

645 Bell Street

LOS ALAMOS, CA



645 BELL MIXED USE
645 BELL STREET, LOS ALAMOS
CA

COVER SHEET

Date: 02/11/2019
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A1.1

645 Bell Street

LOS ALAMOS, CA

PROJECT DATA

ADDRESS: 645 BELL STREET
LOS ALAMOS, CA 93440

APN: 101-160-016 & 014

SITE AREA:
AREA 49,130 SF/ 1.13 ACRES

ZONING: CM-LA

ADJACENT USE:
WEST: GAS STATION
SOUTH: BELL STREET

BUILDING STATISTICS:
EXISTING USE: RETAIL/ RESTAURANT
PROPOSED USE: RESTAURANT, GENERAL MERCANTILE & RESIDENTIAL
TYPE OF CONSTRUCTION: TYPE V-B
SPRINKLERS REQUIRED: YES
NUMBER OF STORIES: 2
OCCUPANCY: B IF OCC. LOAD LESS THAN 50, R-2

EXISTING GROSS BUILDING AREA:
EXISTING STRUCTURE: 2,639 SF
EXISTING FENCED PATIO: 596 SF
TOTAL: 3,215 SF

PROPOSED BUILDING AREA:
1ST FLOOR
COMMERCIAL: 3,215 SF
TRASH ENCLOSURE: 272 SF
EXTERIOR STORAGE: 74 SF
COVERED WALKWAY: 864 SF
EXTERIOR STAIRS: 301 SF
EXTERIOR RAMP: 191 SF
TOTAL: 4,917 SF

2ND FLOOR
UNIT A: 1,060 SF
UNIT A PRIVATE DECK: 124 SF
UNIT B: 1,102 SF
UNIT B PRIVATE DECK: 225 SF
SHARED DECK: 579 SF
TOTAL: 3,273 SF
TOTAL: 8,190 SF

BUILDING HEIGHT:
ALLOWED: 35'
PROPOSED BUILDING: 35'

LOT COVERAGE:
16.7%

PARKING:
ONSITE PARKING FOR COMMERCIAL - NOT REQUIRED
ONSITE PARKING FOR RESIDENTIAL - NOT REQUIRED

PARKING PROVIDED:
EXISTING COMMERCIAL: 12 SPACES
RESIDENTIAL: 3 SPACES

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A REMODEL OF AN EXISTING SINGLE STORY COMMERCIAL STRUCTURE AND AN ADDITION OF A SECOND STORY OVER THE EXISTING COMMERCIAL SPACE. THE SITE IS APPROXIMATELY 1.13 ACRES LOCATED IN LOS ALAMOS, CA.

THE REMODEL OF THE EXISTING GROUND FLOOR INCLUDES AN AREA OF APPROXIMATELY 3,561 SF OF COMMERCIAL SPACE WITH AN ADDITION OF TWO RESIDENTIAL UNITS ABOVE. A LANDSCAPED PATIO IS PROPOSED TO THE EAST OF THE STRUCTURE TO ACCOMMODATE OUTDOOR SEATING FOR A RESTAURANT. THE EXISTING COMMERCIAL PARKING WILL BE RETAINED IN THE RIGHT OF WAY.

THE PROPOSED SECOND STORY ADDITION ON THE UPPER FLOOR OF THE STRUCTURE WILL CONSIST OF TWO RESIDENTIAL UNITS OF APPROXIMATELY 2,162 SF AND 928 SF OF DECKS WHICH INCLUDE TWO PRIVATE DECKS AND ONE SHARED DECK.

PARKING IS NOT REQUIRED FOR THE RESIDENTIAL UNITS LOCATED ON BELL STREET. THREE SURFACE PARKING SPACES ARE PROPOSED FOR THE RESIDENTIAL UNITS ADJACENT TO A PRIVATE, LANDSCAPED AMENITY AREA. THE PARKING SPACES ARE SETBACK 50' FROM THE PROPERTY LINE ALONG BELL STREET.

THE LOS ALAMOS COMMUNITY PLAN STANDARD B10-LA-.1.1.1 REQUIRES A 50' BUFFER FROM THE EDGE OF RIPERIAN VEGETATION ON BOTH SIDES OF SAN ANTONIO CREEK. THE PARCEL IS IRREGULAR SHAPED AND THE RIPERIAN SETBACK WAS MAPPED BY A BIOLOGIST. THIS PROPOSAL DOES NOT SEEK AN ADJUSTMENT TO THE RIPERIAN SETBACK. NO WORK IS PROPOSED IN THE RIPERIAN SETBACK.

