



ORTEGA & STATE

ADAPTIVE REUSE

PROJECT TEAM

OWNER:	PNSB REAL ESTATE,LLC 701 STATE STREET, SANTA BARBARA, CA, 93101
ARCHITECT	CEARNAL COLLECTIVE LLP 521 1/2 state st, Santa Barbara, CA, 93101
MP ENGINEER	MEC MECHANICAL ENGINEERING CONSULTANTS 315 E CANON PERDIDO ST #8, SANTA BARBARA, CA 93101
STRUCTURAL ENGINEER	JOHN A. MARTIN & ASSOCIATES 435 CHAPALA ST SANTA BARBARA, CA 93101
ELECTRICAL ENGINEERING	JMPE ELECTRICAL ENGINEERING 627 OLIVE ST, SANTA BARBARA, CA 93101

PROJECT INFORMATION

PROJECT ADDRESS (LEGAL DESCRIPTION)	701 STATE STREET SANTA BARBARA, CA 93101
OWNER	TBD
A.P.N.	037-400-003
ZONING DESIGNATION	C-G (C-2)
LOT AREA	48,889 SF (1.1 ACRES)
AVERAGE SLOPE	N/A
HIGH FIRE ZONE	N/A
FLOOD ZONE	N/A

CODE APPLICABLE SECTIONS

APPLICABLE CODES
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA EXISTING BUILDING CODE (CEBC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
EXISTING BUILDING
ORIGINAL CONSTRUCTION: EARLY 1900S
ORIGINAL CODE: 1985 UNIFORM BUILDING CODE (UBC)
ORIGINAL OCCUPANCY CLASSIFICATION: GROUP B, DIVISION 2 (DEPARTMENT STORE)
EQUIVALENT CURRENT OCCUPANCY: GROUP M (MERCANTILE)
ORIGINAL CONSTRUCTION TYPE: TYPE I CONSTRUCTION (PER 1985 UBC)

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A205	RENDERINGS
A207	RENDERINGS

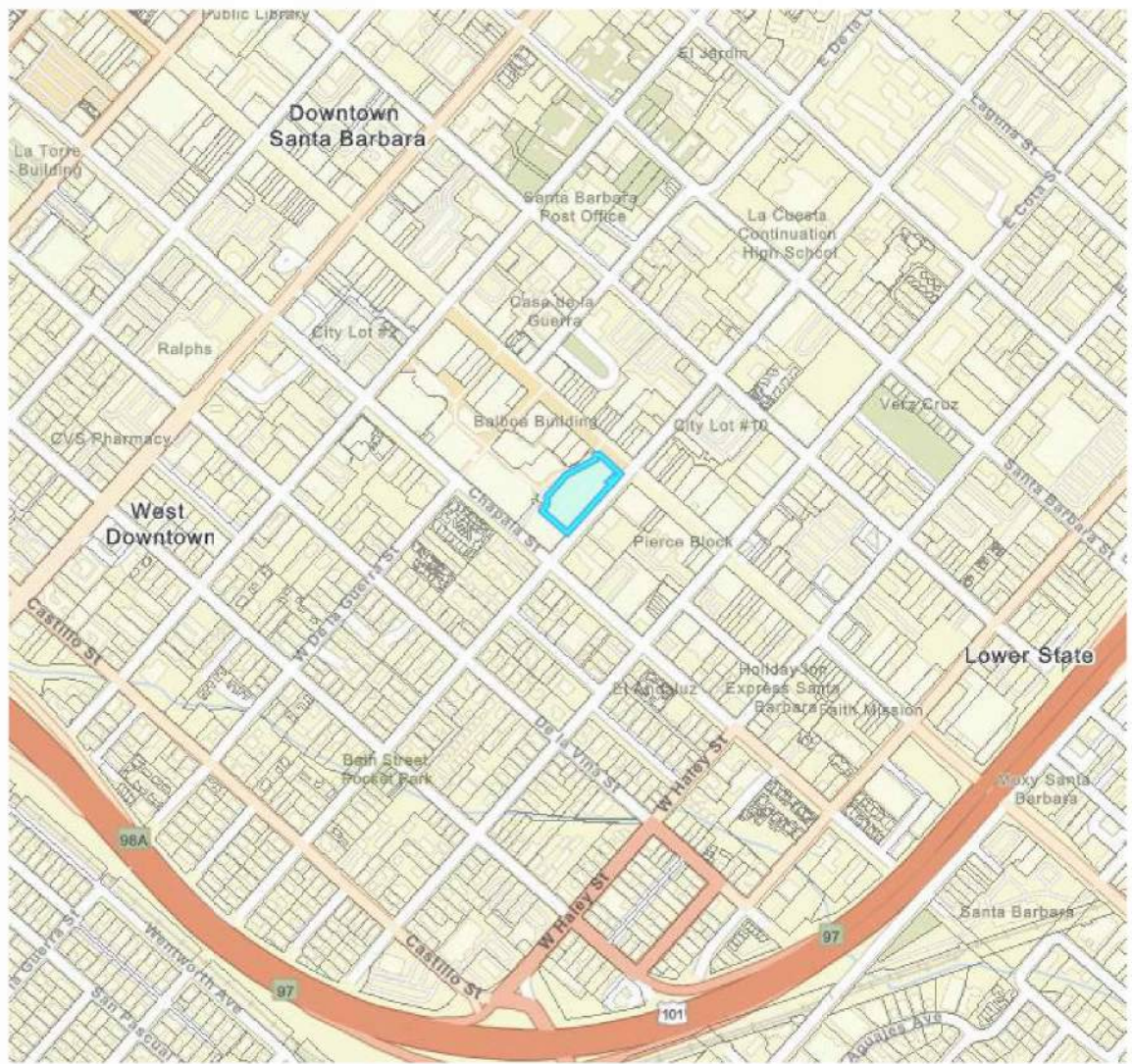
PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE ADAPTIVE REUSE AND COMPREHENSIVE REHABILITATION OF THE EXISTING THREE-STORY COMMERCIAL BUILDING WITHIN DOWNTOWN SANTA BARBARA. THE PROJECT INCLUDES EXTERIOR, INTERIOR, AND BUILDING SYSTEM IMPROVEMENTS INTENDED TO PRESERVE THE PRIMARY STRUCTURAL SYSTEM AND OVERALL BUILDING CHARACTER WHILE MODERNIZING THE FACILITY, IMPROVING ACCESSIBILITY AND CIRCULATION, AND CREATING UPDATED COMMERCIAL SPACES FOR FUTURE OCCUPANCY.
THE PROPOSED WORK INCLUDES SELECTIVE DEMOLITION AND RECONSTRUCTION OF PORTIONS OF THE EXISTING BUILDING ENVELOPE, INCLUDING REMOVAL OF SELECTED WINDOWS, DOORS, EXTERIOR WALL SECTIONS, ARCHITECTURAL TRIM, ROOFTOP STRUCTURES, EQUIPMENT, AND THE EXISTING ROOF MEMBRANE. NEW WINDOWS, DOORS, STOREFRONT SYSTEMS, AND ASSOCIATED FAÇADE IMPROVEMENTS ARE PROPOSED TO ENHANCE THE ARCHITECTURAL CHARACTER AND PERFORMANCE OF THE EXISTING BUILDING.
THE PROJECT INCLUDES MODIFICATIONS TO THE BUILDING'S VERTICAL CIRCULATION SYSTEMS, INCLUDING DEMOLITION OF THE EXISTING STAIR NO. 3 WITHIN THE STATE STREET TOWER, PARTIAL DEMOLITION AND RECONSTRUCTION OF STAIRS NO. 1 AND NO. 2 ALONG THE ORTEGA STREET ELEVATION, CONSTRUCTION OF A NEW INTERIOR SPIRAL STAIR WITHIN THE STATE STREET TOWER, AND MODIFICATIONS TO THE EXISTING ELEVATOR SYSTEM. THESE IMPROVEMENTS WILL ENHANCE BUILDING CIRCULATION AND ACCESSIBILITY, INCLUDING PROVIDING ACCESS TO A PROPOSED ROOFTOP DECK AREA OF APPROXIMATELY 10,000 SQUARE FEET INTENDED TO PROVIDE OUTDOOR GATHERING SPACE AND ADDITIONAL OCCUPANT AMENITIES.
AS PART OF THE BUILDING REHABILITATION, APPROXIMATELY 4,623 SQUARE FEET OF EXISTING MEZZANINE AREA WILL BE REMOVED, AND APPROXIMATELY 1,047 SQUARE FEET OF PREVIOUSLY UNOCCUPIED ATTIC SPACE WILL BE CONVERTED INTO OCCUPIABLE FLOOR AREA. THE PROPOSED IMPROVEMENTS INCLUDE A RECONFIGURATION OF THE EXISTING BUILDING AREA RESULTING IN A CHANGE FROM APPROXIMATELY 141,178 SQUARE FEET OF EXISTING NET PLANNING AREA TO 137,917 SQUARE FEET OF PROPOSED NET PLANNING AREA, WHILE INCREASING THE BUILDING'S GROSS PLANNING AREA FROM APPROXIMATELY 143,358 SQUARE FEET TO 144,419 SQUARE FEET.
THE PROJECT WILL BE IMPLEMENTED THROUGH TWO SEPARATE CONSTRUCTION PERMIT APPLICATIONS. THE FIRST PERMIT PACKAGE WILL CONSIST OF THE CORE AND SHELL IMPROVEMENTS, INCLUDING EXTERIOR ENVELOPE MODIFICATIONS, STRUCTURAL MODIFICATIONS, VERTICAL CIRCULATION IMPROVEMENTS, ROOF WORK, AND BASE BUILDING SYSTEMS. THE SECOND PERMIT PACKAGE WILL CONSIST OF THE INTERIOR TENANT IMPROVEMENT WORK, INCLUDING INTERIOR BUILD-OUT AND IMPROVEMENTS ASSOCIATED WITH FUTURE TENANT OCCUPANCY.

