

WEST BUILDING EAST BUILDING

NON-HABITABLE AREA

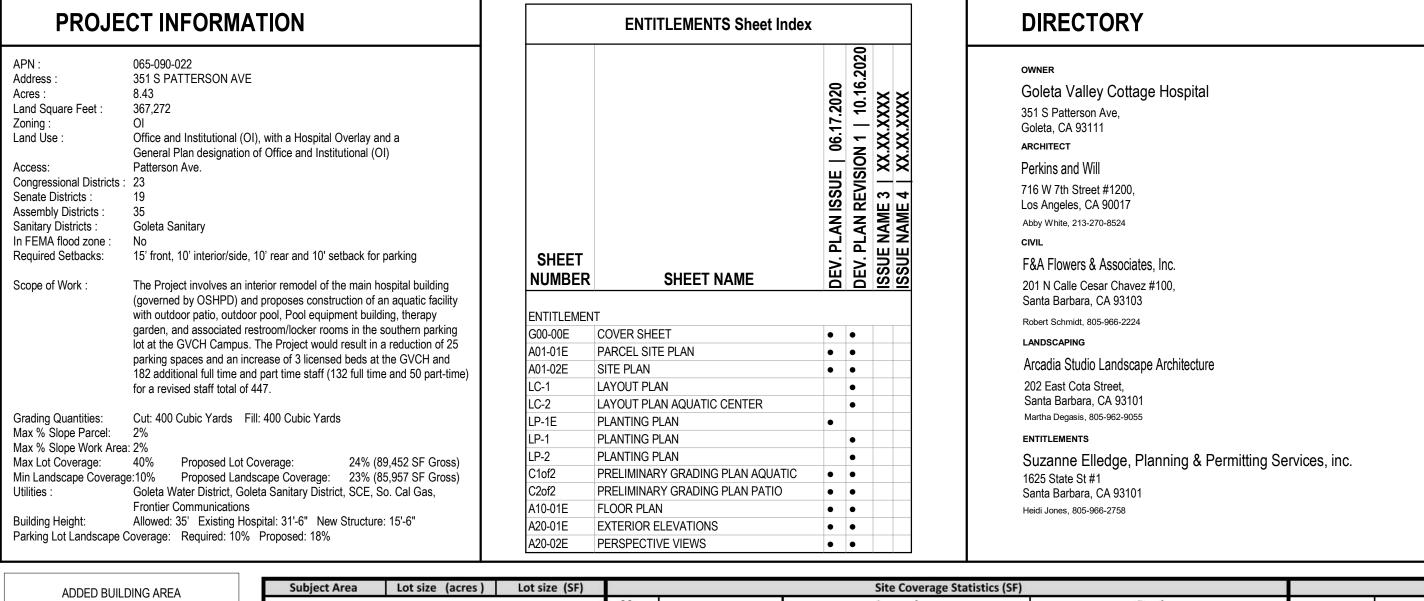
POOL BREEZE WAY SOLAR ENCLOSURE

OUTDOOR THERAPY

OUTPATIENT ENTRY VESTIBULE 106 SF

423 SF 564 SF 1267 SF

and 7 Photovoltaic Panels



GOODLAND REHABILITATION AQUATIC CENTER



351 S Patterson Ave, Goleta, CA 93111

Planning Dept. Submittal Development Plan Revision

20-0002-DPRV

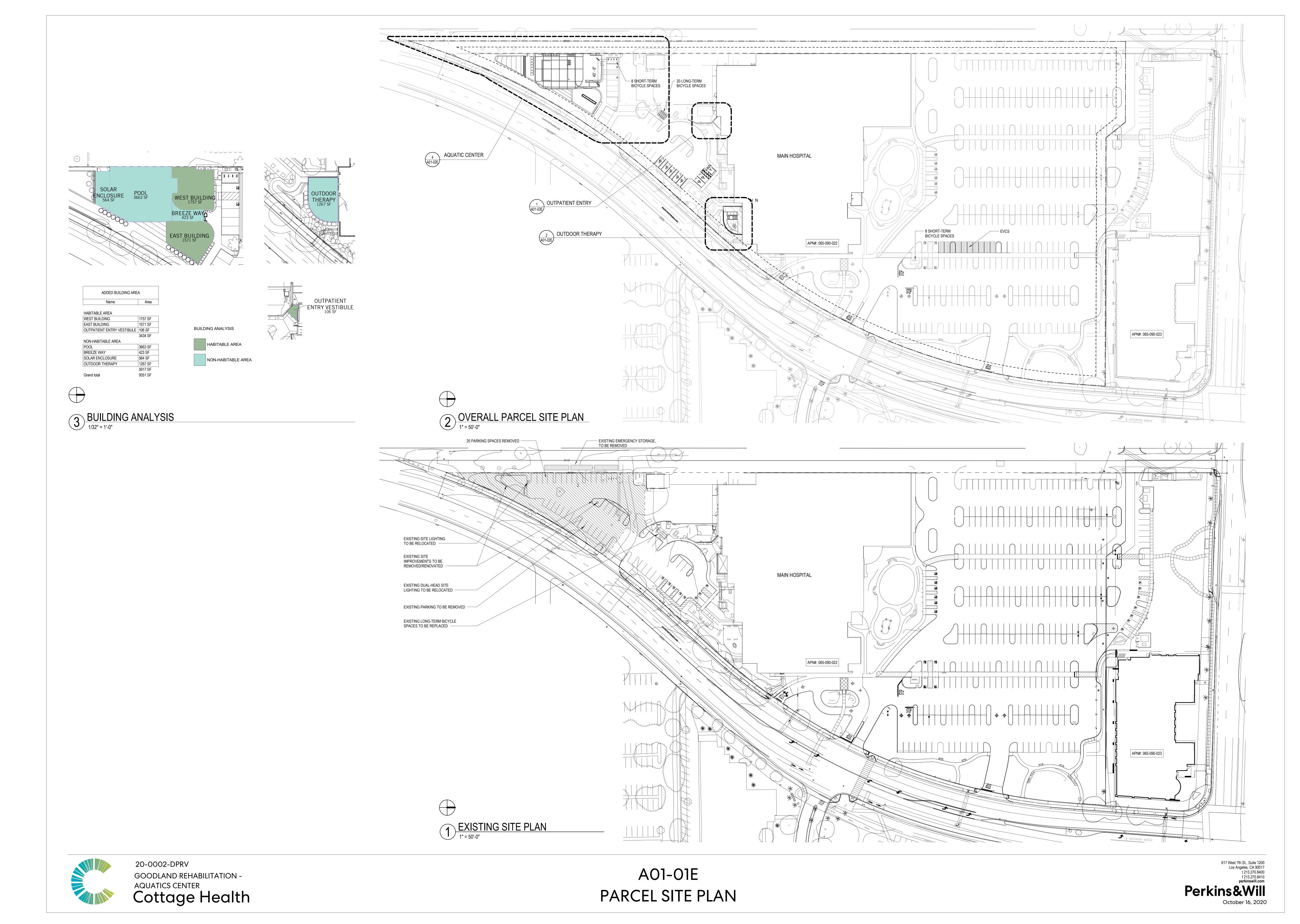
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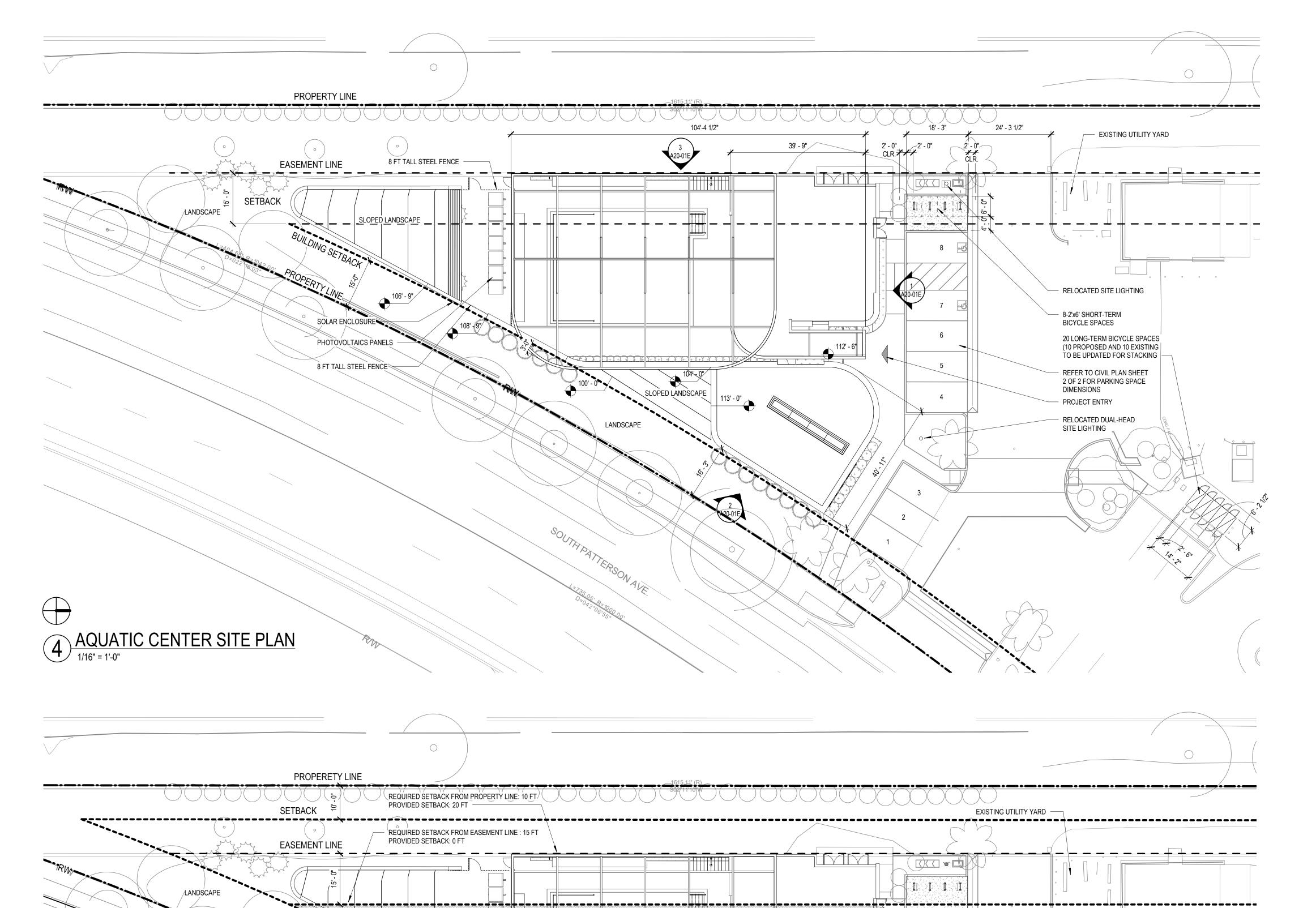
November 06,
2020

