



TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: Primary address 5660 Calle Real, APN 069-110-093 Additional: 5820, 5748, 5700, 5652, 5733, 5697, 5785, 5677, and 5687 Calle Real APNs 069-110-084, -085, -094, -090, -095, -070, -067, -059, -058 Calle Real Shopping Center Improvements Case Nos. 22-0003-DRB, 24-0006-DPAM

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review for the proposed shopping center improvements.

PROJECT DESCRIPTION:

This is a request for **Final** review. The owners of the Calle Real Shopping Center, Cal-Real North, L.P. (north side of Calle Real) and Cal-Real Properties, L.P. (south side of Calle Real) are proposing to update and rebrand the properties with the intention of modernizing building facades and site amenities. On February 11, 2025, the DRB approved the following elements:

- Updates to building facades, architectural features, and roofs.
- Addition of a pedestrian connection to adjacent residential area to the north of the buildings located on the northside of Calle Real.
- Removal of 22 parking spaces to add pedestrian-oriented green space for socializing, dining, and passive recreation. These new green space areas will include trellises, seating, shade trees, and similar amenities. Further, these green space areas include:
 - Addition of an approximately 1,000 square foot roofed, open sided structure for public gathering with an enclosed restroom area between Building A and B.
 - Demolition of 1,740 square feet of the southwestern corner of Building D (formerly FedEx, near Trader Joe's) to create more parking spaces. Also proposed to be added is 4,754 square feet of open sided trellised

seating areas throughout the property.

- Changes to paving and sidewalk material changes throughout the entire site.
- Updates to landscaping throughout the entire site, including the removal of 133 trees to be replaced with 197 trees such as olive, sycamore, and lemon species. The approved plant selection will be a mix of California native plants and Mediterranean and Australian plants adapted to the dry conditions of southern California. The selected plants will minimize maintenance and water requirements.
- Provision of new exterior lighting that is dark-sky compliant, fully shielded/hooded and directing all light downward.
- Addition of 8 parking spaces with the demolition of a portion of Building D.
- Improvements to stormwater and drainage facilities throughout the entire site.
- Addition of agrarian-themed murals on Buildings A, B, & C.
- Addition of bicycle parking, electric vehicle, and electric bicycle charging stations throughout the entire site.

The DRB granted Preliminary review of the project on February 11, 2025 while the Planning and Environmental Review Director approved the Development Plan Amendment associated with the project on May 27, 2025. The DRB had various comments pertaining to reviewing and studying the tree type for Calle Real and other areas to consider parking lot shading and signage, that bike parking locations not conflict with pedestrian traffic, and that the plan include full development of the second pedestrian crossing through the parking lot to connect to the retail buildings.

The subject properties have a Zoning and General Plan Land Use designation of Community Commercial (CC) and are located in the Inland Zone. The project was filed by Steve Fort, of SEPPS, on behalf of Cal-Real North, L.P. (north side of Calle Real) and Cal-Real Properties, LP (south side of Call Real), property owners.

DISCUSSION

On February 11, 2025, the DRB granted Preliminary approval on the design of the Project. Final Design Review is the last step in the design review process and the DRB is tasked with determining if the plans address the issues previously identified by the DRB. At this point, DRB should focus its review on the final design details. The DRB will determine if the Conditions of Approval within DRB purview have been met (i.e. design, etc.). If not met, then DRB should continue the item with direction.

The design review findings and CEQA determination were adopted by the Design Review Board on February 11, 2025, and DRB's action on Final Design Review is not appealable.

NEXT STEPS

Next steps include: (1) ministerial issuance of a companion Zoning Clearance once the conditions of approval have been satisfied; and (2) Building Permits and construction.

ATTACHMENTS:

Attachment A –Project Plans

ATTACHMENT A

PLANS

CALLE REAL CENTER

DEVELOPMENT PLAN AMENDMENT

07.08.2025

rdc.

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PROJECT DESCRIPTION

PHASE 1: BUILDING D (APN:069-110-095) . SEE SHEET A-25&26.
DEMOLISH 1,740 SQUARE FOOT OF THE SOUTHWEST CORNER OF BUILDING D (CURRENTLY LEASED BY FEDEX) TO CREATE A NEW 3,100 SQUARE FOOT SURFACE PARKING LOT. ARCHITECTURAL ENHANCEMENTS TO THE FACADES OF THE REMAINING BUILDING ALONG WITH UPGRADED HARDSCAPE AND LANDSCAPE TO THE PROMENADE IN FRONT OF BUILDING D (INCLUDING TRADER JOE’S). INTRODUCED 2 TRELLIS COVERED PATIOS D1 215 SQUARE FOOT AND D3 212 SQUARE FOOT LOCATED AT EACH END OF THE BUILDING, WITH D2 A 543 SF COMMON SEATING TRELLIS COVERED PATIO AREA. PROVIDED ENHANCE THE PEDESTRIAN CONNECTION TO BUILDING E. PROVIDE A PERVIOUS PAVEMENT UPGRADE TO PARKING IMMEDIATELY ABUTTING THE CURB/SIDEWALK OF THIS BUILDING.

PHASE 2: BUILDING A (APN:069-110-085) . SEE SHEET A-14.
REMOVAL OF 14 STALLS OF SURFACE PARKING TO MAKE ROOM FOR A 17,000 SQUARE FOOT PUBLIC AMENITY, NAMED GROVE PARK BETWEEN BUILDINGS A AND B. ALONG WITH PUBLIC PARK COMPONENT ADD AN OPEN-AIR “ICONIC” PAVILION STRUCTURE WITH 187 SQUARE FOOT PUBLIC RESTROOM FACILITIES AND 815 SQUARE FOOT COVERED COMMUNITY LOUNGE SUPPORTING THE OVERALL SHOPPING CENTER. ARCHITECTURAL ENHANCEMENTS OF EACH OF THE FACADES AND HARDSCAPE IMPROVEMENTS TO THE PROMENADE IN FRONT OF BUILDING A, WHICH WILL BE CONSISTENT WITH THOSE BEING DONE FOR PHASE 1 AND PHASE 2 BUILDINGS, WITH A 1,435 SQUARE FOOT TRELLIS COVERED PATIO AREA ADDED TO THE EAST END OF THE BUILDING. PROVIDE A PERVIOUS PAVEMENT UPGRADE TO PARKING IMMEDIATELY ABUTTING THE CURB/SIDEWALK OF THIS BUILDING.

PHASE 3: BUILDING B (APN:069-110-094) . SEE SHEET A-19.(NORTH SIDE OF THE SHOPPING CENTER):
REMOVAL OF 8 STALLS OF SURFACE PARKING TO MAKE ROOM FOR A 7,750 SQUARE FOOT PUBLIC AMENITY NAMED CITRUS COURT BETWEEN BUILDINGS A AND C. ARCHITECTURAL ENHANCEMENTS OF EACH OF THE FACADES AND HARDSCAPE IMPROVEMENTS TO THE PROMENADE IN FRONT OF BUILDING B. 3 TRELLIS COVERED PATIOS B1 1,007 SQUARE FOOT, B2 358 SQUARE FOOT AND B3 950 SF LOCATE AT EACH ENDS OF THE BUILDING. PROVIDE A PERVIOUS PAVEMENT UPGRADE TO THE PARKING STALLS IMMEDIATELY ABUTTING THE CURB/SIDEWALK OF THIS BUILDING.

PHASE 4: BUILDING E (APN: 069-110-067) . SEE SHEET A-30.
(SOUTH SIDE OF THE SHOPPING CENTER)ARCHITECTURAL ENHANCEMENTS TO THE FACADES AND UPGRADED HARDSCAPE AND LANDSCAPE TO THE PROMENADE IN FRONT OF BUILDING E (INCLUDING TRADER JOE’S). ENHANCE PEDESTRIAN CONNECTION TO BUILDING D. PROVIDE A PERVIOUS PAVEMENT UPGRADE TO PARKING IMMEDIATELY ABUTTING THE CURB/SIDEWALK OF THIS BUILDING. PROVIDE HARDSCAPE ENHANCEMENTS AND NEW PEDESTRIAN RAMP CONNECTING BUILDING E TO THE EXISTING ALBERTSON’S MARKET WHICH IS NOT INCLUDED WITHIN THE SCOPE OF THIS REDEVELOPMENT.

PHASE 5: BUILDING C (APN:069-110-093) . SEE SHEET A-22.
ARCHITECTURAL ENHANCEMENTS OF EACH OF THE FACADES AND HARDSCAPE IMPROVEMENTS TO THE PROMENADE IN FRONT OF BUILDING C. PROVIDE A PERVIOUS PAVING UPGRADE TO PARKING ABUTTING THE CURB/SIDEWALK OF THIS BUILDING.

PHASE 6: BUILDING F (APN:69-110-090) . SEE SHEET A-11
OVERALL UPGRADE OF THE EXISTING BANK BUILDING, TO BE CONSISTENT WITH THE ENHANCEMENTS BEING PROPOSED FOR THE REMAINDER OF THE SHOPPING CENTER FOR A USE TO BE DETERMINED. FUTURE TENANT ENTITLEMENT TO BE SUBMITTED UNDER A SEPARATE SUBMITTAL.

REFER TO SHEET A-11 FOR PHASING PLAN



CALLE REAL CENTER

LOCATED NORTH OF THE 101 ON THE WEST SIDE OF KINGSTON AVENUE

CONTACT INFORMATION

<u>OWNER/DEVELOPER</u> THE TOWBES GROUP DEREK HANSEN, EXECUTIVE VP 33 EAST CARRILLO SUITE 200 SANTA BARBARA CA 93101 P: 805.962.2121 E: DHANSEN@TOWBES.COM	<u>ARCHITECT</u> RDC. CONTACT: RON BERNHARDT 245 EAST THIRD STREET LONG BEACH CA 90802 P: 562.628.8000 E: RON.BERNHARDT@RDCCOLLABORATIVE.COM	<u>PLANNING CONSULTANT</u> SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC. CONTACT: STEVE FORT 1625 STATE ST #1, SANTA BARBARA, CA 93101 P: 805.966.2758 X101 E: STEVEF@SEPPS.COM
<u>CIVIL ENGINEER</u> STANTEC CONSULTING SERVICES INC. CONTACT: BUDDY HAIN 2646 SANTA MARIA WAY, SUITE 107 SANTA MARIA, CA 93455 P: 805.925.2345 E: BUDDY.HAIN@STANTEC.COM	<u>LANDSCAPE ARCHITECT</u> STUDIO 111 CONTACT: KIRK KELLER 245 EAST THIRD STREET LONG BEACH CA 90802 P: 562.901.1500 E: KIRK.KELLER@STUDIO-111.COM	
<u>LIGHTING CONSULTANT</u> ALAN NOELLE ENGINEERING, INC CONTACT: VINCE TARANGO 315 EAST CANON PERDIDO ST SANTA BARBARA, CA 93101 P: 805.456.5444 E: VINCE@ANENG.COM	<u>PARKING CONSULTANT</u> STANTEC CONSULTING SERVICES INC. CONTACT: BUDDY HAIN 2646 SANTA MARIA WAY, SUITE 107 SANTA MARIA, CA 93455 P: 805.925.2345 E: BUDDY.HAIN@STANTEC.COM	

FLOOR AREA

NORTH					
USE	EXISTING AREA	PROPOSED AREA	PARKING RATIO*	REQUIRED PARKING OF EXISTING LEASING AREA	REQUIRED PARKING OF PROPOSED LEASING AREA
RETAIL SALES	9,197	9,197	1 PER 500 GROSS SF	19	19
INSTRUCTIONAL SERVICES					
RESTAURANT/CAFE/BAR	25,571	33,318	1 PER 250 SF PATRON AREA	103	135
MEDICAL/DENTAL OFFICE	8,798	5,054	1 PER 300 GROSS SF	30	17
BANK+FINANCIAL SERVICES	9,893	9,893	1 PER 300 GROSS SF	33	33
GYM+FITNESS	4,066	4,066	1 PER 300 GROSS SF	14	14
PERSONAL SERVICES	6,261	2,258	1 PER 500 GROSS SF	13	5
	63,786	63,786		212	222

SOUTH					
USE	EXISTING AREA	PROPOSED AREA	PARKING RATIO*	REQUIRED PARKING OF EXISTING LEASING AREA	REQUIRED PARKING OF PROPOSED LEASING AREA
RETAIL SALES	28,058	23,417	1 PER 500 GROSS SF	57	47
INSTRUCTIONAL SERVICES					
BLDG MATERIALS SALES/SERVICES	5,087	5,087	1 PER 1000 GROSS SF	6	6
RESTAURANT/CAFE/BAR	17,690	20,691	1 PER 250 SF PATRON AREA	71	83
BANK+FINANCIAL SERVICES	4,719	4,719	1 PER 300 GROSS SF	16	16
PERSONAL SERVICES	6,498	6,498	1 PER 500 GROSS SF	13	13
	62,052	60,412		163	165

TOTAL PROPOSED GLA	124,198 SF
TOTAL EXISTING GLA	125,838 SF

*AS REQUIRED PER CITY OF GOLETA MUNICIPAL ZONING CODE CHAPTER 17

EXISTING PARKING TABULATION

	STANDARD	ACCESSIBLE	MOTORCYCLE	EXISTING
NORTH	371	10	6	387
SOUTH	279	11	2	292
	650	21	8	679

PROPOSED PARKING TABULATION

CALLE REAL NORTH			CALLE REAL SOUTH		
TYPE	PARKING RATIO	REQUIRED	PROPOSED	REQUIRED	PROPOSED
STANDARD	--	---	276	---	222
COMPACT	30% OF TOTAL SPACES	---	2	---	6
ACCESSIBLE		10	12	10	14
STANDARD ADA	7 PER 201-300 8 PER 301-400	8	10	8	12
VAN ADA	1 PER 6 STANDARD ADA	2	2	2	2
EV CAPABLE SPACES	20% OF TOTAL SPACES +++	73	73	61	61
EV CHARGING STATION (EVCS)	10% OF TOTAL SPACES **	37	37	31	31
EV STANDARD		---	70	---	58
EV STANDARD ADA	1 PER 26 TO 50 EVCS ++	1	1	1	1
EV VAN ADA	1 PER 26 TO 50 EVCS ++	1	1	1	1
EV AMBULATORY	1 PER 26 TO 50 EVCS ++	1	1	1	1
LOADING	1 PER BLDG AT 5000-30000SF	5	5	3	3
MOTORCYCLE	5% MAXIMUM ALLOWED	12(MAX ALLOW)	4	12(MAX ALLOW)	2
		222	364	165	301

TYPE	PARKING RATIO	REQUIRED	PROPOSED	REQUIRED	PROPOSED
SHORT TERM BIKE	10% OF REQ VEHICLE/3 PER TENANT*	23	23	16	16
LONG TERM BIKE*	5% OF EMPLOYEE OCC (121)*	4	4	3	3
BICYCLE CHARGING STATION	1 PER 10 BIKE STALLS*	3	3	2	2

	CALLE REAL NORTH	CALLE REAL SOUTH
EXISTING PARKING	387	292
REMOVED PARKING	-56	-8
ADDED PARKING	+33	+17
PROPOSED TOTAL	364 (5.70 PER 1000)	301 (4.98 PER 1000)

PROPOSED TOTAL STALLS	665 (5.35 PER 1000)
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* PER CITY OF GOLETA MUNICIPAL CODE SECTION 17.38.090, CALIFORNIA GREEN BUILDING CODE SECTION 5.106.4.1
** PER CITY OF GOLETA MUNICIPAL CODE SECTION 17.38.110.G
+ 50% OF LONG TERM BIKE STALLS TO BE COVERED
++ PER CALIFORNIA BUILDING CODE TABLE 11B-228.3.2.1
+++ PER CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.3.1

ZONING AND BUILDING INFORMATION

ASSESSOR’S PARCEL NUMBER:	069-110-058	069-110-084	069-110-094
	069-110-059	069-110-085	069-110-095
	069-110-067	069-110-090	
	069-110-070	069-110-093	

GENERAL PLAN DESIGNATION:	CC - COMMUNITY COMMERICAL
ZONING:	CC - COMMUNITY COMMERICAL
EXISTING SITE AREA (NO CHANGE):	12.2 ACRES (531,446.27 SF)

OCCUPANCIES (NO CHANGE):	A-2 (RESTAURANTS) B (BANK) M (RETAIL)
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BUILDING HEIGHT:	
ALLOWED:	35’-0”
EXISTING:	21’-6” AT ROOF/PARAPET 43’-0” AT TOWER
PROPOSED:	NO CHANGE AT ROOF PARAPET 31’-4” AT TOWER

SETBACKS:	
FRONT:	20’-0”
SIDE:	0’-0”
REAR:	10’-0”

EXISTING BUILDING AREA:	112,232 SF
PROPOSED BUILDING AREA: (INCLUDING PUBLIC RESTROOM 187 SF, EXCLUDE COVERED OPEN SPACES)	110,679 SF

COVERED OPEN SPACES AREA:

6,445 SF

COMMUNITY LOUNGE (CL):

815 SF

PATIO A1:

1,435 SF

PATIO B1:

1,007 SF

PATIO B2:

358 SF

PATIO B3:

950 SF

PATIO D1:

215 SF

PATIO D2:

543 SF

PATIO D3:

212 SF

UNOCCUPIED COVERED AREA (UA):

910 SF

NOTE: SEE KEY PLAN FOR DESIGNATION

KEY PLAN

PART OF SCOPE			NOT A PART OF SCOPE		
	AREA SF	PARCEL #		AREA SF	PARCEL #
BLDG A:	15,357	5662-5672	BLDG G:	3,925	5820
BLDG B:	19,147	5700-5746	BLDG H:	5,087	5677
BLDG C:	16,181	5748-5796	BLDG I:	2,925	5687
BLDG D:	26,129	5701-5749	BLDG J:	1,669	5697
BLDG E:	24,502	5767-5737			
BLDG F:	9,176	5652-5658			
NOTE: SEE KEY PLAN FOR DESIGNATION					

SITE CALCULATION

TOTAL EXISTING LANDSCAPE AREA:	25,100 SF
TOTAL PROPOSED LANDSCAPE AREA:	37,392 SF
EXISTING TREE DISPOSITION:	REFER TO SHEET L-1
TOTAL AREA OF DISTURBANCE:	REFER TO SHEET L-7

NET IMPERVIOUS SURFACE AREA:	
NORTH	1,526 SF
SOUTH	569 SF

REPLACED IMPERVIOUS SURFACE AREA:	
NORTH	32,061 SF
SOUTH	16,675 SF

PRE-PROJECT IMPERVIOUS SURFACE AREA:	
NORTH	239,985 SF
SOUTH	184,168 SF

POST-PROJECT IMPERVIOUS SURFACE AREA:	
NORTH	217,331 SF
SOUTH	1681,624 SF

GOALS

- REPOSITION THE CENTER TO CREATE AN INVITING AND UPSCALE CUSTOMER EXPERIENCE.
- CREATE AN ICONIC LANDMARK AND ATTRACT A WIDE VARIETY OF GUESTS.
- ENCOURAGE ARRIVAL AT THE SITE USING ALTERNATIVE MEANS OF TRANSIT, WALKING, AND BICYCLING.
- CONNECT THE CENTER TO THE RESIDENTIAL NEIGHBORHOOD AND THE NEARBY HOTELS.
- UTILIZE SURPLUS PARKING TO CREATE OPEN SPACES THAT INVITE OPEN-AIR DINING AND FAMILY-ORIENTED RECREATION.
- PROMOTE DAYTIME AND NIGHTTIME ACTIVITIES THAT WILL ENCOURAGE GUESTS TO LINGER ON SITE.
- REMODEL THE EXISTING BUILDINGS TO REFLECT THE CHARACTER OF GOLETA AND A MORE CONTEMPORARY STYLE.
- INTRODUCE UPDATED SIGNAGE WITH AN ATTRACTIVE COLOR PALETTE, SOPHISTICATED GRAPHICS, AND CLEAR BRANDING.
- INCREASE CONNECTIVITY BETWEEN THE TWO SIDES OF THE PROJECT THROUGH CONSISTENT ARCHITECTURAL TREATMENTS, LANDSCAPING, AND LIGHTING.

NARRATIVE

THE PROPOSED REDESIGN AIMS TO CREATE AN UPSCALE SHOPPING EXPERIENCE THAT REFLECTS THE ESSENCE OF GOLETA IN A COST-EFFECTIVE AND STRATEGIC WAY. THE REDEVELOPMENT PLAN WILL GUIDE THE IMPROVEMENT OF THE EXISTING BUILDINGS, CURATE TENANT LOCATIONS TO MAXIMIZE POSITIVE RELATIONSHIPS AND FOSTER ACTIVITY, INTRODUCE NEW SIGNAGE AND GRAPHICS, AND ENHANCE EXTERIOR SPACES WITH NEW PLANTING, LIGHTING, AND OUTDOOR FURNISHINGS. IMPLEMENTATION OF THE MASTER PLAN WILL BE FLEXIBLE AND PHASED IN OVER TIME. THE ARCHITECTURAL STYLE OF THE RENOVATION IS A CONTEMPORARY INTERPRETATION OF AGRICULTURAL BUILDINGS, INTENDED TO HONOR GOLETA’S LONGSTANDING AGRARIAN HISTORY. THE STUCCO AND ORNAMENTAL TRIM OF THE EXISTING SPANISH COLONIAL CENTER WILL BE REPLACED BY A RICH VARIETY OF MATERIALS INCLUDING WOOD, SHED ROOFS, PLASTER, METAL SIDING, AND BOARD AND BATTEN DETAILING. THE HEAVY PLASTER ARCADES IN FRONT OF THE TENANTS WILL BE REMODELED TO BE MORE OPEN AND REFLECT THE NEW AESTHETIC. THESE CANOPIES WILL ALLOW FOR INCREASED SIGHT LINES TO THE STORES AND RESTAURANTS, BUT THEY WILL CONTINUE TO PROVIDE SHADE AND WEATHER PROTECTION TO THE SIDEWALKS AND BUILDING ENTRIES. OPEN-AIR DINING IS ENVISIONED TO ACTIVATE THE CENTER’S TRELLISED PATIOS AND WIDE SIDEWALKS. NEW STOREFRONTS, ACCENT TILES, LINEAR PAVERS, TENANT SIGNAGE AND VINTAGE-INSPIRED LIGHTING WILL FURTHER ENHANCE THE RETAIL ENVIRONMENT WITH A FRESH, CONTEMPORARY APPEARANCE. PUBLIC ART WILL BE A MAJOR PART OF THE PROJECT. LOCAL ARTISTS WILL BE GIVEN THE OPPORTUNITY TO CREATE MURALS IN HIGH PROFILE LOCATIONS, WITH SUBJECT MATTER INTENDED TO CAPTURE THE UNIQUE CHARACTER AND SPIRIT OF GOLETA. SCULPTURE OR ART CREATED FROM FOUND OBJECTS MAY EMBELLISH OUTDOOR PLACES. ENVIRONMENTAL SUSTAINABILITY WILL ALSO PLAY AN IMPORTANT ROLE. THE DESIGN HOPES TO DIMINISH THE IMPORTANCE OF CARS BY ENCOURAGING GUESTS AND EMPLOYEES TO USE ALTERNATIVE MEANS OF TRANSPORTATION, WALK, OR RIDE A BICYCLE INSTEAD OF DRIVING TO AND FROM THE CENTER. NEW TRANSIT SHELTER TRELLISES BRING THE PROJECT ARCHITECTURE OUT TO THE STREET ALONG CALLE REAL, AND LONG- AND SHORT-TERM BICYCLE PARKING WITH CHARGING STATIONS WILL BE PROVIDED. ALL BUILDING MATERIALS WILL BE LOCALLY SOURCED AND SELECTED FROM RECYCLED OR RECYCLABLE COMPONENTS WHEREVER POSSIBLE, AND LANDSCAPING WILL BE DROUGHT-TOLERANT, DISPLAYING NATIVE PLANTS AND MEDITERRANEAN SPECIES THAT WILL EDUCATE VISITORS TO THE BEAUTY OF WATER CONSERVATION.

OPEN SPACES FOR PEOPLE TO GATHER, DINE, AND SHOP WILL BE A SIGNIFICANT COMPONENT OF THE REIMAGINED CENTER. THESE NEW PUBLIC AREAS ARE MADE POSSIBLE BY CONVERTING SOME OF THE EXCESS SURFACE PARKING (EXISTING PARKING THAT IS MORE THAN REQUIRED BY THE CITY CODE) INTO USABLE OPEN SPACE.

THE DESIGN OF THE CITRUS COURT RECOGNIZES GOLETA’S ABUNDANT LEMON GROVES AND THE ROLE THAT THE AREA HAS PLAYED IN THE HISTORY OF THE CITRUS INDUSTRY IN SOUTHERN CALIFORNIA. THE SPACE FEATURES NEW FAÇADE IMPROVEMENTS, RESTAURANT USES, OUTDOOR DINING AND THE CONVERSION OF A FORMER PARKING AREA INTO A GARDEN DESIGNED TO ENCOURAGE GUESTS TO SPEND TIME TOGETHER. SURROUNDING A CENTRAL FIRE PIT, BESPOKE SEATING ELEMENTS ACCENTED WITH VINTAGE LABEL ART ARE STACKED AND INFORMALLY ARRANGED TO EVOKE CITRUS PACKING CRATES. A LARGE SPECIMEN SHADE TREE, GROUPINGS OF LEMON TREES, AN OPEN TURF AREA AND CATENARY DOWNLIGHTS CONTRIBUTE TO A DRAMATIC AND FLEXIBLE SPACE AND CREATE A STRONG PEDESTRIAN CONNECTION BETWEEN THE RETAIL CENTER AND THE ADJACENT RESIDENTIAL APARTMENT DEVELOPMENT.

GROVE PARK TRANSFORMS ANOTHER SURFACE PARKING LOT BETWEEN TWO EXISTING BUILDINGS INTO AN INVITING AND FUNCTIONAL OPEN SPACE THAT CAN BE USED THROUGHOUT THE DAY. THE LARGE SPACE INCLUDES OUTDOOR DINING PATIOS AND A GROVE OF MATURE OLIVE TREES. IT FEATURES A PERFORMANCE AREA WHERE MUSICIANS CAN ENTERTAIN GUESTS AND DINERS, AS WELL AS A TURF LAWN WHERE CHILDREN CAN RUN AND PLAY. THE OLIVE GROVE IS A TRIBUTE TO ELLWOOD COOPER, A LEGENDARY GOLETA FOUNDING FATHER WHO PLANTED NEARLY 7,000 OLIVE TREES IN THE AREA IN HIS FAILED BID TO ESTABLISH AN OLIVE OIL EMPIRE. A COVERED OUTDOOR LOUNGE AREA IS CENTRALLY LOCATED IN THE PARK AND DESIGNED TO CREATE A SHADY SEATING AREA AND AN ICONIC STRUCTURE INSPIRED BY THE LOCAL AGRICULTURAL VERNACULAR. A LARGE TRELLIS ENCLOSSES THE SOUTH END OF THE PARK, AND A PASEO INTO THE NEARBY RESIDENTIAL COMMUNITY CREATES ANOTHER PEDESTRIAN CONNECTION TO THE NEIGHBORHOOD.



