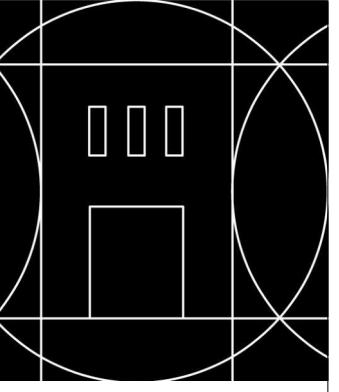




CONCEPTUAL SKETCH - GUTIERREZ STREET LOOKING NORTH

410 STATE STREET

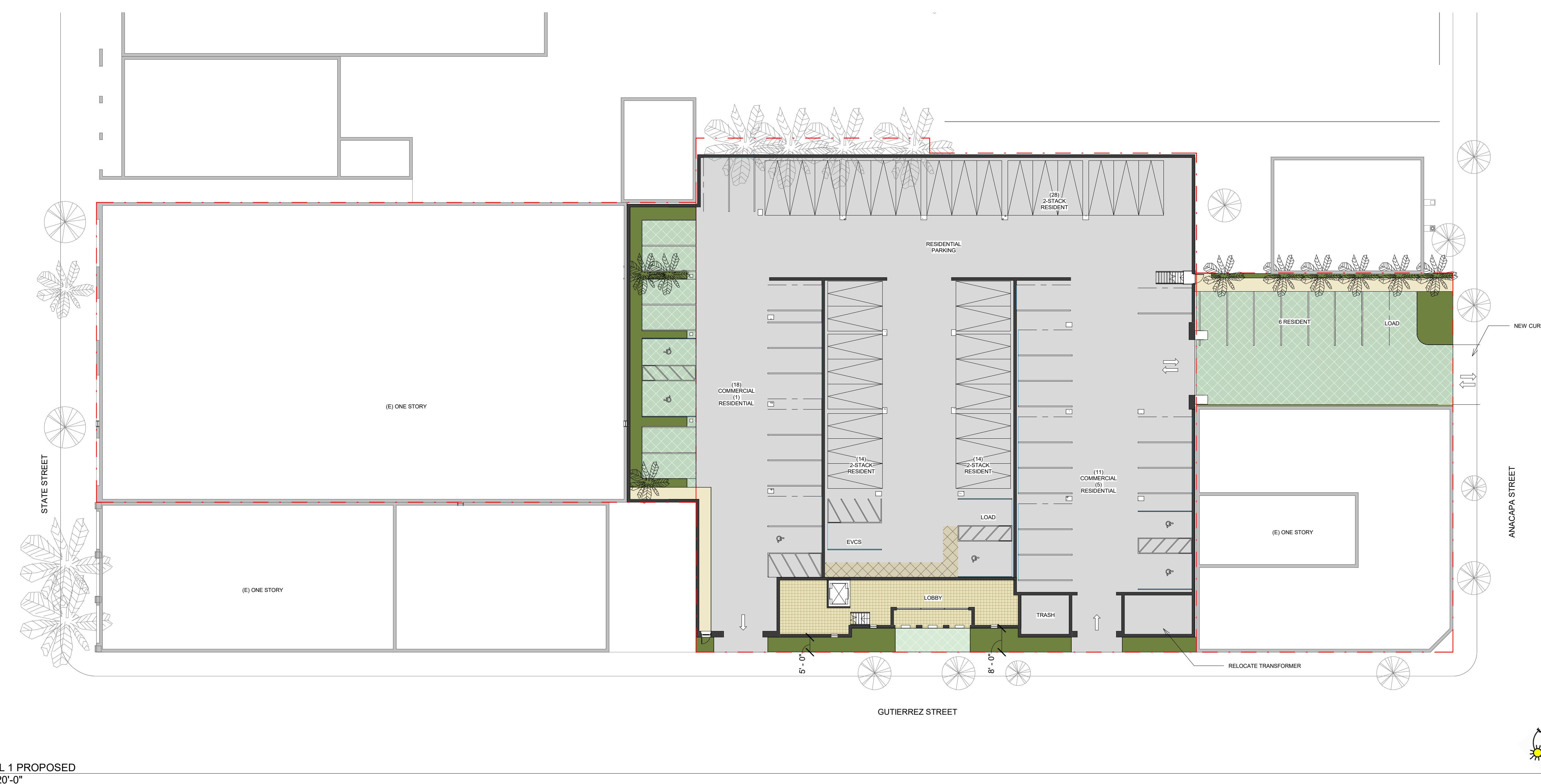
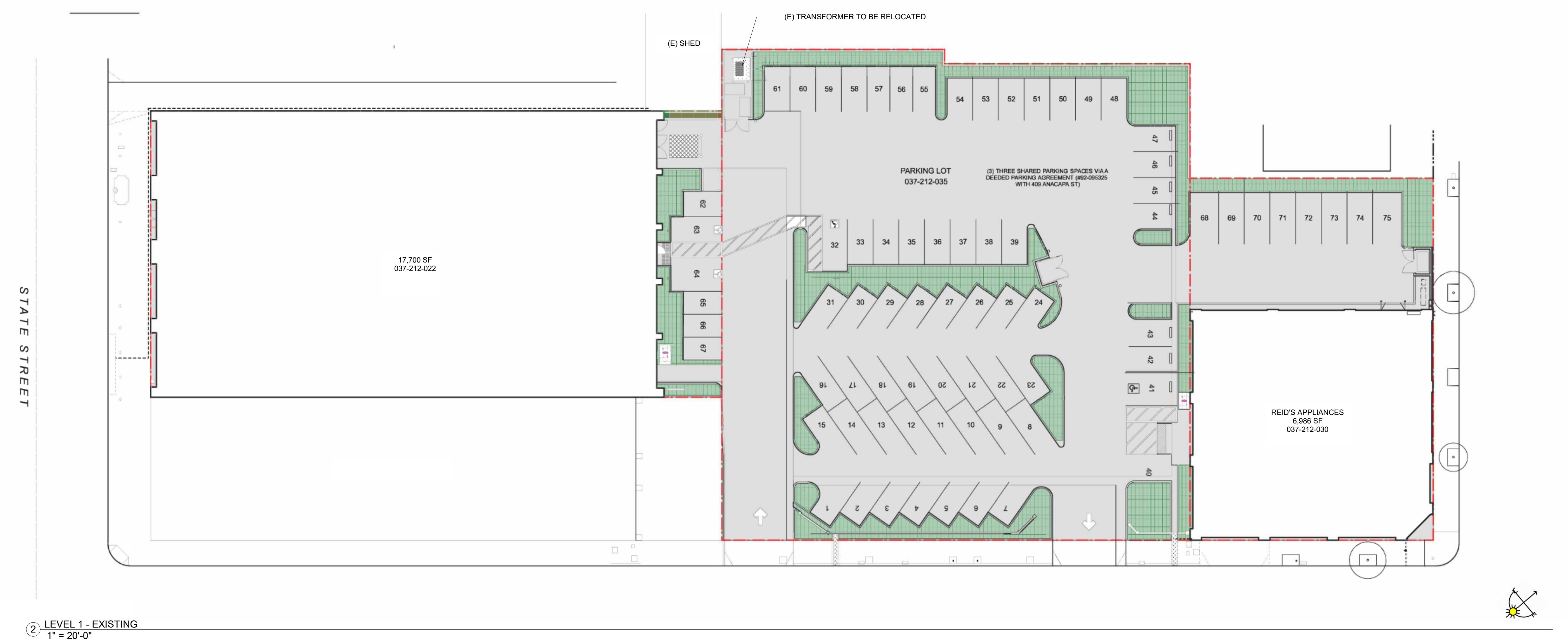
STATISTICS		PARKING		PROFESSIONALS		SHEET INDEX																						
PROJECT ADDRESS & LOT AREA: A.P.N.: 037-12-022 410 STATE STREET 037-12-035 27 E. GUTIERREZ 037-12-036 409 ANACAPA	LOT AREA 20,000 SF 28,189 SF 10,821 SF	EXISTING PARKING SPACES TO BE REMOVED: 71 SPACES		CLIENT: SERIES A, B & C OF OLD TOWN PROPERTIES SB, LLC. 753 JUANITA AVENUE SANTA BARBARA, CA 93109	G-000 COVER PAGE	A-001 PLANS	JOB NUMBER: 20007																					
TOTAL SITE AREA: 59,010 SF	1.35 ACRES	COMMERCIAL PARKING REQUIRED: 1,500 CBD & 50% ZONE OF BENEFIT @ 410 STATE (E) 17,009 SF/500 X 50% = 17,600 SF 1,500 CBD & 20% ZONE OF BENEFIT @ 409 ANACAPA (E) 6,641 SF/500 X 80% = 10,640 SF	18 SPACES 11 SPACES 29 SPACES	ARCHITECT: THE CERNAL COLLECTIVE, LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101	A-002 PLANS	A-003 PLANS	CONTENTS: COVER PAGE																					
ZONE: M-C AVERAGE SLOPE +1%		TOTAL COMMERCIAL REQUIRED: (ALL SURFACE PARKING)	29 SPACES		A-004 ELEVATIONS	A-005 SECTIONS																						
DENSITY ALLOWED: AUD PRIORITY OVERLAY: ALLOWED UNITS: (BASED ON ALL LOTS AS ONE PARCEL.)	63 DU/AC 85 UNITS @ 811 SF EACH	TOTAL PROVIDED (COMMERCIAL): (ALL SURFACE PARKING)			A-006 VIEWS																							