City of Goleta
Current Planning Division

October 16, 2020 PW PROJECT #719001.000 **Perkins&Will**

Subject Area	Lot size (acres)	Lot size (SF)		Site Coverage Statistics (SF)				Parking Statistics					
Total Parcel		Max		Impervious		Pervious		Standard	Compact	Accessible	A-10000000 1-100000 1-000000		
		Bldg. B Height	Building Coverage	Roads/ Hardscape	Parking	Porous Area	Landscaping	Spaces	Spaces	Spaces	Total Parking	Bicycle Parking	
Existing (GROSS)	8.43 AC (100%)	367,272 SF (100%)	14	79,700 SF (21.70%)	137,140 SF (37.34%)	58,894 SF (16.03%)	6,289 SF (1.71%)	85,249 SF (23.21%)	372	8	18	396	34 Existing (10 long term, 24 short term)
Existing (NET)	7.91 AC (100%)	344,780 SF (100%)	31'-6"	79,700 SF (23.11%)	124,056 SF (35.98%)	58,894 SF (17.08%)	0 SF	82,130 SF (23.82%)					Short term)
Scope Area (GROS	.78 AC (100%)	32,386 SF (100%)		9,752 SF (30.11%)	4,950 SF (15.28%)	1440 SF (14.8%)	7,882 SF (24.29%)	9,796 SF (30.18%)	37 Existing 26 Proposed	16 Existing 0 Proposed	0 Existing 2 Proposed (2	53 Existing 28 Proposed (25	16 Proposed (8 long term, 8 short term) *10 long term
Scope Area (NET)	.63 AC (100%)	26,097 SF (100%)	15'-6"	9,752 SF (37.37%)	4,950 SF (18.97%)	1440 SF (14.8%)	1593 SF (6.09%)	9,796 SF (37.44%)	(11 Removed)	S	added)	Removed)	removed, 20 long-term added
Proposed (GROSS	8.43 AC (100%)	367,272 SF (100%)		89,452 SF (24.35%)	130,102 SF (35.42%)	53,873 SF (14.67%)	7,882 SF (2.15%)	85,957 SF (23.40%)	2/12	8	20	371	50 bicycle spaces (18 lockers, 32 short term)
Proposed (NET)	7.91 AC (100%)	344,780 SF (100%)	31'-6"	89,452 SF (25.94%)	117,018 SF (33.94%)	53,873 SF (15.62%)	1593 SF (0.46%)	82,838 SF (24.03%)	343				
., 97.0. St. S									343	8	20	371	





BUILDABLE AREA

REQUIRED SETBACK FROM RIGHT-OF-WAY: 10 FT

PROVIDED SETBACK: 25.5' FT

GVCH Rehabilitation Center Parking Lot Summary

Parking Lot	Spaces Provided - Existing	Spaces Provided – Proposed
Northern Parking Lot	343 Parking Spaces (44%)	343 Parking Spaces (54%)
Southern Parking Lot	53 Parking Spaces (7%)	28 Parking Spaces (4%)
Total GVCH Campus	396 Parking Spaces (51%)	371 Parking Spaces (58%)
Hollipat Lot – Reconfigured	376 Parking Spaces (49%)	270 Parking Spaces (42%)
Under Case. No. 19-080-DPAM		
Total	772 Parking Spaces (100%)	641 Parking Spaces (100%)

City of Goleta Zoning Ordinance Parking Requirements

Land Use	Size	City Parking Ratio	Parking Space Requirement	Parking Provided	
Hospital	61 Beds (a) 265 Employees (b)	1 Space/2 Beds 1 Space/3 Employees	31 Spaces 88 Spaces 119 Spaces (26%)		
Medical Office(c)	52,678 SF	1 Space/200 SF	263 Spaces (57%)		
Rehab Center	30 Beds (a) 182 Employees (d)	1 Space/2 Beds 1 Space/3 Employees	15 Spaces 61 Spaces 76 Spaces (17%)	641 Spaces	
Total	91 Beds 447 Employees	NA	458 Spaces (100%)		

(a) GVCH Original DP 52 in-patient beds (licensed beds; 88 total beds (87 were constructed) and 265 Employees. Future GVCH beds include 24 Hospital beds, 20 Emergency beds, 10 Wound Center beds, 6 Out-Patient beds, and 1 Endoscopy bed + 30 rehabilitation beds = 91 beds total.
 (b) Employees include 200 full-time and 65 part-time employees.

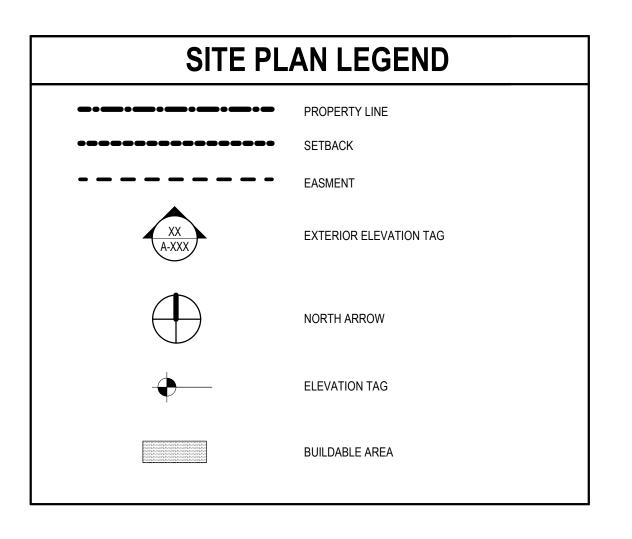
(c) The GVCH MOB is located at 5333 Hollister Ave. APN:065-090-023 and is not a part of the proposed project and is referenced per the existing Shared Parking and Reciprocal Access Agreement per OR#2010-0021674.

