

**Total Project Summary**

Total Site Area:	23.55 Acres ±
Residential:	13.7 Acres ±
Retail:	9.85 Acres ±
Total Units:	274 Homes
<i>(Plus 5 live work units in retail)</i>	
Total Retail:	90,054 s.f.
Residential Density:	20.0 Homes/Acre ±

**Retail Land Use Summary:**

Building Coverage:	90,054 s.f.	21.0%
<i>(Includes total live work footprint area)</i>		
Open Space:	108,240 s.f.	25.3%

**Retail Project Summary:**

Total Retail SF:	90,054 SF ±
Shops A:	4,300 s.f.
Market B:	25,000 s.f.
Shops C:	4,820 s.f.
Shops D:	9,300 s.f.
Shops E:	6,320 s.f.
Shops F:	5,020 s.f.
* Live Work G:	3,294 s.f.
<i>(Work Space Only)</i>	
Future Restaurant H:	10,000 s.f.
Drug I:	15,000 s.f.
Future Restaurant J:	7,000 s.f.

**Retail Parking Summary:**

Total Spaces Required:	209 Spaces
<i>Restaurant 1sq300 s.f. = 57 Required</i>	
<i>Retail 1sq500 s.f. = 152 Required</i>	
Total Spaces Provided:	352 Spaces
<i>332 Open &amp; 20 HCAP</i>	

\* Plan 1 - Live Work 1616 S.F., 3 Bdrm, 2 Bath 520 S.F. Work Space, 2 Car Garage 3 Units

Plan 2 - Live Work 1789 S.F., 3 Bdrm, 2.5 Bath 957 S.F. Work Space, 2 Car Garage 2 Units

5 Units

**Residential Land Use Summary:**

Building Coverage:	129,918 s.f.	21.7%
Open Space:	256,761 s.f.	43.0%
Streets/ Sidewalks:	210,093 s.f.	
Total:	596,772 s.f.	(13.7 acres)

**Residential Unit Summary:**

Plan 1	504 S.F., 1 Bdrm, 1 Bath	96 Units
Plan 2	895 S.F., 2 Bdrm, 2 Bath	52 Units
Plan 3	893 S.F., 2 Bdrm, 2 Bath	30 Units
Plan 4	1,042 S.F., 2 Bdrm, 2 Bath	16 Units
Plan 5	1,144 S.F., 2 Bdrm, 2 Bath	9 Units
<i>Garage Access</i>		
Plan 6	1,194 S.F., 2 Bdrm, 2 Bath	19 Units
<i>Garage Access</i>		
Plan 7	1,119 S.F., 3 Bdrm, 2 Bath	33 Units
Plan 8	1,195 S.F., 3 Bdrm, 2 Bath	19 Units
<i>Garage Access</i>		
274 Units		