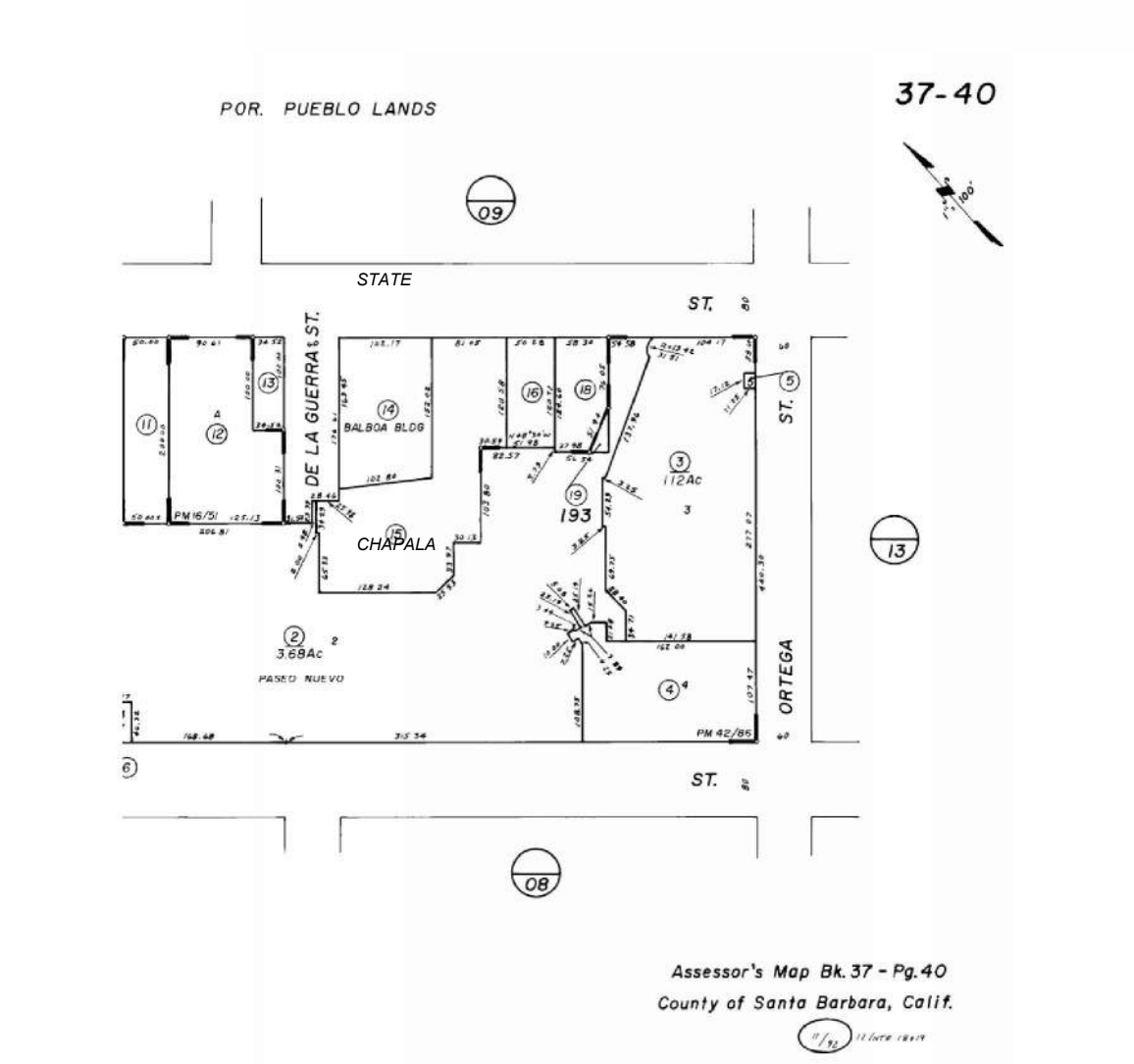
PROJECT STATISTICS

SITE COVERAGE		
EXISTING SITE STATISTICS		
(E) LOT COVERAGE:		
(E) BUILDING FOOTPRINT	48,216 SF	98%
TOTAL (E) LOT AREA	48,889 SF (1.1 ACRES)	100%
PROPOSED SITE STATISTICS		
PROPOSED LOT COVERAGE:		
(N) BUILDING FOOTPRINT	NO CHANGE	98%
TOTAL (P) LOT AREA	NO CHANGE	100%
EXISTING PLANNING AREA - BY LEVEL		
EXISTING AREAS (NET PLANNING)		
LEVEL	NET AREA	(E) GROSS PLANNING
		GROSS AREA
LEVEL 1	47,343 SF	48,216 SF
LEVEL 2	45,316 SF	48,448 SF
LEVEL 3	43,897 SF	46,695 SF
	136,555 SF	143,358 SF
EXISTING MEZ. AREAS (NET PLANNING)		
LEVEL	NET AREA	
LEVEL1-MEZ1	358 SF	
LEVEL1-MEZ2	855 SF	
LEVEL3-MEZ1	2,463 SF	
LEVEL3-MEZ2	948 SF	
	4,623 SF	
EXISTING TOTALS:	141,178 SF (NET)	143,358 SF (GROSS)

VICINITY MAP



PARCEL MAP



CITY APPROVALS

PROPOSEDS PLANNING AREA - BY LEVEL

PROPOSED AREAS (NET PLANNING)		
LEVEL	NET AREA	(P) GROSS PLANNING
		GROSS AREA
LEVEL 1	47,343 SF	48,194 SF
LEVEL 2*	46,716 SF	49,508 SF
LEVEL 3	43,852 SF	46,695 SF
	137,911 SF	144,396 SF
*INCLUDES 1,047 SF ADDED ATTIC SPACE		
PROPOSED TOTALS:	137,917 SF (NET)	144,419 SF (GROSS)



