

THE PLAZA

DRB
CONCEPT
REVIEW



SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF BUILDING AND SITE IMPROVEMENTS INCLUDING, REMOVAL OF EXISTING TILE ROOF, WOOD CANOPIES, WALKWAY/STAIRS AND PARTIAL PARKING LOT. FOLLOWING WILL BE NEW SOLAR PANELS, CORRUGATED METAL ROOF/AWNINGS, WALKWAY/STAIR, TOWER ELEMENT TO ANCHOR NORTH ANCHOR BUILDING AND RECONFIGURATION OF PARKING LOT w/ 90° PARKING TO ALLOW FOR LARGER LANDSCAPE AREA AND FUTURE DEVELOPMENT.

VICINITY MAP



STATISTICS

PROPERTY OWNERS:	HIP PLAZA LP C/O WESTERLAY GROUP
PROPERTY ADDRESS:	200 PACIFIC OAKS ROAD GOLETA, CA 93117
A.P.N.:	073-440-001, 073-440-002, 073-440-012
HIGH FIRE ZONE:	NO
FLOOD ZONE:	NO
LAND USE ZONE:	SHOPPING CENTER (SC)
GENERAL PLAN DESIGNATION:	COMMUNITY COMMERCIAL (CC)
MAX. HEIGHT:	
SETBACKS:	
FRONT:	20' FROM R.O.W.
SIDE / REAR:	10'
LOT AREA:	GROSS: 9.31 ACRES .49 ACRES .09 ACRES

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- (P) PRELIMINARY LANDSCAPE PLAN

COVER



BUILDING/SITE IMPROVEMENTS:

- 1

PEDESTRIAN ACCESS THROUGHOUT SITE AND FROM ADJACENT PROPERTIES
- 2

PARKING LOT LAYOUT TO ALLOW FOR MORE LANDSCAPING AND FUTURE DEVELOPMENT
- 3

MODIFIED WALKWAY TO ENHANCE PEDESTRIAN EXPERIENCE
- 4

RELOCATED DMV TESTING AREA
- 5

SOLAR PANELS
- 6

NEW CANOPIES, WALKWAY, STAIRS AND RAILINGS
- 7

REMOVAL OF PITCHED ROOF TO BRING MORE LIGHT IN TO COURTYARD
- 8

TOWER ELEMENT FOR PROPERTY IDENTITY

TABULATIONS:

AREA TOTALS:			
BUILDING FOOTPRINT	=	=	88,100 SF - 20%
PAVEMENT	=	=	250,819 SF - 56%
LANDSCAPE	=	=	111,086 SF - 24%
TOTAL		=	450,005 SF - 100%
FUTURE DEVELOPMENT AREA =		68,018 SF, 1.56 ACRES	
(INCLUDE 3,720 SF MOTORCYCLE TESTING AREA)			

PARKING TOTALS:
EXISTING NUMBER OF PARKING SPACES = 445

TOTAL BUILDING SQUARE FOOTAGE ± 107,086 SF (TO BE VERIFIED WITH FINISHED SURVEY)

- ASSUMPTIONS:
- A.

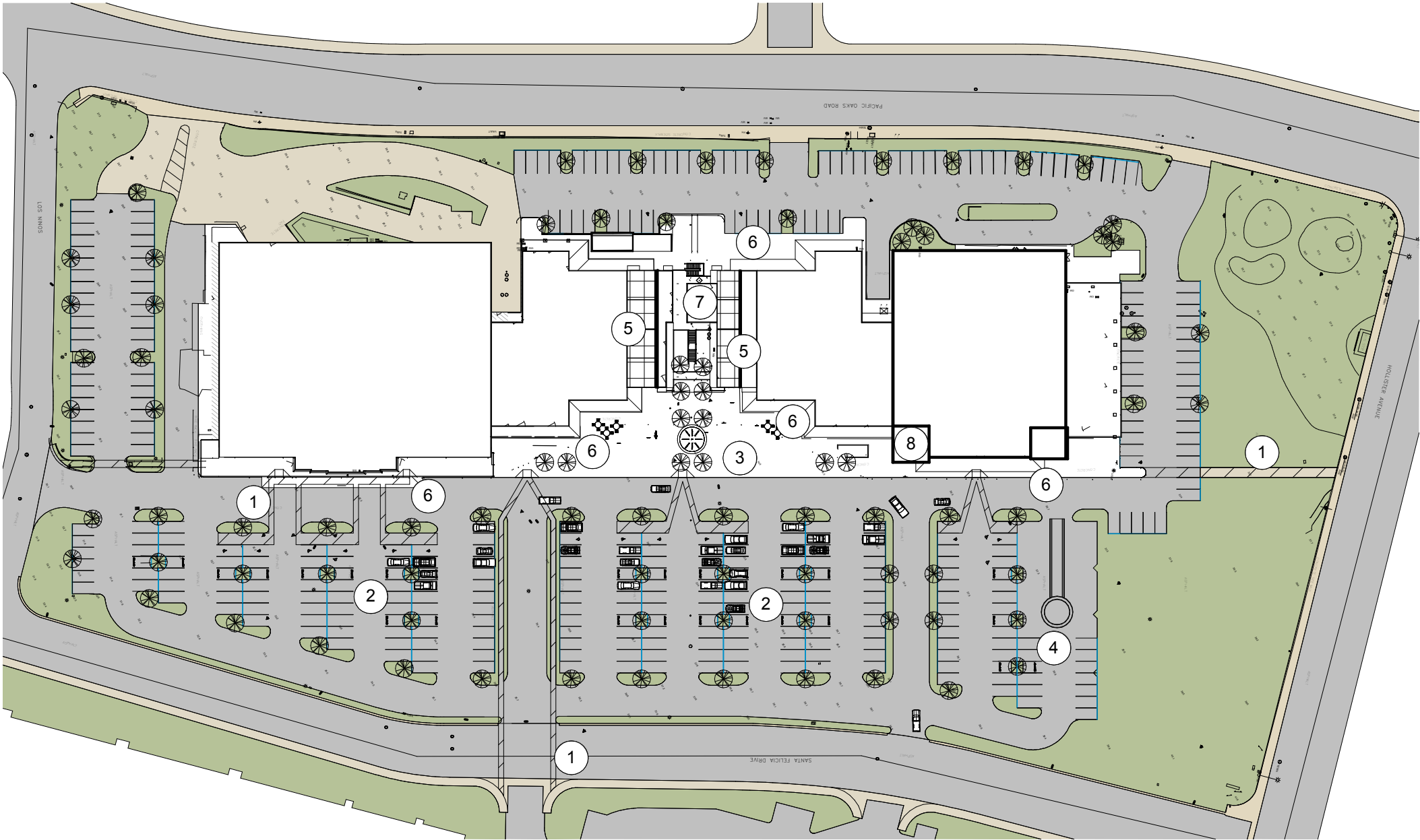
± 64,152 SQUARE FEET CAN BE CONSIDERED RETAIL BUISNESS AND GENERAL COMMERCIAL (ALBERTSONS/ PACIFIC SALES) PARKED AT ONE SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA. NUMBER OF SPACES REQUIRED = ± 128 SPACES.
- B.

