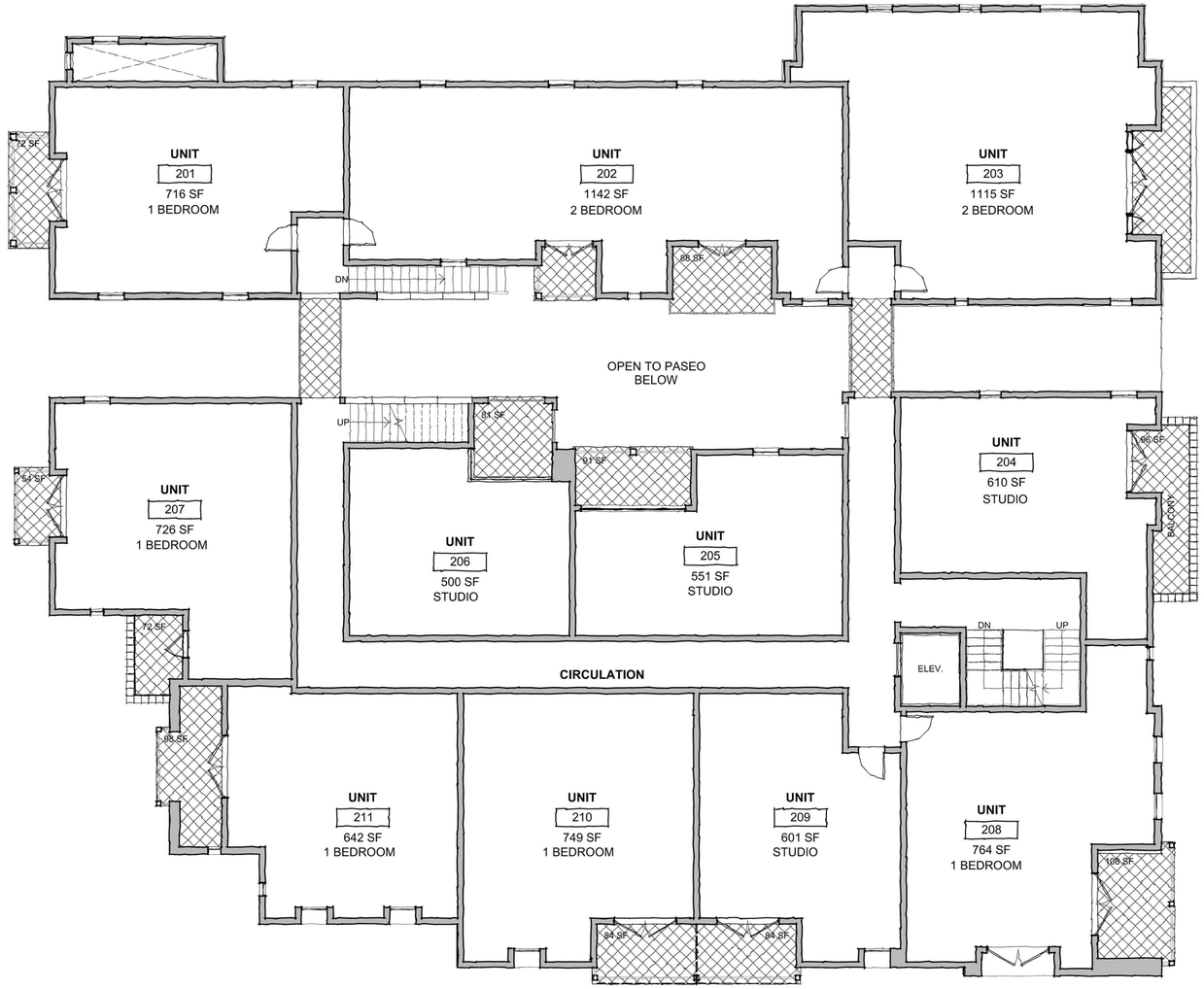
SHEET CONTENTS
ENTRY LEVEL FLOOR PLAN

PROJECT NO: Project Number

SHEET
F2.2
6



1 .Level 2
1/8" = 1'-0"

SECOND LEVEL 1/8" = 1'-0"

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SHEET CONTENTS

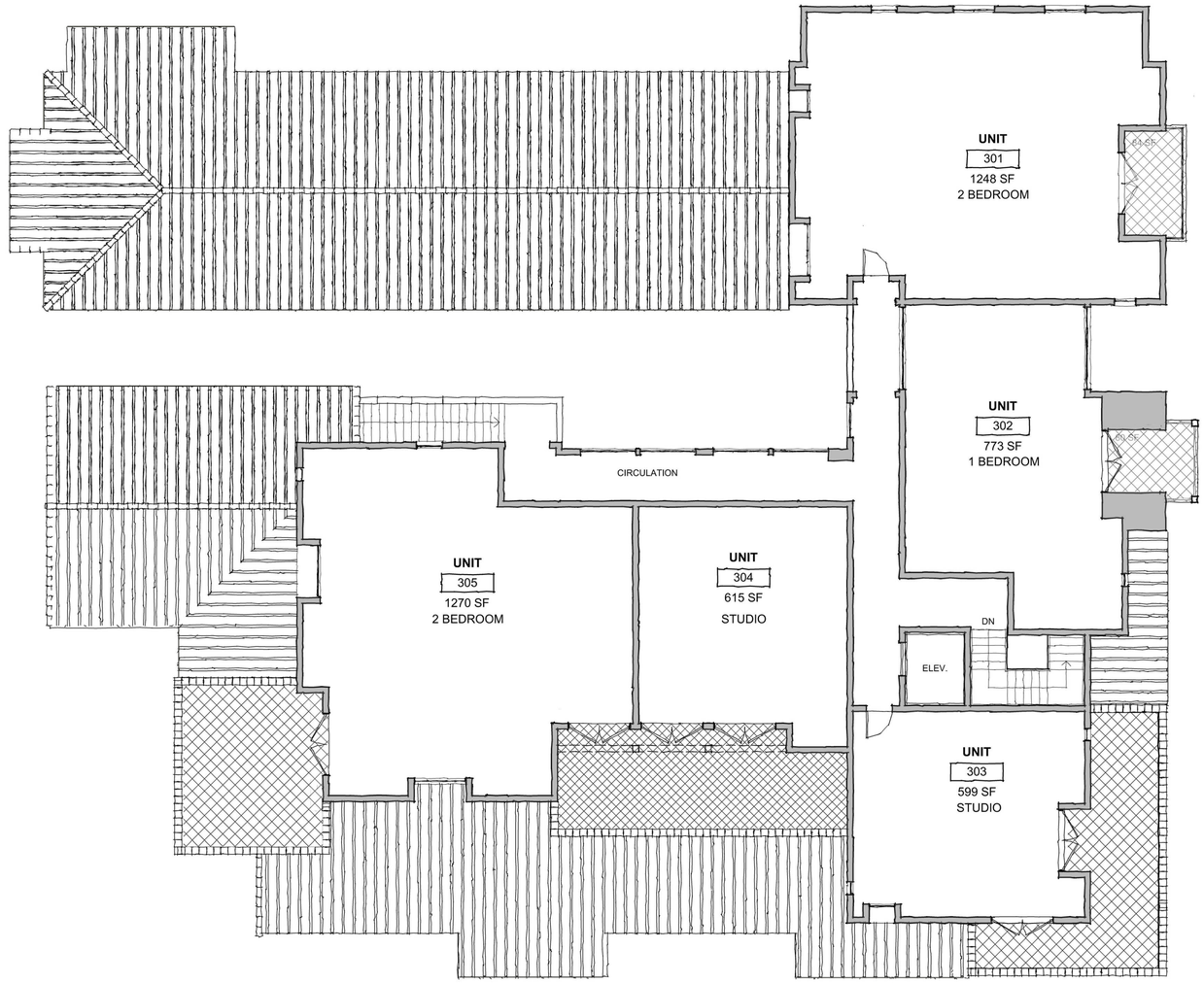
SECOND LEVEL FLOOR PLAN

PROJECT NO: Project Number

SHEET

F2.3

7



1 LEVEL 3
1/8" = 1'-0"

THIRD LEVEL 1/8" = 1'-0"

