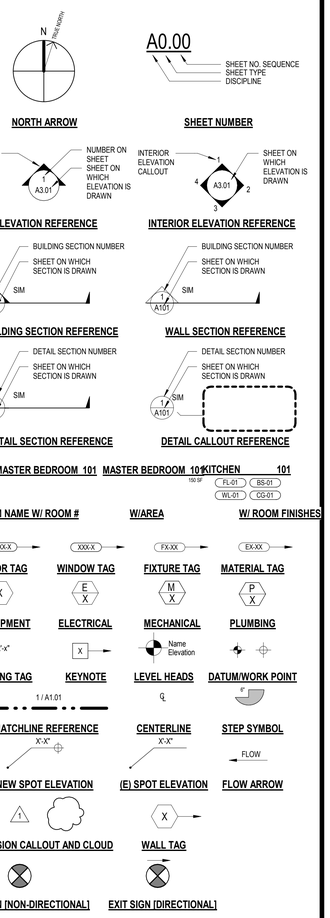
HOLLISTER VILLAGE APARTMENTS - 27 UNIT BUILDING

ABBREVATIONS

&	AND	FLUOR	FLUORESCENT	PT	POINT
@	AT	FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED DOUGLAS FIR
¢	PENNY	FOF	FACE OF FINISH		
∠	ANGLE	FOM	FACE OF MASONRY		
⊥	PERPENDICULAR	FOP	FACE OF PLYWOOD	Q	QUARTZ
		FOS	FACE OF STUDS	QT	QUARRY TILE
A/C	AIR CONDITIONER / CONDITIONING	FOW	FACE OF WALL	QTY	QUANTITY
AB	ANCHOR BOLT	FP	FIREPROOF; FIREPLACE	R	RISER
ABV	ABOVE	FT	FOOT OR FEET	RAD	RADIUS
AC	ASPHALTIC CONCRETE	FTG	FOOTING	RCP	REFLECTED CEILING PLAN
AD	AREA DRAIN	FURR	FURRING	RD	ROOF DRAIN
ADA	AMERICANS WITH DISABILITIES ACT	GA	GAUGE	REF	REFERENCE; REFRIGERATOR
ADJ	ADJUSTABLE / ADJACENT	GALV	GALVANIZE(D)	REG	REGISTER
AFF	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	REINF	REINFORCE(D)
AFG	ABOVE FINISHED GRADE	GL	GLASS / GLAZING	REQ	REQUIRED
AFS	ABOVE FINISHED SLAB	GR	GRADE	REV	REVISE / REVISION
AL / ALUM	ALUMINUM	GYP	GYPSUM	RFL	REFLECTED
ALT	ALTERNATE	GYP BD	GYPSUM BOARD	RH	RIGHT HAND; ROUND HEAD
ANOD	ANODIZED	HB	HOSE BIB	RM	ROOM
AP	ACCESS PANEL	HDR	HEADER	RO	ROUGH OPENING
APPROX	APPROXIMATELY	HDWR	HARDWARE	RWD	REDWOOD
ARCH	ARCHITECT(URAL)	HOR / HORIZ	HORIZONTAL		
ASPH	ASPHALT	HP	HIGH POINT; HORSEPOWER	S	SOUTH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	HR	HANDRAIL; HOUR	SCHED	SCHEDULE
AUTO	AUTOMATIC	HT	HEIGHT	SD	STORM DRAIN
AVG	AVERAGE	HTR	HEATER	SECT	SECTION
		HVAC	HEATING / VENTILATION / AIR CONDITIONING	SF	SQUARE FEET
BD	BOARD	HW (R)	HOT WATER (RETURN)	SHT	SHEET
BET	BETWEEN			SHTG	SHEATHING
BITUM	BITUMINOUS	ID	INSIDE DIAMETER	SHWR	SHOWER
BLDG	BUILDING	IN	INCH / INCHES	SIM	SIMILAR
BLK	BLOCK	INCL	INCLUDE(D) / INCLUDING	SIMCN	RE: THE ARCH SHEET
BLKG	BLOCKING	INSUL	INSULATE / INSULATION	A	METAL MANUAL
BN	BOUNDARY NAILING	INT	INTERIOR	SOG	SLAB ON GRADE
BOT	BOTTOM			SPEC	SPECIFY / SPECIFICATION
		JT	JOINT	SQ	SQUARE
CAB	CABINET			SQFT	SQUARE FEET
CB	CATCH BASIN	LAM	LAMINATE(D)	SQIN	SQUARE INCH(ES)
CF	CUBIC FOOT	LAV	LAVATORY	SS	STAINLESS STEEL
CI	CAST IRON;CONTRACTOR INSTALLED	LB	LAG BOLT	ST	STONE
CIP	CAST IN PLACE	LB(S)	POUND(S)	STD	STANDARD
CJ	CONTROL JOINT; CEILING JOIST	LF	LINEAR FOOT (FEET)	STL	STEEL
CL	CENTER LINE	LH	LEFT HAND	STOR	STORAGE
CLG	CEILING	LIB	LIBRARY	STRUCT	STRUCTURE / STRUCTURAL
CLOS	CLOSET	LP	LOW POINT	SUSP	SUSPENDED
CLR	CLEAR	LT	LIGHT	SYM	SYMMETRICAL
CMU	CONCRETE MASONRY UNIT	LVR	LOUVER	SYN	SYNTHETIC
				SYS	SYSTEM
CO	CLEAN/CLEAR OUT	MACH	MACHINE	T&B	TOP AND BOTTOM
COL	COLUMN	MAINT	MAINTENANCE	T&G	TONGUE AND GROOVE
CONC	CONCRETE	MAS	MASONRY	TBD	TO BE DETERMINED
CONST	CONSTRUCTION	MATL	MATERIAL	TBS	TO BE SELECTED
CONT	CONTINUOUS	MAX	MAXIMUM	TEL	TELEPHONE
CORR	CORRIDOR	MB	MACHINE BOLT	TEMP	TEMPORARY / TEMPERATURE
CSK	COUNTERSINK	MECH	MECHANICAL	THK	THICK
		MEMB	MEMBRANE	THRU	THROUGH
DBL	DOUBLE	MEZZ	MEZZANINE	TOC	TOP OF CONCRETE
DEMO	DEMOLISH; DEMOLITION	MFR	MANUFACTURE(R)	TOS	TOP OF SLAB
DF	DOUGLAS FIR	MIN	MINIMUM	TOW	TOP OF WALL
DIA	DIAMETER	MISC	MISCELLANEOUS	TV	TELEVISION
DIAG	DIAGONAL	MR	MOISTURE RESISTANT	TYP	TYPICAL
DIM	DIMENSION	MTL	METAL		
DIV	DIVISION			UL	UNDERWRITERS LABORATORY
DN	DOWN	(N)	NEW	UNF / UNFIN	UNFINISHED
DS	DOWNSPOUT	N	NORTH	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	NA OR N/A	NOT AVAILABLE / APPLICABLE	UON	UNLESS OTHERWISE NOTED
		NIC	NOT IN CONTRACT	UPS	UNINTERRUPTIBLE POWER SUPPLY
(E)	EXISTING	NO / #	NUMBER		
E	EAST	NOM	NOMINAL	V	VOLT
EA	EACH	NTS	NOT TO SCALE	VB	VAPOR BARRIER
EJ	EXPANSION JOINT			VERT	VERTICAL
EL	ELEVATION	OC	ON CENTER	VEST	VESTIBULE
ELEC	ELECTRICAL	OD	OUTSIDE DIAMETER	VGDF	VERTICAL GRAIN DOUGLAS FIR
ELEV	ELEVATOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VIF	VERIFY IN FIELD
EMER	EMERGENCY	OPG / OPNG	OPENING	VNR	VENEER
EN	EDGE NAIL	OZ	OUNCE	VOL	VOLUME
ENG	ENGINEER			VTR	VENT THRU ROOF
EQ	EQUAL(LY)	P	PAINT (NUMBER - SEE SPEC'S)	W	WEST
EQPT	EQUIPMENT	PED	PEDESTAL	W/	WITH
EQUIP	EQUIPMENT	PER	PERIMETER	WO	WITHOUT
EST	ESTIMATE	PERF	PERFORATED	WC	WATER CLOSET
EXIST	EXISTING	PERP	PERPENDICULAR	WD	WOOD
EXP	EXPANSION	PL	PROPERTY LINE	WF	WIDE FLANGE
EXT	EXTERIOR	PLAS	PLASTER	WH	WATER HEATER
		PLYWD	PLYWOOD	WI	WROUGHT IRON
FAST	FASTEN(ER)	POC	POINT OF CONNECTION	WIN	WINDOW
FAU	FORCED AIR UNIT	PR	PAIR	WP	WATERPROOF(ING)
FBO	FURNISHED BY OWNER	PRCST	PRE-CAST	WPT	WORK POINT
FCO	FLOOR CLEAN OUT	PREFAB	PREFABRICATED	WWF	WELDED WIRE FABRIC
FD	FLOOR DRAIN	PROP	PROPERTY		
FF	FINISHED FLOOR	PSF	POUNDS PER SQUARE FOOT	YD	YARD
FG	FINISHED GRADE	PSI	POUNDS PER SQUARE INCH		
FH	FLAT HEAD				
FIN	FINISH(ED)				
FIXT	FIXTURE				
FL	FLOOR				
FLASH	FLASH(ING)				