BELOW IS A TABLE DOCUMENTING COMPLIANCE WITH THE SANTA BARBARA COUNTY CODE SECTION 35.24.070 - CM-LA ZONE ADDITIONAL STANDARDS

- A. DEVELOPMENT ON A LOT THAT INCLUDES DWELLING UNITS SHALL HAVE A MINIMUM WIDTH OF 20'.
- B. ALL LOTS WITH A FRONT LINE ABUTTING BELL STREET SHALL BE CONSIDERED TO HAVE A FRONT LINE ON BELL STREET
- C. STREET LOCATED PERPENDICULAR TO BELL STREET SHALL BE CONSIDERED SECONDARY STREETS.
- D. LIMITATION ON BEDROOMS, FLOOR AREA, AND LOCATION OF DWELLING UNITS IN THE CM-LA ZONE.
 - 1. A RESIDENTIAL USE SHALL NOT EXCEED 2 BEDROOMS PER 700 SF OF GROSS FLOOR AREA.
 - 2. DWELLING UNITS PERMITTED ABOVE GROUND FLOOR OF BUILDINGS LOCATED ON A LOT WHERE THE FRONT LINE DOES NOT ABUT BELL STREET.
 - 3. DWELLING UNIT ACCESS FROM BELL STREET IS PROHIBITED.
- E. COMMERCIAL BUILDINGS IN CM-LA ZONE.
 - 1. FLOOR AREA DEVOTED TO COMMERCIAL USES IS LIMITED TO SETBACKS AND BUILD-TO-LINES SHOWN IN FIG 2-1.
 - 2. BUILDINGS WITH A BELL STREET FRONT LINE SHALL BE COMMERCIAL ON THE GROUND FLOOR.
- F. SETBACKS AND BUILD-TO-LINES FOR STRUCTURES. THE SETBACKS IN TABLE 2-18 APPLY AS MEASURED FROM THE FRONT LINE. BUILDINGS SHALL BE LOCATED WITHIN THE SHADED AREA IN FIGURE 2-1.
 - 1. BELL STREET SETBACK: ZERO FEET.
- G. SETBACKS FOR PARKING
 - 1. BELL STREET SETBACK: 50' MINIMUM
 - 2. FRONT BUILDING REAR BUILD LINE: 80' MAX. FROM EDGE OF LOT LINE.
- H. ARCHITECTURAL ENCROACHMENTS MAY INTRUDE INTO R.O.W. WITH PERMIT OBTAINED FROM CALTRANS - **NO ENCROACHMENTS PROPOSED**
- I. ADDITIONS TO STRUCTURES ON EXISTING LOTS SHALL CONFORM TO DEVELOPMENT STANDARDS 34.24.030 FOR THE CM-LA ZONE. ADDITIONS WITH COMMERCIAL STRUCTURES SHALL BE LIMITED BY THE SETBACKS AS DESCRIBED IN FIGURE 2-1.
- J. BUILDING TYPE: REAR YARD
- K. FACADE TYPE: SHOPFRONT
- L. BUILDING FACADE TYPES NOT FACING BELL STREET- **NOT APPLICABLE.**
- M. ENTRY DOORS: COMMERCIAL ENTRY DOORS SHALL BE LOCATED NO GREATER THAN 50' INTERVALS ALONG BELL STREET.
- N. STORAGE: TRASH AND OUTDOOR STORAGE SHALL BE ENCLOSED AND SCREENED IN SUCH A MANNER AS TO CONCEAL STORED MATERIAL FROM PUBLIC VIEW.
- O. UTILITIES SHALL BE LOCATED SO AS NOT TO BE VISIBLE FROM THE PUBLIC RIGHT OF WAY IF FEASIBLE.
- P. MODIFICATIONS OF DEVELOPMENT STANDARDS: NO MODIFICATIONS PROPOSED

ADDITIONAL PARKING REQUIREMENTS PER 35.36.090-120 OF THE SANTA BARBARA COUNTY CODE

35.36.090	RESIDENTIAL SPACES TO BE A MINIMUM OF 8.5 X 16.5 FEET COMPLIES
35.36.120.H.3.b	PROJECTS WITH 2 OR FEWER DWELLING UNITS- NO PARKING REQUIRED COMPLIES- 3 SPACES PROVIDED
35.36.120.H.4	ON SITE PARKING FOR NON-RESIDENTIAL USE NOT REQUIRED COMPLIES- EXISTING SPACES IN ROW TO REMAIN
35.36.120	UNCOVERED PARKING SHALL BE SCREENED COMPLIES