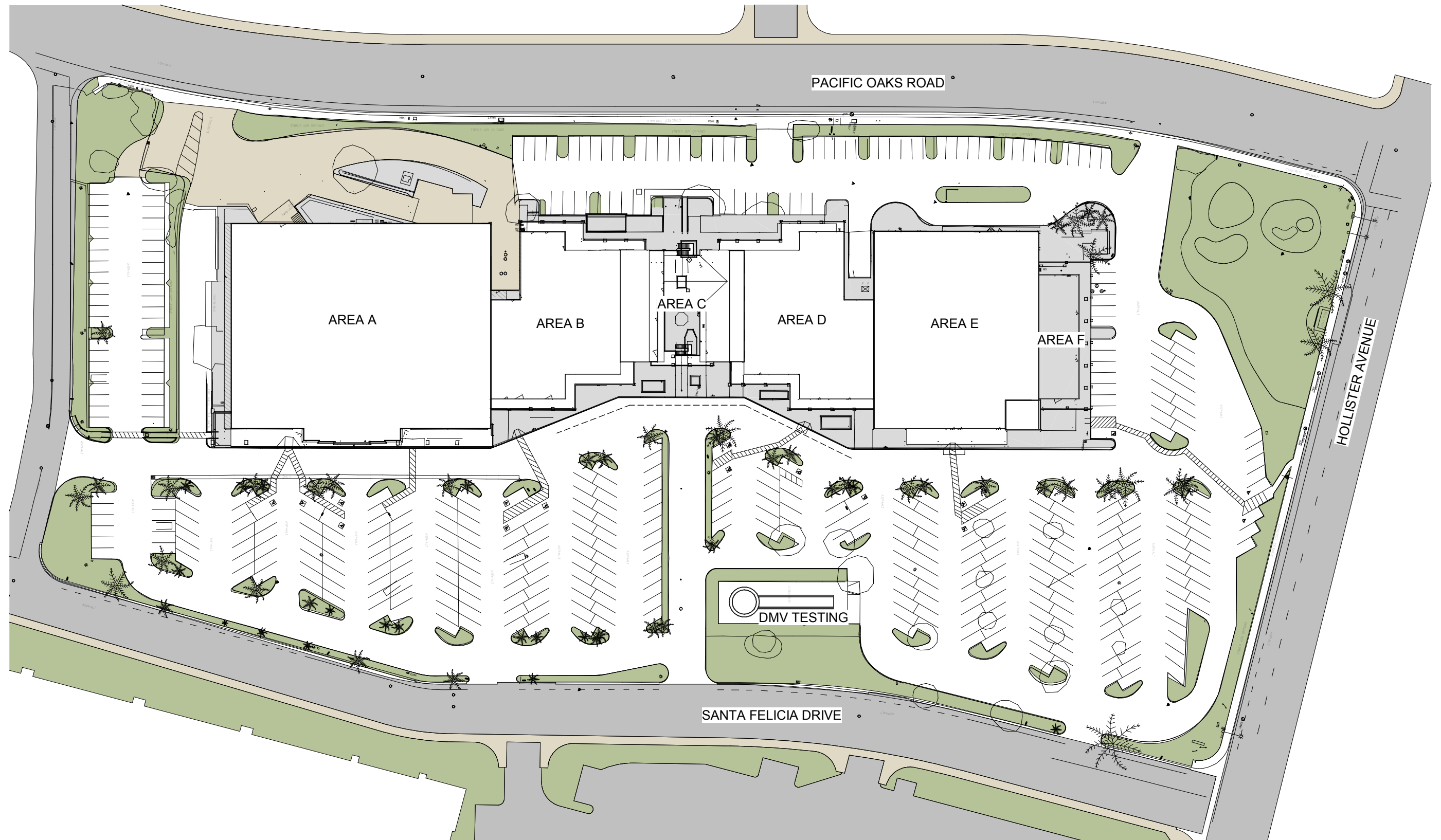
± 42,934 SQUARE FEET CAN BE CONSIDERED BUISNESS AND PROFESSIONAL OFFICES, SUCH AS BANKS, LAWYERS' OFFICES, OR RESTAURANTS, CAFES, TAVERNS ETC. PARKED AT ONE SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA. NUMBER OF SPACES REQUIRED = ± 143

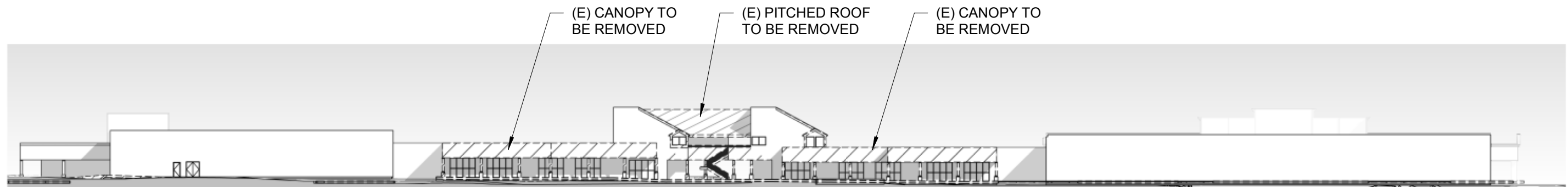
HOWEVER, FOR RESTAURANTS, CAFES, ETC, THE ONE SPACE PER 300 SQUARE FEET IS DEVOTED TO PATRONS SPACE ONLY AND THEN ONE SPACE PER TWO EMPLOYEES. THIS WOULD POTENTIALY ALTER THE OVERALL COUNT SLIGHTLY.