**Residential Parking Summary:**

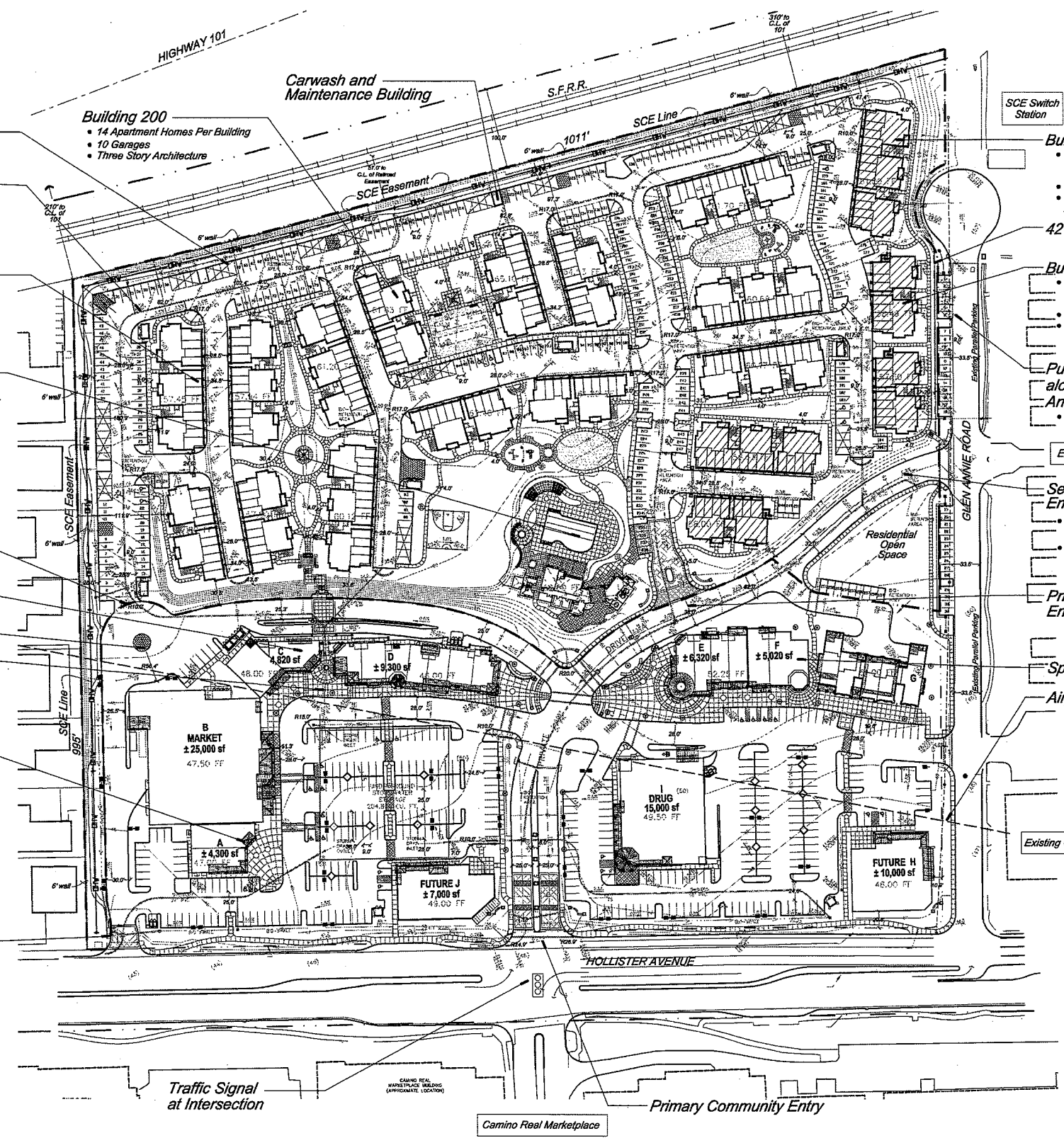
Total Spaces Required:	533 Spaces
<i>(1.95 sp/du)</i>	
Residents:	478 Spaces
Visitor:	55 Spaces
Total Spaces Provided:	542 Spaces
<i>(1.97 sp/du)</i>	
Garages:	208 Spaces
Carports:	66 Spaces
Open:	259 Spaces
HCAP:	9 Spaces

