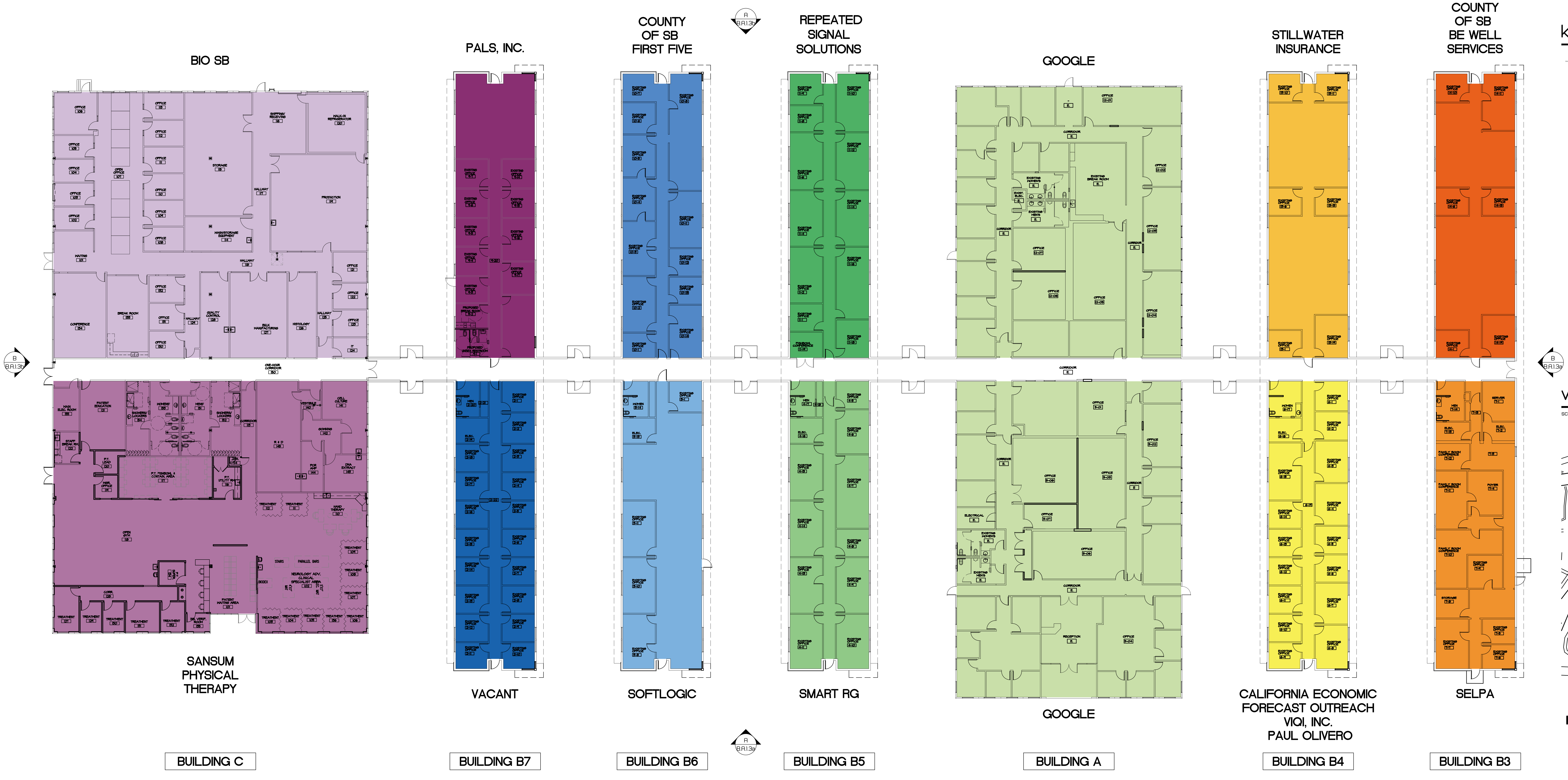
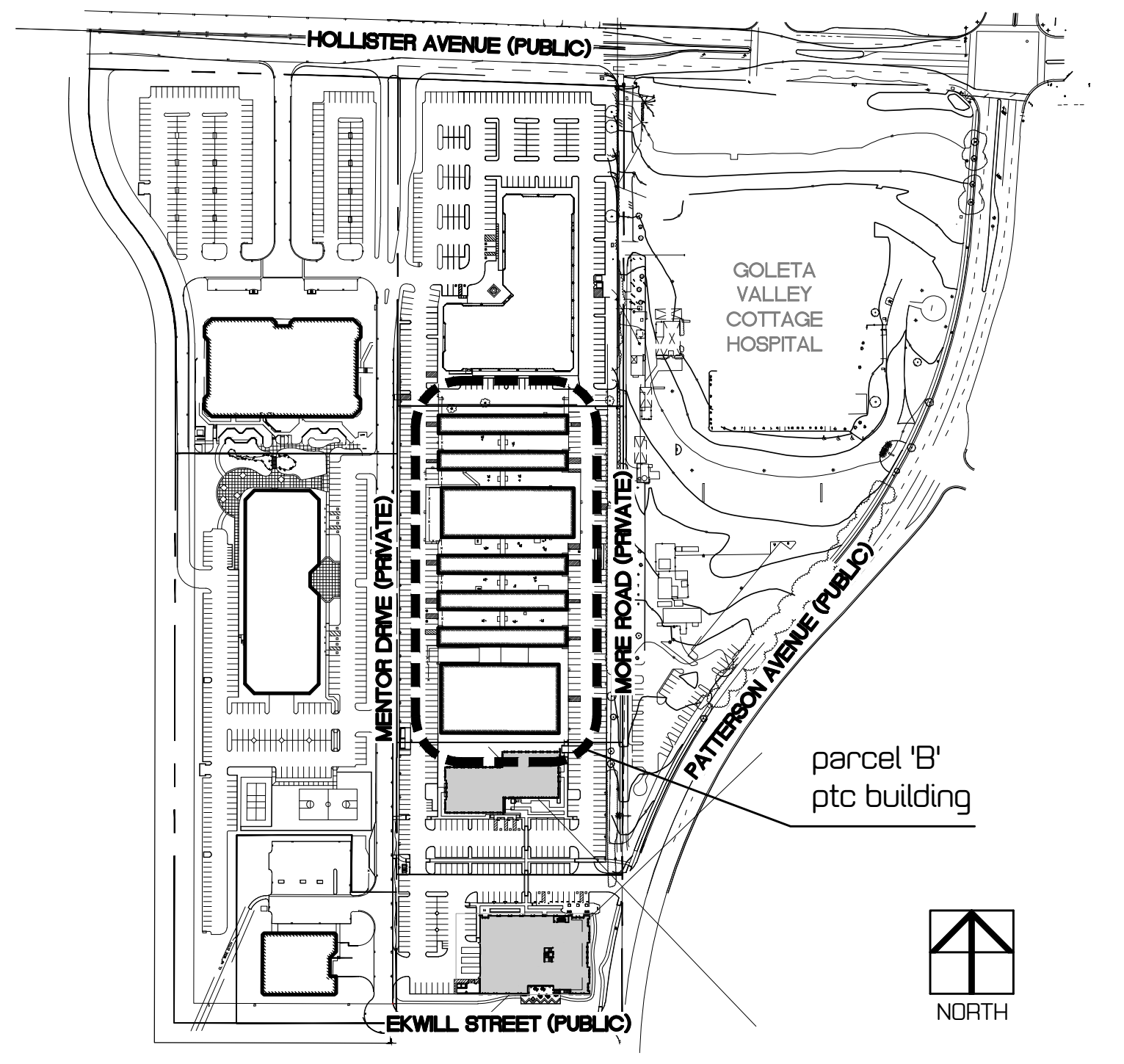
Parcel B - 5383 Hollister Avenue (APN 071-140-075)					Section 17.38.040				
Building	Location	Tenant	CBC 2019 Sec.202 Building Area (SF)	90-DP-007 SC01 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	REA Parking Provided (1)	Compliance
Building C	Suite 1	BioSB	13,533	13,059	R&D and Technology / Business Services	1 space per 300 sf	44	44	✓
Building C	Suite 8	Sansum Clninc	7,971	7,692	Health Related Services	1 space per 300 sf	26	26	✓
Building B7	Suite 2	Vacant	2,794	2,696	Vacant	1 space per 300 sf	9	9	✓
Building B7	Suite 9	PALS, Inc.	3,045	2,938	Health Related Services / Social Services	1 space per 300 sf	10	10	✓
Building B6	Suite 3	Soft Logic	2,864	2,764	Information Technology Services / Business Services	1 space per 300 sf	9	9	✓
Building B6	Suite 10	County of SB - First Five	3,046	2,939	Social Services	1 space per 300 sf	10	10	✓
Building B5	Suite 4	SmartRG	2,832	2,733	Information Technology Services / Business Services	1 space per 300 sf	9	9	✓
Building B5	Suite 11(a)	Vacant	141	136	Vacant	1 space per 300 sf	1	1	✓
Building B5	Suite 11(b)	Repeated Signal Solutions	2,901	2,799	R&D / Information Technology Services / Business Services	1 space per 300 sf	9	9	✓
Building A	Suites 5 & 12	Google	17,897	17,270	Information Technology Services / Business Services	1 space per 300 sf	58	58	✓
Building B4	Suite 6(a)	California Economic Forecast Group	1,275	1,230	Business Services	1 space per 300 sf	4	4	✓
Building B4	Suite 6(b)	Outreach Systems	462	446	Information Technology Services / Business Services	1 space per 300 sf	1	1	✓
Building B4	Suite 6(c)	ViQi, Inc.	940	907	Information Technology Services / Business Services	1 space per 300 sf	3	3	✓
Building B4	Suite 6(d)	Paul Olivero	167	161	Business Services	1 space per 300 sf	1	1	✓
Building B4	Suite 13	Stillwater Insurance Group	3,084	2,976	Business Services	1 space per 300 sf	10	10	✓
Building B3	Suite 7	County of SB - SELPA Agency	2,850	2,750	Social Services	1 space per 300 sf	9	9	✓
Building B3	Suite 14	County of SB - Dept. Behavioral Wellness	3,046	2,939	Social Services	1 space per 300 sf	10	10	✓
		Common Corridor	1,766	1,704				6	
Totals	**Totals**		**70,614**	**68,142**			**222**	**228**	✓

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

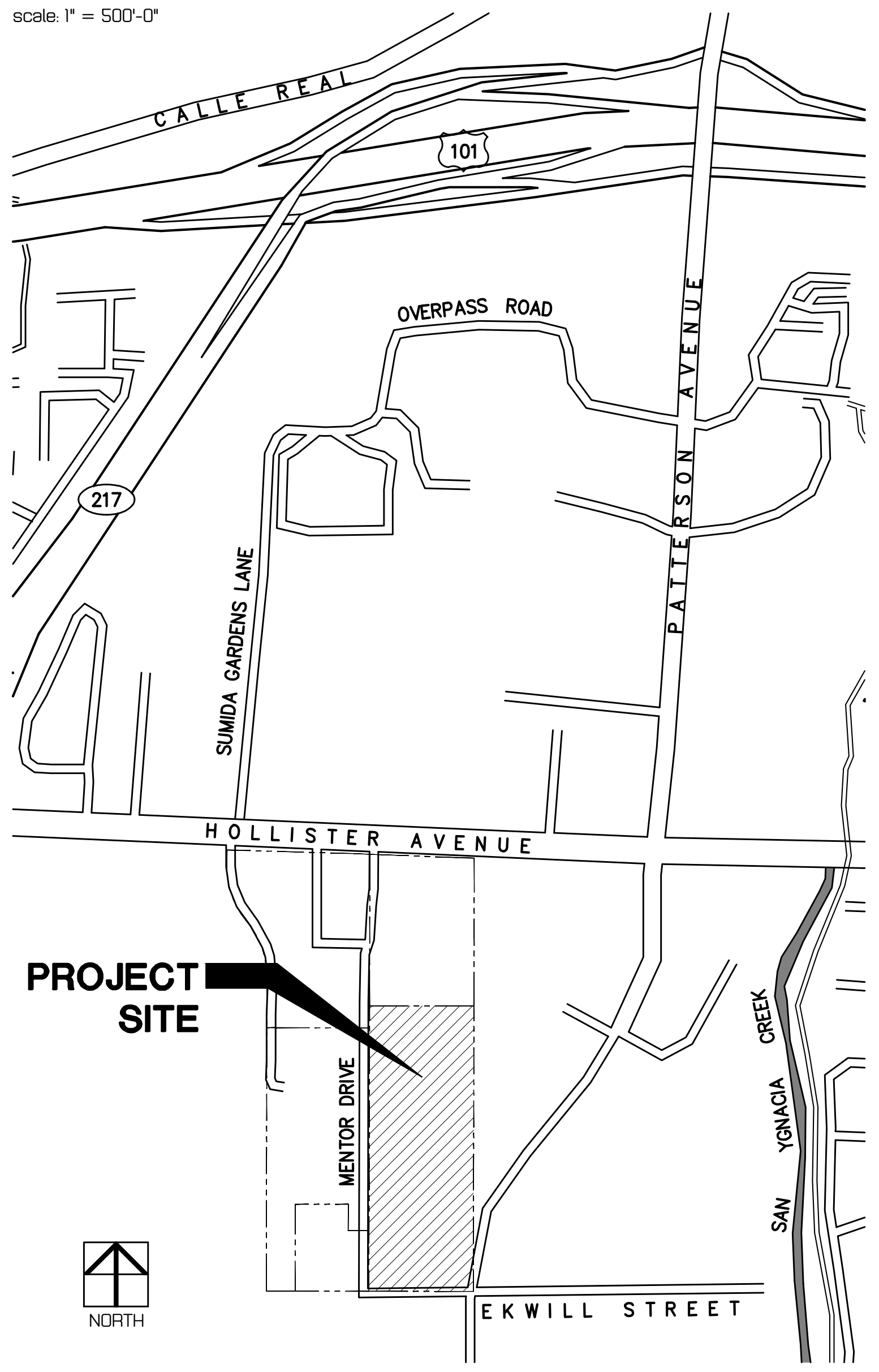


key plan



vicinity map

scale: 1" = 500'-0"



19-59.60

pk:a
pk:architecture
29619 agoura road
agoura hills : california 91301
v: 818.584.0057 f: 818.584.0019
w: pkarchitecture.net

parcel 'B' - existing ptc floor plan

(no change - shown for reference only)

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

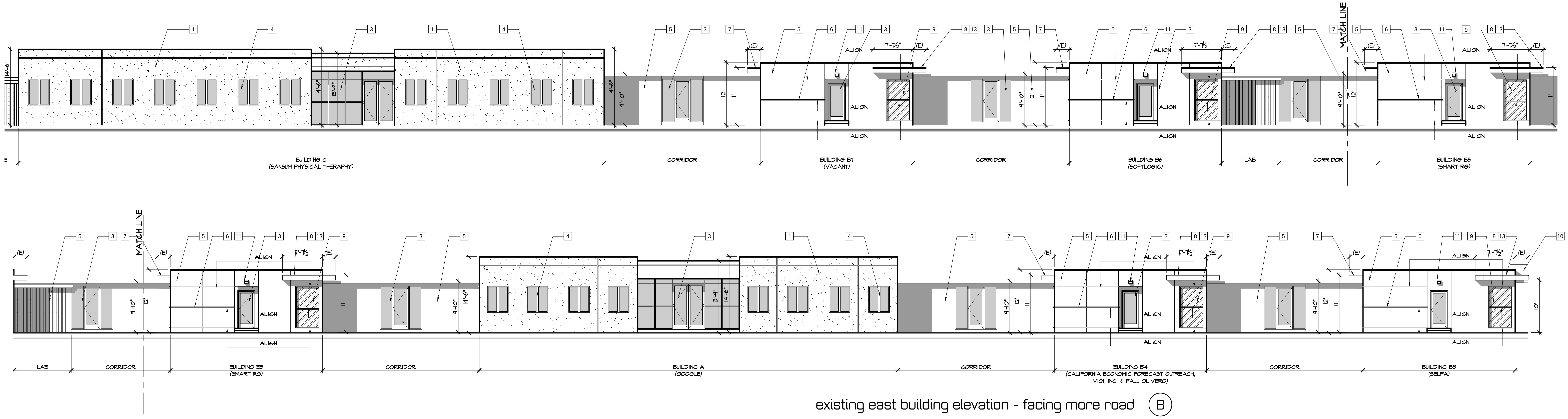
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

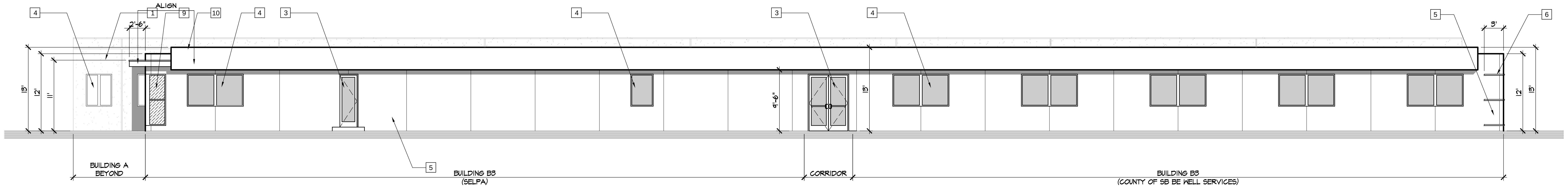
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

B.A.1.2

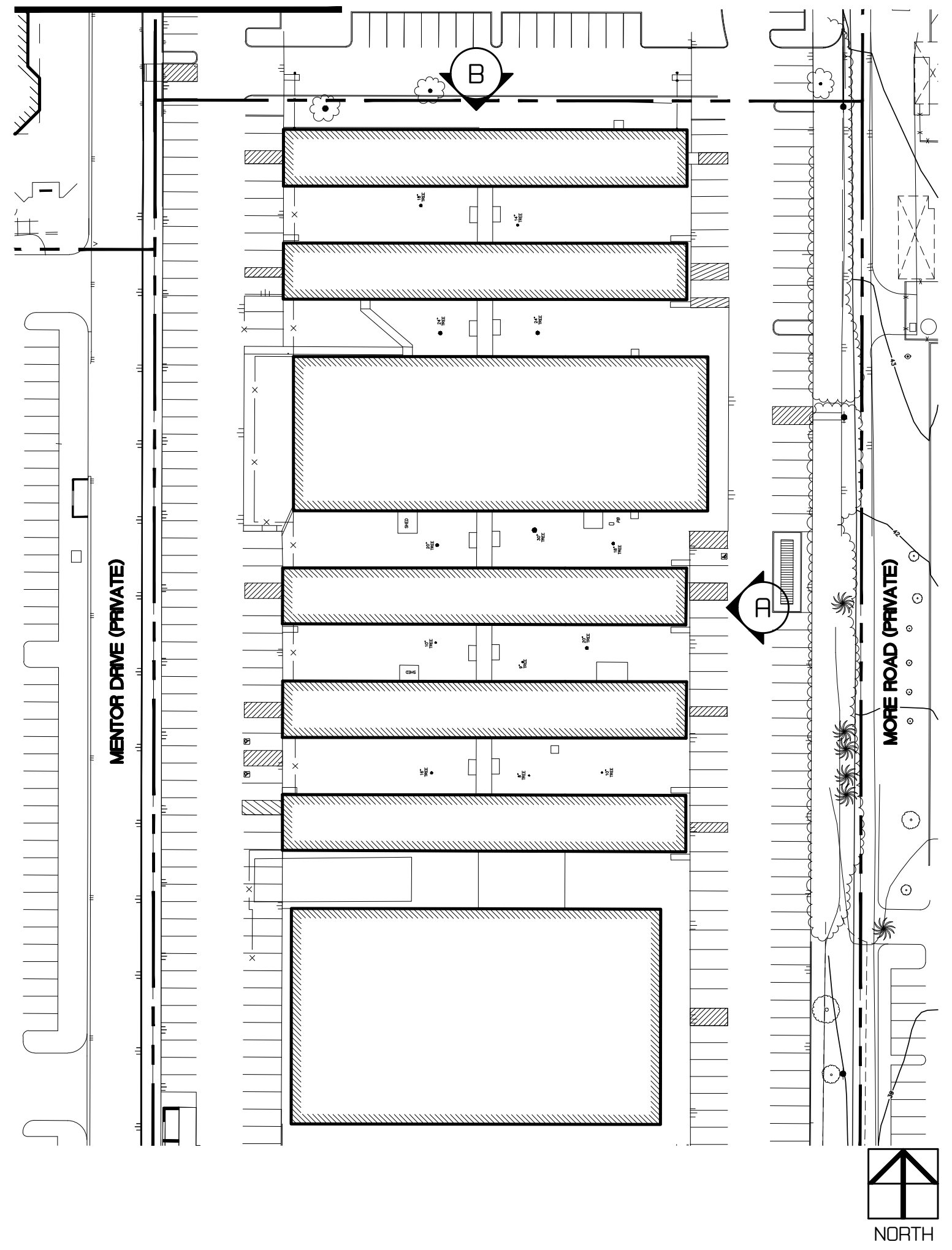


existing east building elevation - facing more road (B)



existing north building elevation - facing existing parcel 'A' (B)

key plan



existing exterior materials & color

1 EXISTING PLASTER OR CONCRETE WALL WITH COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER
2 NOT USED
3 EXISTING STOREFRONT SYSTEM
4 EXISTING BUILDING STANDARD WINDOW
5 EXISTING STUCCO, COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER
6 2" MOLDING, COLOR - SHERWIN WILLIAMS SW7505 MANOR HOUSE
7 EXISTING BUILDING FASCIA, PAINTED
8 CORNER AWNING SURFACE LINE, MATCHING EXISTING BUILDING ROOF OVERHANG
9 TEMPERED GLASS FULL HEIGHT 8'-0" HIGH X 4' X 5 1/2" WIDE CORNER WINDOW
10 EXISTING AWNING, COLOR - SHERWIN WILLIAMS SW 2840 HAMMERED SILVER
11 EXISTING BUILDING LIGHTS
12 NOT USED
13 EXISTING FASCIA AROUND TO FRONT ELEVATION

19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'B' - existing ptc building elevations

(no change - shown for reference only)

scale: 1/8" = 1'-0"

Patterson Associates, LLC
(805) 964-7200

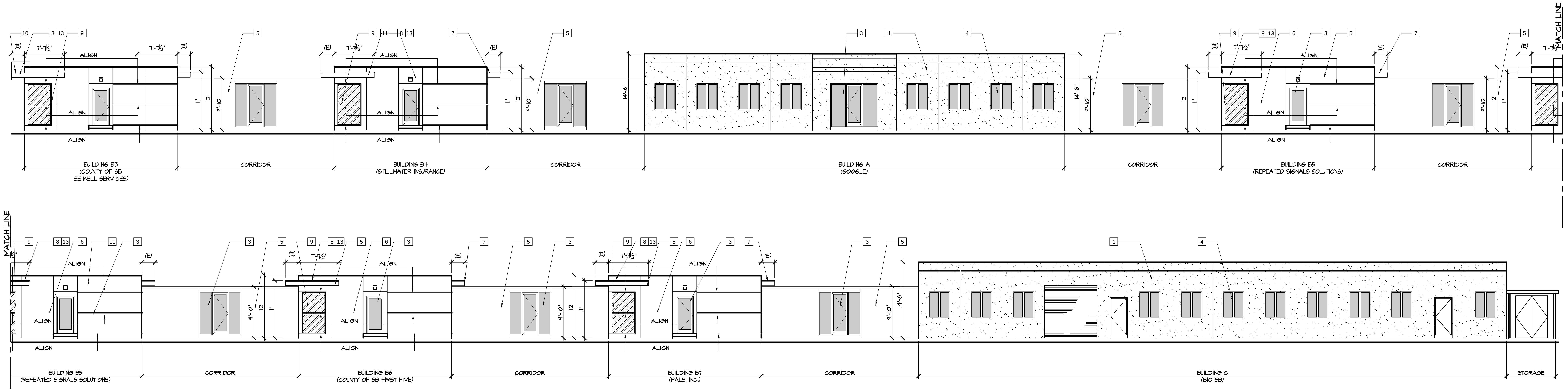
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

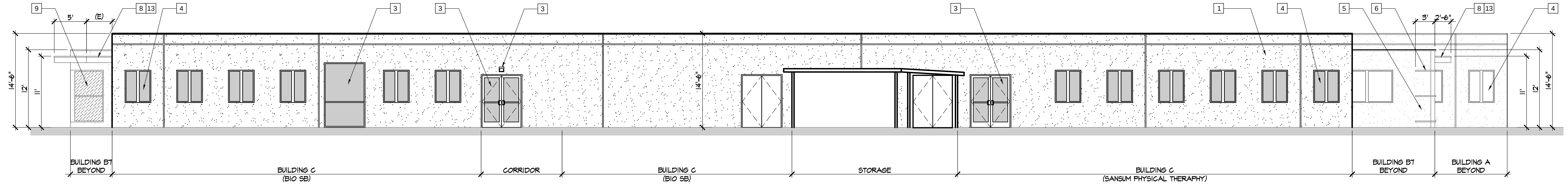
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

B.A1.3a

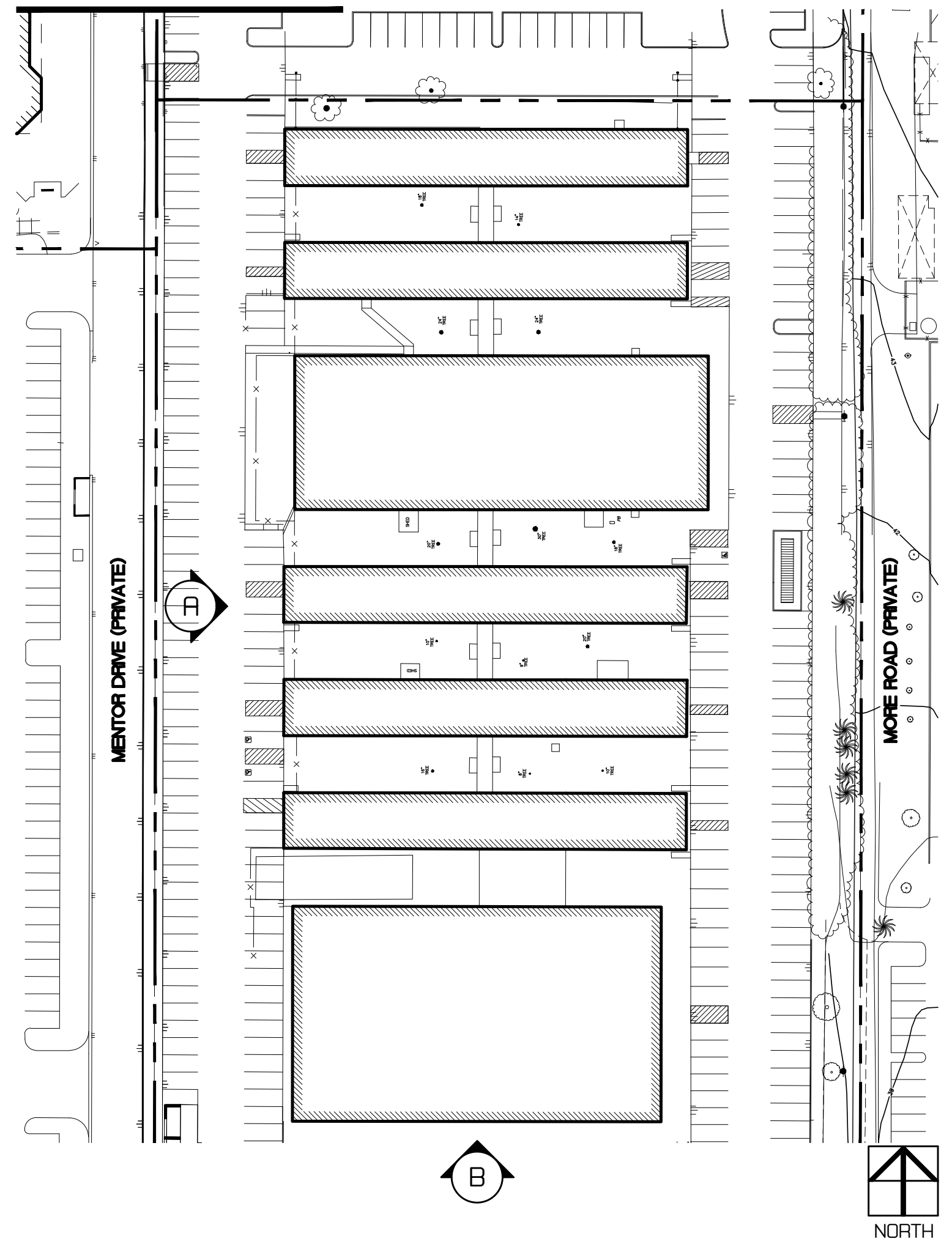

MATCH LINE
ALIGN
(E)
7'-7½"
11'
12'
9'-10"
14'-6"
BUILDING B3 (COUNTY OF SB BE WELL SERVICES)
CORRIDOR
BUILDING B4 (STILLWATER INSURANCE)
BUILDING A (GOOGLE)
BUILDING B5 (REPEATED SIGNALS SOLUTIONS)
BUILDING B6 (COUNTY OF SB FIRST FIVE)
BUILDING B7 (PALS, INC.)
BUILDING C (BIO SB)
STORAGE

existing west building elevation - facing mentor drive (B)



existing south building elevation - facing proposed parcel 'C' (C)

key plan



existing exterior materials & color

1	EXISTING PLASTER OR CONCRETE WALL WITH COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER
2	NOT USED
3	EXISTING STOREFRONT SYSTEM
4	EXISTING BUILDING STANDARD WINDOW
5	EXISTING STUCCO, COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER
6	2" MOLDING, COLOR - SHERWIN WILLIAMS SW7505 MANOR HOUSE
7	EXISTING BUILDING FASCIA, PAINTED
8	CORNER AWNING SURFACE LINE, MATCHING EXISTING BUILDING ROOF OVERHANG
9	TEMPERED GLASS FULL HEIGHT 8'-0" HIGH X 4' X 5 1/2" WIDE CORNER WINDOW
10	EXISTING AWNING, COLOR - SHERWIN WILLIAMS SW 2840 HAMMERED SILVER
11	EXISTING BUILDING LIGHTS
12	NOT USED
13	EXISTING FASCIA AROUND TO FRONT ELEVATION

19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'B' - existing ptc building elevations

(no change - shown for reference only)

scale: 1/8" = 1'-0"

Patterson Associates, LLC
(805) 964-7200

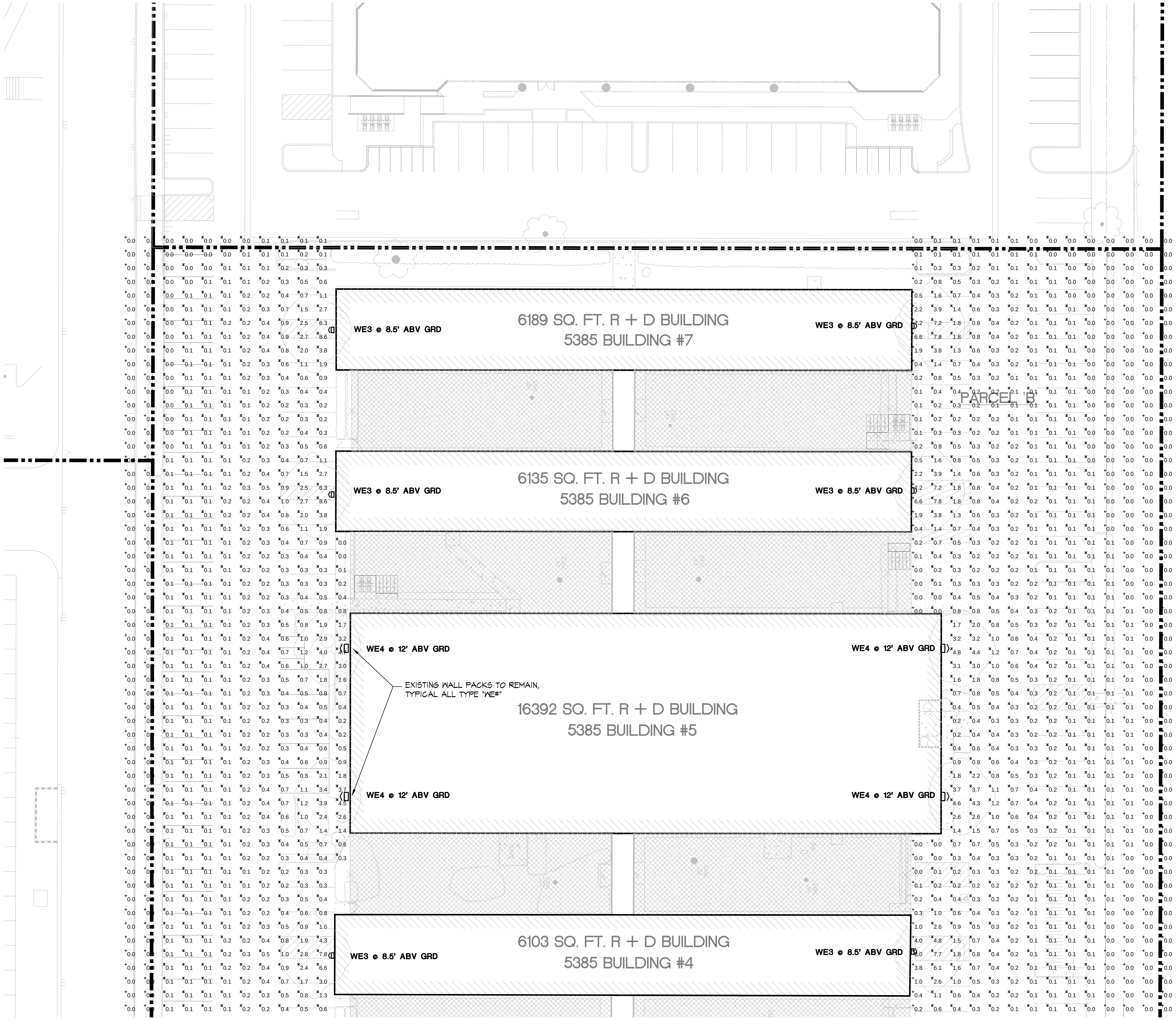
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

B.A.1.3b



New Fixture Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	Lumens per Lamp	LLF	Wattage	Description
	A1	0	LIGMAN	LI-21171-T3-W40	24LED 4000K 6200 Lumens	5542	0.9	54	LED Area Pole Light Type III Mount at +20' Abv Grd
	A2	12	LIGMAN	LI-21173-T3-W40	24 LED 4000K 8450 Lumens	7418	0.9	79.8	LED Area Pole Light Type III Mount at +20' Abv Grd
	B1	5	LIGMAN	LI-21173-T3-W40	24 LED 4000K 16900 Lumens	7418 EACH	0.9	159.6	Tandem LED Area Pole Light Type III Mount at +20' Abv Grd
	B2	5	LIGMAN	LI-21173-T4-W40	24 LED 4000K 16900 Lumens	7645 EACH	0.9	159.8	Tandem LED Area Pole Light Type IV Mount at +20' Abv Grd
	C1	2	LIGMAN	VK-30042-T4-W40	24 LED 4000K 6880 Lumens	4477	0.9	55.7	Vekter 10 Large Wall Luminaire Forward Throw
	W1	20	Lithonia Lighting	WPX1 LED P2 40K	LED 4000K 2900 Lumens	2913	0.9	24.42	LED wallpack
	W2A	5	BEGA Lighting	33326	LED 4000K 550 Lumens	548	0.9	11	LED Up/Down Wall Sconce
	W2B	15	BEGA Lighting	33817	LED 4000K 1660 Lumens	1426	0.9	17	LED Wall Sconce

Existing Fixture Schedule

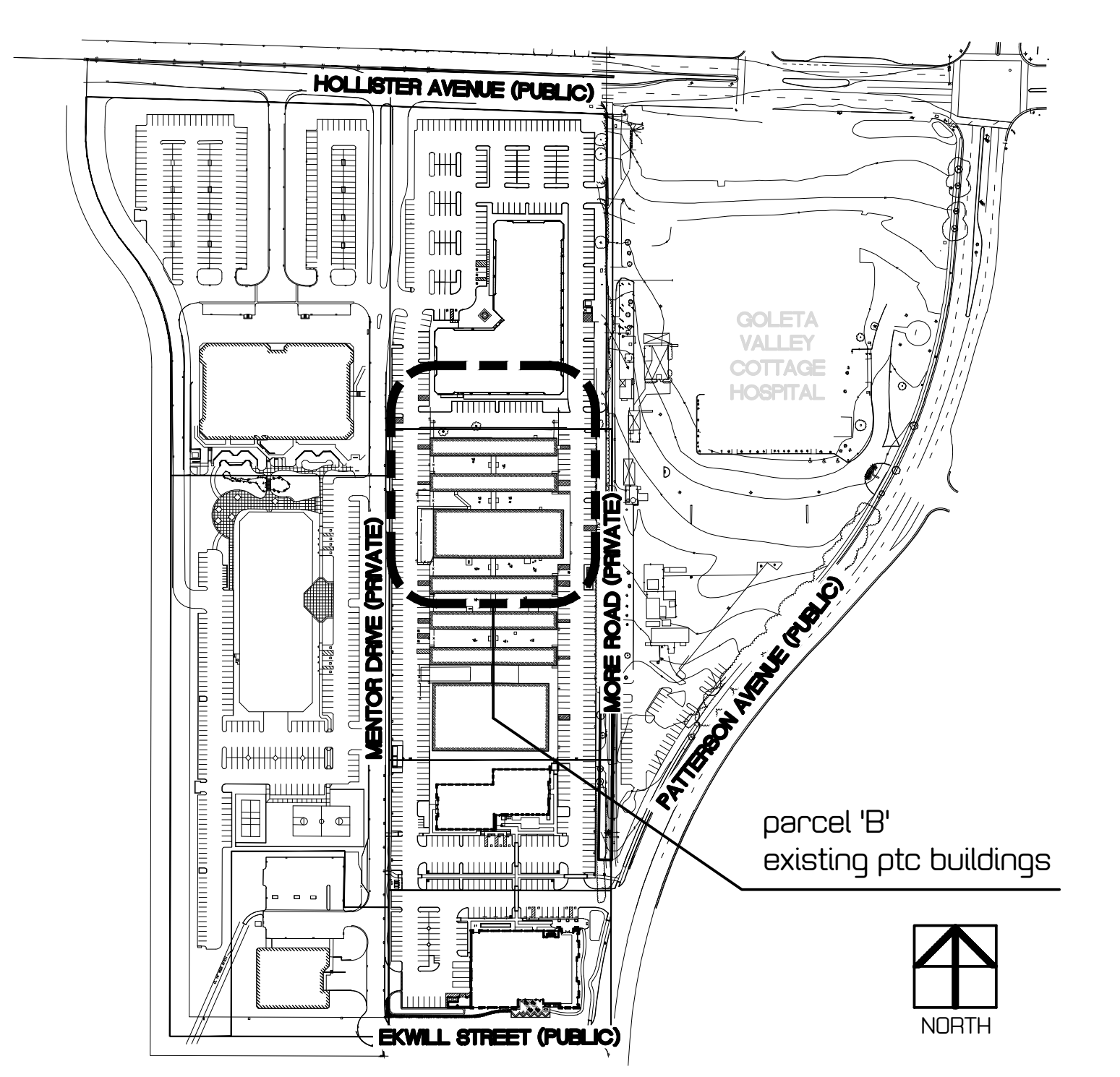
Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	Lumens per Lamp	LLF	Wattage	Description
	WE1	2	Lithonia Lighting	WST LED P1 40K VW	LED 4000K 1500 Lumens	1659	0.9	12	Existing Trapezoidal Wall Pack
	WE2	5	Lithonia Lighting	WST LED P2 40K VW	LED 4000K 3000 Lumens	3511	0.9	31	Existing Trapezoidal Wall Pack
	WE3	10	Lithonia Lighting	TWR1 LED P2 40K	LED 4000K 3450 Lumens	3449	0.9	28.2	Existing LED Wall Pack
	WE4	4	Lithonia Lighting	TWR2 LED ALO 40K #1 Setting	LED 4000K 3050 Lumens	3050	0.9	21	Existing LED Wall Pack Lumen Output Setting #1
	WE5	0	Lithonia Lighting	TWR2 LED ALO 40K #4 Setting	LED 4000K 7100 Lumens	7100	0.9	51	Existing LED Wall Pack Lumen Output Setting #4

Statistics - Lot B

Description	Symbol	Avg	Max	Min
Lot B	+	0.5 fc	10.7 fc	0.0 fc
Lot B Parking - West	⋇	0.7 fc	10.7 fc	0.0 fc
Lot B Parking - East	⋇	0.5 fc	9.8 fc	0.0 fc

ALL POLE LIGHTS TYPE "A2, A2, B1, B2" SHALL BE MOUNTED WITH BOTTOM OF FIXTURE NOT TO EXCEED 20FT ABOVE GRADE.

key plan



19-59.60

pk:a
pk:architecture

5126 clareton drive : suite 110
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

PHOTOMETRIC SITE PLAN - PARCEL "B" NORTH

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

Subdivision and Development Application

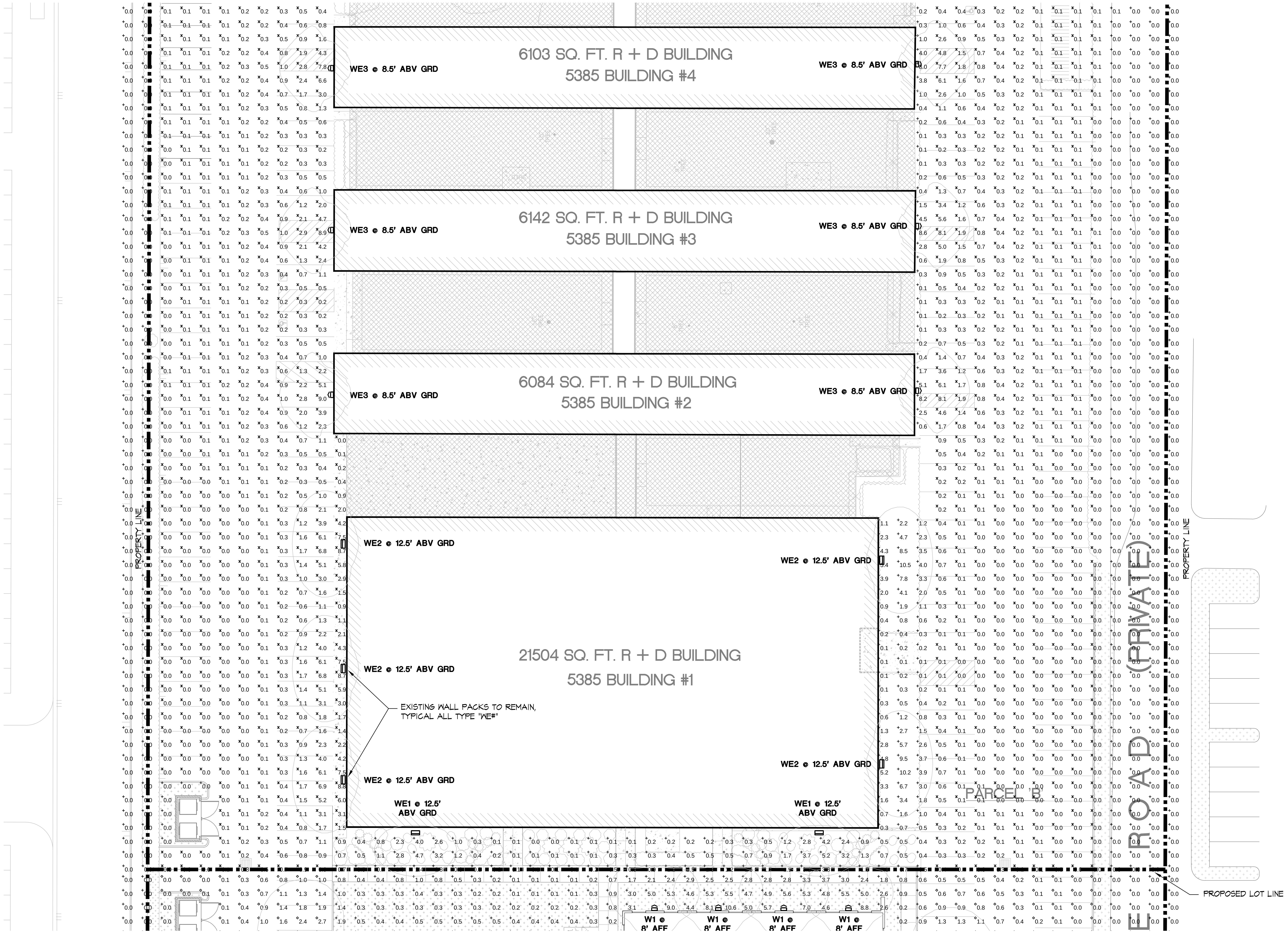
Ekwill Street at S. Patterson Avenue

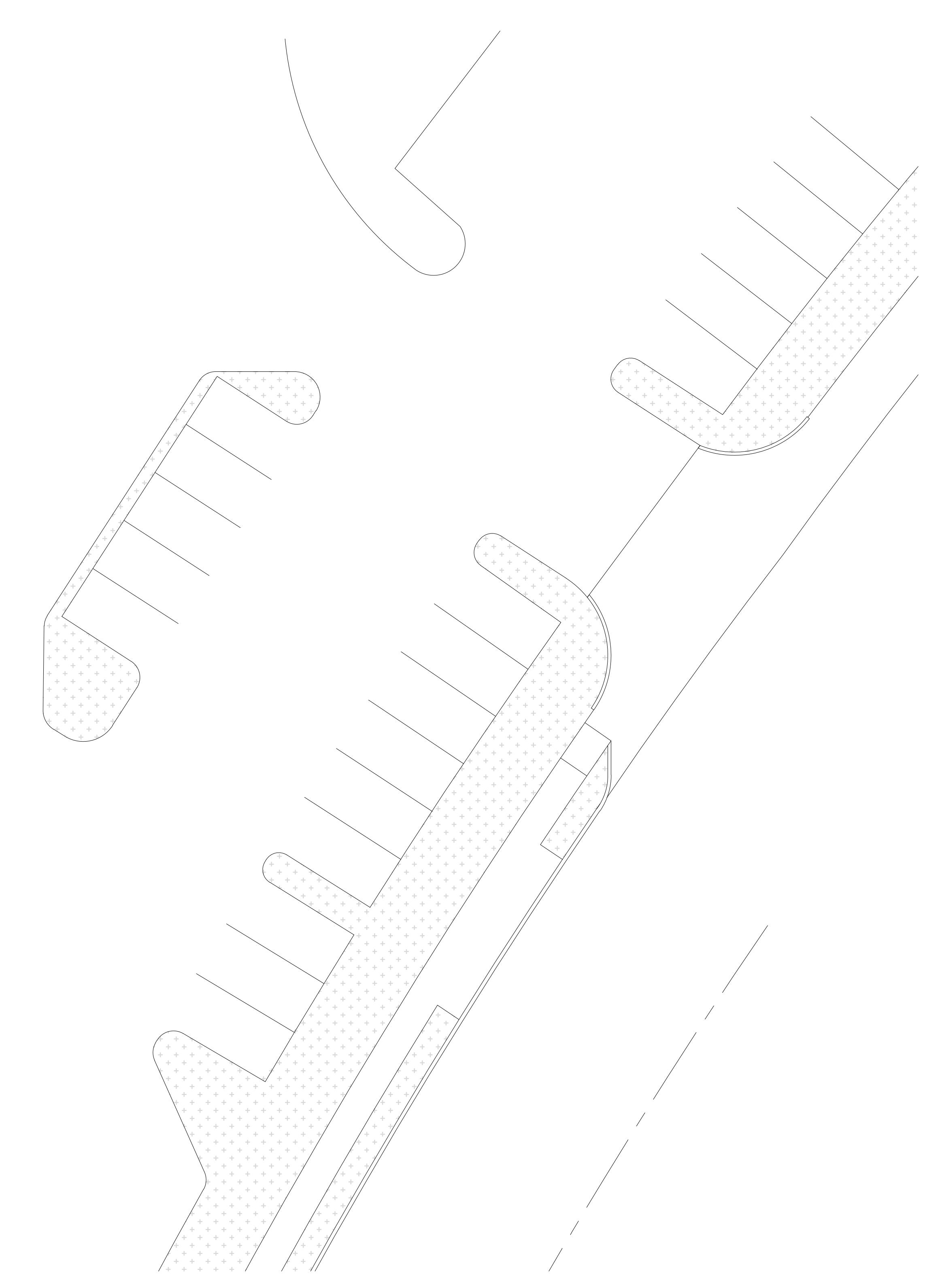
5385 Hollister Avenue Goleta, California 93111

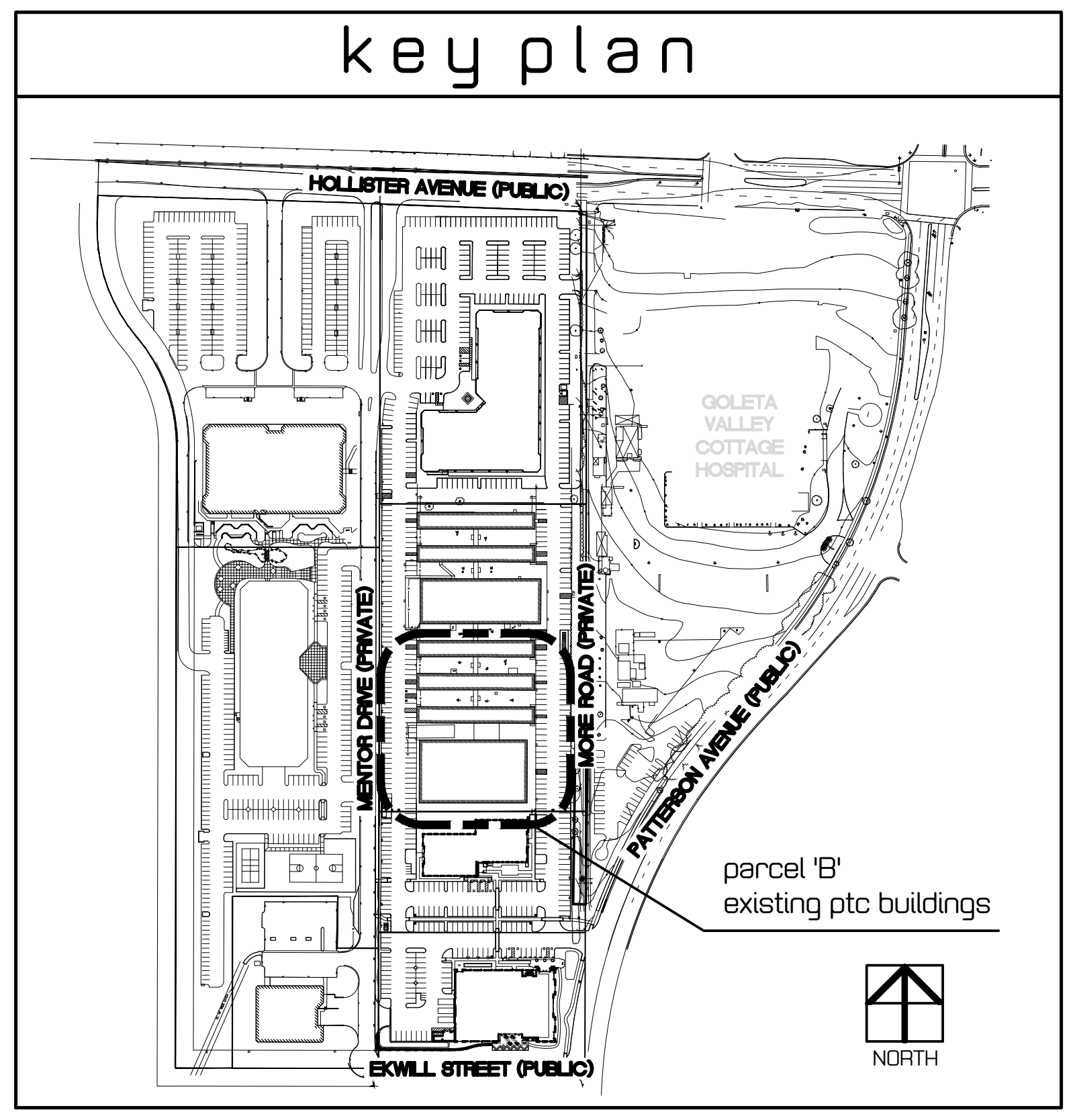
△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

B.E.1.1

ALL POLE LIGHTS
TYPE "A2, A2, B1, B2"
SHALL BE MOUNTED WITH
BOTTOM OF FIXTURE NOT TO
EXCEED 20FT ABOVE GRADE.







Statistics - Lot B

Description	Symbol	Avg	Max	Min
Lot B	+	0.5 fc	10.7 fc	0.0 fc
Lot B Parking - West	⋇	0.7 fc	10.7 fc	0.0 fc
Lot B Parking - East	⋇	0.5 fc	9.8 fc	0.0 fc

19-59.60

pk:a
pk:architecture

5126 clareton drive : suite 110
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

PHOTOMETRIC SITE PLAN - PARCEL "B" SOUTH

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue
Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

B.E.1.2

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Construction Drawings\L3.1 Planting Plan - Parcel B.dwg Plot date: 2021-06-07 12:06 PM

Note: Tree symbols shown at 50% of size shown on plan.

Trees

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
Arbutus 'Marina'	Strawberry Tree	17	15 Gal	L H2O. Standard form.
Lophostemon confertus	Brisbane Box	20	15 Gal	M H2O. Standard form.

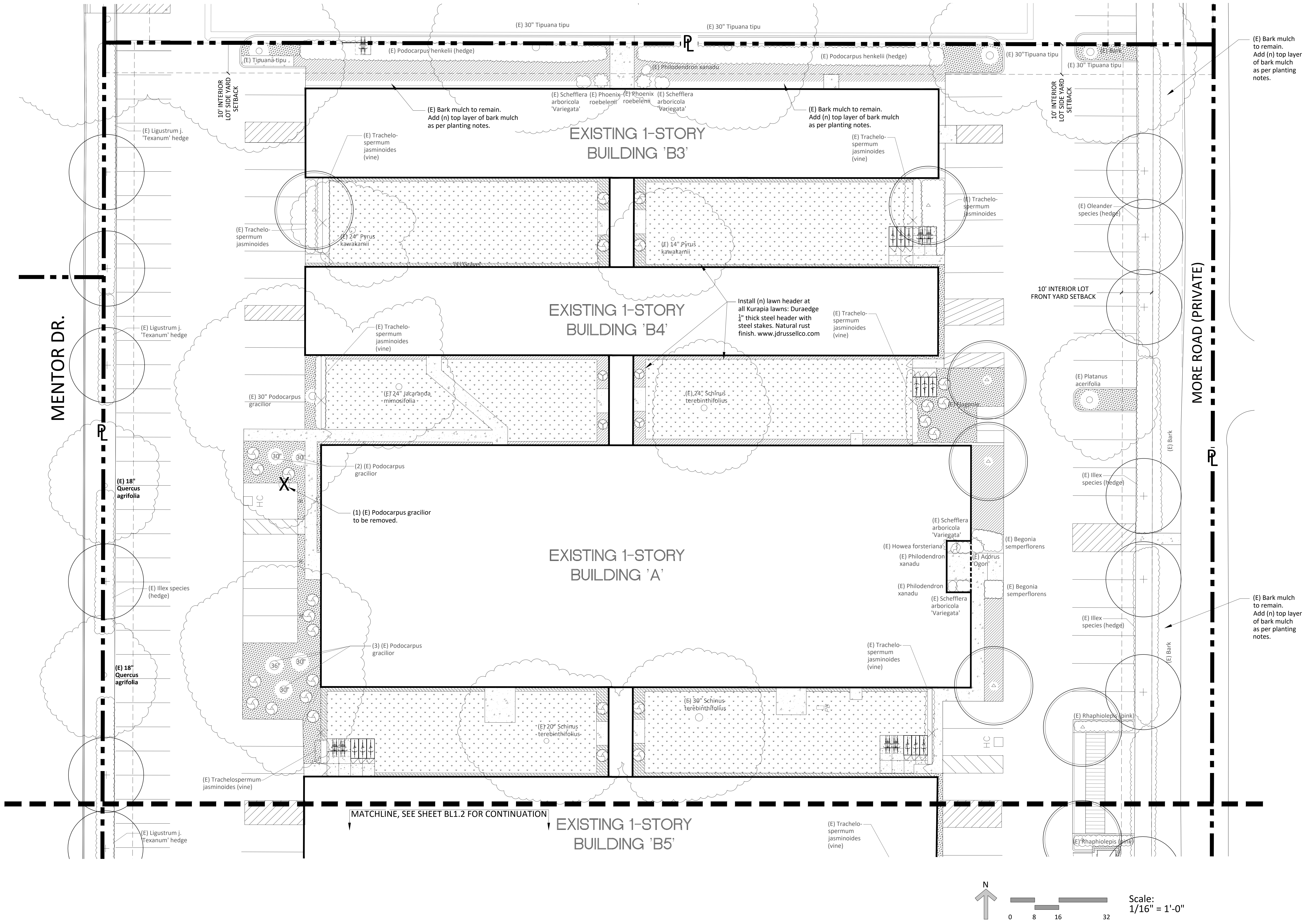
Shrubs, Perennials, Succulents and Grasses

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
Chondropetalum tectorum	Cape Rush	23	1 Gal	L H2O
Lomandra 'Platinum Beauty'	Variegated Mat Rush	10	1 Gal	L H2O

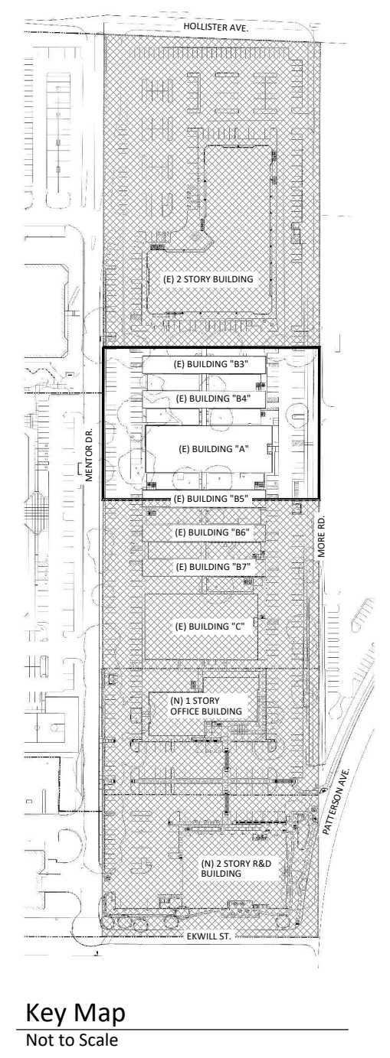
Groundcovers and Grasses

	Botanical Name	Common Name	Size	WUCOLS / Notes	Quant.
▨	Carex glauca	Blue Sedge	4" Pot	Low H2O. Plant @ 30'' O.C.	564
▨	Carex tumulicola	Berkeley Sedge	4'' Pot	Plant @ 30'' O.C.	358
▨	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	4" Pot	L H2O. Plant @ 30'' O.C.	280
▨	Lippia nodiflora	Kurapia	Plugs	Low H2O. Plant @ 36'' O.C. Order plants online here: http://www.kurapiaplugs.com/shop/	2,677 total plugs

Note: the plant quantities called out above are the grand total of sheets L3.1 and L3.2 combined.