PROPOSED UNITS: 84 UNITS																												
REQUIRED INCLUSIONARY: CITY 10% MODERATE: 8.4	08 UNITS																											
MARKET RATE: 76 UNITS																												
(E) COMMERCIAL SQUARE FOOTAGE: GROSS NET																												
410 STATE: 17,700 SF 17,150 SF																												
409 ANACAPA: 6,986 SF 6,649 SF																												
TOTAL: 24,686 SF 23,799 SF																												
PROPOSED RESIDENTIAL SQUARE FOOTAGE: GROSS NET																												
84 UNITS: 55,469 SF 54,248 SF																												
LOBBY/CORRIDORS, MISC: 11,464 SF 11,275 SF																												
GARAGE: 25,231 SF 24,658 SF																												
TOTAL: 92,161 SF 90,179 SF																												
TOTAL EXISTING PERMEABLE SURFACE: 4,940 SF																												
TOTAL PROPOSED PERMEABLE SURFACE: 4,703 SF																												
SITE STATISTICS AT STREET LEVEL	% OF COVERAGE																											
BUILDING FOOTPRINT: 51,311 SF 87.0 %																												
LANDSCAPING: 2,900 SF 5.1 %																												
PERMEABLE PAVING: 4,703 SF 7.1 %																												
AVG UNIT SIZE:		-646 SF NET		VICINITY MAP																								
UNIT MIX																												