ARCHITECTURE + SPACE



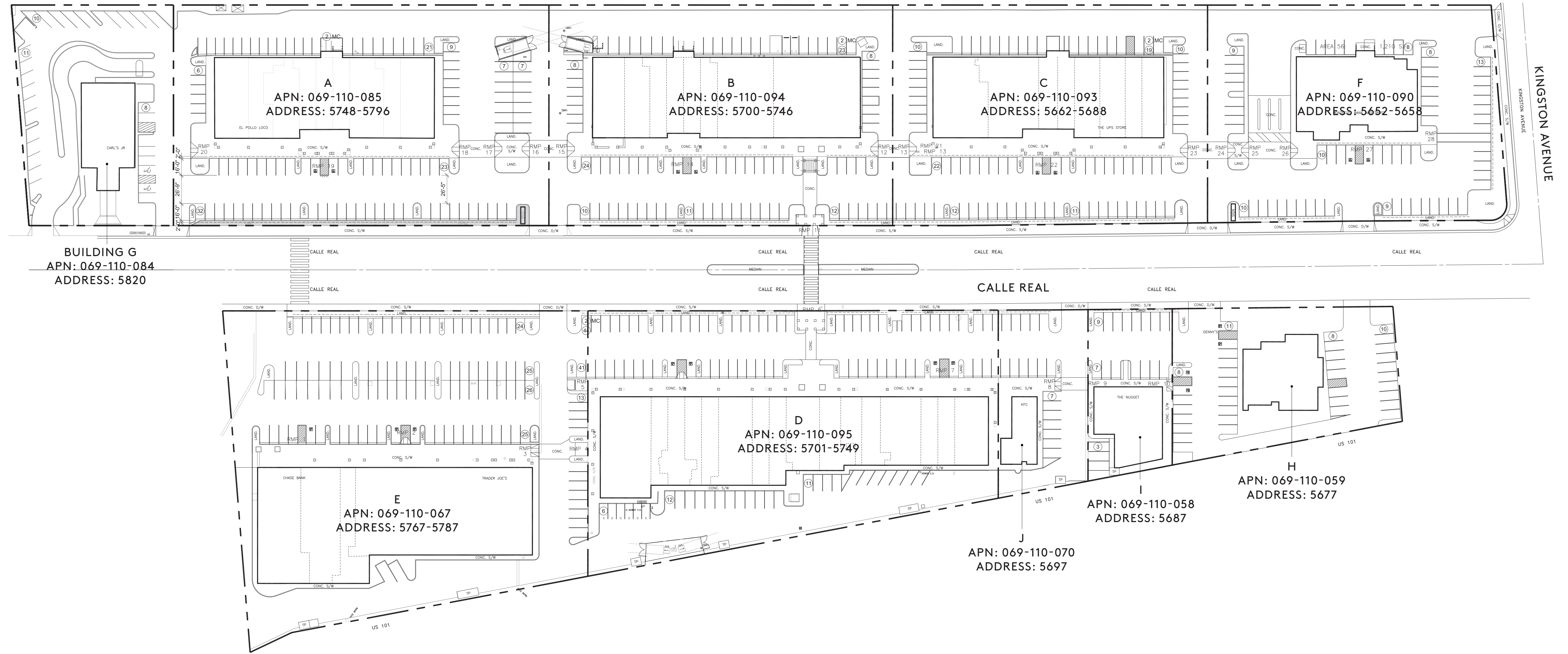
MATERIAL + TEXTURE

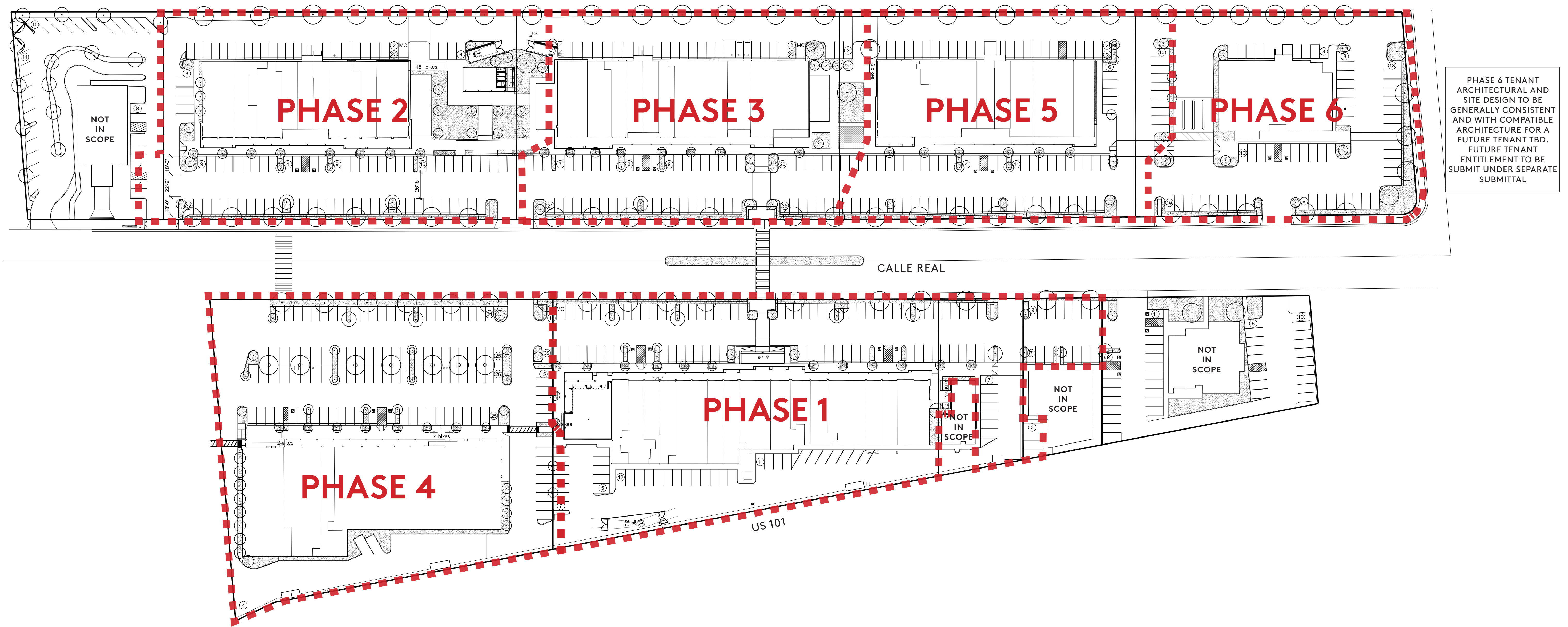


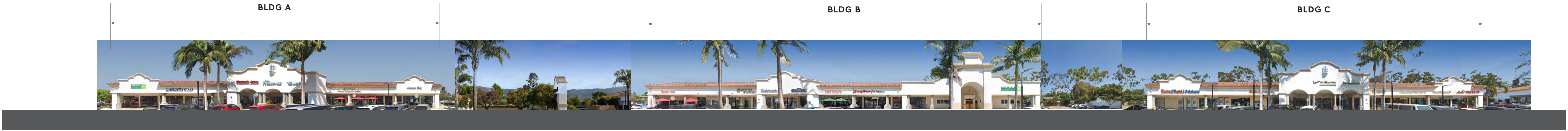
LANDSCAPE + FURNITURE



SIGNAGE + WAYFINDING



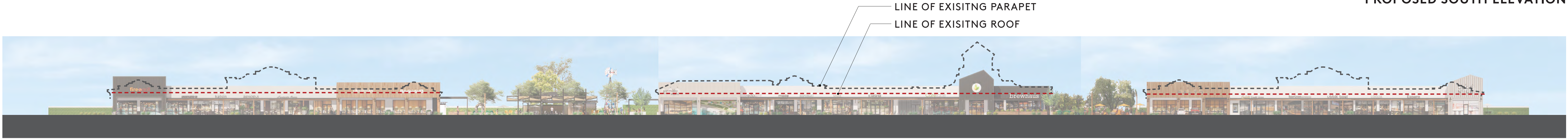




EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



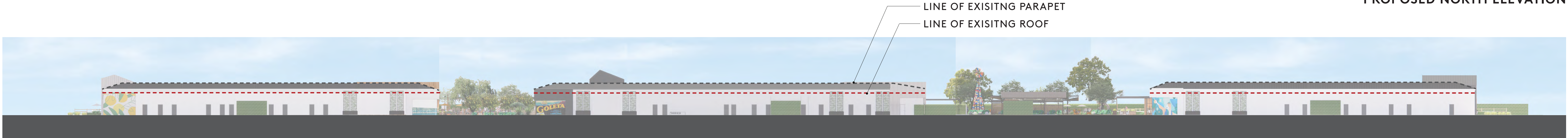
COMPARISON ELEVATION



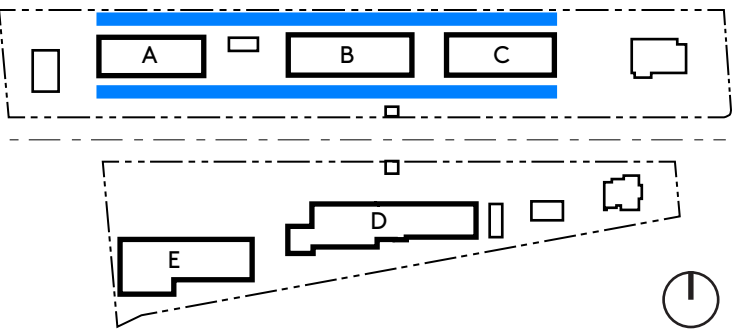
EXISTING NORTH ELEVATION

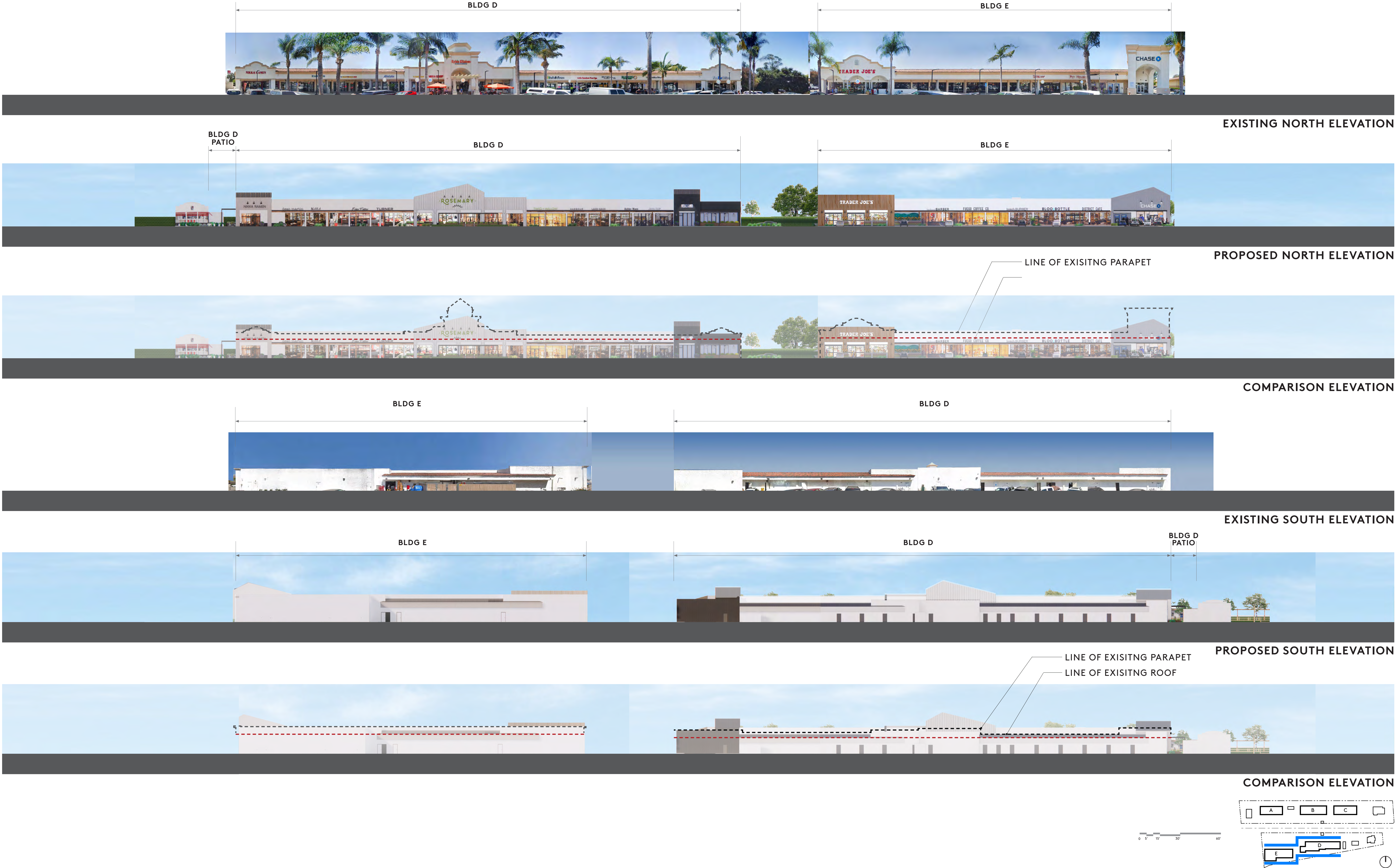


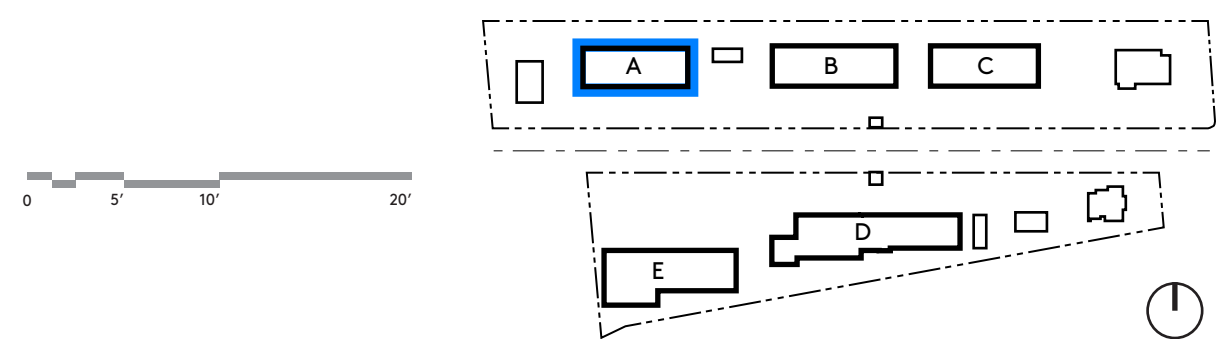
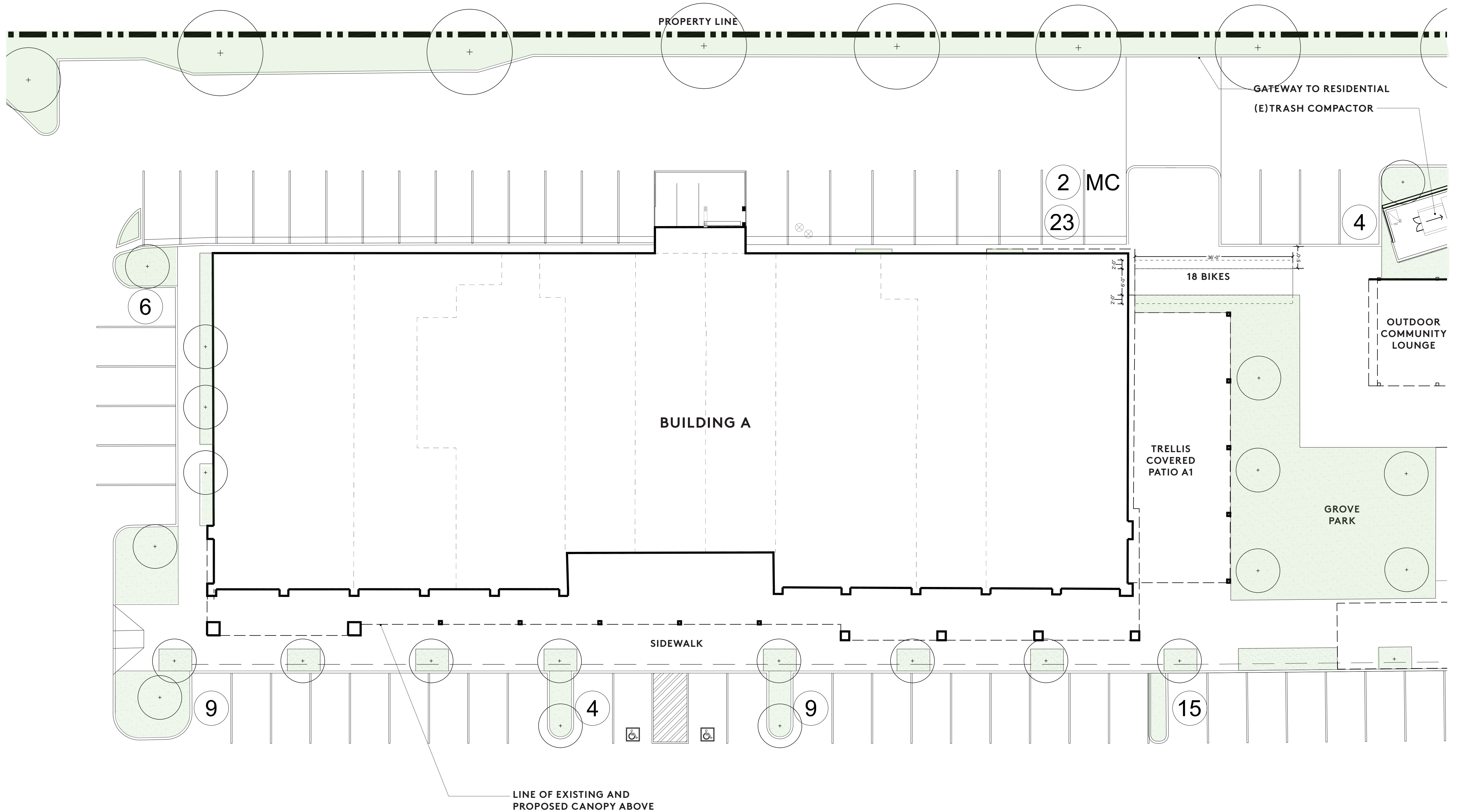
PROPOSED NORTH ELEVATION



COMPARISON ELEVATION









VIEW 1 EXISTING



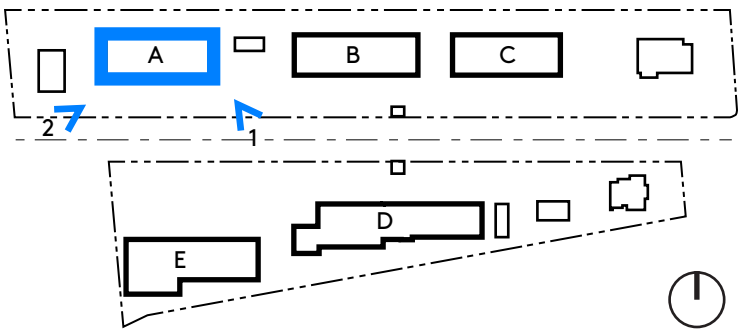
VIEW 1 PROPOSED



VIEW 2 EXISTING

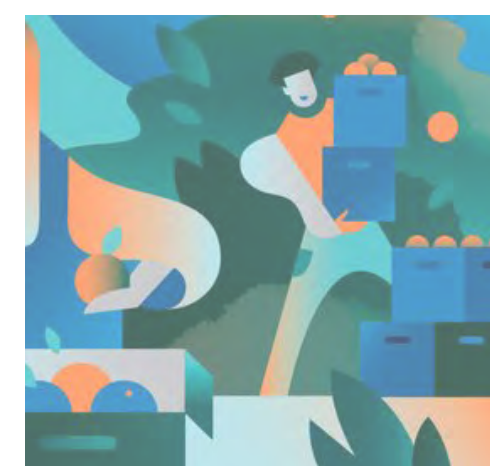


VIEW 2 PROPOSED





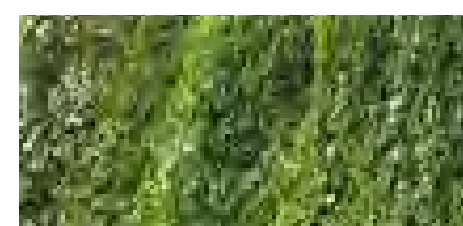
MATERIAL LEGEND



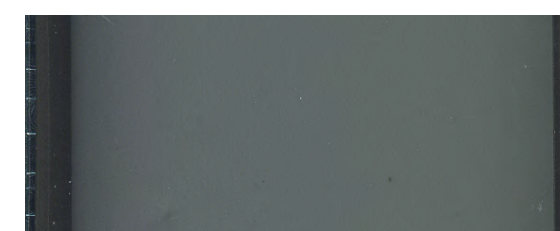
ART-01
AGRICULTURE INSPIRED MURAL ART OVER EXTERIOR PLASTER, TEXTURE SMOOTH SCOOSH, INTEGRAL COLOR BASE 10



GS-01
GREEN SCREEN, 3D MODULAR TRELLIS PANELS, 4FT WIDE PANEL



GS-02
GREEN SCREEN, 3D MODULAR TRELLIS PANELS



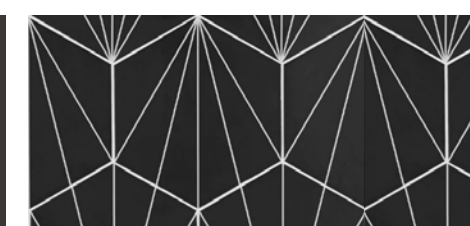
GL-01
VITRO ACUITY - LOW-IRON GLASS SOLARBAN 90



MT-02
AESS, BLACKENED STRUCTURAL STEEL WITH HIGH PERFORMANCE PAINT, MATTE CLEAR SEAL



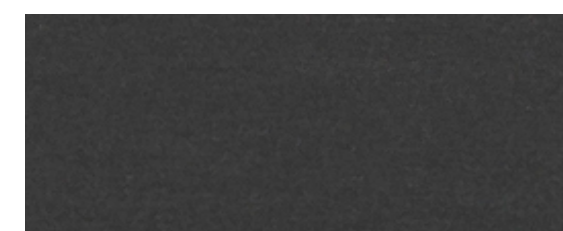
MT-03
ARCADIA ALUMINUM STOREFRONT SYSTEM, AB-7 STANDARD DARK BRONZE



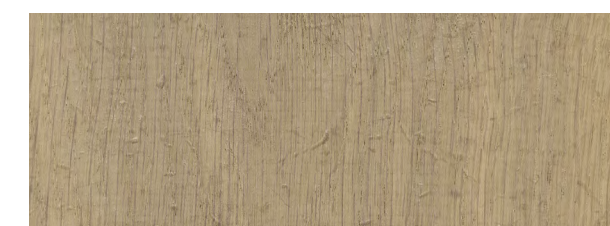
T-01
CLE TILE HEX RADAR BLACK 8X8



MT-07 & RF-01
VM ZINC DOUBLE LOCK STANDING SEAM, COLOR ANTHRA



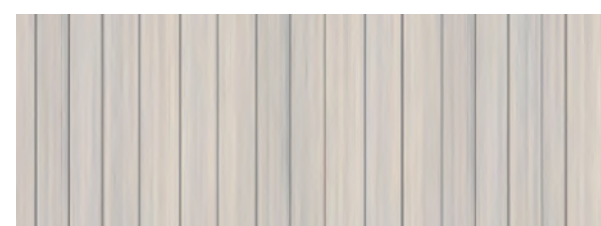
P-01
DUNN EDWARDS, DARK GREY, PAINT TO MATCH MT-08, EGGSHELL FINISH



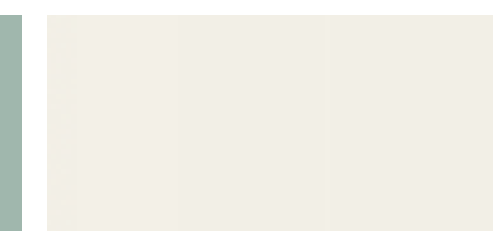
WD-01
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, BENCHMARK SCOTS PINE, 6"X72", QUARTER RUNNING BOND



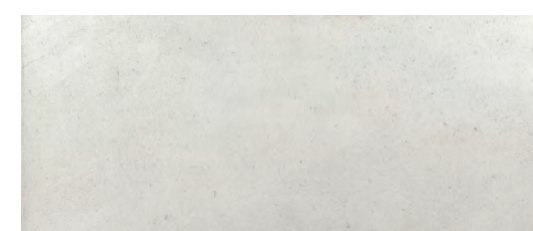
P-02
DUNN EDWARDS, DE5717 PISTACHIO ICE CREAM



WD-02
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, DRIFT SPRUCE, 6"X72", STACK BOND