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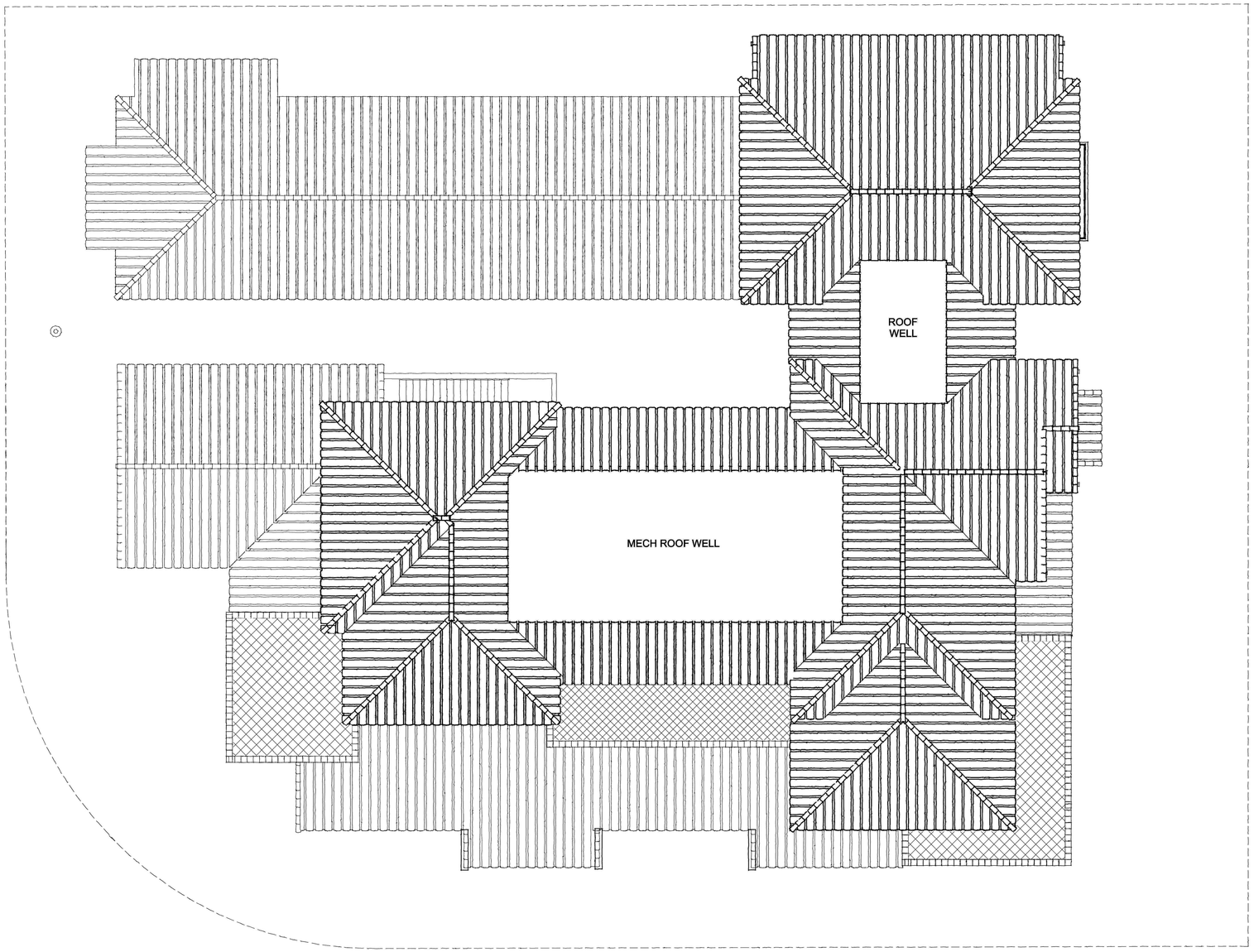
SHEET CONTENTS
THIRD LEVEL FLOOR PLAN

PROJECT NO: Project Number

SHEET
F2.4
8



1 .Roof
1/8" = 1'-0"

ROOF PLAN 1/8" = 1'-0"

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SHEET CONTENTS

ROOF PLAN

PROJECT NO: Project Number

SHEET

F3
9

George Constantinescu, CEO

OGEO MEASUREMENT & VIRTUALIZATION

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800 Santa Barbara St.
3D Contextual Modeling

George Constantinescu, CEO

OGEO MEASUREMENT & VIRTUALIZATION

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10A

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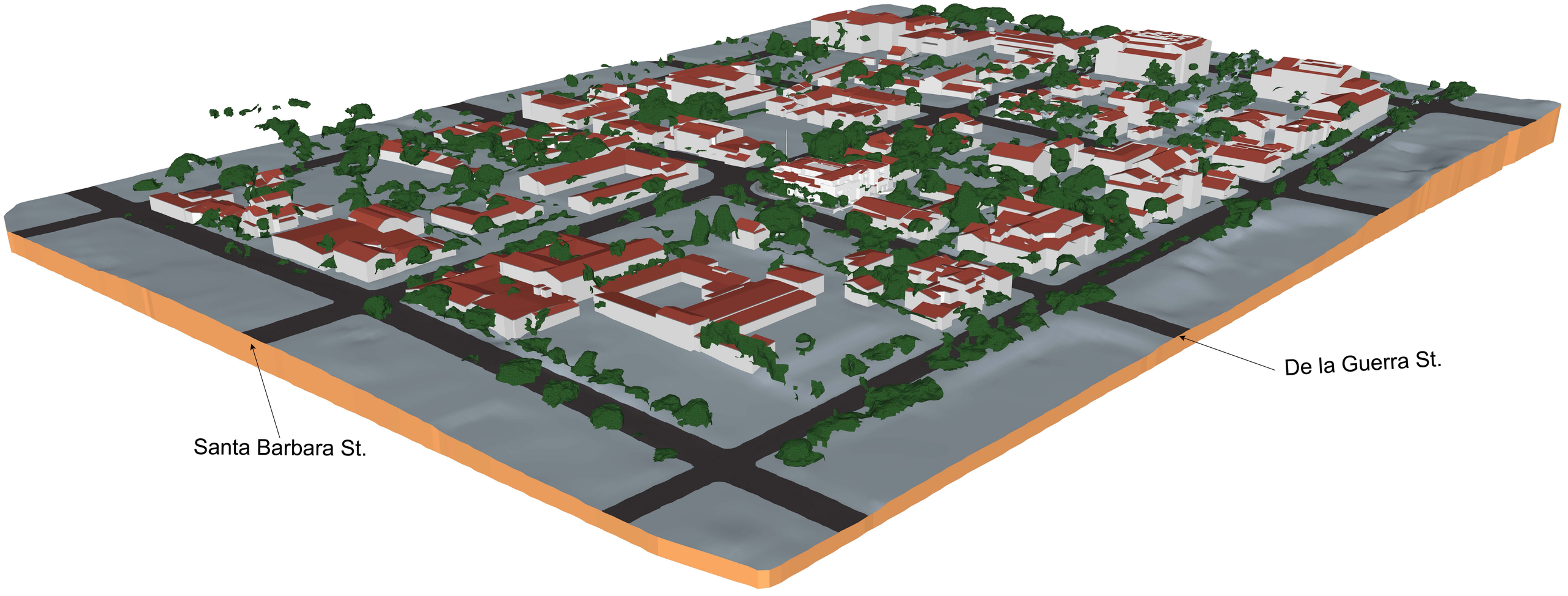
10B



