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www.antioch.edu



602 ANACAPA STREET  
SANTA BARBARA, CA 93101  
APN: 031-151-017

DATE: 10/11/18  
DRAWN BY: JRM  
CHECKED BY: JRM  
DATE: 10/11/18

DATE: 10/11/18  
SUBMITTAL

# ATTACHMENT 1

## PROJECT DATA

PROJECT ADDRESS: 602 ANACAPA STREET, SANTA BARBARA, CA 93101  
LEGAL DESCRIPTION: TRACT 10A  
MAP REFERENCE: PAGE 18, SUBDIVISION 1994-44, BLOCK 209, LOT 10  
A.P.N.: 031-151-017

BUILDING STATE: TYPE I  
SPRINKLED: YES

FLOOR	(R) NET SQ. FT.	(R) GROSS SQ. FT.	(R) GROSS SQ. FT.
FIRST FLOOR	4,892	4,892	
RESTROOM	1,224	1,224	
ANTIOCH			
TOTAL FIRST FLOOR	14,128	14,544	3,142
(R) SECOND FLOOR	1,061	3,026	
(R) STORAGE-MEZZANINE			
TOTAL SECOND FLOOR	3,317	5,023	
(R) THIRD FLOOR	4,028	6,748	
(R) THIRD FLOOR COMMON AREA	1,871	1,710	
TOTAL THIRD FLOOR	10,028	10,028	
(R) FOURTH FLOOR RESIDENTIAL	4,278	6,771	
TOTAL	31,798 NET		37,977 GROSS

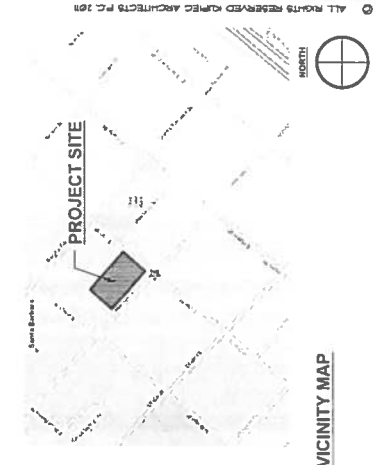
\* MEASURED TO NET SQ. FT.

1. RFI STORAGE/MEZZANINE USED IN PRIOR ALTERNATIONS TO BE DEMOLISHED ONLY IF REQUIRED UNDER THIS APPLICATION.  
2. ALL EXISTING STRUCTURES TO BE DEMOLISHED.  
TOTAL PER NEW SECOND LEVEL = 3,026 SQ. FT.  
935 SQ. FT. REMAINING IN PRIOR ADDITION CATEGORY  
COMMUNITY PRIORITY REQUEST 2,871 SQ. FT.

ZONING INFORMATION:  
LOT DIMENSIONS 37' x 150'  
ZONE C-41 COMMERCIAL, MANUFACTURING  
GENERAL PLAN OFFICES, MAJOR PUBLIC, INSTITUTIONAL  
BUILDING CONSTRUCTION: TYPE V-1 HOUR  
CURRENT USE OF ARE AFFECTED BY THIS TL - OFFICES  
PROPOSED USE - OFFICES, BUSINESS INSTITUTIONAL RESIDENTIAL  
COMMUNITY PRIORITY REQUEST 2,871 SQ. FT.  
SPRINKLED YES

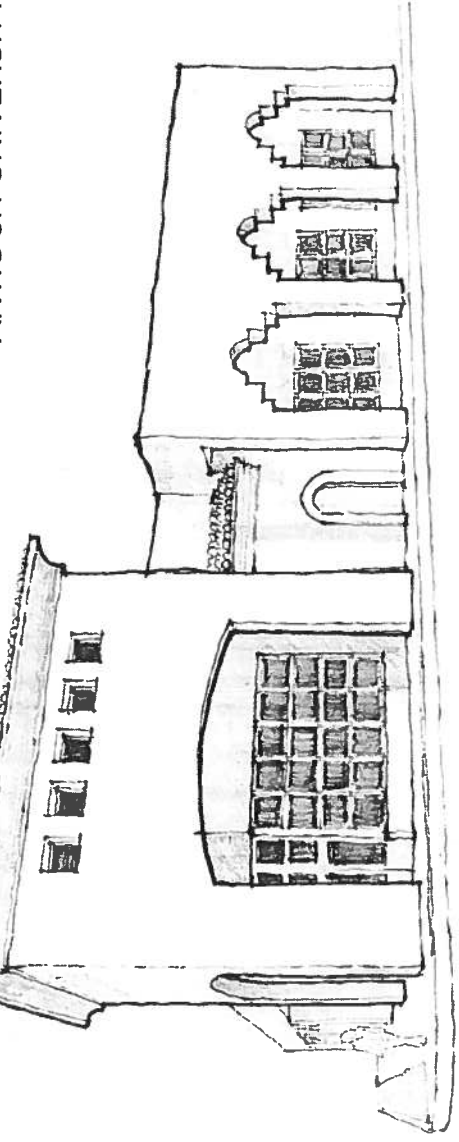
AVERAGE SLOPE % OF PROPERTY, N/A  
OFFICE AND COMMERCIAL  
23,793 SQ. FT. OF RETAIL & OFFICE AT 10' CENTRAL BUSINESS DISTRICT) = 51.5'  
6.2' (NON-ZONE OF BENEFIT) = 18 SPACES  
RESIDENTIAL  
1.0' PER UNIT = 12 SPACES = 3.50% REDUCTION FOR MIXED USE  
NET CHANGE IN PARKING PER ADDED SQ. FT.  
AREA OF MEZZANINE TO BE DEMOLISHED = 1,191 SQ. FT.  
NET ADDITIONAL GOLF UNDER MEASURE = 2,071 SQ. FT.  
@ 19 SPACES PER FEET = 10 SPACES, ZONE OF BENEFIT 6% = 2 NEW PARKING SPACES REQUIRED.