SYMBOLS



AREA CALCULATION

PLANNING NET AREA CALCULATION

AREA NAME	AREA
R-2, RESIDENTIAL	
UNIT 1 - STUDIO	571 SF
UNIT 2 - STUDIO	571 SF
UNIT 3 - STUDIO	559 SF
UNIT 4 - STUDIO	559 SF
UNIT 5 - 1 BEDROOM	685 SF
UNIT 6 - 1 BEDROOM	685 SF
UNIT 7 - STUDIO	553 SF
UNIT 8 - STUDIO	553 SF
UNIT 9 - STUDIO	546 SF
UNIT 10 - STUDIO	551 SF
UNIT 11 - 1 BEDROOM	630 SF
UNIT 12 - 1 BEDROOM	660 SF
UNIT 13 - STUDIO	553 SF
UNIT 14 - STUDIO	553 SF
UNIT 15 - 1 BEDROOM	658 SF
UNIT 16 - 1 BEDROOM	644 SF
UNIT 17 - STUDIO	685 SF
UNIT 18 - STUDIO	685 SF
UNIT 19 - 1 BEDROOM	644 SF
UNIT 20 - 1 BEDROOM	658 SF
UNIT 21 - STUDIO	553 SF
UNIT 22 - STUDIO	553 SF
UNIT 23 - 1 BEDROOM	669 SF
UNIT 24 - 1 BEDROOM	683 SF
UNIT 25 - STUDIO	571 SF
UNIT 26 - 1 STUDIO	571 SF
UNIT 27 - 1 BEDROOM	649 SF
	16452 SF
S-2, GARAGE	
GARAGE 1	2568 SF
GARAGE 2	1318 SF
GARAGE 3	1703 SF
	5589 SF
U, MECH/ UTILITY	
STORAGE	85 SF
STORAGE	24 SF
STORAGE	15 SF
STORAGE	16 SF
UTILITY 1	117 SF
UTILITY 2	107 SF
	364 SF

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE CALCULATION

AREA NAME	AREA
UNIT 1 PATIO	163 SF
UNIT 2 PATIO	159 SF
UNIT 3 PATIO	215 SF
UNIT 4 PATIO	228 SF
UNIT 5 PATIO	271 SF
UNIT 6 PATIO	274 SF
UNIT 7 PATIO	297 SF
UNIT 8 PATIO	283 SF
UNIT 9 PATIO	419 SF
UNIT 10 PATIO	61 SF
UNIT 11 PATIO	80 SF
UNIT 12 PATIO	80 SF
UNIT 13 PATIO	57 SF
UNIT 14 PATIO	57 SF
UNIT 15 PATIO	80 SF
UNIT 16 PATIO	80 SF
UNIT 17 PATIO	60 SF
UNIT 18 PATIO	60 SF
UNIT 19 PATIO	80 SF
UNIT 20 PATIO	80 SF
UNIT 21 PATIO	56 SF
UNIT 22 PATIO	56 SF
UNIT 23 PATIO	80 SF
UNIT 24 PATIO	80 SF
UNIT 25 PATIO	159 SF
UNIT 26 PATIO	163 SF
UNIT 27 PATIO	80 SF
	3755 SF