800 Santa Barbara St.
3D Contextual Modeling

10C

George Constantinescu, CEO

OGEO MEASUREMENT & VIRTUALIZATION

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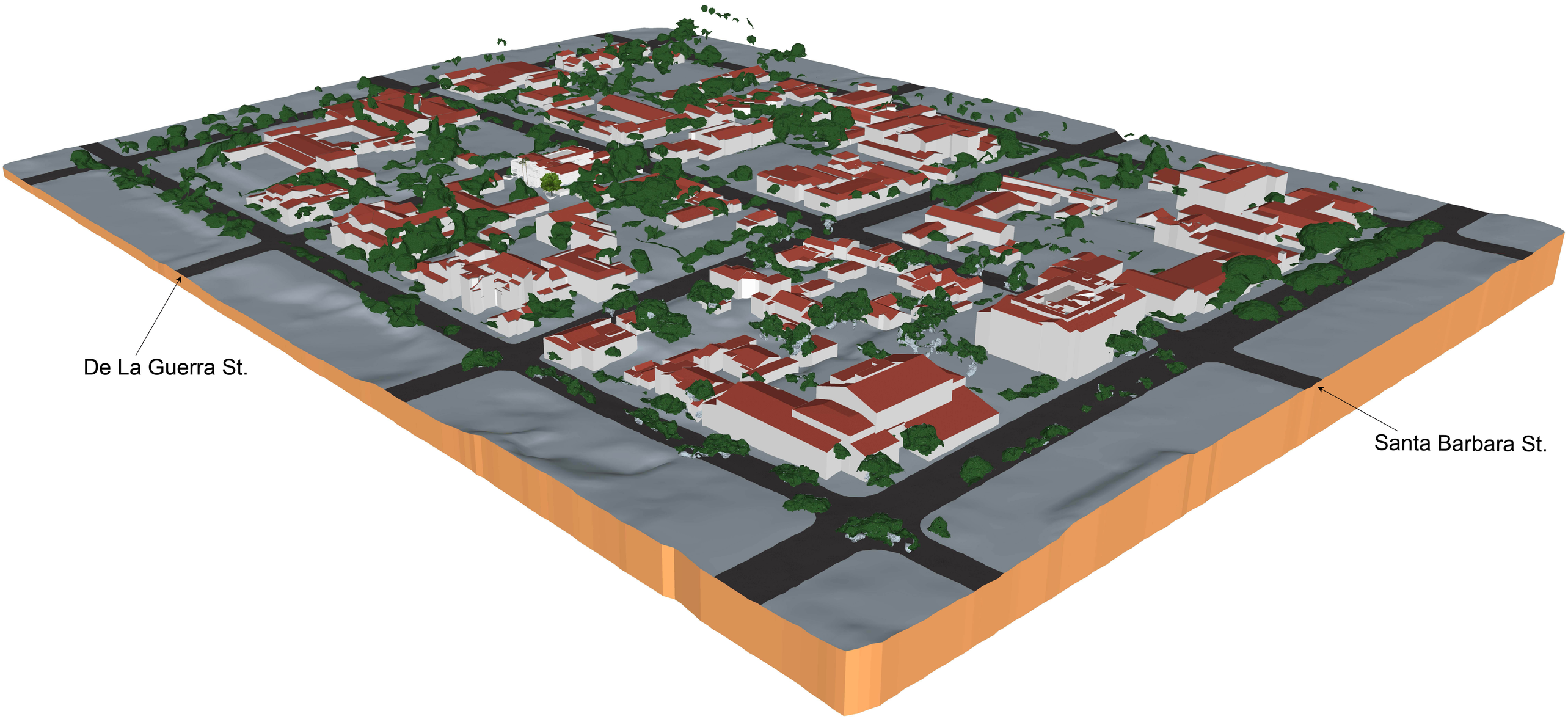

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3D Contextual Modeling

10D

George Constantinescu, CEO

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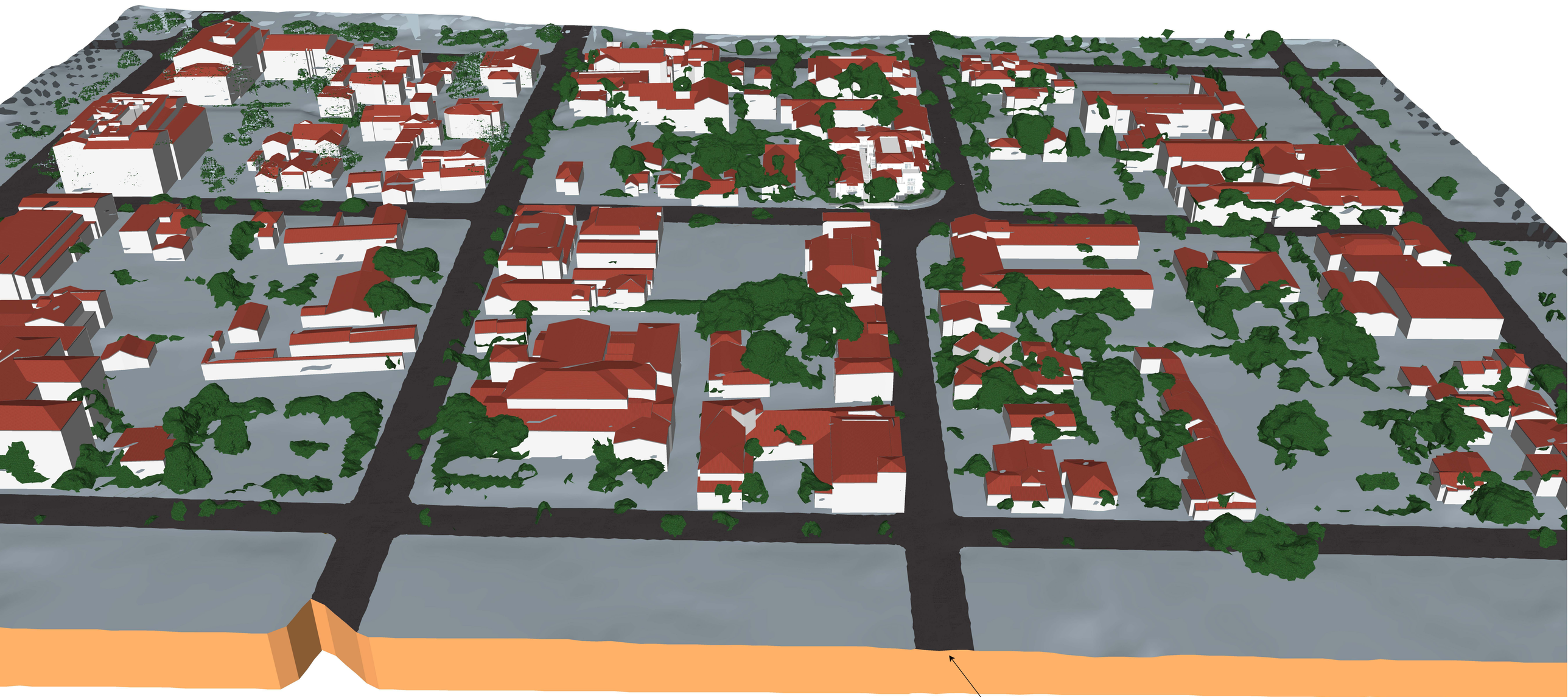