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Count</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>21</td> <td>25%</td> </tr> <tr> <td>1 Bedroom Jr.</td> <td>30</td> <td>36%</td> </tr> <tr> <td>2 Bedroom</td> <td>11</td> <td>13%</td> </tr> <tr> <td>3 Bedroom</td> <td>1</td> <td>1%</td> </tr> <tr> <td>Studio</td> <td>21</td> <td>25%</td> </tr> <tr> <td>Grand total:</td> <td>84</td> <td>100%</td> </tr> </tbody> </table>		Unit Type	Count	Percentage	1 Bedroom	21	25%	1 Bedroom Jr.	30	36%	2 Bedroom	11	13%	3 Bedroom	1	1%	Studio	21	25%	Grand total:	84	100%						
Unit Type	Count	Percentage																										
1 Bedroom	21	25%																										
1 Bedroom Jr.	30	36%																										
2 Bedroom	11	13%																										
3 Bedroom	1	1%																										
Studio	21	25%																										
Grand total:	84	100%																										
A parking modification to reduce the required parking by 14 spaces, an increase in the allowable height from 45' to approximately 52' per 30.140.100 B, as a Community Priority Housing Project, a waiver of the 10' Public Works right-of-way assessment along Gutierrez St. and a reduction in the required open yard (15% of the net lot area), pursuant to 30.140.140 Open Yards, are being requested.																												
There will be no grading associated with this project other than the foundation excavation. Drainage from open parking areas will flow to Gutierrez St. and Anacapa St.																												



