



FAIRVIEW & CALLE REAL

G O L E T A , C A L I F O R N I A

DEVELOPER INFORMATION

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LANDSCAPE ARCHITECTURE:
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COMMUNITY CONTEXT (1:500)



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ARCHITECTURE

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A0.10 - SHEET INDEX + PROJECT SUMMARY

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A1.10 - SITE COVERAGE

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A2.01 - 6-PLEX - B600 - ELEVATIONS

A2.02 - 6-PLEX - B600 - BUILDING PLANS

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A2.11 - 6-PLEX - B610 - ELEVATIONS

A2.12 - 6-PLEX - B610 - BUILDING PLANS

A2.13 - 6-PLEX - B610 - BUILDING PLANS

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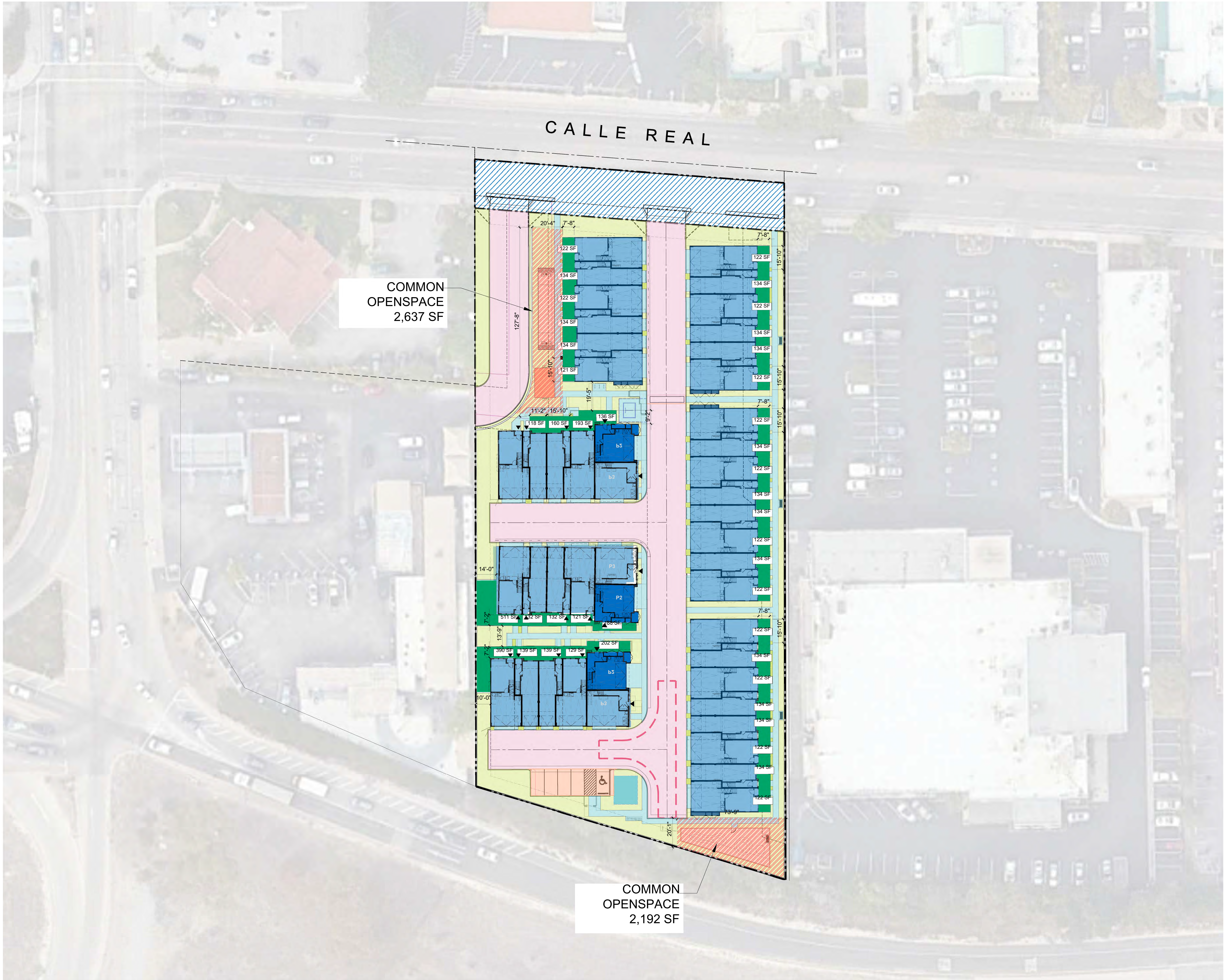
SITE SUMMARY											
APN 069-110-018											
STREET ADDRESS:		5955 Calle Real, Goleta, CA				OCCUPANCY:		R-2			
COUNTY:		Santa Barbara				TYPE OF CONSTRUCTION:		V-B			
GENERAL PLAN LAND USE:		COMMUNITY				SPRINKLER SYSTEM:		FULL NFPA 13			
ZONING		(CC) COMMERCIAL COMMUNITY				NUMBER OF STORES:		3			
OVERLAY		MU ALLOWEE Airport Safety Zone 6				BUILDING HEIGHT:		MAX 39'-0"		MAX*: 35' *WAVAR REQUESTED	
LOT AREA (GROSS):		1.99 AC +/-		86,249 SF		SETBACKS		PROVIDED:		REQUIRED*:	
LOT AREA (NET):		1.98 AC +/-		86,249 SF		FRONT		10'-10"		MIN 10'	
FLOOR AREA (GROSS):				55,497 SF		INTERIOR		10'-10"		MIN 0'	
						INTERIOR		17'-10"		MIN 0'	
						REAR		27'-8"		MIN 10'	
DENSITY (GROSS):		23.2 DU/AC									
(MAX=20, MIN 15 PER TABLE 17.08.030 OF GOLETA MUNICIPAL CODE)											
NUMBER OF HOMES:		46 UNITS									
COVERAGE STATISTICS:		TOTAL SF		LOT COVERAGE							
BUILDINGS:		34,053 SF		39 % (MAX: 40%)							
LANDSCAPE:		21,363 SF		25 %							
HARDSCAPE:											
DRIVE AISLE		19,867 SF		23 %							
PAVED SURFACES		8,037 SF		9 %							
POROUS SURFACE		2,929 SF		3 %							
TOTAL		86,249 SF		100 %							

UNIT SUMMARY												
DWELLING UNITS												
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GROSS/UNIT	TOTAL GROSS	GARAGE	PRIVATE UPPER FLOOR BALCONIES	GROUND FLOOR PATIOS	TOTAL PRIVATE UPPER FLOOR BALCONIES	
PLAN 1	3 BEDS / 3 BATHS	20 UNITS	43%	1,333 SF	26,660 SF	1,494 SF	29,880 SF	496 SF	50 SF	PER SITE SHEET A1.10	1,000 SF	
PLAN 2	3 BEDS / 2.5 BATHS	3 UNITS	7%	1,339 SF	4,017 SF	1,553 SF	4,659 SF	507 SF	83 SF		249 SF	
PLAN 3	3 BEDS / 2.5 BATHS	3 UNITS	7%	1,424 SF	4,272 SF	1,679 SF	5,037 SF	612 SF	43 SF		129 SF	
PLAN 4A	3 BEDS + DEN / 3 BATHS	9 UNITS	20%	1,672 SF	15,048 SF	1,769 SF	15,921 SF	492 SF	73 SF		657 SF	
PLAN 4B	3 BEDS + DEN / 3 BATHS	11 UNITS	24%	1,672 SF	18,392 SF	1,794 SF	19,734 SF	492 SF	73 SF		803 SF	
TOTAL		46 UNITS	100%		49,967 SF		55,497 SF				2,035 SF	
ACCESSIBLE UNITS: 10 % OF 46 UNITS = 4.6= 5 ACCESSIBLE UNITS / ALL LIVEWORK UNITS ARE ACCESSIBLE												

BUILDING SUMMARY					
BLDG #	DESCRIPTION	NET SF	GROSS SF	GROSS SF (+GARAGE & PRIV. BALC.)	ROOFLINE HEIGHT
BLDG 1	B610 (6-PLEX)	8,773 SF	9,758 SF	13,225 SF	+/- 38'-6"
BLDG 2	B610 (6-PLEX)	8,773 SF	9,758 SF	13,225 SF	+/- 39'-0"
BLDG 3	B610 (6-PLEX)	8,773 SF	9,758 SF	13,225 SF	+/- 38'-6"
BLDG 4	B600 (6-PLEX)	9,015 SF	9,789 SF	13,122 SF	+/- 38'-6"
BLDG 5	B600 (6-PLEX)	9,015 SF	9,789 SF	13,122 SF	+/- 38'-6"
BLDG 6	B800 (8-PLEX)	12,020 SF	13,052 SF	17,496 SF	+/- 38'-6"
BLDG 7	B820 (8-PLEX)	12,020 SF	13,052 SF	17,496 SF	+/- 38'-6"

OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE PER 17.24.120 ADDITIONAL DEVELOPMENT REGULATIONS MU IN CC DISTRICT			
COMMON	NA	SF/UNIT	
RESTRICTED OPEN	UNITS:	180 SF/UNIT	BASED ON MU CLASSIFICATION
		7,360 SF	
PROVIDED OPEN SPACE			
COMMON	4,629 SF*	105 SF PER UNIT	
PRIVATE			
UPPER FLOOR BALCONIES	2,035 SF		
GROUND FLOOR PATIOS	6,268 SF		
TOTAL PRIVATE	8,303 SF	181 SF PER UNIT	

PARKING SUMMARY					
REQUIRED PARKING					
PER TABLE 17.38.040(A): REQUIRED ON-SITE PARKING SPACES OF GOLETA MUNICIPAL CODE					
STUDIO / 1 BED	2.00 SPACES / UNIT	x	0 UNITS =	0 SPACES	
2BED+	2.00 SPACES / UNIT	x	46 UNITS =	92 SPACES	
GUEST	0.33 SPACES / UNIT	x	46 UNITS =	15 SPACES	
				TOTAL:	92 SPACES
				TOTAL GUEST:	15 SPACES
				TOTAL OVERALL REQUIRED PARKING	107 SPACES
PER STATE DENSITY BONUS					
0 TO 1 BEDS	1 SPACES / UNIT	x	0 UNITS =	0 SPACES	
2 TO 3 BEDS	1.5 SPACES / UNIT	x	46 UNITS =	69 SPACES	
4+ BEDS	2.5 SPACES / UNIT	x	0 UNITS =	0 SPACES	
				TOTAL OVERALL REQUIRED PARKING	69 SPACES
PROVIDED PARKING					
RESIDENTIAL (GARAGE SPACES)	46 UNITS	x	2 SPACES /DU	=	92 SPACES (STANDARD SPACES)
				=	5 SPACES (STANDARD SPACES)
GUEST PARKING USED FOR EV CHARGING STATIONS) *PER CBC's 1109A.5 UNASSIGNED AND VISITOR PARKING SPACES, 5% OF SPACES SHALL BE ACCESSIBLE, 5% OF 10=5=1 STALL				TOTAL OVERALL PROVIDED PARKING	97 SPACES
				SATISFIES STATE DENSITY BONUS REQUIREMENT	
PROVIDED COMMUNAL BICYCLE SPACES				=	12 SPACES*
10% OF REQUIRED AUTOMOBILE PARKING SPACES REQUIRED PER 17.38.090(A)(1) OF GOLETA MUNICIPAL CODE. 10% (107 REQUIRED SPACES) = 11 SHORT- TERM BICYCLE SPACES REQUIRED				Each unit's garage will provide wall mounted long-term bike parking, totaling 46 long-term bike parking spaces	