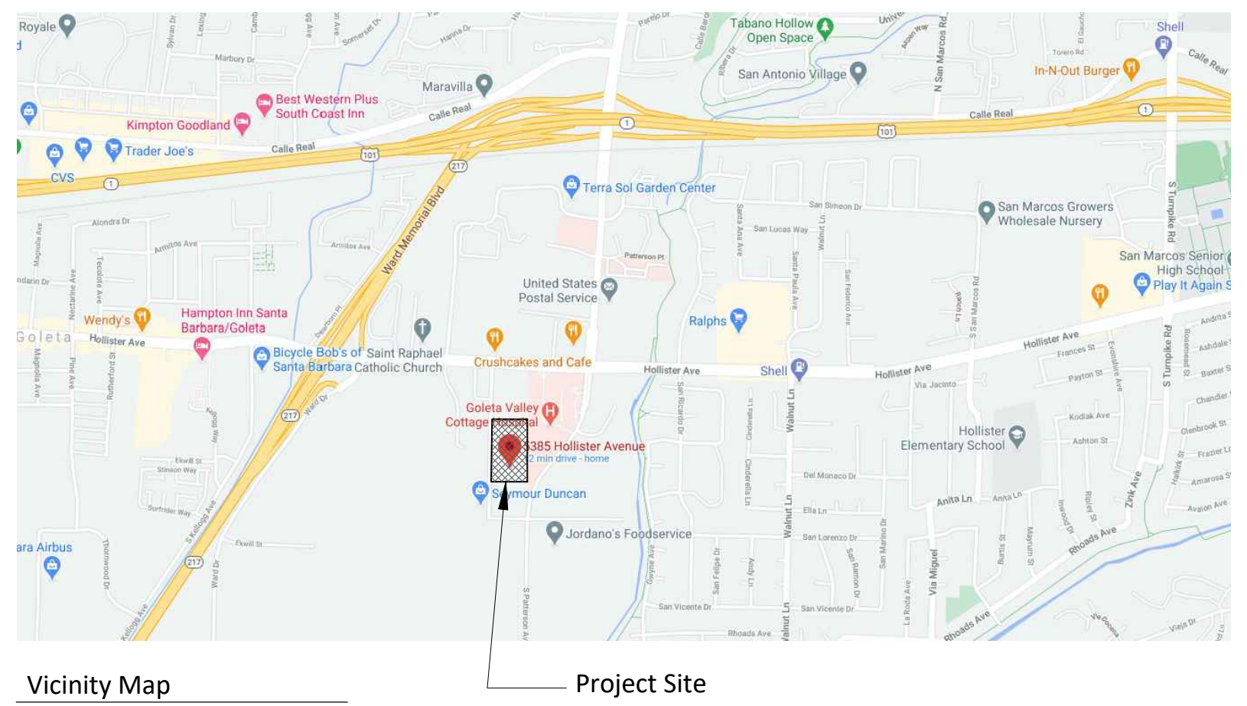

(E) 30" Tipuana tipu
(E) 30" Tipuana tipu
(E) Podocarpus henkelii (hedge)
(E) Tipuana tipu
(E) Philodendron xanadu
(E) Podocarpus henkelii (hedge)
(E) 30"Tipuana tipu
(E) Bark
(E) 30" Tipuana tipu
10' INTERIOR LOT SIDE YARD SETBACK
10' INTERIOR LOT SIDE YARD SETBACK
(E) Bark mulch to remain. Add (n) top layer of bark mulch as per planting notes.
(E) Schefflera arboricola 'Variegata'
(E) Phoenix roebelenii
(E) Phoenix roebelenii
(E) Schefflera arboricola 'Variegata'
(E) Bark mulch to remain. Add (n) top layer of bark mulch as per planting notes.
(E) Bark mulch to remain. Add (n) top layer of bark mulch as per planting notes.
EXISTING 1-STORY BUILDING 'B3'
(E) Ligustrum j. 'Texanum' hedge
(E) Trachelospermum jasminoides (vine)
(E) Trachelospermum jasminoides (vine)
(E) Trachelospermum jasminoides
(E) Trachelospermum jasminoides
(E) 24" Pyrus kawakamii
(E) 14" Pyrus kawakamii
(E) Gravel
(E) Oleander species (hedge)
EXISTING 1-STORY BUILDING 'B4'
Install (n) lawn header at all Kurapia lawns: Duraedge $\frac{1}{4}$" thick steel header with steel stakes. Natural rust finish. www.jdrussellco.com
(E) Trachelospermum jasminoides (vine)
(E) Trachelospermum jasminoides (vine)
10' INTERIOR LOT FRONT YARD SETBACK
(E) Ligustrum j. 'Texanum' hedge
MENTOR DR.
MORE ROAD (PRIVATE)
(E) Platanus acerifolia
(E) 30" Podocarpus gracilior
(E) 24" Jacaranda mimosifolia
(E) 24" Schinus terebinthifolius
(E) Flagpole
PL
PL
PL
(E) 18" Quercus agrifolia
(2) (E) Podocarpus gracilior
30"
30"
HC
(1) (E) Podocarpus gracilior to be removed.
(E) Illex species (hedge)
EXISTING 1-STORY BUILDING 'A'
(E) Schefflera arboricola 'Variegata'
(E) Howea forsteriana
(E) Philodendron xanadu
(E) Acorus 'Ogon'
(E) Begonia semperflorens
(E) Philodendron xanadu
(E) Begonia semperflorens
(E) Schefflera arboricola 'Variegata'
(E) Bark
(E) Illex species (hedge)
(E) Illex species (hedge)
(E) Illex species (hedge)
(E) Bark mulch to remain. Add (n) top layer of bark mulch as per planting notes.
(E) Bark
(3) (E) Podocarpus gracilior
36"
30"
30"
(E) 18" Quercus agrifolia
(E) Trachelospermum jasminoides (vine)
(E) 30" Schinus terebinthifolius
(E) 20" Schinus terebinthifolius
(E) Rhaphiolepis (pink)
HC
PB
(E) Trachelospermum jasminoides (vine)
(E) Ligustrum j. 'Texanum' hedge
MATCHLINE, SEE SHEET BL1.2 FOR CONTINUATION
EXISTING 1-STORY BUILDING 'B5'
(E) Trachelospermum jasminoides (vine)
(E) Rhaphiolepis (pink)
N
0
8
16
32

Scale:
1/16" = 1'-0"



Key Map
Not to Scale

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 71-140-74
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



Vicinity Map
Not to Scale

Project Site

Planting Notes:

All plants shall be planted in gopher baskets constructed from gopher wire. Chicken wire is not acceptable.

If other pests (such as rabbits) are present on site, Contractor shall notify Landscape Architect and Owner prior to installing any plants. Contractor takes full responsibility for all plants damaged or killed by gophers, ground squirrels, rabbits or other pests.

Contractor shall maintain all installed plants (on a weekly basis) for a period of 90 days from date of completion of installation. Failure to properly maintain areas may result in an extension of the maintenance period. Guaranty plant material 5 gallon or smaller (including transplanted plants) for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger (including transplanted plants), for 1 year from date of final acceptance.

Contractor shall install 24" deep plastic root barrier at all new trees that are less than 8' from existing utilities, curbs, walls, buildings, pathways, etc. Top of root barrier shall be 3" below top of adjacent concrete curbs or walkways. The root barrier shall extend 8' out from tree on all sides. Do not install root barrier as a circle around the trunk of the tree.

At completion of rough grading, take representative soil samples (minimum of one) from the project site and source of any imported topsoil. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Fruit Growers Labs (805) 392-2000 Wallace Soil Testing Laboratory 310-615-0116. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report.

Provide and install bark mulch over all shrub and groundcover areas. Use ES-2 bark mulch sourced from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 2". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

Contractor may not change existing grades or flow lines without the knowledge and permission of the Civil Engineer.

Notify Landscape Architect of any plant sourcing difficulty. Landscape Architect must approve all plant substitutions.

Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting. Notify Landscape Architect of intended planting schedule a minimum of 3 weeks prior to planting.

Include in bid demolition of all existing plants and weeds in areas shown with new planting. Confirm plants to be demolished with Landscape Architect prior to proceeding with demolition. All trees and shrubs to be removed shall have entire root system removed.

Preserve and protect all existing trees, unless otherwise noted on plan(s).

Irrigation Notes:

Existing irrigation mainline and lateral lines shall remain in place to maximum extent feasible. Existing mainline and lateral lines that must be replaced shall be the same size as existing. All irrigation mainline and lateral line shall be schedule 40 PVC.

Contractor shall visit the site to inspect the existing irrigation system prior to submitting bid.

All existing valves shall be removed and replaced. Existing valve boxes may remain in place if not damaged. See irrigation equipment specifications, this sheet for valve specifications.

Water source for irrigation will be potable water. Goleta Water District does not have an existing reclaimed water mainline near the project site.

The existing irrigation controller shall be removed and replaced in the same location if it is not a smart irrigation controller. See irrigation equipment specifications, this sheet for irrigation controller and irrigation weather sensor specifications.

Verify location of backflow preventer, controller, and point of connection with Landscape Architect prior to installation. A new irrigation submeter, flow sensor, master valve and shut off valve (AKA ball valve) shall be installed at the point of connection. See irrigation equipment specifications, this sheet.

The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWELO).

The irrigation system shall be zoned according to microclimatic setting and plant requirements. Existing trees to remain do not require new irrigation.

It is the intent of this plan to provide adequate irrigation to all planting areas. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All new piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Install irrigation lines at the following minimum depths: Mainline: 18" minimum cover, Lateral line: 12" minimum cover, Polyethylene drip tubing: place on grade with stakes @ 6' O.C., subterranean drip line: install 4" below finish grade per manufacturer's specs. specs.

Install all valves in plastic valve boxes in groundcover areas where they will be screened by plants. Green lid color.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M).

Prior to project completion, provide Landscape Architect with full size as-built record drawings. Dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following: connection to existing water lines, existing electrical power, ball valves, routing of sprinkler pressure lines (dimension max. 20' along routing), control valves, routing of control wiring, quick coupling or garden valves and other related equipment.

Prior to project completion, install a reduced laminated controller chart inside controller box. The chart shall show the areas controlled by the automatic controller, colored coded for each station.

Install drip flush valves at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

At existing trees, install new lateral lines and mainline as necessary to avoid root damage. Trenching under existing trees shall be done by hand. Do not cut roots of existing trees without permission of the project Arborist.

Adjust all emitters to eliminate runoff and overspray.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of one year from completion of project.

Line Clearance: All lines shall have a minimum clearance of six inches (6") from each other and from lines of other trades.

Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

Irrigation Equipment Specifications:

Item	MFR	Model	Notes
Irrigation Sub Meter	Neptune	T-10, 1-1/2" irrigation submeter.	Install downstream of main water meter.
Backflow preventer	Wilkins	975XL2TCU	Match existing mainline size.
Ball Valve	Spears	True Union I-2000	Match existing mainline size.
Controller & Weather Station	Weathermatic	SL4800 Smartline controller with Smartline Aircard (flow version), Combiflow, and SLW5 Smartlink wireless weather station. Provide additional expansion modules as required for number of stations indicated on plan.	Exterior wall mount controller in weatherproof plastic enclosure. Confirm final location with Owner. Mount weather station to building eave where open to sky in non visible location.
Automatic Drip Flush Valve	Netafim	TLFV-1	
Drip Air Relief Valve	Netafim	TLAVRV	Install at the high point of each planter. Multiple ARV's may be required per RCV. Verify quantity.
Drip Valve Assembly (drip zones)	Rainbird	XCZ-100-PRB-COM XCZ-150-LCS (valves 15 GPM or more)	
Valves (spray zones)	Rainbird	PESB, 1" size, typ.	
Dripline with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, 18" row spacing, 0.6 GPH emitters.	Scratch dripline into finish grade and install dripline below mulch. Stake every 6'.
Flow Sensor	Weathermatic	SLFSI-T Smartline Flow sensor	Match existing mainline size.
Irrigation Wire	N.A.	Irrigation control wire #12UF AWG (U.L. approved).	Install in electrical conduit and tape conduit to mainline.
Lateral Line (if required)	Lasco	Schedule 40 PVC, 3/4" and 1" size.	Match existing lateral line size.
Mainline (if required)	Lasco	Schedule 40 PVC.	Match existing mainline size.
Master Control Valve	Superior	3100 Normally closed master control valve.	Match existing mainline size. Schedule controller to open master valve during maintenance hours for operation of garden valves.
Pressure Regulator	Wilkins	500 XL with pressure gauge.	Match existing mainline size.
Subterranean Tree Drip Ring with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, double circle rings, 0.6 GPH emitters.	Install dripline 4-5" below finish grade. Stake every 6'.
Spray Heads (if required)	Hunter	MP Rotators (all series)	PRS40 6" Sprinkler Body.

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/22
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR
CONSTRUCTION

EKWILL ST. AT SOUTH PATTERSON AVE.

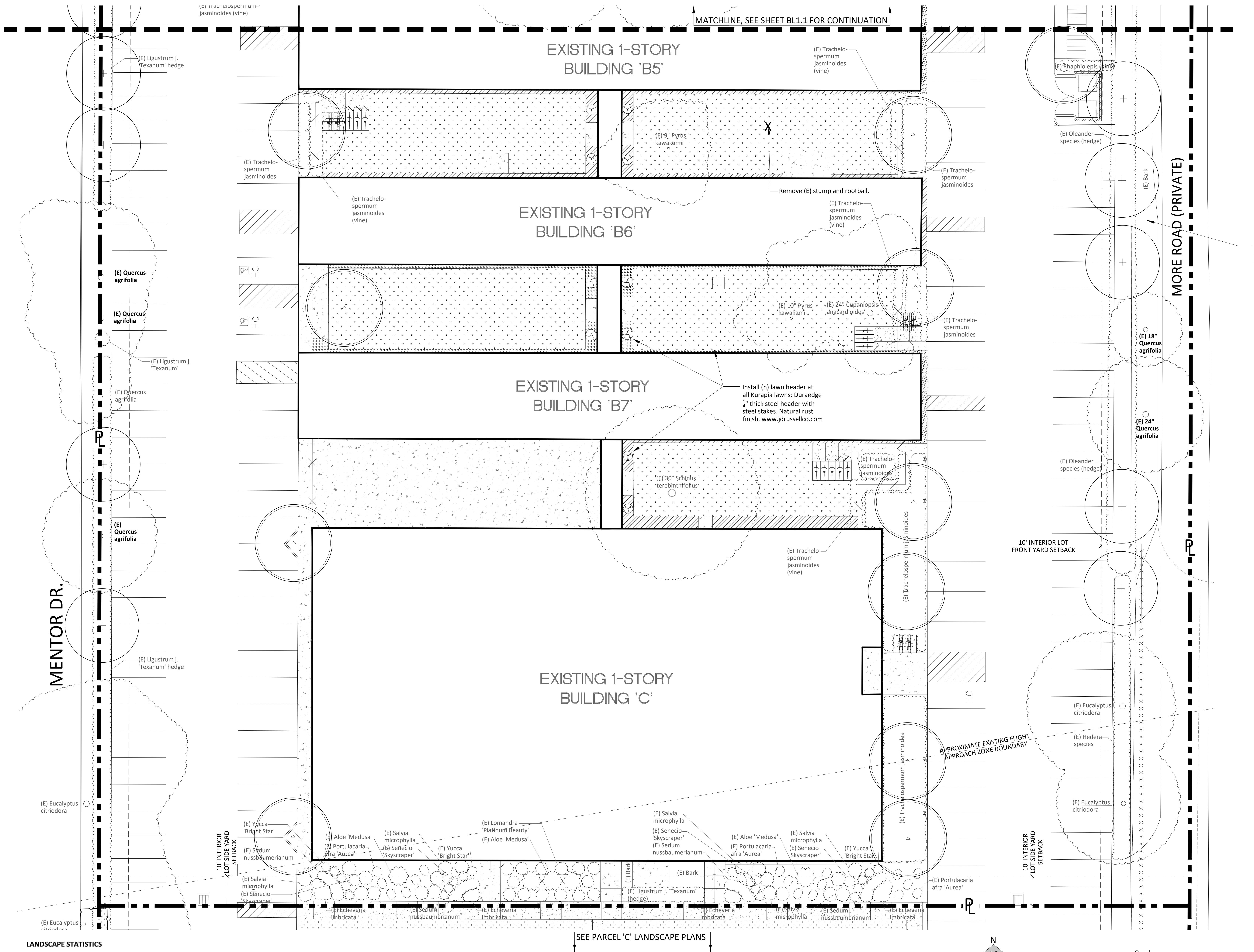
5385 Hollister Ave. Goleta, CA, 93111

PLANTING PLAN, NOTES, AND IRRIGATION SPECIFICATIONS - PARCEL B

Date/ Issue
2021.06.07

Sheet 2 of 2

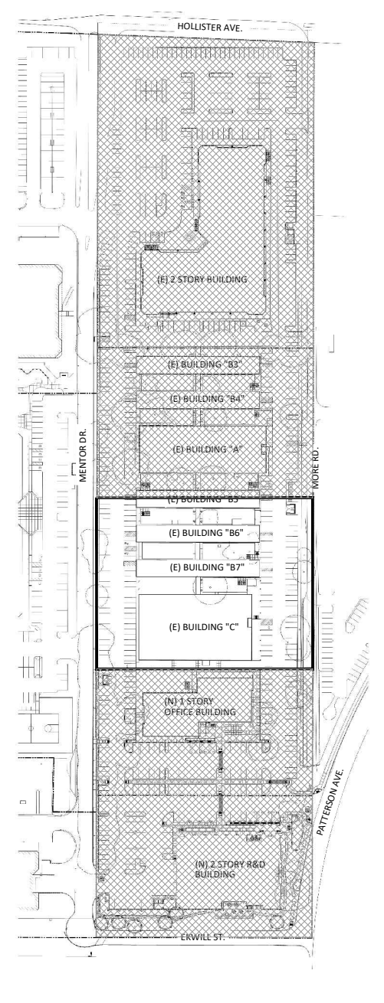
B.L1.1


MATCHLINE, SEE SHEET BL1.1 FOR CONTINUATION
EXISTING 1-STORY BUILDING 'B5'
EXISTING 1-STORY BUILDING 'B6'
EXISTING 1-STORY BUILDING 'B7'
EXISTING 1-STORY BUILDING 'C'
MENTOR DR.
MORE ROAD (PRIVATE)
(E) Trachelospermum jasminoides (vine)
(E) Ligustrum j. 'Texanum' hedge
(E) Trachelo-spermum jasminoides
(E) Trachelo-spermum jasminoides (vine)
(E) Quercus agrifolia
(E) Ligustrum j. 'Texanum'
HC
PL
(E) 9" Pyrus kawakamii
Remove (E) stump and rootball.
(E) 10" Pyrus kawakamii
(E) 24" Cupaniopsis anacardioides
Install (n) lawn header at all Kurapia lawns: Duraedge ¼" thick steel header with steel stakes. Natural rust finish. www.jdrussellco.com
(E) 30" Schinus terebinthifolius
(E) Rhaphiolepis (pink)
(E) Oleander species (hedge)
(E) Bark
(E) 18" Quercus agrifolia
(E) 24" Quercus agrifolia
10' INTERIOR LOT FRONT YARD SETBACK
(E) Eucalyptus citriodora
(E) Hedera species
APPROXIMATE EXISTING FLIGHT APPROACH ZONE BOUNDARY
(E) Trachelospermum jasminoides
10' INTERIOR LOT SIDE YARD SETBACK
(E) Yucca 'Bright Star'
(E) Sedum nussbaumerianum
(E) Salvia microphylla
(E) Senecio 'Skyscraper'
(E) Aloe 'Medusa'
(E) Portulacaria afra 'Aurea'
(E) Lomandra 'Platinum Beauty'
(E) Ligustrum j. 'Texanum' (hedge)
(E) Echeveria imbricata
SEE PARCEL 'C' LANDSCAPE PLANS

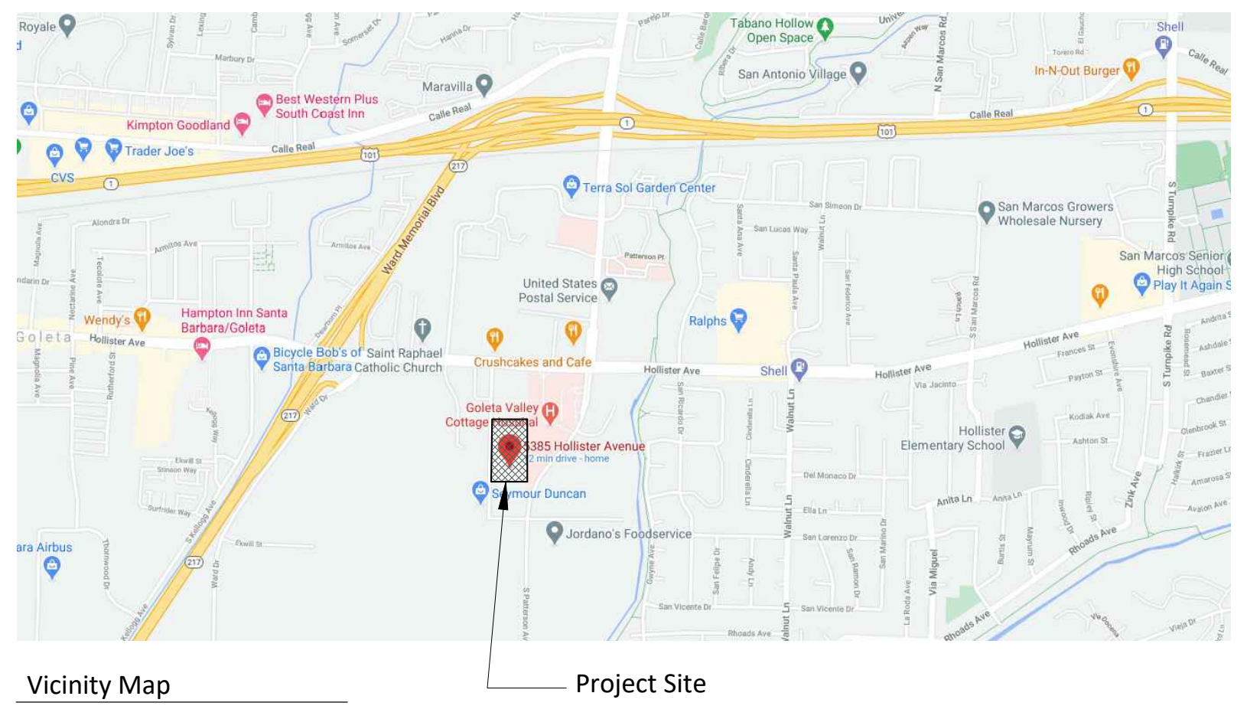
(E) Bark mulch to remain.
Add (n) top layer of bark mulch
as per planting notes.

N

Scale:
1/16" = 1'-0"
0 8 16 32



Key Map
Not to Scale



Vicinity Map
Not to Scale

Project Site

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 71-140-74
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

No. 5221
EXP. 09/30/22

PRELIMINARY
NOT FOR
CONSTRUCTION

State Model Water Efficient Landscape Ordinance Calculations:

Water Efficient Landscape Worksheet

Adapted from Model Water Efficient Landscape Ordinance, July 9, 2015 Draft to California Water Commission

Site Information

Site Name → *Existing Buildings (Parcel 'B')*
Site Type → Commercial
Annual Eto (inches/yr) → 48.1

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
Existing Landscape Areas -Low Water Use Hedges	0.3	Low	Drip	0.81	0.4	2,581	956	28,508
Existing Landscape Areas -Moderate Water Use Hedges	0.5	Moderate	Drip	0.81	0.6	4,732	2,921	87,110
Existing Landscape Areas - Moderate Water Use Shrubs, Groundcover and trees	0.5	Moderate	Drip	0.81	0.6	4,247	2,622	78,182
Existing Landscape Areas -Low Water Use Shrubs and Groundcover (South of Building C)	0.3	Low	Drip	0.81	0.4	2,444	905	26,994
New Landscape Areas -Low Water Use Shrubs, Groundcover and Trees	0.3	Low	Drip	0.81	0.4	11,364	4,209	125,517
New Landscape Areas -Low Water Use Kurapia lawn areas.	0.3	Low	Drip	0.81	0.4	24,095	8,924	266,134
					SUBTOTAL →	**49,463**	**20,537**	**612,444**
Special Landscape Areas (Not Applicable)								
	0.3	None	Drip	0.81	0.4	24,137	8,940	266,598
					SUBTOTAL →	**24,137**	**8,940**	**266,598**
							Estimated Total Water Use (ETWU) →	**879,042**
							Maximum Allowed Water Allowance (MAWA) →	**1,383,602**

ETAF Calculations

Regular Landscape Areas		
	Total ETAF x Area	20,537
	Total Area	49,463
	Average ETAF	0.42
All Landscape Areas		
	Total ETAF x Area	29,476
	Total Area	73,600
	Sitewide ETAF	0.40

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

Note: Tree symbols shown at 50% of size shown on plan.

Trees

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
Arbutus 'Marina'	Strawberry Tree	17	15 Gal	L H2O. Standard form.
Lophostemon confertus	Brisbane Box	20	15 Gal	M H2O. Standard form.

Shrubs, Perennials, Succulents and Grasses

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
Chondropetalum tectorum	Cape Rush	23	1 Gal	L H2O
Lomandra 'Platinum Beauty'	Variegated Mat Rush	10	1 Gal	L H2O

Groundcovers and Grasses

	Botanical Name	Common Name	Size	WUCOLS / Notes	Quant.
▨	Carex glauca	Blue Sedge	4" Pot	Low H2O. Plant @ 30'' O.C.	564
▨	Carex tumulicola	Berkeley Sedge	4'' Pot	Plant @ 30'' O.C.	358
▨	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	4" Pot	L H2O. Plant @ 30'' O.C.	280
▨	Lippia nodiflora	Kurapia	Plugs	Low H2O. Plant @ 36'' O.C. Order plants online here: http://www.kurapiaplugs.com/shop/	2,677 total plugs

Note: the plant quantities called out above are the grand total of sheets L3.1 and L3.2 combined.

Note: See Shet BL1.1 For Planting and Irrigation Notes and for Irrigation Equipment Specifications.

LANDSCAPE STATISTICS

Total Landscape Area (includes all landscape areas within property lines)	SF
Parcel B	49,463
Parcel C	15,527
Parcel D	17,620

Parking Lot Shading	17.38.100(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	38,628	31,039	69,667	43,767	62.82%	✓	
Parcel C		21,894	18,478	40,372	27,176	67.31%	✓	
Parcel D		8,578	28,937	37,515	19,660	52.41%	✓	

Parking Lot Landscaping	17.38.100(K)(1) Code Requirement	Parking Lot Area (SF)	Landscaping Required (SF)	Landscaping Provided (SF)	Compliance	Notes
Parcel B	10% of any parking area, excluding setbacks	69,667	6,967	35,049	✓	(1)
Parcel C		40,372	4,038	9,811	✓	(1)
Parcel D		37,515	3,752	7,563	✓	(1)

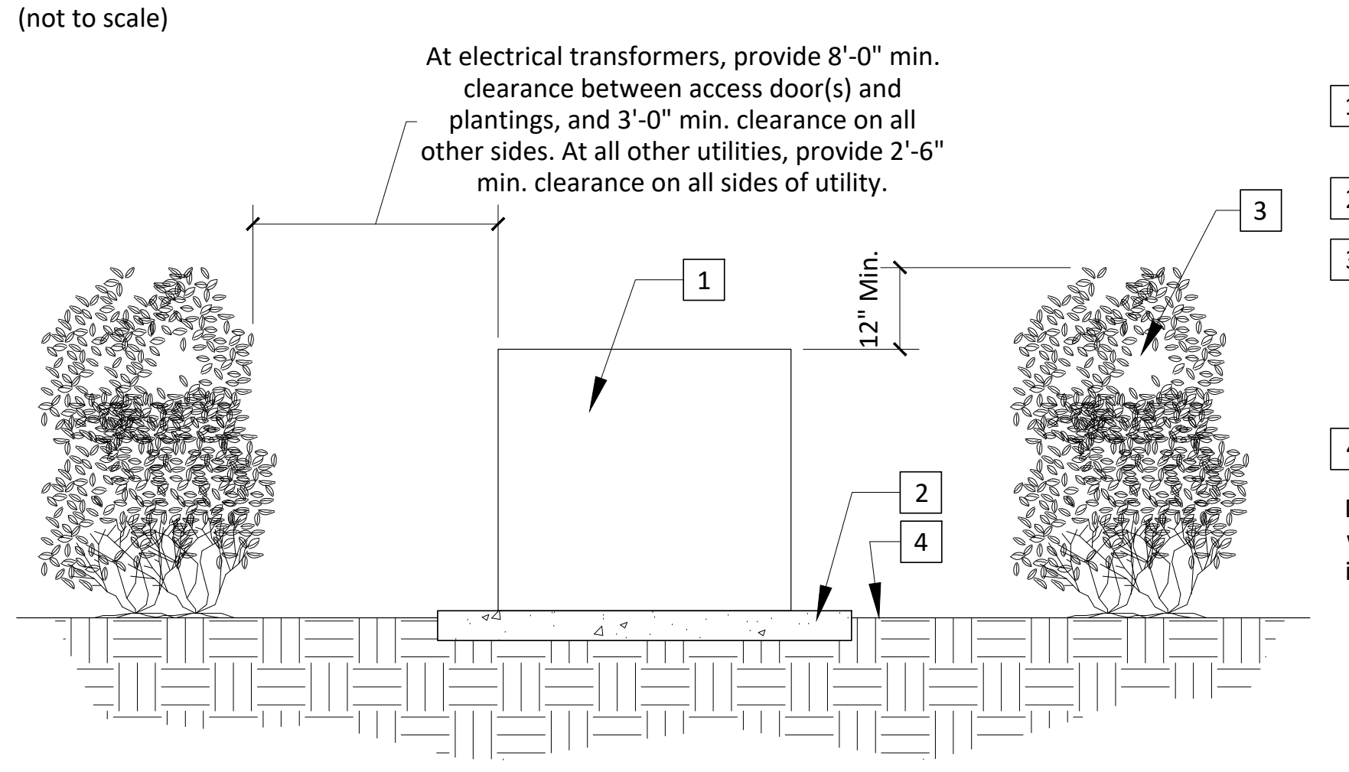
(1) Excludes landscaping in setbacks per code

Parking Lot Trees	17.38.100(K)(5) Code Requirement	On-Site Parking	Trees Required	Trees Provided	Compliance	Notes
Parcel B	One (1) tree for every four (4) parking spaces	216	54	57	✓	
Parcel C		128	32	42	✓	
Parcel D		67	17	23	✓	

		Native Trees					Non-Native Trees					Total Trees					
Tree Removal and Replacement	Code Requirement	Existing On-Site	To Be Removed	New Proposed	Total	Compliance	Existing On-Site	To Be Removed	Proposed New Trees	Total	Compliance	Existing On-Site	To Be Removed	Proposed New Trees	Total	Compliance	Notes
Parcel B	Conservation Elements 9.1 through 9.5	8	0	0	8	✓	24	1	37	60	✓	32	1	37	68	✓	
Parcel C		1	0	3	4	✓	9	3	42	48	✓	10	3	45	52	✓	(1)
Parcel D		2	2	6	6	✓	11	10	32	33	✓	14	12	38	39	✓	(2)

(1) Includes 1 non-native tree in public ROW
(2) Includes 3 non-native trees in public ROW

Typical Landscape Screening at Above Ground Utilities:
(not to scale)



At electrical transformers, provide 8'-0" min. clearance between access door(s) and plantings, and 3'-0" min. clearance on all other sides. At all other utilities, provide 2'-6" min. clearance on all sides of utility.

1 Above ground utility where occurs per plan.
2 Utility pad (if required).
3 Evergreen shrubs or evergreen ornamental grasses as per planting plan, planted on all sides of utility. Mature height of plants shall be 12" min. higher than the top of utility.
4 Finish grade.

Note: Confirm all clearance requirements with utility companies prior to plant installation.

EKWILL ST. AT SOUTH PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

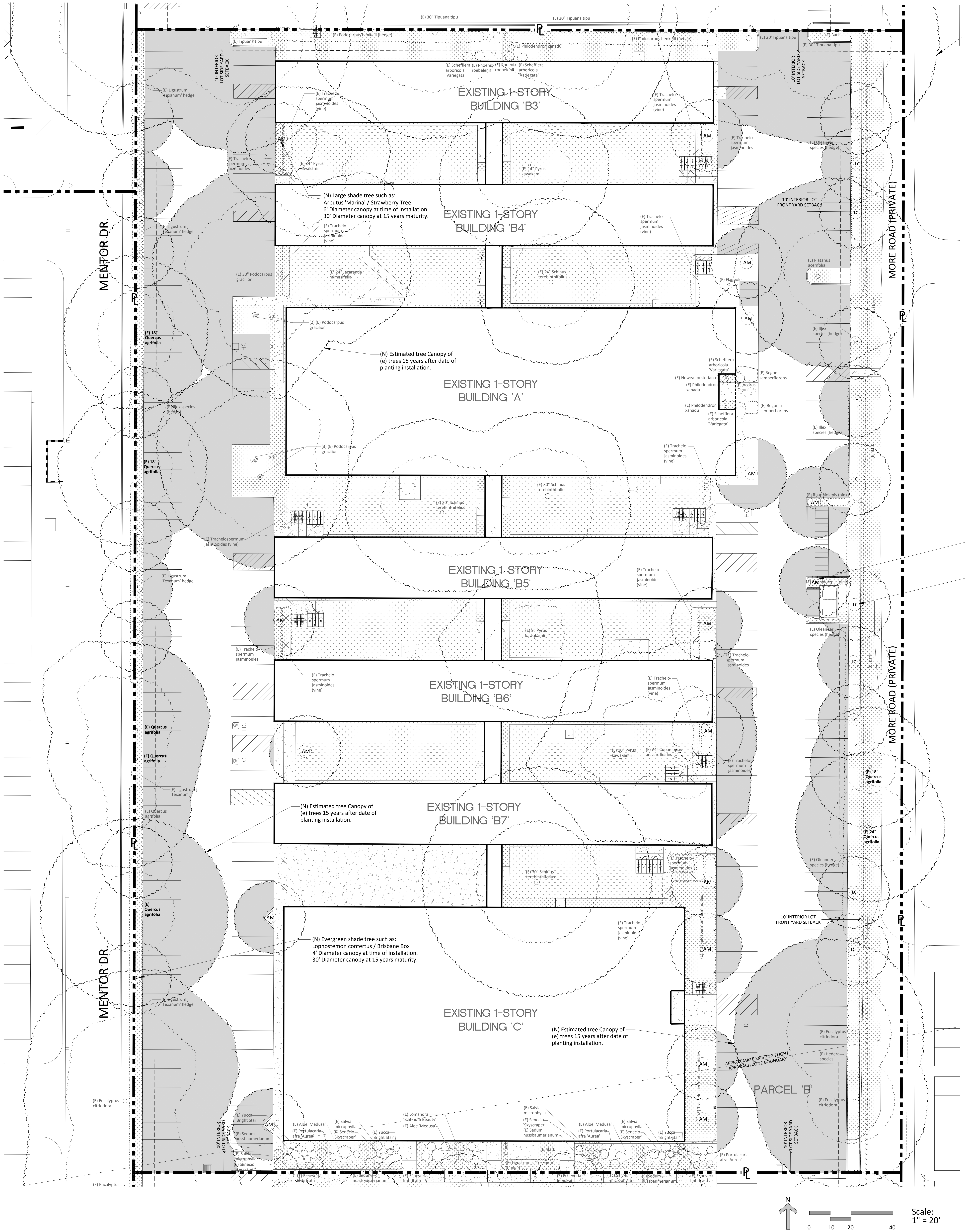
PLANTING PLAN AND CALCULATIONS - PARCEL B

Date/ Issue
2021.06.07

Sheet 1 of 2

B.L1.2

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Construction Drawings\L3.1 Planting Plan - Parcel B.dwg Plot date: 2021-06-08 3:22 PM

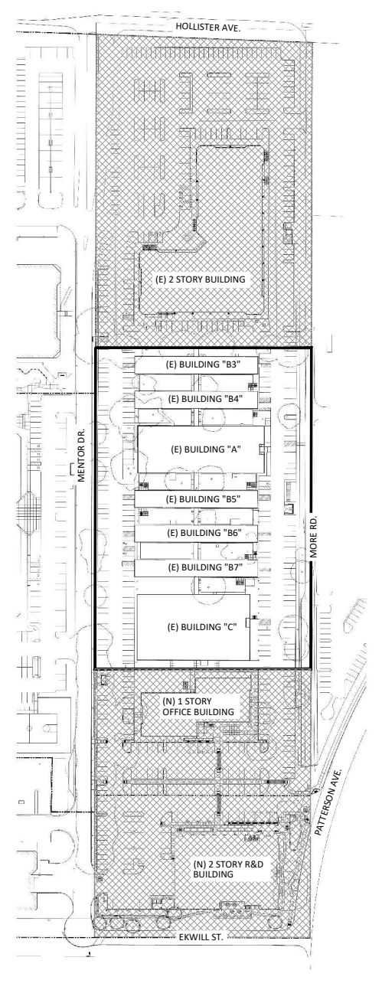

(E) 30" Tipuana tipu
(E) Podocarpus henkelii (hedge)
(E) Tipuana tipu
(E) Philodendron xanadu
(E) Bark
10' INTERIOR LOT SIDE YARD SETBACK
(E) Schefflera arboricola 'Variegata'
(E) Phoenix roebelenii
EXISTING 1-STORY BUILDING 'B3'
(E) Trachelo-spermum jasminoides (vine)
(E) Ligustrum j. 'Texanum' hedge
(E) 24" Pyrus kawakamii
(E) 14" Pyrus kawakamii
(E) Oleander species (hedge)
AM
LC
(N) Large shade tree such as: Arbutus 'Marina' / Strawberry Tree 6' Diameter canopy at time of installation. 30' Diameter canopy at 15 years maturity.
EXISTING 1-STORY BUILDING 'B4'
10' INTERIOR LOT FRONT YARD SETBACK
MENTOR DR.
MORE ROAD (PRIVATE)
(E) 30" Podocarpus gracilior
(E) 24" Jacaranda mimosifolia
(E) 24" Schinus terebinthifolius
(E) Flagpole
(E) Platanus acerifolia
(E) 18" Quercus agrifolia
(2) (E) Podocarpus gracilior
(N) Estimated tree Canopy of (e) trees 15 years after date of planting installation.
(E) Illex species (hedge)
HC
EXISTING 1-STORY BUILDING 'A'
(E) Schefflera arboricola 'Variegata'
(E) Howea forsteriana
(E) Philodendron xanadu
(E) Acorus 'Ogon'
(E) Begonia semperflorens
(3) (E) Podocarpus gracilior
(E) 30" Schinus terebinthifolius
(E) 20" Schinus terebinthifolius
(E) Rhaphiolepis (pink)
(E) Trachelospermum jasminoides (vine)
EXISTING 1-STORY BUILDING 'B5'
(E) 9" Pyrus kawakamii
EXISTING 1-STORY BUILDING 'B6'
(E) Quercus agrifolia
(E) Ligustrum j. 'Texanum'
(E) 10" Pyrus kawakamii
(E) 24" Cupaniopsis anacardioides
(E) 24" Quercus agrifolia
EXISTING 1-STORY BUILDING 'B7'
(N) Evergreen shade tree such as: Lophostemon confertus / Brisbane Box 4' Diameter canopy at time of installation. 30' Diameter canopy at 15 years maturity.
EXISTING 1-STORY BUILDING 'C'
APPROXIMATE EXISTING FLIGHT APPROACH ZONE BOUNDARY
PARCEL 'B'
(E) Eucalyptus citriodora
(E) Hedera species
(E) Yucca 'Bright Star'
(E) Sedum nussbaumerianum
(E) Salvia microphylla
(E) Senecio 'Skyscraper'
(E) Aloe 'Medusa'
(E) Portulacaria afra 'Aurea'
(E) Lomandra 'Platinum Beauty'
(E) Ligustrum j. 'Texanum' (hedge)
(E) Echeveria imbricata
PL
N
0
10
20
40

Scale:
1" = 20'

(N) Estimated tree Canopy of
(e) trees 15 years after date of
planting installation.

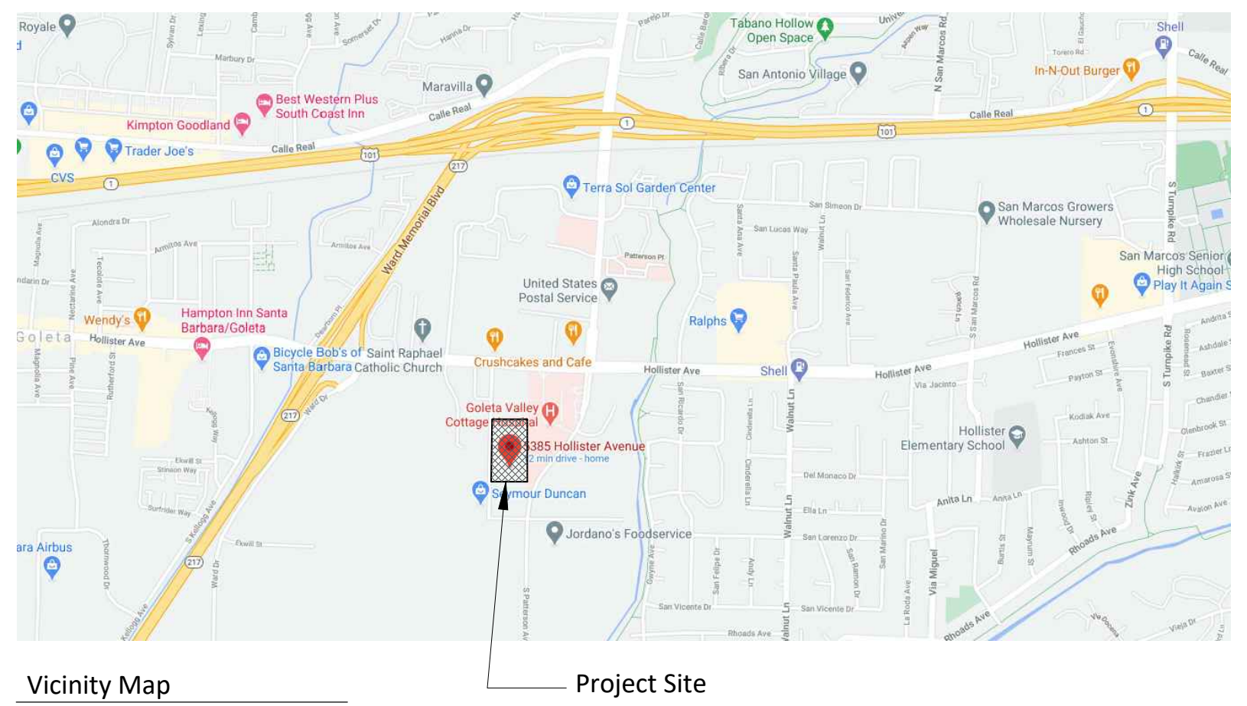
(N) Large shade tree such as:
Arbutus 'Marina' / Strawberry Tree
6' Diameter canopy at time of installation.
30' Diameter canopy at 15 years maturity.

(N) Evergreen shade tree such as:
Lophostemon confertus / Brisbane Box
4' Diameter canopy at time of installation.
30' Diameter canopy at 15 years maturity.



Key Map
Not to Scale

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 71-140-74
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



Vicinity Map
Not to Scale

Project Site

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/22
STATE OF CALIFORNIA

FOR REFERENCE ONLY

Parking Lot Shading Statistics:

Parking Lot Shading	17.38.100(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	38,628	31,039	69,667	43,767	62.82%	✓	
Parcel C		21,894	18,478	40,372	27,176	67.31%	✓	
Parcel D		8,578	28,937	37,515	19,660	52.41%	✓	

EKWILL ST. AT SOUTH PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

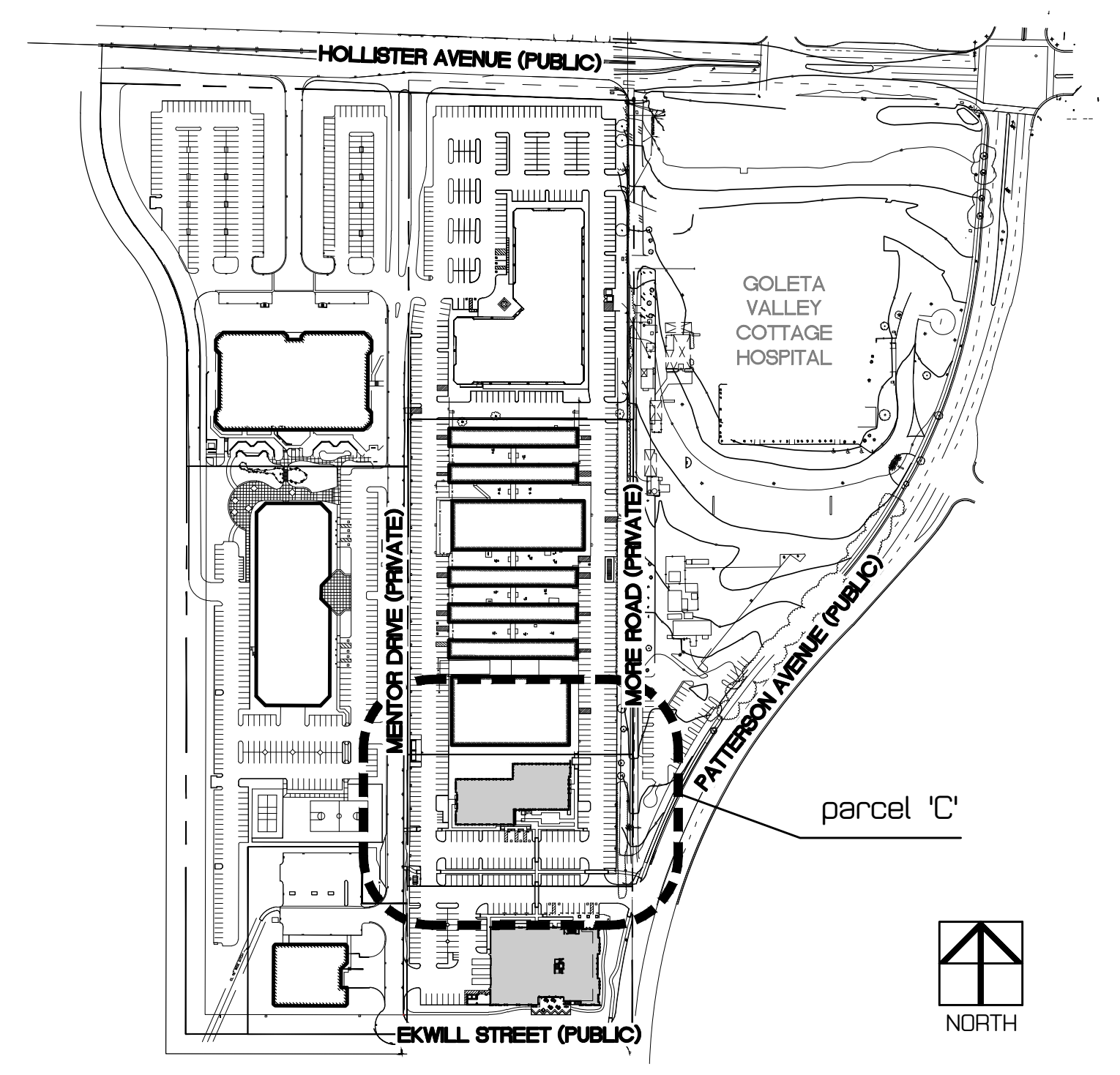
PARKING LOT SHADING PLAN - PARCEL 'B'

Date/ Issue
2021.06.07

B-EXHIBIT-1

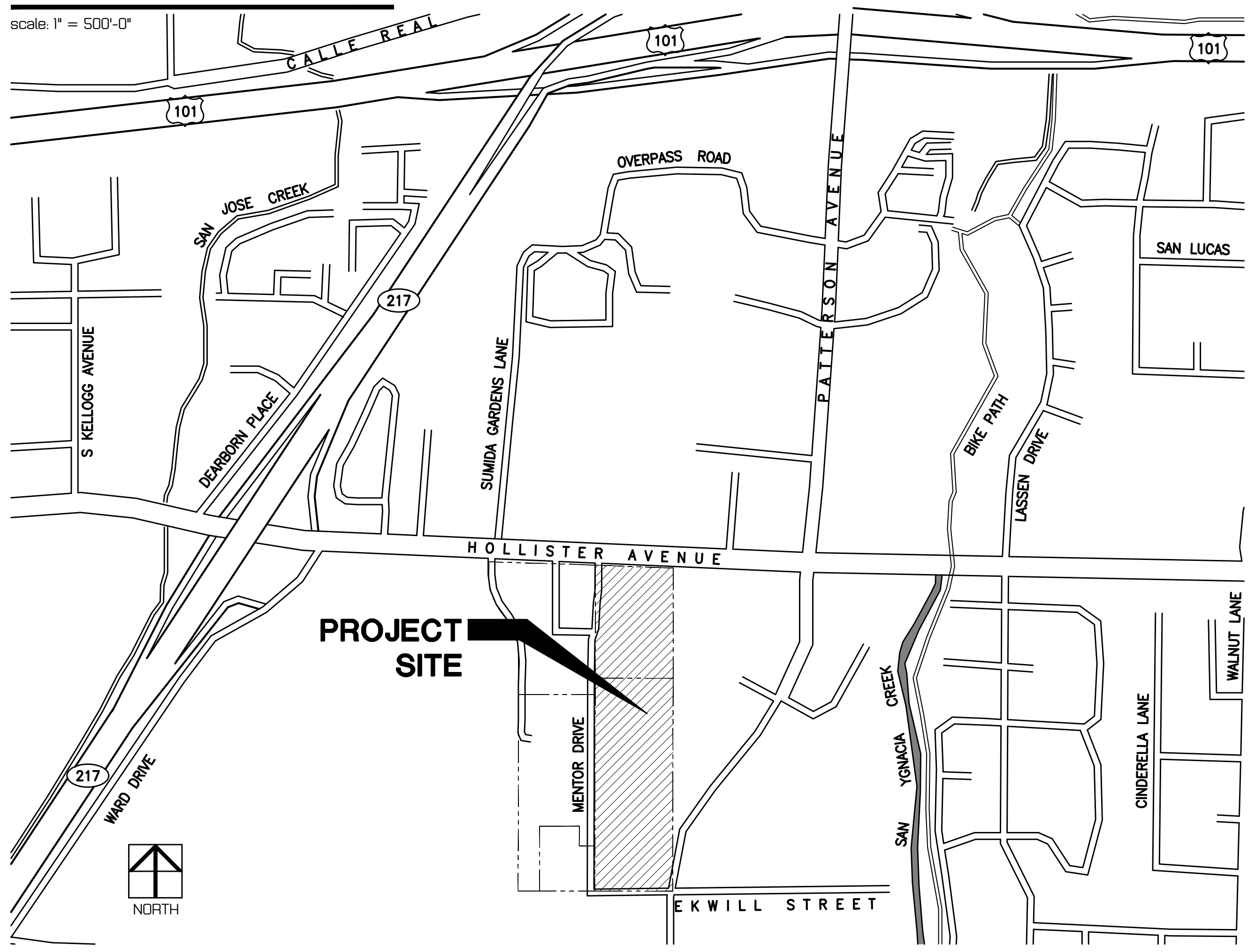
Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Prelimininary Landscape Plan\EXHIBIT-1 Parking Lot Shading Plan.dwg Plot date: 2021-06-08 3:25 PM

key plan


HOLLISTER AVENUE (PUBLIC)
GOLETA VALLEY COTTAGE HOSPITAL
MENTOR DRIVE (PRIVATE)
MORE ROAD (PRIVATE)
PATTERSON AVENUE (PUBLIC)
parcel 'C'
NORTH
EKWILL STREET (PUBLIC)

vicinity map

scale: 1" = 500'-0"



PARCEL 'C'

5385 HOLLISTER AVENUE GOLETA, CALIFORNIA
(APN: 071-140-075)

Development Plan Amendment, Subdivision and New Development Plan
5385 Hollister Avenue, Goleta, CA (apn: 071-140-075) for
Patterson Associates, LLC and Seymour Duncan
with associated
Substantial Conformity Determination - 5383 Hollister Avenue, Goleta, CA (apn: 071-140-074) for
Santa Barbara Corporate Center, LLC.

project description

SEYMOUR DUNCAN AND BERMANT OFFICE BUILDING PROJECT NARRATIVE.

THE PROJECT PROPOSED INCLUDES TWO NEW STRUCTURES AND THE ASSOCIATED SITE DEVELOPMENT, WITHIN A LARGER PRE-EXISTING DEVELOPED SITE. THE LARGER OF THE TWO NEW BUILDINGS IS A 34,002 S.F. TWO STORY OFFICE, R&D AND TECHNOLOGY BUILDING FOR SEYMOUR DUNCAN, AN INTERNATIONAL GOLETA BASED ACOUSTICAL TECHNOLOGY COMPANY. THIS BUILDING IS DESIGNED TO ACCOMMODATE THE NEEDS AND FUNCTIONS OF THE USER AS WELL AS BEING CONSISTENT IN SCALE, STYLE AND CHOICE OF MATERIALS AND COLORS WITH THE SURROUNDING AREA. NATURAL COLORS, MATERIALS AND FORM ARE USED TO REDUCE THE SCALE OF BUILDING AND PROVIDE FOR AN ATTRACTIVE VISUAL EXPERIENCE. LANDSCAPE HAS BEEN CAREFULLY DESIGNED TO COMPLEMENT THE INTENT OF THE BUILDING TO FIT WELL INTO ITS SURROUNDING ENVIRONMENT AND MAXIMIZE BIOFILTRATION AND ON-SITE RETENTION. EXTERIOR WALKING PATHS, PATIO AREAS AND EXTERIOR SEATING ALL ARE PROVIDED TO ENHANCE THE EMPLOYEE EXPERIENCE WITHIN THE SITE.

THE SECOND BUILDING IS A 14,000 S.F., SINGLE STORY MULTI-TENANT OFFICE BUILDING. THIS BUILDING IS DESIGNED TO BE COMPATIBLE WITH THE EXISTING STRUCTURES AS WELL AS THE NEW SEYMOUR DUNCAN BUILDING. HEIGHT, FORM, MATERIALS AND COLORS ARE ALL USED TO MAKE THIS BUILDING AN UPDATED, ENHANCED COMPLIMENT TO THE OLDER EXISTING BUILDINGS. THIS BUILDING'S PLAN SHAPE HAS BEEN DESIGNED TO CONSIDER SURROUNDING EXISTING LANDSCAPE AS WELL PROVIDING FOR NEW ENHANCED LANDSCAPE AND PEOPLE SPACES AROUND THE BUILDING. AGAIN, LANDSCAPE HAS BEEN CAREFULLY CONSIDERED TO COMPLIMENT THE SITE AND MAXIMIZE BIOFILTRATION AND ON-SITE RETENTION AND PROVIDE FOR POSITIVE USER EXPERIENCE.