1. STATE ST. - LOOKING NORTH



2. STATE ST. & ORTEGA ST. - SOUTH EAST



3. STATE ST. & ORTEGA ST. - LOOKING WEST



4. STATE ST. - 701 STATE ST. ELEVATION



5. STATE ST. - NORTH EAST



6. PASEO NUEVO ENTRANCE FROM STATE ST.



7. PASEO NUEVO



8. PASEO NUEVO



9. ORTEGA ST. - LOOKING WEST



10. ORTEGA ST. - 701 STATE ST. ENTRANCE



11. ORTEGA ST. - LOOKING EAST



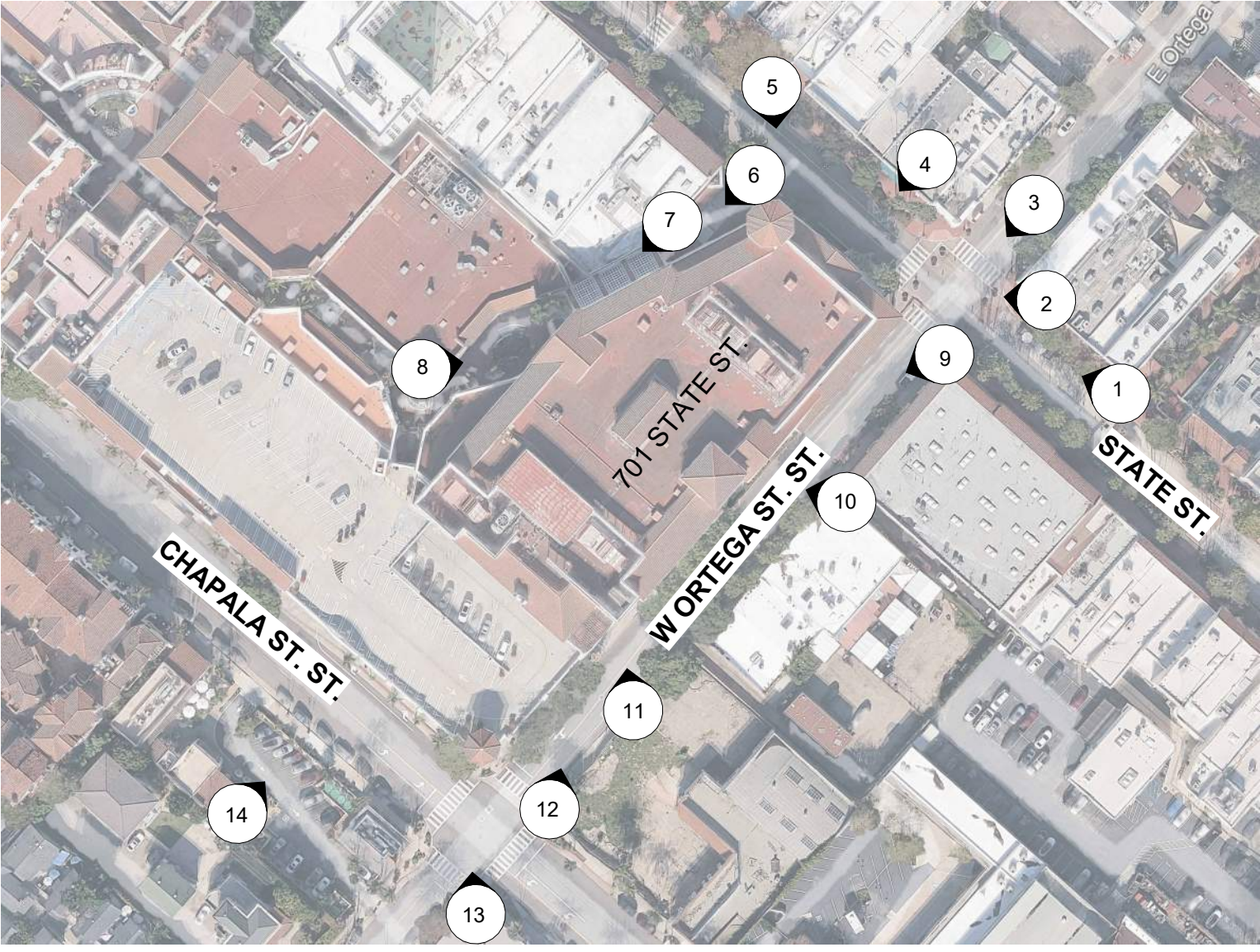
12. STATE ST. - 701 STATE ST. ELEVATION