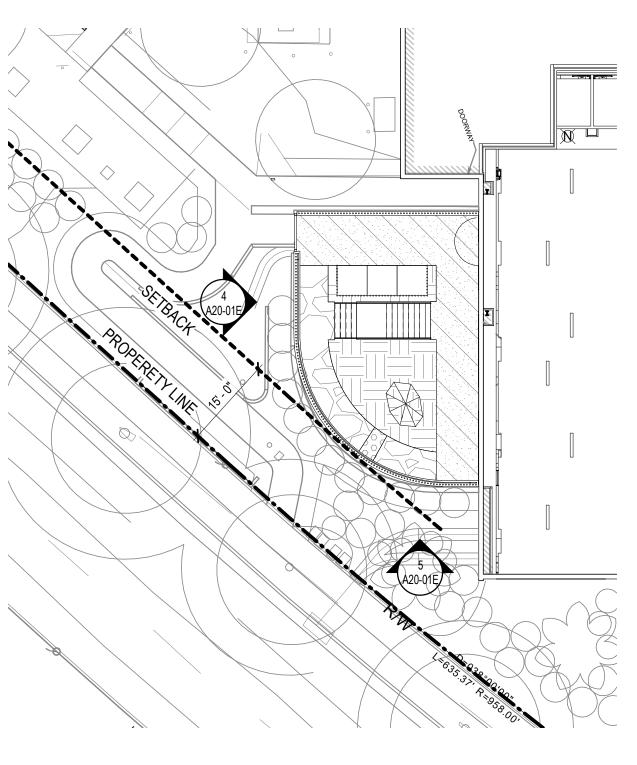
(c) (c) Hollipat parking lot contains 270 spaces;

(d) Employees include 150 full-time and 32 part-time employees.

Hollipat Parking Lot Off-Site Demand 334 S. Patterson Ave. APN: 065-090-028 Case. No. 19-080-DPAM

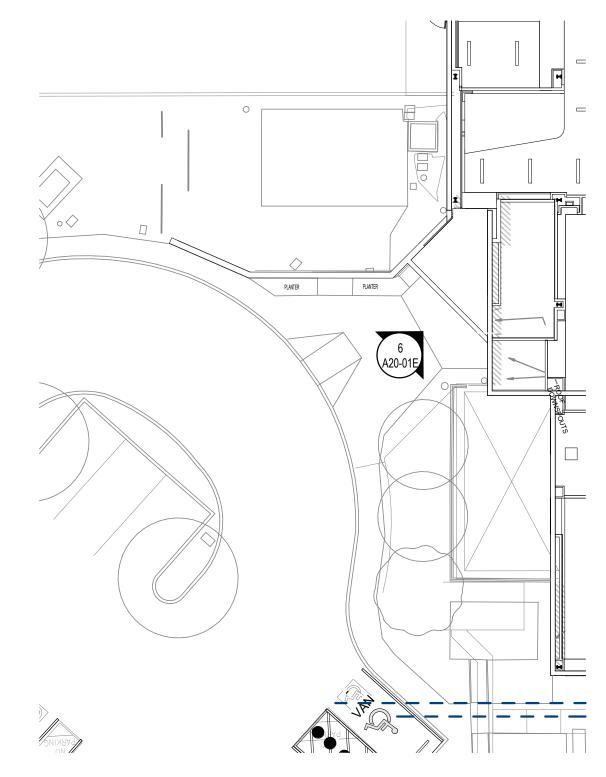
76 Spaces(a)	87 Spaces (19%)
191 Spaces (b)	206 Spaces Peak Demand (35%) (b)











OUTPATIENT ENTRY SITE PLAN
1/16" = 1'-0"