SUBSTANTIAL CONFORMITY DETERMINATION (SCD) - 5383 HOLLISTER AVENUE
AN SCD IS REQUESTED ON PARCEL A TO ALLOW RESTRIPING OF STANDARD SIZE PARKING SPACES TO CREATE 46 COMPACT PARKING SPACES AND ADD SHORT-TERM, LONG-TERM BICYCLE PARKING AND MOTORCYCLE PARKING.

parking dimensions

STALL TYPE	REQUIRED	PROVIDED
EXISTING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
STANDARD STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
COMPACT STALL	8'-0" x 14'-6"	8'-0" x 18'-0"
ACCESSIBLE STALL	9'-0" x 18'-0" W/5'-0" LOADING SPACE	9'-0" x 18'-0" W/5'-0" LOADING SPACE
ACCESSIBLE VAN STALL	12'-0" x 18'-0" W/5'-0" LOADING SPACE	12'-0" x 18'-0" W/5'-0" LOADING SPACE
EV CHARGING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
ACCESSIBLE EV CHARGING STALL	9'-0" x 18'-0" W/5'-0" LOADING SPACE	9'-0" x 18'-0" W/5'-0" LOADING SPACE
ACCESSIBLE VAN EV CHARGING STALL	12'-0" x 18'-0" W/5'-0" LOADING SPACE	12'-0" x 18'-0" W/5'-0" LOADING SPACE
MOTORCYCLE PARKING	4'-0" x 9'-0"	4'-0" x 9'-0"
LOADING AREA	10'-0" x 30'-0" W/14'-0" CLR. HEIGHT	10'-0" x 30'-0" W/14'-0" CLR. HEIGHT
BICYCLE PARKING	2'-0" x 6'-0"	2'-0" x 6'-0"

project information

PROJECT ADDRESS:	5383 HOLLISTER AVENUE (PARCEL A) & 5385 HOLLISTER AVENUE (PARCEL B) GOLETA, CA 93111
APN:	071-140-074 (PARCEL A) & 071-140-075 (PARCEL B)
GENERAL PLAN LAND USE DESIGNATION:	OFFICE AND INSTITUTIONAL
PROPERTY ZONING:	OI - OFFICE AND INSTITUTIONAL

NOTE: PARCEL 'B' (POST SUBDIVISION) AND PROPOSED PARCEL 'C' WILL BECOME AN INTERIOR LOT POST SUBDIVISION WITH 10'-0" SETBACKS ON ALL SIDES

IN FEMA FLOOD ZONE:	NO
FLOOR AREA RATIO (F.A.R.):	NOT APPLICABLE IN OI ZONE; SEE BUILDING COVERAGE
ALLOWABLE BUILDING COVERAGE:	40% MAXIMUM
ALLOWABLE BUILDING HEIGHT:	35'-0" MAXIMUM
REQUIRED LANDSCAPE COVERAGE:	10% MINIMUM
DEDICATIONS:	20'-0" UN-NAMED PUBLIC ROAD PER RESOLUTION #71-411 (MORE ROAD) 42'-0" FROM CENTERLINE OF PATTERSON AVENUE (ROAD RIGHT-OF-WAY) 32'-0" FROM CENTERLINE OF EKWILL STREET (ROAD RIGHT-OF-WAY)
CONJUNCTIVE PARKING AGREEMENT:	RECIPROCAL EASEMENT AGREEMENT ("REA") 2007-0048962

PROPOSED PARCEL 'C' WITH 1-STORY OFFICE BUILDING

GROSS LOT AREA:	79,213 SF (1.82 AC)	
NET LOT AREA (W/O DEDICATIONS):	74,897 SF (1.72 AC)	
	GROSS AREA (1)	FLOOR AREA (2)
TOTAL PROPOSED FLOOR AREA:	14,000 SF	13,620 SF
TRASH ENCLOSURE:	156 SF	123 SF
BUILDING HEIGHT:	1-STORY, 22'-3 ⅛" ABV. LOWEST EXISTING GRADE, 23'-6 ⅝" ABV. LOWEST EXISTING GRADE (HIGHEST ARCHITECTURAL PROJECTION)	
TYPE OF CONSTRUCTION:	TYPE V-B; FULLY SPRINKLERED	
OCCUPANCY TYPE:	B-BUSINESS	
OCCUPANT LOAD:	93 OCCUPANTS	
REQUIRED PARKING:	46 STALLS REQUIRED @ 1 / 300 SF (PROFESSIONAL & BUSINESS SERVICES)	
TOTAL ON-SITE PARKING PARCEL 'C':	128 STALLS (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) VAN ACCESSIBLE EV CHARGING STALL, (4) STANDARD EV CHARGING STALLS, (19) COMPACT STALLS & (2) MOTORCYCLE STALLS)	
REA PARKING PROVIDED:	46 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) VAN ACCESSIBLE EV CHARGING STALL, (4) STANDARD EV CHARGING STALLS & (1) MOTORCYCLE STALL)	
REQUIRED BICYCLE PARKING: SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING LONG-TERM: 1 SPACE / 10 VEHICLE SPACE	5 SHORT-TERM & 5 LONG-TERM W/ 2 CHARGING OUTLET	
BICYCLE PARKING PROVIDED:	6 SHORT-TERM & 5 LONG-TERM W/ 2 CHARGING OUTLETS	
SETBACKS (INTERIOR LOT): (3)	REQUIRED	PROVIDED
FRONT:	10'-0"	10'-0"
INTERIOR SIDE:	10'-0"	10'-0"
REAR:	10'-0"	10'-0"

NOTES:
(1) GROSS FLOOR AREA, MEASURED IN ACCORDANCE WITH 2019 CBC SECTION 202
(2) NET FLOOR AREA, MEASURED IN ACCORDANCE WITH CITY OF GOLETA ZONING ORDINANCE SECTION 17.03.070
(3) PROPOSED PARCEL B AND PARCEL C ARE EACH AN INTERIOR LOT PURSUANT TO SECTION 17.73.020
(4) EXISTING PARCEL B AND PROPOSED PARCEL D REQUIRE A SIDE STREET SETBACK FROM EKWILL STREET PURSUANT TO SECTION 17.73.020 AND PARKING SETBACK FROM THE EKWILL STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 17.38.070(B).
(5) EXISTING PARCELS A AND B AND PROPOSED PARCELS C AND D ARE SUBJECT TO A CONJUNCTIVE PARKING AGREEMENT IN ACCORDANCE WITH SECTION 17.38.070(C)(2) TITLED RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT #2007-0048962, OFFICIAL RECORDS, COUNTY OF SANTA BARBARA ("REA").

under separate permit

- AUTOMATIC FIRE SPRINKLER SYSTEM
- SIGNAGE

parcel statistics

PROPOSED PARCEL 'C' (PROPOSED 1-STORY OFFICE BUILDING)

SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	79,213 SF (1.82 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.18	40%	14,000 SF (17.67%)	156 SF (0.20%)	18,478 SF (23.33%)	21,894 SF (27.64%)	7,724 SF (9.75%)	48,096 SF (60.72%)	N/A	15,527 SF (19.60%)	360 SF (0.45%)	1,074 SF (1.36%)	16,961 SF (21.41%)
SITE NET AREA	74,897 SF (1.72 AC) (100%)		0.19	40%	14,000 SF (18.69%)	156 SF (0.21%)	16,857 SF (22.51%)	21,894 SF (29.23%)	7,430 SF (9.92%)	46,181 SF (61.66%)	N/A	13,126 SF (17.53%)	360 SF (0.48%)	1,074 SF (1.43%)	14,560 SF (19.44%)

parking statistics

17.38 PARKING COMPLIANCE TABLES

Proposed Parking			Parking Totals				Vehicular Parking Breakdown																		Truck Loading			Bicycle Parking								
Summary Parking Compliance Table	Requirement (1) §17.38.040	Floor Area §17.03.70	Required §17.38.040	Proposed On-Site Parking	REA (2) Allocated	Compliance	Standard Parking	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 11B-208.2)					Charging Stalls §17.38.110(G)					Parking Reductions - Motorcycle §17.38.050(A)			Loading			Short Term Bicycle Parking §17.38.090(A)(1)			Long Term Bicycle Parking §17.38.090(B)(1)			Bicycle Charging §17.38.090(C)		
							Provided On-Site	Allowed	Provided On-Site	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply
Parcel A	1 space per 300 sf of Floor Area	80,954	270	**244**	270	✓	153	48	48	48	✓	6	3	3	6	✓	27	25	3	28	✓	13	12	✓	0	0	✓	27	28	✓	27	28	✓	6	6	✓
								20%	18%	18%		2%	1%	1%	2%		10%	9%	1%	10%		5%	5%					10%	10%		10%	10%		10%	11%	
Parcel B	1 space per 300 sf of Floor Area	68,142	228	**216**	228	✓	138	43	40	40	✓	5	4	2	6	✓	23	22	2	24	✓	11	10	✓	0	0	✓	23	24	✓	23	23	✓	5	5	✓
								20%	18%	18%		2%	1%	0%	2%		10%	9%	0%	10%		5%	4%					10%	10%		10%	10%		10%	10%	
Parcel C	1 space per 300 sf of Floor Area	13,620	46	**128**	46	✓	100	25	19	25	✓	1	2	1	3	✓	5	4	1	5	✓	2	2	✓	0	0	✓	4	6	✓	4	5	✓	1	2	✓
								20%	41%	54%		2%	4%	2%	6%		10%	8%	2%	10%		5%	4%					10%	13%		10%	11%		10%	25%	
Parcel D	1 space per 300 sf of Floor Area	33,166	111	**67**	111	✓	38	13	10	4	✓	3	2	2	4	✓	12	10	2	12	✓	5	5	✓	2	2	✓	11	12	✓	11	12	✓	3	4	✓
								20%	9%	4%		2%	1%	1%	3%		10%	9%	1%	10%		5%	5%					10%	10%		10%	11%		10%	1%	
Total	**1 space per 300 sf of Floor Area**	**195,882**	**655**	**655**	**655**	✓	**291**	**131**	**117**	**117**	✓	**15**	**11**	**8**	**19**	✓	**67**	**61**	**8**	**69**	✓	**31**	**29**	✓	**2**	**2**	✓	**65**	**70**	✓	**65**	**68**	✓	**15**	**17**	✓
								20%	**18%**	**18%**		**2%**	**1%**	**1%**	**2%**		**10%**	**9%**	**1%**	**10%**		**5%**	**5%**					**10%**	**10%**		**10%**	10%		**10%**	**3%**	

(1) Applicable Use Classifications: Business Services; Banks and Financial Institutions; Government Buildings; Information Technology; Instructional Services; Media Production; Medical, Dental & Health Related Services; Professional Services; Personal Services; Social Services; and R&D and Technology
(2) See conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

19-59.60

pk:a
pk:architecture
29619 agoura road
agoura hills . california 91301
v. 818.584.0057 f. 818.584.0019
w. pkarchitecture.net

Development Plan Amendment, Subdivision and New Development Plan
5385 Hollister Avenue, Goleta, CA (apn: 071-140-075) for
Patterson Associates, LLC and Seymour Duncan

parcel 'C' - site statistics

Patterson Associates, LLC
(805) 964-7200

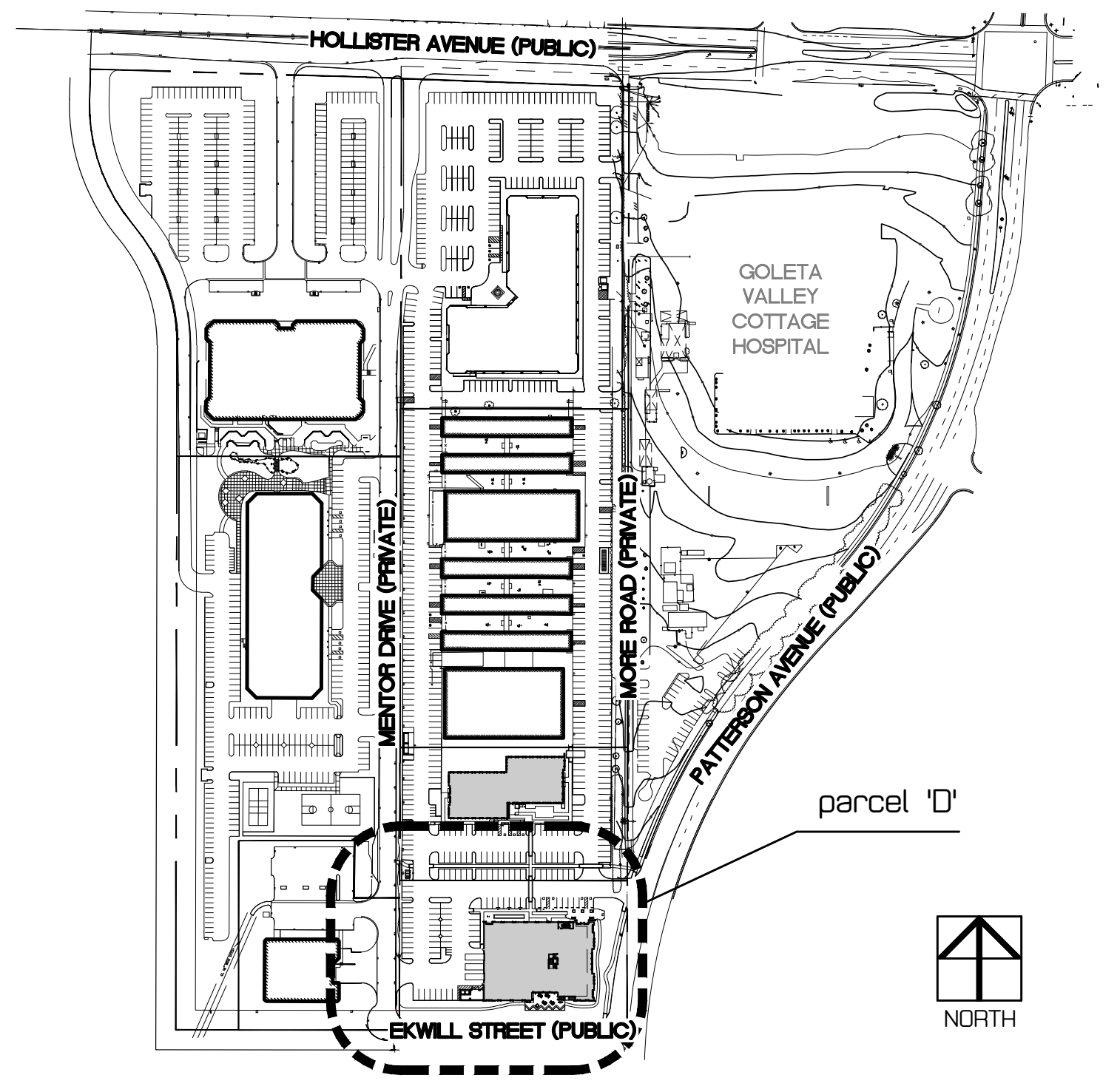
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

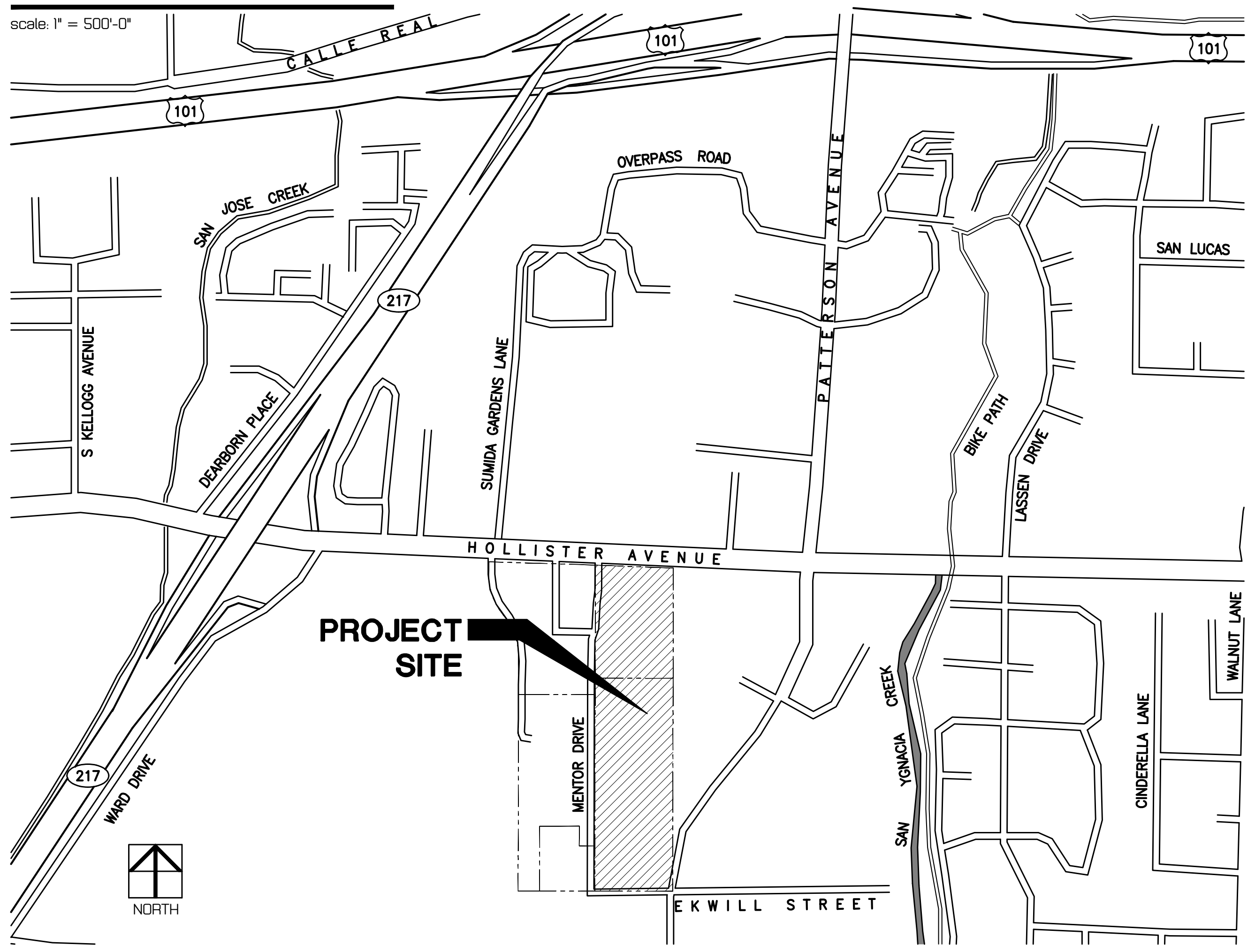
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

key plan


HOLLISTER AVENUE (PUBLIC)
GOLETA VALLEY COTTAGE HOSPITAL
MENTOR DRIVE (PRIVATE)
MORE ROAD (PRIVATE)
PATTERSON AVENUE (PUBLIC)
parcel 'D'
EKWILL STREET (PUBLIC)
NORTH

vicinity map



PARCEL 'D'

5385 HOLLISTER AVENUE GOLETA, CALIFORNIA
(APN: 071-140-075)

Development Plan Amendment, Subdivision and New Development Plan
5385 Hollister Avenue, Goleta, CA (apn: 071-140-075) for
Patterson Associates, LLC and Seymour Duncan
with associated
Substantial Conformity Determination - 5383 Hollister Avenue, Goleta, CA (apn: 071-140-074) for
Santa Barbara Corporate Center, LLC.

project description

SEYMOUR DUNCAN AND BERMANT OFFICE BUILDING PROJECT NARRATIVE.

THE PROJECT PROPOSED INCLUDES TWO NEW STRUCTURES AND THE ASSOCIATED SITE DEVELOPMENT, WITHIN A LARGER PRE-EXISTING DEVELOPED SITE. THE LARGER OF THE TWO NEW BUILDINGS IS A 34,002 S.F. TWO STORY OFFICE, R&D AND TECHNOLOGY BUILDING FOR SEYMOUR DUNCAN, AN INTERNATIONAL GOLETA BASED ACOUSTICAL TECHNOLOGY COMPANY. THIS BUILDING IS DESIGNED TO ACCOMMODATE THE NEEDS AND FUNCTIONS OF THE USER AS WELL AS BEING CONSISTENT IN SCALE, STYLE AND CHOICE OF MATERIALS AND COLORS WITH THE SURROUNDING AREA. NATURAL COLORS, MATERIALS AND FORM ARE USED TO REDUCE THE SCALE OF BUILDING AND PROVIDE FOR AN ATTRACTIVE VISUAL EXPERIENCE. LANDSCAPE HAS BEEN CAREFULLY DESIGNED TO COMPLEMENT THE INTENT OF THE BUILDING TO FIT WELL INTO ITS SURROUNDING ENVIRONMENT AND MAXIMIZE BIOFILTRATION AND ON-SITE RETENTION. EXTERIOR WALKING PATHS, PATIO AREAS AND EXTERIOR SEATING ALL ARE PROVIDED TO ENHANCE THE EMPLOYEE EXPERIENCE WITHIN THE SITE.

THE SECOND BUILDING IS A 14,000 S.F., SINGLE STORY MULTI-TENANT OFFICE BUILDING. THIS BUILDING IS DESIGNED TO BE COMPATIBLE WITH THE EXISTING STRUCTURES AS WELL AS THE NEW SEYMOUR DUNCAN BUILDING. HEIGHT, FORM, MATERIALS AND COLORS ARE ALL USED TO MAKE THIS BUILDING AN UPDATED, ENHANCED COMPLIMENT TO THE OLDER EXISTING BUILDINGS. THIS BUILDING'S PLAN SHAPE HAS BEEN DESIGNED TO CONSIDER SURROUNDING EXISTING LANDSCAPE AS WELL PROVIDING FOR NEW ENHANCED LANDSCAPE AND PEOPLE SPACES AROUND THE BUILDING. AGAIN, LANDSCAPE HAS BEEN CAREFULLY CONSIDERED TO COMPLIMENT THE SITE AND MAXIMIZE BIOFILTRATION AND ON-SITE RETENTION AND PROVIDE FOR POSITIVE USER EXPERIENCE.

SUBSTANTIAL CONFORMITY DETERMINATION (SCD) - 5383 HOLLISTER AVENUE
AN SCD IS REQUESTED ON PARCEL A TO ALLOW RESTRIPING OF STANDARD SIZE PARKING SPACES TO CREATE 46 COMPACT PARKING SPACES AND ADD SHORT-TERM, LONG-TERM BICYCLE PARKING AND MOTORCYCLE PARKING.

parking dimensions

STALL TYPE	REQUIRED	PROVIDED
EXISTING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
STANDARD STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
COMPACT STALL	8'-0" x 14'-6"	8'-0" x 18'-0"
ACCESSIBLE STALL	9'-0" x 18'-0" W/5'-0" LOADING SPACE	9'-0" x 18'-0" W/5'-0" LOADING SPACE
ACCESSIBLE VAN STALL	12'-0" x 18'-0" W/5'-0" LOADING SPACE	12'-0" x 18'-0" W/5'-0" LOADING SPACE
EV CHARGING STALL	9'-0" x 16'-6"	9'-0" x 18'-0"
ACCESSIBLE EV CHARGING STALL	9'-0" x 18'-0" W/5'-0" LOADING SPACE	9'-0" x 18'-0" W/5'-0" LOADING SPACE
ACCESSIBLE VAN EV CHARGING STALL	12'-0" x 18'-0" W/5'-0" LOADING SPACE	12'-0" x 18'-0" W/5'-0" LOADING SPACE
MOTORCYCLE PARKING	4'-0" x 9'-0"	4'-0" x 9'-0"
LOADING AREA	10'-0" x 30'-0" W/14'-0" CLR. HEIGHT	10'-0" x 30'-0" W/14'-0" CLR. HEIGHT
BICYCLE PARKING	2'-0" x 6'-0"	2'-0" x 6'-0"

project information

PROJECT ADDRESS: 5383 HOLLISTER AVENUE (PARCEL A) & 5385 HOLLISTER AVENUE (PARCEL B)
GOLETA, CA 93111
APN: 071-140-074 (PARCEL A) & 071-140-075 (PARCEL B)
GENERAL PLAN LAND USE DESIGNATION: OFFICE AND INSTITUTIONAL
PROPERTY ZONING: OI - OFFICE AND INSTITUTIONAL

NOTE: PARCEL 'B' (POST SUBDIVISION) AND PROPOSED PARCEL 'C' WILL BECOME AN INTERIOR LOT POST SUBDIVISION WITH 10'-0" SETBACKS ON ALL SIDES

IN FEMA FLOOD ZONE: NO
FLOOR AREA RATIO (F.A.R.): NOT APPLICABLE IN OI ZONE; SEE BUILDING COVERAGE
ALLOWABLE BUILDING COVERAGE: 40% MAXIMUM
ALLOWABLE BUILDING HEIGHT: 35'-0" MAXIMUM
REQUIRED LANDSCAPE COVERAGE: 10% MINIMUM
DEDICATIONS: 20'-0" UN-NAMED PUBLIC ROAD PER RESOLUTION #71-411 (MORE ROAD)
42'-0" FROM CENTERLINE OF PATTERSON AVENUE (ROAD RIGHT-OF-WAY)
32'-0" FROM CENTERLINE OF EKWILL STREET (ROAD RIGHT-OF-WAY)
CONJUNCTIVE PARKING AGREEMENT: RECIPROCAL EASEMENT AGREEMENT ("REA") 2007-0048962

PROPOSED PARCEL 'D' WITH 2-STORY OFFICE/R&D & TECHNOLOGY BUILDING

GROSS LOT AREA: 89,078 SF (2.04 AC)
NET LOT AREA (W/O DEDICATIONS): 72,702 SF (1.67 AC)

	GROSS AREA (1)	FLOOR AREA (2)
1ST FLOOR AREA:	22,002 SF	21,350 SF
2ND FLOOR AREA:	12,000 SF	11,816 SF
TOTAL PROPOSED FLOOR AREA:	34,002 SF	33,166 SF
TRASH ENCLOSURE:	133 SF	117 SF
EQUIPMENT STORAGE:	567 SF	509 SF

ACTUAL BUILDING HEIGHT: 2-STORY, 34'-9 13/16" ABV. LOWEST EXISTING GRADE
TYPE OF CONSTRUCTION: TYPE III-B; FULLY SPRINKLERED
OCCUPANCY TYPE: B-BUSINESS / F-2 LOW-HAZARD FACTORY INDUSTRIAL / S-2 LOW-HAZARD STORAGE
OCCUPANT LOAD: 238 OCCUPANTS
REQUIRED PARKING: 111 STALLS REQUIRED @ 1 / 300 SF (OFFICE, R&D AND TECHNOLOGY)
TOTAL ON-SITE PARKING PARCEL 'D': 67 STALLS (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (10) STANDARD EV CHARGING STALLS, (10) COMPACT STALLS & (5) MOTORCYCLE STALLS)
REA PARKING PROVIDED: 111 STALLS PROVIDED @ 1 / 300 SF (INCLUDING (2) STANDARD ACCESSIBLE STALLS, (1) STANDARD & (1) VAN ACCESSIBLE EV CHARGING STALLS, (10) STANDARD EV CHARGING STALLS, (17) COMPACT STALLS & (5) MOTORCYCLE STALLS)
LOADING SPACE: 2 LOADING SPACES REQUIRED; 2 LOADING SPACES PROVIDED & 1 FUTURE LOADING SPACE
REQUIRED BICYCLE PARKING: 11 SHORT-TERM & 11 LONG-TERM
SHORT-TERM: 10% OF REQUIRED AUTOMOBILE PARKING
LONG-TERM: 1 SPACE / 10 VEHICLE SPACE
BICYCLE PARKING PROVIDED: 12 SHORT-TERM & 12 LONG-TERM W/ 4 CHARGING OUTLETS

SETBACKS (EXTERIOR LOT):	REQUIRED	PROVIDED
FRONT:	15'-0"	15'-0"
INTERIOR SIDE:	15'-0"	15'-0"
STREET SIDE: (4)	15'-0"	15'-0"
REAR:	15'-0"	15'-0"

NOTES:
(1) GROSS FLOOR AREA, MEASURED IN ACCORDANCE WITH 2019 CBC SECTION 202
(2) NET FLOOR AREA, MEASURED IN ACCORDANCE WITH CITY OF GOLETA ZONING ORDINANCE SECTION 17.03.070
(3) PROPOSED PARCEL B AND PARCEL C ARE EACH AN INTERIOR LOT PURSUANT TO SECTION 17.73.020
(4) EXISTING PARCEL B AND PROPOSED PARCEL D REQUIRE A SIDE STREET SETBACK FROM EKWILL STREET PURSUANT TO SECTION 17.73.020 AND PARKING SETBACK FROM THE EKWILL STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 17.38.070(B).
(5) EXISTING PARCELS A AND B AND PROPOSED PARCELS C AND D ARE SUBJECT TO A CONJUNCTIVE PARKING AGREEMENT IN ACCORDANCE WITH SECTION 17.38.070(C)(2) TITLED RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT #2007-0048962, OFFICIAL RECORDS, COUNTY OF SANTA BARBARA ("REA").

under separate permit

- AUTOMATIC FIRE SPRINKLER SYSTEM
- SIGNAGE

parcel statistics

PROPOSED PARCEL 'D' (PROPOSED SEYMOUR DUNCAN 2-STORY R&D BUILDING)

SITE STATISTICS															
	LOT SIZE	MAX. ALLOWABLE FLOOR AREA RATIO (F.A.R.)	FLOOR AREA RATIO (F.A.R.)	MAX. ALLOWABLE BUILDING COVERAGE	TOTAL BUILDING COVERAGE (BLDG. FOOTPRINT)	ACCESSORY STRUCTURE	DRIVEWAYS & DRIVE AISLES	PARKING AREA	CONCRETE SIDEWALK & CURBS	TOTAL IMPERVIOUS SURFACES	OPEN SPACE	LANDSCAPE AREA	PERMEABLE PAVERS	DECOMPOSED GRANITE TRAILS	TOTAL PERMEABLE SURFACES
SITE GROSS AREA	89,078 SF (2.04 AC) (100%)	NOT APPLICABLE IN OI ZONE	0.38	40%	22,002 SF (24.70%)	700 SF (0.79%)	29,633 SF (33.27%)	7,279 SF (8.17%)	7,130 SF (8.00%)	44,042 SF (49.44%)	N/A	15,315 SF (17.19%)	4,576 SF (5.14%)	2,443 SF (2.74%)	22,334 SF (25.07%)
SITE NET AREA	72,702 SF (1.67 AC) (100%)		0.47	40%	22,002 SF (30.26%)	700 SF (0.96%)	20,797 SF (28.61%)	7,279 SF (10.01%)	4,602 SF (6.33%)	32,678 SF (44.95%)	N/A	10,303 SF (14.17%)	4,576 SF (6.29%)	2,443 SF (3.36%)	17,322 SF (23.83%)

parking statistics

17.38 PARKING COMPLIANCE TABLES

Proposed Parking			Parking Totals				Vehicular Parking Breakdown																		Truck Loading			Bicycle Parking								
Summary Parking Compliance Table	Requirement (1) §17.38.040	Floor Area §17.03.70	Required §17.38.040	Proposed On-Site Parking	REA (2) Allocated	Compliance	Standard Parking Provided On-Site	Compact Parking General Plan TE 9.5				Accessible (2019 CBC Table 11B-208.2)					Charging Stalls §17.38.110(G)					Parking Reductions - Motorcycle §17.38.050(A)			Loading			Short Term Bicycle Parking §17.38.090(A)(1)			Long Term Bicycle Parking §17.38.090(B)(1)			Bicycle Charging §17.38.090(C)		
								Allowed	Provided On-Site	REA (1) Allocated	Comply	Total Required	Standard Provided	EV Provided	Total Provided	Comply	Total Required	Standard Provided	Accessible	Total Provided	Comply	Allowed	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply	Required	Provided	Comply
Parcel A	1 space per 300 sf of Floor Area	80,954	270	**244**	270	✓	153	48	48	48	✓	6	3	3	6	✓	27	25	3	28	✓	13	12	✓	0	0	✓	27	28	✓	27	28	✓	6	6	✓
								20%	18%	18%		2%	1%	1%	2%		10%	9%	1%	10%		5%	5%					10%	10%		10%	10%		10%	11%	
Parcel B	1 space per 300 sf of Floor Area	68,142	228	**216**	228	✓	138	43	40	40	✓	5	4	2	6	✓	23	22	2	24	✓	11	10	✓	0	0	✓	23	24	✓	23	23	✓	5	5	✓
								20%	18%	18%		2%	1%	0%	2%		10%	9%	0%	10%		5%	4%					10%	10%		10%	10%		10%	10%	
Parcel C	1 space per 300 sf of Floor Area	13,620	46	**128**	46	✓	100	25	19	25	✓	1	2	1	3	✓	5	4	1	5	✓	2	2	✓	0	0	✓	4	6	✓	4	5	✓	1	2	✓
								20%	41%	54%		2%	4%	2%	6%		10%	8%	2%	10%		5%	4%					10%	13%		10%	11%		10%	25%	
Parcel D	1 space per 300 sf of Floor Area	33,166	111	**67**	111	✓	38	13	10	4	✓	3	2	2	4	✓	12	10	2	12	✓	5	5	✓	2	2	✓	11	12	✓	11	12	✓	3	4	✓
								20%	9%	4%		2%	1%	1%	3%		10%	9%	1%	10%		5%	5%					10%	10%		10%	11%		10%	1%	
Total	**1 space per 300 sf of Floor Area**	**195,882**	**655**	**655**	**655**	✓	**429**	**131**	**117**	**117**	✓	**15**	**11**	**8**	**19**	✓	**67**	**61**	**8**	**69**	✓	**31**	**29**	✓	**2**	**2**	✓	**65**	**70**	✓	**65**	**68**	✓	**15**	**17**	✓
								20%	**18%**	**18%**		**2%**	**1%**	**1%**	**2%**		**10%**	**9%**	**1%**	**10%**		**5%**	**5%**					**10%**	**10%**		**10%**	10%		**10%**	**3%**	

(1) Applicable Use Classifications: Business Services; Banks and Financial Institutions; Government Buildings; Information Technology; Instructional Services; Media Production; Medical, Dental & Health Related Services; Professional Services; Personal Services; Social Services; and R&D and Technology
(2) See conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills . california 91301
v. 818.584.0057 f. 818.584.0019
w. pkarchitecture.net

Development Plan Amendment, Subdivision and New Development Plan
5385 Hollister Avenue, Goleta, CA (apn: 071-140-075) for
Patterson Associates, LLC and Seymour Duncan

parcel 'D' - site statistics

Patterson Associates, LLC
(805) 964-7200

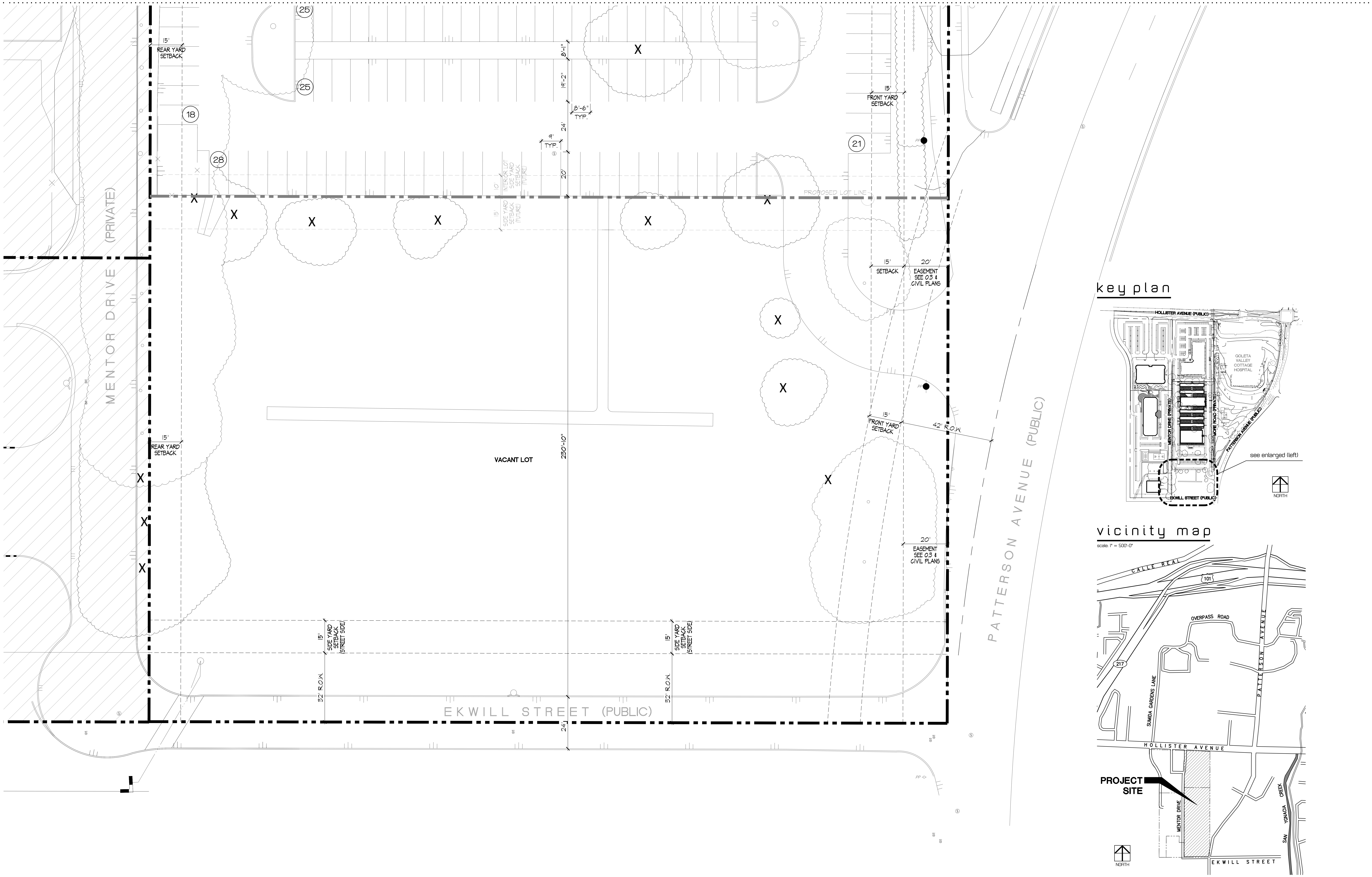
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021
	REVISED SHEET	12-13-2021

D.A.0.1



19-59.60

pk:a

pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'D' - existing site plan

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

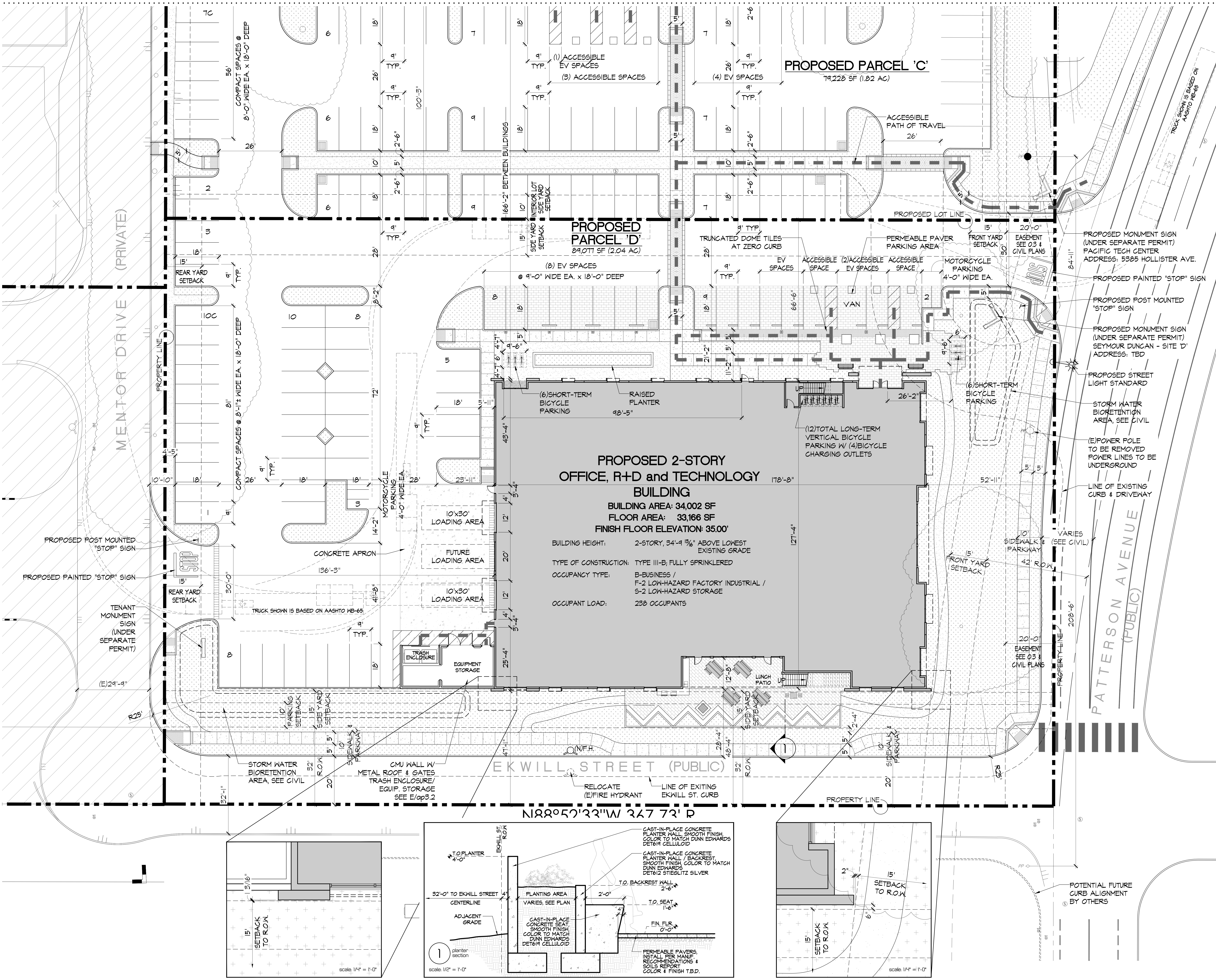
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue
Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

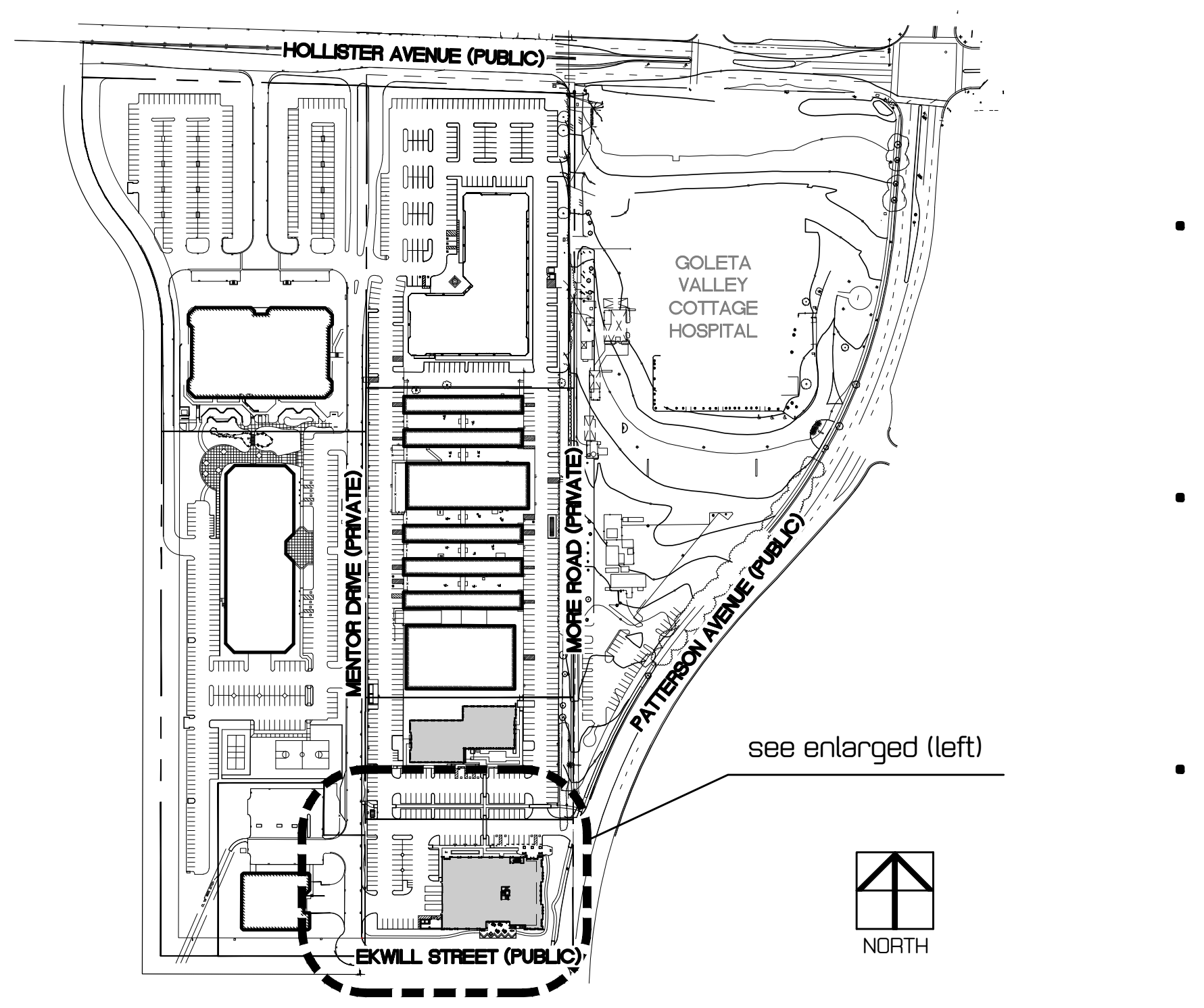
D.A.1.0


PROPOSED PARCEL 'C'
79,228 SF (1.82 AC)
PROPOSED PARCEL 'D'
89,071 SF (2.04 AC)
COMPACT SPACES @ 8'-0" WIDE EA. x 18'-0" DEEP
COMPACT SPACES @ 8'-1½ WIDE EA. x 18'-0" DEEP
(1) ACCESSIBLE EV SPACES
(3) ACCESSIBLE SPACES
(4) EV SPACES
ACCESSIBLE PATH OF TRAVEL
PROPOSED LOT LINE
166'-2" BETWEEN BUILDINGS
INTERIOR LOT SIDE YARD SETBACK
SIDE YARD SETBACK
(8) EV SPACES @ 9'-0" WIDE EA. x 18'-0" DEEP
TRUNCATED DOME TILES AT ZERO CURB
PERMEABLE PAVER PARKING AREA
EV SPACES
ACCESSIBLE SPACE
(2)ACCESSIBLE EV SPACES
MOTORCYCLE PARKING 4'-0" WIDE EA.
FRONT YARD SETBACK
EASEMENT SEE 0.3 & CIVIL PLANS
VAN
REAR YARD SETBACK
MENTOR DRIVE (PRIVATE)
PROPERTY LINE
(6)SHORT-TERM BICYCLE PARKING
RAISED PLANTER
98'-5"
(12)TOTAL LONG-TERM VERTICAL BICYCLE PARKING W/ (4)BICYCLE CHARGING OUTLETS
PROPOSED 2-STORY OFFICE, R+D and TECHNOLOGY BUILDING
BUILDING AREA: 34,002 SF
FLOOR AREA: 33,166 SF
FINISH FLOOR ELEVATION: 35.00'
BUILDING HEIGHT: 2-STORY, 34'-9 13/16" ABOVE LOWEST EXISTING GRADE
TYPE OF CONSTRUCTION: TYPE III-B; FULLY SPRINKLERED
OCCUPANCY TYPE: B-BUSINESS / F-2 LOW-HAZARD FACTORY INDUSTRIAL / S-2 LOW-HAZARD STORAGE
OCCUPANT LOAD: 238 OCCUPANTS
178'-8"
127'-4"
MOTORCYCLE PARKING 4'-0" WIDE EA.
10'x30' LOADING AREA
FUTURE LOADING AREA
CONCRETE APRON
136'-3"
TRUCK SHOWN IS BASED ON AASHTO WB-65
PROPOSED POST MOUNTED "STOP" SIGN
PROPOSED PAINTED "STOP" SIGN
TENANT MONUMENT SIGN (UNDER SEPARATE PERMIT)
TRASH ENCLOSURE
EQUIPMENT STORAGE
LUNCH PATIO
(E)29'-9"
R25'
PARKING SETBACK
SIDEWALK & PARKWAY
STORM WATER BIORETENTION AREA, SEE CIVIL
CMU WALL W/ METAL ROOF & GATES TRASH ENCLOSURE/ EQUIP. STORAGE SEE E/ap3.2
EKWILL STREET (PUBLIC)
RELOCATE (E)FIRE HYDRANT
LINE OF EXITING EKWILL ST. CURB
PROPERTY LINE
N88°52'33"W 347.73' R
PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT) PACIFIC TECH CENTER ADDRESS: 5385 HOLLISTER AVE.
PROPOSED PAINTED "STOP" SIGN
PROPOSED POST MOUNTED "STOP" SIGN
PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT) SEYMOUR DUNCAN - SITE 'D' ADDRESS: TBD
PROPOSED STREET LIGHT STANDARD
STORM WATER BIORETENTION AREA, SEE CIVIL
(E)POWER POLE TO BE REMOVED POWER LINES TO BE UNDERGROUND
LINE OF EXISTING CURB & DRIVEWAY
VARIES (SEE CIVIL)
10' SIDEWALK & PARKWAY
42' R.O.W.
FRONT YARD SETBACK
PATTERSON AVENUE (PUBLIC)
208'-6"
84'-11"
TRUCK SHOWN IS BASED ON AASHTO WB-65
POTENTIAL FUTURE CURB ALIGNMENT BY OTHERS
SETBACK TO R.O.W.
scale: 1/4" = 1'-0"
T.O.PLANTER 4'-0"
EKWILL ST. R.O.W.
32'-0" TO EKWILL STREET CENTERLINE
ADJACENT GRADE
PLANTING AREA VARIES, SEE PLAN
CAST-IN-PLACE CONCRETE PLANTER WALL, SMOOTH FINISH, COLOR TO MATCH DUNN EDWARDS DET619 CELLULOID
CAST-IN-PLACE CONCRETE PLANTER WALL / BACKREST, SMOOTH FINISH, COLOR TO MATCH DUNN EDWARDS DET612 STIEGLITZ SILVER
T.O. BACKREST WALL 2'-6"
T.O. SEAT 1'-6"
CAST-IN-PLACE CONCRETE SEAT, SMOOTH FINISH, COLOR TO MATCH DUNN EDWARDS DET619 CELLULOID
FIN. FLR. 0'-0"
PERMEABLE PAVERS, INSTALL PER MANUF. RECOMMENDATIONS & SOILS REPORT COLOR & FINISH T.B.D.
1 planter section
scale: 1/2" = 1'-0"

symbols legend

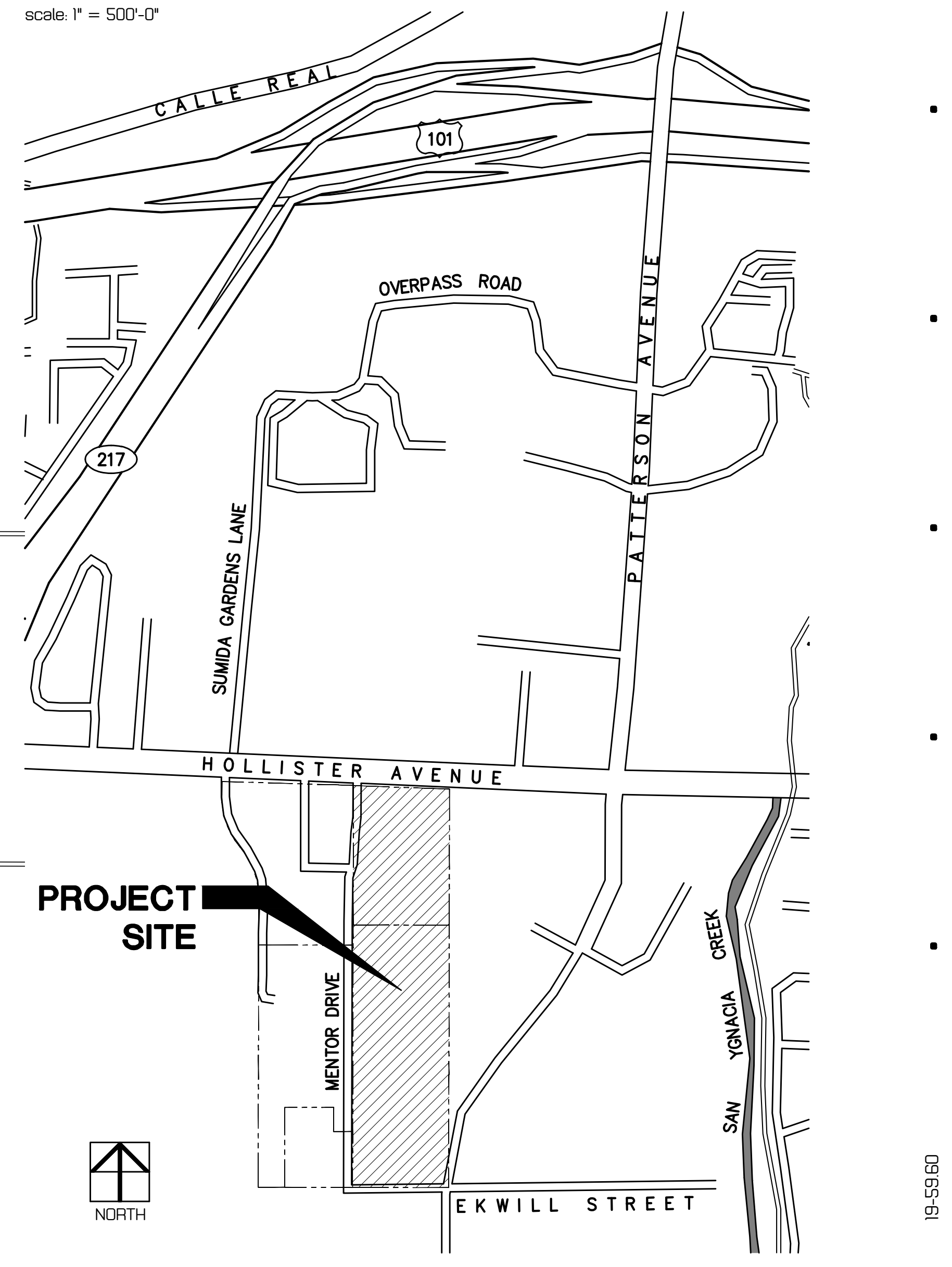
- ▨ LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- ▨ PERMEABLE PAVERS, REFER TO LANDSCAPE DRAWINGS
- ▨ CONCRETE SIDEWALK & WALKWAYS, REFER TO CIVIL DRAWINGS
- ▨ DECOMPOSE GRANITE SURFACE, REFER TO LANDSCAPE DRAWINGS

key plan



vicinity map

scale: 1" = 500'-0"



19-5960

pk:a
pk:architecture

29619 agoura road
agoura hills . california 91301

v. 818.584.0057 f. 818.584.0019

w. pkarchitecture.net

parcel 'D' - proposed site plan

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

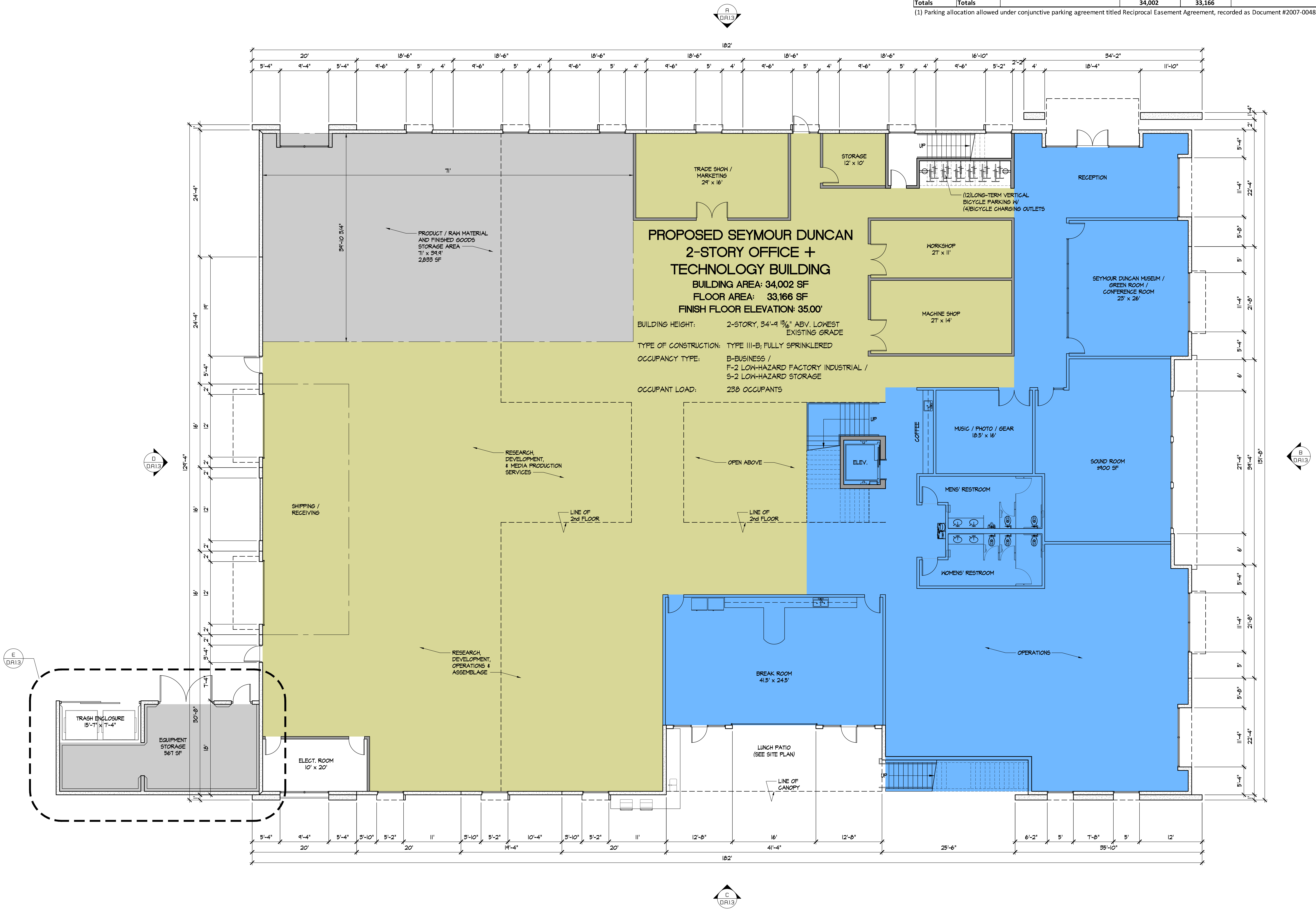
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021
	REVISED SHEET	12-13-2021

D.A.1.1

Proposed Parcel D - 5383 Hollister Avenue (TBD)					Section 17.38.040				
Building	Location	Tenant	CBC 2019 Sec.202 Building Area (SF)	Sec. 17.03.070 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	REA Parking Provided (1)	Compliance
First Floor	R&D /Media	Seymour Duncan	11,315	11,037	R&D and Technology / Media Production Services	1 space per 500 sf	22	37	✓
First Floor	Warehouse	Seymour Duncan	2,904	2,833	Warehouse (Accessory use)	1 space per 1000 sf	3	9	✓
First Floor	Offices	Seymour Duncan	7,669	7,480	Business Services	1 space per 300 sf	25	25	✓
Second Floor	Offices	Seymour Duncan	12,114	11,816	Business Services	1 space per 300 sf	39	39	✓
Totals	**Totals**		**34,002**	**33,166**			**89**	**111**	✓

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")



PROPOSED SEYMOUR DUNCAN
2-STORY OFFICE +
TECHNOLOGY BUILDING
BUILDING AREA: 34,002 SF
FLOOR AREA: 33,166 SF
FINISH FLOOR ELEVATION: 35.00'

BUILDING HEIGHT: 2-STORY, 34'-9 13/16" ABV. LOWEST EXISTING GRADE
TYPE OF CONSTRUCTION: TYPE III-B; FULLY SPRINKLERED
OCCUPANCY TYPE: B-BUSINESS / F-2 LOW-HAZARD FACTORY INDUSTRIAL / S-2 LOW-HAZARD STORAGE
OCCUPANT LOAD: 238 OCCUPANTS

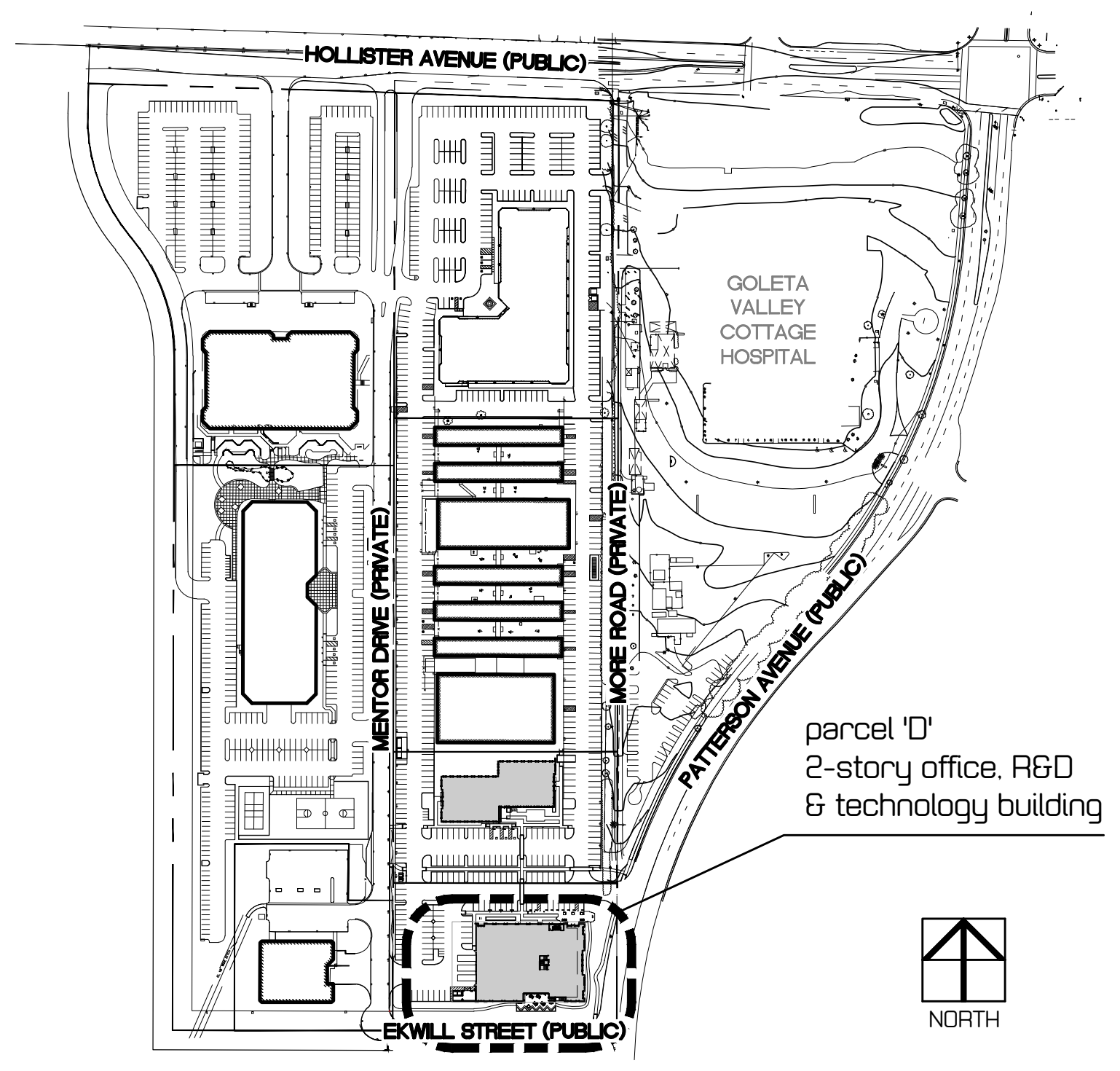
legend

🟦 DENOTES OFFICE USES
🟨 DENOTES R&D AND MEDIA PRODUCTION USES
⬜ SHADED AREA DENOTES ACCESSORY USES

ACCESSORY USE CALCULATION

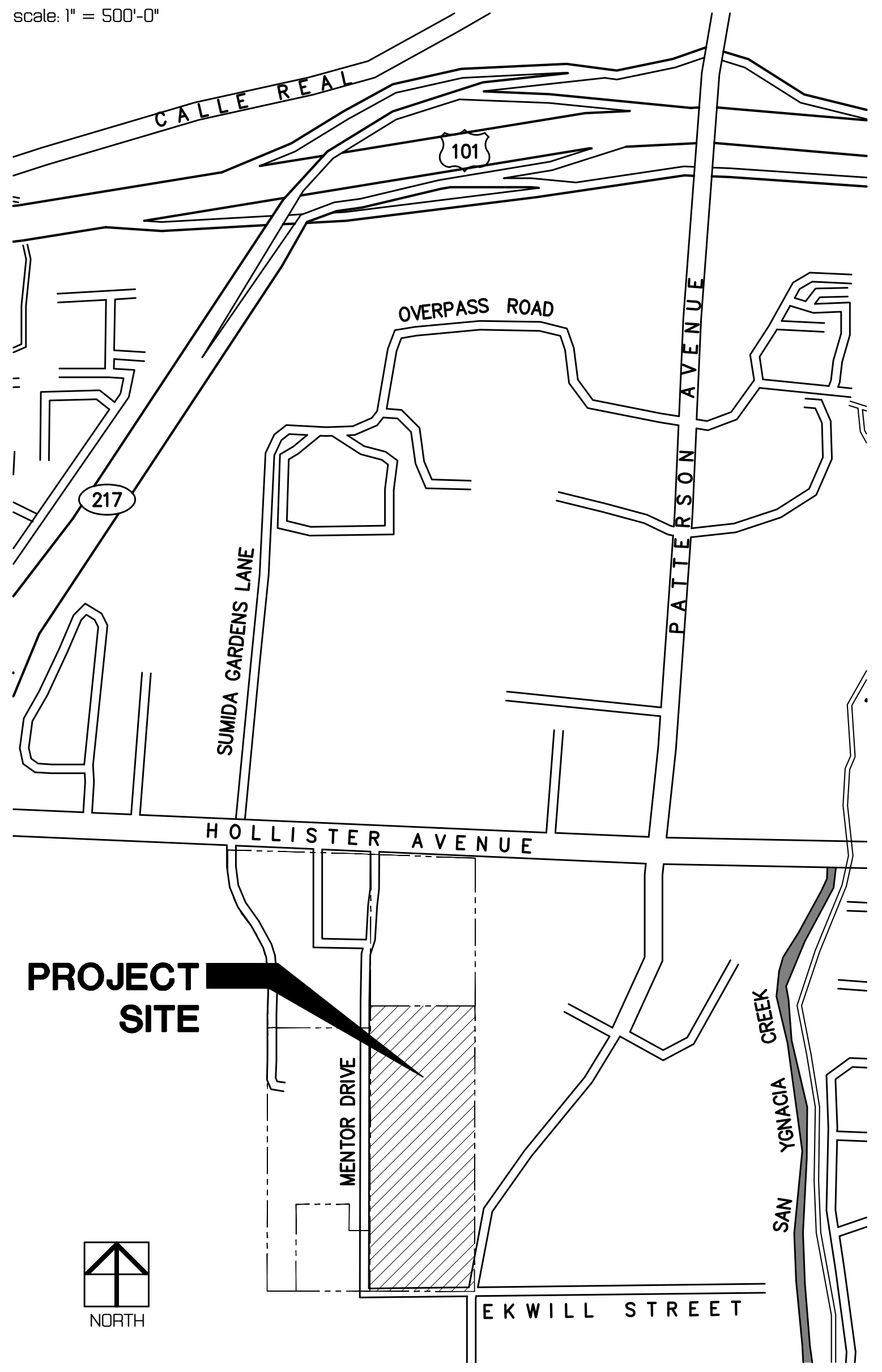
TOTAL ALLOWABLE ACCESSORY USE:	10% x 34,002 SF = 3,400 SF
EQUIPMENT STORAGE:	567 SF
MATERIAL/SUPPLY STORAGE:	2,833 SF
TOTAL PROPOSED:	3,400 SF

key plan



vicinity map

scale: 1" = 500'-0"



