

**NOTES**

**Mitigation Notes:**

The developer shall clear the project site of all excess construction debris (#5)

Exterior lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Provisions for dimming lights after 10:00 p.m. shall be provided. (#6)

If the construction site is graded and left undeveloped for over four weeks, the contractor shall employ the following methods immediately to inhibit dust generation: a) seeding and watering to revegetate graded areas; and/or b) spreading of soil binders; and/or c) any other methods deemed appropriate by City staff. (#8)

Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below: a) During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease; b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour; c) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. (#9)

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD. (#10)

In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a City-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with the County Archaeological Guidelines and funded by the applicant. (#12)

**Pacific Materials Laboratory Recommendations (#15):**

**Grading Recommendations**

- All grading shall conform to the County of Santa Barbara Grading Ordinance No. 3937 and the site grading recommendations contained in this section.
- The area to be graded shall be cleared of surface vegetation including roots and root structures.
- If, during the removal and scarification process, excessive root structures are encountered, these areas shall be deep ripped in two directions to the depth of the root structure after which the disturbed soils shall be removed and the resulting cavities shall be scarified and processed to receive fill.
- Beneath the proposed buildings, surrounding appurtenances and retaining walls, and for a minimum distance of 10 feet beyond their exterior perimeters, the surface soils shall be prepared by removing: A) Previously placed fill, which is expected to be 16 feet deep near the south end of the site and 9.5-11.5 feet at the north end of the site; B) The top loose or porous soil of the original ground. The original ground layer is located below the existing fill. In order to penetrate this layer, it may be necessary to excavate an additional two to four feet deeper than the bottom of the fill. In areas where the 10 horizontal feet of removal is not possible for any reason including an adjacent property line, the excavation can be reduced to what is possible and to what is safe to protect adjacent properties.
- The exposed ground surface shall then be scarified an additional six inches, uniformly moistened or dried to near optimum moisture content, and mixed as necessary in order to obtain a homogeneous, uniform soil mixture, and recompact to a minimum of 90% relative compaction.
- When expansive clay layers are encountered, the clay shall be removed and may be placed as fill in landscape areas and at least ten feet away from buildings or five feet away from paved areas.
- Fill materials and the on-site removed soil (if free of expansive clay and organics) may be replaced in loose lifts of approximately six inches, thoroughly mixed, moistened or dried to near optimum content, and recompact to a minimum of 90% relative compaction.
- All fill slopes which are created during the grading operation shall be properly shaped to a maximum slope angle of two horizontal to one vertical, and recompact by rolling the sheepsfoot roller or similar compaction equipment over the slope face at vertical lift intervals of 30 inches or more.
- Import soils, if required for structural fill, shall be granular, non-expansive soils that are equal to or superior in quality to the on-site soils as determined by Pacific Materials Laboratory prior to importation of the fill material to the site.
- The compaction standard shall be the latest adopted of the ASTM D-1557 Method of Compaction.
- Positive surface drainage shall be directed away from all slopes and away from the foundation system of the proposed structures.

**Foundation Recommendations**

These recommendations assume all expansive soil has been removed in accordance with the Grading Recommendations.

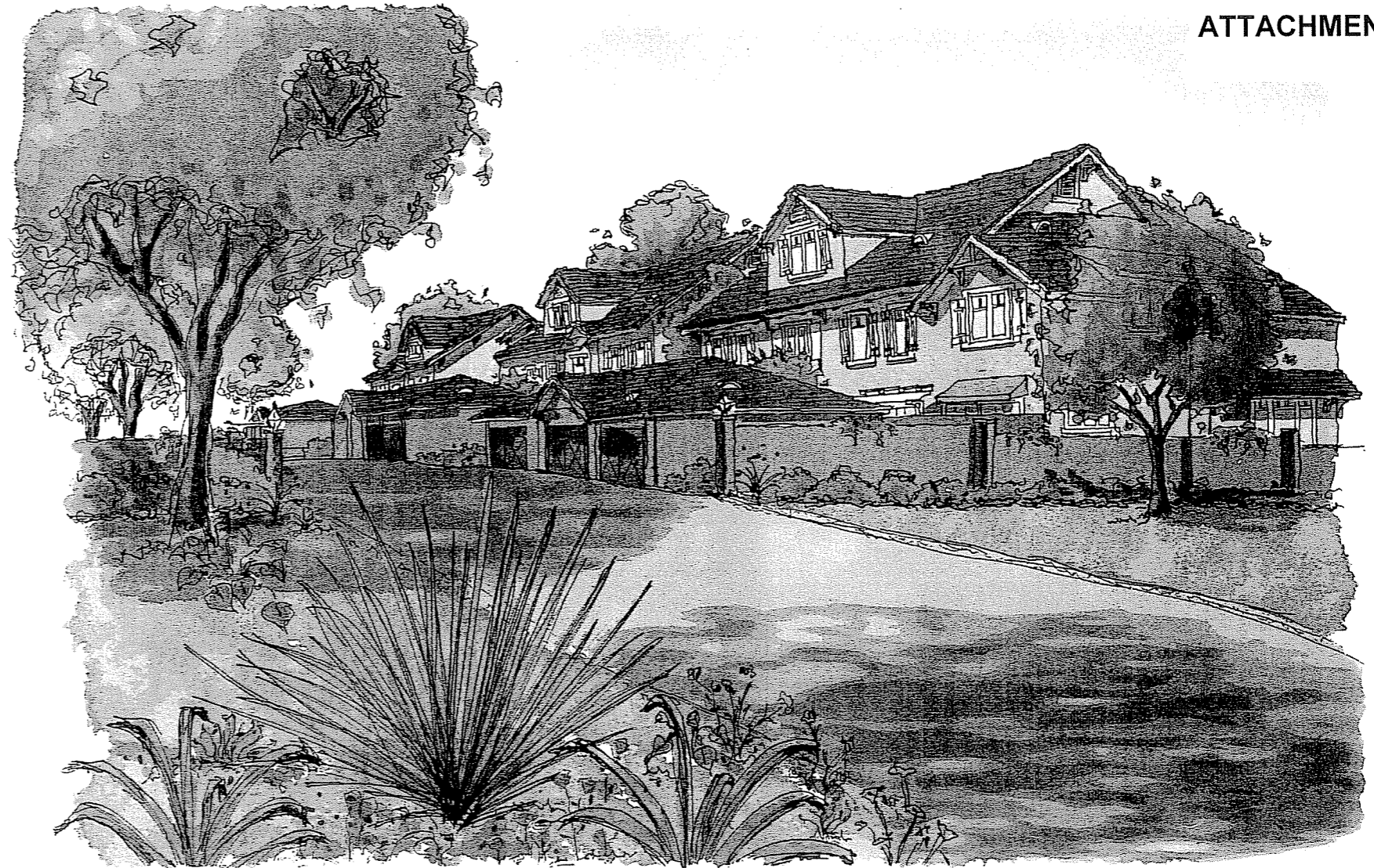
- All footings shall extend 18 inches below the compacted pad grade.
- Pacific Materials Laboratory shall be requested to inspect the foot excavations prior to steel and concrete placement.
- All footings shall be designed by the project Civil or Structural Engineer. As a minimum, it is recommended that the footings contain No. 4 horizontal rebar which shall be placed one in the base and one in the stem of the footing.

