



SANTA BARBARA POLICE STATION

601 SANTA BARBARA STREET

CODE ANALYSIS

APPLICABLE CODES
 Intent to comply with 2019 CBC, 2019 CRC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 GBCS, TITLE 24, CAC, ADA Title III, FHA, 2010 ADA Standards, City of Santa Barbara Municipal Code & Adopting Ordinances, SB Amendment #9919, and current engineering and architecture practices.

CONSTRUCTION STANDARDS FOR FOR ESSENTIAL SERVICES BUILDING
 Project to be designed to comply with the State of California Title 24 for Essential Services Buildings and with the California Department of Community Corrections for Custody Areas (but not beyond those standards).
 • Emergency Communications Centers designed to comply with NFPA 1221.
 • Areas with Evidence Storage designed to physical plant standards for evidence IAPE (International Association of Property and Evidence).
 • Lab designed to comply with the physical plant accreditation standards published by the American Society of Crime Lab Directors ASCLD/LAB.
 • Firearms Range designed to comply with NEC 708 & ASHRAE ventilation standards for smoke evacuation.

Building is not being planned for blast resistance beyond the protection afforded by masonry exterior wall construction and impact film applied to all exterior windows

RISK CATEGORY
 Per CBC 1604.5 Risk Category, project to comply with Risk Category IV

MULTI-STORY, MIXED USE AND OCCUPANCY (SECTION 508), SEPARATED OCCUPANCIES (SECTION 508.4):

OCCUPANCY GROUP: SECTION 302	S-2	B*	A-3
* PER CBC SECTION 308.4 INSTITUTIONAL GROUP I-3, BUILDING CONTAINS TEMPORARY HOLDING FACILITY & SECURE INTERVIEW ROOMS. PER CBC SECTION 308.4.8 CONDITION 8, BUILDING SHALL BE PERMITTED TO BE CLASSIFIED AS A GROUP B OCCUPANCY, PROVIDED THE REQUIREMENTS OF SECTION 408.1.2.7 ARE MET.			

CONSTRUCTION TYPE: SECTION 602

II-B	II-B	II-B
SPRINKLERED:	YES	YES

ALLOWABLE HEIGHT (ABOVE GRADE PLANE): TABLE 504.3

75 FT	75 FT	55 FT
ACTUAL HEIGHT IN FEET:	37'-6" FT	52'-6" FT

ALLOWABLE HEIGHT (ABOVE GRADE PLANE): TABLE 504.4

4 STORIES	4 STORIES	2 STORIES
ACTUAL HEIGHT IN STORIES	3 STORIES	2 STORIES

ALLOWABLE BUILDING AREA: TABLE 506.2

ALL:	78,000 SF	69,000 SF	28,500 SF
NS:	26,000 SF	23,000 SF	9,500 SF
IF:	0.39	0.39	
AA:	88,140 SF	77,970 SF	32,205 SF

ACTUAL BUILDING AREA PER STORY:

BASEMENT	30,394 SF	16,573 SF	0 SF
FIRST FLOOR	26,880 SF	19,317 SF	0 SF
SECOND FLOOR	26,528 SF	15,141 SF	2,464 SF
THIRD FLOOR	368 SF	13,344 SF	0 SF
ACTUAL BUILDING AREA TOTAL:	85,970 SF	64,375 SF	2,464 SF

MIXED OCCUPANCY AREA RATIO (NOT MORE THAN 3 STORIES ABOVE GRADE PLANE): SECTION ...

BASEMENT	30,394 SF +	16,573 SF	0 SF
0.56 < 1	88,140 SF	77,970 SF	32,205 SF
FIRST FLOOR	26,880 SF +	19,317 SF	0 SF
0.57 < 1	88,140 SF	77,970 SF	32,205 SF
SECOND FLOOR	26,528 SF +	15,141 SF	2,464 SF
0.57 < 1	88,140 SF	77,970 SF	32,205 SF
THIRD FLOOR	368 SF +	13,344 SF	0 SF
0.18 < 1	88,140 SF	77,970 SF	32,205 SF

OCCUPANCY SEPARATION: TABLE 508.4

ADJOINING OCCUPANCIES	S-2 / B, A-3 / B
REQUIRED SEPARATION	1 HR

CONSTRUCTION CLASSIFICATION: TABLE 601 & 602

PRIMARY STRUCTURAL FRAME	0 HR	0 HR	0 HR
BEARING WALLS - INTERIOR	0 HR	0 HR	0 HR
NONBEARING WALLS & PARTITIONS - INTERIOR	0 HR	0 HR	0 HR
BEARING & NONBEARING WALLS & PARTITIONS - EXTERIOR	1 HR	1 HR	1 HR
X < 5'	1 HR	1 HR	1 HR
5' < X < 10'	1 HR	1 HR	1 HR
10' < X < 30'	0 HR	0 HR	0 HR
X < 30'	0 HR	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR	0 HR
ROOF CONSTRUCTION	0 HR	0 HR	0 HR

MAXIMUM AREA OF EXTERIOR WALL OPENING: TABLE 705.8
 All openings are Unprotected and Sprinklered, and applicable to all of the buildings occupancies.

FIRE SEPARATION DISTANCE (FEET)

0 TO LESS THAN 3'	NOT...
3' TO LESS THAN 5'	15%
5' TO LESS THAN 10'	25%
10' TO LESS THAN 15'	45%
15' TO LESS THAN 20'	75%
20' TO LESS THAN 25'	NO LIMIT
25' TO LESS THAN 30'	NO LIMIT
30' OR GREATER	NO LIMIT

PARKING GARAGE

BASEMENT LEVEL:	ENCLOSED (MECHANICAL VENTILATION), PER SECTION 406.6
FIRST FLOOR:	OPEN (NATURAL VENTILATION), PER SECTION 406.5
SECOND FLOOR:	OPEN (NATURAL VENTILATION), PER SECTION 406.5
THIRD FLOOR:	OPEN (NATURAL VENTILATION), PER SECTION 406.5

*SEE VENTILATION CALCULATIONS ON CODE ANALYSIS SHEET G100

PROJECT INFORMATION

PROPERTY ADDRESS: 601 SANTA BARBARA STREET
 SANTA BARBARA, CA 93101

PROPERTY OWNER: CITY OF SANTA BARBARA
 630 GARDEN STREET
 SANTA BARBARA, CA 93101

A.P.N.: 031-151-018

ZONING DESIGNATION: M-C (MANUFACTURING COMMERCIAL)

GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL INDUSTRIAL/
 MEDIUM HIGH DENSITY RESIDENTIAL/
 PRIORITY HOUSING OVERLAY (37-63 du/ac)

LOT SIZE: 70,080 SF (1.61 ACRES)

AVERAGE SLOPE: 2%

HIGH FIRE ZONE: NO

FLOOD ZONE: NO

MAX HEIGHT ALLOWED: 45'-0" / 60'-0" COMMUNITY BENEFIT

SETBACKS:
 FRONT: 0'
 INTERIOR: 0'

SWMP COMPLIANCE: TIER 3

VEHICLE PARKING:
 THE PARKING REQUIREMENT FOR VEHICLES FOR THE PROPOSED USE IS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR (OR DESIGNEE) IN CONJUNCTION WITH THE PUBLIC WORKS DIRECTOR (OR DESIGNEE)

BICYCLE PARKING:
 THE PARKING REQUIREMENT FOR BICYCLES IS DETERMINED BY THE PUBLIC WORKS DIRECTOR (OR DESIGNEE)

PROJECT STATISTICS

FLOOR AREA:	NET	Gross
PROPOSED COMMERCIAL FLOOR AREA:		
BASEMENT:	16,134 SF	16,573 SF
FIRST FLOOR	18,559 SF	19,317 SF
SECOND FLOOR	16,878 SF	17,605 SF
THIRD FLOOR	12,888 SF	13,344 SF
TOTAL PROPOSED COMMERCIAL FLOOR AREA:	64,498 SF	66,839 SF

PROPOSED PARKING GARAGE FLOOR AREA:

BASEMENT	29,789 SF	30,394 SF
FIRST FLOOR	27,849 SF	28,680 SF
SECOND FLOOR	25,746 SF	26,528 SF
THIRD FLOOR	220 SF	368 SF
TOTAL PROPOSED PARKING GARAGE FLOOR AREA:	83,604 SF	85,970 SF

PARKING

PROPOSED SURFACE PARKING:
 SURFACE PARKING (VISITOR PARKING) 8 SPACES
 TOTAL PROPOSED SURFACE PARKING SPACES PROVIDED: 8 SPACES*

*INCLUDES 1 VAN ACCESSIBLE

PROPOSED SECURE PARKING GARAGE SPACES:

BASEMENT (FLEET VEHICLES)	44 SPACES
FIRST FLOOR (FLEET VEHICLES)	48 SPACES
SECOND FLOOR (EMPLOYEE PARKING)	71 SPACES
THIRD FLOOR (FLEET & EMPLOYEE PARKING)	73 SPACES
TOTAL SECURE PARKING GARAGE SPACES PROVIDED:	236 SPACES**

NOTE: ACCESSIBLE & EVCS SPACES CALCULATED ON EMPLOYEE SPACES ONLY
 *INCLUDES 5 TOTAL ACCESSIBLE SPACES (4 ACCESSIBLE & 1 VAN ACCESSIBLE)
 **INCLUDES 20 EVCS SPACES (18 STANDARD, 1 ACCESSIBLE & 1 VAN ACCESSIBLE)
 ***INCLUDES 30 TOTAL MOTORCYCLE SPACES (10 FLEET, 10 EMPLOYEE)

BIKE PARKING

VISITOR PARKING	4 SPACES
EMPLOYEE PARKING (IN SECURE PARKING GARAGE)	16 SPACES

SITE TABULATIONS

	SF	% COVERAGE
IMPERVIOUS AREA (INCLUDING ROOF OVERHANGS):	52,862 SF	75%
PERVIOUS AREA (PERM. PAVERS & GREEN ROOFS):	9,092 SF	13%
LANDSCAPING:	8,126 SF	12%
TOTAL:	70,080 SF	100%

PROPOSED NEW IMPERVIOUS AREA: 3,132 SF
 PROPOSED REPLACED IMPERVIOUS AREA: 49,730 SF
 PROPOSED REMOVED IMPERVIOUS AREA: 11,158 SF

GRADING

CUT QUANTITY:	+/- 22,000 CU. YDS.
FILL QUANTITY:	0 CU. YDS.
NET QUANTITY:	+/- 22,000 CU. YDS. EXPORT

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE REMOVAL OF THE EXISTING SURFACE PARKING LOT AND THE CONSTRUCTION OF A THREE-STORY, 464,000-SQUARE-FOOT NEW POLICE STATION, A 484,000-SQUARE-FOOT SECURE PARKING STRUCTURE TO ACCOMMODATE 236 PARKING SPACES (108 FOR POLICE DEPARTMENT VEHICLES AND 108 FOR EMPLOYEE VEHICLES) AND LIMITED NON-SECURE SURFACE PUBLIC PARKING AND BICYCLE PARKING. BOTH STRUCTURES WILL HAVE A SUBTERRANEAN LEVEL BELOW (E) FINISH GRADE. APPROXIMATELY 22,000 CUBIC YARDS OF GRADING EXPORT IS ANTICIPATED TO ACCOMMODATE THE NECESSARY EXCAVATION.

THE EXISTING SANTA BARBARA CITY POLICE OPERATIONS, CURRENTLY LOCATED AT FOUR SEPARATE SITES (215 EAST FIGUEROA STREET POLICE STATION, 222 EAST ANAPAMU STREET POLICE STATION ANNEX, 1200 ANACAPA STREET DISPATCH CENTER, AND 415 EAST SOLA STREET ANIMAL CONTROL), WOULD BE CONSOLIDATED AT THE NEW PROJECT SITE. POLICE OPERATIONS WOULD REMAIN THE SAME AS PRESENTLY EXIST AT THE CURRENT LOCATIONS, INCLUDING INVESTIGATIVE/INTERNAL OPERATIONS DIVISION, FIELD OPERATIONS DIVISION, COMMUNITY SUPPORT SERVICES DIVISION, AND COMMON AREAS (PUBLIC LOBBY, MULTI-PURPOSE MEETING ROOMS, STAFF BREAK ROOMS, FITNESS ROOM, AND LOCKER ROOMS). THE PUBLIC LOBBY AREA WOULD BE SEPARATED FROM THE SECURE STAFF AREAS.

THIS PROJECT WOULD INVOLVE THE REMOVAL OF 23 TIJUANA TIJU TREES AND 12 OAK TREES AT THE WESTERN AND NORTHERN PERIMETER OF THE SITE. NINE TIJUANA TIJU TREES WOULD BE PRUNED AND RETAINED BY SCULPTING THEM VERTICALLY. ALONG THE COTA AND SANTA BARBARA STREET PERIMETER, FOUR OF THE 12 OAK TREES COULD BE PRESERVED, BUT THEIR HEALTH IS QUESTIONABLE AND, AS SUCH, WILL NEED TO BE REMOVED. THE EXISTING MTD BUS STOP SHELTER ON COTA STREET WILL BE REMOVED AND RELOCATED FOR THE PROJECT. THE EXISTING PLAQUES COMMEMORATING THE OLD LINCOLN SCHOOL WOULD BE INCORPORATED INTO THE RELOCATION.

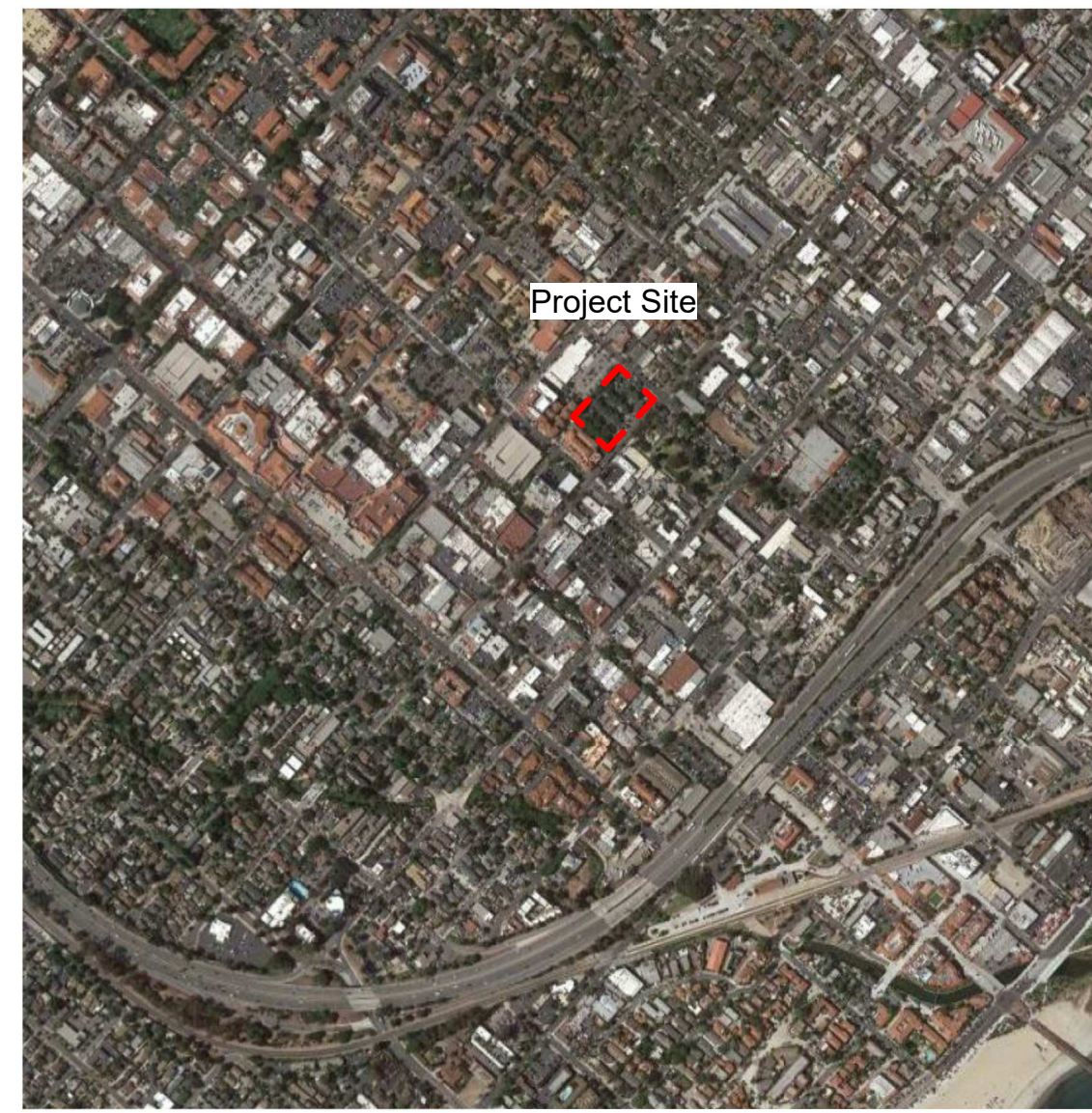
STORM WATER BMP'S SCOPE OF WORK:
 PROPOSED POST-CONSTRUCTION STORMWATER BMP'S ONSITE INCLUDE BIORETENTION AREAS, BIOFILTRATION PLANTER BOXES, GREEN ROOFS AND PERMEABLE PAVERS. PROPOSED POST-CONSTRUCTION BMP'S IN THE PUBLIC RIGHT-OF-WAY INCLUDE BIORETENTION AREAS AND UNDERGROUND INFILTRATION BMP'S.

APPLICATIONS REQUESTED:
 • HEIGHT EXCEPTION APPROVAL BY THE PLANNING COMMISSION TO ALLOW A COMMUNITY BENEFIT PROJECT TO BE UP TO 60 FEET IN HEIGHT (SBMC CHAPTER 30.140.100 B).
 • DEVELOPMENT PLAN APPROVAL BY THE PLANNING COMMISSION TO ALLOW THE CONSTRUCTION OF NONRESIDENTIAL FLOOR AREA (SBMC CHAPTER 30.230).
 • PROJECT DESIGN AND FINAL APPROVALS BY THE ARCHITECTURAL BOARD OF REVIEW (SBMC CHAPTER 22.68)

FIRE DEPARTMENT NOTES

1. AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 SHALL BE PROVIDED UNDER A SEPARATE PERMIT.
2. A STANDPIPE SYSTEM IN ACCORDANCE WITH NFPA 13 AND TITLE 24 STANDARDS SHALL BE PROVIDED UNDER SEPARATE PERMIT.
3. A FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72 SHALL BE PROVIDED UNDER SEPARATE PERMIT.

VICINITY MAP



SHEET INDEX

G - GENERAL	COVER SHEET
G001	PHOTO DOCUMENTATION
G002	PHOTO DOCUMENTATION
G100	CODE ANALYSIS
G101	CODE ANALYSIS
G102	CODE ANALYSIS
G103	CODE ANALYSIS
C - CIVIL	EXISTING CONDITIONS PLAN
C-1	DEMOLITION PLAN
C-2	CONCEPTUAL GRADING PLAN
C-3	CONCEPTUAL GRADING PLAN
C-4	CONCEPTUAL UTILITY PLAN
C-5	CONCEPTUAL STORMWATER CONTROL PLAN
C-6	
A - ARCHITECTURAL	EXISTING SURVEY
A100	EXISTING SURVEY W/ AERIAL
A101	FIRST FLOOR PLAN
A102	BASEMENT FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	THIRD FLOOR PLAN
A105	ROOF PLAN
A201	RENDERING 1
A202	RENDERING 2
A203	RENDERING 3
A204	RENDERING 4
A205	RENDERING 5
A206	RENDERING 6
A207	RENDERING 7
A208	RENDERING 8
A209	RENDERING 9
A210	RENDERING 10
A301	ELEVATIONS
A302	ELEVATIONS
A303	BUILDING SECTIONS
L - LANDSCAPE	TREE DISPOSITION PLAN
L-0.1	ARBORIST REPORT
L-0.2	ARBORIST REPORT
L-0.3	ARBORIST REPORT
L-0.4	ARBORIST REPORT
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

BLOCK MAP



NOT FOR CONSTRUCTION

Santa Barbara Police Department
 601 Santa Barbara Street

JOB NUMBER: 18006

CONTENTS:
 COVER SHEET

THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary 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: 10/29/21

ISSUANCES

#	DATE	DESCRIPTION
1	10/19/21	PREL
2	11/02/21	PREL REVISIONS
3	11/16/21	ADJUT CONSENT
4	07/11/21	ADJUT CONSENT #2
5	02/12/21	ADJUT CONSENT #3/STAKE SESSION
6	03/18/21	PC CONCEPT
7	04/19/21	ADJUT CONSENT #4
8	06/09/21	CONTRACT
9	08/19/21	CONTRACT #2
10	10/29/21	CONTRACT #3



VIEW 01



VIEW 02



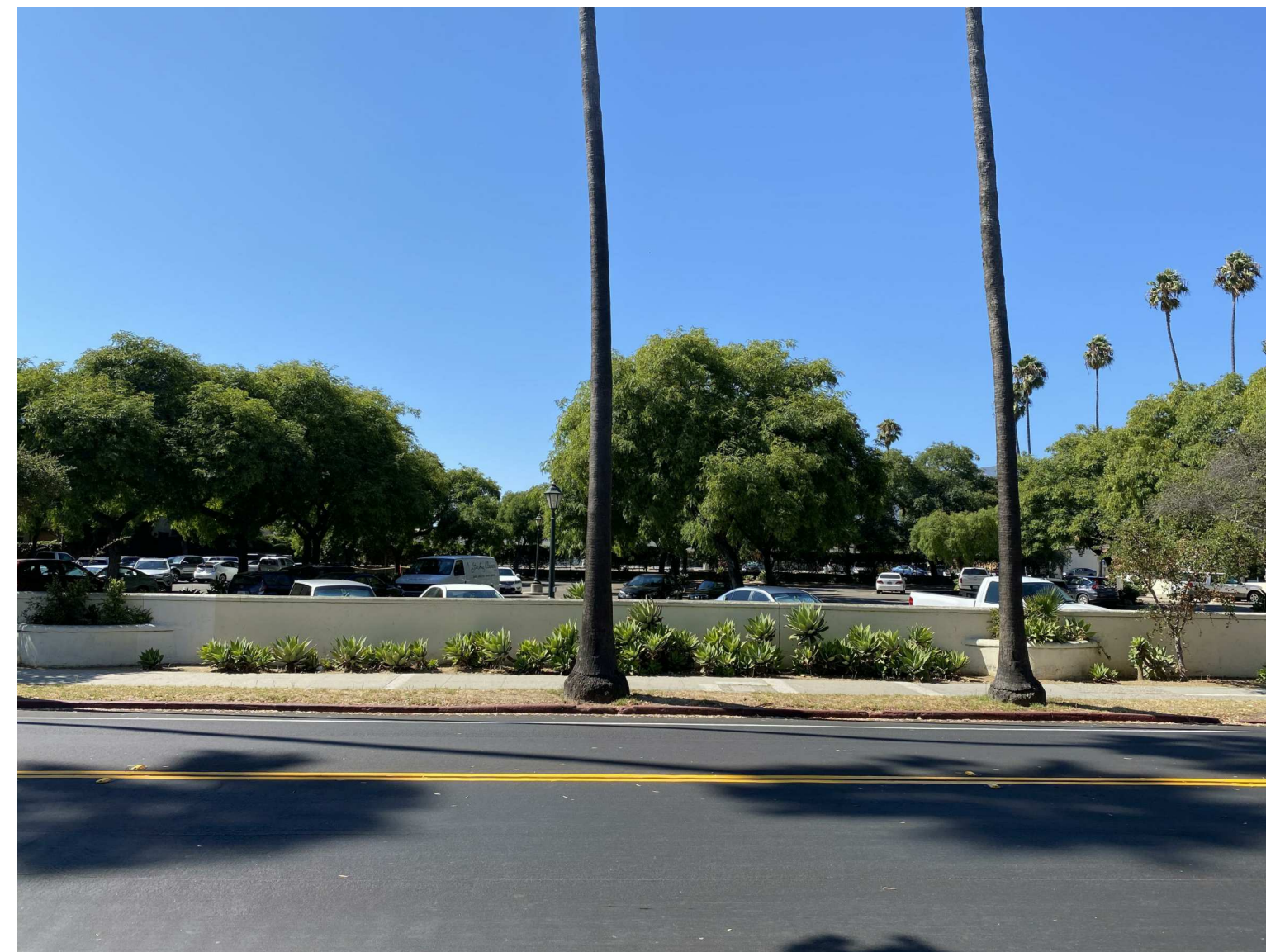
VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



VIEW 08



VIEW 09



VIEW 10



VIEW 11



VIEW 12



VIEW 13



VIEW 14



VIEW 15



PHOTO KEY MAP

CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN

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

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.333.4941
www.mwlrchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

JOB NUMBER: 18006
CONTENTS:
PHOTO DOCUMENTATION

THE CEARNAL COLLECTIVE LLP HEREBY RESERVES ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR CROPPED IN ANY MANNER WITHOUT 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/21	PIST
2	11/02/21	PIST Re-submittal
3	11/16/21	AGLE Concept
4	07/11/21	AGLE Concept #2
5	10/13/21	AGLE Concept #3 - 30' Drive Session
6	09/18/21	PC Concept
7	04/19/21	AGLE Concept #4
8	06/09/21	DAFT #2
9	10/13/21	DAFT #2
10	10/22/21	DAFT #3



VIEW 16



VIEW 17



VIEW 18



VIEW 19



VIEW 20



VIEW 21



VIEW 22



VIEW 23



VIEW 24



VIEW 25



VIEW 26



VIEW 27



VIEW 28



VIEW 29



VIEW 30

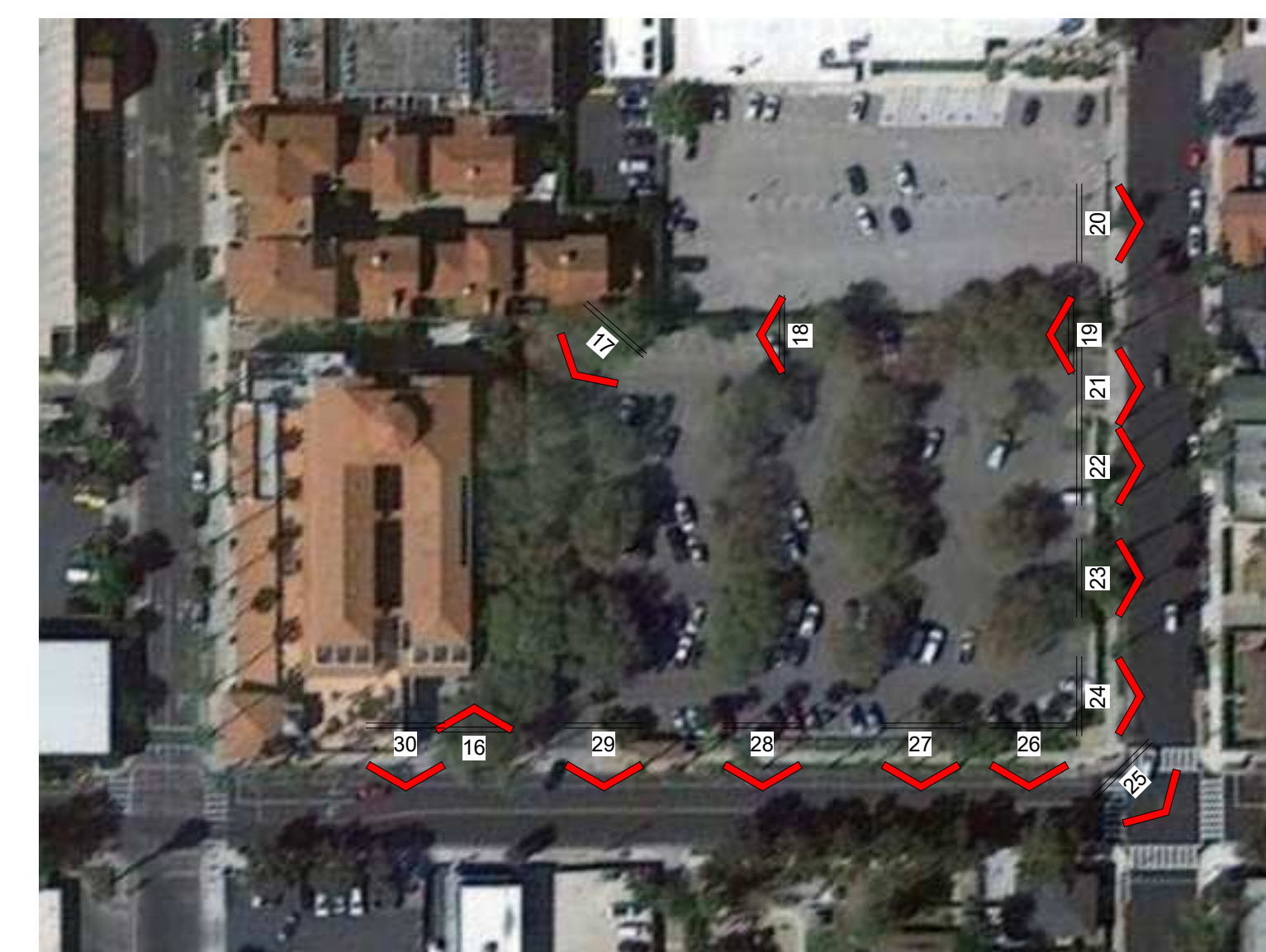
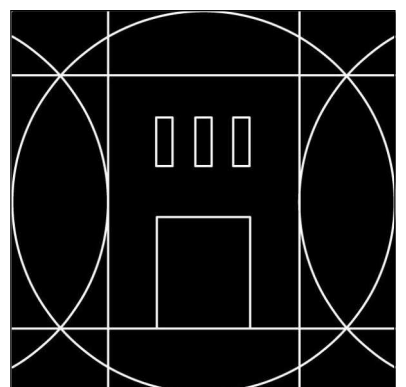


PHOTO KEY MAP



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



McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1111
www.mwiarchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

JOB NUMBER: 18008

CONTENTS:

PHOTO DOCUMENTATION

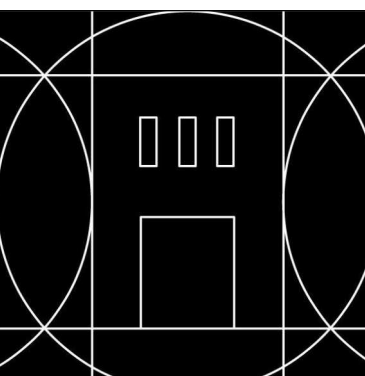
THE CEARNAL COLLECTIVE LLP HEREBY reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/21	PIRT
2	11/02/20	PIRT Reassignment
3	11/16/20	AFIR Concept
4	07/11/21	AFIR Concept #2
5	10/13/21	AFIR Concept #3 - 30% Review Session
6	09/18/21	PC Concept
7	10/18/21	AFIR Concept #4
8	06/09/21	DAIRT
9	10/13/21	DAIRT #2
10	10/22/21	DAIRT #3