19-59.60

pk:architecture
29619 agoura road
agoura hills . california 91301
v. 818.584.0057 f. 818.584.0019
w. pkarchitecture.net

parcel 'D' - office, R&D & technology building
first floor plan

scale: 1/8" = 1'-0"

NORTH

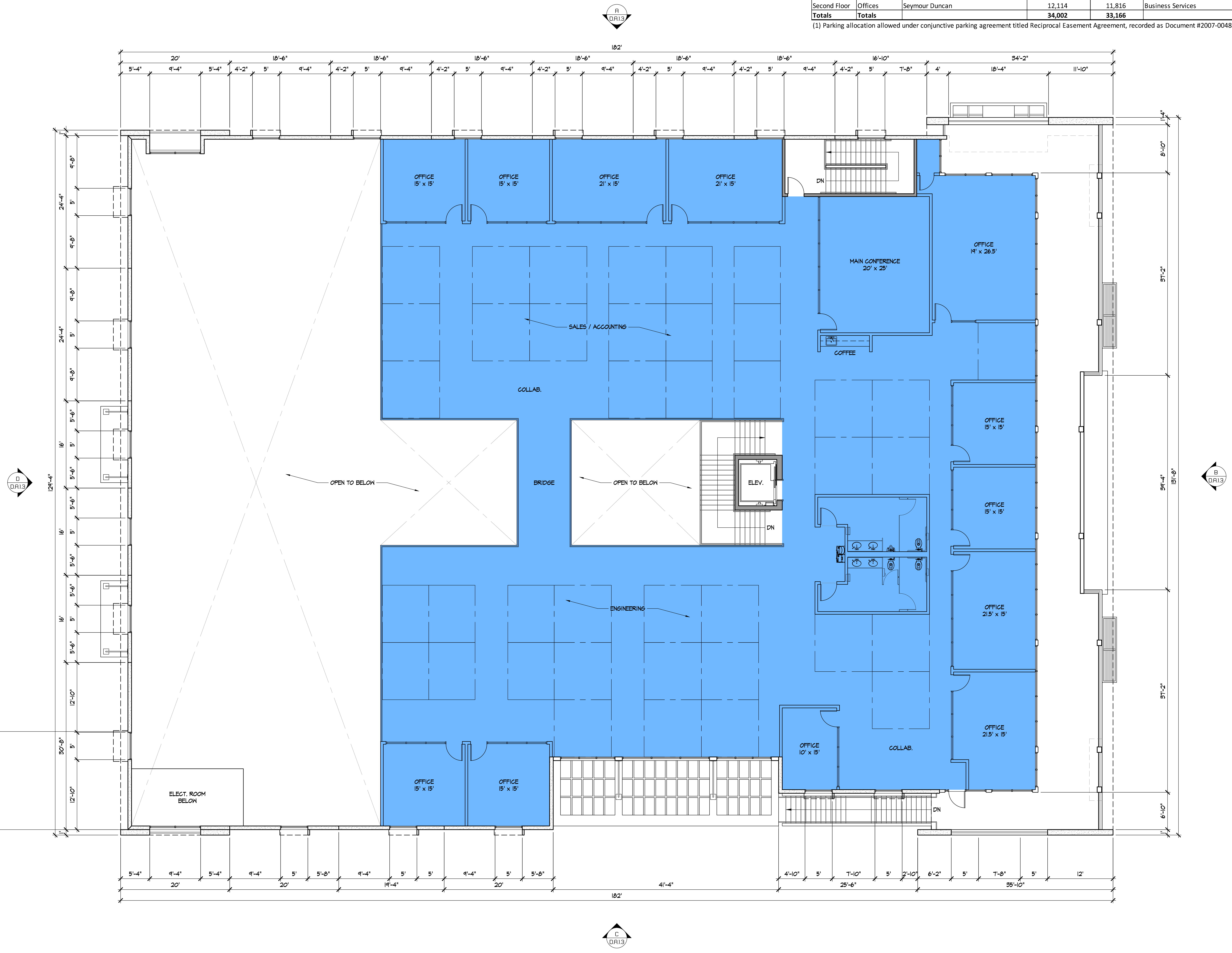
Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

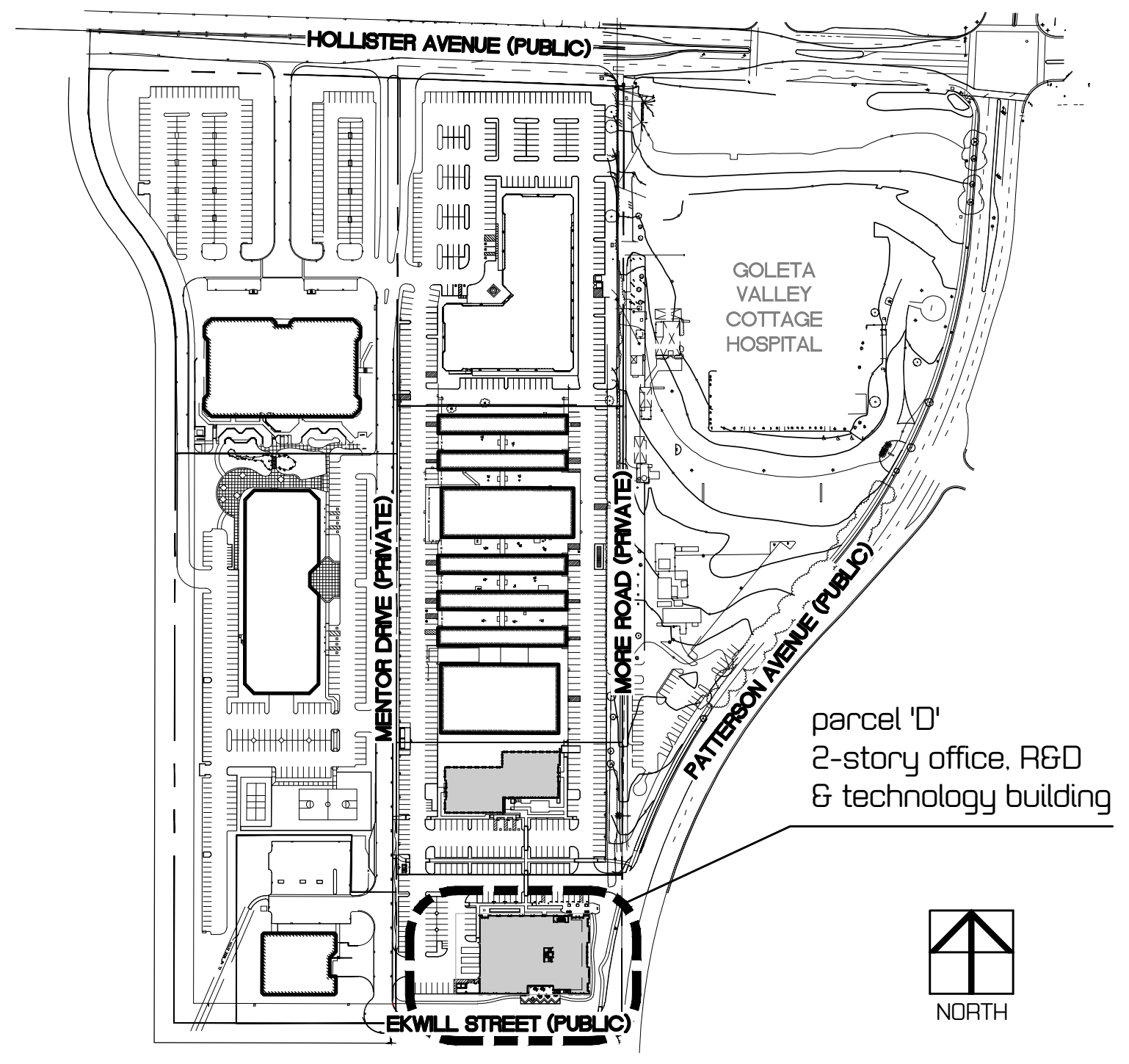
D.A.1.2a

Proposed Parcel D - 5383 Hollister Avenue (TBD)					Section 17.38.040				
Building	Location	Tenant	CBC 2019 Sec.202 Building Area (SF)	Sec. 17.03.070 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	REA Parking Provided (1)	Compliance
First Floor	R&D /Media	Seymour Duncan	11,315	11,037	R&D and Technology / Media Production Services	1 space per 500 sf	22	37	✓
First Floor	Warehouse	Seymour Duncan	2,904	2,833	Warehouse (Accessory use)	1 space per 1000 sf	3	9	✓
First Floor	Offices	Seymour Duncan	7,669	7,480	Business Services	1 space per 300 sf	25	25	✓
Second Floor	Offices	Seymour Duncan	12,114	11,816	Business Services	1 space per 300 sf	39	39	✓
Totals	**Totals**		**34,002**	**33,166**			**89**	**111**	✓

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

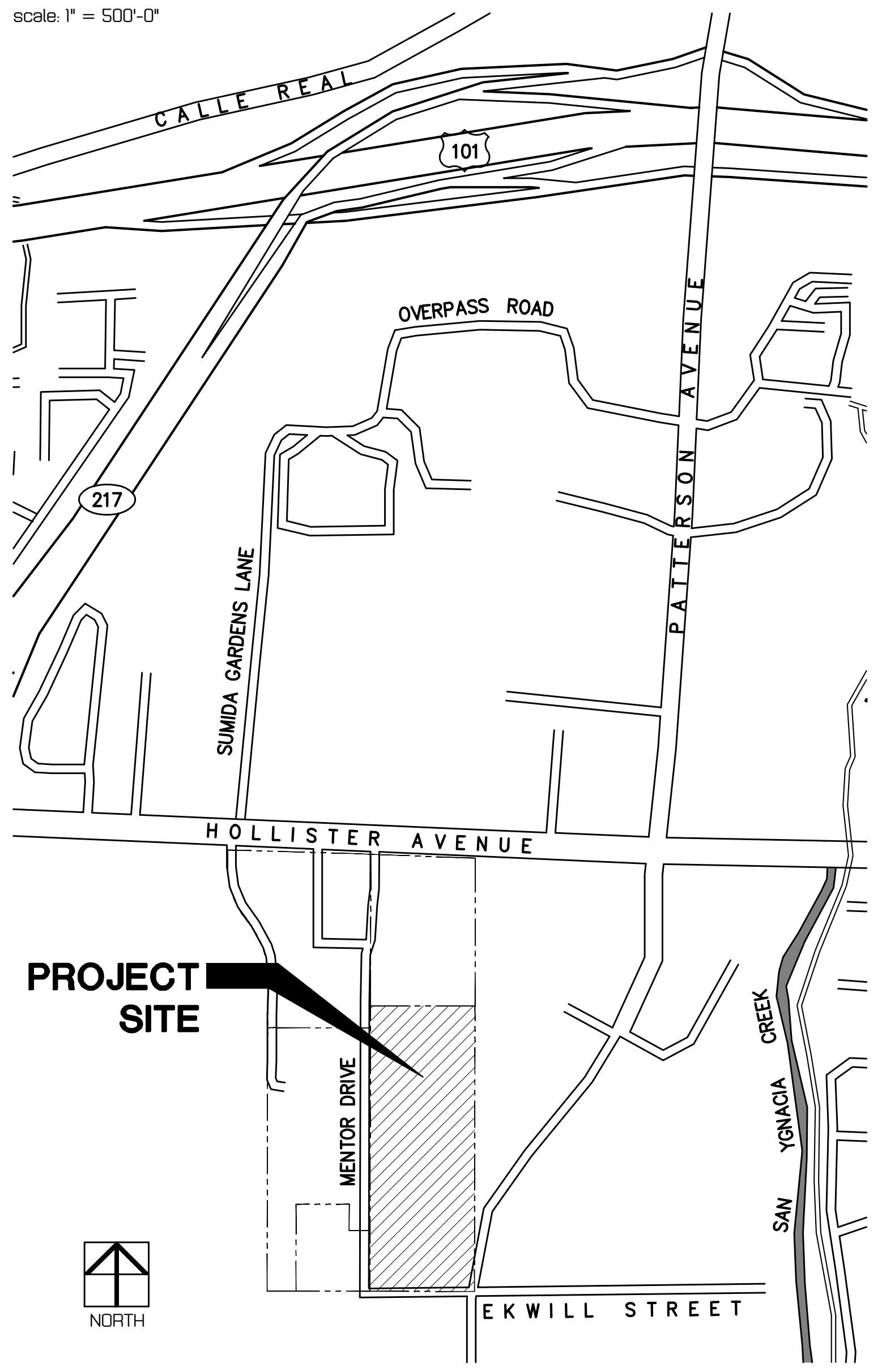


key plan



vicinity map

scale: 1" = 500'-0"



19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'D' - office, R&D & technology building
second floor plan

scale: 1/8" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

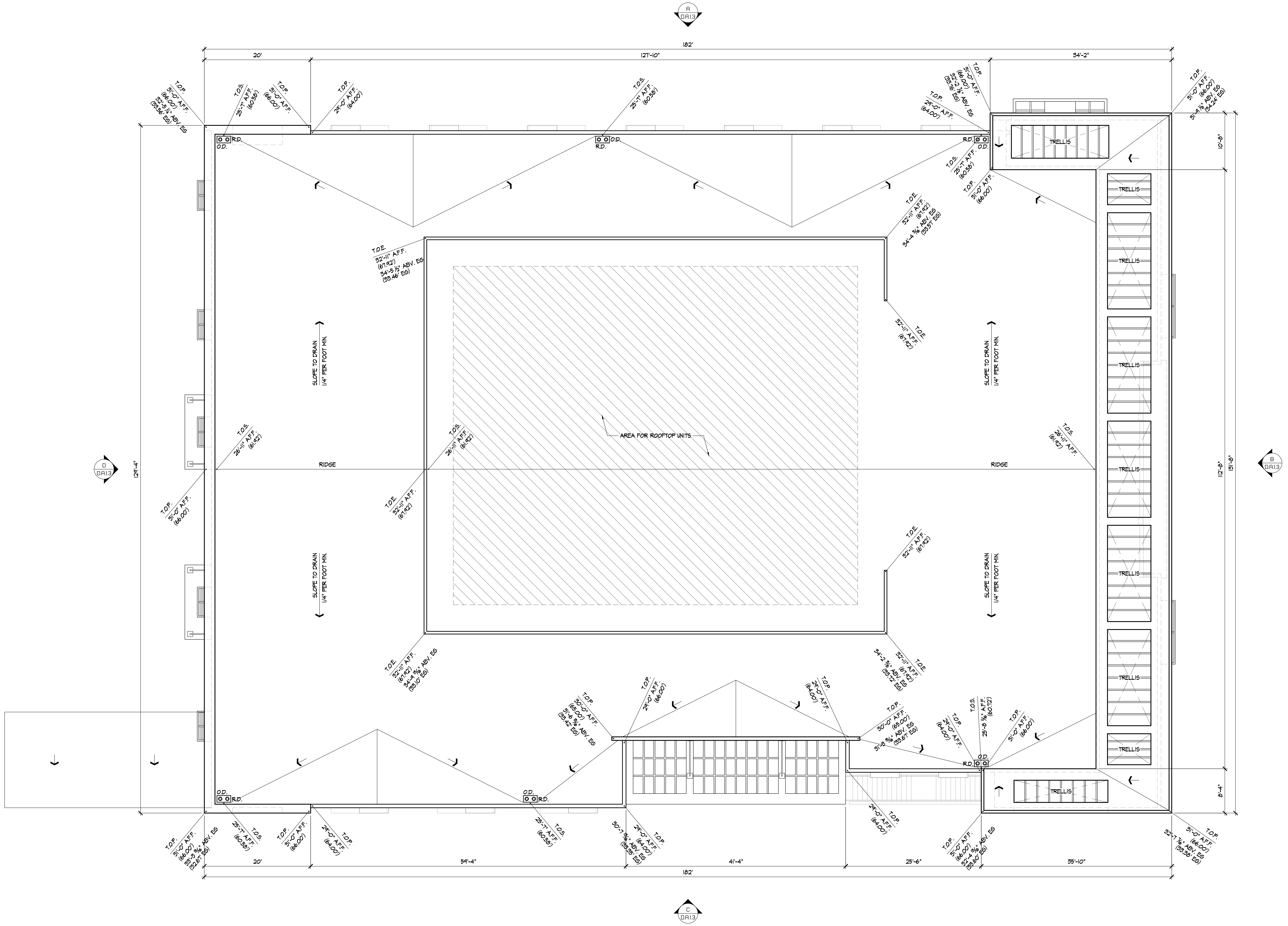
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

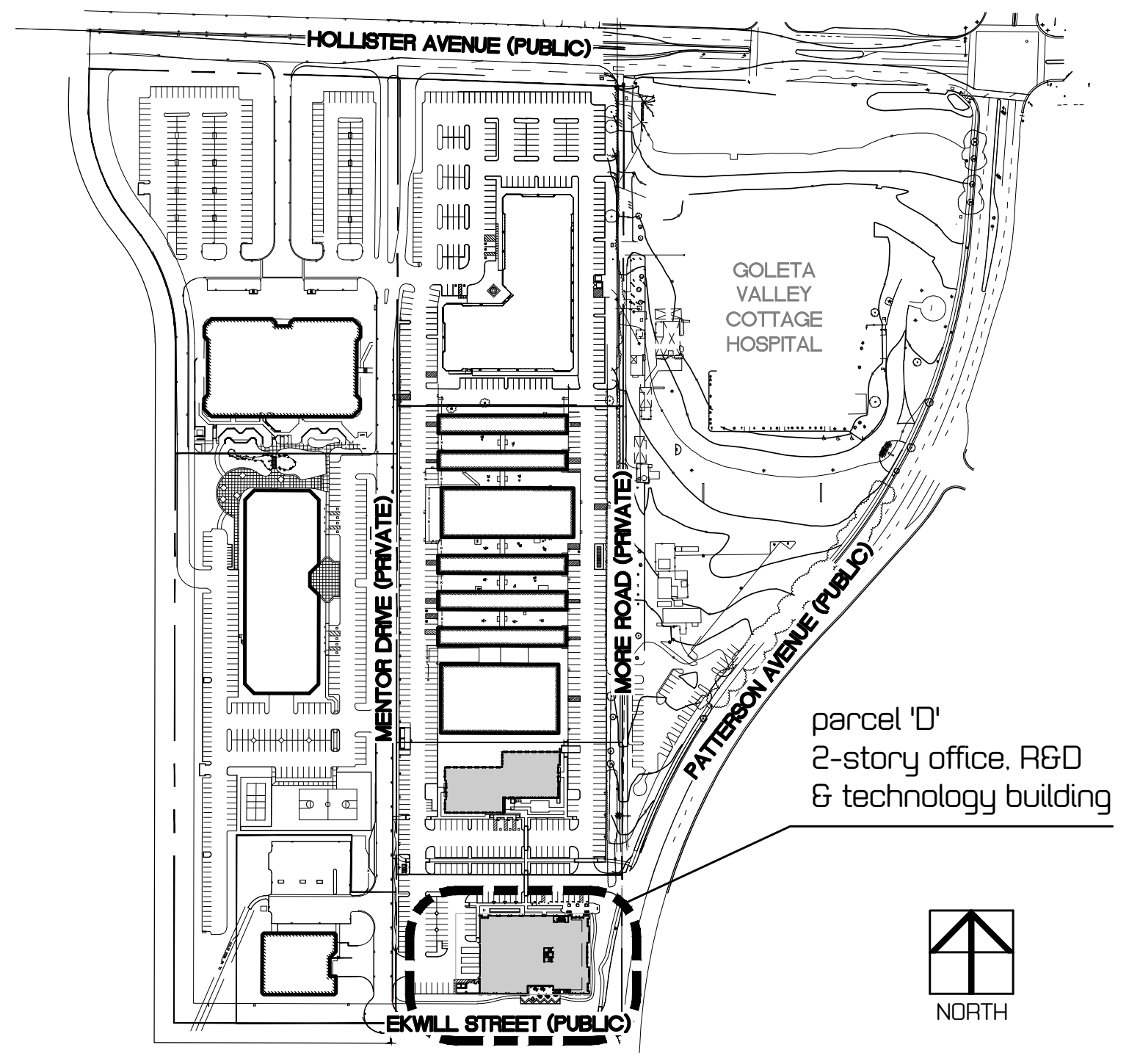
D.A1.2b



roof plan legend

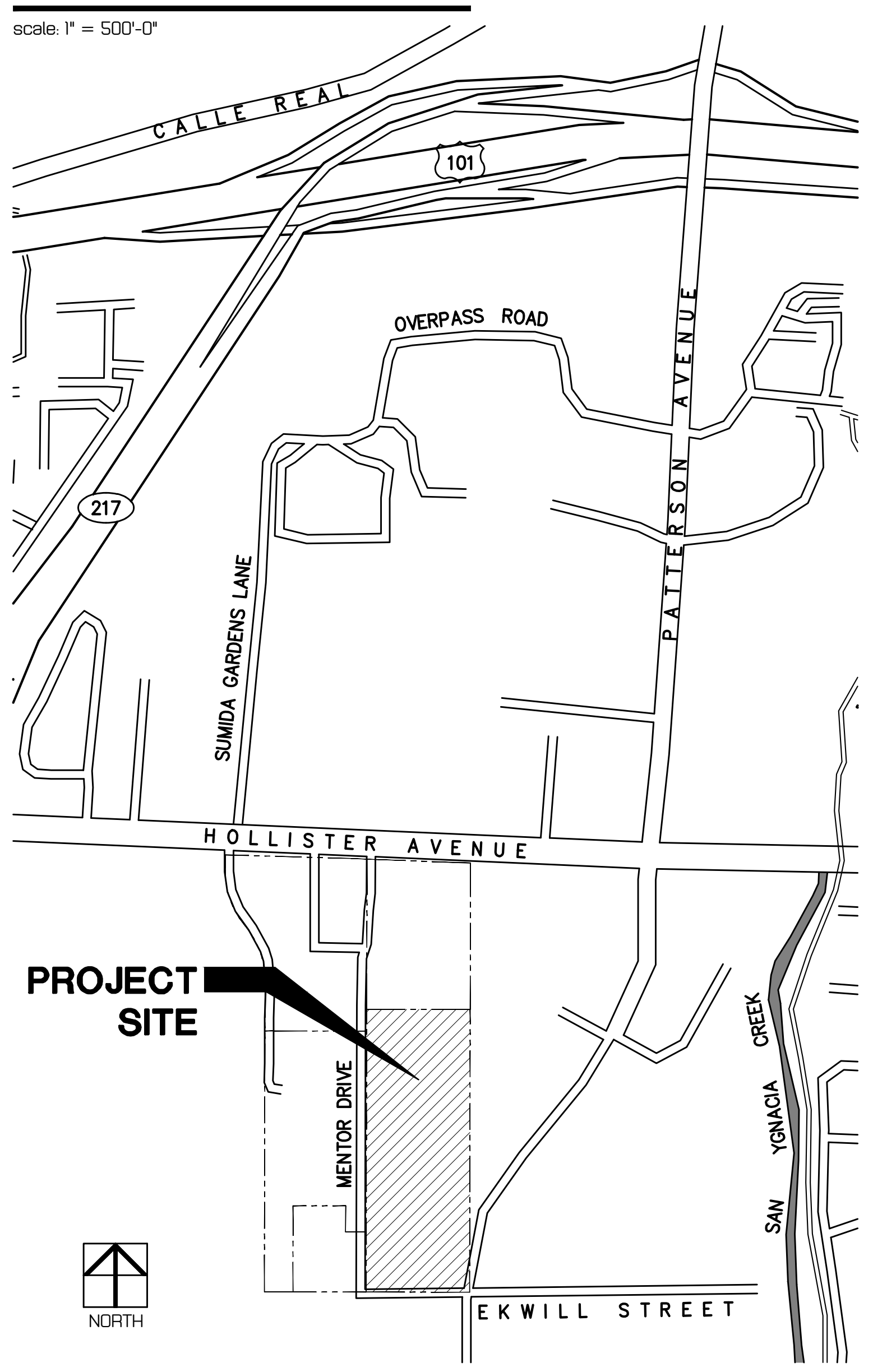
R.D. O.D. ⊡	ROOF DRAIN AND ROOF OVERFLOW DRAIN WITH SEPARATE PIPING SYSTEM
←	GENERAL DIRECTION OF DRAINAGE
▨	AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
T.O._ XX'-X"	BUILDING COMPONENT ELEVATION
A.F.F.	ABOVE FINISHED FLOOR
T.O.P.	TOP OF PARAPET WALL
T.O.S.	TOP OF ROOF SHEATHING
T.O.E.	TOP OF ROOF EQUIPMENT SCREEN
EG	EXISTING GRADE
ABV.	ABOVE

key plan


HOLLISTER AVENUE (PUBLIC)
GOLETA VALLEY COTTAGE HOSPITAL
MENTOR DRIVE (PRIVATE)
MORE ROAD (PRIVATE)
PATTERSON AVENUE (PUBLIC)
parcel 'D'
2-story office, R&D & technology building
EKWILL STREET (PUBLIC)
NORTH

vicinity map

scale: 1" = 500'-0"



19-5960

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'D' - office, R&D & technology
building roof plan

scale: 1/8" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

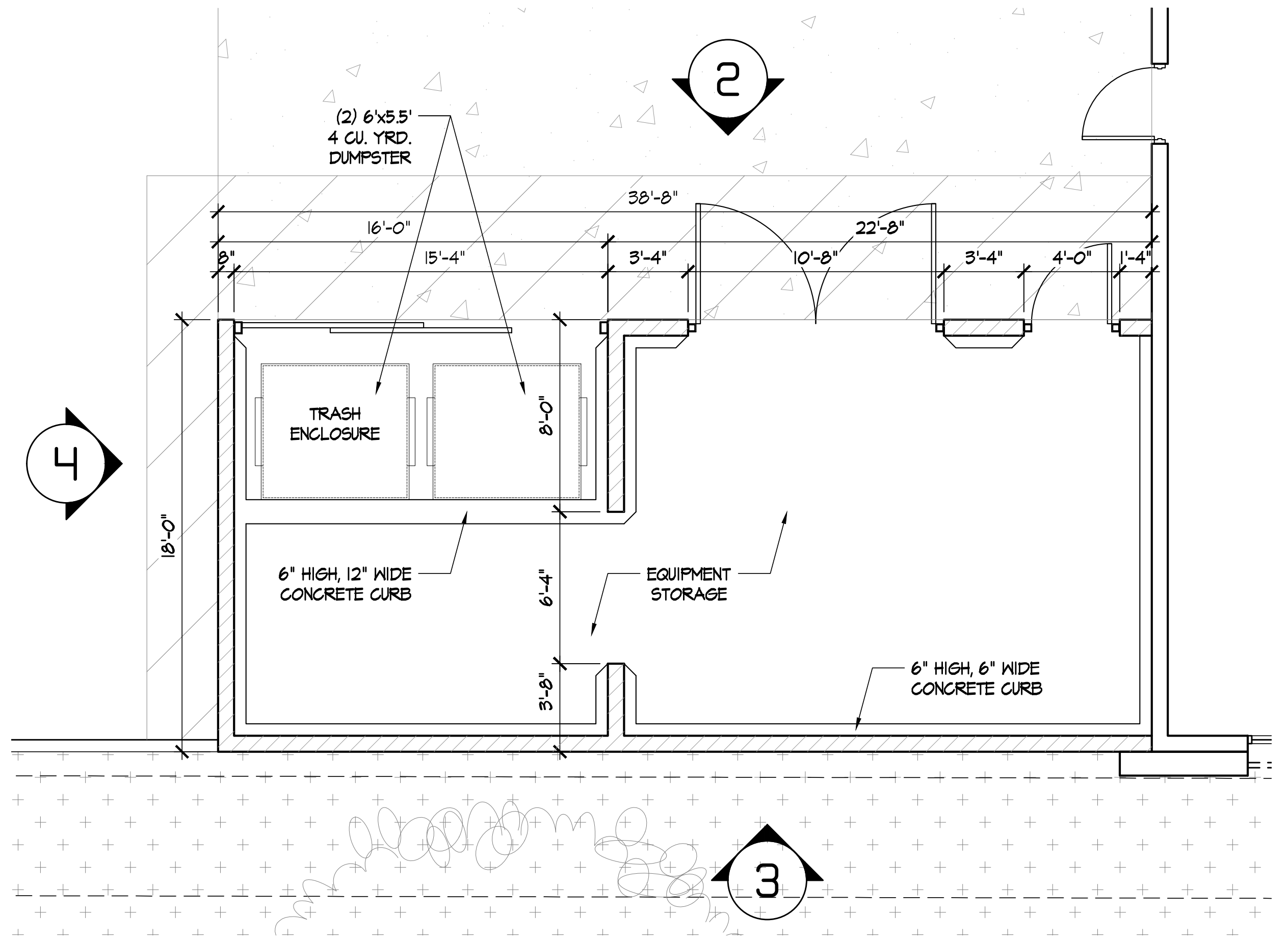
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

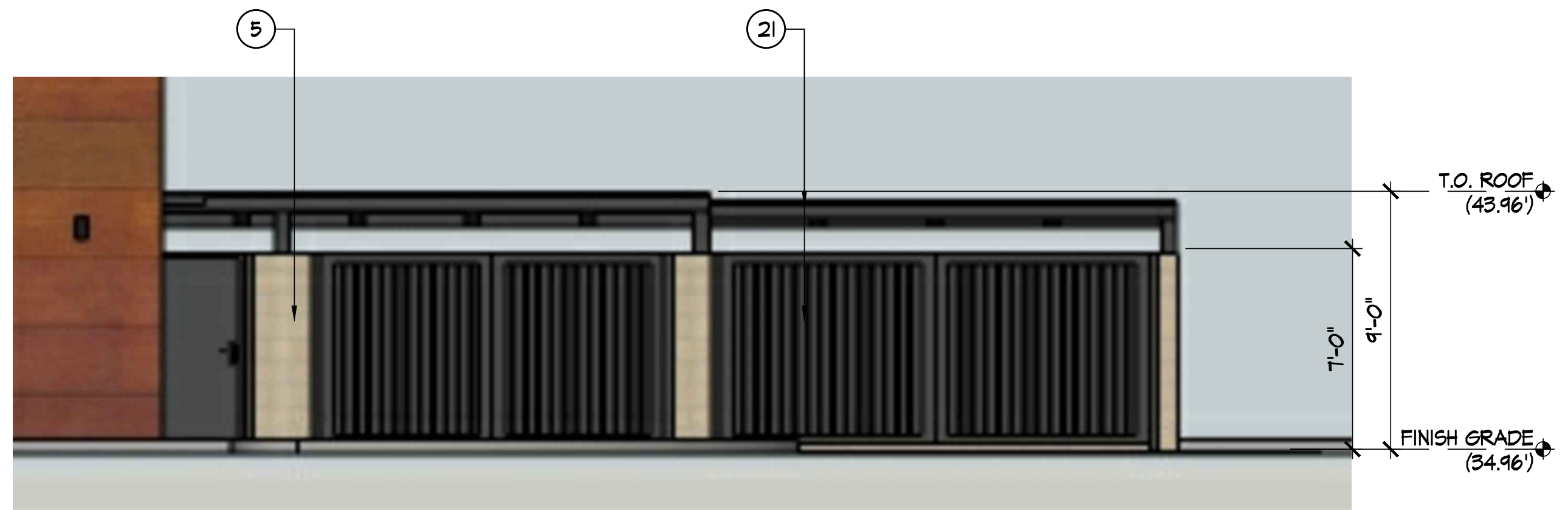
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

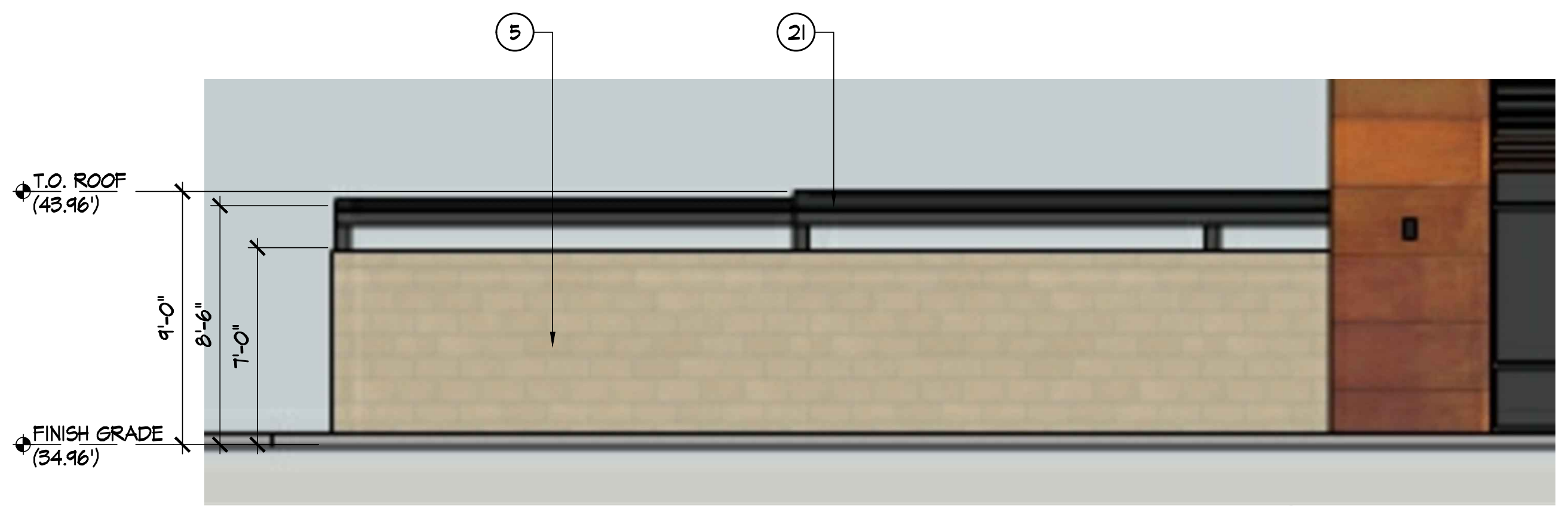
D.A.1.2c



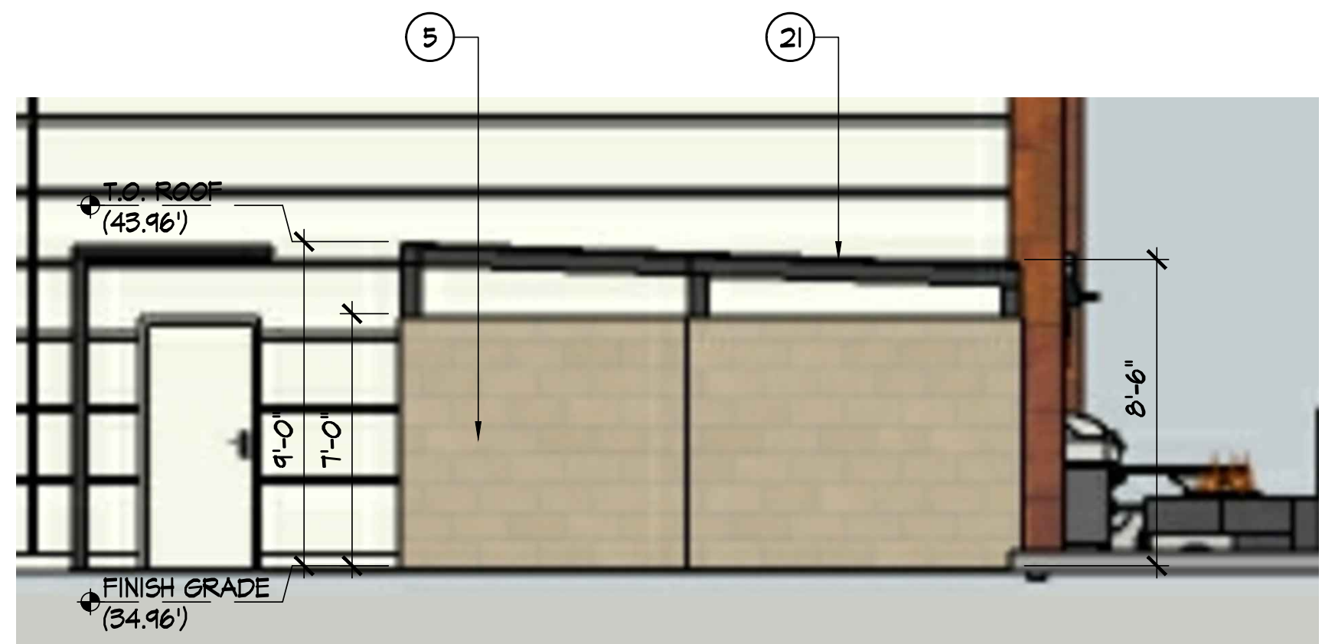
plan ①



north elevation ②

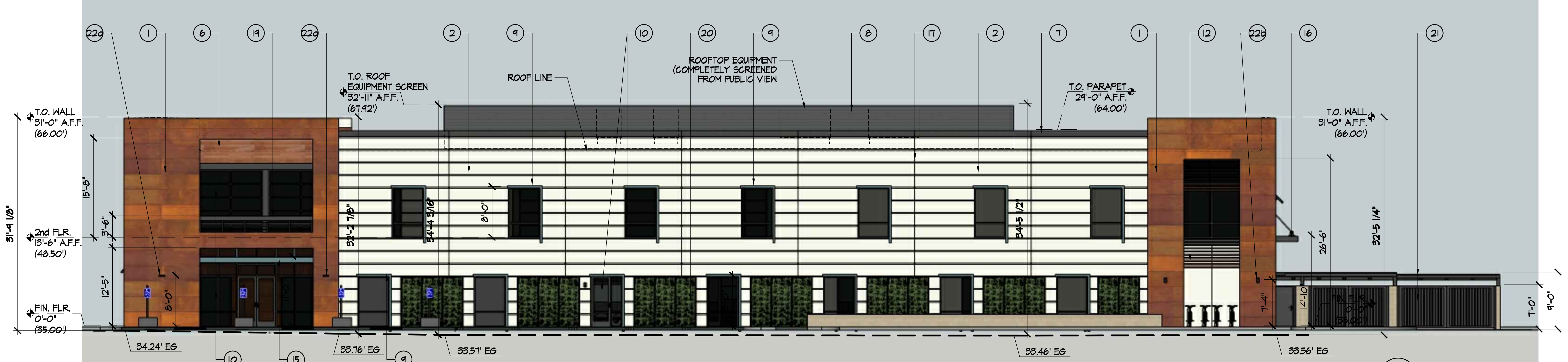


south elevation ③

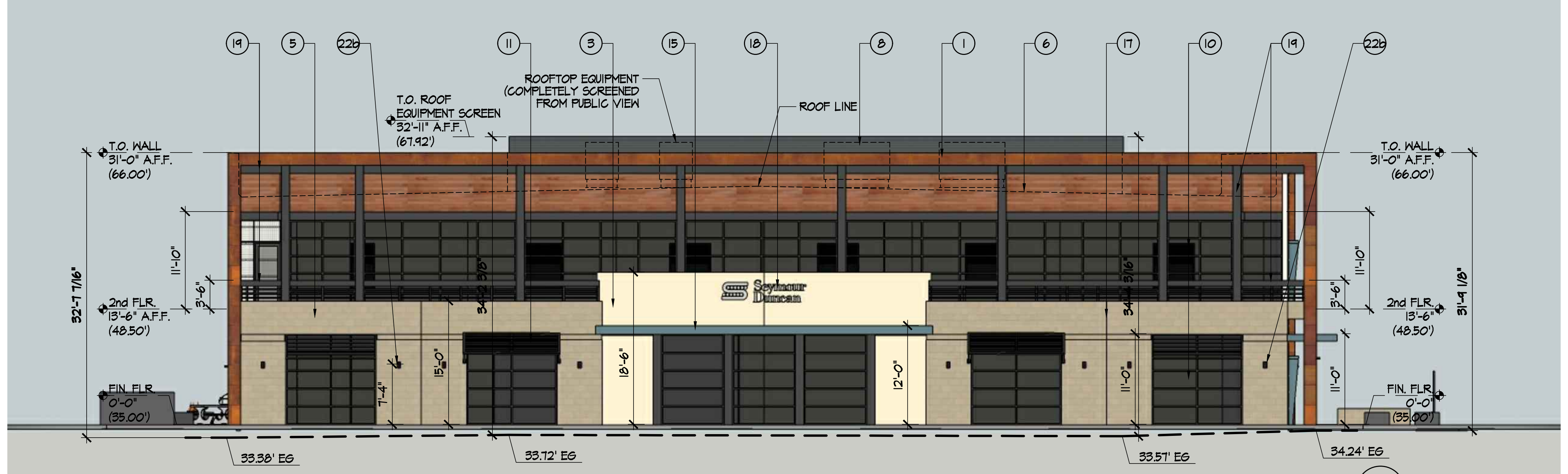


west elevation ④

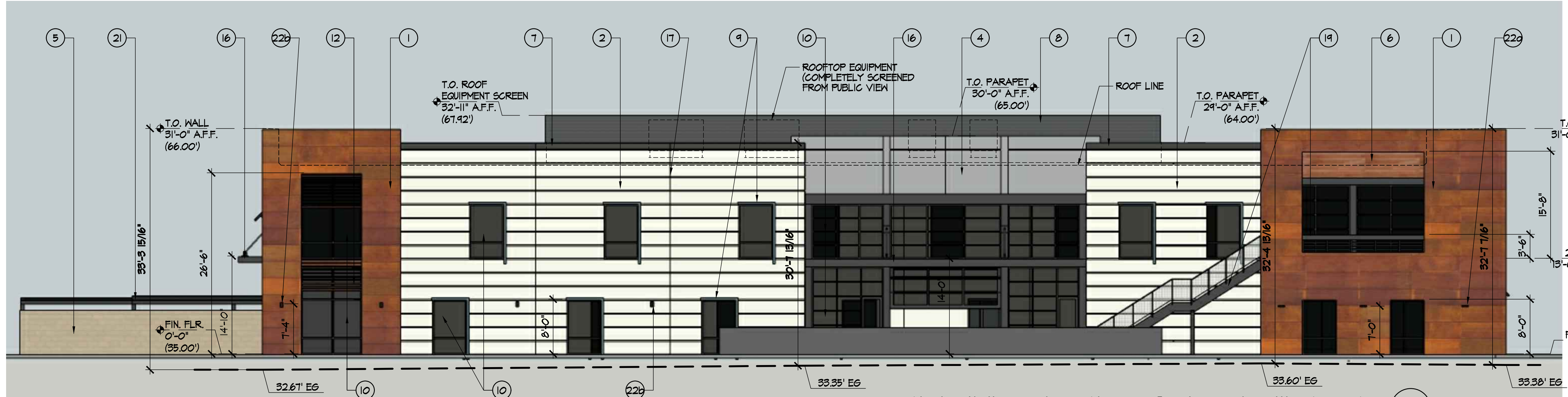
enlarged trash enclosure & equipment storage Ⓔ
scale: 3/16" = 1'-0"


22a
1
6
19
22a
2
9
10
20
9
8
17
2
7
1
12
22b
16
21
T.O. ROOF EQUIPMENT SCREEN 32'-11" A.F.F. (67.92')
ROOF LINE
ROOFTOP EQUIPMENT (COMPLETELY SCREENED FROM PUBLIC VIEW
T.O. PARAPET 29'-0" A.F.F. (64.00')
T.O. WALL 31'-0" A.F.F. (66.00')
T.O. WALL 31'-0" A.F.F. (66.00')
2nd FLR. 13'-6" A.F.F. (48.50')
FIN. FLR. 0'-0" (35.00')
31'-9 1/8"
15'-8"
3'-6"
12'-5"
8'-0"
32'-3 7/8"
34'-4 3/16"
8'-0"
34'-5 1/2"
32'-5 1/4"
26'-6"
7'-4"
14'-10"
7'-0"
9'-0"
34.24' EG
10
15
33.76' EG
9
33.57' EG
33.46' EG
33.56' EG

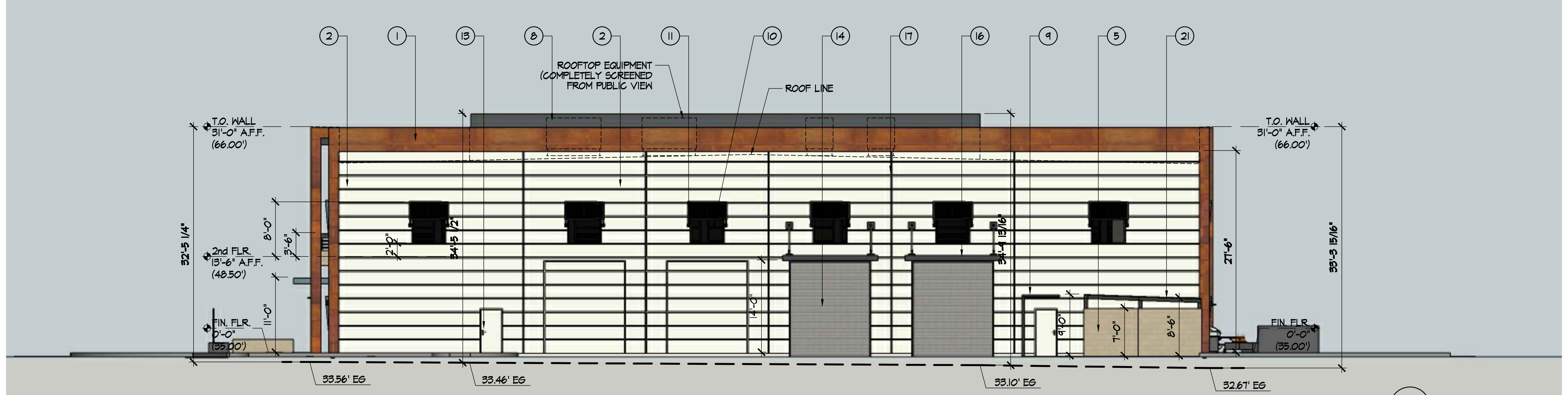
north building elevation - facing parking lot Ⓐ
scale: 3/32" = 1'-0"



east building elevation - facing patterson avenue Ⓑ
scale: 3/32" = 1'-0"


5
21
16
22b
12
1
7
2
17
9
10
16
4
8
7
2
19
6
1
22a
T.O. ROOF EQUIPMENT SCREEN 32'-11" A.F.F. (67.92')
ROOFTOP EQUIPMENT (COMPLETELY SCREENED FROM PUBLIC VIEW
T.O. PARAPET 30'-0" A.F.F. (65.00')
ROOF LINE
T.O. PARAPET 29'-0" A.F.F. (64.00')
T.O. WALL 31'-0" A.F.F. (66.00')
T.O. WALL 31'-0" A.F.F. (66.00')
2nd FLR. 13'-6" A.F.F. (48.50')
FIN. FLR. 0'-0" (35.00')
FIN. FLR. 0'-0" (35.00')
33'-3 15/16"
26'-6"
14'-10"
7'-4"
8'-0"
30'-7 13/16"
14'-0"
32'-4 13/16"
7'-0"
8'-0"
32'-7 7/16"
15'-8"
3'-6"
32.67' EG
10
10
22b
33.35' EG
33.60' EG
33.38' EG

south building elevation - facing ekwill street Ⓒ
scale: 3/32" = 1'-0"



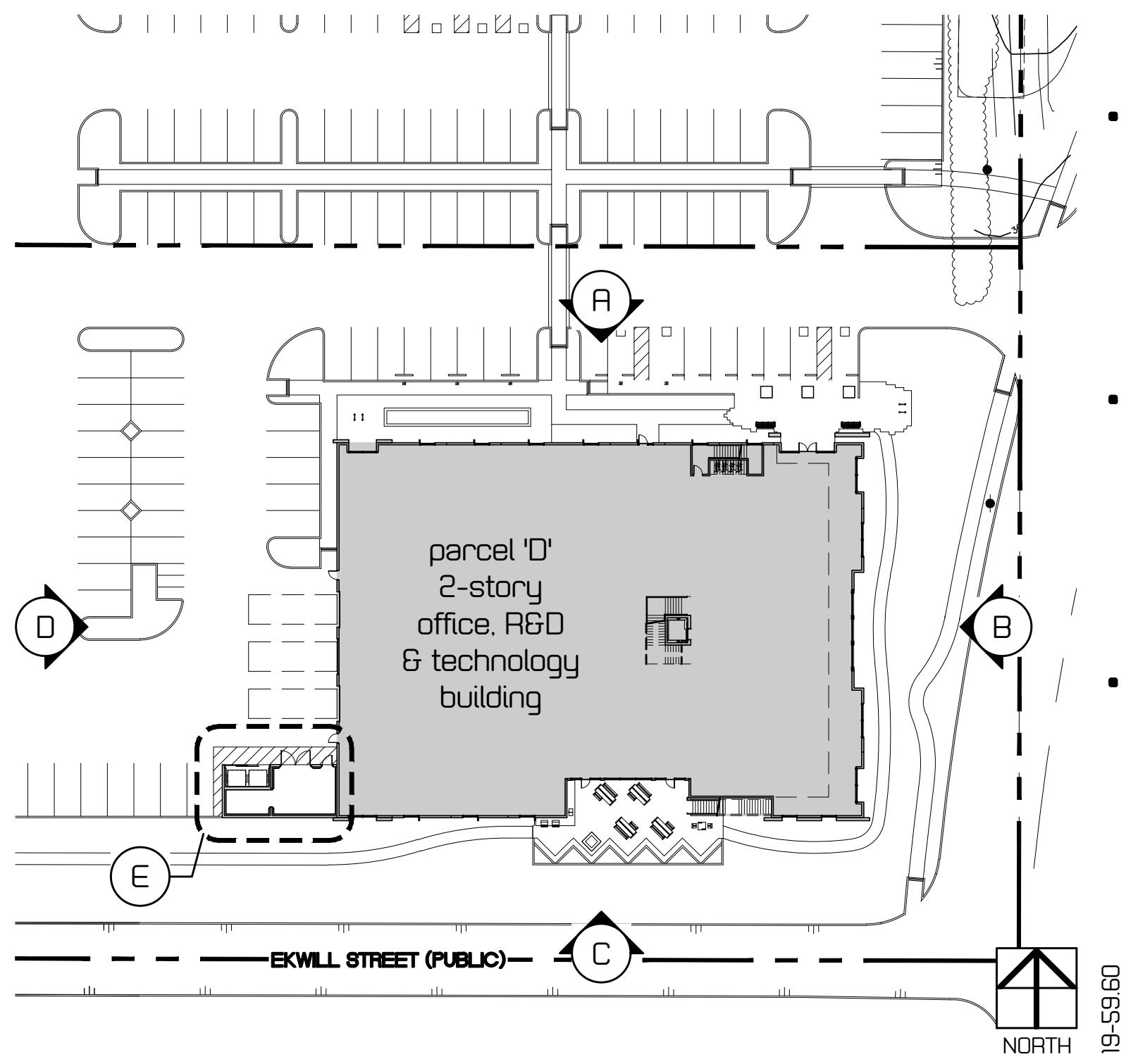
west building elevation - facing mentor drive Ⓓ
scale: 3/32" = 1'-0"

exterior materials & color

- ① FAUX CORTEN STEEL WALL CLADDING
- ② PAINTED CONCRETE TILT-UP WALL WITH HORIZONTAL FORM LINER PATTERN
  COLOR TO MATCH DUNN EDWARDS DET678 DAYDREAMING
- ③ SMOOTH PAINTED CONCRETE TILT-UP WALL
  COLOR TO MATCH DUNN EDWARDS DET660 NATURAL RADIANCE
- ④ SMOOTH PAINTED CONCRETE TILT-UP WALL WITH VERTICAL AND HORIZONTAL REVEAL
  COLOR TO MATCH DUNN EDWARDS DET612 STIEGLITZ SILVER
- ⑤ CONCRETE MASONRY BLOCK WALL
  COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE
- ⑥ EXTERIOR WOOD CLADDING
- ⑦ SMOOTH PAINTED CONCRETE TILT-UP WALL HORIZONTAL ACCENT BAND
  COLOR TO MATCH DUNN EDWARDS DEB007 CHOCOLATE BRONZE
- ⑧ ROOF EQUIPMENT SCREEN - HORIZONTAL METAL PANEL
  COLOR TO MATCH ATAS METAL PANEL "CHARCOAL GREY"
- ⑨ SMOOTH HARD TROWEL PLASTER FINISH OPENING TRIM
  COLOR TO MATCH DUNN EDWARDS DE5775 IRON CREEK
- ⑩ DUAL GLAZED EXTRUDED ALUMINUM STOREFRONT SYSTEM, WITH
  SPANDREL GLASS WHERE OCCURS, FRAME COLOR TO MATCH
  ARCADIA #88 STANDARD DARK BRONZE AB-7
- ⑪ ALUMINUM HORIZONTAL LOUVERED AWNING AND SUN SHADE
  COLOR TO MATCH STOREFRONT SYSTEM MULLION
- ⑫ HORIZONTAL LOUVERED SUN SHADE
  COLOR TO MATCH CORTEN STEEL
- ⑬ 3' x 8' HOLLOW METAL DOOR AND FRAME
  COLOR TO MATCH DUNN EDWARDS DET678 DAYDREAMING
- ⑭ 12'x14' CLEAR ANODIZED ALUMINUM ROLL-UP DOOR PER PLAN
- ⑮ PAINTED METAL ENTRY CANOPY
  COLOR TO MATCH DUNN EDWARDS DE5775 IRON CREEK
- ⑯ PAINTED METAL CANOPY
  COLOR TO MATCH STOREFRONT SYSTEM MULLION
- ⑰ CONCRETE PANEL JOINT,
  PAINT TO MATCH ADJACENT SURFACE
- ⑱ BUILDING SIGNAGE, PER SEYMOUR DUNCAN SIGN CRITERIA
- ⑲ EXTERIOR STEEL STAIRCASE, GUARDRAILS AND METAL CLADDING
  COLOR TO MATCH DUNN EDWARDS DEB007 CHOCOLATE BRONZE
- ⑳ VERTICAL METAL LATTICE WORK FOR PLANTING (GREEN SCREEN)
- ㉑ TRASH ENCLOSURE GATES AND ROOF STRUCTURE,
  COLOR TO MATCH DUNN EDWARDS DEB007 CHOCOLATE BRONZE
- ㉒ WALL MOUNTED LED LIGHT FIXTURE
  - (22a) BEGA 33 326 WALL LUMINAIRE OR APPROVED EQUAL, MOUNTED AT 7'-0" A.F.F., U.N.O.
  - (22b) BEGA 33 817 WALL LUMINAIRE OR APPROVED EQUAL, MOUNTED AT 7'-4" A.F.F.

NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW.

key plan



pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'D' - 2-story office, R&D & technology
building elevations

scale: as noted

Patterson Associates, LLC
(805) 964-7200

Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

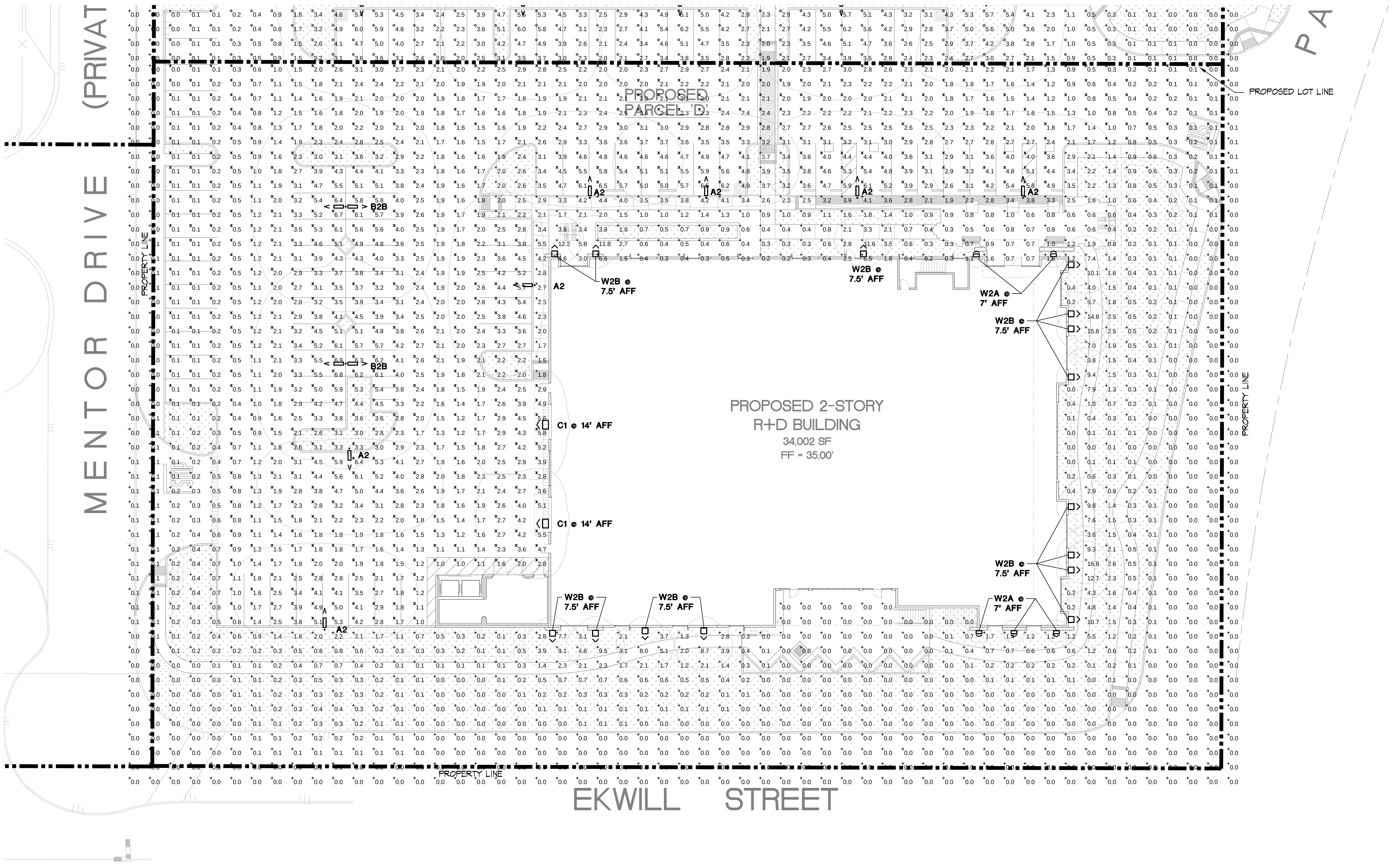
5385 Hollister Avenue
Goleta, California 93111

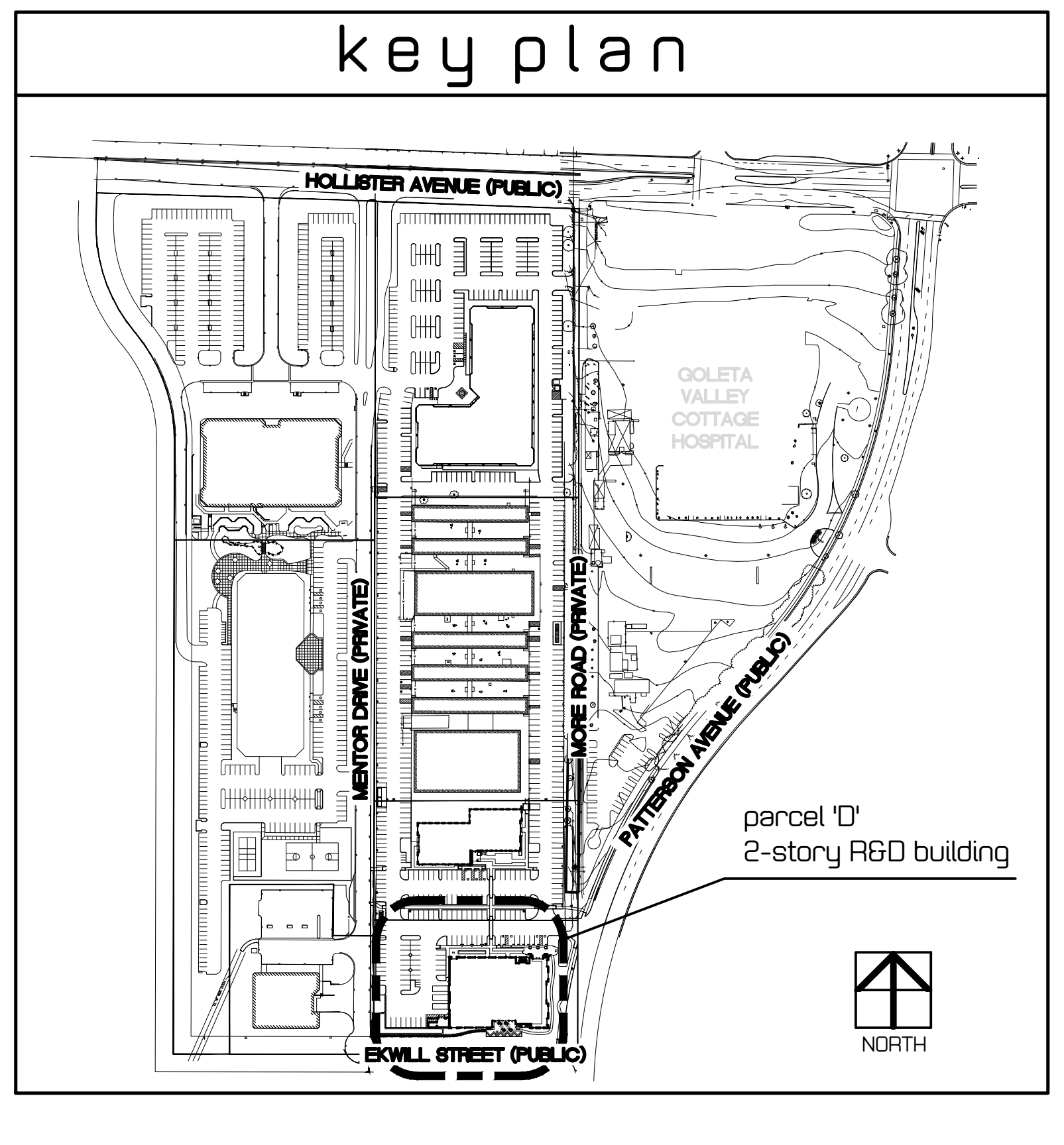
△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

D.A1.3

Statistics - Lot D				
Description	Symbol	Avg	Max	Min
Lot D	+	1.5 fc	16.8 fc	0.0 fc
Lot D Parking	⋇	2.4 fc	7.0 fc	0.0 fc

ALL POLE LIGHTS
TYPE "A2, A2, B1, B2"
SHALL BE MOUNTED WITH
BOTTOM OF FIXTURE NOT TO
EXCEED 20FT ABOVE GRADE.





19-5960

pk:a
pk:architecture

5126 clareton drive : suite 110
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

PHOTOMETRIC SITE PLAN - PARCEL "D"

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

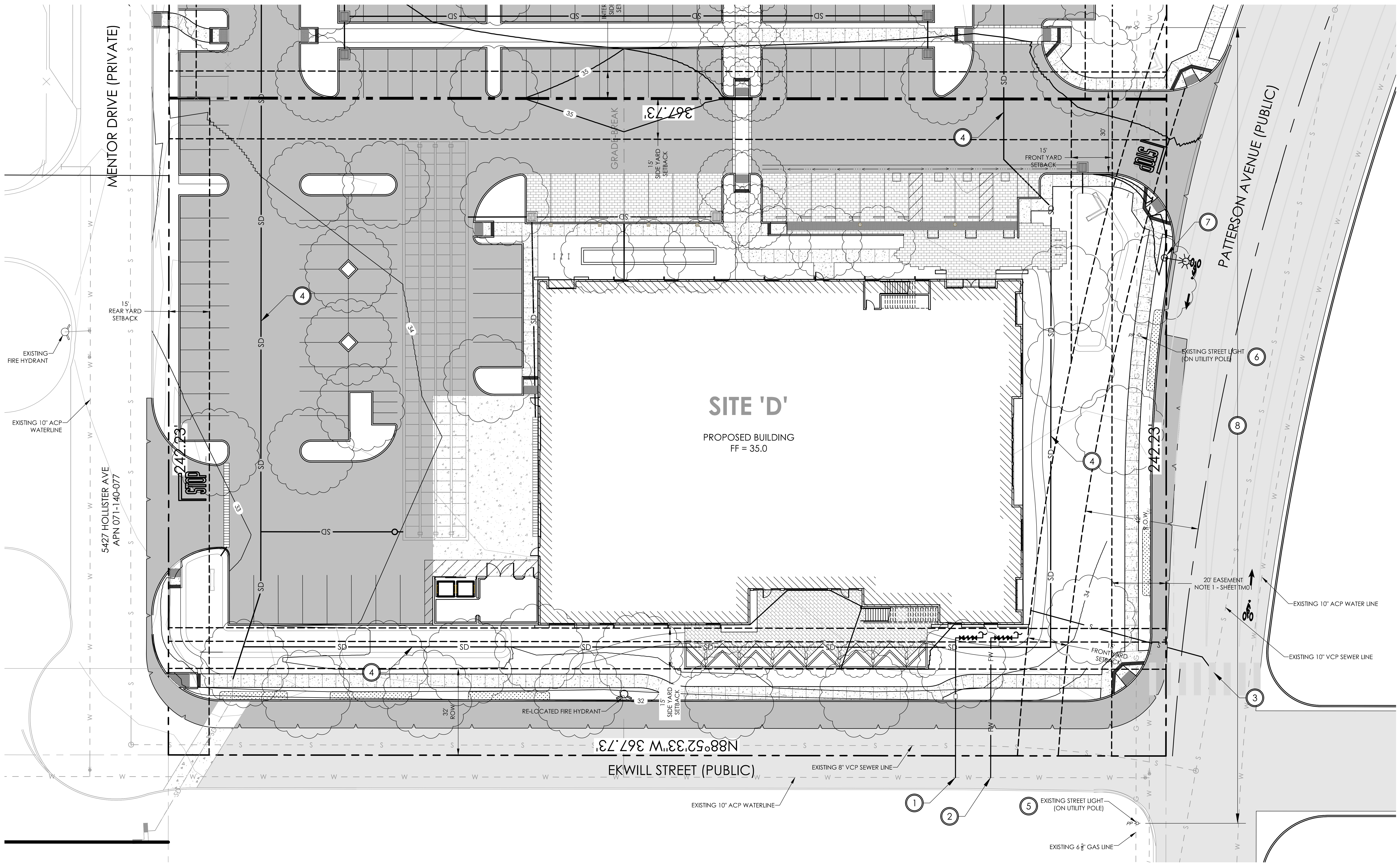
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

D.E.1.1



GENERAL NOTES

1. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.

UTILITY NOTES

① PROPOSED 2" DOMESTIC WATER SERVICE LINE WITH 1.5" WATER METER

② PROPOSED 6" FIRE WATER SERVICE LINE WITH DOUBLE DETECTOR CHECK BACKFLOW AND FDC CONNECTION.

③ PROPOSED 6" SEWER SERVICE LINE

④ PROPOSED STORM DRAIN AT 1.0% MINIMUM SLOPE

⑤ PROTECT EXISTING UTILITY POLE IN PLACE.

⑥ UNDERGROUND EXISTING OVERHEAD UTILITY WIRES AND REMOVE EXISTING UTILITY POLE.

⑦ PROPOSED STREET LIGHT PER CITY OF GOLETA STANDARDS.

⑧ UNDERGROUND EXISTING OVERHEAD UTILITY WIRES.

LEGEND

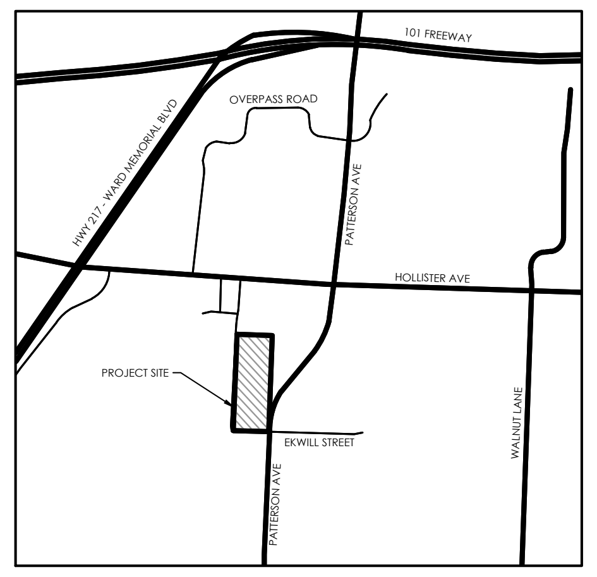
▬ ▬ ▬ ▬	PROPERTY LINE
— — — S — — —	EXISTING SEWER LINE
— — — W — — —	EXISTING WATER LINE
— — — SD — — —	EXISTING STORM DRAIN
——— SD ———	PROPOSED STORM DRAIN
——— W ———	PROPOSED WATERLINE
——— FW ———	PROPOSED FIREWATER LINE
——— S ———	PROPOSED SEWER LINE
— — 760 — —	EXISTING CONTOUR
——— 760 ———	PROPOSED CONTOUR
— — — —	GRADE BREAK
▭	EXISTING AC PAVEMENT
▨	PROPOSED AC PAVEMENT
△	PROPOSED CONCRETE PAVEMENT
▒	PROPOSED D.G.
↓	PROPOSED BIORETENTION
▤	PROPOSED STORM DRAIN INLET

PROJECT STATISTICS

EXISTING	**GROSS**	**NET**
APN 071-140-075 5385 HOLLISTER AVENUE	8.48 ACRES	7.76 ACRES
PROPOSED		
SITE 'B'	4.62 ACRES	4.37 ACRES
SITE 'C'	1.82 ACRES	1.72 ACRES
SITE 'D'	2.04 ACRES	1.67 ACRES

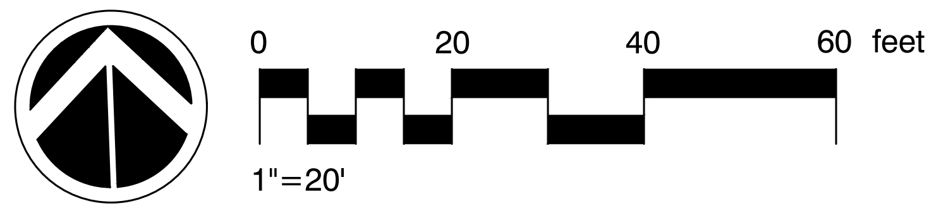
CONTACT INFORMATION

OWNER:	PATTERSON ASSOCIATES, LLC 5383 HOLLISTER AVENUE, SUITE 260 GOLETA, CA 93111 (805) 964-7200



VICINITY MAP

SCALE: 1" = 2,000'



NO 62696

PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA , CA 93101
PHONE: (805) 963-8283

DATE OF MAP PREPARATION: 08/12/2020

N:\0501\0566-02-CU18-Patterson-Ekwill-Seymour-Duncan-Lot-Split-Entitlement\Engineering\DesDev\Sheet-Files\C1-Utility.dwg, C1.2, Dec 22, 2021 1:19pm, jmramos

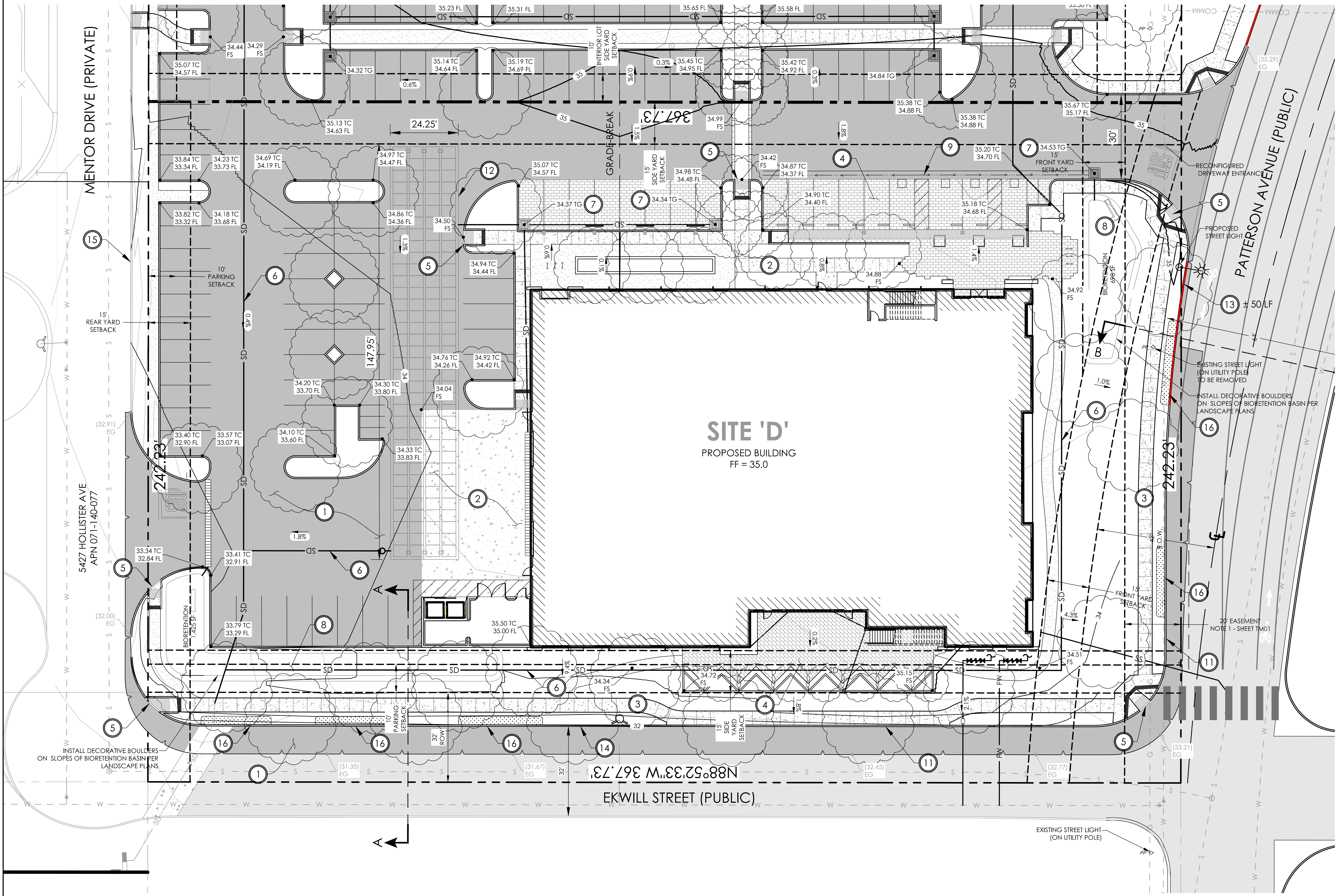
rrm design group

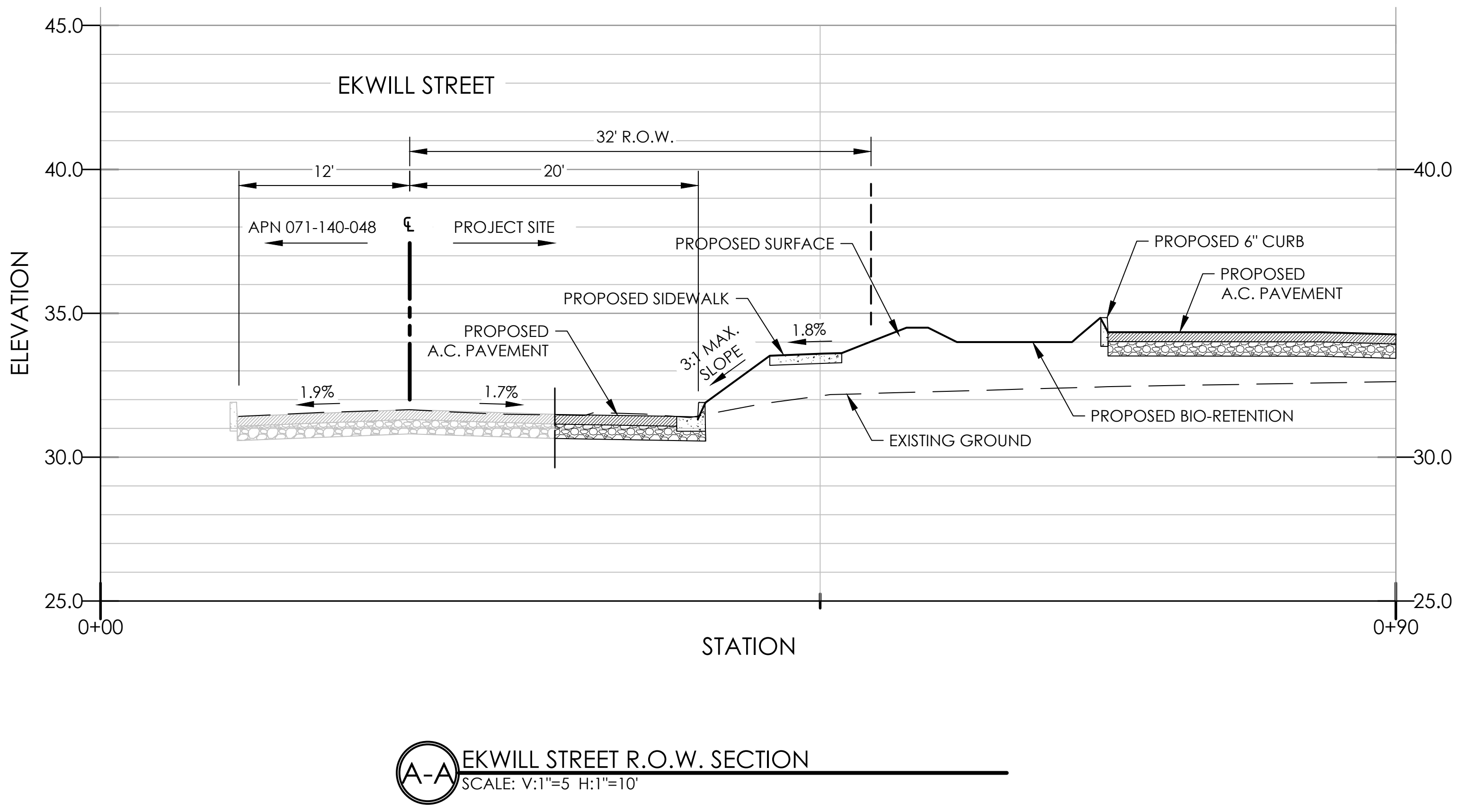
December 15, 2021

SITE 'D' - PRELIMINARY UTILITY PLAN

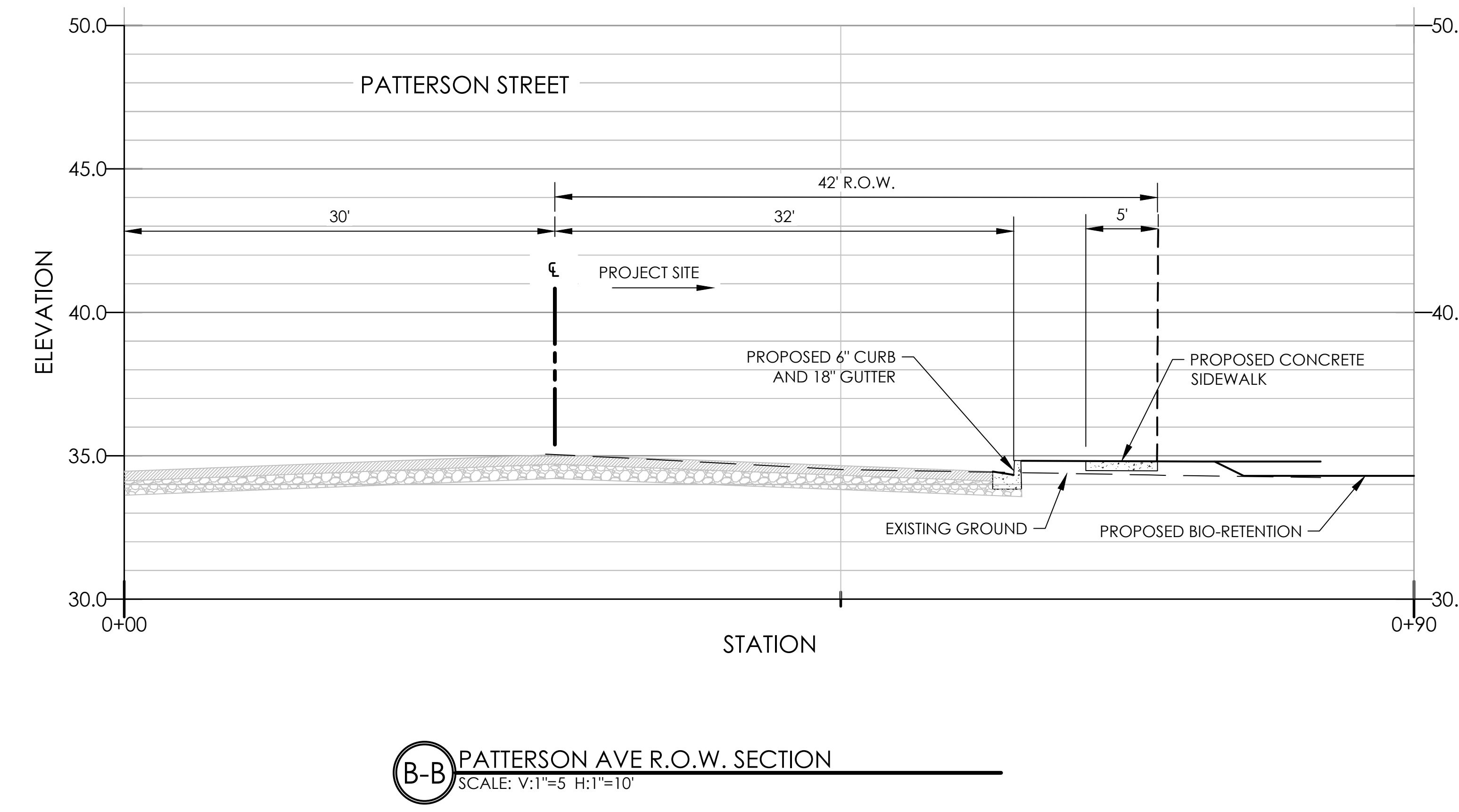
5385 HOLLISTER AVE, GOLETA, CA 93117

C1





A-A EKWILL STREET R.O.W. SECTION
SCALE: V:1"=5 H:1"=10'



B-B PATTERSON AVE R.O.W. SECTION
SCALE: V:1"=5 H:1"=10'

LEGEND

▬ ▬ ▬ ▬	PROPERTY LINE
— — S — —	EXISTING SEWER LINE
— — W — —	EXISTING WATER LINE
— — SD — —	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN
—— W ——	PROPOSED WATERLINE
—— FW ——	PROPOSED FIREWATER LINE
— — 760 — —	EXISTING CONTOUR
—— 760 ——	PROPOSED CONTOUR
— — — —	GRADE BREAK
——v——	SAWCUT
▭	EXISTING AC PAVEMENT
▨	PROPOSED AC PAVEMENT
▭	PROPOSED CONCRETE PAVEMENT
▦	PROPOSED D.G.
▦	PROPOSED BIORETENTION
▤	PROPOSED STORM DRAIN INLET

GRADING/PAVING NOTES

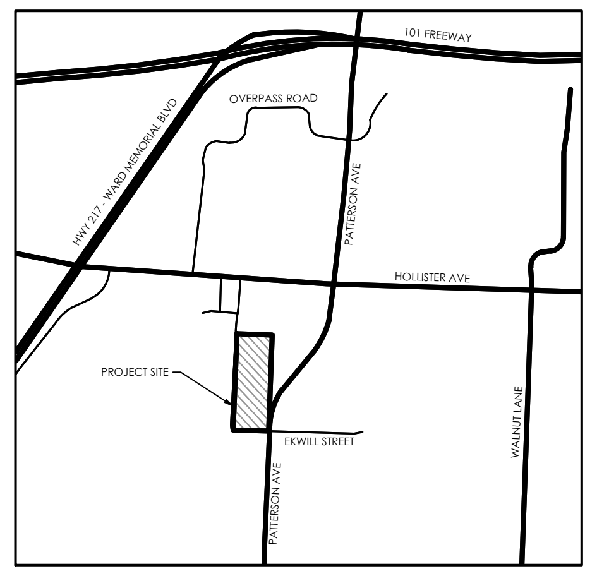
① PROPOSED ASPHALT CONCRETE PAVING
② PROPOSED CONCRETE PAVING PER LANDSCAPE PLANS
③ PROPOSED CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD DETAIL 5-040.
④ PROPOSED PAVERS PER LANDSCAPE PLANS
⑤ PROPOSED ACCESSIBLE CURB RAMP PER CALTRANS STANDARD PLAN A88A.
⑥ PROPOSED STORM DRAIN AT 1.0% MINIMUM SLOPE
⑦ PROPOSED GRATED STORM DRAIN INLET
⑧ PROPOSED BIORETENTION PER DETAIL 'A', SHEET C3.
⑨ PROPOSED 36" CONCRETE RIBBON GUTTER
⑩ PROPOSED SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-060.
⑪ PROPOSED TYPE A CURB AND 18" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-030
⑫ PROPOSED CULTEC RECHARGER 360HD UNDERGROUND CHAMBERS
⑬ PROPOSED RED CURB.
⑭ TO BE MARKED "NO PARKING" ALONG EKWILL STREET.
⑮ MARKED AS "NO PARKING" ALONG MENTOR DRIVE.
⑯ PROPOSED CURB CUT AND PARKWAY BIORETENTION AREA PER DETAIL 'B', SHEET C3.

CONTACT INFORMATION

OWNER:
PATTERSON ASSOCIATES, LLC
5383 HOLLISTER AVENUE, SUITE 260
GOLETA, CA 93111
(805) 964-7200

PROJECT STATISTICS

EXISTING	GROSS	NET
APN 071-140-075 5385 HOLLISTER AVENUE	8.48 ACRES	7.76 ACRES
PROPOSED		
SITE 'B'	4.62 ACRES	4.37 ACRES
SITE 'C'	1.82 ACRES	1.72 ACRES
SITE 'D'	2.04 ACRES	1.67 ACRES



VICINITY MAP
SCALE: 1" = 2,000'

0 20 40 60 feet
1"=20'

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA , CA 93101
PHONE: (805) 963-8283

DATE OF MAP PREPARATION: 08/12/2020

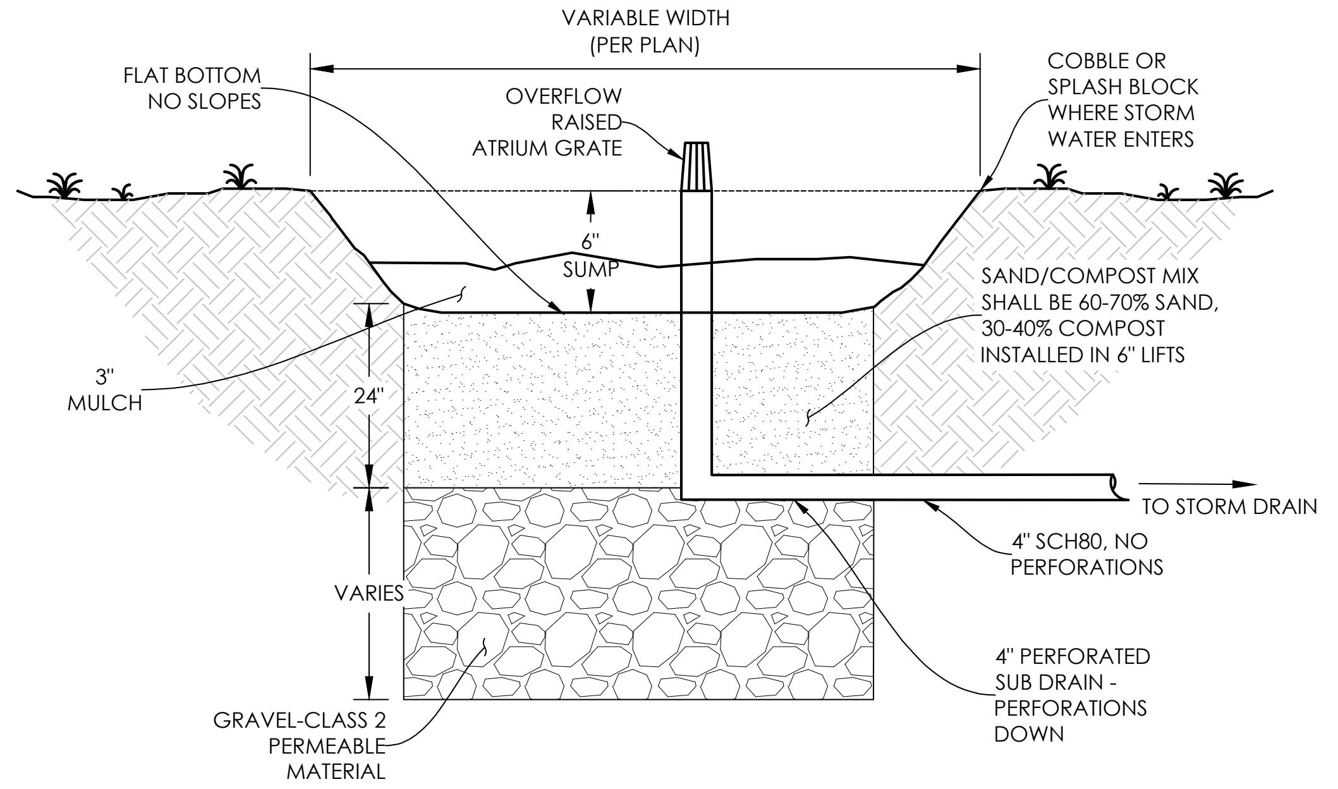
rrm design group

SITE 'D' - PRELIMINARY GRADING AND DRAINAGE PLAN

December 15, 2021

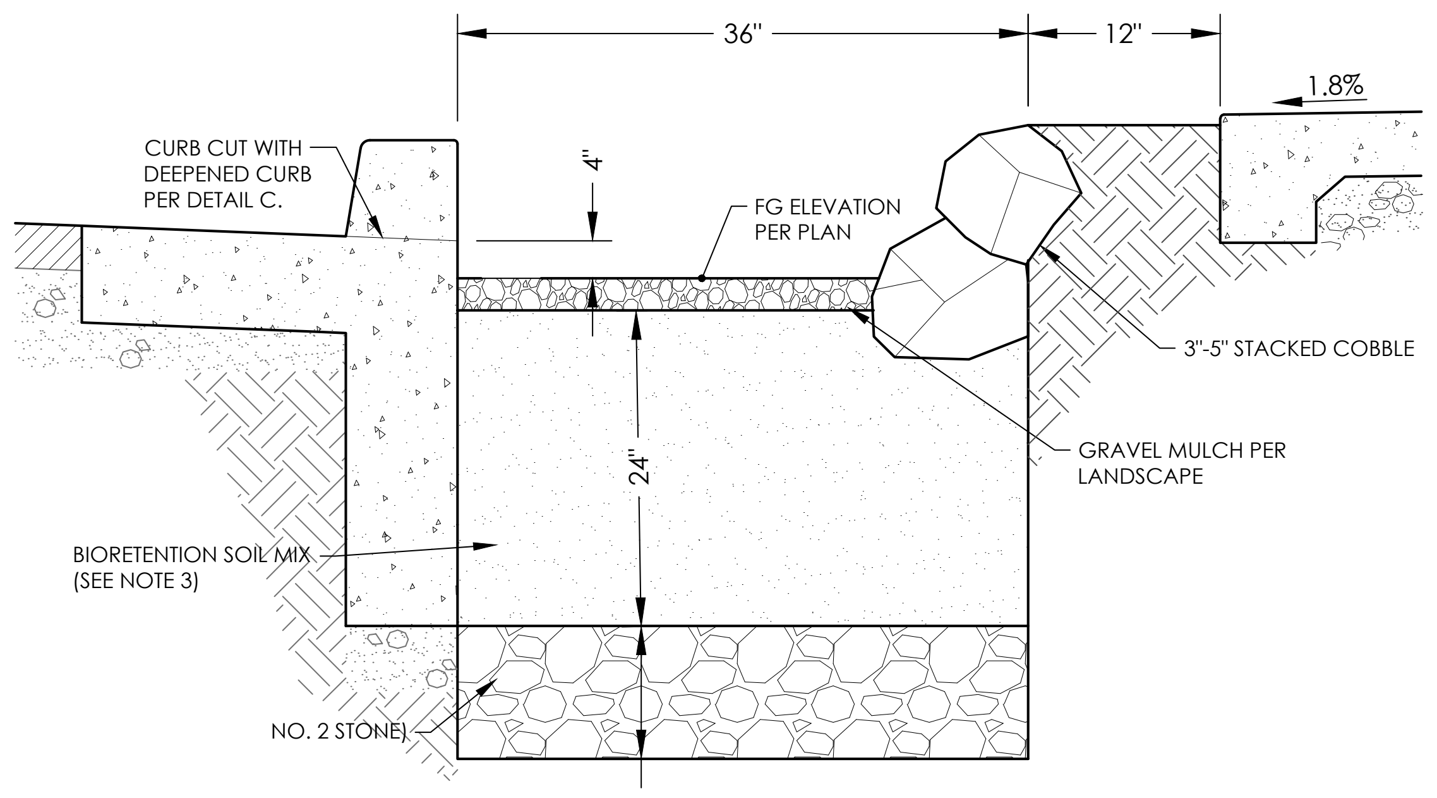
5385 HOLLISTER AVE, GOLETA, CA 93117

N:\0501\0566-02-CU18-Patterson-Ekwill-Seymour-Duncan-Lot-Split-Entitlement\Engineering\DesDev\Sheet-Files\C2-Grading.dwg, C2- D, Dec 16, 2021 2:39pm, jmramos



(A) BIO-RETENTION SUMP DETAIL

SCALE: N.T.S

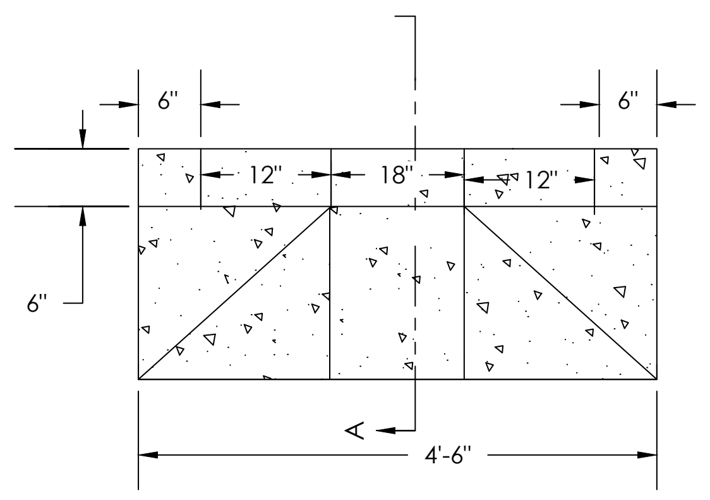


NOTES:

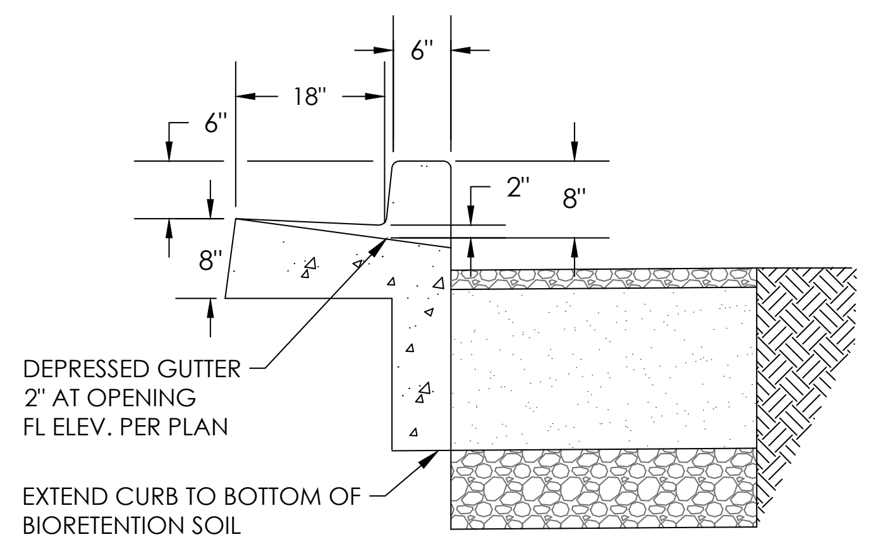
1. OVER-EXCAVATE 1.0' BELOW INFILTRATION BOTTOM AND REPLACED UNIFORMLY WITHOUT COMPACTION.
2. ALL STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
3. BIORETENTION SOIL MIX SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO12% AND PH RANGE SHALL BE 5.5 TO 7.5.
4. EXTEND DEEPENED CURB DETAIL 5' BEYOND BOTH SIDES OF BIORETENTION AREA.

(B) PARKWAY BIO-RETENTION DETAIL

SCALE: N.T.S

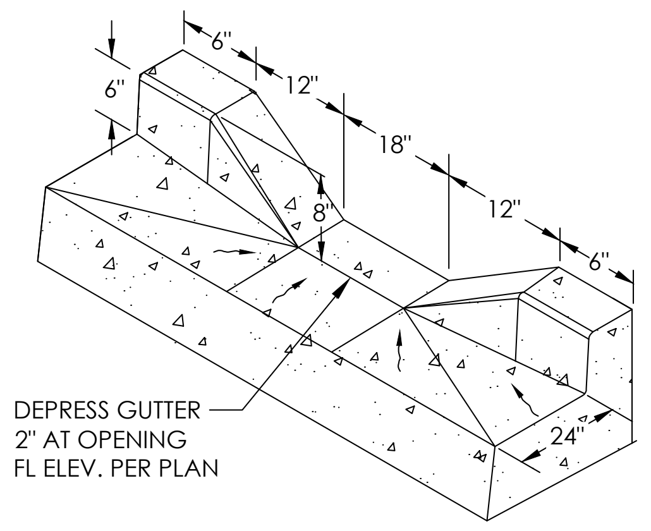


PLAN



SECTION A-A

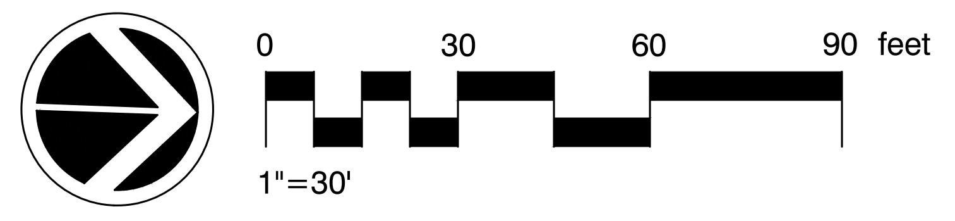
ADJACENT TO BIORETENTION



ISOMETRIC

(C) CURB CUT

SCALE: N.T.S



N:\0501\0566-02-CU18-Patterson-Ekwill-Seymour-Duncan-Lot-Split-Entitlement\Engineering\DesDev\Sheet-Files\C2-Grading.dwg, C3, Dec 16, 2021 2:39pm, jmramos

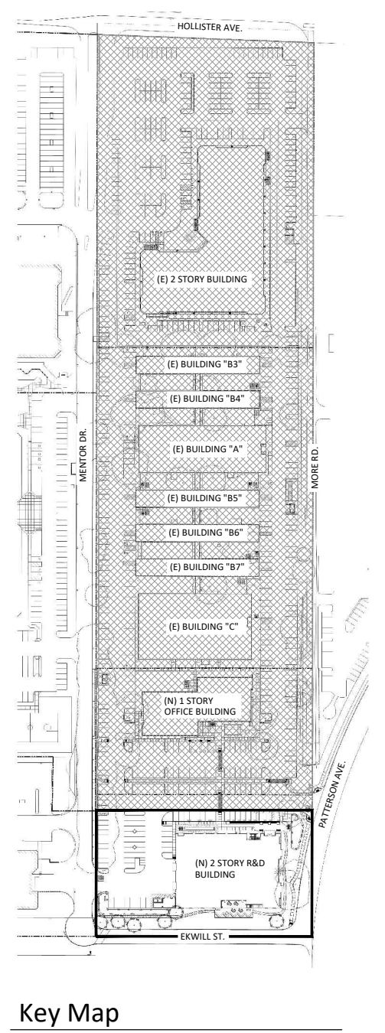
rrm design group

December 15, 2021

DETAILS

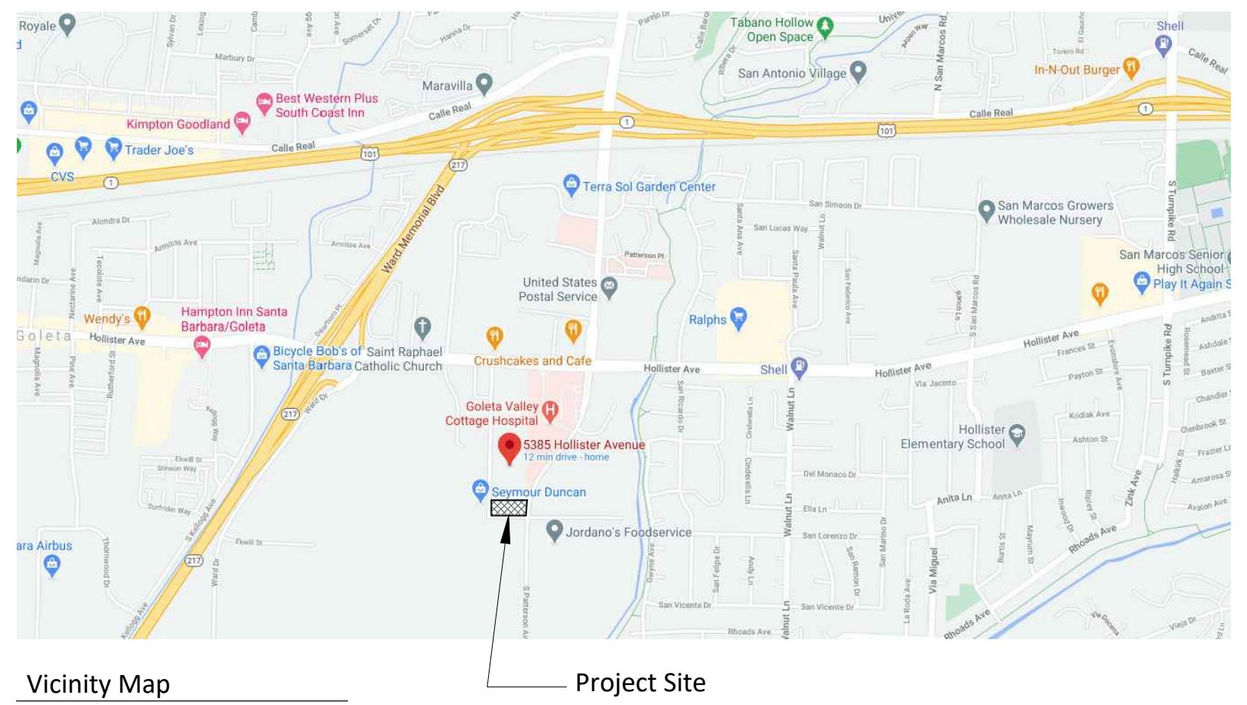
5385 HOLLISTER AVE, GOLETA, CA 93117

C3



Key Map
Not to Scale

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 071-140-075
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



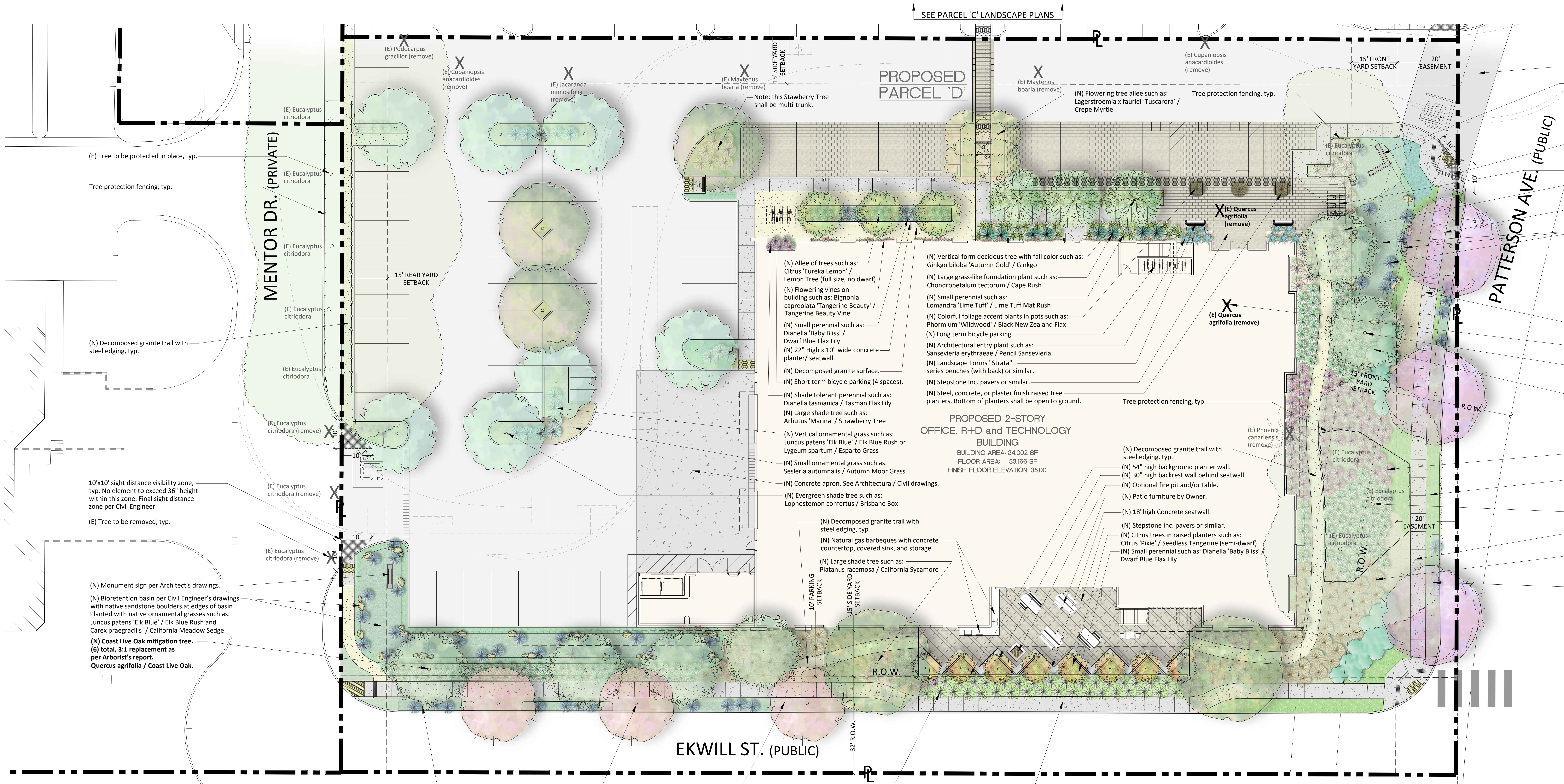
Vicinity Map
Not to Scale

Project Site

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

ERIN O CARROLL
No. 5221
EXP. 09/30/22

PRELIMINARY
NOT FOR
CONSTRUCTION


SEE PARCEL 'C' LANDSCAPE PLANS
PL
(E) Podocarpus gracilior (remove)
(E) Cupaniopsis anacardioides (remove)
(E) Jacaranda mimosifolia (remove)
(E) Maytenus boaria (remove)
15' SIDE YARD SETBACK
PROPOSED PARCEL 'D'
(E) Maytenus boaria (remove)
(E) Cupaniopsis anacardioides (remove)
15' FRONT YARD SETBACK
20' EASEMENT
Note: this Stawberry Tree shall be multi-trunk.
(N) Flowering tree allee such as: Lagerstroemia x fauriei 'Tuscarora' / Crepe Myrtle
Tree protection fencing, typ.
(E) Eucalyptus citriodora
MENTOR DR. (PRIVATE)
15' REAR YARD SETBACK
(E) Eucalyptus citriodora (remove)
10'
STOP
(E) Quercus agrifolia (remove)
(E) Quercus agrifolia (remove)
PATTERSON AVE. (PUBLIC)
15' FRONT YARD SETBACK
R.O.W.
(E) Phoenix canariensis (remove)
20' EASEMENT
PROPOSED 2-STORY
OFFICE, R+D and TECHNOLOGY
BUILDING
BUILDING AREA: 34,002 SF
FLOOR AREA: 33,166 SF
FINISH FLOOR ELEVATION: 35.00'
10' PARKING SETBACK
15' SIDE YARD SETBACK
R.O.W.
32' R.O.W.
EKWILL ST. (PUBLIC)

(E) Tree to be protected in place, typ.

Tree protection fencing, typ.

(N) Decomposed granite trail with steel edging, typ.

10'x10' sight distance visibility zone, typ. No element to exceed 36" height within this zone. Final sight distance zone per Civil Engineer

(E) Tree to be removed, typ.

(N) Monument sign per Architect's drawings.

(N) Bioretention basin per Civil Engineer's drawings with native sandstone boulders at edges of basin. Planted with native ornamental grasses such as: Juncus patens 'Elk Blue' / Elk Blue Rush and Carex praegracilis / California Meadow Sedge

(N) Coast Live Oak mitigation tree.
(6) total, 3:1 replacement as per Arborist's report.
Quercus agrifolia / Coast Live Oak.

(N) Allee of trees such as: Citrus 'Eureka Lemon' / Lemon Tree (full size, no dwarf).

(N) Flowering vines on building such as: Bignonia capreolata 'Tangerine Beauty' / Tangerine Beauty Vine

(N) Small perennial such as: Dianella 'Baby Bliss' / Dwarf Blue Flax Lily

(N) 22" High x 10" wide concrete planter/ seatwall.

(N) Decomposed granite surface.

(N) Short term bicycle parking (4 spaces).

(N) Shade tolerant perennial such as: Dianella tasmanica / Tasman Flax Lily

(N) Large shade tree such as: Arbutus 'Marina' / Strawberry Tree

(N) Vertical ornamental grass such as: Juncus patens 'Elk Blue' / Elk Blue Rush or Lygeum spartum / Esparto Grass

(N) Small ornamental grass such as: Sesleria autumnalis / Autumn Moor Grass

(N) Concrete apron. See Architectural/ Civil drawings.

(N) Evergreen shade tree such as: Lophostemon confertus / Brisbane Box

(N) Decomposed granite trail with steel edging, typ.

(N) Natural gas barbeques with concrete countertop, covered sink, and storage.

(N) Large shade tree such as: Platanus racemosa / California Sycamore

(N) Vertical form decidous tree with fall color such as: Ginkgo biloba 'Autumn Gold' / Ginkgo

(N) Large grass-like foundation plant such as: Chondropetalum tectorum / Cape Rush

(N) Small perennial such as: Lomandra 'Lime Tuff' / Lime Tuff Mat Rush

(N) Colorful foliage accent plants in pots such as: Phormium 'Wildwood' / Black New Zealand Flax

(N) Long term bicycle parking.

(N) Architectural entry plant such as: Sansevieria erythraeae / Pencil Sansevieria

(N) Landscape Forms "Strata" series benches (with back) or similar.

(N) Stepstone Inc. pavers or similar.

(N) Steel, concrete, or plaster finish raised tree planters. Bottom of planters shall be open to ground.

Tree protection fencing, typ.

(N) Decomposed granite trail with steel edging, typ.

(N) 54" high background planter wall.

(N) 30" high backrest wall behind seatwall.

(N) Optional fire pit and/or table.

(N) Patio furniture by Owner.

(N) 18"high Concrete seatwall.

(N) Stepstone Inc. pavers or similar.

(N) Citrus trees in raised planters such as: Citrus 'Pixie' / Seedless Tangerine (semi-dwarf)

(N) Small perennial such as: Dianella 'Baby Bliss' / Dwarf Blue Flax Lily

(N) Concrete threshold at entrance per public works standards.

(N) Monument sign per Architect's drawings.

10'x10' Visibility zone. No element to exceed 36" height within this zone. Visibility zone per Civil Engineer.

(N) Short term bicycle parking (4 spaces).

(N) Colorful ornamental grass massing such as: Muhlenbergia capillaris / Pink Muhly

(N) Street tree to match (e): Jacaranda mimosifolia / Jacaranda

(N) Bioretention basin per Civil Engineer's drawings with native sandstone boulders at edges of basin. Planted with native ornamental grasses such as: Juncus patens 'Elk Blue' / Elk Blue Rush and Carex praegracilis / California Meadow Sedge

(N) Low groundcover in parkway to match (e): Gazania 'Yellow' / Yellow Gazania

(E) Tree to be removed, typ.

(N) Coast Live Oak mitigation tree.
(6) total, 3:1 replacement as per Arborist's report.
Quercus agrifolia / Coast Live Oak.

(N) Ornamental grass massing such as: Pennisetum spathiolatum / Slender Veldt Grass

(N) Colorful ornamental grass massing such as: Pennisetum 'Eaton Canyon' / Dwarf Purple Fountain Grass

(N) Flowering low groundcover to match (e): Gazania 'Yellow' / Yellow Gazania

(E) Tree to be protected in place, typ.

(N) Public sidewalk per City of Goleta Public Works standards.

(N) Ornamental grass massing such as: Muhlenbergia dubia / Pine Muhly or Lygeum spartum / Esparto Grass

(N) Bioretention basin per Civil Engineer's drawings planted with native ornamental grasses such as: Juncus patens 'Elk Blue' / Elk Blue Rush and Carex praegracilis / California Meadow Sedge

(N) Street tree on Ekwill Street such as: Pistacia chinensis / Chinese pistache

(N) Bioretention basin per Civil Engineer's drawings planted with native ornamental grasses such as: Juncus patens 'Elk Blue' / Elk Blue Rush and Carex praegracilis / California Meadow Sedge

(N) Low groundcover in parkway such as: Dymondia

(N) Ornamental grass massing such as: Pennisetum 'Fairy Tails' / Fairy Tails Fountain Grass

(N) Public sidewalk per City of Goleta Public Works standards.

N
0 8 16 32

Scale:
1/16" = 1'-0"

Note: See Sheet D.L1.2 For Preliminary Plant List, Irrigation Info, Notes, and Calculations

EKWILL ST. AT SOUTH PATTERSON AVE.

5385 Hollister Ave. Goleta, CA, 93111

PRELIMINARY LANDSCAPE PLAN - PARCEL 'D'

Date/ Issue
2021.12.13

Sheet 1 of 2

D.L1.1

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Preliminary Landscape Plan\L1.1 Preliminary Landscape Plan.dwg Plot date: 2022-01-31 10:00 AM

Irrigation Notes:

A final irrigation plan will be provided prior to City of Goleta final DRB review and prior to Building and Safety plan check review.

Water source for irrigation will be potable water. Goleta Water District does not have an existing reclaimed water mainline near the project site.

The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWELO).

The irrigation system shall be zoned according to microclimatic setting and plant requirements. Existing trees to remain do not require new irrigation.

It is the intent of this plan to provide adequate irrigation to all planting areas. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Install irrigation lines at the following minimum depths: Mainline: 18" minimum cover, Lateral line: 12" minimum cover, Polyethylene drip tubing: place on grade with stakes @ 6' O.C., subterranean drip line: install 4" below finish grade per manufacturer's specs. specs.

Install all valves in plastic valve boxes in groundcover areas where they will be screened by plants. Green lid color.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M).

Electrical source for controller to be installed by project electrician.

Prior to project completion, provide Landscape Architect with full size as-built record drawings. Dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following: connection to existing water lines, existing electrical power, ball valves, routing of sprinkler pressure lines (dimension max. 20' along routing), control valves, routing of control wiring, quick coupling or garden valves and other related equipment.

Prior to project completion, install a reduced laminated controller chart inside controller box. The chart shall show the areas controlled by the automatic controller, colored coded for each station.

Install drip flush valves at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

At existing trees, route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter

Verify location of backflow preventer, controller, and point of connection with Landscape Architect prior to installation.

Adjust all emitters to eliminate runoff and overspray.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of one year from completion of project.

Line Clearance: All lines shall have a minimum clearance of six inches (6”) from each other and from lines of other trades.

Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emission device is within manufacturer’s recommended pressure range for optimal performance.

Preliminary Irrigation Equipment Specifications:

Item	MFR	Model	Notes
Automatic Drip Flush Valve	Netafim	TLFV-1	
Backflow preventer	Wilkins	975XL2TCU, 1-1/2" size.	
Ball Valve	Spears	True Union I-2000, 1-1/2" size.	
Controller & Weather Station	Weathermatic	SL4800 Smartline controller with Smartline Aircard (flow version), Combiflow, and SLW5 Smartlink wireless weather station. Provide additional expansion modules as required for number of stations indicated on plan.	Exterior wall mount controller in weatherproof plastic enclosure. Confirm final location with Owner. Mount weather station to building eave where open to sky in non visible location.
Drip Air Relief Valve	Netafim	TLAVRV	Install at the high point of each planter. Multiple ARV's may be required per RCV. Verify quantity.
Drip Valve Assembly (drip zones)	Rainbird	XCZ-100-PRB-COM XCZ-150-LCS (valves 15 GPM or more)	
Valves (spray zones)	Rainbird	PESB, 1" size, typ.	
Dripline with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, 18" row spacing, 0.6 GPH emitters.	Scratch dripline into finish grade and install dripline below mulch. Stake every 6'.
Flow Sensor	Weathermatic	SLFSI-T15 Smartline Flow sensor, 1-1/2" slip tee.	
Quick Coupler Valve	Rainbird	5-LRC, Locking Rubber Cover, 1-Piece Body	
Irrigation Sub Meter	Neptune	T-10, 1-1/2" irrigation submeter.	Install downstream of main water meter.
Irrigation Wire	N.A.	Irrigation control wire #12UF AWG (U.L. approved).	Install in electrical conduit and tape conduit to mainline.
Lateral Line	Lasco	Schedule 40 PVC, 3/4" and 1" size.	
Mainline	Lasco	Schedule 40 PVC, 1-1/2" size typ.	
Master Control Valve	Superior	3100 Normally closed master control valve, 1-1/2" size.	Schedule controller to open master valve during maintenance hours for operation of garden valves.
Pressure Regulator	Wilkins	500 XL with pressure gauge, 1-1/2" size.	
Subterranean Tree Drip Ring with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, double circle rings, 0.6 GPH emitters.	Install dripline 4-5" below finish grade. Stake every 6'.
Spray Heads (if required)	Hunter	MP Rotators (all series)	PRS40 6" Sprinkler Body.

Planting Notes:

All plants shall be planted in gopher baskets constructed from gopher wire. Chicken wire is not acceptable.