800 Santa Barbara St.
3D Contextual Modeling

10E

DE LA GUERRA STREET SCAPE

Properties Contiguous with El Presidio

Property	Story Height	Feet Height	Notes
A	3	34	Proposed Project
B	2	26	
C	2	22	
D	2	35	
E	1	32	
F	2	32	
G	3	47	
H	2	26	
I	2	27	
J	_	_	Not Used
K	4 - 6	76 - 43	
L	5	55	
M	2	32	
N	3	35	
O	3	34	
P	2	29	
Q	4 +	59	
R	4	64	
S	2	35	
T	1	16	
U	2	33	
V	_	_	Not used
W	_	_	Not used
X	_	_	Not Used
Y	_	_	Not Used
Z	3	40	
BB	3 +	39	
DD	4 +	55	
EE	4	46	
FF	3	42	
GG	3	44	
HH	2	26	

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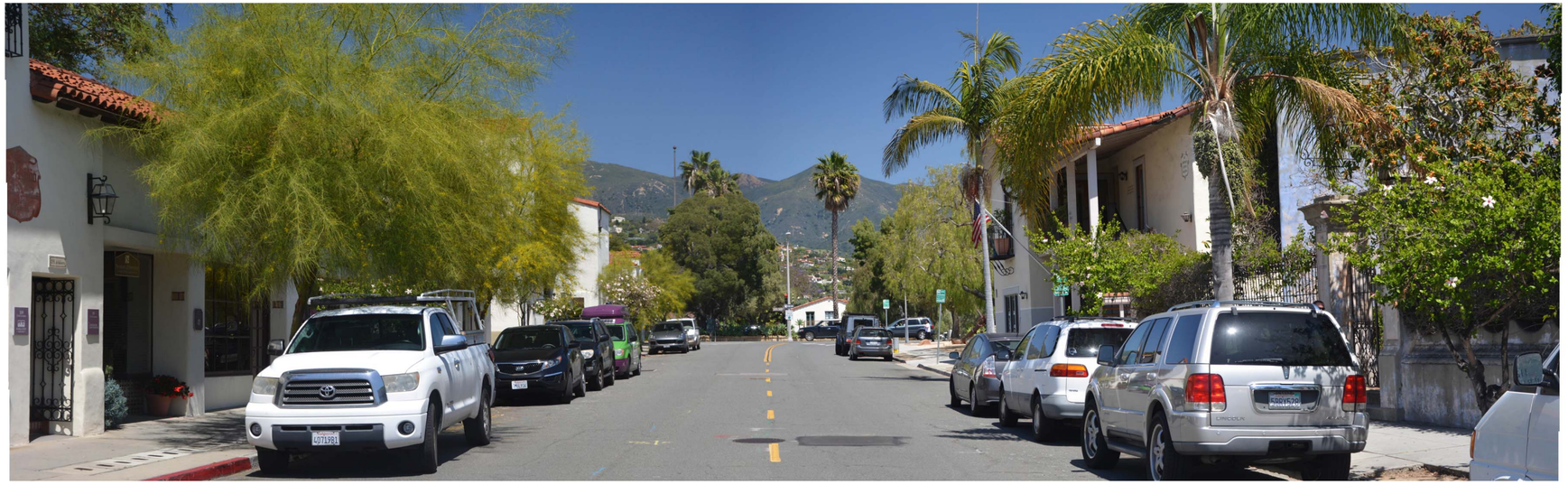

NORTH

VIEW SIMULATION
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VIEW SIMULATION

800 SANTA BARBARA STREET

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NORTH

VIEW SIMULATION
800 SANTA BARBARA STREET

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VIEW SIMULATION
800 SANTA BARBARA STREET

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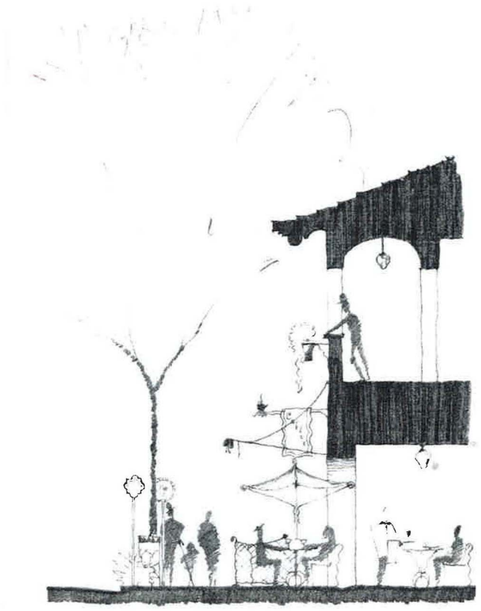
VIEW SIMULATION 800 SANTA BARBARA STREET



The pedestrian amenities in this sidewalk scene are placed where they do not interrupt the flow of pedestrian traffic. The pedestrian amenities, pedestrian oriented signage, and parkway landscaping create a welcoming image for the street. Please refer to page 17 for information on the permits required for outdoor dining. Reference Guidelines: 4.1.4, 4.1.11-13, 4.1.15-19, and 4.2.3-6.

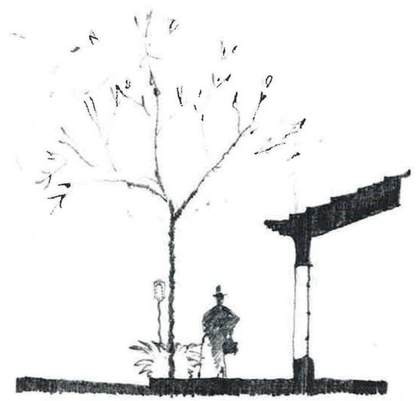
Pedestrian Amenities

Several factors need to be considered when determining the types of pedestrian amenities that will be provided in a given area. These factors include the nature of the surrounding land uses, the level and hours of pedestrian use, the existing amount and type of pedestrian amenities, and the proximity of adjacent buildings.

4.1.11 Create seating opportunities (e.g. benches, raised planters, low walls, or sculptured stairs) in areas where pedestrians congregate. Seating should be located where it will not interrupt the flow of pedestrians and placed in sheltered or protected areas, wherever possible. Outdoor dining facilities shall also be located where they will not interrupt the flow of pedestrian traffic.

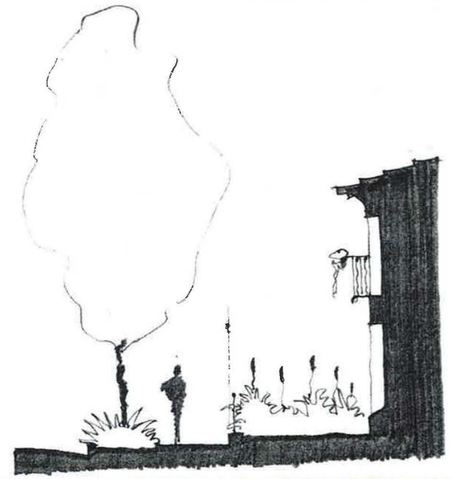
4.1.12 Place trash cans, drinking fountains, newspaper vending machines, telephones, or other pedestrian amenities in areas with high levels of pedestrian traffic. Pedestrian amenities should be placed in groups for maximum use, and located where they will not interrupt the flow of pedestrian traffic.