LEGEND

BUILDINGS

LANDSCAPE AREA

RESTRICTED OPENSOURCE

COMMON OPENSOURCE

DRIVE AISLE

PAVED SURFACES

POROUS SURFACES

EASEMENT

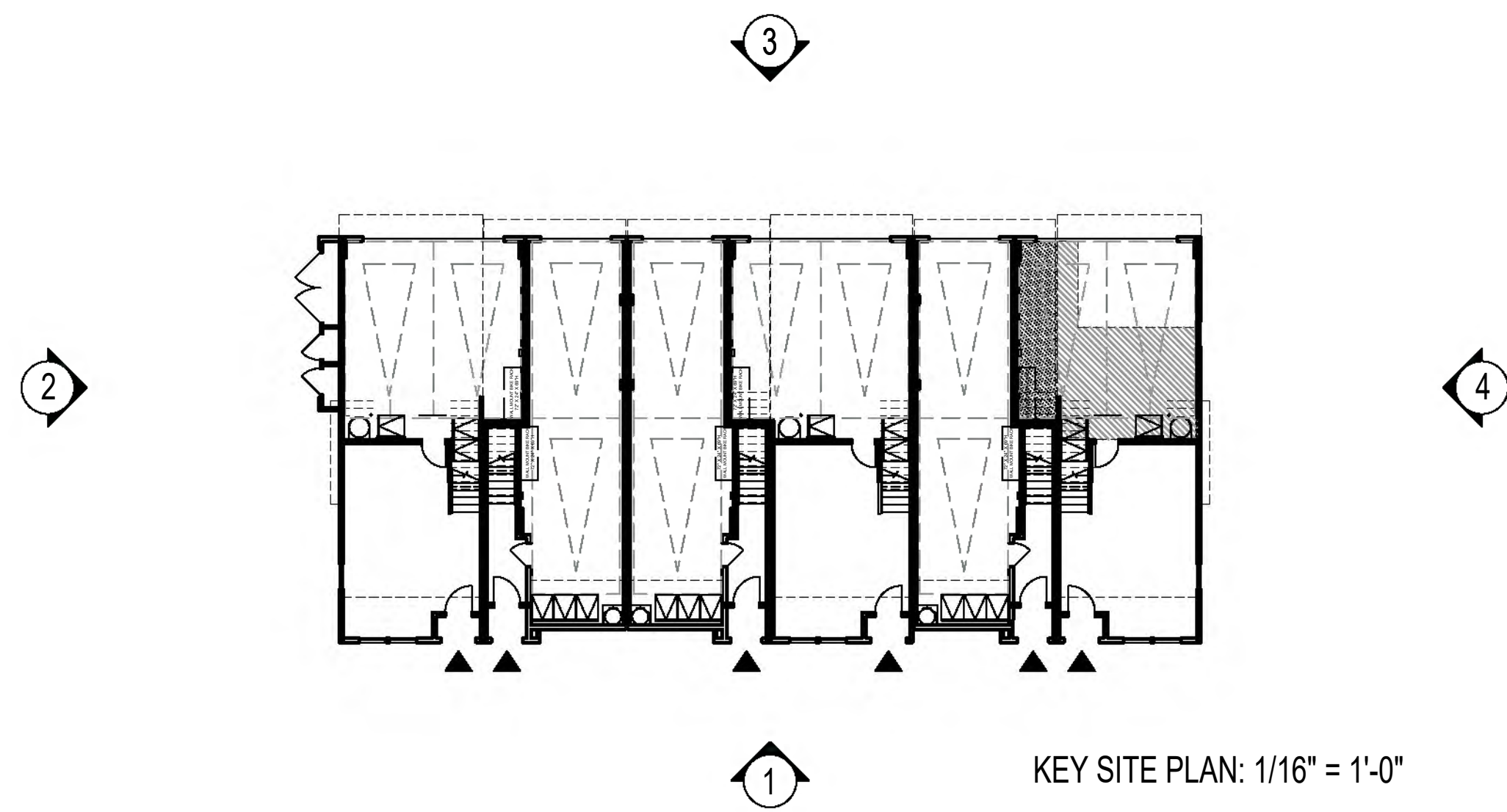


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: COLOR SCHEME 1 APPLIED

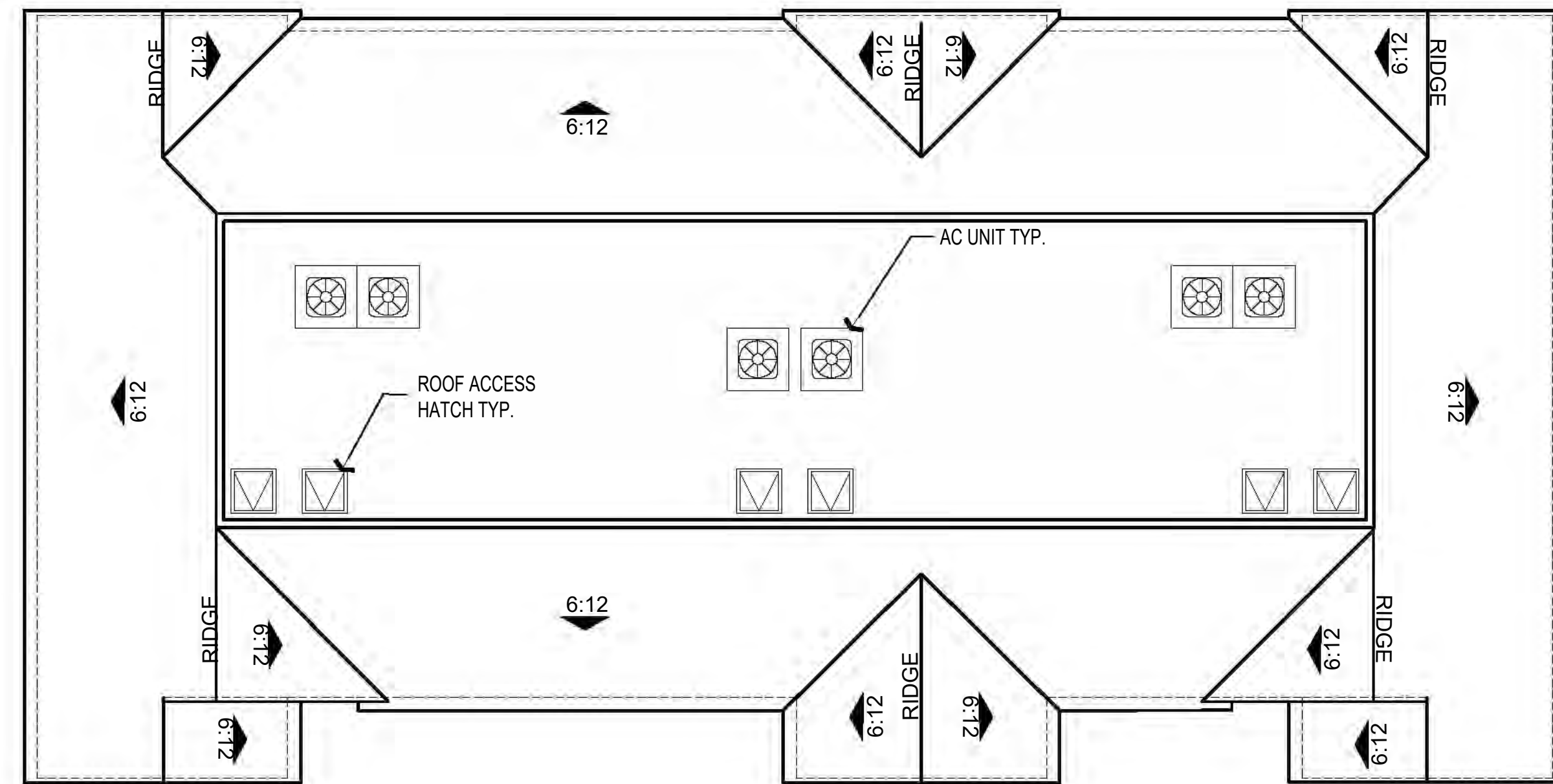


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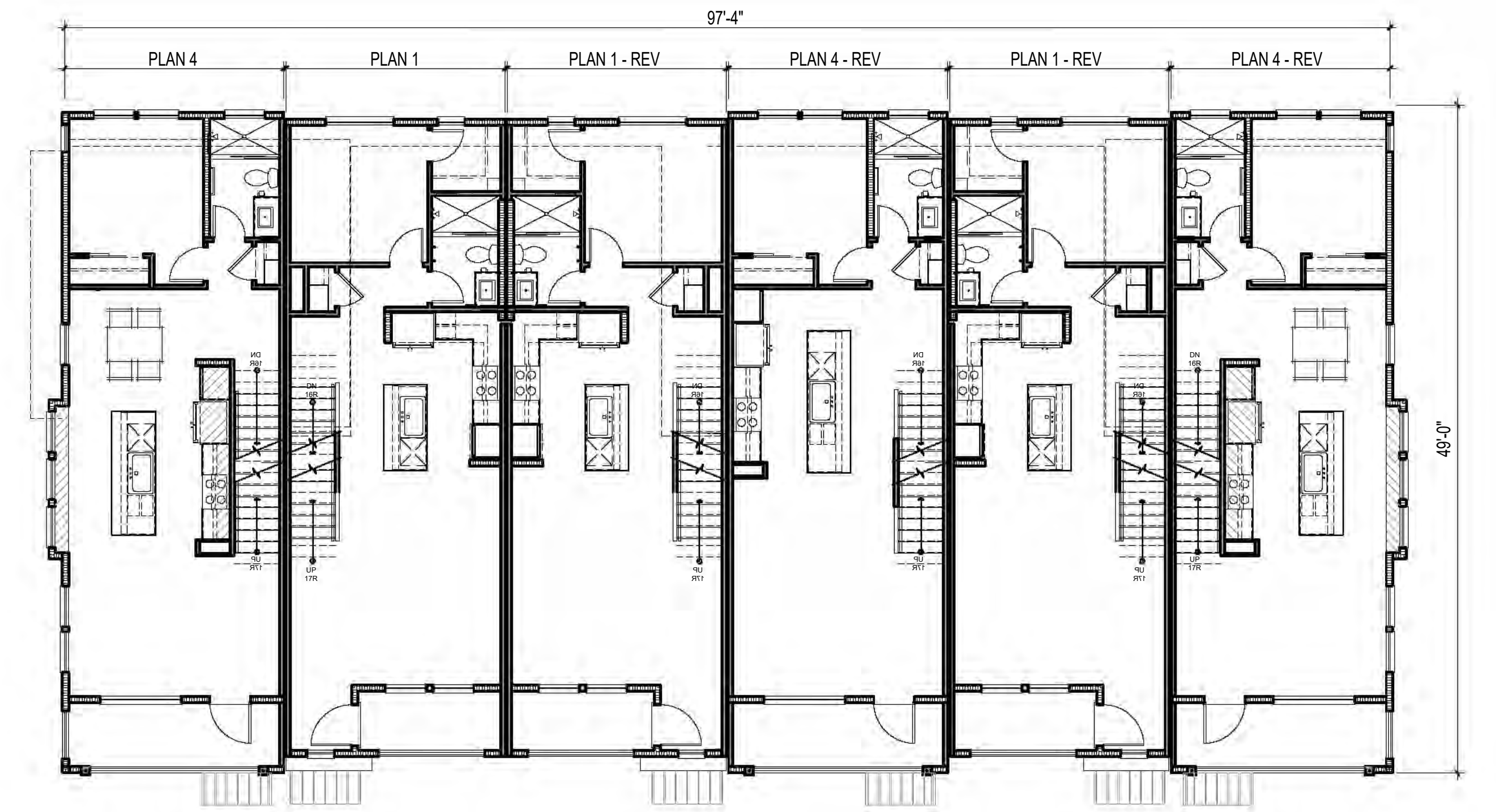
- | | | | |
|-----------------------------|--|---------------------------|----------------------------------|
| 1 Corrugated Metal Siding | 7 Brick Veneer | 13 Fibercement Trim | 19 Metal Railing |
| 2 Asphalt Shingle Roofing | 8 Vinyl Windows | 14 Fibercement Sill | 20 Faux Wood Post, Braces & Beam |
| 3 Standing Seam Metal Roof | 9 Fiberglass Entry Door | 15 Fibercement Belly Band | 21 Utility Closet Doors |
| 4 Parapet | 10 Decorative Exterior Light & Address | 16 Brick - Stacked Bond | 22 Metal Awning |
| 5 Horizontal Siding | 11 Decorative Gable | 17 Wood Eave Board | 23 Decorative Shutter |
| 6 Vertical Board and Batten | 12 Metal Sectional Door | 18 Wood Barge Board | |



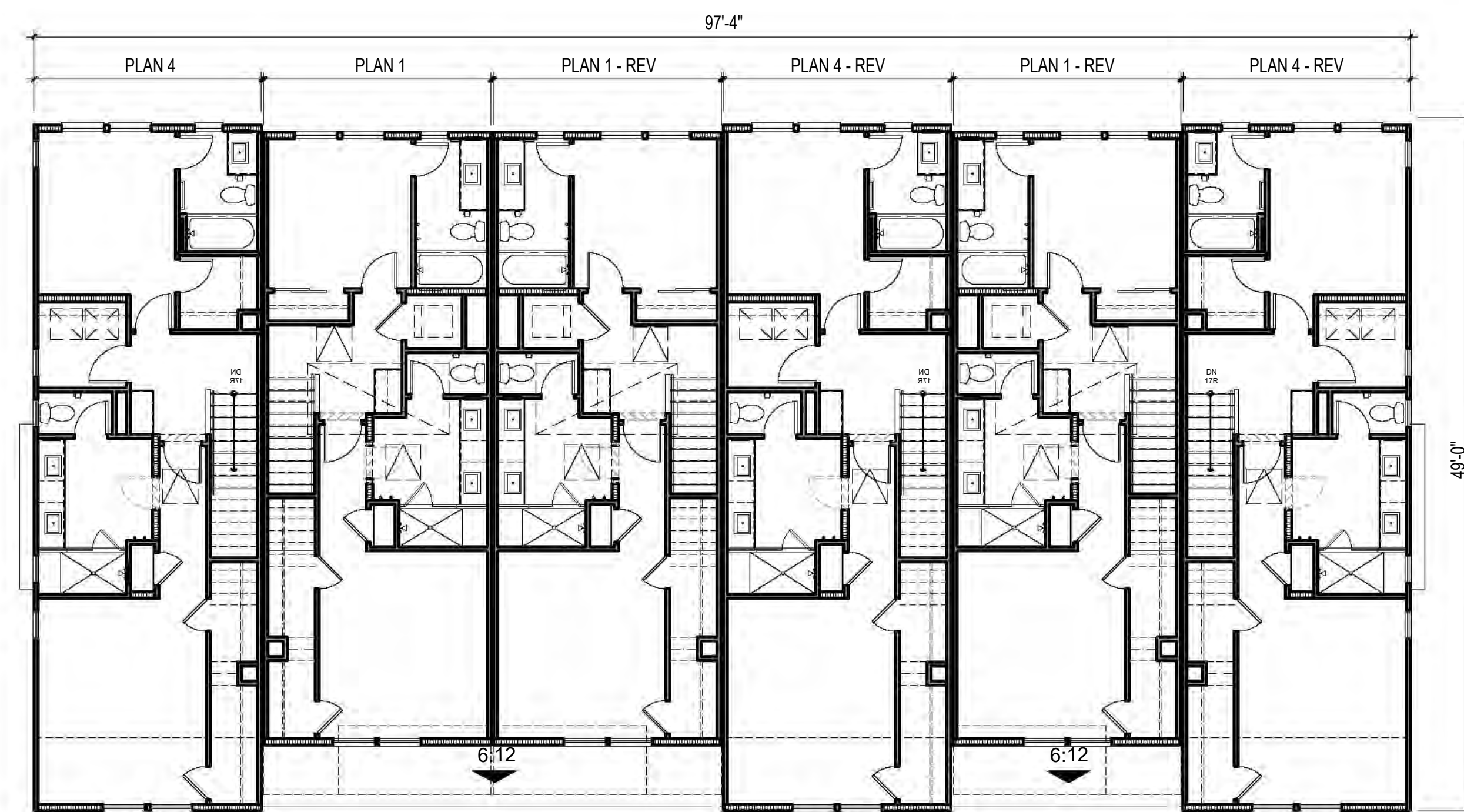
NOTE: COLOR SCHEME 1 APPLIED



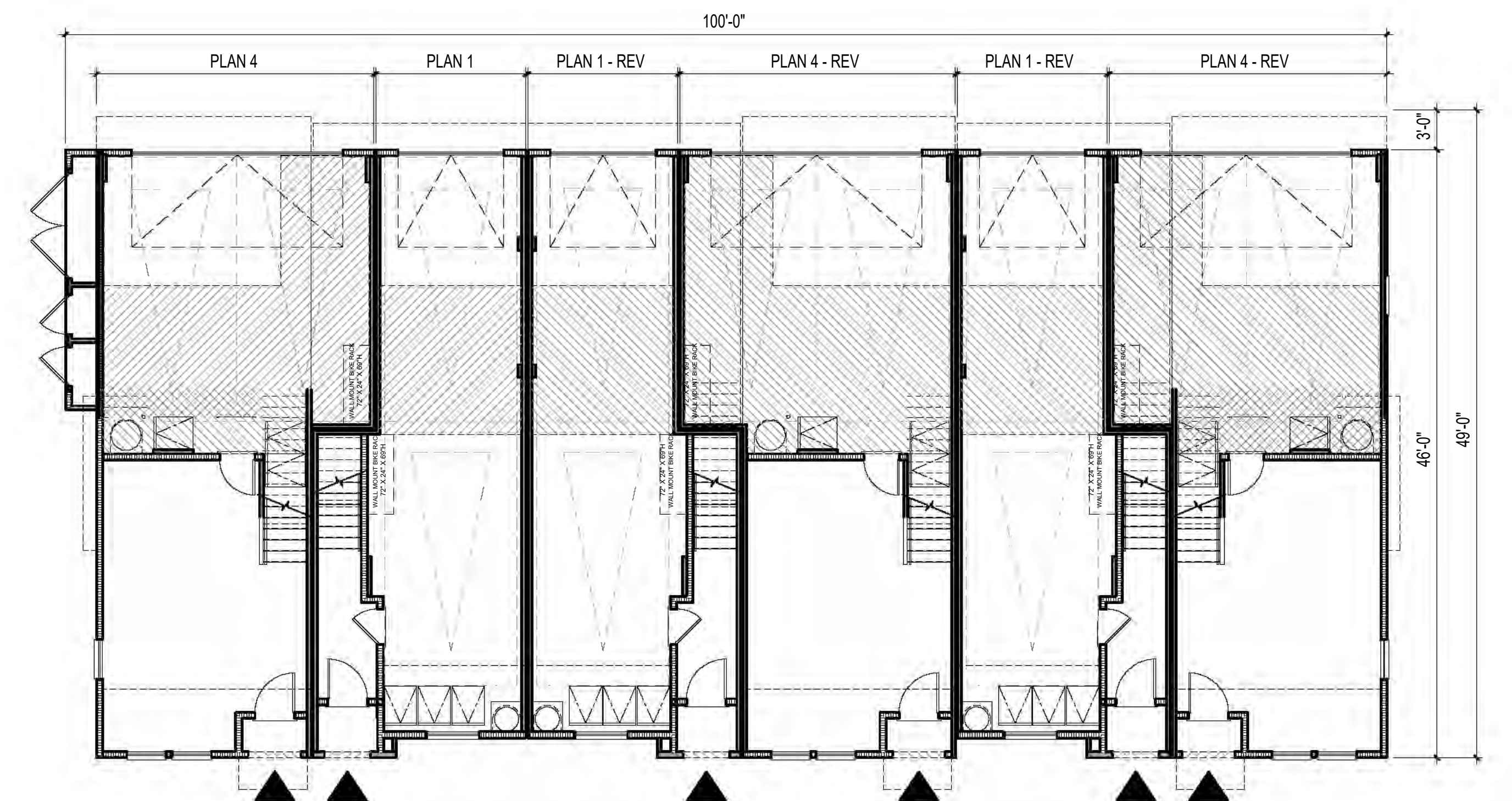
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

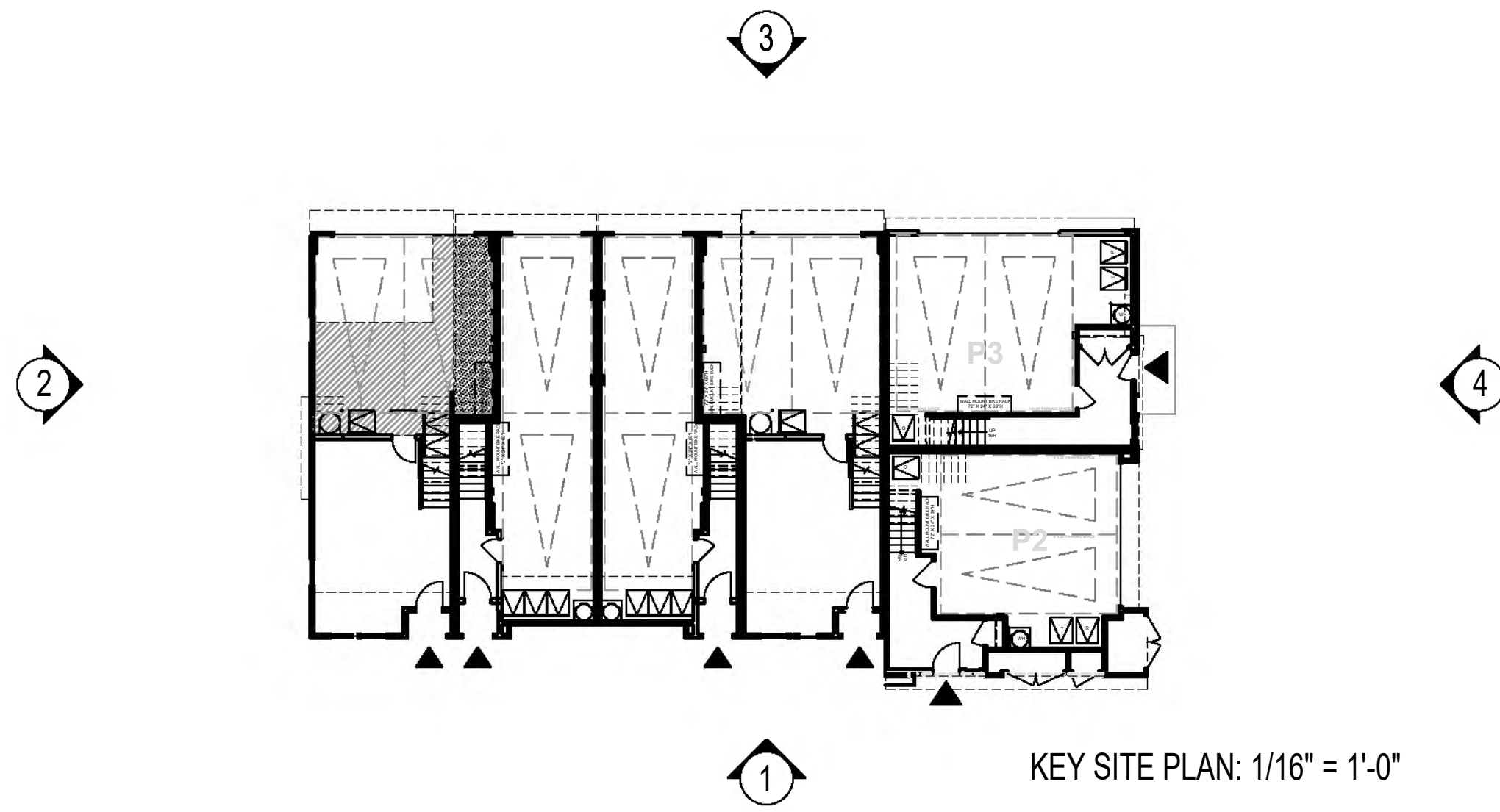


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: COLOR SCHEME 1 APPLIED



LEGEND

- | | | | |
|-----------------------------|--|---------------------------|----------------------------------|
| 1 Corrugated Metal Siding | 7 Brick Veneer | 13 Fibercement Trim | 19 Metal Railing |
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2-LEFT ELEVATION