If other pests (such as rabbits) are present on site, Contractor shall notify Landscape Architect and Owner prior to installing any plants. Contractor takes responsibility for all plants damaged or killed by gophers, ground squirrels, rabbits or other pests.

Contractor shall maintain all installed plants (on a weekly basis) for a period of 90 days from date of completion of installation. Failure eradicate weeds and maintain areas may result in an extension of the maintenance period. Guaranty plant material 5 gallon or smaller (including transplanted plants) for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger (including transplanted plants), for 1 year from date of final acceptance.

Contractor shall install 24" deep plastic root barrier at all new trees that are less than 8' from existing utilities, curbs, walls, buildings, pathways, etc. Top of root barrier shall be 3" below top of adjacent concrete curbs or walkways. The root barrier shall extend 8' out from tree on all sides. Do not install root barrier as a circle around the trunk of the tree.

Take soil samples (minimum of one) from the project site after finish grades are established. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Fruit Growers Labs (805) 392-2000 Wallace Soil Testing Laboratory 310-615-0116. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report.

Provide and install bark mulch over all shrub and groundcover areas. Use ES-2 bark mulch sourced from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 2". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

Contractor may not change existing grades or flow lines without the knowledge and permission of the Civil Engineer.

Notify Landscape Architect of any plant sourcing difficulty. Landscape Architect must approve all plant substitutions.

Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting. Notify Landscape Architect of intended planting schedule a minimum of 3 weeks prior to planting.

Include in bid demolition of all existing plants and weeds in areas shown with new planting. Confirm plants to be demolished with Landscape Architect prior to proceeding with demolition. All trees and shrubs to be removed shall have entire root system removed.

Preserve and protect all existing trees unless tree is called out to be removed on plan. See plan for locations of tree protection fencing.

LANDSCAPE STATISTICS

Total Landscape Area (includes all landscape areas within property lines)	SF
Parcel B	49,463
Parcel C	15,527
Parcel D	15,315

Parking Lot Shading	17.38.110(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	38,628	31,039	69,667	43,767	62.82%	✓	
Parcel C		21,894	18,478	40,372	27,176	67.31%	✓	
Parcel D		7,279	29,633	36,912	19,660	53.26%	✓	

Parking Lot Landscaping	17.38.100(K)(1) Code Requirement	Parking Lot Area (SF)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping % Provided (SF)	Compliance	Notes
Parcel B	10% of parking area, excluding setbacks	69,667	6,967	35,049	50.31%	✓	(1)
Parcel C		40,372	4,038	9,811	24.30%	✓	(1)
Parcel D		36,912	3,692	4,607	12.48%	✓	(1)

(1) Excludes landscaping in setbacks per code

Parking Lot Trees	17.38.100(K)(5) Code Requirement	On-Site Parking	Trees Required	Trees Provided	Compliance	Notes
Parcel B	One (1) tree for every four (4) parking spaces	216	54	57	✓	
Parcel C		128	32	42	✓	
Parcel D		67	17	23	✓	

		Native Trees					Non-Native Trees					Total Trees					
Tree Removal and Replacement	Code Requirement	Existing On-Site	To Be Removed	New Proposed	Total	Compliance	Existing On-Site	To Be Removed	Proposed New Trees	Total	Compliance	Existing On-Site	To Be Removed	Proposed New Trees	Total	Compliance	Notes
Parcel B	Conservation Elements 9.1 through 9.5	8	0	0	8	✓	24	1	37	60	✓	32	1	37	68	✓	
Parcel C		1	0	3	4	✓	9	3	42	48	✓	10	3	45	52	✓	*
Parcel D		2	2	8	8	✓	14	10	34	38	✓	16	12	42	46	✓	*

(*) Includes non-native trees located in public ROW

Preliminary State Model Water Efficient Landscape Ordinance Calculations:

Site Information

Site Name → *2 Story R&D Building (Parcel 'D')*
Site Type → Commercial
Annual Eto (inches/yr) → 48.1

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
New Landscape Areas -Low and Very Low Water Use	0.3	Low and Very Low	Drip	0.81	0.4	12,252	4,538	135,326
New Landscape Areas -Moderate Water Use	0.5	Moderate	Drip	0.81	0.6	3,063	1,891	56,386
					SUBTOTAL →	**15,315**	**6,429**	**191,711**
Special Landscape Areas (Not Applicable)								
					0			0
					SUBTOTAL →	**0**	**0**	**0**
							Estimated Total Water Use (ETWU) →	**191,711**
							Maximum Allowed Water Allowance (MAWA) →	**205,526**

ETAF Calculations

Regular Landscape Areas		
	Total ETAF x Area	6,429
	Total Area	15,315
	Average ETAF	0.42
All Landscape Areas		
	Total ETAF x Area	6,429
	Total Area	15,315
	Sitewide ETAF	0.42

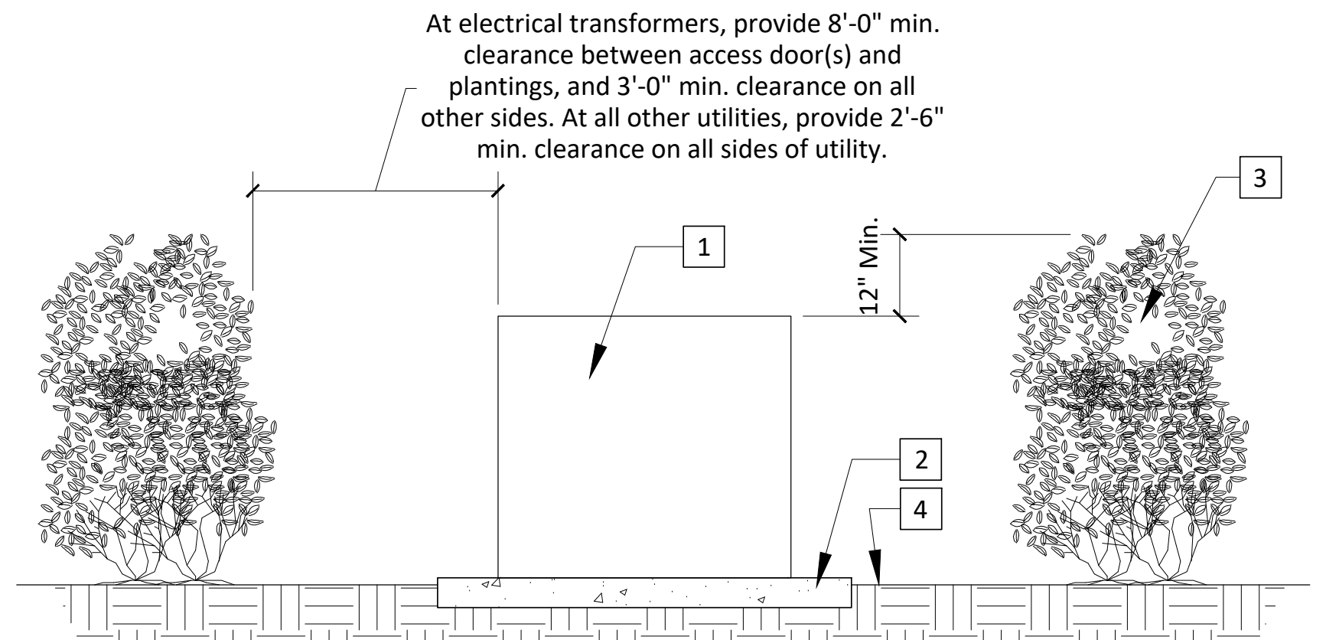
Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

Typical Landscape Screening at Above Ground Utilities:

(not to scale)


At electrical transformers, provide 8'-0" min. clearance between access door(s) and plantings, and 3'-0" min. clearance on all other sides. At all other utilities, provide 2'-6" min. clearance on all sides of utility.
12" Min.
1
2
3
4

1. Above ground utility where occurs per plan.
2. Utility pad (if required).
3. Evergreen shrubs or evergreen ornamental grasses as per planting plan, planted on all sides of utility. Mature height of plants shall be 12" min. higher than the top of utility.
4. Finish grade.

Note: Confirm all clearance requirements with utility companies prior to plant installation.

Preliminary Plant List (note: plants with a * are on the City of Goleta Pre-Approved Plant Species List):

Botanical Name	Common Name	Size	Notes	Water Use (WUCOLS)
Trees:				
Arbutus 'Marina' (or unedo)	Strawberry Tree	24" Box	Standard, low branch and/or multi-trunk	Low
Citrus 'Eureka Lemon'	Eureka Lemon	24" Box	Standard, full size (no dwarf)	Moderate
Citrus 'Pixie'	Seedless Tangerine	24" Box	Standard, semi-dwarf	Moderate
Eucalyptus citriodora	Lemon Scented Gum	15 Gal	Standard	Low
Ginkgo biloba 'Autumn Gold'	Ginkgo	24" Box	Standard	Moderate
Jacaranda mimosifolia	Jacaranda	15 Gal	Standard	Moderate
Lagerstroemia x fauriei ‘Tuscarora’	Crepe Myrtle	24" Box	Standard	Moderate
Liquidambar 'Rotundiloba'	Fruitless Sweetgum	15 Gal	Standard	Moderate
Lophostemon confertus	Brisbane Box	24" Box	Standard	Moderate
Platanus racemosa	California Sycamore	24" Box	CA Native, Standard, low branch	Moderate
*Quercus agrifolia	Coast Live Oak	15 Gal	CA Native, natural form	Very Low
Shrubs, Vines, Perennials, Grasses and Succulents:				
Aloe 'Carpinteria Gem'	Carpinteria Gem Aloe	5 Gal		Low
Aloe 'Safari Rose'	Safari Rose Aloe	1 Gal		Low
Aeonium 'Jolly Green'	Dwarf Saucer Plant	1 Gal		Low
Agave americana	Century Plant	5 Gal		Very Low
*Aristida purpurea	Purple Three-Awn	1 Gal	CA Native	Very Low
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	5 Gal	CA Native	Low
Arctostaphylos 'Sunset'	Sunset Manzanita	5 Gal	CA Native	Low
Asparagus densiflorus 'Myers'	Foxtail Fern	5 Gal	Shade Areas	Moderate
Bignonia c. 'Tangerine Beauty'	Tangerine Beauty Vine	5 Gal	Vine Form	Moderate
Chondropetalum tectorum	Cape Rush	5 Gal		Low
Dianella tasmanica	Tasman Flax Lily	1 Gal		Moderate
Dianella 'Baby Bliss'	Dwarf Blue Flax Lily	1 Gal		Low
Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 Gal		Low
Doryanthes palmeri	Spear Lily	5 Gal		Low
*Heteromeles arbutifolia	Toyon	15 Gal	CA Native	Very Low
Juncus patens 'Elk Blue'	Elk Blue Rush	1 Gal	CA Native	Low
Lomandra 'Lime Tuff'	Lime Tuff Mat Rush	1 Gal		Low
Lomandra hystrix 'Tropicbelle'	Tropicbelle Mat Rush	5 Gal		Moderate
Lygeum spartum	Esparto Grass	1 Gal		Low
Miscanthus sinensis 'Adagio'	Maiden Grass	1 Gal		Moderate
Muhlenbergia dubia	Pine Muhly	1 Gal		Low
Muhlenbergia capillaris	Pink Muhly	1 Gal		Low
Pennisetum 'Eaton Canyon'	Dwarf Purple Fountain Grass	1 Gal		Low
Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	1 Gal		Moderate
Pennisetum spathiolatum	Slender Veldt Grass	1 Gal		Moderate
Phormium 'Wildwood'	Black New Zealand Flax	15 Gal		Low
Pittosporum c. 'Compactum'	Dwarf Karo	5 Gal		Moderate
Prunus lyonii	Catalina Cherry	15 Gal	CA Native	Low
*Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	CA Native	Very Low
*Rhus ovata	Sugar Bush	5 Gal	CA Native	Very Low
Sansevieria erythraeae	Pencil Sansevieria	2 Gal	Shade Areas	Low
Echeveria agavoides	Wax Agave	1 Gal		Low
Trachelospermum jasminoides	Star Jasmine	5 Gal	Vine Form	Moderate
Westringia 'Grey Box'	Grey Box Coast Rosemary	5 Gal		Low
Groundcovers and Small Grasses:				
Carex glauca	Blue Sedge	1 Gal		Low
Carex praegracilis	California Meadow Sedge	1 Gal	CA Native	Moderate
Carissa 'Green Carpet'	Groundcover Natal Plum	5 Gal		Low
Crassula multicava	Fairy Jade	1 Gal	Eucalyptus understory	Low
Dymondia margaretae	Silver Carpet	Flats	Plant @6" O.C.	Low
Gazania 'Yellow'	Yellow Gazania	Flats	Match Existing Plant @12" O.C.	Low
Lessingia filaginifolia 'Silver Carpet'	Silver Carpet Beach Aster	1 Gal	CA Native Plant @36" O.C.	Low
Senecio serpens	Dwarf Blue Chalksticks	1 Gal	Plant @24" O.C.	Low
Sesleria autumnalis	Autumn Moor Grass	1 Gal	Plant @30" O.C.	Moderate

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

ERIN O CARROLL
No. 5221
EXP. 09/30/22

PRELIMINARY
NOT FOR
CONSTRUCTION

EKWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

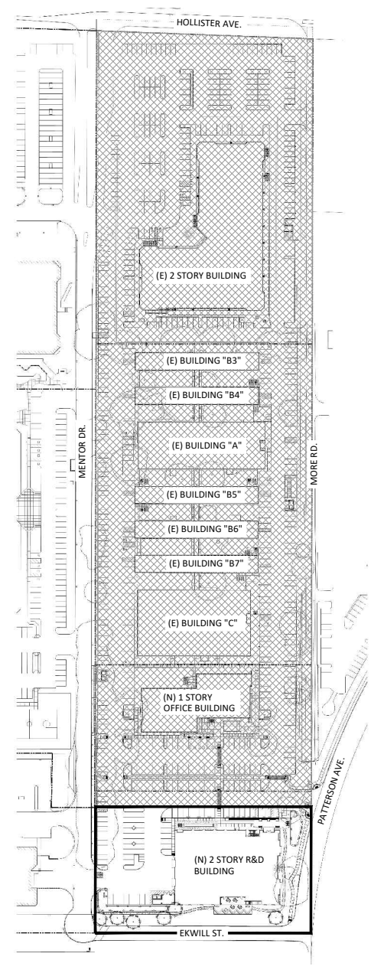
PRELIMINARY PLANT LIST, IRRIGATION
INFO, NOTES, AND CALCS - PARCEL 'D'

Date/ Issue
2021.12.13

Sheet 2 of 2

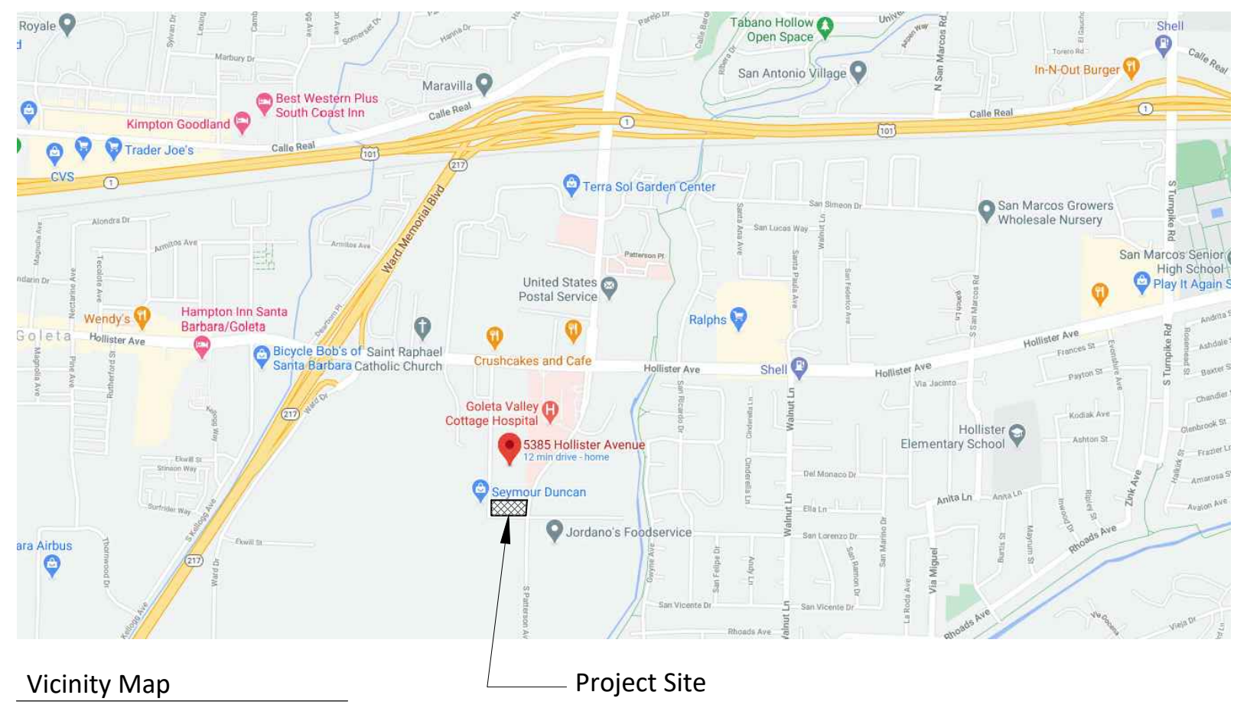
D.L1.2

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Prelimininary Landscape Plan\L1.2 Preliminary Plant List, Irrigation Info, Notes, and Calcs.dwg Plot date: 2022-01-31 10:01 AM



Key Map
Not to Scale

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 071-140-075
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



Vicinity Map
Not to Scale

Project Site

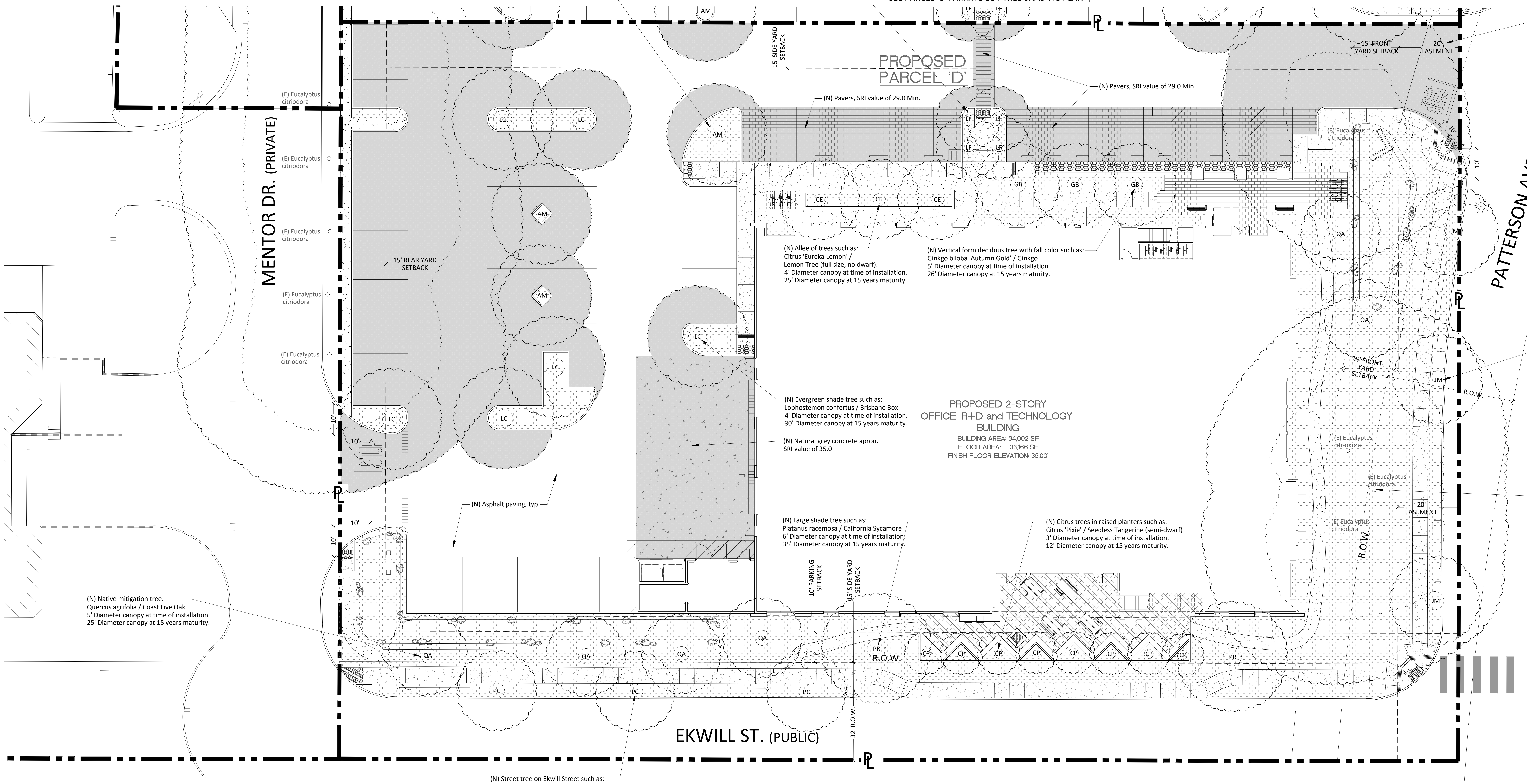
erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/22
STATE OF CALIFORNIA

FOR REFERENCE ONLY

(N) Large shade tree such as:
Arbutus 'Marina' / Strawberry Tree
6' Diameter canopy at time of installation.
30' Diameter canopy at 15 years maturity.

(N) Flowering tree allee such as:
Lagerstroemia x fauriei 'Tuscarora' /
Crepe Myrtle
4'-6" Diameter canopy at time of installation.
20' Diameter canopy at 15 years maturity.



(N) Pavers, SRI value of 29.0 Min.

(N) Natural color concrete paving,
SRI value of 35.0

(N) Allee of trees such as:
Citrus 'Eureka Lemon' /
Lemon Tree (full size, no dwarf).
4' Diameter canopy at time of installation.
25' Diameter canopy at 15 years maturity.

(N) Vertical form decidous tree with fall color such as:
Ginkgo biloba 'Autumn Gold' / Ginkgo
5' Diameter canopy at time of installation.
26' Diameter canopy at 15 years maturity.

(N) Street tree to match (e):
Jacaranda mimosifolia / Jacaranda
6' Diameter canopy at time of installation.
28' Diameter canopy at 15 years maturity.

(N) Evergreen shade tree such as:
Lophostemon confertus / Brisbane Box
4' Diameter canopy at time of installation.
30' Diameter canopy at 15 years maturity.

(N) Natural grey concrete apron.
SRI value of 35.0

(E) Tree to be protected in place, typ.

(N) Asphalt paving, typ.

(N) Large shade tree such as:
Platanus racemosa / California Sycamore
6' Diameter canopy at time of installation.
35' Diameter canopy at 15 years maturity.

(N) Citrus trees in raised planters such as:
Citrus 'Pixie' / Seedless Tangerine (semi-dwarf)
3' Diameter canopy at time of installation.
12' Diameter canopy at 15 years maturity.

(N) Native mitigation tree.
Quercus agrifolia / Coast Live Oak.
5' Diameter canopy at time of installation.
25' Diameter canopy at 15 years maturity.

(N) Street tree on Ekwill Street such as:
Pistacia chinensis / Chinese pistache

N
0 8 16 32
Scale:
1/16" = 1'-0"

Parking Lot Shading Statistics:

Parking Lot Shading	17.38.110(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	38,628	31,039	69,667	43,767	62.82%	✓	
Parcel C		21,894	18,478	40,372	27,176	67.31%	✓	
Parcel D		7,279	29,633	36,912	19,660	53.26%	✓	

EKWILL ST. AT SOUTH PATTERSON AVE.

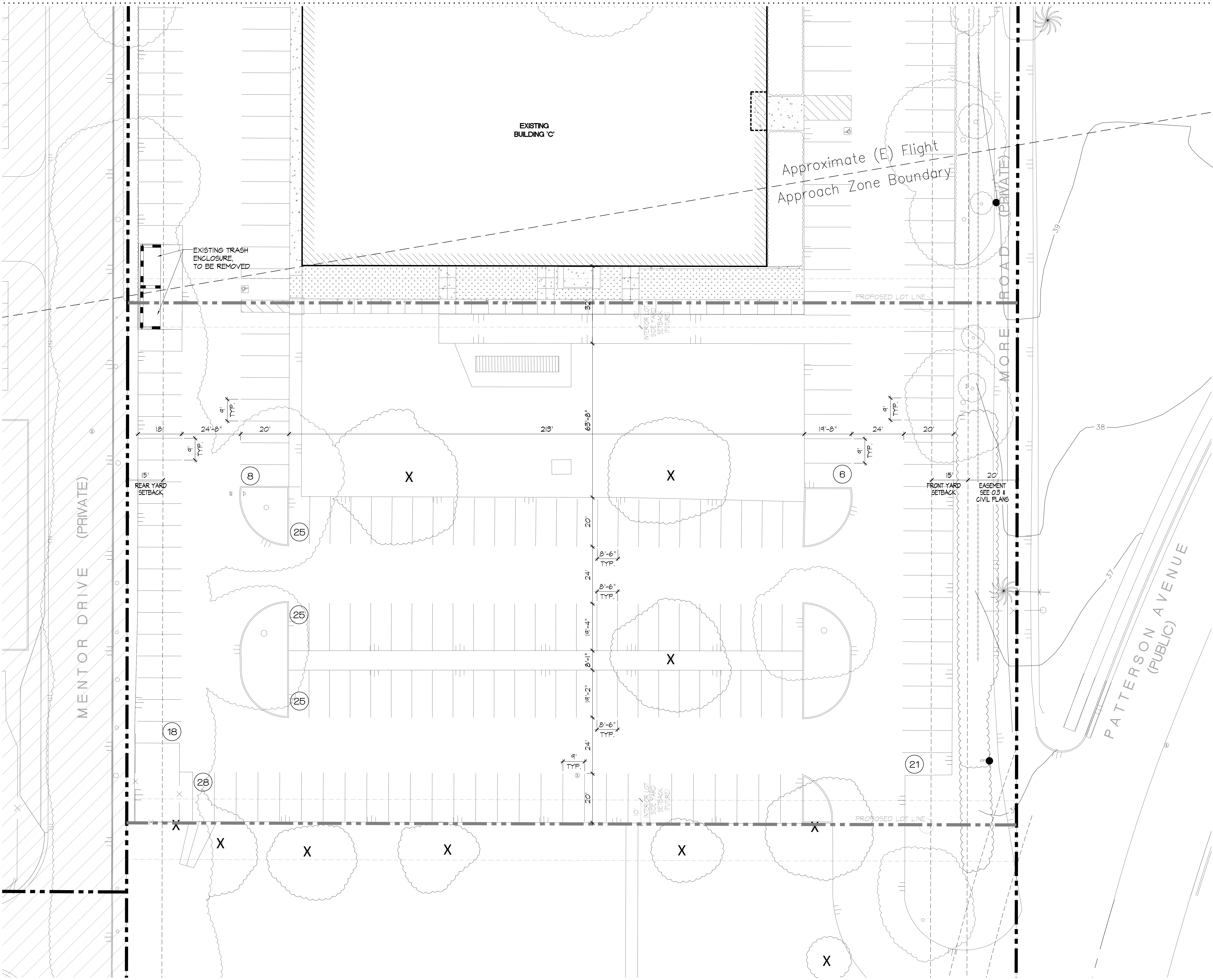
5385 Hollister Ave. Goleta, CA, 93111

PARKING LOT SHADING PLAN - PARCEL 'D'

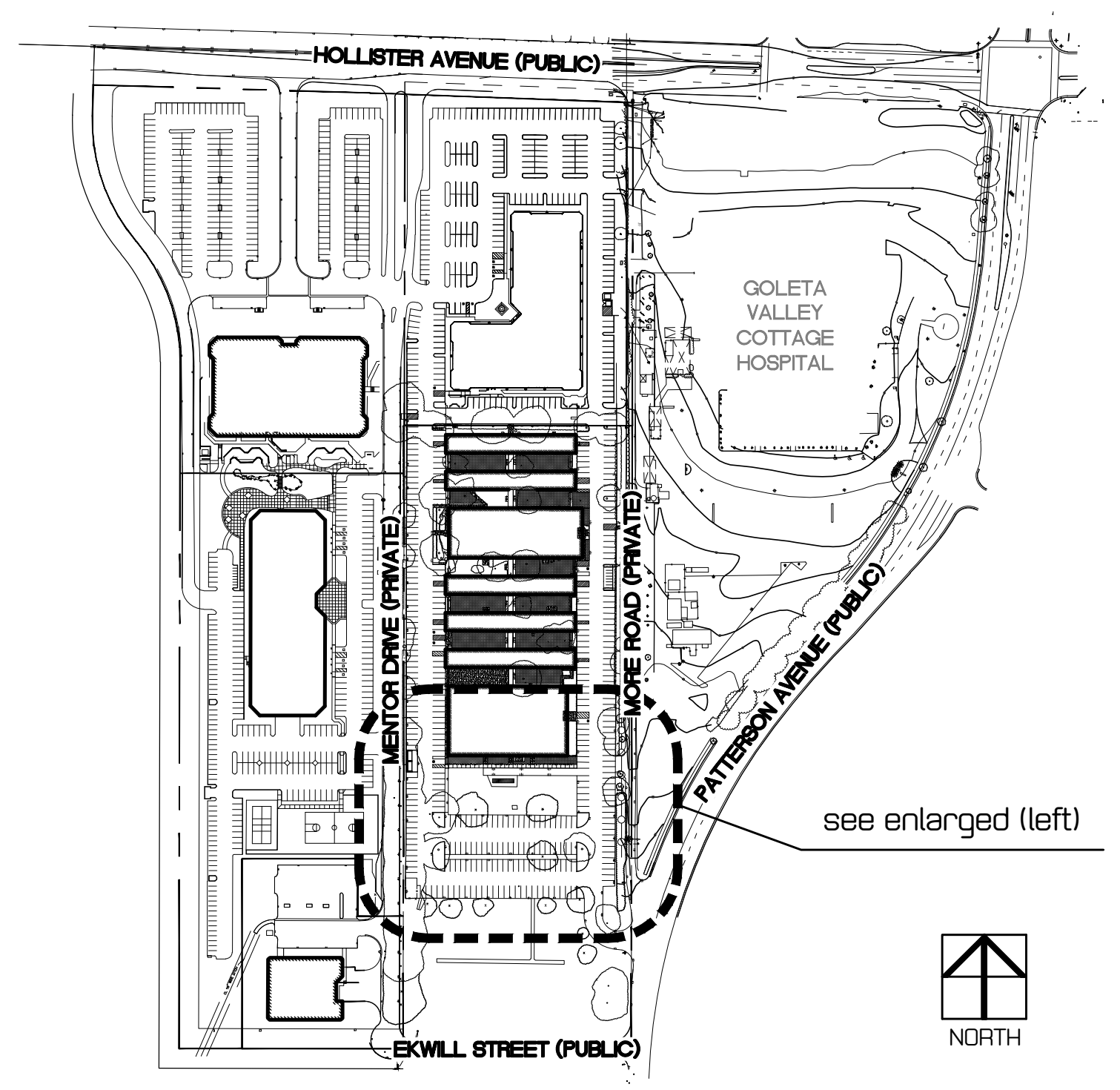
Date/ Issue
2021.12.13

D-EXHIBIT-1

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Preliminary Landscape Plan\EXHIBIT-1 Parking Lot Shading Plan.dwg Plot date: 2022-01-31 10:01 AM

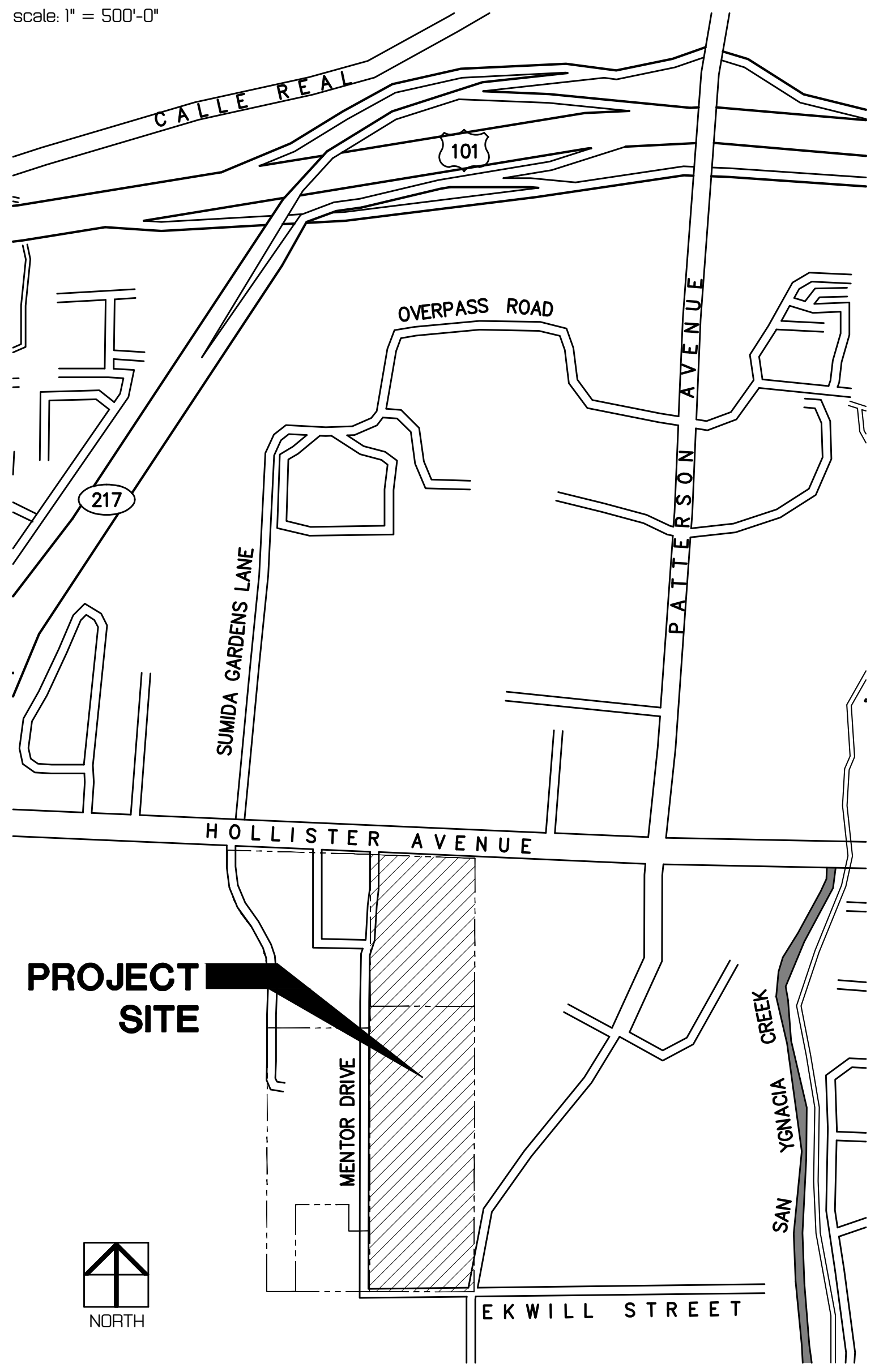


key plan



vicinity map

scale: 1" = 500'-0"



19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'C' - existing site plan

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

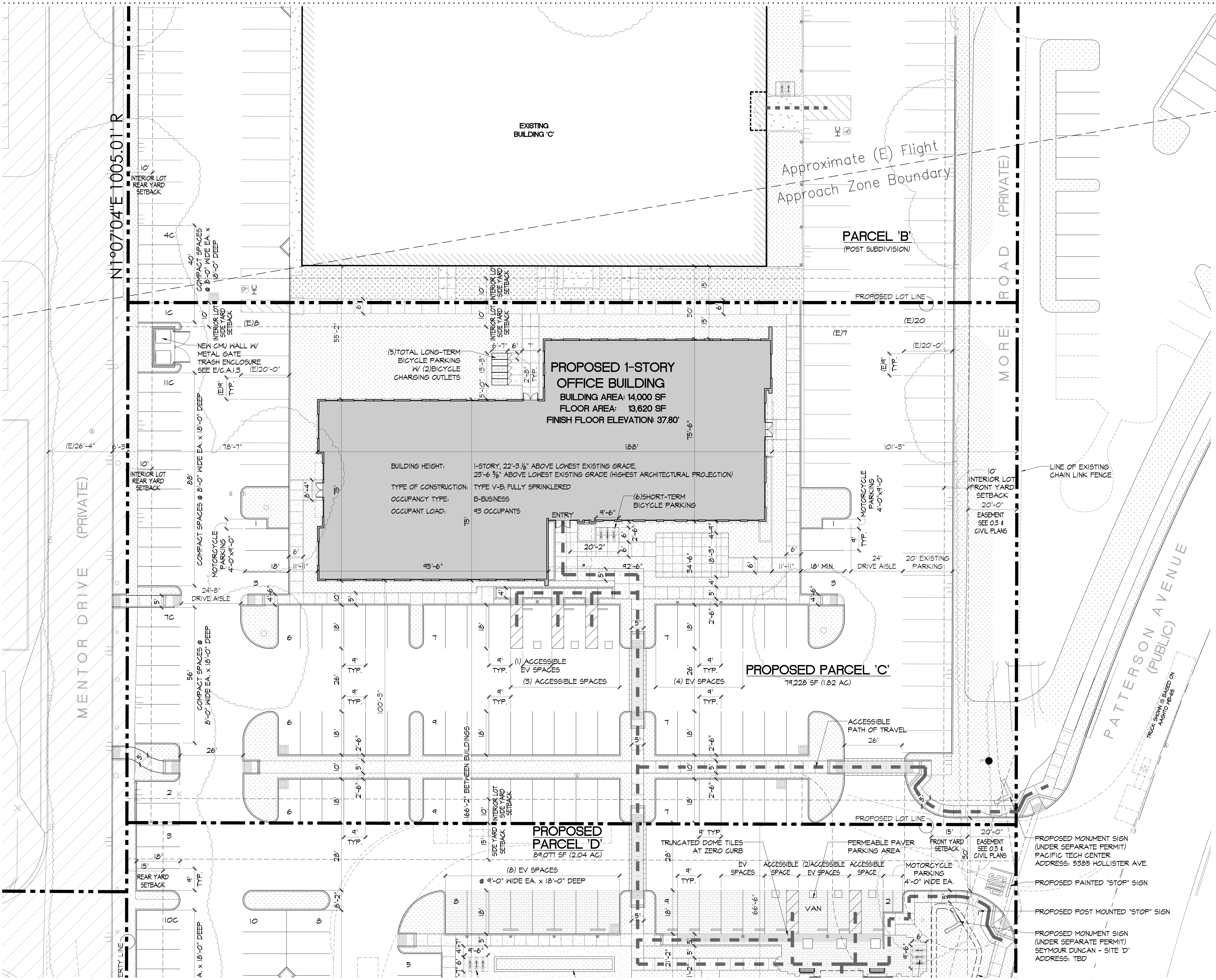
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

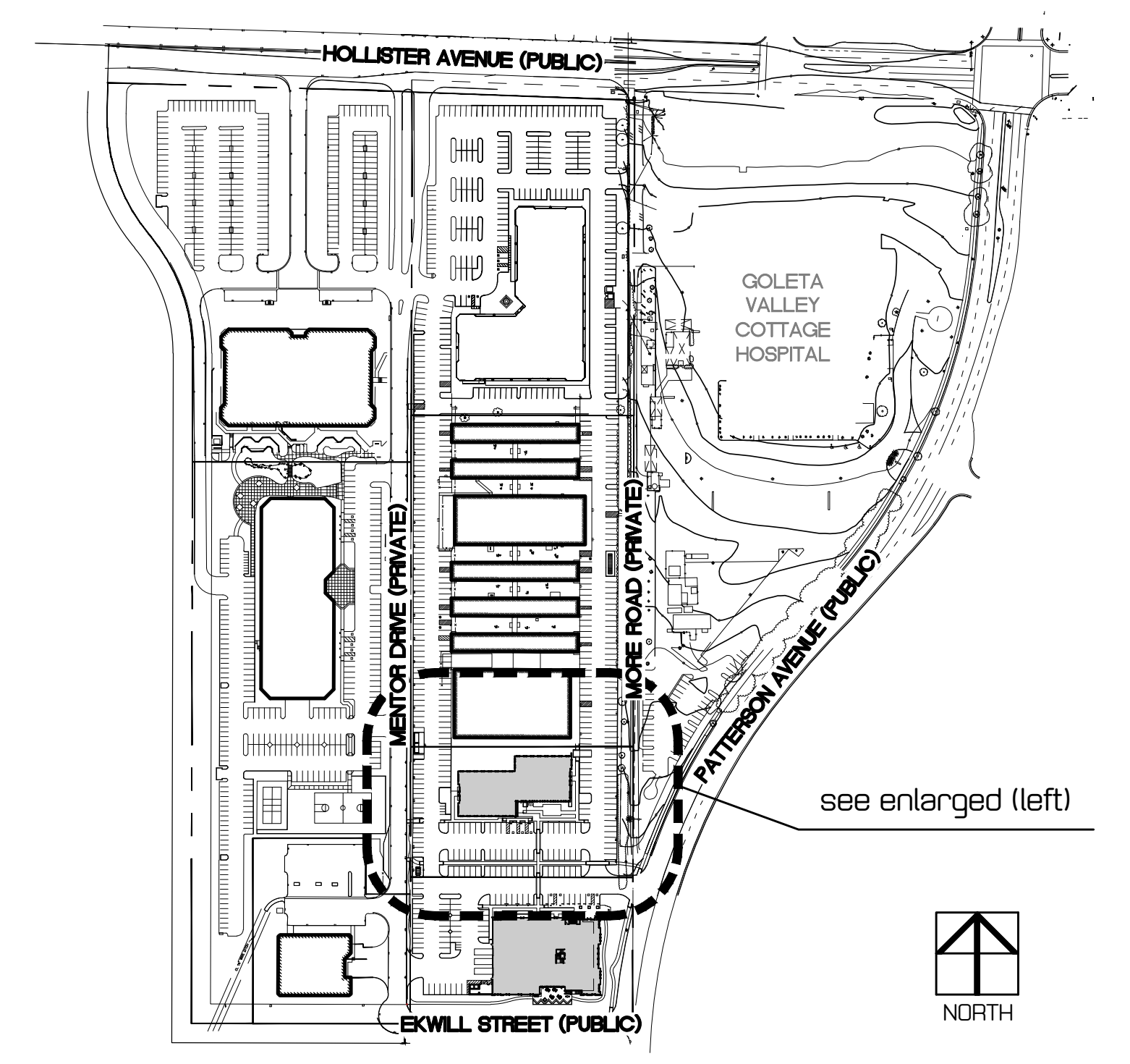
C.A1.0


EXISTING BUILDING 'C'
Approximate (E) Flight Approach Zone Boundary
PARCEL 'B'
(POST SUBDIVISION)
N1°07'04"E 1005.01' R
MENTOR DRIVE (PRIVATE)
MORE ROAD (PRIVATE)
PATTERSON AVENUE (PUBLIC)
PROPOSED LOT LINE
10' INTERIOR LOT REAR YARD SETBACK
10' INTERIOR LOT SIDE YARD SETBACK
COMPACT SPACES @ 8'-0" WIDE EA. x 18'-0" DEEP
NEW CMU WALL W/ METAL GATE TRASH ENCLOSURE SEE E/C.A.1.3
(5)TOTAL LONG-TERM BICYCLE PARKING W/ (2)BICYCLE CHARGING OUTLETS
PROPOSED 1-STORY OFFICE BUILDING
BUILDING AREA: 14,000 SF
FLOOR AREA: 13,620 SF
FINISH FLOOR ELEVATION: 37.80'
BUILDING HEIGHT: 1-STORY, 22'-3 1/8" ABOVE LOWEST EXISTING GRADE, 23'-6 5/8" ABOVE LOWEST EXISTING GRADE (HIGHEST ARCHITECTURAL PROJECTION)
TYPE OF CONSTRUCTION: TYPE V-B; FULLY SPRINKLERED
OCCUPANCY TYPE: B-BUSINESS
OCCUPANT LOAD: 93 OCCUPANTS
ENTRY
(6)SHORT-TERM BICYCLE PARKING
MOTORCYCLE PARKING 4'-0"x9'-0"
24'-8" DRIVE AISLE
24' DRIVE AISLE
20' EXISTING PARKING
18' MIN.
LINE OF EXISTING CHAIN LINK FENCE
10' INTERIOR LOT FRONT YARD SETBACK
20'-0" EASEMENT SEE 0.3 & CIVIL PLANS
(1) ACCESSIBLE EV SPACES
(3) ACCESSIBLE SPACES
(4) EV SPACES
PROPOSED PARCEL 'C'
79,228 SF (1.82 AC)
ACCESSIBLE PATH OF TRAVEL
166'-2" BETWEEN BUILDINGS
PROPOSED PARCEL 'D'
89,077 SF (2.04 AC)
15' SIDE YARD SETBACK
15' REAR YARD SETBACK
(8) EV SPACES @ 9'-0" WIDE EA. x 18'-0" DEEP
TRUNCATED DOME TILES AT ZERO CURB
PERMEABLE PAVER PARKING AREA
EV SPACES
ACCESSIBLE SPACE
(2)ACCESSIBLE EV SPACES
VAN
MOTORCYCLE PARKING 4'-0" WIDE EA.
15' FRONT YARD SETBACK
STOP
TRUCK SHOWN IS BASED ON AASHTO WB-65
PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT) PACIFIC TECH CENTER ADDRESS: 5385 HOLLISTER AVE.
PROPOSED PAINTED "STOP" SIGN
PROPOSED POST MOUNTED "STOP" SIGN
PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT) SEYMOUR DUNCAN - SITE 'D' ADDRESS: TBD
188'
75'
75'-6"
95'-6"
92'-6"
55'-2"
101'-3"
78'-7"
100'-3"
(E)26'-4"

symbols legend

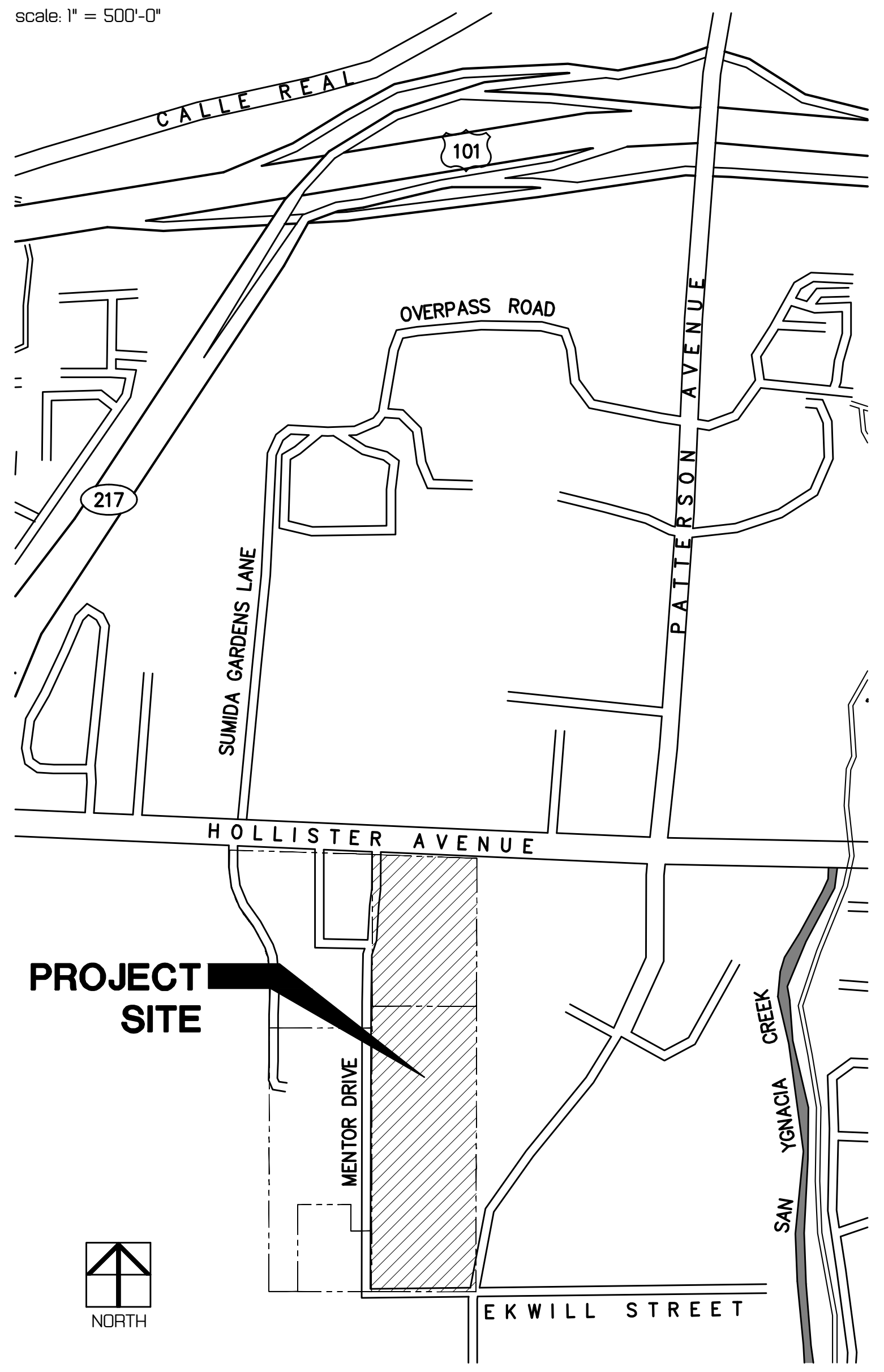
+	LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
▤	PERMEABLE PAVERS, REFER TO LANDSCAPE DRAWINGS
∴	CONCRETE SIDEWALK & WALKWAYS, REFER TO CIVIL DRAWINGS
⁘	DECOMPOSE GRANITE SURFACE, REFER TO LANDSCAPE DRAWINGS

key plan



vicinity map

scale: 1" = 500'-0"



19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'C' - proposed site plan

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

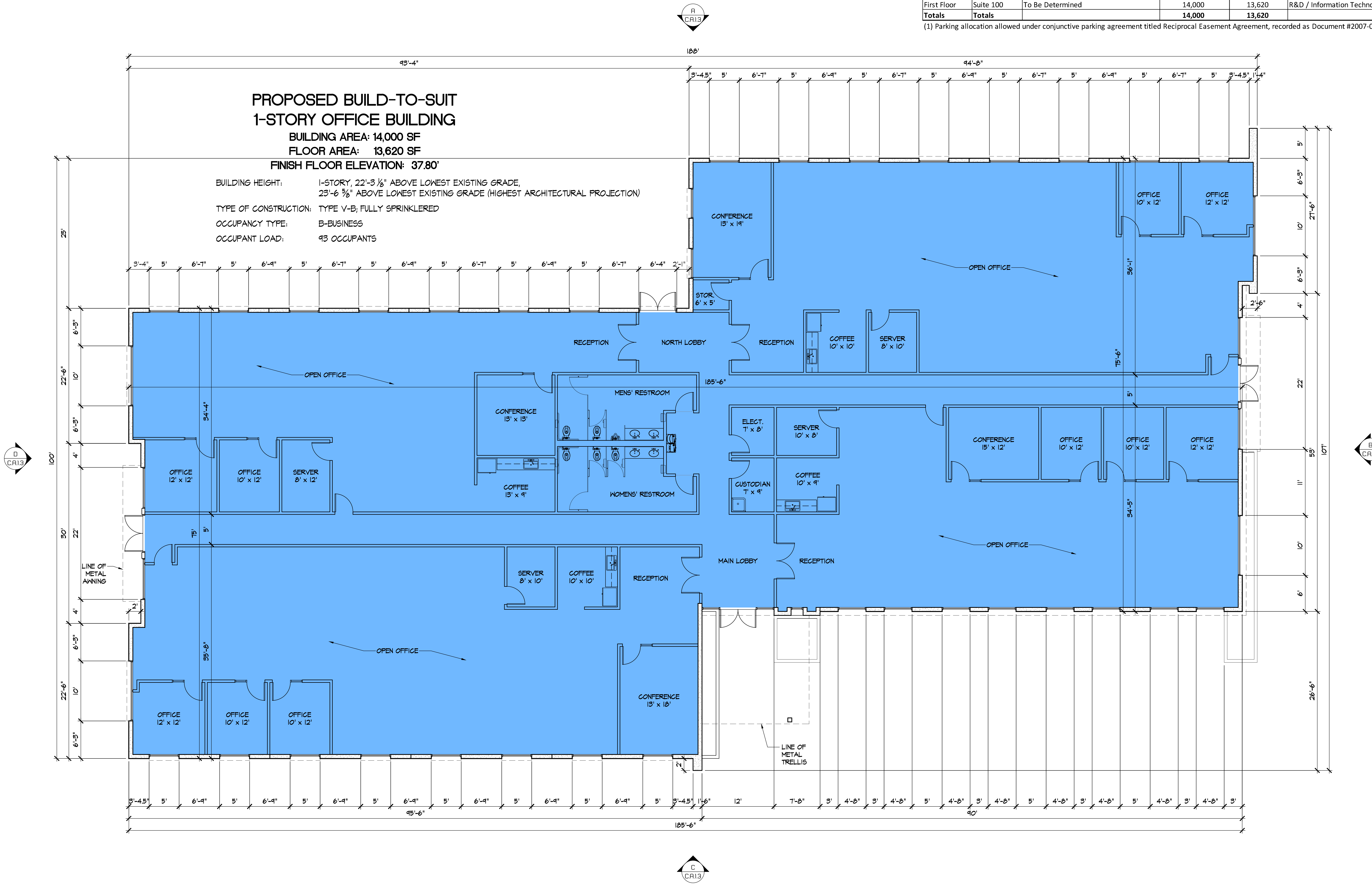
5385 Hollister Avenue   Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

C.A.1.1

Proposed Parcel C - 5383 Hollister Avenue (TBD)					Section 17.38.040				
Building	Location	Tenant	CBC 2019 Sec.202 Building Area (SF)	Sec. 17.03.070 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	REA Parking Provided (1)	Compliance
First Floor	Suite 100	To Be Determined	14,000	13,620	R&D / Information Technology Services / Business Services	1 space per 300 sf	45	46	✓
Totals	**Totals**		**14,000**	**13,620**			**45**	**46**	✓

(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")

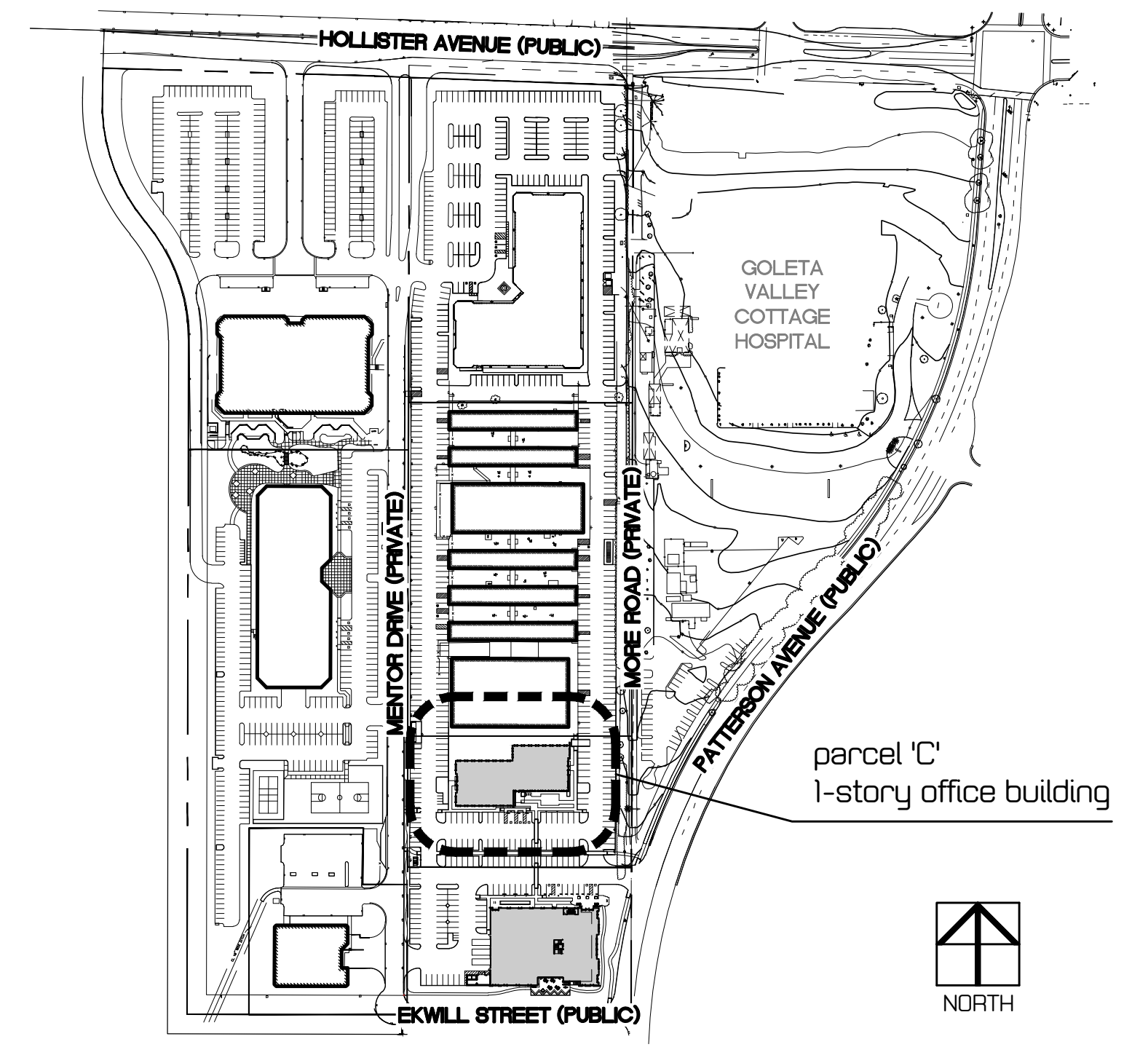


PROPOSED BUILD-TO-SUIT
1-STORY OFFICE BUILDING

BUILDING AREA: 14,000 SF
FLOOR AREA: 13,620 SF
FINISH FLOOR ELEVATION: 37.80'