OPEN SPACE

COMMON OPEN SPACE: 40% OPEN SPACE REQUIRED
61,755 SF X 40% = 24,702 SF

40.7% OPEN SPACE PROVIDED

PRIVATE OPEN SPACE: 20% OF GROSS UNIT AREA REQUIRED

PROVIDED: 22.8% GROSS UNIT AREA AVERAGE

PARKING

REQUIRED: 1 COVERED SPACE PER UNIT = 27 SPACES (INC. 1 ACCESSIBLE)
1 GUEST SPACE PER 5 UNITS = 6 SPACES

PROVIDED: 19 STANDARD GARAGE SPACES
1 ACCESSIBLE GARAGE SPACE

9 STANDARD CARPORT SPACES
1 ACCESSIBLE CARPORT SPACE

4 STANDARD UNCOVERED SPACES
1 ACCESSIBLE UNCOVERED SPACE

PROJECT TEAM

DEVELOPER: GOLETA HOLLISTER APARTMENTS LLC
C/O WESTAR ASSOCIATES
2925 BRISTOL STREET
COSTA MESA, CA 92626
(714) 241-0400
CONTACT: PETER KOETTING

ARCHITECT: TOM OCHSNER
10 E. YANONALI STREET, SUITE 2D
SANTA BARBARA, CA 93101
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Cel 805.705.6558
TOM@TOARCHITECT.COM

STRUCTURAL ENGINEER: ASHLEY & VANCE ENGINEERING INC.
210 E. COTA STREET
SANTA BARBARA, CA 93101
(805) 962-9966

LANDSCAPE ARCHITECT: RRM DESIGN GROUP
WES AROLA
10 E. FIGUEROA STREET #200
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(805) 543-1794
RRMDESIGN.COM

CIVIL ENGINEER: COAST ENGINEERING SURVEY, INC.
SCOTT SMITH P.E.
5553 HOLLISTER AVE.
GOLETA, CA 93117
(760) 522-1527
SCOTT@ COASTINC.COM

DEFERRED SUBMITTALS

1. ROOF TRUSSES
2. TJI FLOOR JOISTS
3. PRE-FAB EXTERIOR STAIRS
4. EXTERIOR GUARDRAILS, GUARDS, HANDRAILS
5. FIRE SPRINKLER SYSTEM
6. FIRE ALARM MONTORING SYSTEM
7. PRE-MANUFACTURED CARPORTS

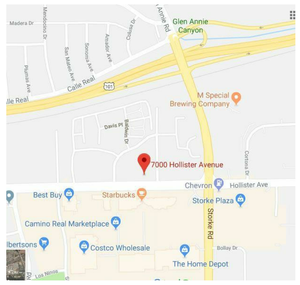
PROJECT DESCRIPTION

PROPOSAL FOR 27 RESIDENTIAL APARTMENTS CONSISTING OF 14 STUDIO UNITS AND 13 -1 BEDROOM UNITS. PROJECT ALSO INCLUDES 20 SINGLE GARAGES, 8 COVERED CARPORT SPACES, 7 UNCOVERED GUEST SPACES, TRASH ENCLOSURE, UTILITY ROOMS, STORAGE AREAS, AND SITE IMPROVEMENTS.

PROJECT DATA

A.P.N.	073-030-026, 073-030-027, 073-030-028, & 073-030-033
PROJECT ADDRESS:	7000 HOLLISTER AVE. GOLETA, CA 93117
GENERAL PLAN:	R-M-D
ZONE:	DR-20
OCCUPANCY	R-2 APARTMENTS, S-2 GARAGES, U CARPORTS
LOT SIZE:	1.42 ACRES, 61,755 SF
TYPE OF CONSTRUCTION:	V-A 1 HOUR
PROPOSED NUMBER OF STORIES:	2
PROPOSED BUILDING HEIGHT:	25'-6"
SPRINKLERS:	YES, NFPA 13R
HIGH FIRE:	NO

VICINITY MAP



CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFOMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. *CITY ORDINANCES*
2. *2016 CALIFORNIA BUILDING ADMINISTRATIVE CODE, PART 1*
3. *2016 CALIFORNIA BUILDING CODE, PART 2*
4. *2016 CALIFORNIA RESIDENTIAL CODE, PART 2.5*
5. *2016 CALIFORNIA ELECTRICAL CODE, PART 3*
6. *2016 CALIFORNIA MECHANICAL CODE, PART 4*
7. *2016 CALIFORNIA PLUMBING CODE, PART 5*
8. *2016 CALIFORNIA ENERGY CODE, PART 6*
9. *2016 CALIFORNIA FIRE CODE, PART 9*
10. *2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11*
11. *2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12*
12. *2016 CALIFORNIA EXISTING BUILDING CODE*
13. *2016 CALIFORNIA HISTORICAL BUILDING CODE*
14. *2016 CALIFORNIA CODE. TITLE 24 CD-ROM*
15. *2016 CALIFORNIA TITLE 24 COMPLETE COLLECTION*
16. *2016 NATIONAL ELECTRIC CODE*
17. *FEDERAL - OSHA*

SHEET INDEX

SHEET #	DRAWING TITLE	Sheet Issue Date
GENERAL		
T-1.0	COVER SHEET	11/27/2018
CIVIL		
C-1	PRELIMINARY SITE IMPROVEMENT PLAN	11/27/2018
C-2	GRADING PLAN	11/27/2018
LANDSCAPE		
L-1	PRELIMINARY LANDSCAPE PLAN	11/27/2018
ARCHITECTURAL		
A-1.1	SITE PLAN	11/27/2018
A-2.1	LEVEL 1 FLOOR PLAN	11/27/2018
A-2.4	LEVEL 2 FLOOR PLAN	11/27/2018
A-4.1	ROOF PLAN	11/27/2018
A-6.1	EXTERIOR ELEVATIONS	11/27/2018

THOMAS OCHSNER
Architect

ARCHITECTURE & PLANNING

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93101
Tel 805.770.7576
Cel 805.705.6558
tom@toarchitect.com
www.toarchitect.com

CLIENT

WESTAR ASSOCIATES

PROJECT

HOLLISTER VILLAGE APARTMENTS

7000 HOLLISTER AVE.
GOLETA, CA 93117

HOLLISTER VILLAGE

SHEET TITLE

COVER SHEET

SUBMITTALS/ REVISIONS

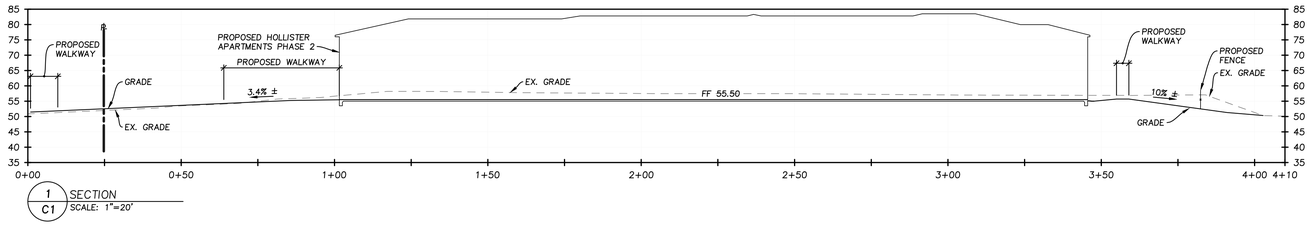
PLANNING SUBMITTAL	11/27/2018

PROJECT #	JOB NO. XXXX
PROJECT NAME	HOLLISTER VILLAGE APARTMENTS
DATE DRAWN	
DATE	11/15/2016
SHEET NO.	