Construction activities for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Two signs stating these restrictions shall be provided by the applicant and posted on site. (#16)

Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to P&D's satisfaction and shall be located at a minimum of 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. (#18)

Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. (#22)

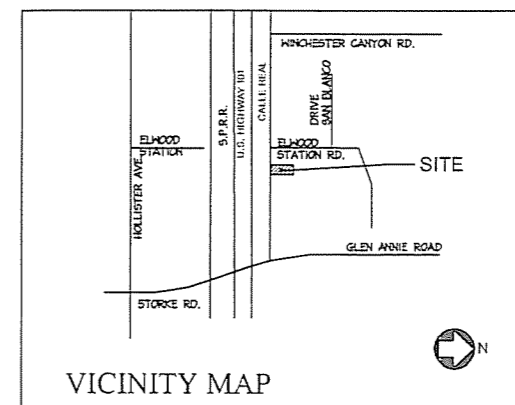
To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. (#23)



**Construction Standards (Noise):**

Pursuant to the evaluation of noise prepared by URS Corporation, the following design features shall be incorporated into the project to ensure acceptable interior noise levels:

- Provide forced air ventilation systems for all units in order to allow windows to be kept closed.
- Use windows with a minimum Sound Transmission Class (STC) rating of 30 throughout the project.
- Other than on the northernmost units (Units 9-11 in Building E), restrict doorways to avoid facing south. All exterior entry doors shall be solid core with tight fitting seals. Sliding or French doors that provide patio access shall have a STC rating of not less than 30.
- Design all attic vents to be baffled and acoustically treated.
- Provide all fireplaces with closable dampers.
- If these specifications are altered, prepare an acoustical engineering report in conjunction with submittal of the building permit applications. If alternative noise reduction techniques are designed in the project, the report shall demonstrate that they achieve an equivalent mitigation of noise impacts and provide interior Ldn values of 45 dBA or less.



**SHEET INDEX RECEIVED**

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ARCHITECTURAL DRAWINGS	
0	COVER SHEET
A1	SITE PLAN
A2	PRELIMINARY LANDSCAPE PLAN
A3	COMMON OPEN SPACE PLAN
A4	BUILDING A FLOOR PLANS
A5	BUILDING B FLOOR PLANS
A6	BUILDING C FLOOR PLANS
A7	BUILDING A AND B ELEVATIONS
A8	BUILDING C ELEVATIONS AND SITE SECTIONS
A9	SITE ELEVATIONS
A10	SITE ELEVATIONS
A11	AERIAL PHOTOGRAPH
A12	PHOTO-REALISTIC PERSPECTIVES
CIVIL DRAWINGS	
C0	NOTES
C1	PRELIMINARY GRADING/DRAINAGE PLAN
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY EROSION CONTROL PLAN
C4	PRELIMINARY SECTION DETAILS

City of Goleta  
Planning & Environmental Svcs

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7388 Calle Real, Goleta, California