**13.7 AC. RESIDENTIAL ZONING ANALYSIS**

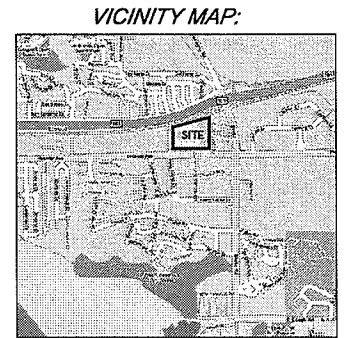
	ALLOWED	PROVIDED
• GENERAL PLAN:	Medium Density	Medium Density
• ZONING:	Retail Commercial	RD-20
• LOT AREA:	20 Du/ Ac.	20 Du/ Ac.
• DENSITY:		
• BUILDING SEPARATIONS 18,100-18:		20' Min. per C.B.C. Per CBC
- Side to Side		
- Front to Front		
- Side to Front		
• BUILDING HEIGHT:	35'	35'
- # of Stories	N.A.	2 & 3 Stories
• SETBACKS:		100' Min. 20' Min. 84' Average
- Front	20'	
- Side East	20'	
- Side West	20'	
- Rear	20'	
• PARKING REQUIREMENTS:		533 Spaces Required
- One Bedroom	1 Space per Du. (36 spaces req.)	
- Two Bedroom	2 Spaces per Du. (252 spaces req.)	
- Three Bedroom	2.5 Spaces per Du. (130 spaces req.)	
- Guest	1 Space per 5 Du. (55 spaces req.)	
- Handicap		9 Spaces
• PARKING SIZE:		
- Standard	8.5x16.5'	9x18'
• PARKING ACCESS (19,580,080B):		
- Aisle width	28.5'	28.5'
• OPEN SPACE:		
- Common Area	40%	43%
- Private (Patios & Decks)		
• BUILDING COVERAGE:	30%	21.7%

**NOTES:**

- NFP 13 R Fire System Required (Under C.B.C. increase to NFPA 13)
- Type of Construction: V3, 3-Story
- Grade: RTU
- F.S.D. > 10'-0" (20'-4")



- LEGEND:**
- Bicycle Racks (B)
  - 2 Story Architecture (hatched box)
  - Carport (X)
  - Trash Enclosure (box with trash can)
  - Parking Lights (square with dot)
  - Deco Lights (circle with dot)



- Typical Carport**
- Internal Perimeter Road**
  - Minimizes impact of Highway 101 on residential units
- Building 100**
  - 19 Apartment Homes Per Building
  - 13 Garages
  - Three Story Architecture
- Recreation Area**
  - Centralized location for residents
  - Provides focal point for primary entry and secondary entries.
  - Creates an entry statement and clear delineation between the commercial and residential uses.
  - Office location.
- Secondary Residential Entry**
- Speciality Retail/ Restaurants**
- Truck Turn Around**
- Plaza**
  - Integrates and celebrates mix of land uses.
  - Encourages linkage between the uses.
- Seating Plaza**
- Existing Business Park**
- Secondary Entry**
  - Provides access for loading docks
  - Secondary entry for residents

- NOTES:**
- SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
  - SITE PLAN MUST BE REVIEWED BY PLANNING, BUILDING & FIRE DEPARTMENT FOR CODE COMPLIANCE.
  - BASE INFORMATION PER CIVIL ENGINEER.
  - CIVIL ENGINEER TO VERIFY ALL SETBACKS AND GRADING INFORMATION.
  - BUILDING FOOTPRINTS MIGHT CHANGE DUE TO THE FINAL DESIGN ELEVATION STYLE.
  - OPEN SPACE AREA IS SUBJECT TO CHANGE DUE TO THE BALCONY DESIGN OF THE ELEVATION.
  - BUILDING SETBACKS ARE MEASURED FROM PROPERTY LINES TO BUILDING FOUNDATION LINES.

WILLIAM HEZMAHALCH ARCHITECTS, INC. © 2007

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Goleta, CA  
Westar Associates



CPAC architects  
WILLIAM HEZMAHALCH ARCHITECTS, INC.  
LAND CONCERN  
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**EARTHWORK QUANTITIES**

**ESTIMATED EARTHWORK QUANTITIES**

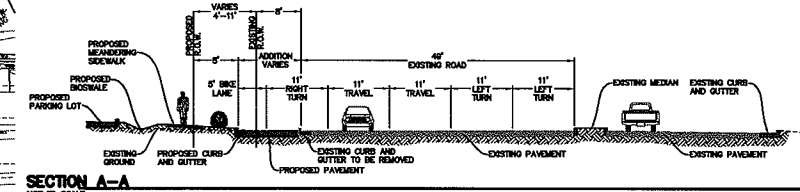
RAW CUT = 1000 C.Y.