FINISHED SQUARE FOOTAGE  
ALLPAC CITY REQUIRED BICYCLE PARKING THERE SHALL BE ONE BICYCLE PARKING SPACE PER EVERY SEVEN REQUIRED VEHICLE PARKING SPACES.  
VEHICLE PARKING SPACES REQUIRED = 18  
BICYCLE PARKING SPACES REQUIRED = 3  
BICYCLE SPACES PROVIDED = 6  
TOTAL REQUIRED VEHICLE PARKING SPACES = 18  
TOTAL PROVIDED = 6  
BALANCE: N/A  
LOT SQ. FT.: NET = 32,999 SQ. FT., GROSS = 32,999 SQ. FT.  
AVERAGE SLOPE: 0.9%



VICINITY MAP

# ANTIOCH UNIVERSITY



## DRAWING INDEX

- ARCHITECTURAL
- AC COVER SHEETS ETC.
- ALSO SEE PLANS FOR SECOND FLOOR PLAN / 1040 PLAN
- ALSO SEE PLANS FOR THIRD FLOOR PLAN
- ALSO SEE PLANS FOR FOURTH FLOOR PLAN
- ALSO SEE PLANS FOR MEZZANINE
- ALSO SEE PLANS FOR STAIRS
- ALSO SEE PLANS FOR ELEVATOR
- ALSO SEE PLANS FOR MECHANICAL
- ALSO SEE PLANS FOR ELECTRICAL
- ALSO SEE PLANS FOR LANDSCAPE
- ALSO SEE PLANS FOR PAVING
- ALSO SEE PLANS FOR SIGNAGE
- ALSO SEE PLANS FOR FURNITURE
- ALSO SEE PLANS FOR LIGHTING
- ALSO SEE PLANS FOR SECURITY
- ALSO SEE PLANS FOR ACCESSIBILITY
- ALSO SEE PLANS FOR SUSTAINABILITY
- ALSO SEE PLANS FOR ENERGY EFFICIENCY
- ALSO SEE PLANS FOR WATER MANAGEMENT
- ALSO SEE PLANS FOR AIR QUALITY
- ALSO SEE PLANS FOR SOUND
- ALSO SEE PLANS FOR VIBRATION
- ALSO SEE PLANS FOR CLIMATE CONTROL
- ALSO SEE PLANS FOR FLOOD PROTECTION
- ALSO SEE PLANS FOR PEST CONTROL
- ALSO SEE PLANS FOR FIRE PROTECTION
- ALSO SEE PLANS FOR EARTHQUAKE RESISTANCE
- ALSO SEE PLANS FOR HISTORIC PRESERVATION
- ALSO SEE PLANS FOR CULTURAL HERITAGE
- ALSO SEE PLANS FOR COMMUNITY ENGAGEMENT
- ALSO SEE PLANS FOR PUBLIC ART
- ALSO SEE PLANS FOR LANDMARK DESIGNATION
- ALSO SEE PLANS FOR PRESERVATION OF VIEW
- ALSO SEE PLANS FOR OPEN SPACE
- ALSO SEE PLANS FOR BIODIVERSITY
- ALSO SEE PLANS FOR CLIMATE CHANGE ADAPTATION
- ALSO SEE PLANS FOR RISK MANAGEMENT
- ALSO SEE PLANS FOR RESILIENCE
- ALSO SEE PLANS FOR SUSTAINABLE DEVELOPMENT
- ALSO SEE PLANS FOR SOCIAL RESPONSIBILITY
- ALSO SEE PLANS FOR ETHICAL CONSIDERATIONS
- ALSO SEE PLANS FOR TRANSPARENCY
- ALSO SEE PLANS FOR ACCOUNTABILITY
- ALSO SEE PLANS FOR INTEGRITY
- ALSO SEE PLANS FOR HONESTY
- ALSO SEE PLANS FOR COURTESY
- ALSO SEE PLANS FOR RESPECT
- ALSO SEE PLANS FOR KINDNESS
- ALSO SEE PLANS FOR PATIENCE
- ALSO SEE PLANS FOR SELF-CONTROL
- ALSO SEE PLANS FOR MODERATION
- ALSO SEE PLANS FOR TEMPERANCE
- ALSO SEE PLANS FOR JUSTICE
- ALSO SEE PLANS FOR COURAGE
- ALSO SEE PLANS FOR PERSEVERANCE
- ALSO SEE PLANS FOR DETERMINATION
- ALSO SEE PLANS FOR RESOLVE
- ALSO SEE PLANS FOR WILLPOWER
- ALSO SEE PLANS FOR FAITH
- ALSO SEE PLANS FOR HOPE
- ALSO SEE PLANS FOR LOVE