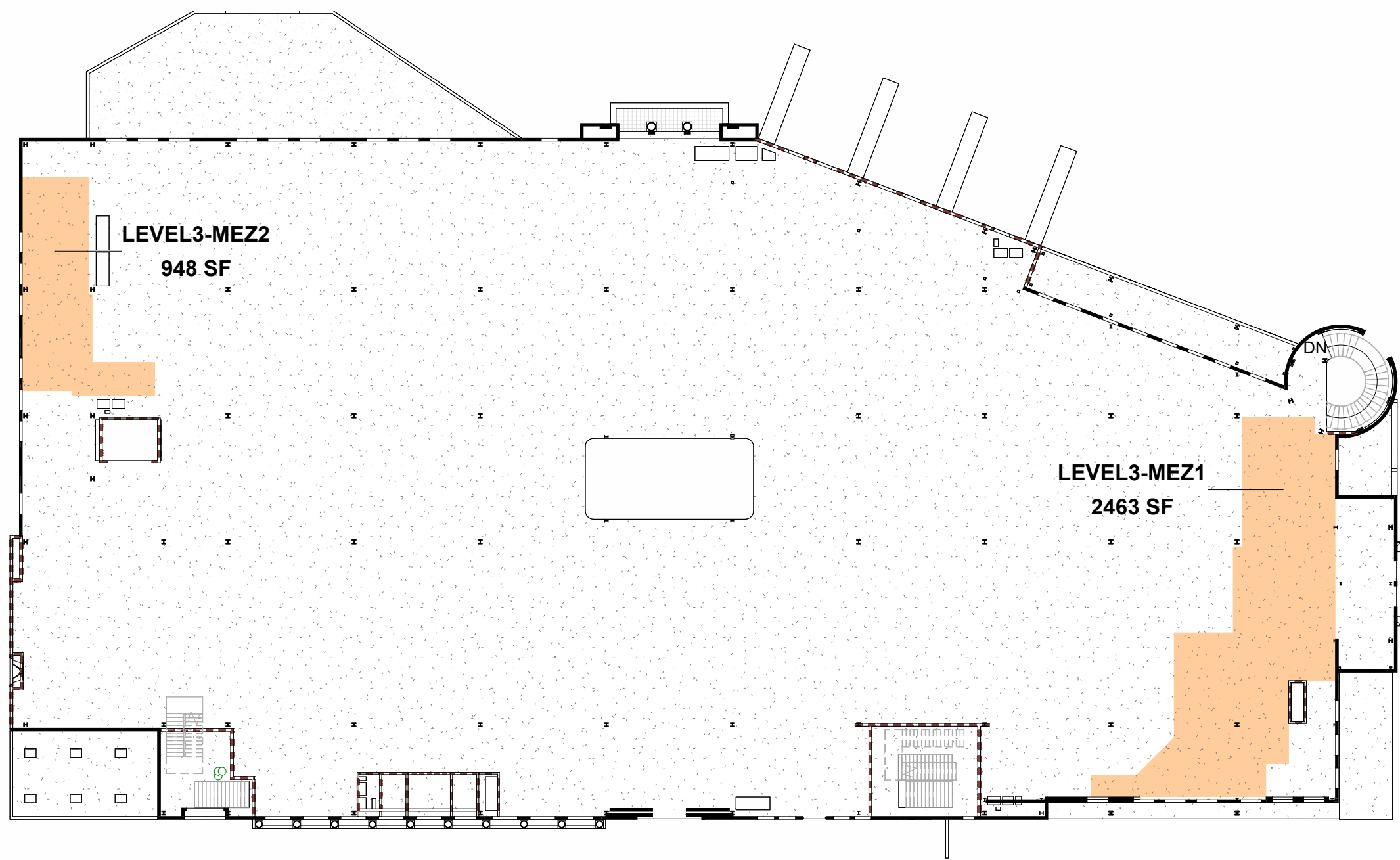


13. CHAPALA ST. & ORTEGA ST. - SOUTH WEST

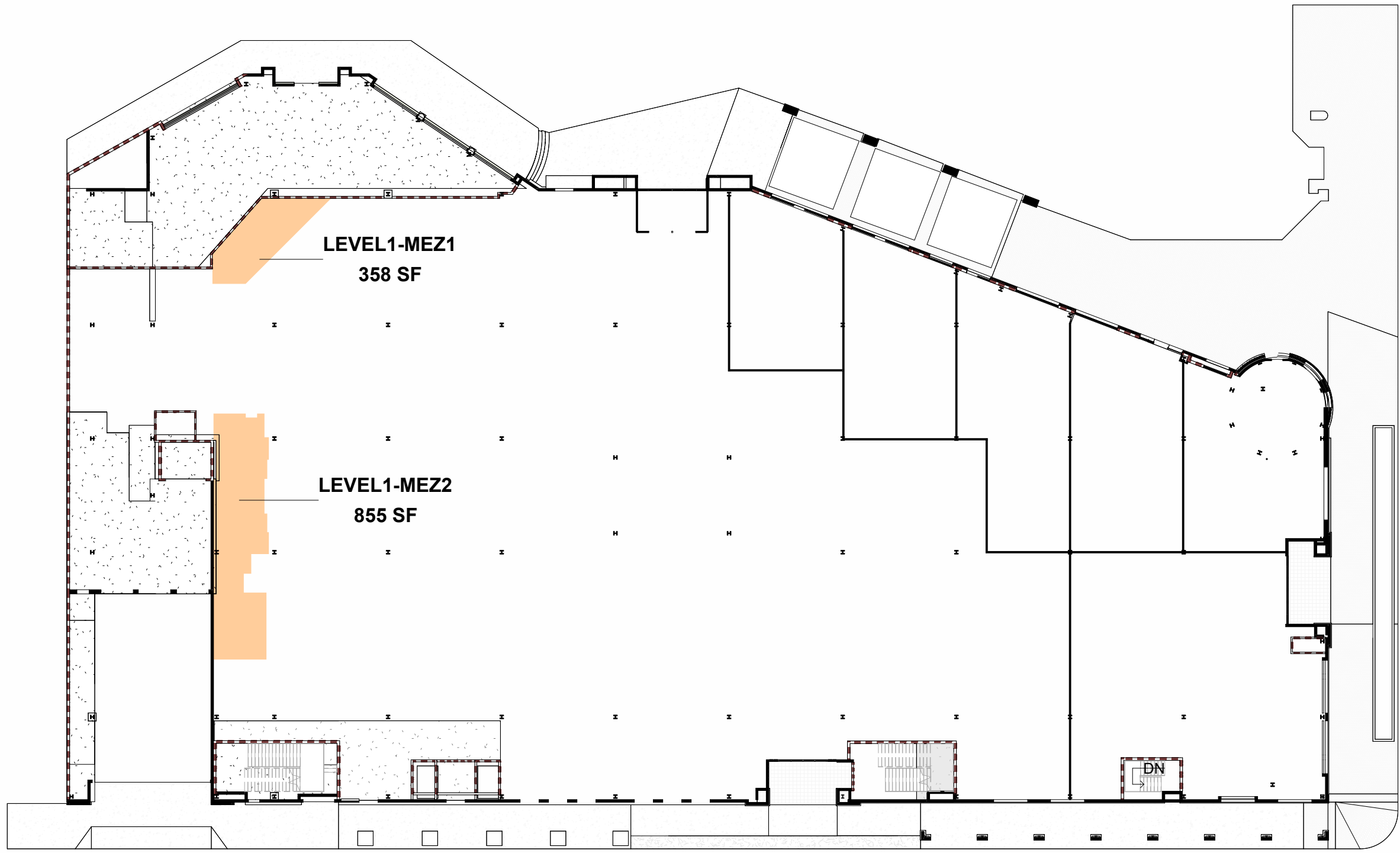


14. STATE ST. & ORTEGA ST. - LOOKING WEST

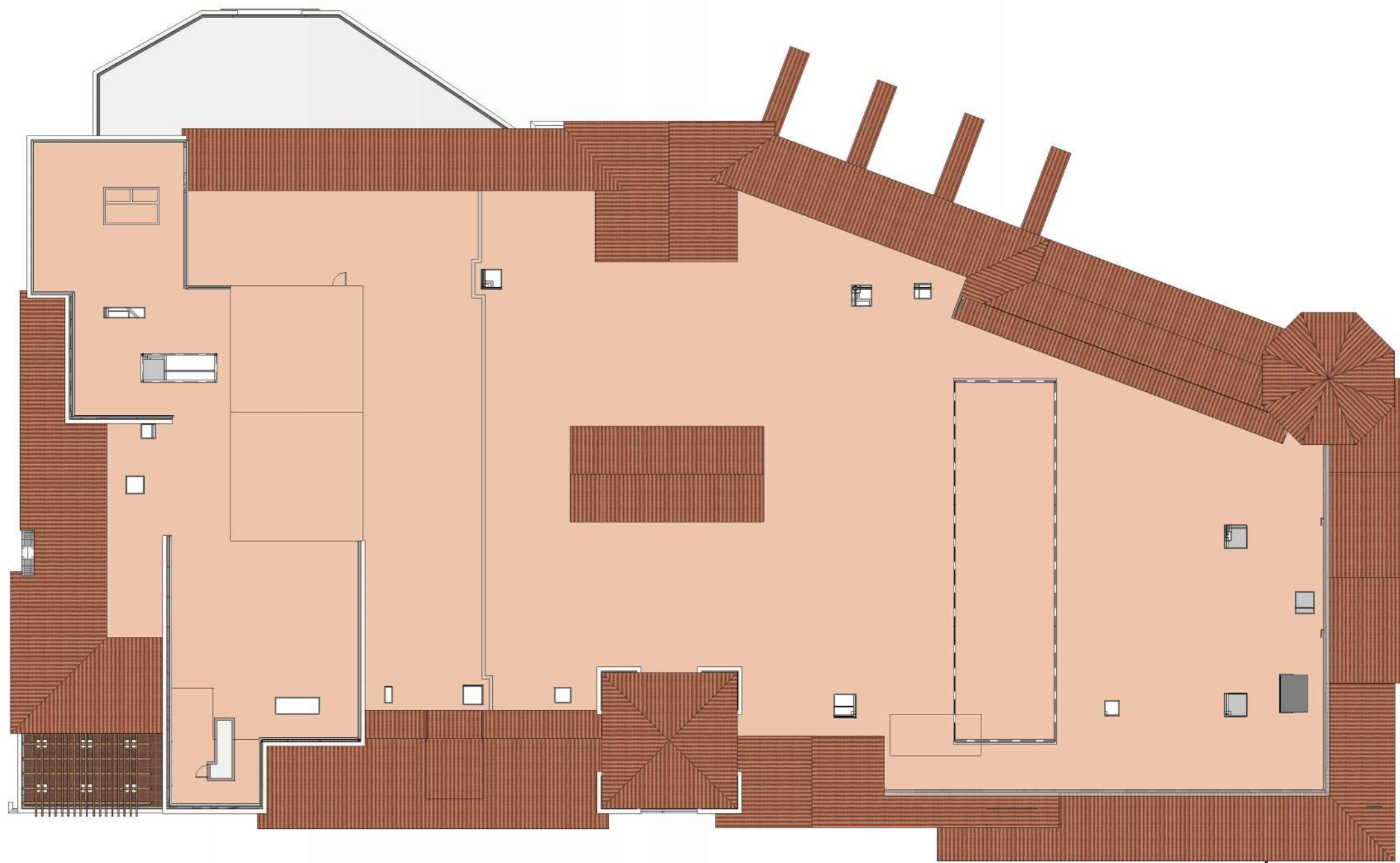




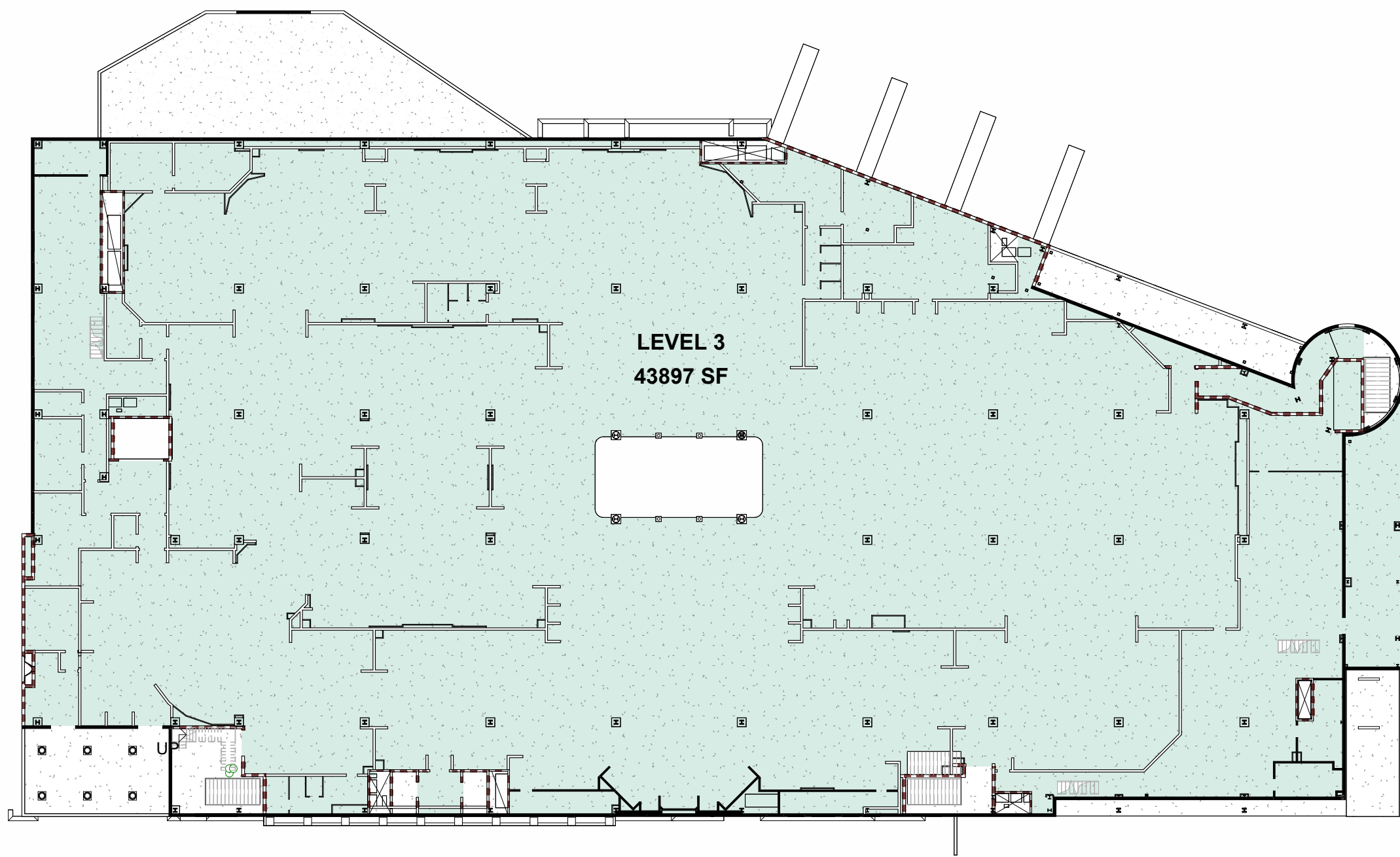
5 LEVEL 3 - (E)MAZZANINES AREA (NET PLANNING)
1" = 30'-0"



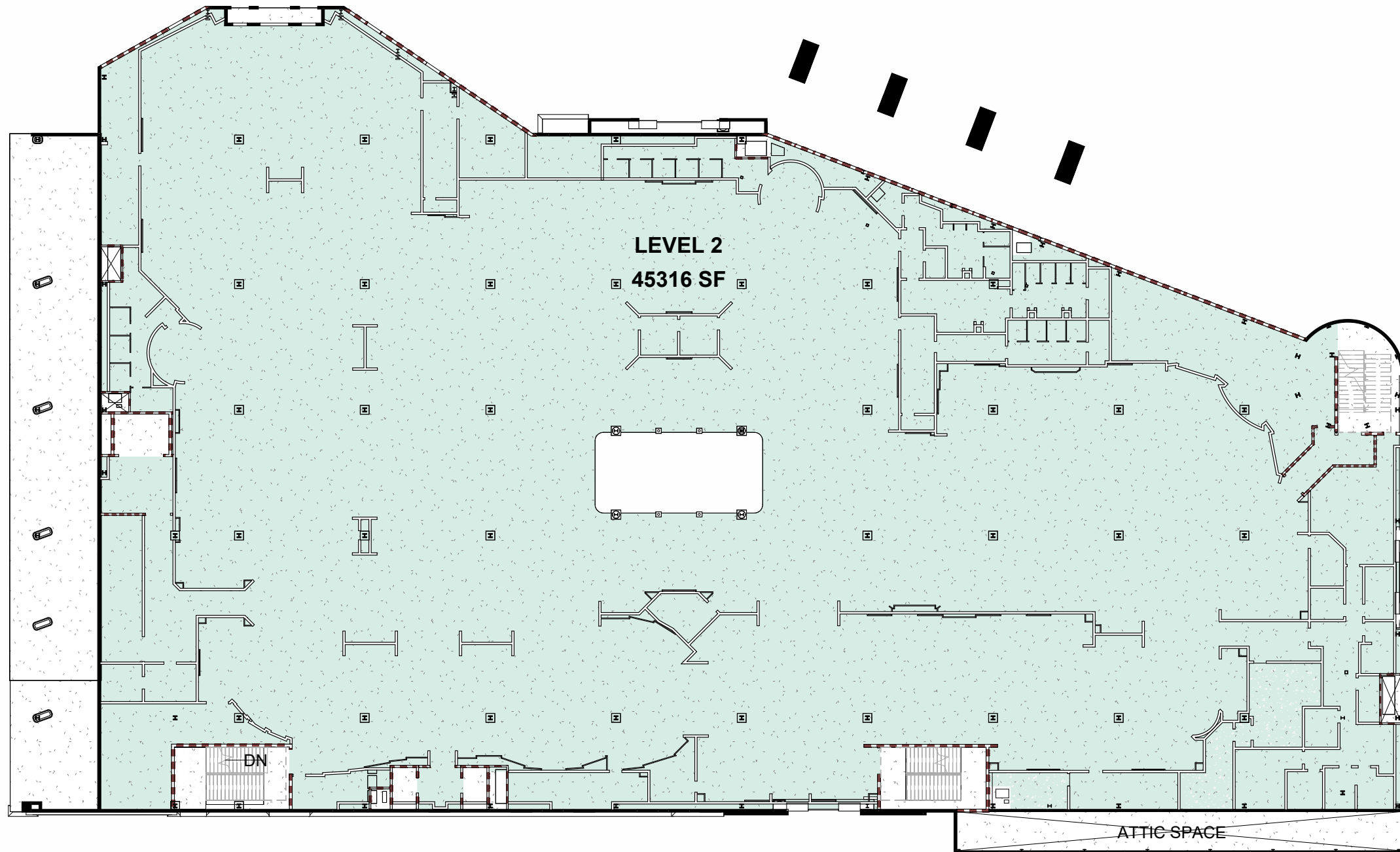
4 LEVEL 1 - (E)MAZZANINES AREA (NET PLANNING)
1" = 30'-0"



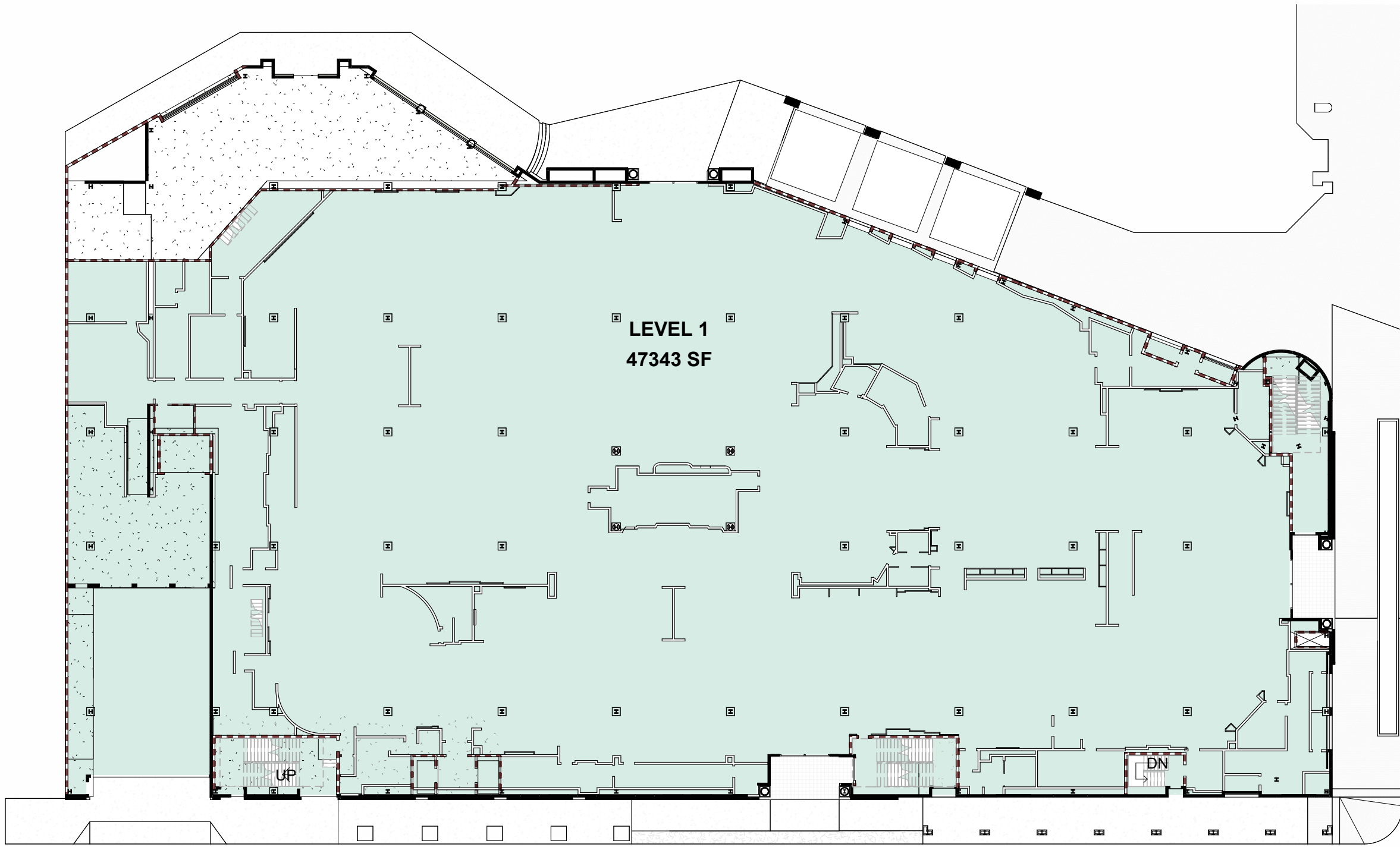
6 EXISTING ROOF PLAN
1" = 30'-0"