RAW FILL = 1000 C.Y.

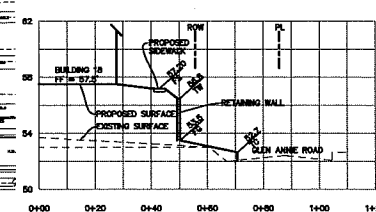
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SURFACE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BELTING, CLEANING AND OVERBURD, SUBSIDENCE, SWELLING, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOOLS AND CONSTRUCTION METHODS.

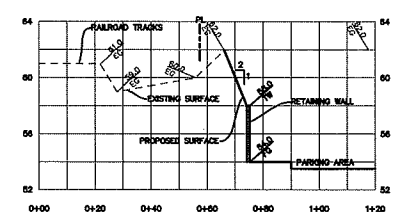
THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



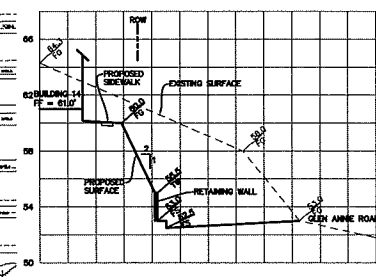
SECTION A-A  
NOT TO SCALE



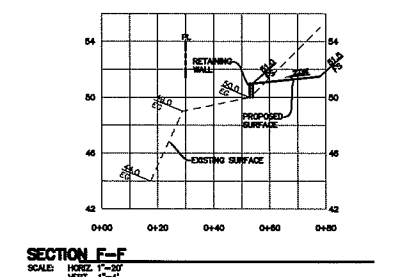
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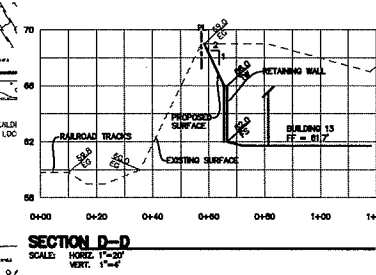
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SCALE: HORIZ. 1"=20' VERT. 1"=2'