PROJECT DIRECTORY

PROJECT APPLICANT

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LANDSCAPE ARCHITECT

JIM BURROWS LANDSCAPE ARCHITECTURE
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VICINITY MAP



PROJECT SITE



645 BELL MIXED USE
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CA

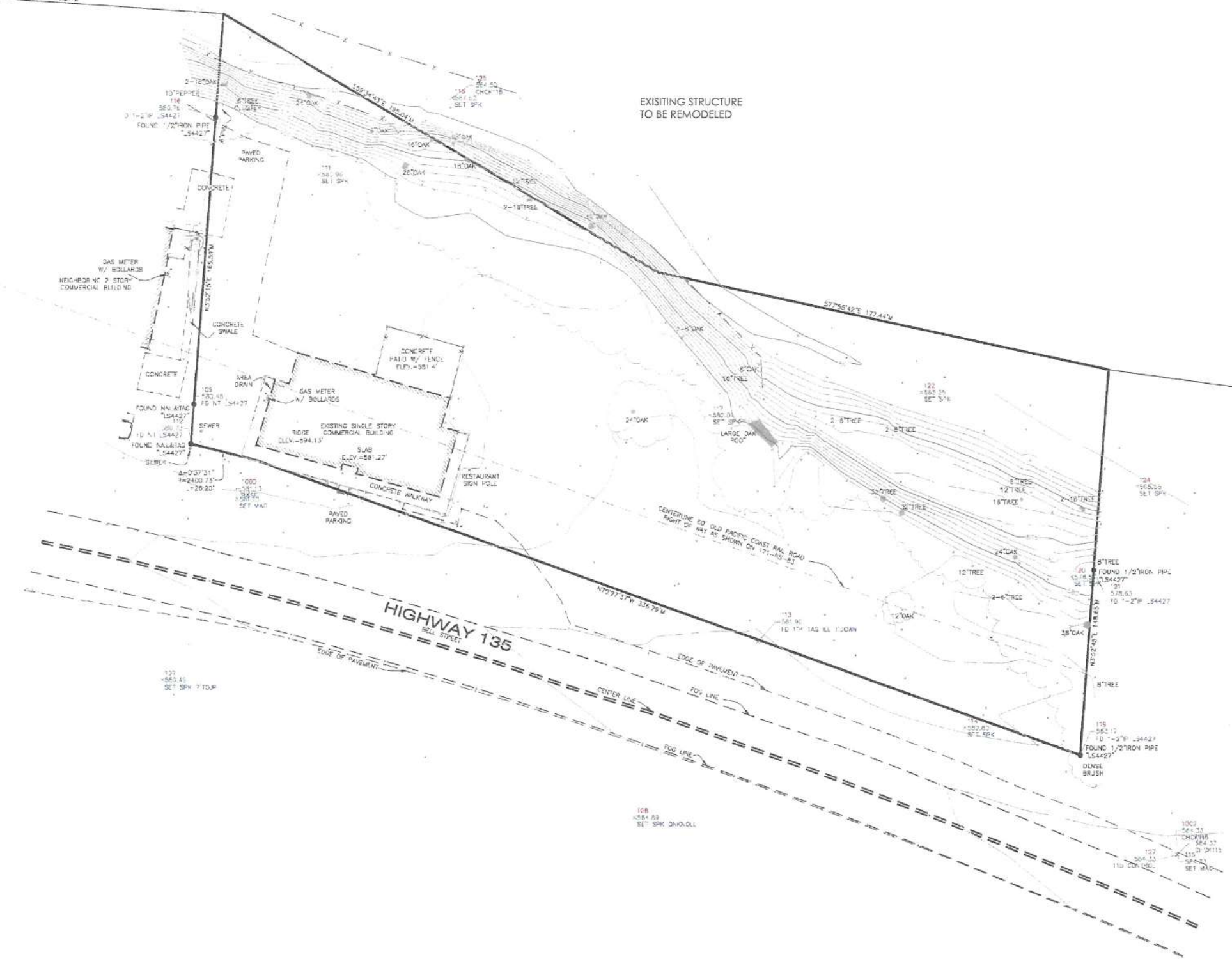
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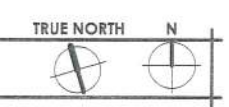
AUGUSTA STREET