3 LEVEL 3 (E)AREA (NET PLANNING)
1" = 30'-0"



2 LEVEL 2 (E)AREA (NET PLANNING)
1" = 30'-0"



1 LEVEL 1 (E)AREA (NET PLANNING)
1" = 30'-0"

NET FLOOR AREA

FLOOR AREA: THE TOTAL HORIZONTAL ENCLOSED AREA OF ALL THE FLOORS BELOW THE ROOF AND WITHIN THE EXTERIOR WALLS OF A BUILDING OR ENCLOSED STRUCTURE. THE FLOOR AREA OF AN UNENCLOSED BUILDING OR STRUCTURE INCLUDES ALL HORIZONTAL AREA BELOW THE ROOF LINE. SEE ALSO SECTION 30.15.070, MEASURING FLOOR AREA.

30.15.070 MEASURING FLOOR AREA: THE NET FLOOR AREA OF A STRUCTURE IS THE SUM, IN SQUARE FEET, OF THE HORIZONTAL AREAS OF ALL FLOORS OF A STRUCTURE OR OTHER ENCLOSED STRUCTURE, OR PORTIONS THEREOF, MEASURED FROM EITHER THE INTERIOR PERIMETER OF THE EXTERIOR WALLS BELOW THE ROOF LINE, OR THE CENTERLINE OF INTERIOR WALLS, AS DESCRIBED BELOW. REFERENCES TO FLOOR AREA IN THIS TITLE ARE TO NET FLOOR AREA, UNLESS OTHERWISE INDICATED. THE FOLLOWING ARE INCLUDED IN AND EXCLUDED FROM FLOOR AREA EXCEPT AS OTHERWISE PROVIDED IN THIS TITLE.