THEREFORE MINIMUM NUMBER OF PARKING REQUIRED = ± 271 SPACES

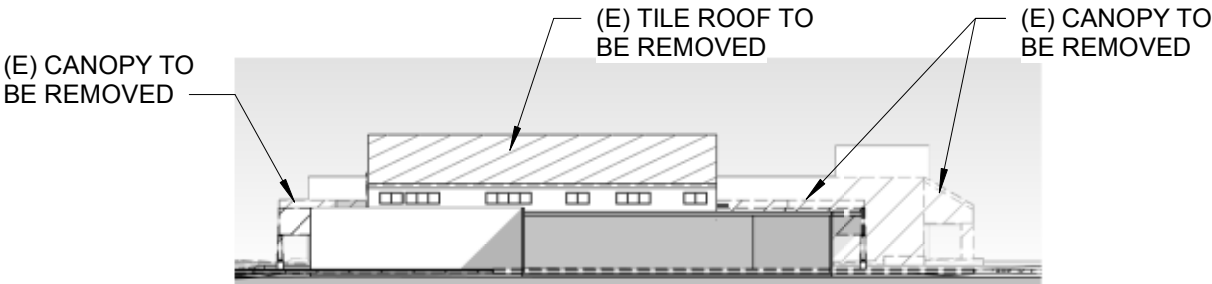
TOTAL NUMBER PROVIDED = 360 COMMERCIAL SPACES







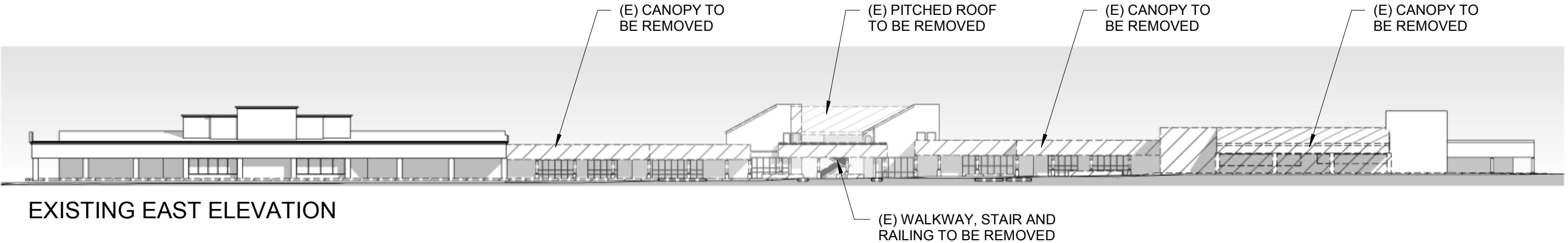
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