1-FRONT ELEVATION

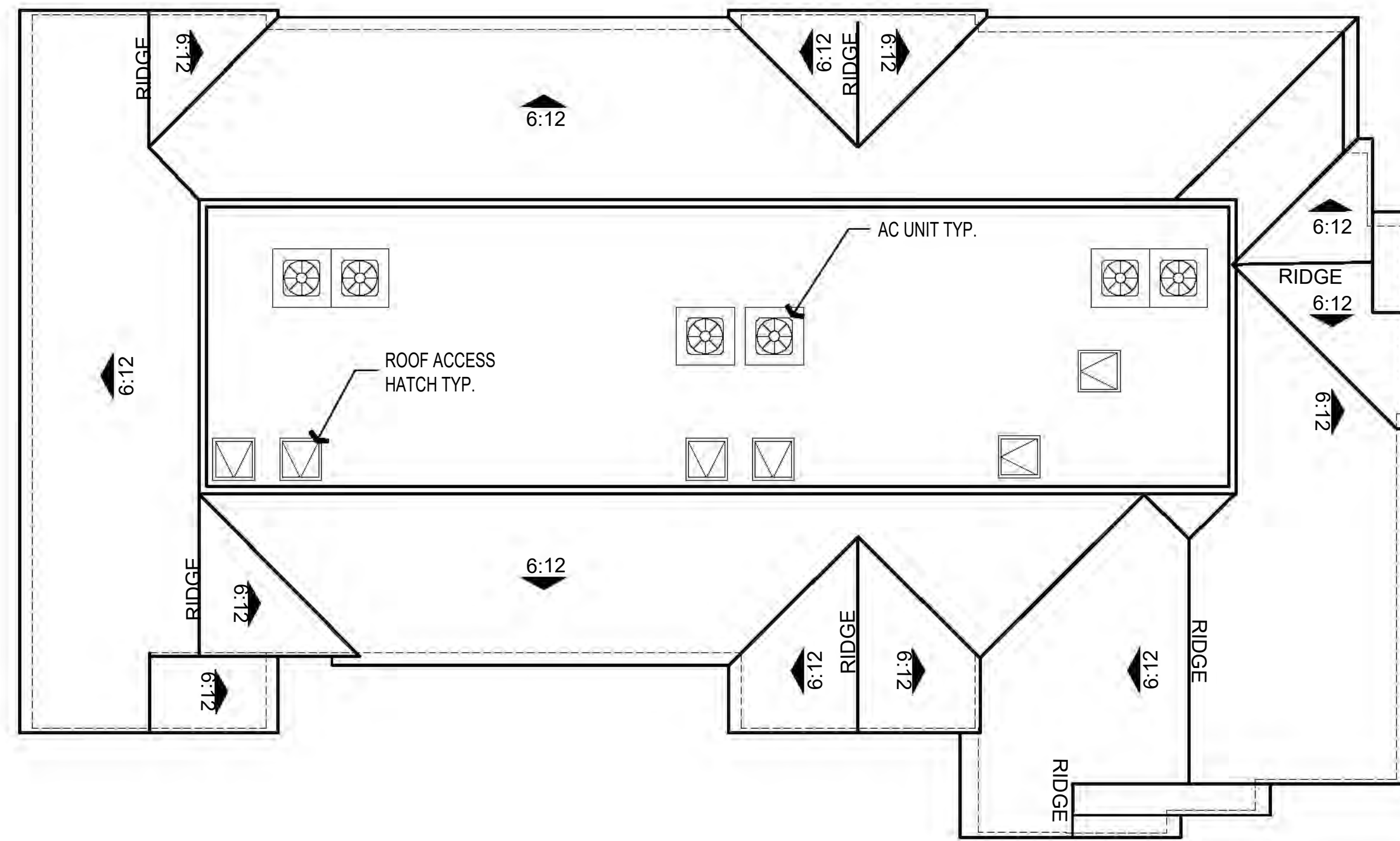


4-RIGHT ELEVATION

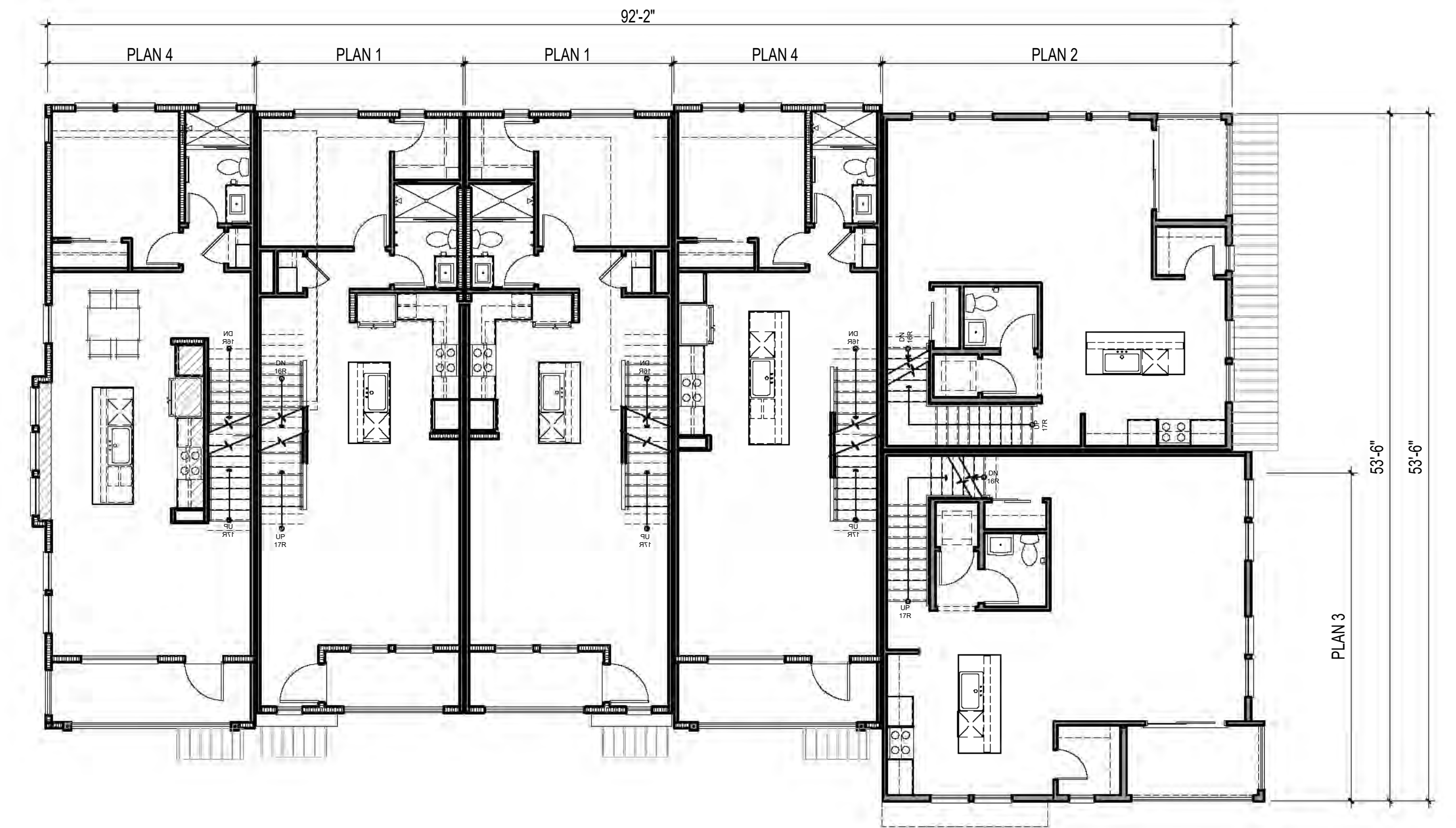


3-REAR ELEVATION

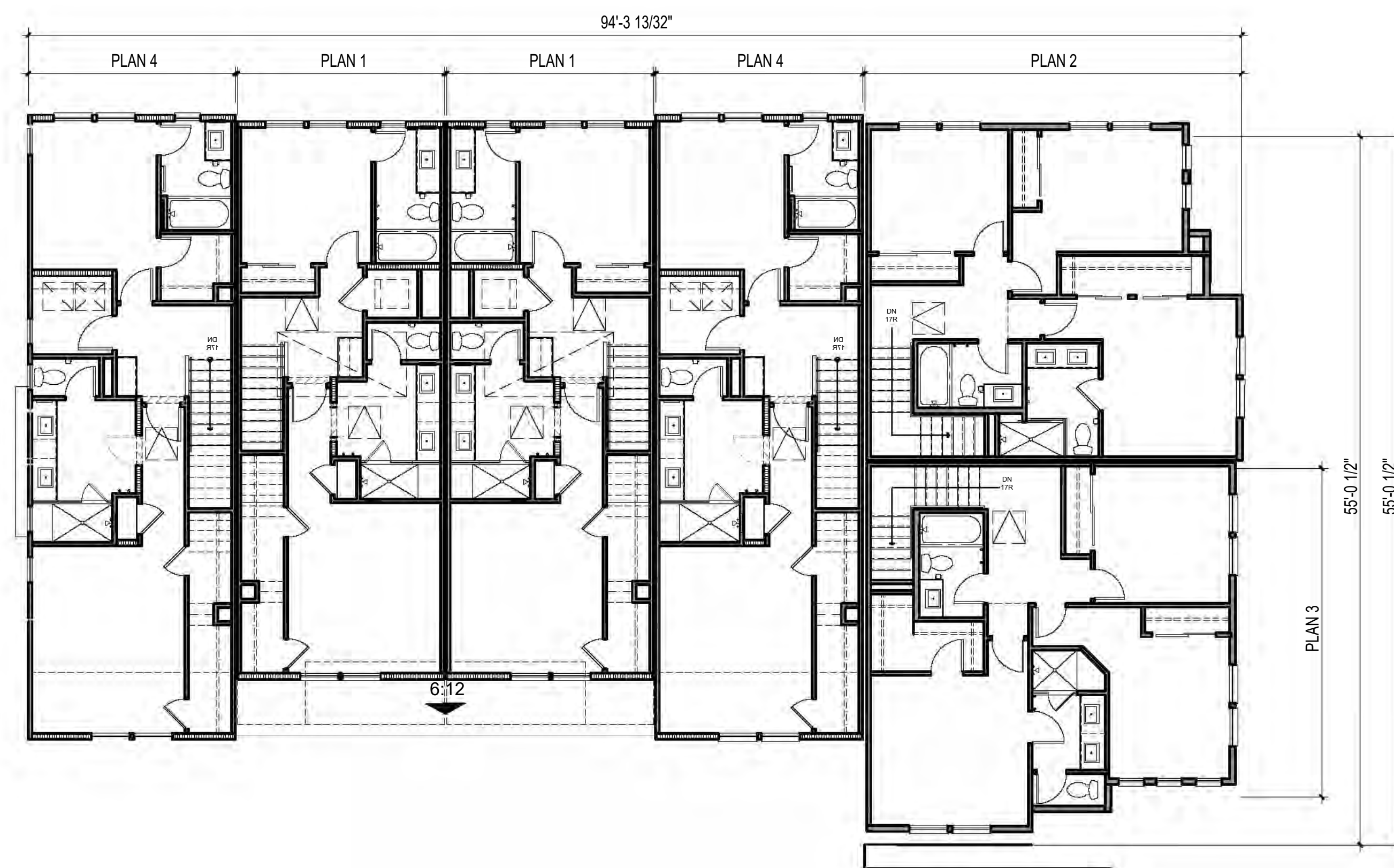
NOTE: COLOR SCHEME 1 APPLIED



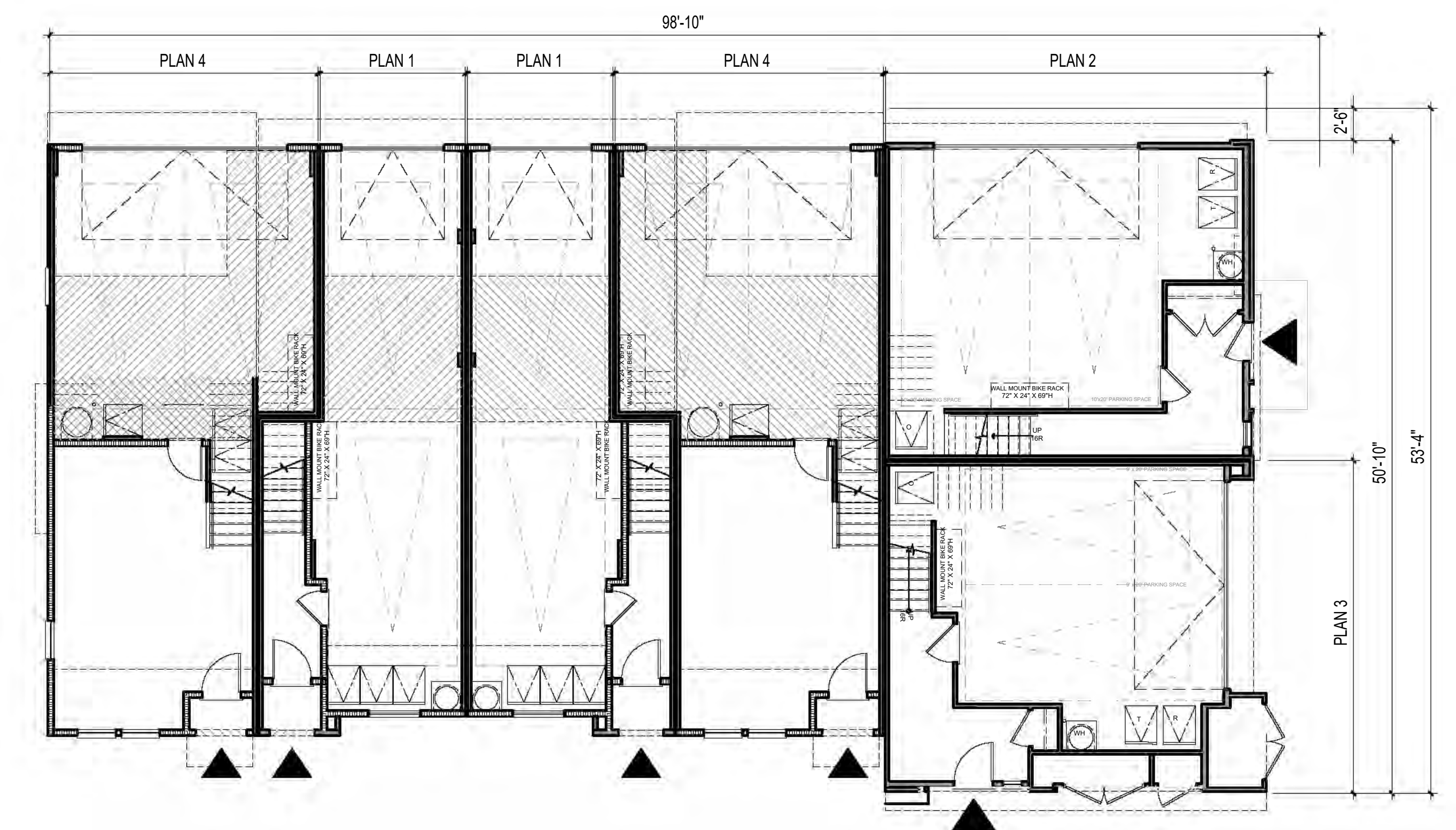
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

