

PROPOSED PARCEL SPLIT  
1" = 40'-0"



# 335 S. MILPAS STREET

## Split Commercial & Residential Project

### CODE ANALYSIS

**APPLICABLE CODES**  
INTENT TO COMPLY WITH 2022 CBC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CALIFORNIA ENERGY CODE, 2022 CDBSC, TITLE 24 CAC, ADA TITLE III, 2010 ADA, CITY OF SANTA BARBARA MUNICIPAL CODE & ADOPTING ORDINANCES, AND CURRENT ENGINEERING AND ARCHITECTURAL PRACTICES.

	PARCEL 1	PARCEL 2
<b>OCCUPANCY GROUP</b>	M	S-2, R-3
<b>SPRINKLERED?</b>	YES	YES
<b>CONSTRUCTION TYPE</b>	V-B	I-A, V-B
<b>ALLOWABLE HEIGHT (STORIES): TABLE 504.4</b> MAXIMUM ALLOWABLE HEIGHT IN STORIES: ACTUAL HEIGHT IN STORIES:	2 1	UL 3 1, 3
<b>ALLOWABLE HEIGHT (FEET): TABLE 504.3</b> MAXIMUM ALLOWABLE HEIGHT: ACTUAL HEIGHT IN FEET:	75 FT 23 FT	180, 60 FT 12, 56 FT
<b>ALLOWABLE FLOOR AREA: TABLE 506.2 (A1)</b> MAXIMUM ALLOWABLE AREA PER FLOOR (Aa): 506.2.1	36,000 SF	UL, 21,000 SF
ACTUAL AREA 1ST FLOOR: ACTUAL AREA 2ND FLOOR: ACTUAL AREA 3RD FLOOR: ACTUAL AREA 4TH FLOOR: ACTUAL AREA ROOF: ACTUAL AREA TOTAL:	8,814 SF - - - - 8,814 SF	21,465 SF 15,678 SF 15,678 SF 878 SF 69,210 SF
<b>CONSTRUCTION CLASSIFICATION - TABLE 601 &amp; 705.5</b>		
STRUCTURAL FRAME: BEARING WALLS-EXTERIOR: BEARING WALLS-INTERIOR: NONBEARING WALLS-EXTERIOR: TABLE 705.5: X < 5' 5' ≤ X < 10' 10' ≤ X < 30' NONBEARING WALLS-INTERIOR: FLOOR CONSTRUCTION: ROOF CONSTRUCTION:	0 HR 0 HR 0 HR 0 HR 2 HR 1 HR 0 HR 0 HR 0 HR 0 HR	3 HR, 0 HR 3 HR, 0 HR 3 HR, 0 HR 3 HR, 0 HR 1 HR 1 HR 0 HR 0 HR 2 HR, 0 HR 1.5 HR, 0 HR
<b>ALLOWABLE AREA OF OPENINGS: TABLE 705.8</b> 10' ≤ X < 15 (UP, S)	45% NO LIMIT	45% NO LIMIT
<b>OCCUPANCY SEPARATION: TABLE 508.4</b> ADJOINING OCCUPANCIES: REQUIRED SEPARATION:	- -	S-2, R-2 1 HR
<b>HORIZONTAL BUILDING SEPARATION ALLOWANCE</b> 510.2 (3)	-	3 HR

### SITE STATISTICS

<b>EXISTING SITE COVERAGE:</b>	<b>SF</b>
PERVIOUS	76,924 SF
IMPERVIOUS	30,630 SF
<b>TOTAL</b>	<b>107,754 SF</b>
<b>PROPOSED TOTAL SITE COVERAGE:</b>	<b>SF</b>
PERVIOUS	56,160 SF
IMPERVIOUS	51,594 SF
<b>TOTAL</b>	<b>107,754 SF</b>
<b>PROPOSED PARCEL 1 SITE COVERAGE:</b>	<b>SF</b>
PERVIOUS	17,058 SF
IMPERVIOUS	26,704 SF
<b>TOTAL</b>	<b>43,762 SF</b>
PROPOSED NEW IMPERVIOUS AREA: PROPOSED REPLACED IMPERVIOUS AREA: PROPOSED REMOVED IMPERVIOUS AREA:	15,113 SF 11,591 SF 1,435 SF
<b>GRADING:</b> CUT QUANTITY: FILL QUANTITY: NET QUANTITY:	--- CU. YDS. --- CU. YDS. --- CU. YDS. EXPORT
<b>PROPOSED PARCEL 2 SITE COVERAGE:</b>	<b>SF</b>
PERVIOUS	39,102 SF
IMPERVIOUS	24,889 SF
<b>TOTAL</b>	<b>63,992 SF</b>
PROPOSED NEW IMPERVIOUS AREA: PROPOSED REPLACED IMPERVIOUS AREA: PROPOSED REMOVED IMPERVIOUS AREA:	13,495 SF 11,394 SF 363 SF
<b>GRADING:</b> CUT QUANTITY: FILL QUANTITY: NET QUANTITY:	--- CU. YDS. --- CU. YDS. --- CU. YDS. EXPORT
<b>PROPOSED OUTDOOR SQUARE FOOTAGES</b>	<b>NET SF</b>
OUTDOOR PATIO COMMON OUTDOOR SPACE PRIVATE OUTDOOR SPACE	1,109 SF 1,114 SF 3,523 SF

### TABULATIONS - PARCEL 1

PROPOSED SQUARE FOOTAGE	GROSS SF	NET SF
(E) COMMERCIAL (N) COMMERCIAL	6,143 SF 3,765 SF	5,959 SF 3,689 SF
<b>9,908 SF</b>	<b>9,908 SF</b>	<b>9,648 SF</b>
OUTDOOR PATIO	1,105 SF	1,105 SF
<b>TOTAL</b>	<b>11,012 SF</b>	<b>10,752 SF</b>