## CODE ANALYSIS

FOR PROVISIONS APPLICABLE TO THE PROJECT, REFER TO THE FOLLOWING CODES:  
 1. CALIFORNIA BUILDING CODE (CBC)  
 2. CALIFORNIA FIRE CODE (CFC)  
 3. CALIFORNIA ELECTRICAL CODE (CEC)  
 4. CALIFORNIA PLUMBING CODE (CPC)  
 5. CALIFORNIA STATE FIRE CODE (CSFC)  
 6. CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)  
 7. CALIFORNIA ACCESSIBILITY STANDARDS (CAS)  
 8. CALIFORNIA SUSTAINABLE DESIGN STANDARDS (CSDS)  
 9. CALIFORNIA HISTORIC PRESERVATION STANDARDS (CHPS)  
 10. CALIFORNIA CULTURAL HERITAGE STANDARDS (CHS)  
 11. CALIFORNIA OPEN SPACE STANDARDS (COS)  
 12. CALIFORNIA BIODIVERSITY STANDARDS (CBS)  
 13. CALIFORNIA RISK MANAGEMENT STANDARDS (CRMS)  
 14. CALIFORNIA RESILIENCE STANDARDS (CRS)  
 15. CALIFORNIA SOCIAL RESPONSIBILITY STANDARDS (CSR)  
 16. CALIFORNIA ETHICAL CONSIDERATIONS STANDARDS (CES)  
 17. CALIFORNIA ACCOUNTABILITY STANDARDS (CAS)  
 18. CALIFORNIA INTEGRITY STANDARDS (CIS)  
 19. CALIFORNIA HONESTY STANDARDS (CHS)  
 20. CALIFORNIA COURTESY STANDARDS (CHS)  
 21. CALIFORNIA RESPECT STANDARDS (CRS)  
 22. CALIFORNIA KINDNESS STANDARDS (CKS)  
 23. CALIFORNIA PATIENCE STANDARDS (CPS)  
 24. CALIFORNIA SELF-CONTROL STANDARDS (CSCL)  
 25. CALIFORNIA MODERATION STANDARDS (CMS)  
 26. CALIFORNIA TEMPERANCE STANDARDS (CTS)  
 27. CALIFORNIA JUSTICE STANDARDS (CJS)  
 28. CALIFORNIA COURAGE STANDARDS (CS)  
 29. CALIFORNIA PERSEVERANCE STANDARDS (CPS)  
 30. CALIFORNIA DETERMINATION STANDARDS (CD)  
 31. CALIFORNIA RESOLVE STANDARDS (CRS)  
 32. CALIFORNIA WILLPOWER STANDARDS (CWS)  
 33. CALIFORNIA FAITH STANDARDS (CF)  
 34. CALIFORNIA HOPE STANDARDS (CHS)  
 35. CALIFORNIA LOVE STANDARDS (CL)

## SCOPE OF WORK

ALTERNATIONS TO THE ANACAPA PLAZA BUILDING FOR ANTIOCH UNIVERSITY AS DESCRIBED BELOW  
 ADDITION OF 2ND STORY SERVED BY TWO NEW STAIRS AND AN ELEVATOR. 2ND LEVEL TO INCLUDE LIBRARY AREA, TWO RESTROOMS AND VARIOUS OFFICE AREAS PER DESIGN. 3RD LEVEL TO INCLUDE OFFICE AREAS, MEETING ROOMS, BREAK ROOM, STORAGE, AND VARIOUS OFFICE AREAS. INTERIOR REMODEL OF EXISTING LEVEL 1, 2 AND 3 OF THE BUILDING. INTERIOR REMODEL OF EXISTING LEVEL 1, 2 AND 3 TO INCLUDE TWO NEW OFFICES, MEETING ROOMS, BREAK ROOMS, STORAGE, AND VARIOUS OFFICES AND CLAMBERS AS SHOWN. EXTERIOR ALTERATIONS LIMITED TO AREA SHOWN ON WEST ELEVATION TO INCLUDE INSTALLATION OF NEW WINDOW, ELEVATOR TOWER AND WALL REVISION. DESIGN OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. CONSULTANT SHEETS INCLUDED IN THIS SET.

## PROJECT DIRECTORY

- OWNER: ANTONIO PARKER FOUNDATION  
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- GENERAL CONTRACTOR: YOUNG CONSTRUCTION  
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1405.898.8740  
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WWW.YOUNGCON.COM
- STRUCTURAL ENGINEER: VAN BANDE STRUCTURAL CONSULTANTS, INC.  
ATTN: JESSICA GARDNER, P.E. #710  
1405.898.8740  
SANTA BARBARA, CA 93103  
1405.898.8740  
EMAIL: DVANBANDE@VBSCEBZ.COM
- ELECTRICAL ENGINEER: SMITH ENGINEERING  
ATTN: BRIAN SMITH  
1405.898.8740  
SANTA BARBARA, CA 93109  
805.966.2677
- MECHANICAL ENGINEER: AG MECHANICAL ENGINEERS INC.  
ATTN: WAYNE ADAMS AND JOHN GRINDALE  
800 STATE STREET SUITE 210  
SANTA BARBARA, CA 93101
- LIGHTING DESIGN: ANNA KALE ARCHITECTS LTD.  
1050 SAN LEMONDO LAKE  
SANTA BARBARA, CA 93109  
805.999.7660  
WWW.ANNAKALE.COM

## SITE TABULATIONS

ITEM	AREA	% SITE COVERAGE
1. BUILDING	37,977 SQ. FT.	43%
2. PAVING	37,977 SQ. FT.	42%
3. LANDSCAPING	37,977 SQ. FT.	15%
TOTAL GROSS FLOOR AREA	37,977 SQ. FT.	

## ACTUAL COVERAGES

ITEM	ACTUAL	ALLOW	STATUS
1. GARAGE	0 SQ. FT.	100 SQ. FT.	NO
2. RETAIL / OFFICE	37,977 SQ. FT.	40,000 SQ. FT.	YES
3. APARTMENTS	0 SQ. FT.	0 SQ. FT.	NO
TOTAL PER USE PER USE (LESS THAN ONE IT)	37,977 SQ. FT.	40,100 SQ. FT.	YES

1. USE TABLE 101.1 TYPE I-A  
 2. USE TABLE 101.1 TYPE I-B  
 3. CITY REQUIREMENTS FOR ZONE  
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 100. CITY REQUIREMENTS FOR ZONE