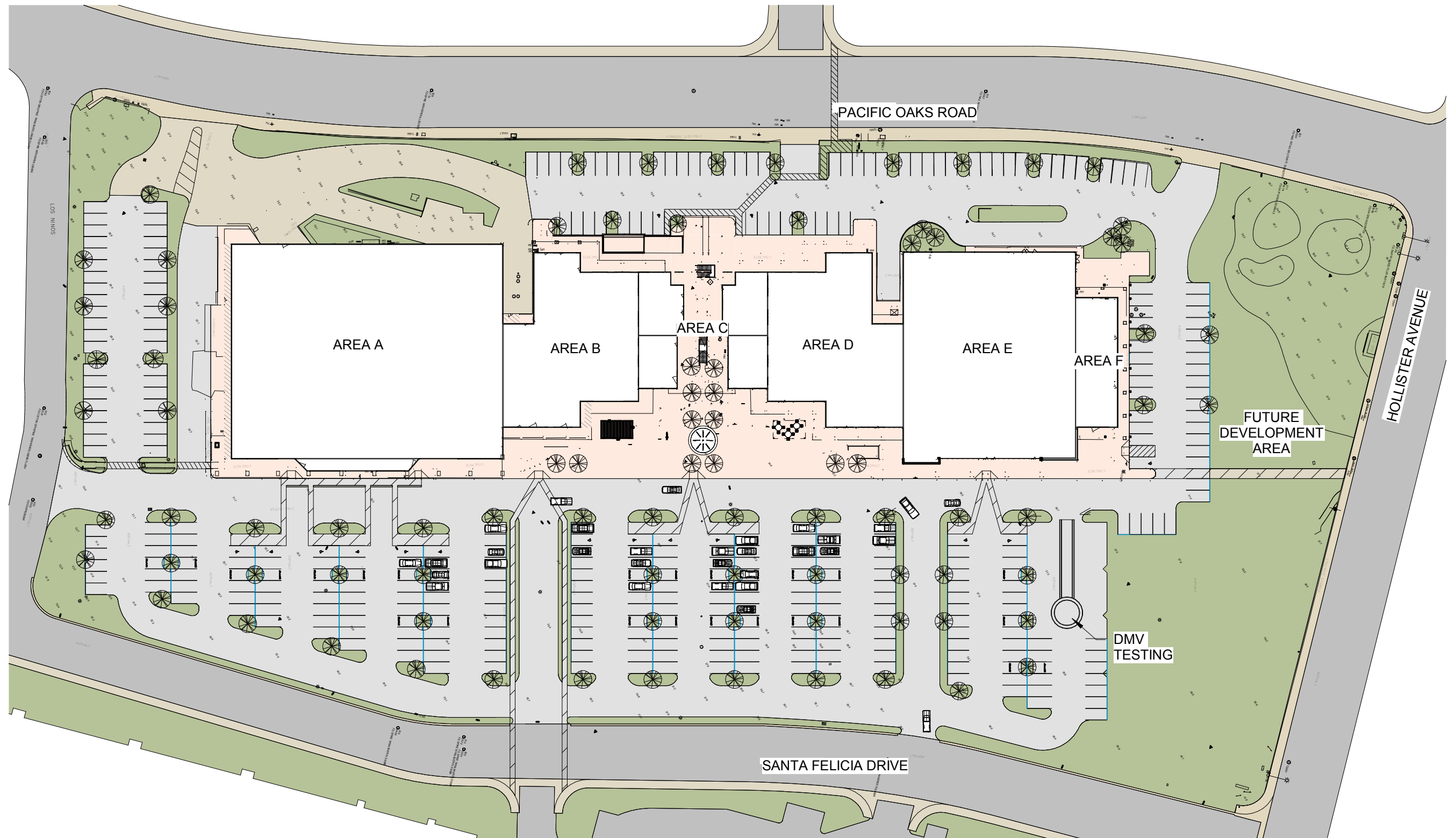
EXISTING NORTH ELEVATION

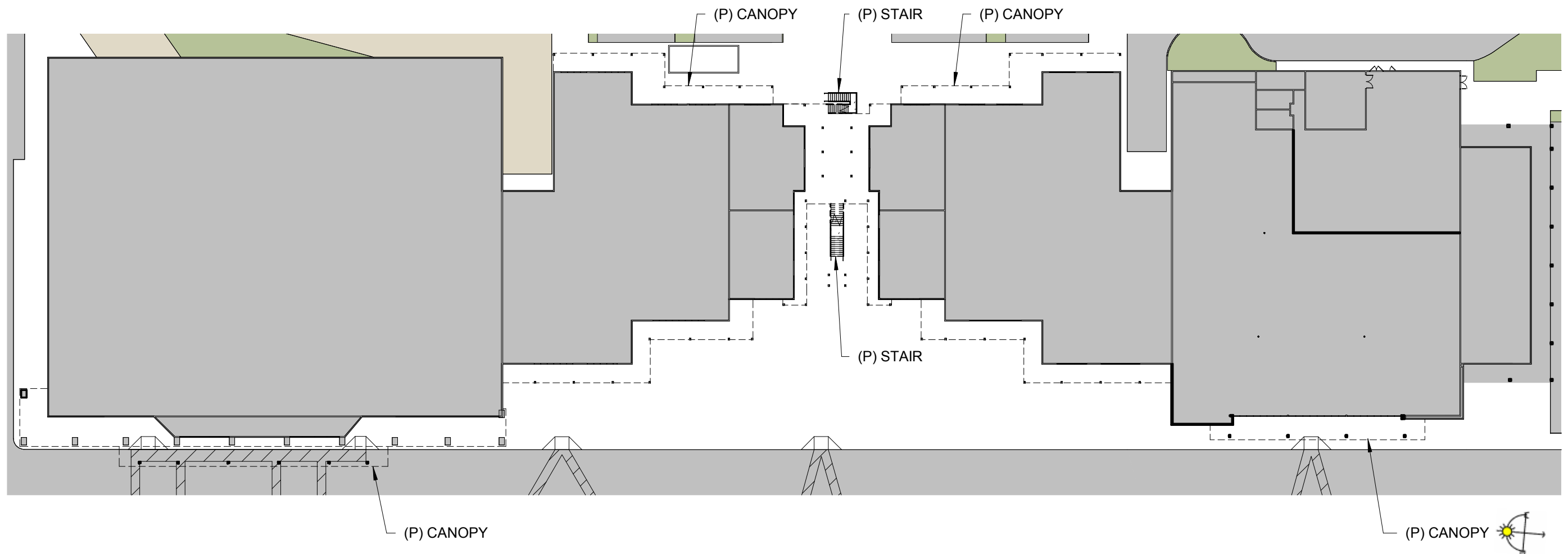


EXISTING EAST ELEVATION

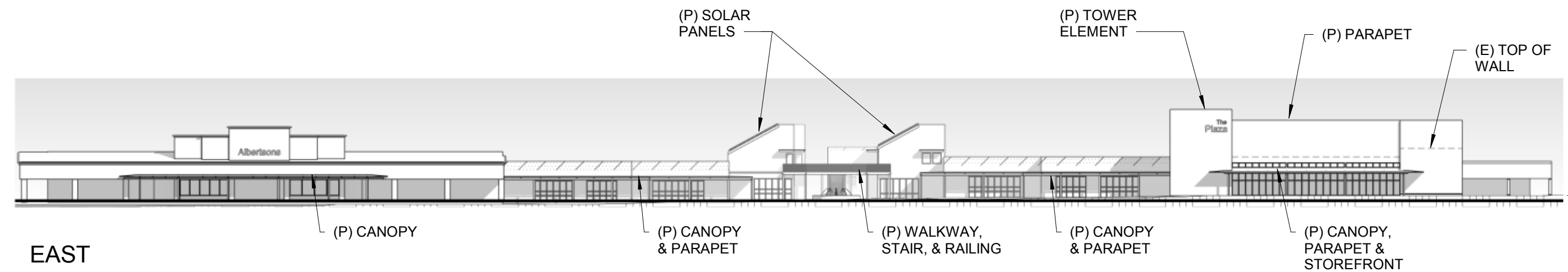
(E) ELEVATIONS







BUILDING PLAN - GROUND FLOOR