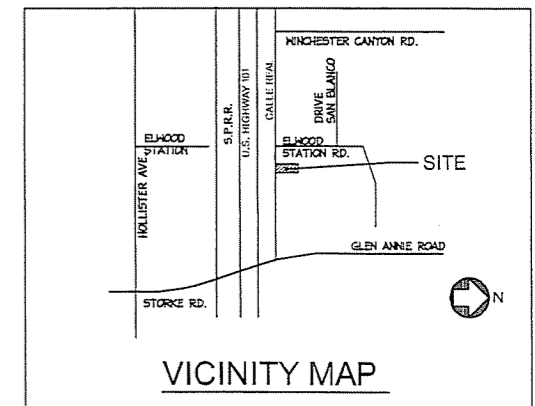
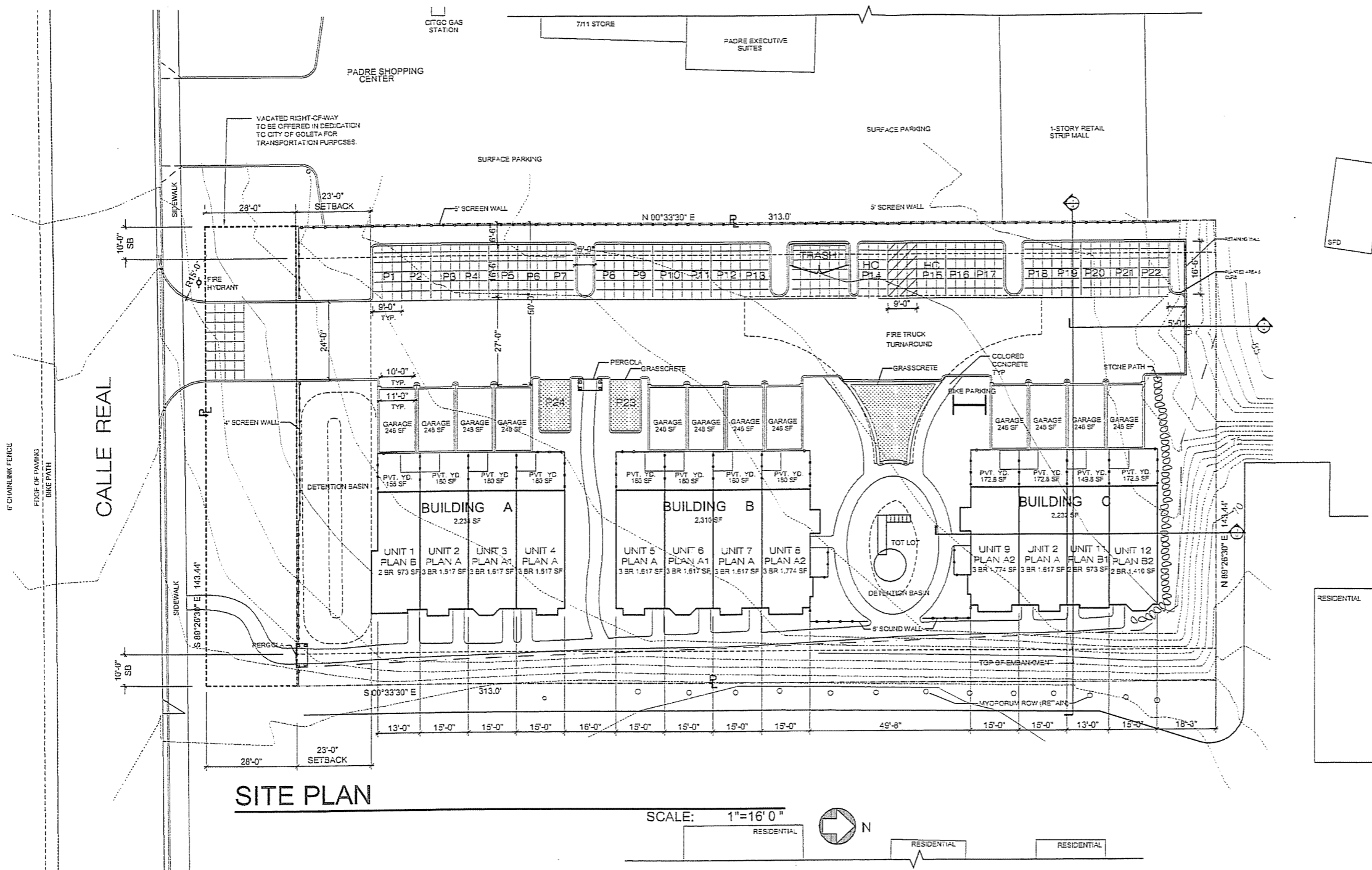
COVER



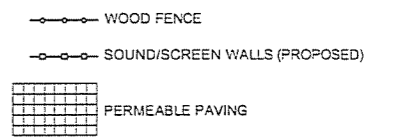
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- NOTES:**
1. THE DESIGN OF THE SUBDIVISION AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE SUBDIVISION.
  2. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW TO THE GREATEST EXTENT FEASIBLE.
  3. FIRE HYDRANT TO BE INSTALLED ALONG CALLE REAL PER S.B. COUNTY FIRE DEPARTMENT STANDARDS.



**SITE PLAN**

SCALE: 1"=16' 0"



**PROJECT DATA**

ADDRESS: 7388 CALLE REAL GOLETA, CALIFORNIA  
 A.P.N. 77-490-039  
 EXISTING ZONING: DESIGN RESIDENTIAL (DR 12.3)  
 ALLOWABLE DENSITY: 12.8 UNITS/ACRE  
 PROPOSED USE: 12 UNITS INCLUDING 2 AFFORDABLE

**SITE DATA**

OVERALL SITE AREA	44,889.20 SF	
SITE AREA (EXCLUDING VACATED RIGHT-OF-WAY)	40,874.60 SF	100.00%
BUILDING FOOTPRINTS	9,752.00 SF	23.86%
PRIVATE LANDSCAPED YARDS @ GROUND LEVEL	2,084.20 SF	5.10%
COMMON OPEN SPACE (EXCLUDES R.O.W. AREA)	17,343.99 SF	42.43%
DRIVEWAY AND GUEST PARKING	11,553.19 SF	28.29%
PORCHES & ADJ. PLANTERS	131.22 SF	0.32%

