

**PROJECT DESCRIPTION**

The proposed location of the Children's Museum of Santa Barbara (CMSB) is located at the intersection of East State Street and 171st Street. The site is bounded by East State Street to the north, 171st Street to the south, and 172nd Street to the east. The site is currently vacant and is being developed for a new 3-story museum building. The proposed building footprint is 11,500 square feet and includes a parking garage with 100 parking spaces. The site is located in the City of Santa Barbara, California, and is subject to the City's zoning and building codes.

**PROJECT DATA**

SITE ADDRESS: 171 STATE ST., SANTA BARBARA, CA  
 THE PROJECT SITE CONTAINS THE FOLLOWING APNS:

033-010-010  
 033-010-011  
 033-010-012  
 033-010-013

PROJECT SITE AREA: 30,395 SQ. FT. (GROSS)  
 BOUNDABLE SITE AREA, SHOWN ON PLANS AS AREA SHADED IN LIGHT GREY = 22,343 SQ. FT.

VACANT LOT CREDIT (20%) = 22,343 SQ. FT. @ 20% = 4,468.6 SQ. FT.  
 MINOR AND SMALL ALLOCATIONS = 8,000 SQ. FT.

Community Priority Allocation: 16,891 - 11,500 = 5,391 square feet

LAND USE ZONE: IHC-250-HOTEL AND RELATED COMMERCIAL ZONING OVERLAY ZONE  
 GENERAL PLAN AND USE DESIGNATION: HOTEL AND RELATED COMMERCIAL

AVERAGE SLOPE: 1%

**EXISTING**

EXISTING: NONE  
 PROPOSED ON SITE: 2 SPACES  
 TOTAL PARKING SUPPLY IN DEVELOPMENT: 100 SPACES

REQUIRED: 1 STREET CAR = 10 SPACES  
 PROVIDED: 10 SPACES

**EXISTING BUILDINGS**

GROSS AND NET SQUARE FOOTAGE FOR EXISTING:  
 GROSS 0 SQ. FT. / NET 0 SQ. FT.

**PROPOSED BUILDINGS**

PROPOSED BUILDINGS:  
 1ST LEVEL: 9,700 SF  
 2ND LEVEL: 9,700 SF  
 3RD LEVEL: 9,700 SF  
 TOTAL: 29,100 SF

**APPROX. 40 CY PER 100 SQ. Y. GROSS (EXCEPT FOR FLOOD CONTROL)**

LOT COVERAGE OF TYPICAL 50% AREA = 22,343 SQ. FT.  
 BUILDING: 43,700 SQ. FT. (196%)  
 PARKING: 1,000 SQ. FT. (4.5%)  
 LANDSCAPE: 11,500 SQ. FT. (52%)

**CONSTRUCTION TYPE: V.A.**

CONSTRUCTION TYPE: V.A.  
 THIS BUILDING IS TO BE FIRE SPRINKLERED.

**DISCRETIONARY APPLICATIONS**

1. Modification of the base setback along State Street to allow the ADA access to the building from the sidewalk per CBC 11.2.2.2.
2. Modification of the base setback along State Street to allow the ADA access to the building from the sidewalk per CBC 11.2.2.2.
3. Modification to provide more than the required number of parking spaces per CBC 11.2.2.2.
4. Modification of the base setback to reduce 18,000 SF from the vacant lot, minus 11,500 SF per CBC 11.2.2.2.
5. Modification of the base setback to allow construction in the Non-Applicable for Construction of Commercial District project development status per CBC 11.2.2.2.

**SHEET INDEX**

- SP-01: Sheet Index
- AB-1: SITE PLAN / PROJ INFO
- C-1: PRELIMINARY IMPROVEMENT PLAN
- A1.2: 2ND FLOOR
- A1.3: ROOF LEVEL
- AL-1: ELEVATIONS
- AL-2: ELEVATIONS
- LI-1: PRELIMINARY LANDSCAPE PLAN
- LI-2: PRELIMINARY LANDSCAPE PLAN
- LI-3: TREE REMOVAL AND PROTECTION PLAN

**PROJECT TEAM INFORMATION**

**CLIENT:** CHILDREN'S MUSEUM OF SANTA BARBARA  
**LANDSCAPE ARCHITECT:** BARCHIT a Detkus design  
**ARCHITECT:** BARCHIT a Detkus design  
**PLANNING:** BARCHIT a Detkus design  
**ENGINEER:** FLOWERS & ASSOCIATES, INC.  
**201 N. CALLE CESAR CHAVEZ, SANTA BARBARA, CA 93101  
 PH: 805.968.7274  
 WWW.FLOWERSANDASSOCIATES.COM**