EXISTING STRUCTURE TO BE REMODELED



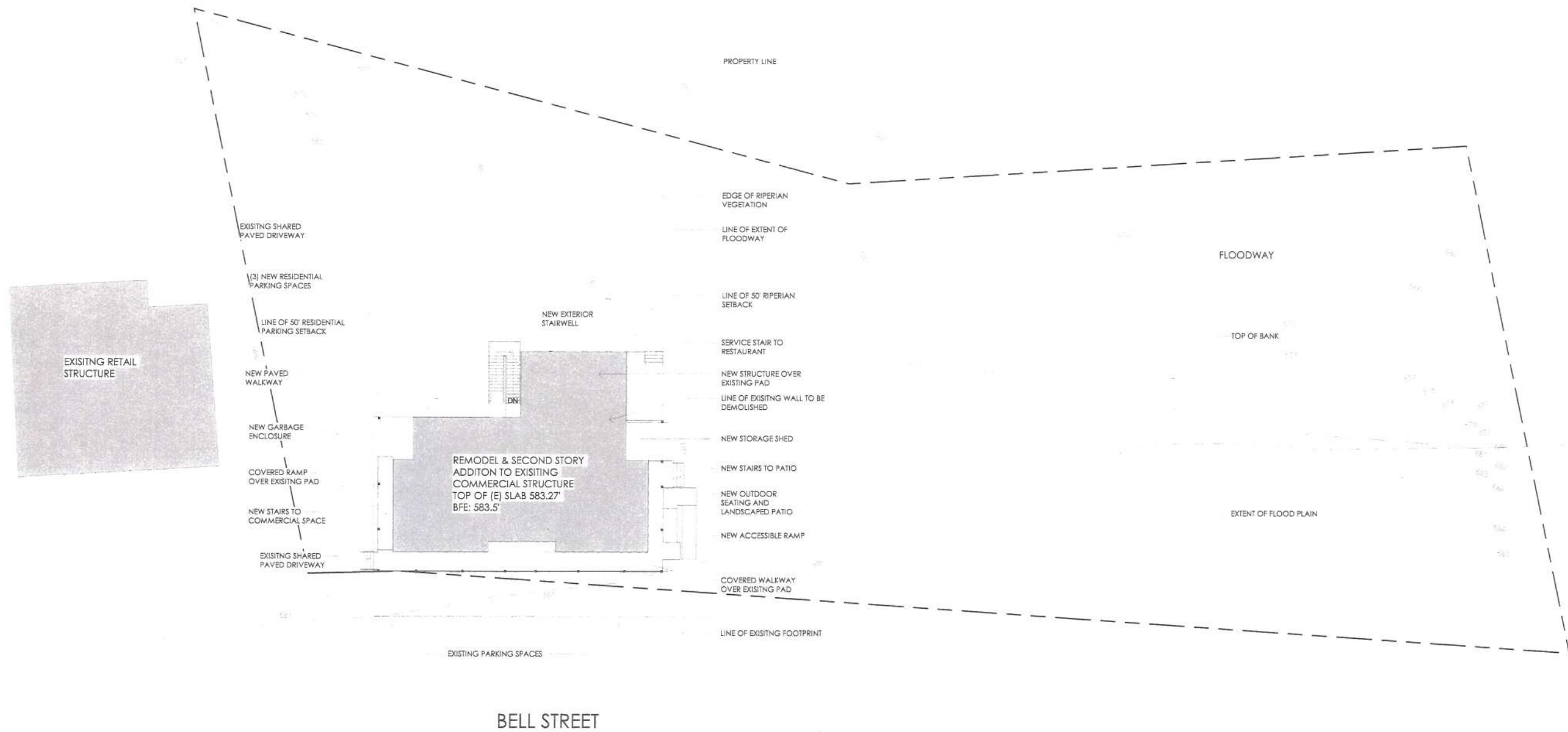
HIGHWAY 135

EXISTING SITE PLAN



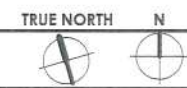
645 BELL MIXED USE
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EXISTING SITE PLAN

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BELL STREET

CONCEPTUAL SITE PLAN



645 BELL MIXED USE
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PROPOSED SITE PLAN

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A2.1

LEGEND

FLOOD WAY

RIPERIAN SETBACK



RIPERIAN SETBACK EXHIBIT



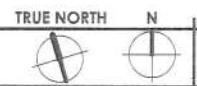
645 BELL MIXED USE
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**RIPERIAN SETBACK
EXHIBIT**