CERNAL
COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cernal.com

NOT FOR
CONSTRUCTION

PLAN LEGEND	
	PERMEABLE PAVING
	LANDSCAPING/ GREEN ROOF
	ONE BEDROOM (20x24)
	ONE BEDROOM JR (20x30) BEDROOM INTERNAL TO UNIT
	TWO BEDROOM (40x24) DUAL MASTER DESIGN
	THREE BEDROOM (40x24) CORNER UNIT



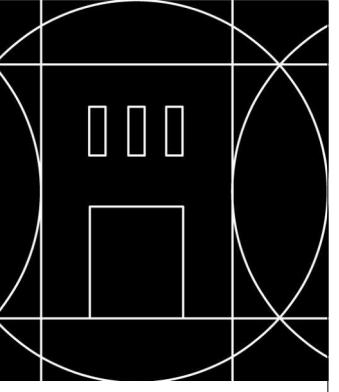
410 State Street
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JOB NUMBER: 2007
CONTENTS:
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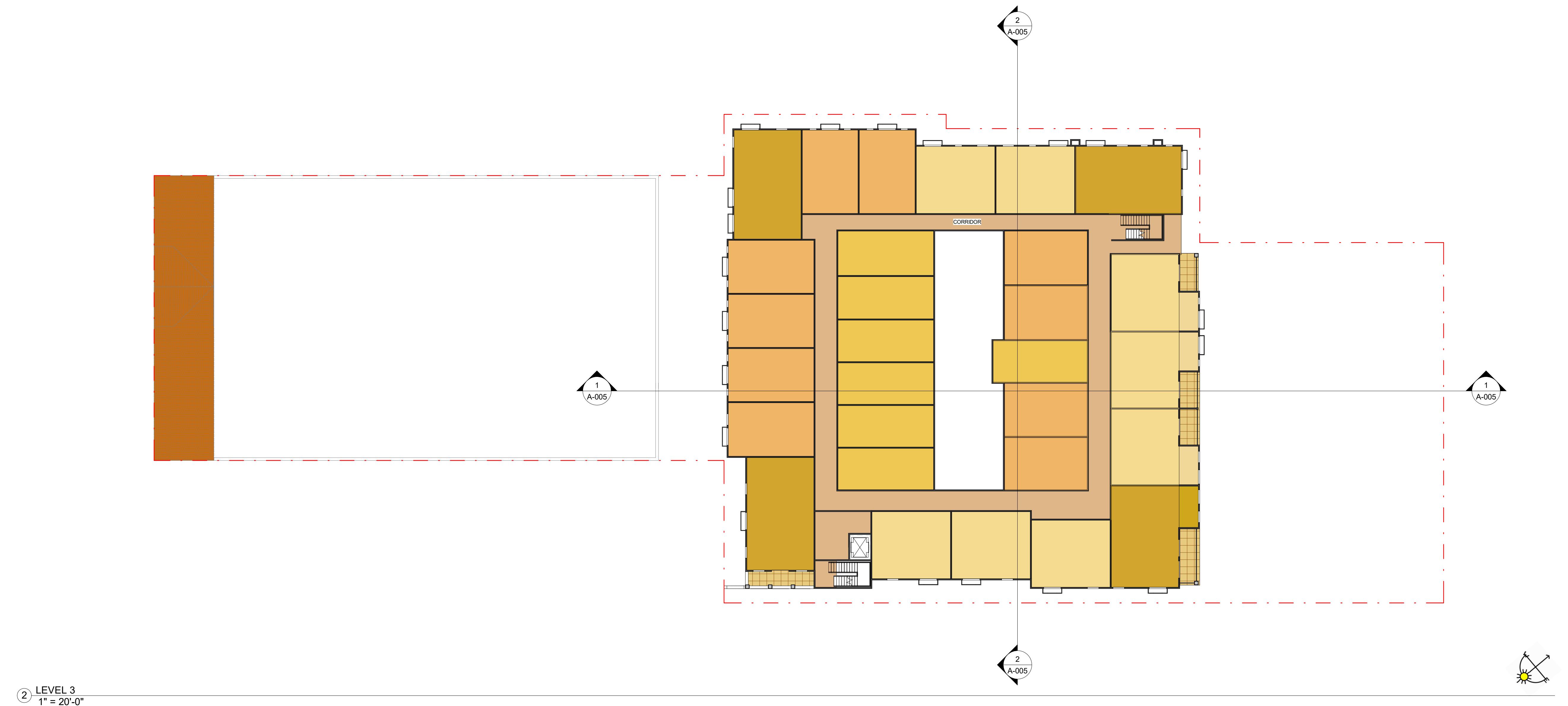