### TABULATIONS - PARCEL 2

UNIT MIX	COUNT	NET SF
STUDIO	10	4,815 SF
1-BEDROOM	18	13,126 SF
2-BEDROOM	25	26,083 SF
<b>TOTAL UNIT: 53</b>		<b>44,025 SF</b>
<b>AVERAGE UNIT SIZE:</b>		<b>835 SF</b>
<b>PROPOSED SF BY USE</b>		<b>NET SF</b>
ACCESSORY CIRCULATION LOBBY PARKING RESIDENTIAL UTILITY		634 SF 3,017 SF 563 SF 18,944 SF 45,279 SF
<b>TOTAL</b>		<b>69,210 SF</b>
<b>PROPOSED SF PER FLOOR</b>		<b>NET SF</b>
LEVEL 1 ACCESSORY CIRCULATION LOBBY PARKING RESIDENTIAL UTILITY		453 SF 731 SF 563 SF 18,944 SF 775 SF
<b>TOTAL</b>		<b>21,465 SF</b>
LEVEL 2 CIRCULATION RESIDENTIAL		590 SF 15,087 SF
<b>TOTAL</b>		<b>15,678 SF</b>
LEVEL 3 CIRCULATION RESIDENTIAL		590 SF 15,088 SF
<b>TOTAL</b>		<b>15,678 SF</b>
LEVEL 4 CIRCULATION RESIDENTIAL		608 SF 15,104 SF
<b>TOTAL</b>		<b>15,712 SF</b>
ROOF DECK ACCESSORY CIRCULATION		180 SF 498 SF
<b>TOTAL: 31</b>		<b>69,210 SF</b>

### PROJECT INFORMATION - PARCEL 1

<b>PROPOSED COMMERCIAL</b>	<b>NET SF</b>
(E) COMMERCIAL TO REMAIN	5,959 SF
(N) COMMERCIAL	3,689 SF
<b>TOTAL PROPOSED COMMERCIAL FLOOR AREA</b>	<b>9,648 SF</b>
<b>PARKING SPACES REQUIRED</b>	
EXISTING COMMERCIAL SF PARKING	16 SPACES
(N) COMMERCIAL SPACES REQUIRED (1 SPACE / 250 SF)	15 SPACES
27 OUTDOOR SEATS (1 SPACE / 3 SEATS)	9 SPACES
<b>TOTAL SPACES PROVIDED (PER ORDINANCE):</b>	<b>40 SPACES</b>
<b>PARKING SPACES PROVIDED</b>	
TOTAL COMPACT PARKING SPACES	7 SPACES
TOTAL ADA SPACES	2 SPACES
COMMERCIAL PARKING SPACES	32 SPACES
<b>TOTAL SPACES PROVIDED (PER PARKING STUDY):</b>	<b>41 SPACES</b>
<b>REQUIRED BIKE PARKING</b>	
PER SBMC 28.90.100.L (1 PER 7 AUTO SPACES)	6 SPACES
<b>PROPOSED BIKE PARKING</b>	
SHORT TERM VISITOR BIKE PARKING (1/7 AUTO SPACES):	6 SPACES
LONG TERM EMPLOYEE BIKE PARKING:	-
<b>TOTAL BIKE PARKING SPACES PROVIDED:</b>	<b>6 SPACES</b>

### PROJECT INFORMATION - PARCEL 2

<b>ALLOWABLE RESIDENTIAL DENSITY</b>	<b>UNITS</b>
27 DU/NET ACRE (27 DU/1.482 ACRES):	40
<b>PROPOSED STATE BONUS DENSITY (32.5%)</b>	<b>UNITS</b>
TOTAL DENSITY BONUS UNITS	13
<b>PROPOSED AFFORDABLE UNITS</b>	<b>UNITS</b>
10% VERY-LOW INCOME (40 X 10%)	4
<b>TOTAL RESIDENTIAL UNITS</b>	<b>53</b>
<b>NUMBER OF SBD CONCESSIONS (10% @ VERY-LOW)</b>	<b>2</b>
<b>PARKING SPACES REQUIRED</b>	
RESIDENTIAL SPACES REQUIRED (PER ORDINANCE)	103 SPACES
<b>PARKING SPACES PROVIDED</b>	
TOTAL COMPACT PARKING SPACES	11 SPACES
TOTAL ADA SPACES	2 SPACES
RESIDENTIAL PARKING SPACES	43 SPACES
<b>TOTAL SPACES PROVIDED (PER PARKING STUDY):</b>	<b>56 SPACES</b>
<b>REQUIRED BIKE PARKING</b>	
PER SBMC 28.90.100.L (1 PER 7 AUTO SPACES)	8 SPACES
<b>PROPOSED BIKE PARKING</b>	
RESIDENTIAL BIKE PARKING:	40 SPACES

### PROJECT INFORMATION

<b>PROJECT ADDRESS</b>	335 S. MILPAS STREET
<b>CLIENT</b>	CALLE PUERTO VALLARTA PARTNERS, DP, LLC
<b>A.P.N.</b>	017-258-003 & 017-010-080
<b>ZONING DESIGNATION</b>	C-2 / S-D-3
<b>COASTAL ZONE JURISDICTION</b>	COMMERCIAL/MEDIUM HIGH RES. (27 DU/ACRE) NON-APPEALABLE
<b>LOT AREA</b>	107,754 SF (2.47 ACRES)
<b>NET LOT AREA (MILPAS WIDENING SETBACK):</b>	105,777 SF (2.43 ACRES)
<b>AVERAGE SLOPE</b>	2%
<b>HIGH FIRE ZONE</b>	NO
<b>FLOOD ZONE</b>	NO
<b>EXISTING BUILDING FLOOR AREA</b>	
TENANT 1 (MARKET)	6,027 SF
BUILDING 1	1,221 SF
BUILDING 2	2,474 SF
BUILDING 3	9,722 SF
<b>TENANT 2 (OFFICE / INDUSTRIAL)</b>	<b>2,607 SF</b>
BUILDING 4 (SHARED)	
<b>TENANT 3 (INDUSTRIAL)</b>	<b>2,572 SF</b>
BUILDING 4 (SHARED)	
<b>TENANT 4 (INDUSTRIAL)</b>	<b>3,006 SF</b>
BUILDING 4 (SHARED)	
(BUILDING 4 TOTAL SF)	8,185 SF
<b>TOTAL EXISTING BUILDING SF</b>	<b>17,907 SF</b>
<b>ALLOWABLE COMMERCIAL (PER NONRESIDENTIAL GMP)</b>	<b>NET SF</b>
(E) FLOOR AREA	17,754 SF
SMALL ADDITION	3,000 SF
<b>TOTAL ALLOWABLE COMMERCIAL FLOOR AREA</b>	<b>20,754 SF</b>