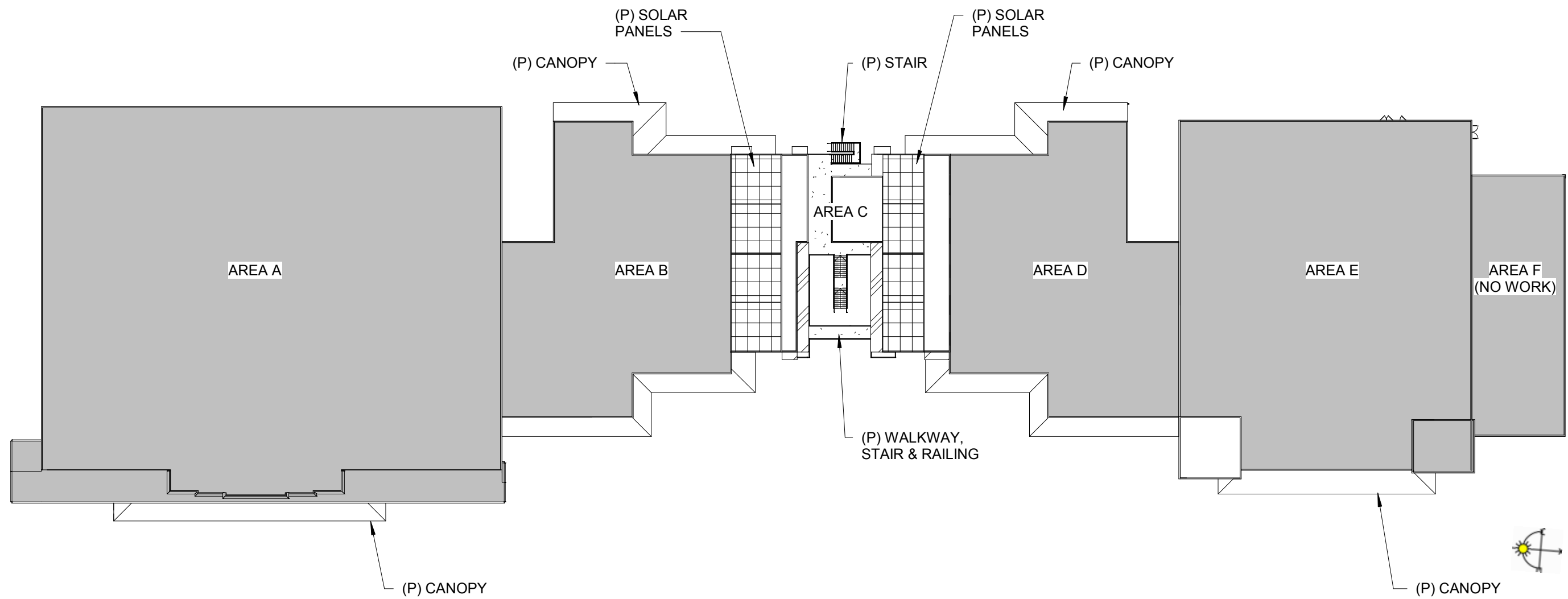


EAST

FLOOR
VARIES

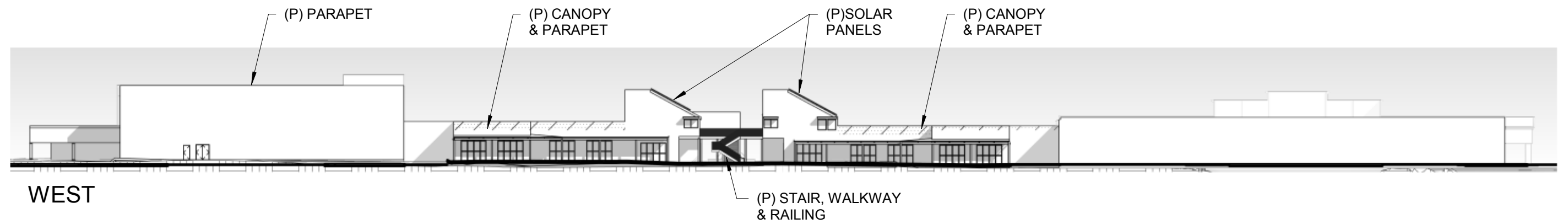
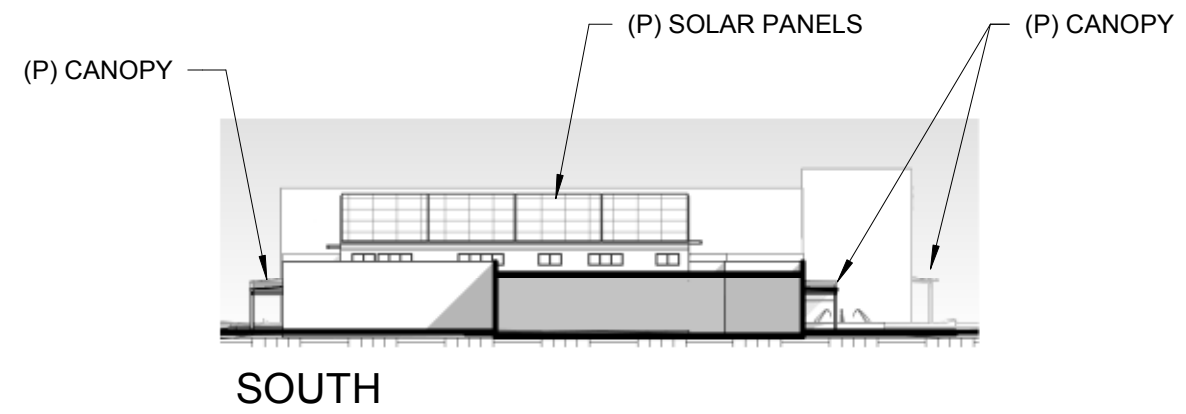
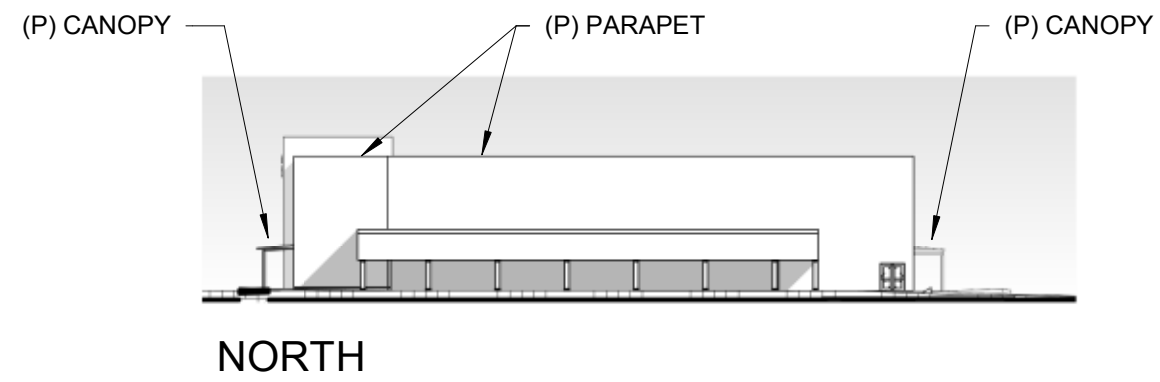
(P) PLAN - GROUND LEVEL