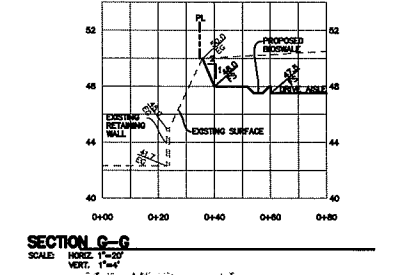
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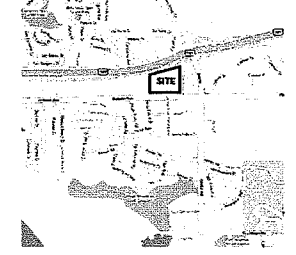
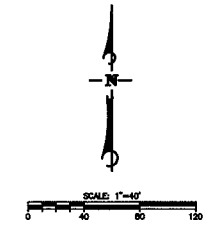
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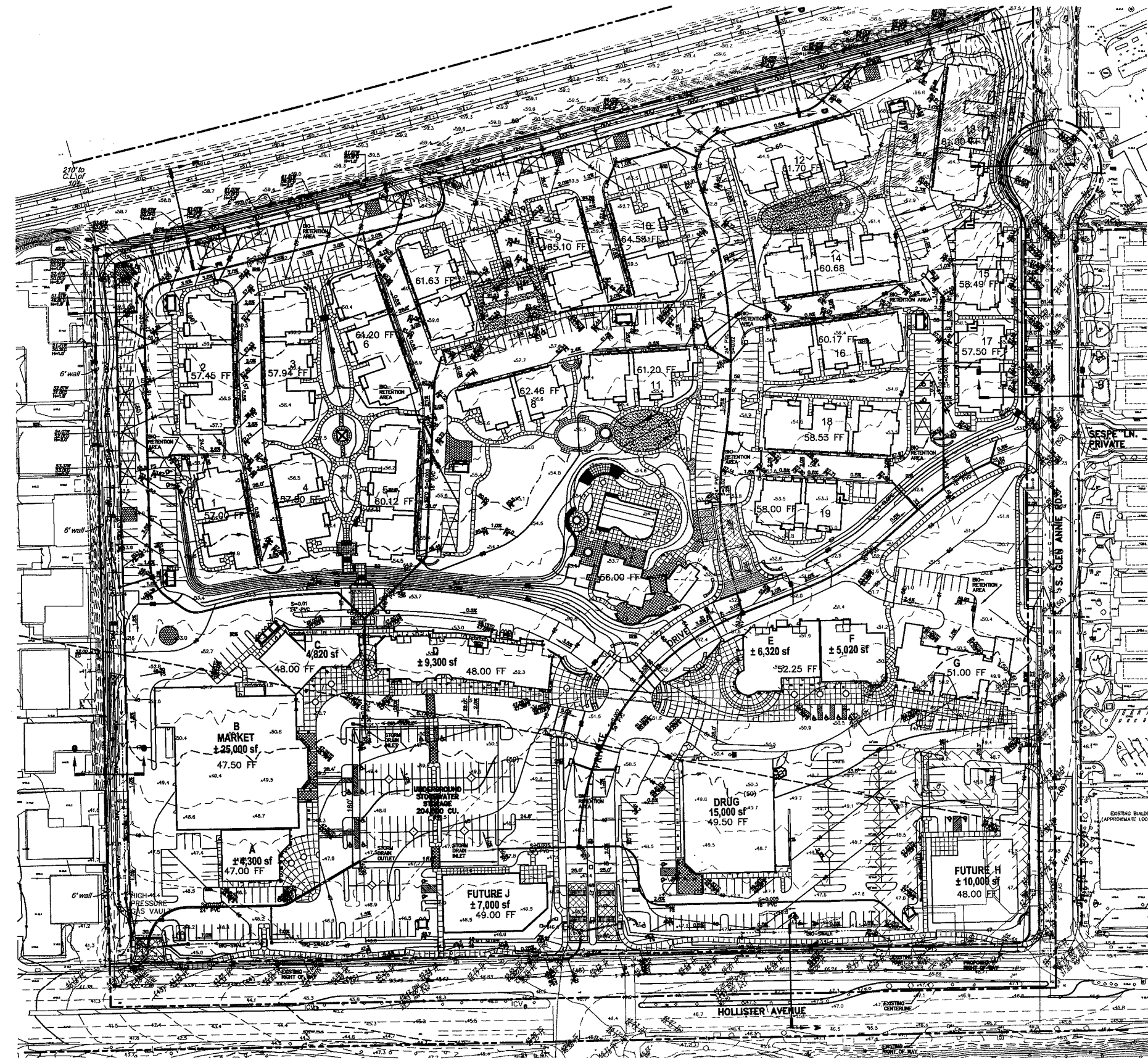
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SCALE: HORIZ. 1"=20' VERT. 1"=2'



SECTION G-G  
SCALE: HORIZ. 1"=20' VERT. 1"=2'