### SHEET INDEX

ARCHITECTURAL	COVER SHEET
PLN-0	EXISTING SITE PLAN/SITE PHOTOS
PLN-1	PROPOSED ARCHITECTURAL SITE PLAN
PLN-2	2ND LEVEL FLOOR PLAN
PLN-3	3RD LEVEL FLOOR PLAN
PLN-4	4TH LEVEL FLOOR PLAN
PLN-5	ROOF PLAN
PLN-6	EXTERIOR ELEVATIONS
PLN-7	BUILDING SECTIONS
PLN-8	PHOTOSIMULATIONS
PLN-9	PHOTOSIMULATIONS
PLN-10	RENDERINGS
PLN-11	RENDERINGS
REF4	RENDERINGS
REF5	INSPIRATIONAL IMAGES
CIVIL	COVER SHEET
C-0	CONCEPTUAL DEMOLITION PLAN
C-1	CONCEPTUAL GRADING PLAN
C-2	PRELIMINARY PUBLIC IMPROVEMENTS PLAN
C-3	CONCEPTUAL UTILITY PLAN
C-4	EXISTING SITE DRAINAGE CONDITIONS PLAN
C-5	PRELIMINARY STORMWATER CONTROL PLAN
C-6	
LANDSCAPE	TREE DISPOSITION PLAN
L-0	PRELIMINARY LANDSCAPE PLAN - SITE
L-1	PRELIMINARY LANDSCAPE PLAN - SECOND FLOOR, ROOF DECK
L-1.2	

NOT FOR  
CONSTRUCTION

**335 S. MILPAS STREET**  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22006

CONTENTS: COVER SHEET

THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner without the written consent of The Cearnal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cearnal Collective LLP harmless.

ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/01/23	PLAN/AR Concept	
07/10/23	AR/AR	
06/12/24	PLN	
08/23/24	PLAN 02	

### PROJECT DESCRIPTION

The proposed project is located on a 107,746 sq. ft. (2.47 acre) parcel at 335 South Milpas Street. The project site is bounded by South Milpas Street to the Southwest, Calle Puerto Vallarta to the Southeast, and South Aliso Street and the Highway 101 on and off ramps to the North. There is an easement for the railroad tracks which pass through the north side of the property.

The existing parcel is proposed to be split into two separate parcels; Parcel 1 will be adjacent to South Milpas Street to the southwest and Calle Puerto Vallarta to the southeast, containing the existing Tri-County Produce market. A setback along Milpas will be included in accordance with the City's Milpas Street Widening Initiative. Parcel 2 will be adjacent to Calle Puerto Vallarta to the southeast and east of the proposed Parcel 1.

The proposed project involves demolition of 3 of the 4 existing one-story commercial building totaling approximately 11,880 sq. ft. Within the new Parcel 1, the building containing the existing Tri-County Produce market will remain, and a 3,689 net sq. ft. commercial addition and 1,105 sq. ft. outdoor patio will be added. Commercial parking will be expanded to 41 spaces.

Within the new Parcel 2, a new 53 unit, 4-story residential building with a roof deck is proposed. The proposed residential building is a total of 47,745 net sq. ft. and the ground floor level parking garage, containing 54 parking spaces, residential lobby, trash, utilities, bicycle parking, etc. is approximately 21,465 sq. ft. An additional 2 uncovered surface parking spaces are provided to bring the total residential parking to 56 spaces. The 53 residential apartments are comprised of 10 studios, 18 one-bedroom units, and 25 two-bedroom units. The average unit size is approximately 835 sq. ft.

The project site is zoned C-2 / S-D-3 (General Commercial / Coastal Overlay) under Title 28 and designated Commercial/Medium High Residential (27 DU/Acre) under the City's Local Coastal Plan. The maximum base density for Parcel 2 is 40 units. State Density Bonus is being utilized to provide a 32.5% Density Bonus with 10% of the base density (4 residential units) as very low-income units. The total proposed residential units (40 units x 32.5%) is 53% residential units.

PLN-0





VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



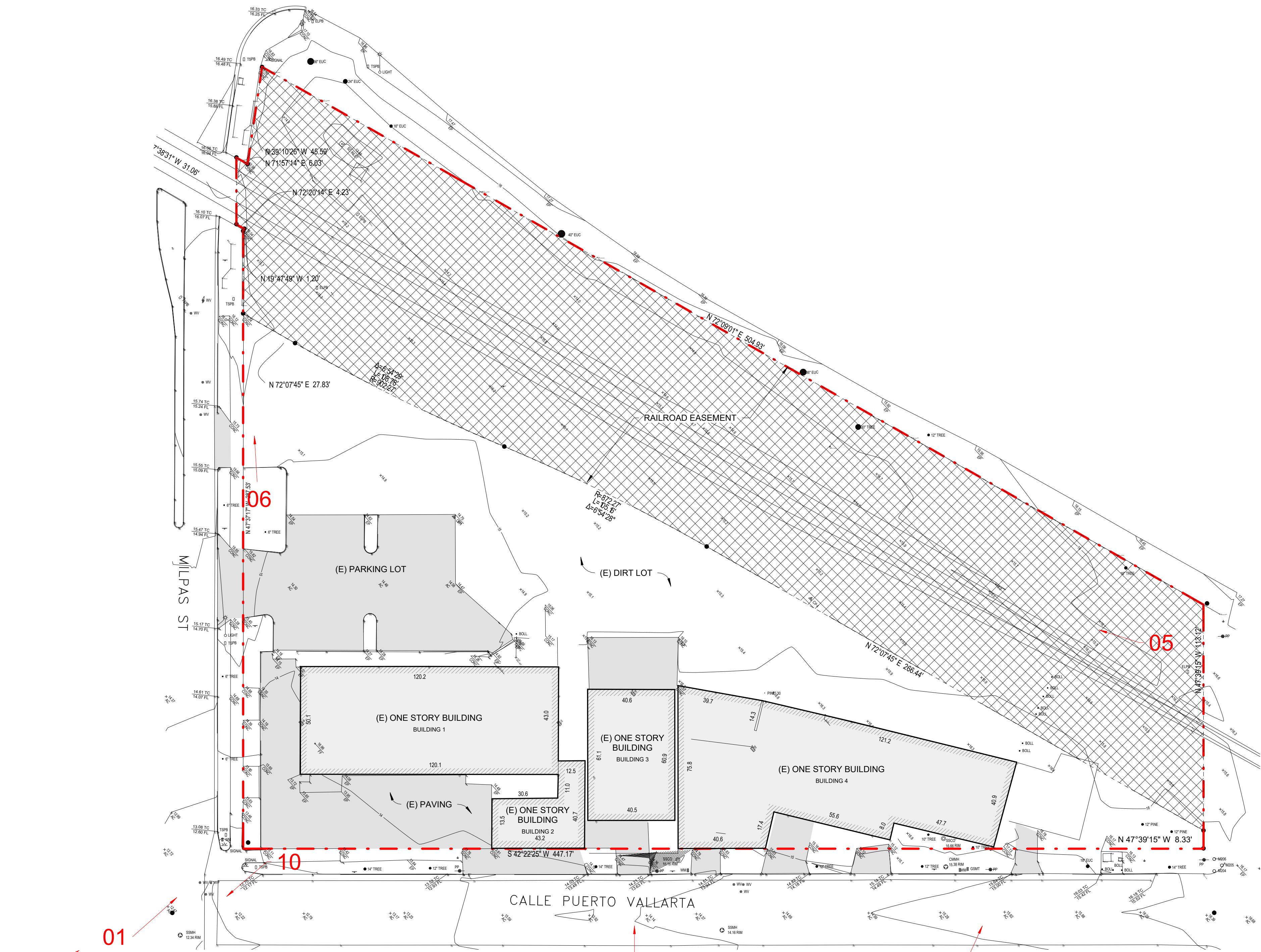
VIEW 08



VIEW 09



VIEW 10



EXISTING SITE PLAN 1  
1" = 30'-0"