G002

10/20/2021 10:41:43 AM



CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN

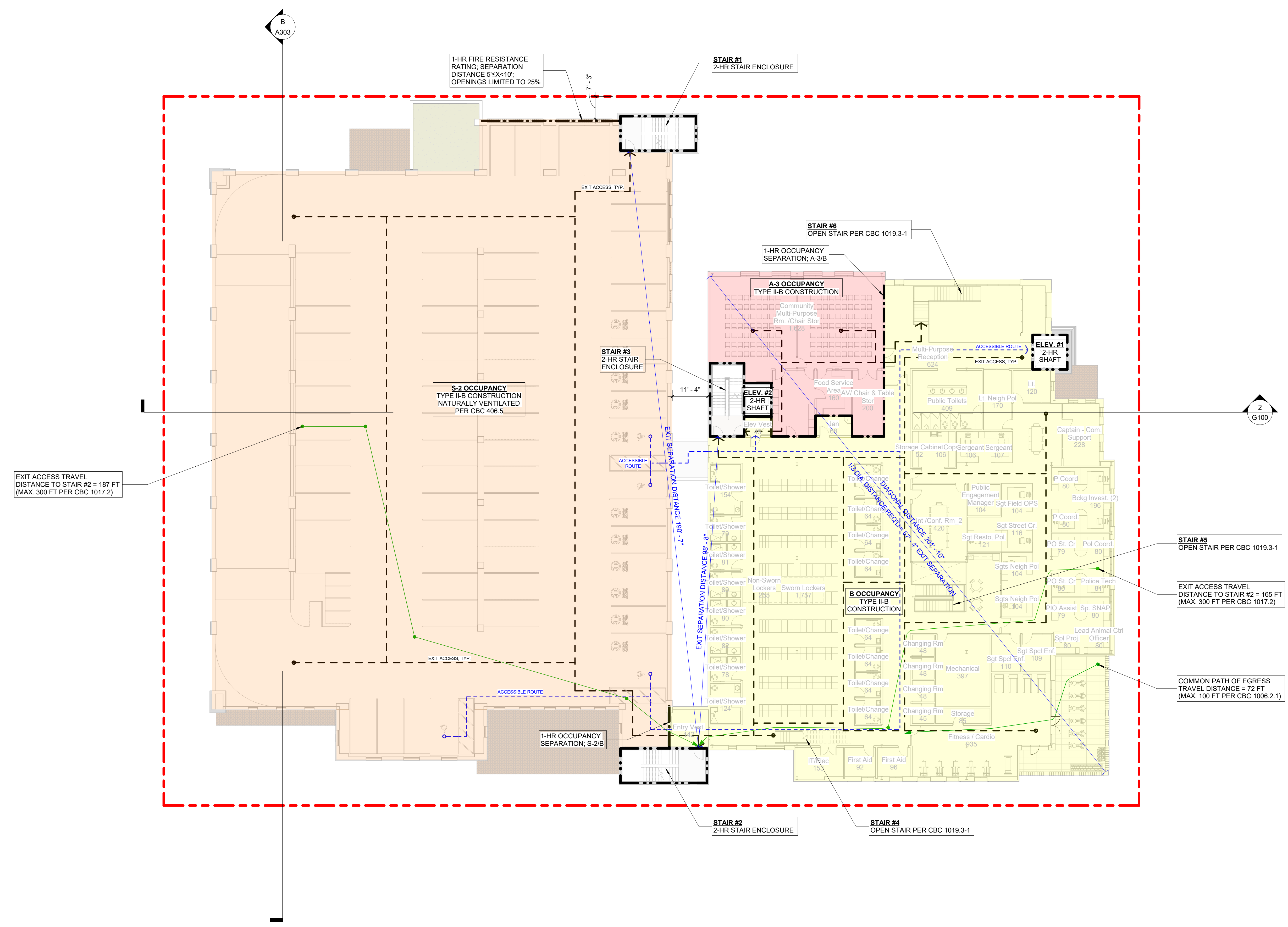
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1100
www.mwlrchitects.com

ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street



SECOND FLOOR PLAN CODE ANALYSIS
1/16" = 1'-0"

JOB NUMBER: 18006

CONTENTS:

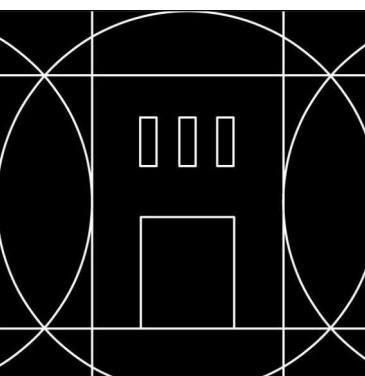
CODE ANALYSIS

THE CEARNAL COLLECTIVE LLP HEREBY 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 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: 10/22/21

ISSUANCES

#	DATE	DESCRIPTION
1	06/09/21	START
2	08/10/21	START #2
3	10/22/21	START #3



CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN

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

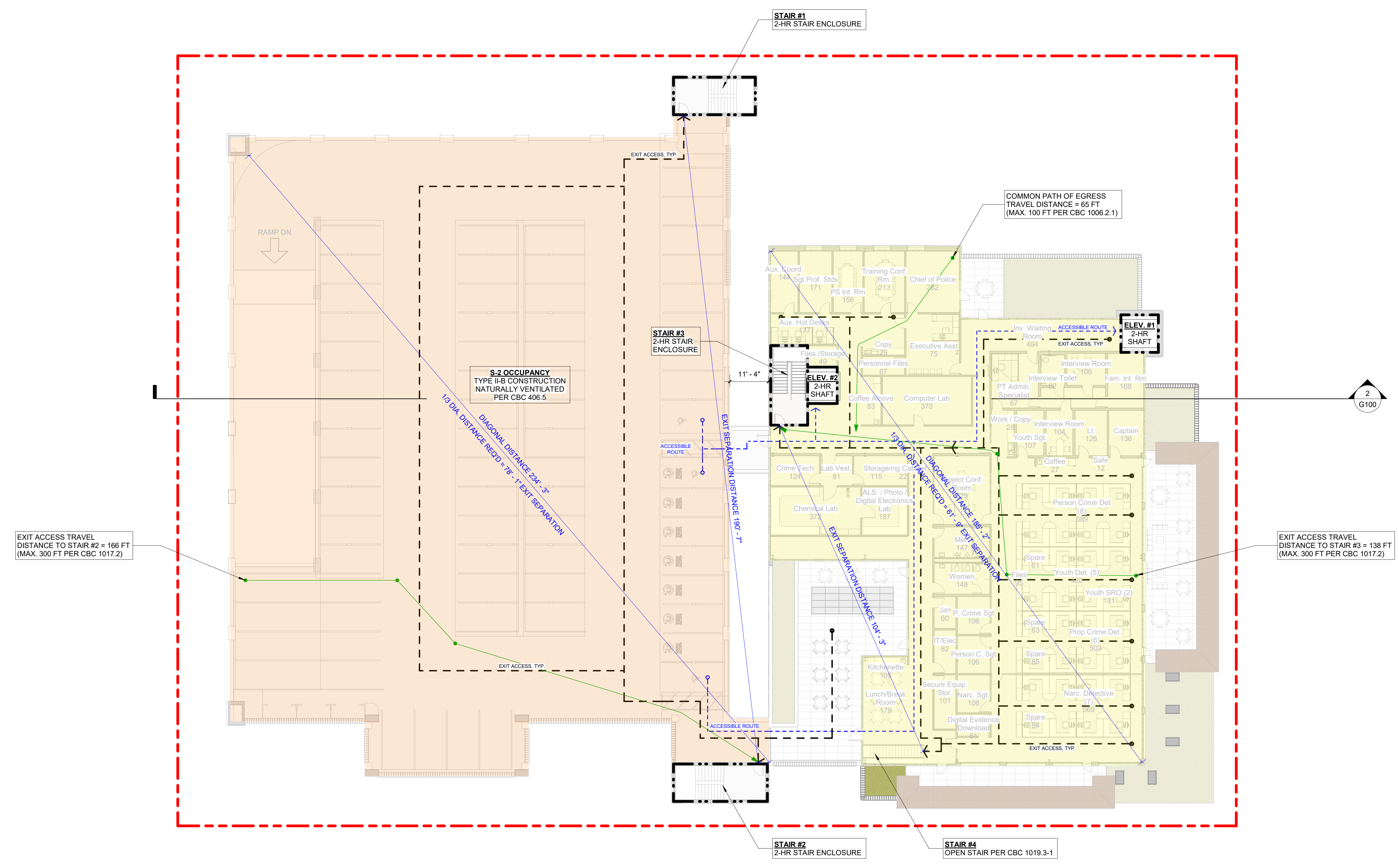
MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS

8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1100
www.mwlrchitects.com

ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street



THIRD FLOOR PLAN CODE ANALYSIS 1
1/16" = 1'-0"

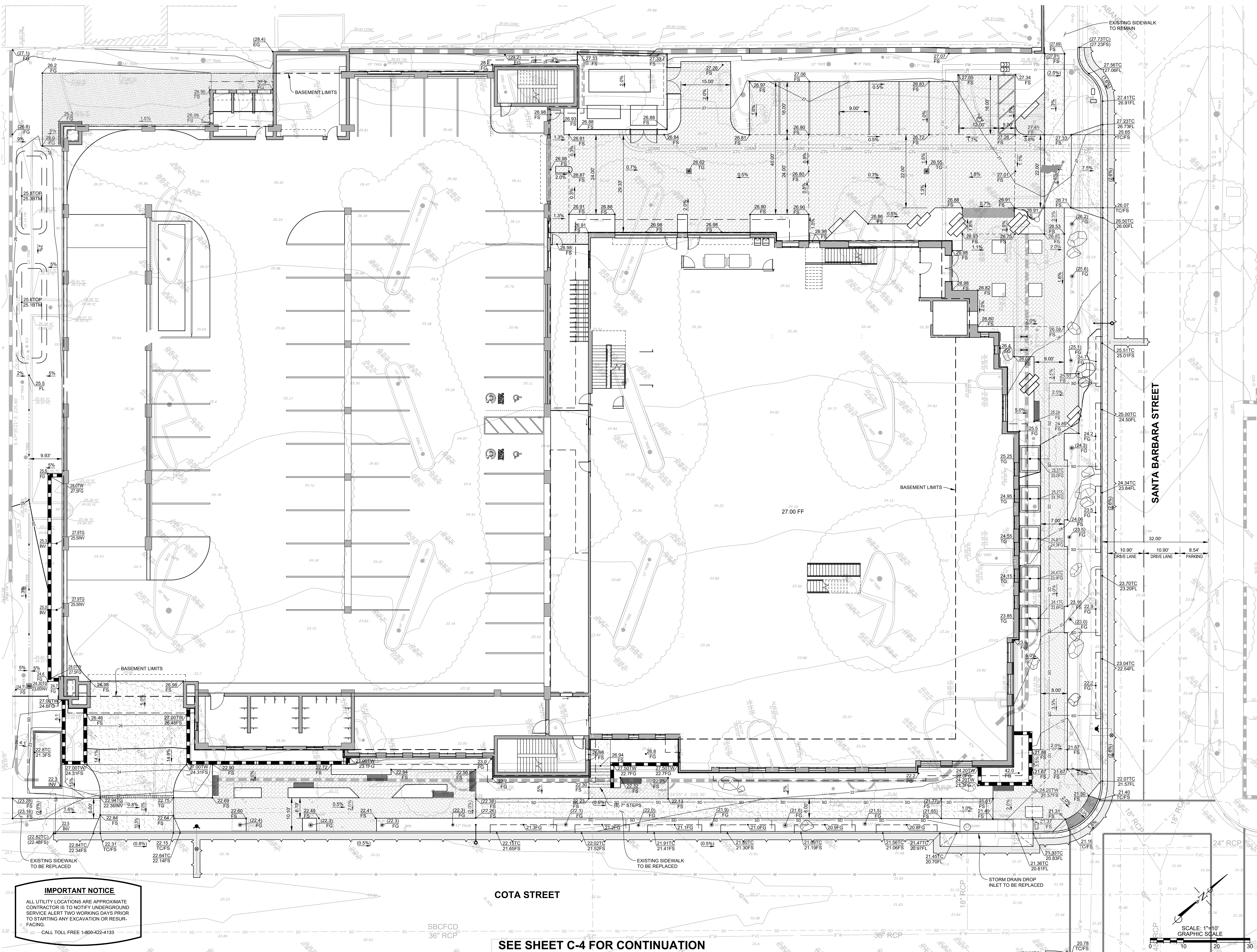
JOB NUMBER: 18006

CONTENTS:
CODE ANALYSIS

THE CEARNAL COLLECTIVE LLP HEREBY 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 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.

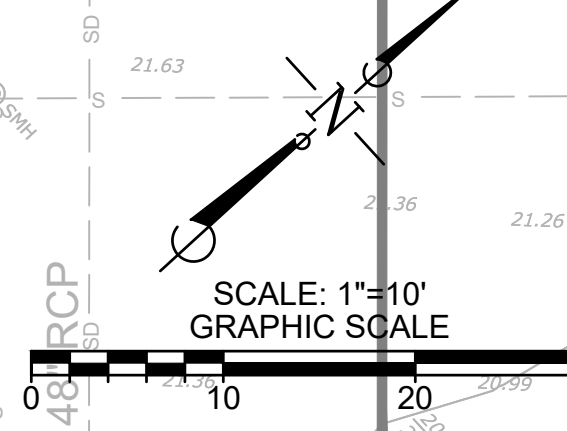
ISSUE DATE: 10/22/21

#	DATE	DESCRIPTION
1	06/29/21	START
2	08/12/21	START #2
3	10/22/21	START #3



IMPORTANT NOTICE
 ALL UTILITY LOCATIONS ARE APPROXIMATE
 CONTRACTOR IS TO NOTIFY UNDERGROUND
 SERVICE ALERT TWO WORKING DAYS PRIOR
 TO STARTING ANY EXCAVATION OR RESUR-
 FACING.
 CALL TOLL FREE 1-800-422-4133

COTA STREET



SEE SHEET C-4 FOR CONTINUATION

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

MW
 McQuinn, Wilson & Lewis, Inc.
 ARCHITECTS AND PLANNERS
 808 NORTH CENTRAL AVENUE
 PHOENIX, AZ 85028
 PH: 602.441.1111
 www.mwlrchitects.com
 ARIZONA • ILLINOIS • VIRGINIA

F&A
 FLEMING & ASSOCIATES, INC.
 CIVIL ENGINEERING • PLANNING
 CONSTRUCTION ENGINEERING
 500 North Central Expressway, Suite 200
 Santa Barbara, CA 93101
 Phone: 805.963.8077
NOT FOR CONSTRUCTION

Santa Barbara Police Department
 601 Santa Barbara Street

JOB NUMBER: 18006

CONTENTS:

CONCEPTUAL GRADING PLAN

THE CEARNAL COLLECTIVE LLP expressly reserves their common law copyright and other proprietary 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 review of these plans by a third party, the third party shall hold The Cearnal Collective LLP harmless.

ISSUE DATE: 10/22/21

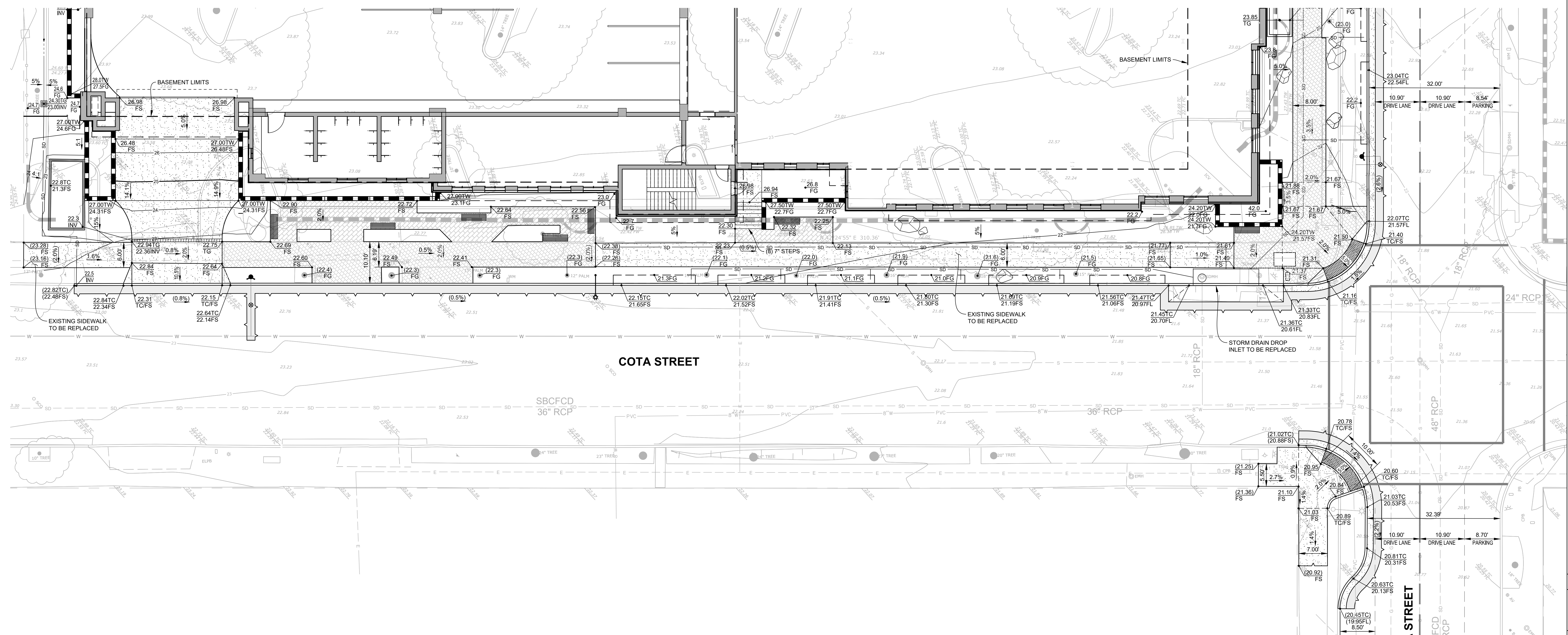
ISSUANCES:

#	DATE	DESCRIPTION
1	12/10/19	PLAT
2	11/20/20	PLAT REVISIONS
3	11/10/20	PLAT REVISIONS
4	01/11/21	PLAT CORRECT #1
5	02/12/21	PLAT CORRECT #2 (Work Session)
6	03/16/21	PLAT CORRECT #3
7	04/29/21	PLAT CORRECT #4
8	06/02/21	SMART #1
9	07/02/21	SMART #2
10	10/22/21	SMART #3

PROGRESS SET

C-3

SEE SHEET C-3 FOR CONTINUATION



ESTIMATED EARTHWORK QUANTITIES:

CUT: 20,000 CUBIC YARDS
FILL: 500 CUBIC YARDS
NET: 19,500 CUBIC YARDS EXPORT

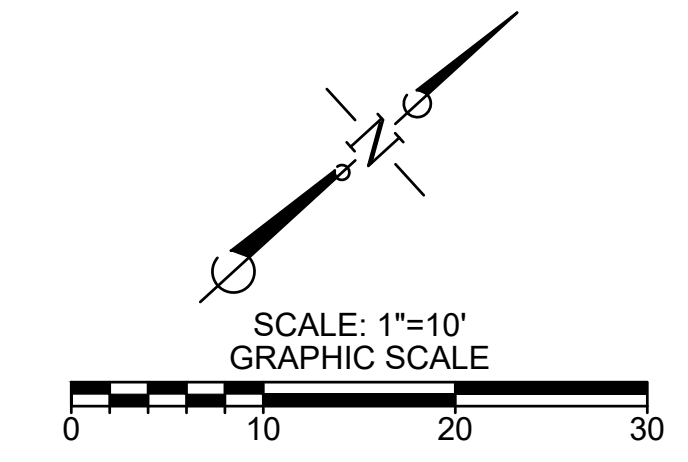
APPROXIMATE TRUCK TRIPS FOR ANTICIPATED SITE EXPORT: 1,950 (ASSUMING 10 CUBIC YARDS PER TRUCK)

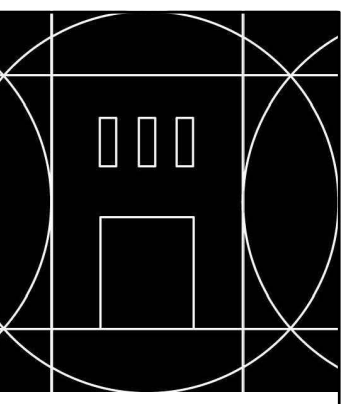
NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE
CONTRACTOR IS TO NOTIFY UNDERGROUND
SERVICE ALERT TWO WORKING DAYS PRIOR
TO STARTING ANY EXCAVATION OR RESUR-
FACING.
CALL TOLL FREE 1-800-422-4133





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



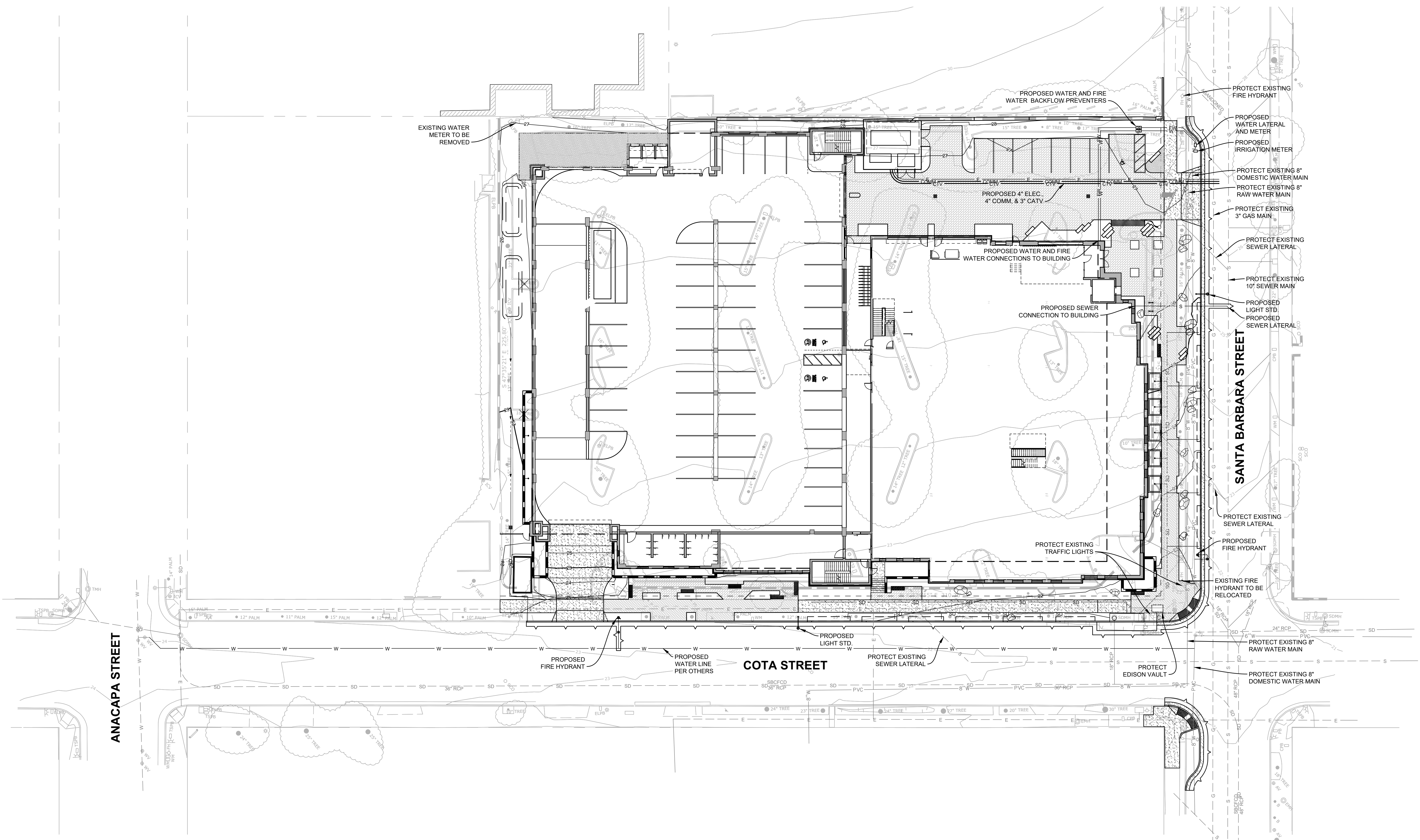
Mw Architects, William V. Lewis, Inc.
ARCHITECTS AND PLANNERS
805 NORTH CENTRAL AVENUE
PHOENIX, AZ 85028
PH: 602.441.1111
www.mwarchitects.com
ARIZONA • ILLINOIS • VIRGINIA



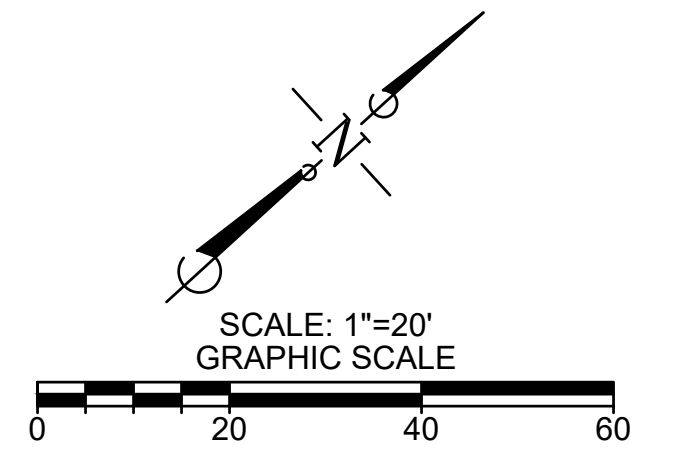
F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING - PLANNING
CONSTRUCTION ENGINEERING
160 North Central Avenue, Suite 100
Santa Barbara, CA 93101
Phone: 805.963.1111 Fax: 805.963.1112

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street



IMPORTANT NOTICE
ALL UTILITY LOCATIONS ARE APPROXIMATE
CONTRACTOR IS TO NOTIFY UNDERGROUND
SERVICE ALERT TWO WORKING DAYS PRIOR
TO STARTING ANY EXCAVATION OR RESUR-
FACING.
CALL TOLL FREE 1-800-422-4133



JOB NUMBER: 10006

CONTENTS:
CONCEPTUAL UTILITY PLAN

THE CEARNAL COLLECTIVE LLP HEREBY
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, AND ARE 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 REVIEW OF THESE PLANS BY A THIRD
PARTY, THE THIRD PARTY SHALL HOLD THE CEARNAL
COLLECTIVE LLP HARMLESS.

ISSUE DATE: 10/22/21

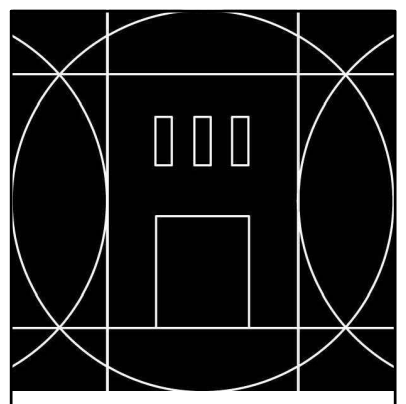
ISSUANCES

#	DATE	DESCRIPTION
1	12/10/19	PLAT
2	11/03/20	PERM REVISIONS
3	11/10/20	PERM CORRECT
4	01/11/21	PERM CORRECT #2
5	02/12/21	PERM CORRECT #3 WORK SESSION
6	03/16/21	PERM CORRECT #4
7	04/19/21	PERM CORRECT #5
8	06/09/21	PERM #2
9	06/30/21	PERM #2
10	10/22/21	PERM #3

PROGRESS SET

C-5

02/20/21 10:17 AM



CEARNAL COLLECTIVE
ARCHITECTS & ENGINEERS
INTERIOR DESIGN

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

MW
Hillier, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
800 NORTH CENTRAL AVENUE
PHOENIX, AZ 85002
PH: 602.441.4411
www.mwlrchitects.com
ARIZONA • ILLINOIS • VIRGINIA

F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING - PLANNING
CONSTRUCTION ENGINEERING
160 NORTH CHINA CIRCLE, SUITE 200
SANTA BARBARA, CA 93101
PHONE: 805.963.8077
www.fandassociates.com
NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

JOB NUMBER: 18008

CONTENTS:
CONCEPTUAL STORMWATER CONTROL 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 by any means without the prior written permission and consent of The Cearnal Collective LLP. In the event of any such unauthorized use of these plans by a third party, the third party shall hold The Cearnal Collective LLP harmless.