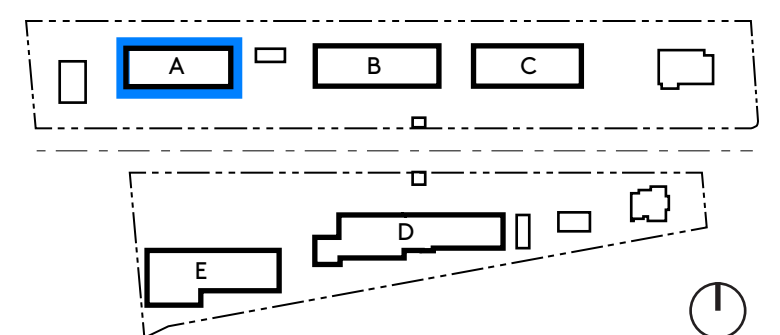
P-03
DUNN EDWARDS, DE6218 ANTIQUE PAPER

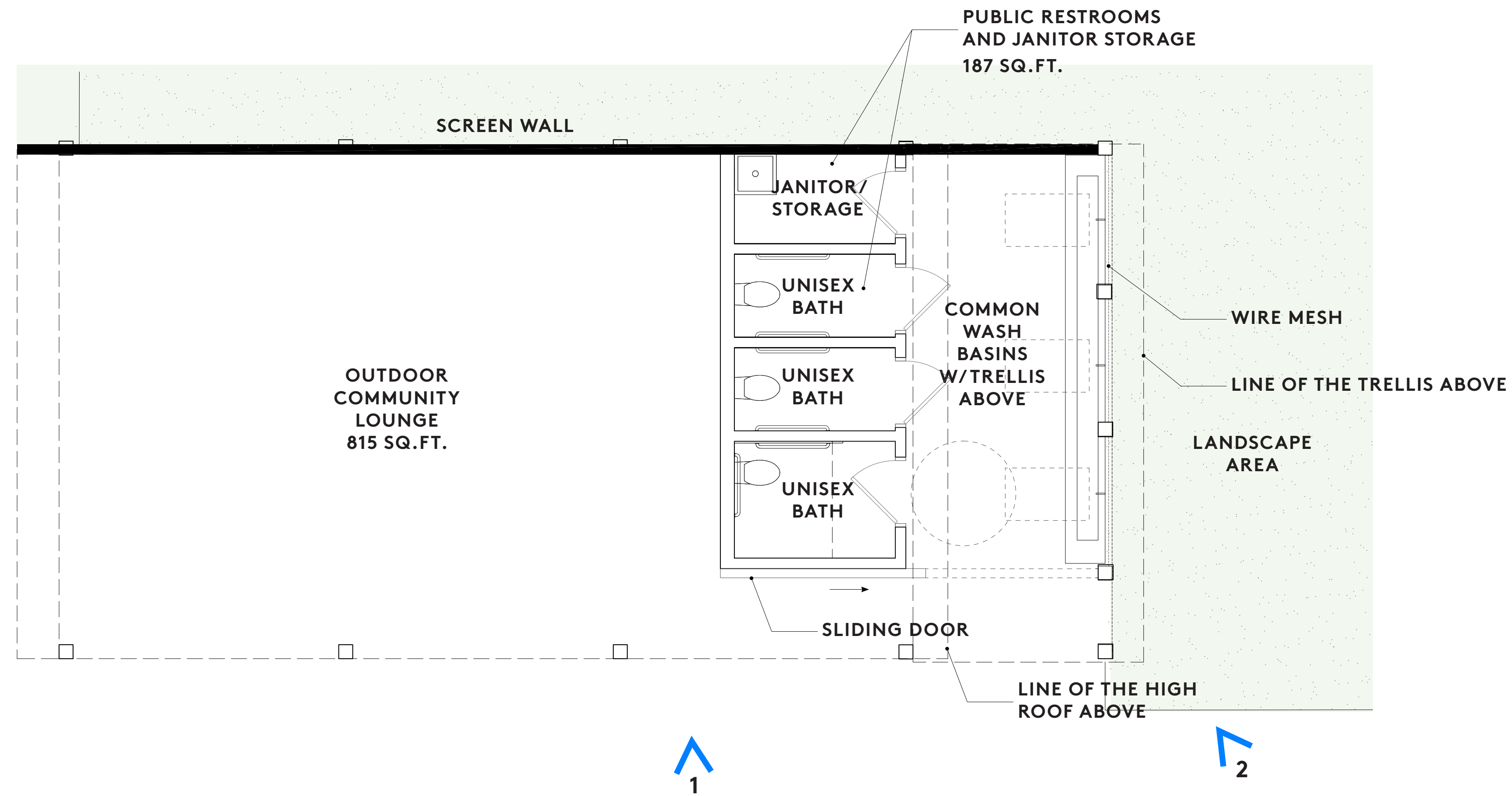


PS-01
SMOOTH TROWEL CEMENT PLASTER, INTEGRAL COLOR BASE 18

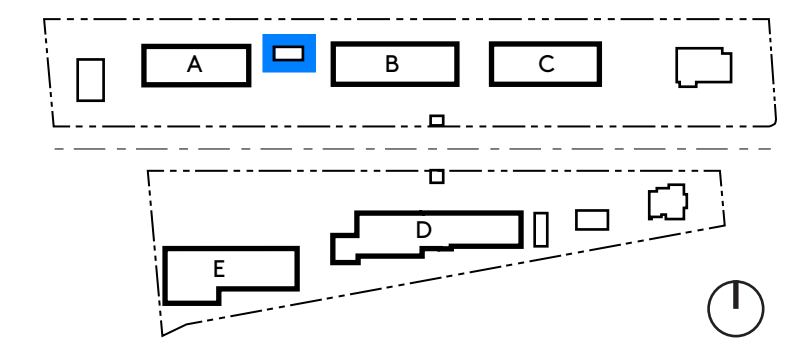


WD-03
HEAVY TIMBER





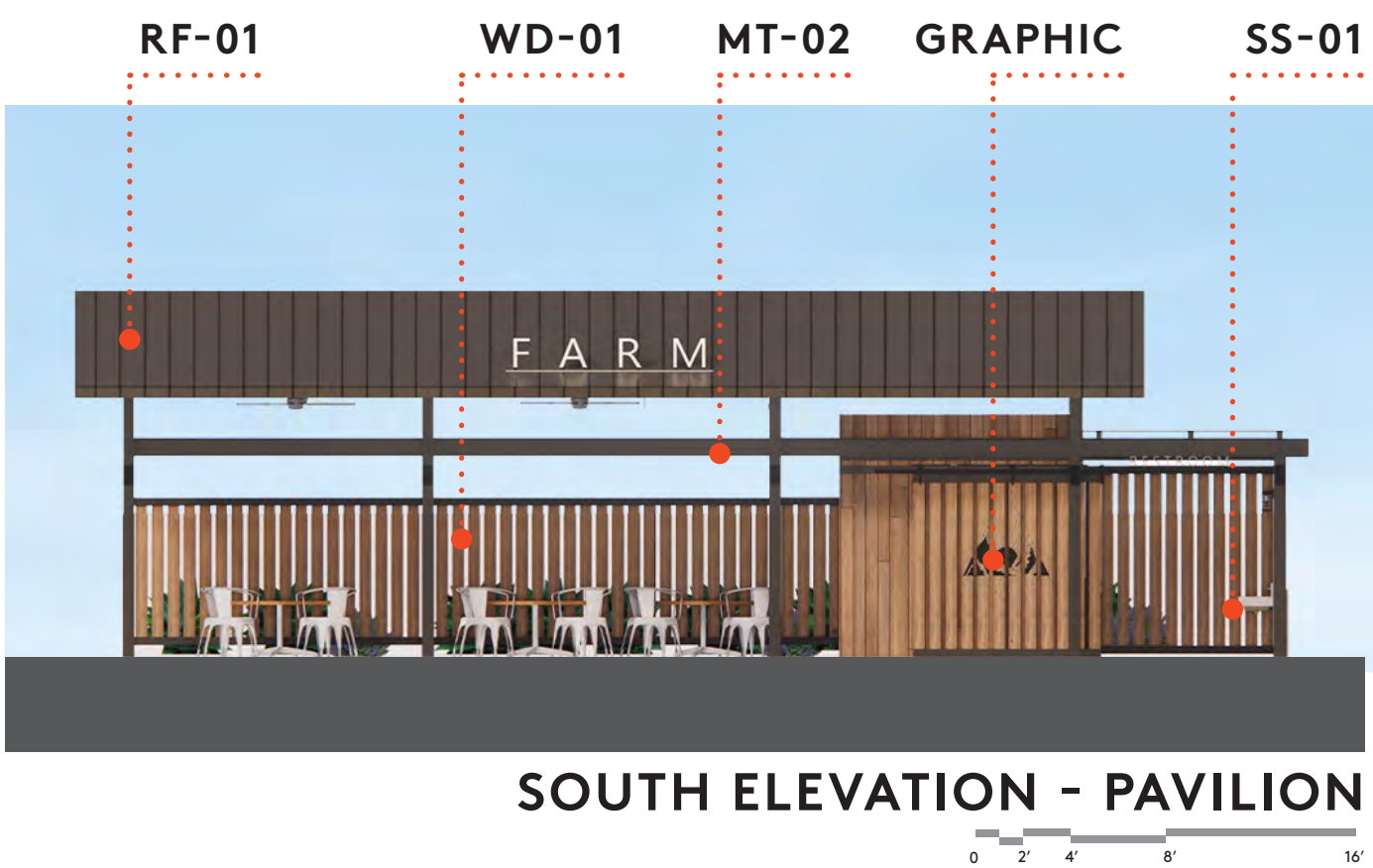
ENLARGED PLAN - PAVILION



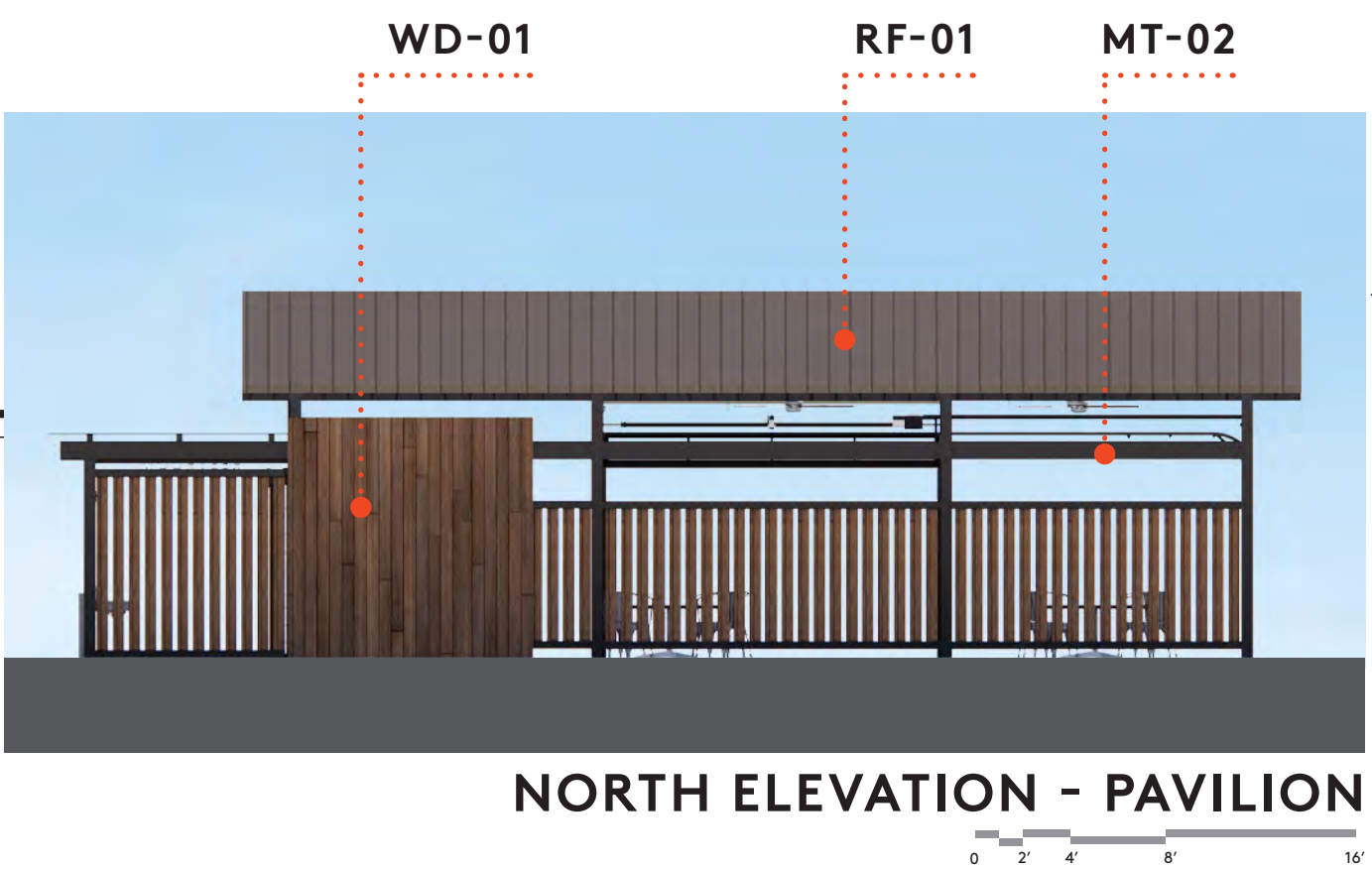
VIEW 1



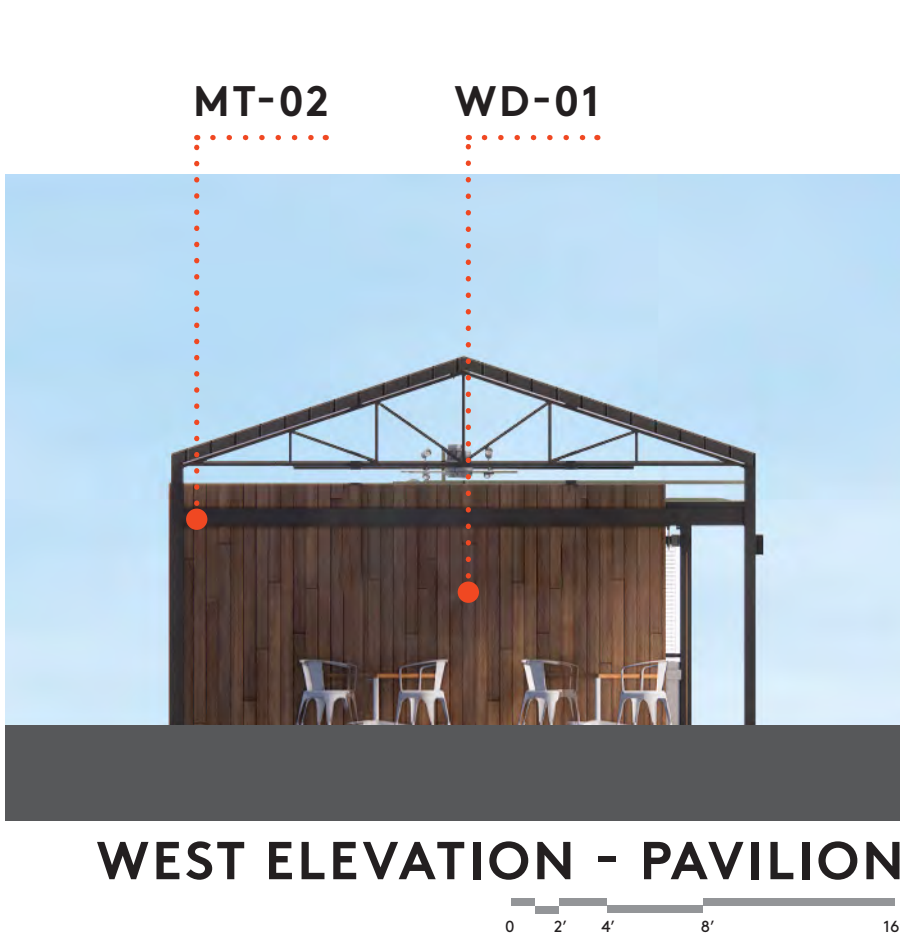
VIEW 2



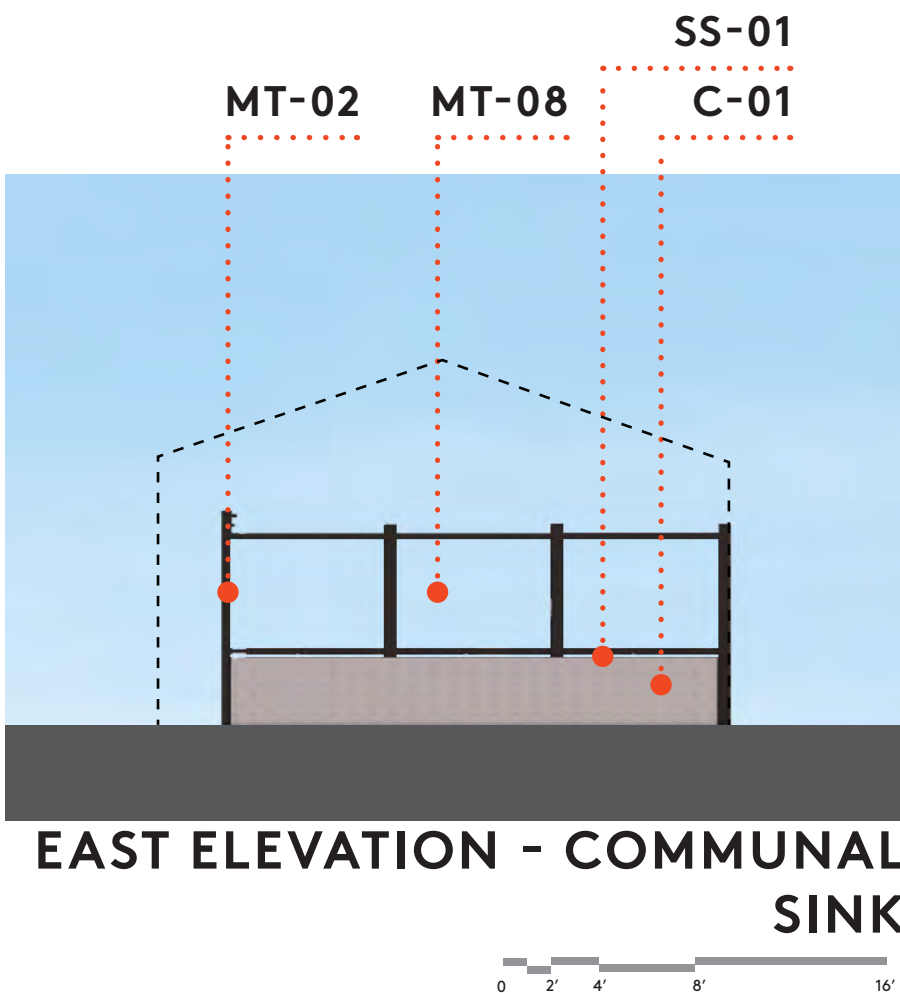
SOUTH ELEVATION - PAVILION



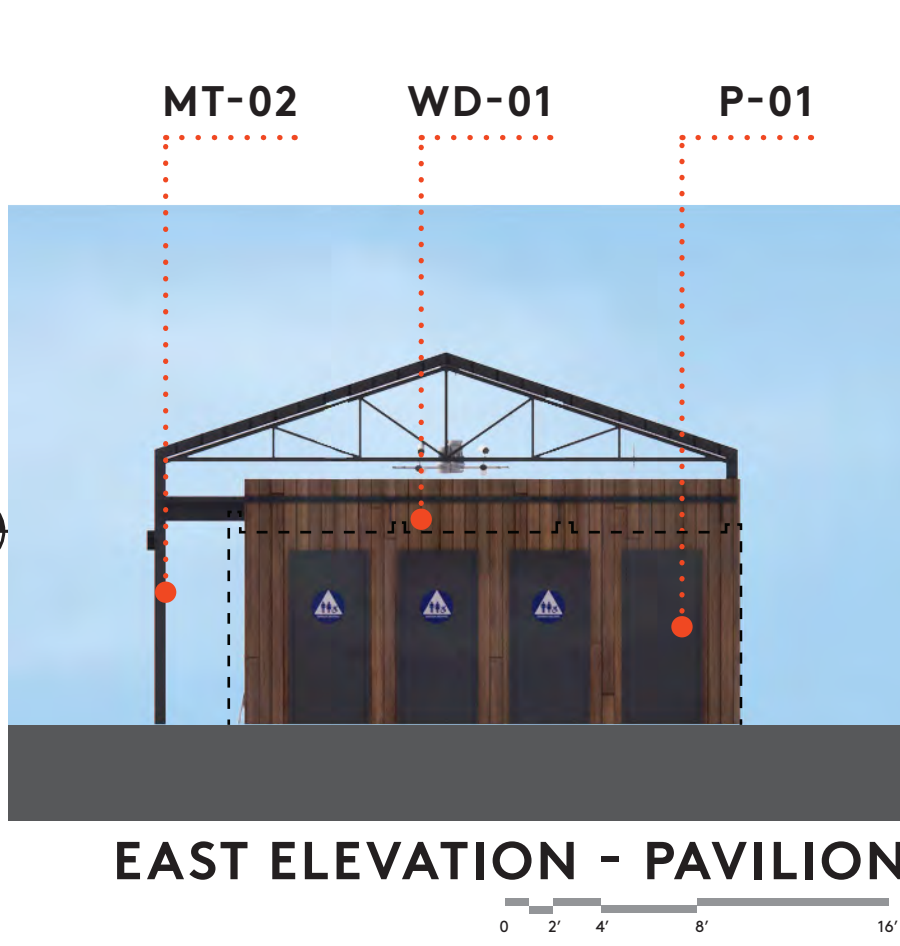
NORTH ELEVATION - PAVILION



WEST ELEVATION - PAVILION



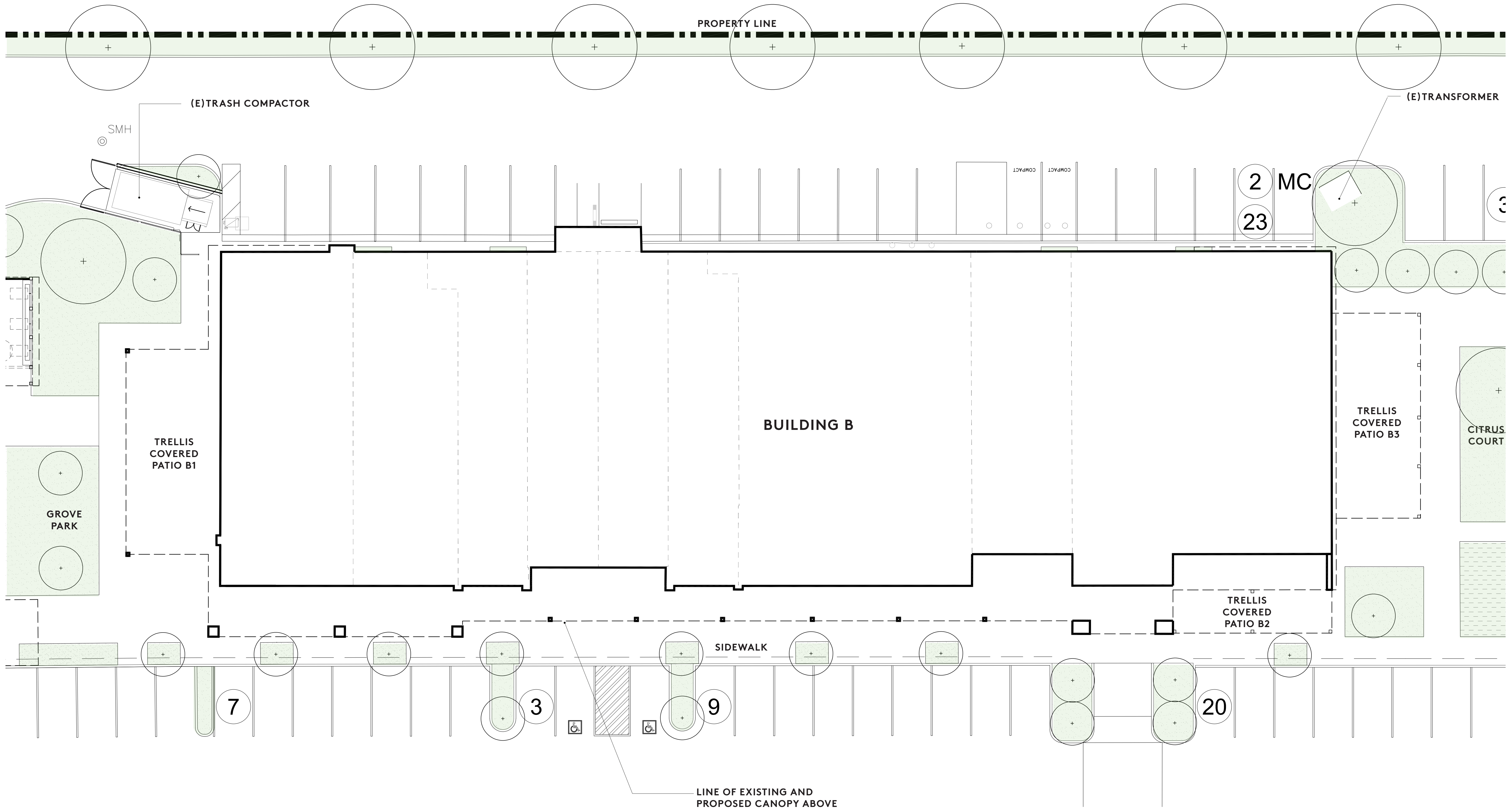
EAST ELEVATION - COMMUNAL SINK



EAST ELEVATION - PAVILION

MATERIAL LEGEND

 <p>P-01 DUNN EDWARDS, DARK GREY, PAINT TO MATCH MT-08, EGGSHELL FINISH</p>	 <p>MT-08 SPANTECK, EXPANDED METAL MESH WITH CLEAR MATTE SEAL, 3/4" 13 GA. CROWNED (SEMI-FLATTENED) HRS.</p>	 <p>WD-01 THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, BENCHMARK SCOTS PINE, 6"X72", QUARTER RUNNING BOND</p>
 <p>MT-02 AESS, BLACKENED STRUCTURAL STEEL WITH HIGH PERFORMANCE PAINT, MATTE CLEAR SEAL</p>	 <p>MT-07 & RF-01 VM ZINC DOUBLE LOCK STANDING SEAM, COLOR ANTHRA</p>	 <p>C-01 CAST-IN-PLACE CONCRETE, CLEAR SEAL, COLOR TBD</p> <p>SS-01 PRECAST OR CAST-IN-PLACE CONCRETE VANITY, CLEAR SEAL, COLOR TBD</p>





VIEW 1 EXISTING



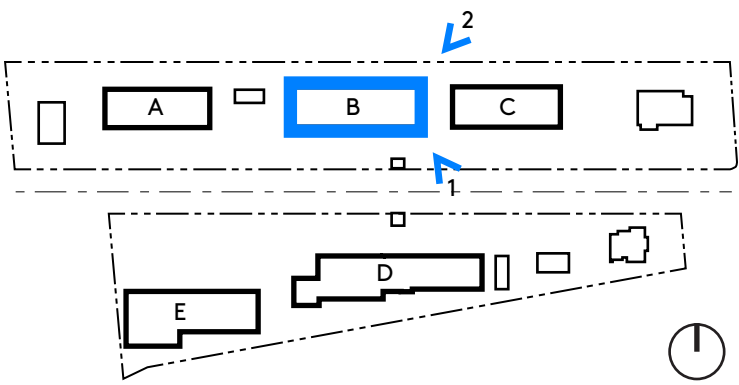
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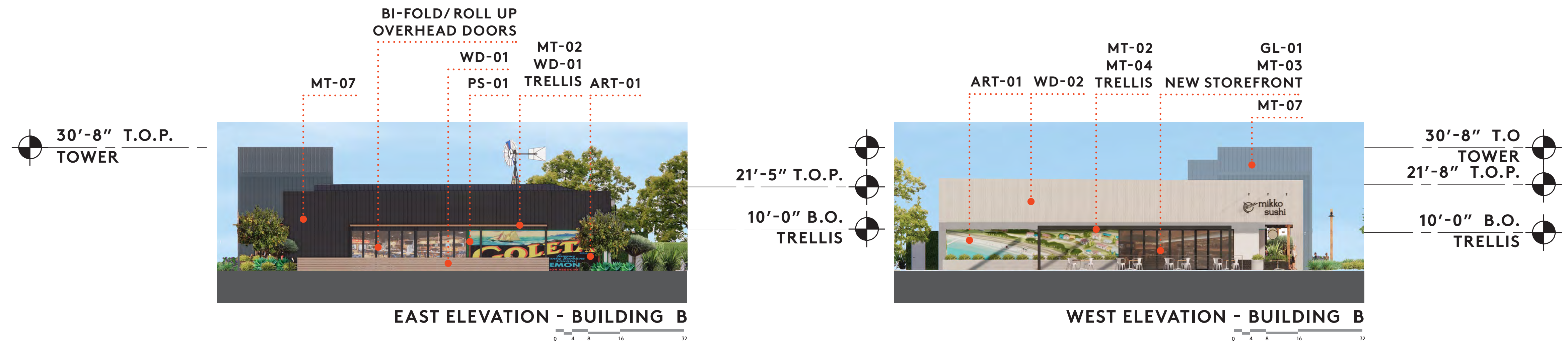
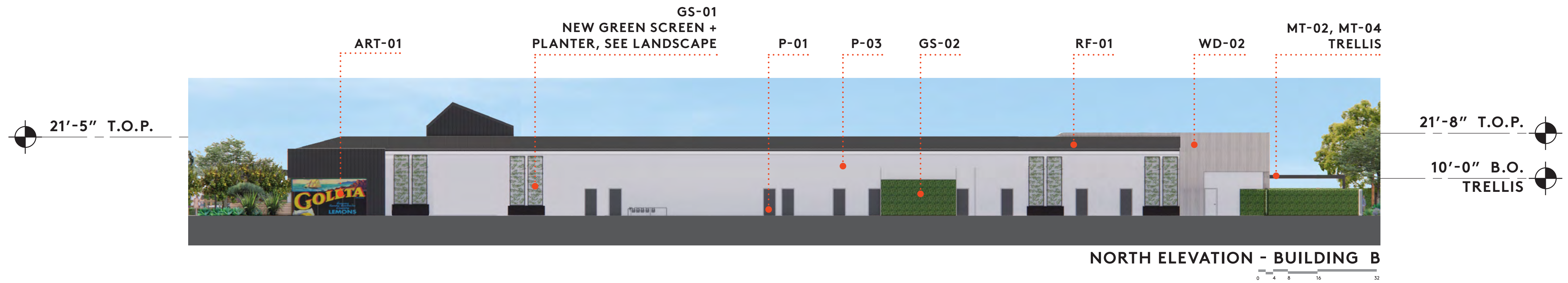
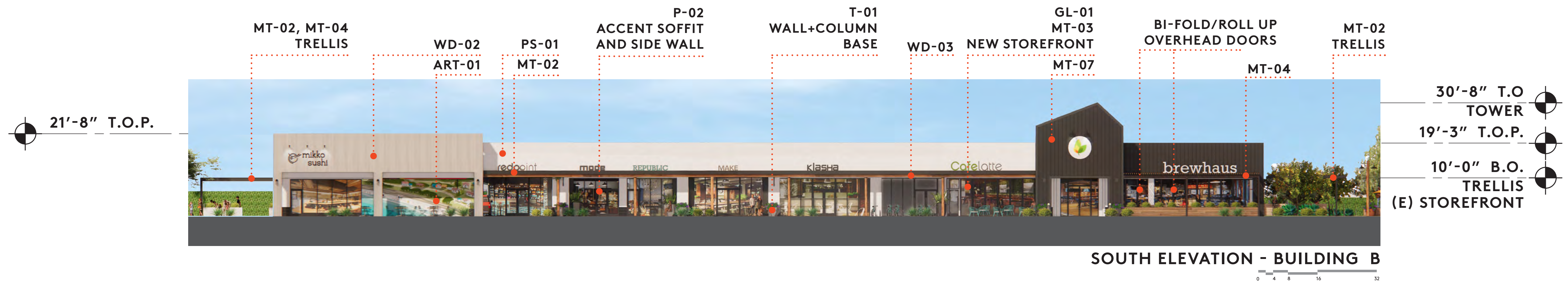


VIEW 2 EXISTING

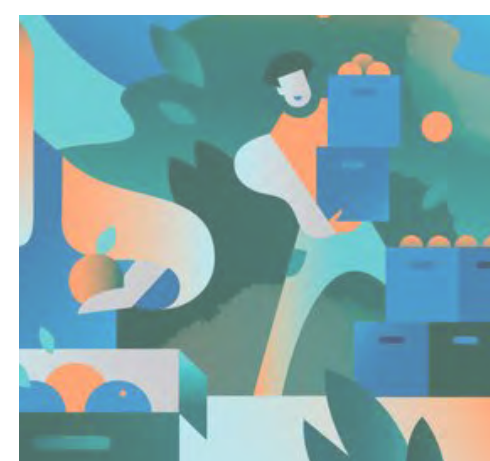


VIEW 2 PROPOSED





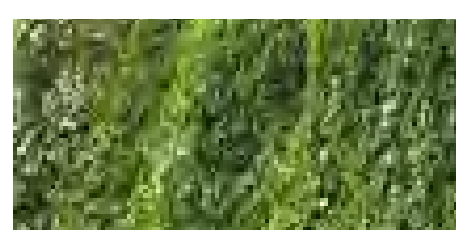
MATERIAL LEGEND



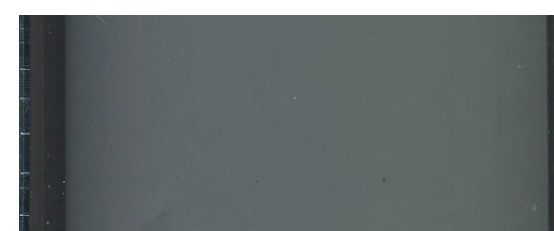
ART-01
AGRICULTURE INSPIRED MURAL ART OVER EXTERIOR PLASTER, TEXTURE SMOOTH SCOTCH, INTEGRAL COLOR BASE 10



GS-01
GREEN SCREEN, 3D MODULAR TRELLIS PANELS, 4FT WIDE PANEL



GS-02
GREEN SCREEN, 3D MODULAR TRELLIS PANELS



GL-01
VITRO ACUITY - LOW-IRON GLASS SOLARBAN 90



MT-02
AESS, BLACKENED STRUCTURAL STEEL WITH HIGH PERFORMANCE PAINT, MATTE CLEAR SEAL



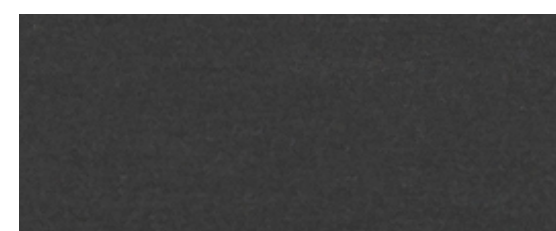
MT-03
ARCADIA ALUMINUM STOREFRONT SYSTEM, AB-7 STANDARD DARK BRONZE



T-01
CLE TILE HEX RADAR BLACK 8X8



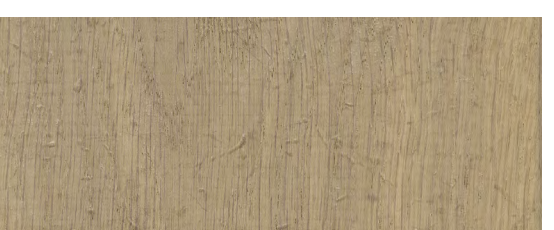
MT-07 & RF-01
VM ZINC DOUBLE LOCK STANDING SEAM, COLOR ANTHRA



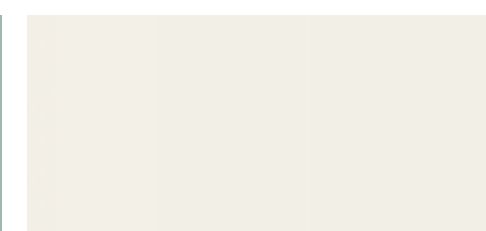
P-01
DUNN EDWARDS, DARK GREY, PAINT TO MATCH MT-08, EGGSHELL FINISH



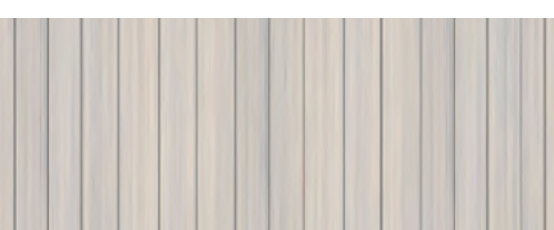
P-02
DUNN EDWARDS, DE5717 PISTACHIO ICE CREAM



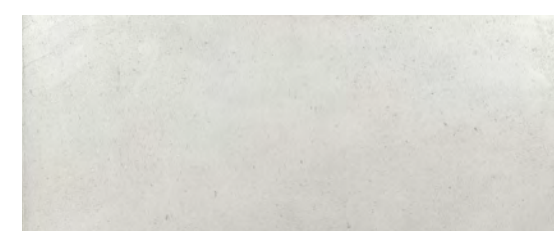
WD-01
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, BENCHMARK SCOTS PINE, 6"X72", QUARTER RUNNING BOND



P-03
DUNN EDWARDS, DE6218 ANTIQUE PAPER



WD-02
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, DRIFT SPRUCE, 6"X72", STACK BOND



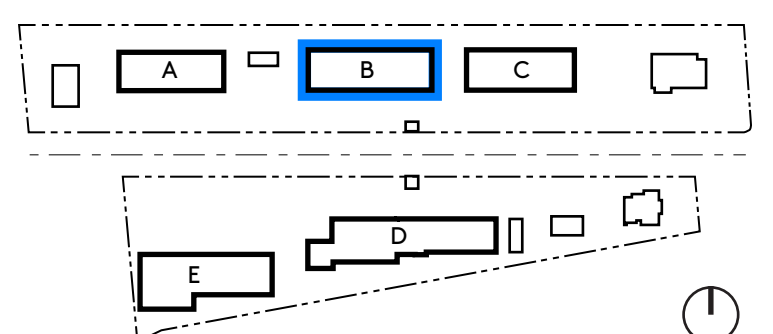
PS-01
SMOOTH TROWEL CEMENT PLASTER, INTEGRAL COLOR BASE 18

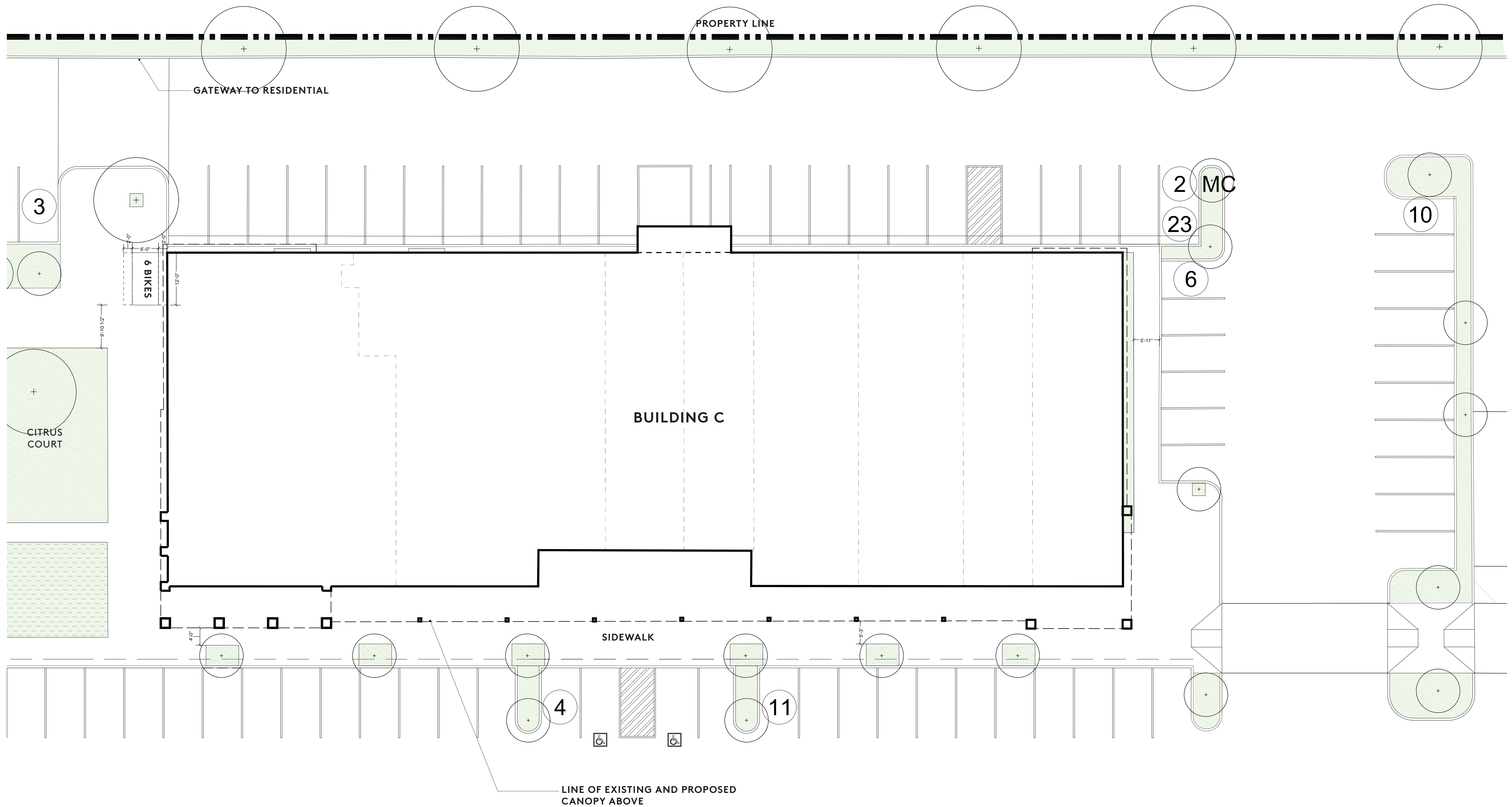


WD-03
HEAVY TIMBER



MT-04
OCM ALUM. EXTRUSION, COIL-COAT FAUX WOOD PAINTED FINISH, FINISH: TIMBERMET OAK ANDANTE1







VIEW 1 EXISTING



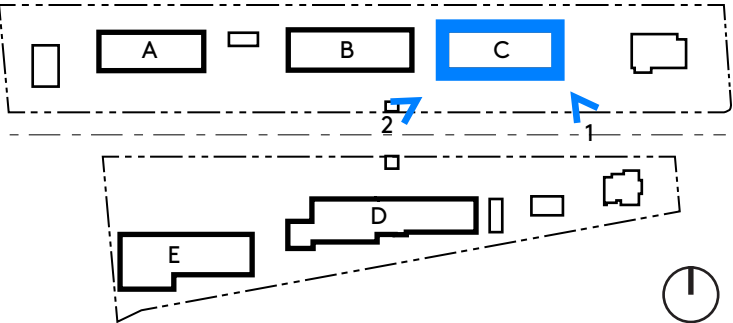
VIEW 1 PROPOSED

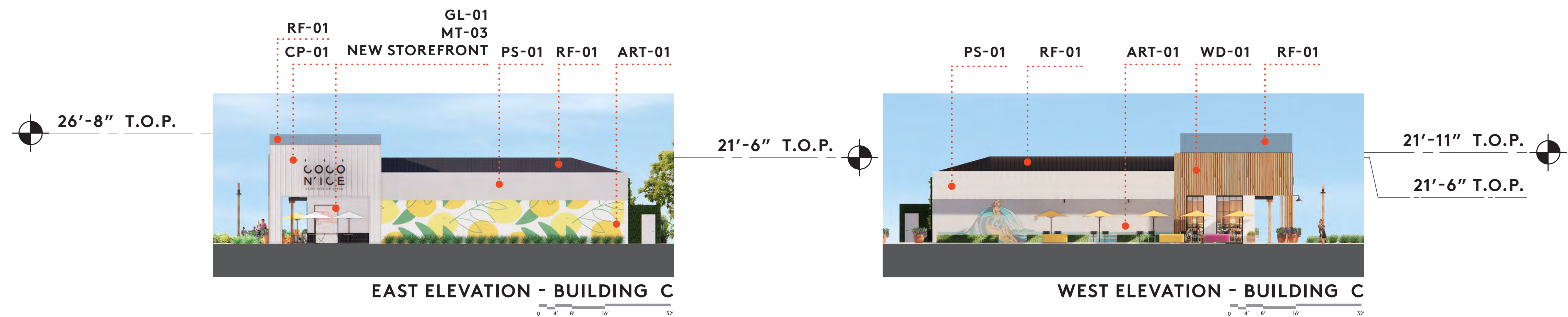
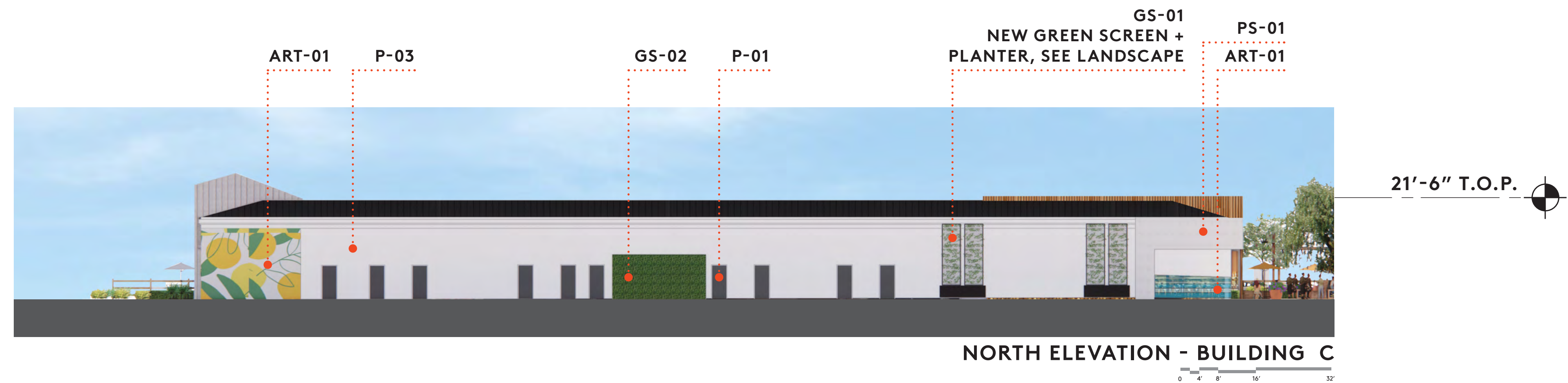
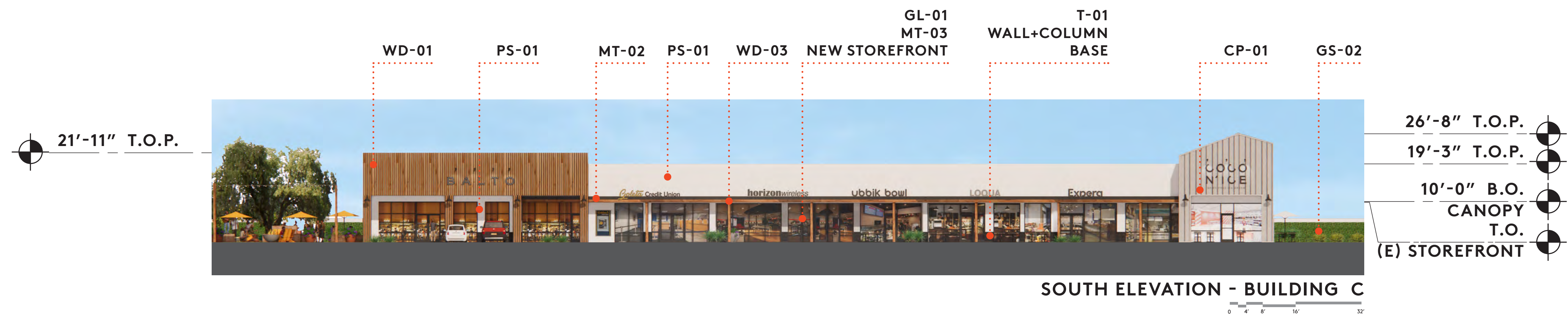


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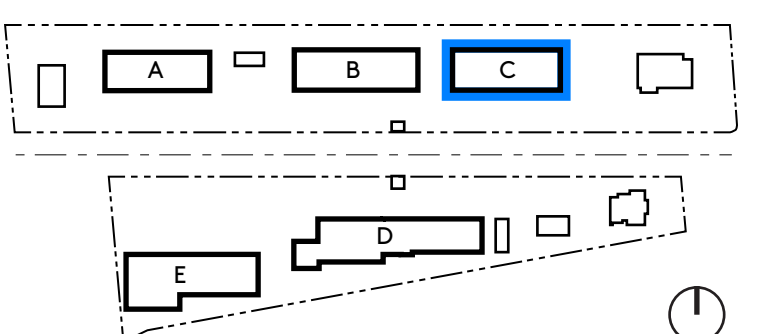
VIEW 2 PROPOSED