**CODE SUMMARY**

APPLICABLE CODES:	2016 CA TIA
OCCUPANCY:	A - ASSEMBLY M - MERCANTILE E - EDUCATIONAL
CONSTRUCTION TYPE:	V.A.
ALLOWABLE FLOOR AREA:	34,300 SF
MINIMUM PLUMBING:	PER CBC TABLE A-3.3.200F
MINIMUM FIRE PROTECTION:	COMBINED SF TO MEET STRAIGHT OCCUPANCY (A-3)
MINIMUM OCCUPANCY SEPARATIONS:	PER CBC 502.2
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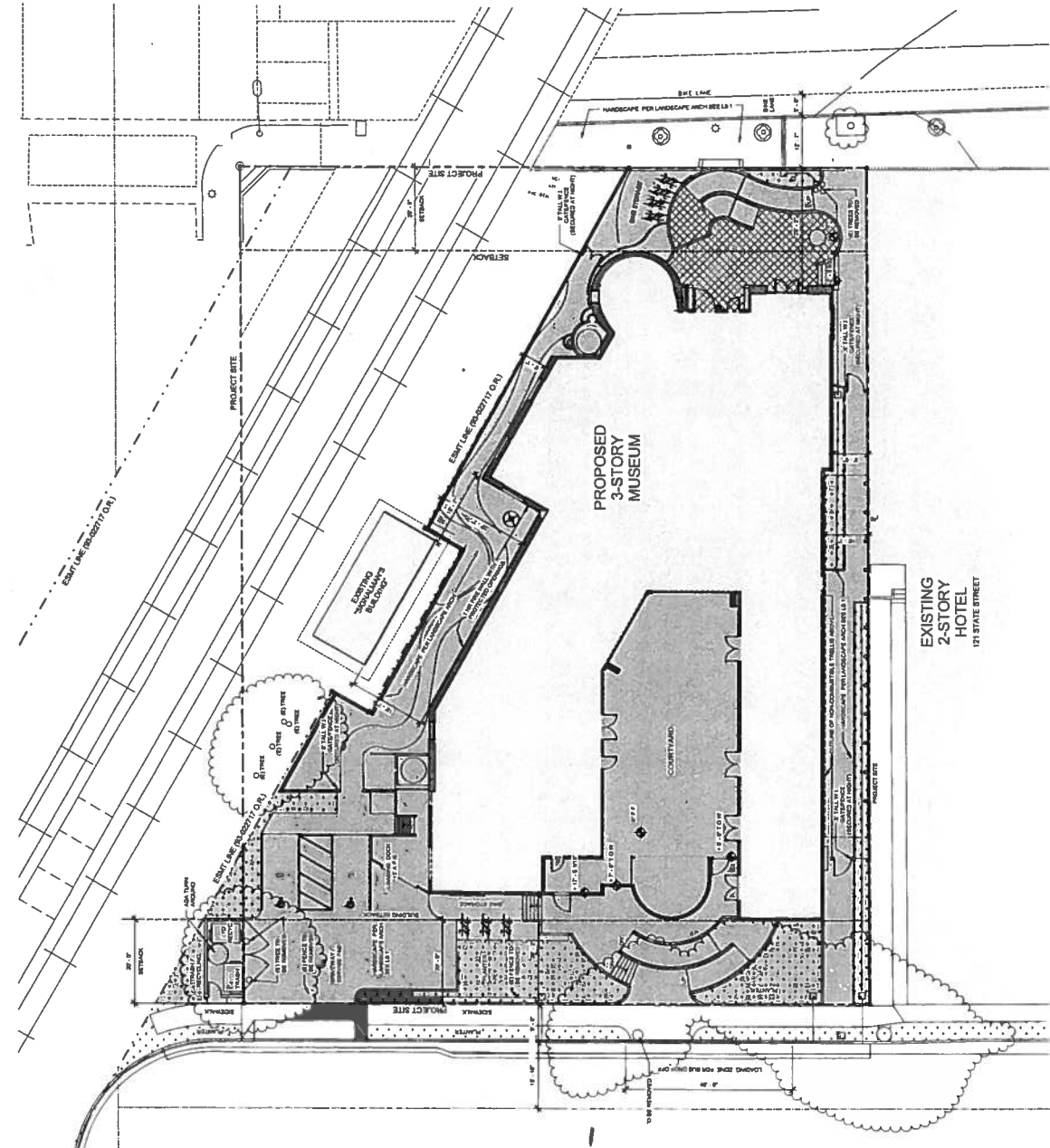
**ADDITIONAL NOTES:**