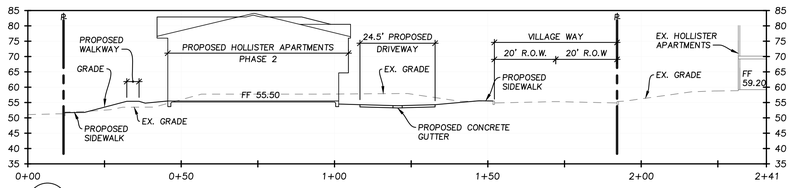
T-1.0

HOLLISTER VILLAGE – PHASE 2

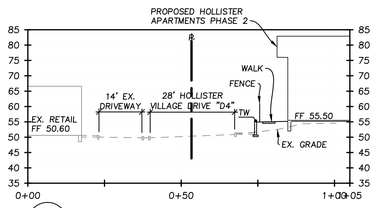
PRELIMINARY SITE IMPROVEMENT PLAN
7000 HOLLISTER AVE.
GOLETA, CA. 93117



1/C1 SECTION
SCALE: 1"=20'



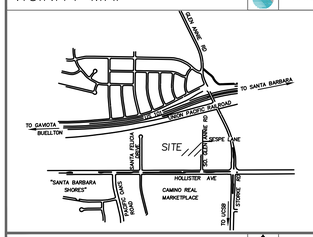
A/C1 SECTION
SCALE: 1"=20'



B/C1 SECTION
SCALE: 1"=20'

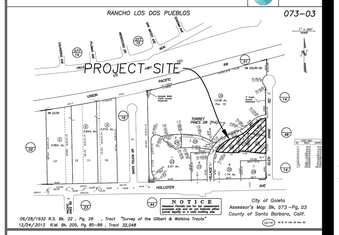
VICINITY MAP

N.T.S.



ASSESSORS PARCEL MAP

N.T.S.



PROJECT DATA

PROJECT ADDRESS:	7000 HOLLISTER AVE. GOLETA, CA. 93117
CLIENT INFORMATION:	WESTAR ASSOCIATES
PROPOSED WORK:	GRADING, DRAINAGE, UTILITIES AND RELATED SITEWORK

GRADING STATISTICS

CUT	7,500	CY
FILL	0	CY
TOTAL GRADED AREA	77,450	SF
	1.78	ACRES

EARTHWORK QUANTITIES ARE RAW VOLUMETRIC ESTIMATES FOR PERMITTING ONLY. EARTHWORK VOLUMES ARE CALCULATED FROM THE EXISTING GROUND SURFACE TO THE PROPOSED SUBGRADE. CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK ANALYSIS FOR PRICING OR PAY PURPOSES. QUANTITIES ABOVE DO NOT INCLUDE CLEARING, GRUBBING, SUBSIDENCE, SHRINKAGE OR EXPANSION FACTORS.

ABBREVIATIONS

BW	BACK OF WALK	LP	LOW POINT
C	COMMUNICATIONS	RIM	TOP OF STRUCTURE
CO	CLEANOUT	S	SEWER
E	ELECTRICAL	SD	STORM DRAIN
FF	FINISHED FLOOR	SL	SEWER LATERAL
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISHED SURFACE	TG	TOP OF GRATE
FW	FIRE WATER	TP	TOP OF PIPE
G	GAS	TW	TOP OF WALL
GFF	GARAGE FINISHED FLOOR	U	DRY UTILITIES
HP	HIGH POINT	W	WATER
INV	INVERT		

CONSULTANTS

CIVIL ENGINEER:	COAST ENGINEERING & SURVEY, INC. SCOTT SMITH, P.E. (760) 522-1527 SCOTT@COAST-INC.COM
ARCHITECT:	THOMAS OSCHNER (805) 770-7576
LANDSCAPE ARCHITECT:	RRM WES AROLA (805) 543-1794

IMPROVEMENT NOTES

1. PROPOSED DRIVEWAY.
2. PROPOSED ACCESSIBLE PARKING.
3. PROPOSED TRASH ENCLOSURE.
4. PROPOSED FENCE.
5. PROPOSED WALKWAY.

SHEET INDEX

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CLIENT

WESTAR

PROJECT

HOLLISTER VILLAGE APARTMENTS PHASE 2

7000 HOLLISTER AVE
GOLETA, CA 92866

SHEET TITLE

PRELIMINARY SITE IMPROVEMENT PLAN

REVISIONS

COAST ENGINEERING & SURVEY, INC.
5553 HOLLISTER AVE. #5
GOLETA, CA. 93117
CELL: (760) 522-1527

REGISTERED PROFESSIONAL ENGINEER
SCOTT T. SMITH
No. 74892
CIVIL
STATE OF CALIFORNIA

PROJECT #

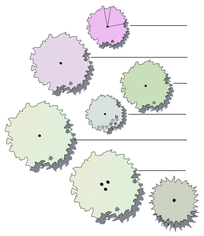
GOLETA APARTMENTS

DATE DRAWN

12 NOVEMBER 2018

SHEET NO.