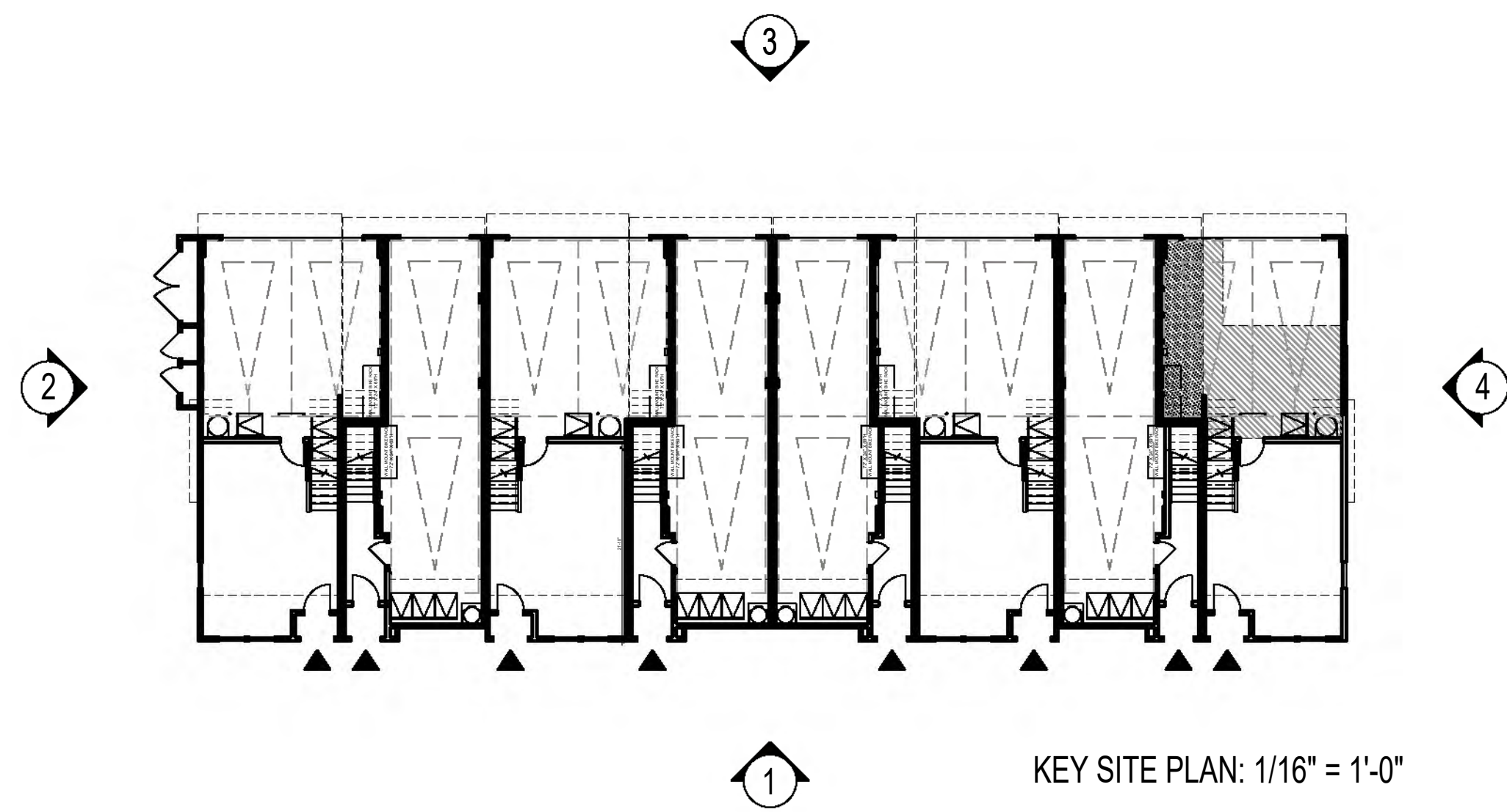


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: COLOR SCHEME 1 APPLIED

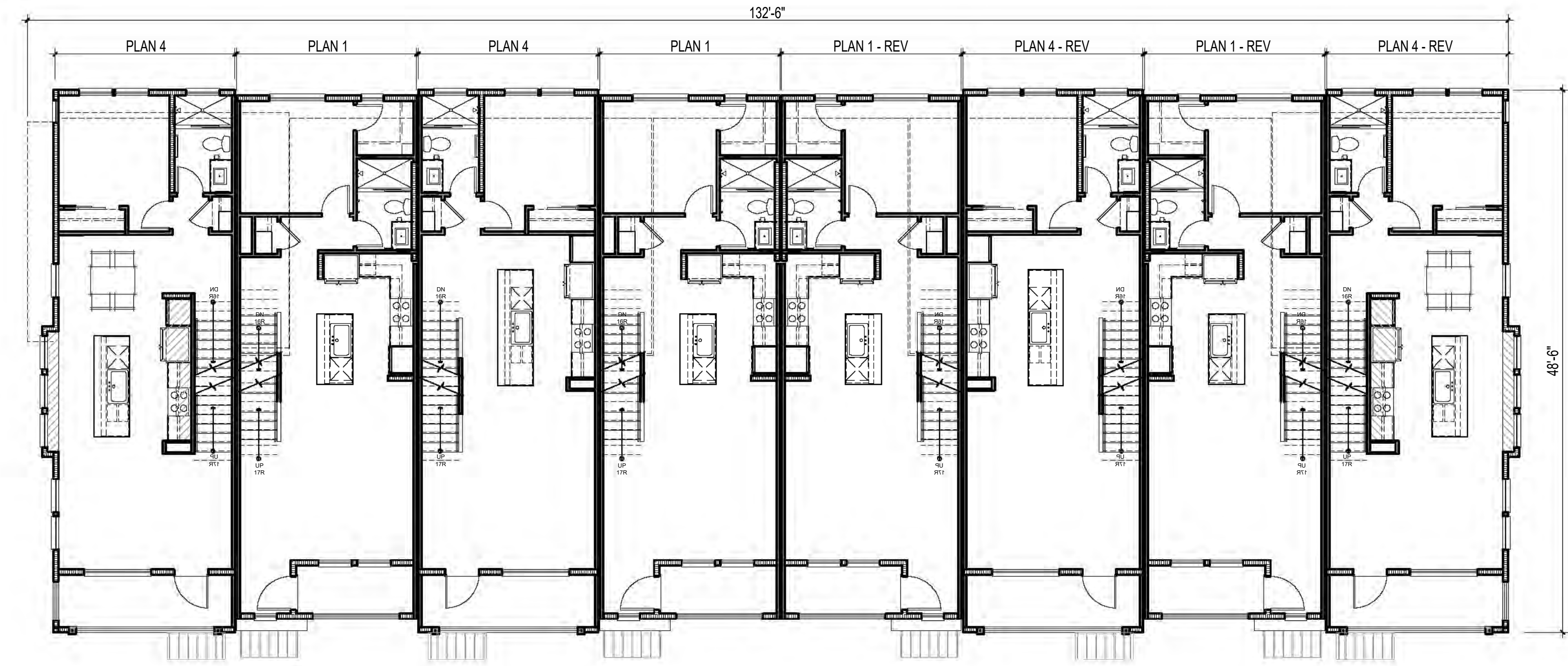


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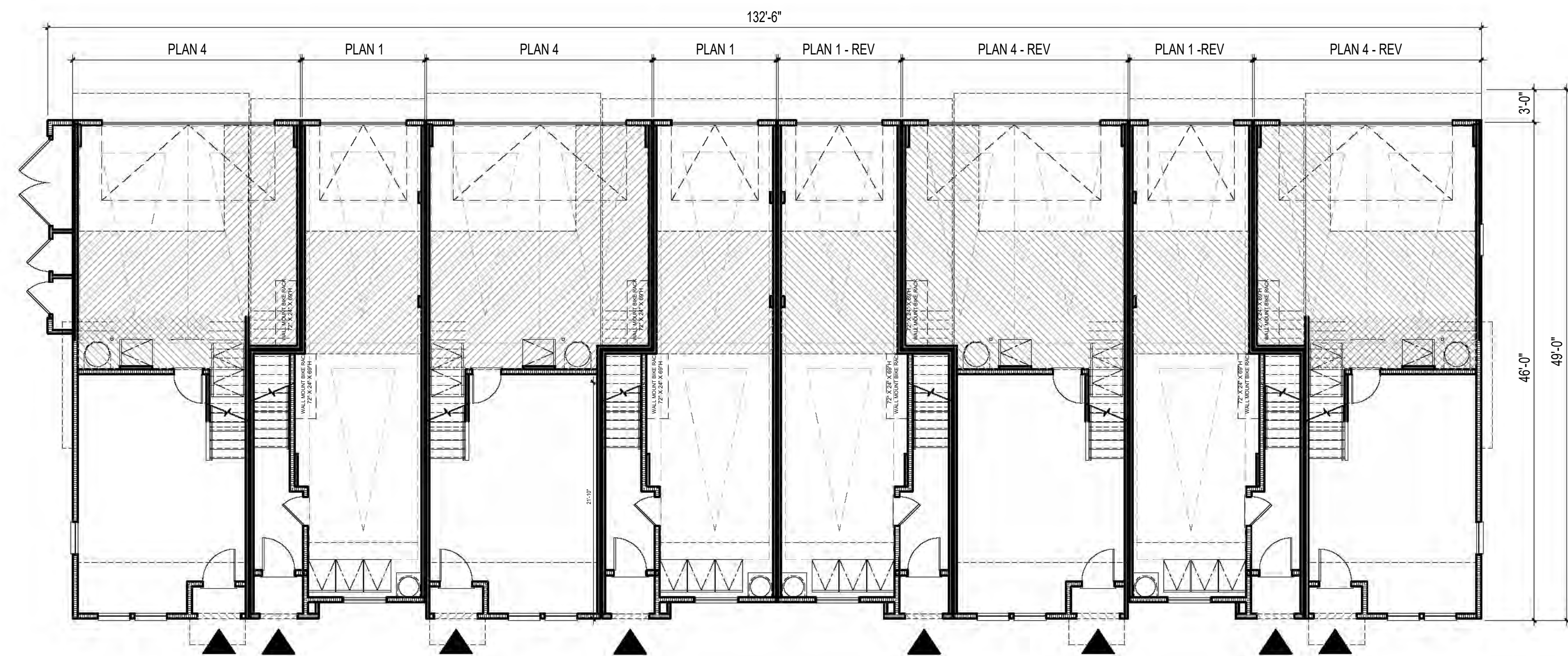
- | | | | |
|-----------------------------|--|---------------------------|----------------------------------|
| 1 Corrugated Metal Siding | 7 Brick Veneer | 13 Fibercement Trim | 19 Metal Railing |
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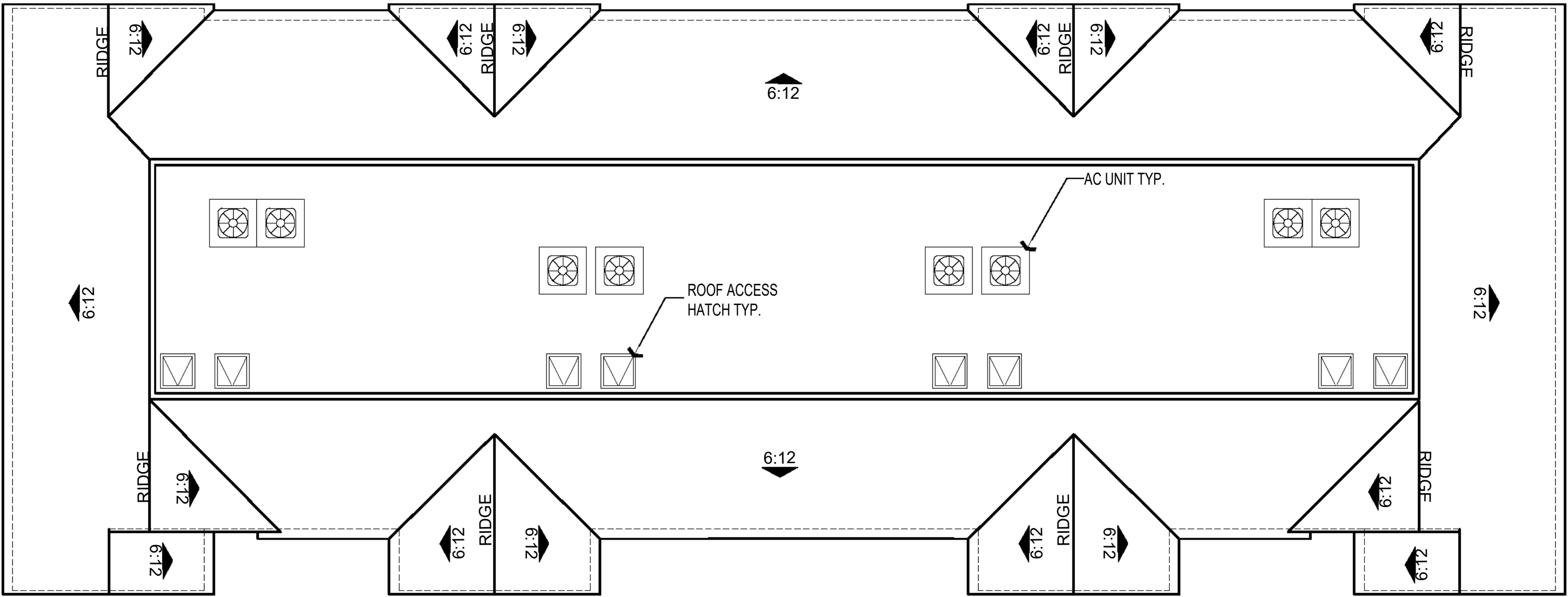
NOTE: COLOR SCHEME 1 APPLIED