FIRE SPRINKLERS UNDER SEPARATE PERMIT

**VICINITY MAP**

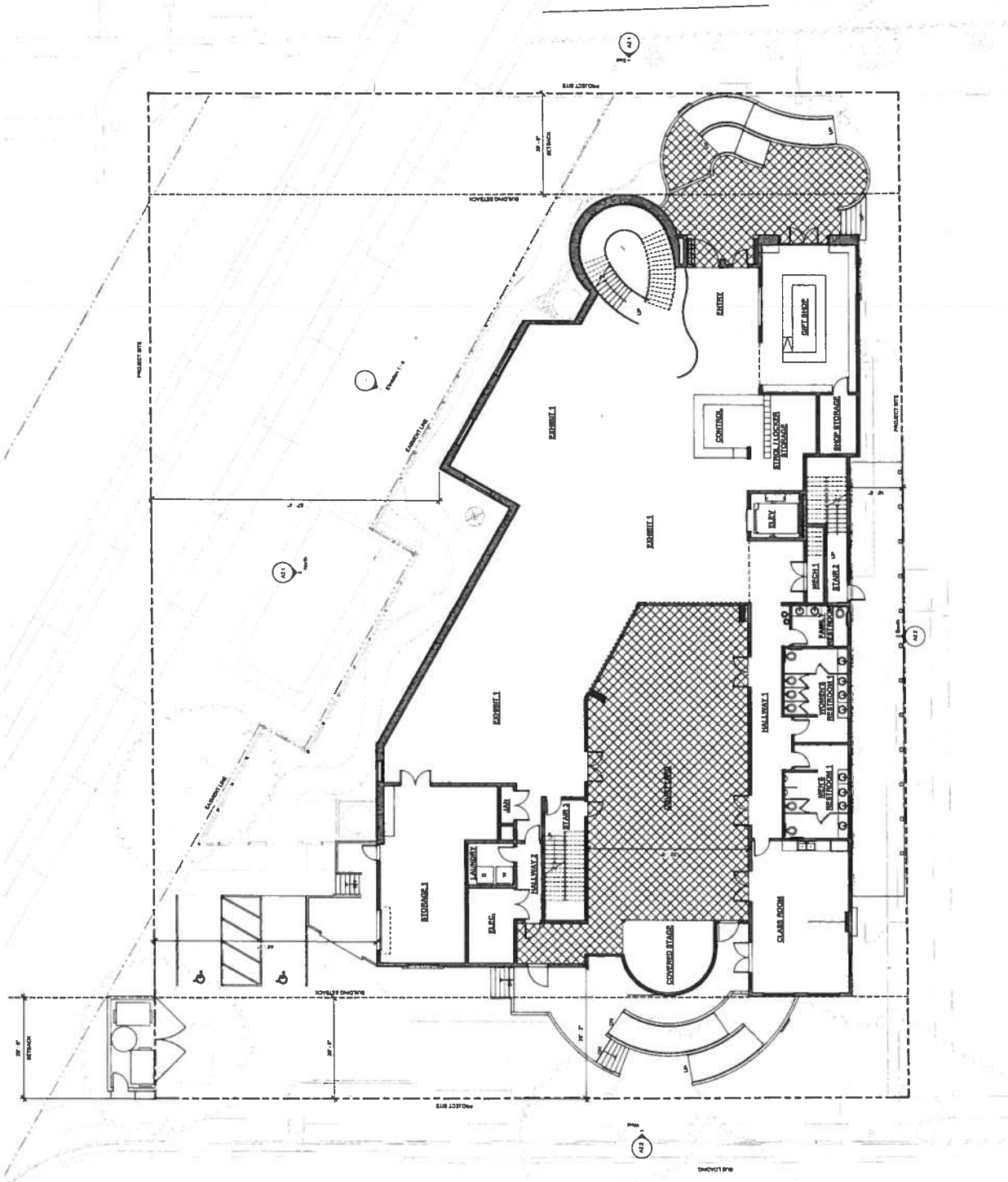


**CITY OF SANTA BARBARA  
 PLANNING DIVISION**



1" = 10'