PRELIMINARY PLANT LIST:



TREES	COMMON NAME	CONT
CHORISIA SPECIOSA	SILK FLOSS TREE	24"BOX
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24"BOX
OLEA EUROPAEA `WILSONII`	WILSON OLIVE	48"BOX
PLATANUS X ACERIFOLIA `COLUMBIA`	LONDON PLANE TREE	24"BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	48"BOX
TRISTANIA CONFERTA	BRISBANE BOX	15 GAL

SHRUBS	COMMON NAME	CONT
ALOE STRIATA	CORAL ALOE	5 GAL
ALYOGYNE HUEGELII `SANTA CRUZ`	BLUE HIBISCUS	5 GAL
ANIGOZANTHOS SPP.	BIG RED KANGAROO PAW	1 GAL
BULBINE FRUTESCENS `HALLMARK`	STALKED BULBINE	1 GAL
CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	1 GAL
DIANELLA CAERULEA `CASSA BLUE`	CASSA BLUE FLAX LILY	1 GAL
FICUS REPENS	CREEPING FIG	1 GAL
JUNCUS SPP.	RUSH	1 GAL
LAVANDULA X INTERMEDIA `PROVENCE`	PROVENCE LAVENDIN	1 GAL
LOMANDRA HYSTRIX `TROPIC BELLE`	TROPIC BELLE MAT RUSH	1 GAL
LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL
OLEA EUROPAEA `LITTLE OLLIE` TM	LITTLE OLLIE OLIVE	5 GAL
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL
PITTOSPORUM SPP.	TAWHIWHI	5 GAL
ROSMARINUS SPP.`	ROSEMARY	1 GAL
SALVIA GREGGII	AUTUMN SAGE	1 GAL
SEDUM X `AUTUMN JOY`	AUTUMN JOY SEDUM	1 GAL
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL

IRRIGATION AND PLANTING DESIGN CRITERIA:

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

TREES AND POTTERY WILL BE IRRIGATED BY BUBBLERS. ALL PLANTING WILL RECEIVE DRIP IRRIGATION.

ALL ABOVE GROUND UTILITIES WILL BE SCREEN WITH VEGETATION.

I CERTIFY THAT THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM
DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER
EFFICIENT LANDSCAPE ORDINANCE (MWELO)

x _____
WESLEY AROLA
LANDSCAPE ARCHITECT | CA LICENSE NUMBER #5958

DESIGN KEY:

1. DECOMPOSED GRANITE PATH
2. OPEN FENCING WITH PEDESTRIAN GATES
3. BENCH SEATING, TYP
4. PASSIVE LAWN AREA
5. SIGNATURE TREE
6. MAIL

LANDSCAPE DESIGN NOTE:

IT IS THE INTENT THAT ALL MATERIALS AND BUILT ELEMENTS COMPLIMENT AND CORRESPOND WITH THE EXISTING DEVELOPMENT

GRAPHIC SCALE
16 0 8 16 32 64
(In Feet)
1/16 inch = 1 foot

rrm design group

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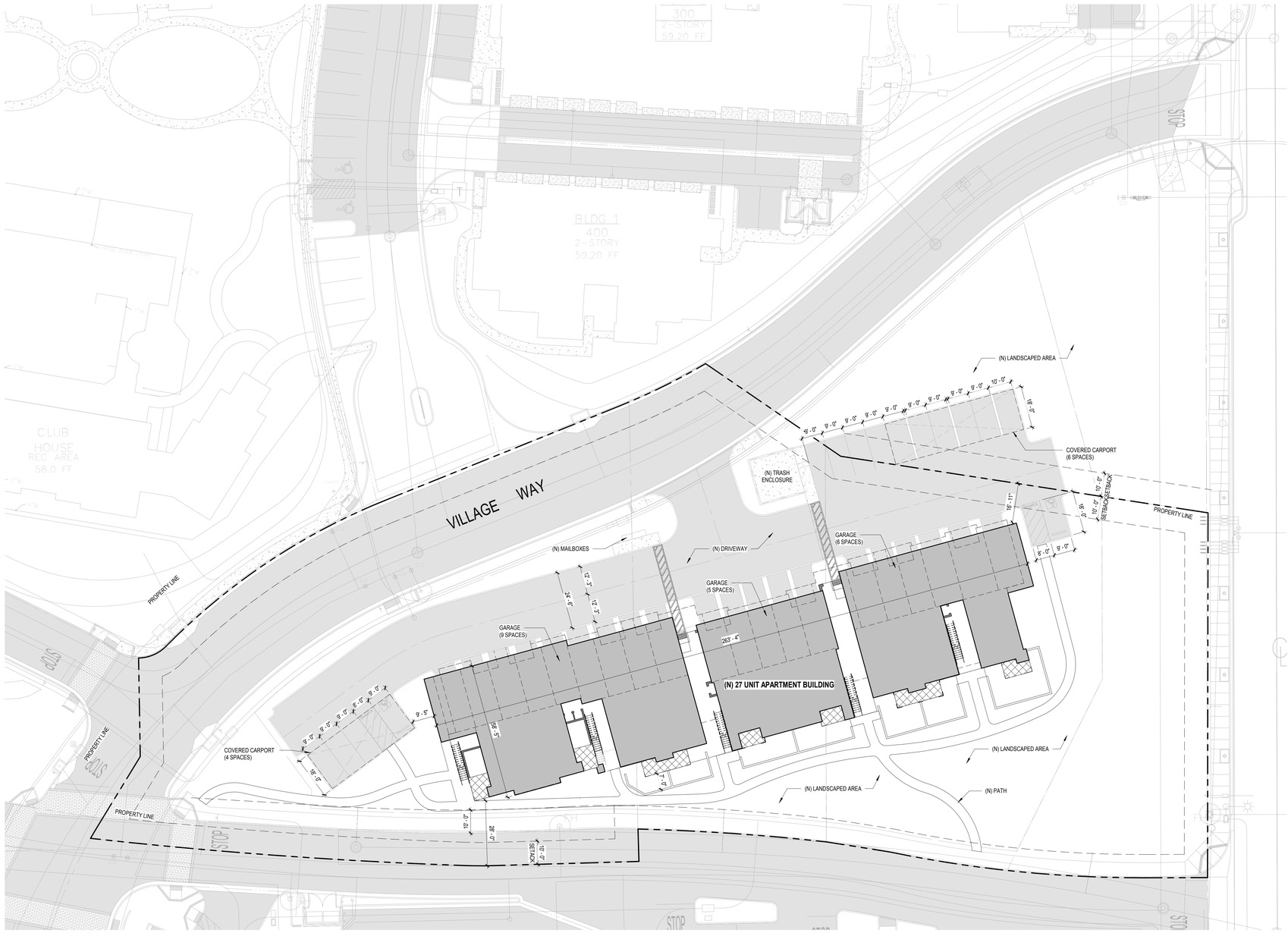
PROJECT
HOLLISTER VILLAGE APARTMENTS PHASE 2
7000 HOLLISTER AVE
GOLETA, CA 92866

SHEET TITLE
LANDSCAPE PLAN

REVISIONS

PROJECT #
GOLETA APARTMENTS
DATE DRAWN
29 NOVEMBER 2018
SHEET NO.
L-1.0



GENERAL NOTES - GRADING

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE CHAPTER 14 GRADING ORDINANCE #4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST **48 HOURS** BEFORE START OF GRADING WORK OR PRE-CONSTRUCTION MEETING.