PERMIABLE GREEN AREA	16,205.40 SF	39.65%
SEMI-PERMIABLE PARKING AREA	4,630.27 SF	11.33%

**PROPOSED UNIT MIX**

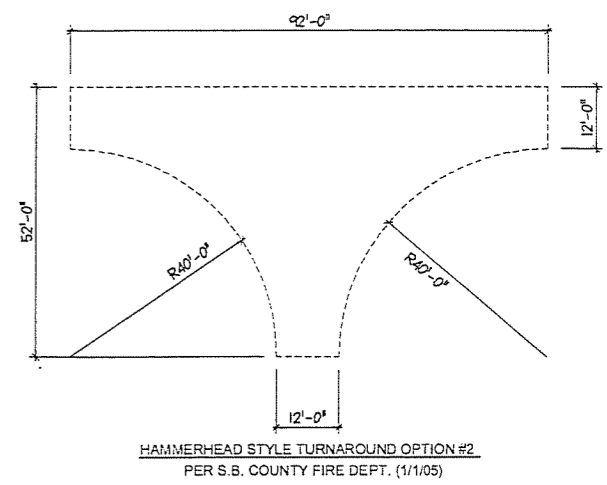
(4) THREE BEDROOM WITH 1-CAR GARAGE (UNIT TYPE A)	5 x 1,861.4 SF=	9,307.0 SF
(2) THREE BEDROOM WITH 1-CAR GARAGE (UNIT TYPE A1)	2 x 1,658.8 SF=	3,317.6 SF
(2) THREE BEDROOM WITH 1-CAR GARAGE (UNIT TYPE A2)	2 x 1,920.0 SF=	3,840.0 SF
(1) TWO BEDROOM WITH 1-CAR GARAGE (UNIT TYPE B2)		1,371.3 SF
(1) AFFORDABLE TWO BEDROOM WITH 1-CAR GARAGE (UNIT TYPE B)		1,307.4 SF
(1) AFFORDABLE TWO BEDROOM WITH 1-CAR GARAGE (UNIT TYPE B1)		1,228.4 SF
<b>TOTAL GROSS SF:</b>		<b>20,771.70 SF</b>

**FLOOR TO AREA RATIO**

TOTAL BUILDING AREA = 20,771.70 SF  
 TOTAL LOT AREA = 40,874.60 SF  
 FAR = .51

**PARKING REQUIREMENTS\***

PARKING REQUIRED:		
9-THREE BEDROOM @ 2.0/UNIT =	18.0	SPACES
3-TWO BEDROOM @ 2.0/UNIT =	6.0	SPACES
7 GUEST SPACES @ .75/UNIT =	9.0	SPACES
<b>TOTAL PARKING REQUIRED=</b>	<b>33.0</b>	<b>SPACES</b>
<b>TOTAL PARKING PROVIDED=</b>	<b>36.0</b>	<b>SPACES</b>



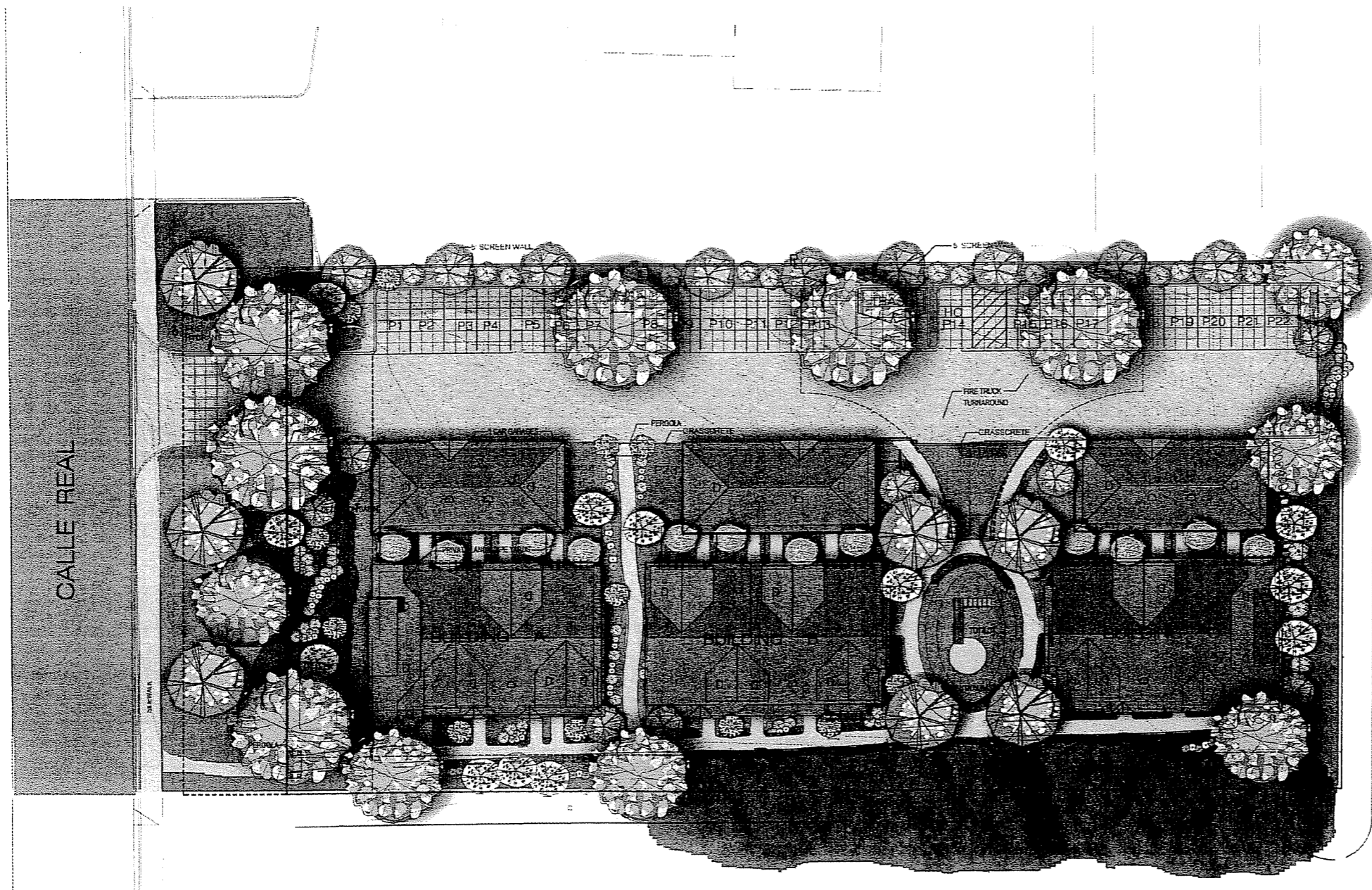
**Citrus Village**  
 7388 Calle Real, Goleta, California