<b>CHILDRENS MUSEUM</b> 123 STATE STREET SANTA BARBARA, CA	
1222 Somp Street, Santa Barbara, CA 93101 T: 805.966.1947 WWW.ARCHITECTS.COM	
<b>ARCHITECTS</b> a berkus design studio	
1222 Somp Street, Santa Barbara, CA 93101 T: 805.966.1947 WWW.ARCHITECTS.COM	
DATE: 12/03/2011	SCALE: 1/8" = 1'-0"
DART RESUBMITTAL	
PROJECT NO. 11772 SF	
GROSS BUILDING SIZE: 11772 SF	
NET LEVEL GROSS: 11702 SF	
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AREA: 11772 SF	
Drawing Scale: 1/8" = 1'-0"	

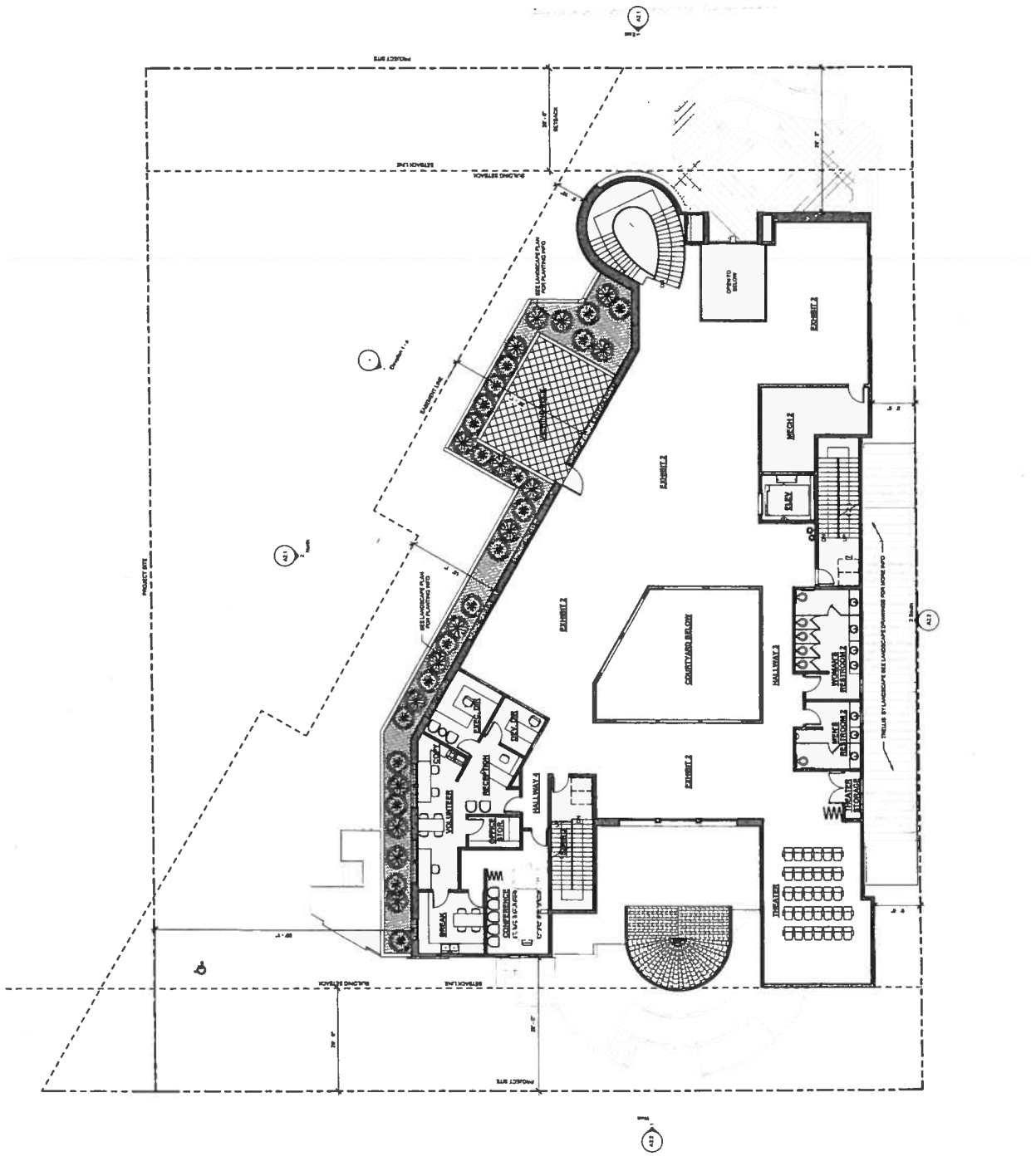
**CHILDRENS MUSEUM**  
123 STATE STREET  
SANTA BARBARA, CA

**ARCHITECTS**  
a herkus design studio  
1222 Ocean Street, Suite 200 Santa Barbara, CA 93101  
T. 805.896.1547  
www.herkusdesign.com