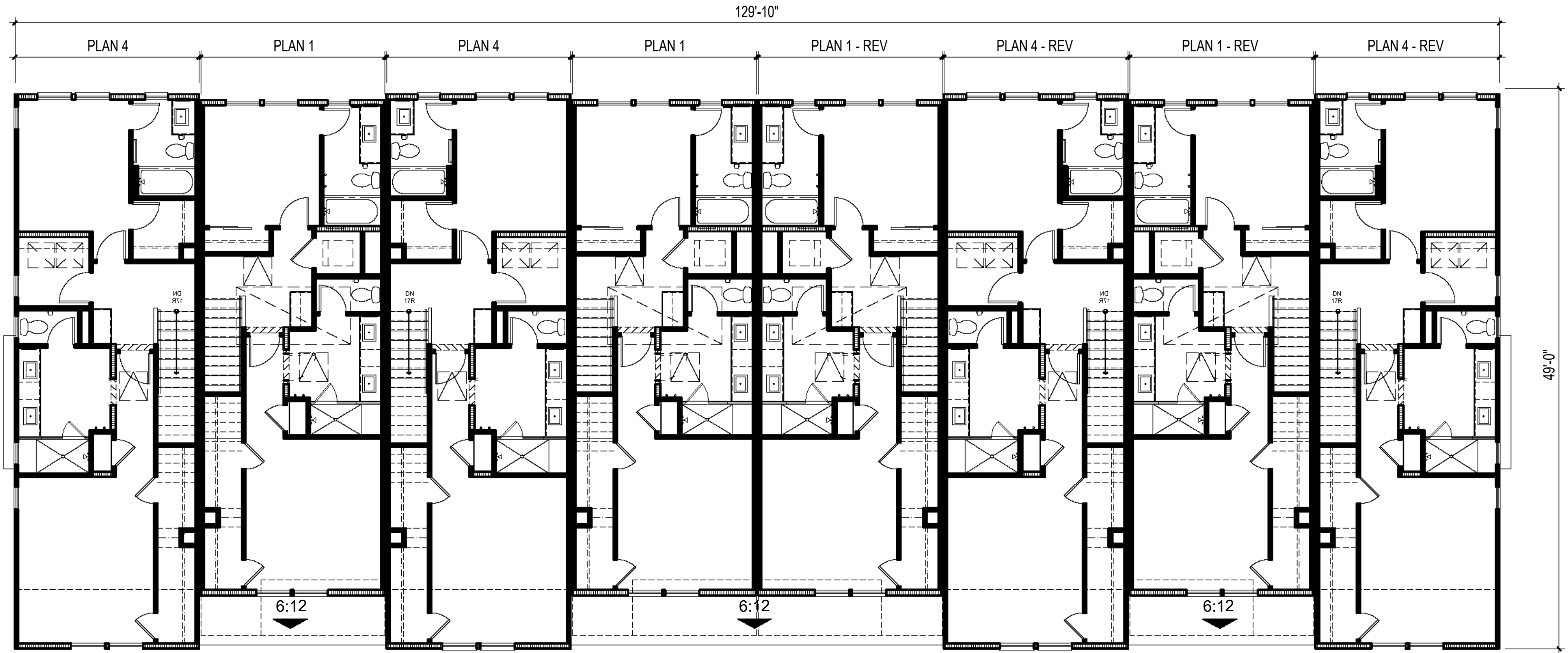
SECOND FLOOR



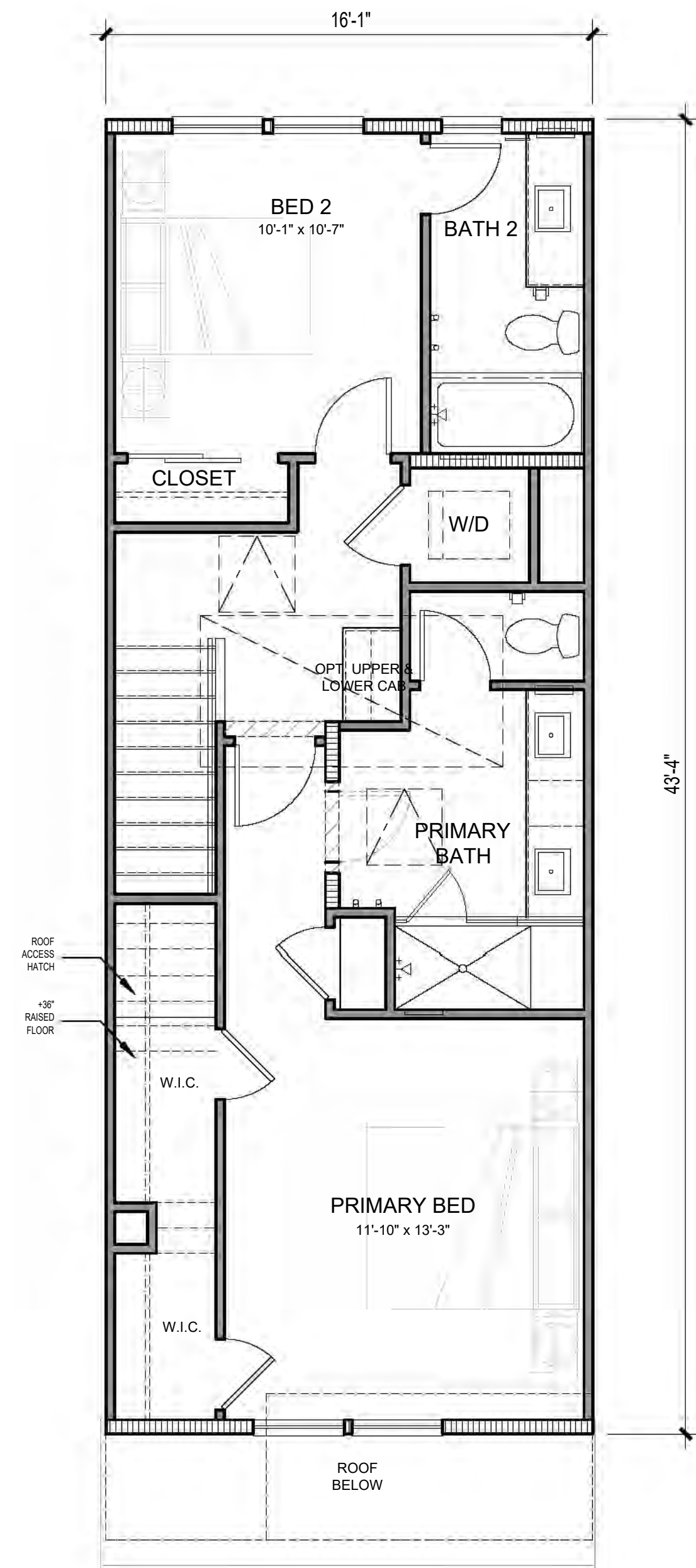
FIRST FLOOR



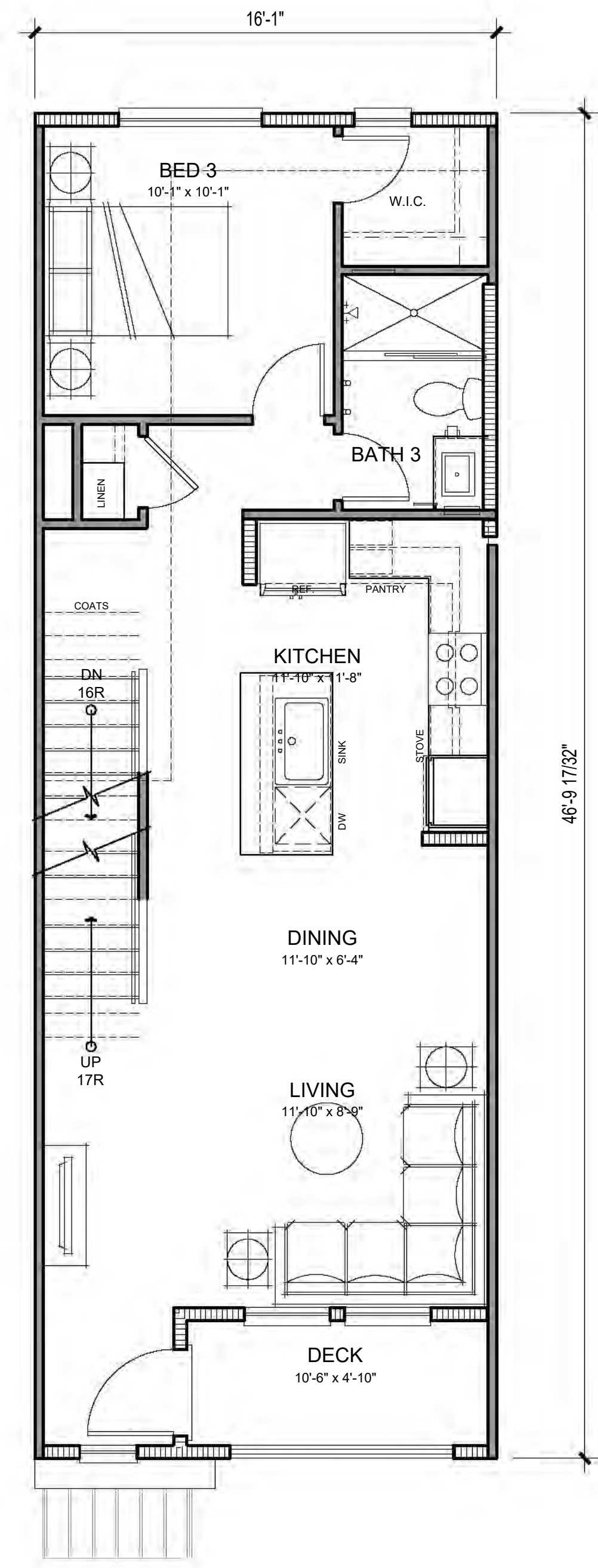
ROOF PLAN



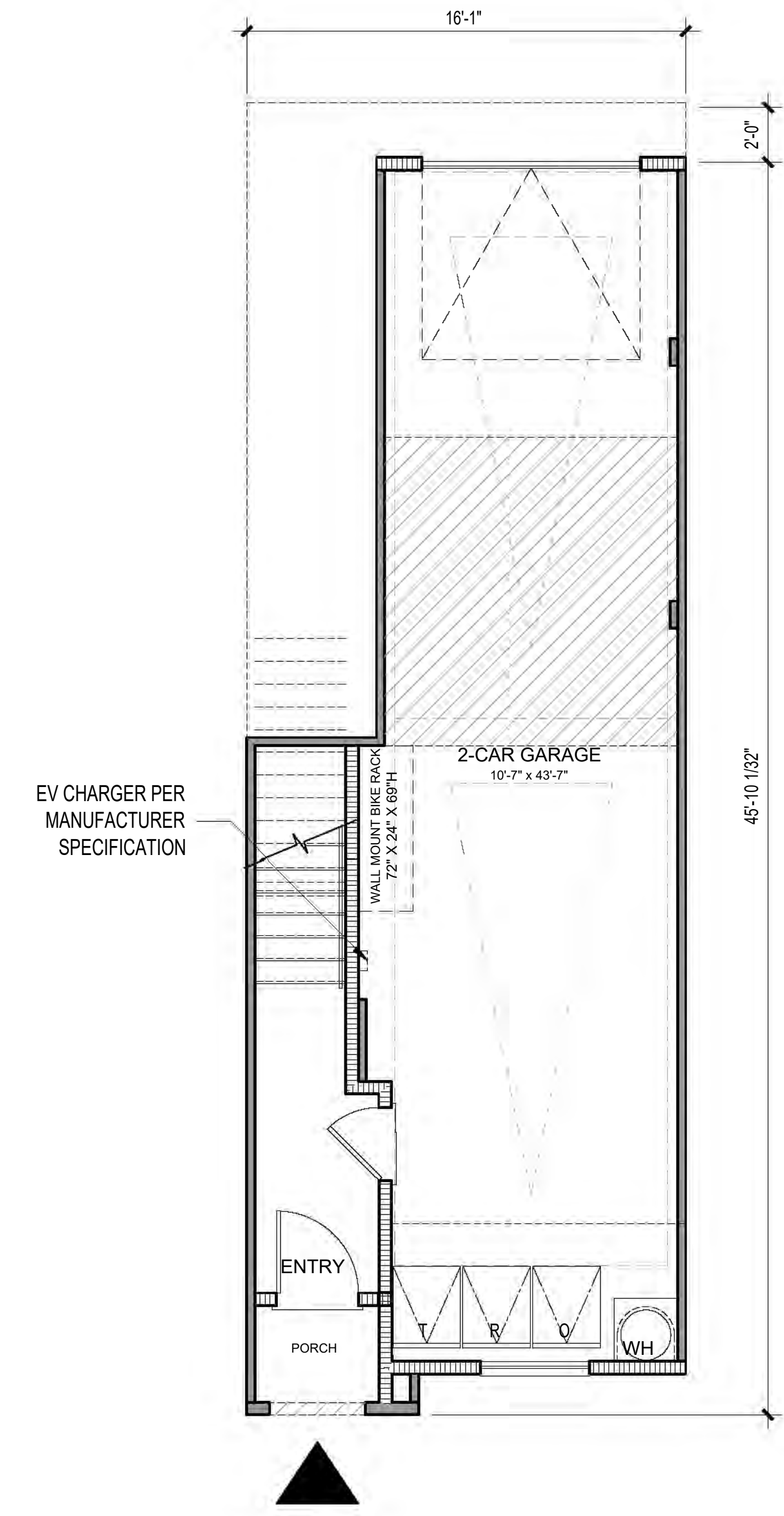
THIRD FLOOR



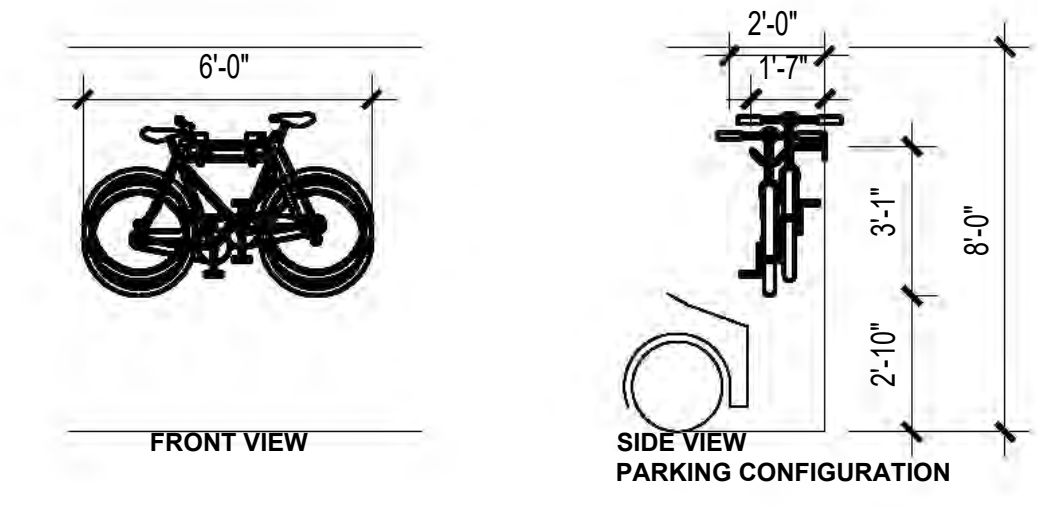
THIRD FLOOR



SECOND FLOOR



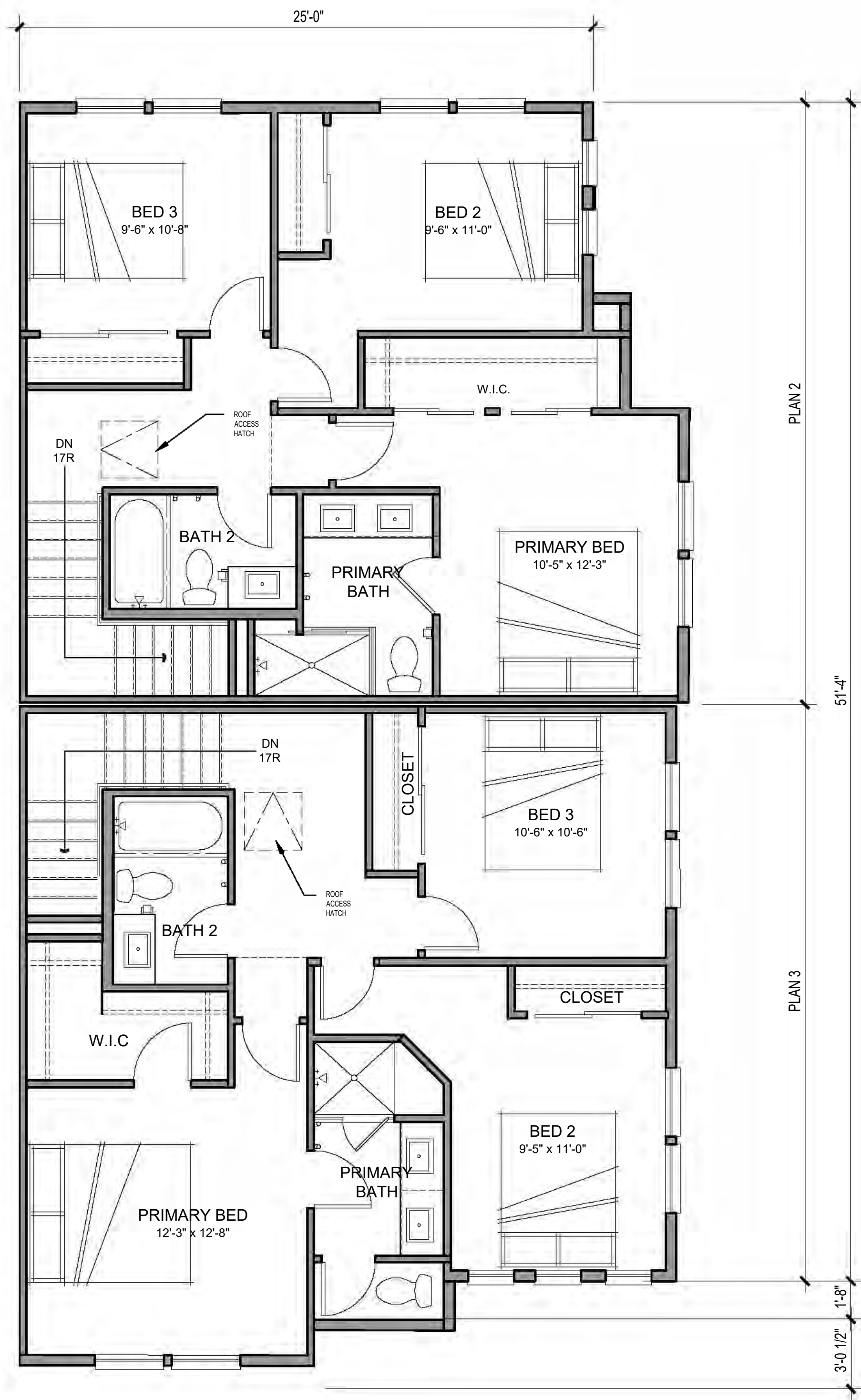
FIRST FLOOR



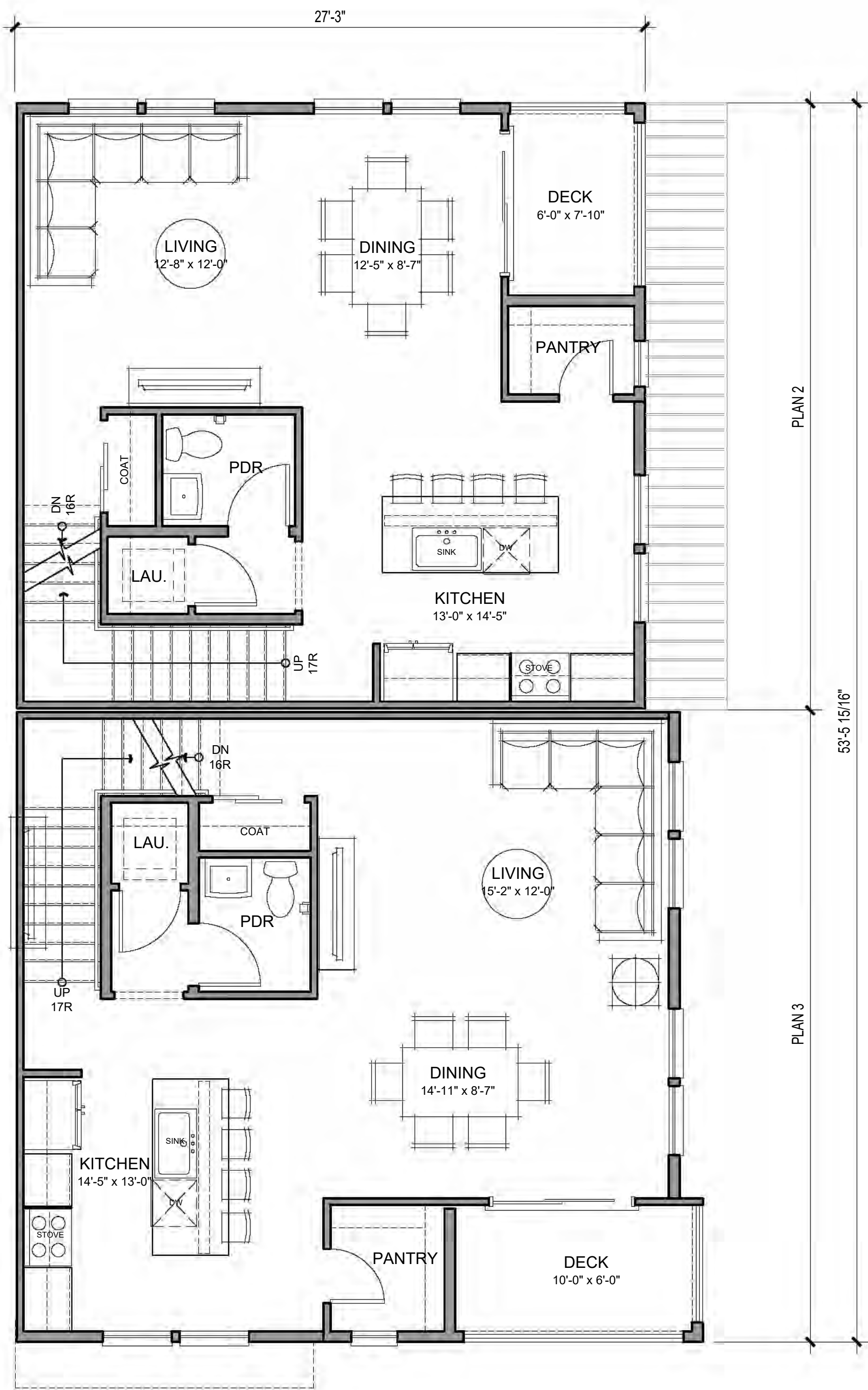
WALL HUNG BIKE RACK

PLAN 1
3 BED / 3 BATHS

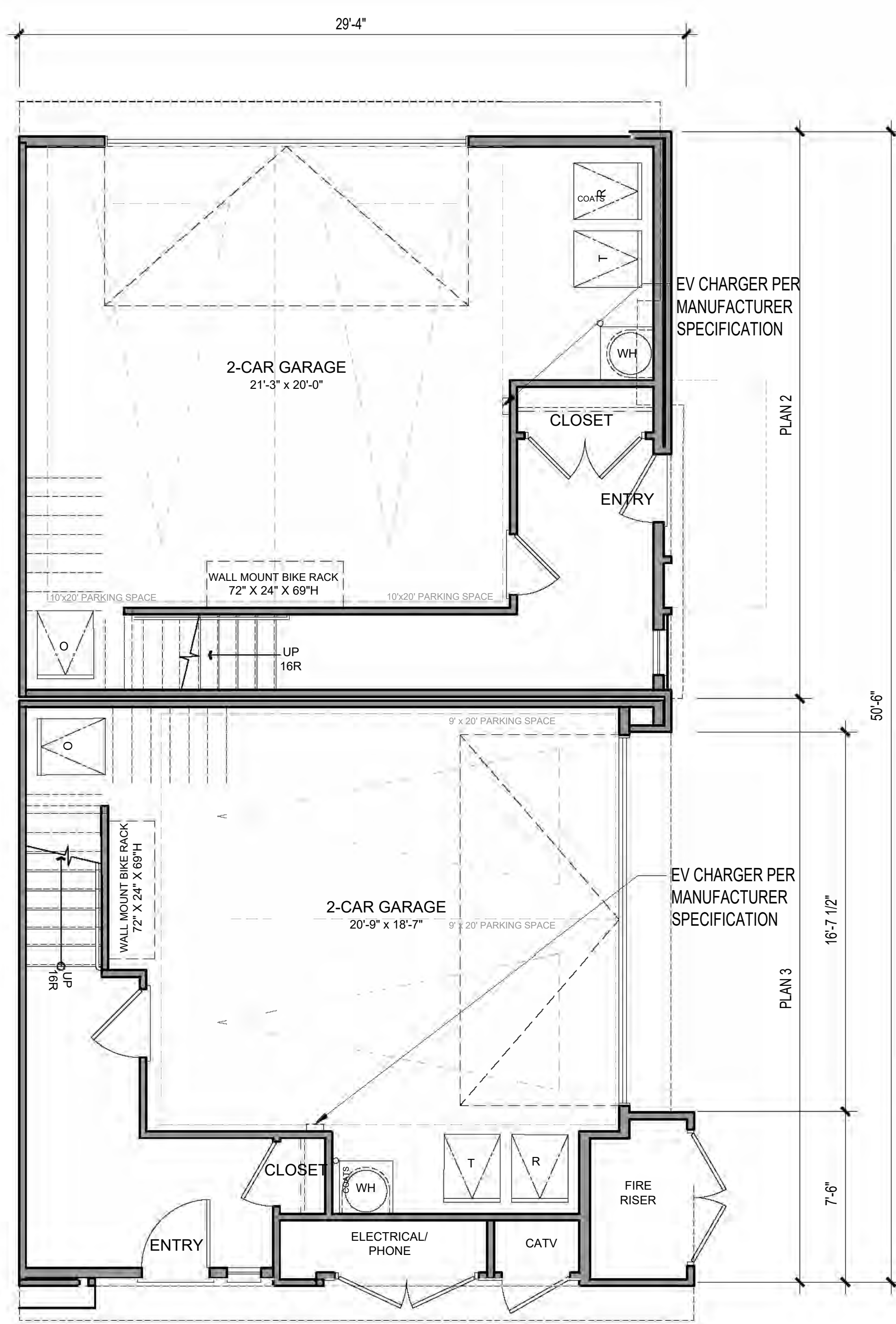
NET SF	
1ST FLOOR	58 SQ. FT.
2ND FLOOR	655 SQ. FT.
3RD FLOOR	620 SQ. FT.
TOTAL LIVING	1333 SQ. FT.
GROSS SF	
1ST FLOOR	96 SQ. FT.
2ND FLOOR	701 SQ. FT.
3RD FLOOR	696 SQ. FT.
TOTAL GROSS	1494 SQ. FT.
GARAGE	496 SQ. FT.
DECK	50 SQ. FT.



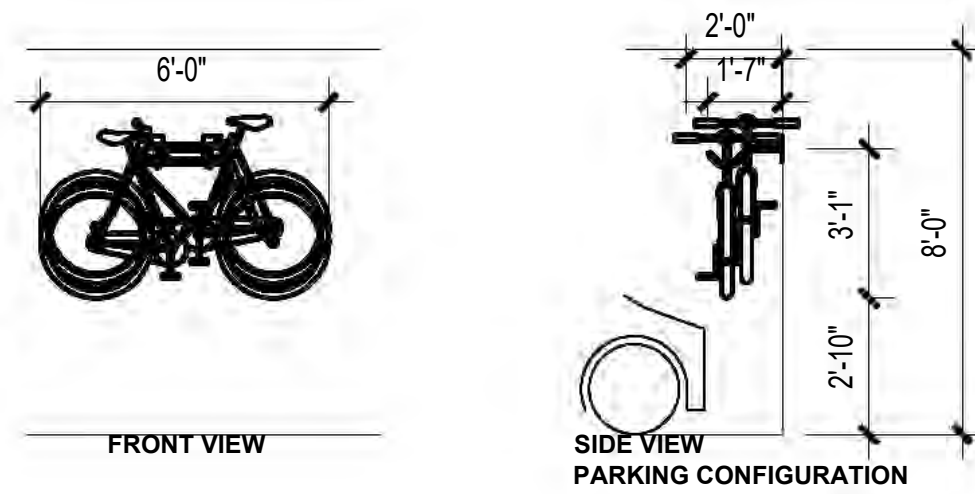