4.1.13 Design new pedestrian amenities to complement the architectural styles of existing amenities and surrounding buildings, while not overpowering the streetscape. Functional elements should be made decorative wherever possible to support the design theme of the street.



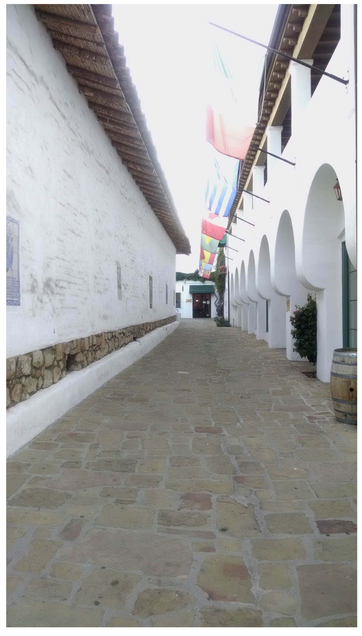
This cross-section illustrates a possible sidewalk/parkway configuration for commercial areas outside of the Downtown core or other areas where single story buildings abut the right-of-way line. Reference Guidelines: 3.2.4, 4.1.4, 4.1.12, 4.1.17-19, 4.2.1, and 4.2.3-6.

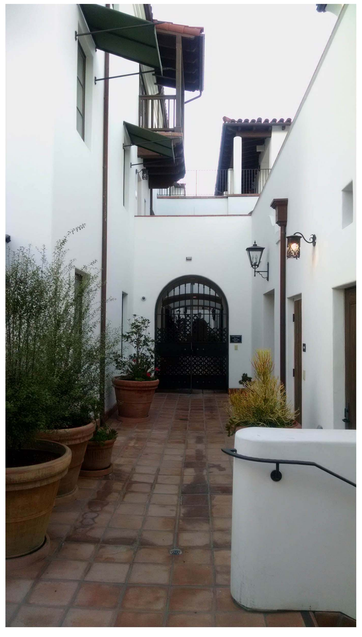
4.2.4 Maintain the use of parkways for landscaping. Parkways shall not be paved or developed with other impervious surfaces. Existing paving or impervious surfaces should be replaced with landscaping, whenever possible.



This cross-section illustrates a possible sidewalk/parkway configuration for multi-family residential areas or other areas where building setbacks are required. Reference Guidelines: 3.2.5, 4.1.4, 4.1.12, 4.1.17-19, 4.2.1, and 4.2.3-6.

4.2.5 Provide street trees at appropriate intervals to produce a desirable shade canopy for the sidewalk and visually narrow the street from the motorist's perspective. Parkways should allow adequate space for tree growth. Minimum spacing requirements for planting specific tree species can be obtained from the City Arborist. Species designations are the responsibility of the City Parks Commission.





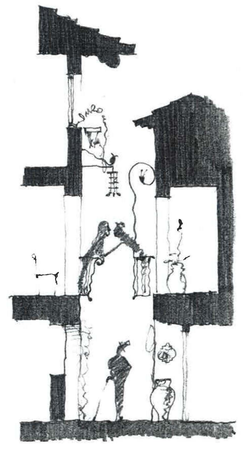
4.3.3 Paseos shall be inviting to pedestrians. The areas within a paseo should provide a varied spatial experience. Appropriate paseo dimensions will depend on a number of factors, including the following:

- The size, bulk, scale, and height of surrounding development;
- The level and type of pedestrian activity in the area; and
- Physical site constraints (e.g. a very small or narrow lot or existing natural features).

While pavement widths may vary, new paseos should be developed with a minimum width of ten feet (10') between building faces. However, a *callejon*, or narrow pedestrian street, may be an attractive alternative that provides variation in the scale of a paseo.

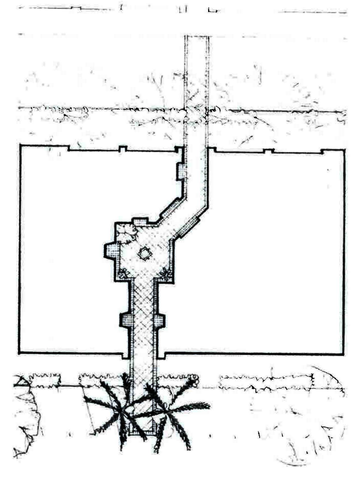
4.3.4 Encourage the development of mid-block crosswalks where streets intersect paseo routes. The placement of mid-block crosswalks shall be determined by the Public Works Department.

4.3.5 Other functions of paseos (e.g. merchandise delivery, trash collection, and fire access) shall be considered during the design and development review processes.



A callejon, or narrow pedestrian street. Reference Guidelines: 4.3.3, 4.3.7-11.

The paseo at right connects an interior parking lot and the street frontage. A mid-block crosswalk continues the connection to another paseo across the street. The buildings along the paseo are articulated to provide pedestrian interest, and decorative paving materials have been used to provide visual continuity and draw people into the space. Reference Guidelines: 4.3.1, 4.3.4, and 4.3.8.



PLACEMENT/DESIGN

4.3.1 Paseos should be incorporated into new public or private developments where any of the following situations occur:

- A public area exists within the interior of a block that should be connected to the surrounding street frontage.
- Pedestrians are required to walk out of their way to move between public areas on a block.
- There is an opportunity to connect a new paseo to an existing paseo.
- There is an opportunity to restore a paseo that has historically existed in a certain location.

4.3.2 Encourage paseos in the El Pueblo Viejo District wherever possible to enhance the Hispanic character of the area. Paseos are also encouraged wherever there are opportunities to make pedestrian connections between residential and commercial areas, educational facilities, and recreational facilities (e.g. Milpas Street and the Waterfront).