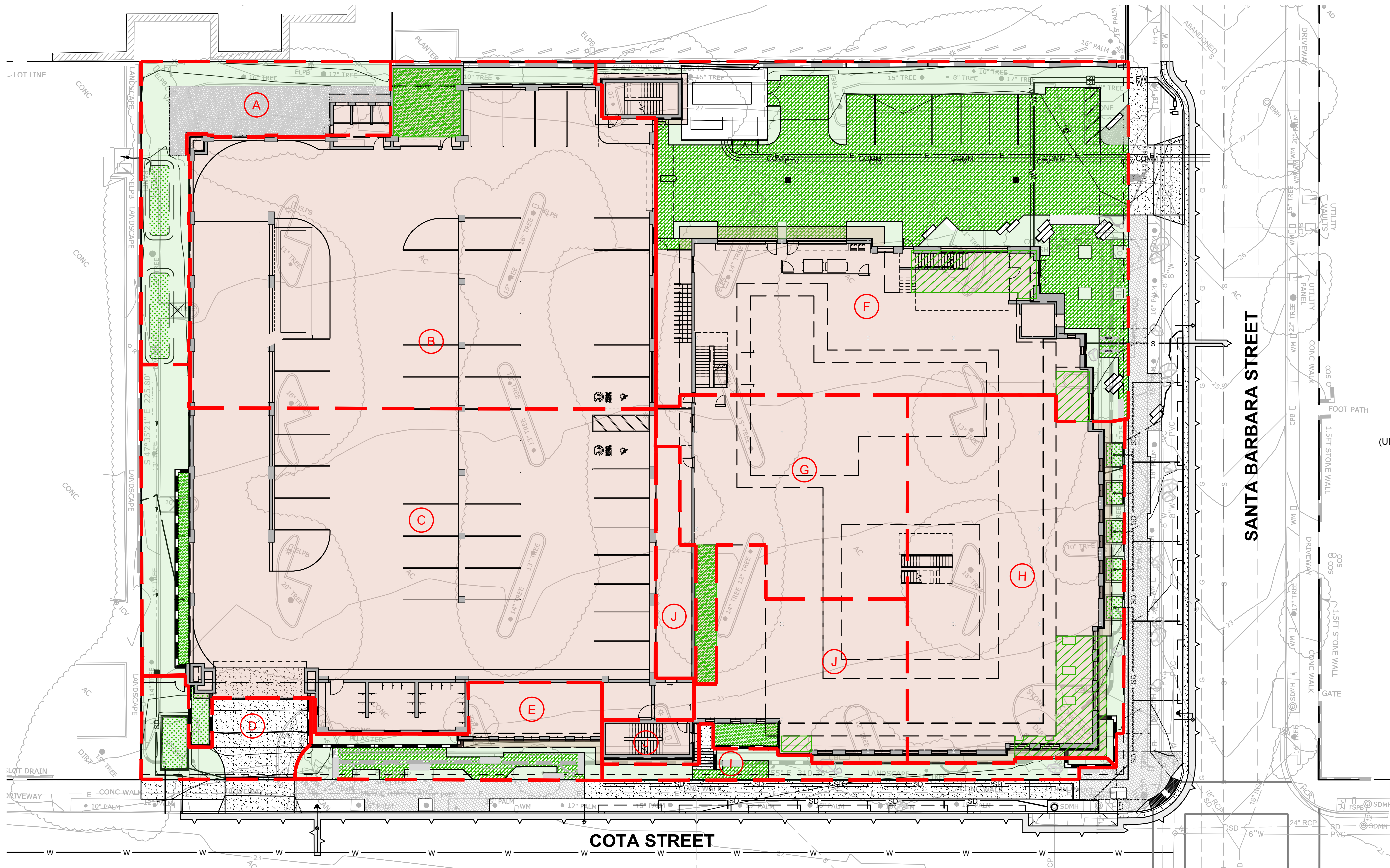
ISSUE DATE: 10/22/21

ISSUANCES:

#	DATE	DESCRIPTION
1	10/20/21	PREP
2	11/15/20	PREP REVISIONS
3	11/15/20	ADRC CONSENT
4	01/11/21	ADRC CONSENT #2
5	02/01/21	ADRC CONSENT #3/WORK SESSION
6	03/18/21	PC CONCEPT
7	04/01/21	ADRC CONSENT #4
8	06/01/21	DMAT
9	06/01/21	DMAT #2
10	10/22/21	DMAT #3

PROGRESS SET

C-6

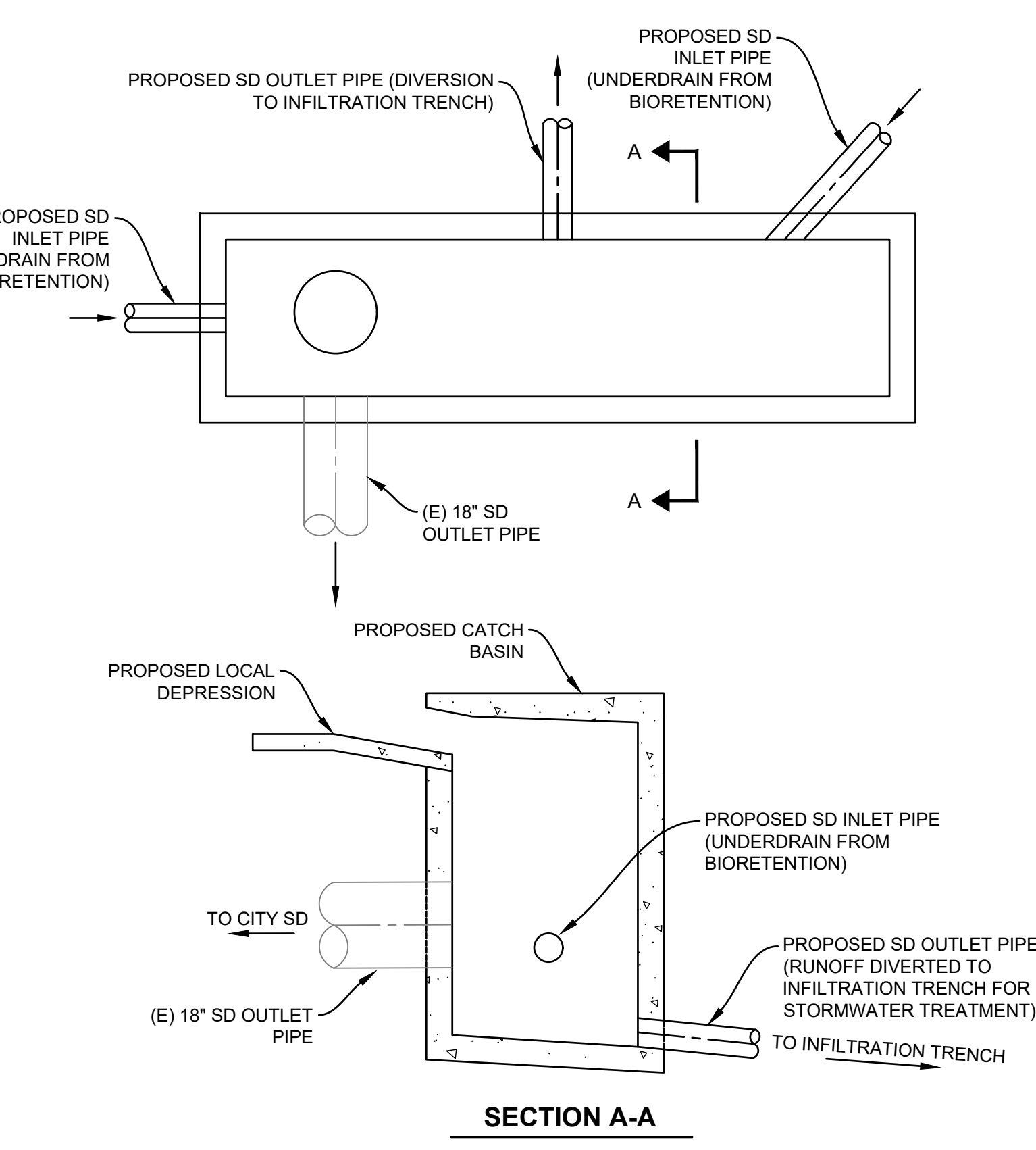


PROJECT PARCEL - SITE COVERAGE CALCS

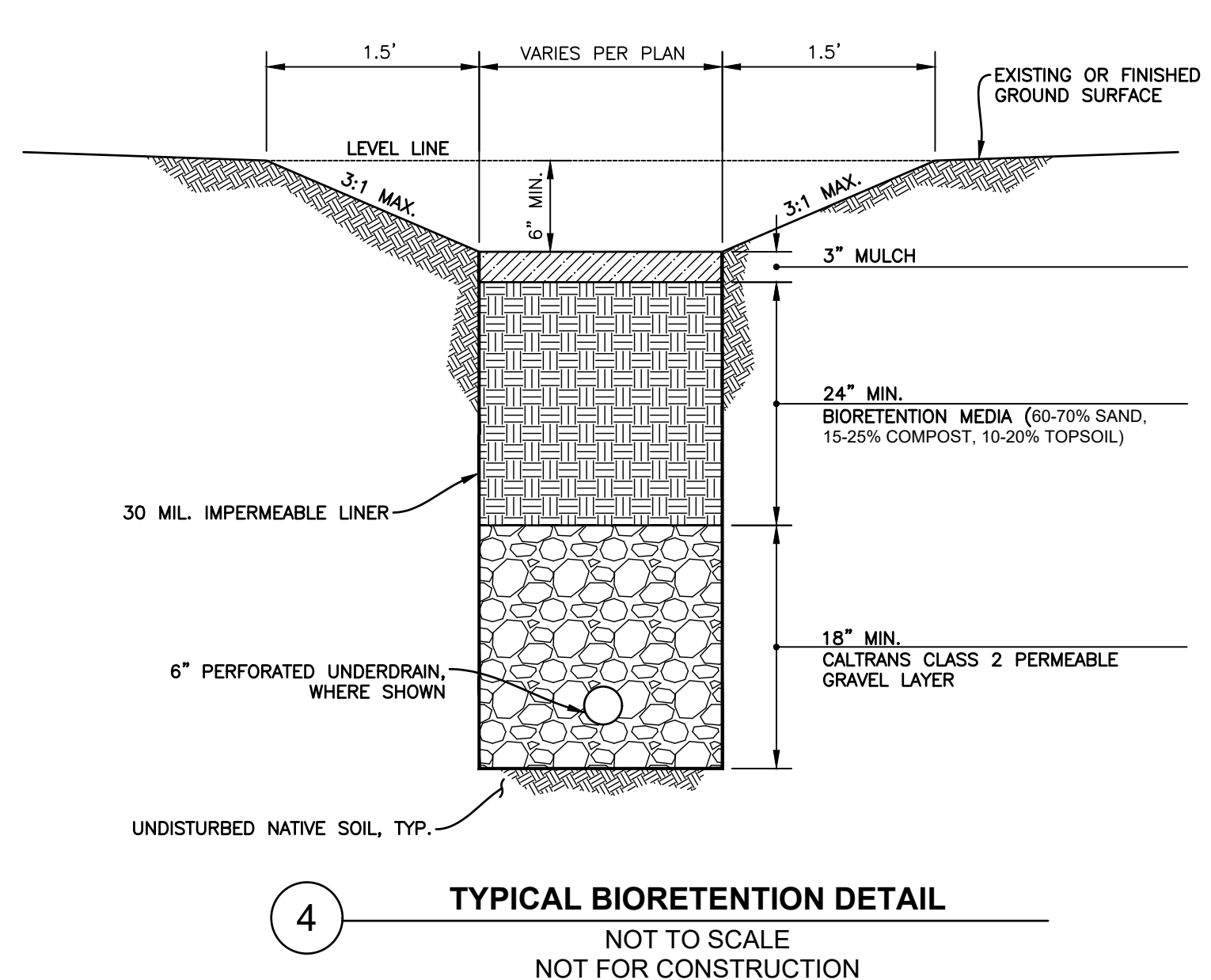
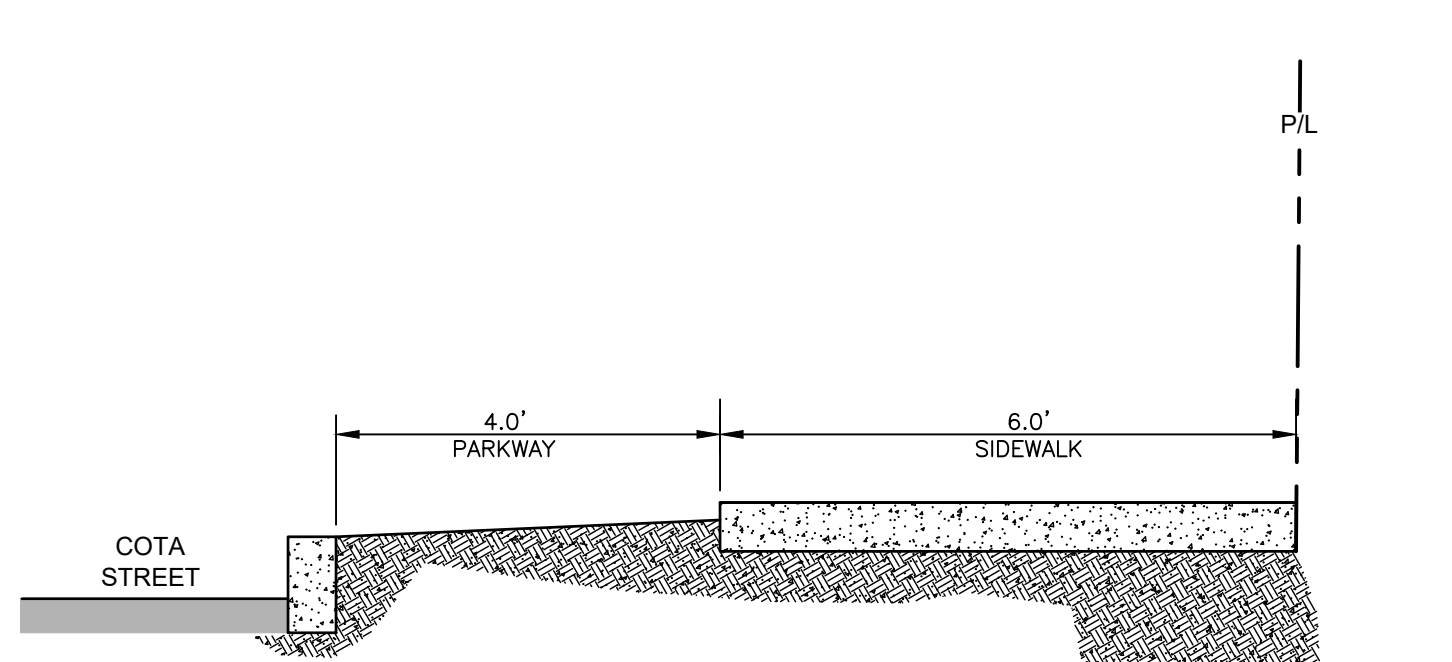
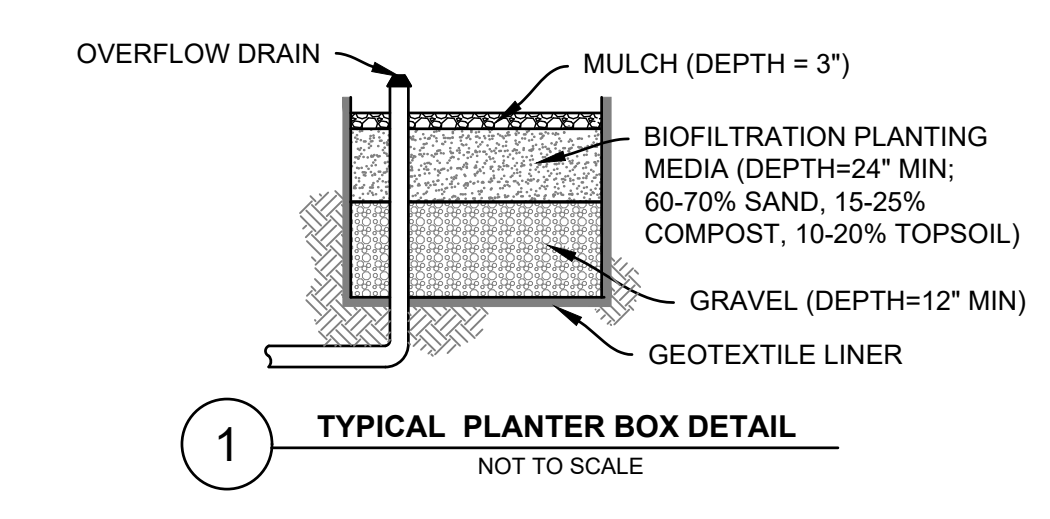
EXISTING:	
PERVIOUS AREA	8,969 SF
IMPERVIOUS AREA	61,111 SF
TOTAL SITE	70,080 SF
PROPOSED:	
PERVIOUS AREA	17,218 SF
-8,126 SF LANDSCAPE	
-8,944 SF PERMEABLE PAVERS	
-2,148 SF GREEN ROOF	
IMPERVIOUS AREA	52,862 SF
TOTAL SITE	70,080 SF
PROPOSED NEW IMPERVIOUS AREA	= 3,132 SF
PROPOSED REPLACED IMPERVIOUS AREA	= 49,730 SF
PROPOSED NEW PERVIOUS AREA	= 11,158 SF

LEGEND

	PROPERTY LINE
	DRAINAGE MANAGEMENT AREA BOUNDARY
	DIRECTION OF FLOW FOR SURFACE RUNOFF
	PROPOSED STORM DRAIN PIPE
	BIOFILTRATION PLANTER BOX (SEE TYPICAL DETAIL 1, THIS SHEET)
	PROPOSED PERVIOUS GREEN ROOF AREA
	PROPOSED PERMEABLE PAVERS (SEE TYPICAL DETAIL 2, THIS SHEET)
	PROPOSED PERVIOUS LANDSCAPE AREA
	PROPOSED BUILDING/ROOF
	PROPOSED INFILTRATION TRENCH (SEE TYPICAL DETAIL 3, THIS SHEET)
	PROPOSED BIORETENTION AREA (SEE TYPICAL DETAIL 4, THIS SHEET)

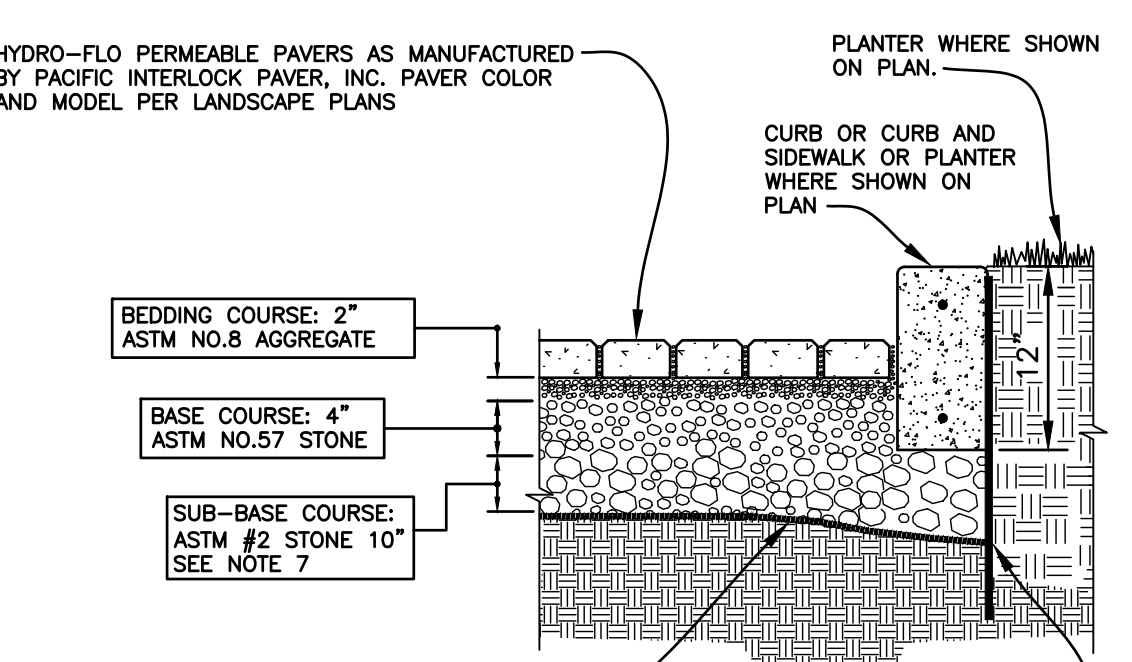


5 CURB OPENING CATCH BASIN WITH DIVERSION TO INFILTRATION TRENCH
NOT TO SCALE
NOT FOR CONSTRUCTION



PUBLIC RIGHT-OF-WAY - SITE COVERAGE CALCS

EXISTING:	
PERVIOUS AREA	1,602 SF
IMPERVIOUS AREA	16,051 SF
TOTAL SITE	17,653 SF
PROPOSED:	
PERVIOUS AREA	14,646 SF
IMPERVIOUS AREA	3,007 SF
TOTAL SITE	17,653 SF
PROPOSED NEW IMPERVIOUS AREA	= 215 SF
PROPOSED REPLACED IMPERVIOUS AREA	= 5,931 SF
PROPOSED NEW PERVIOUS AREA	= 1,573 SF



TENSAR, BX1200 GEOGRID OR EQUAL APPROVED IN ADVANCE BY THE ENGINEER OVER NATIVE SOIL ROLLED TO A SMOOTH SURFACE UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER.

- NOTES:**
- NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
 - STRUCTURAL SECTION SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
 - FOR EDGING CURB CONSTRUCT WEAKENED PLANE CONTROL JOINTS @ 10' INTERVALS AND CONSTRUCT 1/2" RADIUS ON ALL EXPOSED CORNERS.
 - AGGREGATE SPECIFICATIONS ARE PER ASTM D448-12.

2 TYPICAL PERMEABLE PAVEMENT DETAIL
NOT TO SCALE

I UNDERSTAND THIS PROJECT IS SUBJECT TO CITY OF SANTA BARBARA TIER 3 STORMWATER REQUIREMENTS AND AGREE TO CONTRACT WITH THE CIVIL ENGINEER SUCH THAT A STAMPED LETTER VERIFYING THAT ALL POST CONSTRUCTION BMP'S ARE INSTALLED AS DESIGNED AND APPROVED.

I ALSO AGREE TO MAINTAIN THE PROPOSED STORMWATER BMP'S INCLUDING BIORETENTION AREA, PERMEABLE PAVERS AND RAINWATER TANKS PER PURSUANT TO SBMC 22.87.050.

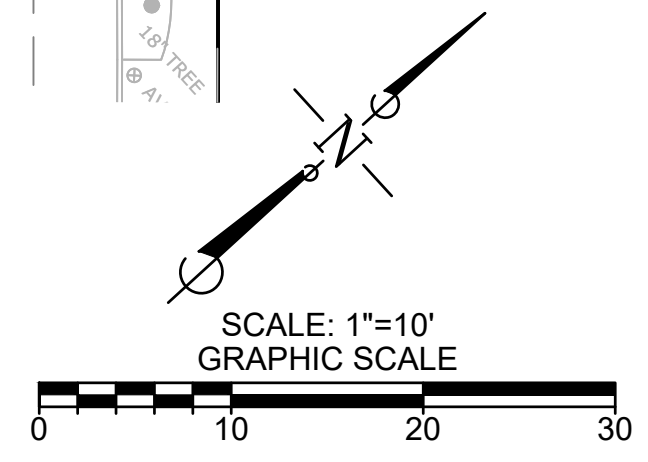
PROPERTY OWNER _____

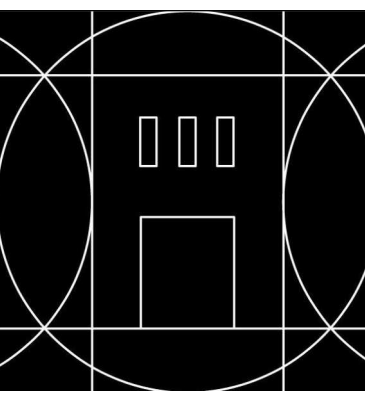
IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

- *NOTES:**
- BIORETENTION AREAS PROPOSED ALONG COTA STREET WITHIN DMA "X" HAVE BEEN OVERSIZED TO PROVIDE ADDITIONAL STORM WATER TREATMENT TO OFFSET THE 4860 SF OF PROPOSED IMPROVEMENTS SHOWN AT THE SOUTHWEST CORNER OF THE COTA AND SANTA BARBARA STREET INTERSECTION
 - SIDEWALKS WITHIN DMA "K" DRAIN TO DMA "Y". THE BIORETENTION AREA WITHIN DMA "Y" HAS BEEN SIZED TO ACCOMMODATE THE COMBINED DESIGN VOLUME OF DMAS "K" AND "Y"
 - SIDEWALKS WITHIN DMA "L" DRAIN TO DMA "Z". THE INFILTRATION TRENCH WITHIN DMA "Z" HAS BEEN SIZED TO ACCOMMODATE THE COMBINED DESIGN VOLUME OF DMAS "L" AND "Z".





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

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
805 NORTH CENTRAL AVENUE
PHOENIX, AZ 85028
PH: 602.441.1111
www.mwlrchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

JOB NUMBER: 18006

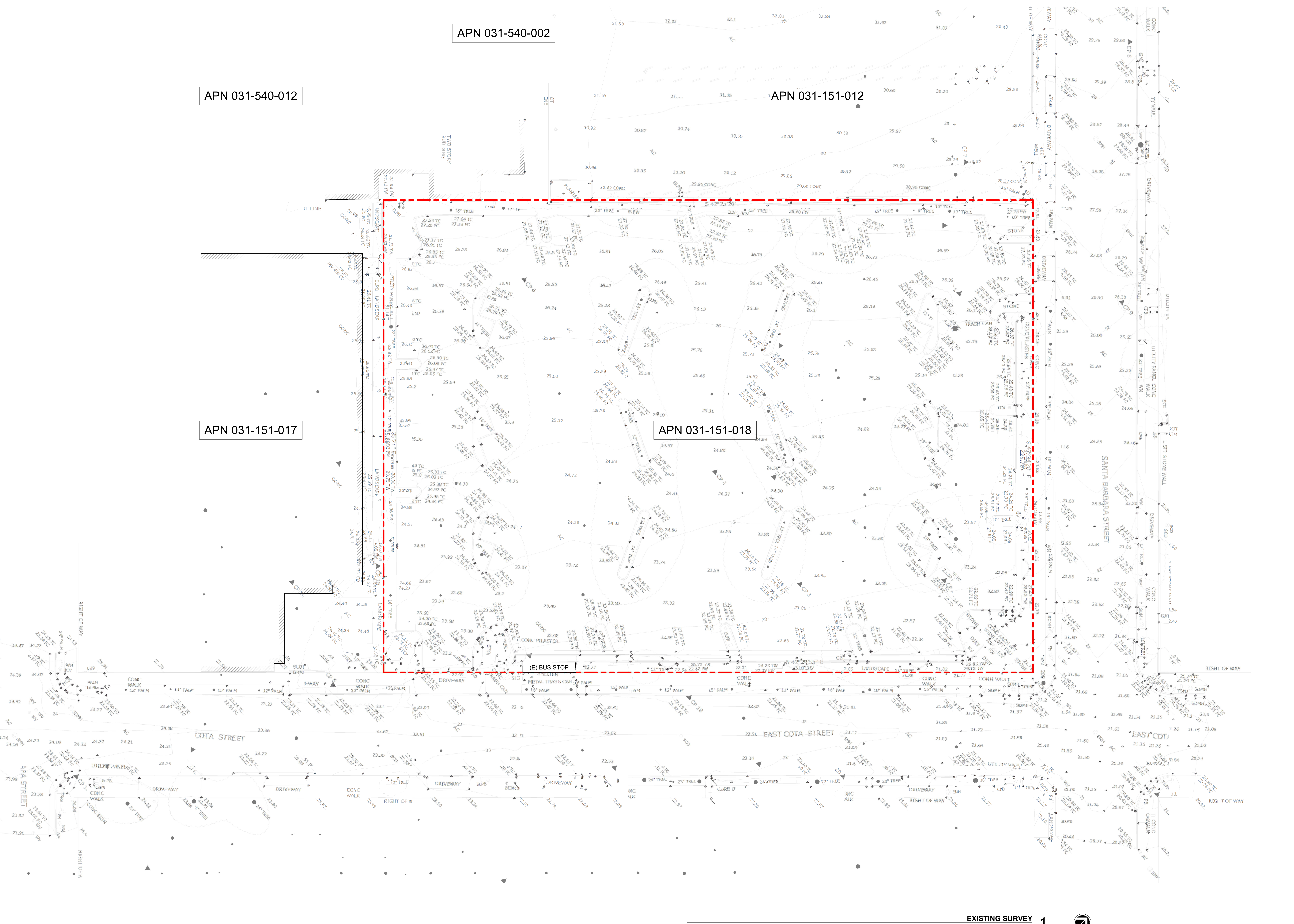
CONTENTS:
EXISTING SURVEY

THE CEARNAL COLLECTIVE LLP HEREBY ASSURES THAT COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF 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: 10/22/21

NO.	DATE	DESCRIPTION
1	10/19/21	PREL
2	11/02/21	PREL REVISIONS
3	11/02/21	ADJUT CONCEPT
4	07/11/21	ADJUT CONCEPT #2
5	02/12/21	ADJUT CONCEPT #3 WORK SESSION
6	09/18/21	PC CONCEPT
7	04/19/21	ADJUT CONCEPT #4
8	06/09/21	CONCEPT
9	04/19/21	CONCEPT #2
10	10/22/21	CONCEPT #3

A100



APN 031-540-012

APN 031-540-002

APN 031-151-012

APN 031-151-017

APN 031-151-018

(E) BUS STOP

EXISTING SURVEY
1/16" = 1'-0"





APN 031-540-002

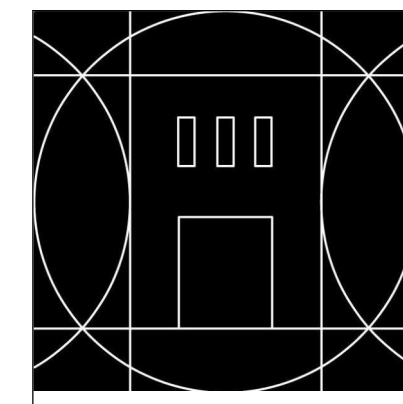
APN 031-540-012

APN 031-151-012

APN 031-151-017

APN 031-151-018

(E) BUS STOP



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

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
805 NORTH CENTRAL AVENUE
PHOENIX, AZ 85028
PH: 602.441.1111
www.mwlrchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

JOB NUMBER: 18008

CONTENTS:
EXISTING SURVEY W/ AERIAL

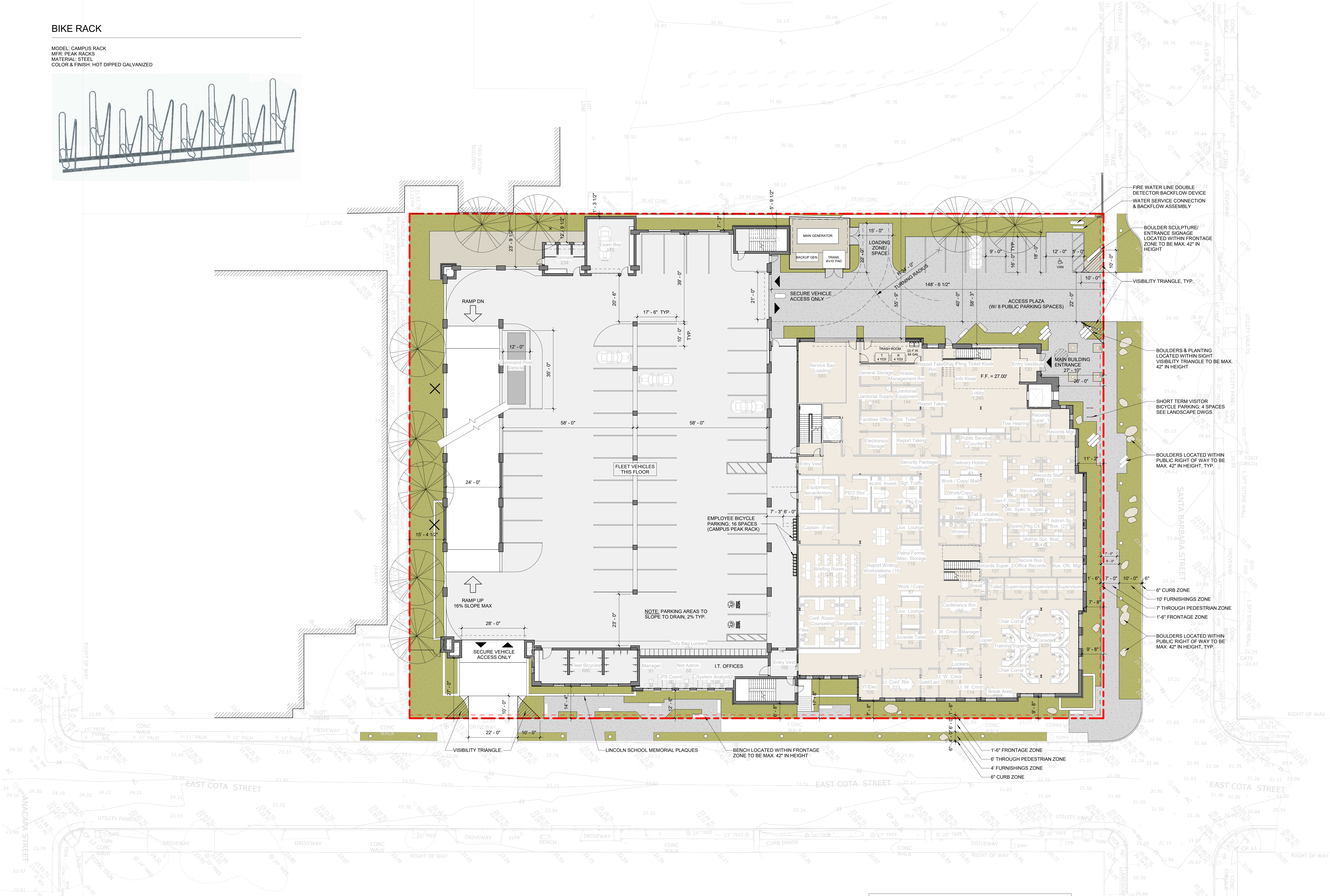
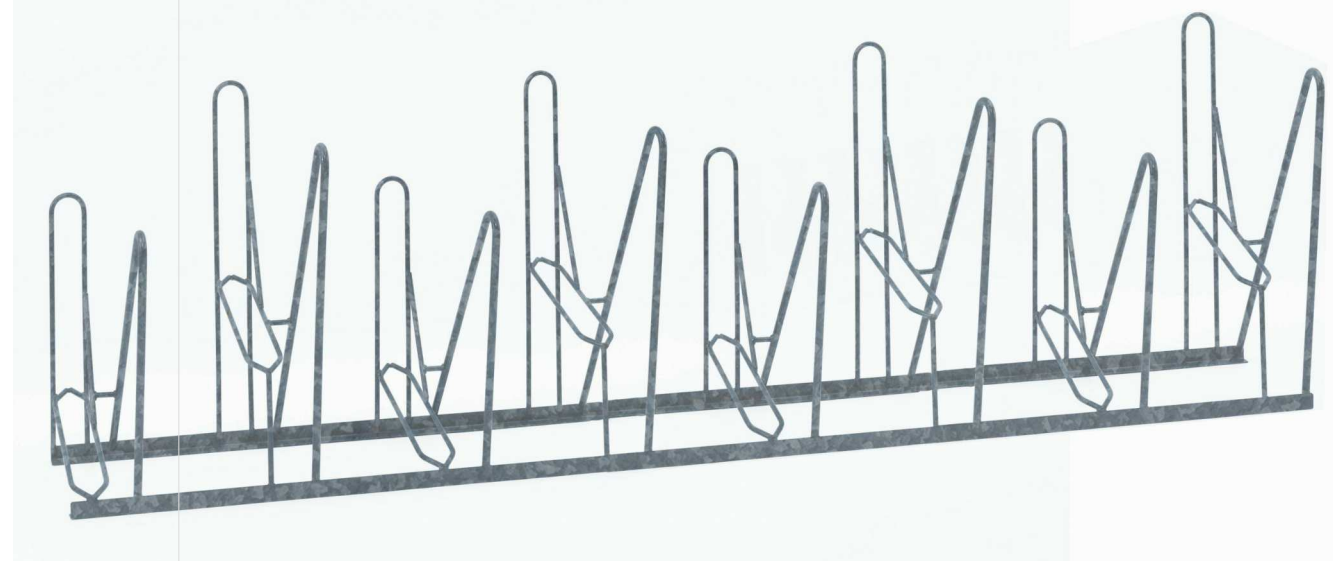
THE CEARNAL COLLECTIVE LLP HEREBY ASSURES THAT COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT 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: 10/22/21