NOT FOR  
CONSTRUCTION

**335 S. MILPAS STREET**  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:

EXISTING SITE PLAN/SITE PHOTOS

THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Cearnal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cearnal Collective LLP harmless.

ISSUE DATE: 8/23/2024

ISSUANCES

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/01/23	PLAN/MBR Concept	
07/12/23	MBR	
08/12/24	PLN	
09/01/24	PLAN 02	



CBC 406.5.2 MIN 20% OF TOTAL PERIMETER WALL AREA AGGREGATE LENGTH OF OPENINGS SHALL BE MIN 40% OF PERIMETER		
PERIMETER OPENNESS	PERIMETER DISTANCE	PERCENTAGE
TOTAL OPENING	268' - 2"	40%
TOTAL PERIMETER	405' - 11"	60%

CEARNAL  
COLLECTIVE  
ARCHITECTURE  
INTERIOR DESIGN

521 1/2 STATE STREET  
SANTA BARBARA  
CALIFORNIA 93101  
P: 805.963.8077  
www.cearnal.com

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:  
PROPOSED ARCHITECTURAL SITE  
PLAN

THE CEARNAL COLLECTIVE LLP expressly  
renewes their common law copyright and other  
property rights in these plans. These plans are  
not to be reproduced, changed, or copied in  
any form or manner whatsoever, nor are they  
to be assigned to a third party without first  
obtaining the written permission and consent of  
The Cearnal Collective LLP. In the event of  
unauthorized reuse of these plans by a third  
party, the third party shall hold The Cearnal  
Collective LLP harmless.

ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/01/23	PLANABR Concept	
07/12/23	ABR	
06/12/24	PLN	
08/23/24	ABR-02	

ISSUANCES

(E) ELEC. EQUIP. RELOCATED
(N) 6X8 TRANSFORMER PAD

PROPOSED SITE/FIRST FLOOR PLAN

1/16" = 1'-0"







PLN-7 5

PLN-7 2

2  
PLN-8

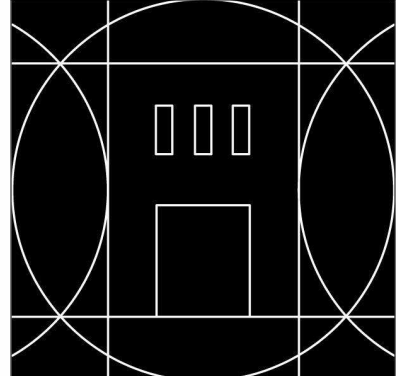
4  
PLN-7

PLN-8

PLN-7 4

3  
PLN-7

UNIT MIX PER FLOOR	COUNT	NET SF
LEVEL 2		
1-BEDROOM	6	4,376 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,669 SF
LEVEL 3		
1-BEDROOM	6	4,374 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,667 SF
LEVEL 4		
1-BEDROOM	6	4,375 SF
2-BEDROOM	9	9,286 SF
STUDIO	2	1,027 SF
TOTAL UNIT	17	14,688 SF
	53	44,025 SF



CEARNAL  
COLLECTIVE  
ARCHITECTURE  
INTERIOR DESIGN

521 1/2 STATE STREET  
SANTA BARBARA  
CALIFORNIA 93101  
P: 805.963.8077  
www.cearnal.com

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:  
3RD LEVEL FLOOR PLAN

THE CEARNAL COLLECTIVE LLP expressly  
renewes their common law copyright and other  
property rights in these plans. These plans are  
not to be reproduced, changed, or copied in  
any form or manner whatsoever, nor are they  
to be assigned to a third party without first  
obtaining the written permission and consent of  
The Ceernal Collective LLP. In the event of  
unauthorized reuse of these plans by a third  
party, the third party shall hold The Ceernal  
Collective LLP harmless.

ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/07/23	PLAN/BBR Concept	
07/11/23	BBR	
08/11/24	PLN	
09/01/24	BBR #2	

PROPOSED THIRD FLOOR PLAN

1/16" = 1'-0"