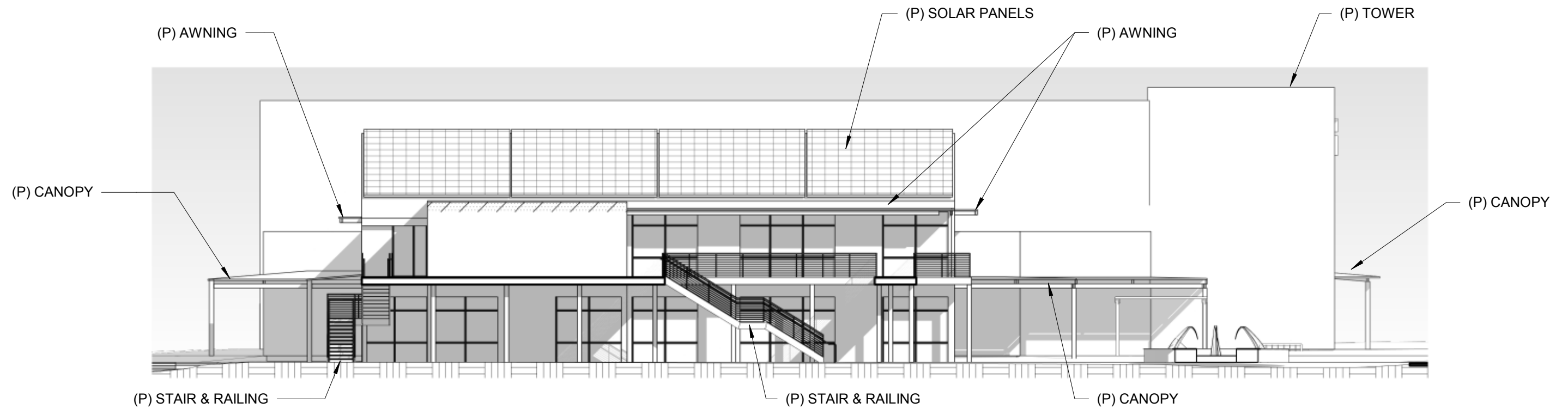
(P) PLAN - SECOND LEVEL



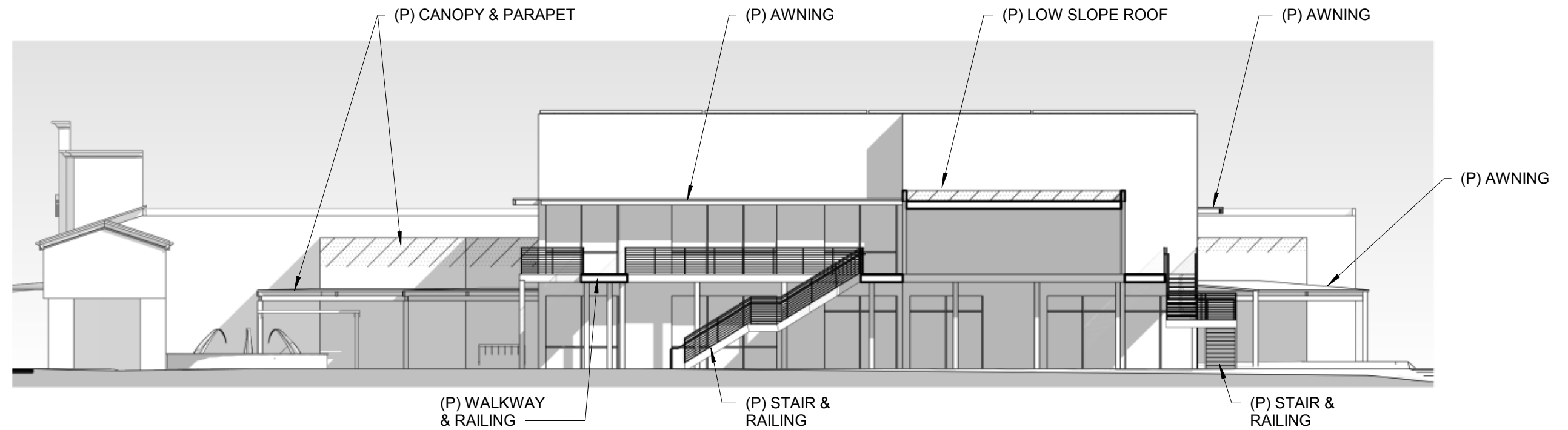


(P) ELEVATIONS





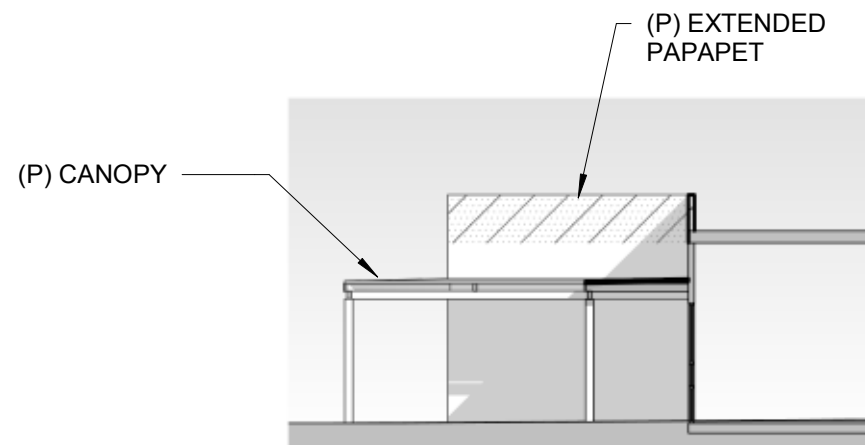
THRU COURTYARD LOOKING NORTH



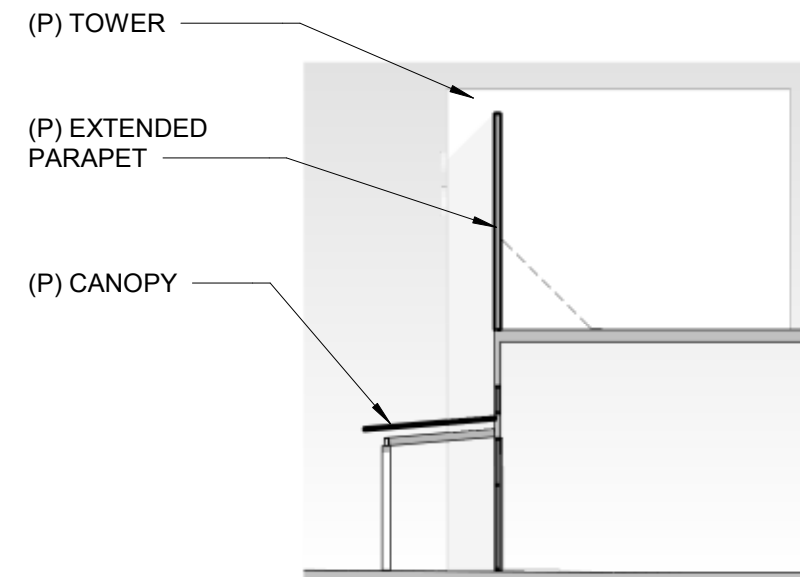
THRU COURTYARD LOOKING SOUTH

(P) SECTIONS 01

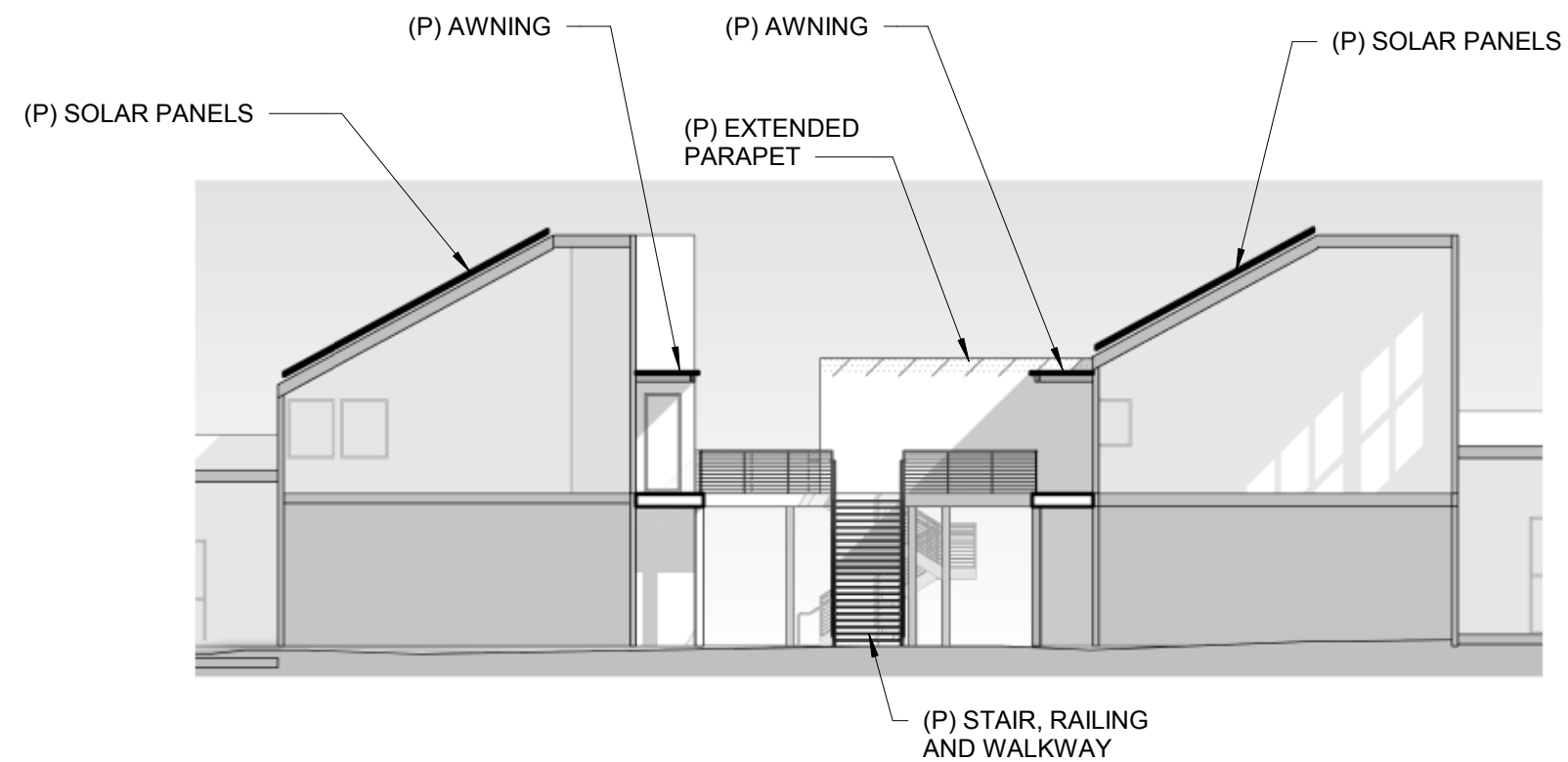




THRU CANOPY - TYPICAL



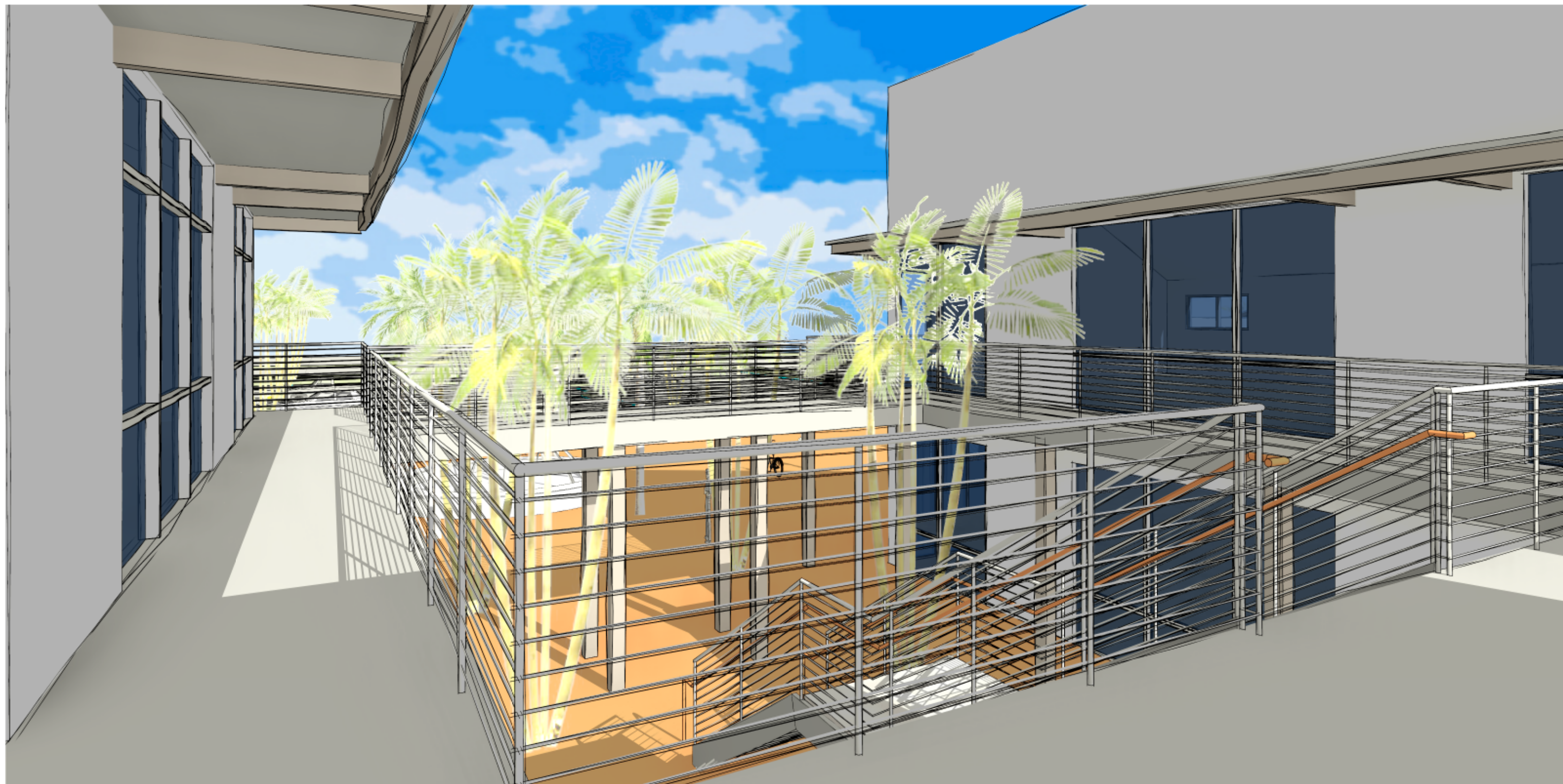
THRU NEW CANOPY



THRU COURTYARD LOOKING WEST

(P) SECTIONS 02







(P) RENDERING - LOOKING EAST - OPT







(P) RENDERING - LOOKING NORTHWEST - OPT







(P) RENDERING - LOOKING SOUTHWEST - OPT







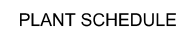
(P) RENDERING - LOOKING WEST - OPT

THE PLAZA - WESTERLAY GROUP

01.28.2020

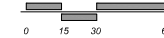
THE CEARNAL COLLECTIVE