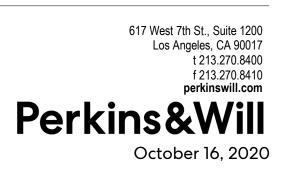


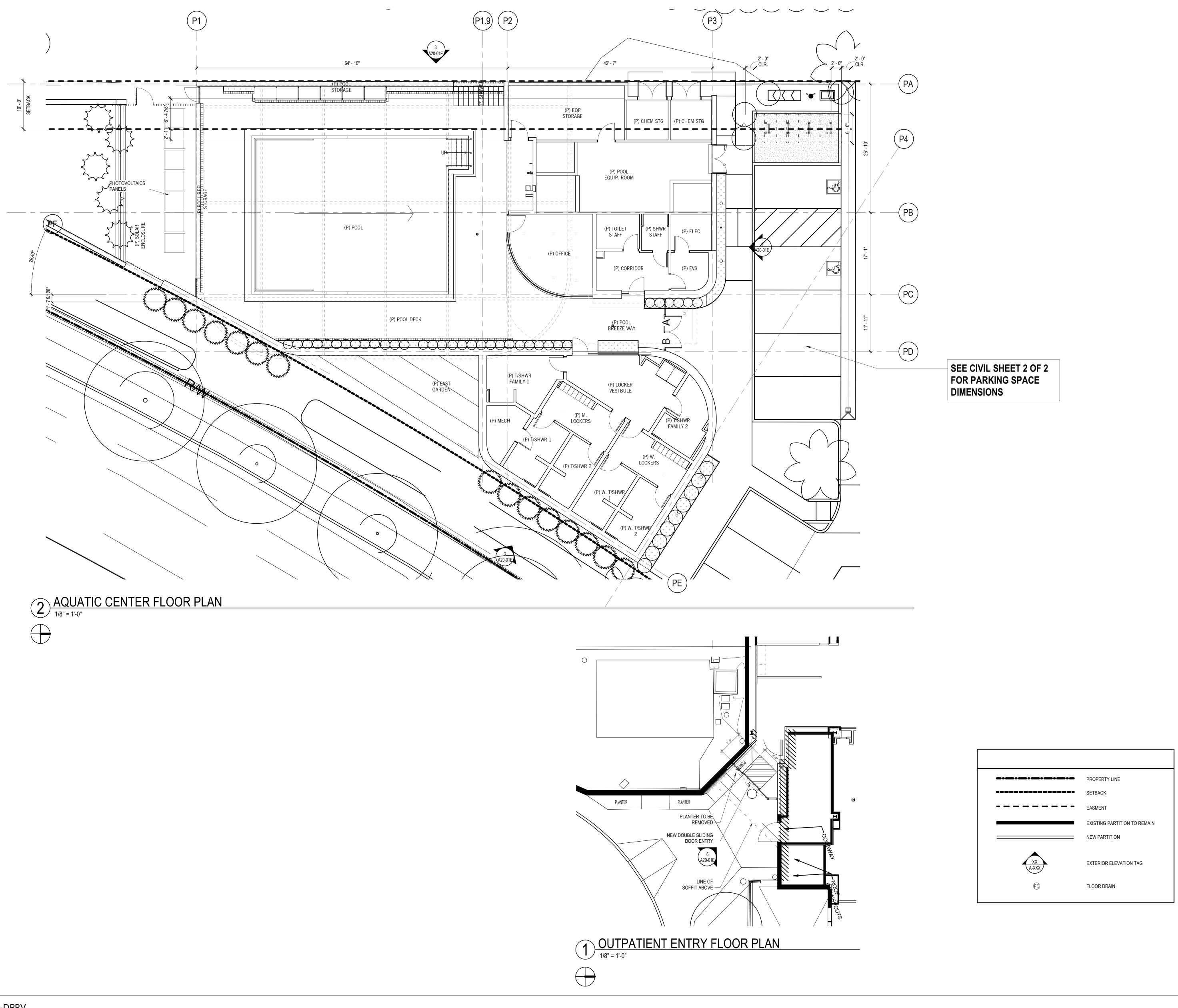


REQUIRED SETBACK FROM PROPERTY LINE: 15 FT

3 AQUATIC CENTER SITE PLAN - BUILDABLE AREA

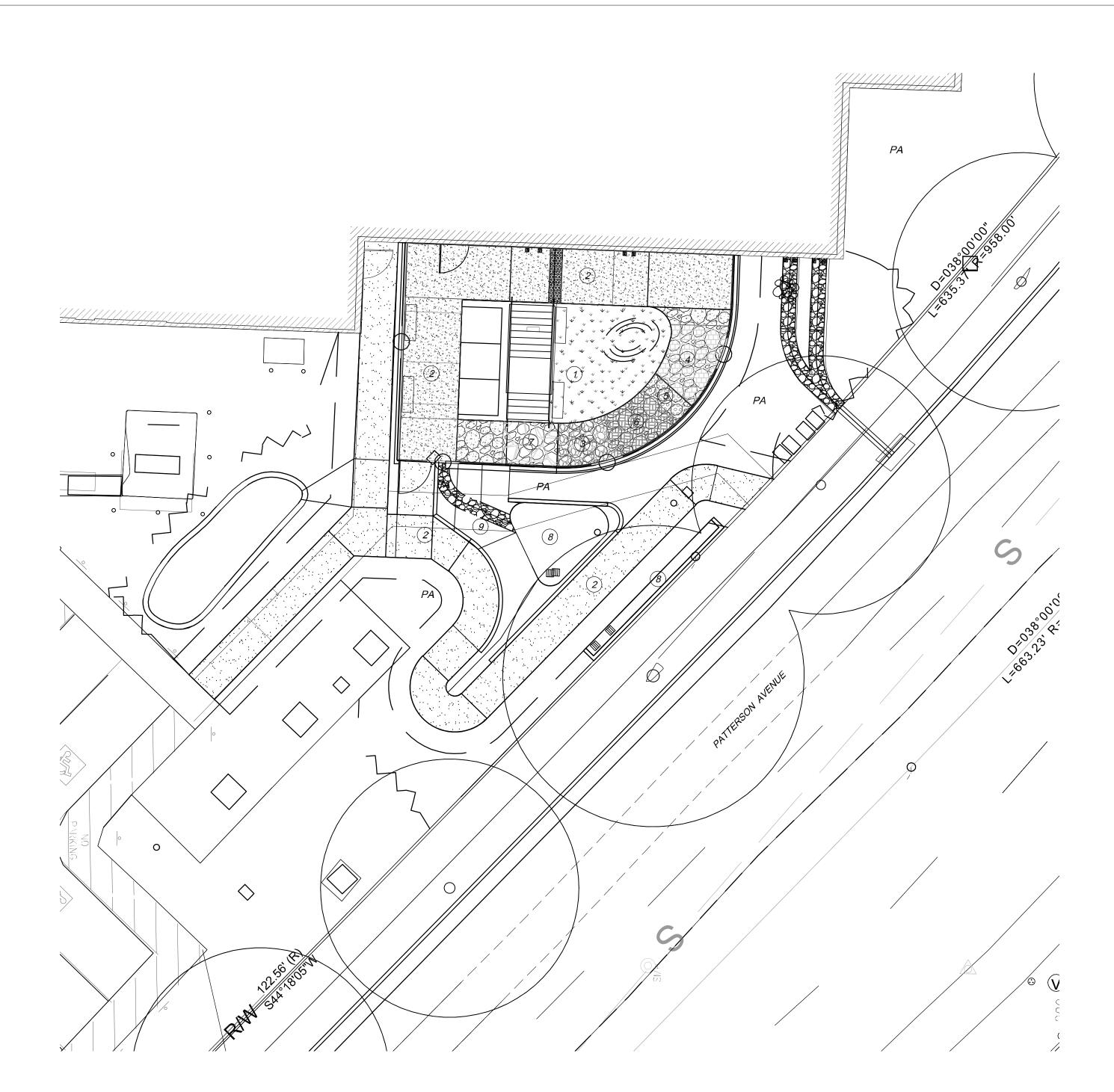
PROVIDED SETBACK: 15 FT











Layout Legend

#	Description	Material / Finish	Detail(s)
1	Synthetic turf on sand/gravel base	Synlawn	Detail 7, Sheet LC-2
2	Concrete paving	Integral color concrete non slip finish: Grace topcast retarder. Sawcut score joints. Integral color: Davis colors Mesa Buff SRI>29	Detail 1, Sheet LC-2
3	Exposed aggregate concrete paving	Del Rio 3/8" exposed aggregate in integral color concrete Davis Colors Mesa Buff	Detail 1, Sheet LC-2
4	Concrete unit pavers on sand/gravel base	Pacific Interlock Paving Stone. Size: 60 mm x 4" x 8". Butt set. Holland paver set in herringbone pattern. Color: B5 Mojave Dunes	Detail 4, Sheet LC-2
5	Truncated Dome Pavers set on concrete slab	Stepstone Brand concrete paver www.stepstoneinc.com. Color: Brick Red. Finish: light sandblast	Detail 5, Sheet LC-2
6	Brick Pavers on concrete slab	Pacific Clay Pavers with natural color grouted joint. Common Paver. Color: Red Flashed	Detail 3, Sheet LC-2
7	Flagstone Paving on concrete slab	Random cut Buckskin Flagstone 3/8" natural color grout joints	Detail 2, Sheet LC-2
8	Biofiltration basin		See Civil Engineering Plans
9	Boulder and Cobble and dry creek dissipator	Native Sandstone Boulders and Utah Sunburst cobble 3" to 1" size	Detail 6, Sheet LC-2

CONSTRUCTION NOTES

- 1. Examine the site of proposed work noting existing conditions and proposed work as shown on the plans. Notify Landscape Architect of discrepancies prior to construction.
- 2. Contractor shall confirm all dimensions and field conditions prior to the start of work. Any discrepancies shall be reported to the
- Contractor shall read and understand the specifications prior to bidding. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his decision to alter the design or layout of this project in any way without the consent of the Landscape Architect.
- 4. Contractor takes sole responsibility for any cost incurred due to damage of any underground utilities in the area of the construction depicted on the drawings. Protect existing utilities, paving and structures from damage. Contact Underground Service Alert of Southern California AKA Dig Alert prior to commencing work. Contractor is responsible for replacement of any existing site improvements that are damaged during construction as a result of his activities on the site.
- 5. Do not proceed with construction as designed when it is obvious that obstructions and / or grade differences exist that may not have been known during design. Bring such conditions to the attention of the landscape architect immediately. The contractor assumes full responsibility for all necessary revisions due to failure to give such notification.
- 6. Refer to local agency standard specifications where applicable. Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Landscape Architect of such changes
- 7. The operations of the Contractor must not result in any change to the existing grade or flow lines. The Contractor must notify the Landscape Architect and the Project Superintendent if alterations cannot be avoided, and is not to proceed with work which will alter finish grades without first receiving the approval of the Landscape Architect. Any loss or damage resulting from alteration to the existing finish grades without prior approval of the Owner will be the responsibility of the Contractor.
- 8. All planting areas must be filled to a depth of 24" with natural topsoil of character and texture similar to the project site soil, without admixture of subsoil, and reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials. Topsoil shall be from soil stockpiled during rough grading operations. If sufficient quantity is not available from on-site soil, import class "A" topsoil to make up the deficit. Imported soil must be tested by an approved agronomic soils testing laboratory and approved by the landscape architect prior to placement at the site.
- 9. Final grades to within .10' must be established prior to commencing planting operations.
- 10. The Landscape Contractor is to receive the project site at no more than one-tenth foot above or below finish grade. The Landscape Contractor must notify the project superintendent and the Landscape Architect of any discrepancy from this standard prior to starting
- 11. All proposed grades are to meet and blend with existing grades at project limit and at existing paved areas. Verify elevations indicated on plans as existing condition prior to proceeding with work.
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- 18. In concrete paving, place tooled or saw cut contraction (control) joints to a depth of $\frac{1}{4}$ of the slab thickness. Place contraction or control joints at intervals not to exceed 1 $\frac{1}{2}$ times the width of the walkway or a maximum of 8 feet on broad paved areas. Install slip sheet under flagstone paving to prevent cracking at control joints.
- 19. Install flexible isolation (expansion) joints between paving and fixed objects, between new paving work and existing paving, and between dissimilar paving materials. Place isolation (expansion) joints at 20 foot maximum spacing, Refer to the plan for description of caulking color and finish over expansion joints.
- 20. All curve to curve and curve to tangent intersections shall be smooth, neat, and uniform.
- 21. All walks. paths, ramps, and sidewalks shall comply with California Building Code CBC, latest edition and supplement Section 11B, and all applicable subsections including, but not limited to widths, slopes, slip resistant surfaces, gratings, level changes, etc. .
- 22. Meet existing paving surfaces flush.
- 23. Provide (1) 3" schedule 40 PVC sleeve between all planting areas under paved surfaces for future plumbing and / or electrical needs. Cap both ends of sleeve. Indicate locations of sleeves in the field and on as-built drawings
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- b. Form work prior to concrete placement
- c. Installation of pavement and walls d. Marked layout of score lines (contraction joints) prior to sawcutting.
- 37. See Civil Engineering Plans for grading information.