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 APN: 031-151-017

D:011 N:011  
 20 MAY 2006 CHART 00001

D.A.R.T.  
 SUBMITTAL

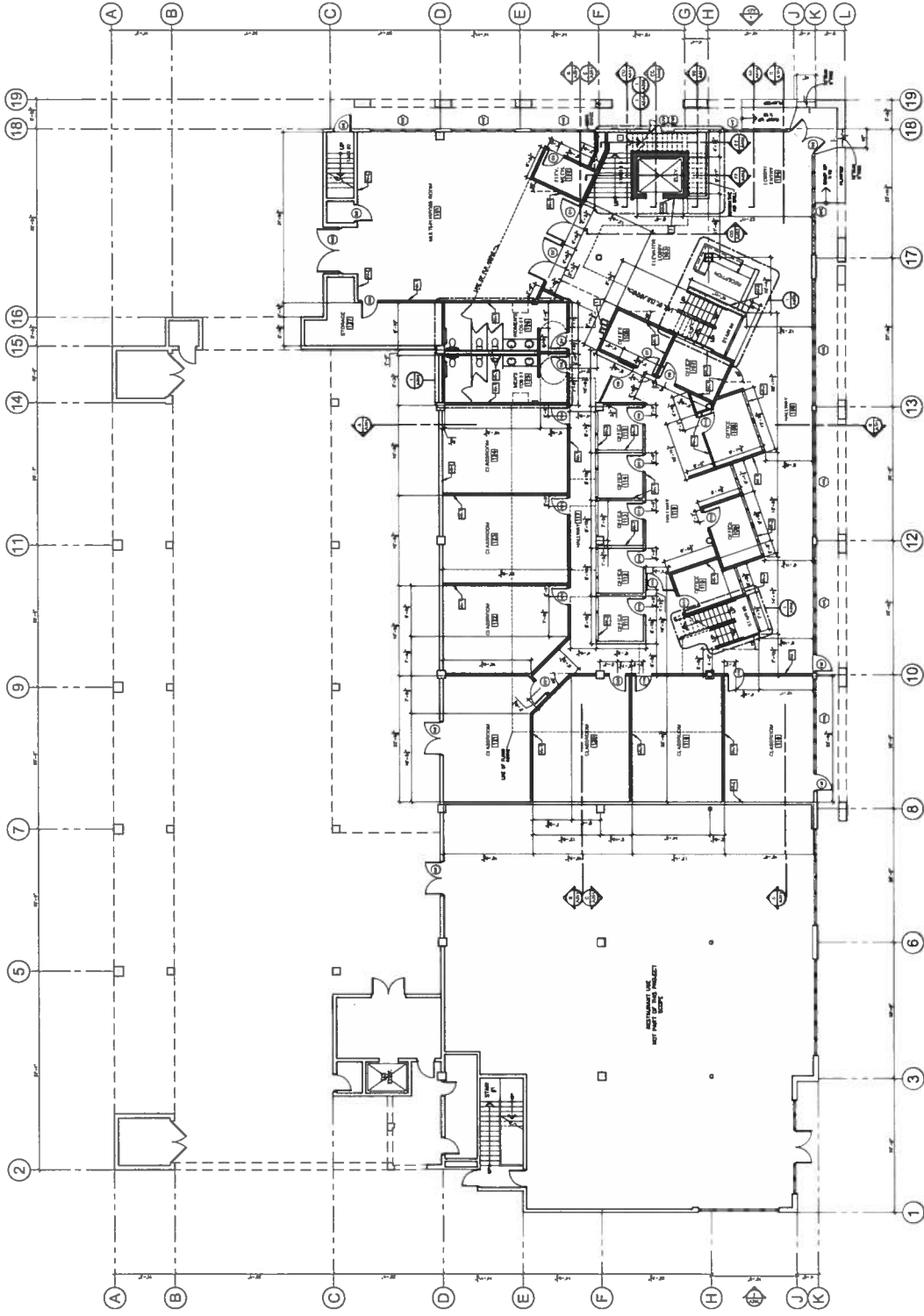
LEVEL 1  
 FLOOR PLAN

A103

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**FLOOR PLAN NOTES**

- 1. IN FLOW AND ACCELERATION ARE SHOWN IN THE FLOOR PLAN.
- 2. SEE SHEET 1000 AND 1001 FOR FLOOR PLAN OF FLOOR UNDER STAIR.



**WALL TYPE LEGEND**

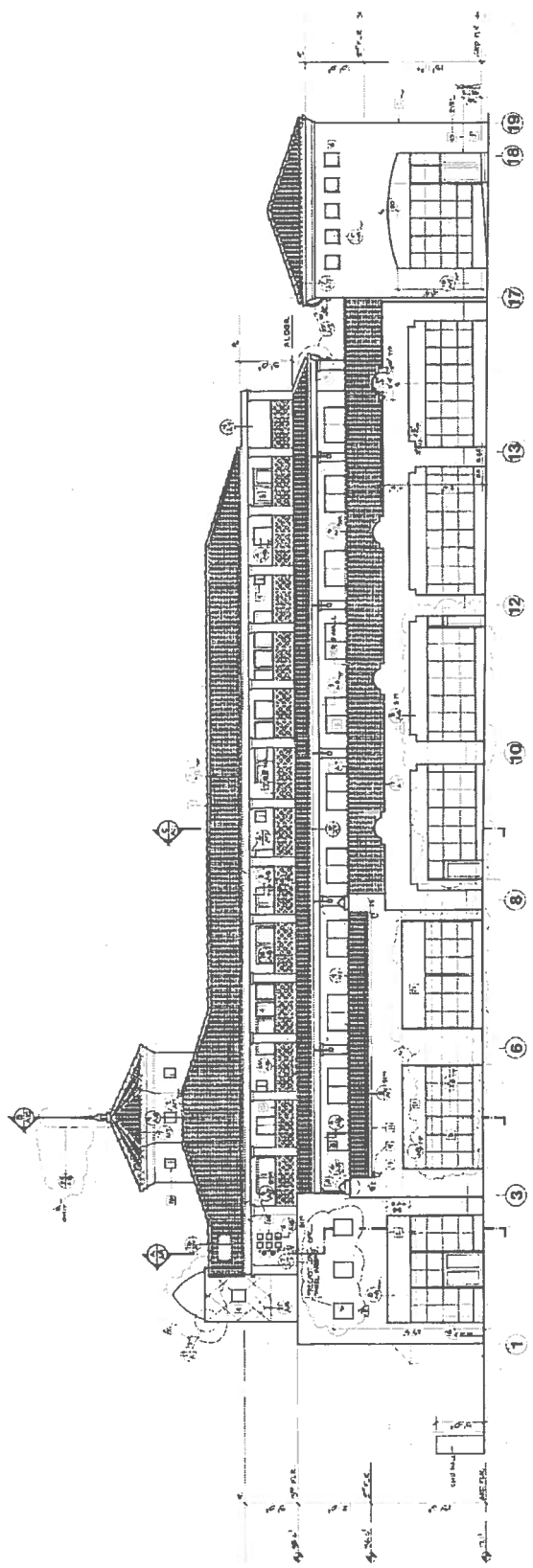
W-1	2" x 4" STEEL STUD
W-2	2" x 4" TYPICAL LIGHTWEIGHT WALL
W-3	2" x 4" STEEL STUD
W-4	2" x 4" ELEVATOR SHAFT WALL
W-5	2" x 4" RECEPTION AREA WALL
W-6	2" x 4" RECEPTION AREA WALL
W-7	2" x 4" RECEPTION AREA WALL
W-8	2" x 4" RECEPTION AREA WALL
W-9	2" x 4" RECEPTION AREA WALL
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W-98	2" x 4" RECEPTION AREA WALL
W-99	2" x 4" RECEPTION AREA WALL
W-100	2" x 4" RECEPTION AREA WALL