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

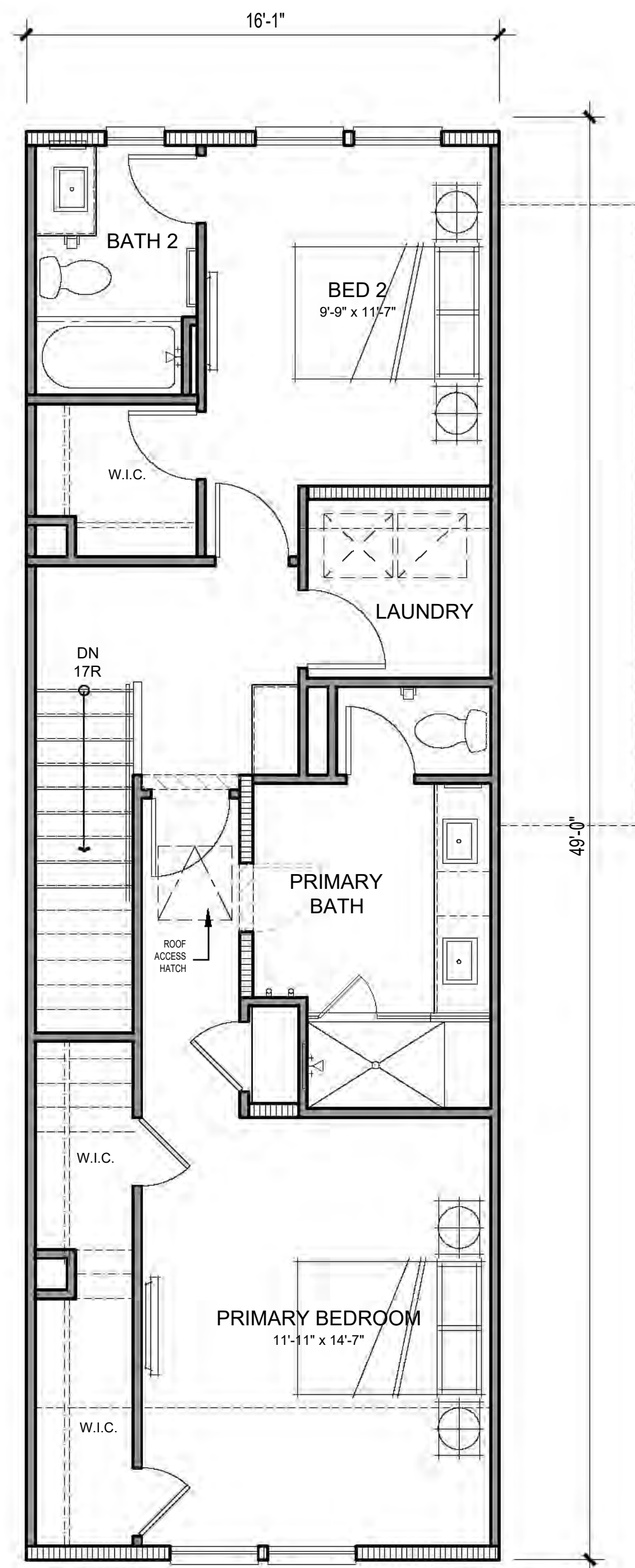


WALL HUNG BIKE RACK

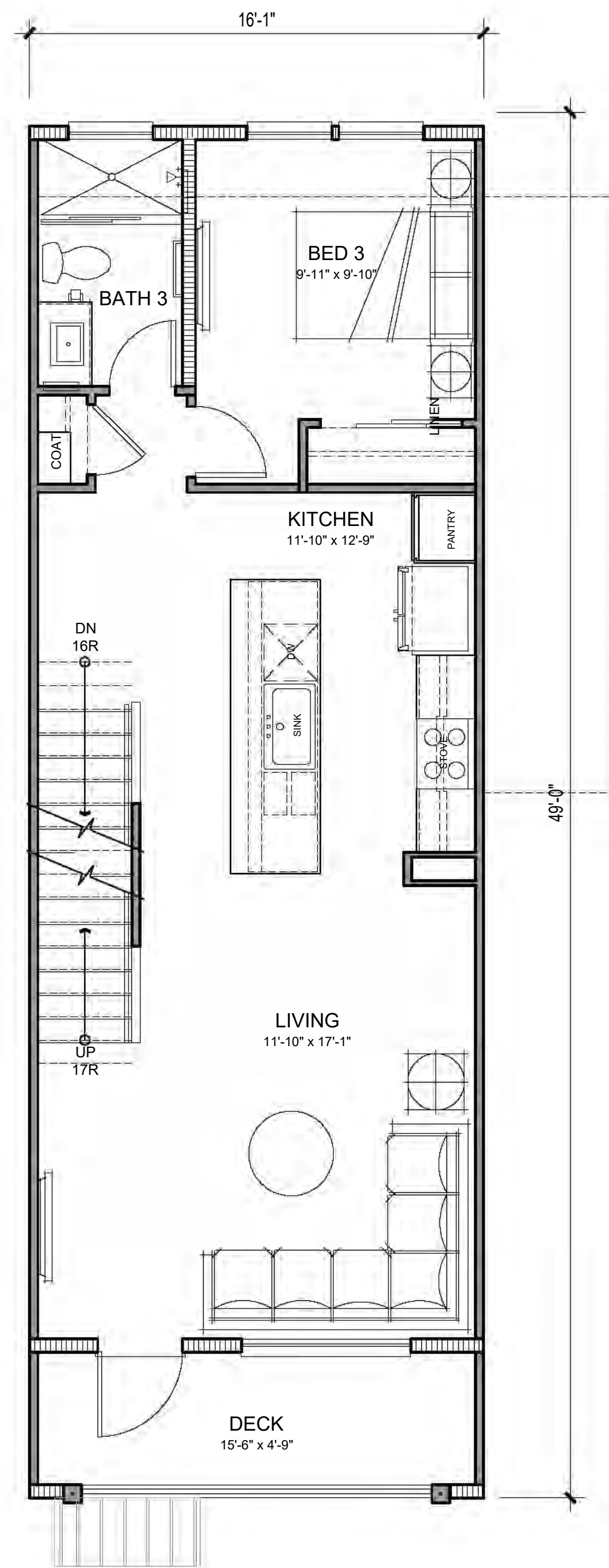
PLAN 2
3 BED / 2.5 BATHS

PLAN 3
3 BED / 2.5 BATHS

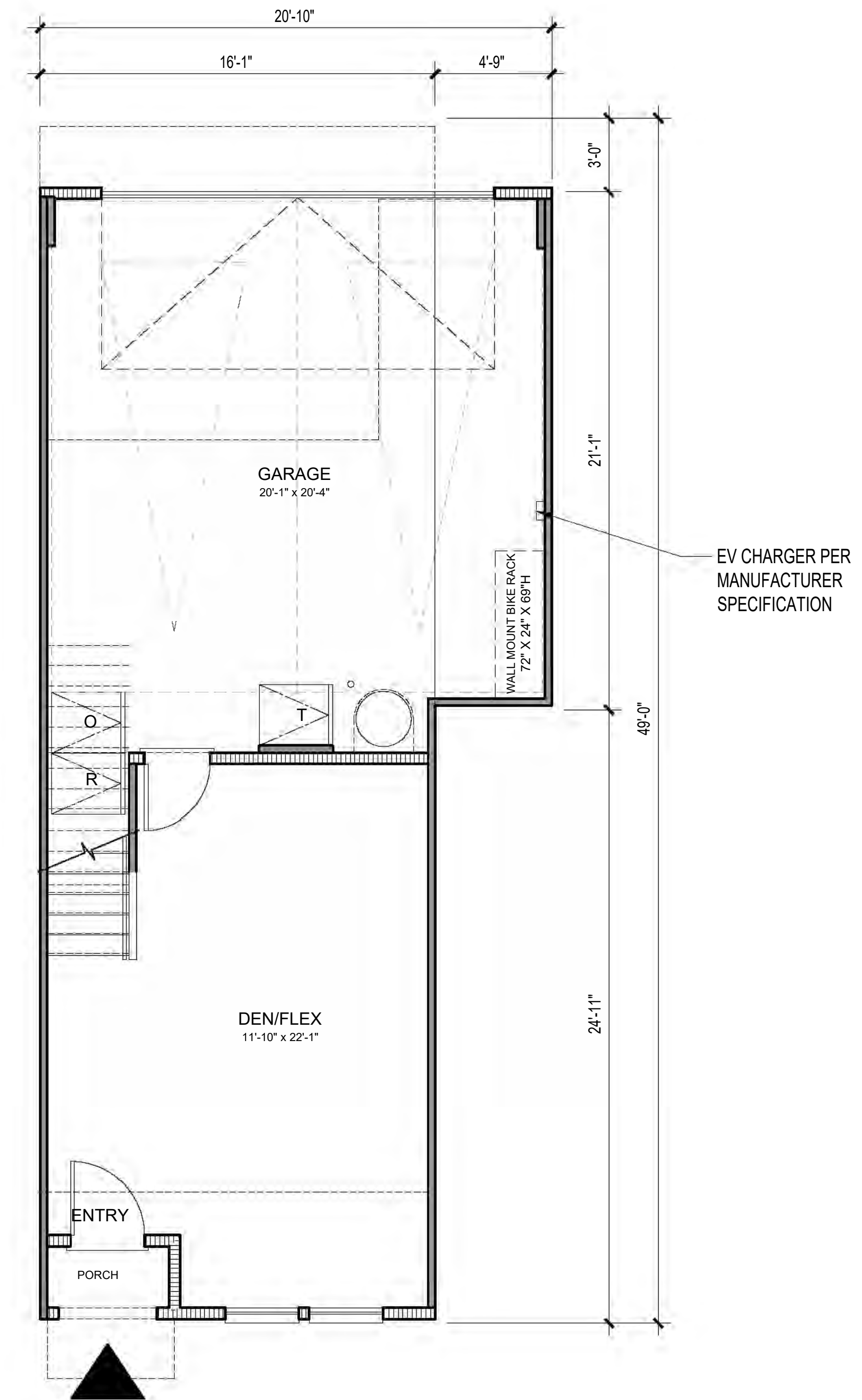
NET SF		NET SF	
1ST FLOOR	136 SQ. FT.	1ST FLOOR	129 SQ. FT.
2ND FLOOR	624 SQ. FT.	2ND FLOOR	684 SQ. FT.
3RD FLOOR	627 SQ. FT.	3RD FLOOR	700 SQ. FT.
TOTAL LIVING	1387 SQ. FT.	TOTAL LIVING	1513 SQ. FT.
GROSS SF		GROSS SF	
1ST FLOOR	167 SQ. FT.	1ST FLOOR	156 SQ. FT.
2ND FLOOR	666 SQ. FT.	2ND FLOOR	730 SQ. FT.
3RD FLOOR	719 SQ. FT.	3RD FLOOR	794 SQ. FT.
TOTAL LIVING	1553 SQ. FT.	TOTAL LIVING	1679 SQ. FT.
GARAGE	512 SQ. FT.	GARAGE	461 SQ. FT.
DECK	50 SQ. FT.	DECK	60 SQ. FT.