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617 West 7th St., Suite 1200 Los Angeles, CA 90017 t 213 270 8400 f 213.270.8410 perkinswill.com

CONSULTANTS

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Saiful Bouquet Structural Engineers 155 N Lake Ave. 6th Floor, Pasadena, CA 91101

MEP, LOW VOLTAGE AEI Affiliated Engineers, Inc.

19 W Colorado Blvd., Pasadena, CA 91105 LANDSCAPING

Arcadia Studio Landscape Architecture 202 East Cota Street, Santa Barbara, CA 93101 POOL DESIGN

Aquatics Design Group 2226 Faraday Ave., Carlsbad, CA 92008 FIRE PROTECTION TERP Consulting

225 Avenue I, Suite 202, Redondo Beach, CA 90277 Cottage Health 351 S Patterson Ave,

Goleta, CA 93111 Goleta Valley Cottage Hospital 351 S Patterson Ave, Goleta, CA 93111 CONTRACTOR





Hospital - Goodland Rehabilitation 351 S Patterson Ave, Goleta, CA 93111 20-0002-DPRV



Cottage Health

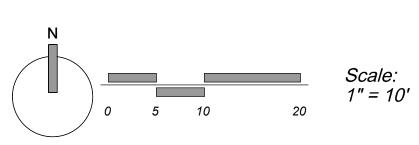
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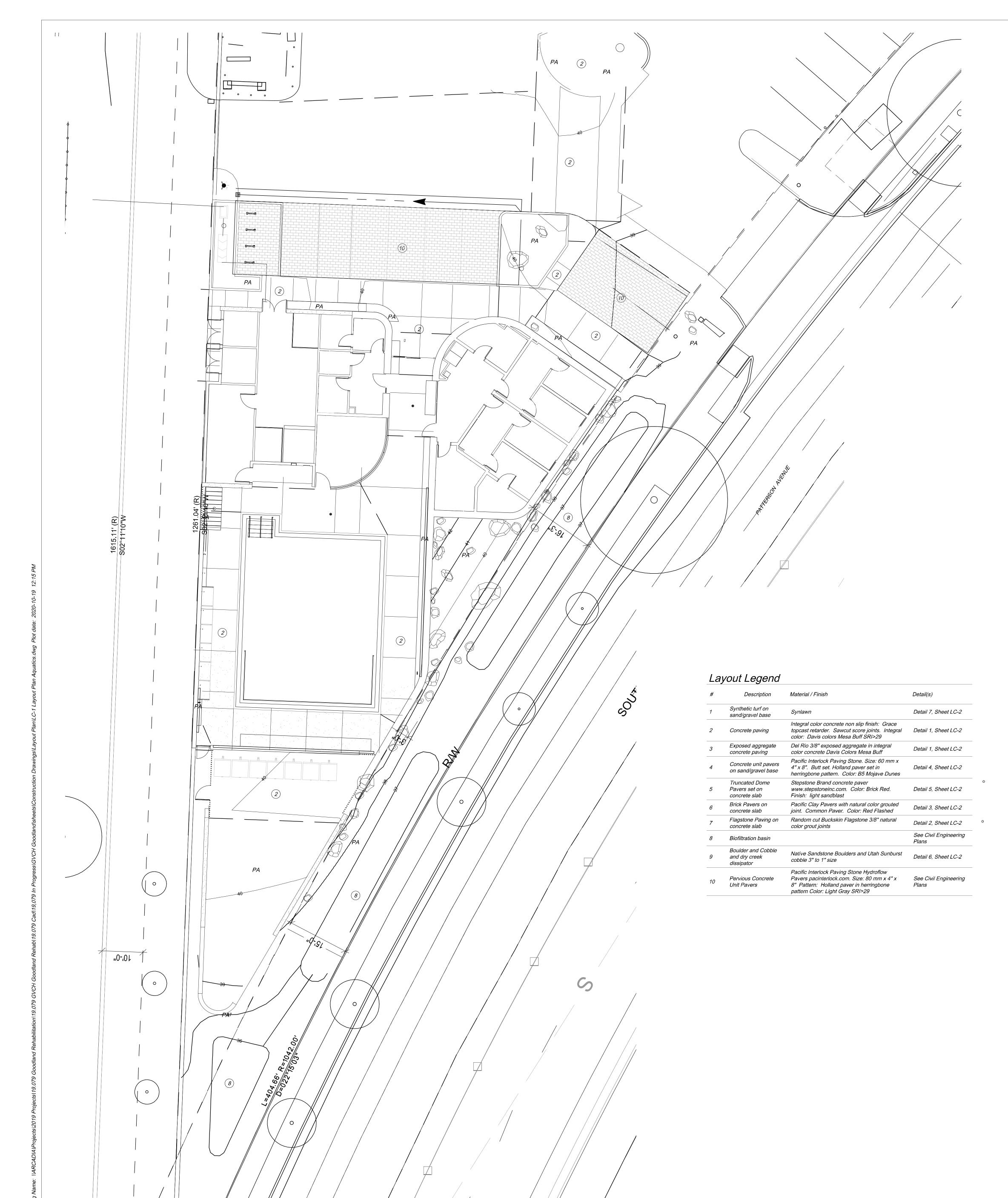
KEYPLAN

ISSUE CHART

LAYOUT PLAN

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MEP, LOW VOLTAGE

AEI Affiliated Engineers, Inc.