**LEVEL 1 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

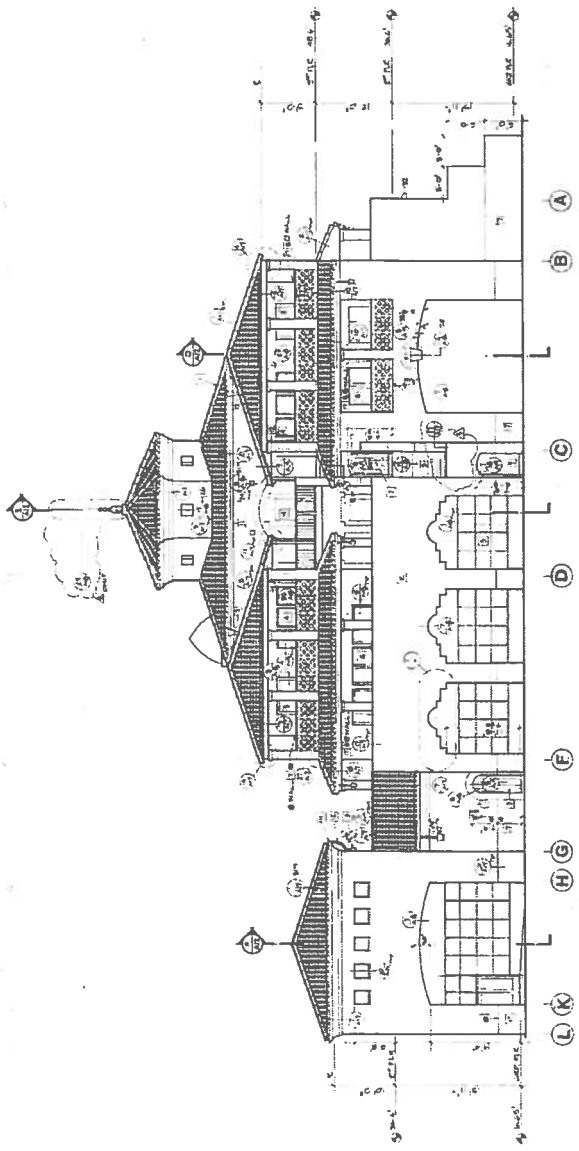








**SOUTH ELEVATION - EXISTING**
  
 SCALE: 1/8" = 1'-0"



**EAST ELEVATION - EXISTING**
  
 SCALE: 1/8" = 1'-0"



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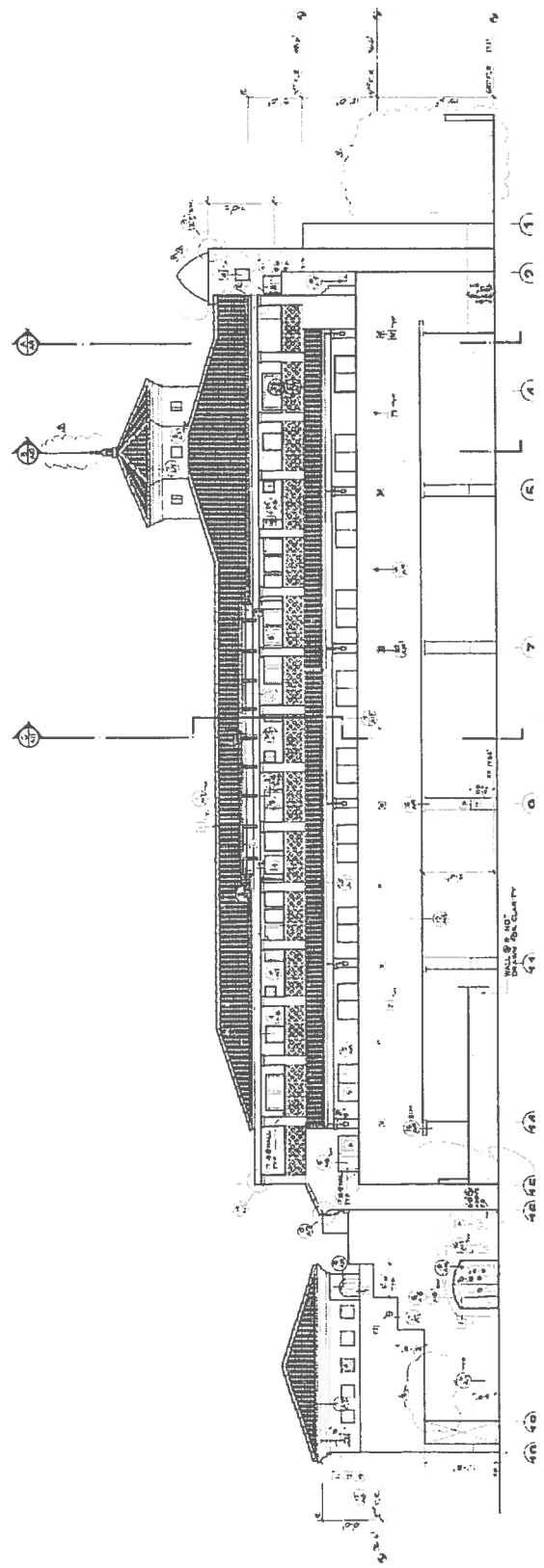
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D.A.R.T.  
 SUBMITTAL