Date: 02/11/2019
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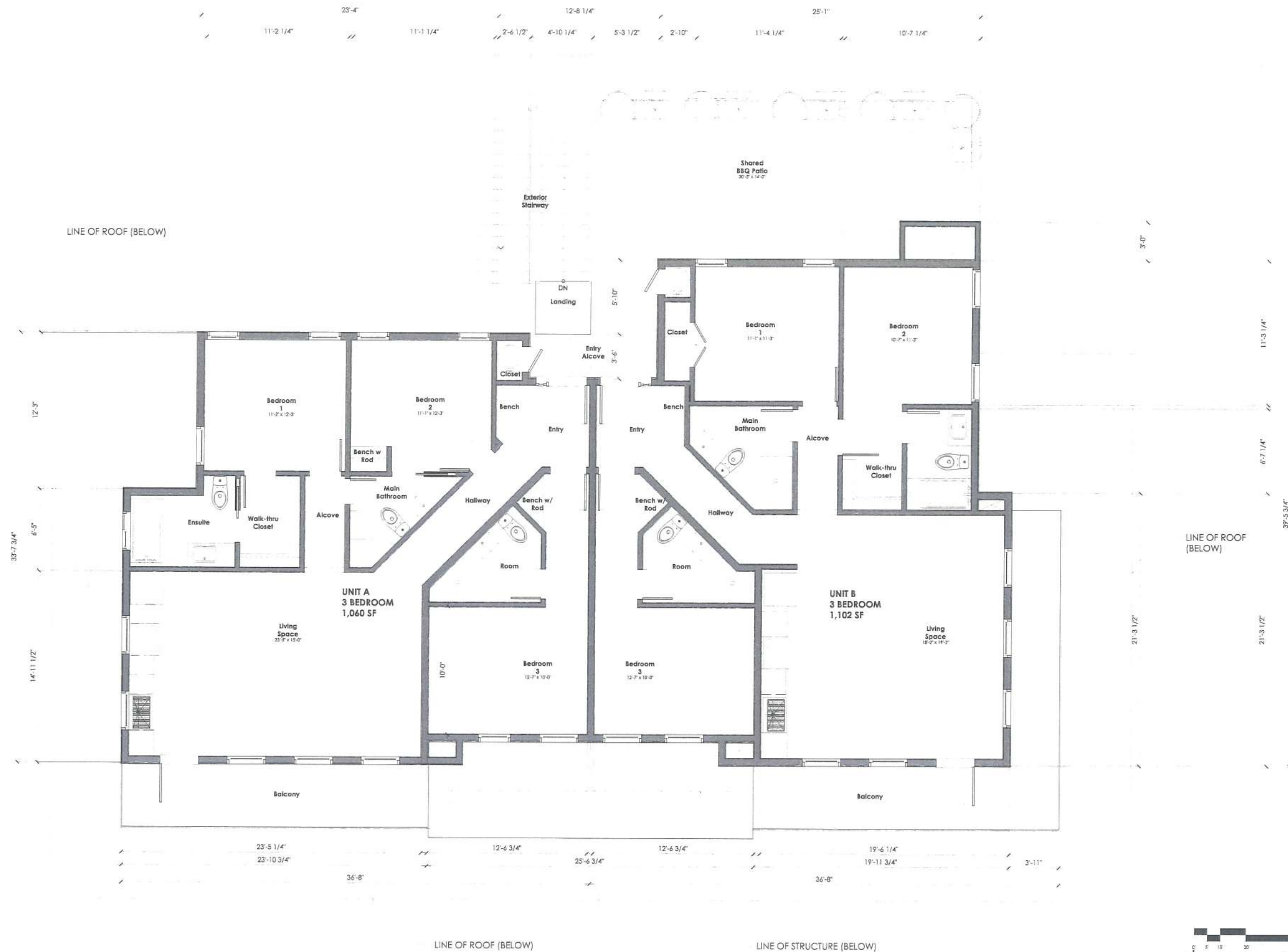


FIRST FLOOR PLAN



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FLOOR PLAN

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SECOND FLOOR PLAN



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SECOND FLOOR PLAN

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PERSPECTIVES - SOUTH CORNERS



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PERSPECTIVES

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PERSPECTIVES - NORTH CORNERS