**SITE PLAN**


















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**A1**  
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### Landscape Legend

- 
**Native/Large Canopy Trees**  
 A. Quercus Agilifolia (Coast Live Oak) - 24" boxed - 40-50ft  
 B. Jacaranda Acutifolia (Jacaranda) - 24" boxed - 30-40ft
- 
**Native/Xeriscape Medium Canopy Trees**  
 C. Oliva Europaea (Silver Olive Tree) - 24" boxed - 25-30ft
- 
**Small/Medium Flowering Trees**  
 D. Pinus Kawakami (Emergreen Palm) - 15 gallon - 25-30ft  
 E. Cercis s. Forest Fantasy (Purpleheart Redbud) - 15 gallon - 20-25ft  
 F. Magnolia Exonioides (Yuana Magnolia) - 15 gallon - 10-20ft  
 G. Magnolia grandiflora (Gt. Magn.) - 15 gallon - 15-20ft
- 
 H. Citrus Meyer Lemon (Meyer's Lemon Tree) - 15 gallon - 10-12ft
- 
**Tall Shrubs**  
 I. Pittosporum Tenaxatum (Silver Sheen) - 5 gallon
- 
**Large Native Shrub Massings**  
 J. Ceanothus 'Covana' (California Wild Sage) - 5 gallon  
 K. Fremontodendron 'California Glory' (Flannel Bush) - 5 gallon  
 L. Carpenteria California (Bush Anemone) - 5 gallon  
 M. Metastemella Adipifolia (Toucan) - 1 gallon
- 
**Small Native Shrub/Groundcovers**  
 N. Cassinthus Grevillei Horizontalis (Frankie's Fruit) (Prostrate California Wild Sage) - 1 gallon  
 O. Urtica Purpurea (Red Knot) - 1 gallon  
 P. Helianthus Maximus 4 Hybrid (Lion's Belle) - 1 gallon  
 Q. Ilex Douglasiana 4 Hybrid (Pacific Coast Ilex) - 1 gallon  
 R. Ribes Bryococcum (Yuma Flowering Gooseberry) - 5 gallon  
 S. Salvia Clevelandii (Allen Chickery) (Cleveland Sage) - 1 gallon
- 
**Large Cascading/Accent Shrubs**  
 T. Jasminum Mesnyi (Frontside Jasmine) - 5 gallon
- 
**Medium/Large Sized Shrubs**  
 U. Rosa 'Iceberg' (Ornamental Iceberg Rose) - 1 gallon  
 V. Ruscus Opifolius 'Blue Spire' (Upright Rosemary) - 1 gallon  
 W. Perovskia (Russian Sage) - 1 gallon
- 
**Small Shade Shrubs & Herbaceous**  
 X. Azalea indica Hybrid (Dixie de Rotterdam) - 5 gallon  
 Y. Camellia Japonica (Camellia) - 5 gallon
- 
**Small Flowering Shrubs**  
 Z. Lavandula Angustifolia (English Lavender) - 1 gallon  
 AA. Salvia Greigi (Autumn Sage) - 1 gallon
- 
**Small Accent Herbaceous**  
 BB. Anemone Japonica (Japanese Anemone) - 1 gallon  
 CC. Hemerocallis Hybrid (Daylily) - 1 gallon
- 
**Flowering Groundcovers**  
 DD. Camellia Sasanqua 'Tanya' (Prostrate Camellia) - 1 gallon  
 EE. Cerastium Tomentosum (Snow-in-Summer) - 1 gallon  
 FF. Nepeta Cassiana (Catmint) - 1 gallon  
 GG. Eschscholzia Californica (California Poppy) - 1 gallon
- 
**Vining Plants**  
 HH. Escalator Lonicera (Vanilla Trumpet Vine) - 1 gallon  
 II. Jasminum Polyanthum (Jasmine Vine) - 1 gallon  
 JJ. Rosa 'Climbing Brimmer' (Climbing Rose) - 1 gallon
- 
**Lawn and Lawn Type Groundcovers**  
 KK. Festuca Arundinacea (Marathon II Dwarf tall Fescue) - seed

### Irrigation Notes

1. All irrigation to be zoned and controlled by timers.
2. Planting strips and vine pockets irrigated by bubbler type emitters
3. Mass plantings of groundcovers, shrubs and perennials irrigated by overhead spray pop-up type emitters

### LANDSCAPE PLAN

SCALE: 1"=16' 0"