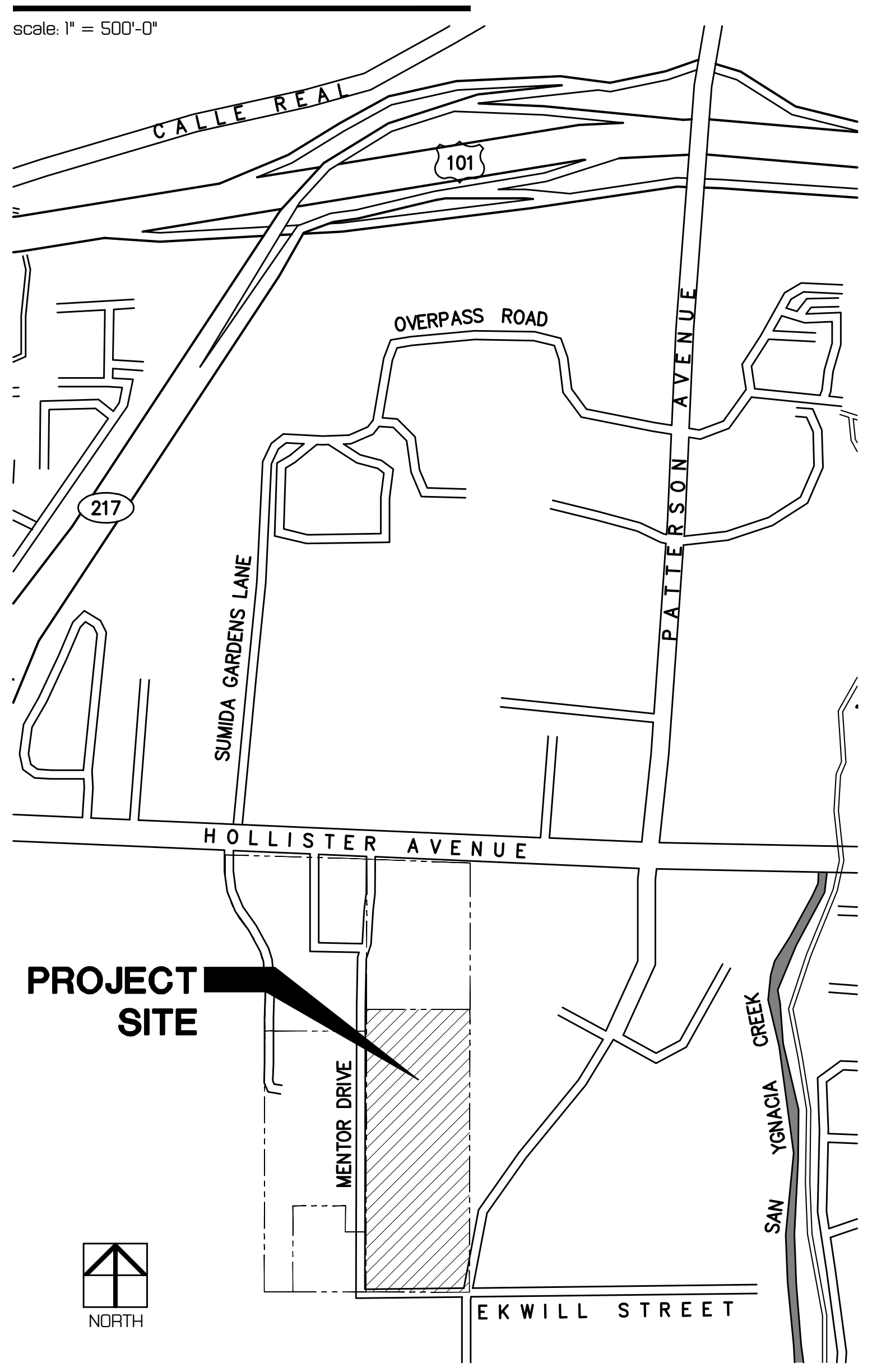
BUILDING HEIGHT:	1-STORY, 22'-3 1/8" ABOVE LOWEST EXISTING GRADE, 23'-6 5/8" ABOVE LOWEST EXISTING GRADE (HIGHEST ARCHITECTURAL PROJECTION)
TYPE OF CONSTRUCTION:	TYPE V-B; FULLY SPRINKLERED
OCCUPANCY TYPE:	B-BUSINESS
OCCUPANT LOAD:	93 OCCUPANTS

key plan



vicinity map

scale: 1" = 500'-0"



19-5960

pk:a
pk:architecture

29619 agoura road
agoura hills . california 91301
v. 818.584.0057 f. 818.584.0019
w. pkarchitecture.net

parcel 'C' - office building floor plan

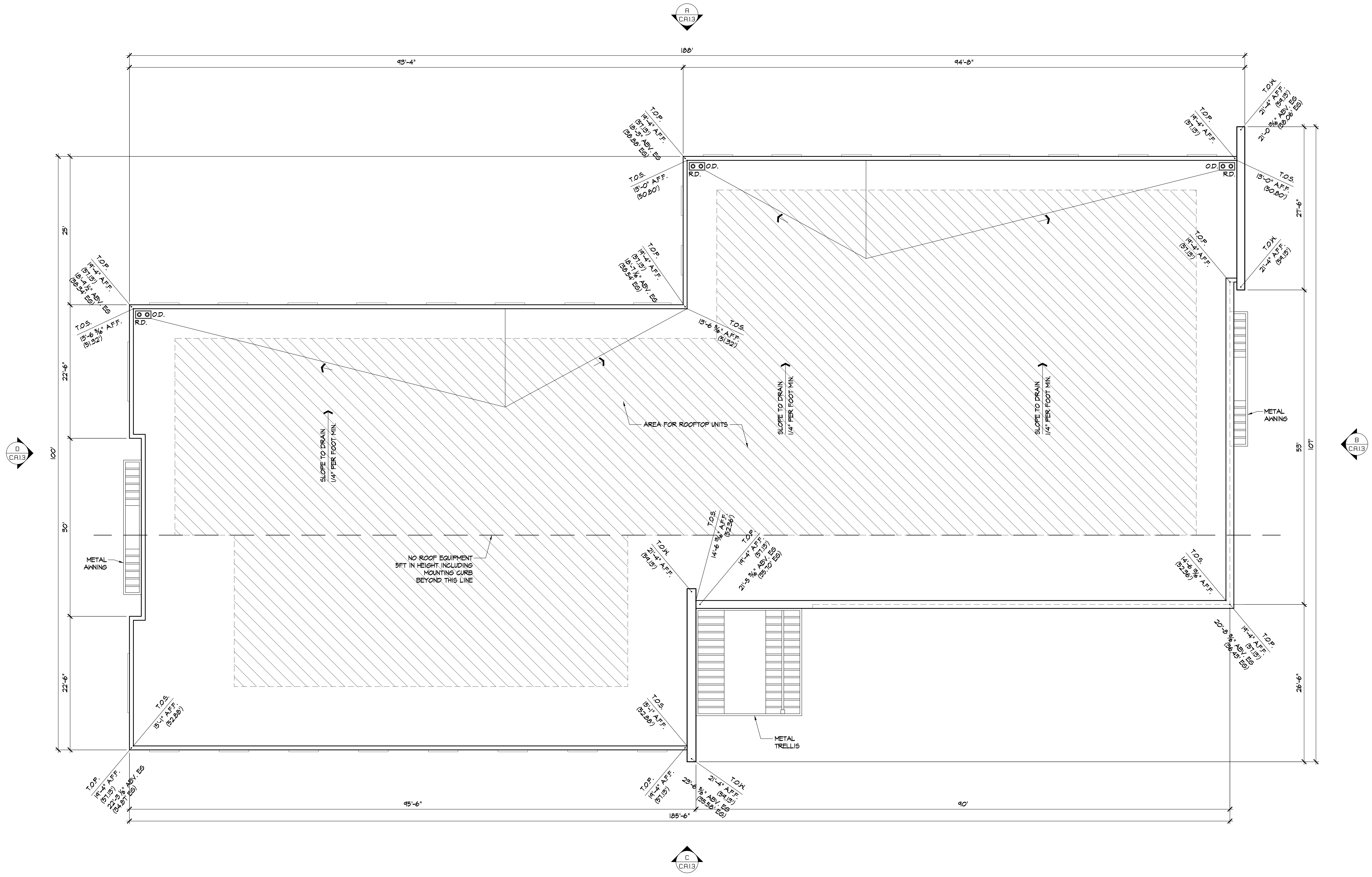
scale: 1/8" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

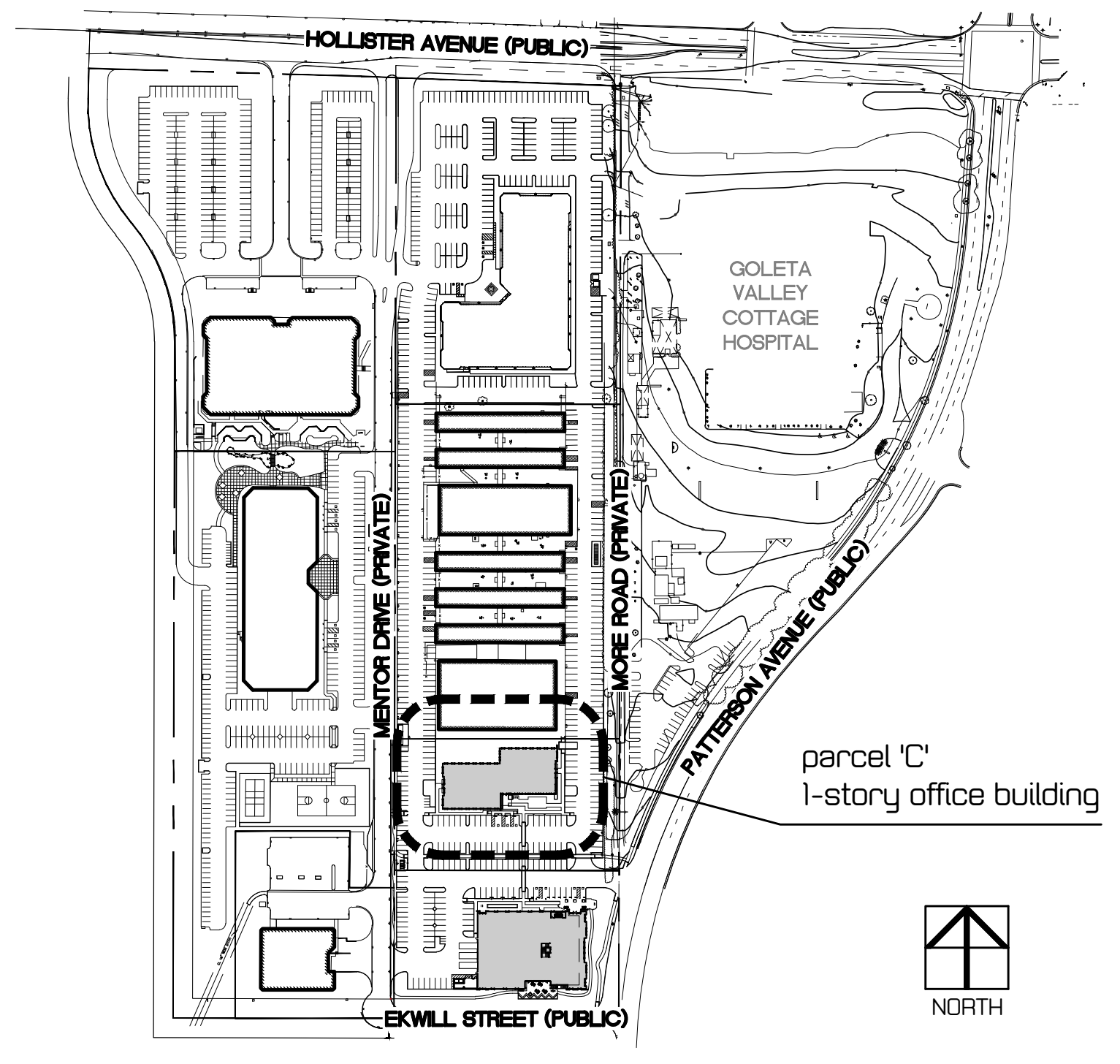
C.A1.2a



roof plan legend

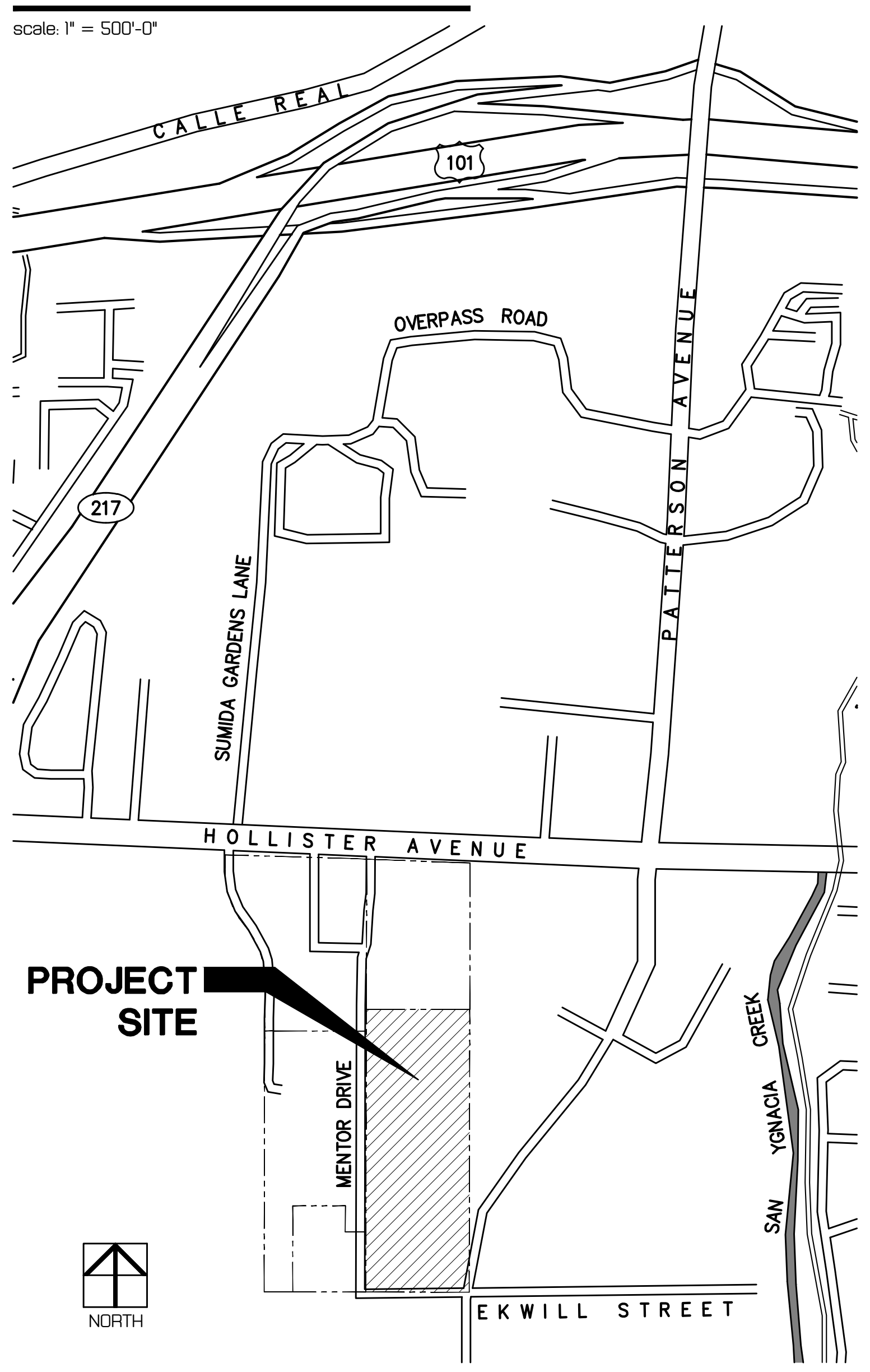
R.D. O.D.	ROOF DRAIN AND ROOF OVERFLOW DRAIN WITH SEPARATE PIPING SYSTEM
←	GENERAL DIRECTION OF DRAINAGE
▨	AREA FOR ROOFTOP MECHANICAL UNITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW
T.O._. XX'-X"	BUILDING COMPONENT ELEVATION
A.F.F.	ABOVE FINISHED FLOOR
T.O.P.	TOP OF PARAPET WALL
T.O.S.	TOP OF ROOF SHEATHING
T.O.W.	TOP OF ACCENT WALL
EG	EXISTING GRADE
ABV.	ABOVE

key plan



vicinity map

scale: 1" = 500'-0"



19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'C' - office building roof plan

scale: 1/8" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

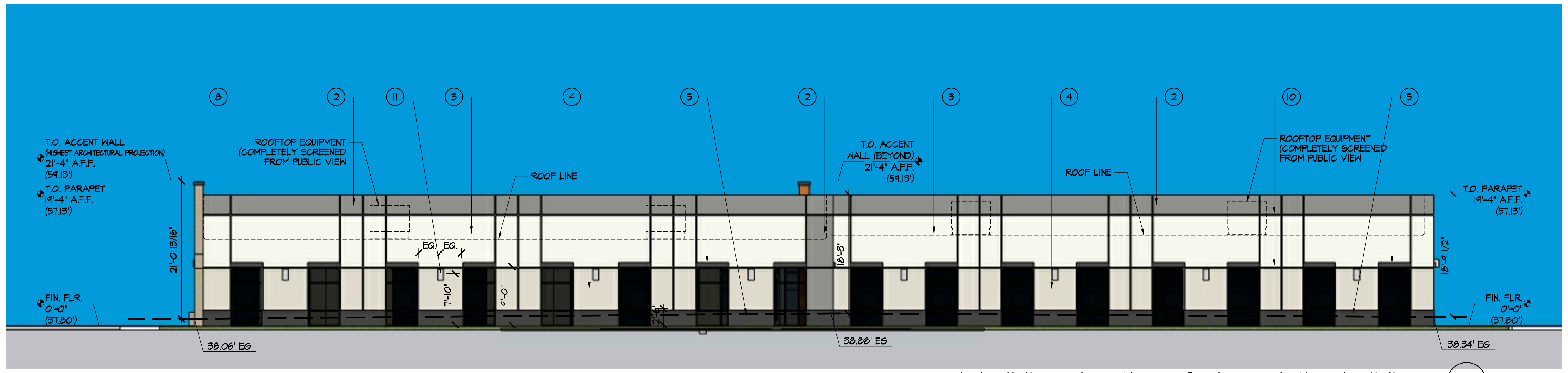
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

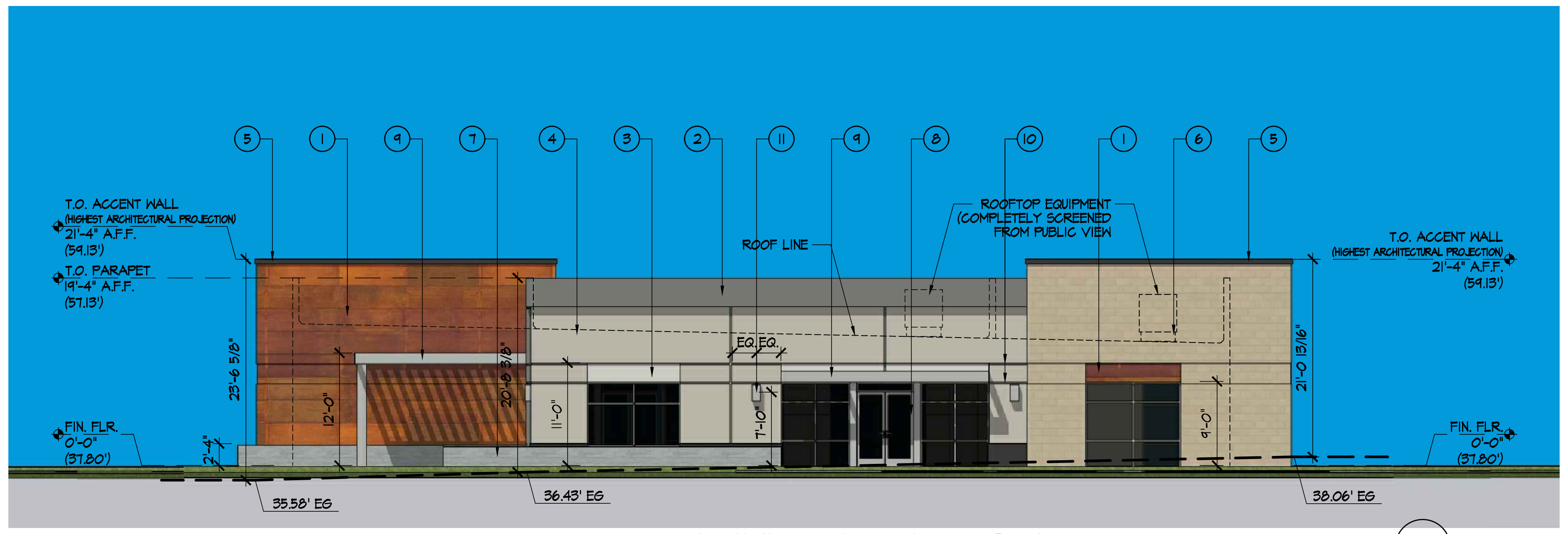
5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

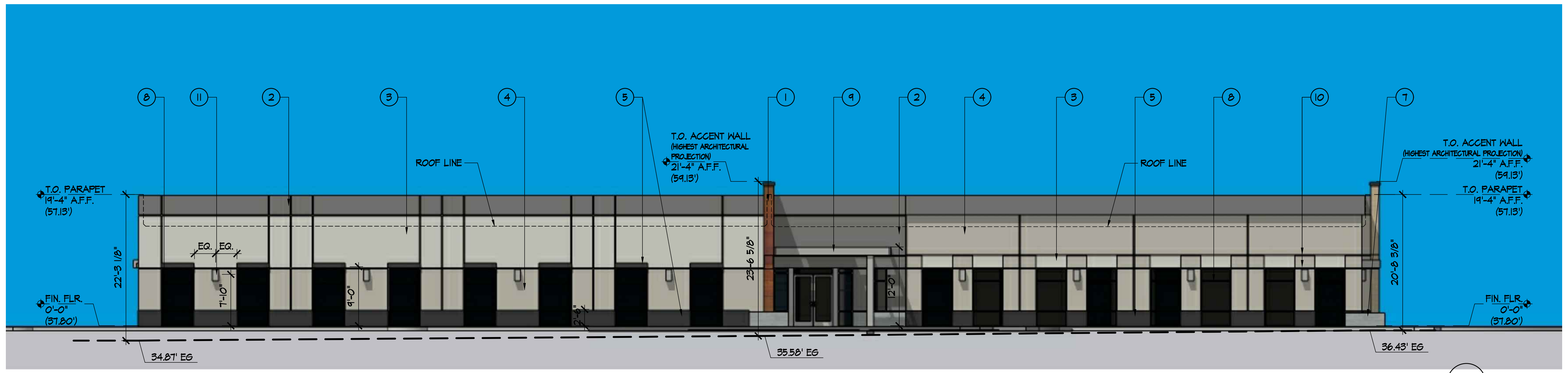
C.A.1.2b



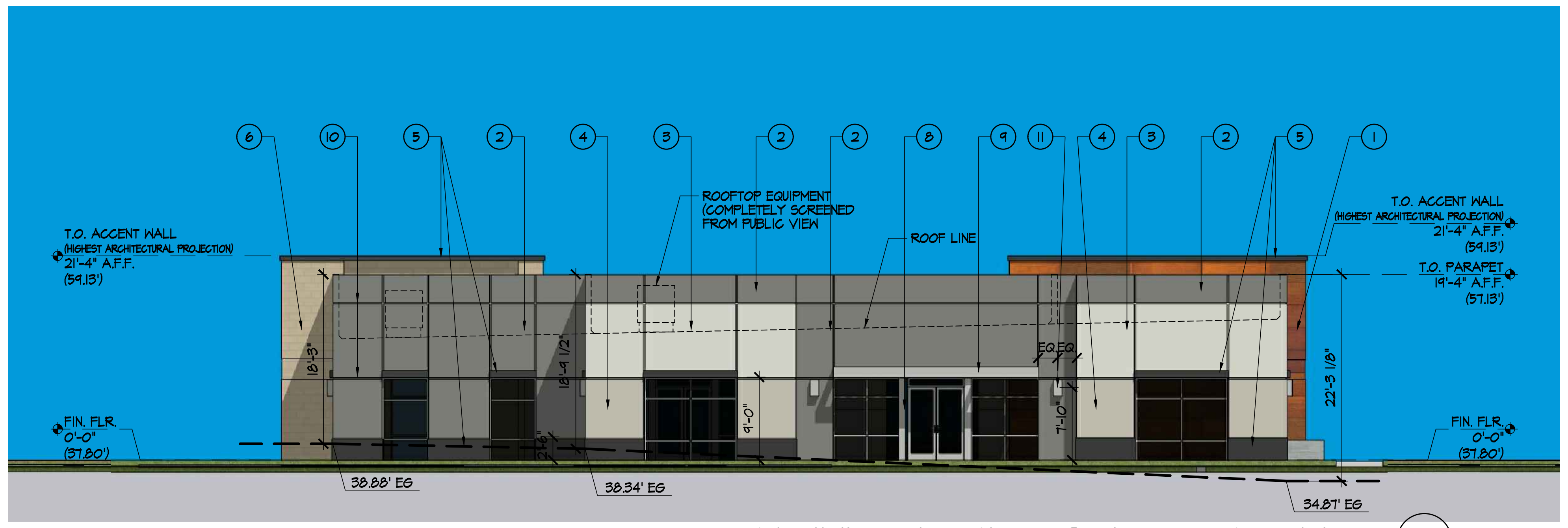
north building elevation - facing existing building Ⓐ



east building elevation - facing patterson avenue Ⓑ



south building elevation - facing parking lot Ⓒ



west building elevation - facing mentor drive Ⓓ

exterior materials & color

① FAUX CORTEN STEEL CLADDING ON WING WALL

② SMOOTH PAINTED CONCRETE TILT-UP WALL
COLOR TO MATCH DUNN EDWARDS DE6369 LEGENDARY GRAY

③ SMOOTH PAINTED CONCRETE TILT-UP WALL
COLOR TO MATCH DUNN EDWARDS DET614 SO CHIC!

④ SMOOTH PAINTED CONCRETE TILT-UP WALL
COLOR TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD

⑤ WALL CAP, WALL BASE AND ACCENT TRIM OVER OPENINGS
COLOR TO MATCH DUNN EDWARDS DET619 CELLULOID

⑥ CONCRETE MASONRY BLOCK WALL
COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE

⑦ BOARD FORM CONCRETE FINISH RAISED PLANTER
INTEGRAL COLOR STANDARD GRAY

⑧ DUAL GLAZED EXTRUDED ALUMINUM STOREFRONT SYSTEM, WITH
SPANDREL GLASS WHERE OCCURS, FRAME COLOR TO MATCH
ARCADIA #11 CLEAR AC-2 ANODIZED ALUMINUM

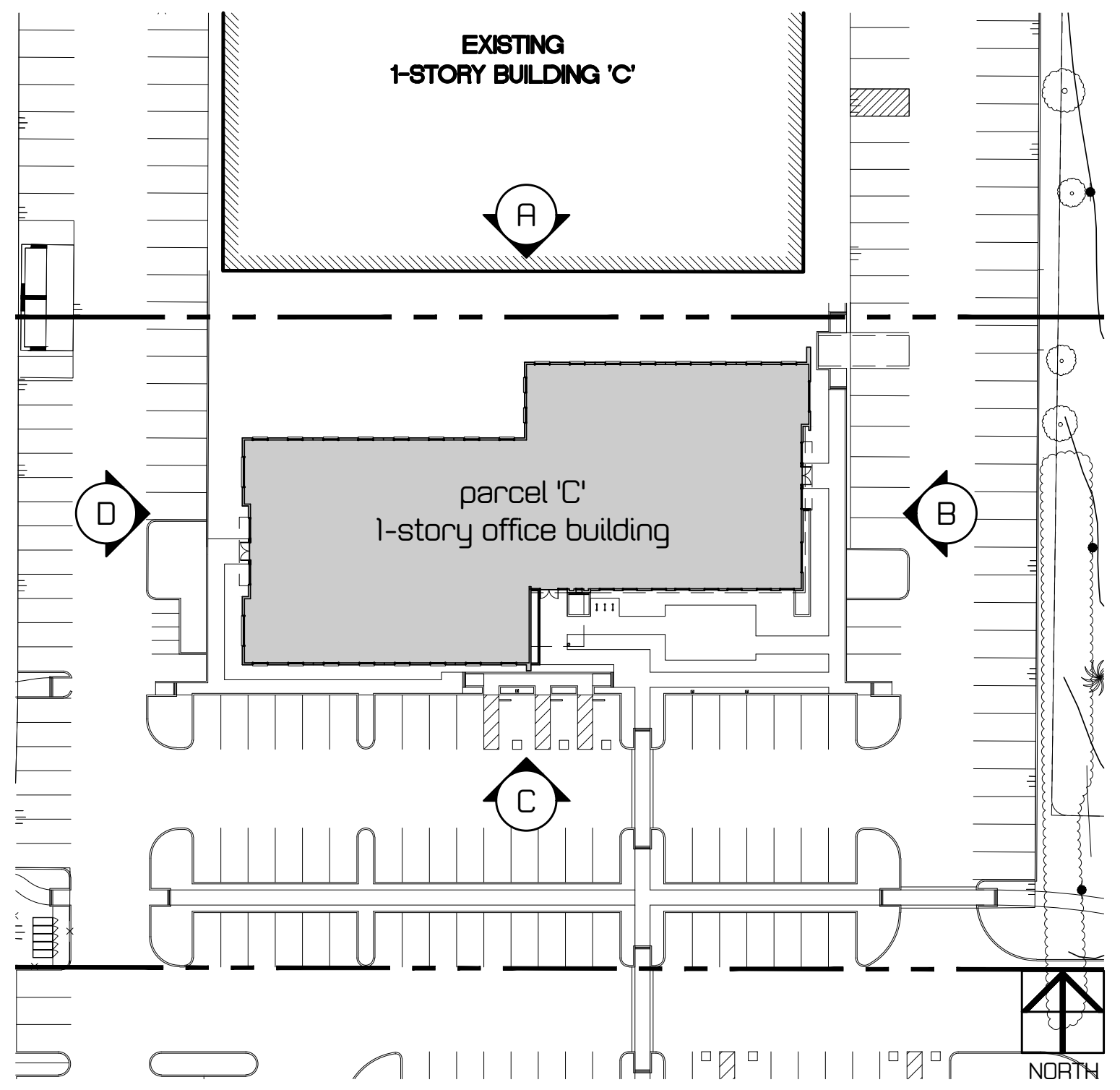
⑨ PAINTED METAL ENTRY TRELLIS AND ENTRY METAL CANOPY
COLOR TO MATCH STOREFRONT SYSTEM MULLION

⑩ CONCRETE PANEL JOINT AND REVEAL (VERTICAL AND HORIZONTAL),
PAINT TO MATCH ADJACENT SURFACE

⑪ WALL MOUNTED LED LIGHT FIXTURE, MOUNTED AT 7'-10" A.F.F.
BY: JUSTICE DESIGN GROUP, CER-1175W OR APPROVED EQUAL

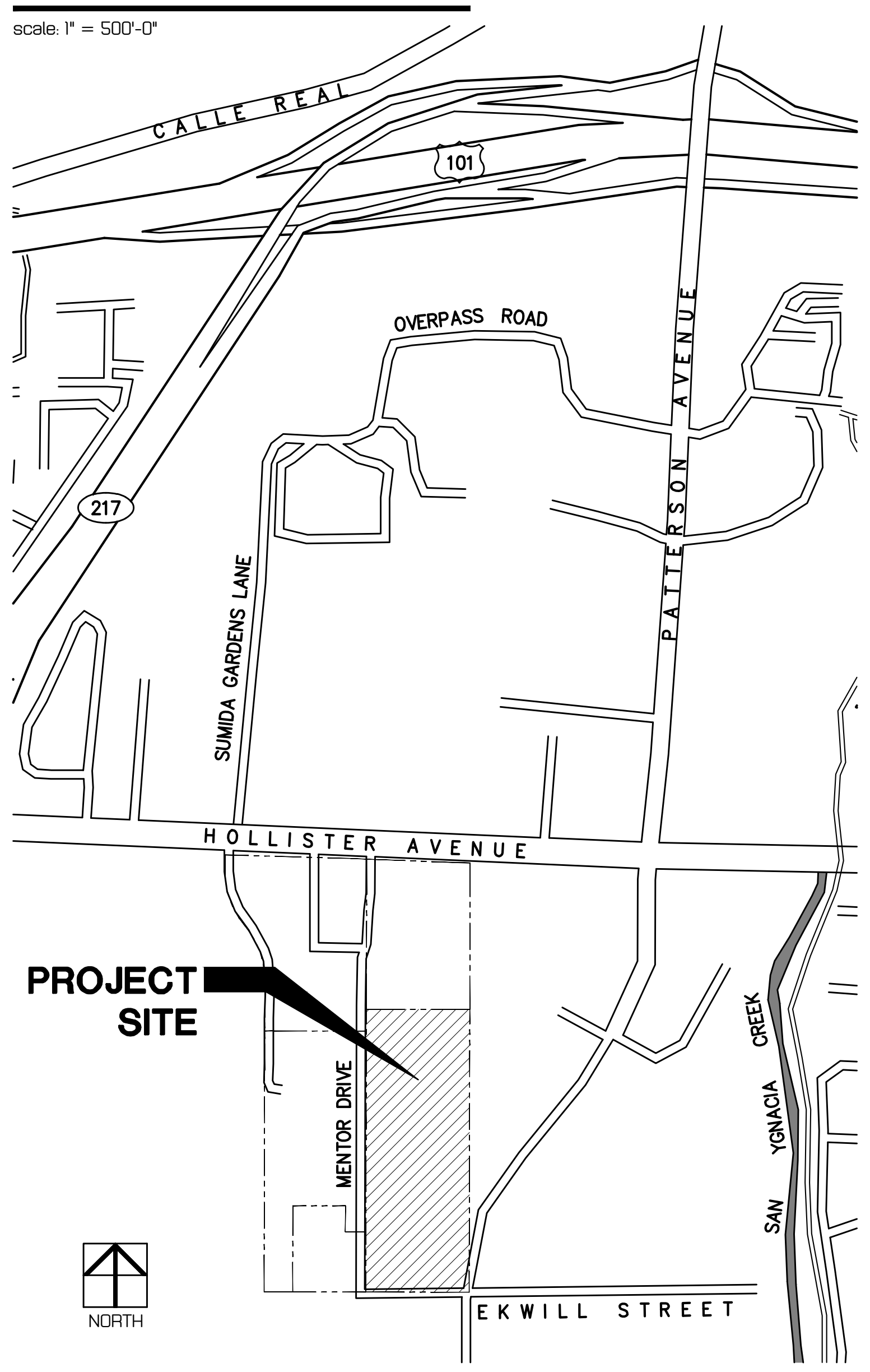
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW.

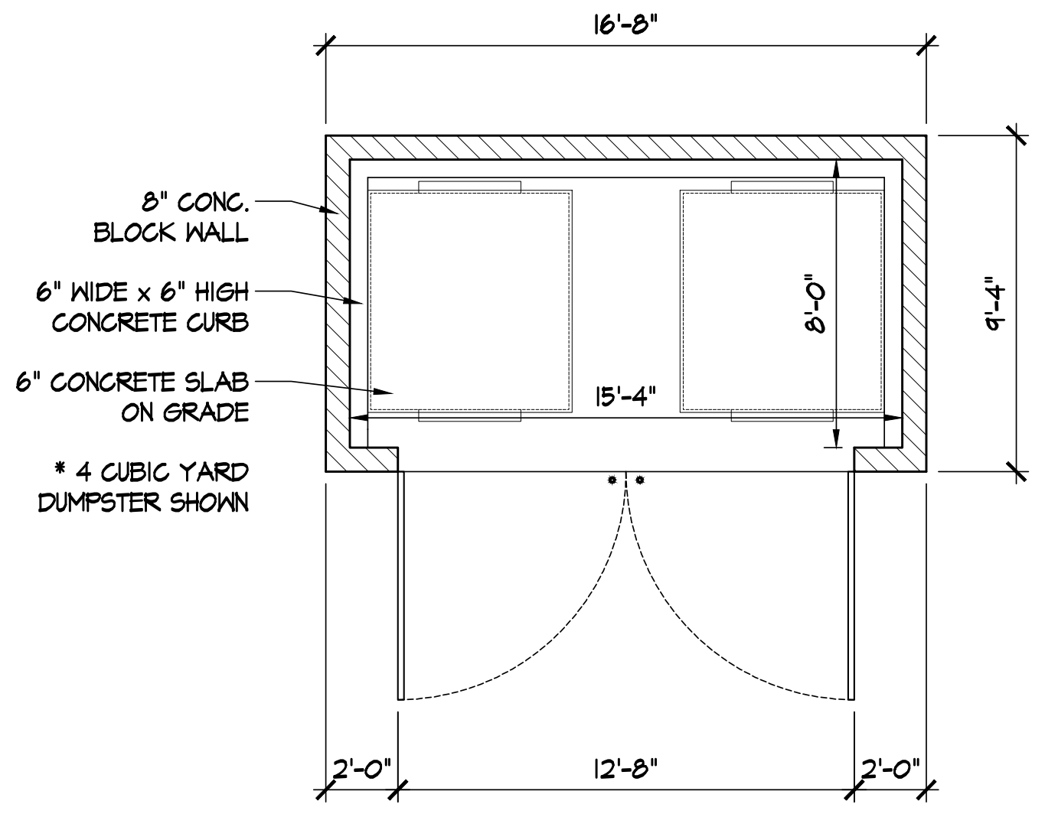
key plan



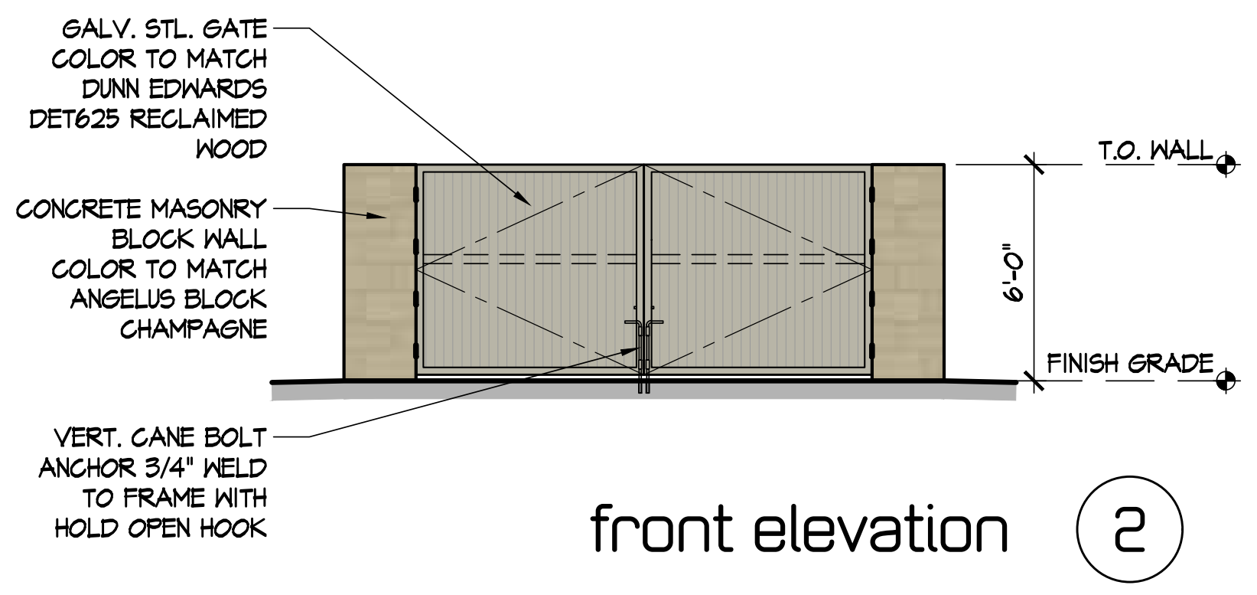
vicinity map

scale: 1" = 500'-0"

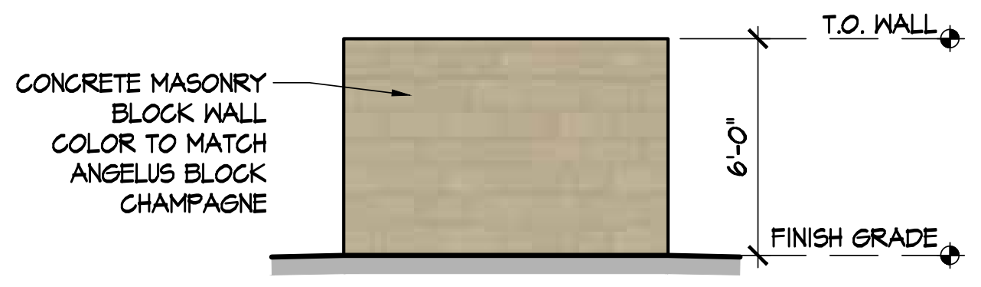



16'-8"
8" CONC. BLOCK WALL
6" WIDE x 6" HIGH CONCRETE CURB
6" CONCRETE SLAB ON GRADE
* 4 CUBIC YARD DUMPSTER SHOWN
8'-0"
9'-4"
15'-4"
2'-0"
12'-8"
2'-0"

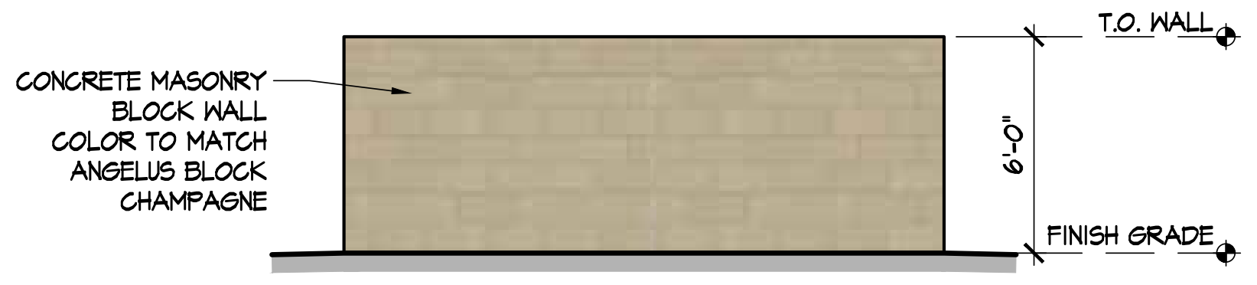
plan ①


GALV. STL. GATE COLOR TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
CONCRETE MASONRY BLOCK WALL COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE
VERT. CANE BOLT ANCHOR 3/4" WELD TO FRAME WITH HOLD OPEN HOOK
T.O. WALL
6'-0"
FINISH GRADE

front elevation ②


CONCRETE MASONRY BLOCK WALL COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE
T.O. WALL
6'-0"
FINISH GRADE

typical side elevation ③


CONCRETE MASONRY BLOCK WALL COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE
T.O. WALL
6'-0"
FINISH GRADE

rear elevation ④

typical trash / recycling enclosure at parcel B & C Ⓔ
scale: 3/16" = 1'-0"

19-59.60

pk:a
pk:architecture

29619 agoura road
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

parcel 'C' - 1-story office building elevations

scale: 3/32" = 1'-0"

Patterson Associates, LLC
(805) 964-7200

Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

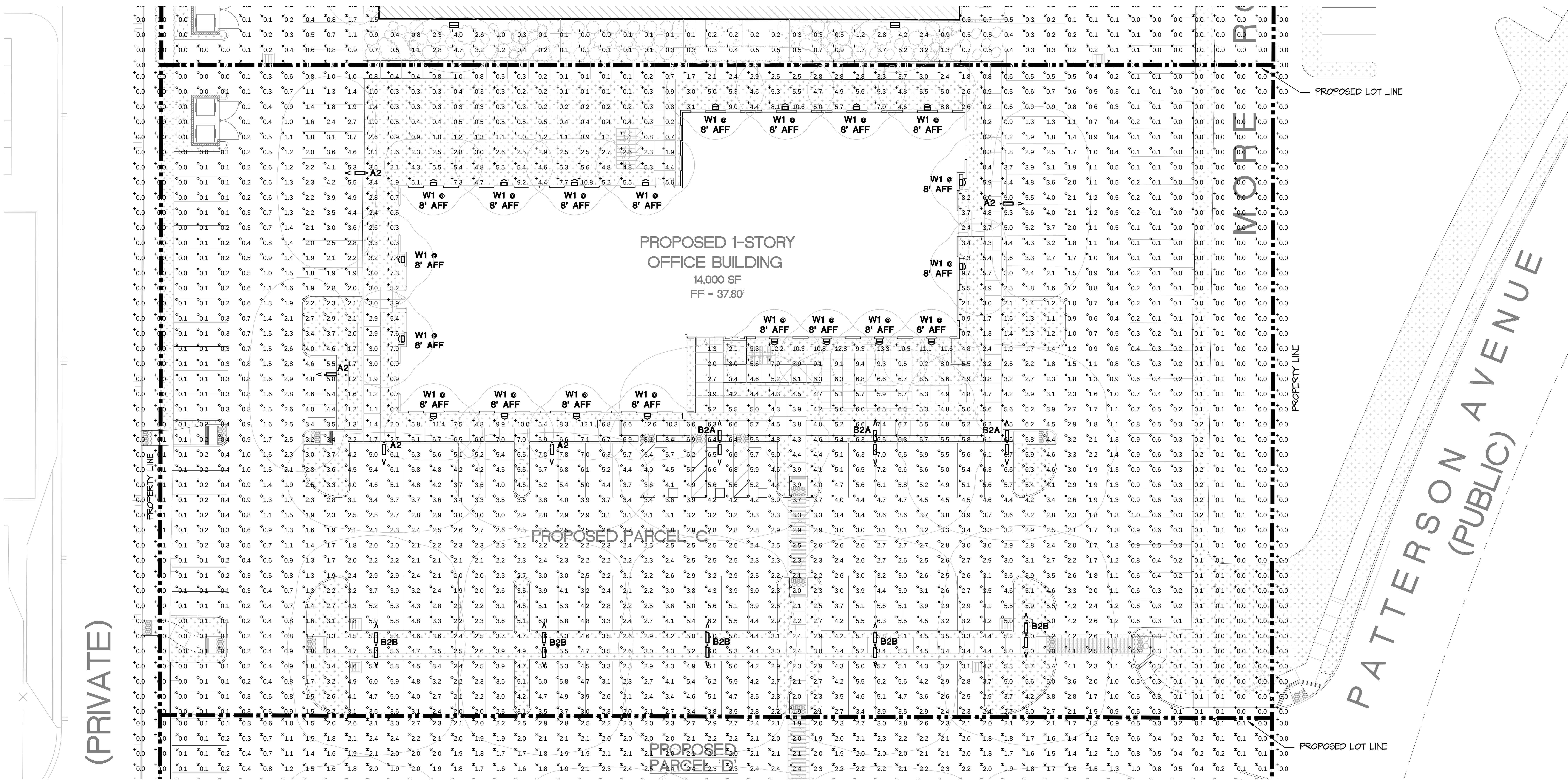
5385 Hollister Avenue
Goleta, California 93111

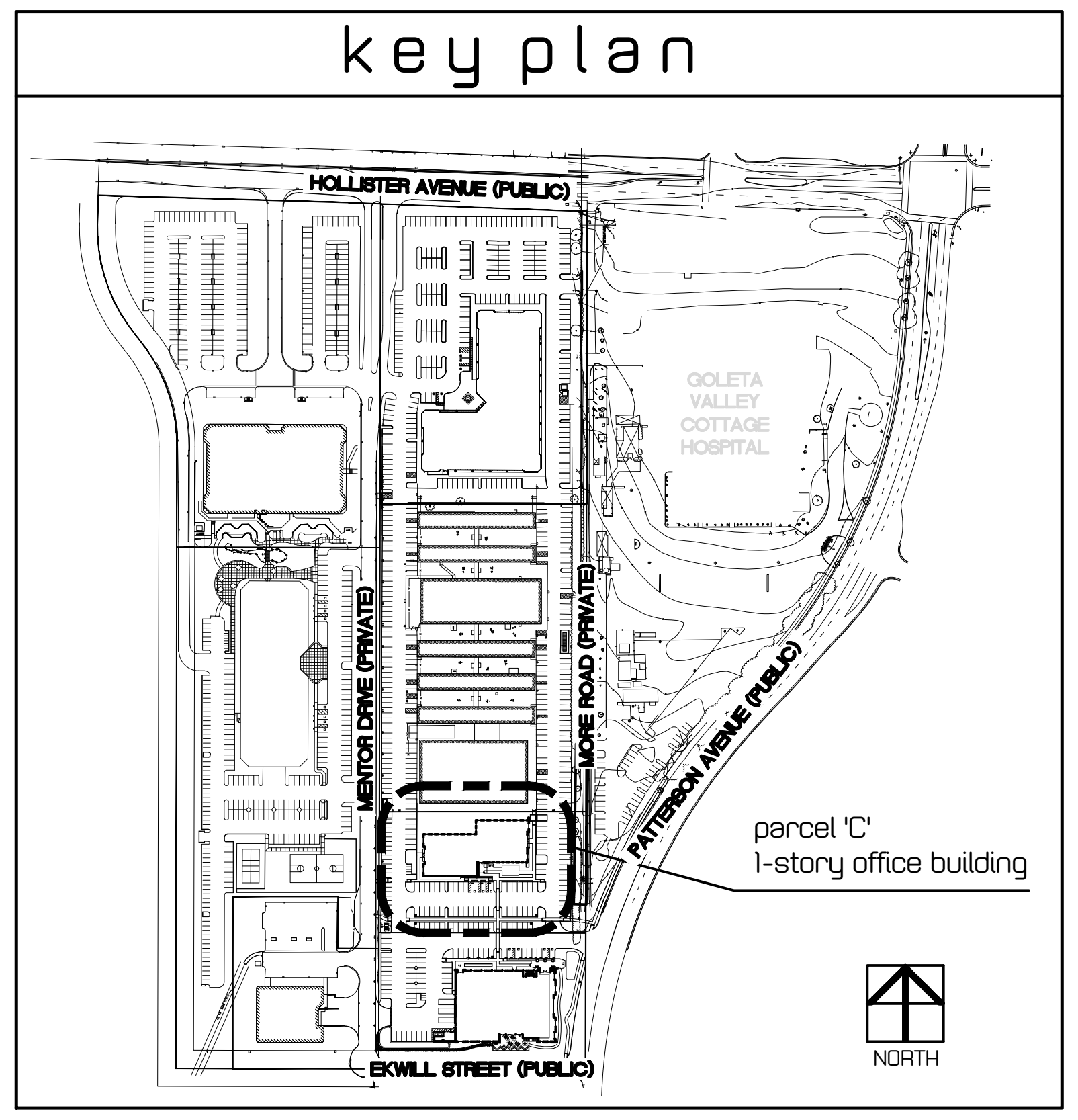
△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

C.A.1.3

Statistics - Lot C				
Description	Symbol	Avg	Max	Min
Lot C	+	2.5 fc	13.4 fc	0.0 fc
Lot C Parking	◇	2.5 fc	7.9 fc	0.0 fc

ALL POLE LIGHTS TYPE "A2, A2, B1, B2" SHALL BE MOUNTED WITH BOTTOM OF FIXTURE NOT TO EXCEED 20FT ABOVE GRADE.





19-59.60

pk:a
pk:architecture

5126 clareton drive : suite 110
agoura hills : california 91301

v: 818.584.0057 f: 818.584.0019

w: pkarchitecture.net

PHOTOMETRIC SITE PLAN - PARCEL "C"

scale: 1/16" = 1'-0"

NORTH

Patterson Associates, LLC
(805) 964-7200

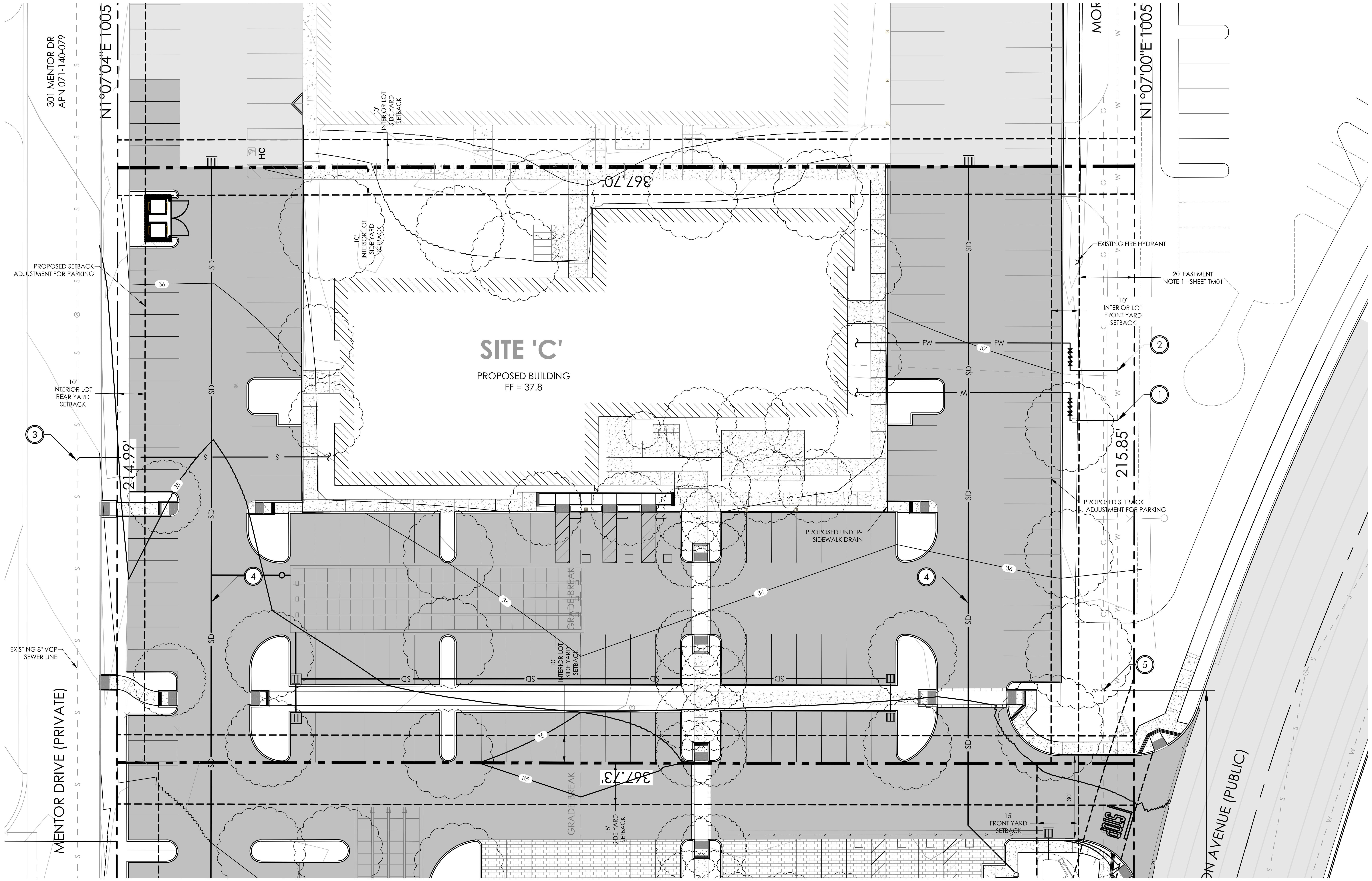
Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

5385 Hollister Avenue Goleta, California 93111

△	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-28-2021

C.E.1.1


301 MENTOR DR
APN 071-140-079
N1°07'04"E 1005
N1°07'00"E 1005
MOR
HC
10' INTERIOR LOT SIDE YARD SETBACK
367.70'
10' INTERIOR LOT SIDE YARD SETBACK
PROPOSED SETBACK ADJUSTMENT FOR PARKING
10' INTERIOR LOT REAR YARD SETBACK
SITE 'C'
PROPOSED BUILDING
FF = 37.8
EXISTING FIRE HYDRANT
20' EASEMENT
NOTE 1 - SHEET TM01
10' INTERIOR LOT FRONT YARD SETBACK
FW
M
SD
S
W
G
36
37
35
214.99'
215.85'
1
2
3
4
5
PROPOSED SETBACK ADJUSTMENT FOR PARKING
PROPOSED UNDER-SIDEWALK DRAIN
GRADE BREAK
10' INTERIOR LOT SIDE YARD SETBACK
EXISTING 8" VCP SEWER LINE
367.73'
15' SIDE YARD SETBACK
15' FRONT YARD SETBACK
30'
STOP
MENTOR DRIVE (PRIVATE)
ON AVENUE (PUBLIC)

GENERAL NOTES

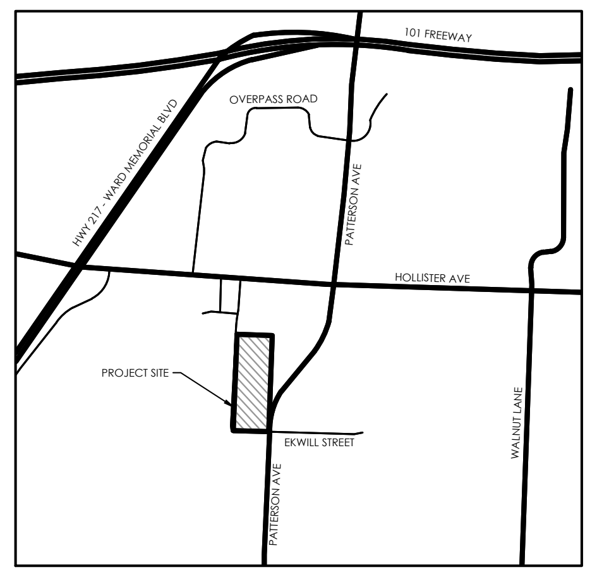
1. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.

UTILITY NOTES

① PROPOSED 2" DOMESTIC WATER SERVICE LINE WITH 1.5" WATER METER
② PROPOSED 6" FIRE WATER SERVICE LINE WITH DOUBLE DETECTOR CHECK BACKFLOW AND FDC CONNECTION.
③ PROPOSED 6" SEWER SERVICE LINE
④ PROPOSED STORM DRAIN AT 1.0% MINIMUM SLOPE
⑤ PROTECT EXISTING UTILITY POLE IN PLACE.
⑥ UNDERGROUND EXISTING OVERHEAD UTILITY WIRES AND REMOVE EXISTING UTILITY POLE.
⑦ PROPOSED STREET LIGHT PER CITY OF GOLETA STANDARDS.
⑧ UNDERGROUND EXISTING OVERHEAD UTILITY WIRES.