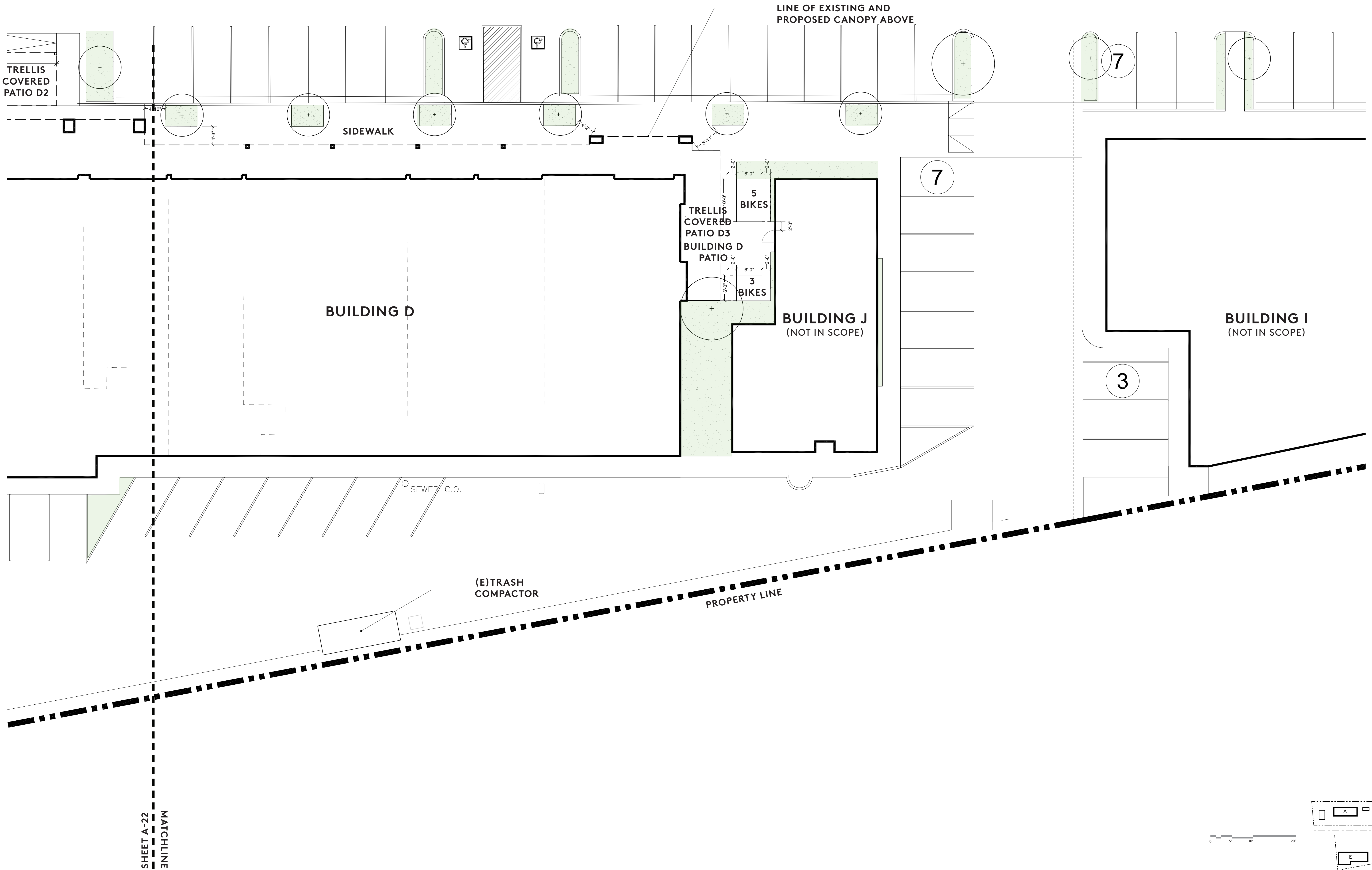




MATERIAL LEGEND

ART-01 AGRICULTURE INSPIRED MURAL ART OVER EXTERIOR PLASTER, TEXTURE SMOOTH SCOOSH, INTEGRAL COLOR BASE 10	GS-01 GREEN SCREEN, 3D MODULAR TRELLIS PANELS, 4FT WIDE PANEL	GL-01 VITRO ACUITY - LOW-IRON GLASS SOLARBAN 90	MT-03 ARCADIA ALUMINUM STOREFRONT SYSTEM, AB-7 STANDARD DARK BRONZE	P-01 DUNN EDWARDS, DARK GREY, PAINT TO MATCH MT-08, EGG SHELL FINISH	P-02 DUNN EDWARDS, DE5717 PISTACHIO ICE CREAM	P-03 DUNN EDWARDS, DE6218 ANTIQUE PAPER	PS-01 SMOOTH TROWEL CEMENT PLASTER, INTEGRAL COLOR BASE 18	CP-01 FIBER CEMENT SIDING, 12" WIDE, PAINTED WHITE
	GS-02 GREEN SCREEN, 3D MODULAR TRELLIS PANELS	MT-02 AESS, BLACKENED STRUCTURAL STEEL WITH HIGH PERFORMANCE PAINT, MATTE CLEAR SEAL	T-01 CLE TILE HEX RADAR BLACK 8X8	MT-07 & RF-01 VM ZINC DOUBLE LOCK STANDING SEAM, COLOR ANTHRA	WD-01 THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, BENCHMARK SCOTS PINE, 6"x72", QUARTER RUNNING BOND	WD-02 THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, DRIFT SPRUCE, 6"x72", STACK BOND	WD-03 HEAVY TIMBER	







VIEW 1 EXISTING



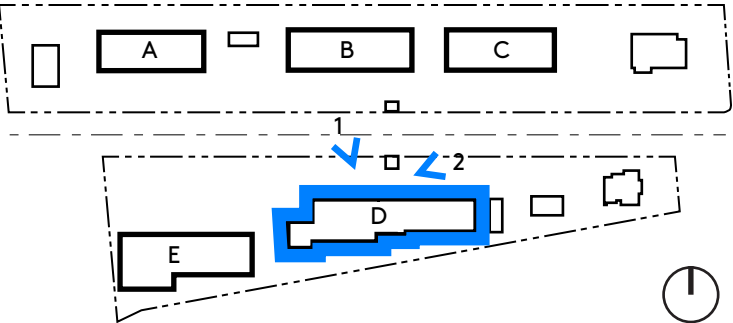
VIEW 1 PROPOSED



VIEW 2 EXISTING



VIEW 2 PROPOSED





VIEW 3 EXISTING



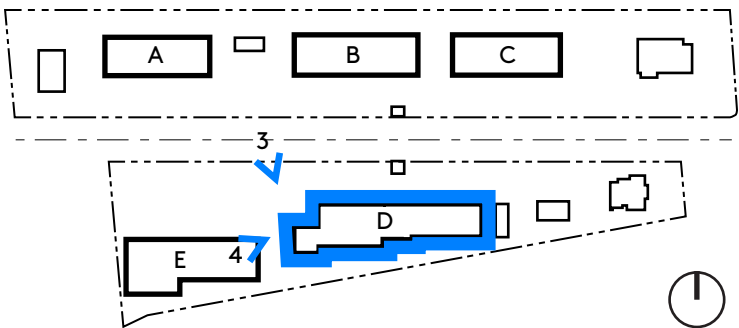
VIEW 3 PROPOSED



VIEW 4 EXISTING



VIEW 4 PROPOSED

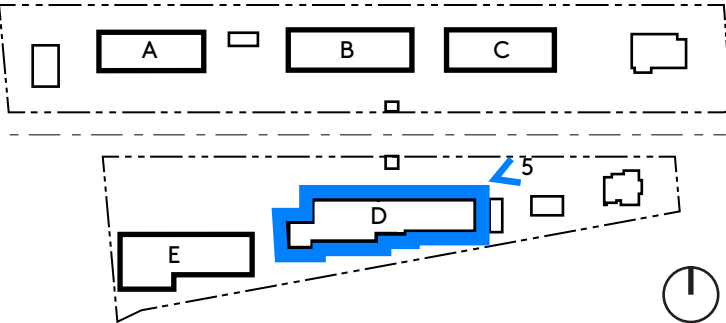


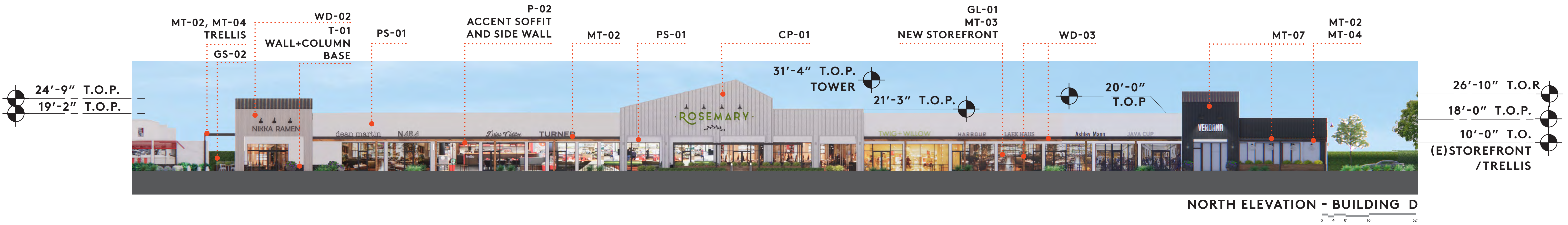


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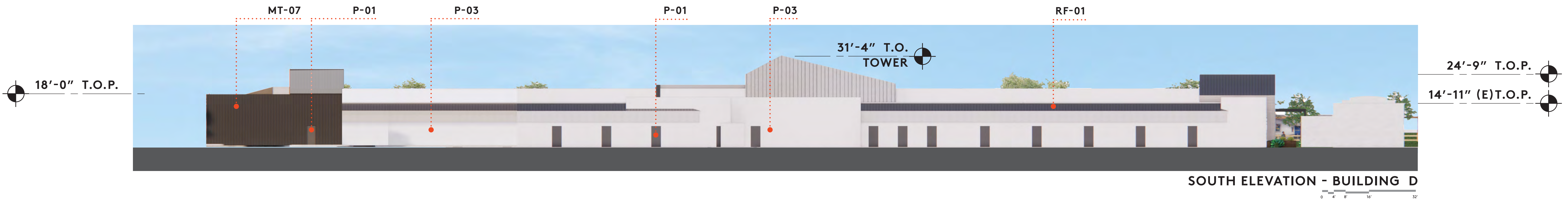


VIEW 5 PROPOSED

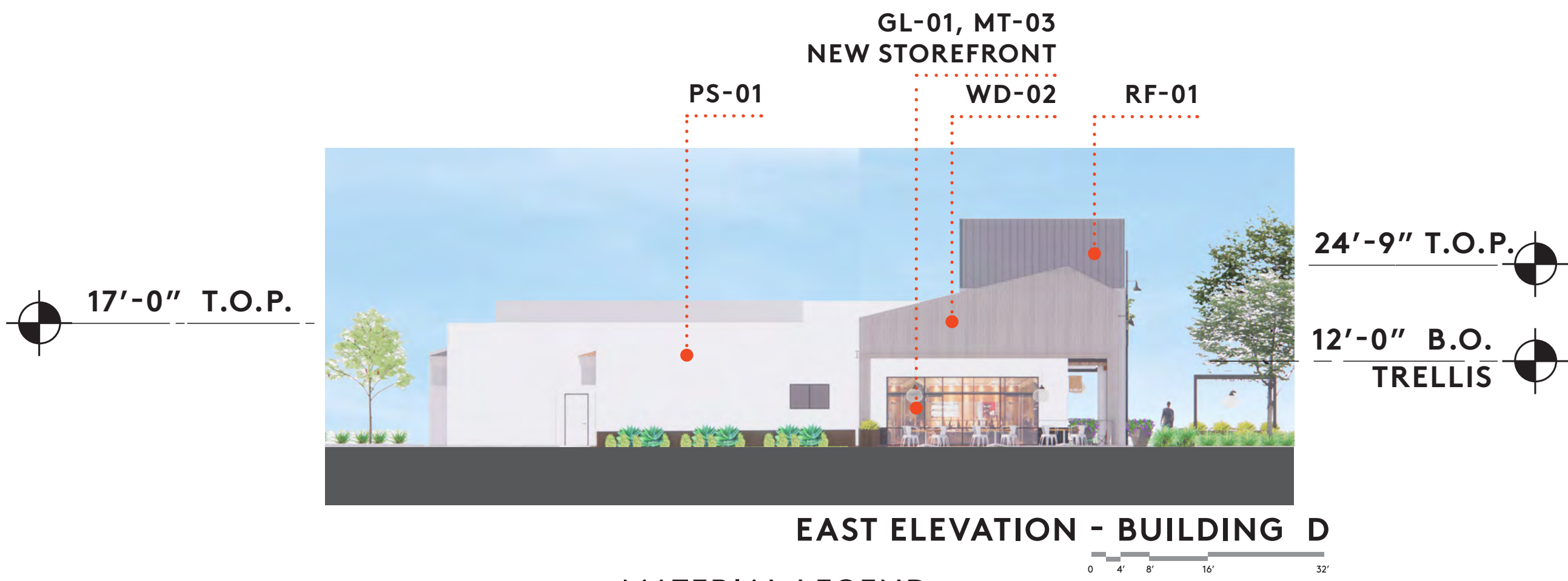




NORTH ELEVATION - BUILDING D



SOUTH ELEVATION - BUILDING D



EAST ELEVATION - BUILDING D

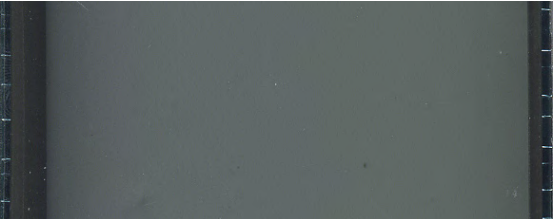


WEST ELEVATION - BUILDING D

MATERIAL LEGEND



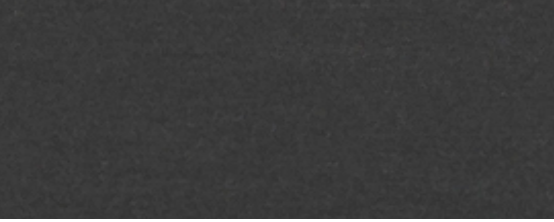
ART-01
AGRICULTURE INSPIRED MURAL ART OVER EXTERIOR PLASTER, TEXTURE SMOOTH SCOOCH, INTEGRAL COLOR BASE 10



GL-01
VITRO ACUITY - LOW-IRON GLASS SOLARBAN 90



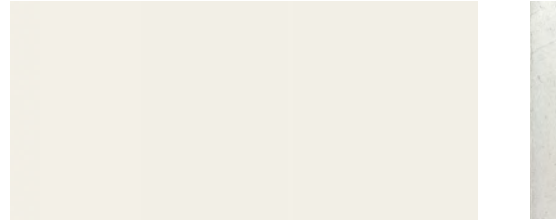
MT-03
ARCADIA ALUMINUM STOREFRONT SYSTEM, AB-7 STANDARD DARK BRONZE



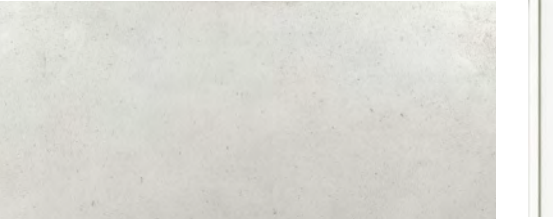
P-01
DUNN EDWARDS, DARK GREY, PAINT TO MATCH MT-08, EGGSHELL FINISH



P-02
DUNN EDWARDS, DE5717 PISTACHIO ICE CREAM



P-03
DUNN EDWARDS, DE6218 ANTIQUE PAPER



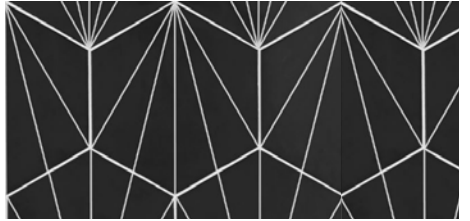
PS-01
SMOOTH TROWEL CEMENT PLASTER, INTEGRAL COLOR BASE 18



CP-01
FIBER CEMENT SIDING, 12" WIDE, PAINTED WHITE



MT-02
AESS, BLACKENED STRUCTURAL STEEL WITH HIGH PERFORMANCE PAINT, MATTE CLEAR SEAL



T-01
CLE TILE HEX RADAR BLACK 8X8



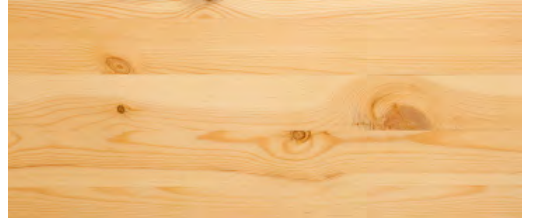
MT-07 & RF-01
VM ZINC DOUBLE LOCK STANDING SEAM, COLOR ANTHRA



WD-01
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, BENCHMARK SCOTS PINE, 6"X72", QUARTER RUNNING BOND



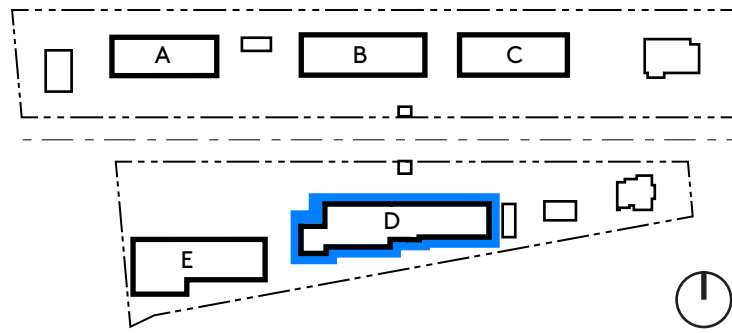
WD-02
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, DRIFT SPRUCE, 6"X72", STACK BOND

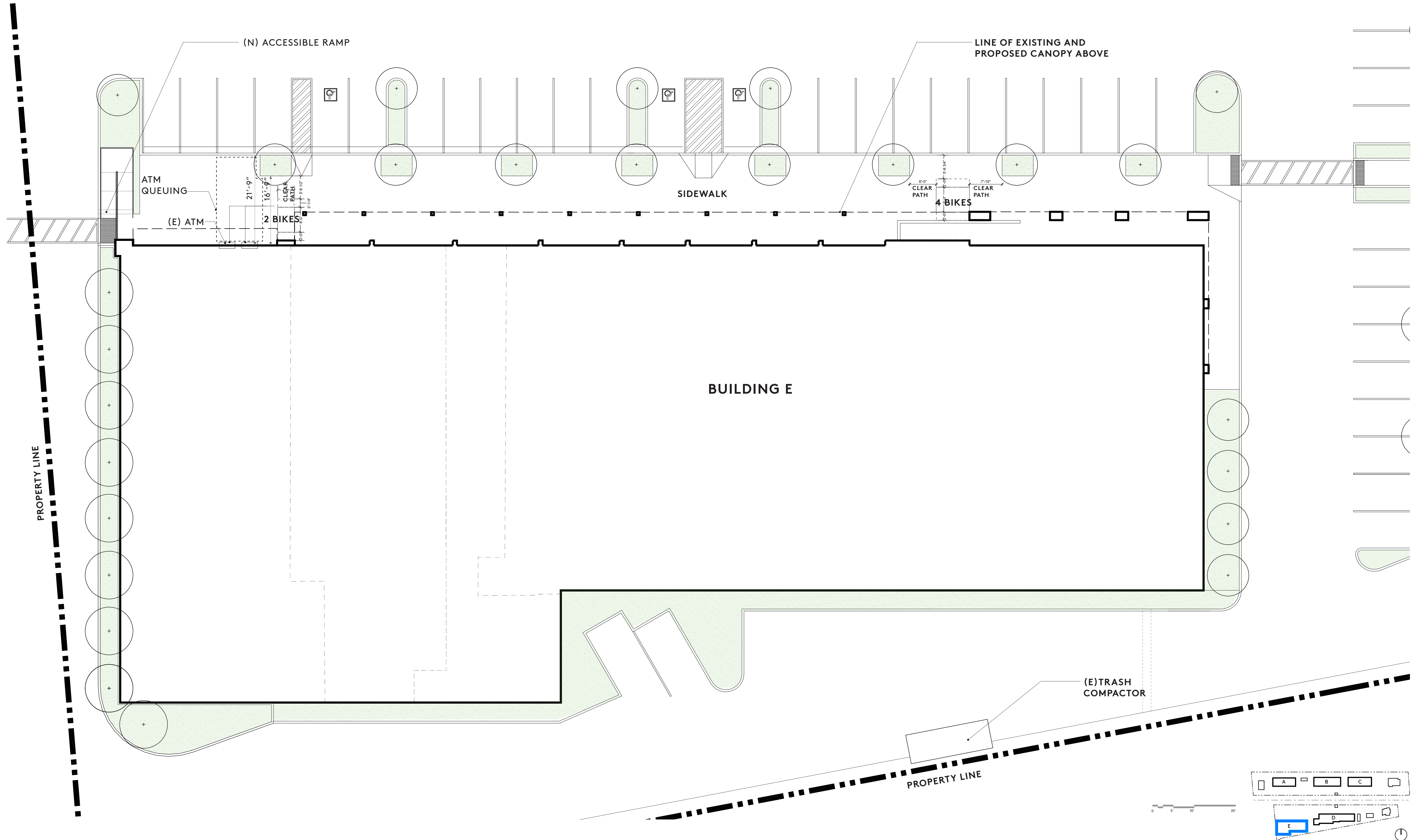


WD-03
HEAVY TIMBER



MT-04
OCM ALUM. EXTRUSION, COIL-COAT FAUX WOOD PAINTED FINISH, FINISH:TIMBERMET OAK ANDANTE1







VIEW 1 EXISTING



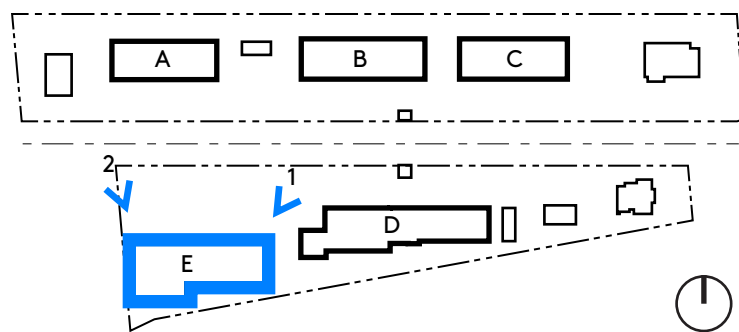
VIEW 1 PROPOSED

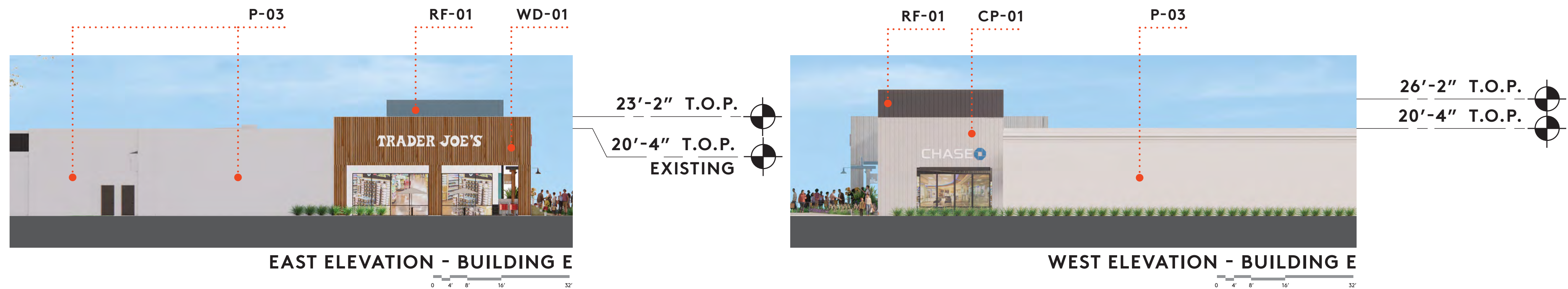
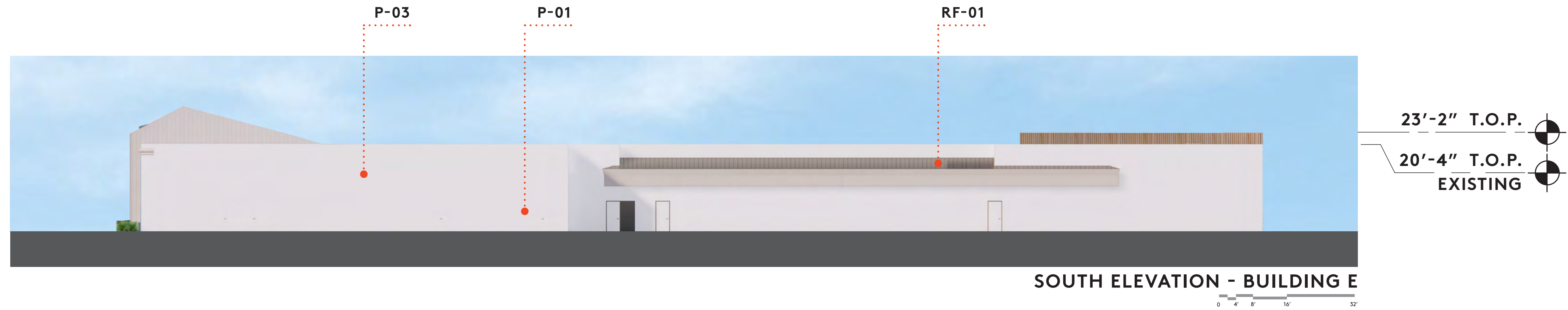
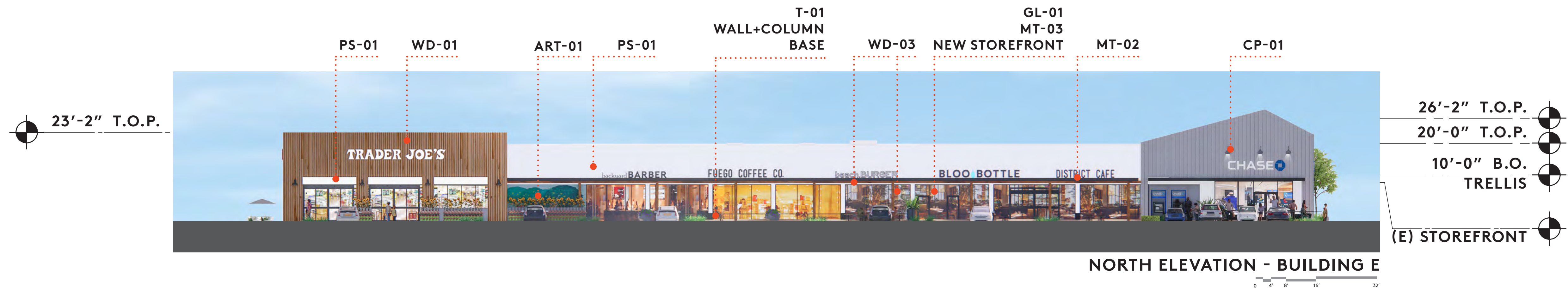


VIEW 2 EXISTING

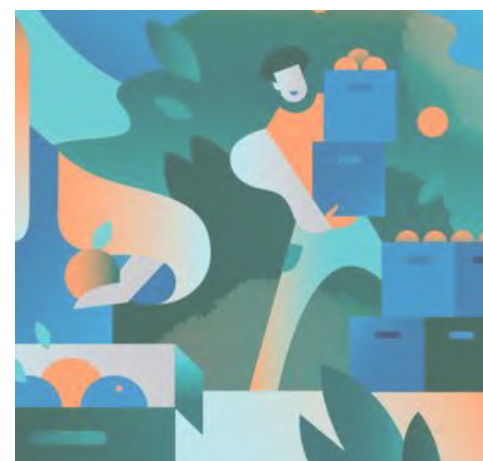


VIEW 2 PROPOSED





MATERIAL LEGEND



ART-01
AGRICULTURE INSPIRED MURAL ART OVER EXTERIOR PLASTER, TEXTURE SMOOTH SCOCH, INTEGRAL COLOR BASE 10



GL-01
VITRO ACUITY - LOW-IRON GLASS SOLARBAN 90



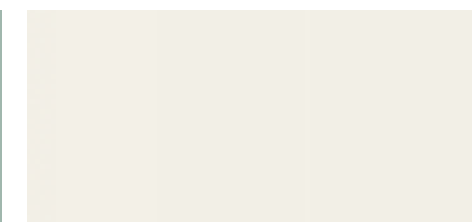
MT-03
ARCADIA ALUMINUM STOREFRONT SYSTEM, AB-7 STANDARD DARK BRONZE



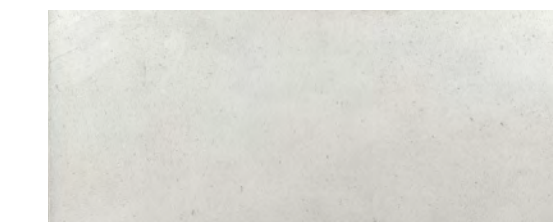
P-01
DUNN EDWARDS, DARK GREY, PAINT TO MATCH MT-08, EGGSHELL FINISH



P-02
DUNN EDWARDS, DE5717 PISTACHIO ICE CREAM



P-03
DUNN EDWARDS, DE6218 ANTIQUE PAPER



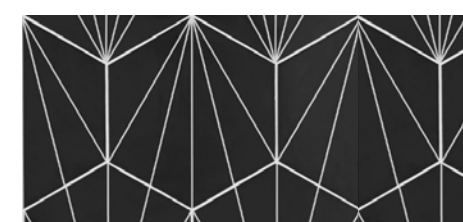
PS-01
SMOOTH TROWEL CEMENT PLASTER, INTEGRAL COLOR BASE 18



CP-01
FIBER CEMENT SIDING, 12" WIDE, PAINTED WHITE



MT-02
AESS, BLACKENED STRUCTURAL STEEL WITH HIGH PERFORMANCE PAINT, MATTE CLEAR SEAL



T-01
CLE TILE HEX RADAR BLACK 8X8



MT-07 & RF-01
VM ZINC DOUBLE LOCK STANDING SEAM, COLOR ANTHRA



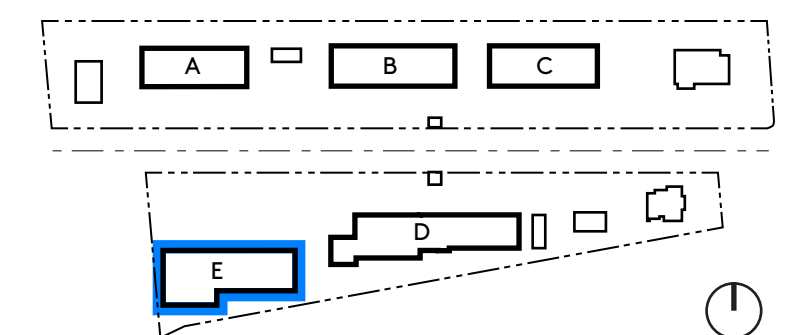
WD-01
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, BENCHMARK SCOTS PINE, 6"X72", QUARTER RUNNING BOND



WD-02
THERMORY WOOD PLANK TO MATCH CONTROL SAMPLE, DRIFT SPRUCE, 6"X72", STACK BOND



WD-03
HEAVY TIMBER



9:00 AM

12:00 PM

3:00 PM

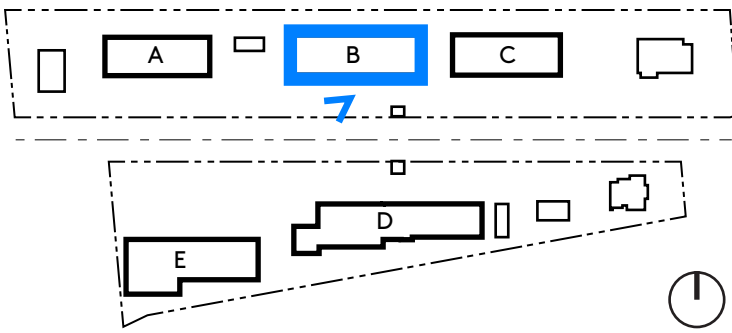
SPRING or FALL EQUINOX
March or September 21st