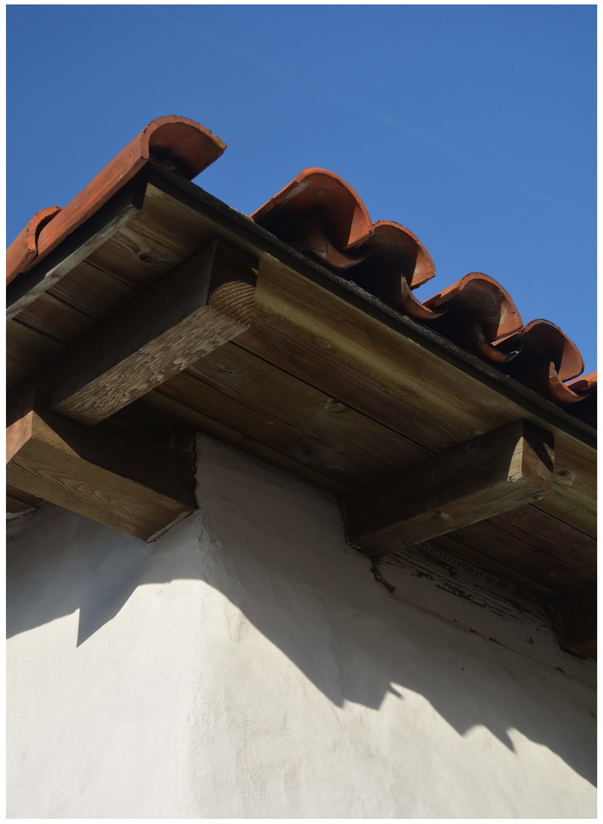
BALCONIES

BALCONIES

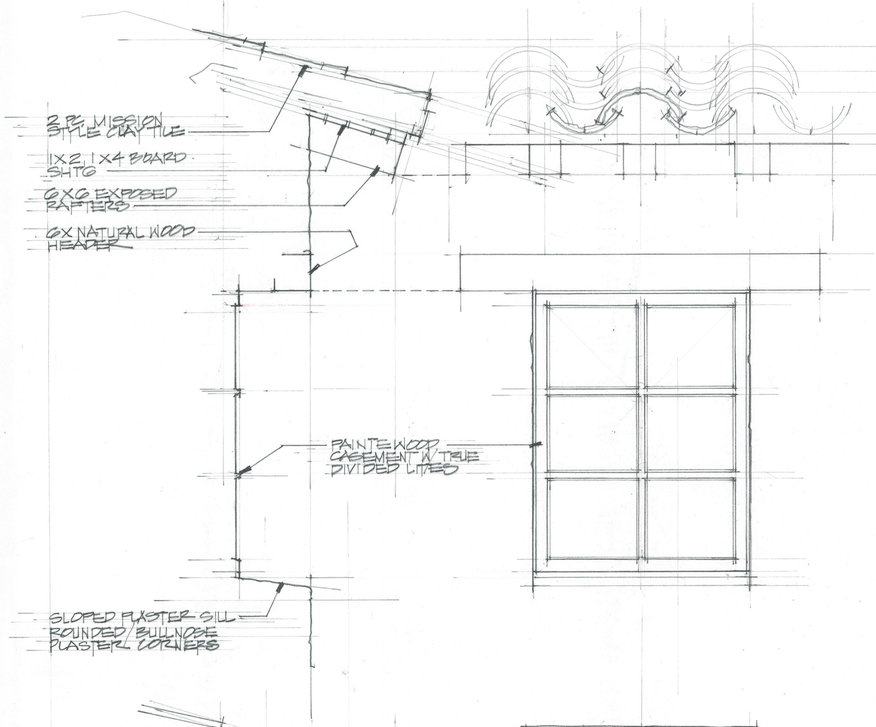
20

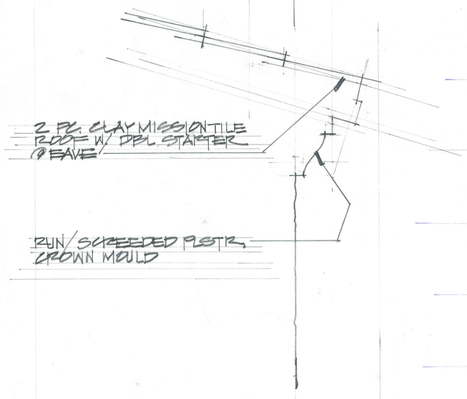
22

DOORS AND WINDOWS

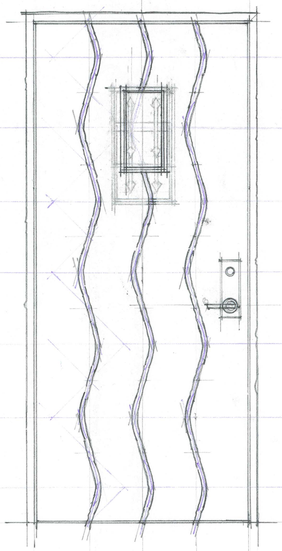


EAVES



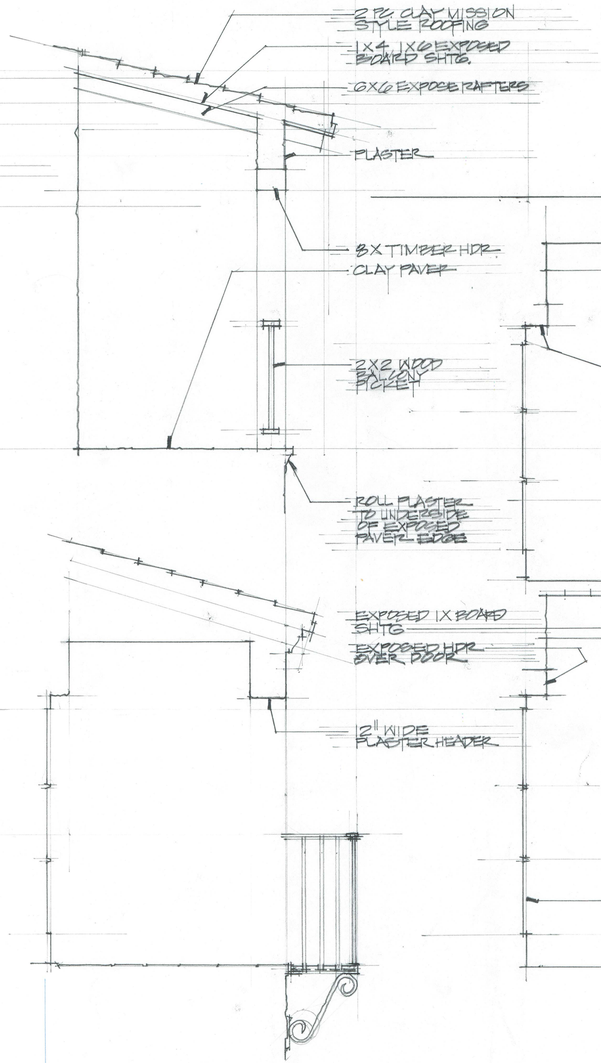


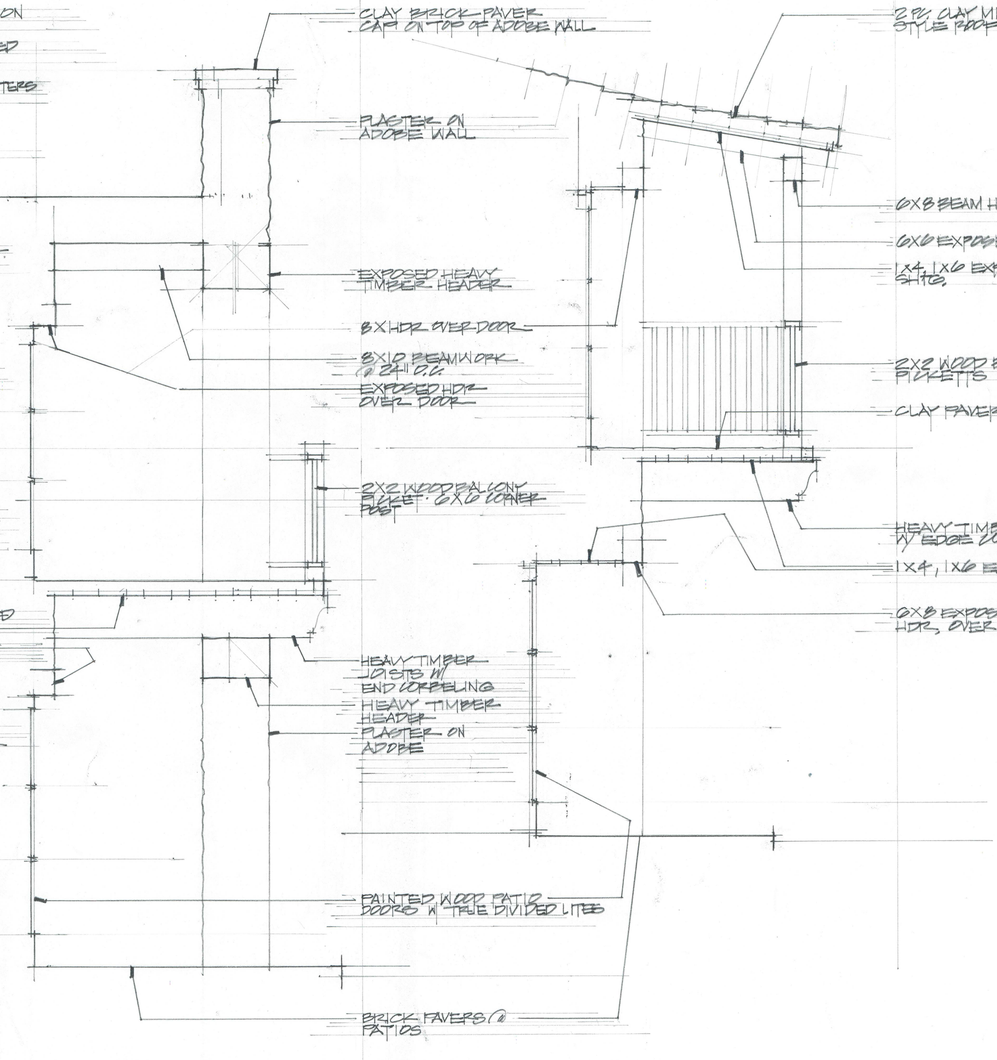
ROOF EAVES

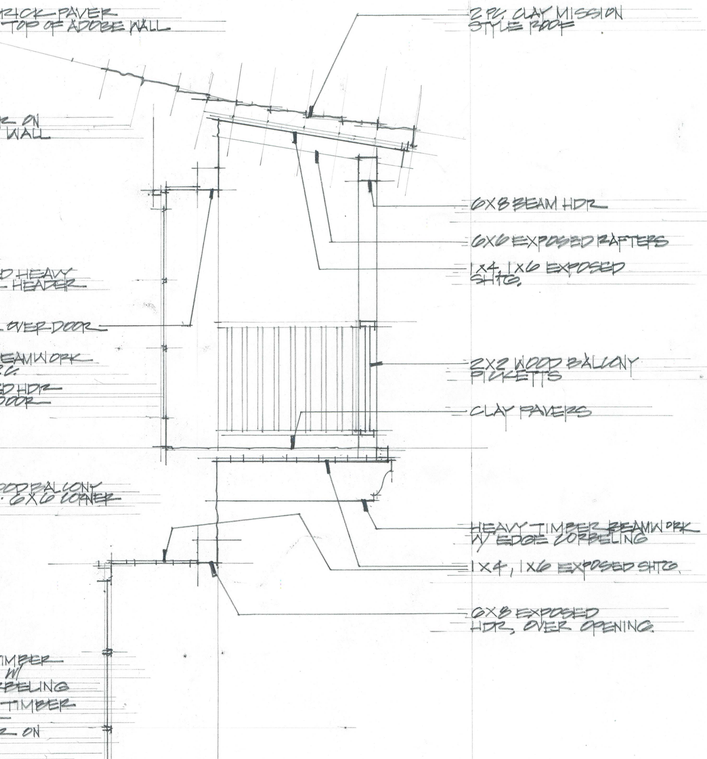


DOORS

WINDOWS







CONTEXTUAL BALCONIES AND PORCHES