C E A R N A L
C O L L E C T I V E
A R C H I T E C T U R E
I N T E R I O R D E S I G N
521 1/2 STATE STREET
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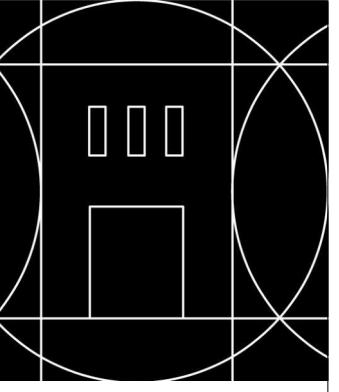
PLAN LEGEND	
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	ONE BEDROOM (20x24)
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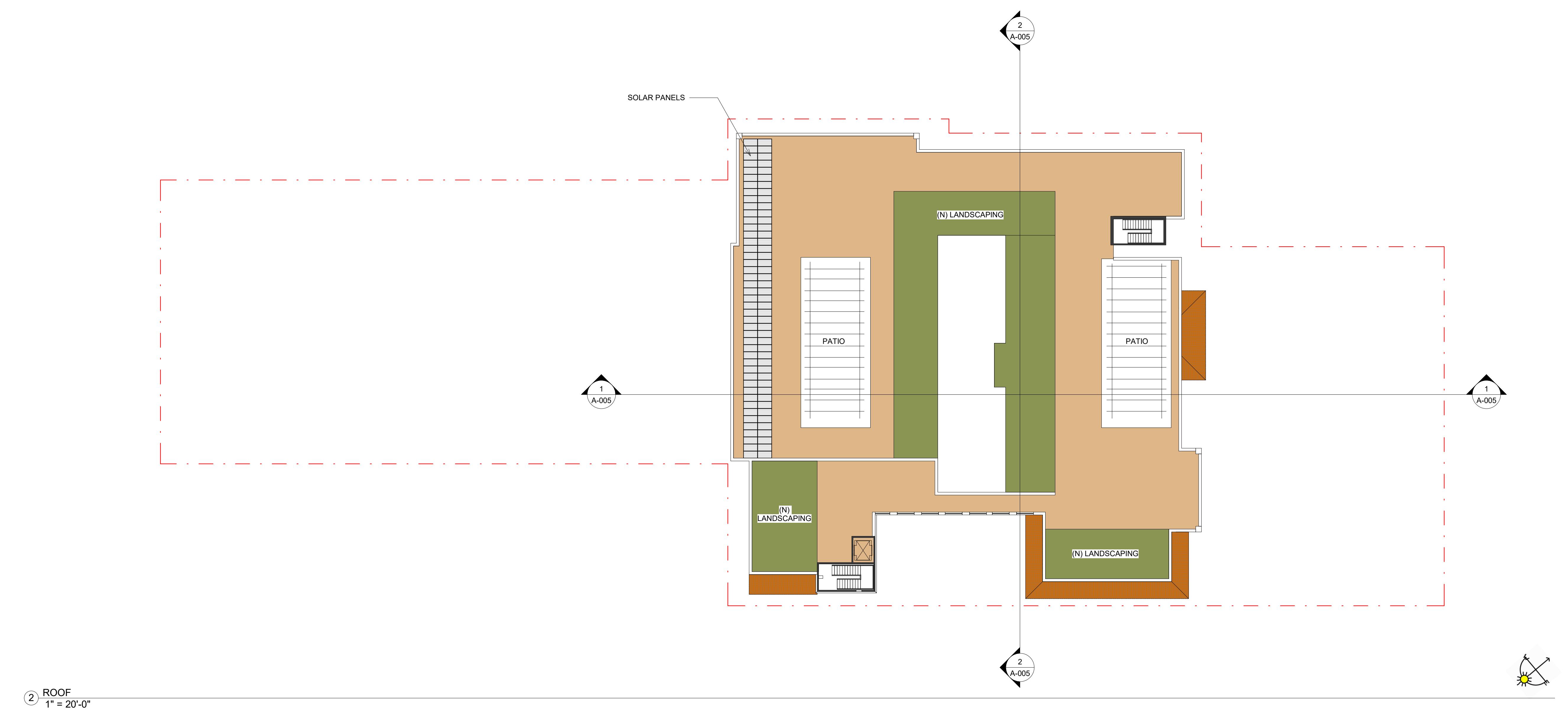
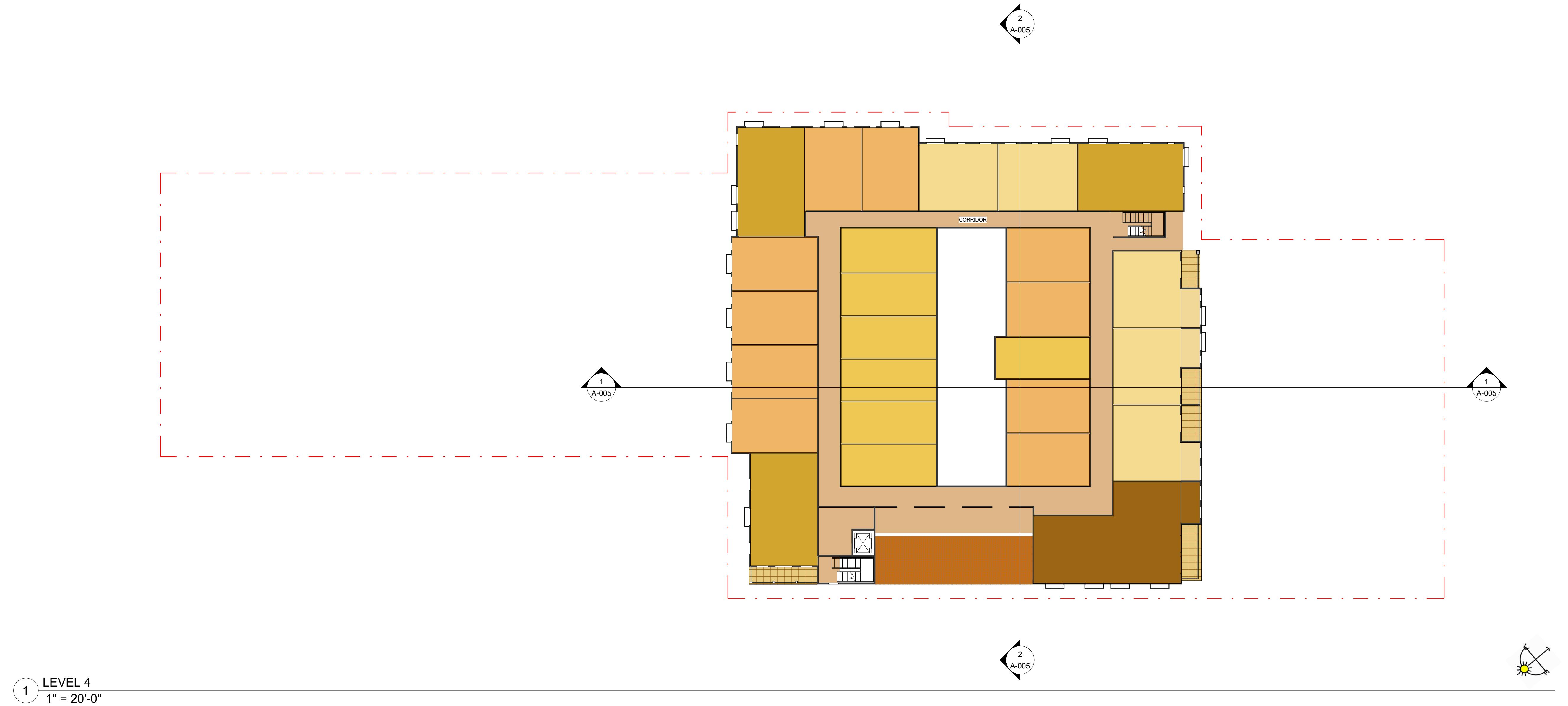