SUMMER SOLSTICE
July 21st



WINTER SOLSTICE
December 21st

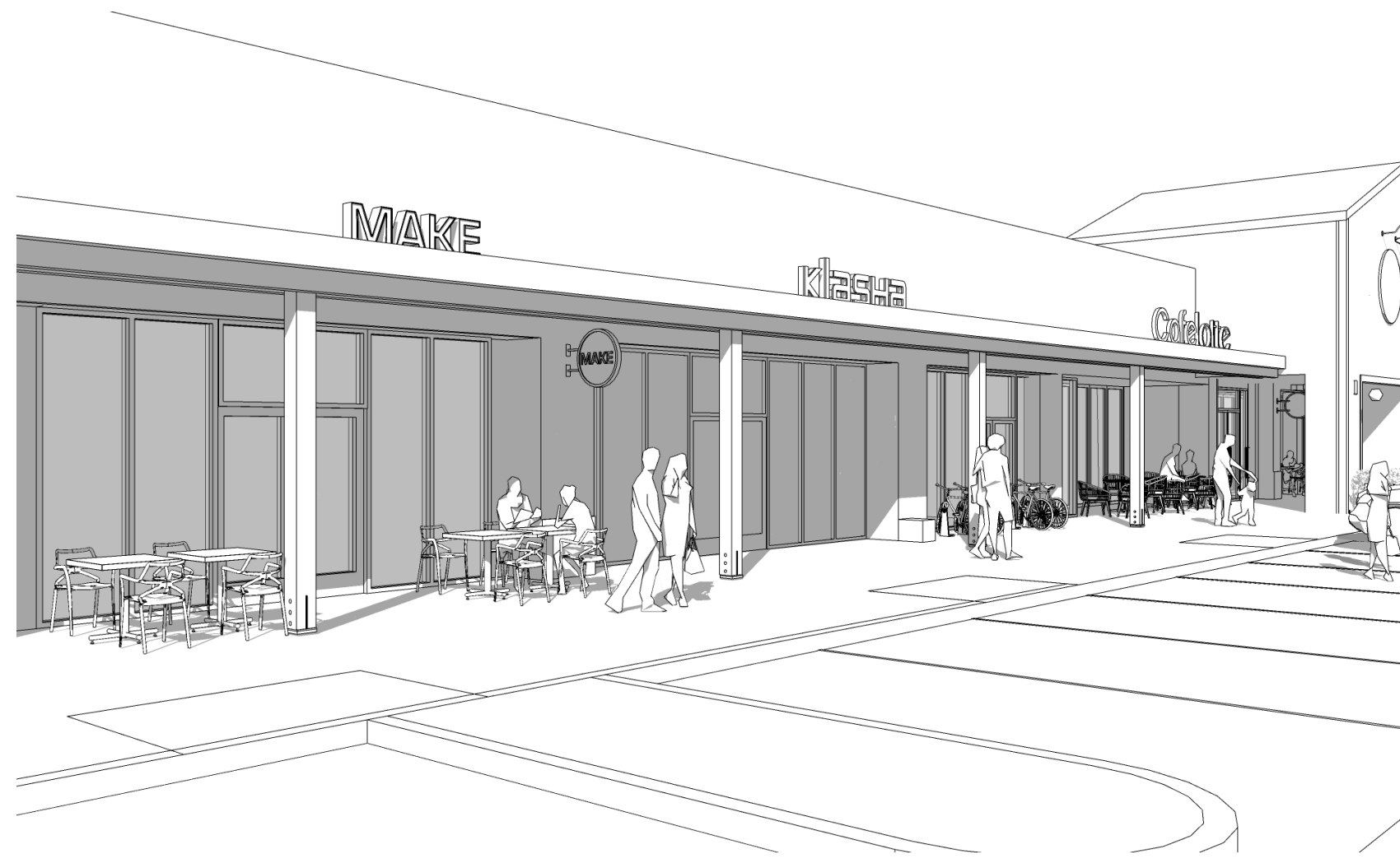


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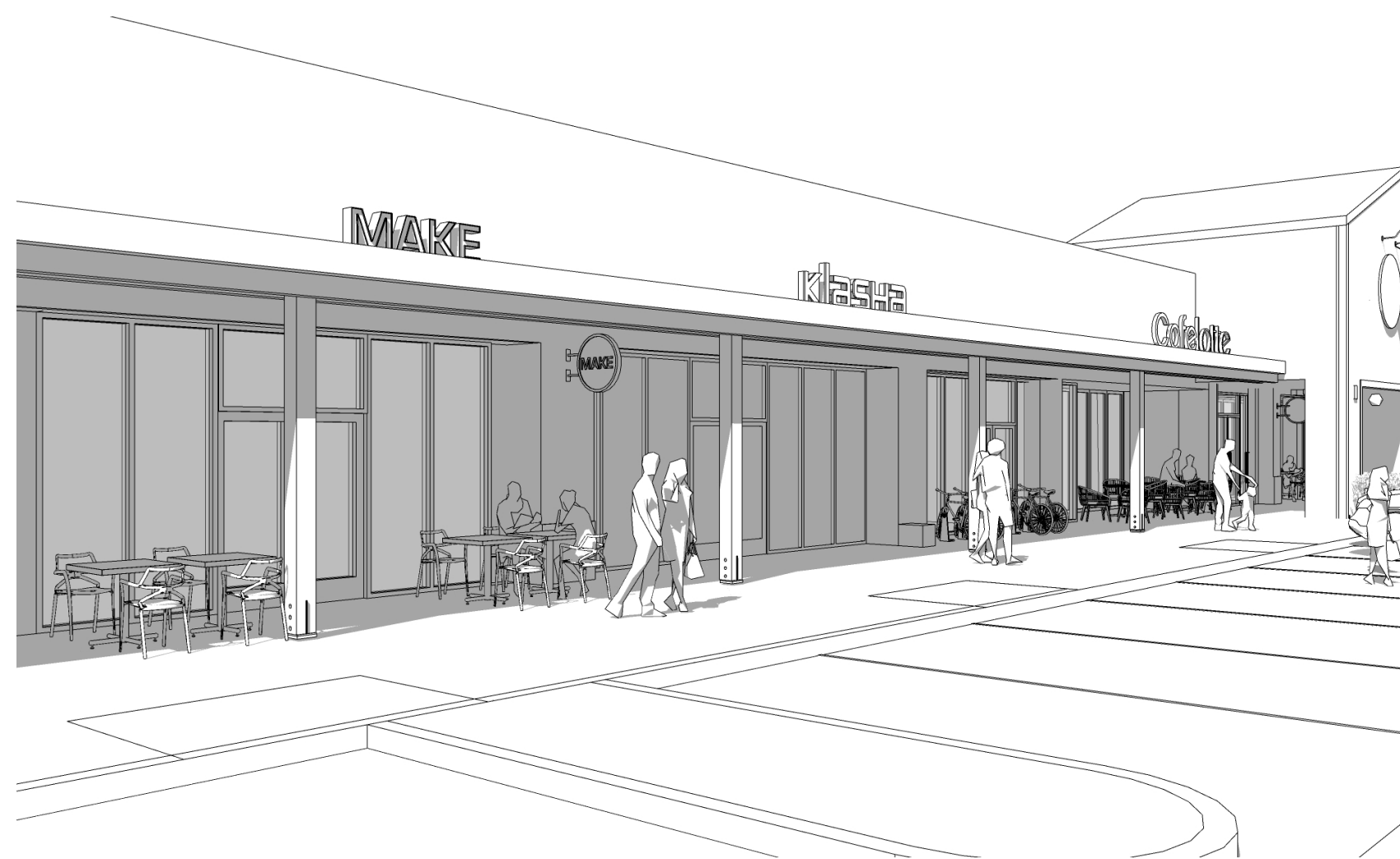
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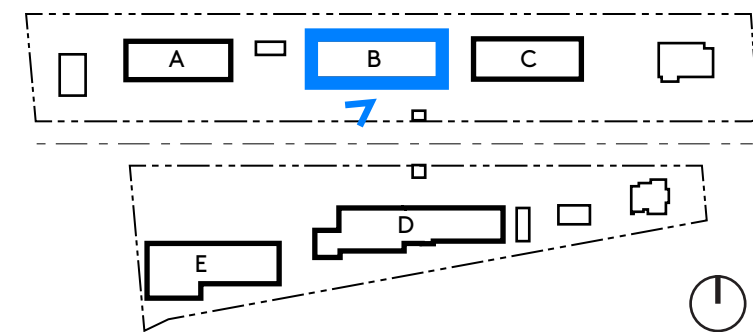
SPRING or FALL EQUINOX
March or September 21st



SUMMER SOLSTICE
July 21st



WINTER SOLSTICE
December 21st



9:00 AM

12:00 PM

3:00 PM

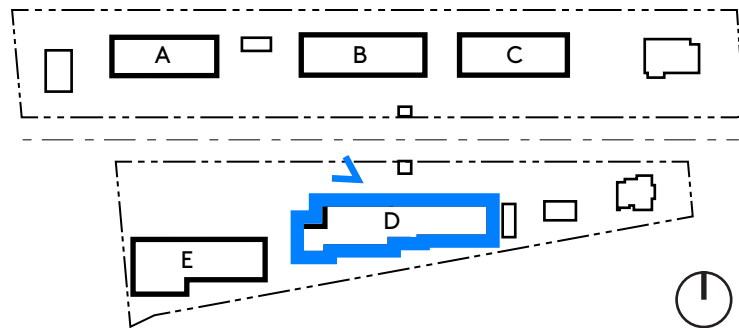
SPRING or FALL EQUINOX
March or September 21st



SUMMER SOLSTICE
July 21st



WINTER SOLSTICE
December 21st



9:00 AM

12:00 PM

3:00 PM

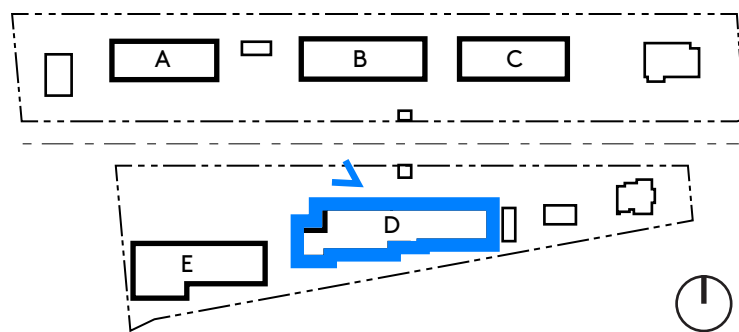
SPRING or FALL EQUINOX
March or September 21st



SUMMER SOLSTICE
July 21st



WINTER SOLSTICE
December 21st

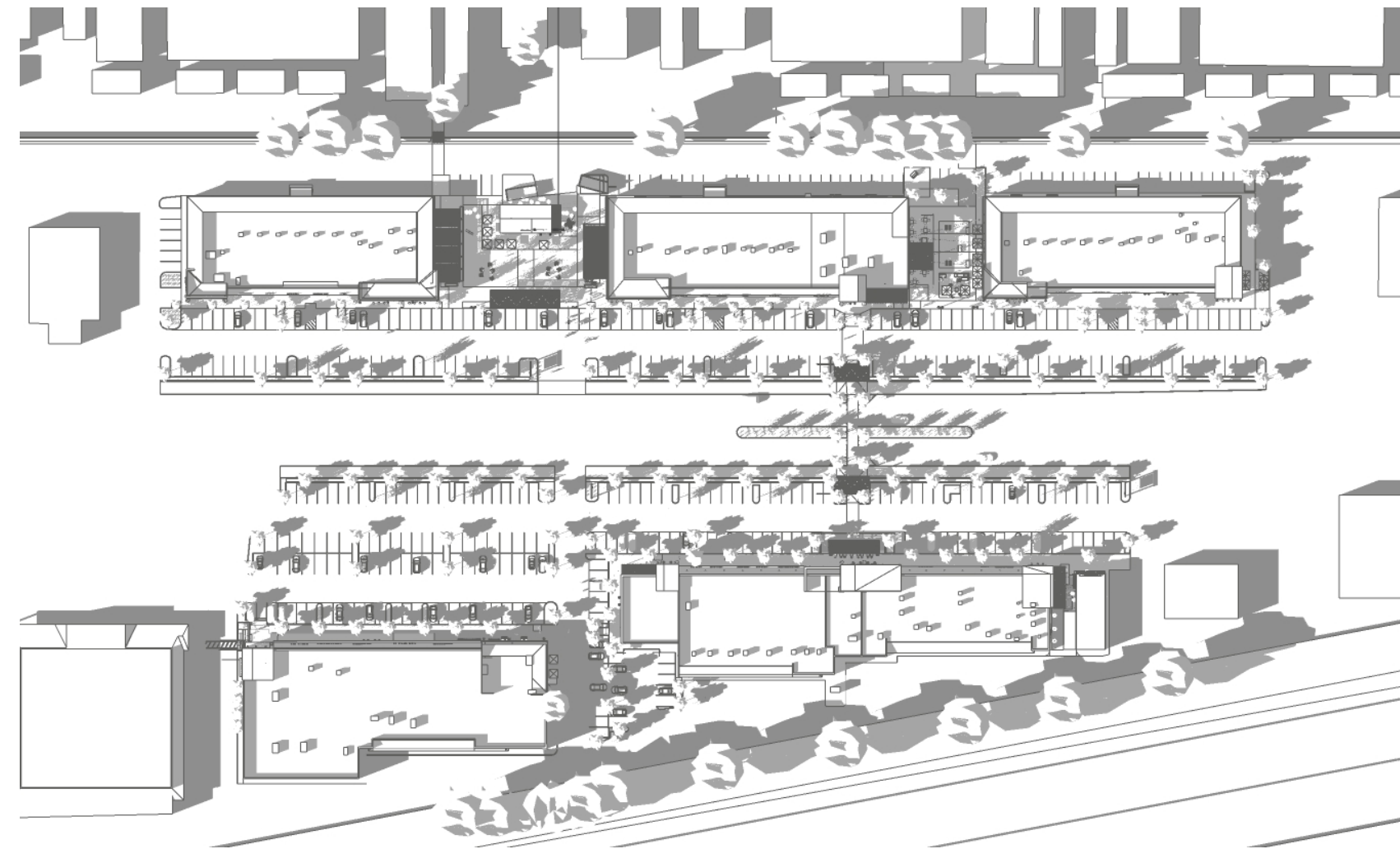
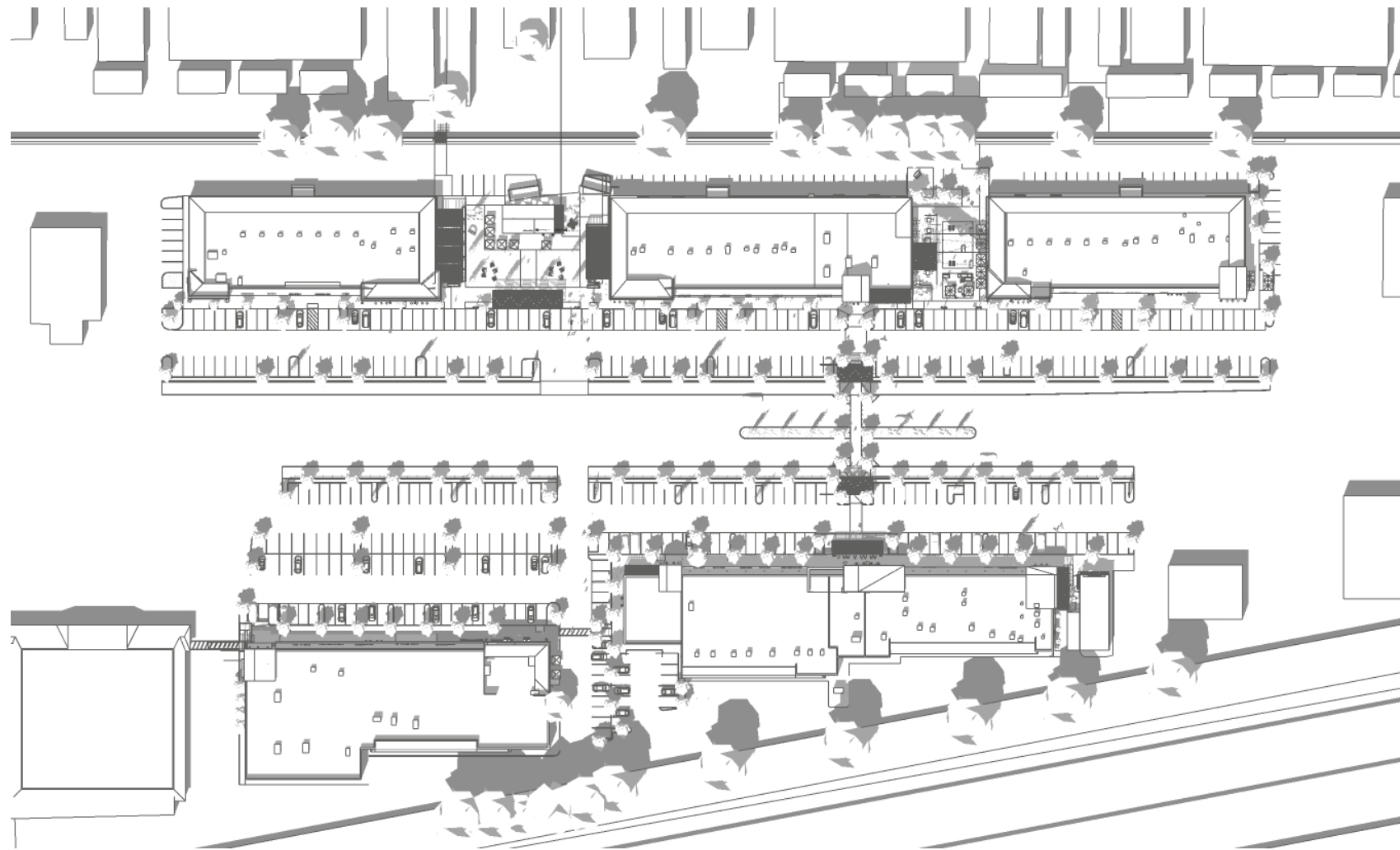


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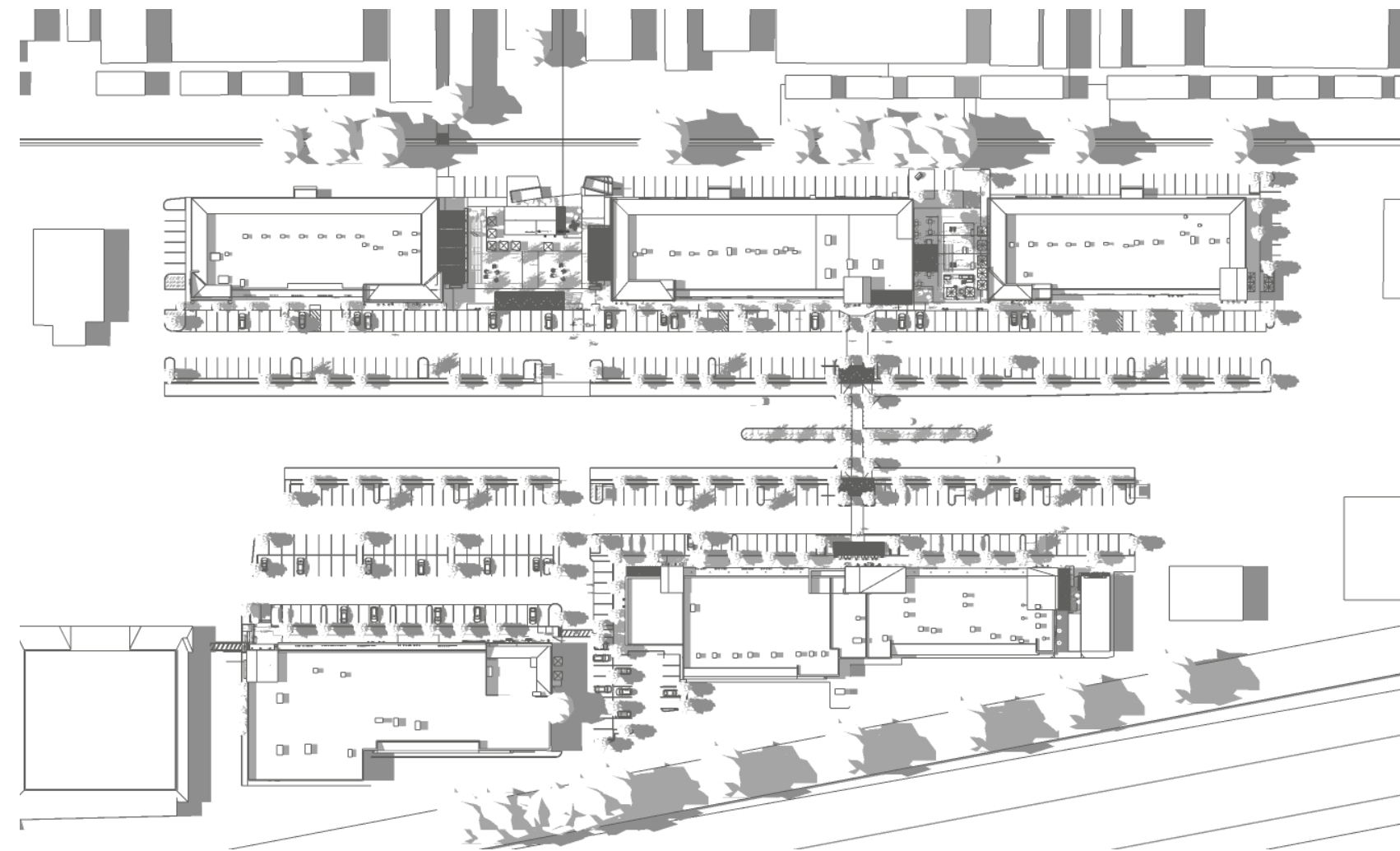
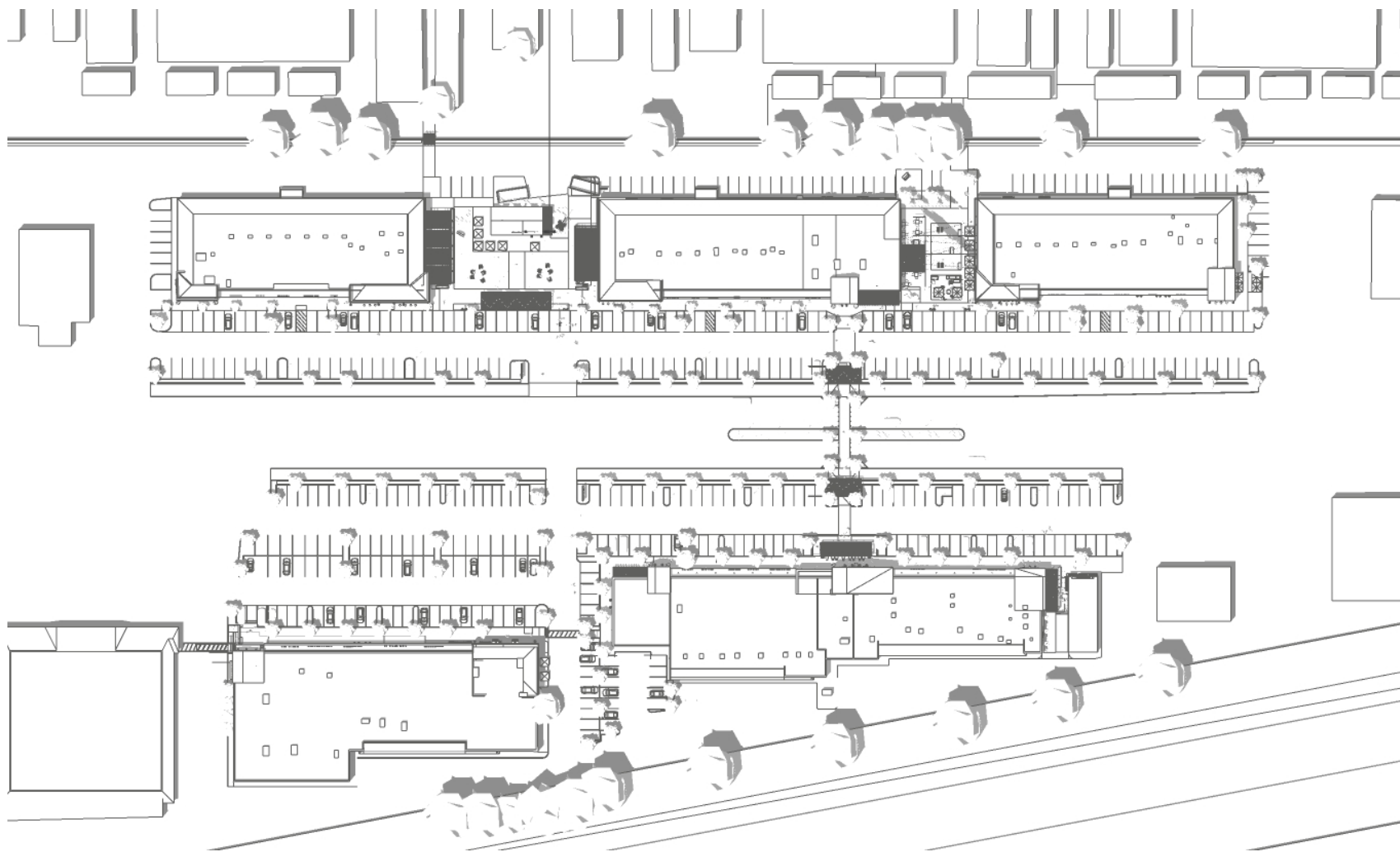
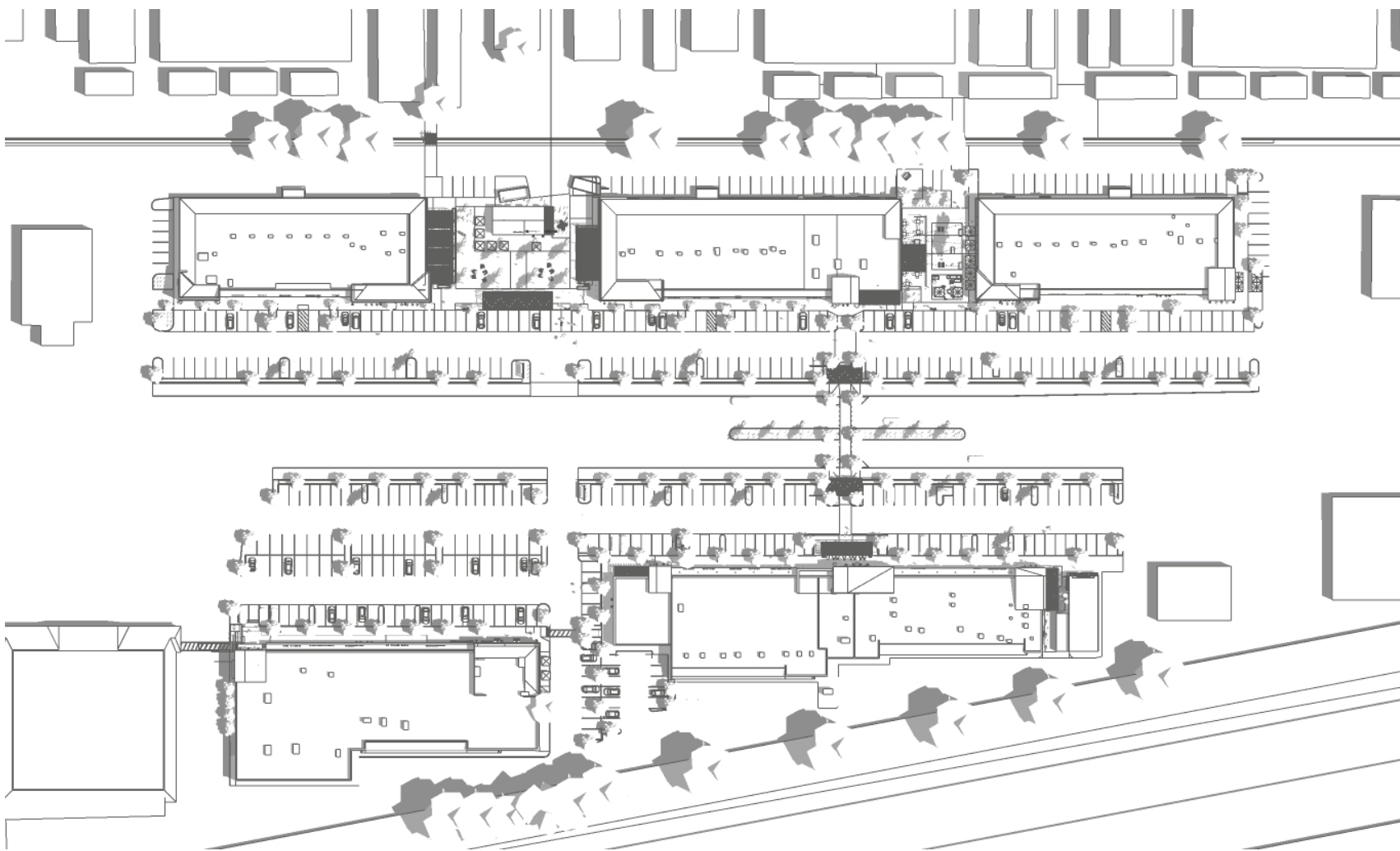
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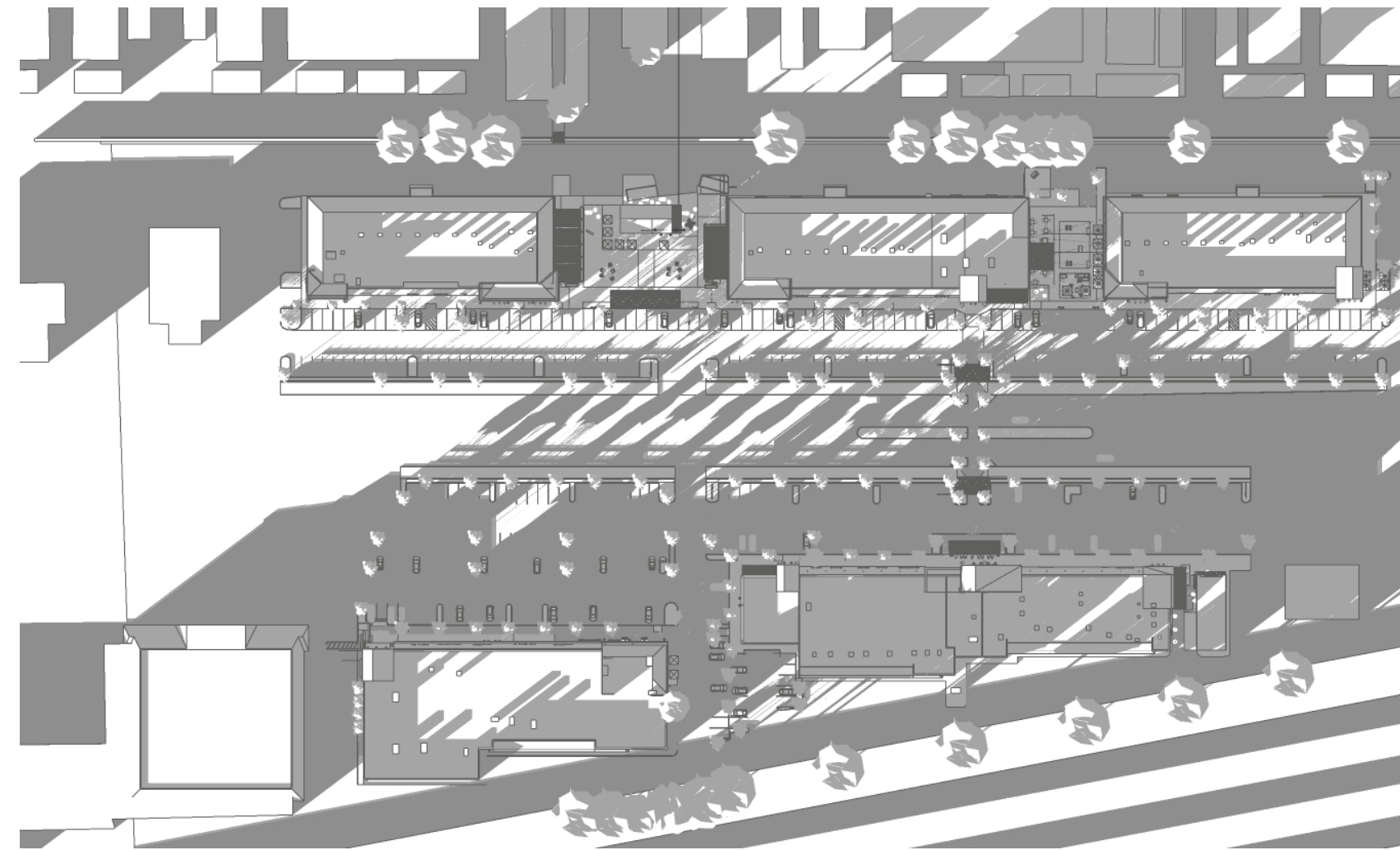
SPRING or FALL EQUINOX
March or September 21st