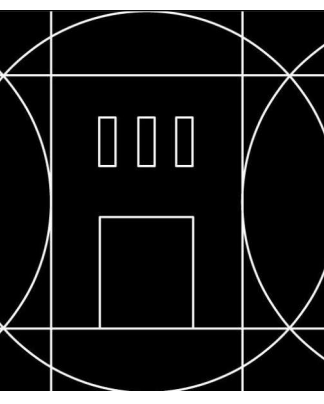
NO.	DATE	DESCRIPTION
1	10/19/21	PREP
2	11/02/21	PREP REVISIONS
3	11/02/21	ADJUT CONCEPT
4	07/11/21	ADJUT CONCEPT #2
5	10/12/21	ADJUT CONCEPT #3 WORK SESSION
6	09/18/21	PC CONCEPT
7	10/18/21	ADJUT CONCEPT #4
8	06/09/21	CONCEPT
9	10/12/21	CONCEPT #2
10	10/22/21	CONCEPT #3

BIKE RACK

MODEL: CAMPUS RACK
 MFR: PEAK RACKS
 MATERIAL: STEEL
 COLOR & FINISH: HOT DIPPED GALVANIZED



NOTE: REFER TO CIVIL DWGS. FOR STORMWATER BMP'S



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



MW I
 ARCHITECTS AND PLANNERS
 805 NORTH CENTRAL AVENUE
 PHOENIX, AZ 85028
 PHOENIX, AZ 85028
 www.mwiarchitects.com
 ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
 601 Santa Barbara Street

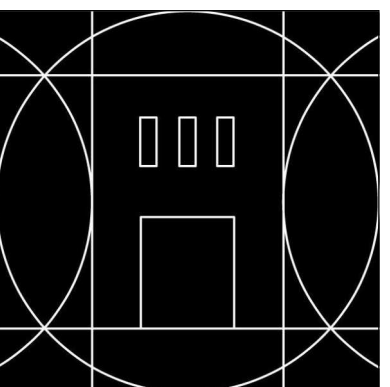
JOB NUMBER: 18006

CONTENTS:
 FIRST FLOOR 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: 10/22/21

NO.	DATE	DESCRIPTION
1	10/19/21	PREL
2	11/02/21	PREL REVISIONS
3	11/02/21	ADJUT CONCEPT
4	07/11/21	ADJUT CONCEPT #2
5	10/12/21	ADJUT CONCEPT #3 WORK SESSION
6	09/16/21	PC CONCEPT
7	04/19/21	ADJUT CONCEPT #4
8	06/09/21	CONCEPT
9	04/19/21	CONCEPT #2
10	10/22/21	CONCEPT #3



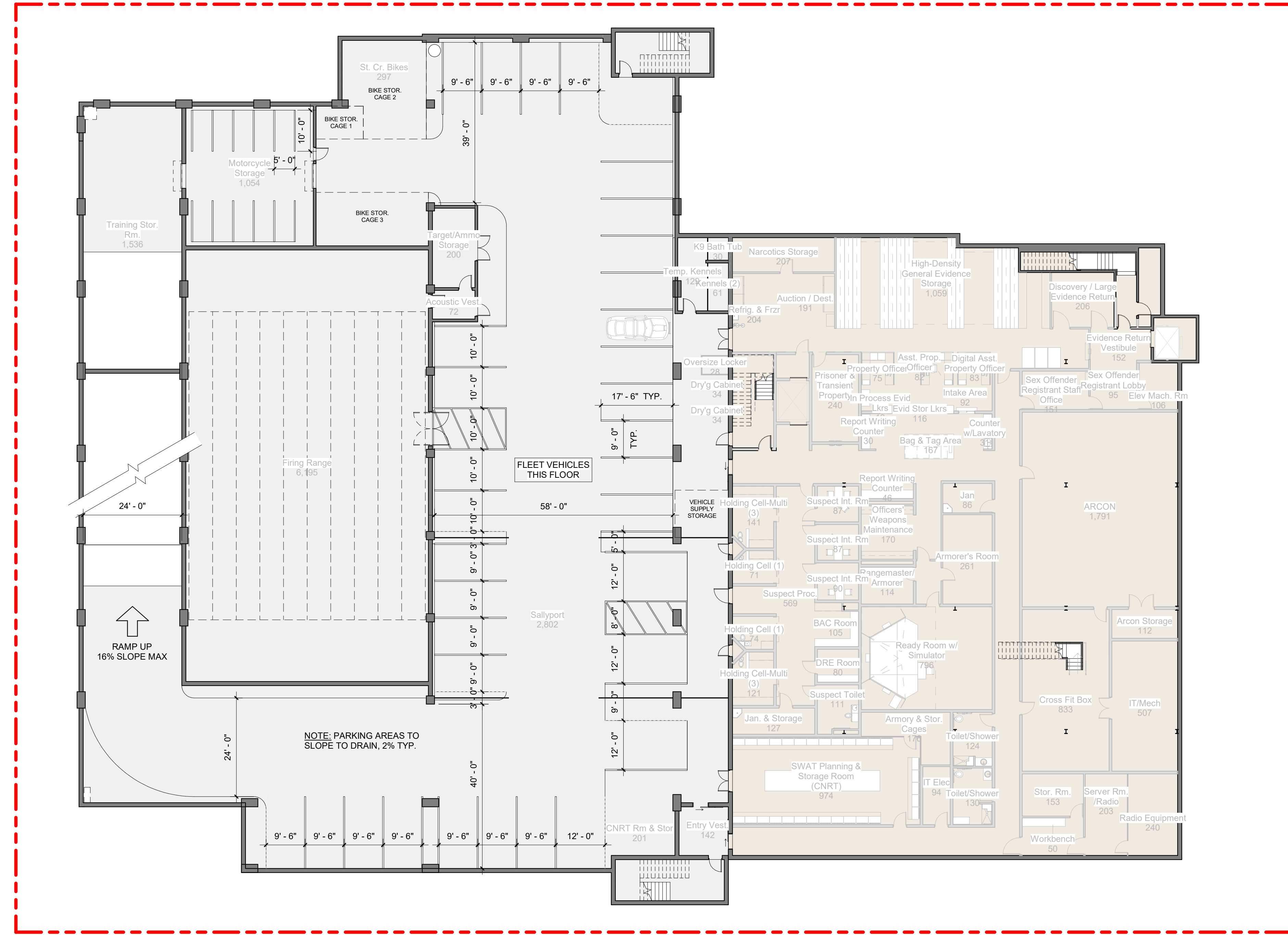
CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN

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

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1111
www.mwarchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street



BASEMENT FLOOR PLAN 1
1/16" = 1'-0"



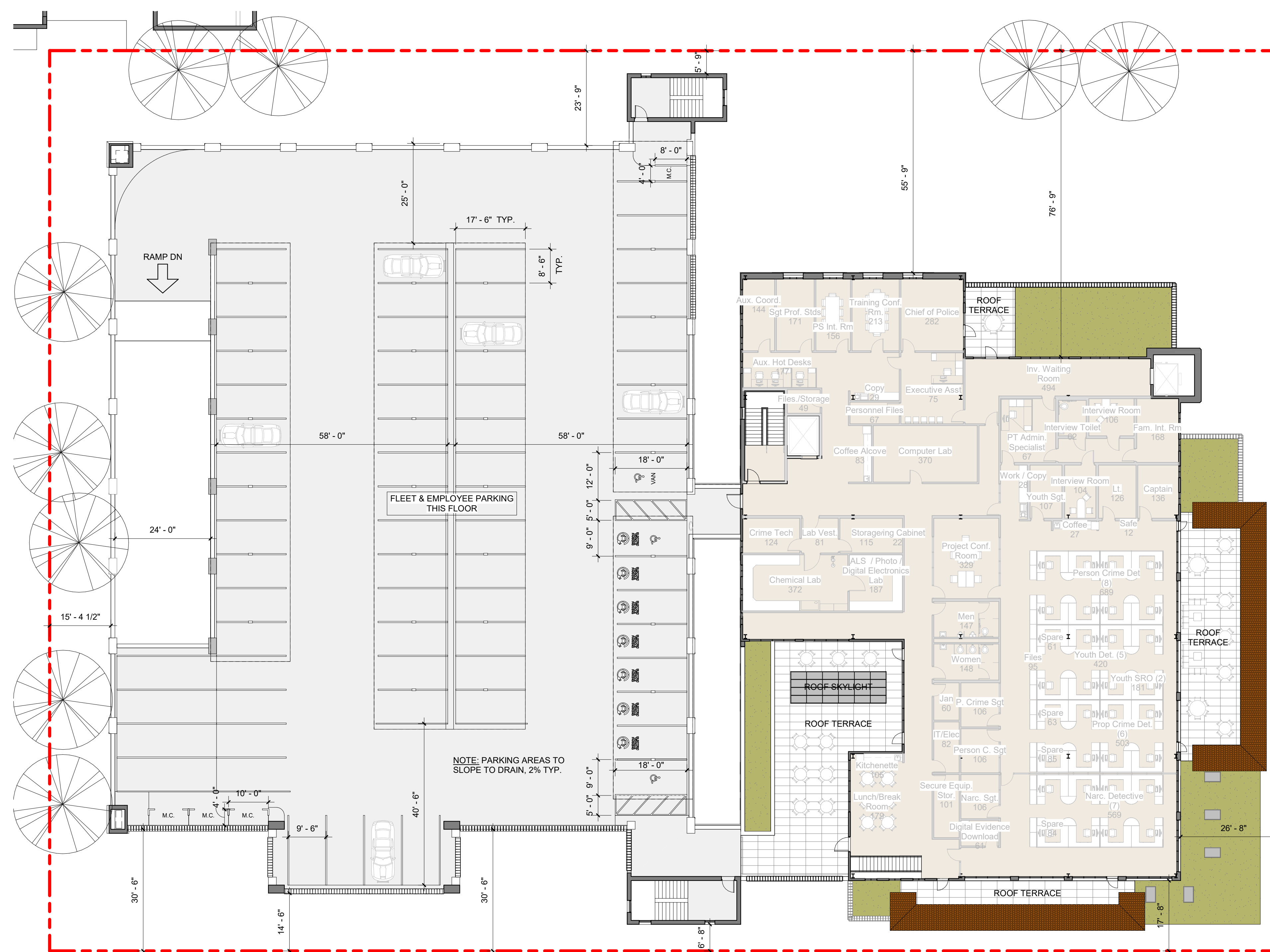
JOB NUMBER: 18006

CONTENTS:
BASEMENT FLOOR PLAN

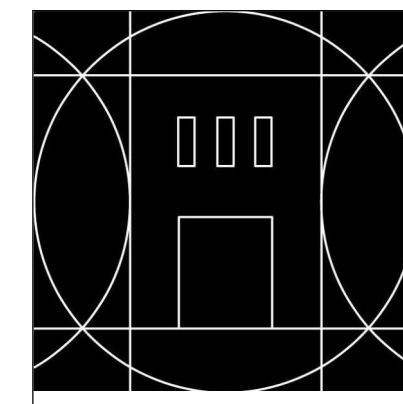
THE CEARNAL COLLECTIVE LLP HEREBY RESERVES ALL RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE CEARNAL COLLECTIVE LLP. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE CEARNAL COLLECTIVE LLP HARMLESS.

ISSUE DATE: 10/22/21

#	DATE	DESCRIPTION
1	10/19/21	PIVOT
2	11/02/21	PIVOT REVISIONS
3	11/16/21	PIVOT CONCEPT
4	07/11/21	PIVOT CONCEPT #2
5	10/13/21	PIVOT CONCEPT #3 WORK SESSION
6	09/16/21	PIVOT CONCEPT #4
7	04/19/21	PIVOT CONCEPT #5
8	06/09/21	PIVOT #2
9	08/19/21	PIVOT #2
10	10/22/21	PIVOT #3



THIRD FLOOR PLAN
1/16" = 1'-0"



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

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1111
www.mwarchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

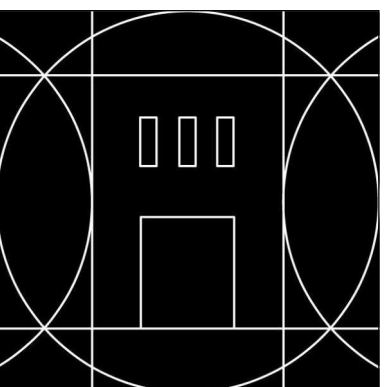
JOB NUMBER: 18006

CONTENTS:
THIRD FLOOR PLAN

THE CEARNAL COLLECTIVE LLP HEREBY 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/21	PREP
2	11/02/20	PREP Reassembly
3	11/16/20	ADJUT CONCEPT
4	07/11/21	ADJUT CONCEPT #2
5	02/12/21	ADJUT CONCEPT #3 WORK SESSION
6	03/18/21	PC CONCEPT
7	04/19/21	ADJUT CONCEPT #4
8	06/09/21	DAWT #2
9	08/12/21	DAWT #2
10	10/22/21	DAWT #3

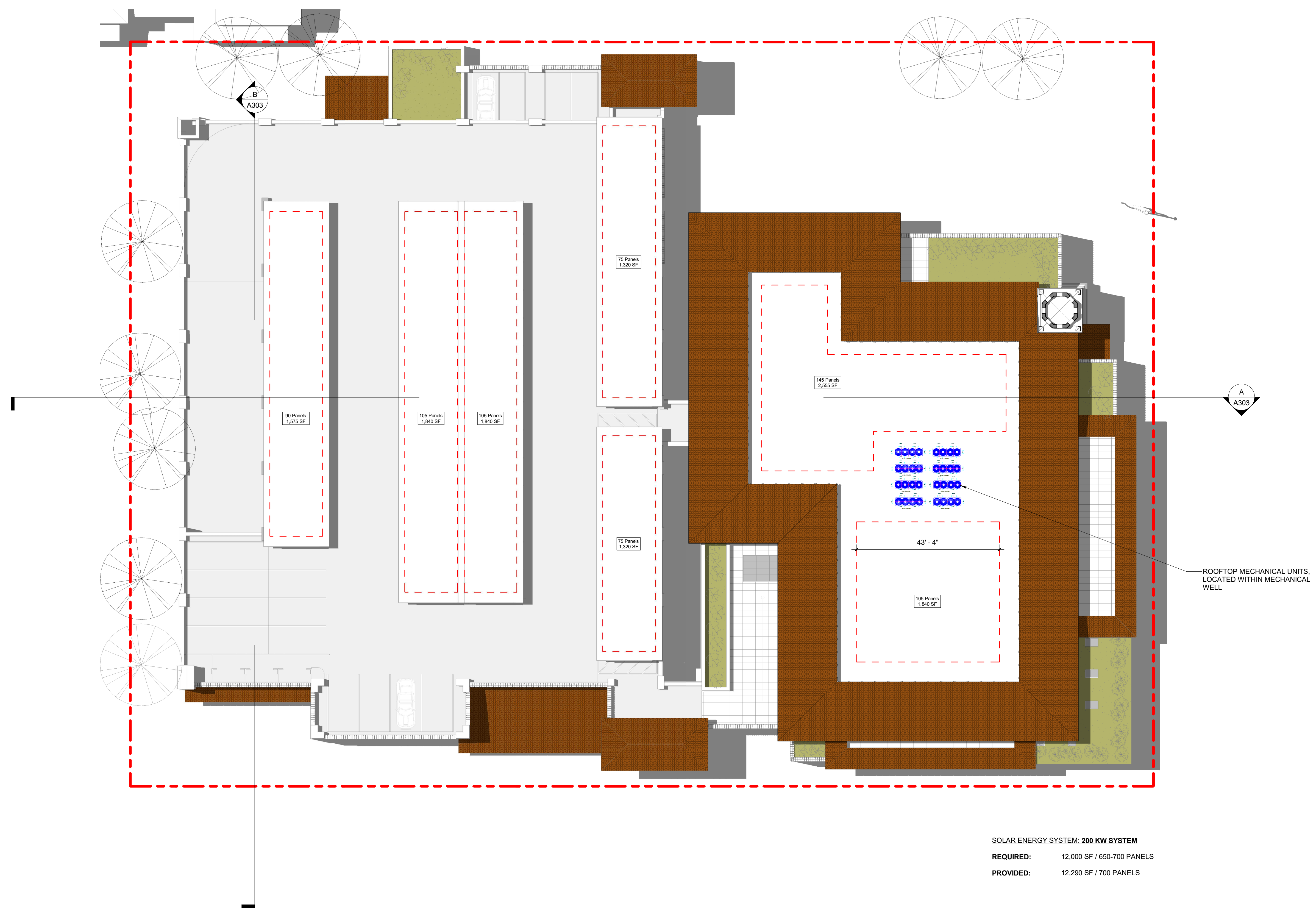


CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1111
www.mwarchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street



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



JOB NUMBER: 18006

CONTENTS:
ROOF PLAN

THE CEARNAL COLLECTIVE LLP HEREBY 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 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/19	PREP
2	11/02/20	PREP Reassembly
3	11/16/20	ASBIL Concept
4	07/11/21	ASBIL Concept #2
5	10/13/21	ASBIL Concept #3 - Work Session
6	09/18/21	PC Concept
7	04/18/21	ASBIL Concept #4
8	06/09/21	DAWT
9	08/13/21	DAWT #2
10	10/22/21	DAWT #3



VIEW ALONG COTA STREET LOOKING NORTH



VIEW ALONG COTA STREET LOOKING WEST



VIEW ALONG COTA STREET LOOKING NORTH



VIEW AT COTA AND SANTA BARBARA STREET LOOKING WEST



VIEW AT CORNER OF COTA AND SANTA BARBARA STREET



VIEW ALONG SANTA BARBARA STREET LOOKING WEST



VIEW ALONG SANTA BARBARA STREET LOOKING WEST



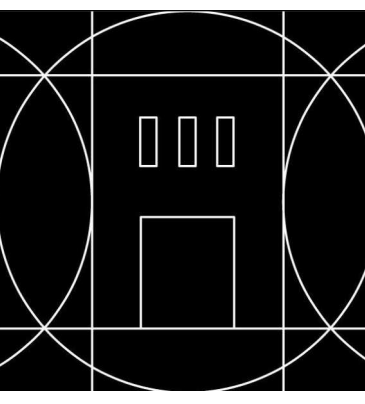
VIEW ALONG SANTA BARBARA STREET LOOKING SOUTH



VIEW ALONG SANTA BARBARA STREET LOOKING AT ENTRY



VIEW ALONG SANTA BARBARA STREET LOOKING SOUTH EAST 10 | A210



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

MW
McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1411
www.mwlrchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street



NORTH ELEVATION 1
1/16" = 1'-0"



EAST ELEVATION 2
1/16" = 1'-0"



SOUTH ELEVATION 3
1/16" = 1'-0"

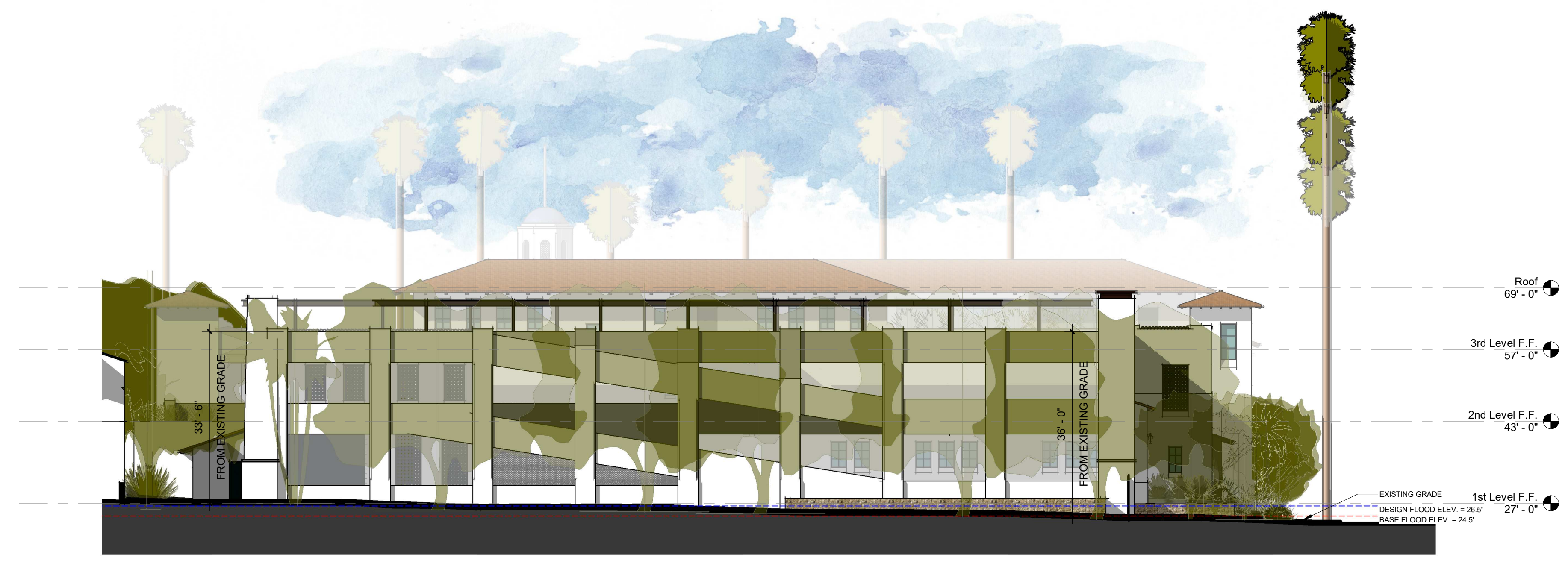
JOB NUMBER: 18006

CONTENTS:
ELEVATIONS

THE CEARNAL COLLECTIVE LLP HEREBY ASSURES THAT COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR ADAPTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/21	PREL
2	11/02/21	PREL REVISIONS
3	11/16/21	AGLR CONCEPT
4	07/11/21	AGLR CONCEPT #2
5	10/12/21	AGLR CONCEPT #3 WORK SESSION
6	06/18/21	AGLR CONCEPT #4
7	06/09/21	CONCEPT
8	06/09/21	CONCEPT
9	06/10/21	CONCEPT #2
10	10/22/21	CONCEPT #3



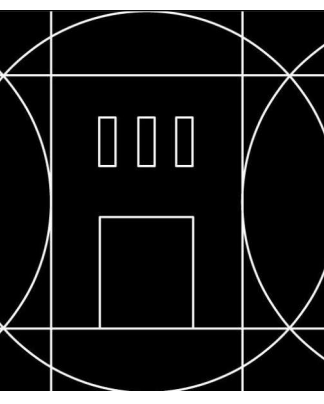
WEST ELEVATION 4
1/16" = 1'-0"



WEST ELEVATION 2 5
1/16" = 1'-0"



EAST ELEVATION 2 6
1/16" = 1'-0"



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



McGowan, Wilson & Lewis, Inc.
ARCHITECTS AND PLANNERS
8005 NORTH CENTRAL AVENUE
PHOENIX, AZ 85020
PH: 602.441.1111
www.mwiarchitects.com
ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
601 Santa Barbara Street

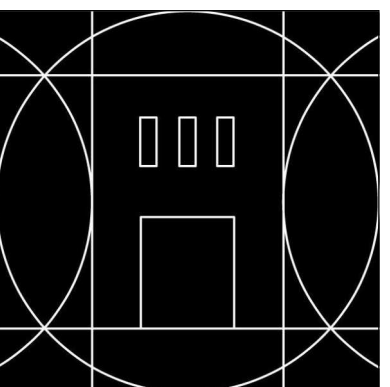
JOB NUMBER: 18006

CONTENTS:
ELEVATIONS

THE CEARNAL COLLECTIVE LLP HEREBY 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/21	PREL
2	11/02/21	PREL Re-submittal
3	11/16/21	AGIR Concept
4	07/11/21	AGIR Concept #2
5	10/11/21	AGIR Concept #3 - Virus Session
7	06/18/21	AGIR Concept #4
8	06/09/21	DAAT
9	06/10/21	DAAT #2
10	10/22/21	DAAT #3



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

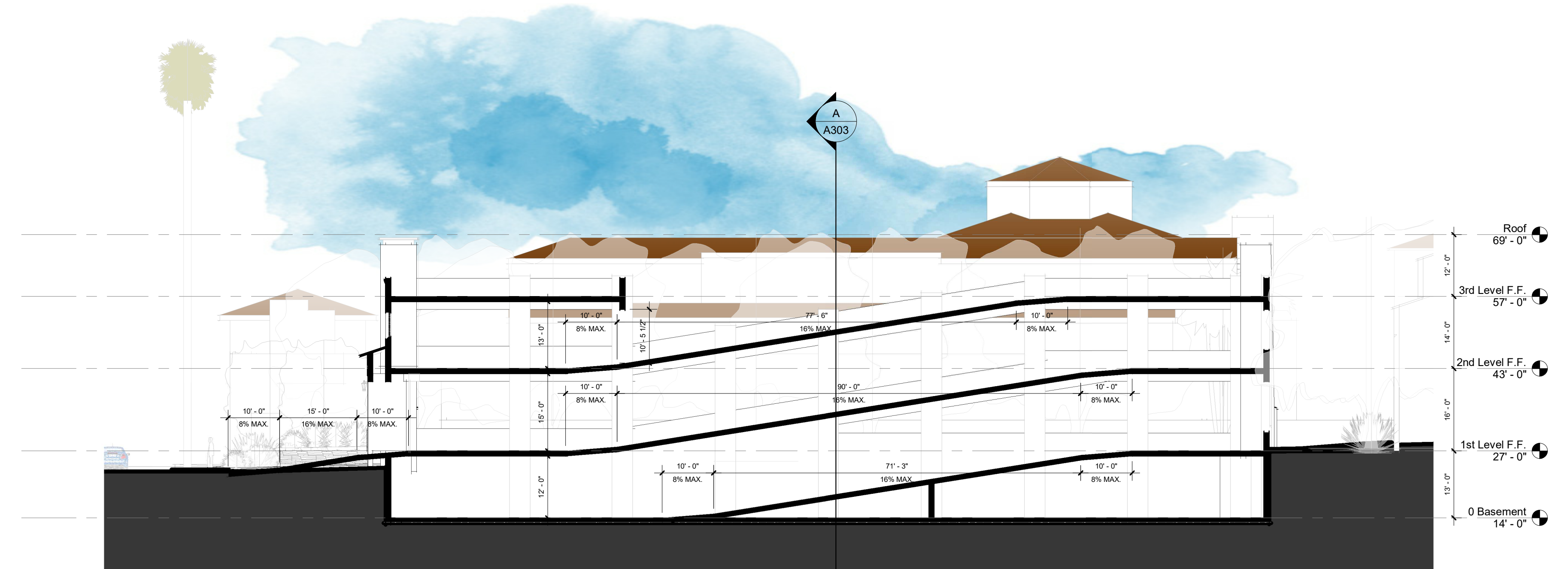
MW
 McCarley, Wilson & Lewis, Inc.
 ARCHITECTS AND PLANNERS
 8005 NORTH CENTRAL AVENUE
 PHOENIX, AZ 85020
 P: 602.233.4441
 www.mwlrchitects.com
 ARIZONA • ILLINOIS • VIRGINIA

NOT FOR CONSTRUCTION

Santa Barbara Police Department
 601 Santa Barbara Street



E-W SECTION A
 1/16" = 1'-0"



N-S BUILDING SECTION @ RAMP B
 1/16" = 1'-0"

JOB NUMBER: 18006

CONTENTS:

BUILDING SECTIONS

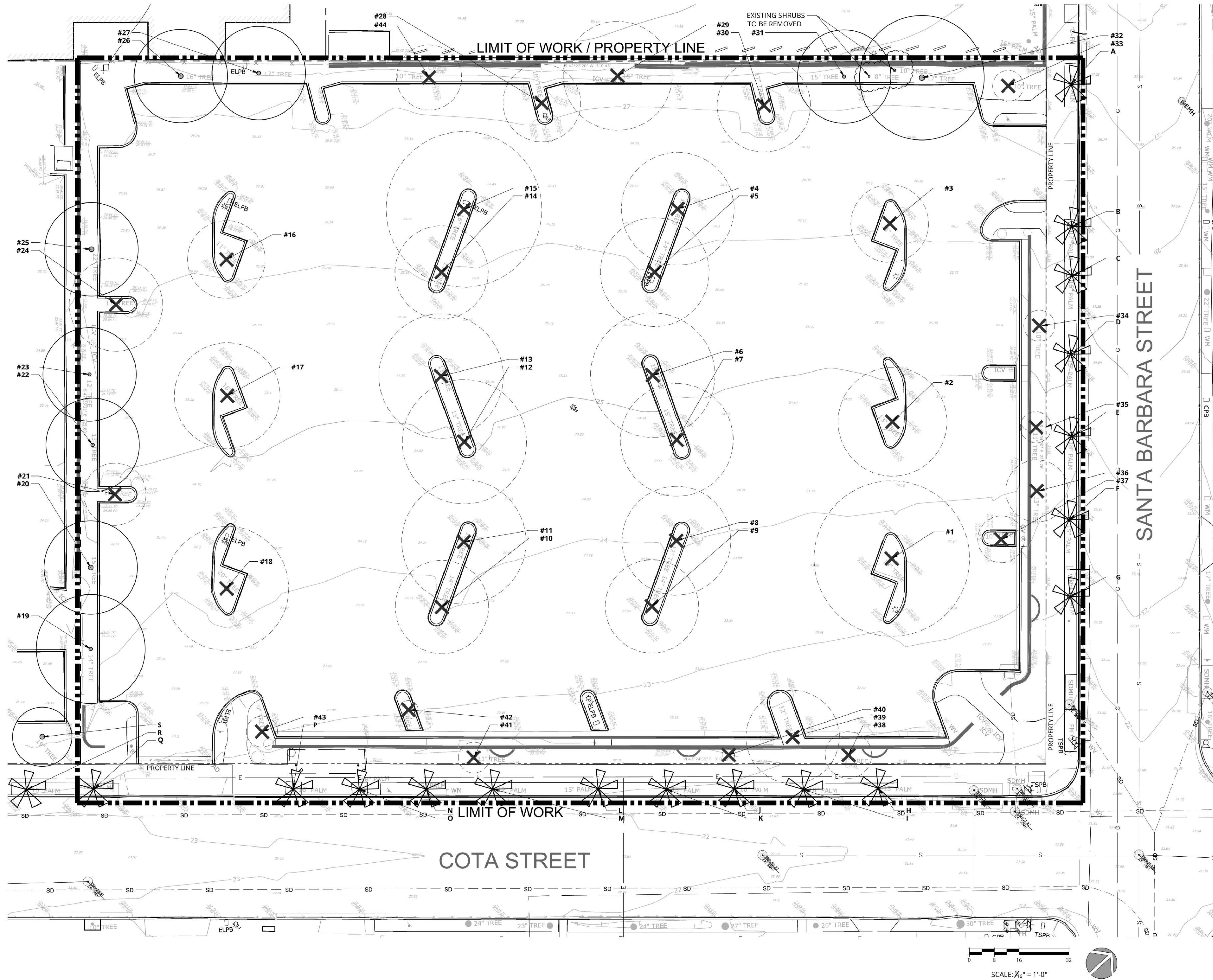
THE CEARNAL COLLECTIVE LLP HEREBY reserves their common law copyright and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of The 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: 10/22/21

#	DATE	DESCRIPTION
1	10/19/19	PREL
2	11/02/20	PREL Re-submittal
3	11/16/20	ADJL Concept
4	07/11/21	ADJL Concept #2
5	10/13/21	ADJL Concept #3 - Work Session
6	09/16/21	PC Concept
7	04/19/21	ADJL Concept #4
8	06/09/21	DIART
9	08/13/21	DIART #2
10	10/22/21	DIART #3

SANTA BARBARA POLICE DEPARTMENT PRELIMINARY LANDSCAPE PLANS

601 SANTA BARBARA STREET
SANTA BARBARA, CA 93101



PROJECT CONTACTS		SHEET INDEX	
LANDSCAPE ARCHITECT CJM:LA, INC CONTACT: COURTNEY MILLER 805.698.2120 courtney@cjm-la.com		SHEET	DESCRIPTION
ARCHITECT THE CEARNAL COLLECTIVE CONTACT: BRIAN CEARNAL 805.965.8077 x209 bc@cearnal.com		L-0.1	Tree Disposition Plan
CIVIL ENGINEER FLOWERS & ASSOCIATES CONTACT: ROBERT SCHMIDT 805.966.2224 x123 rschmidt@flowersassoc.com		L-0.2	Arboret Report
		L-0.3	Arboret Report
		L-0.4	Arboret Report
		L-1.1	Preliminary Landscape Plan
		L-1.2	Preliminary Landscape Plan Enlargement
		SITE STATISTICS	
		TOTAL ONSITE GROUND-LEVEL LANDSCAPE AREA: 9,105 SF	
		8,126 SF Planted/Irrigated Area (100% LOW WATER)	
		979 SF D.G. Area	
		TOTAL OFFSITE LANDSCAPE AREA: 2,728 SF (100% LOW WATER)	

TREE ASSESSMENT TOTALS	
TOTAL ONSITE EXISTING TREES	44
TOTAL ONSITE TREES TO BE REMOVED:	35
TOTAL ONSITE TREES TO BE PROTECTED IN PLACE:	9
TOTAL OFFSITE EXISTING TREES	19
TOTAL OFFSITE TREES TO BE REMOVED:	0
TOTAL OFFSITE TREES TO BE PROTECTED IN PLACE:	19

- 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 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 PROJECT ARBORIST. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE 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 UNDER DIRECTION OF THE PROJECT ARBORIST.
 - 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 BILL SPIEWA'S TREE REPORT (8/15/21) 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.

EXISTING ONSITE TREE DISPOSITION

Number	Scientific	DBH	Canopy	Health	Action
1	Tipuana Tipu	17"	20'	G	Remove
2	Tipuana Tipu	13"	35'	G	Remove
3	Tipuana Tipu	11"	25'	F	Remove
4	Tipuana Tipu	13"	35'	G	Remove
5	Tipuana Tipu	14"	35'	G	Remove
6	Tipuana Tipu	18"	40'	G	Remove
7	Tipuana Tipu	14"	35'	G	Remove
8	Tipuana Tipu	10"	20'	G	Remove
9	Tipuana Tipu	14"	30'	G	Remove
10	Tipuana Tipu	14"	30'	G	Remove
11	Tipuana Tipu	14"	40'	G	Remove
12	Tipuana Tipu	13"	40'	G	Remove
13	Tipuana Tipu	13"	30'	G	Remove
14	Tipuana Tipu	13"	50'	G	Remove
15	Tipuana Tipu	15"	25'	G	Remove
16	Tipuana Tipu	20"	34'	G	Remove
17	Tipuana Tipu	30"	40'	G	Remove
18	Tipuana Tipu	35"	35'	G	Remove
19	Tipuana Tipu	14"	30'	G	Protect
20	Tipuana Tipu	19"	20'	G	Protect
21	Tipuana Tipu	10"	30'	G	Remove
22	Tipuana Tipu	12"	30'	G	Protect
23	Tipuana Tipu	14"	30'	G	Protect
24	Tipuana Tipu	12"	30'	G	Remove
25	Tipuana Tipu	19"	30'	G	Protect
26	Tipuana Tipu	19"	30'	G	Protect
27	Tipuana Tipu	16"	30'	G	Protect
28	Tipuana Tipu	9"	25'	G	Remove
29	Tipuana Tipu	15"	35'	G	Remove
30	Tipuana Tipu	16"	30'	G	Remove
31	Tipuana Tipu	12"	30'	G	Protect
32	Tipuana Tipu	21"	40'	G	Protect
33	Coast Live Oak	8"	10'	F	Remove
34	Virginia Live Oak	4"	6'	G	Remove
35	Coast Live Oak	9"	10'	P	Remove
36	Coast Live Oak	13"	20'	G	Remove
37	Coast Live Oak	9"	15'	F	Remove
38	Coast Live Oak	13"	15'	G	Remove
39	Coast Live Oak	9"	30'	P	Remove
40	Coast Live Oak	7"	4'	P	Remove
41	Coast Live Oak	17"	10'	F	Remove
42	Coast Live Oak	3"	6'	F	Remove
43	Virginia Live Oak	10"	10'	G	Remove
44	Virginia Live Oak	5"	10'	G	Remove

EXISTING OFFSITE TREE DISPOSITION

Letter	Scientific	Action
A	Washingtonia Spp.	Protect
B	Washingtonia Spp.	Protect
C	Washingtonia Spp.	Protect
D	Washingtonia Spp.	Protect
E	Washingtonia Spp.	Protect
F	Washingtonia Spp.	Protect
G	Washingtonia Spp.	Protect
H	Washingtonia Spp.	Protect
I	Washingtonia Spp.	Protect
J	Washingtonia Spp.	Protect
K	Washingtonia Spp.	Protect
L	Washingtonia Spp.	Protect
M	Washingtonia Spp.	Protect
N	Washingtonia Spp.	Protect
O	Washingtonia Spp.	Protect
P	Washingtonia Spp.	Protect
Q	Washingtonia Spp.	Protect
R	Washingtonia Spp.	Protect
S	Tipuana Tipu	Protect



CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FROM WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD LANDSCAPE ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

NOT FOR CONSTRUCTION
SANTA BARBARA POLICE DEPARTMENT
 601 Santa Barbara Street
 Santa Barbara, CA 93101



REVISIONS

11/3/20	PRT	Resubmittal
11/16/20	ABR	Concept #1
1/11/21	ABR	Concept #2
2/12/21	ABR	#3 Work Session
3/18/21	PC	#1
4/19/21	ABR	#4
6/9/21	DART	#1
9/10/21	DART	#2
10/22/21	DART	#3

PROJECT NUMBER
1937

DRAWN BY
NH

DATE DRAWN
10/15/20

SCALE
1/8"=1'-0"

PRINT DATE
10/21/21

SHEET NUMBER
L-0.1

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak certify: That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Prepared by:

Bill Spiewak

Registered Consulting Arborist #381
American Society of Consulting Arborists
Qualified Tree and Plant Appraiser

Board Certified Master Arborist #310B
International Society of Arboriculture
Qualified Tree Risk Assessor



#	Type	DBH	Approx Height	Approx Spread	Health G/F/P	Struc G/F/P	Ave. Cond G/F/P	PPI	Comment
21	Tipu	10	25	20	G	F	F	R	New curbs on north and south, severe curb damage, topped
22	Tipu	12	35	30	G	F	F	F	Topped
23	Tipu	14	35	30	G	F	F	F	Protect Topped
24	Tipu	12	35	30	G	F	F	F	Remove New curb on north, topped
25	Tipu	19	40	30	G	F	F	F	Protect Topped
26	Tipu	19	40	30	G	F	F	F	Protect Limbs over parking hit by truck. Northside overhangs adjacent bldg.
27	Tipu	16	40	30	G	G	G	G	Protect Heavy limb over parking.
28	Tipu	9	20	25	G	F	G	G	Remove New curb on east and west, removal will allow space for adjacent trees
29	Tipu	15	30	35	G	G	G	G	Remove Wounds on limb over parking.
30	Tipu	16	25	30	G	F	F	F	Remove New curb on north, heavy limb over parking is concerning
31	Tipu	12	25	30	G	G	G	G	Protect Prune to provide space between trees
32	Tipu	21	35	40	G	G	G	G	Protect Prune to provide space between trees
33	CLO	8	10	10	F	P	P	P	Remove Vines taking over tree, drought damaged, needs structural pruning
34	VLO	4	10	6	G	F	G	G	Remove Needs structural prune to improve
35	CLO	9	10	10	P	P	P	P	Remove Very poor remove
36	CLO	13	15	20	G	F	F	F	Remove Needs structural prune to improve
37	CLO	9	10	15	F	F	F	F	Remove Needs structural prune to improve
38	CLO	7	10	15	G	F	G	G	Remove Needs structural prune to improve
39	CLO	17	20	30	P	P	P	P	Remove Drought damaged, remove
40	CLO	3	8	4	P	P	P	P	Remove Scrammy, remove
41	CLO	10	15	10	F	P	P	P	Remove Drought damaged, remove
42	CLO	8	12	6	F	F	F	F	Remove Drought damaged, needs structural pruning
43	VLO	6	15	10	G	F	F	F	Remove Needs structural prune to improve
44	VLO	5	15	10	G	F	F	F	Remove Vines taking over tree, drought damaged, needs structural pruning

BACKGROUND/ASSIGNMENT

The Santa Barbara City Parking Lot at the corner of Cota and Santa Barbara Streets is being considered as the site for a new City Police Station. The site is currently planted with thirty two *Tipuana tipu* trees, nine California Live Oaks (*Quercus agrifolia*), and three Virginia Live Oaks (*Quercus virginiana*).

The project calls for the removal of all the trees with the exception of nine tipus along the north and western property line. In 2017 I prepared an assessment of these trees due to the extensive damage to the curbs and asphalt. More recently I was asked to provide this updated report on the current status of the trees.

GENERAL OBSERVATIONS

- The parking lot is approximately 310' long (east to west) by 230' wide (north to south) and currently has entrances/exits on Santa Barbara and on Cota streets. There is also a walk-in entrance at the corner of Santa Barbara and Cota Streets.
- Throughout the interior of the site are parking spaces and small planters with tipus. The thirty two tipu trees varied in height from approximately 15' to 40' tall. Tree trunk diameters varied from 10" DBH to 21" DBH (diameter at breast height measured at 54" above ground) and their canopies spread from approximately 20' to 50'.
- Most of the tipu trees are in good health.
- Structurally, many of the limbs are concerning due to poor limb attachments and overhanging weight.
- Most of the trees are damaging the curbs and asphalt parking due to their aggressive root systems, thus creating trip hazards.
- The tallest trees are along the western and northern property lines (western side), growing in the wide planters adjacent to multi-level residences. These trees were allowed to get taller in order to screen the parking lot versus the interior trees that are pruned in an attempt to control their size.
- However, between 2006 and 2011, tenants of the adjacent building had directed topping of the seven tipu trees along the western property line within their view corridor. Of these seven trees, five are proposed to be retained. The two in the built planters will be removed.
- In addition, four trees along the northern property (at the eastern and western ends) will also be retained to screen adjacent properties.
- Along the southern and eastern edges of the parking lot are narrow planting strips with California Live Oaks and Virginia Live Oaks. There is also one native oak and one non-native oak along the northern property line.
- The spreadsheet and site plan identify trees and locations by corresponding number.



TREE REPORT for the Santa Barbara Police Station: Cota St. & Santa Barbara St. Parking Lot

August 15, 2021

Prepared for:
Brian Ceamal
The Ceamal Collective
521 1/2 State Street
Santa Barbara, CA 93101 / (805) 963-8077 x207 / jh@ceamal.com

Prepared by:
Bill Spiewak Consulting Arborist
3517 San Jose Lane, Santa Barbara, CA 93105
(805) 331-4075 / bill@sbarborist.com

SUMMARY

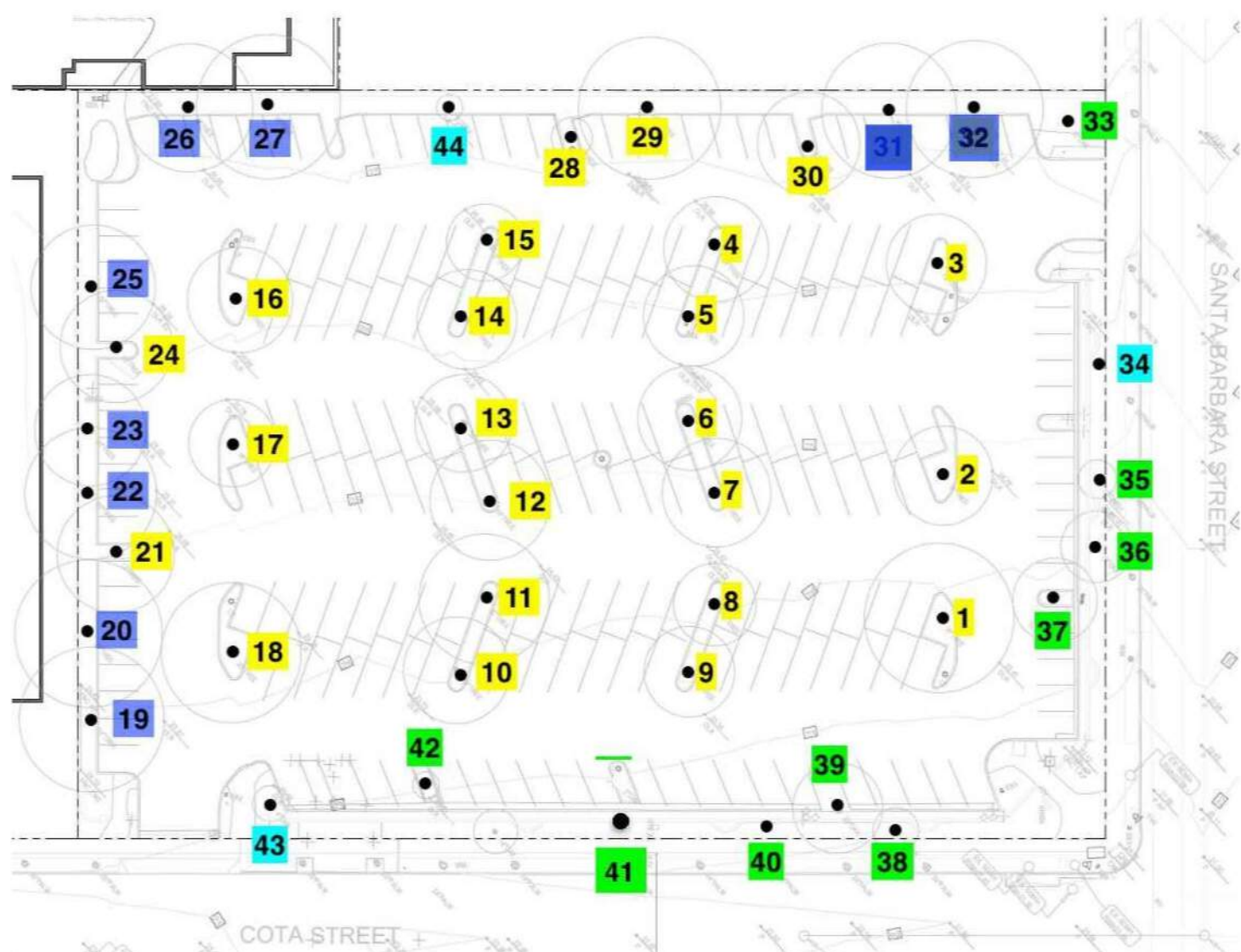
The Ceamal Collective is proposing to build a new Santa Barbara Police Station in the location of the City parking lot at the corner of Cota and Santa Barbara Streets. There are thirty two *Tipuana tipu* trees and twelve oaks of two species on this site. In May of 2017, I prepared a report on these trees for the City of Santa Barbara regarding their condition and damage they were causing to the parking lot.

This new project will require the removal of 23 tipu trees and all of the oak trees. Note that 3 oaks (Virginia Live Oaks) are non-native and most native oaks were in fair to poor condition. The tipu trees also varied in condition and most were causing damage to the curbs and parking lot, and creating trip hazards. At the time of my previous report, the city was considering a phased removal of many of the trees.

For this project, 9 tipus will be retained including 5 along the west property line and 4 along the north property line. These trees provide the adjacent properties with partial screening as they currently provide (when not in winter dormancy). The trees will also require some protection measures.

The Table of Contents on the next page illustrates the organization of this report.

SITE PLAN



LEGEND

- = Tipu to be removed
- = California Live Oak to be removed
- = Virginia Live Oak to be removed
- = Tipu to be retained and protected

DISCUSSION

This tree species, *Tipuana tipu*, is a non-native and high maintenance tree that has been widely planted throughout Santa Barbara, since the late 1980s. It is frequently chosen due to its rapid growth and large spreading shade canopy. Tipus can grow several feet per year in height and spread. Its yellow flower is attractive and the tree goes dormant in the winter, thus providing more sunlight at that time of the year. Many modern developments have planted tipu trees in an effort to provide quick maturity to the landscape and abundant shade.

Unfortunately, long term problems are now more recognized since early plantings. Along with quick growth come negative attributes. This tree species is highly susceptible to breaking limbs, pest problems, and aggressive root growth. This tree is often planted in tight spaces, such as parking lots and parkways. The fast growth tends to cause weak attachments between limbs that often break during windy conditions. Planters limit root growth thus affecting the tree. The tipu psyllid also causes dripping of honeydew (a sticky exudate of the insect sucking leaves). Roots are consistently a problem. I've observed more damage to curb, gutter, asphalt and surrounding hardscape than most other tree species.

Although I rated many trees to be in good condition, this is relative to each other in their limited site. From an appraised value perspective, the limitations of the site would significantly reduce their value.

CONCLUSIONS

- Due to their fast growth and aggressive roots, these high maintenance non-native tipu trees are considered low in value.
- Due to their species characteristics, retention of the interior tipu trees will result in more infrastructure damage, maintenance, and costs. New landscape can mitigate the removal of these trees.
- The native oaks were mostly stressed from drought and lack of supplemental care in this harsh environment. The non-native Virginia Live oaks performed better.

RECOMMENDATIONS

- Protect the nine tipu trees with fencing during construction.
- Prune the sides and tops to create more of a screen and manage their height.
- Root pruning will likely be necessary to contain root systems in addition to installing root barriers.
- Specific protection measures can be provided upon approval of the project and the building plans.

REFERENCES

- ANSI (American National Standards Institute) A300: Part 5 - Management of Tree and Shrubs During Site Planning, Site development, and Construction, 2012
- Best Management Practices: Managing Trees During Construction, Second Edition, International Society of Arboriculture, Champaign, Illinois, 2016.
- Harris, R. W., and Matheny, N. P., and Clark, J. R., 2004. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, Fourth Edition. Prentice Hall.
- Matheny and Clark, *Trees and Development; A Technical guide To Preservation of Trees During Land Development*, ISA, 1998.

TREE SURVEY

- # corresponds with the site plan
- Type is Tipu (*Tipuana tipu*), VLO = Virginia Live Oak (*Quercus virginiana*), CLO = California Live Oak (*Quercus agrifolia*). California Live Oaks are natives.
- Approx height and spread are estimated in 5' increments.
- DBH is diameter at breast height measured at 54" above ground.
- Health and structure are rated as Good, Fair, or Poor. Read more under Discussion
- Average Condition is rated as Good, Fair, or Poor and is an average of health and structure. A tree may be biologically healthy but structurally poor or vice versa.
- PPI is potential project impact, indicating if tree is to be protected or removed.
- Comment is a note taken.

#	Type	DBH	Approx Height	Approx Spread	Health G/F/P	Struc G/F/P	Ave. Cond G/F/P	PPI	Comment
1	Tipu	17	30	50	G	G	G	Remove	
2	Tipu	13	25	35	G	F	G	Remove	
3	Tipu	11	15	25	F	P	P	Remove	Poorly pruned
4	Tipu	13	25	35	G	F	G	Remove	New curbs on west and east sides, extensive curb damage
5	Tipu	14	20	35	G	F	G	Remove	Larger surface roots in planter
6	Tipu	18	25	40	G	G	G	Remove	New curb on west side, cracked
7	Tipu	14	30	35	G	G	G	Remove	
8	Tipu	10	15	20	G	F	G	Remove	New curb on west, severe curb damage, small tree
9	Tipu	14	25	30	G	F	G	Remove	New curbs on east and west
10	Tipu	14	25	30	G	F	G	Remove	New curbs on east and west
11	Tipu	14	20	40	G	P	G	Remove	New curbs on east and west
12	Tipu	13	25	30	G	G	G	Remove	New curbs on east and south, east curb cracked
13	Tipu	13	25	40	G	G	G	Remove	New curbs on west
14	Tipu	13	25	30	G	F	F	Remove	New curb on east
15	Tipu	15	25	50	G	P	P	Remove	New curb on north, major wound on western leader
16	Tipu	11	20	25	G	G	G	Remove	
17	Tipu	14	30	34	G	G	G	Remove	New curbs on east and west
18	Tipu	19	35	40	G	G	G	Remove	New curbs on east and west
19	Tipu	14	35	35	G	F	F	Protect	Topped
20	Tipu	19	35	30	G	F	F	Protect	Topped, note crack in wall of neighbor's property likely from tree roots

TABLE OF CONTENTS

BACKGROUND/ASSIGNMENT	3
GENERAL OBSERVATIONS	3
TREE SURVEY	4
DISCUSSION	6
CONCLUSIONS	6
RECOMMENDATIONS	6
REFERENCES	6
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE	7
SITE PLAN	8
PHOTOS	9



CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT OR TRANSFERRED TO ANY OTHER PARTY FOR USE IN OTHER PROJECTS. ADDITIONS TO THE CURRENT PROJECT OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES, ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT. DURING THE EXISTENCE OF THE CONTRACT, REUSE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION
SANTA BARBARA
POLICE DEPARTMENT
 601 Santa Barbara Street
 Santa Barbara, CA 93101



REVISIONS

11/3/20	PRT Resubmittal
11/16/20	ABR Concept #1
1/11/21	ABR Concept #2
2/12/21	ABR #3 Work Session
3/18/21	PC #1
4/19/21	ABR #4
6/9/21	DART #1
9/10/21	DART #2
10/22/21	DART #3

PROJECT NUMBER
1937

DRAWN BY
NH

DATE DRAWN
10/15/20

SCALE
N/A

PRINT DATE
10/21/21

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT OR TRANSFERRED TO ANY OTHER PARTY FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FROM WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES, ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. REUSE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION
SANTA BARBARA
POLICE DEPARTMENT
 601 Santa Barbara Street
 Santa Barbara, CA 93101
ARBORIST REPORT



REVISIONS

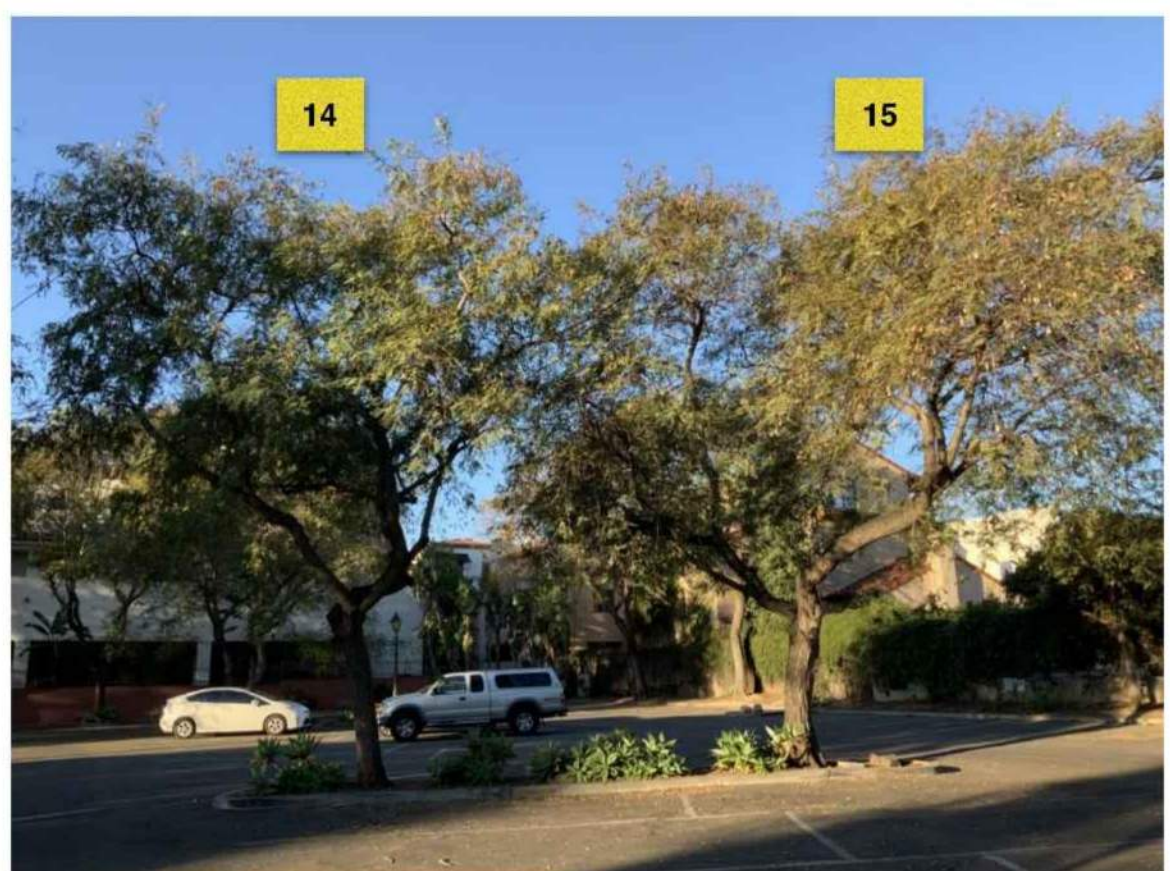
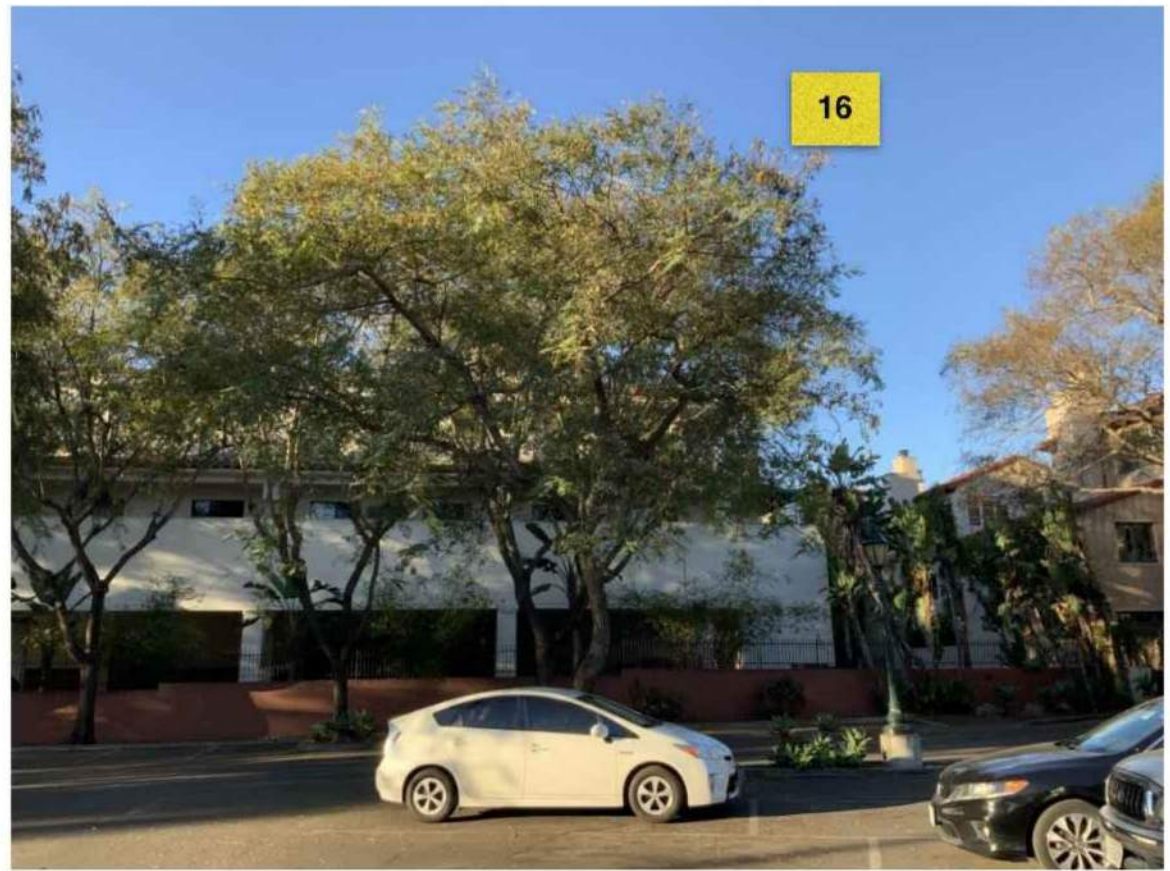
11/3/20	PRT Resubmittal
11/16/20	ABR Concept #1
1/11/21	ABR Concept #2
2/12/21	ABR #3 Work Session
3/18/21	PC #1
4/19/21	ABR #4
6/9/21	DART #1
9/10/21	DART #2
10/22/21	DART #3
PROJECT NUMBER	
1937	
DRAWN BY	
NH	
DATE DRAWN	
10/15/20	
SCALE	
N/A	
PRINT DATE	
10/21/21	