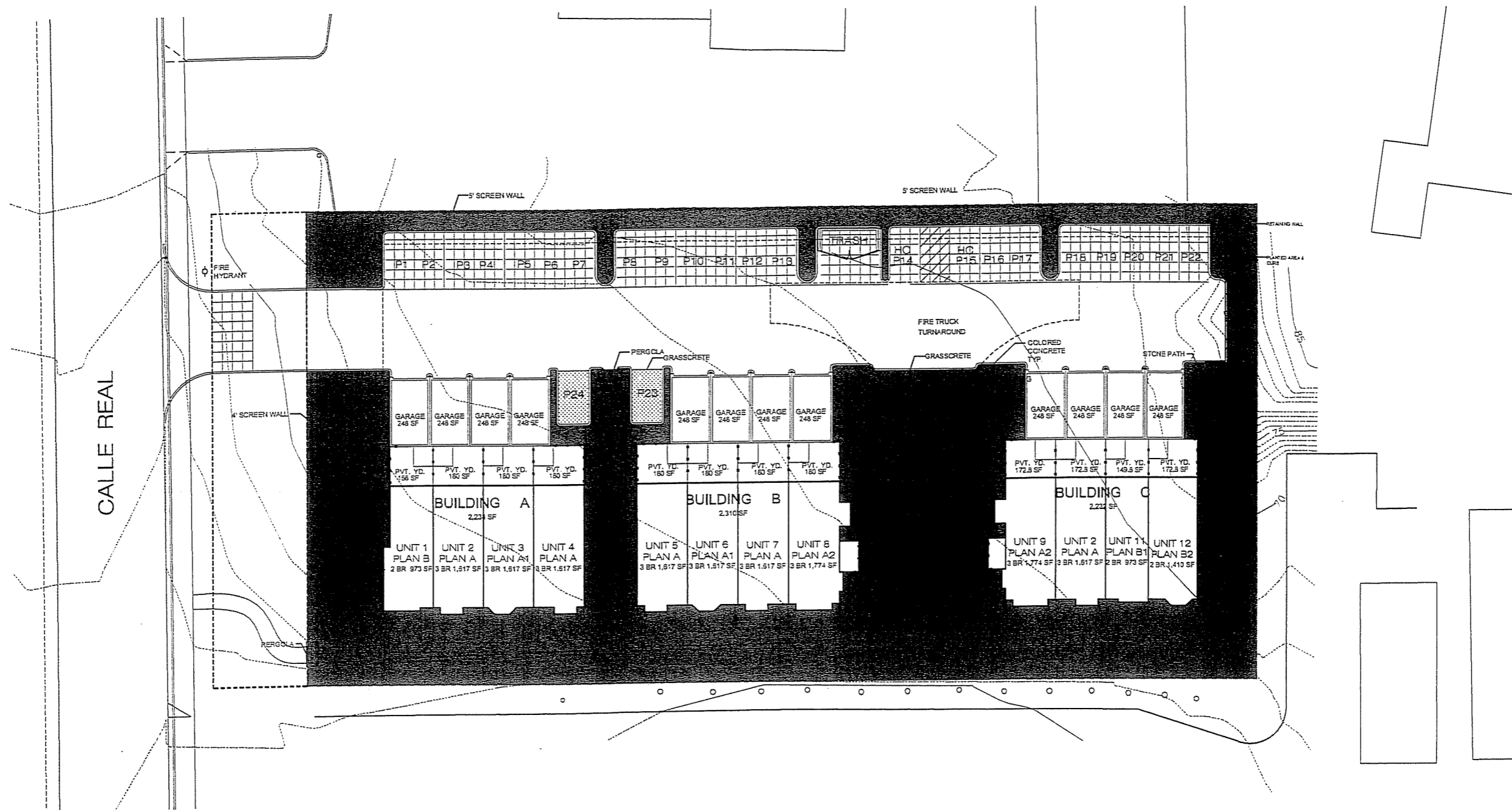
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### LANDSCAPE PLAN



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COMMON OPEN SPACE

SCALE: 1"=16' 0"



LEGEND



17,343.99 SF

42.43% OF SITE

COMMON, OPEN SPACE

Citrus Village  
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COMMON OPEN SPACE



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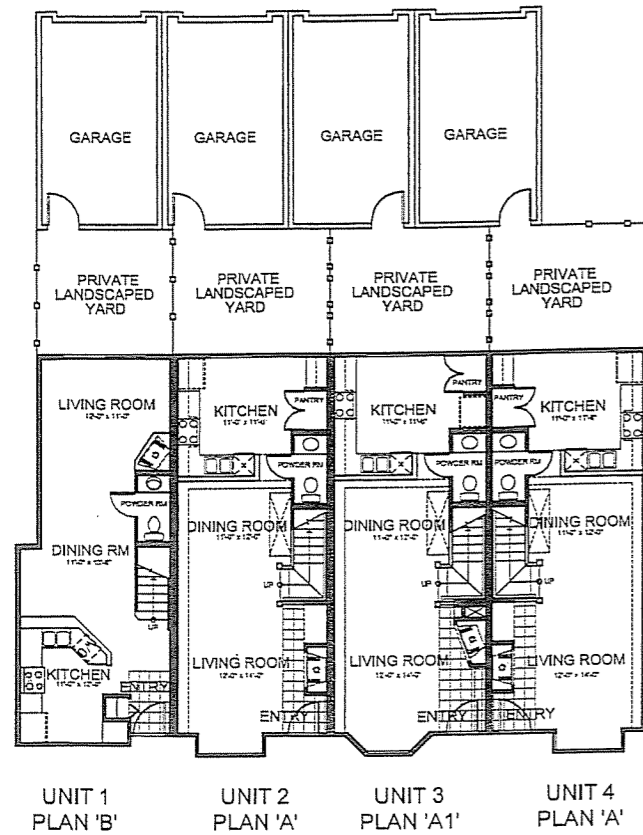
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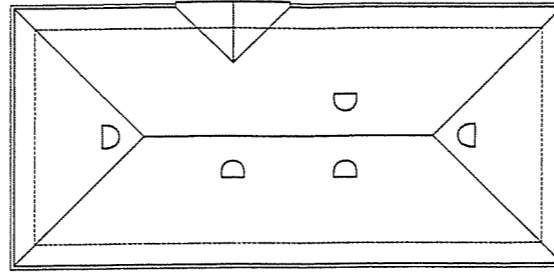
# BUILDING A AREA

S.F. CALCS	UNIT #1	UNIT #2	UNIT #3	UNIT #4
1ST FLOOR GROSS	529.2 SF	568.3 SF	568.3 SF	568.3 SF
2ND FLOOR GROSS	530.2 SF	555.0 SF	555.0 SF	555.0 SF
3RD FLOOR GROSS	0 SF	490.1 SF	487.5 SF	490.1 SF
TOTAL HABITABLE GROSS	1,059.4 SF	1,613.4 SF	1,610.8 SF	1,613.4 SF
GARAGE	248.0 SF	248.0 SF	248.0 SF	248.0 SF
TOTAL GROSS	1,307.4 SF	1,861.4 SF	1,858.8 SF	1,861.4 SF