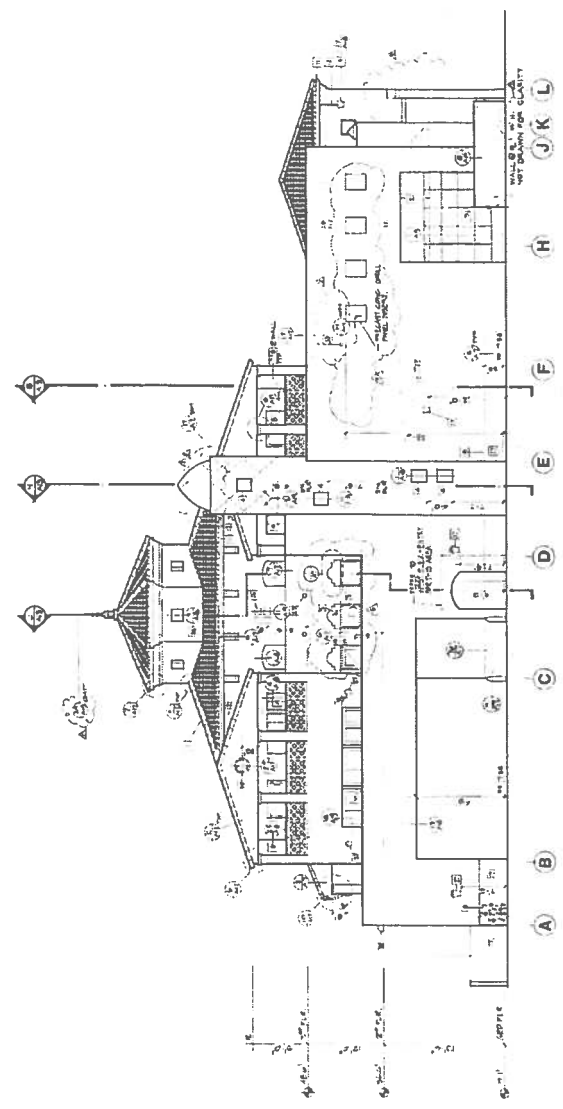
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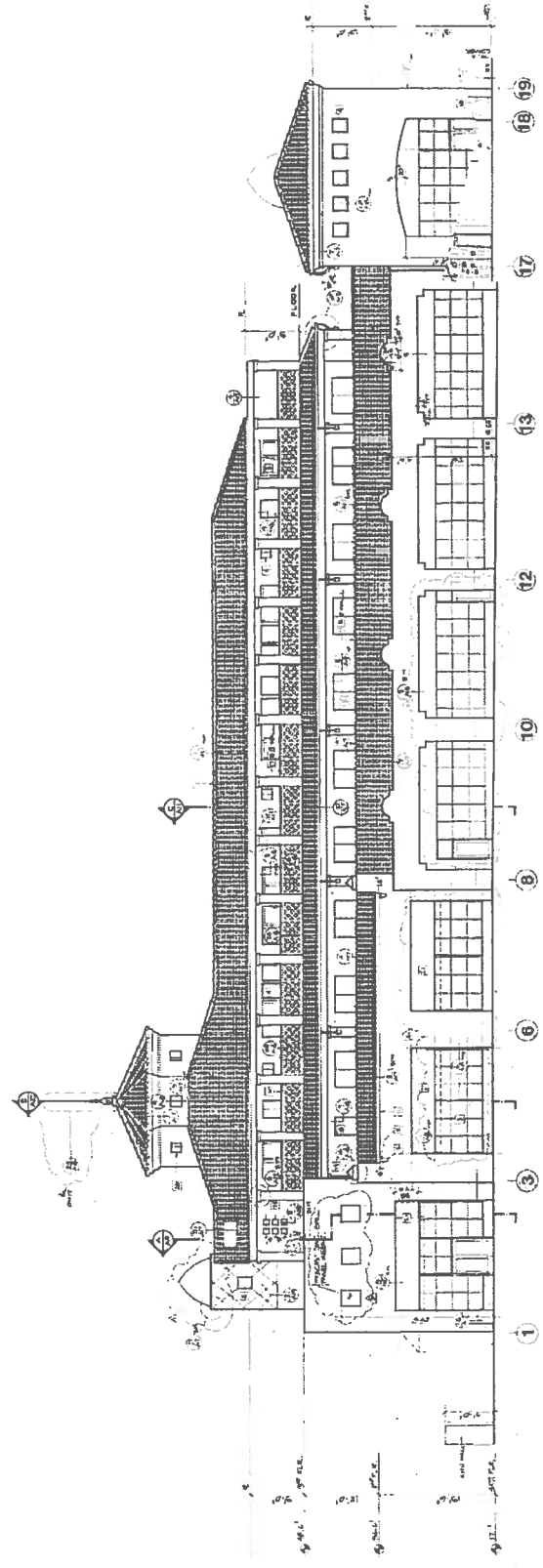
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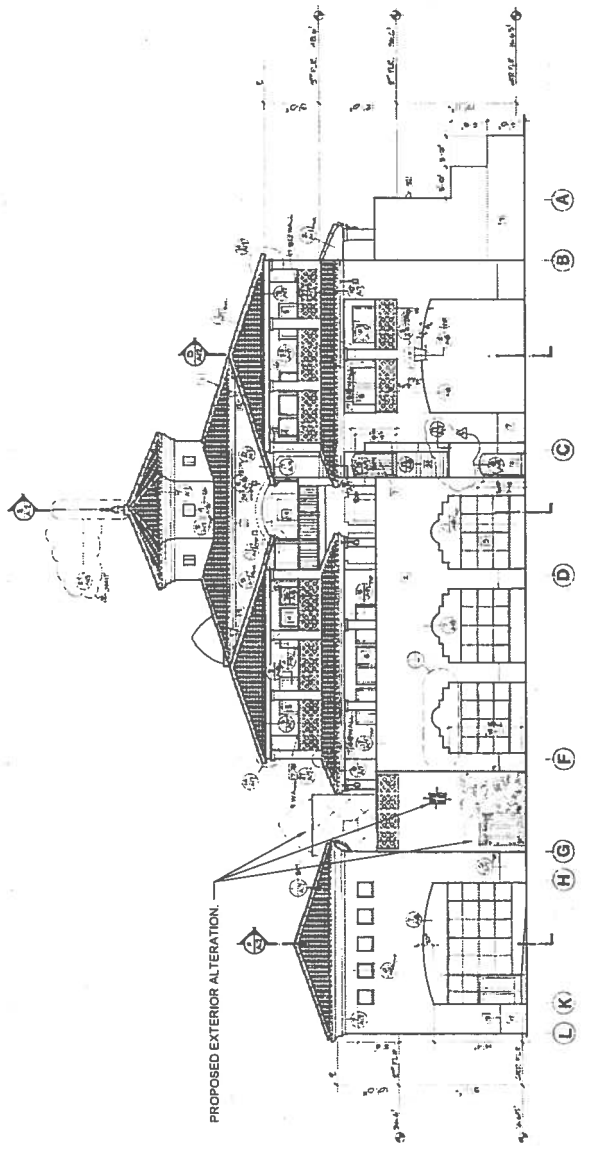
**NORTH ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"