Santa Barbara Police Station: Tipu Tree Report August 15, 2021



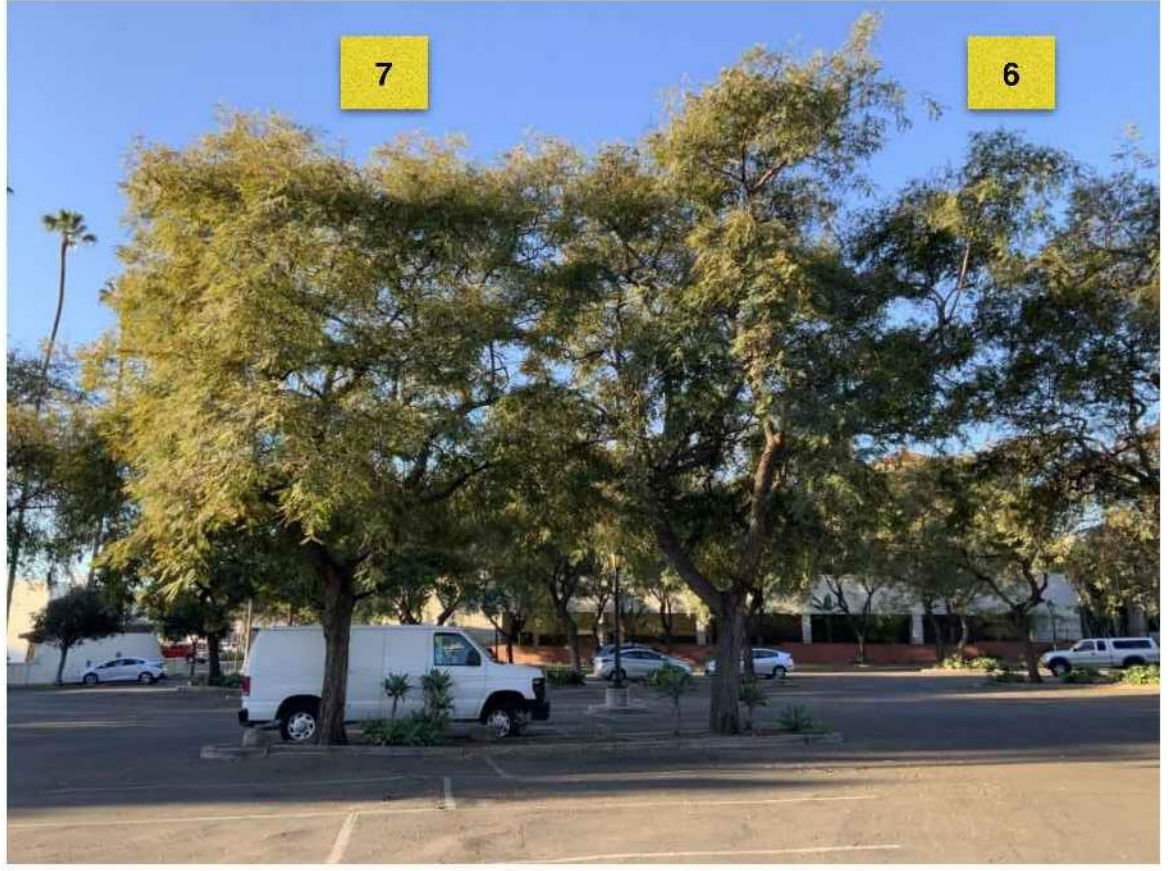
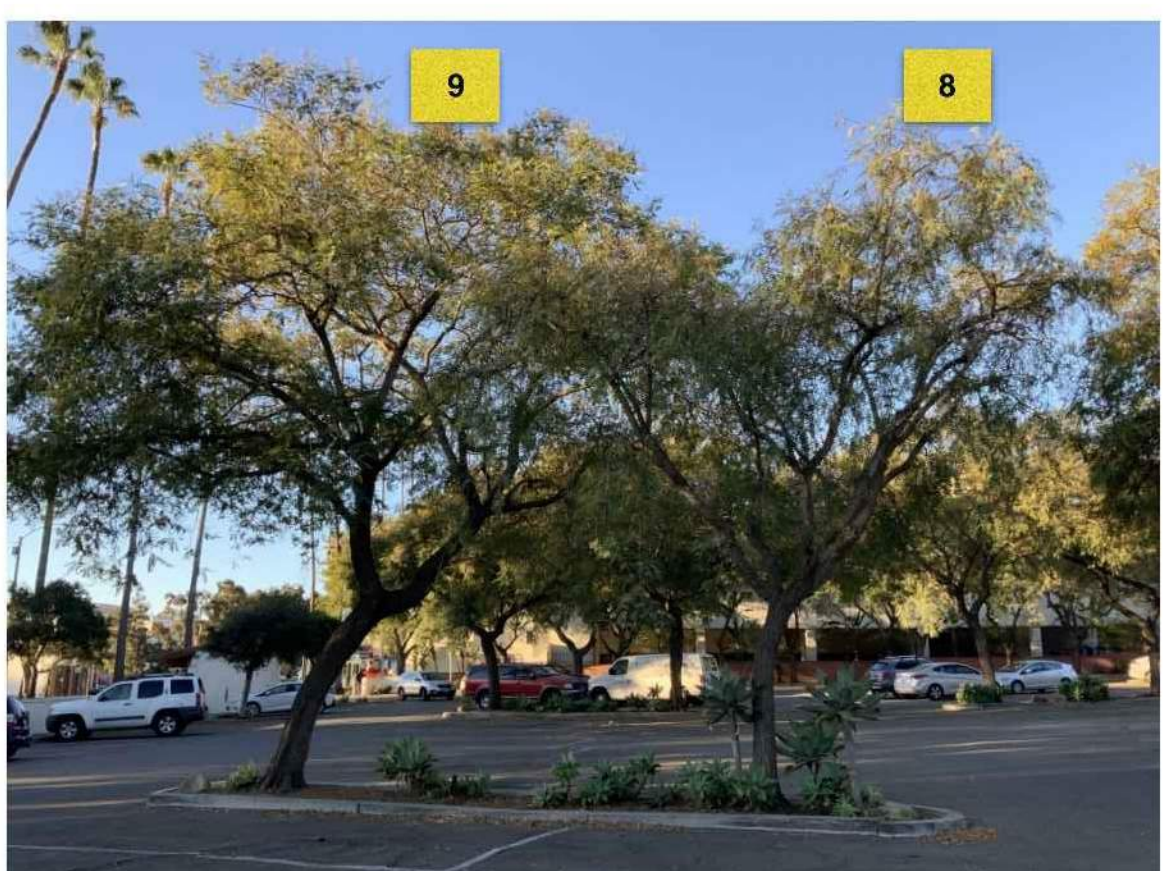

Bill Spiewak - Consulting Arborist 15

Santa Barbara Police Station: Tipu Tree Report August 15, 2021

Bill Spiewak - Consulting Arborist 13

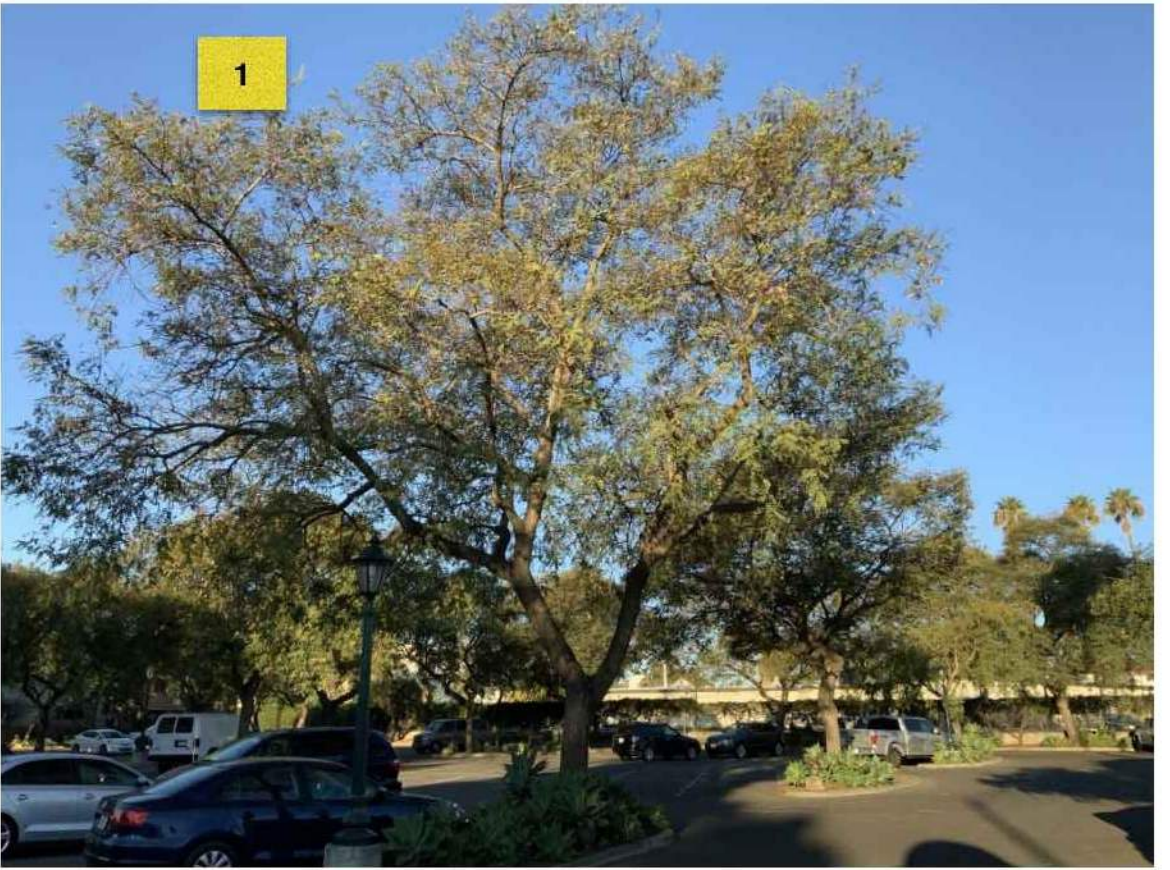

Santa Barbara Police Station: Tipu Tree Report August 15, 2021

Bill Spiewak - Consulting Arborist 11

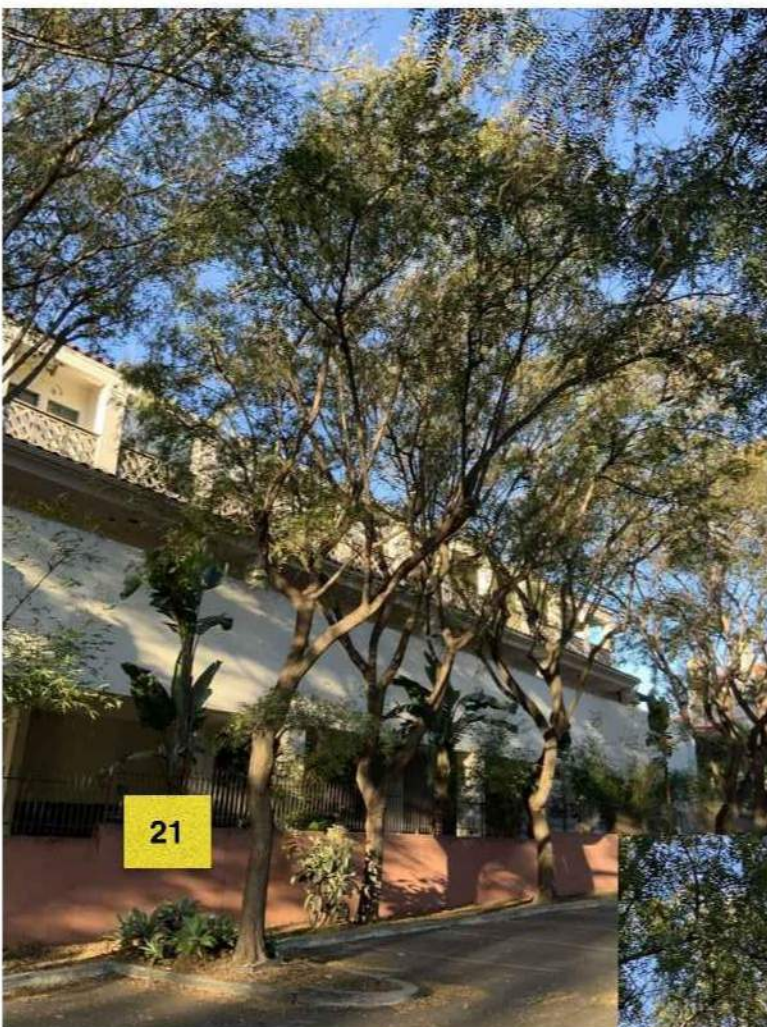


Santa Barbara Police Station: Tipu Tree Report August 15, 2021

PHOTOS


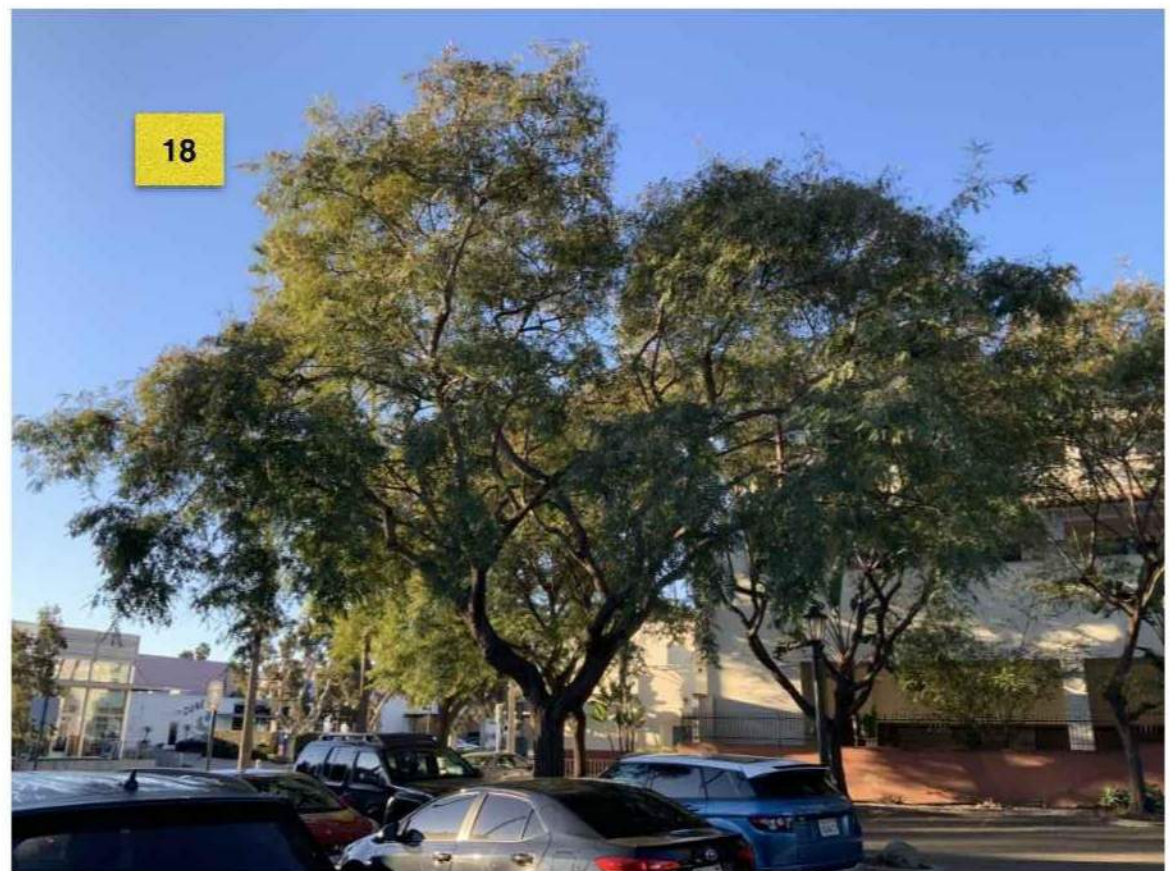
Bill Spiewak - Consulting Arborist 9

Santa Barbara Police Station: Tipu Tree Report August 15, 2021

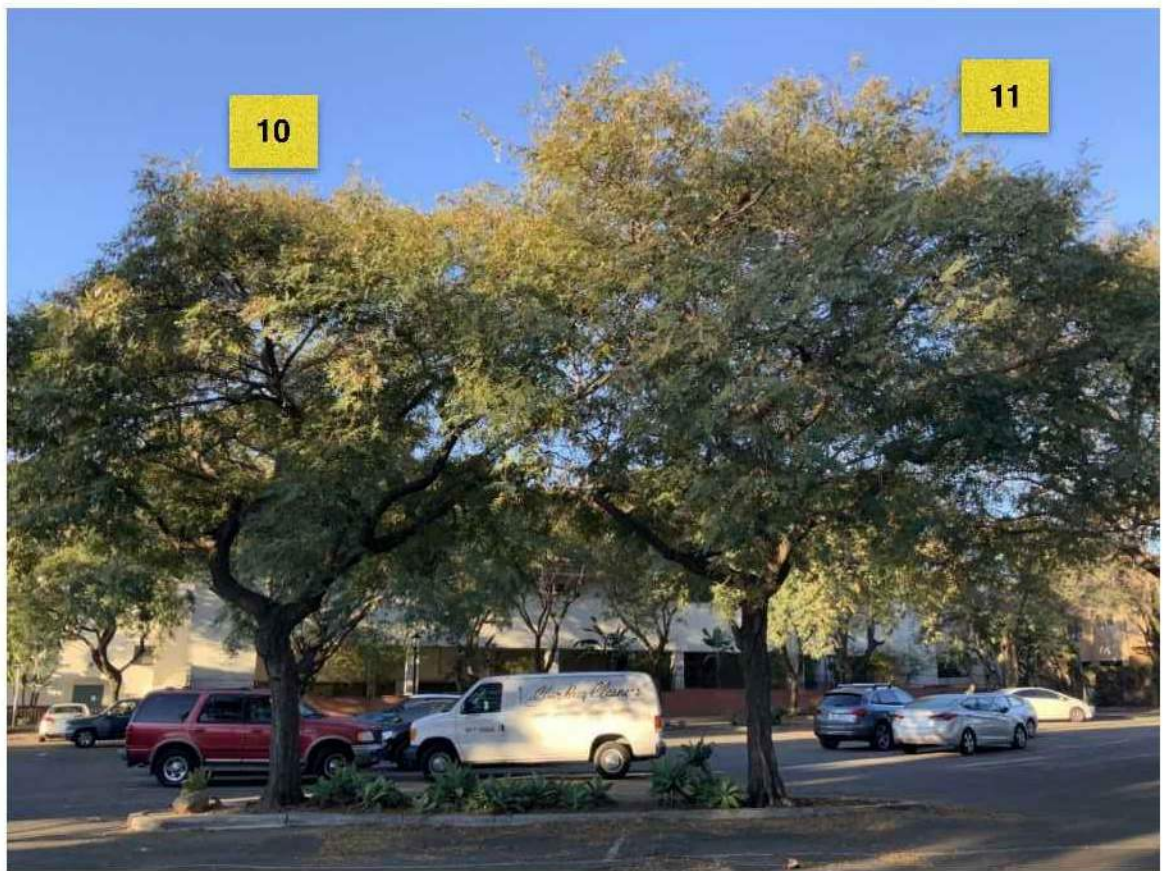

Bill Spiewak - Consulting Arborist 16

Santa Barbara Police Station: Tipu Tree Report August 15, 2021


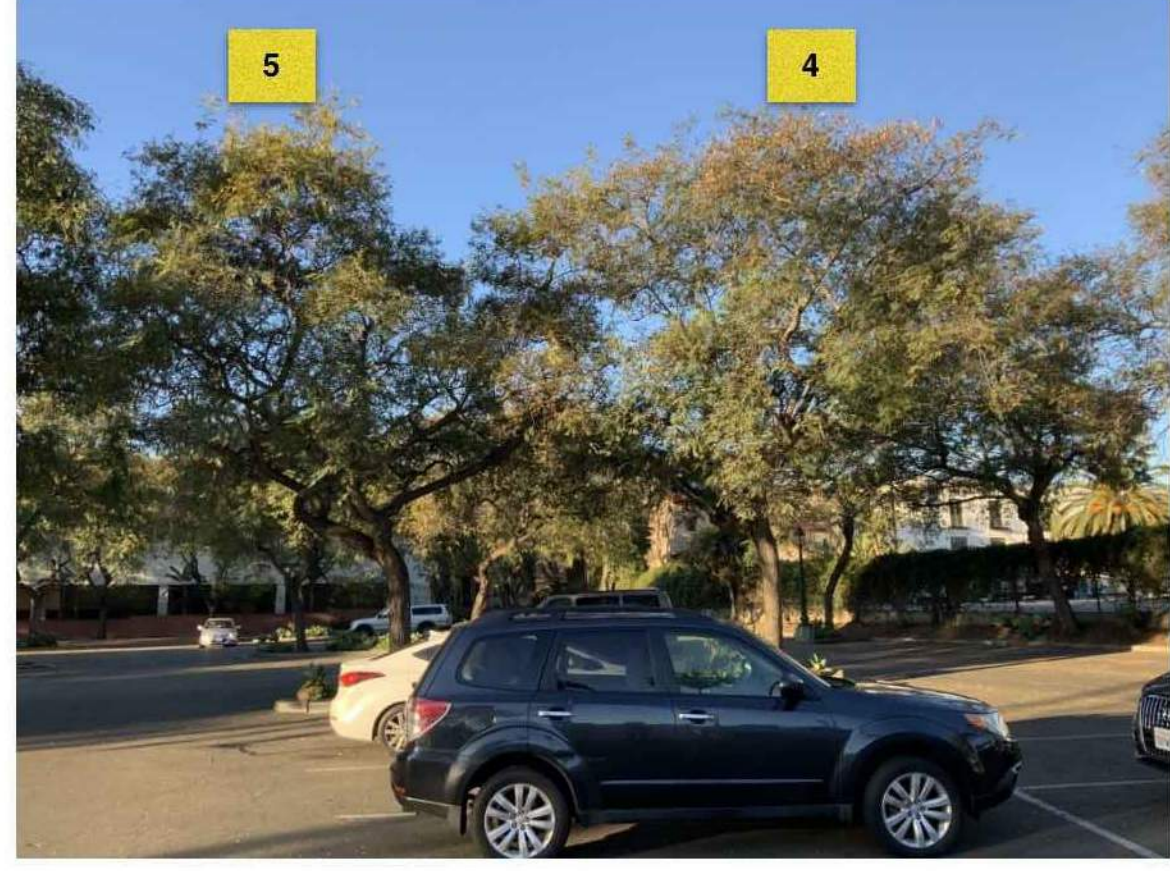
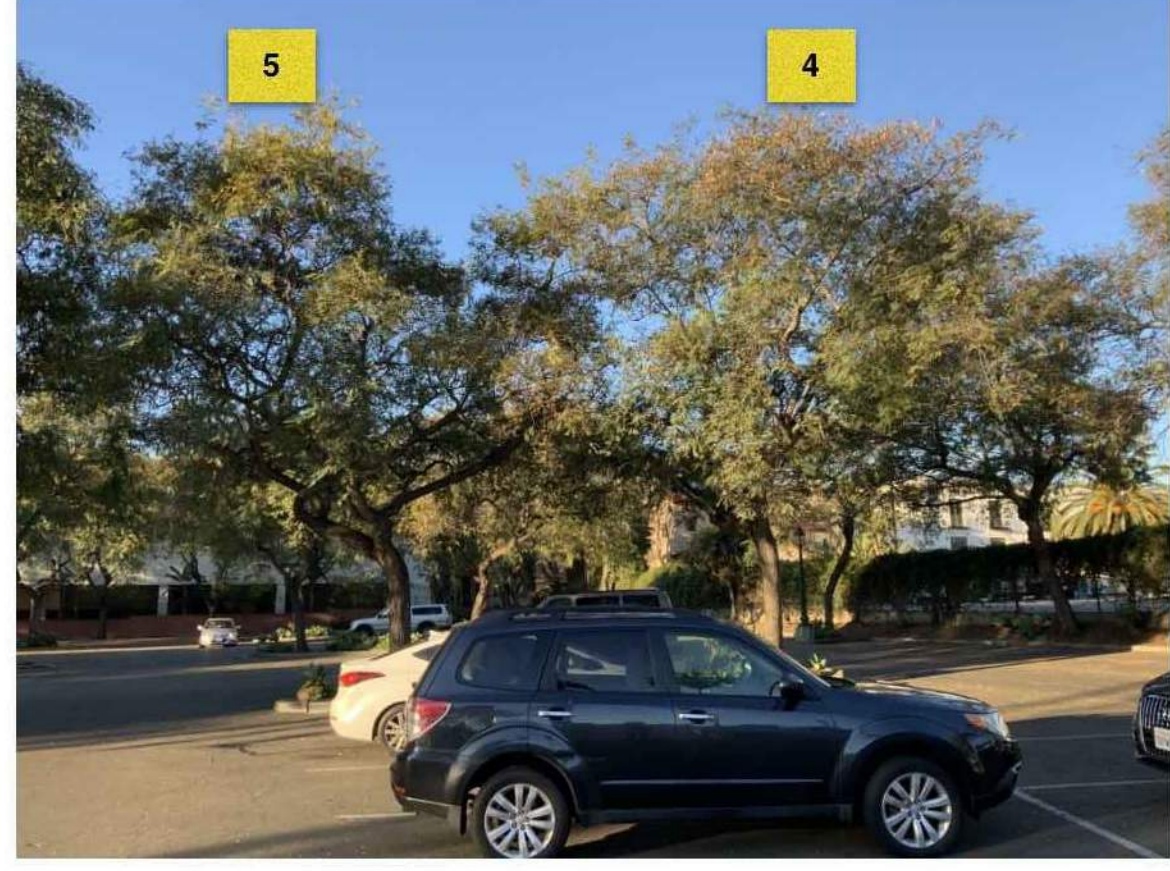
Bill Spiewak - Consulting Arborist 14

Santa Barbara Police Station: Tipu Tree Report August 15, 2021

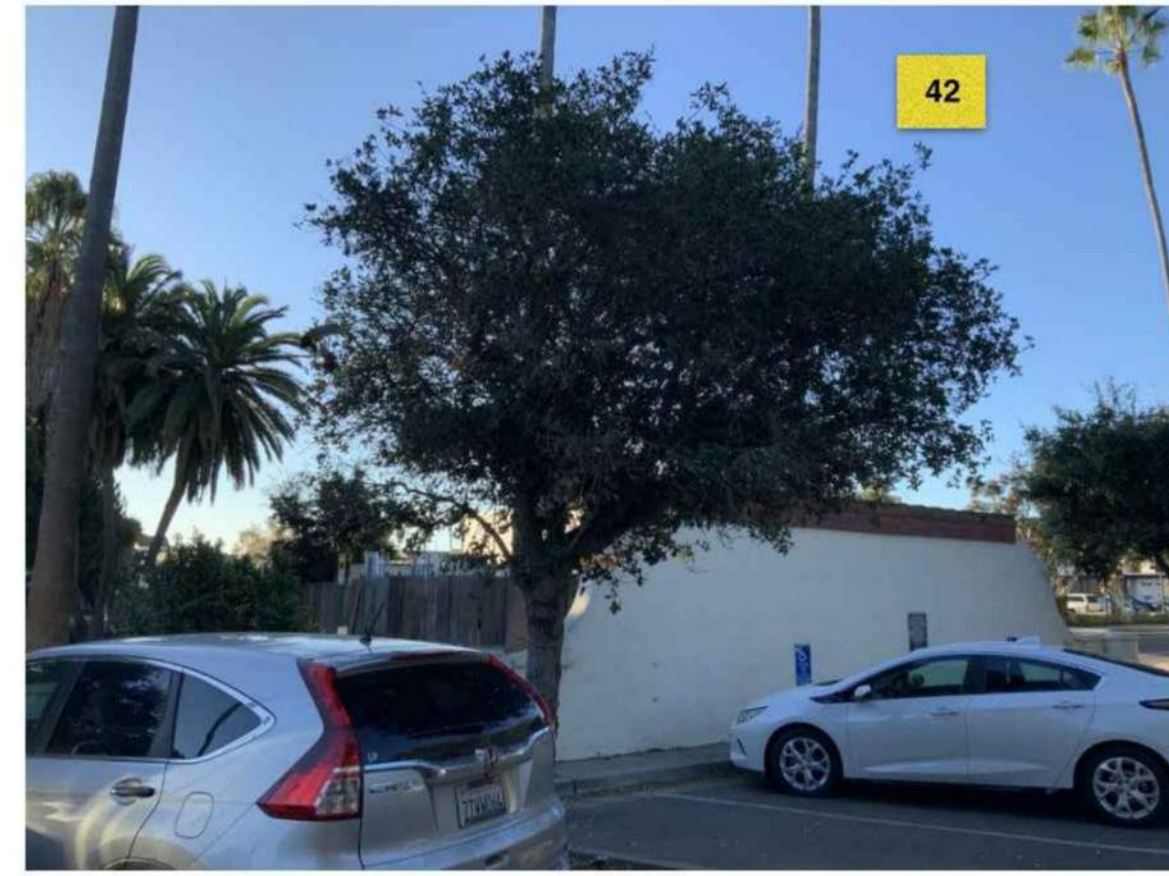
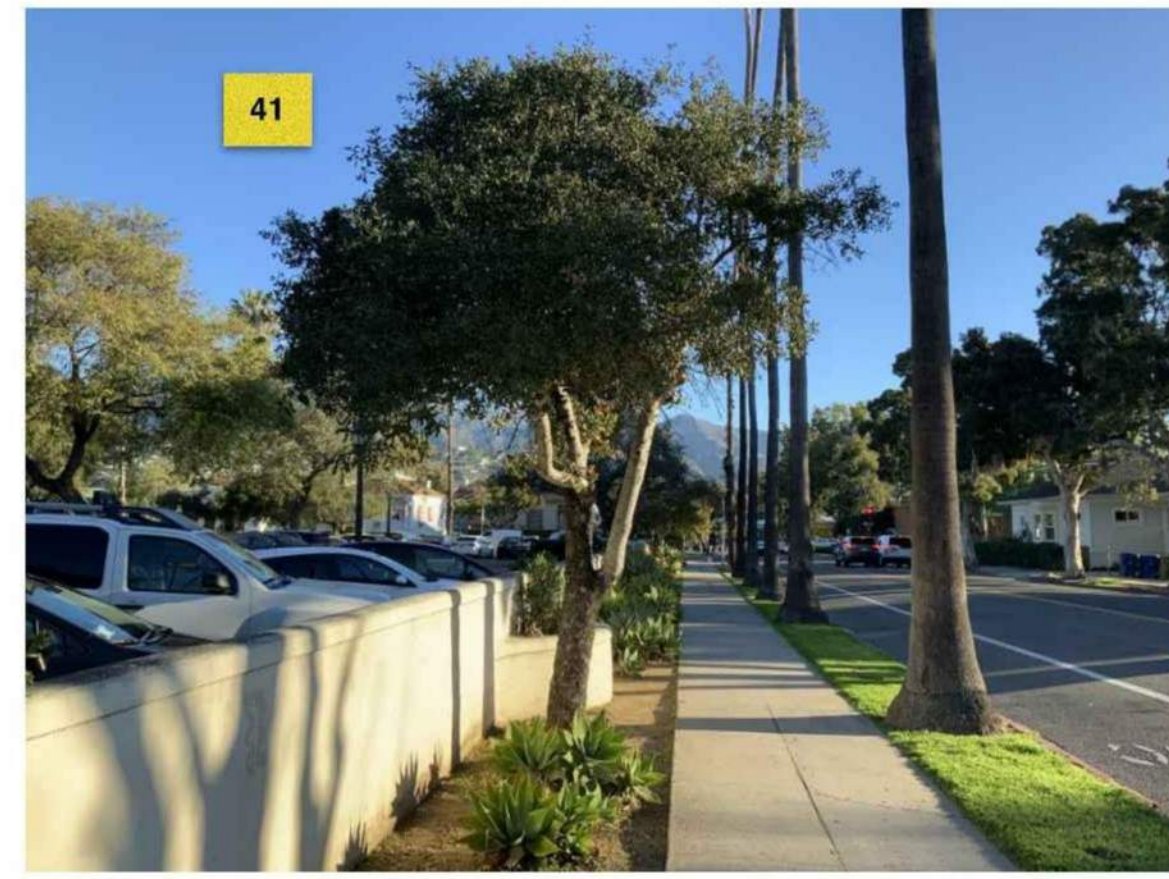