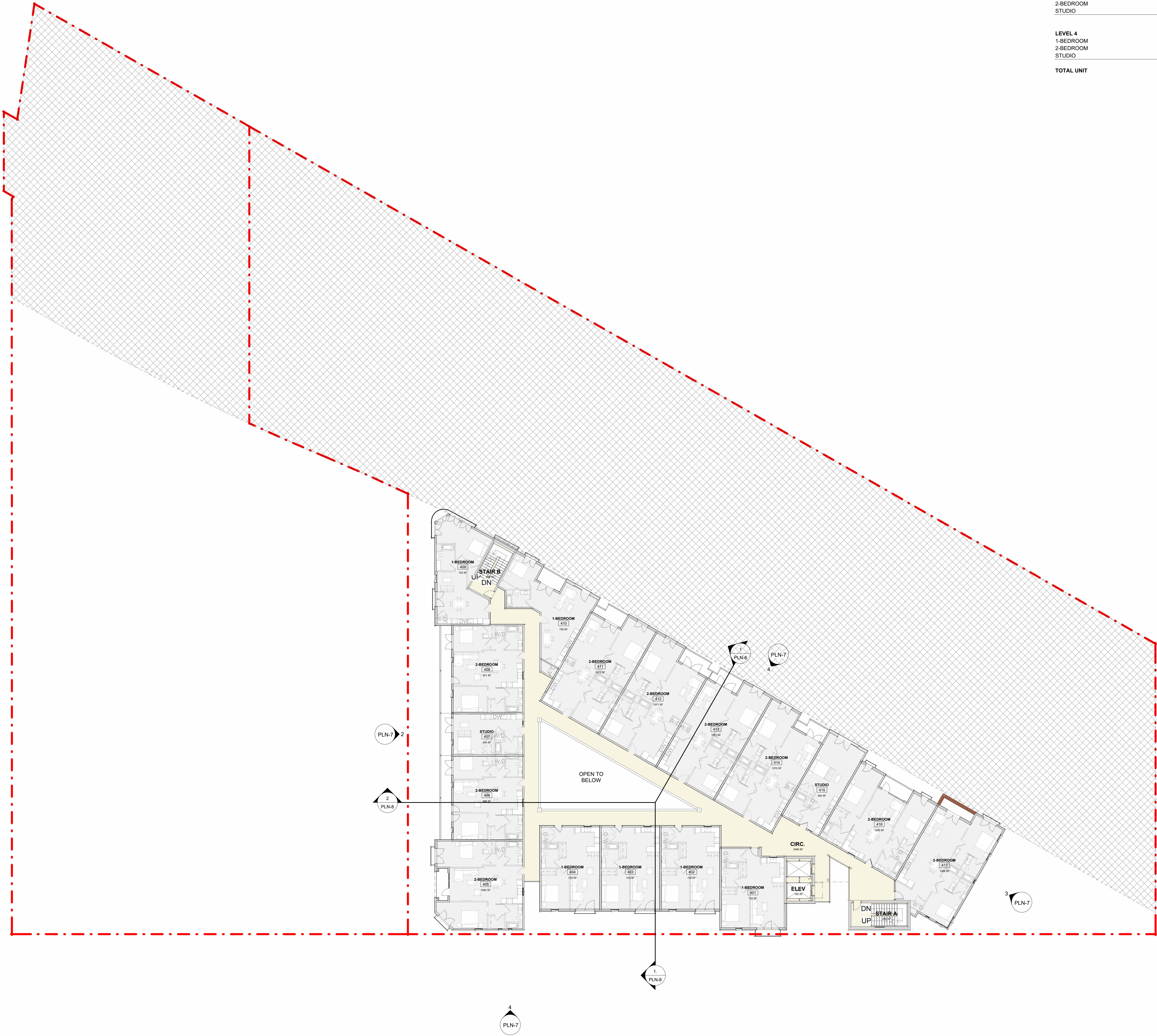
1



PLN-4

8/23/2024 9:27:13 AM





UNIT MIX PER FLOOR	COUNT	NET SF
LEVEL 2		
1-BEDROOM	6	4,376 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,669 SF
LEVEL 3		
1-BEDROOM	6	4,374 SF
2-BEDROOM	8	8,399 SF
STUDIO	4	1,894 SF
	18	14,667 SF
LEVEL 4		
1-BEDROOM	6	4,375 SF
2-BEDROOM	9	9,286 SF
STUDIO	2	1,027 SF
TOTAL UNIT	17	14,688 SF
	53	44,025 SF

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:  
4th LEVEL FLOOR PLAN

THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Cernal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cernal Collective LLP harmless.

ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
1	06/01/23	PC Concept
2	06/07/23	PLAN/MBR Concept
3	07/12/23	MBR
4	08/12/24	PLN
5	09/02/24	PLAN 02

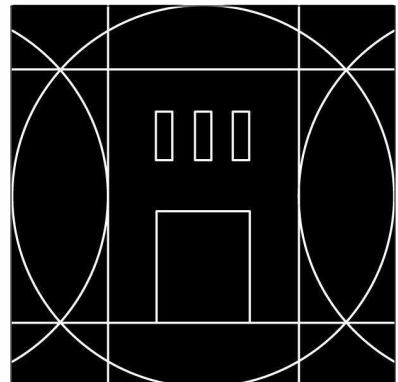
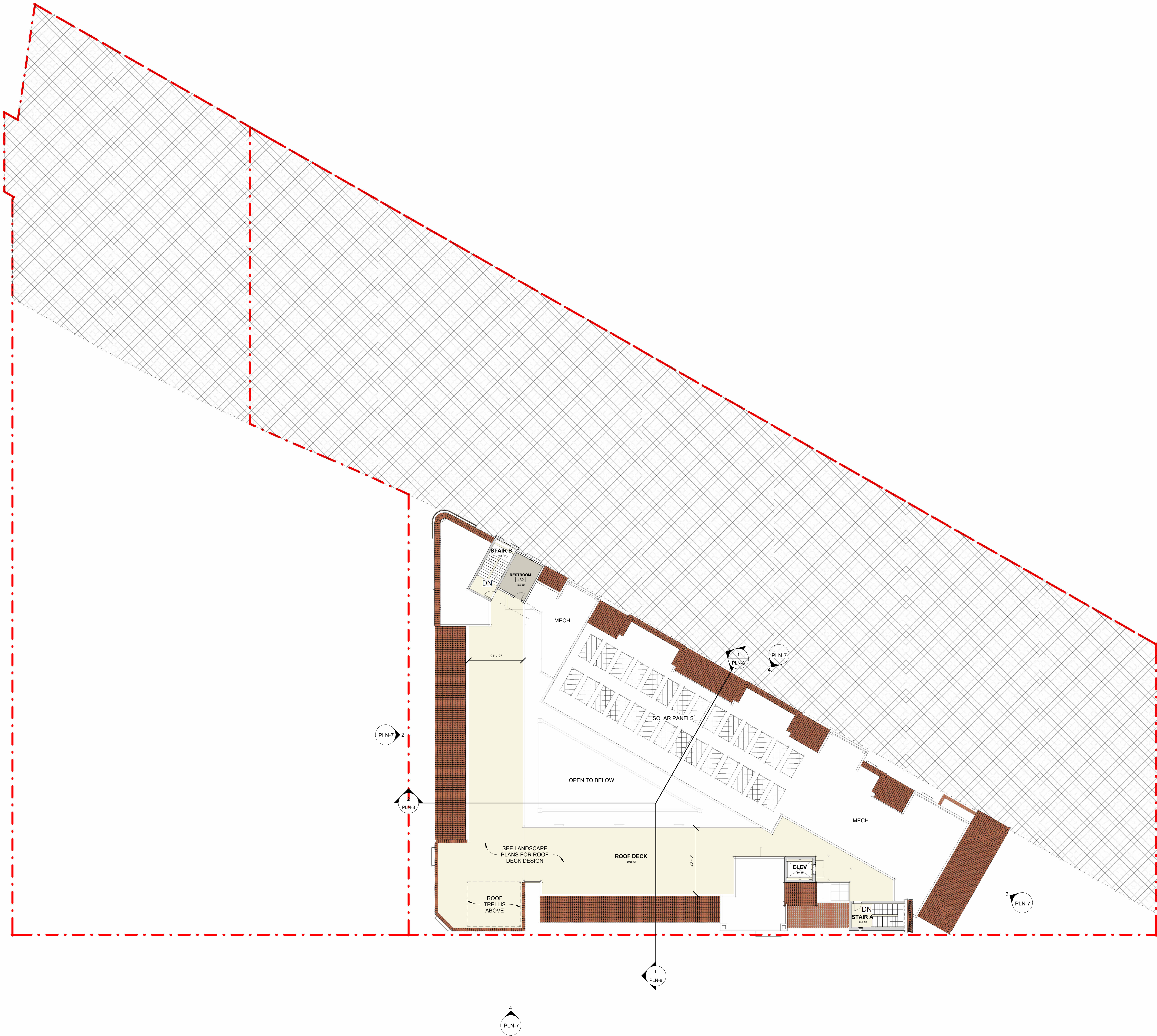
PROPOSED FOURTH FLOOR PLAN 1  
1/16" = 1'-0"