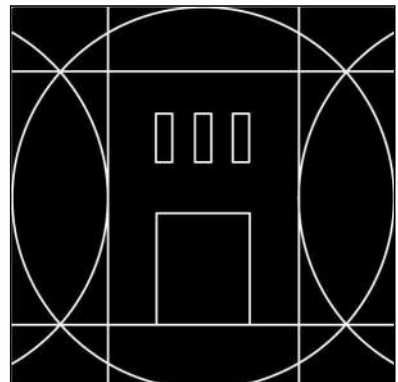
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- 3. STAIRWAYS AND ELEVATOR SHAFTS:** IN THE CASE OF A MULTISTORY STRUCTURE THAT HAS COVERED OR ENCLOSED STAIRWAYS, STAIRWELLS, OR ELEVATOR SHAFTS, THE FLOOR AREA OF SUCH FEATURES IS COUNTED ONLY ONCE AT THE FLOOR LEVEL OF THEIR GREATEST HORIZONTAL EXTENT.
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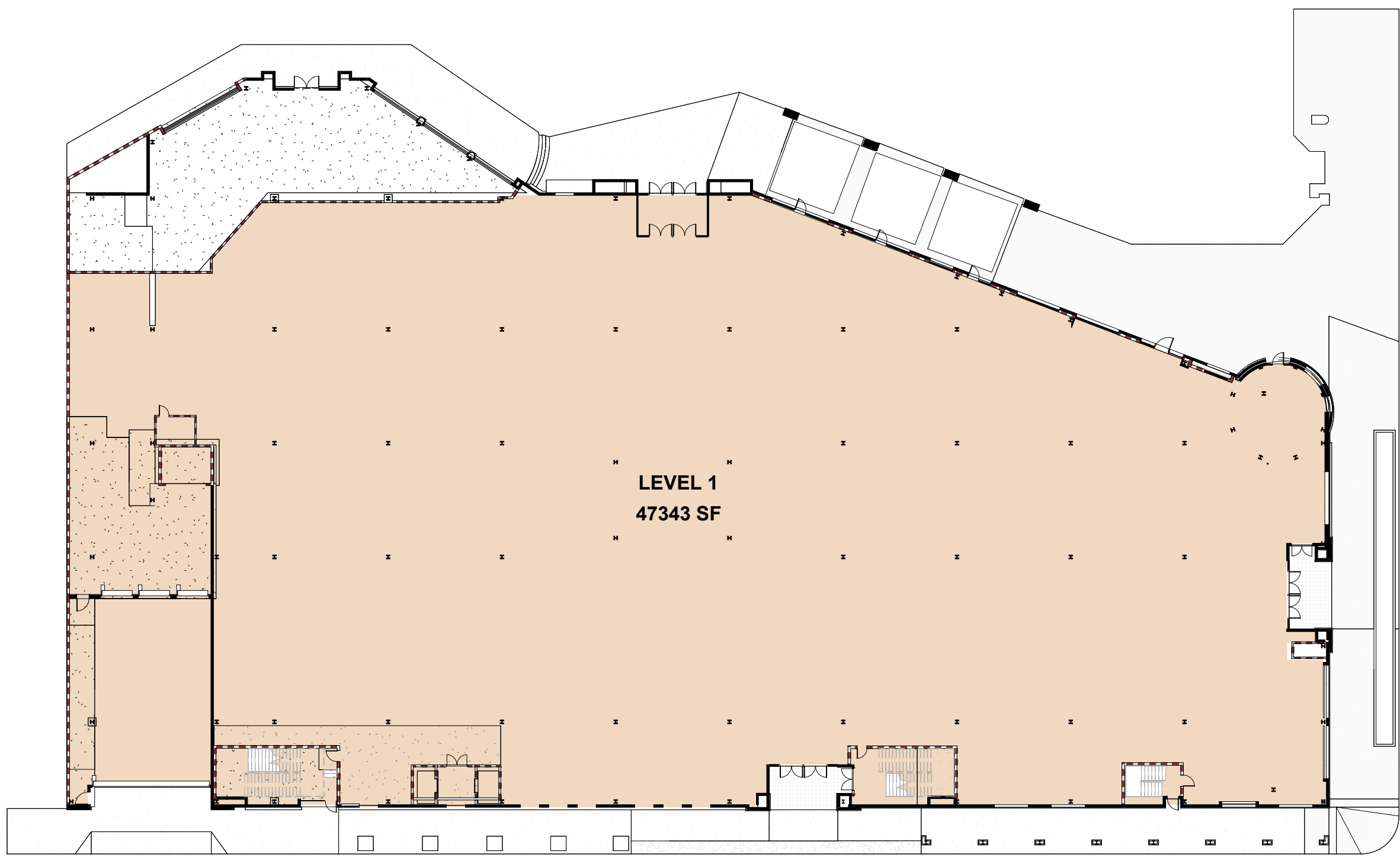
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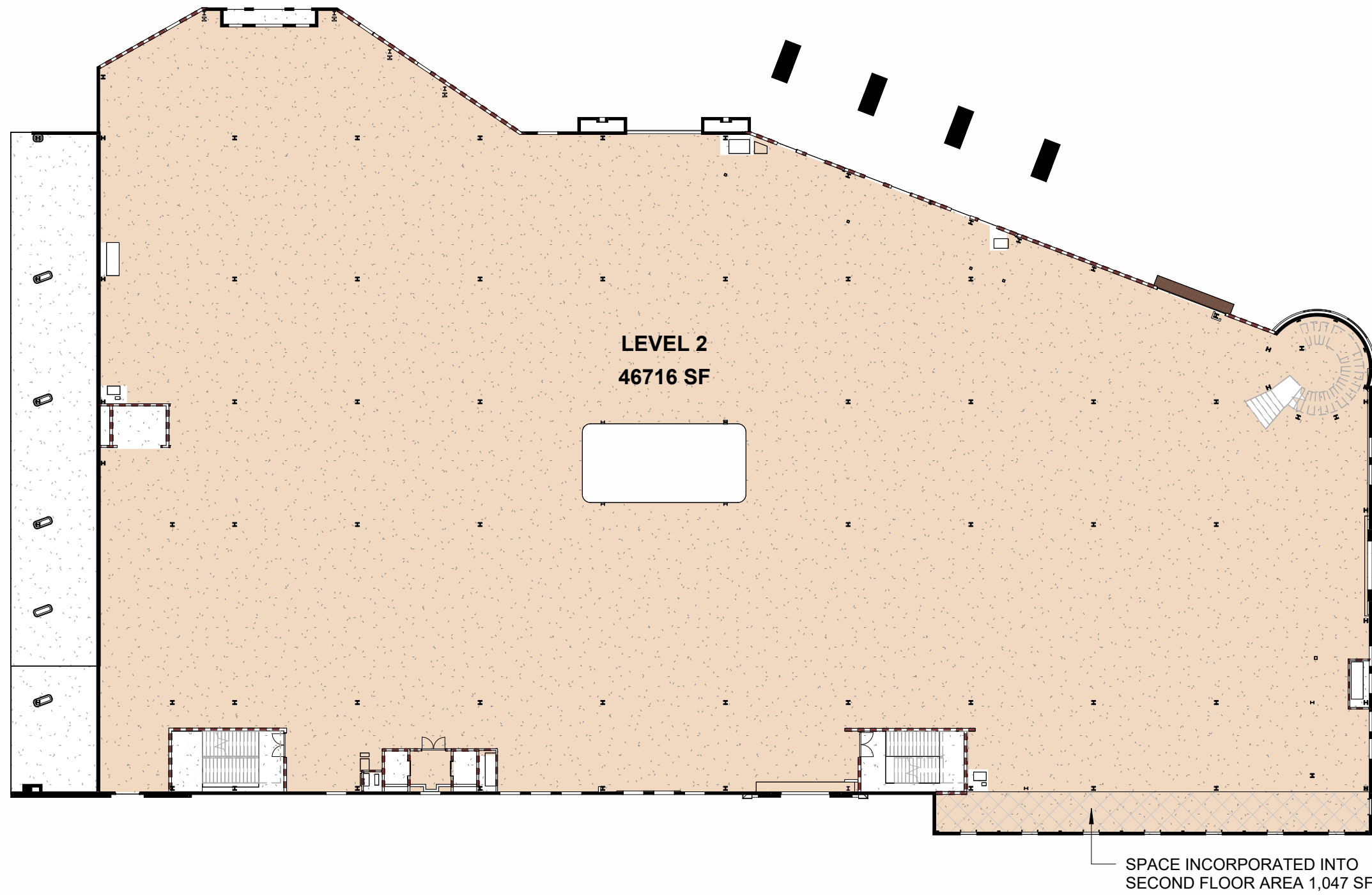
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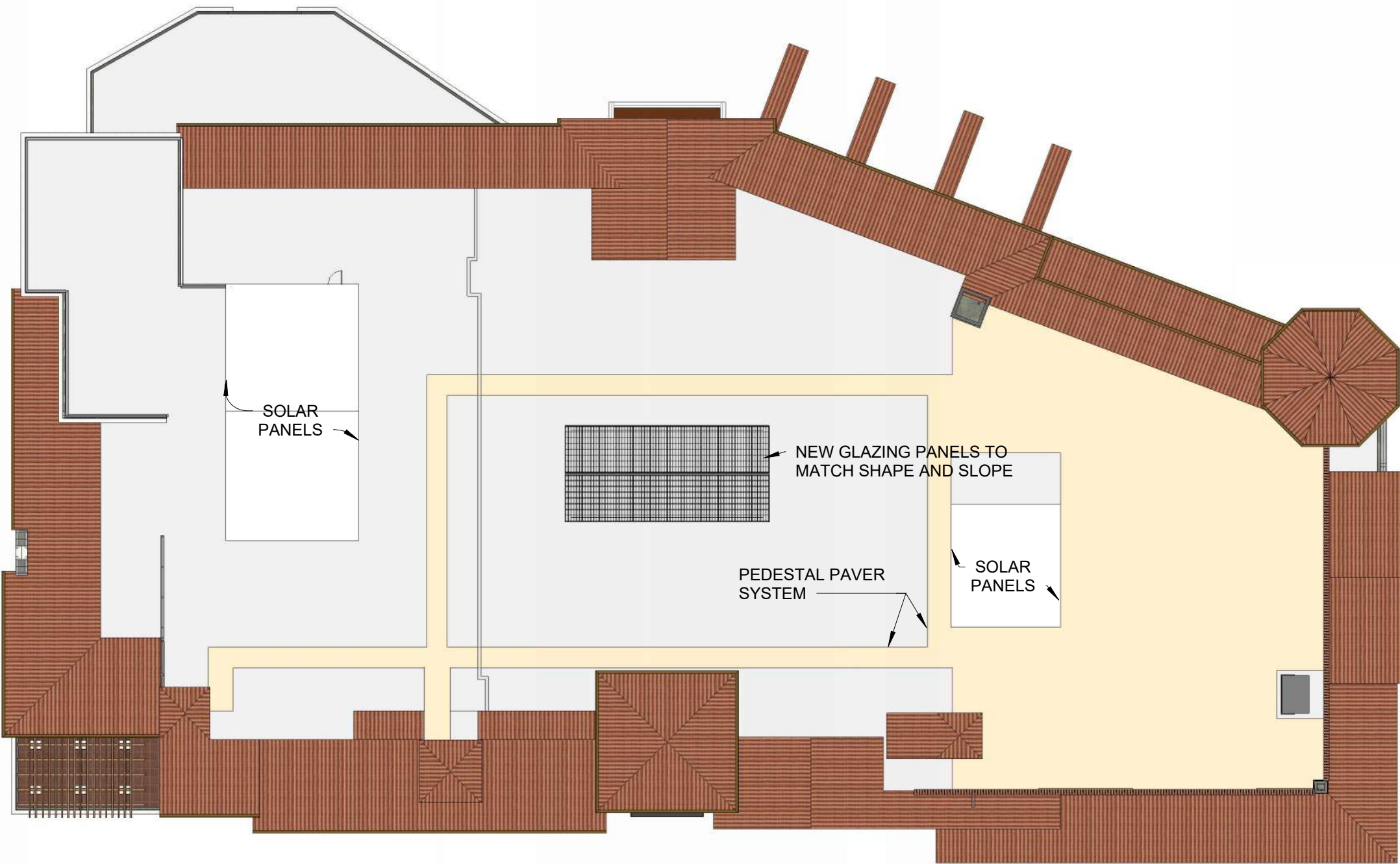
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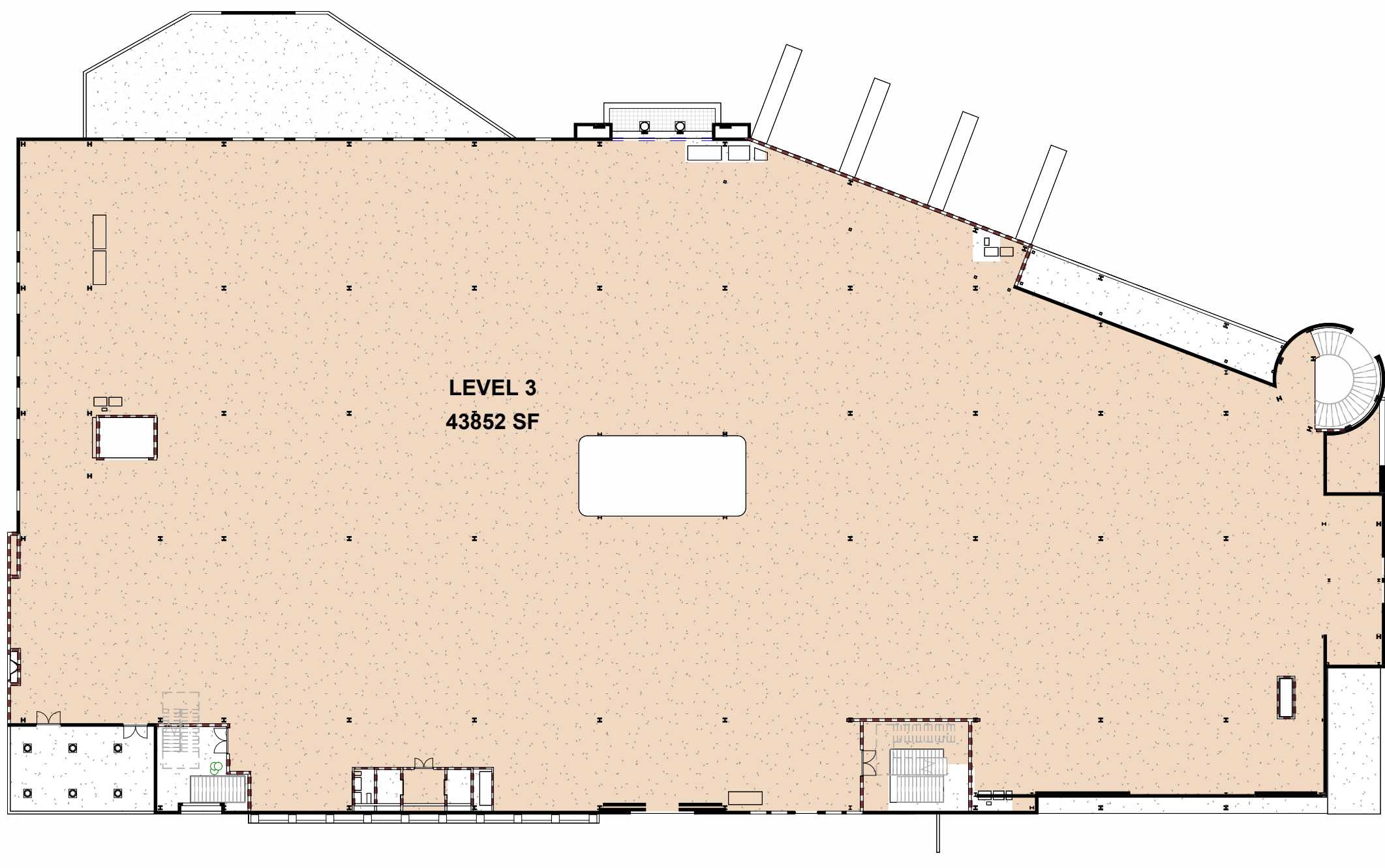
1 LEVEL 1 (N) AREA (NET PLANNING)
1" = 30'-0"



2 LEVEL 2 (N) AREA (NET PLANNING)
1" = 30'-0"



4 PROPOSED ROOF PLAN PLAN
1" = 30'-0"



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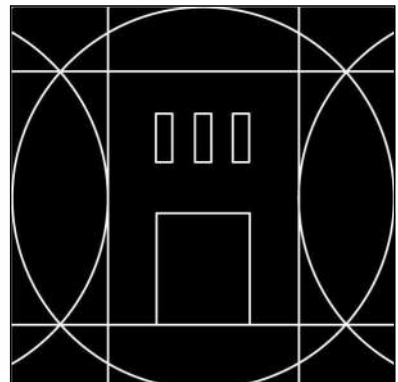
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PROPOSED FLOOR PLANS