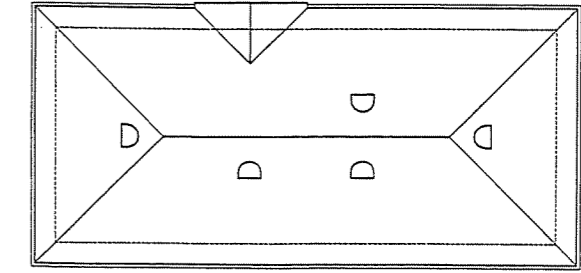
S.F. CALCS	UNIT #1	UNIT #2	UNIT #3	UNIT #4
1ST FLOOR NET	490.0 SF	530.0 SF	530.0 SF	530.0 SF
2ND FLOOR NET	495.4 SF	525.0 SF	525.0 SF	525.0 SF
3RD FLOOR NET	0 SF	331.0 SF	310.5 SF	331.0 SF
TOTAL HABITABLE NET	985.4 SF	1,386.0 SF	1,365.5 SF	1,386.0 SF
GARAGE	215.5 SF	215.5 SF	215.5 SF	215.5 SF
TOTAL NET	1,200.9 SF	1,601.5 SF	1,581.0 SF	1,601.5 SF



1ST FLOOR



2ND FLOOR



3RD FLOOR

## BUILDING A FLOOR PLANS

SCALE: 1/8" = 1'



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FLOOR PLANS



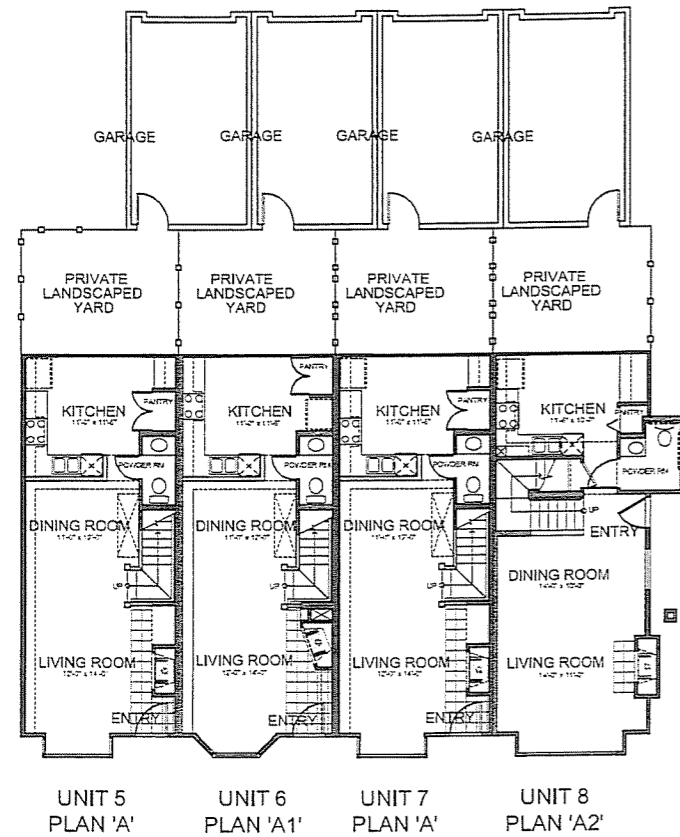
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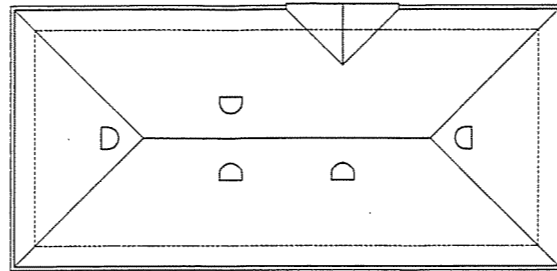
# BUILDING B AREA

S.F. CALCS	UNIT #5	UNIT #6	UNIT #7	UNIT #8
1ST FLOOR GROSS	588.3 SF.	588.3 SF.	588.3 SF.	605.5 SF
2ND FLOOR GROSS	555.0 SF	555.0 SF	555.0 SF	581.0 SF
3RD FLOOR GROSS	490.1 SF	487.5 SF	490.1 SF	485.5 SF
TOTAL HABITABLE GROSS	1,613.4 SF	1,610.8 SF	1,613.4 SF	1,672.0 SF
GARAGE	248.0 SF	248.0 SF	248.0 SF	248.0 SF
TOTAL GROSS	1,861.4 SF	1,858.8 SF	1,861.4 SF	1,920.0 SF