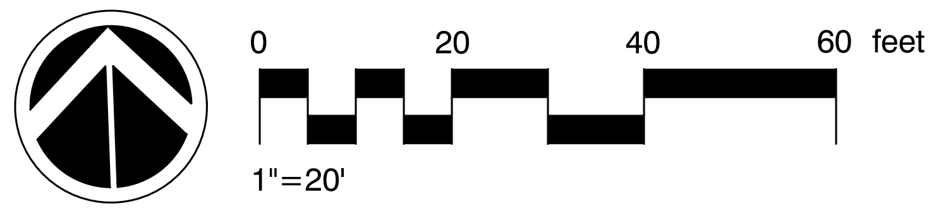
LEGEND

— — — —	PROPERTY LINE
— — — S — — —	EXISTING SEWER LINE
— — — W — — —	EXISTING WATER LINE
— — — SD — — —	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN
—— W ——	PROPOSED WATERLINE
—— FW ——	PROPOSED FIREWATER LINE
—— S ——	PROPOSED SEWER LINE
— — 760 — —	EXISTING CONTOUR
—— 760 ——	PROPOSED CONTOUR
— — — —	GRADE BREAK
▭	EXISTING AC PAVEMENT
▨	PROPOSED AC PAVEMENT
▭	PROPOSED CONCRETE PAVEMENT
▭	PROPOSED D.G.
▭	PROPOSED BIORETENTION
▤	PROPOSED STORM DRAIN INLET



VICINITY MAP

SCALE: 1" = 2,000'



PROJECT STATISTICS

EXISTING	GROSS	NET
APN 071-140-075 5385 HOLLISTER AVENUE	8.48 ACRES	7.76 ACRES
PROPOSED		
SITE 'B'	4.62 ACRES	4.37 ACRES
SITE 'C'	1.82 ACRES	1.72 ACRES
SITE 'D'	2.04 ACRES	1.67 ACRES

CONTACT INFORMATION

OWNER:	PATTERSON ASSOCIATES, LLC 5383 HOLLISTER AVENUE, SUITE 260 GOLETA, CA 93111 (805) 964-7200

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA , CA 93101
PHONE: (805) 963-8283

DATE OF MAP PREPARATION: 08/12/2020

rrm design group

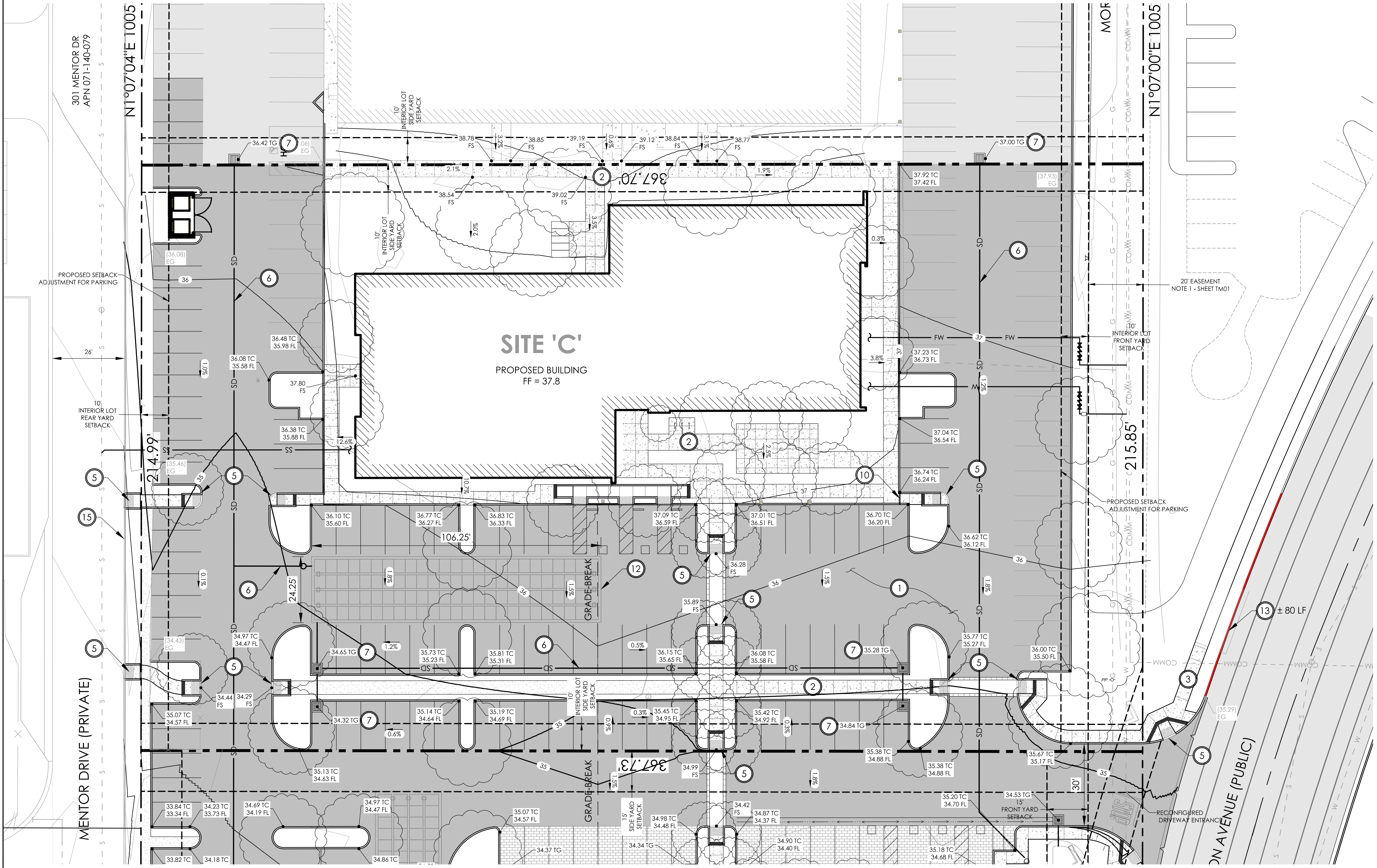
December 15, 2021

SITE 'C' - PRELIMINARY UTILITY PLAN

5385 HOLLISTER AVE, GOLETA, CA 93117

C1

N:\0501\0566-02-CU18-Patterson-Ekwill-Seymour-Duncan-Lot-Split-Entitlement\Engineering\DesDev\Sheet-Files\C1-Utility.dwg, C1.1, Dec 22, 2021 1:19pm, jmramos



LEGEND

▬ ▬ ▬	PROPERTY LINE
— — S — —	EXISTING SEWER LINE
— — W — —	EXISTING WATER LINE
— — SD — —	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN
—— W ——	PROPOSED WATERLINE
—— FW ——	PROPOSED FIREWATER LINE
— — 760 — —	EXISTING CONTOUR
—— 760 ——	PROPOSED CONTOUR
— — — —	GRADE BREAK
——V——	SAWCUT
▭	EXISTING AC PAVEMENT
▬	PROPOSED AC PAVEMENT
▭	PROPOSED CONCRETE PAVEMENT
▨	PROPOSED D.G.
▨	PROPOSED BIORETENTION
▤	PROPOSED STORM DRAIN INLET

GRADING/PAVING NOTES

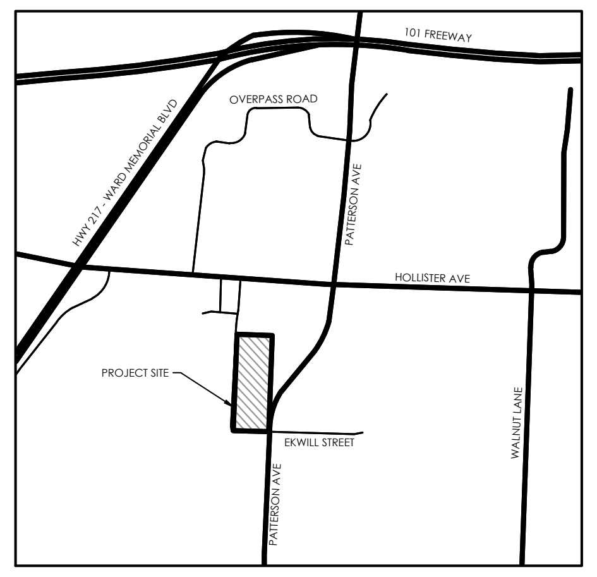
① PROPOSED ASPHALT CONCRETE PAVING
② PROPOSED CONCRETE PAVING PER LANDSCAPE PLANS
③ PROPOSED CONCRETE SIDEWALK PER COUNTY OF SANTA BARBARA STANDARD DETAIL 5-040.
④ PROPOSED PAVERS PER LANDSCAPE PLANS
⑤ PROPOSED ACCESSIBLE CURB RAMP PER CALTRANS STANDARD PLAN A88A.
⑥ PROPOSED STORM DRAIN AT 1.0% MINIMUM SLOPE
⑦ PROPOSED GRATED STORM DRAIN INLET
⑧ PROPOSED BIORETENTION PER DETAIL 'A', SHEET C3.
⑨ PROPOSED 36" CONCRETE RIBBON GUTTER
⑩ PROPOSED SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-060.
⑪ PROPOSED TYPE A CURB AND 18" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 4-030
⑫ PROPOSED CULTEC RECHARGER 360HD UNDERGROUND CHAMBERS
⑬ PROPOSED RED CURB.
⑭ TO BE MARKED "NO PARKING" ALONG EKWILL STREET.
⑮ MARKED AS "NO PARKING" ALONG MENTOR DRIVE.

CONTACT INFORMATION

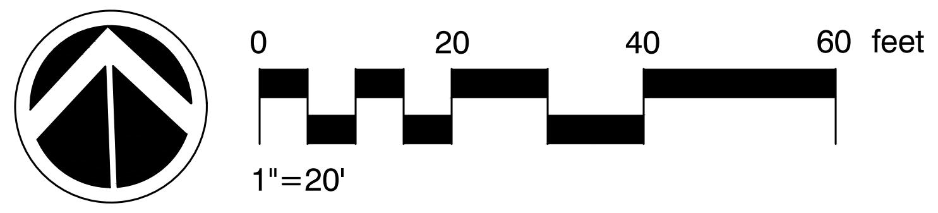
OWNER:
PATTERSON ASSOCIATES, LLC
5383 HOLLISTER AVENUE, SUITE 260
GOLETA, CA 93111
(805) 964-7200

PROJECT STATISTICS

EXISTING	**GROSS**	**NET**
APN 071-140-075 5385 HOLLISTER AVENUE	8.48 ACRES	7.76 ACRES
PROPOSED		
SITE 'B'	4.62 ACRES	4.37 ACRES
SITE 'C'	1.82 ACRES	1.72 ACRES
SITE 'D'	2.04 ACRES	1.67 ACRES



VICINITY MAP
SCALE: 1" = 2,000'



REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
NO 62696
CIVIL
STATE OF CALIFORNIA

PREPARED BY RRM DESIGN GROUP
MICHAEL C. HAMILTON, P.E.
10 E. FIGUEROA STREET SUITE 200
SANTA BARBARA , CA 93101
PHONE: (805) 963-8283

DATE OF MAP PREPARATION: 08/12/2020

rrm design group

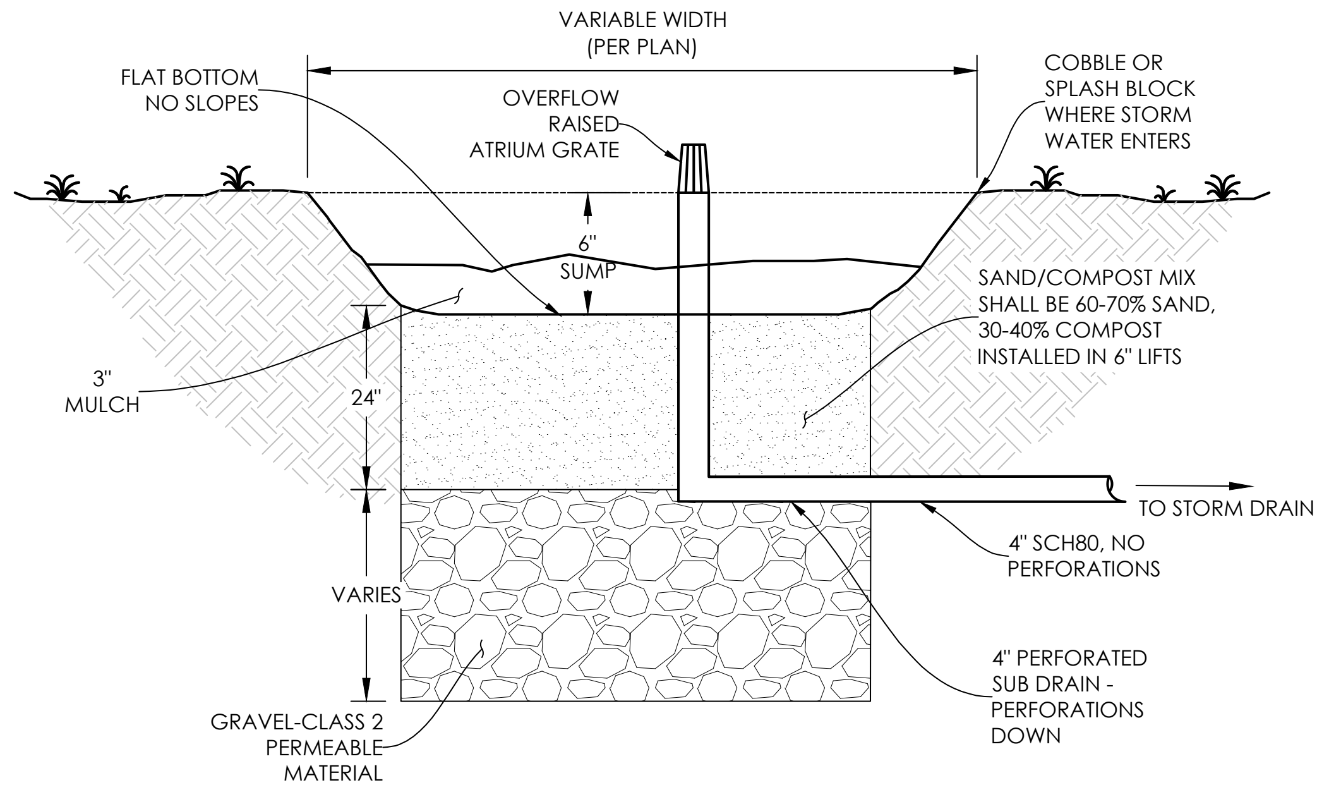
SITE 'C' - PRELIMINARY GRADING AND DRAINAGE PLAN

December 15, 2021

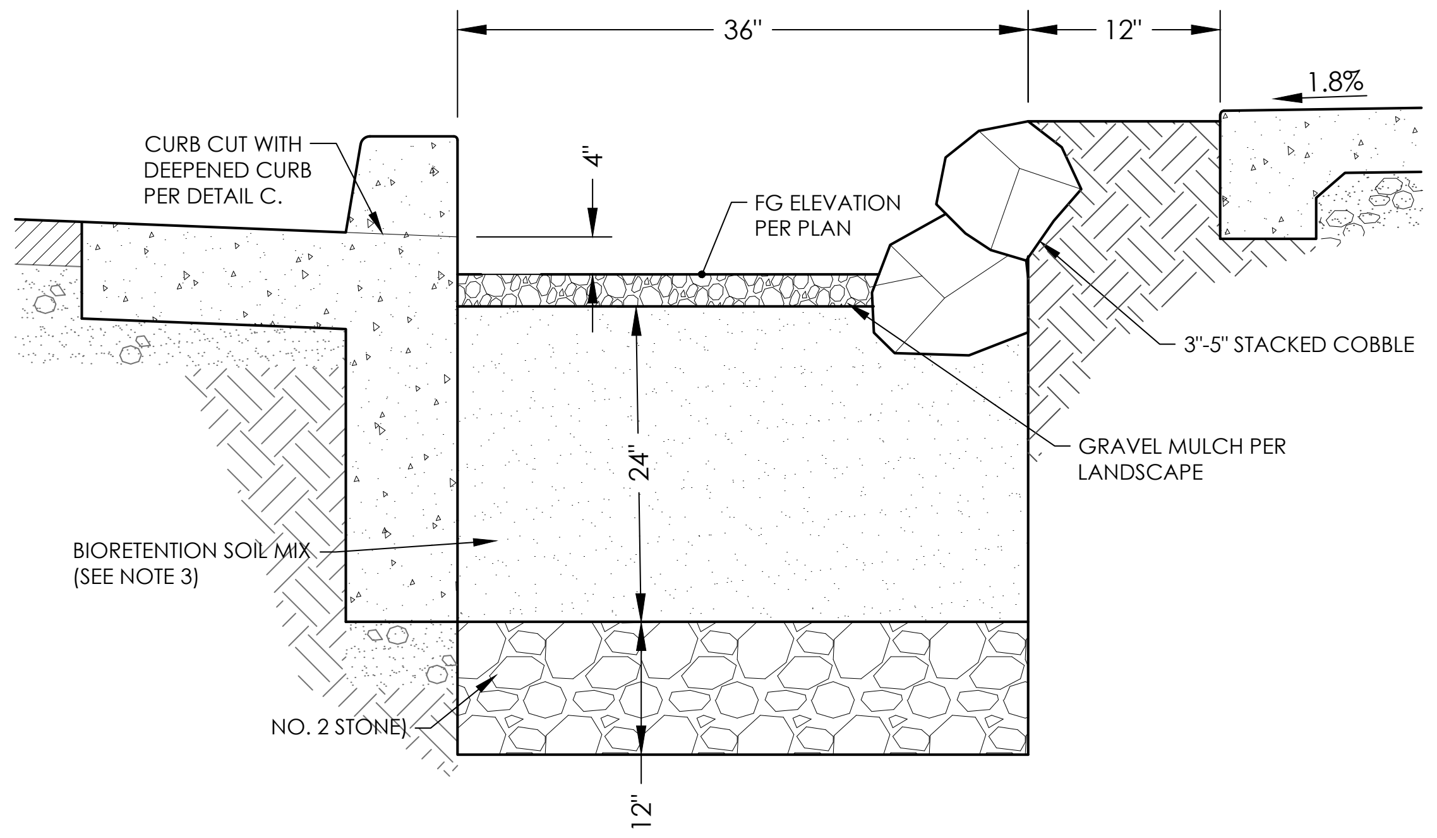
5385 HOLLISTER AVE, GOLETA, CA 93117

C2

N:\0501\0566-02-CU18-Patterson-Ekwill-Seymour-Duncan-Lot-Split-Entitlement\Engineering\DesDev\Sheet-Files\C2-Grading.dwg, C2- C, Dec 16, 2021 2:39pm, jmramos

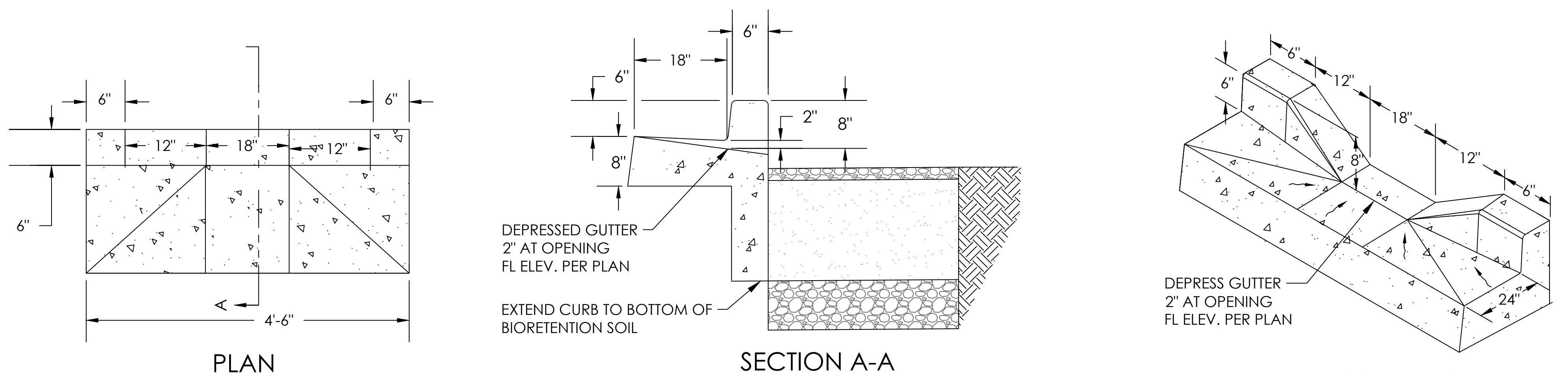


A BIO-RETENTION SUMP DETAIL
SCALE: N.T.S



NOTES:
1. OVER-EXCAVATE 1.0' BELOW INFILTRATION BOTTOM AND REPLACED UNIFORMLY WITHOUT COMPACTION.
2. ALL STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
3. BIORETENTION SOIL MIX SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO12% AND PH RANGE SHALL BE 5.5 TO 7.5.
4. EXTEND DEEPENED CURB DETAIL 5' BEYOND BOTH SIDES OF BIORETENTION AREA.

B PARKWAY BIO-RETENTION DETAIL
SCALE: N.T.S

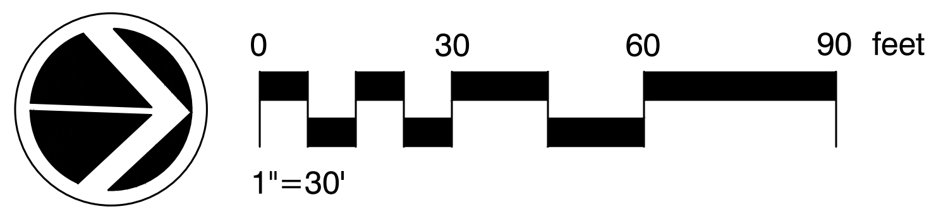


PLAN

SECTION A-A
ADJACENT TO BIORETENTION

ISOMETRIC

C CURB CUT
SCALE: N.T.S



N:\0501\0566-02-CU18-Patterson-Ekwill-Seymour-Duncan-Lot-Split-Entitlement\Engineering\DesDev\Sheet-Files\C2-Grading.dwg, C3, Dec 16, 2021 2:39pm, jmramos

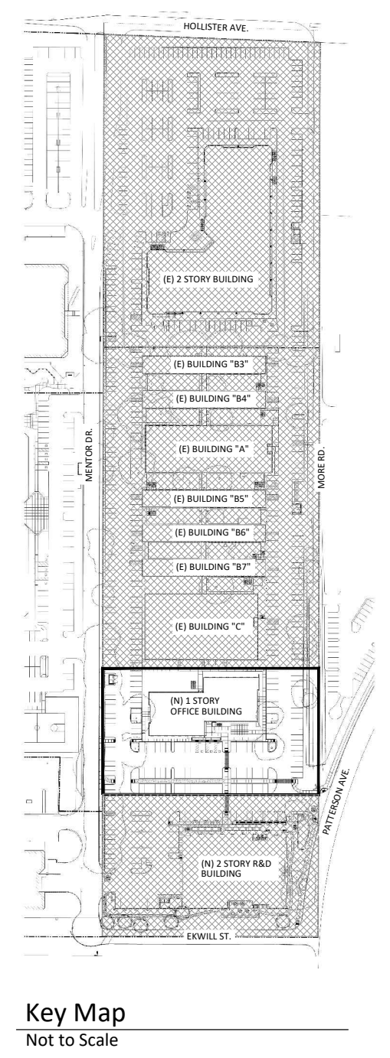
rrm design group

December 15, 2021

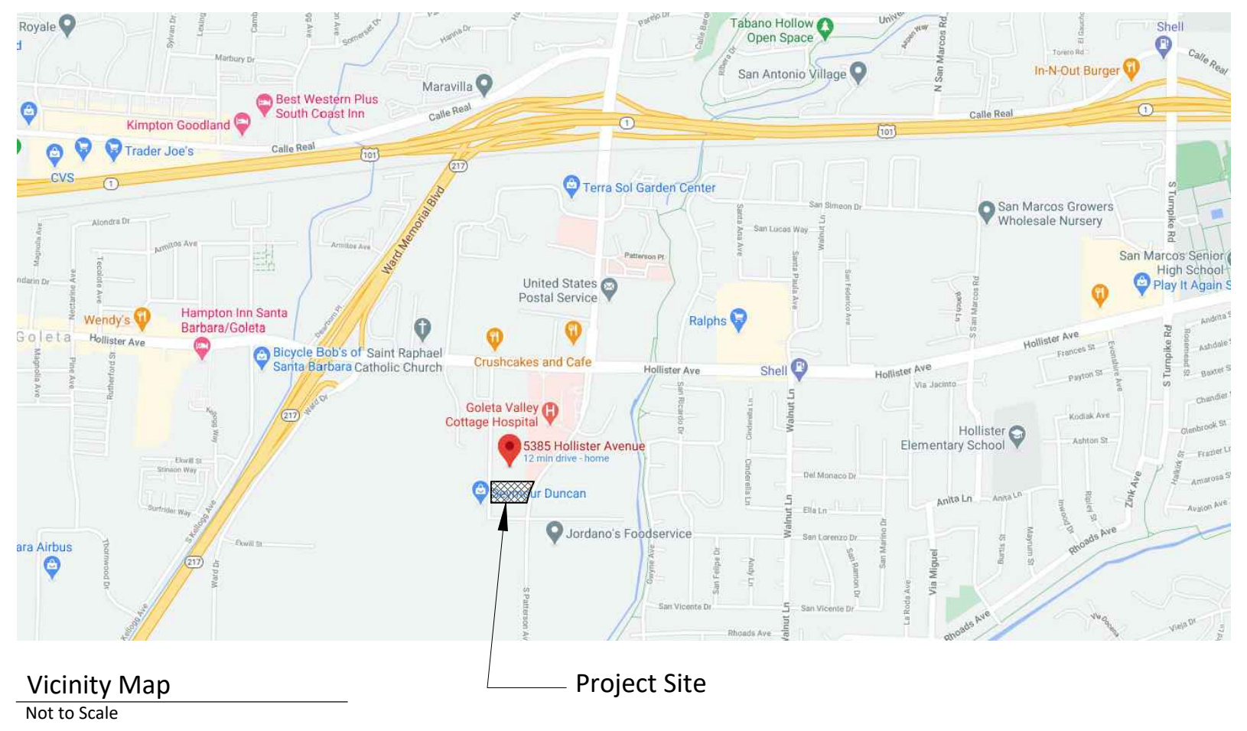
DETAILS

5385 HOLLISTER AVE, GOLETA, CA 93117

C3


Key Map
Not to Scale

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 071-140-075
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200

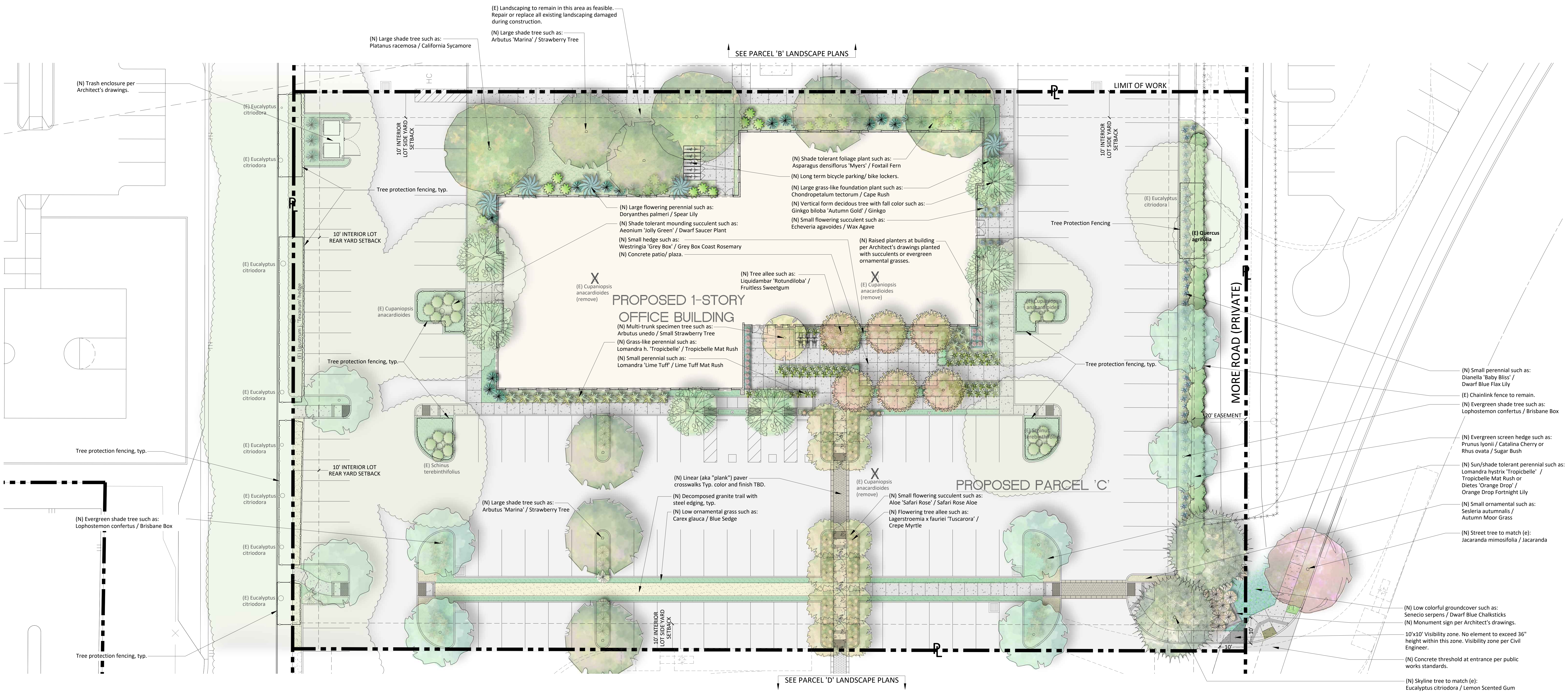

Vicinity Map
Not to Scale

Project Site

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

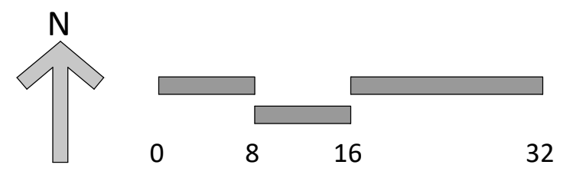
REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/22
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR
CONSTRUCTION



(E) Landscaping to remain in this area as feasible. Repair or replace all existing landscaping damaged during construction.
(N) Large shade tree such as: Platanus racemosa / California Sycamore
(N) Large shade tree such as: Arbutus 'Marina' / Strawberry Tree
SEE PARCEL 'B' LANDSCAPE PLANS
LIMIT OF WORK
(N) Trash enclosure per Architect's drawings.
(E) Eucalyptus citriodora
HC
10' INTERIOR LOT SIDE YARD SETBACK
Tree protection fencing, typ.
10' INTERIOR LOT REAR YARD SETBACK
(E) Ligustrum j. 'Texanum' hedge
(N) Shade tolerant foliage plant such as: Asparagus densiflorus 'Myers' / Foxtail Fern
(N) Long term bicycle parking/ bike lockers.
(N) Large grass-like foundation plant such as: Chondropetalum tectorum / Cape Rush
(N) Vertical form decidous tree with fall color such as: Ginkgo biloba 'Autumn Gold' / Ginkgo
(N) Small flowering succulent such as: Echeveria agavoides / Wax Agave
(N) Large flowering perennial such as: Doryanthes palmeri / Spear Lily
(N) Shade tolerant mounding succulent such as: Aeonium 'Jolly Green' / Dwarf Saucer Plant
(N) Small hedge such as: Westringia 'Grey Box' / Grey Box Coast Rosemary
(N) Concrete patio/ plaza.
(N) Raised planters at building per Architect's drawings planted with succulents or evergreen ornamental grasses.
Tree Protection Fencing
(E) Eucalyptus citriodora
(E) Quercus agrifolia
(N) Tree allee such as: Liquidambar 'Rotundiloba' / Fruitless Sweetgum
(E) Cupaniopsis anacardioides (remove)
PROPOSED 1-STORY OFFICE BUILDING
(E) Cupaniopsis anacardioides
(N) Multi-trunk specimen tree such as: Arbutus unedo / Small Strawberry Tree
(N) Grass-like perennial such as: Lomandra h. 'Tropicbelle' / Tropicbelle Mat Rush
(N) Small perennial such as: Lomandra 'Lime Tuff' / Lime Tuff Mat Rush
Tree protection fencing, typ.
MORE ROAD (PRIVATE)
20' EASEMENT
(E) Schinus terebinthifolius
(N) Linear (aka "plank") paver crosswalks Typ. color and finish TBD.
(N) Decomposed granite trail with steel edging, typ.
(N) Low ornamental grass such as: Carex glauca / Blue Sedge
(N) Large shade tree such as: Arbutus 'Marina' / Strawberry Tree
(E) Cupaniopsis anacardioides (remove)
(N) Small flowering succulent such as: Aloe 'Safari Rose' / Safari Rose Aloe
(N) Flowering tree allee such as: Lagerstroemia x fauriei 'Tuscarora' / Crepe Myrtle
PROPOSED PARCEL 'C'
(N) Evergreen shade tree such as: Lophostemon confertus / Brisbane Box
10' INTERIOR LOT SIDE YARD SETBACK
SEE PARCEL 'D' LANDSCAPE PLANS
(N) Small perennial such as: Dianella 'Baby Bliss' / Dwarf Blue Flax Lily
(E) Chainlink fence to remain.
(N) Evergreen shade tree such as: Lophostemon confertus / Brisbane Box
(N) Evergreen screen hedge such as: Prunus lyonii / Catalina Cherry or Rhus ovata / Sugar Bush
(N) Sun/shade tolerant perennial such as: Lomandra hystrix 'Tropicbelle' / Tropicbelle Mat Rush or Dietes 'Orange Drop' / Orange Drop Fortnight Lily
(N) Small ornamental such as: Sesleria autumnalis / Autumn Moor Grass
(N) Street tree to match (e): Jacaranda mimosifolia / Jacaranda
(N) Low colorful groundcover such as: Senecio serpens / Dwarf Blue Chalksticks
(N) Monument sign per Architect's drawings.
10'x10' Visibility zone. No element to exceed 36" height within this zone. Visibility zone per Civil Engineer.
(N) Concrete threshold at entrance per public works standards.
(N) Skyline tree to match (e): Eucalyptus citriodora / Lemon Scented Gum
10'

Note: See Sheet C.L1.2 For Preliminary Plant List, Irrigation Info, Notes, and Calculations



Scale:
1/16" = 1'-0"

EKWILL ST. AT SOUTH PATTERSON AVE.

5385 Hollister Ave. Goleta, CA, 93111

PRELIMINARY LANDSCAPE PLAN - PARCEL 'C'

Date/ Issue
2021.06.07

Sheet 1 of 2

C.L1.1

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Prelimininary Landscape Plan\L1.1 Preliminary Landscape Plan.dwg Plot date: 2021-06-07 11:55 AM

Irrigation Notes:

A final irrigation plan will be provided prior to City of Goleta final DRB review and prior to Building and Safety plan check review.

Water source for irrigation will be potable water. Goleta Water District does not have an existing reclaimed water mainline near the project site.

The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWELO).

The irrigation system shall be zoned according to microclimatic setting and plant requirements. Existing trees to remain do not require new irrigation.

It is the intent of this plan to provide adequate irrigation to all planting areas. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Install irrigation lines at the following minimum depths: Mainline: 18" minimum cover, Lateral line: 12" minimum cover, Polyethylene drip tubing: place on grade with stakes @ 6' O.C., subterranean drip line: install 4" below finish grade per manufacturer's specs. specs.

Install all valves in plastic valve boxes in groundcover areas where they will be screened by plants. Green lid color.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M).

Electrical source for controller to be installed by project electrician.

Prior to project completion, provide Landscape Architect with full size as-built record drawings. Dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following: connection to existing water lines, existing electrical power, ball valves, routing of sprinkler pressure lines (dimension max. 20' along routing), control valves, routing of control wiring, quick coupling or garden valves and other related equipment.

Prior to project completion, install a reduced laminated controller chart inside controller box. The chart shall show the areas controlled by the automatic controller, colored coded for each station.

Install drip flush valves at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

At existing trees, route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter

Verify location of backflow preventer, controller, and point of connection with Landscape Architect prior to installation.

Adjust all emitters to eliminate runoff and overspray.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of one year from completion of project.

Line Clearance: All lines shall have a minimum clearance of six inches (6”) from each other and from lines of other trades.

Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emission device is within manufacturer’s recommended pressure range for optimal performance.

Preliminary Irrigation Equipment Specifications:

Item	MFR	Model	Notes
Automatic Drip Flush Valve	Netafim	TLFV-1	
Backflow preventer	Wilkins	975XL2TCU, 1-1/2" size.	
Ball Valve	Spears	True Union I-2000, 1-1/2" size.	
Controller & Weather Station	Weathermatic	SL4800 Smartline controller with Smartline Aircard (flow version), Combiflow, and SLW5 Smartlink wireless weather station. Provide additional expansion modules as required for number of stations indicated on plan.	Exterior wall mount controller in weatherproof plastic enclosure. Confirm final location with Owner. Mount weather station to building eave where open to sky in non visible location.
Drip Air Relief Valve	Netafim	TLAVRV	Install at the high point of each planter. Multiple ARV's may be required per RCV. Verify quantity.
Drip Valve Assembly (drip zones)	Rainbird	XCZ-100-PRB-COM XCZ-150-LCS (valves 15 GPM or more)	
Valves (spray zones)	Rainbird	PESB, 1" size, typ.	
Dripline with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, 18" row spacing, 0.6 GPH emitters.	Scratch dripline into finish grade and install dripline below mulch. Stake every 6'.
Flow Sensor	Weathermatic	SLFSI-T15 Smartline Flow sensor, 1-1/2" slip tee.	
Quick Coupler Valve	Rainbird	5-LRC, Locking Rubber Cover, 1-Piece Body	
Irrigation Sub Meter	Neptune	T-10, 1-1/2" irrigation submeter.	Install downstream of main water meter.
Irrigation Wire	N.A.	Irrigation control wire #12UF AWG (U.L. approved).	Install in electrical conduit and tape conduit to mainline.
Lateral Line	Lasco	Schedule 40 PVC, 3/4" and 1" size.	
Mainline	Lasco	Schedule 40 PVC, 1-1/2" size typ.	
Master Control Valve	Superior	3100 Normally closed master control valve, 1-1/2" size.	Schedule controller to open master valve during maintenance hours for operation of garden valves.
Pressure Regulator	Wilkins	500 XL with pressure gauge, 1-1/2" size.	
Subterranean Tree Drip Ring with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, double circle rings, 0.6 GPH emitters.	Install dripline 4-5" below finish grade. Stake every 6'.
Spray Heads (if required)	Hunter	MP Rotators (all series)	PRS40 6" Sprinkler Body.

Planting Notes:

All plants shall be planted in gopher baskets constructed from gopher wire. Chicken wire is not acceptable.

If other pests (such as rabbits) are present on site, Contractor shall notify Landscape Architect and Owner prior to installing any plants. Contractor takes responsibility for all plants damaged or killed by gophers, ground squirrels, rabbits or other pests.

Contractor shall maintain all installed plants (on a weekly basis) for a period of 90 days from date of completion of installation. Failure eradicate weeds and maintain areas may result in an extension of the maintenance period. Guaranty plant material 5 gallon or smaller (including transplanted plants) for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger (including transplanted plants), for 1 year from date of final acceptance.

Contractor shall install 24" deep plastic root barrier at all new trees that are less than 8' from existing utilities, curbs, walls, buildings, pathways, etc. Top of root barrier shall be 3" below top of adjacent concrete curbs or walkways. The root barrier shall extend 8' out from tree on all sides. Do not install root barrier as a circle around the trunk of the tree.

Take soil samples (minimum of one) from the project site after finish grades are established. Locations of soil samples must be approved by the Landscape Architect. Send soil samples to Fruit Growers Labs (805) 392-2000 Wallace Soil Testing Laboratory 310-615-0116. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report.

Provide and install bark mulch over all shrub and groundcover areas. Use ES-2 bark mulch sourced from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 2". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.

Contractor may not change existing grades or flow lines without the knowledge and permission of the Civil Engineer.

Notify Landscape Architect of any plant sourcing difficulty. Landscape Architect must approve all plant substitutions.

Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting. Notify Landscape Architect of intended planting schedule a minimum of 3 weeks prior to planting.

Include in bid demolition of all existing plants and weeds in areas shown with new planting. Confirm plants to be demolished with Landscape Architect prior to proceeding with demolition. All trees and shrubs to be removed shall have entire root system removed.

Preserve and protect all existing trees unless tree is called out to be removed on plan. See plan for locations of tree protection fencing.

LANDSCAPE STATISTICS

Total Landscape Area (includes all landscape areas within property lines)	SF
Parcel B	49,463
Parcel C	15,527
Parcel D	17,620

Parking Lot Shading	17.38.100(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	38,628	31,039	69,667	43,767	62.82%	✓	
Parcel C		21,894	18,478	40,372	27,176	67.31%	✓	
Parcel D		8,578	28,937	37,515	19,660	52.41%	✓	

Parking Lot Landscaping	17.38.100(K)(1) Code Requirement	Parking Lot Area (SF)	Landscaping Required (SF)	Landscaping Provided (SF)	Compliance	Notes
Parcel B	10% of any parking area, excluding setbacks	69,667	6,967	35,049	✓	(1)
Parcel C		40,372	4,038	9,811	✓	(1)
Parcel D		37,515	3,752	7,563	✓	(1)

(1) Excludes landscaping in setbacks per code

Parking Lot Trees	17.38.100(K)(5) Code Requirement	On-Site Parking	Trees Required	Trees Provided	Compliance	Notes
Parcel B	One (1) tree for every four (4) parking spaces	216	54	57	✓	
Parcel C		128	32	42	✓	
Parcel D		67	17	23	✓	

		Native Trees					Non-Native Trees					Total Trees					
Tree Removal and Replacement	Code Requirement	Existing On-Site	To Be Removed	New Proposed	Total	Compliance	Existing On-Site	To Be Removed	Proposed New Trees	Total	Compliance	Existing On-Site	To Be Removed	Proposed New Trees	Total	Compliance	Notes
Parcel B	Conservation Elements 9.1 through 9.5	8	0	0	8	✓	24	1	37	60	✓	32	1	37	68	✓	
Parcel C		1	0	3	4	✓	9	3	42	48	✓	10	3	45	52	✓	(1)
Parcel D		2	2	6	6	✓	11	10	32	33	✓	14	12	38	39	✓	(2)

(1) Includes 1 non-native tree in public ROW

(2) Includes 3 non-native trees in public ROW

Preliminary State Model Water Efficient Landscape Ordinance Calculations:

Water Efficient Landscape Worksheet

Adapted from Model Water Efficient Landscape Ordinance, July 9, 2015 Draft to California Water Commission

Site Information

Site Name → *1 Story Office Building (Parcel 'C')*
Site Type → Commercial
Annual Eto (inches/yr) → 48.1

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
New Landscape Areas -Low and Very Low Water Use	0.3	Low and Very Low	Drip	0.81	0.4	12,422	4,601	137,203
New Landscape Areas -Moderate water Use	0.5	Moderate	Drip	0.81	0.6	3,105	1,917	57,159
					SUBTOTAL →	**15,527**	**6,517**	**194,362**
Special Landscape Areas (Not Applicable)								
					SUBTOTAL →	**0**	**0**	**0**
							Estimated Total Water Use (ETWU) →	**194,362**
							Maximum Allowed Water Allowance (MAWA) →	**208,371**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	6,517
Total Area	15,527
Average ETAF	0.42

All Landscape Areas

Total ETAF x Area	6,517
Total Area	15,527
Sitewide ETAF	0.42

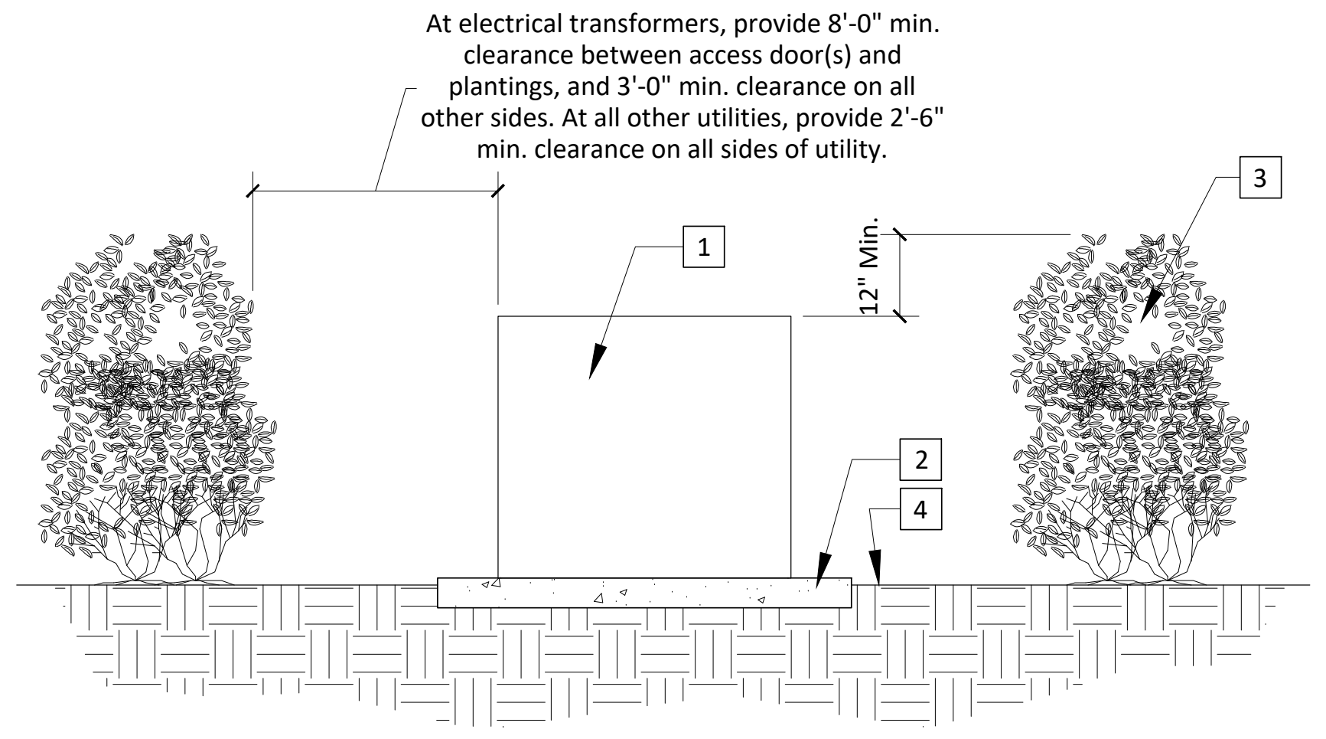
Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

Typical Landscape Screening at Above Ground Utilities:

(not to scale)


At electrical transformers, provide 8'-0" min. clearance between access door(s) and plantings, and 3'-0" min. clearance on all other sides. At all other utilities, provide 2'-6" min. clearance on all sides of utility.
12" Min.
1
2
3
4

1	Above ground utility where occurs per plan.
2	Utility pad (if required).
3	Evergreen shrubs or evergreen ornamental grasses as per planting plan, planted on all sides of utility. Mature height of plants shall be 12" min. higher than the top of utility.
4	Finish grade.

Note: Confirm all clearance requirements with utility companies prior to plant installation.

Preliminary Plant List (note: plants with a * are on the City of Goleta Pre-Approved Plant Species List):

Botanical Name	Common Name	Size	Notes	Water Use (WUCOLS)
Trees:				
Arbutus 'Marina' (or unedo)	Strawberry Tree	24" Box	Standard, low branch and/or multi-trunk	Low
Citrus 'Eureka Lemon'	Eureka Lemon	24" Box	Standard, full size (no dwarf)	Moderate
Citrus 'Pixie'	Seedless Tangerine	24" Box	Standard, semi-dwarf	Moderate
Eucalyptus citriodora	Lemon Scented Gum	15 Gal	Standard	Low
Ginkgo biloba 'Autumn Gold'	Ginkgo	24" Box	Standard	Moderate
Jacaranda mimosifolia	Jacaranda	15 Gal	Standard	Moderate
Lagerstroemia x fauriei ‘Tuscarora’	Crepe Myrtle	24" Box	Standard	Moderate
Liquidambar 'Rotundiloba'	Fruitless Sweetgum	15 Gal	Standard	Moderate
Lophostemon confertus	Brisbane Box	24" Box	Standard	Moderate
Platanus racemosa	California Sycamore	24" Box	CA Native, Standard, low branch	Moderate
*Quercus agrifolia	Coast Live Oak	15 Gal	CA Native, natural form	Very Low
Shrubs, Vines, Perennials, Grasses and Succulents:				
Aloe 'Carpinteria Gem'	Carpinteria Gem Aloe	5 Gal		Low
Aloe 'Safari Rose'	Safari Rose Aloe	1 Gal		Low
Aeonium 'Jolly Green'	Dwarf Saucer Plant	1 Gal		Low
Agave americana	Century Plant	5 Gal		Very Low
*Aristida purpurea	Purple Three-Awn	1 Gal	CA Native	Very Low
Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	5 Gal	CA Native	Low
Arctostaphylos 'Sunset'	Sunset Manzanita	5 Gal	CA Native	Low
Asparagus densiflorus 'Myers'	Foxtail Fern	5 Gal	Shade Areas	Moderate
Bignonia c. 'Tangerine Beauty'	Tangerine Beauty Vine	5 Gal	Vine Form	Moderate
Chondropetalum tectorum	Cape Rush	5 Gal		Low
Dianella tasmanica	Tasman Flax Lily	1 Gal		Moderate
Dianella 'Baby Bliss'	Dwarf Blue Flax Lily	1 Gal		Low
Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 Gal		Low
Doryanthes palmeri	Spear Lily	5 Gal		Low
*Heteromeles arbutifolia	Toyon	15 Gal	CA Native	Very Low
Juncus patens 'Elk Blue'	Elk Blue Rush	1 Gal	CA Native	Low
Lomandra 'Lime Tuff'	Lime Tuff Mat Rush	1 Gal		Low
Lomandra hystrix 'Tropicbelle'	Tropicbelle Mat Rush	5 Gal		Moderate
Lygeum spartum	Esparto Grass	1 Gal		Low
Miscanthus sinensis 'Adagio'	Maiden Grass	1 Gal		Moderate
Muhlenbergia dubia	Pine Muhly	1 Gal		Low
Muhlenbergia capillaris	Pink Muhly	1 Gal		Low
Pennisetum 'Eaton Canyon'	Dwarf Purple Fountain Grass	1 Gal		Low
Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	1 Gal		Moderate
Pennisetum spathiolatum	Slender Veldt Grass	1 Gal		Moderate
Phormium 'Wildwood'	Black New Zealand Flax	15 Gal		Low
Pittosporum c. 'Compactum'	Dwarf Karo	5 Gal		Moderate
Prunus lyonii	Catalina Cherry	15 Gal	CA Native	Low
*Rhamnus californica 'Eve Case'	Coffeeberry	5 Gal	CA Native	Very Low
*Rhus ovata	Sugar Bush	5 Gal	CA Native	Very Low
Sansevieria erythraeae	Pencil Sansevieria	2 Gal	Shade Areas	Low
Echeveria agavoides	Wax Agave	1 Gal		Low
Trachelospermum jasminoides	Star Jasmine	5 Gal	Vine Form	Moderate
Westringia 'Grey Box'	Grey Box Coast Rosemary	5 Gal		Low
Groundcovers and Small Grasses:				
Carex glauca	Blue Sedge	1 Gal		Low
Carex praegracilis	California Meadow Sedge	1 Gal	CA Native	Moderate
Carissa 'Green Carpet'	Groundcover Natal Plum	5 Gal		Low
Crassula multicava	Fairy Jade	1 Gal	Eucalyptus understory	Low
Dymondia margaretae	Silver Carpet	Flats	Plant @6" O.C.	Low
Gazania 'Yellow'	Yellow Gazania	Flats	Match Existing Plant @12" O.C.	Low
Lessingia filaginifolia 'Silver Carpet'	Silver Carpet Beach Aster	1 Gal	CA Native Plant @36" O.C.	Low
Senecio serpens	Dwarf Blue Chalksticks	1 Gal	Plant @24" O.C.	Low
Sesleria autumnalis	Autumn Moor Grass	1 Gal	Plant @30" O.C.	Moderate

erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

ERIN O CARROLL
No. 5221
EXP. 09/30/22

PRELIMINARY
NOT FOR
CONSTRUCTION

EKWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

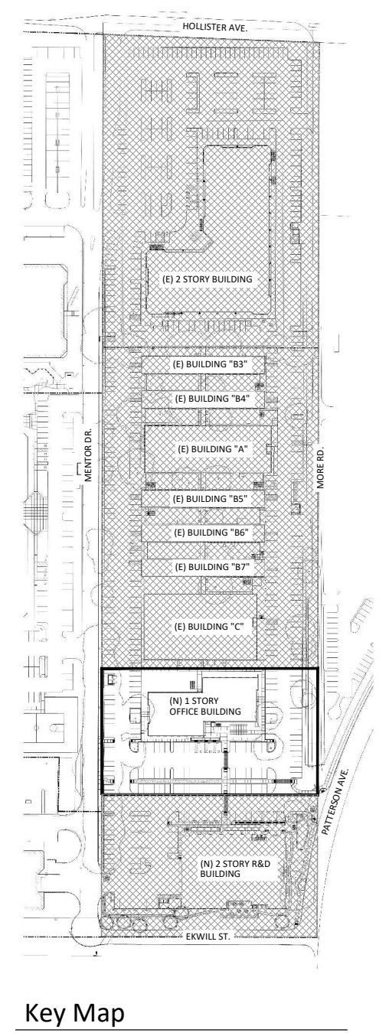
PRELIMINARY PLANT LIST, IRRIGATION
INFO, NOTES, AND CALCS- PARCEL 'C'

Date/ Issue
2021.06.07

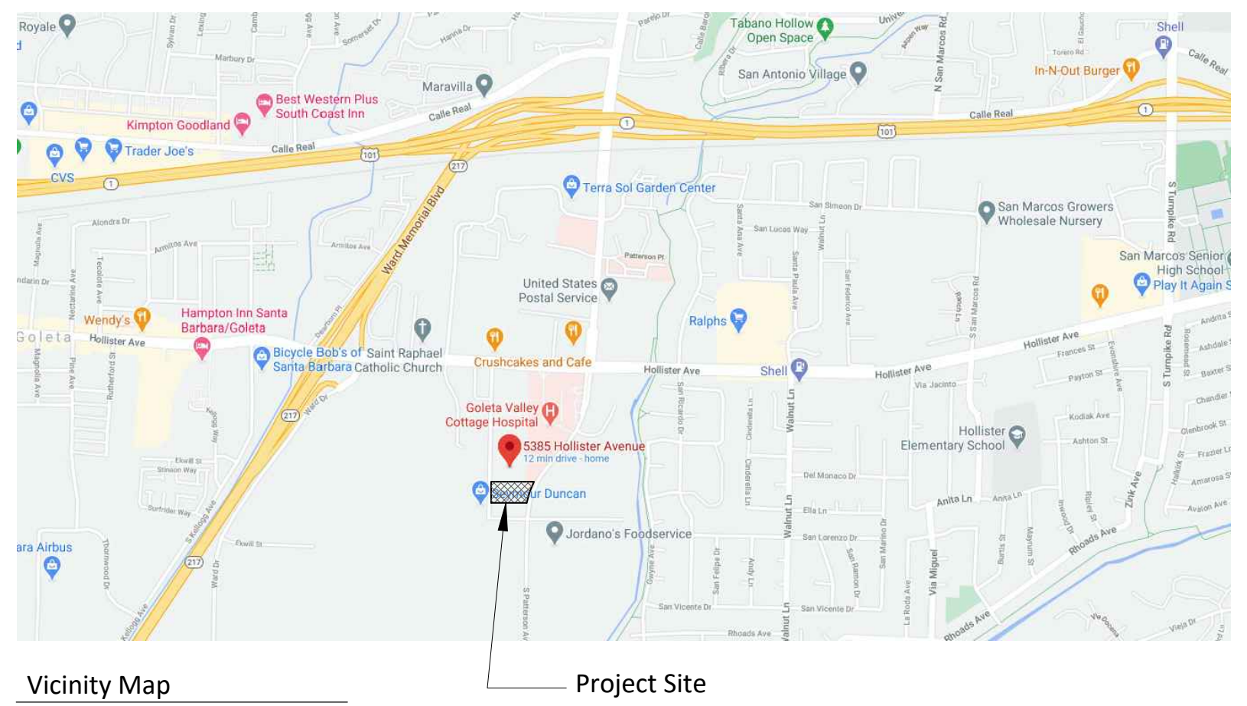
Sheet 2 of 2

C.L1.2

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Preliminary Landscape Plan\L1.2 Preliminary Plant List, Irrigation Info, Notes, and Calcs.dwg Plot date: 2021-06-07 12:03 PM



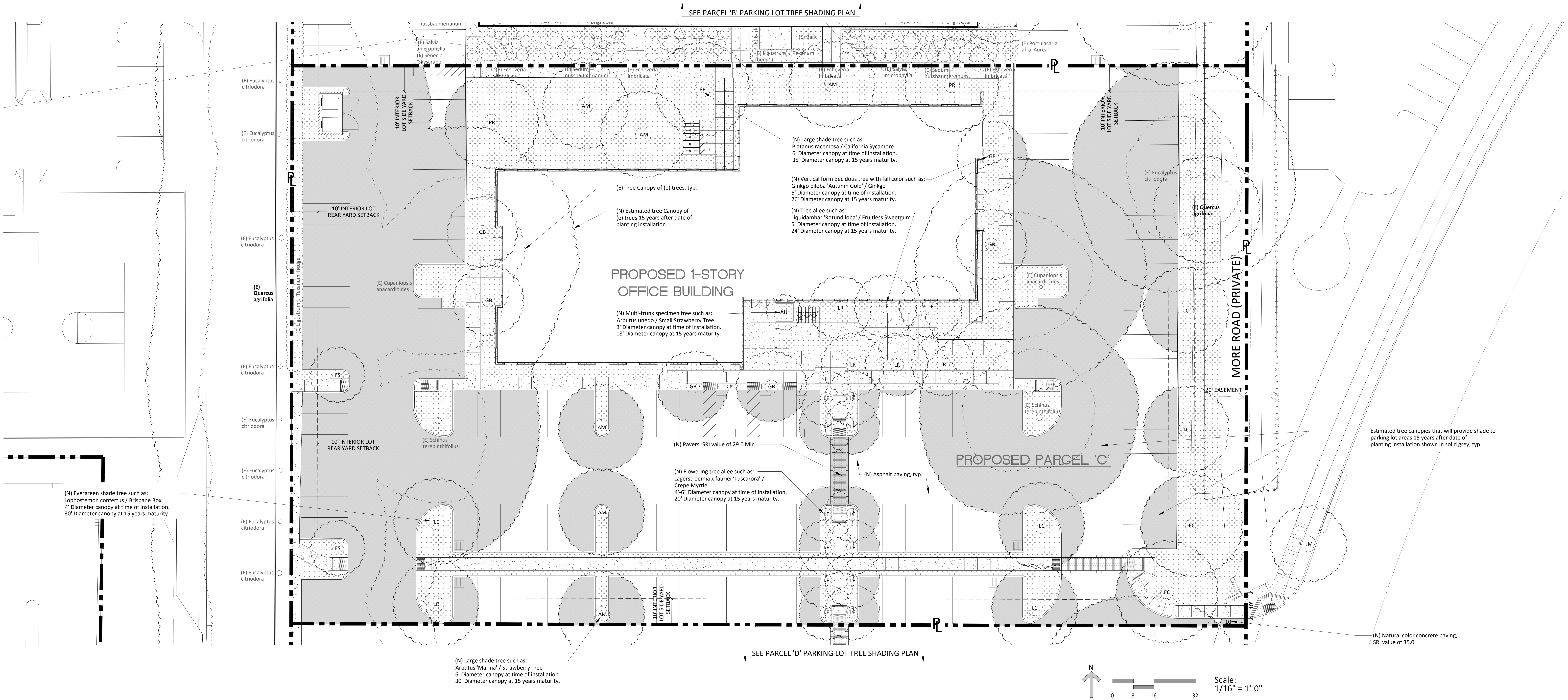
Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 071-140-075
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



erin o carroll
landscape architecture, PC
105 West De La Guerra Street Unit J
Santa Barbara CA 93101
805.364.5075 www.erinocarroll.com

REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
EXP. 09/30/22
STATE OF CALIFORNIA

FOR REFERENCE ONLY


SEE PARCEL 'B' PARKING LOT TREE SHADING PLAN
PROPOSED 1-STORY OFFICE BUILDING
PROPOSED PARCEL 'C'
MORE ROAD (PRIVATE)
20' EASEMENT
10' INTERIOR LOT REAR YARD SETBACK
10' INTERIOR LOT SIDE YARD SETBACK
(E) Eucalyptus citriodora
(E) Quercus agrifolia
(E) Ligustrum j. 'Texanum' hedge
(E) Cupaniopsis anacardioides
(E) Schinus terebinthifolius
(E) Portulacaria afra 'Aurea'
(E) Echeveria imbricata
(E) Sedum nussbaumerianum
(E) Salvia microphylla
(E) Senecio 'Skyscraper'
(E) Bark
PL
AM
PR
GB
LR
LF
LC
EC
FS
AU
JM
(N) Large shade tree such as:
Platanus racemosa / California Sycamore
6' Diameter canopy at time of installation.
35' Diameter canopy at 15 years maturity.
(N) Vertical form decidous tree with fall color such as:
Ginkgo biloba 'Autumn Gold' / Ginkgo
5' Diameter canopy at time of installation.
26' Diameter canopy at 15 years maturity.
(N) Tree allee such as:
Liquidambar 'Rotundiloba' / Fruitless Sweetgum
5' Diameter canopy at time of installation.
24' Diameter canopy at 15 years maturity.
(E) Tree Canopy of (e) trees, typ.
(N) Estimated tree Canopy of (e) trees 15 years after date of planting installation.
(N) Multi-trunk specimen tree such as:
Arbutus unedo / Small Strawberry Tree
3' Diameter canopy at time of installation.
18' Diameter canopy at 15 years maturity.
(N) Pavers, SRI value of 29.0 Min.
(N) Flowering tree allee such as:
Lagerstroemia x fauriei 'Tuscarora' / Crepe Myrtle
4'-6" Diameter canopy at time of installation.
20' Diameter canopy at 15 years maturity.
(N) Asphalt paving, typ.
(N) Evergreen shade tree such as:
Lophostemon confertus / Brisbane Box
4' Diameter canopy at time of installation.
30' Diameter canopy at 15 years maturity.
Estimated tree canopies that will provide shade to parking lot areas 15 years after date of planting installation shown in solid grey, typ.
(N) Natural color concrete paving, SRI value of 35.0
10'
SEE PARCEL 'D' PARKING LOT TREE SHADING PLAN
(N) Large shade tree such as:
Arbutus 'Marina' / Strawberry Tree
6' Diameter canopy at time of installation.
30' Diameter canopy at 15 years maturity.
N
0
8
16
32
Scale:
1/16" = 1'-0"

Parking Lot Shading Statistics:

Parking Lot Shading	17.38.100(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	38,628	31,039	69,667	43,767	62.82%	✓	
Parcel C		21,894	18,478	40,372	27,176	67.31%	✓	
Parcel D		8,578	28,937	37,515	19,660	52.41%	✓	

EKWILL ST. AT SOUTH PATTERSON AVE.

5385 Hollister Ave. Goleta, CA, 93111

PARKING LOT SHADING PLAN - PARCEL 'C'

Date/ Issue
2021.06.07

C-EXHIBIT-1

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\Ekwill St. at South Patterson Ave\Ekwill St. at South Patterson Ave\sheets\Prelimininary Landscape Plan\EXHIBIT-1 Parking Lot Shading Plan.dwg Plot date: 2021-06-07 12:04 PM