19 W Colorado Blvd.,

19 W Colorado Blvd., Pasadena, CA 91105 LANDSCAPING Arcadia Studio Landscape Architecture

Arcadia Studio Landscape Architecture

202 East Cota Street,
Santa Barbara, CA 93101

POOL DESIGN

Aquatics Design Group

2226 Faraday Ave., Carlsbad, CA 92008 FIRE PROTECTION TERP Consulting 225 Avenue I, Suite 202, Redondo Beach, CA 90277

OWNER

Cottage Health

351 S Patterson Ave,
Goleta, CA 93111

Goleta Valley Cottage Hospital
351 S Patterson Ave,
Goleta, CA 93111
contractor



PROJECT



Hospital - Goodland Rehabilitation 351 S Patterson Ave, Goleta, CA 93111



Cottage Health

20-0002-DPRV

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Goleta, CA 93111

KEYPLAN

ISSUE CHART

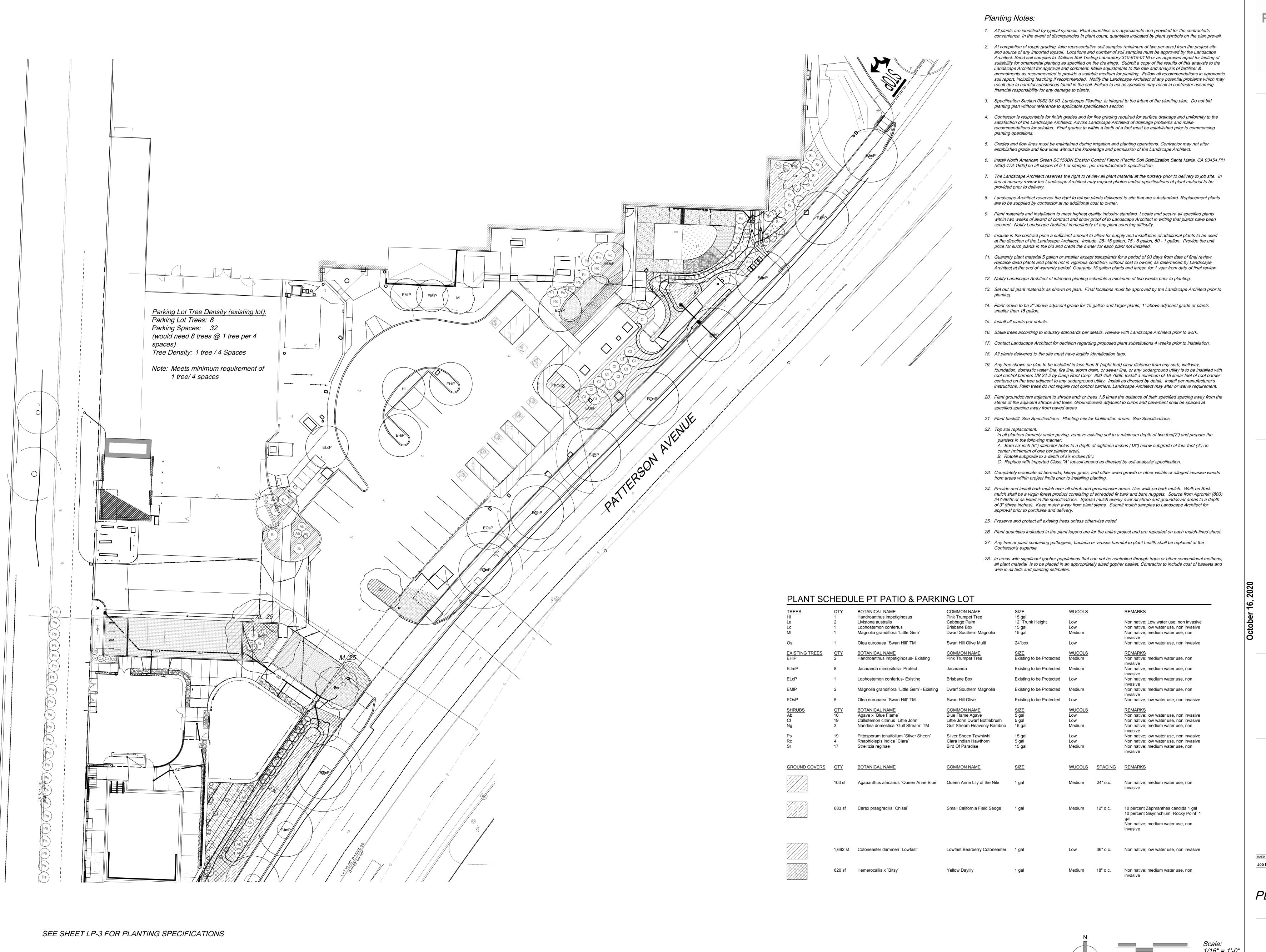
 o Number
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LAYOUT PLAN Aquatic Center

SHEET NUMBER

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Scale: 1" = 10



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Goleta, CA 93111

CONTRACTOR



PROJECT



Goleta Valley Cottage Hospital - Goodland Rehabilitation 351 S Patterson Ave, Goleta, CA 93111 20-0002-DPRV