PLN-5

8/23/2024 9:27:11 AM





CEARNAL  
COLLECTIVE  
ARCHITECTURE  
INTERIOR DESIGN

521 1/2 STATE STREET  
SANTA BARBARA  
CALIFORNIA 93101  
P: 805.963.8077  
www.cearnal.com

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:  
ROOF PLAN

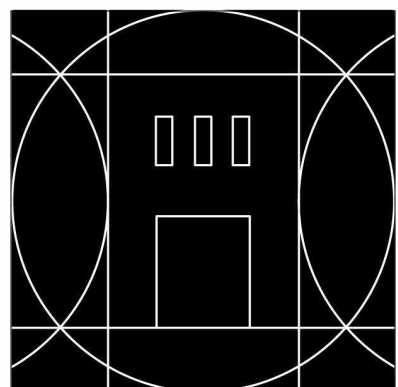
THE CEARNAL COLLECTIVE LLP expressly  
reserves their common law copyright and other  
property rights in these plans. These plans are  
not to be reproduced, changed, or copied in  
any form or manner whatsoever, nor are they  
to be assigned to a third party without first  
obtaining the written permission and consent of  
The Cearnal Collective LLP. In the event of  
unauthorized reuse of these plans by a third  
party, the third party shall hold The Cearnal  
Collective LLP harmless.

ISSUE DATE: 8/23/2024

ISSUANCES

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/01/23	PLAN/MBR Concept	
07/11/23	MBR	
08/11/24	PLN	
08/11/24	MBR #2	





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

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:

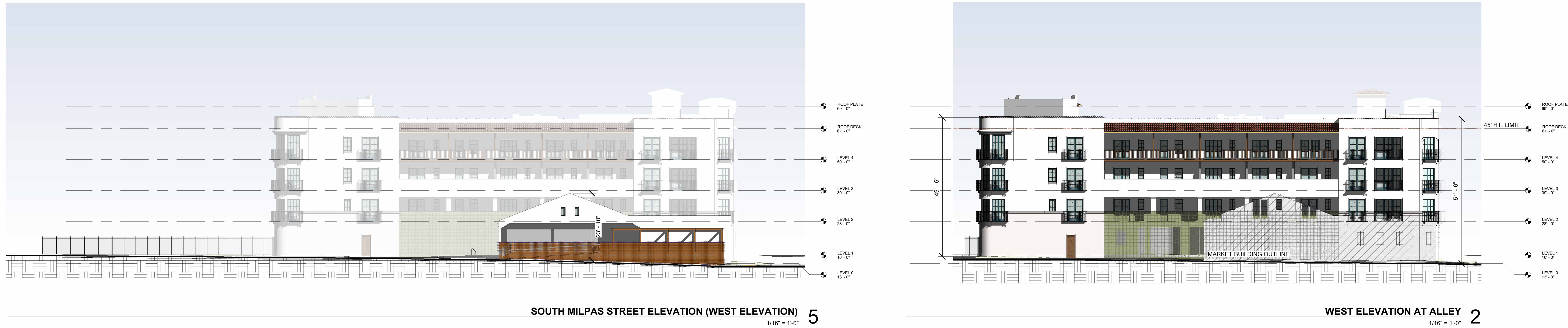
EXTERIOR ELEVATIONS

THE CEARNAL COLLECTIVE LLP expressly  
releases their common law copyright and other  
property rights in these plans. These plans are  
not to be reproduced, changed, or copied in  
any form or manner whatsoever, nor are they  
to be assigned to a third party without first  
obtaining the written permission and consent of  
The Cearnal Collective LLP. In the event of  
unauthorized reuse of these plans by a third  
party, the third party shall hold The Cearnal  
Collective LLP harmless.

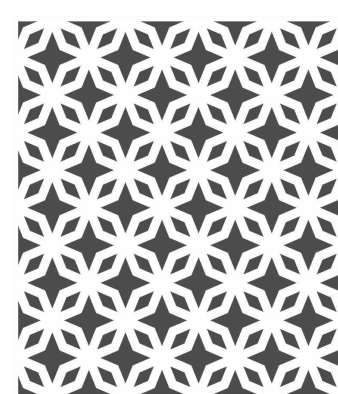
ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/01/23	PLAN/MBR Concept	
07/13/23	MBR	
08/13/24	PLN	
09/03/24	MBR R2	