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805.962.2746

WEST ELEVATION

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

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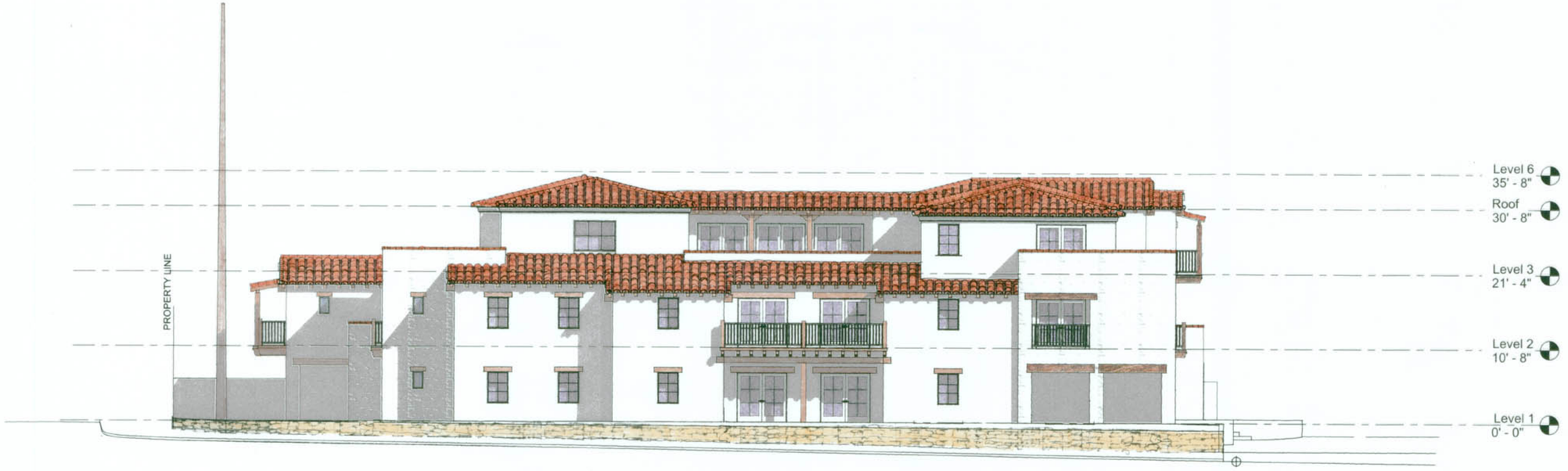

SOUTH
ELEVATION
1/8" = 1'-0"

3/19/2016
4/12/2016

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EAST
ELEVATION
1/8" = 1'-0"

3/19/2016
4/12/2016

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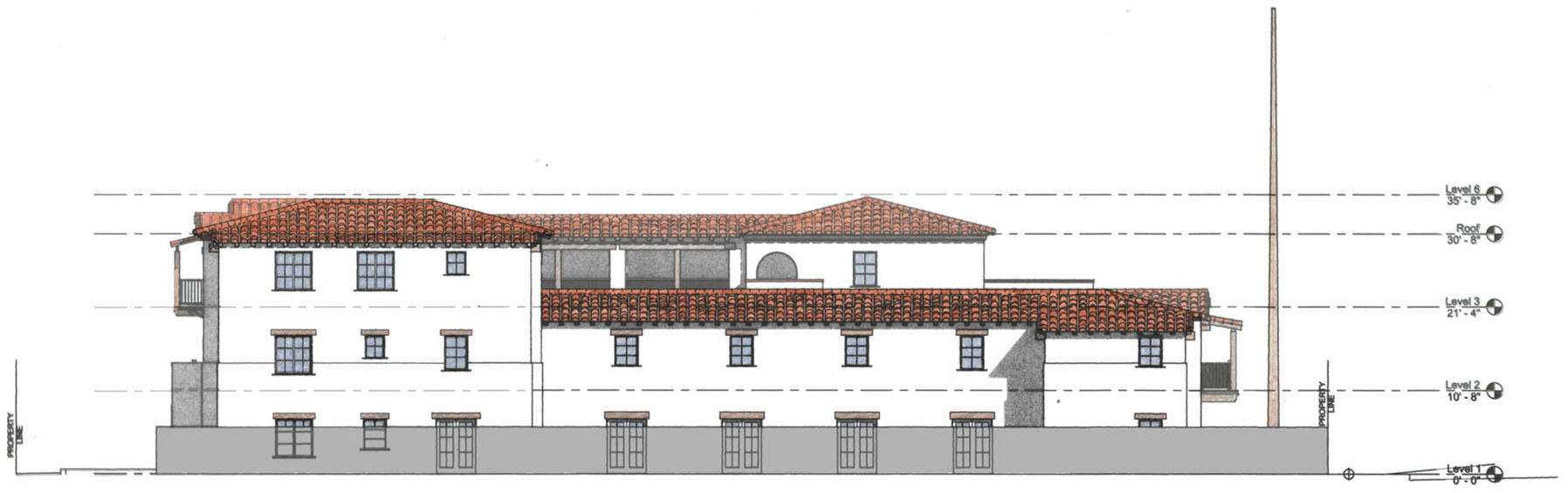

