



"LOS DOS"



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Twin Apartments Buildings at 900 State Street
(E) structure is best suited for the current or some other commercial use. The building is not important historically and the team felt that converting the building into apartments would not be economically viable.
As an alternative, "LOS DOS" illustrates design of two simple, efficient white stucco, tile roofed apartment buildings separated by a Paseo with artistic details that highlight the many significant neighboring historic structures.

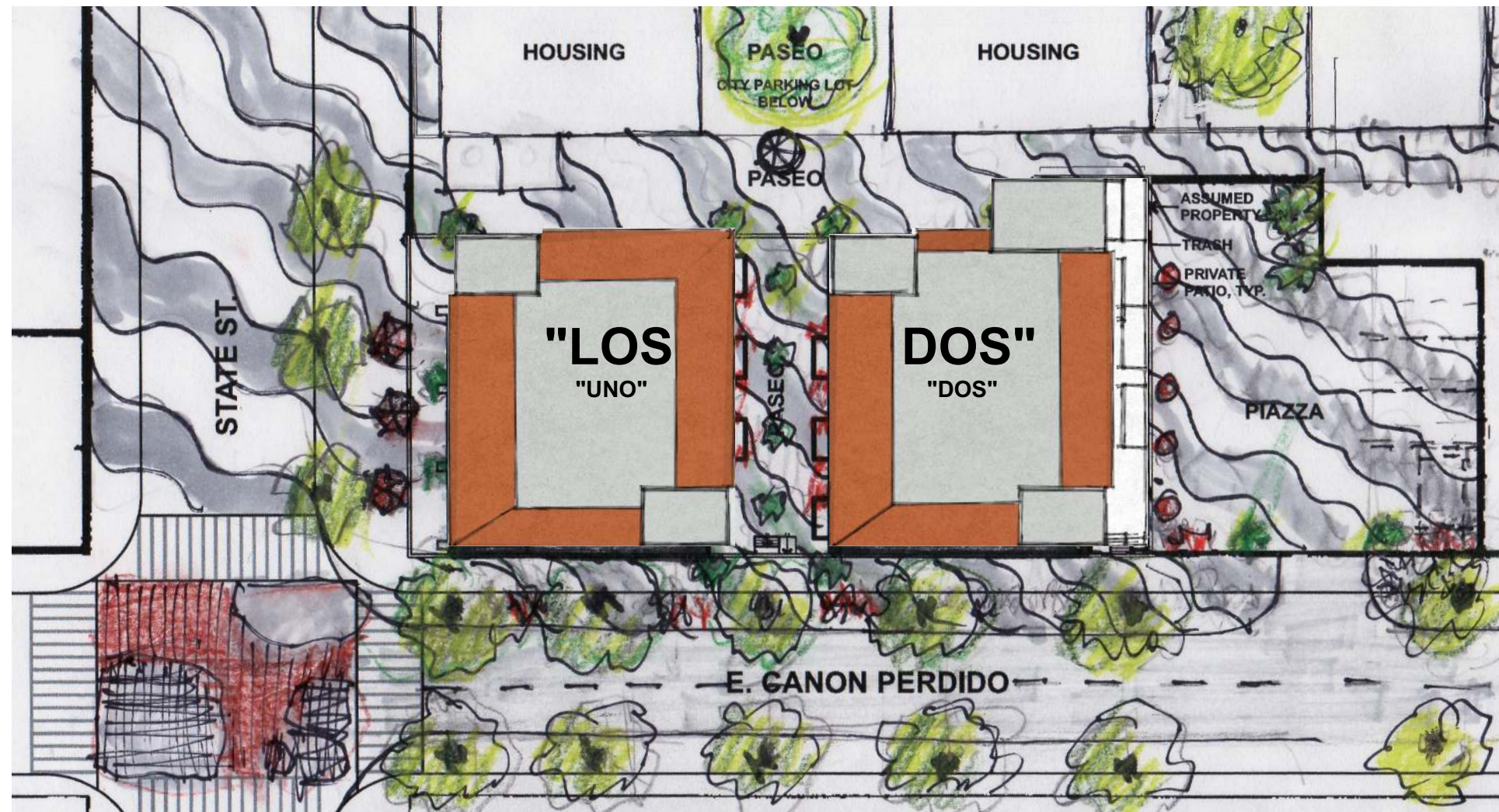
PROJECT DATA

Mixed Use – Primarily Residential with Retail fronting State Street.
Height: 4 story, 55' H, 80' x 70'
Floor to floor: 10' ceilings at ground level, 9' at upper floors
Total Units 41
Studio Apartments 26
1 BR Apartments 15
Average Unit Size 749 SF
Rental FAR to Parcel Size 2.01
Building FAR to Parcel Size 3.05
Rental Net SF to Building Gross SF 66%
No parking proposed. None on (E) property
(E) basement could be rebuilt and could provide:
- Storage for Residents
- Cistern for water harvesting / collection
Potential to work with city for municipal storm water management system in the CBD.