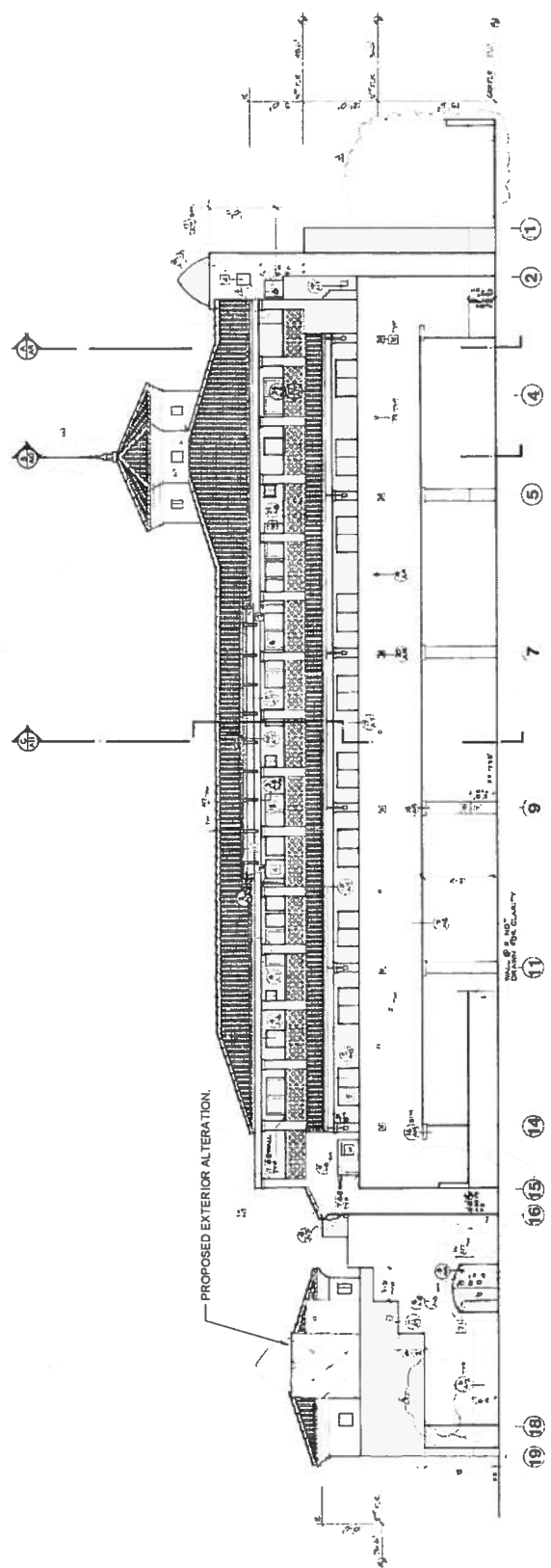


**SOUTH ELEVATION - VERSION 2**
  
 SCALE: 1/8" = 1'-0"