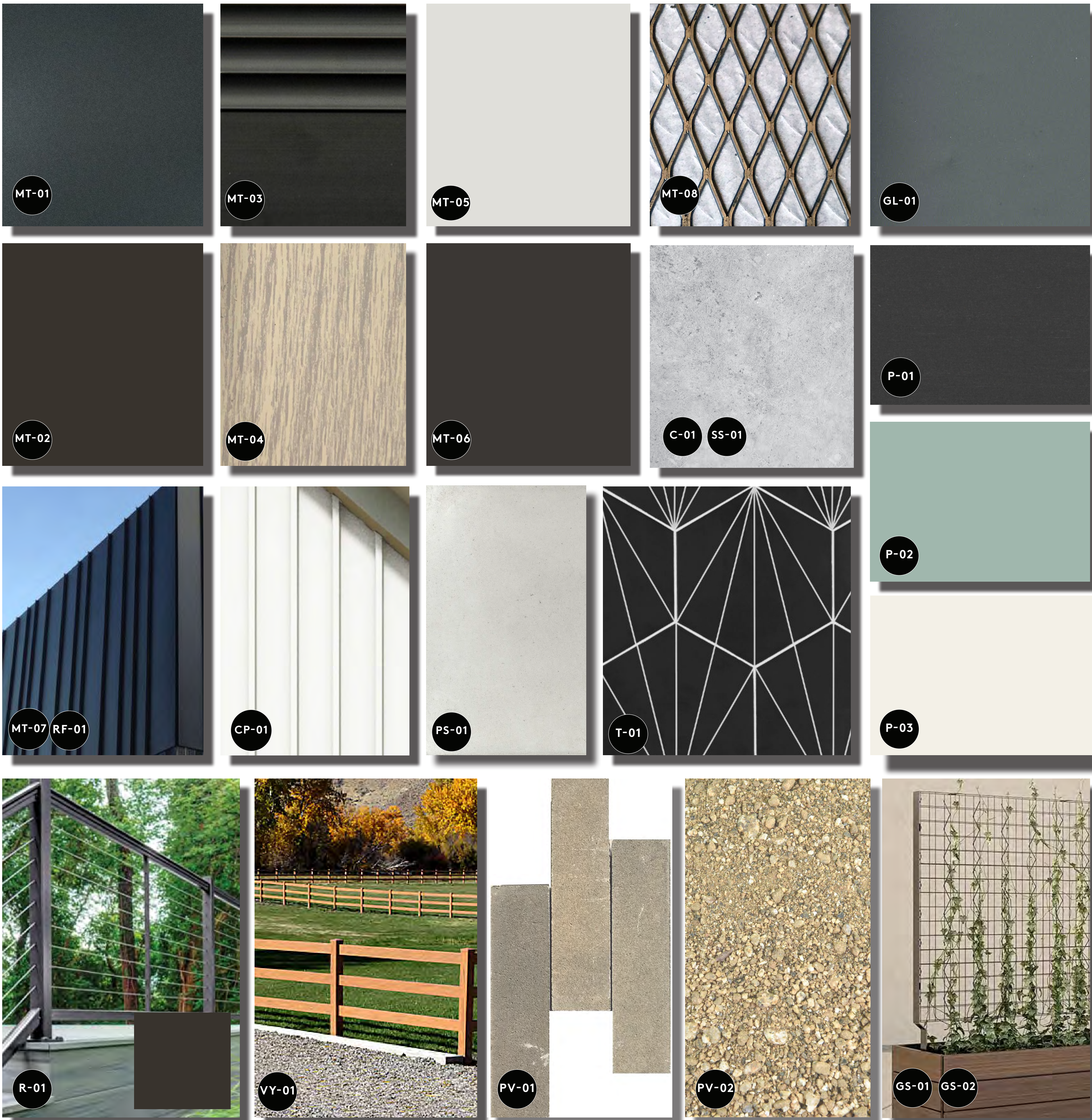


SUMMER SOLSTICE
June 20th



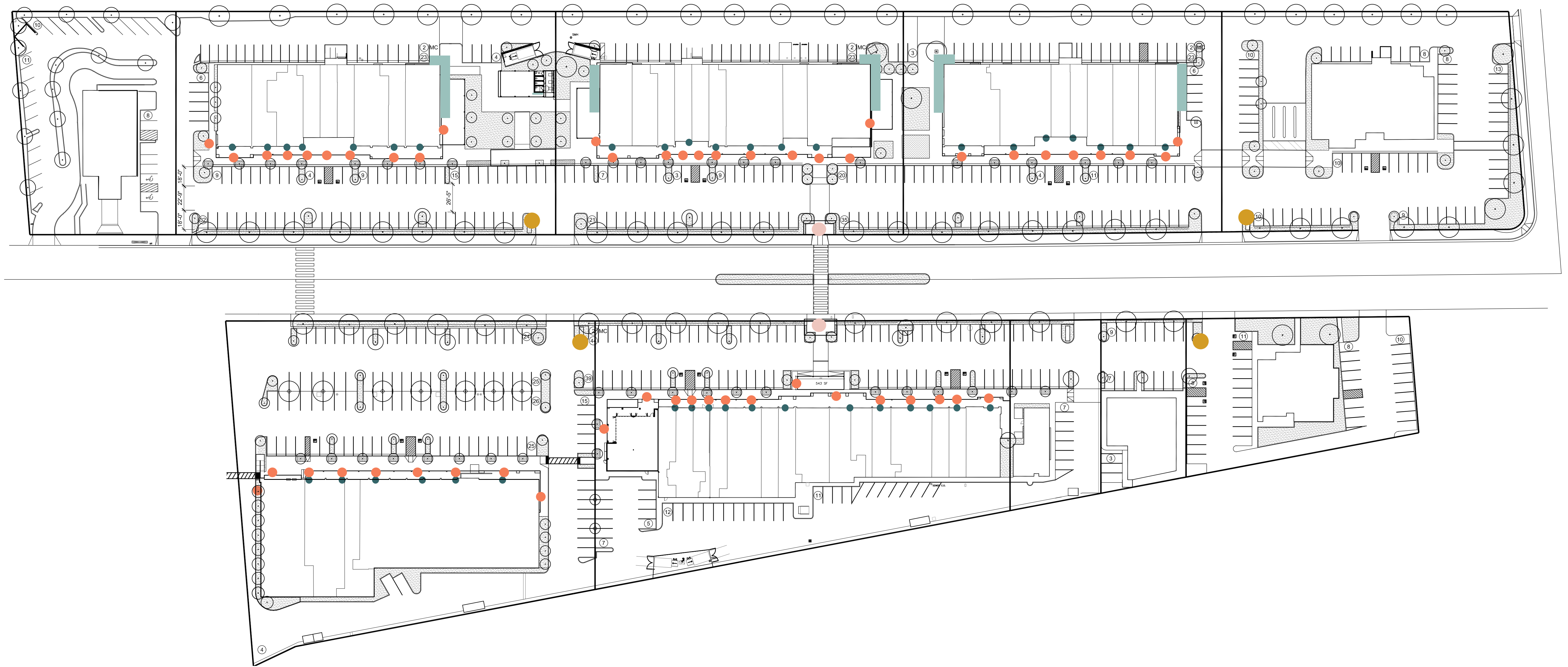
WINTER SOLSTICE
December 21st





LEGEND

ART-01	Exterior Wall, To receive future agriculture inspired mural art	PV-01	Acker-stone exterior concrete linear paving stone, no chamfer, Color:highland blend fm, size: 3"x24", pattern: random runner, finish: TBD
GL-01	Vitro architectural glass, acuity low-e glass, solarban 72 clear/clear	PV-02	Decomposed Granite, Desert Gold
MT-01	Parapet Coping, Manufacturer pre finished 20 GA G.I. Coping, Color to match MT-02	R-01	Trexcommercial tensiline cable railing sytem, post size 2x3, Color and finish to match MT-02
MT-02	AESS Blackened structural steel with high performance paint, clear seal	T-01	Cle Tile unglazed cement tile, Hex (Radar Black), 8"x8" module
MT-03	Arcadia aluminum storefront system, finish: AB-07 standard dark bronze	WD-01	Thermory wood plank to match control sample, Benchmark Scots Pine, Size 6"x72", quarter running bond
MT-04	OCM Alum. Extrusion, coil-coat faux wood painted finish, finish:timbermet Oak Andante1	WD-02	Thermory wood plank to match control sample, Drift Spruce, Size 6"x72", stack bond
MT-05	Metal Flashing Trim, Manufacturer Pre Finished 20 GA G.I. Coping, paint to match CP-01	WD-03	Heavy Timber
MT-06	Anodized aluminum Fry Reglet reveal, color buffed satin black, F Profile, 1/2"W x 7/8"D	WD-04	Wood plan to match control sample, white washed, size: 6"x72", quarter running bond
MT-07	VM Zinc Double Lock Standing Seam, Color Anthra	GS-01	Green Screen, 3D modular trellis panels, 4ft wide panel
MT-08	Spantack, Expanded metal mesh with clear matte seal, 3/4" 13 GA. Crowned (semi-flattened) HRS.	GS-02	Green Screen, 3D modular trellis panels
P-01	Dunn Edwards, Dark Grey, paint to match MT-08, Eggshell Finish	RF-01	VM Zinc Double Lock Standing Seam, Color Anthra
P-02	Dunn Edwards DE5717 Pistachio Ice Cream, Eggshell Finish	VY-01	TimberTeck AZEK Vintage Collection Weathered Teak
P-03	Dunn Edwards DE6218, Antique Paper, Eggshell Finish U.N.O., Flat Finish at art wall area	CP-01	Fiber cement siding, 12" wide, Painted white
PS-01	Exterior plaster, omega, texture smooth scooch, integral color/finish : Base 10	SS-01	PRECAST OR CAST-IN-PLACE CONCRETE VANITY, CLEAR SEAL, COLOR TBD
		C-01	C-01 CAST-IN-PLACE CONCRETE, CLEAR SEAL, COLOR TBD



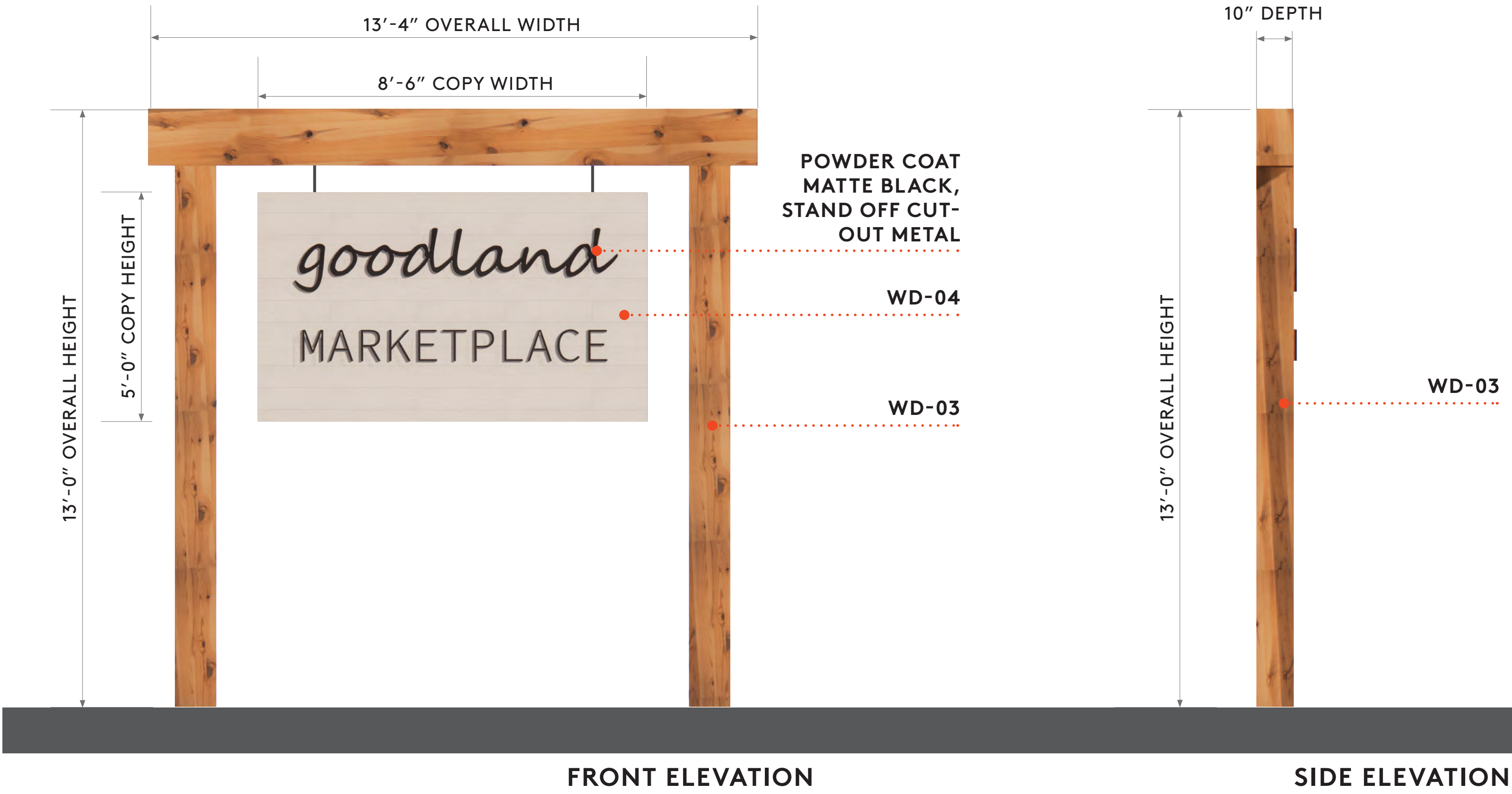
LEGEND

- MONUMENT SIGN
- TENANT STOREFRONT SIGN
- CURATED MURAL ART
- TENANT BLADE SIGN
- PERGOLA BUS STOP

NOTE:
SIGNAGE TO BE SUBMITTED UNDER SEPARATE SIGN
PLAN APPLICATION SUBMITTAL



3D VIEW



EXISTING SIGN



WD-03
HEAVY TIMBER



WD-04
WOOD PLAN TO MATCH
CONTROL SAMPLE, WHITE
WASHED, SIZE: 6"X72", QUARTER
RUNNING BOND



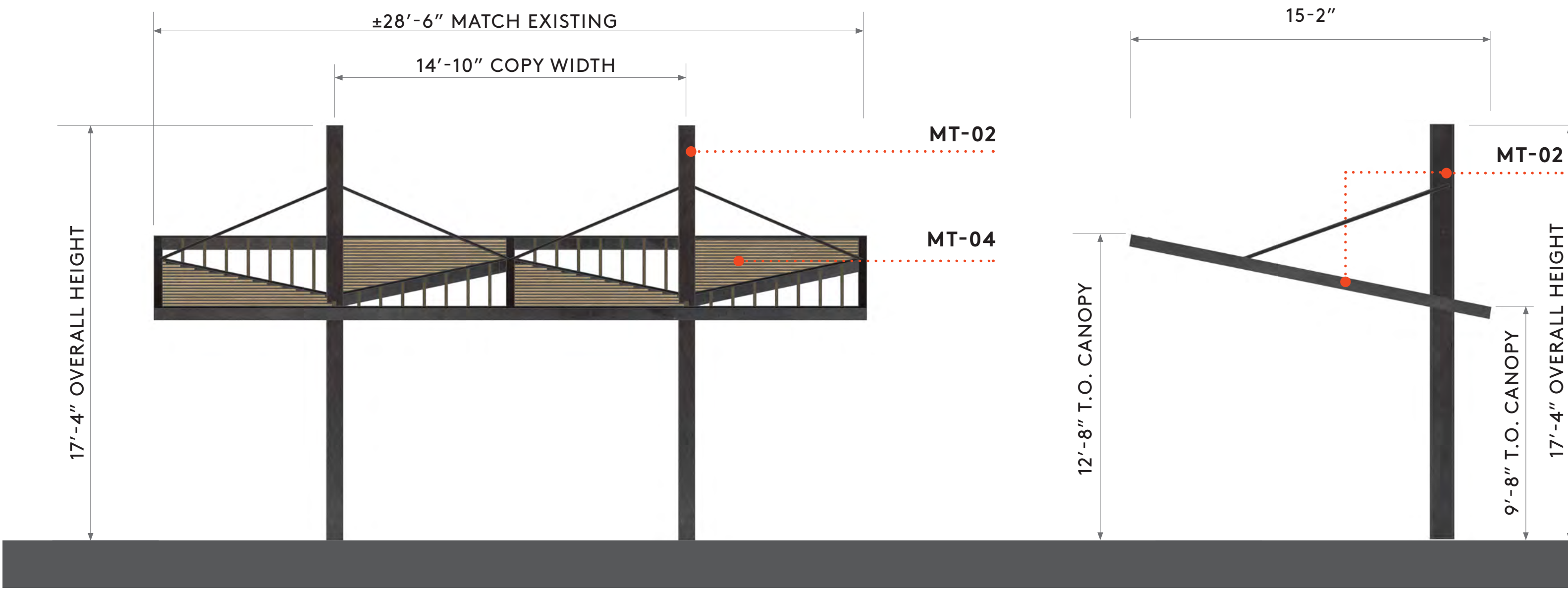
PROPOSED PERGOLA - VIEW FROM CALLE REAL



PROPOSED PERGOLA - VIEW FROM SHOPPING CENTER



EXISTING PERGOLA



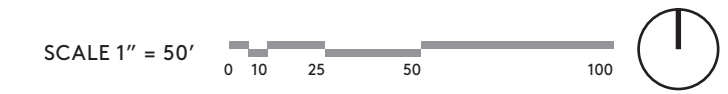
MT-02
AESS, BLACKENED
STRUCTURAL STEEL WITH
HIGH PERFORMANCE PAINT,
MATTE CLEAR SEAL



MT-04
OCM ALUM. EXTRUSION, COIL-COAT
FAUX WOOD PAINTED
FINISH, FINISH: TIMBERMET
OAK ANDANTE 1



OVERALL TREE DISPOSITION PLAN



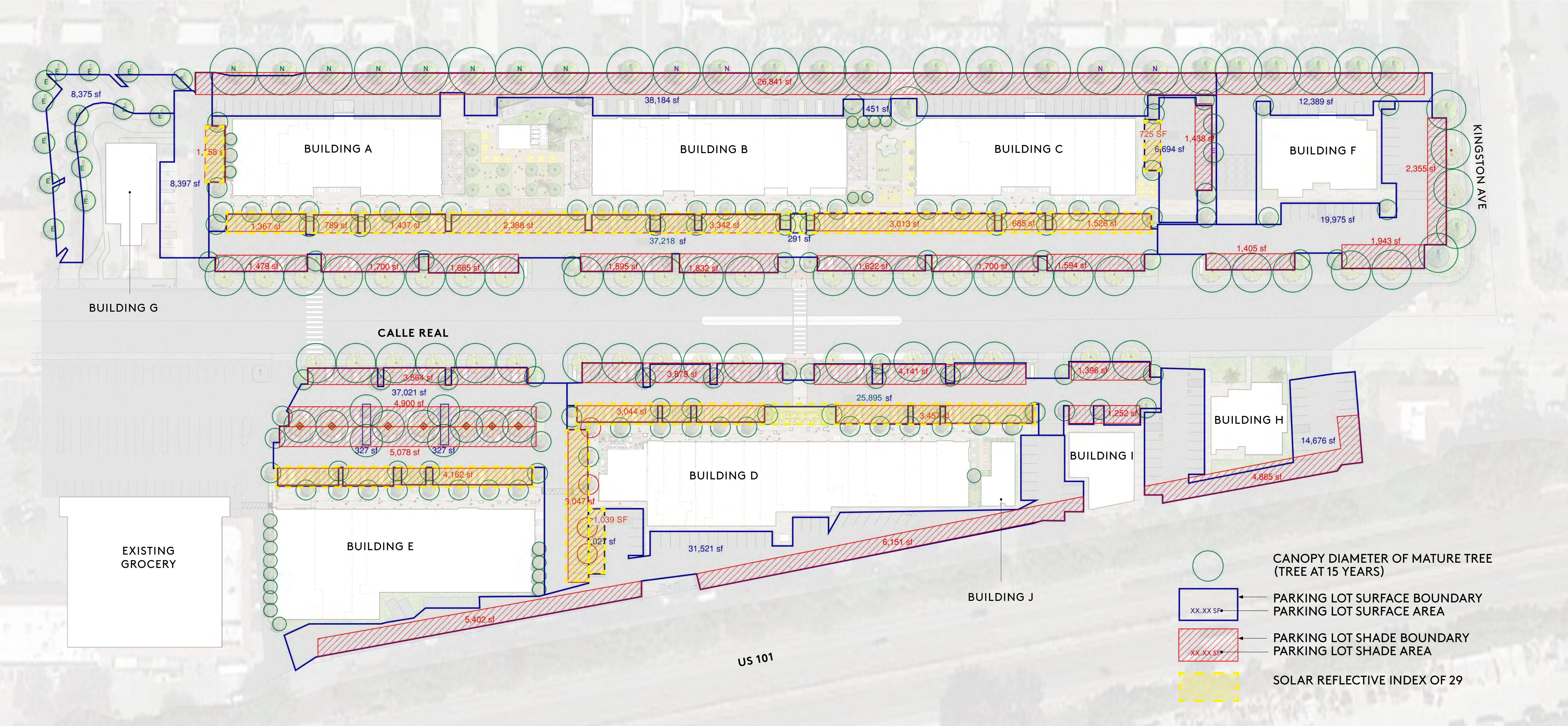
EXISTING TREE LEGEND

R INDICATES TREE TO REMAIN;
ALL OTHER TREES TO BE DEMOLISHED

- Archontophoenix cunninghamiana - King Palm
- Syagrus romanzoffiana - Queen Palm
- Eriobotrya deflexa - Bronze Loquat
- Eucalyptus citriodora - Lemon-scented Gum
- Eucalyptus sideroxylon - Red Ironbark
- Jacaranda mimosafolia - Jacaranda
- Lophostemon confertus - Brisbane Box
- Magnolia grandiflora - Southern Magnolia
- Platanus racemosa - California Sycamore
- Quercus agrifolia - Coast Live Oak
- Robinia pseudoacacia- Black Locust
- Stenocarpus sinuatus - Firewheel Tree
- Pinus radiata - Monterey Pine

TREE REPLACEMENT RATIO

DEMO TREES	127
NEW PROPOSED TREES	200
TREE REPLACEMENT RATIO	1.57



CITY OF GOLETA

§ 17.38.110 PARKING AREA DESIGN AND DEVELOPMENT STANDARDS

- J. **Heat Island Reduction.** In order to reduce ambient surface temperatures in parking areas, at least 50 percent of the areas not landscaped must be shaded, of light-colored materials with a Solar Reflectance Index of at least 29, or a combination of shading and light-colored materials.
- Shade may be provided by tree canopies. If shade is provided by tree canopies, the amount of required shading is to be reached within 15 years.
 - Shade may also be provided by shade structures, subject to Design Review.
- K. **Landscaping.** Landscaping of parking areas must be provided and maintained according to the general standards of Chapter 17.34, Landscaping, as well as the standards of this subsection for all parking areas:
- Trees.** One tree must be provided per four parking spaces unless a lesser amount is approved through Design Review.

NORTH OF CALLE REAL

NORTH PARKING LOT SURFACE AREA	131,974 SF
NORTH PARKING LOT SHADED AREA	65,987 SF
NORTH SHADE PERCENTAGE	50%
NORTH TOTAL PARKING STALLS	364 STALLS
NORTH TREES REQUIRED (1 TREE PER 4 PARKING STALLS) =	91 TREES
NORTH TREES PROVIDED	118 TREES

SOUTH OF CALLE REAL

SOUTH PARKING LOT SURFACE AREA	110,794 SF
SOUTH PARKING LOT SHADED AREA	55,397 SF
SOUTH SHADE PERCENTAGE	50%
SOUTH TOTAL PARKING STALLS	301 STALLS
SOUTH TREES REQUIRED (1 TREE PER 4 PARKING STALLS) =	76 TREES
SOUTH TREES PROVIDED	82 TREES





LOUNGE AND DINING FURNITURE

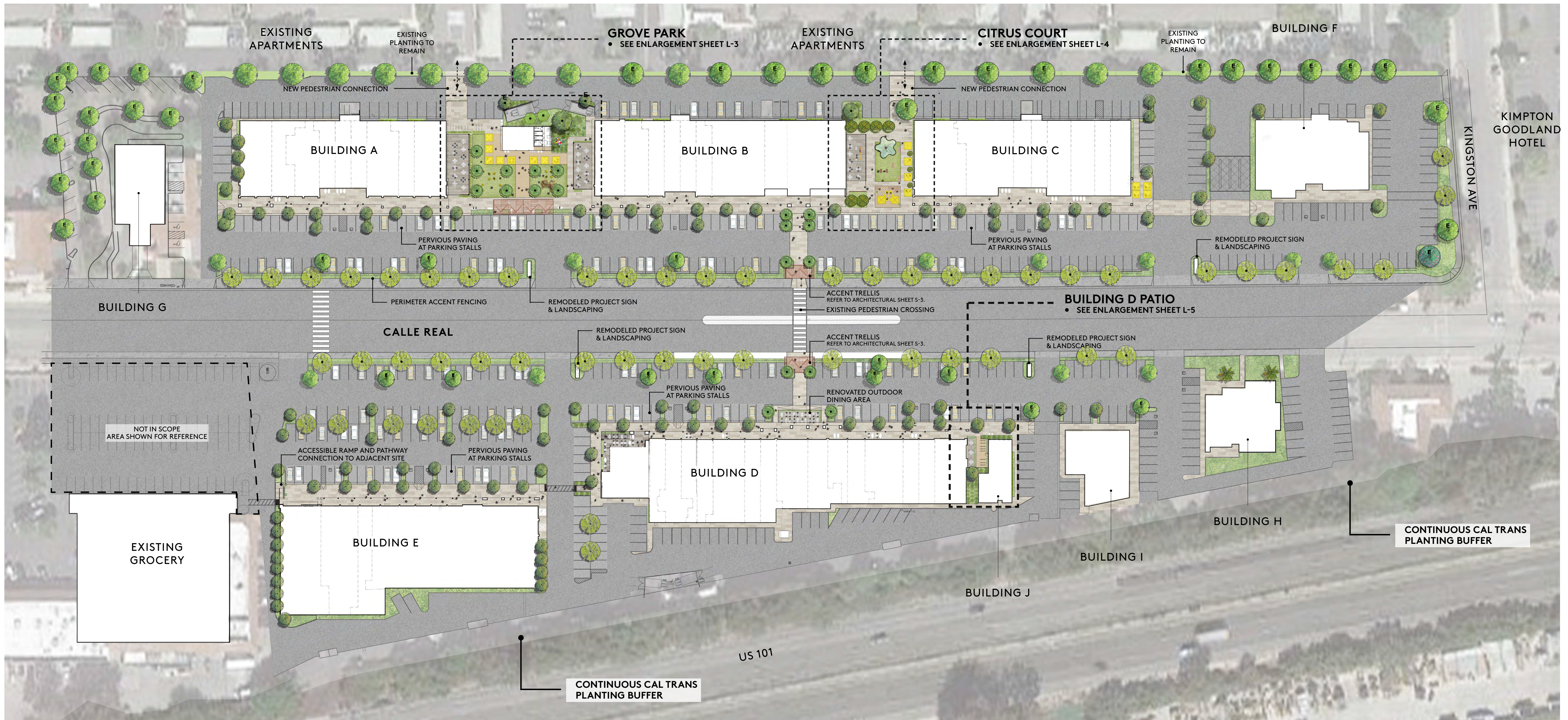


CUSTOM WOOD SEATING ELEMENTS

INTERACTIVE ART INSTALLATIONS



SITE AMENITIES



OVERALL CONCEPTUAL SITE PLAN

SCALE 1" = 50'



GROVE PARK SITE PLAN ENLARGEMENT



KEYNOTES

- 1 PAVING, PV-01
- 2 SIDEWALK/PARKING LOT SHADE TREE
- 3 TURF FLEX SPACE
- 4 PUBLIC ART (SHOWN FOR REFERENCE)
- 5 DINING TRELLIS
- 6 PEDESTRIAN CONNECTION TO ADJACENT HOUSING DEVELOPMENT
- 7 DINING FURNISHINGS
- 8 DINING PATIO
- 9 WINDMILL ART INSTALLATION
- 10 SPECIMEN TREE
- 11 ACCENT TREE
- 12 ENHANCED LANDSCAPE PLANTING
- 13 EXISTING PLANTING TO REMAIN
- 14 SHADE TRELLIS
- 15 NEW GATE TO ADJACENT RESIDENTIAL
- 16 EXISTING TRASH COMPACTOR
- 17 POTTED PLANTS
- 18 PLANTER WITH GREEN SCREEN WALL TYP.
- 19 DECOMPOSED GRANITE
- 20 PERMEABLE PAVERS

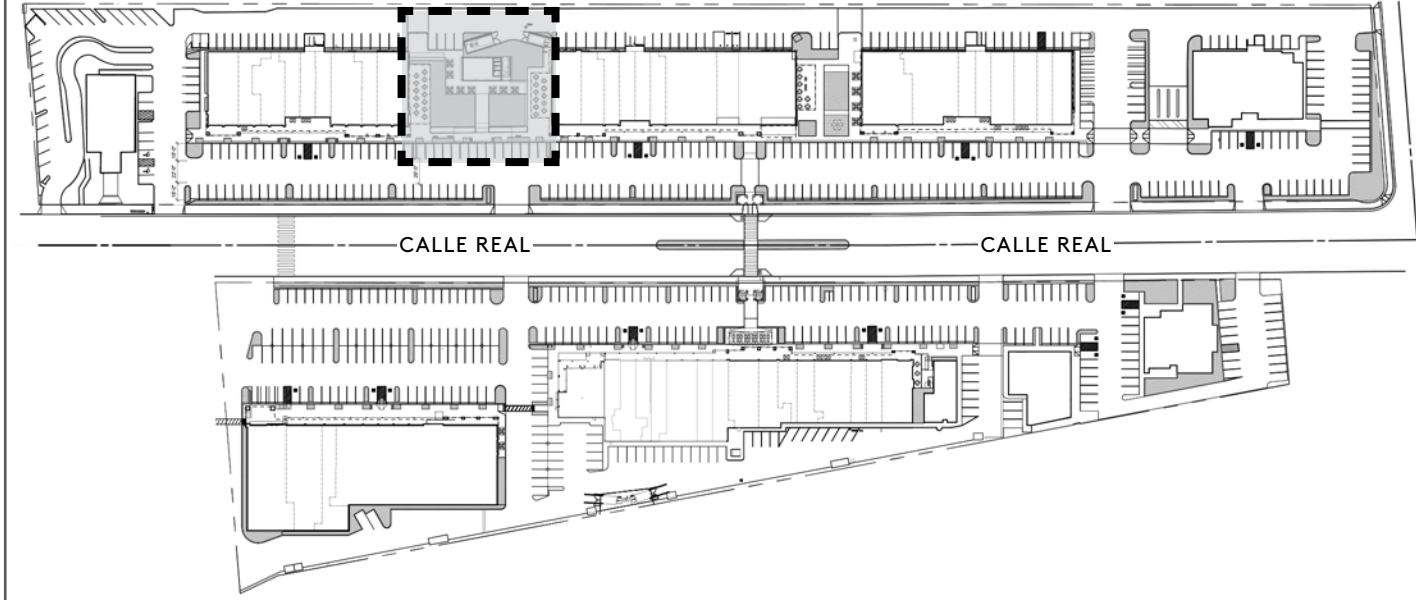
LANDSCAPE SITE AMENITIES

- A CUSTOM SEATING ELEMENT
- B SUSTAINABLE LOUNGE SEATING BY LOLL DESIGNS
- C WATER FOUNTAINS AND BOTTLE REFILL STATION
- D FIREPIT
- E WASTE RECEPTACLES
- F BIKE RACKS

LANDSCAPE VIGNETTE VIEWS

- A VIEW A - REFER TO SHEET L3.1
- B VIEW B - REFER TO SHEET L3.1
- C VIEW C - REFER TO SHEET L3.1

KEYMAP



SCALE: 1"=200'-0"



GROVE PARK - AXON



GROVE PARK - VIGNETTE A



GROVE PARK - VIGNETTE B



GROVE PARK - VIGNETTE C



CITRUS COURT SITE PLAN ENLARGEMENT

SCALE 1" = 10'

KEYNOTES

- 1 PAVING, PV-01
- 2 SIDEWALK/PARKING LOT SHADE TREE
- 3 TURF FLEX SPACE
- 4 DINING TRELLIS
- 5 DECOMPOSED GRANITE
- 6 DINING FURNISHINGS
- 7 DINING PATIO
- 8 PEDESTRIAN CONNECTION TO ADJACENT HOUSING DEVELOPMENT
- 9 ACCENT CANOPY TREE
- 10 SPECIMEN TREE
- 11 ACCENT TREE
- 12 ENHANCED LANDSCAPE PLANTING
- 13 EXISTING PLANTING TO REMAIN
- 14 NEW GATE AT CONNECTION TO APARTMENTS
- 15 POTTED PLANTS
- 16 PLANTER WITH GREEN SCREEN WALL TYP.
- 17 PERMEABLE PAVERS
- 18 POTTED LEMON TREES

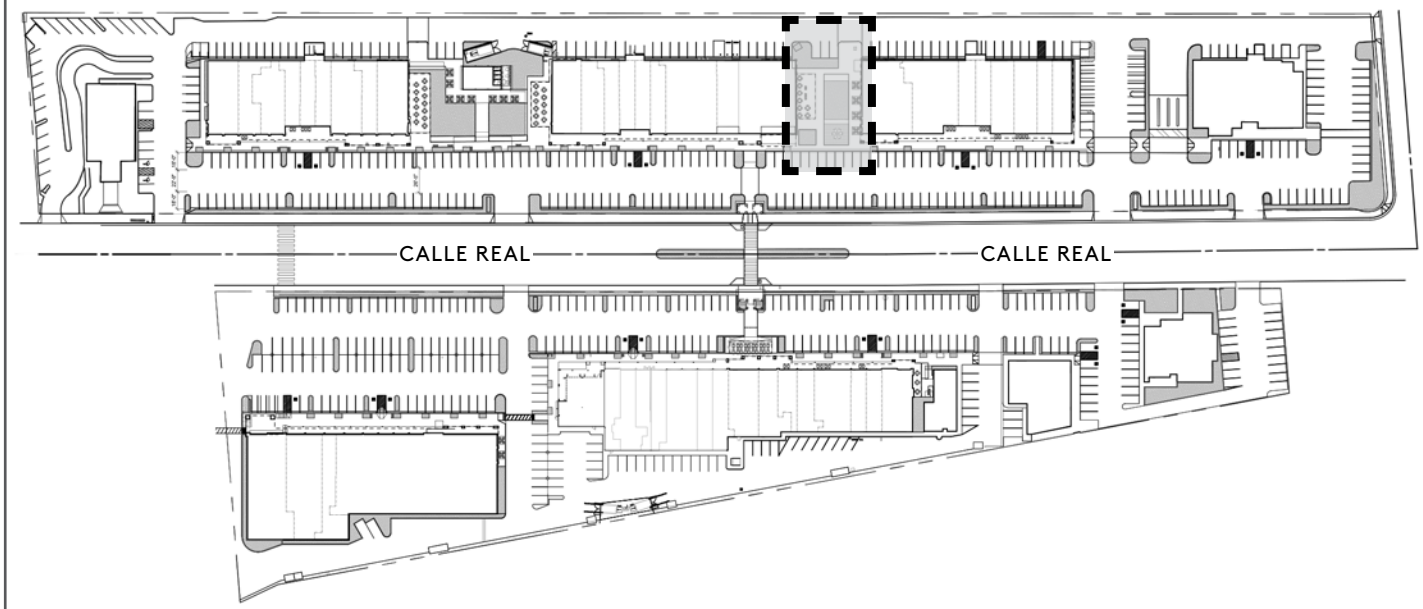
LANDSCAPE SITE AMENITIES

- A CUSTOM SEATING ELEMENT
- B SUSTAINABLE LOUNGE SEATING BY LOLL DESIGNS
- C WATER FOUNTAINS AND BOTTLE REFILL STATION
- D FIREPIT
- E WASTE RECEPTACLES
- F BIKE RACKS

LANDSCAPE VIGNETTE VIEWS

- A VIEW A - REFER TO SHEET L4.1
- B VIEW B - REFER TO SHEET L4.1
- C VIEW C - REFER TO SHEET L4.1

KEYMAP



SCALE: 1"=200'-0"



CITRUS COURT - AXON



CITRUS COURT - VIGNETTE A



CITRUS COURT - VIGNETTE B



CITRUS COURT - VIGNETTE C



BUILDING D - VIGNETTE D

LANDSCAPE SITE AMENITIES

- E WASTE RECEPTACLES
- F BIKE RACKS



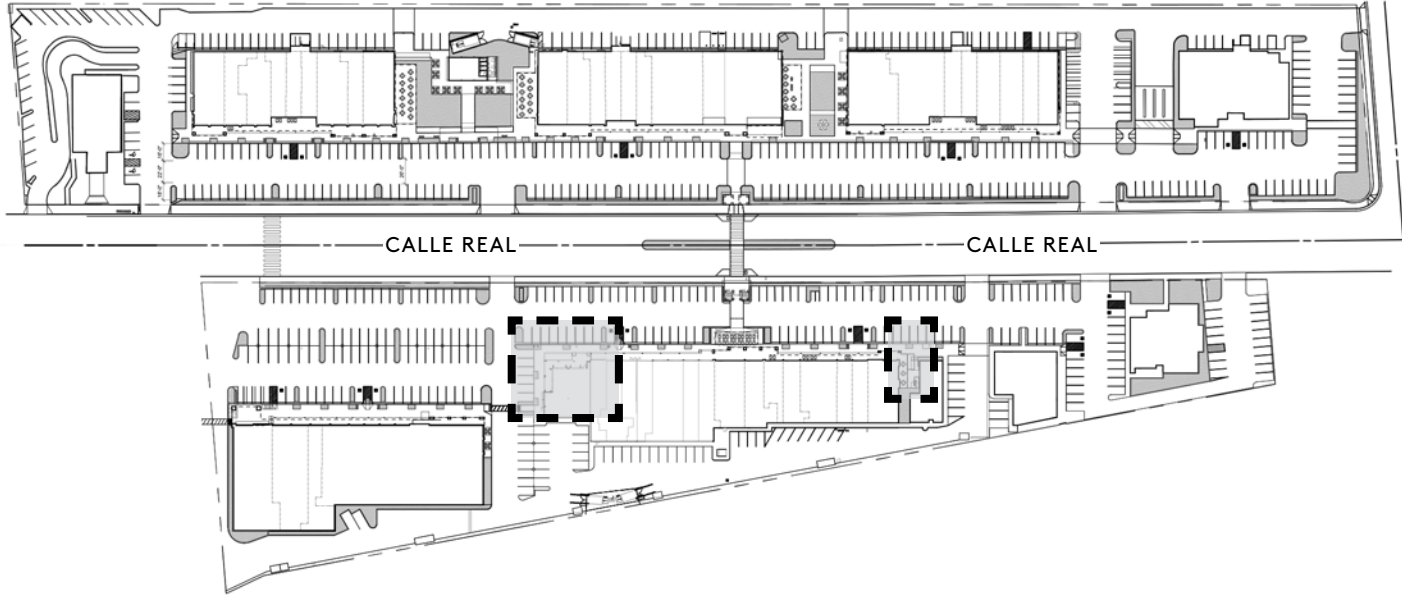
BUILDING D PATIO SITE PLAN ENLARGEMENT

SCALE 1" = 10' 0 5 10 20

KEYNOTES

- 1 PAVING, PV-01
- 2 SIDEWALK/PARKING LOT SHADE TREES
- 3 DINING TRELLIS
- 4 DINING FURNISHINGS
- 5 DINING PATIO
- 6 PLANTED DRY CREEK
- 7 DOOR
- 8 ENHANCED LANDSCAPE PLANTING
- 9 PERMEABLE PAVERS
- 10 DECOMPOSED GRANITE

KEYMAP














SCALE: 1"=200'-0"

PLANTING DESIGN NARRATIVE

THE LANDSCAPE DESIGN IS INTENDED TO CREATE A SERIES OF GARDENS WITH DROUGHT-TOLERANT PLANTS FEATURING INTERESTING FORM, TEXTURE, COLOR AND SEASONAL QUALITIES. SELECTIONS ARE A MIX OF CALIFORNIA NATIVE PLANTS AND MEDITERRANEAN AND AUSTRALIAN PLANTS THAT HAVE ADAPTED TO THE DRY CONDITIONS OF SOUTHERN CALIFORNIA, WHICH WILL MINIMIZE MAINTENANCE AND WATER REQUIREMENTS. IN ADDITION TO VISUAL INTEREST, THE PLANTS ARE ENVISIONED TO CREATE A HABITAT THAT WILL ENCOURAGE VISITATION FROM BENEFICIAL INSECTS AND BIRDS. TREE SPECIES THAT HAVE BEEN SIGNIFICANT TO THE HISTORY OF GOLETA AND ITS SURROUNDINGS ARE INCORPORATED INTO THE DESIGN. THE OLIVE TREES IN GROVE PARK ARE INSPIRED BY FORMER OLIVE GROVES OF ELLWOOD COOPER, ONE OF GOLETA'S FOUNDING FATHERS WHO WAS ONCE CALLED THE "OLIVE OIL KING" OF AMERICA. ALSO FOUND IN THE PROJECT ARE NATIVE SYCAMORES AND OAKS THAT THRIVE IN THE LOCAL CANYONS, AND LEMON TREES IN ACCENT POTS WHICH MAKE REFERENCE TO GOLETA'S RENOWNED AGRICULTURAL INDUSTRY.