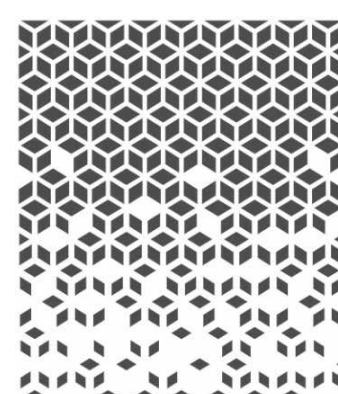
PLN-7



1. CEMENT PLASTER - FINISH TO BE WHITE SMOOTH  
TROWELED, & OFF-WHITE SMOOTH TROWELED



2. BALCONY SCREEN -  
BOK MODERN A30



3. PATIO SCREEN - BOK  
MODERN A41



4. PATIO SCREEN AND  
STRUCTURE - GALVANIZED  
STEEL



4. TWO-PIECE BARREL TILE -  
FINISH TO BE TERRA  
COTTA SANDCAST



5. ALUMINUM STEEL LOOK  
WINDOW - SANTA BARBARA  
BLUE FINISH



6. WIRE MESH PLANT  
SCREENING - PLANT TBD



7. WROUGHT IRON RAILING,  
SCREENING OR METAL  
WORK



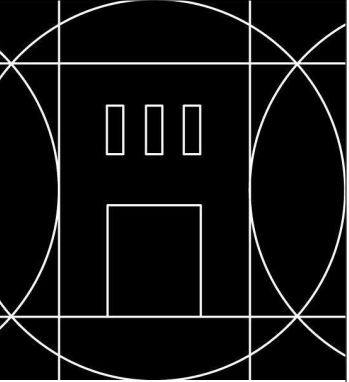
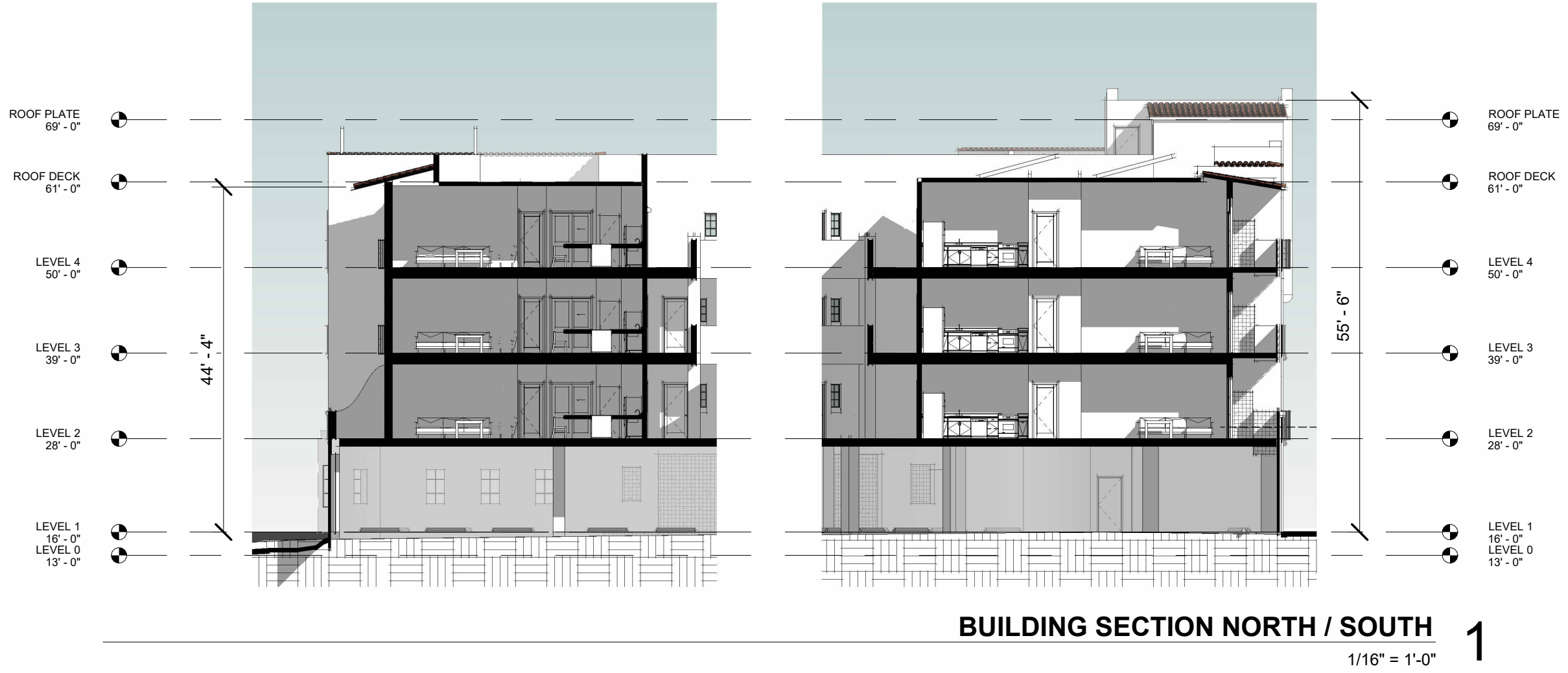
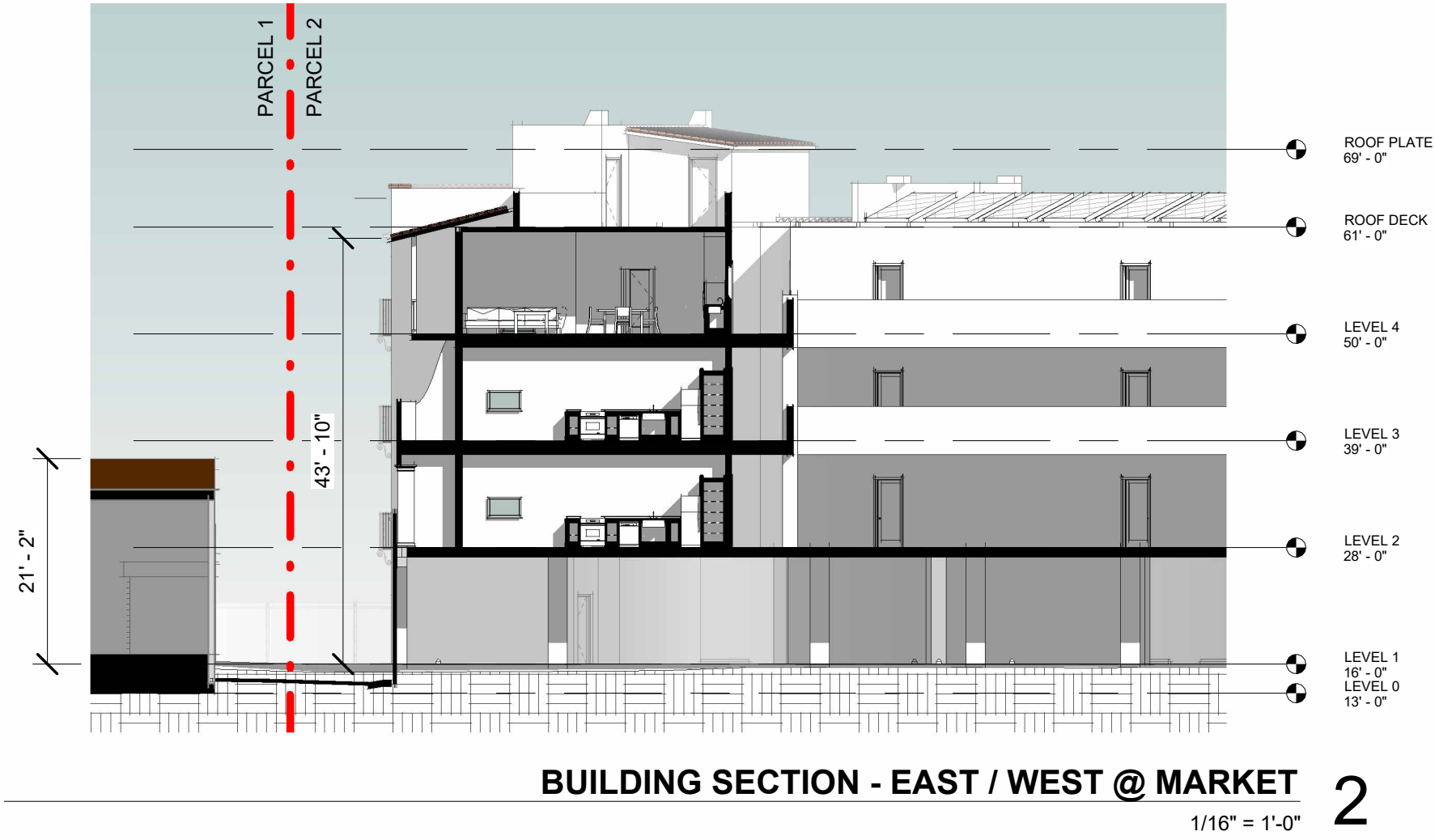
8. EXPOSED WOOD - FINISH  
TO BE SOLID BODY STAIN