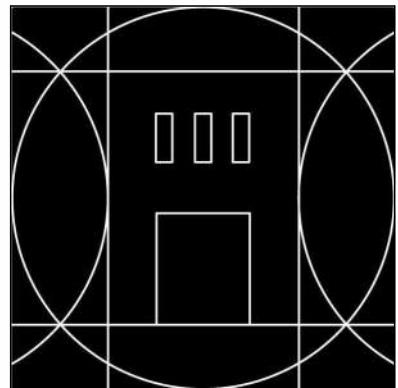
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ISSUE DATE: 8.3.2006

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A102



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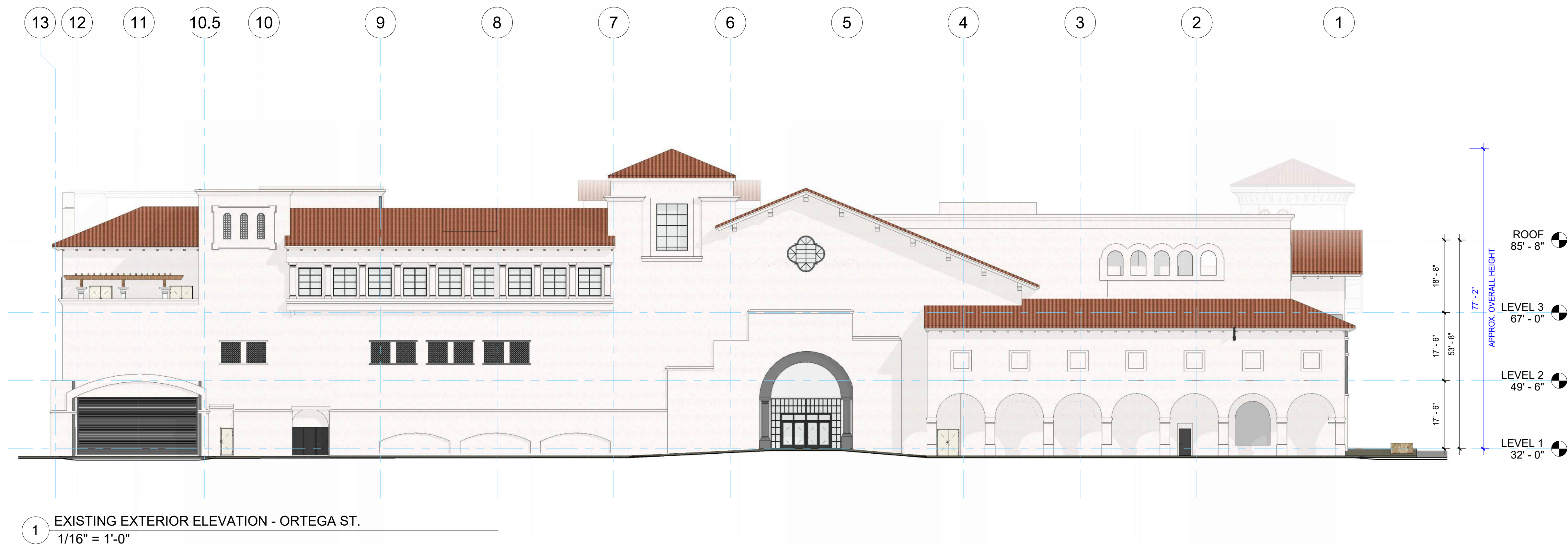
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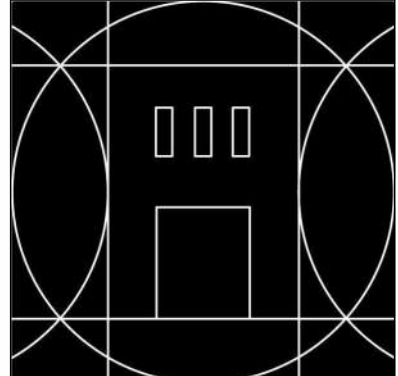
CONTENTS:
EXTERIOR ELEVATIONS

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ISSUANCES		
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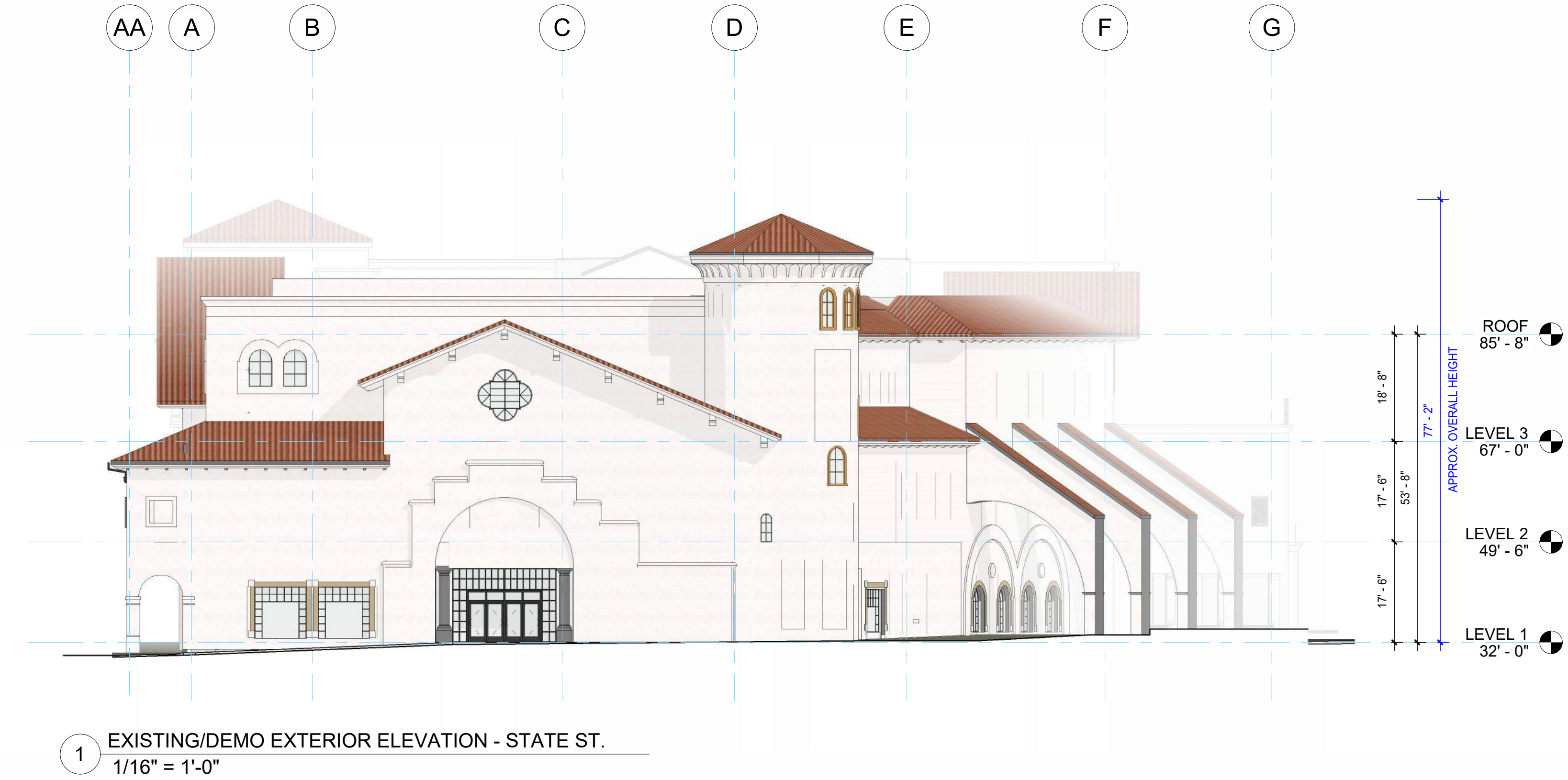
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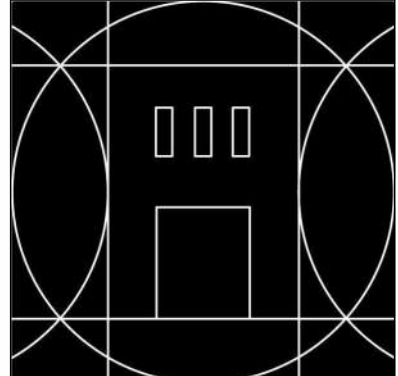
ISSUANCES		
#	DATE	DESCRIPTION
1	8.12.2026	PLN / H/LC 1st SUBMITTAL



1 EXISTING/DEMO EXTERIOR ELEVATION - STATE ST.
1/16" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - STATE ST.
1/16" = 1'-0"



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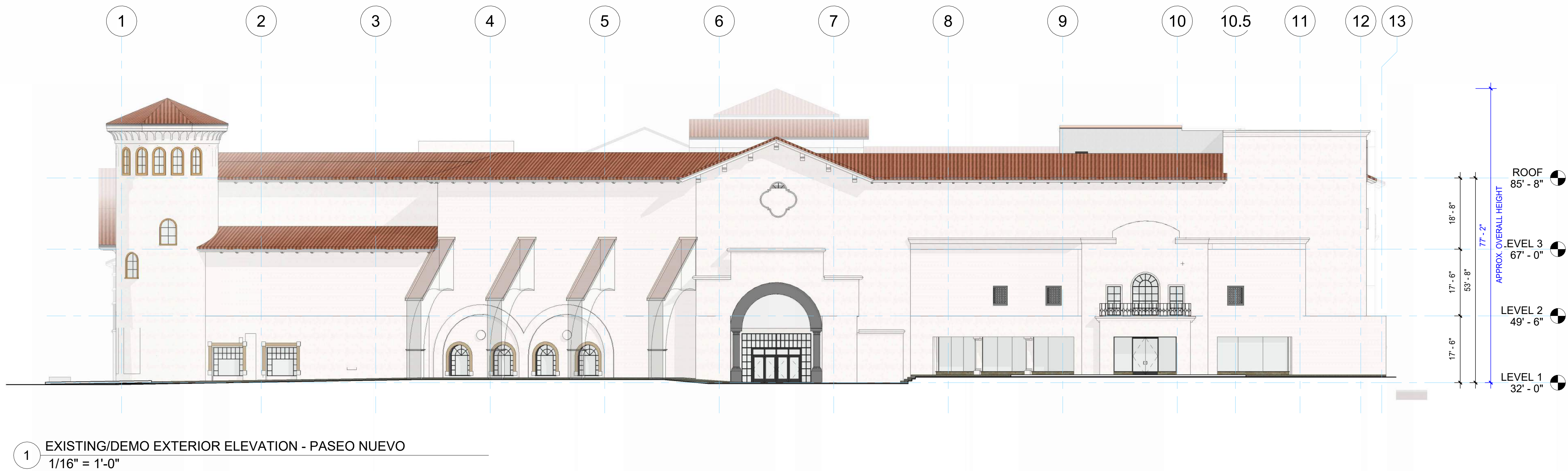
EXTERIOR ELEVATIONS