WATER EFFICIENT LANDSCAPE WORKSHEET																					
Reference Evapotranspiration (ETo) - Station 107				48.1		Project ETAF		0.45													
Hydro-zone #	Planting Descriptions ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	Landscape Percentage	ETAF x Area	Estimated Total Water Use (ETWU) ^d												
Regular Landscape Areas																					
1	Low Water Use Plants	0.2	Drip	0.81	0.25	21,076	57%	5,269.00	157,132.12												
2	Medium Water Use Plants	0.5	Drip	0.81	0.62	9,478	26%	5,876.36	175,244.81												
3	Low Water Use Trees	0.2	Bubbler	0.81	0.25	5,940	16%	1,485.00	44,285.67												
4	Medium Water Use Trees	0.5	Bubbler	0.81	0.62	378	1%	234.36	6,989.08												
5	Water Feature	0.7	N/A	0.81	0.86	-	0%	-	-												
				Subtotals		36,872	100%	12,864.72	383,651.68												
Special Landscape Areas																					
					1		0%	-	-												
					1		0%	-	-												
					1		0%	-	-												
					1		-	-	-												
					1		-	-	-												
				Subtotals		-	0%	-	-												
				Total Landscape Area		36,872	100%	ETWU Total	383,651.68												
						ETWU (in acre-feet)		1.18													
						Maximim Allowed Water Allowance (MAWA) ^e		494,818.55													
						MAWA (in acre-feet)		1.51854036													
<div><div><div>^a Hydrozone/Planting Description</div><div>E.g. 1) Front Lawn 2) Low water use plantings 3) Medium water use planting</div><div>^e MAWA (Annual Gallons Allowed) = (ETo) (0.62)/((ETAF x LA) + ((1-ETAF) x SLA))</div><div>where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas</div></div><div><div>ETAF Calculations</div><div>Regular Landscape Areas</div><table><tr><td>Total ETAF x Area</td><td>12,864.72</td></tr><tr><td>Total Area</td><td>36872</td></tr><tr><td>Average ETAF</td><td>0.35</td></tr></table><div>All Landscape Areas</div><table><tr><td>Total ETAF x Area</td><td>12,864.72</td></tr><tr><td>Total Area</td><td>36,872</td></tr><tr><td>Sitewide ETAF</td><td>0.35</td></tr></table><div>Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential area.</div><div>NOTE:<ul style="list-style-type: none">TREE AREA BASED PER BUBLER @ 9 S.F.PLANTING AREAS AND TREES ARE DOUBLE COUNTED IN CALCULATIONS</div></div></div>										Total ETAF x Area	12,864.72	Total Area	36872	Average ETAF	0.35	Total ETAF x Area	12,864.72	Total Area	36,872	Sitewide ETAF	0.35
Total ETAF x Area	12,864.72																				
Total Area	36872																				
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Total ETAF x Area	12,864.72																				
Total Area	36,872																				
Sitewide ETAF	0.35																				
^a Hydrozone/Planting Description				^b Irrigation Method		^c Irrigation Efficiency		^d ETWU (Annual Gallons Required) =													
E.g. 1) Front Lawn 2) Low water use plantings 3) Medium water use planting				Overhead spray or drip		.75 for spray head .81 for drip & Bubbler		ETo x 0.62 x ETAF x Area where 0.62 is conversion factor that converts acre-inches per acre per year to per square foot per year.													
^e MAWA (Annual Gallons Allowed) = (ETo) (0.62)/((ETAF x LA) + ((1-ETAF) x SLA))																					
where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas																					

TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	EXISTING TO REMAIN	-	SEE PLAN	-
	ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	36" BOX	4	MULTI ADAPTIVE
	CERCIS OCCIDENTALIS WESTERN REDBUD	24" BOX	4	MULTI CA NATIVE
	CITRUS X MEREYRI MEYER LEMON	24" BOX	1	STANDARD ADAPTIVE
	LAURUS NOBILIS SWEET BAY	24" BOX	84	STANDARD ADAPTIVE
	LOPHOSTEMON CONFERTUS BRISBANE BOX		22	
	OLEA EUROPEA 'FRUITLESS' WILSON FRUITLESS OLIVE	36" BOX	9	STANDARD ADAPTIVE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX	2	MULTI CA NATIVE
	QUERCUS AGRIFOLIA COAST LIVE OAK	36" BOX	2	NATURAL FORM CA NATIVE
	PISTACHIA CHINESIS CHINESE PISTACHE	24" BOX	2	STANDARD CA NATIVE
	SCHINUS MOLLE PERUVIAN PEPPER TREE	36" BOX	1	STANDARD ADAPTIVE

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	AGAVE ATTENUATA FOX TAIL AGAVE	5 GAL.	-	36" O.C. ADAPTIVE
	ARTEMISIA 'POWIS CASTLE' WORMWOOD	5 GAL.	-	42" O.C. ADAPTIVE
	CAREX DIVULSA EUROPEAN GREY SAGE	5 GAL.	-	24" O.C. ADAPTIVE
	CAREX FLACCA BLUE-GREEN SEDGE	5 GAL.	-	12" O.C. ADAPTIVE
	CITRUS X MEYERI MEYER LEMON	15 GAL.	-	POTTED ADAPTIVE
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILLY	5 GAL.	-	24" O.C. ADAPTIVE
	ECHIUM CANDICANS 'GOLETA BEACH' BLUE PRIDE OF MADEIRA	5 GAL.	-	72" O.C. CA NATIVE
	FEIJOA SELLOWIANA PINEAPPLE GUAVA	5 GAL.	-	36" O.C. ADAPTIVE
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	5 GAL.	-	36" O.C.
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' - COFFEEBERRY	5 GAL.	-	72" O.C. CA NATIVE
	PENNISETUM 'FAIRY TAILS' EVERGREEN FOUNTAIN GRASS	5 GAL.	-	30" O.C. ADAPTIVE
	OLEA EUROPEA 'MONTRA' LITTLE OLLIE	5 GAL.	-	48" O.C. ADAPTIVE
	ROSEMARINUS OFFICINALIS 'PROSTRATUS' - TRAILING ROSEMARY	5 GAL.	-	30" O.C. ADAPTIVE
	SALVIA CHAMAEDRYOIDES GERMANDER SAGE	5 GAL.	-	24" O.C. ADAPTIVE

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	CEANOTHUS GRISEUS HORIZONTALIS YANKEE POINT CEANOTHUS	5 GAL.	-	60" O.C. CA NATIVE
	FRAGARIA CHILOENSIS BEACH STRAWBERRY	5 GAL.	-	24" O.C. CA NATIVE

NATIVE WILDFLOWER SEED MIX

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	SEED MIX	-	12" O.C. CA NATIVE
	LUPINUS ALBIFRONS SILVER BUSH LUPINE	SEED MIX	-	12" O.C. CA NATIVE

VINE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS
	DISTICTIS BUCCINATORIA RED TRUMPET VINE	15 GAL.	-	TRAIN TO ADJ. WALL ADAPTIVE
	VITIS CALIFORNICA 'ROGERS RED' ROGER'S RED GRAPE	15 GAL.	-	TRAIN TO ADJ. WALL CA NATIVE

Plant Palette **Trees**



ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE



CERCIS OCCIDENTALIS
WESTERN REDBUD



CITRUS X MEREYRI ISLAND
MEYER LEMON



LAURUS NOBILUS
SWEET BAY



OLEA EUROPEA 'FRUITLESS'
WILSON FRUITLESS OLIVE



PISTACIA CHINENSIS
CHINESE PISTCHE



QUERCUS AGRIFOLIA
COAST LIVE OAK



SCHINUS MOLLE
PERUVIAN PEPPER TREE

Plant Palette **Shrubs**



AGAVE ATTENUATA
FOX TAIL AGAVE



ARTEMISIA 'POWIS CASTLE'
WORMWOOD



CAREX DIVULSA
EUROPEAN GREY SAGE



CAREX FLACCA
BLUE-GREEN SEDGE



CITRUS X MEYERI
MEYER LEMON - POTTED



DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILLY



ECHIUM CANDICANS 'GOLETA BEACH'
BLUE PRIDE OF MADEIRA



FEIJOA SELLOWIANA
PINEAPPLE GUAVA



LEYMUS CONDENSATUS 'CANYON
PRINCE'



OLEA EUROPEA 'MONTRA'
LITTLE OLLIE

Plant Palette **Shrubs**



PENNISETUM 'FAIRY TALES'
EVERGREEN FOUNTAIN GRASS



RHAMNUS CALIFORNICA 'MOUND SAN
BRUNO' - COFFEEBERRY



ROSEMARINUS OFFICINALIS
'PROSTRATUS'
TRAILING ROSEMARY



SALVIA CHAMAEDRYOIDES
GERMANDER SAGE



ESCHSCHOLZIA CALIFORNICA &
LUPINUS ALBIFRONS
NATIVE SEED MIX

Plant Palette **Groundcover**



CEANOTHUS GRISEUS HORIZONTALIS
YANKEE POINT CEANOTHUS

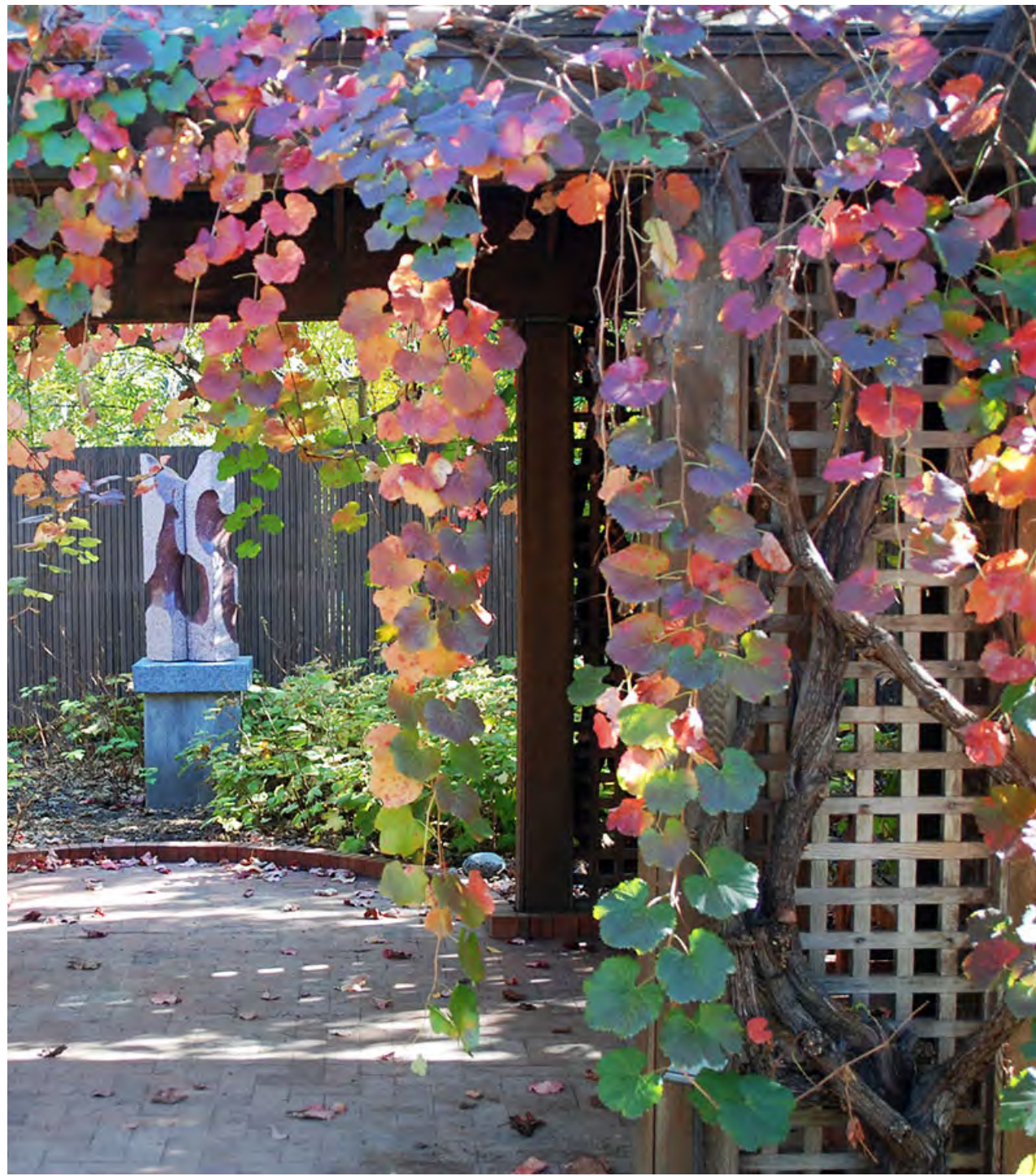


FRAGARIA CHILOENSIS
BEACH STRAWBERRY

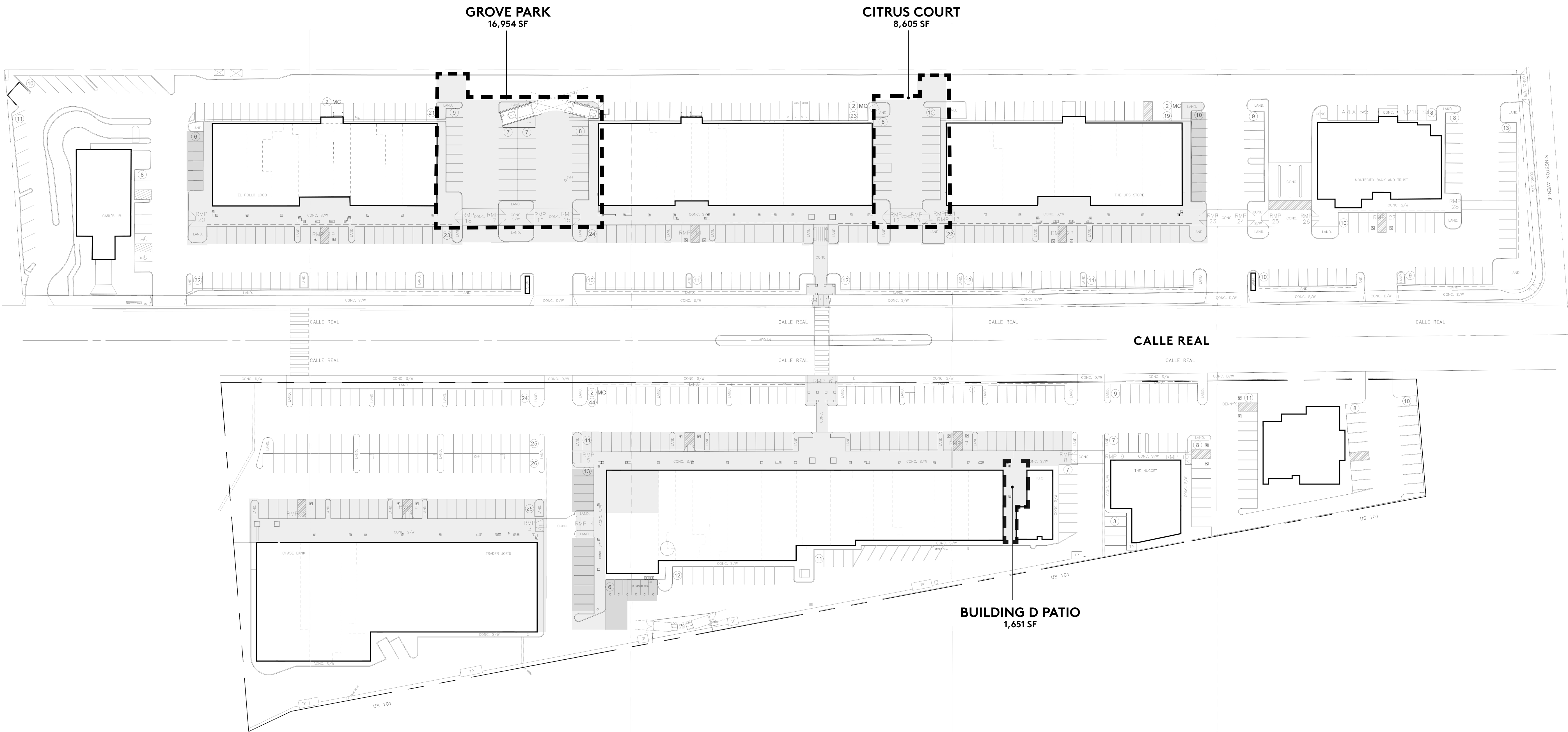
Plant Palette **Vines**



DISTICTIS BUCCINATORIA
RED TRUMPET VINE



VITIS CALIFORNICA 'ROGERS RED'
ROGER'S RED GRAPE



AREA OF DISTURBANCE PLAN

SCALE 1" = 50'

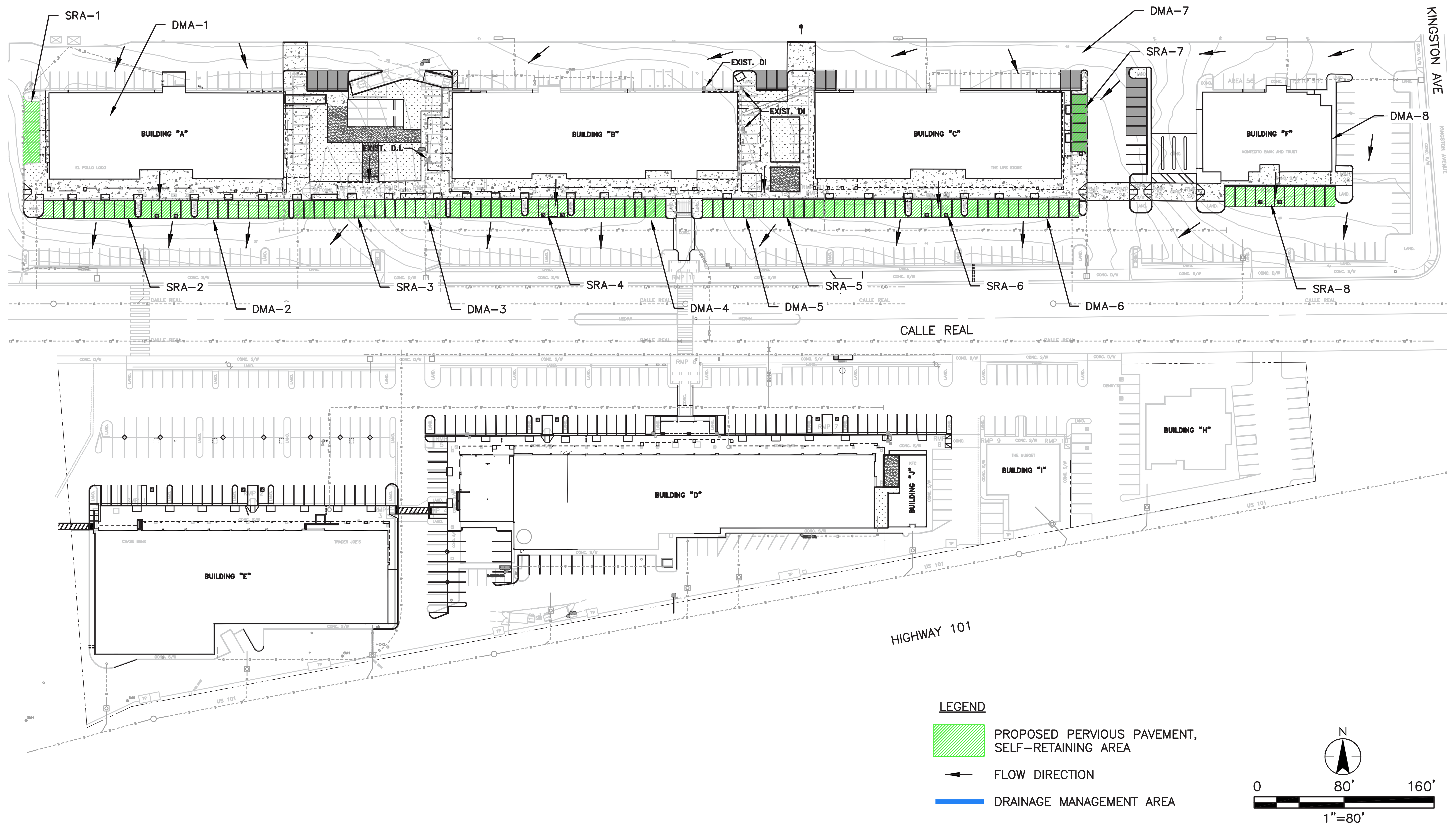
AREA OF DISTURBANCE

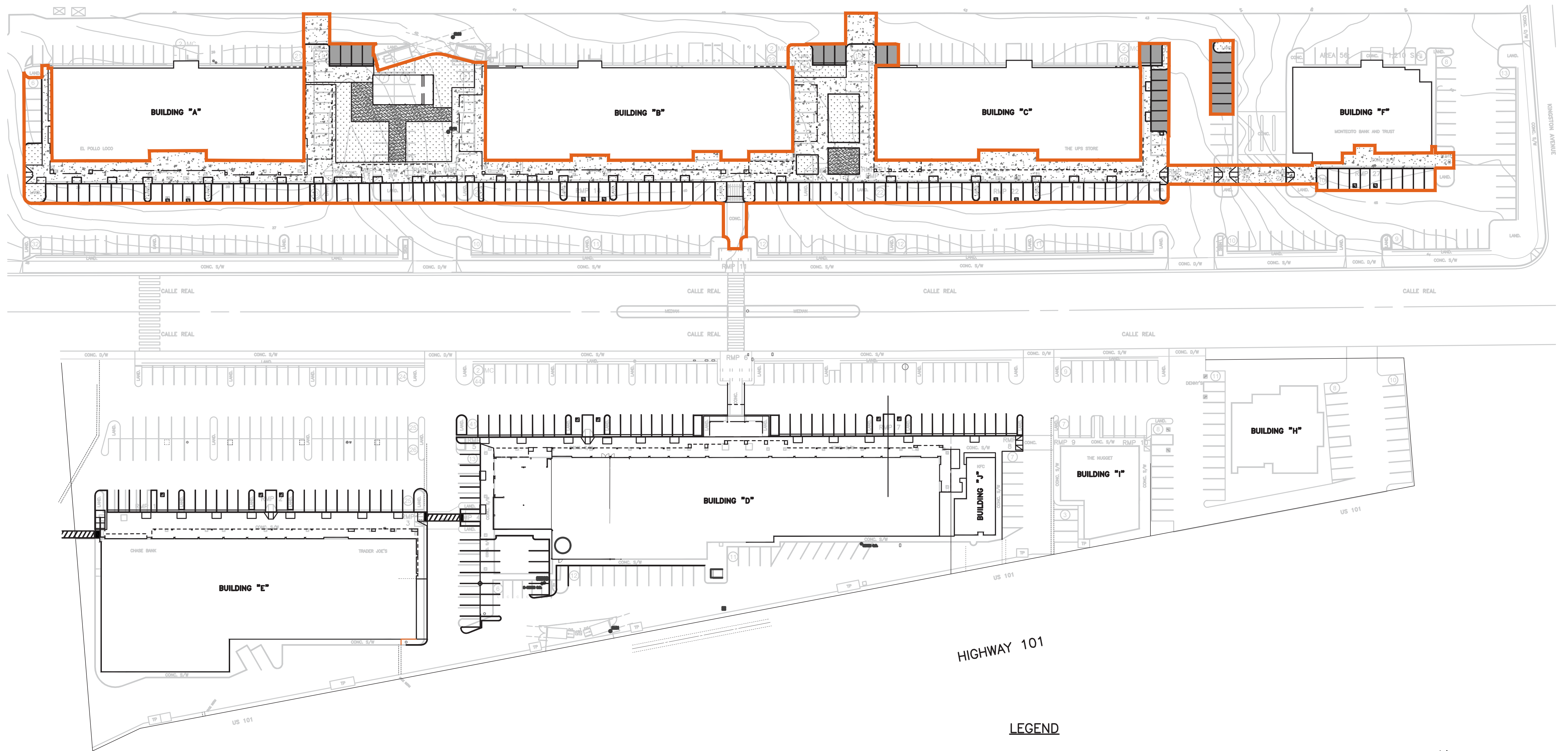
AREA OF DISTURBANCE

TOTAL AREA OF PLAZAS, PATIOS AND GARDENS: 27,210 SF

AREAS OF DISTURBANCE OUTSIDE OF PLAZAS, PATIOS AND GARDENS: 67,698 SF

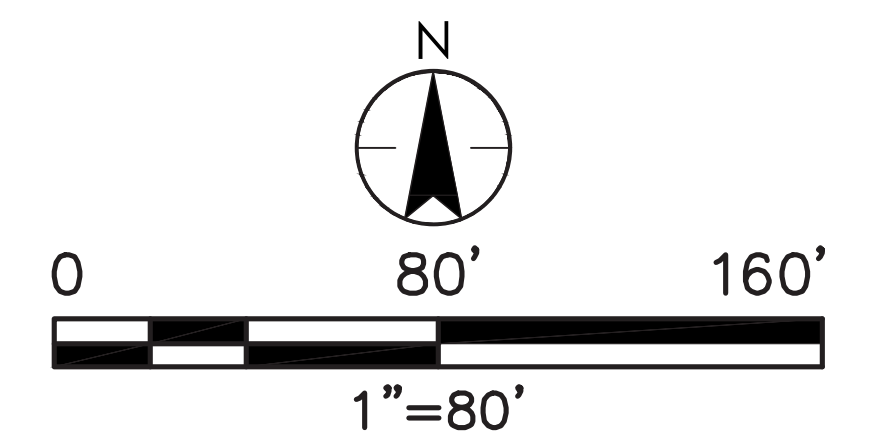
TOTAL AREA OF DISTURBANCE FOR PROJECT: 94,908 SF

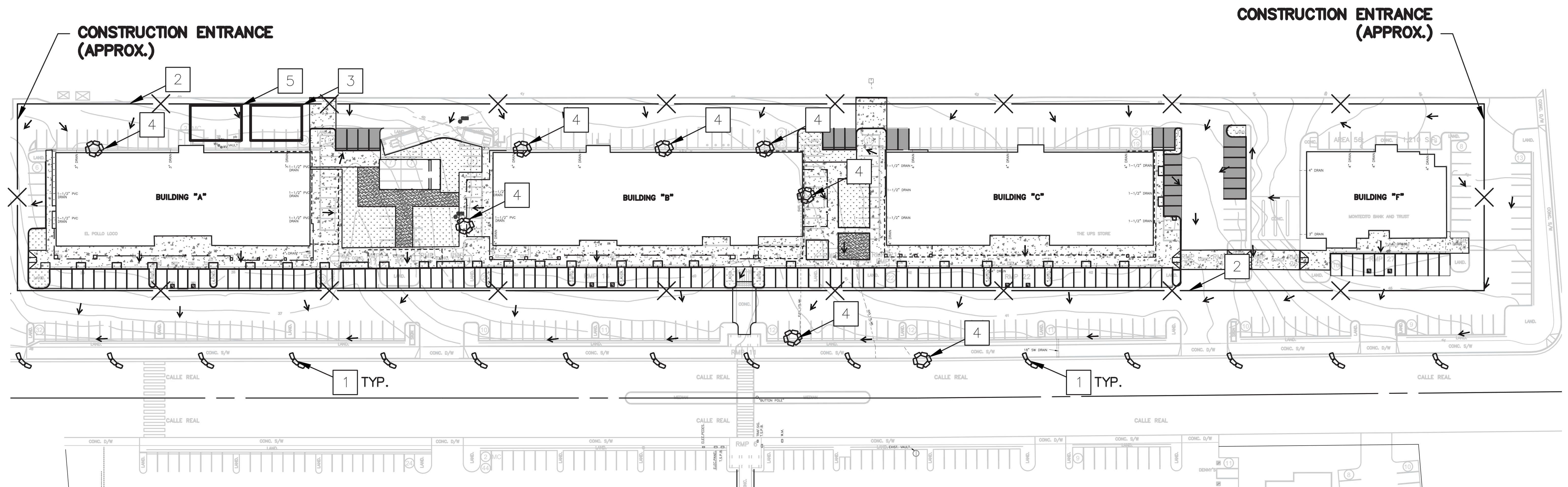




LEGEND

— AREA OF DISTURBANCE





LEGEND

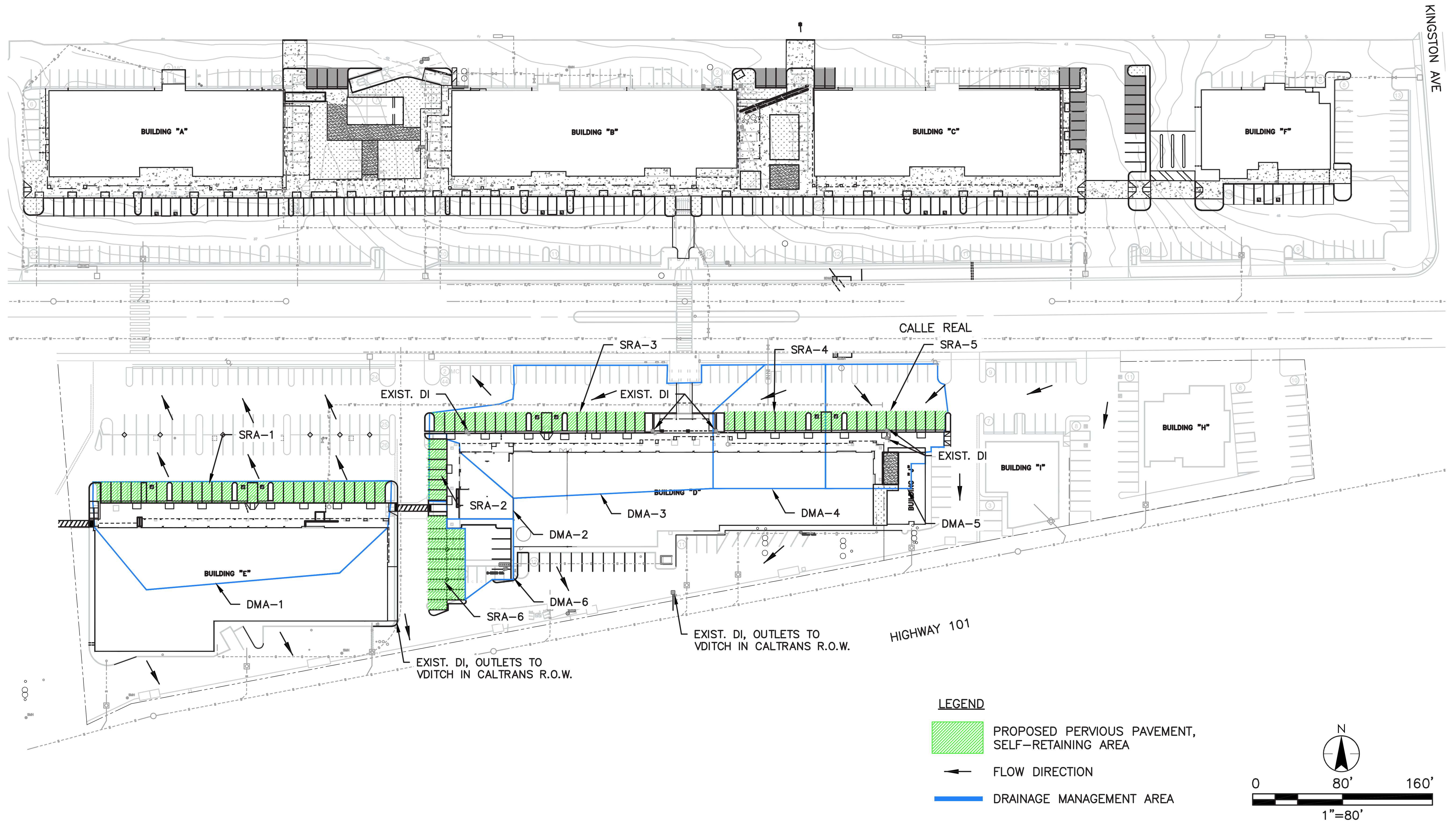
	SILT FENCE
	ROCK BAG BARRIER SEDIMENT TRAPS
	DRAIN INLET SEDIMENT BARRIER
	FLOW DIRECTION ARROW