**DART RESUBMITTAL**

**A1.2**  
2ND FLOOR

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



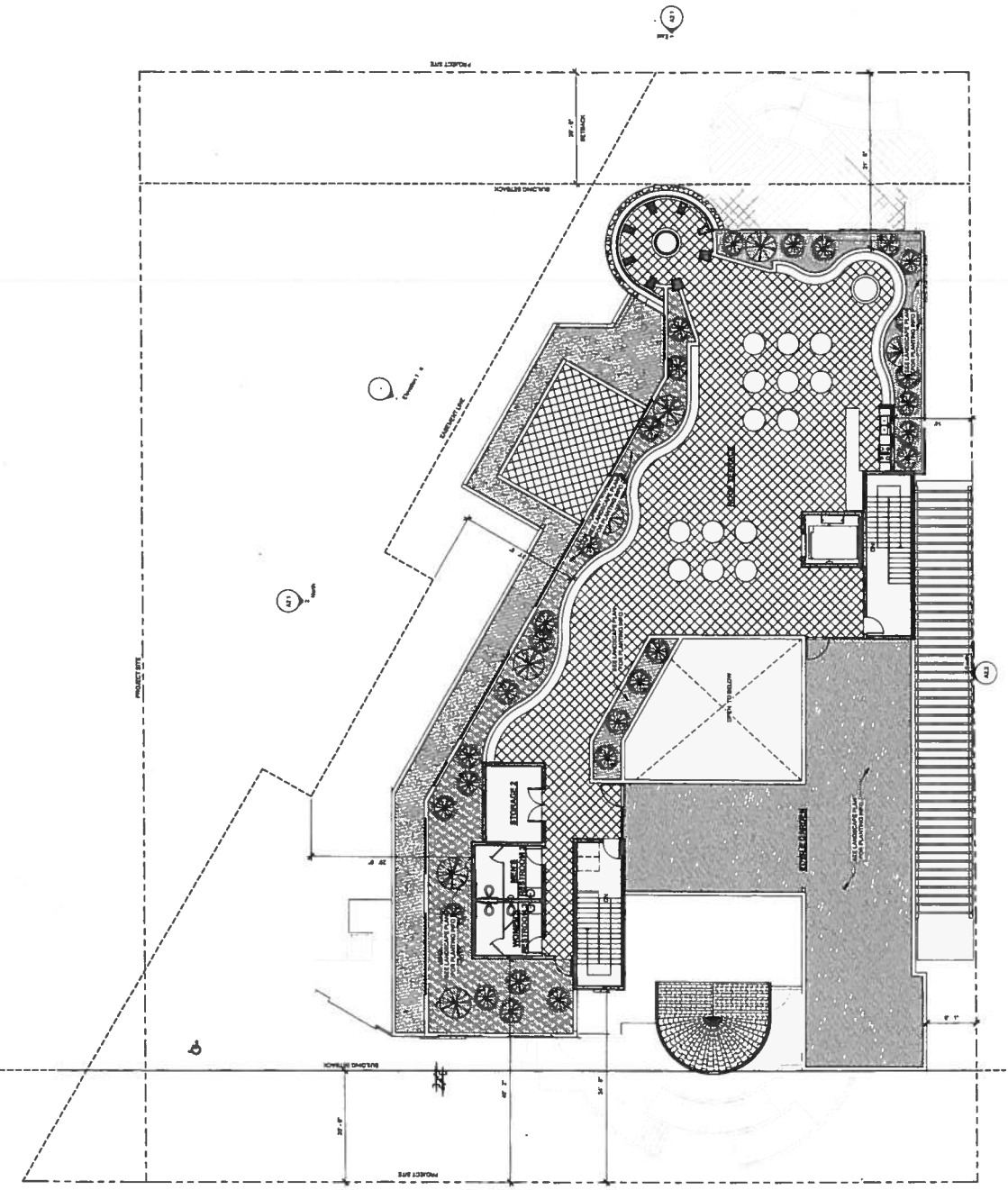
**CHILDRENS MUSEUM**  
 1727 17th Street, Santa Barbara, CA 93101  
 (805) 964-1234  
 WWW.CHILDRENSMUSEUM.ORG

**BARCHITECTS**  
 a berkus design studio  
 1722 Ocean Street, Suite 200, Santa Barbara, CA 93101  
 (805) 964-1234  
 WWW.BARCHITECTS.COM

**DART RESUBMITTAL**

**A1.3**  
**ROOF LEVEL**

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



1/15/15