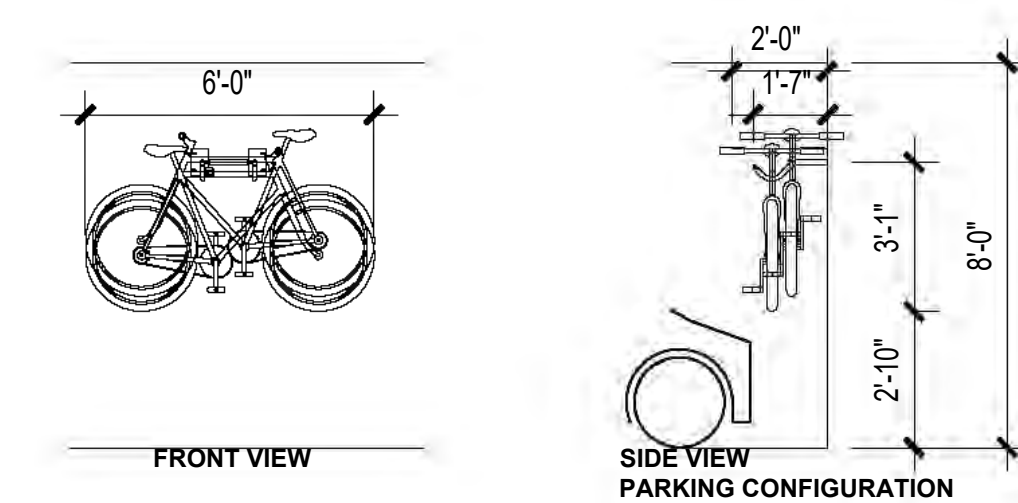
THIRD FLOOR



SECOND FLOOR



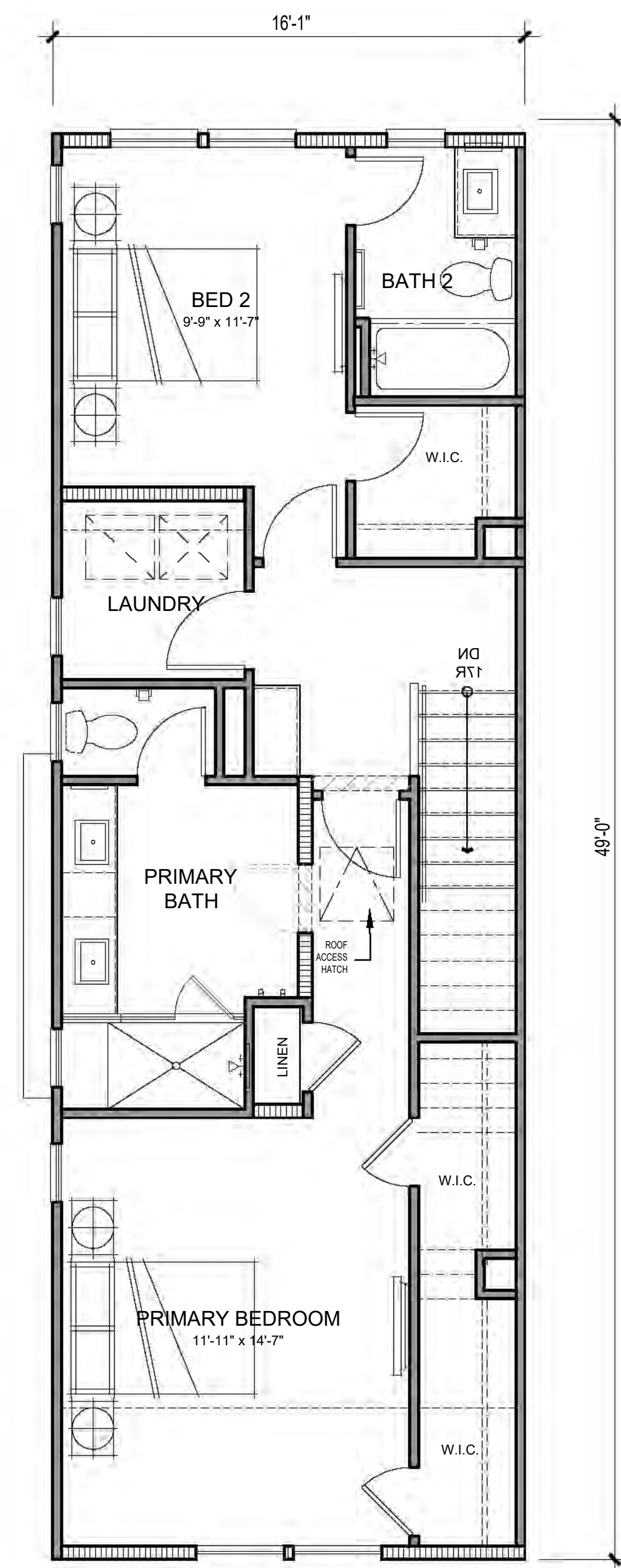
FIRST FLOOR



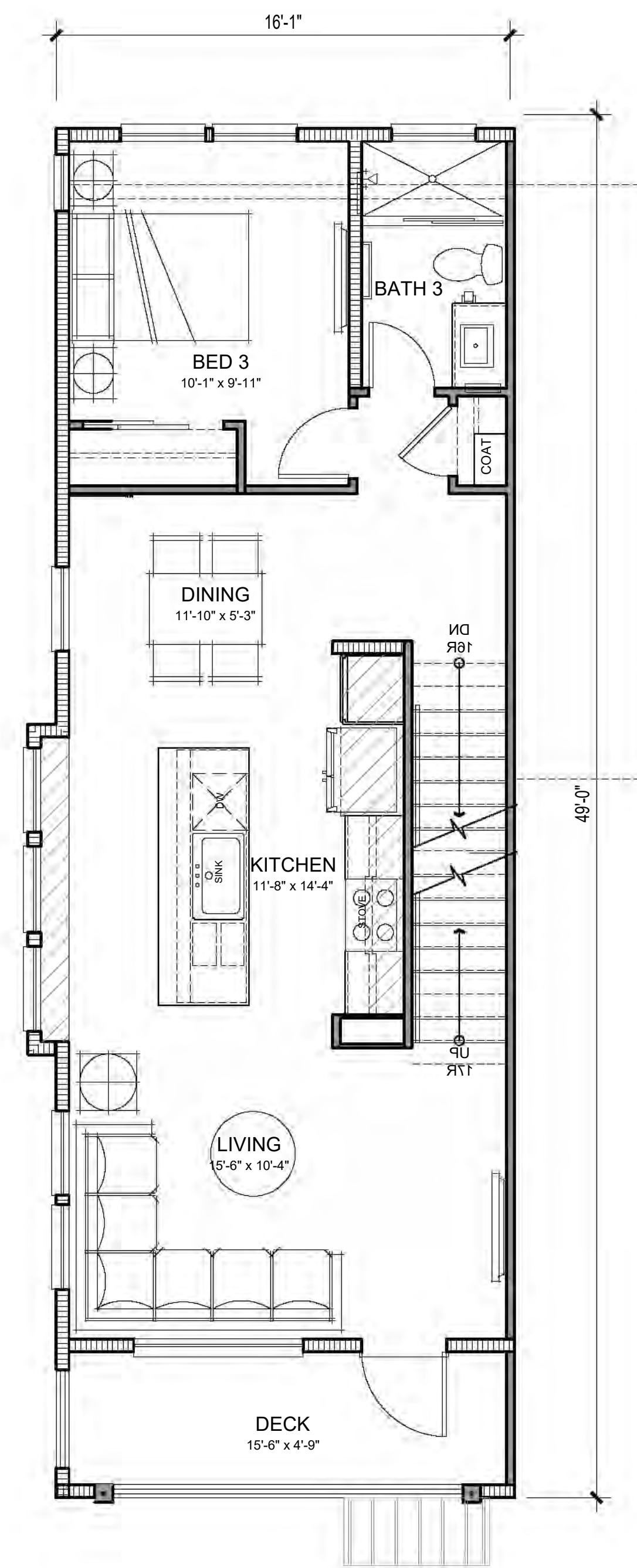
WALL HUNG BIKE RACK

PLAN 4A
3 BED + DEN/FLEX /
3 BATHS

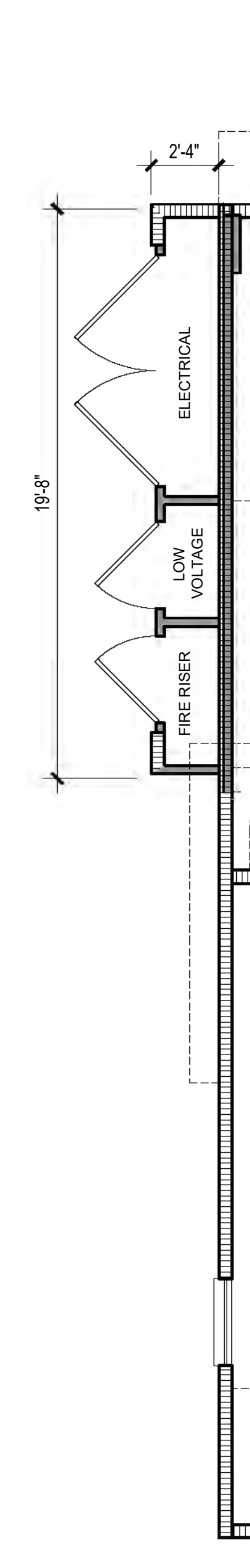
NET SF	
1ST FLOOR	308 SQ. FT.
2ND FLOOR	657 SQ. FT.
3RD FLOOR	690 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
GROSS SF	
1ST FLOOR	333 SQ. FT.
2ND FLOOR	697 SQ. FT.
3RD FLOOR	738 SQ. FT.
TOTAL LIVING	1769 SQ. FT.
GARAGE	492 SQ. FT.
DECK	73 SQ. FT.



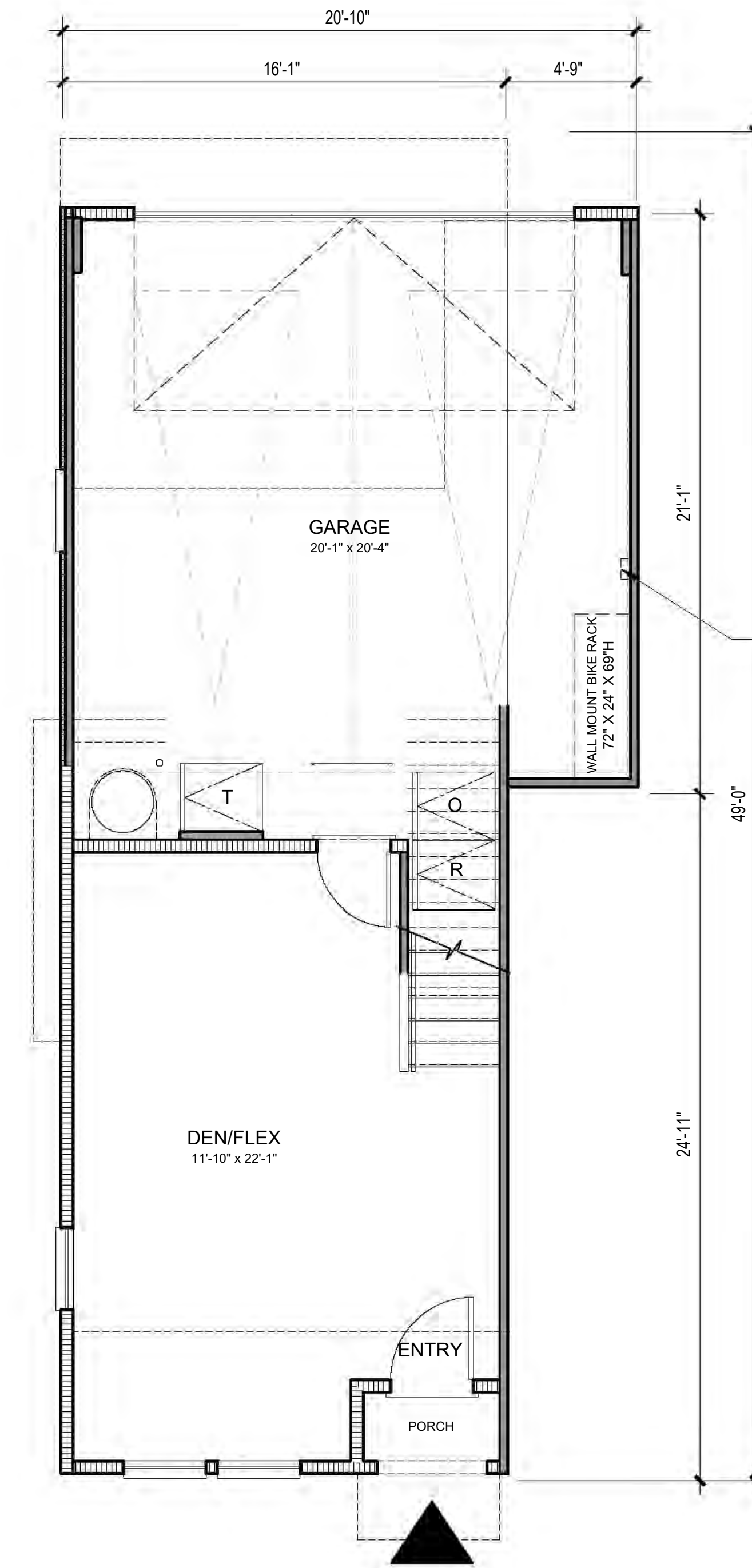
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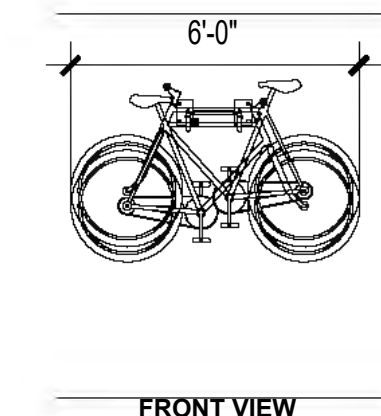
SECOND FLOOR