Bill Spiewak - Consulting Arborist 12

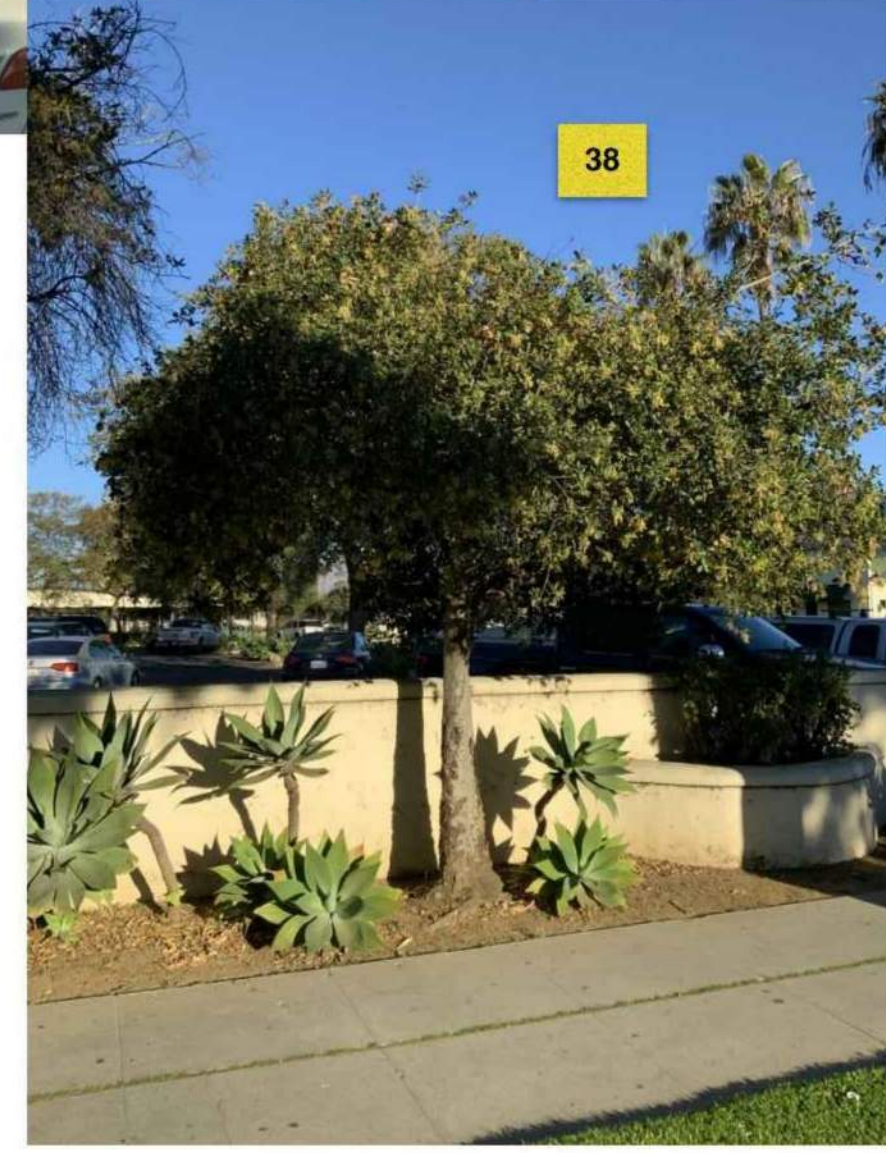
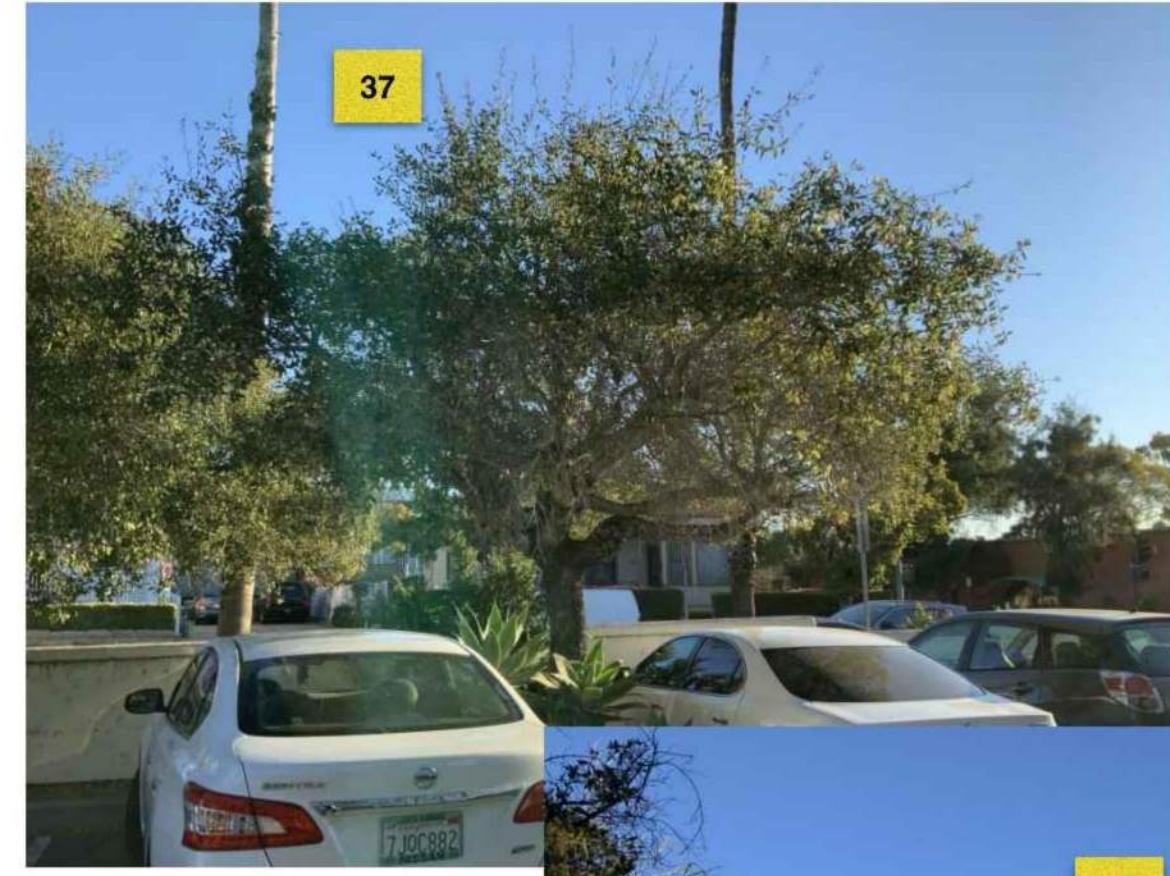
Santa Barbara Police Station: Tipu Tree Report August 15, 2021

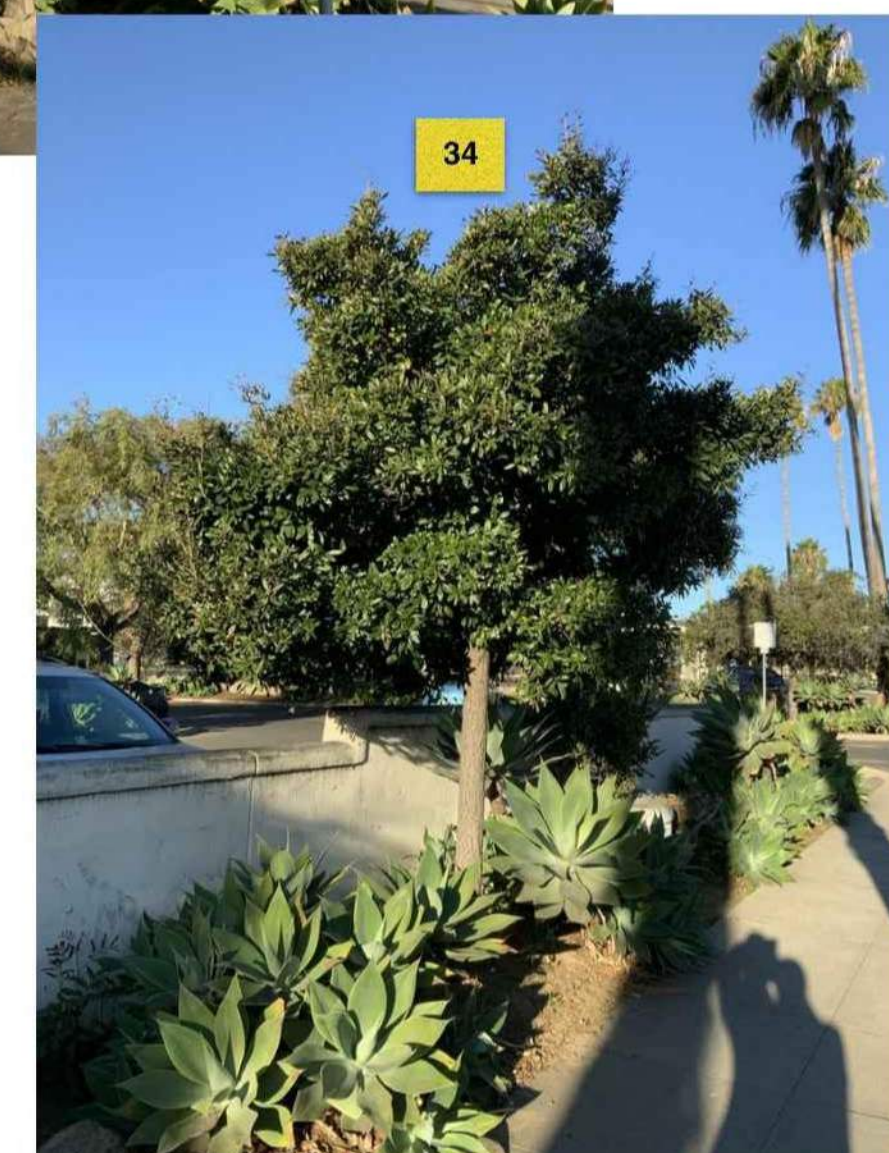
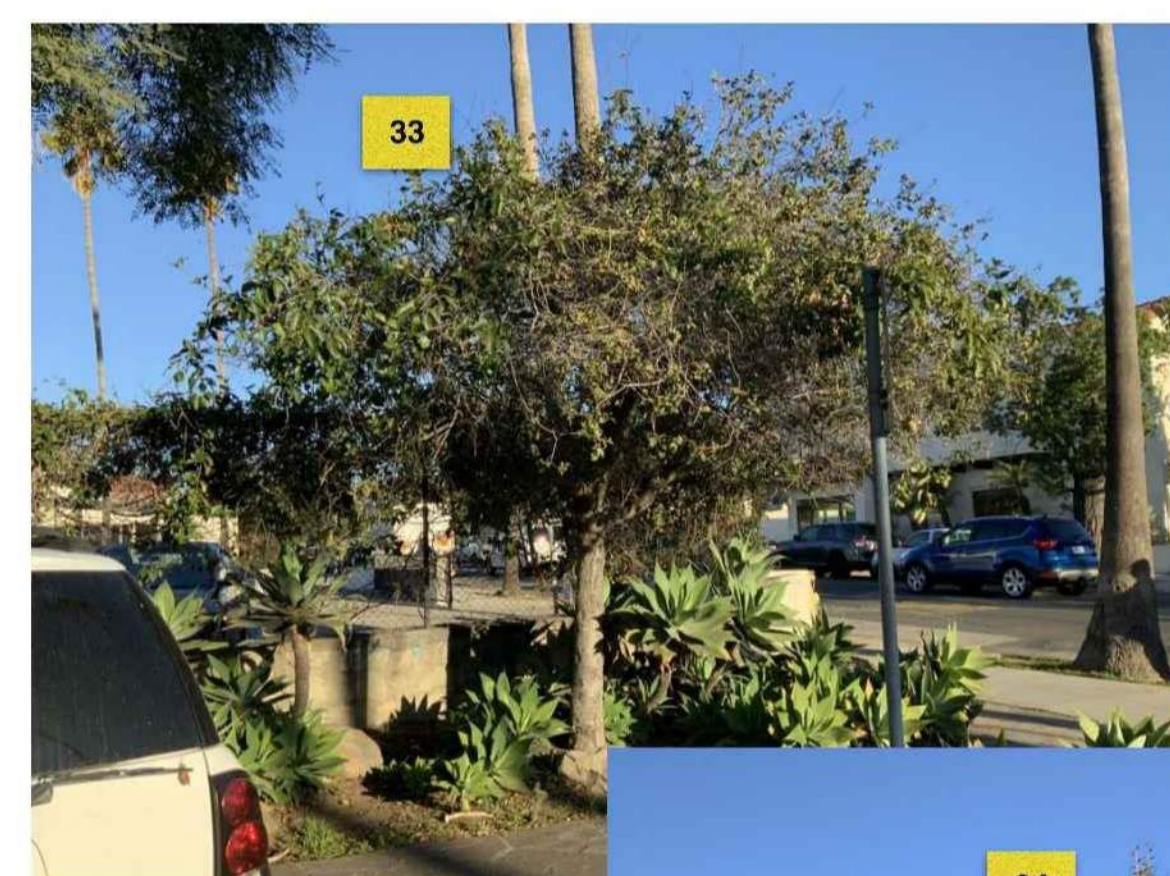
Bill Spiewak - Consulting Arborist 10



Bill Spiewak - Consulting Arborist 23



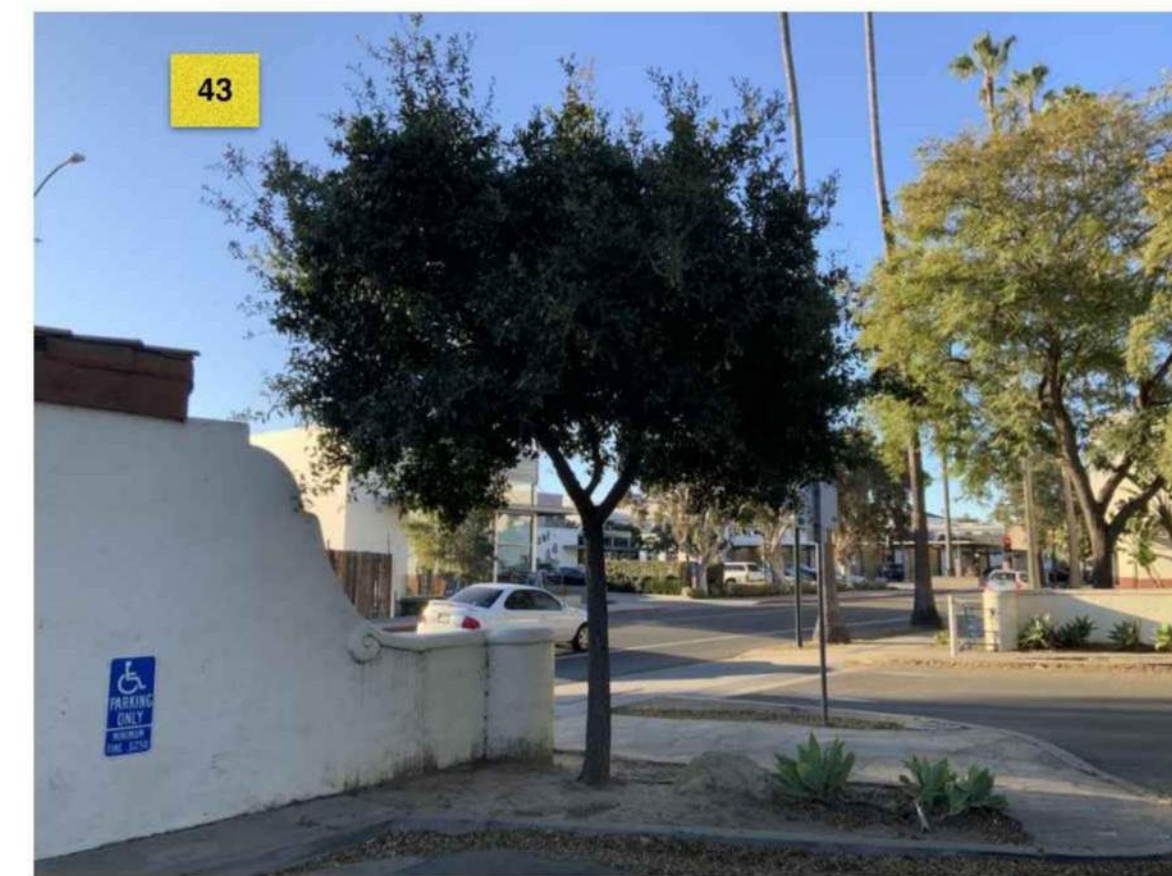
Bill Spiewak - Consulting Arborist 21



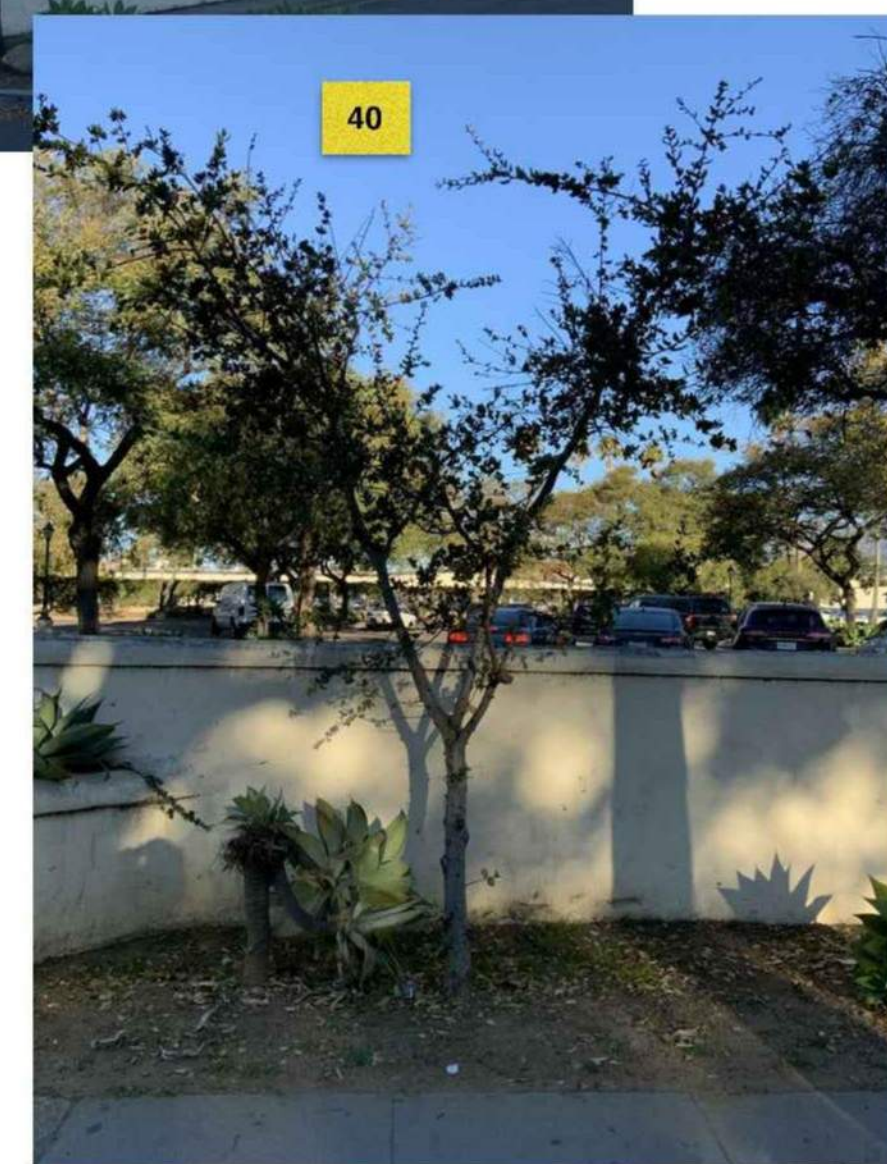
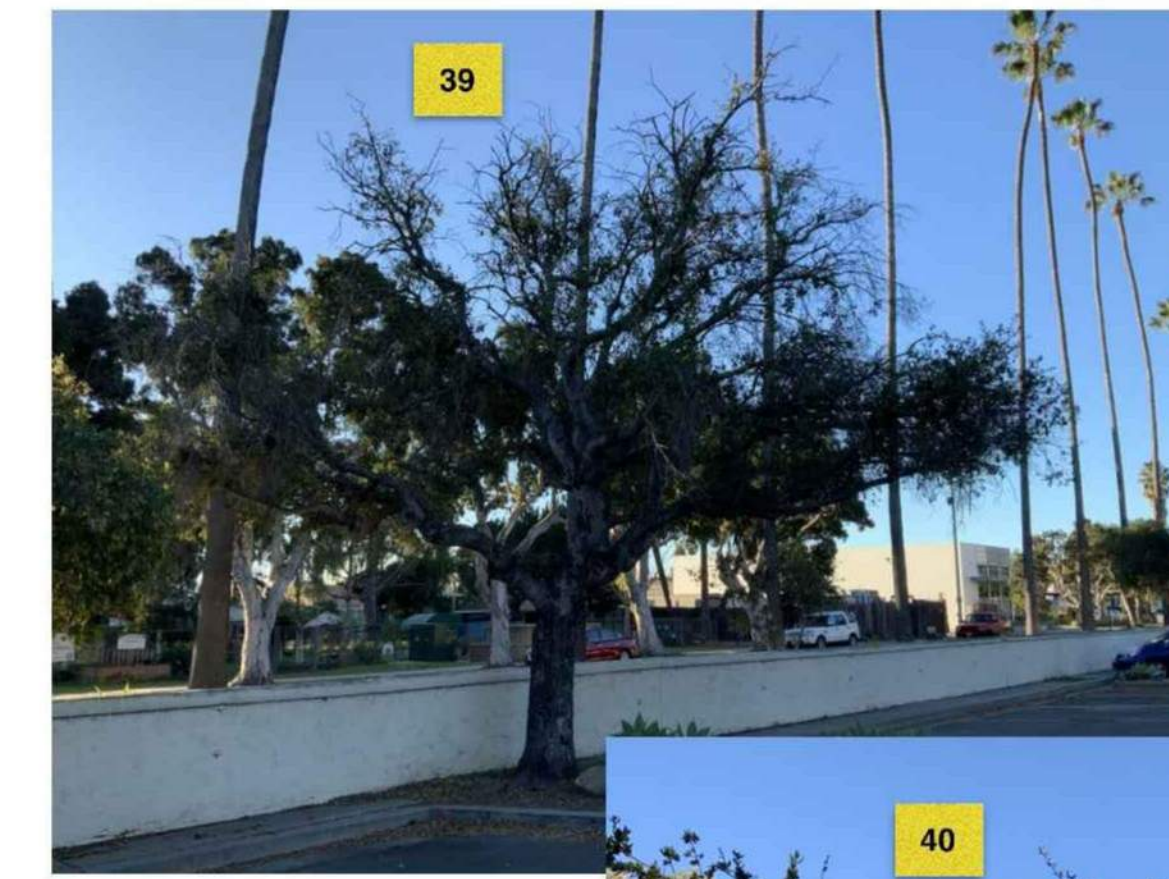
Bill Spiewak - Consulting Arborist 19



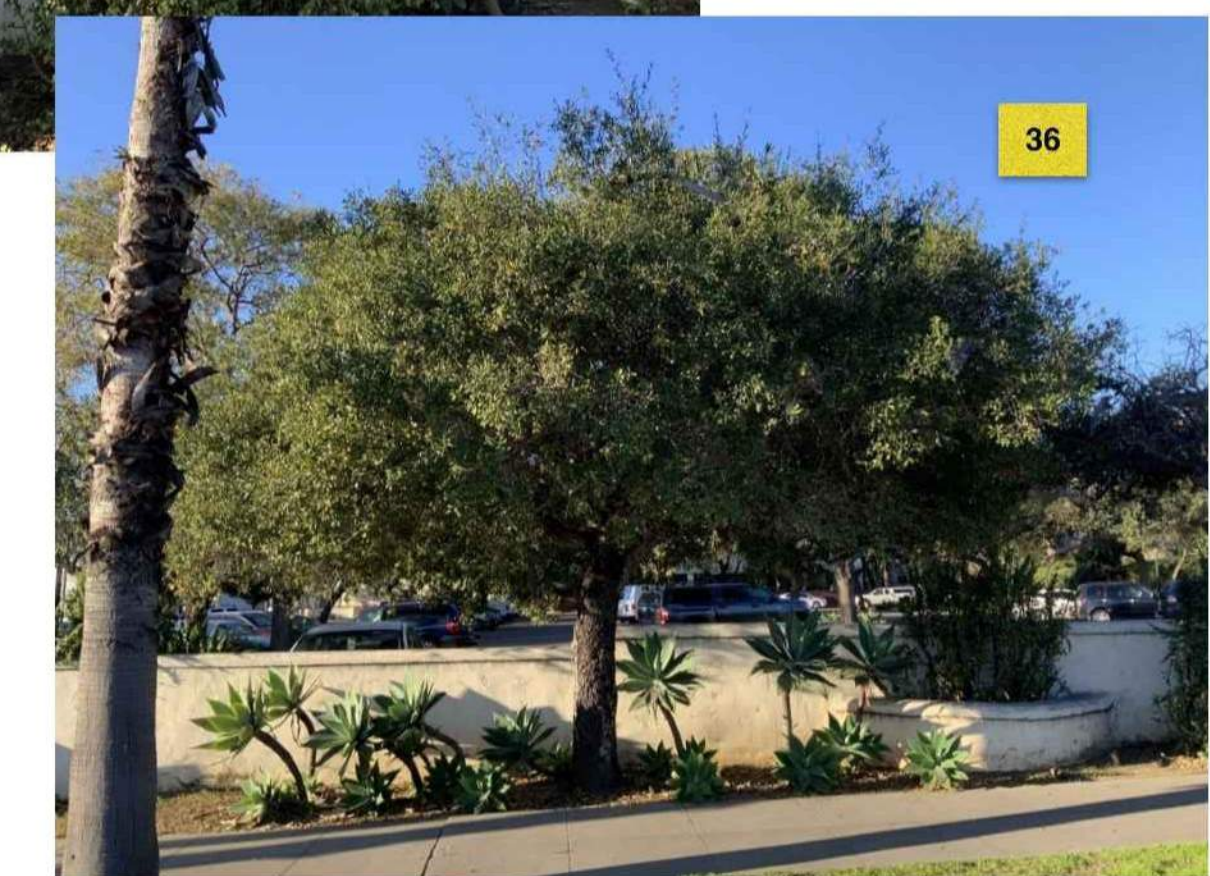
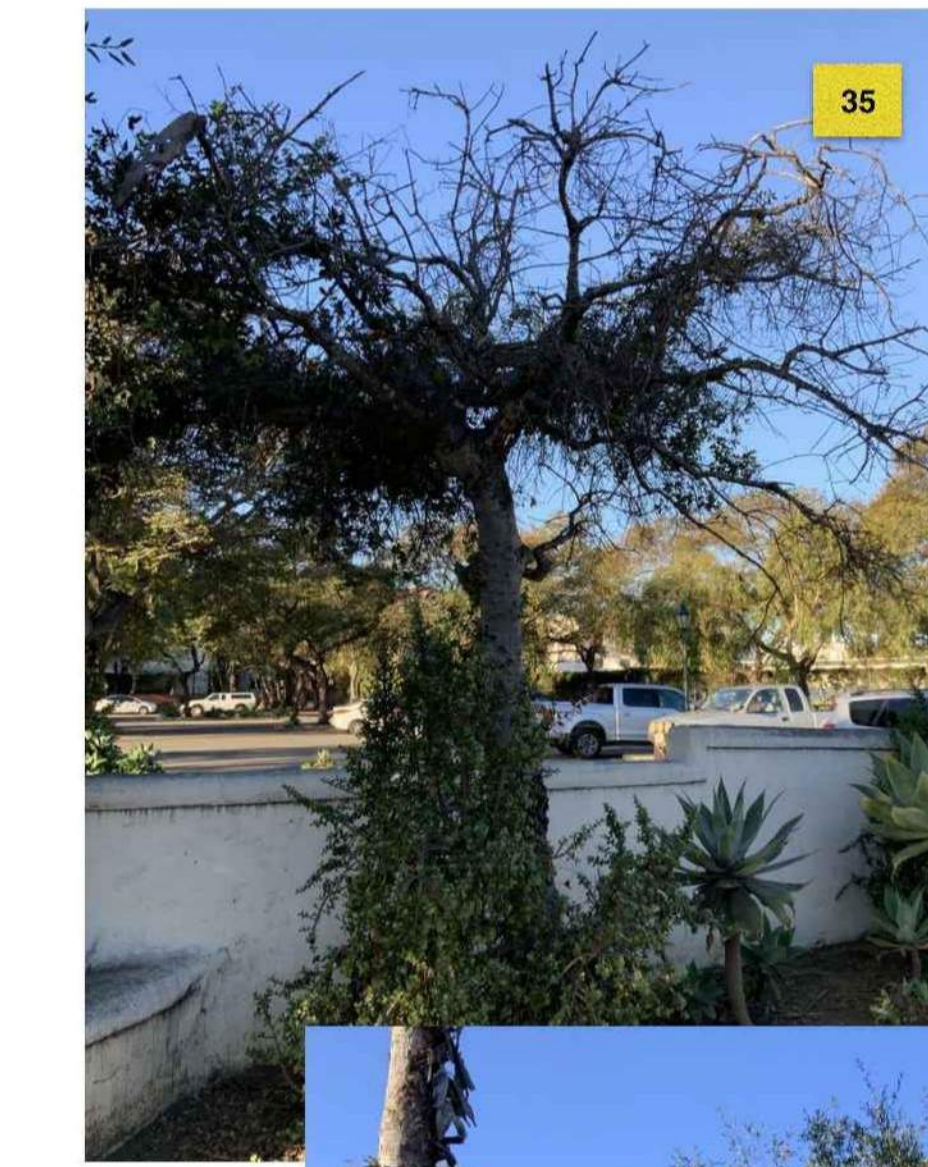
Bill Spiewak - Consulting Arborist 17