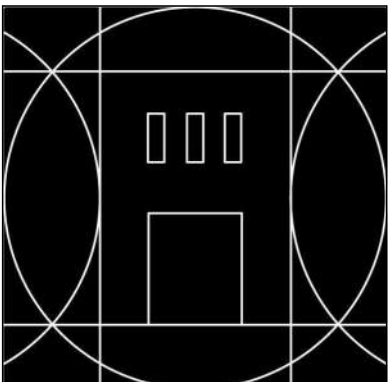
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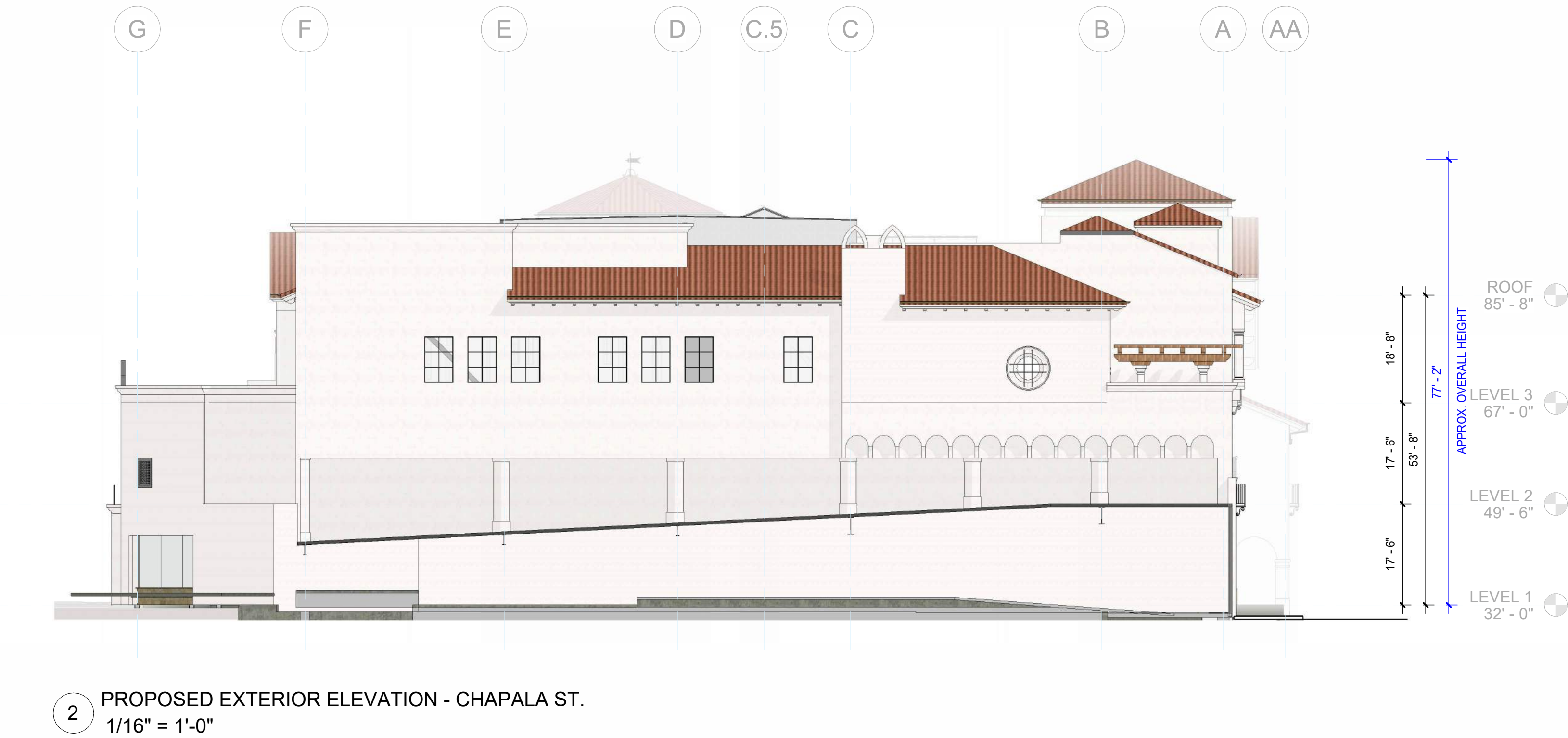
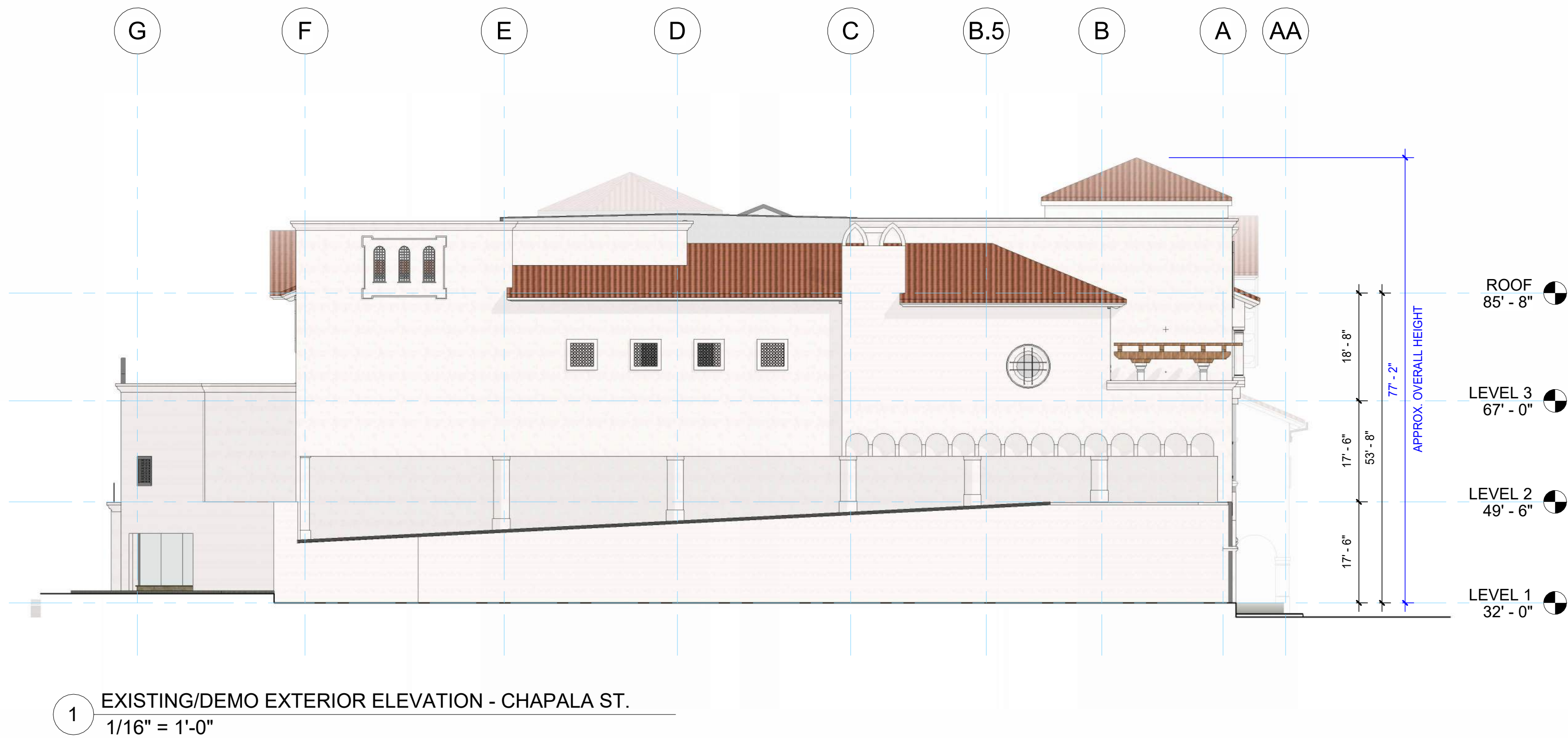
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2. STATE ST. & ORTEGA ST. - SOUTH EAST



4. STATE ST. - 701 STATE ST. ELEVATION



4. STATE ST. - 701 STATE ST. ELEVATION - **PROPOSED**



5. STATE ST. - NORTH EAST



6. PASEO NUEVO ENTRANCE FROM STATE ST.



6. PASEO NUEVO ENTRANCE FROM STATE ST. - **PROPOSED**



10. ORTEGA ST. - 701 STATE ST. ENTRANCE



9. ORTEGA ST. - LOOKING WEST



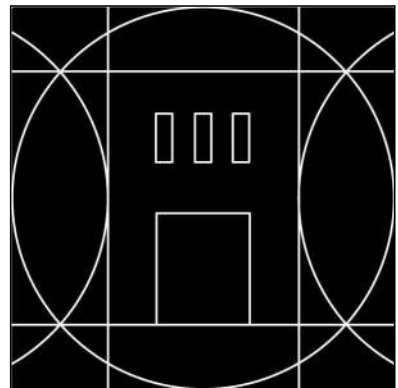
8. PASEO NUEVO ENTRANCE



10. ORTEGA ST. - 701 STATE ST. ENTRANCE - **PROPOSED**



8. PASEO NUEVO ENTRANCE - **PROPOSED**



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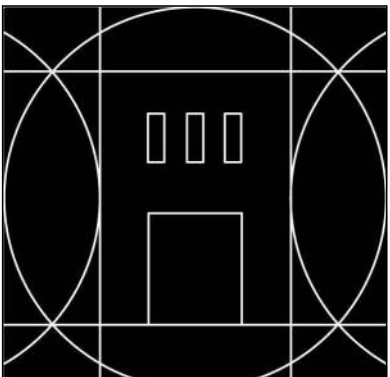
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AERIAL VIEW LOOKING SW AND PROPOSED ROOF DECK



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