4. OVERHEAD SECURITY  
GRILLE - DARK BRONZE OR  
BLACK FINISH

MATERIALS LEGEND 6  
12" = 1'-0"





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

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:  
BUILDING SECTIONS

THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Cearnal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cearnal Collective LLP harmless.

ISSUE DATE: 8/23/2024

ISSUANCES

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/20/23	PLN/MBR Concept	
07/11/23	MBR	
08/11/24	PLN	
09/01/24	MBR #2	

PLN-8

8/23/2024 9:28:13 AM





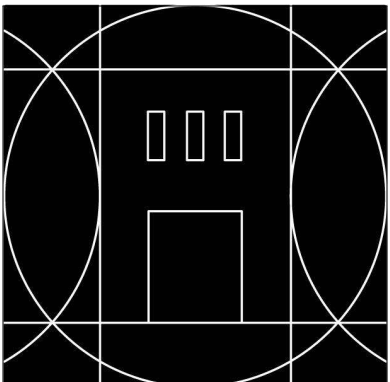
PROPOSED LOOKING NORTH FROM CABRILLO PARK



PROPOSED LOOKING NORTHEAST ALONG CALLE PUERTO VALLARTA



PROPOSED LOOKING NORTH ALONG SOUTH MILPAS



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

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:

PHOTOIMMULATIONS

THE CERNAL COLLECTIVE LLP expressly  
releases their common law copyright and other  
property rights in these plans. These plans are  
not to be reproduced, changed, or copied in  
any form or manner whatsoever, nor are they  
to be assigned to a third party without first  
obtaining the written permission and consent of  
The Cernal Collective LLP. In the event of  
unauthorized reuse of these plans by a third  
party, the third party shall hold The Cernal  
Collective LLP harmless.

ISSUE DATE: 8/23/2024

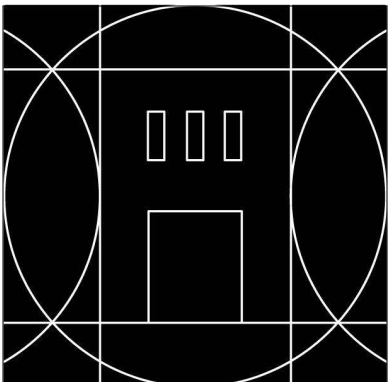
ISSUANCES

#	DATE	DESCRIPTION
000001	06/01/23	PC Concept
000002	07/12/23	PLAN/MBR Concept
000003	07/12/23	MBR
000004	08/12/24	PLN
000005	08/23/24	Page 02

PLN-9

8/23/2024 9:28:45 AM





CERNAL COLLECTIVE  
ARCHITECTURE  
INTERIOR DESIGN

521 1/2 STATE STREET  
SANTA BARBARA  
CALIFORNIA 93101  
P: 805.963.8077  
www.cernal.com

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103



PROPOSED LOOKING SOUTH FROM SOUTHBOUND FREEWAY ACCESS RAMP



PROPOSED LOOKING SOUTHEAST ALONG SOUTH MILPAS

JOB NUMBER: 22005

CONTENTS:

PHOTOSIMULATIONS

THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Cernal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cernal Collective LLP harmless.

ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
06/01/23	PC Concept	
06/01/23	PLAN/MBR Concept	
07/11/23	MBR	
08/11/23	PLN	
08/11/23	PLAN 02	





PROPOSED VIEW LOOKING NORTH FROM MILPAS STREET & CALLE PUERTO VALLARTA INTERSECTION



PROPOSED FROM MID-BLOCK CALLE PUERTO VALLARTA LOOKING NORTH



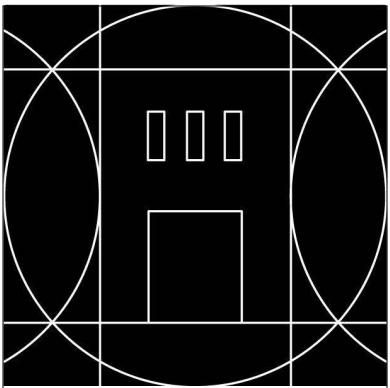
PROPOSED VIEW ALONG CALLE PUERTO VALLARTA LOOKING WEST



PROPOSED VIEW LOOKING WEST FROM THE RAILROAD TRACKS



PROPOSED VIEW FROM MILPAS LOOKING SOUTHEAST



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

NOT FOR  
CONSTRUCTION

335 S. MILPAS STREET  
335 S. Milpas Street  
Santa Barbara, CA 93103

JOB NUMBER: 22005

CONTENTS:  
RENDERINGS

THE CERNAL COLLECTIVE LLP expressly reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The Cernal Collective LLP. In the event of unauthorized reuse of these plans by a third party, the third party shall hold The Cernal Collective LLP harmless.

ISSUE DATE: 8/23/2024

#	DATE	DESCRIPTION
06/01/23	06/01/23	PC Concept
06/01/23	06/01/23	PLAN/AR Concept
07/11/23	07/11/23	AR
08/11/24	08/11/24	PLN
09/01/24	09/01/24	PLAN 02

PLN-11

8/23/2024 9:28:22 AM