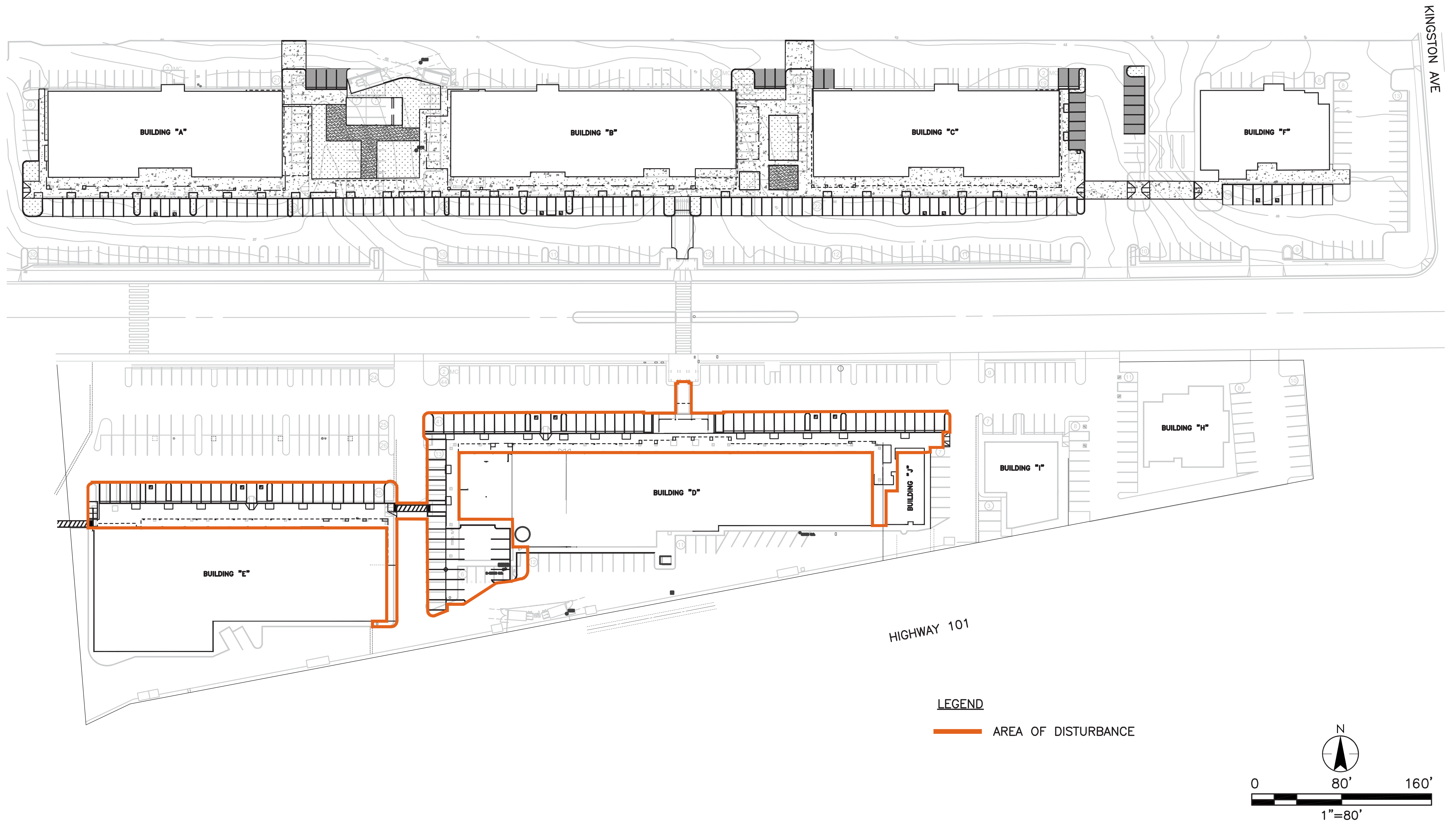
EROSION CONTROL NOTES

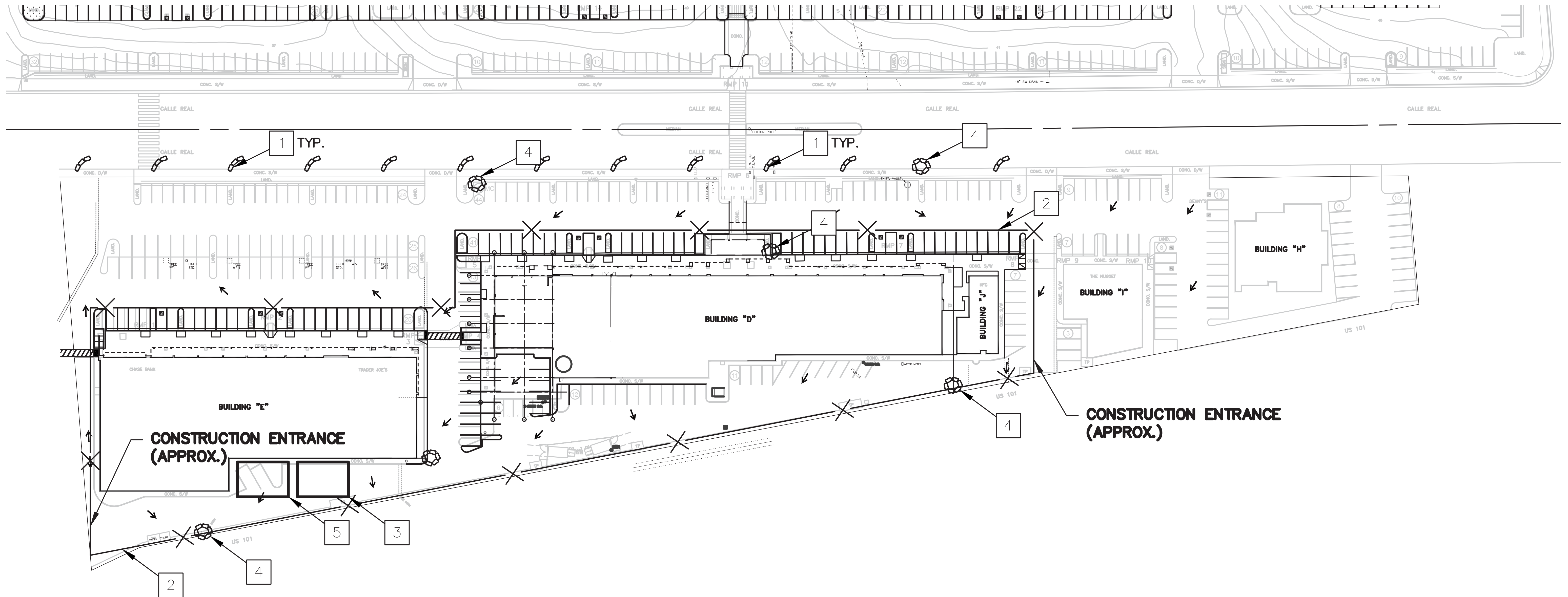
- 1 ROCK BAG BARRIER SEDIMENT TRAP
- 2 SILT FENCE. CHAIN LINK FENCING MAY BE USED TO SUPPORT FILTER FABRIC
- 3 CONCRETE WASH OFF
- 4 CATCH BASIN SEDIMENT BARRIER
- 5 MATERIAL STORAGE

NOTES

1. THIS PLAN IS FOR EROSION CONTROL PLANNING PURPOSES ONLY.
2. EROSION CONTROL STRUCTURES NOT SHOWN TO SCALE.
3. EXISTING PAVED ROADS SHALL BE MAINTAINED AT THE END OF EACH WORKING DAY AS NECESSARY TO KEEP ROADS CLEAR OF SEDIMENT. WATER SHALL NOT BE USED TO CLEAN THESE AREAS.







LEGEND

	SILT FENCE
	ROCK BAG BARRIER SEDIMENT TRAPS
	DRAIN INLET SEDIMENT BARRIER
	FLOW DIRECTION ARROW

EROSION CONTROL NOTES

- 1 ROCK BAG BARRIER SEDIMENT TRAP
- 2 SILT FENCE. CHAIN LINK FENCING MAY BE USED TO SUPPORT FILTER FABRIC
- 3 CONCRETE WASH OFF
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- 5 MATERIAL STORAGE

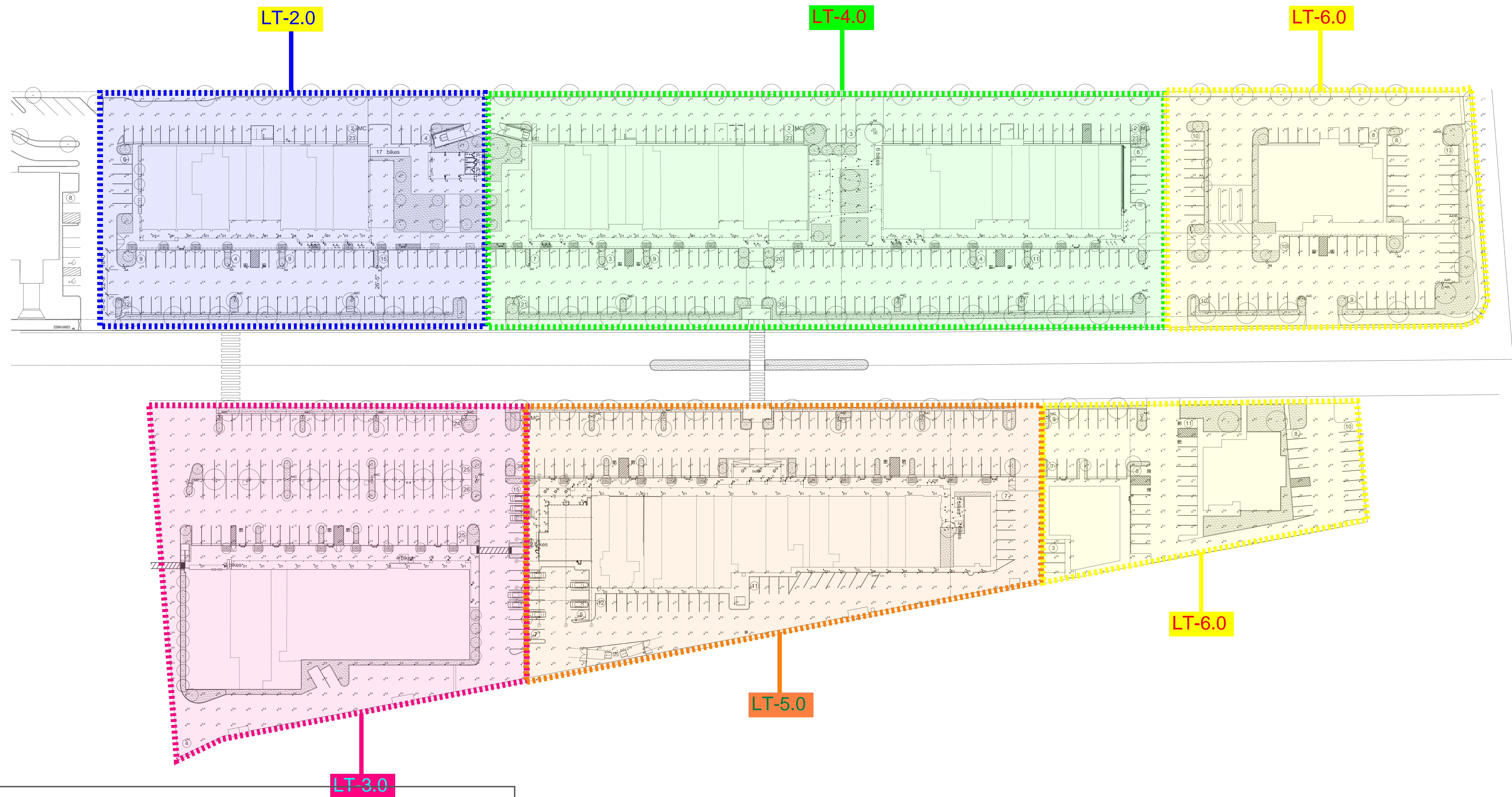
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NOTE:
THE EXTERIOR FIXTURES ARE FULLY SHIELDED/ DIRECT ALL LIGHT DOWNWARD AND THE LIGHT LEVEL AT PROPERTY LINES ARE UNDER 0.1 FOOT-CANDLES (17.35.040.C)

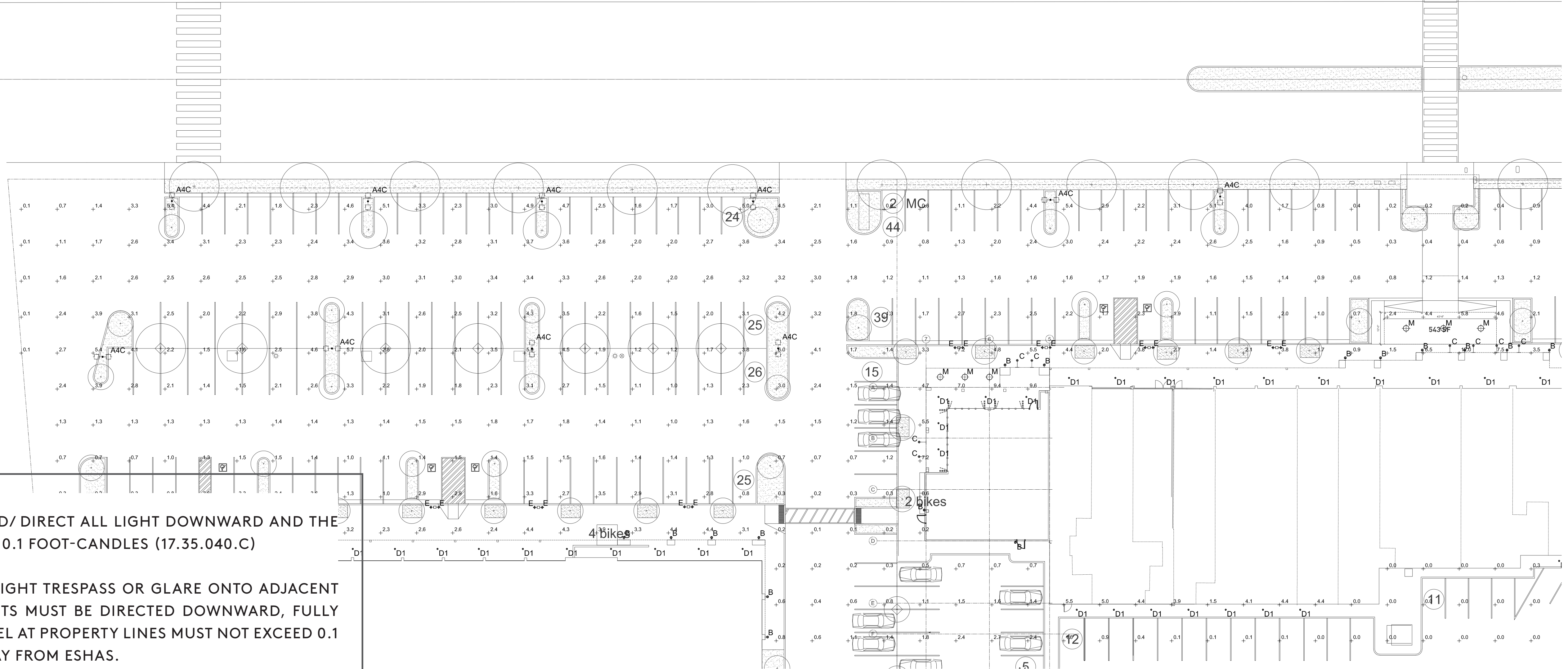
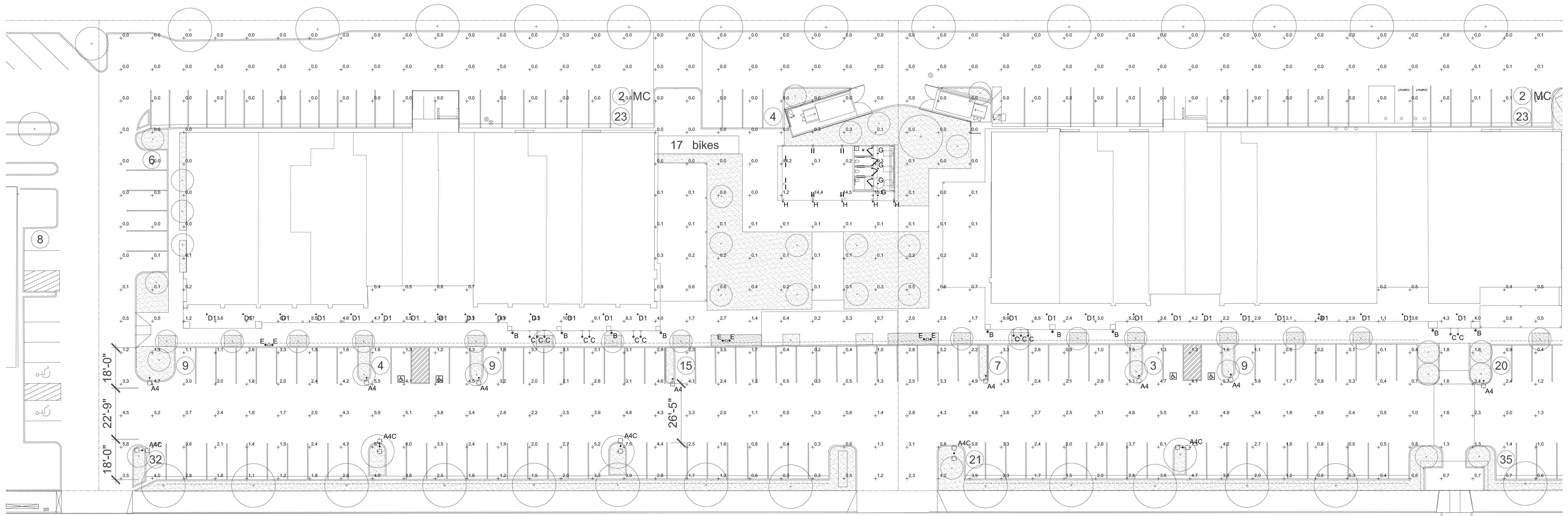
17.35.040.C :LIGHT TRESPASS. TO PREVENT LIGHT TRESPASS OR GLARE ONTO ADJACENT PROPERTIES OR PROTECTED ESHA, ALL LIGHTS MUST BE DIRECTED DOWNWARD, FULLY SHIELDED, AND FULL CUTOFF. THE LIGHT LEVEL AT PROPERTY LINES MUST NOT EXCEED 0.1 FOOT-CANDLES AND MUST BE DIRECTED AWAY FROM ESHAS.

EXTERIOR LIGHTING FIXTURE SBHECULE							
TYPE	DESCRIPTION MANUFACTURER: PART # MOUNTING:	BOLOR TEMP.	WATTS	VOLTS	CIM TYPE	LAMP TYPE	LIGHTING FIXTURE NOTES
A4	POLE MOUNTED SINGLE-HEAD AREA LIGHT LITHONIA: DSX1- LEC-30C-700-30K-T4M-VOLT-SPA MOUNTING: POLE	3000K	68W	MVOLT	TRIAC	LED	...
A4C	POLE MOUNTED DOUBLE-HEAC AREA LIGHT LITHONIA: DSX1- LEC-30C-700-30K-T4M-VOLT-SPA MOUNTING: POLE	3000K	136W	120/277V	TRIAC	LED	...
A4HS	POLE MOUNTED DOUBLE-HEAC AREA LIGHT - HOUSE SIDE SHIELD LITHONIA: DSX1- LEC-30C-700-30K-T4M-VOLT-SPA-HOUSE-SIDE SHIELD MOUNTING: POLE	3000K	136W	120/277V	TRIAC	LED	FIXTURE HEADS TO BE ORDERED WITH HOUSE-SIDE SHIELDS.
A4R	POLE MOUNTED DOUBLE-HEAC AREA LIGHT - RIGHT CORNER CUTOFF LITHONIA: DSX1- LEC-30C-700-30K-RCCO-VOLT-SPA MOUNTING: POLE	3000K	68W	120/277V	TRIAC	LED	FIXTURE SPECIFIED WITH RCCO (RIGHT CORNER CUTOFF)
A4L	POLE MOUNTED DOUBLE-HEAC AREA LIGHT - LEFT CORNER CUTOFF LITHONIA: DSX1- LEC-30C-700-30K-LCCO-VOLT-SPA MOUNTING: POLE	3000K	68W	120/277V	TRIAC	LED	FIXTURE SPECIFIED WITH LCCO (LEFT CORNER CUTOFF)
B	CYLINDER WALL SCONCE LUMINIS: SY300-L1LK2A-R30-X-X MOUNTING: SURFACE, WALL	3000K	7W	120/277V	0-10V	LED	...
C	SIGN LIGHT TMS LIGHTING: 1-15LED-30K-120V-WM-X-DIML MOUNTING: SURFACE, WALL	3000K	15W	120/277V	0-10V	LED	ARCHITECT TO CONFIRM ALL FINISHES.
D1	RETROFIT RECESSED DOWNLIGHT LITHONIA: RV6-30/06-R06-WR-120-TRW MOUNTING: RECESSED, CEILING	3000K	10W	120V	TRIAC	LED	...
E	POST WITH LAMP ON THE SIDES TMS LIGHTING: O-15LED-30K-120-WM-X-DIML MOUNTING: POST	3000K	15W	120V	0-10V	LED	...
F	FESTOON LIGHT DURA LAMP: DLD-CL-MD-12-BK-3.0K MOUNTING: CABLE	3000K	1W	120V	ELV	LED	...
G	BEAM MOUNTED DOWNLIGHT BK LIGHTING: EC-LED-E65-WFL-A9-BLP-12-11-C MOUNTING: SURFACE	3000K	7W	120V	0-10V	LED	...
H	WALL SCONCE BEGA: 24370-K3-BLK MOUNTING: SURFACE, WALL	3000K	8W	120V	0-10V	LED	...
I	DIRECTIONAL MONO POINT HEVI LITE: HL-360-BK-3000K-8LED-FL-12-WM-1-BK MOUNTING: SURFACE, WALL	3000K	8W	12V	TRIAC	LED	...
J	SURFACE MOUNTED SIGN WASH ORGATECH: GS3-0-4-30K-90-W3-24V-X-BW140X100-CC-BSD-40-CV-U-D1-N-MW-48 MOUNTING: SURFACE, WALL	3000K	5W/FT	24V	0-10V	LED	...
K	SWIVEL MOUNTED LINEAR WALL WASH ORGATECH: 1300-4FT-LXH-30-U-D1-45-SW-SO MOUNTING: ARM, WALL	3000K	38W	120V	0-10V	LED	...
L	SIGN LIGHT WITH DOME SHADE BARN LIGHT: G-DBW12-X-NA-G11-X-NA-NA-X-NA-LED16-3000K MOUNTING: SURFACE, WALL	3000K	16W	120V	TRIAC	LED	ARCHITECT TO CONFIRM ALL FINISHES
M	STEM MOUNTED PENDANT BARN LIGHT: S-YDM12-X-ST506-X-NA-WC-X-X-NA-LED16-3000K-DL MOUNTING: STEM, CEILING	3000K	16W	120V	TRIAC	LED	ARCHITECT TO CONFIRM ALL FINISHES



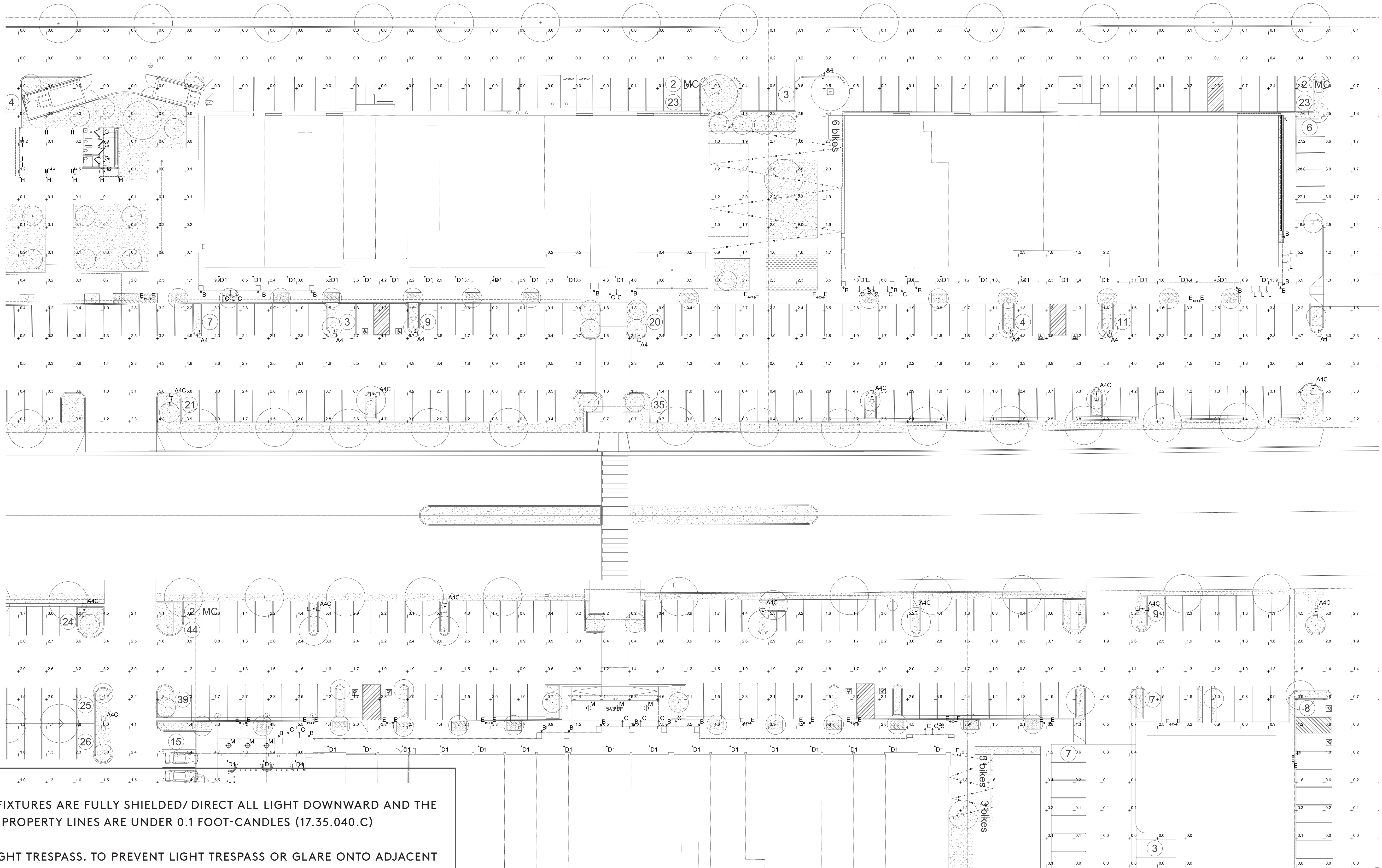
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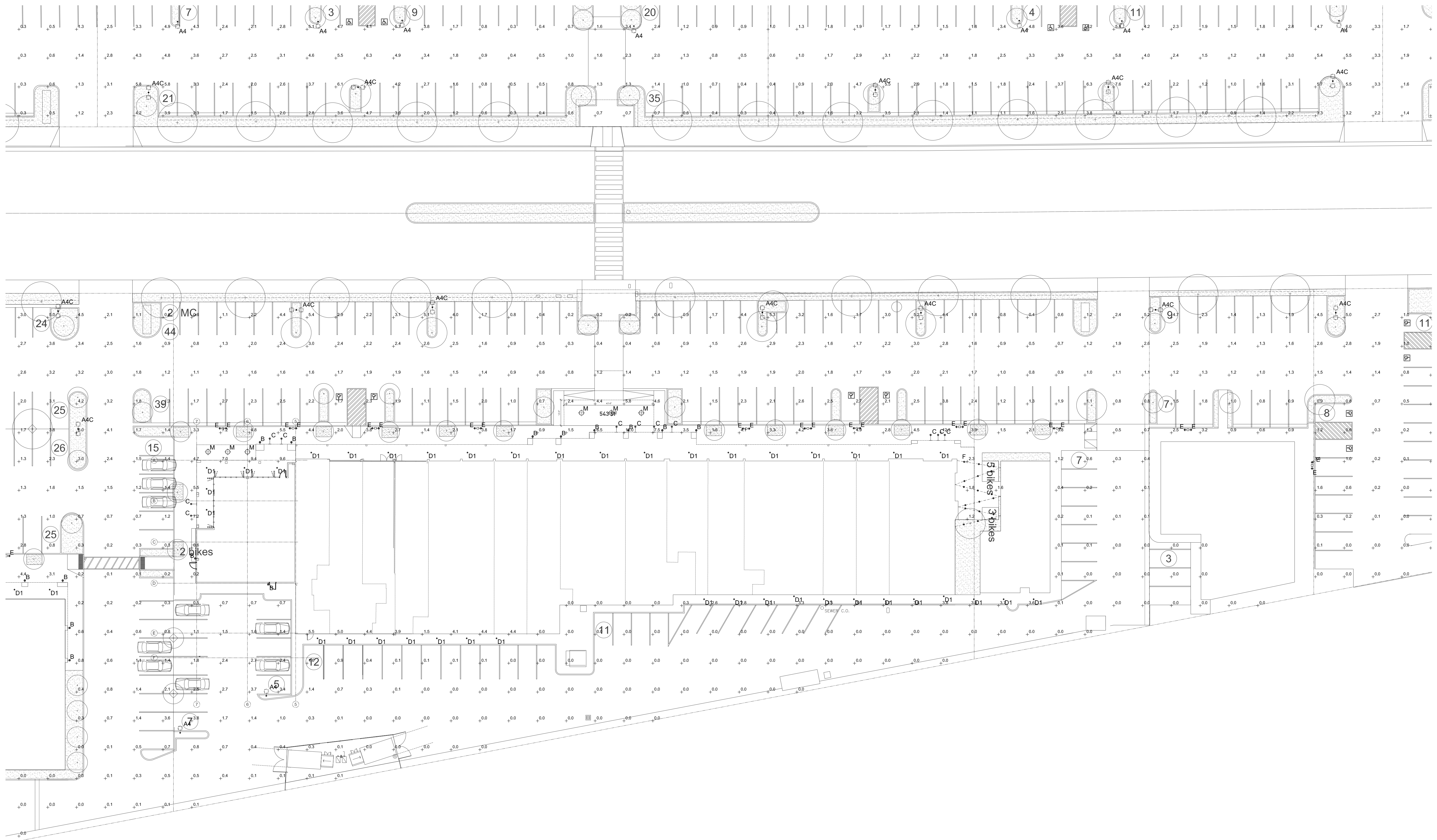
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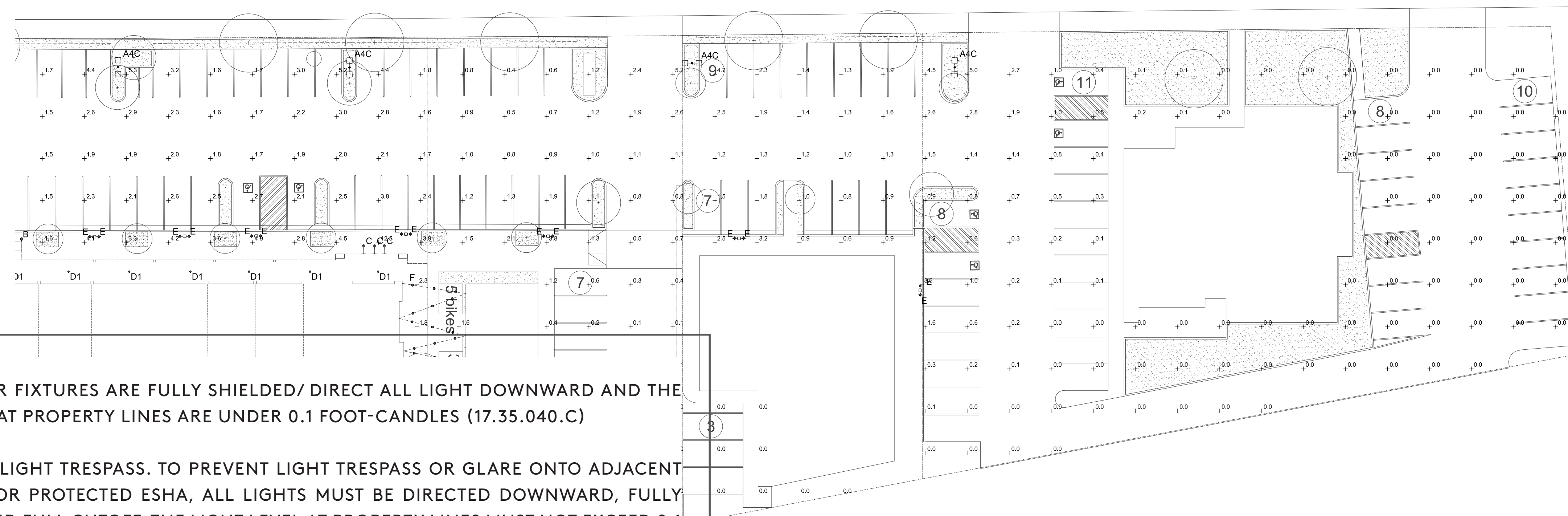
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