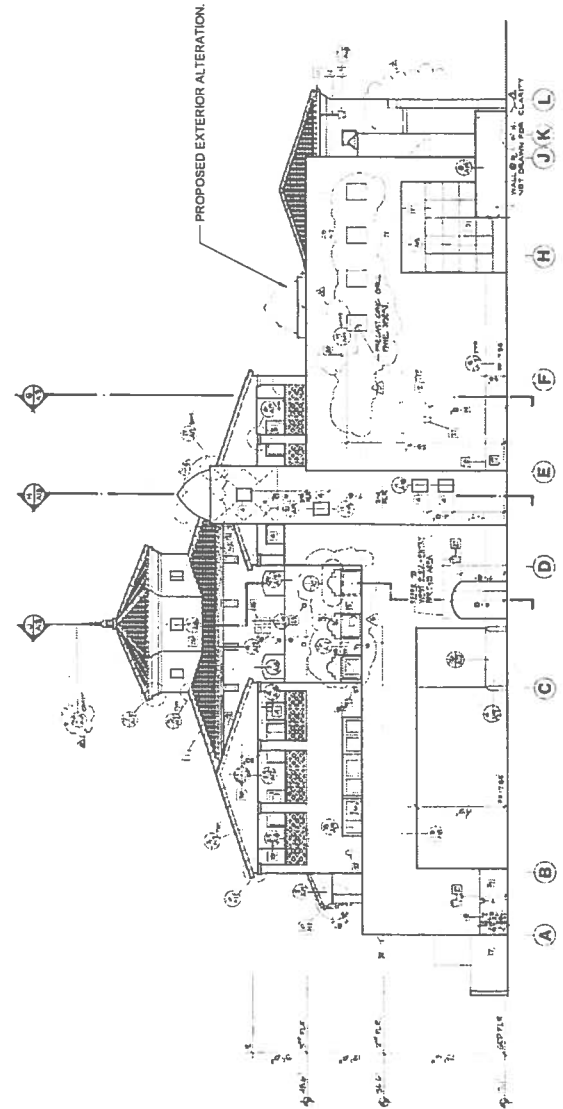


**EAST ELEVATION - VERSION 2**
  
 SCALE: 1/8" = 1'-0"





**NORTH ELEVATION - VERSION 2**  
 SCALE 1/8" = 1'-0"



**WEST ELEVATION - VERSION 2**  
 SCALE 1/8" = 1'-0"



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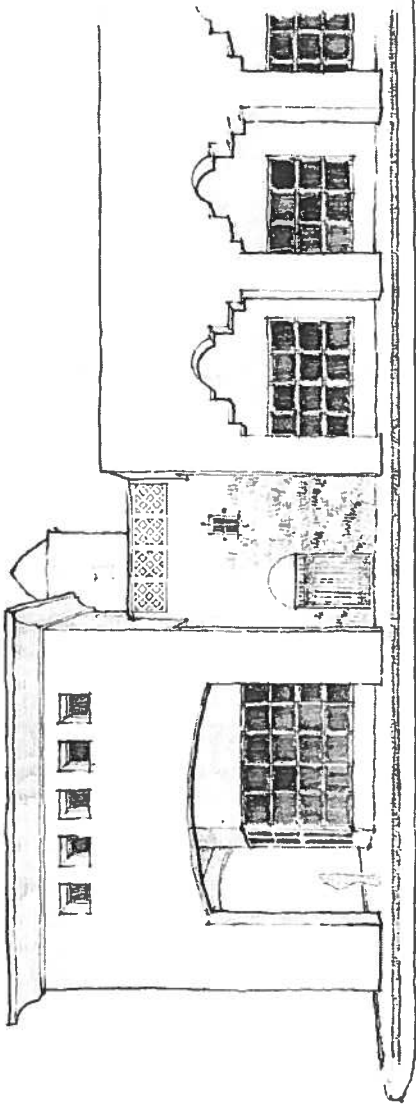
DATE: 04/11/10  
 DRAWN BY: M. R. I.  
 CHECKED BY: G. W. R.

D.A.R.T.  
 SUBMITTAL

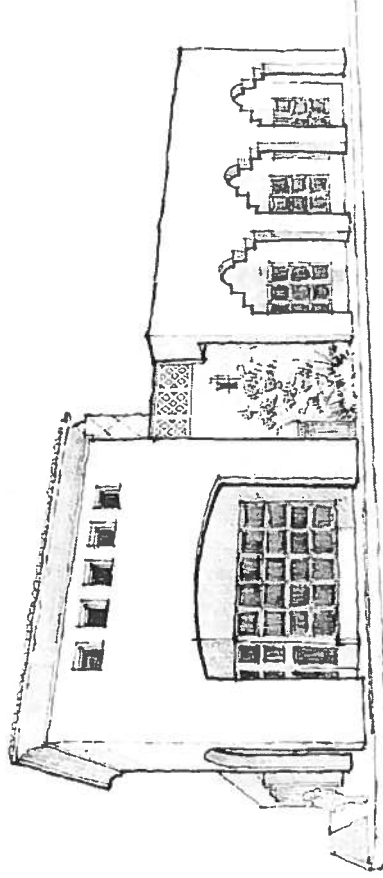
PERSPECTIVES

A906

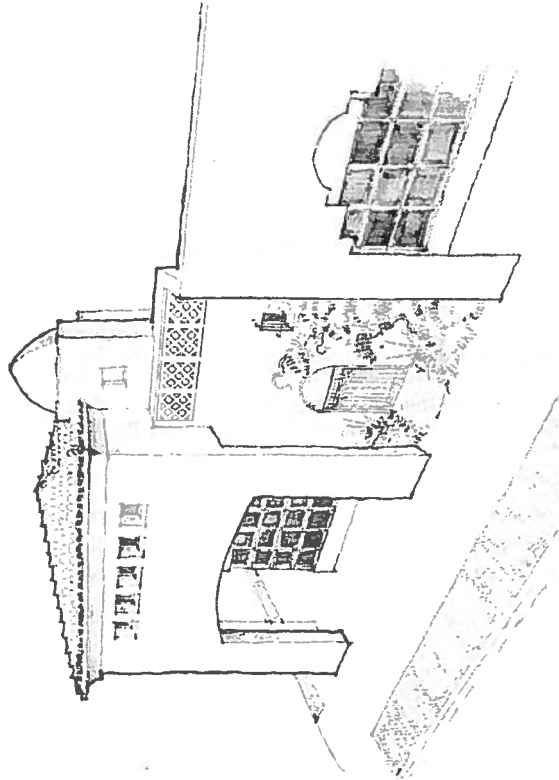
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PERSPECTIVE 1  
 SCALE: N.T.S.



PERSPECTIVE 2  
 SCALE: N.T.S.



PERSPECTIVE 3  
 SCALE: N.T.S.