3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS **OR** CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.

5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.

6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.

7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.

8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.

9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.

10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1½-HORIZONTAL TO 1-VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2-HORIZONTAL TO 1-VERTICAL. SLOPES OVER 3-FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL VEGETATION OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.

11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.

12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.

13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

KEYNOTES

XXX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT

PROJECT DATA

OWNER:	GOLETA HOLLISTER APARTMENTS LLC C/O WESTAR ASSOCIATES 2925 BRISTOL STREET COSTA MESA, CA 92626
A.P.N.	073-030-026
PROJECT ADDRESS:	7000 HOLLISTER AVE. GOLETA, CA 93117
GENERAL PLAN:	R-M-D
ZONE:	DR-20
OCCUPANCY	R-2 APARTMENTS, S-2 GARAGES, U CARPORTS
LOT SIZE:	1.24 ACRES, 54,014 SF
TYPE OF CONSTRUCTION:	V-A 1 HOUR
PROPOSED NUMBER OF STORIES:	2
PROPOSED BUILDING HEIGHT:	25'-6"
SPRINKLERS:	YES, NFPA 13R
HIGH FIRE:	NO

BUILDING NET AREA

R-2 RESIDENTIAL:	16,452 SF
S-2 GARAGE:	5,589 SF
U STORAGE/ UTILITY	364 SF
TOTAL	**22,405 SF**

SITE PLAN
SCALE: 1" = 20'-0"

N

THOMAS OCHSNER
Architect

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WESTAR ASSOCIATES

PROJECT

HOLLISTER VILLAGE APARTMENTS

7000 HOLLISTER AVE.
GOLETA, CA 93117

HOLLISTER VILLAGE

SHEET TITLE

SITE PLAN

SUBMITTALS/ REVISIONS

PLANNING SUBMITTAL	11/27/2018

THOMAS G. OCHSNER
C-22199
REGISTERED ARCHITECT
STATE OF CALIFORNIA

PROJECT #	JOB NO. XXXX
PROJECT NAME	HOLLISTER VILLAGE APARTMENTS
DATE DRAWN	
DATE	11/15/2016
SHEET NO.	

A-1.1

GENERAL NOTES - FLOOR PLAN

1. HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EA BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
2. ALL BEDROOMS REQUIRE AT LEAST ONE EGRESS WINDOW PER CBC SECTION 310.
3. GLAZING MUST CONFORM TO CBC SECTION 2406 WHERE APPLICABLE.
4. FURNITURE NOT IN CONTRACT.

KEYNOTES

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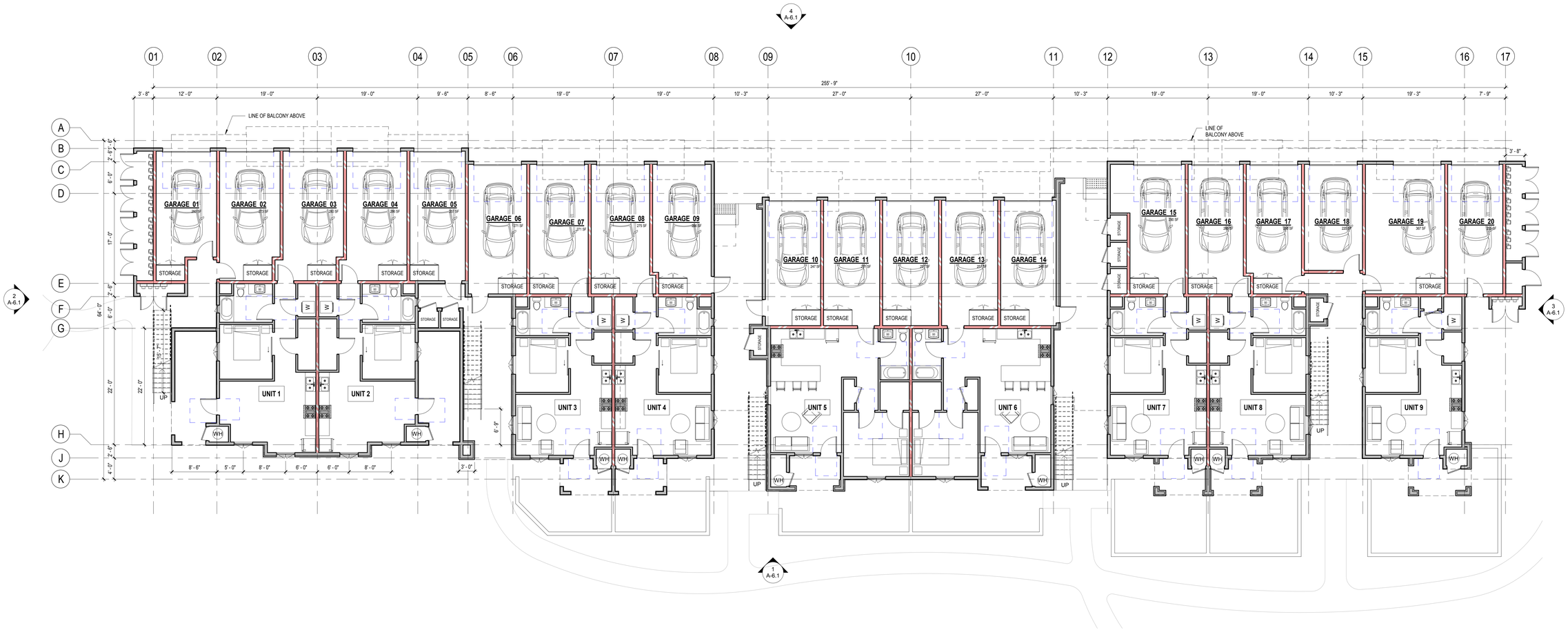
KEY VALUE	KEYNOTE TEXT



LEVEL 1 FLOOR PLAN

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

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HOLLISTER VILLAGE

SHEET TITLE

LEVEL 1 FLOOR PLAN

SUBMITTALS/ REVISIONS

PLANNING SUBMITTAL	11/27/2018

THOMAS A. OCHSNER
C-22199
LICENSED ARCHITECT
STATE OF CALIFORNIA

PROJECT #	JOB NO. XXXX
PROJECT NAME	HOLLISTER VILLAGE APARTMENTS
DATE DRAWN	
DATE	11/15/2016
SHEET NO.	