C E A R N A L
C O L L E C T I V E
A R C H I T E C T U R E
I N T E R I O R D E S I G N
521 1/2 STATE STREET
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w w w . c e a r n a l . c o m

N O T F O R
C O N S T R U C T I O N

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Santa Barbara 93101

PLAN LEGEND	
	PERMEABLE PAVING
	LANDSCAPING/ GREEN ROOF
	ONE BEDROOM (20'x24')
	ONE BEDROOM JR (20'x30') BEDROOM INTERNAL TO UNIT
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A-003

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① SOUTH ELEVATION - GUTIERREZ STREET
1" = 20'-0"



② EAST ELEVATION - ANACAPA STREET
1" = 20'-0"



③ NORTH ELEVATION - HALEY STREET
1" = 20'-0"



④ WEST ELEVATION - STATE STREET
1" = 20'-0"

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ELEVATIONS

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SECTION LEGEND

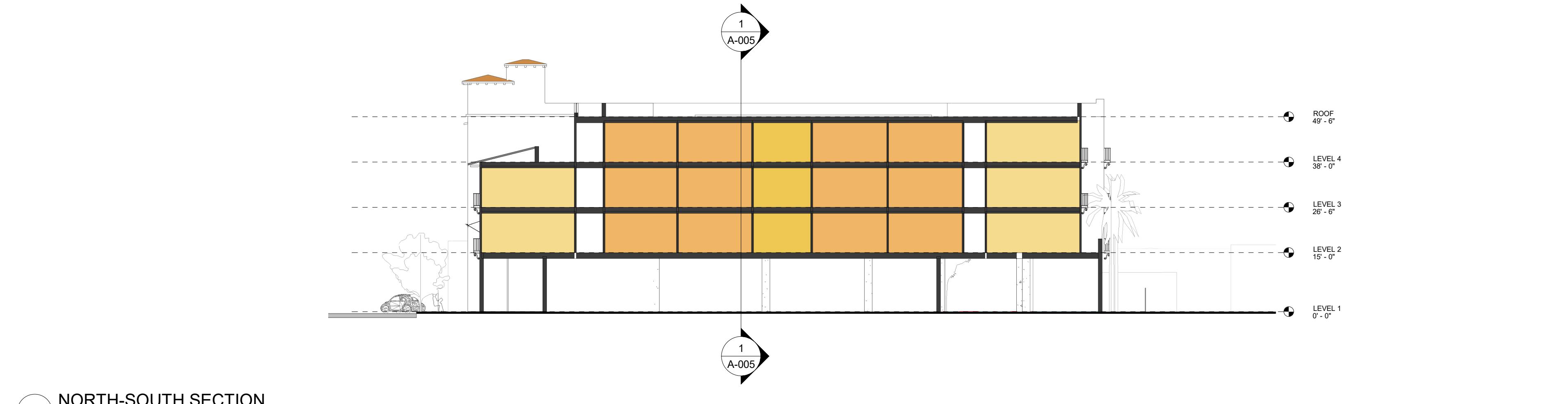
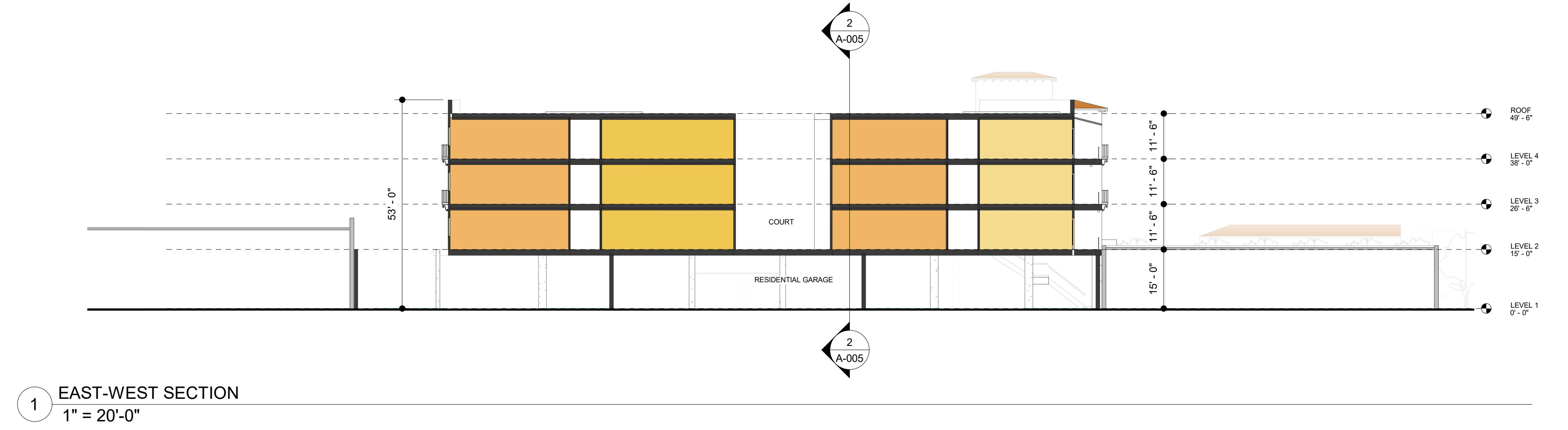
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1 VIEW ACROSS GUTTEREZ



2 VIEW FROM STATE AND GUTTEREZ



3 VIEW FROM HALEY



4 VIEW FROM ANACAPA

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IEWS

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