CONCEPTUAL GRADING AND DRAINAGE PLAN  
08-143-GPA-RZ-OA TM (TM 32048)-DP-CUP-DRB  
JANUARY 22, 2010



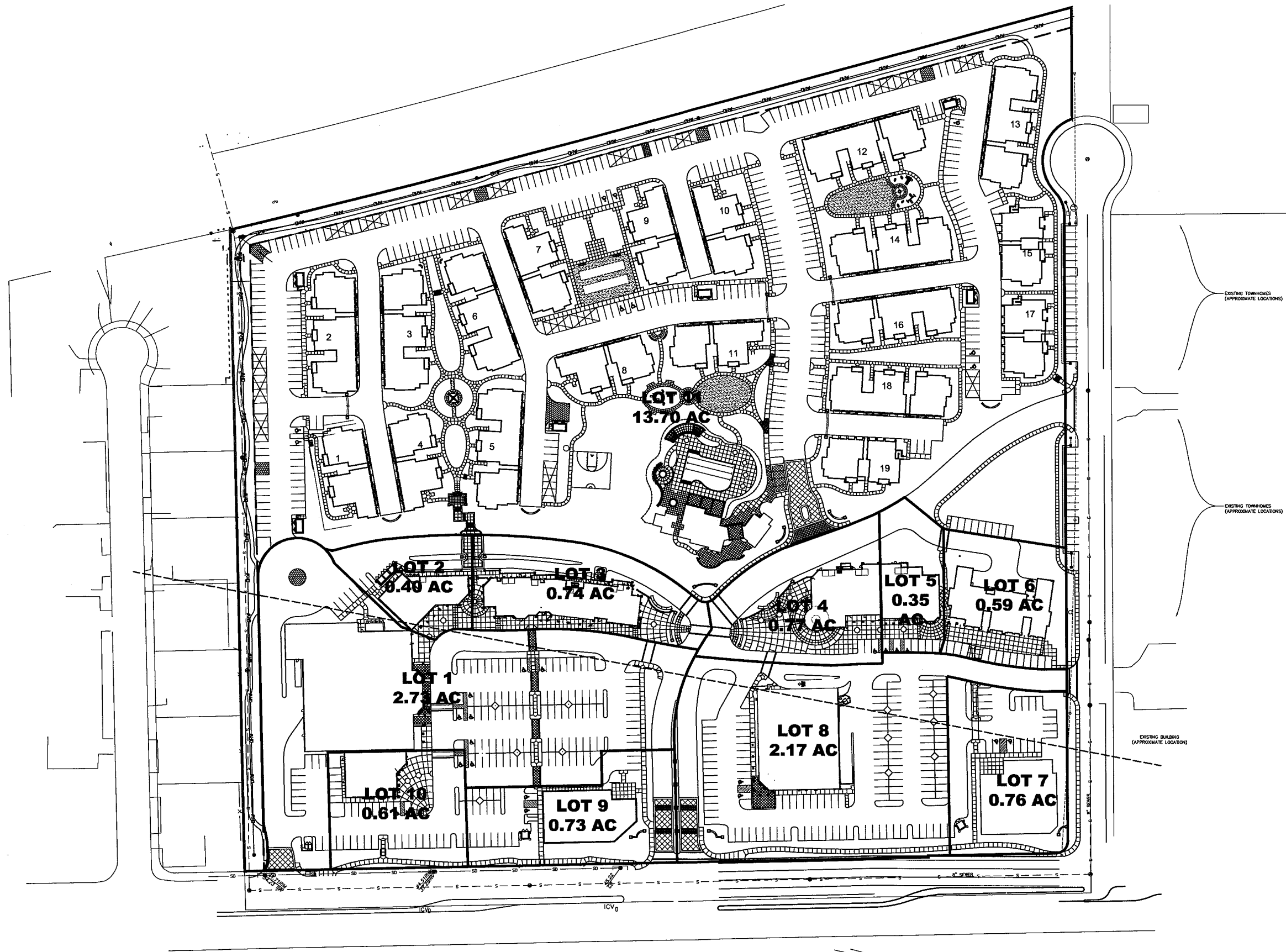
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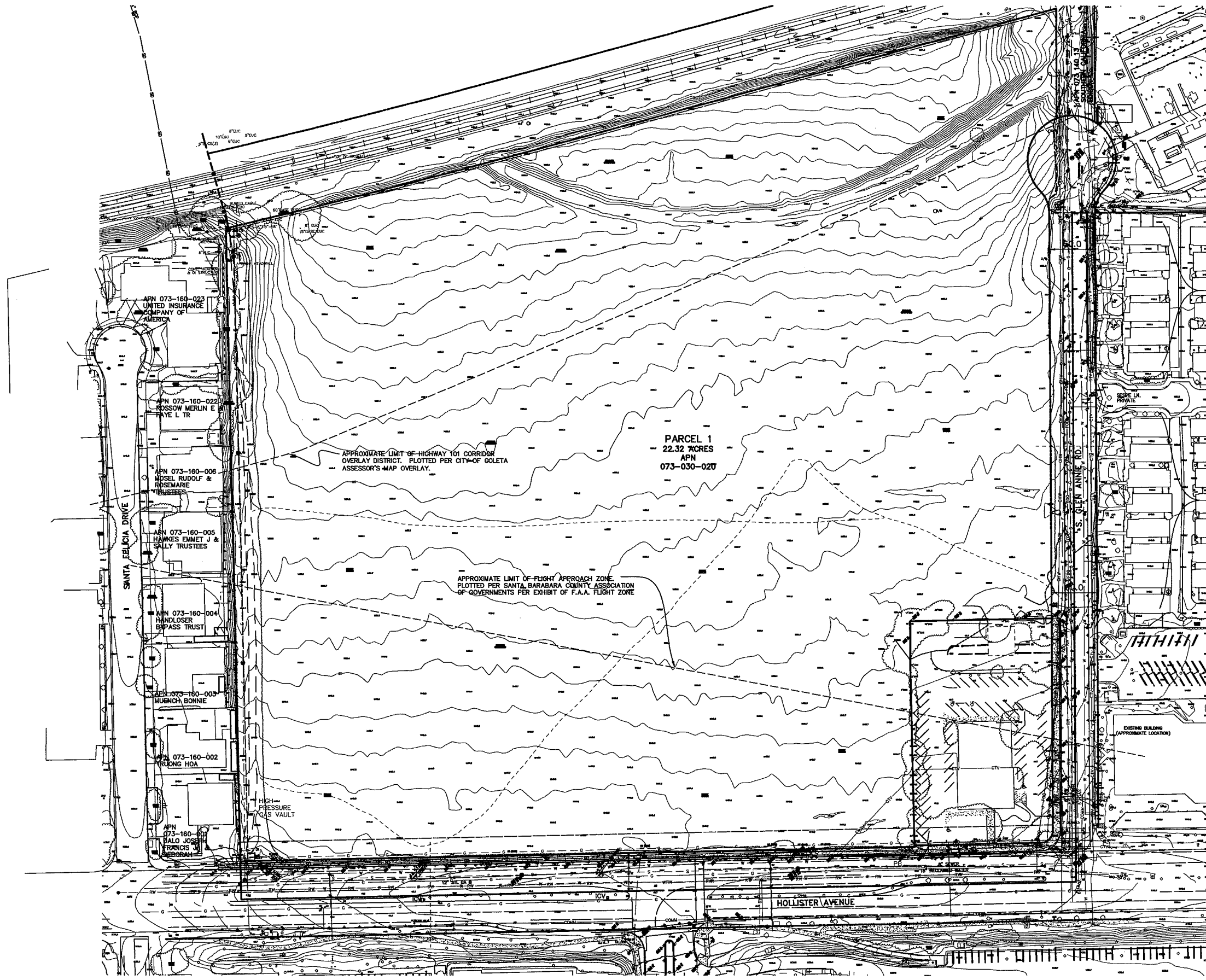
CONCEPTUAL VESTING TENTATIVE TRACT MAP  
 08-143-GPA-RZ-OA TM (TM 32048)-DP-CUP-DRB  
 FEBRUARY 2, 2010

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EXISTING CONDITIONS PLAN  
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