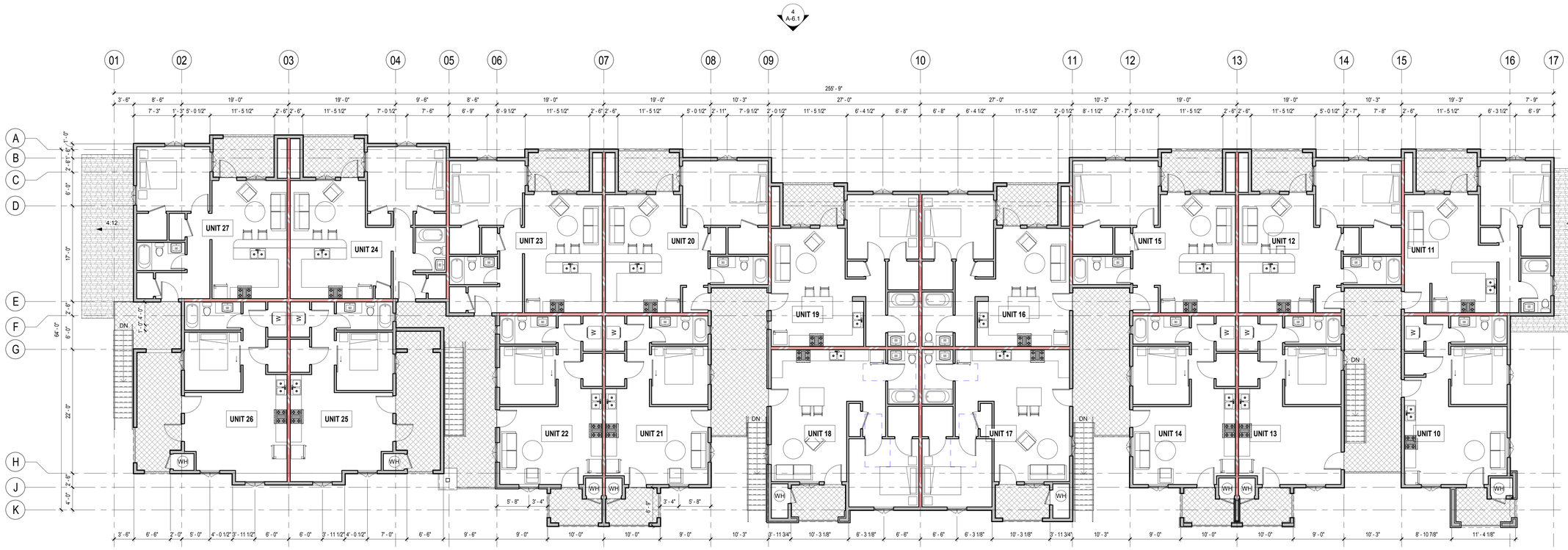
A-2.1

GENERAL NOTES - FLOOR PLAN

1. HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EA BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
2. ALL BEDROOMS REQUIRE AT LEAST ONE EGRESS WINDOW PER CBC SECTION 310.
3. GLAZING MUST CONFORM TO CBC SECTION 2406 WHERE APPLICABLE.
4. FURNITURE NOT IN CONTRACT.

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION



LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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HOLLISTER VILLAGE APARTMENTS

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HOLLISTER VILLAGE

SHEET TITLE

LEVEL 2 FLOOR PLAN

SUBMITTALS/ REVISIONS

PLANNING SUBMITTAL	11/27/2018

THOMAS G. OCHSNER
C-22199
REGISTERED ARCHITECT
STATE OF CALIFORNIA

PROJECT # JOB NO. XXXX

PROJECT NAME HOLLISTER VILLAGE APARTMENTS

DATE DRAWN

DATE 11/15/2016

SHEET NO.

A-2.4

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION

GENERAL NOTES - ROOF PLAN

1. PROVIDE FLASHING (8" MIN. LAP) AT ROOF JOINTS, COORDINATE FLASHING MATERIAL SELECTION W/ ARCHITECT, TYP.

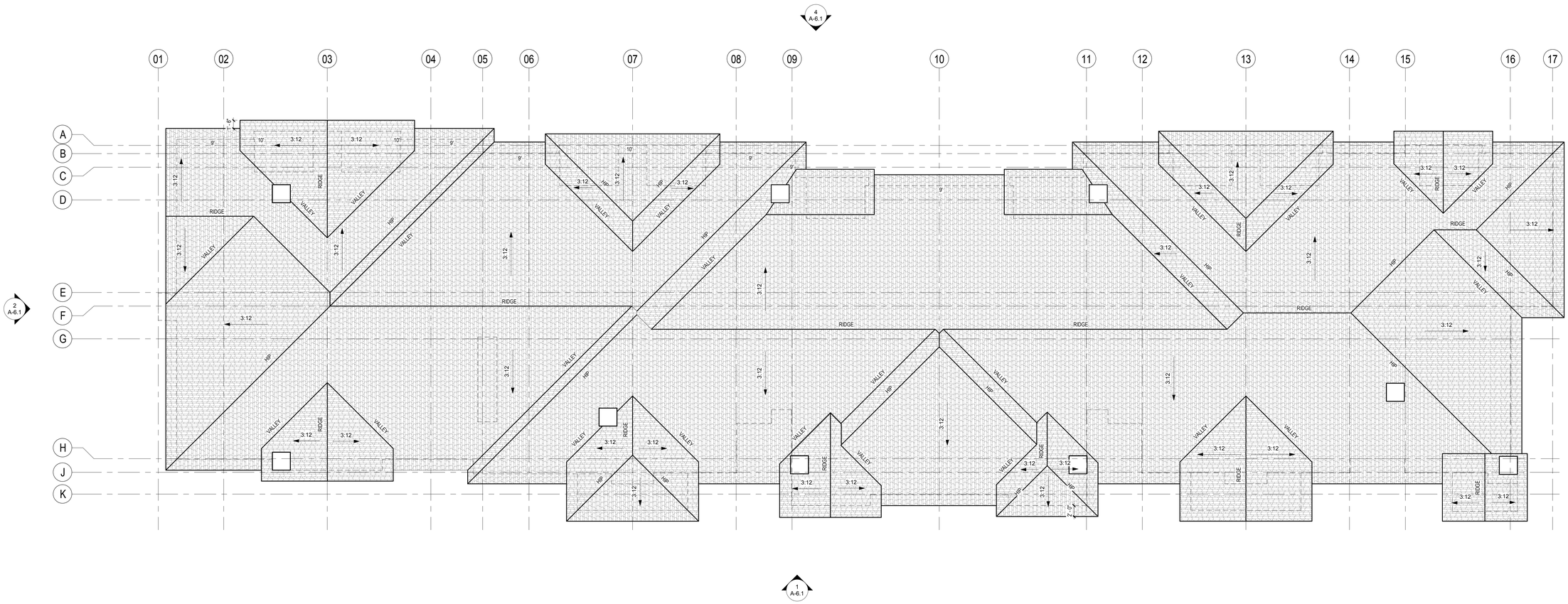
2. COORINDATE LOCATION OF (N) VENT RISERS WITH ARCHITECT.

3. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE [**2010 CBC SECTION 506.4**]

4. ATTIC VENT AREA & CALCULATIONS [PER **2010 CBC SECTION 1505.3**]

   INSERT CALCULATION HERE

   NOTE: ENCLOSED ATTICS & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRCTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300TH OF THE SPACE VENTILATED PROVIDED A VAPOR BARRIER NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION.



ROOF PLAN
SCALE: 1/8" = 1'-0"

N
TRUE NORTH

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HOLLISTER VILLAGE

SHEET TITLE

ROOF PLAN

SUBMITTALS/ REVISIONS

PLANNING SUBMITTAL	11/27/2018

REGISTERED ARCHITECT
THOMAS W. OCHSNER
C-22199
RENEWAL 08/31
STATE OF CALIFORNIA

PROJECT # JOB NO. XXXX

PROJECT NAME HOLLISTER VILLAGE APARTMENTS

DATE DRAWN

DATE 11/15/2016

SHEET NO.

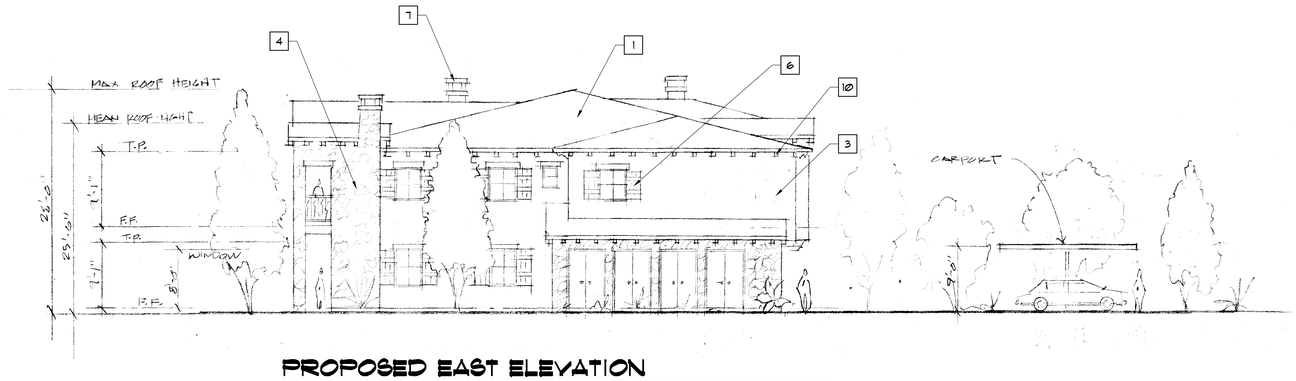
A-4.1

KEYNOTES:

1	FLAT CONC. ROOF TILE
2	2X WOOD FASCIA
3	3 COAT EXTERIOR PLASTER
4	SIMULATED STONE O/CEMENT PLASTER
5	44" HIGH DECOR. IRON GUARDRAIL
6	DECORATIVE VINYL SHUTTERS
7	PAINTED SHEET METAL CHIMNEY SHROUD
8	2X6 DENSE FOAM TRIM
9	HEAVY TIMBER, PAINTED
10	4X6 PAINTED RAFTER TAILS
11	FOAM CORBELS, PAINTED

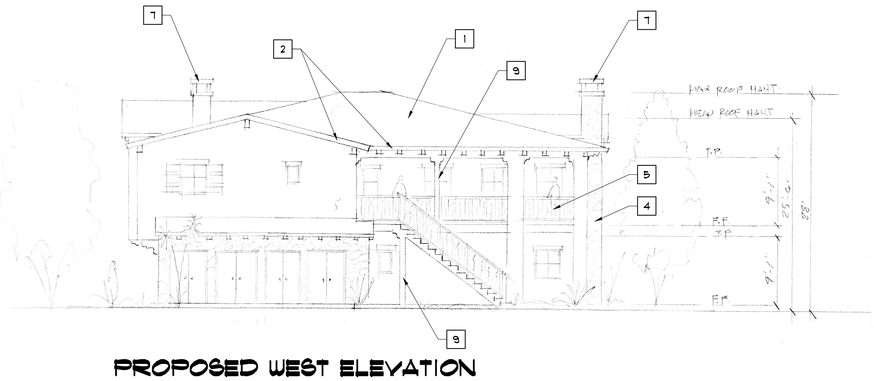
PROPOSED NORTH ELEVATION

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



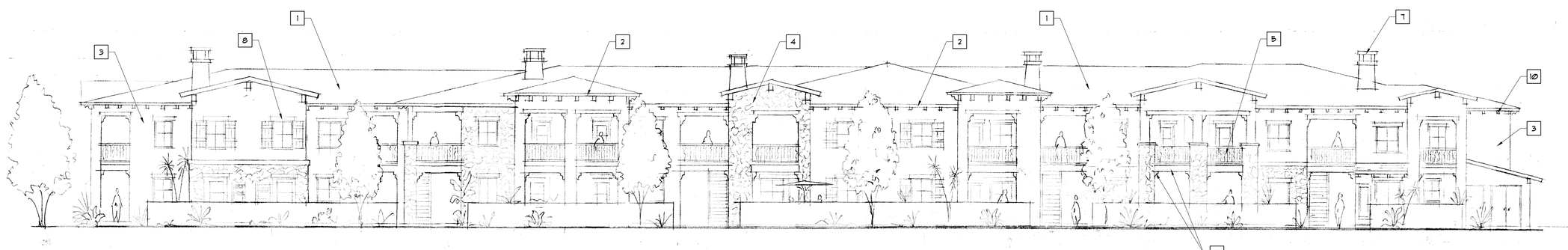
PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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SHEET TITLE

PROPOSED ELEVATIONS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-22199
RENEWAL 9/19
STATE OF CALIFORNIA

PROJECT #

GOLETA APARTMENTS

DATE DRAWN

SHEET NO.

A-6.1