"LOS DOS" DESIGN TEAM:

Cassandra Ensberg FAIA, Architect, LEED AP
Tom Jacobs, AIA Architect
Alex McGonegal, Emerging Architectural Professional

900 Block
Team B



"LOS DOS" MIXED USE APARTMENTS SITE / ROOF PLAN



Date: 09/23/2020



Bryan Bugaj, Cassandra Ensberg FAIA, LEED, Jan Hochhauser, AIA, Tom Jacobs, AIA, Matt LaBrie,
Sherinx Li, Alex McGonegal, Jacob Niksto, AIA, Alex Pujo, AIA, Robert Schmidt, Michael Soto

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DOWNTOWN SANTA BARBARA

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(E) RETAIL BUILDING - MARSHALLS



PROPOSED MIXED USE BUILDING - "LOS DOS"



"LOS DOS" PLAN



El Presidio Plaza Bldg Urn



Lobero Kiosk Decorative Wrought Iron Seahorse



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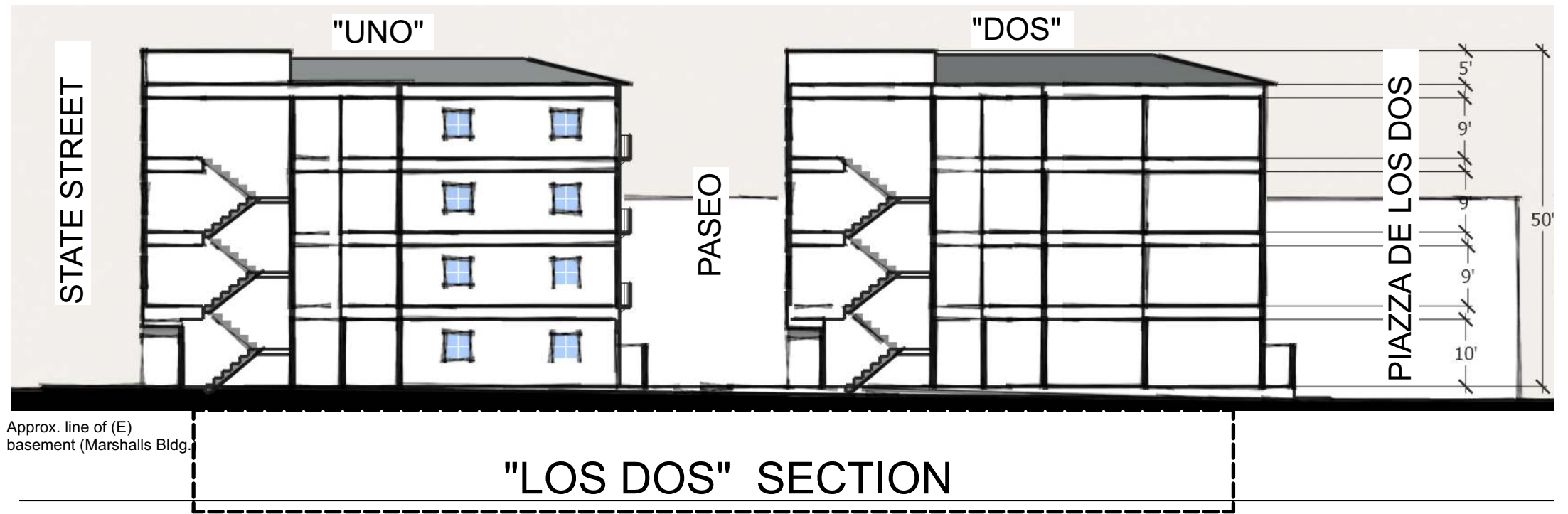


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"LOS DOS" - CANON PERDIDIO ELEVATION

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