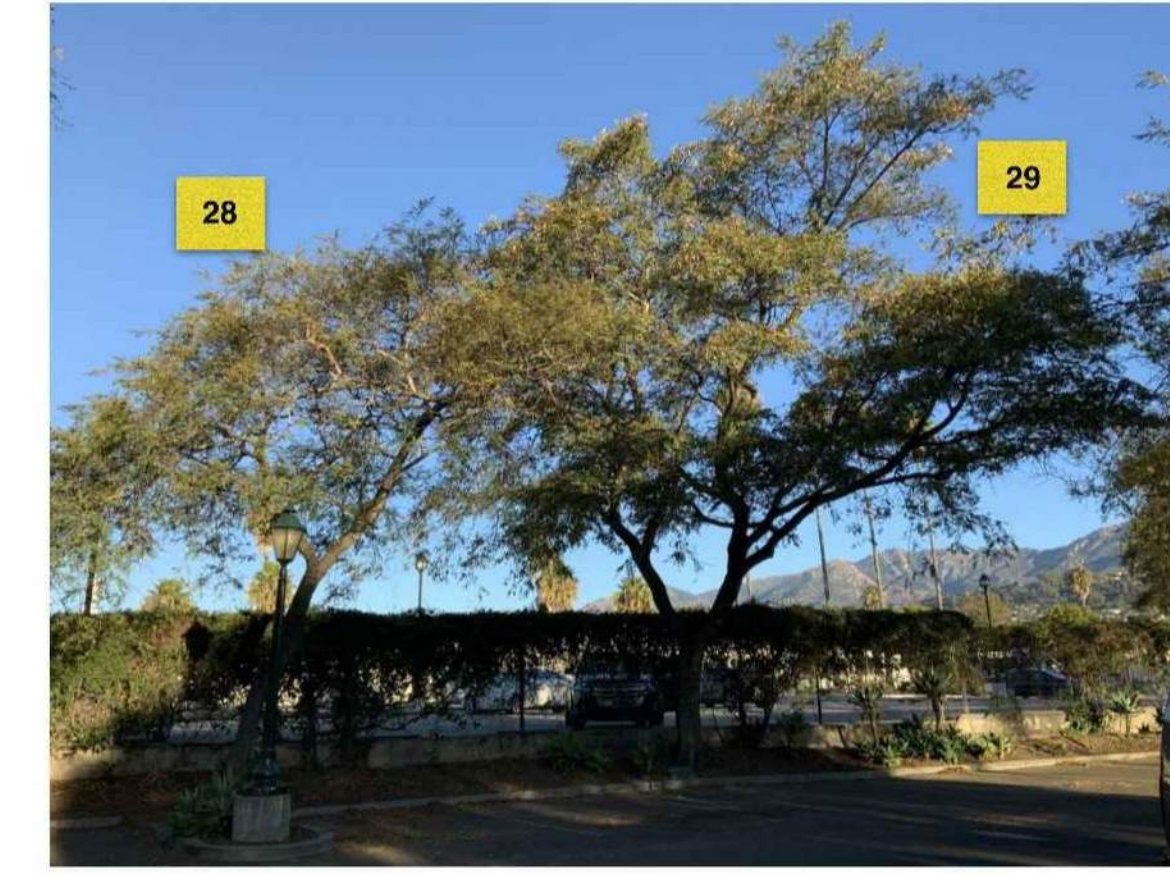
Bill Spiewak - Consulting Arborist 24



Bill Spiewak - Consulting Arborist 22



Bill Spiewak - Consulting Arborist 20



Below: Trees #31 and #32 will be retained



Bill Spiewak - Consulting Arborist 18



Above: Looking SW at trees #19-#25 to be retained except #21 & #24 (arrows) in bullet planters.
Below: Looking NW at trees #26 & #27 to be retained. All retained trees will need to be protected & pruned to a more upright form to keep off structures & provide screening.



Bill Spiewak - Consulting Arborist 25

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT OR TRANSFERRED TO ANY OTHER PARTY FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FROM WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES, ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT. REUSE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

ARBORIST REPORT

SANTA BARBARA POLICE DEPARTMENT
601 Santa Barbara Street
Santa Barbara, CA 93101



REVISIONS

11/3/20	PRT Resubmittal
11/16/20	ABR Concept #1
1/11/21	ABR Concept #2
2/12/21	ABR #3 Work Session
3/18/21	PC #1
4/19/21	ABR #4
6/9/21	DART #1
9/10/21	DART #2
10/22/21	DART #3

PROJECT NUMBER
1937

DRAWN BY
NH

DATE DRAWN
10/15/20

SCALE
N/A

PRINT DATE
10/21/21

PAVER

MODEL: CITY ESTATE "HYDRO-FLO" PERMEABLE PAVER
 MFR: PACIFIC INTERLOCK PAVINGSTONE
 SIZE: 6"x12"x3-1/8" (80MM)
 COLOR: ALTERNATING A & B PATTERN, SEE IMAGES BELOW



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 A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND 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.



CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FROM WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES, ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. REUSE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

CONCEPT PLANT SCHEDULE

- PROPOSED EVERGREEN TREE
ACACIA STENOPHYLLA / SHOESTRING ACACIA
OLEA EUROPAEA 'FRUITLESS' STD. / FRUITLESS OLIVE
- EXIST. WASHINGTONIA PALM
(E) WASHINGTONIA ROBUSTA
- EXIST. 45' TIJUANA TREE
(E) TIJUANA TIJU, APPROX. 45' CANOPY
- EXIST. 35' TIJUANA TREE
(E) TIJUANA TIJU, APPROX. 35' CANOPY
- PROPOSED PALM, TYP.
ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
- VERTICAL SCREEN TREE
LYONOTHAMNUS FLORIBUNDUS / CATALINA IRONWOOD
TRISTANIA CONFERTA / BRISBANE BOX
- SMALL ACCENT TREE
CERCIS OCCIDENTALIS 'ALBA' MULTI / WHITE WESTERN REDBUD
CITRUS X CLEMATINA / CLEMENTINE ORANGE
CITRUS X LIMON 'EUREKA' / EUREKA LEMON
LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
- SCULPTURAL / FEATURE TREE
ALOE BARBERAE / TREE ALOE
ALOE FEROX / BITTER TREE ALOE
CEREUS REPANDUS / PERUVIAN APPLE CACTUS
CUPRESSUS SEMPERVIRENS 'GLAUCUA' / BLUE ITALIAN CYPRESS
YUCCA RECURVIFOLIA / SPINELESS YUCCA
- PALM COURT
BUTIA ODORATA / PINDO PALM
- EVERGREEN SCREEN SHRUB
5'-8' HEIGHT
LAURUS NOBILIS / SWEET BAY
MYRICA CALIFORNICA / PACIFIC WAX MYRTLE
PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN TAWHIHI
- LARGE SHRUB
4'-5' HEIGHT
ARBUUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
- BIOFILTRATION PLANTS
ACHILLEA MILLEFOLIUM / COMMON YARROW
CAREX DIVULSA / BERKELEY SEDGE
CHONDRPETALUM TECTORUM / SMALL CAPE RUSH
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH
- MEDIUM ORNAMENTAL GRASS
CHONDRPETALUM TECTORUM / CAPE RUSH
DIETES BICOLOR 'LIZ' S SELECTION / FORTNIGHT LILY
LOMANDRA LONGIFOLIA 'ROMA13' TM / PLATINUM BEAUTY VARIEGATED MAT RUSH
MULLENBERGIA DUBIA / PINE MULHY
MULLENBERGIA RIGENS / DEER GRASS
- SMALL ORNAMENTAL GRASS
CAREX DIVULSA / BERKELEY SEDGE
DIANELLA CAERULEA 'DBB03' TM / CASSA BLUE FLAX LILY
LOMANDRA CONFERTIFOLIA 'FINESCAPE' / FINESCAPE SMALL MAT RUSH
- MEDIUM SHRUB
CEANOTHUS GLORIOSUS 'ANCHOR BAY' / ANCHOR BAY POINT REYES CEANOTHUS
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY
WESTRINGIA FRUTICOSA 'WES04' TM / GREY BOX COAST ROSEMARY
- SUCCULENTS
AGAVE VILMORINIANA / OCTOPUS AGAVE
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE MACULATA 'YELLOW FORM' / YELLOW FLOWERED SOAP ALOE
COTYLEDON ORBICULATA 'BIG WAVE' / WIDE PIG'S EAR
EUPHORBIA AMMAK-GREEN FORM / AFRICAN CANDELABRA (GREEN)
FURCRAEA MACDOUGALLI / MACDOUGALL'S FURCRAEA
SENECIO CYLINDRICUS / NARROW LEAF CHALKSTICK
X MANGAVE X 'MACHO MOCHA' / MACHO MOCHA MANGAVE
- VINE
CLEMATIS S SPP. / CLEMATIS
DISTICTIS X 'RIVERS' / ROYAL TRUMPET VINE
HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / LILAC VINE
- GREEN ROOF
CHONDRPETALUM TECTORUM / CAPE RUSH
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
- GROUND COVER
BACCHARIS PILLULARIS 'PIGEON POINT' / COYOTE BRUSH
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM
PORTULACARIA AFRA 'PROSTRATA' / ELEPHANT BUSH

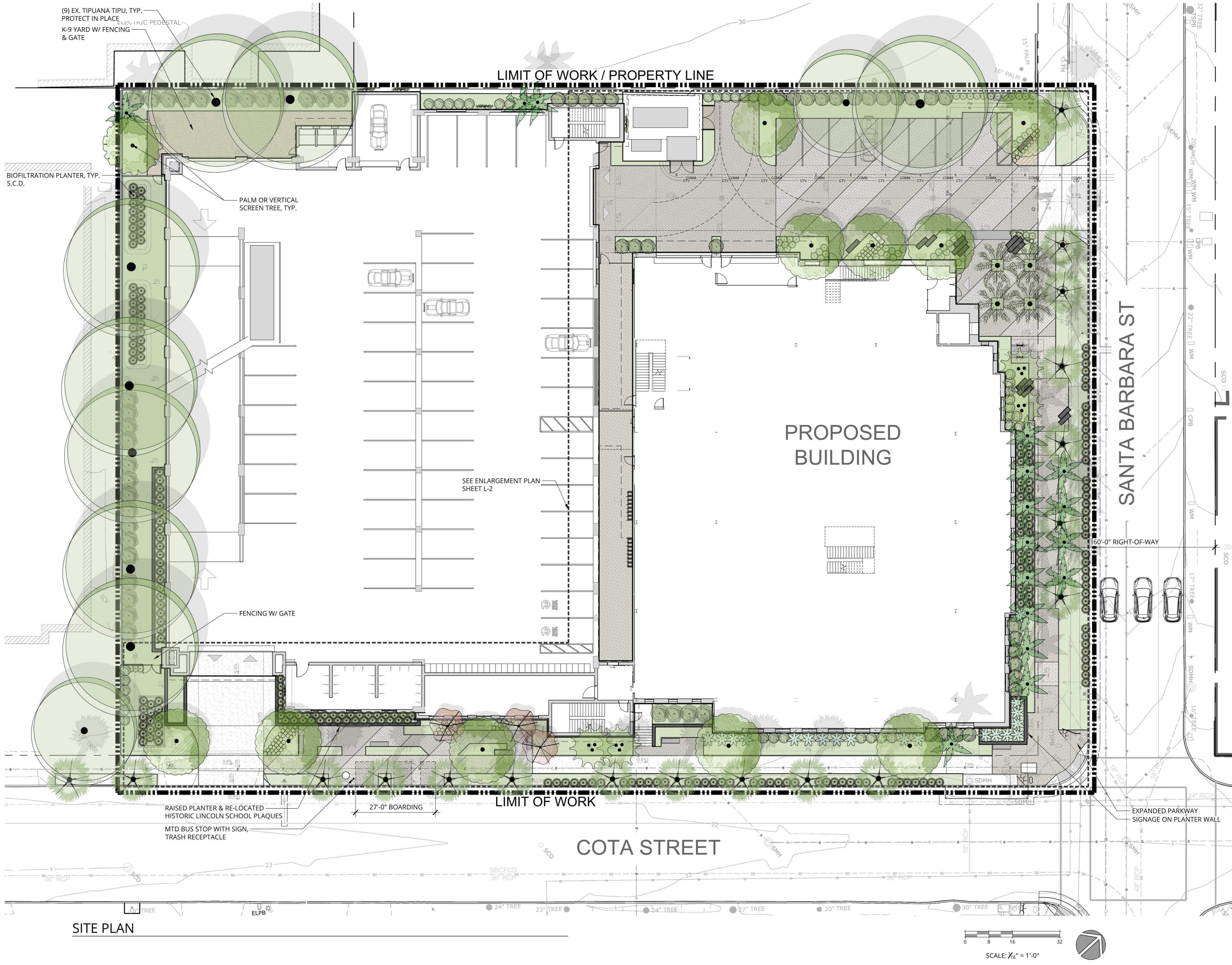
NOT FOR CONSTRUCTION
SANTA BARBARA
POLICE DEPARTMENT
 601 Santa Barbara Street
 Santa Barbara, CA 93101



REVISIONS

11/3/20 PRT Resubmittal
11/16/20 ABR Concept #1
1/11/21 ABR Concept #2
2/12/21 ABR #3 Work Session
3/18/21 PC #1
4/19/21 ABR #4
6/9/21 DART #1
9/10/21 DART #2
10/22/21 DART #3
1937
PROJECT NUMBER
1937
DRAWN BY
NH
DATE DRAWN
10/15/20
SCALE
1/16"=1'-0"
PRINT DATE
10/21/21

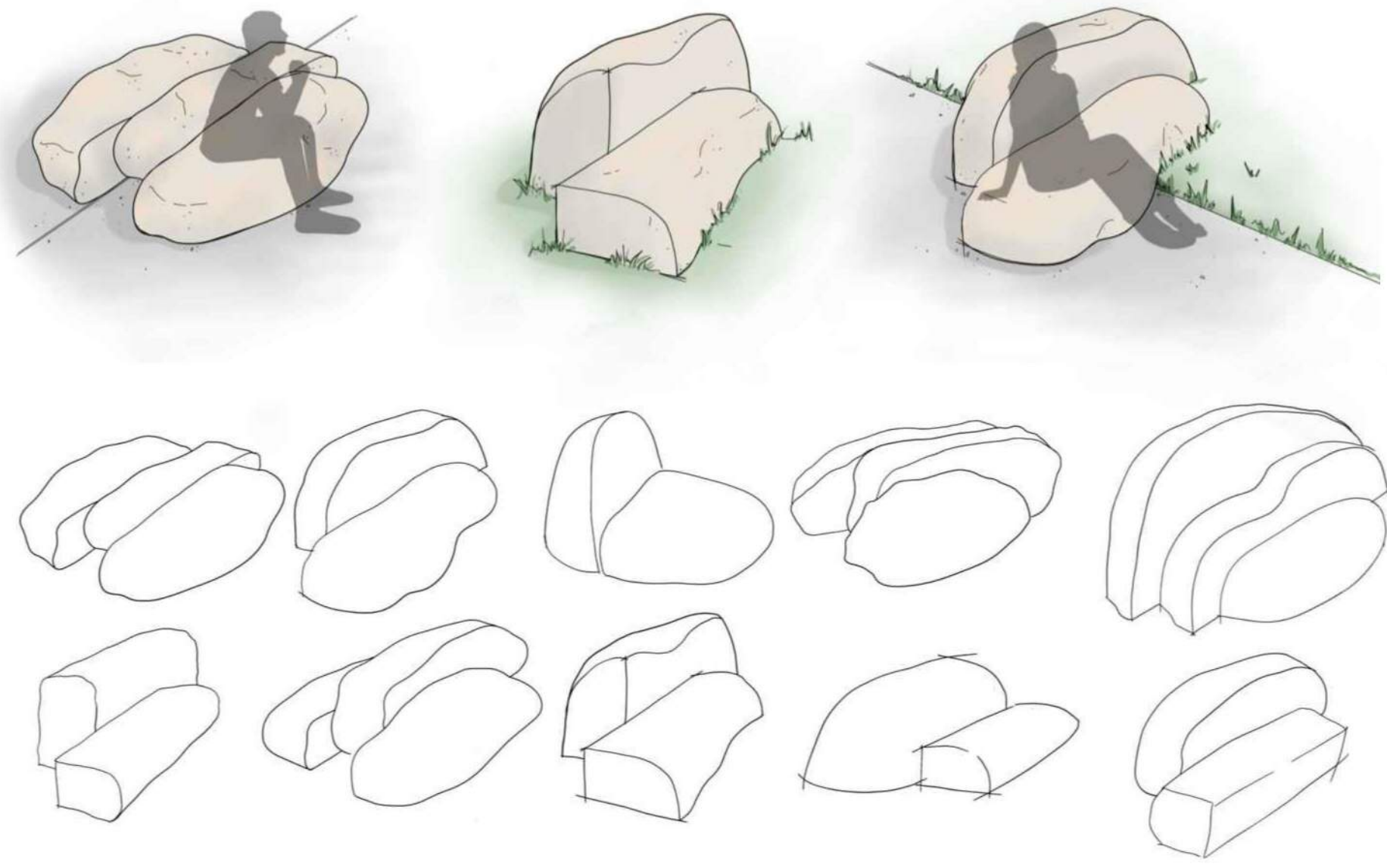
SHEET NUMBER
L-1.1



SITE PLAN

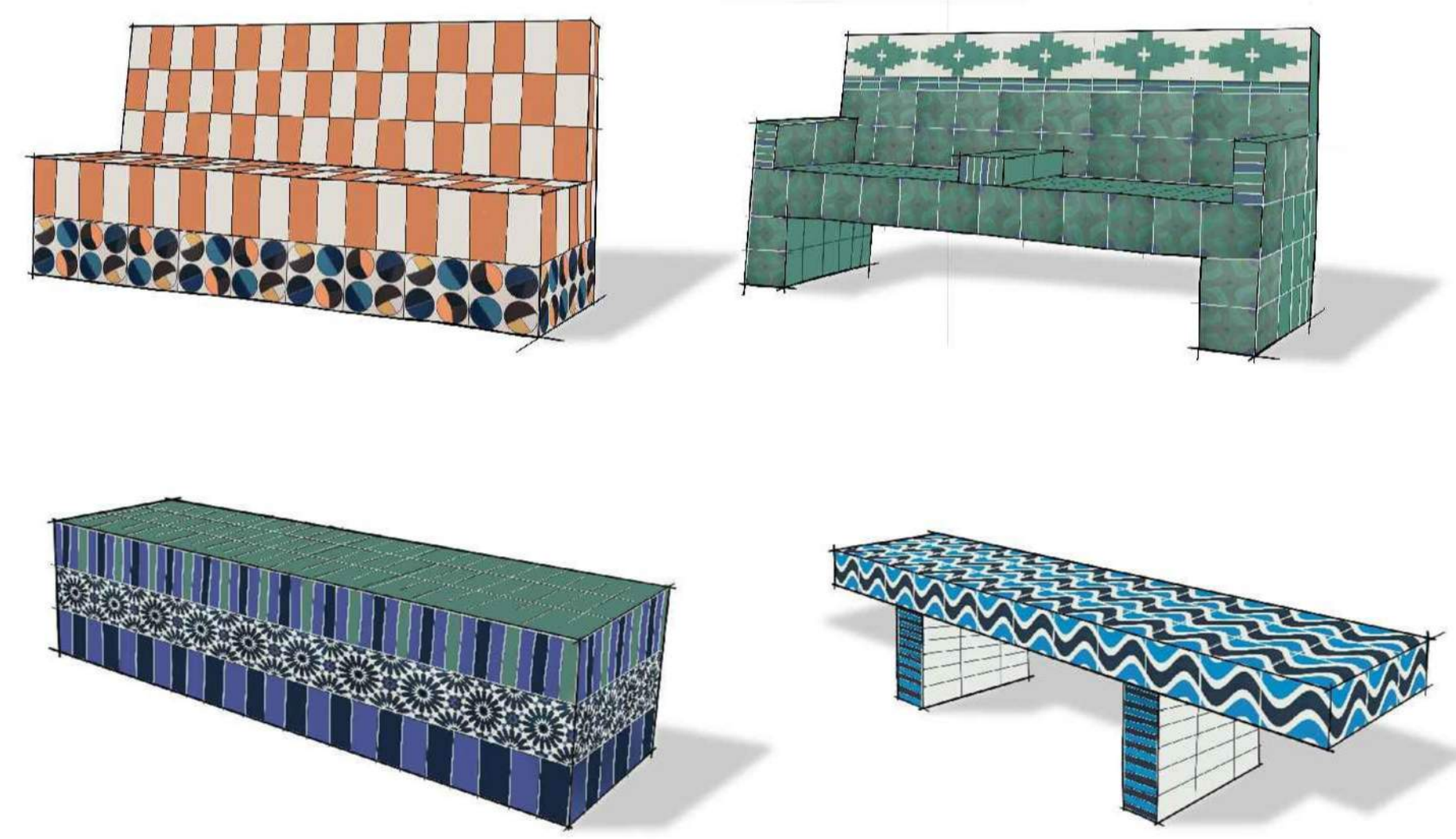
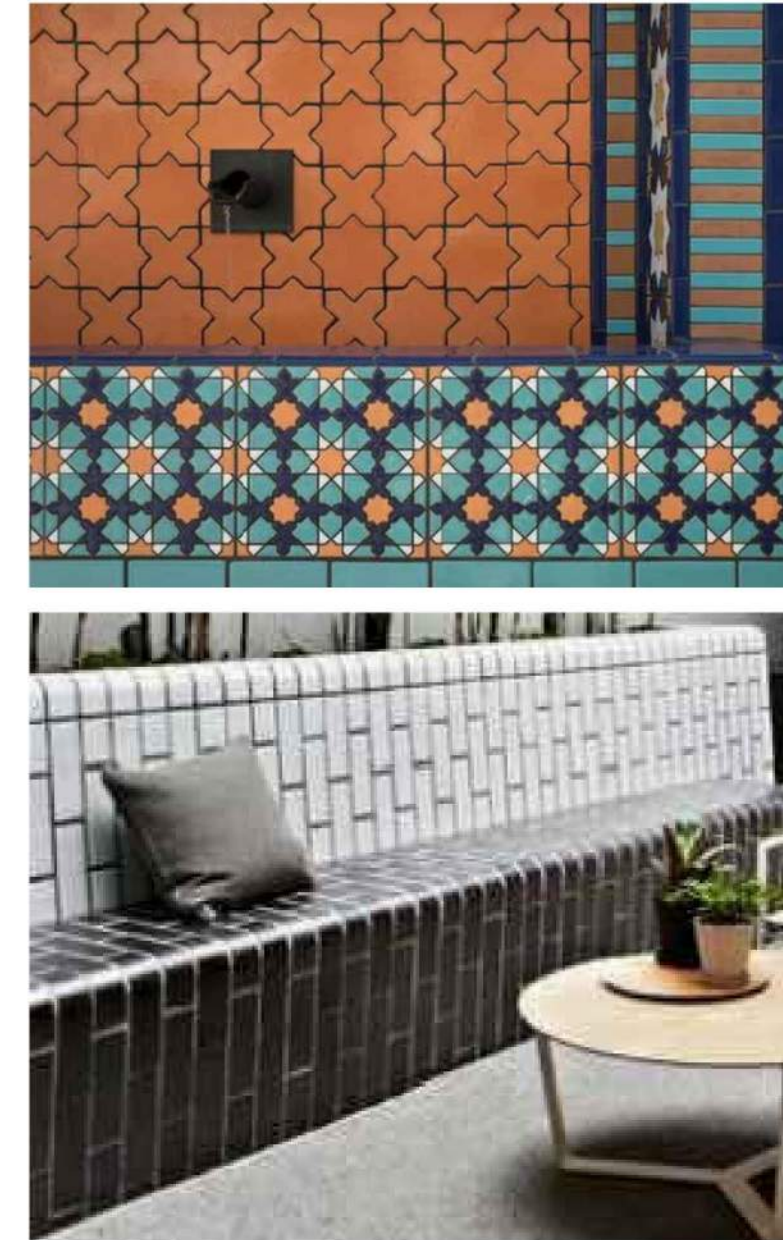
SEATING REFERENCE IMAGERY

SANDSTONE BOULDER SCULPTURE:
NOT TO EXCEED 42" H IN FRONTAGE ZONE OR SIGHT VISIBILITY TRIANGLE



TILE + PUBLIC ART:

NOT TO EXCEED 42" H IN FRONTAGE ZONE OR SIGHT VISIBILITY TRIANGLE



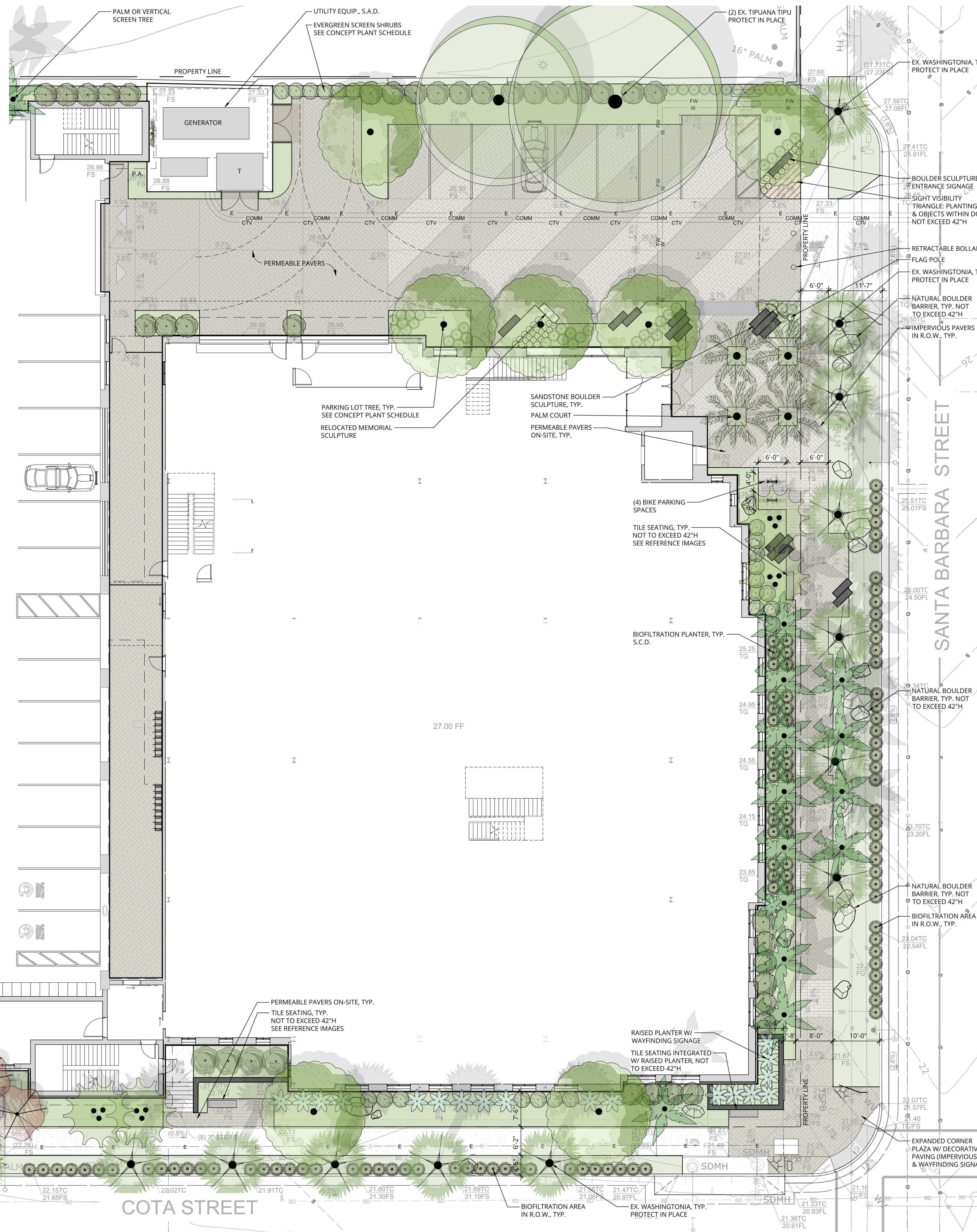
BIKE RACK

MODEL: OLYMPIA BIKE RACK
MFR: FORMS+SURFACES
MATERIAL: POWDER-COATED ALUMINUM
COLOR & FINISH: "PC SLATE TEXTURE" (SEE IMAGE BELOW)



PEDESTRIAN MASTER PLAN NOTES

NATURAL BOULDERS AND BOULDER SCULPTURES WITHIN THE FRONTAGE ZONE, SIGHT VISIBILITY TRIANGLE OR PUBLIC R.O.W. SHALL NOT EXCEED 42" H.



CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT HAS BEEN ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT OR TRANSFERRED TO ANY OTHER PARTY FOR USE IN OTHER PROJECTS. ADDITIONS TO THE CURRENT PROJECT OR ANY OTHER PURPOSE FROM WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT. REUSE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

**PRELIMINARY
LANDSCAPE PLAN
ENLARGEMENT**

**SANTA BARBARA
POLICE DEPARTMENT**
601 Santa Barbara Street
Santa Barbara, CA 93101



REVISIONS

11/3/20	PRT Resubmittal
11/16/20	ABR Concept #1
1/11/21	ABR Concept #2
2/12/21	ABR #3 Work Session
3/18/21	PC #1
4/19/21	ABR #4
6/9/21	DART #1
9/10/21	DART #2
10/22/21	DART #3

PROJECT NUMBER
1897

DRAWN BY
NH

DATE DRAWN
10/15/20

SCALE
1"=10'-0"

PRINT DATE
10/21/21

PLAN ENLARGEMENT