Cottage Health

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Goleta, CA 93111

KEYPLAN

ISSUE CHART

MARK ISSUE DATE

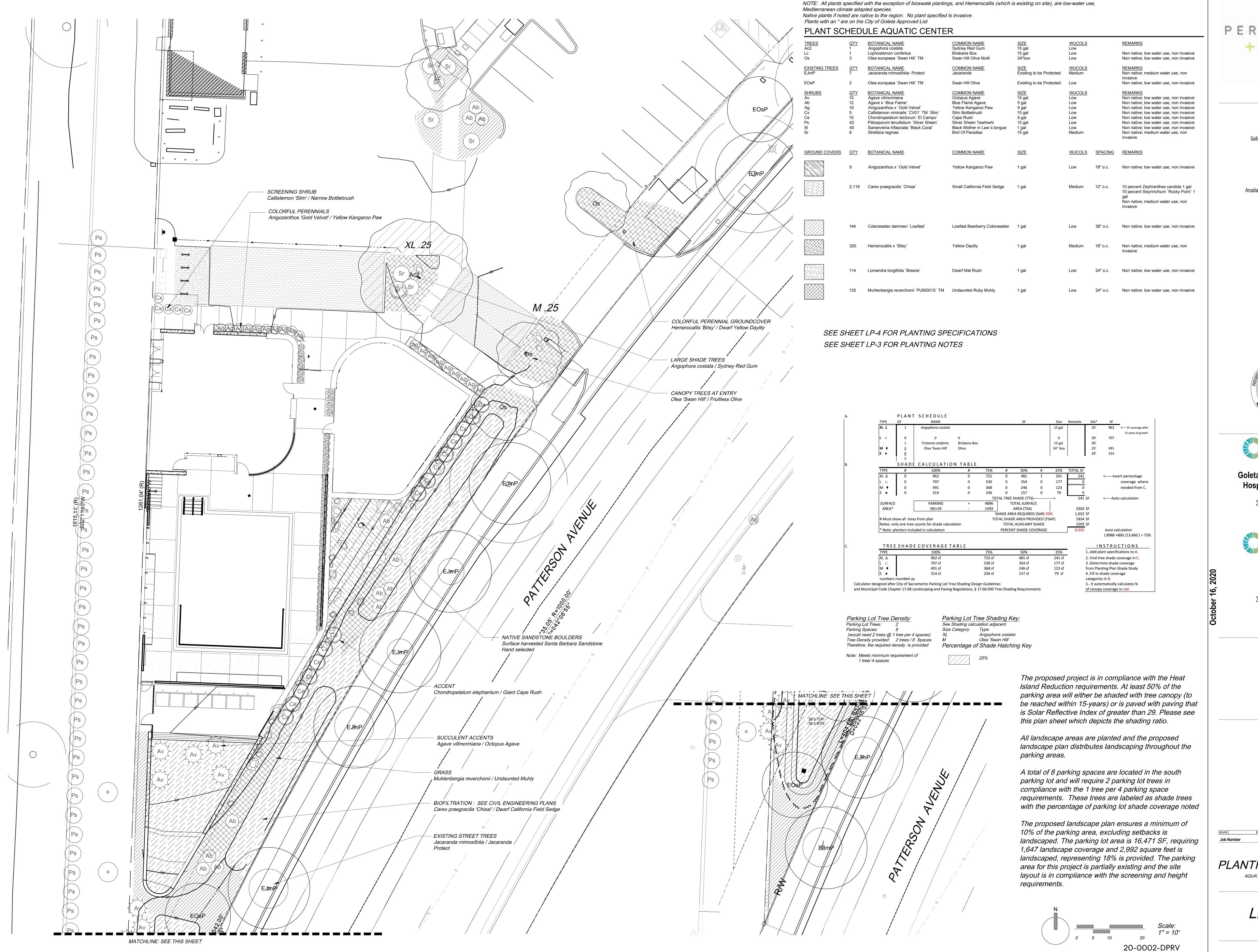
PLANTING PLAN

20-0002-DPRV

SHEET NUMBER

LP-1

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MEP, LOW VOLTAGE

MEP, LOW VOLTAGE

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Pasadena, CA 91105

LANDSCAPING

Arcadia Studio Landscape Architecture

202 East Cota Street,
Santa Barbara, CA 93101
POOL DESIGN

Aquatics Design Group
2226 Faraday Ave.,
Carlsbad, CA 92008
FIRE PROTECTION

225 Avenue I, Suite 202, Redondo Beach, CA 90277 OWNER Cottage Health 351 S Patterson Ave, Goleta, CA 93111

TERP Consulting

Goleta Valley Cottage Hospital
351 S Patterson Ave,
Goleta, CA 93111
CONTRACTOR



Cottage Health

Goleta Valley Cottage Hospital - Goodland Rehabilitation 351 S Patterson Ave,

20-0002-DPRV

Cottage

Health
Cottage Health

Goleta, CA 93111

351 S Patterson Ave, Goleta, CA 93111

KEYPLAN

ISSUE CHART

MARK ISSUE DATE

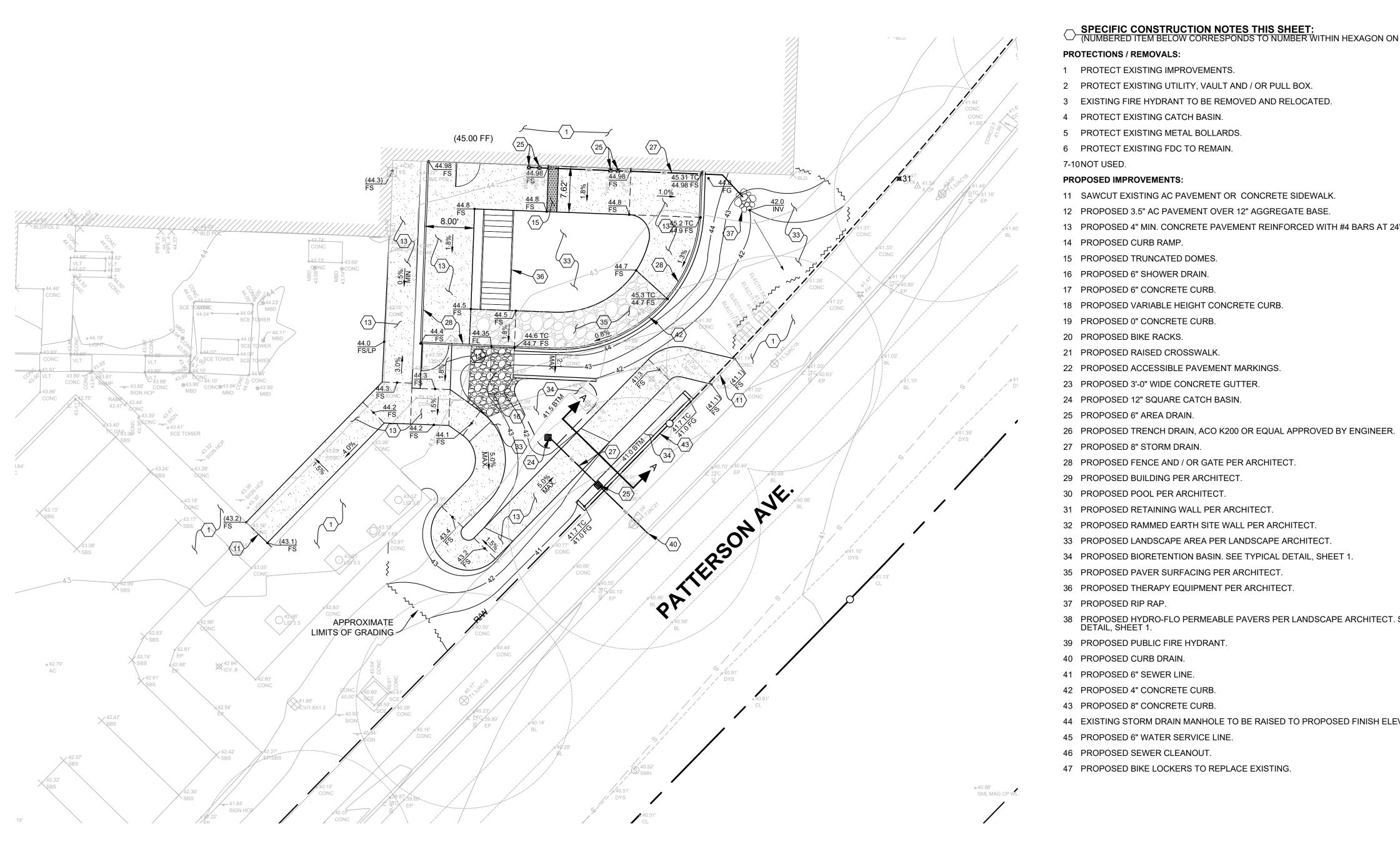
PLANTING PLAN

AQUATIC CENTER

SHEET NUMBER

LP-2

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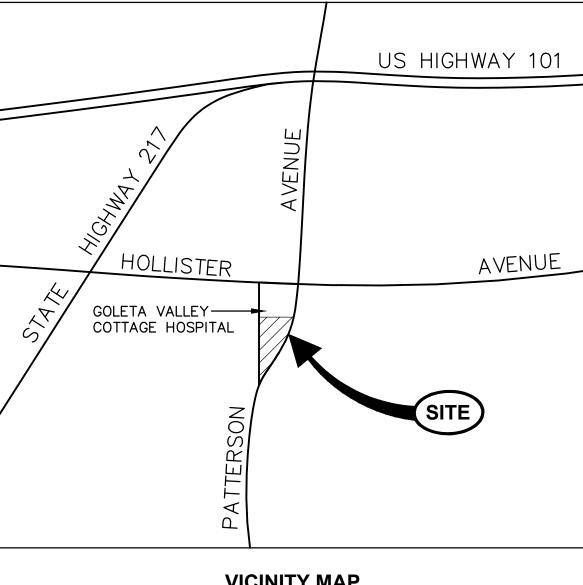
SPECIFIC CONSTRUCTION NOTES THIS SHEET: (NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

PROTECTIONS / REMOVALS:

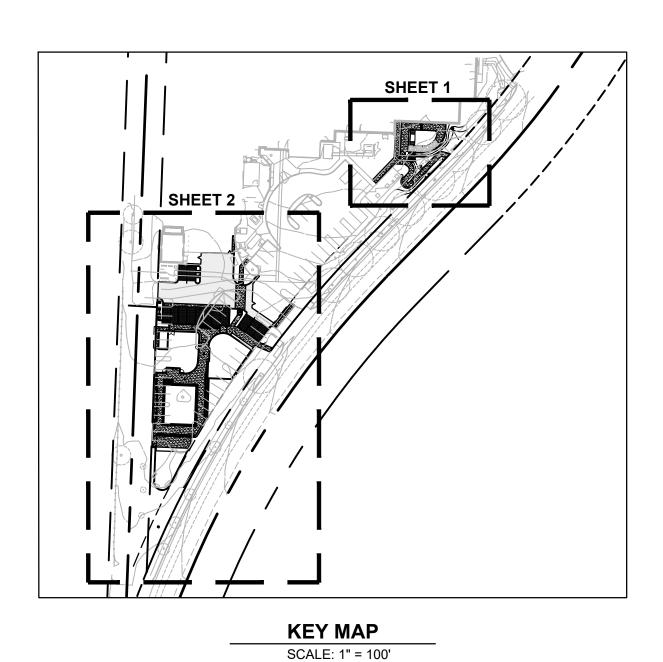
- 1 PROTECT EXISTING IMPROVEMENTS.
- 2 PROTECT EXISTING UTILITY, VAULT AND / OR PULL BOX.
- 3 EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED.
- 4 PROTECT EXISTING CATCH BASIN.
- 5 PROTECT EXISTING METAL BOLLARDS.
- 6 PROTECT EXISTING FDC TO REMAIN.

PROPOSED IMPROVEMENTS:

- 11 SAWCUT EXISTING AC PAVEMENT OR CONCRETE SIDEWALK.
- 12 PROPOSED 3.5" AC PAVEMENT OVER 12" AGGREGATE BASE.
- 13 PROPOSED 4" MIN. CONCRETE PAVEMENT REINFORCED WITH #4 BARS AT 24" O.C.E.W.
- 14 PROPOSED CURB RAMP.
- 15 PROPOSED TRUNCATED DOMES.
- 16 PROPOSED 6" SHOWER DRAIN.
- 17 PROPOSED 6" CONCRETE CURB.
- 18 PROPOSED VARIABLE HEIGHT CONCRETE CURB.
- 19 PROPOSED 0" CONCRETE CURB.
- 20 PROPOSED BIKE RACKS.
- 21 PROPOSED RAISED CROSSWALK.
- 22 PROPOSED ACCESSIBLE PAVEMENT MARKINGS.
- 23 PROPOSED 3'-0" WIDE CONCRETE GUTTER.
- 24 PROPOSED 12" SQUARE CATCH BASIN.
- 25 PROPOSED 6" AREA DRAIN.
- 27 PROPOSED 8" STORM DRAIN.
- 28 PROPOSED FENCE AND / OR GATE PER ARCHITECT.
- 29 PROPOSED BUILDING PER ARCHITECT.
- 31 PROPOSED RETAINING WALL PER ARCHITECT.
- 32 PROPOSED RAMMED EARTH SITE WALL PER ARCHITECT.
- 33 PROPOSED LANDSCAPE AREA PER LANDSCAPE ARCHITECT.
- 34 PROPOSED BIORETENTION BASIN. SEE TYPICAL DETAIL, SHEET 1.
- 35 PROPOSED PAVER SURFACING PER ARCHITECT. 36 PROPOSED THERAPY EQUIPMENT PER ARCHITECT.
- 37 PROPOSED RIP RAP.
- 38 PROPOSED HYDRO-FLO PERMEABLE PAVERS PER LANDSCAPE ARCHITECT. SEE TYPICAL DETAIL, SHEET 1.
- 39 PROPOSED PUBLIC FIRE HYDRANT.
- 40 PROPOSED CURB DRAIN.
- 41 PROPOSED 6" SEWER LINE.
- 42 PROPOSED 4" CONCRETE CURB.
- 43 PROPOSED 8" CONCRETE CURB.
- 44 EXISTING STORM DRAIN MANHOLE TO BE RAISED TO PROPOSED FINISH ELEVATION.
- 45 PROPOSED 6" WATER SERVICE LINE.
- 46 PROPOSED SEWER CLEANOUT.
- 47 PROPOSED BIKE LOCKERS TO REPLACE EXISTING.



VICINITY MAP NOT TO SCALE

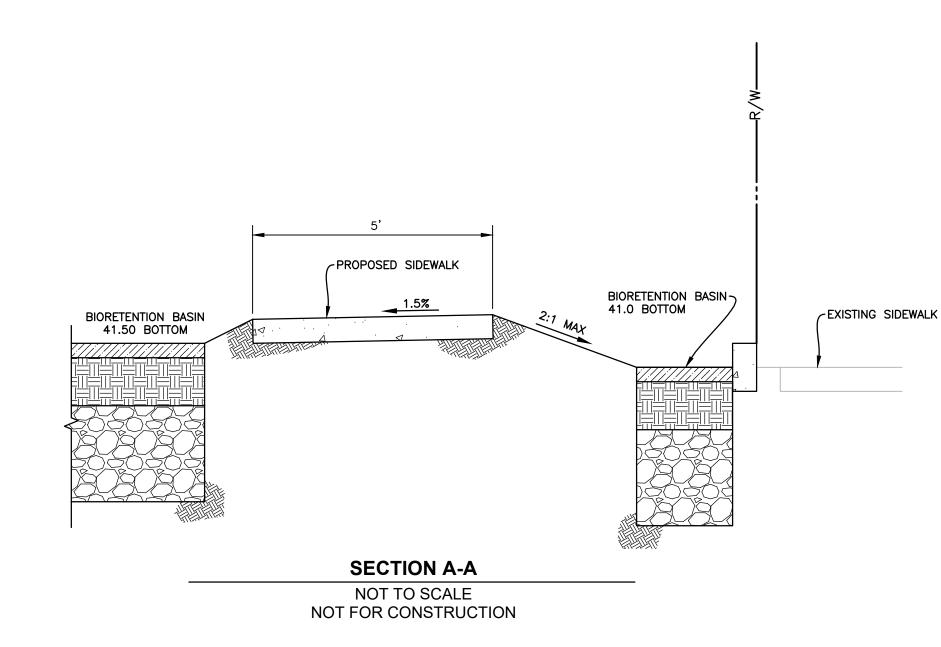


ESTIMATED EARTHWORK QUANTITIES: CUT: 410 CUBIC YARDS

FILL: 320 CUBIC YARDS

NOTE: ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES AND PAVEMENT SUBGRADES (ASSUMED TO BE 0.5' BELOW FINISH SURFACE ELEVATIONS SHOWN ON THE PLAN). SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. EARTHWORK QUANTITIES WILL VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.



20-0002-DPRV

PRELIMINARY GRADING PLAN

GOLETA VALLEY COTTAGE HOSPITAL GOODLAND REHABILITATION

> CITY OF GOLETA, CALIFORNIA SHEET 1 OF 2

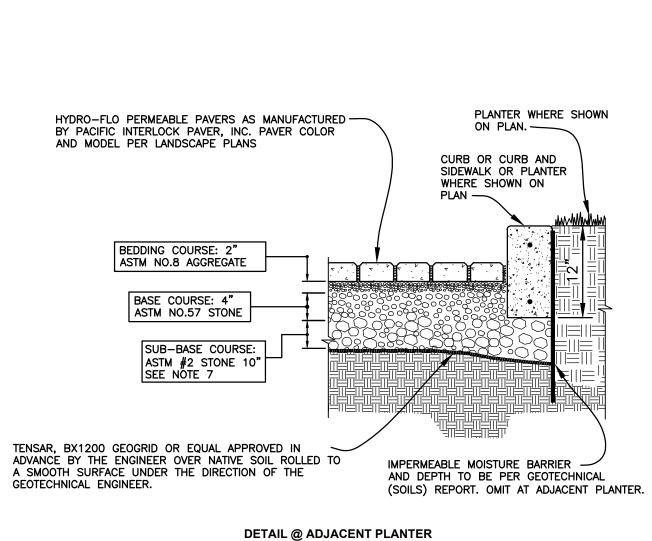


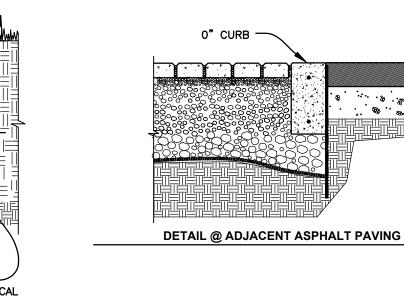
SCALE: 1"=10' GRAPHIC SCALE

FLOWERS & ASSOCIATES, INC. 201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103 Telephone (805) 966-2224 PRELIMINARY NOT FOR CONSTRUCTION DATE

19106_PRELIM PLANS.DWG

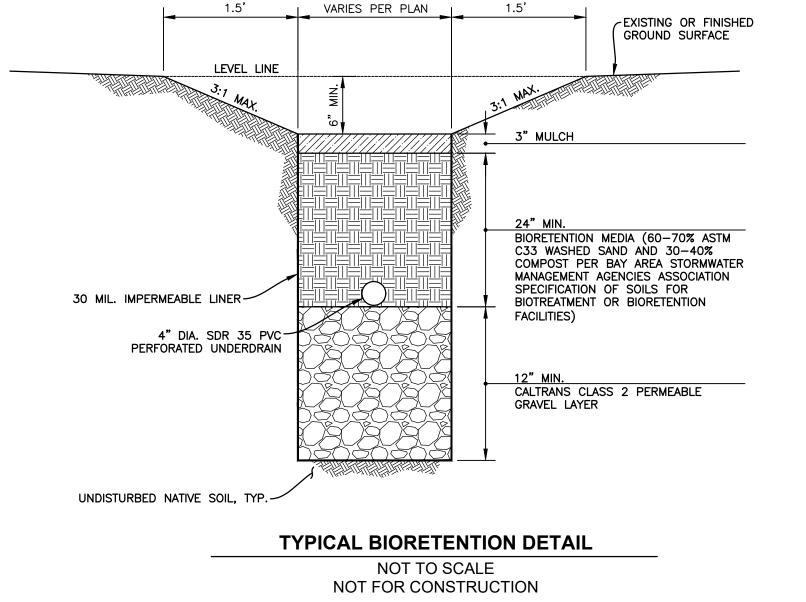






- 1. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
- 2. STRUCTURAL SECTION SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER DURING
- 3. FOR EDGING CURB CONSTRUCT WEAKENED PLANE CONTROL JOINTS @ 10' INTERVALS AND CONSTRUCT 1/2" RADIUS ON ALL EXPOSED CORNERS.
- 4. AGGREGATE SPECIFICATIONS ARE PER ASTM D448-12.

TYPICAL PERMEABLE PAVEMENT DETAIL NOT TO SCALE



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESUR-FACING.

CALL TOLL FREE 1-800-422-4133