TREES	BOTANICAL NAME	COMMON NAME	SIZE	WVLOC.S	QTY
AC	Archontophoenix cunninghamiana	King Palm	15 gl		25
EAC	Archontophoenix cunninghamiana- Existing	King Palm	Existing to be Protected		10
EC	Archontophoenix humilis- Existing	Mediterranean Fan Palm	Existing to be Protected		3
EC	Erythrina corallodend	Naked Coral Tree	36'x30'		14
Gp	Geleera palmarum	Australian Willow	15 gl		8
HP	Hardwoodia implexiglossa	Pink Trumpet Tree	15 gl		10
Jm	Jacaranda minifolia	Jacaranda	15 gl	Medium	8
Ko	Koelreuteria palmata	Chinese Flame Tree	15 gl		12
LAG	Lagerstrœmia x Zuni	Japanese Crane Myrtle Multi-Trunk	15 gl	Medium	26
Lo	Lophosolen orbicul	Brisbane Box	15 gl		16
Md	Melaleuca argentea	Cajuput Tree Multi-Trunk	15 gl		26
EPH	Phoenix roebelenii- Existing	Palm Date Palm Multi-Trunk	Existing to be Protected		11
EPH	Pinus halepensis- Existing	Algeria Pine	Existing to be Protected		1
EPH	Pistacia terebinthus- Keith Every	Keith Every Chinese Pistache	15 gl	Medium	14
EPG	Podocarpus gracilior-Existing	Fern Pine	Existing to be Protected		25
EPG	Pinus halepensis- Existing	Ornamental Pine	Existing to be Protected		1
ESB	Schinus terebinthifolius- Existing	Brazilian Pepper	Existing to Remain		1
SE	Stereocarpus sinuatus	Firewheel Tree	15 gl		6
SY	Syagrus romanzoffiana- Existing	Queen Palm	Existing to be Protected		15
SQ	Syagrus romanzoffiana- Transplant	Queen Palm	Transplanted		6

NOT FOR
CONSTRUCTION



Scale:
1" = 30'

PRELIMINARY LANDSCAPE PLAN
UNIVERSITY PLAZA SHOPPING CENTER
200 Pacific Oaks Road
Goleta, CA 93117

Job Number: 20.004
Date: Date

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