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PERSPECTIVES

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A4.1



WEATHERED WOOD SIDING

ARCHITECTURAL CORNICE
DETAIL AT PARAPETS

BOARD AND BATTEN SIDING

WOOD SIGNAGE

PAINTED WOOD
RAILINGS

STANDING SEAM
METAL ENTRY ROOFS

- T.O. FALSE FRONT 35'-0"
- 4'-6 1/4"
- T.O. PARAPET 30'-5 3/4"
- 2'-0"
- ROOF 1 28'-5 3/4"
- T.O. PLATE 2 27'-3 3/4"
- 10'-3"
- SECOND FLOOR 18'-2 3/4"
- 2'-0"
- T.O. PLATE 16'-2 3/4"
- 14'-0"
- FIRST FLOOR 2'-2 3/4"
- (E) TO SLAB 581.27'

WEATHERED WOOD SIDING

BOARD AND BATTEN SIDING

PAINTED WOOD RAILINGS

PAINTED WOOD COLUMNS AND BEAMS



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**SOUTH FACADE
ELEVATION**

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SOUTH FACADE ELEVATION



FALSE FRONT W/ ARCHITECTURAL CORNICE DETAIL AT PARAPET

GABLE ROOF W/ METAL ROOF AND BOARD AND BATTEN SIDING

STANDING SEAM METAL ROOF

WEATHERED WOOD SIDING

PAINTED WOOD RAILINGS

PAINTED WOOD BELLY BAND TRIM

STANDING SEAM METAL ROOFS

PAINTED WOOD COLUMNS AND BEAMS

BOARD AND BATTEN SIDING

- T.O. FALSE FRONT 35'-0"
- T.O. PARAPET 30'-5 3/4"
- ROOF 1 28'-5 3/4"
- T.O. PLATE 2 27'-3 3/4"
- 9'-1"
- SECOND FLOOR 18'-2 3/4"
- T.O. PLATE 16'-2 3/4"
- 14'-0"
- FIRST FLOOR 2'-2 3/4"
- (E) TO SLAB 581.27'



NORTH FACADE ELEVATION



645 BELL MIXED USE
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NORTH FACADE ELEVATION

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 Scale 24x36: 1/4"=1'-0"
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WEST FACADE ELEVATION



645 BELL MIXED USE
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WEST FACADE ELEVATION

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 Scale: 24x36: 1/4"=1'-0"
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FALSE FRONT W/ ARCHITECTURAL
CORNICE DETAIL AT PARAPET

GABLE STANDING SEAM
METAL ROOF



PAINTED WOOD COLUMNS
AND BEAMS

PAINTED WALL PANELS AND
TRIM

EAST FACADE ELEVATION



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645 BELL STREET, LOS ALAMOS
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EAST FACADE ELEVATION

Date: 02/11/2019
Scale: 24x36: 1/4" = 1'-0"
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645 BELL STREET

645 BELL STREET, LOS ALAMOS, CA 93440

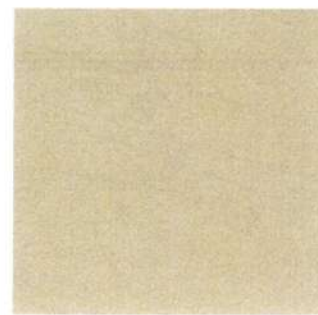
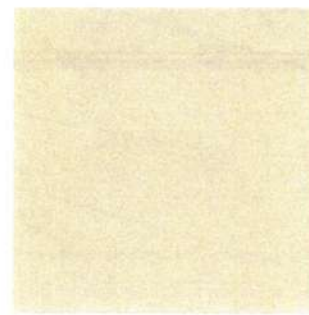
COLORS & MATERIALS



P1
P3
P2
P4

P1
W1
P4
R1

W2



P1- PAINT
WINDOWS, DOORS & TRIM

BENJAMIN MOORE:
HC-27 MONTEREY WHITE

P2- PAINT
BOARD AND BATTEN

BENJAMIN MOORE:
HC-26 MONROE BISQUE

P3- PAINT
EXTERIOR TRIM

BENJAMIN MOORE:
HC-25 QUINCY TAN

P4- PAINT
EXTERIOR COLUMNS,
BEAMS & RAILINGS

BENJAMIN MOORE:
986 SMOKEY ASH

W1- WOOD SIDING
RECLAIMED WEATHERED
SIDING

PIONEER WOODWORKS:
'AMERICAN PRARIE
CORRAL'

W2- WOOD SIDING
RECLAIMED WEATHERED
SIDING

PIONEER WOODWORKS:
'AMERICAN PRARIE
WEATHERED GREY'

R1- METAL ROOF

AEP STANDING SEAM
METAL ROOF:
VINTAGE FINISH



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COLORS & MATERIALS

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A8.0