NORTH
ELEVATION
1/8" = 1'-0"

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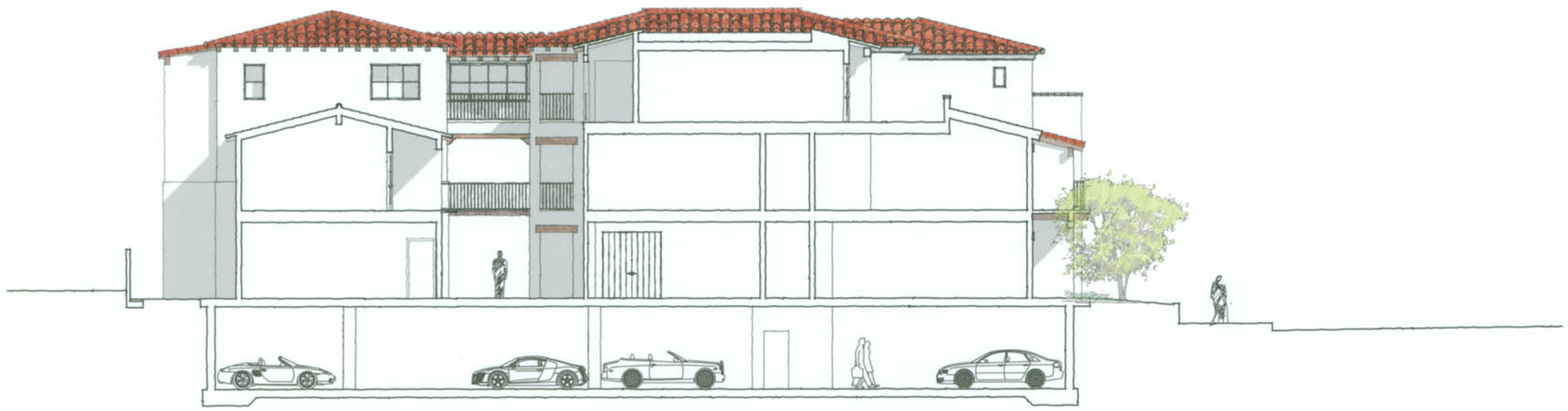
HOCHHAUSER BLATTER ARCHITECTURE AND PLANNING
122 E. ARRELLAGA STREET, SANTA BARBARA. CA. 93101
805.962.2746



NORTH to SOUTH - SECTION A

WEST to EAST - SECTION B

SECTIONS

1/8" = 1'-0"

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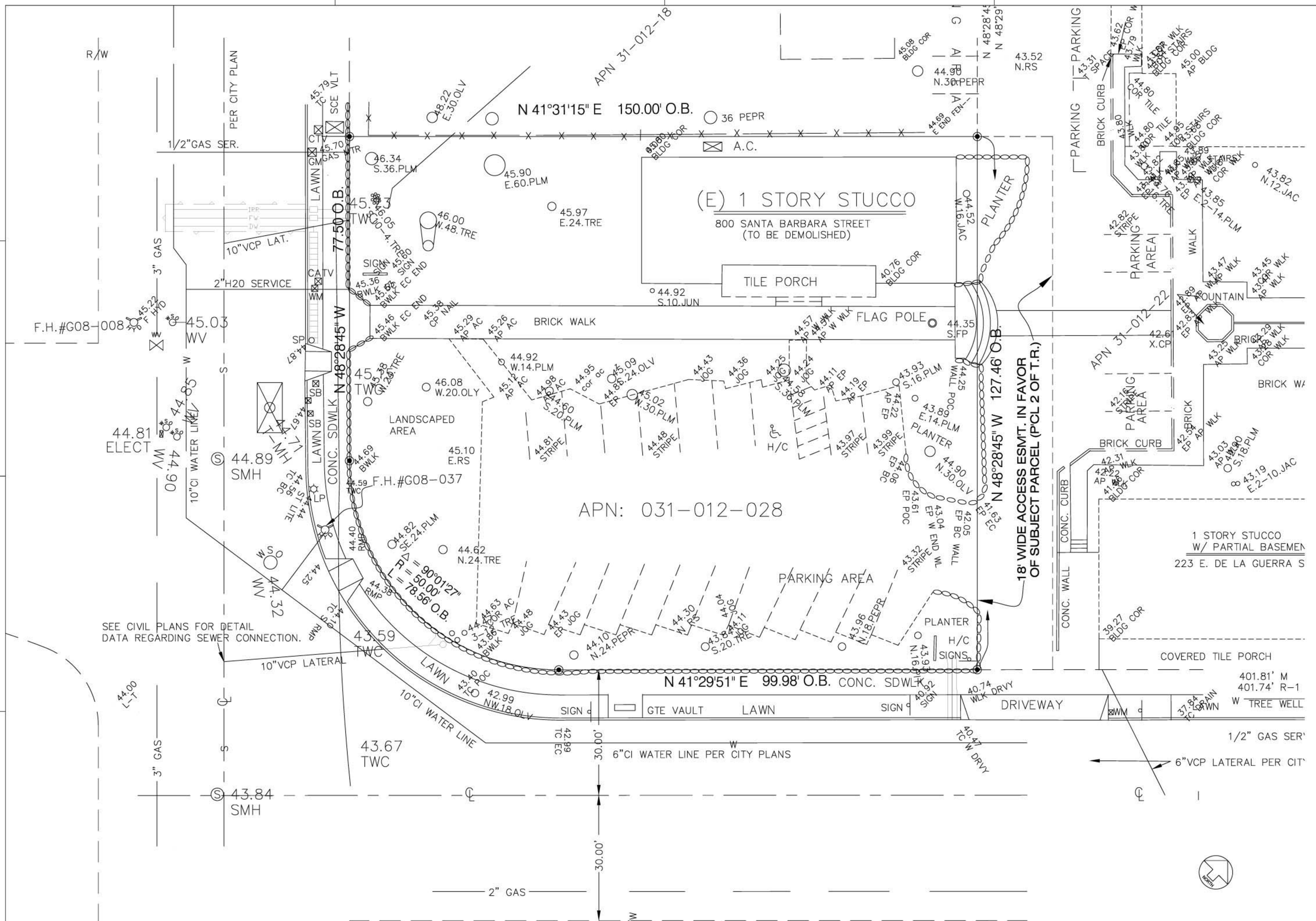
EAST to WEST - SECTION C

1/8" = 1'-0"



Hochhauser Blatter

ARCHITECTURE AND PLANNING

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CALIFORNIA 93101
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SHEET CONTENTS

PROJECT NO: PROJ

SHEET

S1
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DWG 16 SURVEY 1"=10'-0" 1