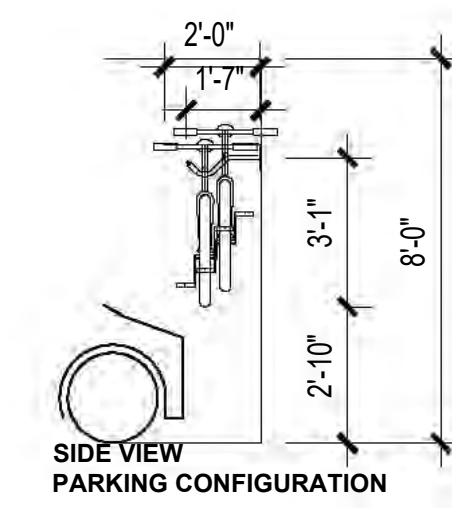
FIRST FLOOR
UTILITY CLOSET



FIRST FLOOR



FRONT VIEW

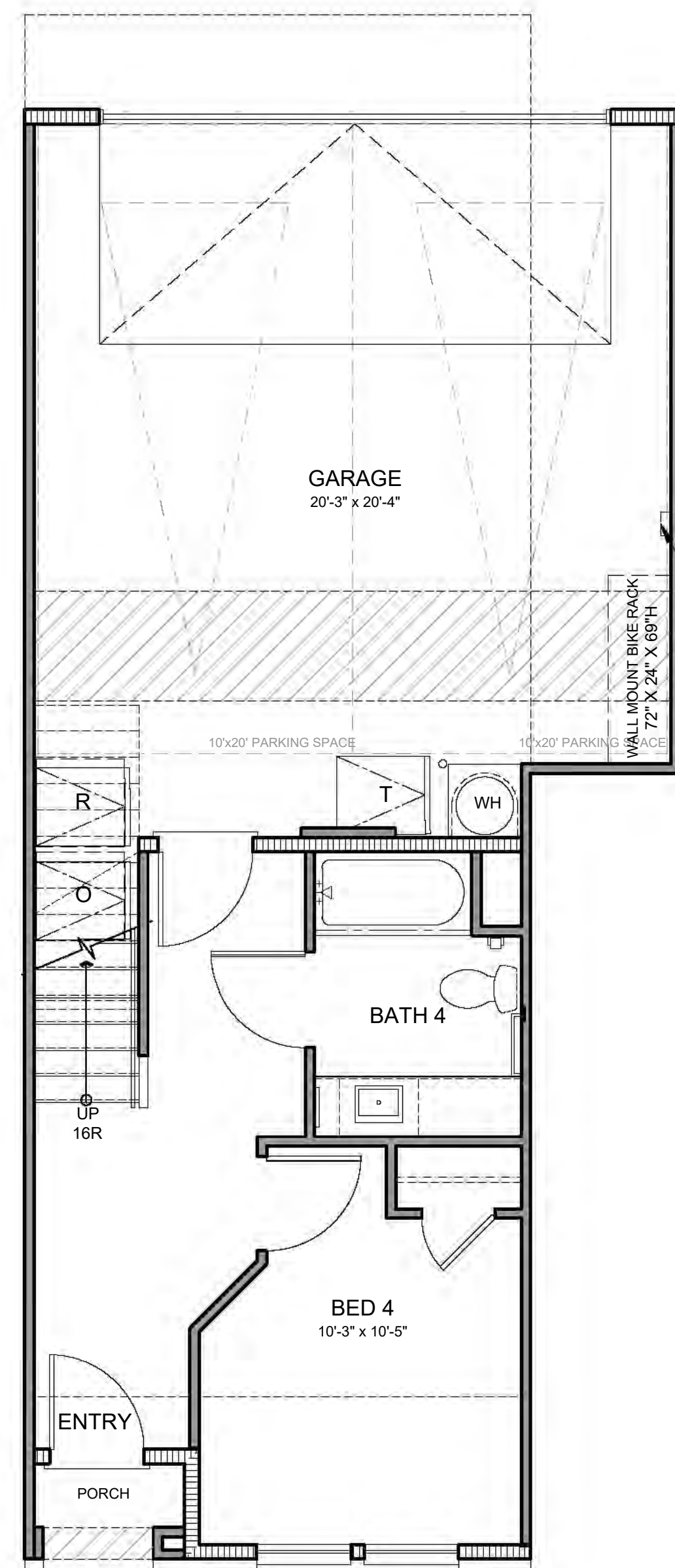


SIDE VIEW
PARKING CONFIGURATION

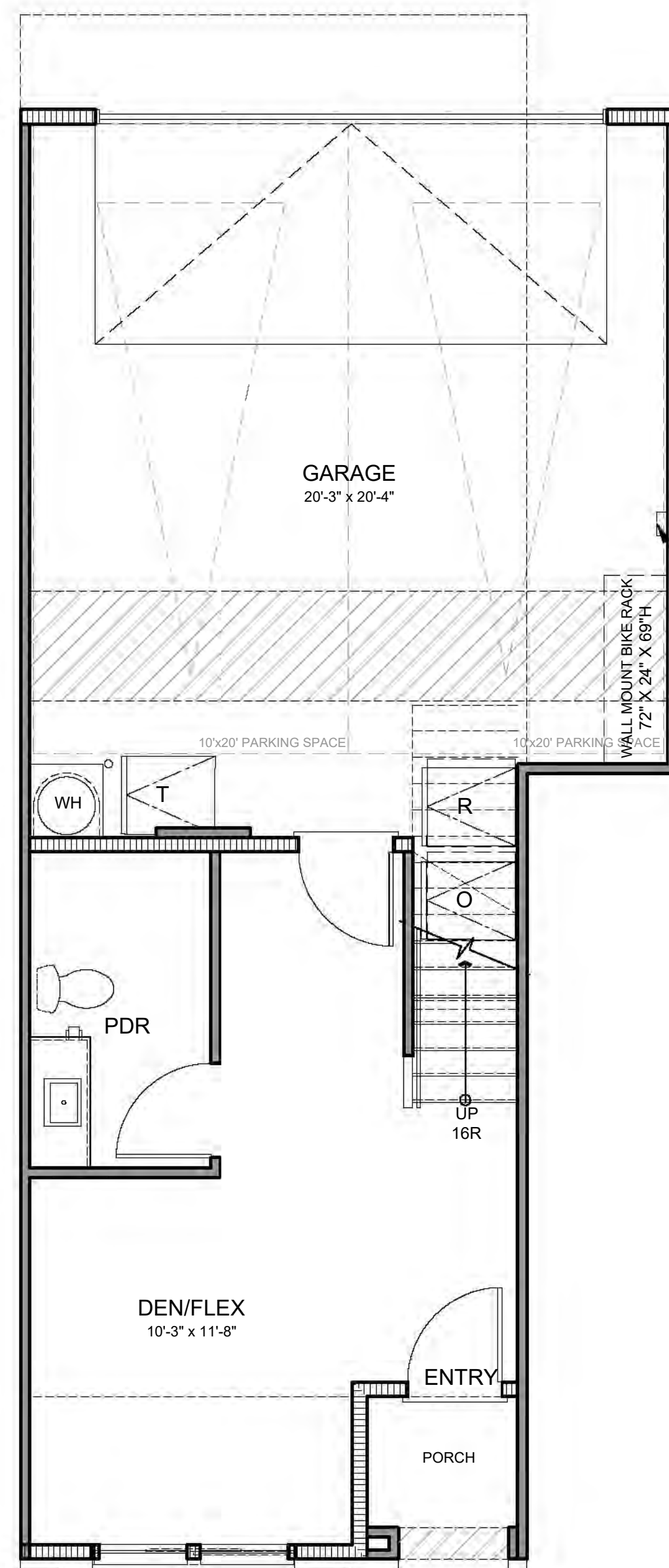
WALL HUNG BIKE RACK

PLAN 4B
3 BED + DEN/FLEX /
3 BATHS

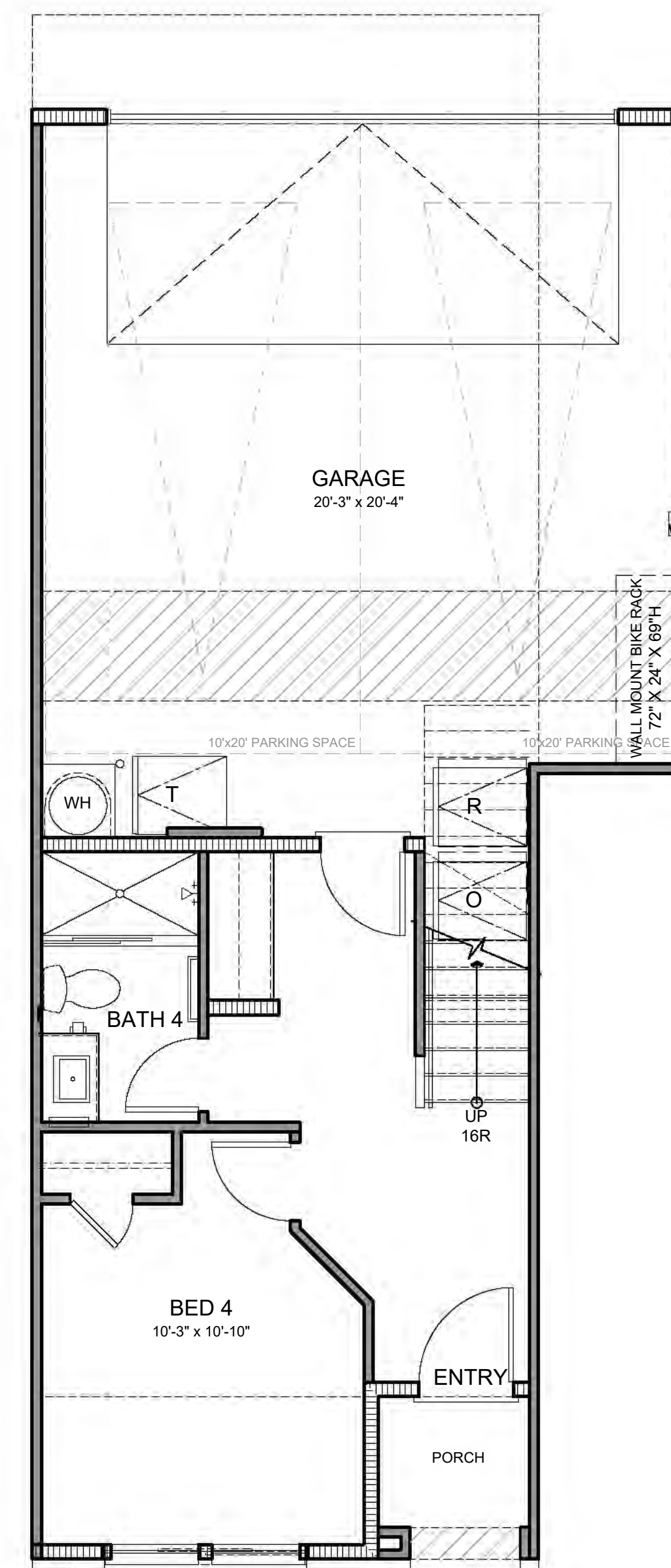
NET SF	
1ST FLOOR	310 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	690 SQ. FT.
TOTAL LIVING	1668 SQ. FT.
GROSS SF	
1ST FLOOR	490 SQ. FT.
2ND FLOOR	716 SQ. FT.
3RD FLOOR	738 SQ. FT.
TOTAL LIVING	1943 SQ. FT.
GARAGE	490 SQ. FT.
DECK	73 SQ. FT.



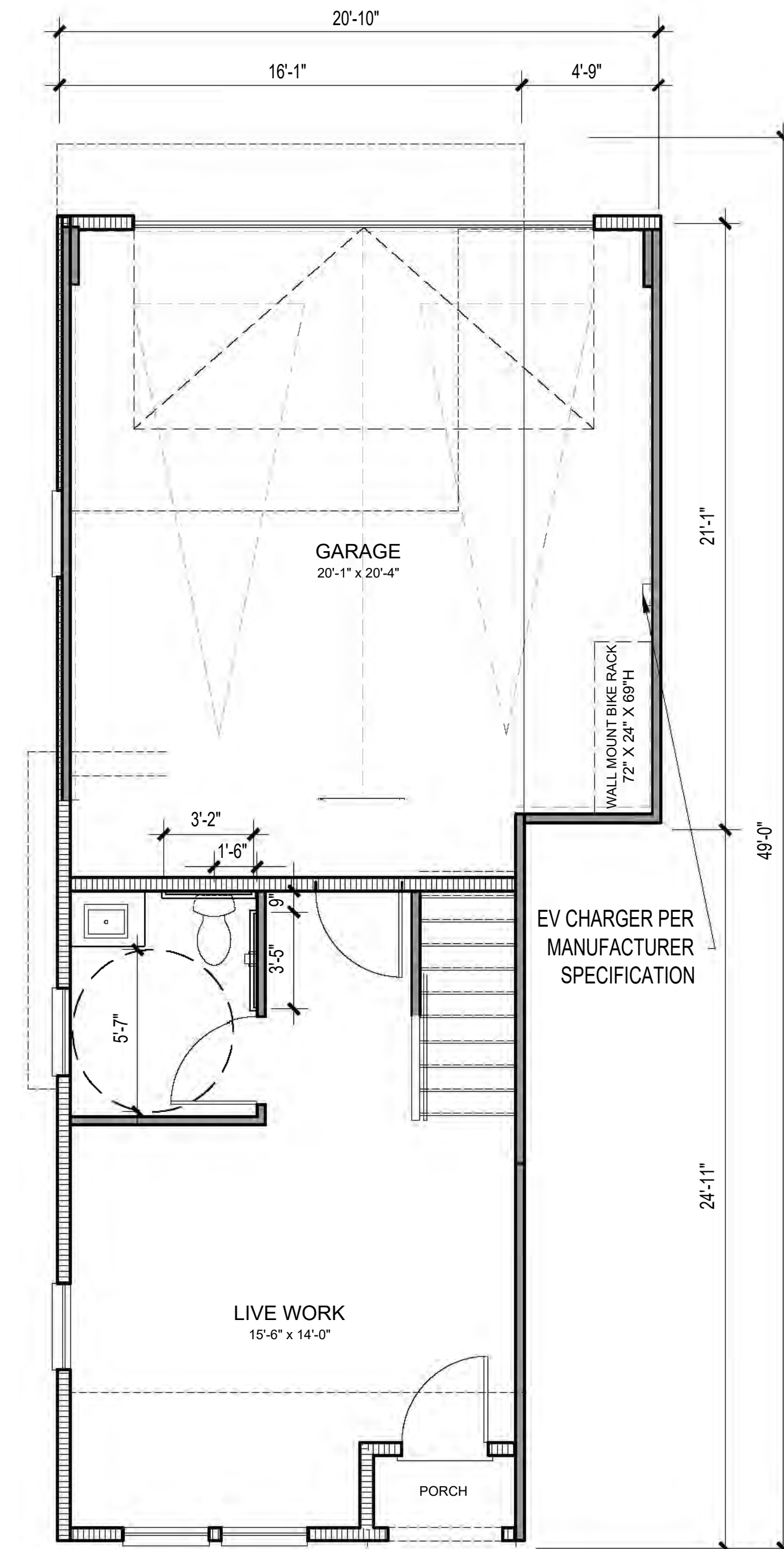
FIRST FLOOR ACCESSIBLE -
BED 4 W/ ACC. BATH



FIRST FLOOR ACCESSIBLE -
DEN W/ PDR



FIRST FLOOR -
BED 4

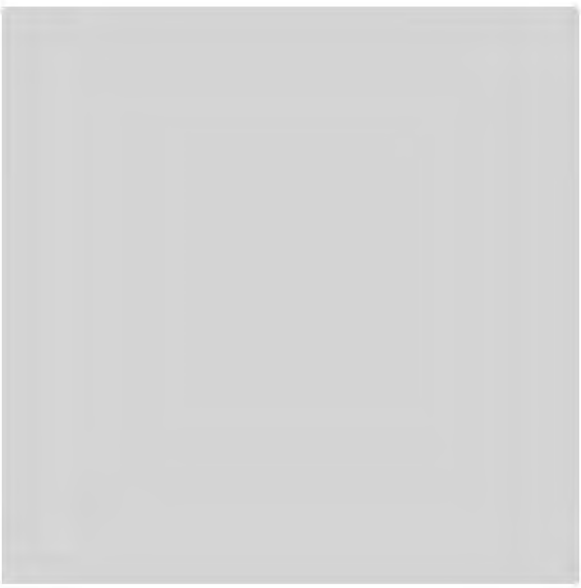


FIRST FLOOR -
LIVE WORK / RETAIL WITH ACCESSIBLE RESTROOM

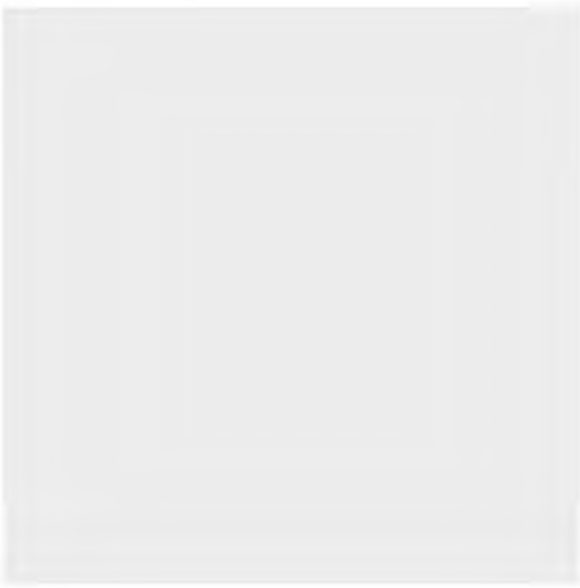
COLOR SCHEME I



HORIZONTAL SIDING 1
SW 7587 ANTIQUE RED



HORIZONTAL SIDING 2
SW 7661 REFLECTION



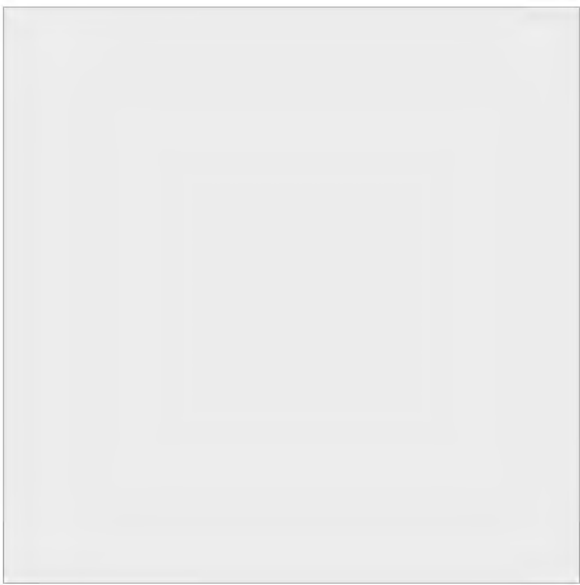
VERTICAL BOARD AND BATTEN
SW 7005 PURE WHITE



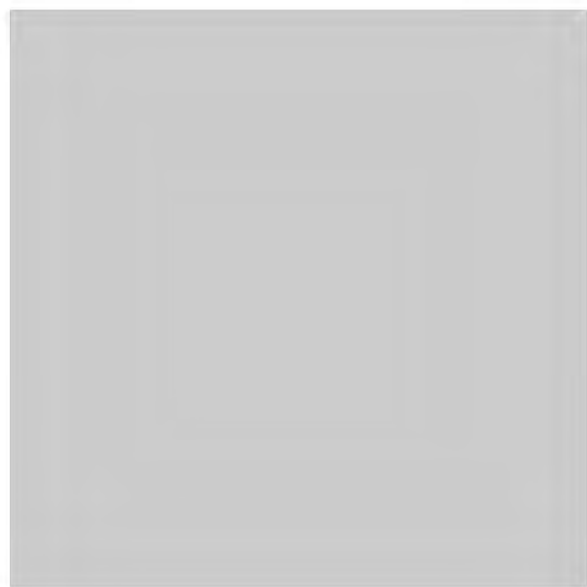
CORRUGATED METAL



BRICK VENEER
ELDORADO - TUNDRA BRICK - IRONSIDE



WINDOW TRIM / CORNER TRIM
SW 7005 PURE WHITE



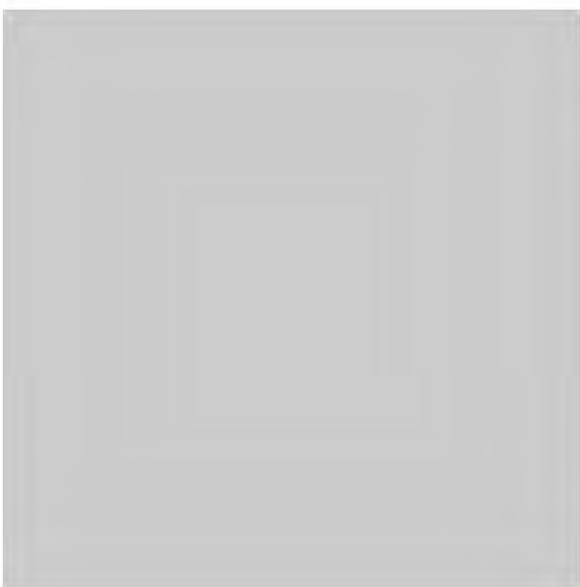
FASCIA / BARGE BOARD / BELLY BAND / FAUX
WOOD POST / BRACES / SHUTTERS
SW 7662 EVENING SHADOWS



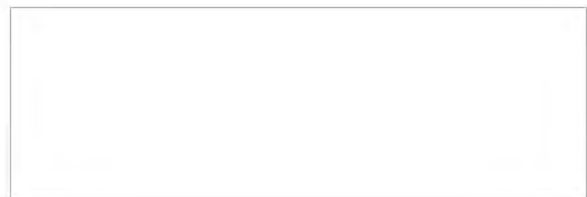
ENTRY DOOR 1
SW 7587 ANTIQUE RED



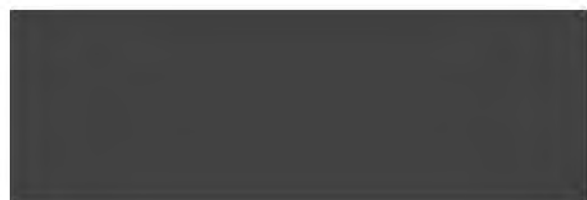
ENTRY DOOR 11
SW 6466 GRANDVIEW



GARAGE DOOR 1
SW 7662 EVENING SHADOWS



WINDOW
WHITE



METAL RAILING
SW 7069 IRON ORE



STANDING SEAM METAL ROOF
CUSTOM-BILT METALS -STANDING SEAM ROOFING,
MIDNIGHT BRONZE



ASPHALT SHINGLE ROOF
CERTAINTEED - LANDMARK, CHARCOAL BLACK