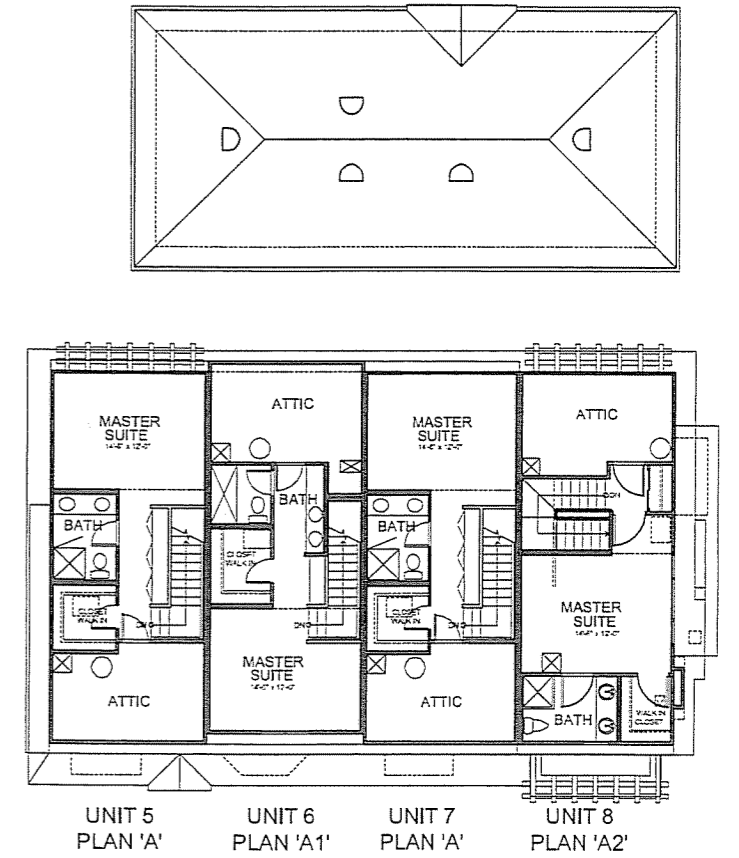
S.F. CALCS	UNIT #5	UNIT #6	UNIT #7	UNIT #8
1ST FLOOR NET	530.0 SF	530.0 SF	530.0 SF	565.9 SF
2ND FLOOR NET	525.0 SF	525.0 SF	525.0 SF	543.0 SF
3RD FLOOR NET	331.0 SF	310.5 SF	331.0 SF	316.1 SF
TOTAL HABITABLE NET	1,386.0 SF	1,365.5 SF	1,386.0 SF	1,425.0 SF
GARAGE	215.5 SF	215.5 SF	215.5 SF	215.5 SF
TOTAL NET	1,601.5 SF	1,581.0 SF	1,601.5 SF	1,640.5 SF



1ST FLOOR



2ND FLOOR



3RD FLOOR

## BUILDING B FLOOR PLANS

SCALE: 1/8" = 1'



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FLOOR PLANS



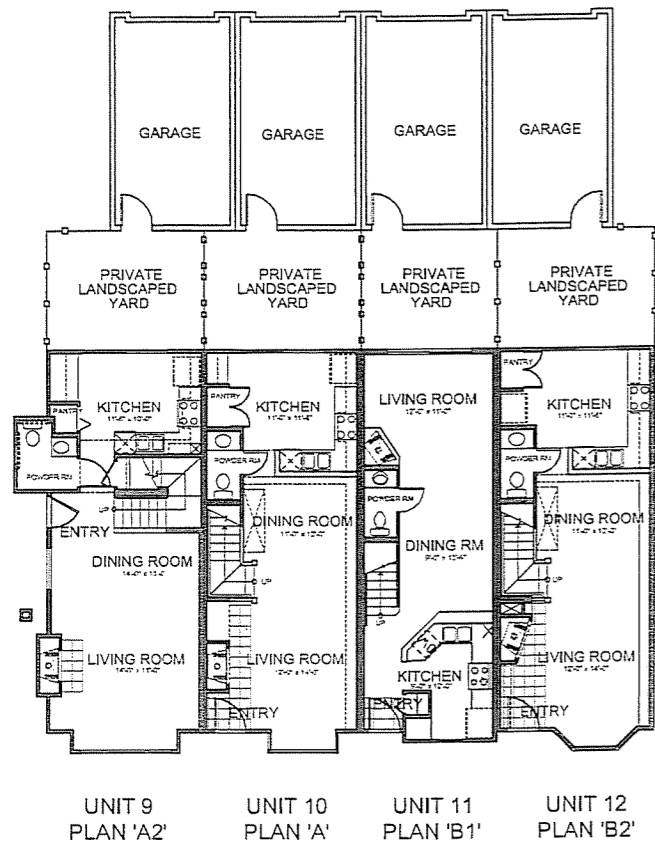
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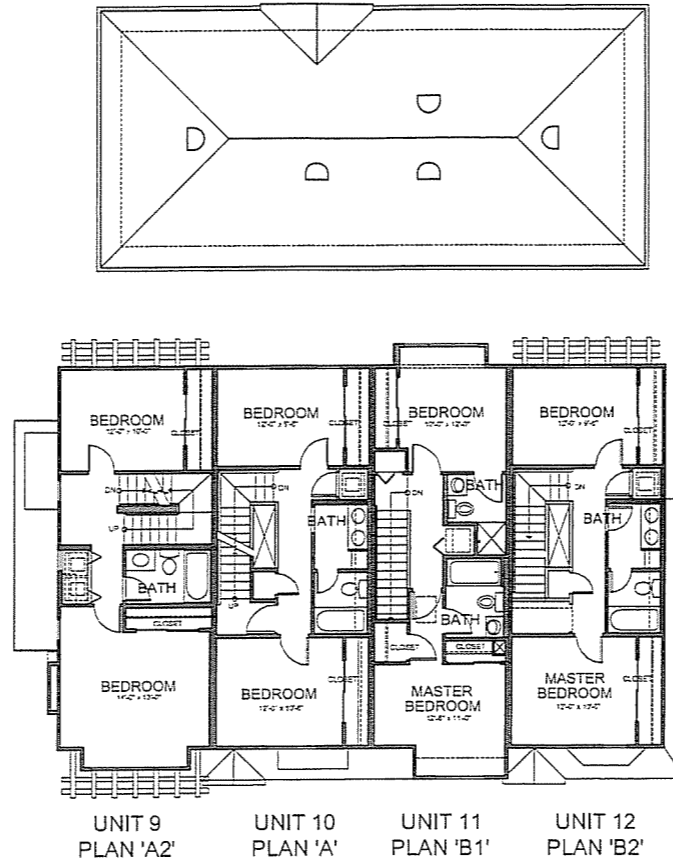
# BUILDING C AREA

S.F. CALCS	UNIT #9	UNIT #10	UNIT #11	UNIT #12
1ST FLOOR GROSS	605.5 SF	568.3 SF	490.0 SF	568.3 SF
2ND FLOOR GROSS	581.0 SF	555.0 SF	490.4 SF	555.0 SF
3RD FLOOR GROSS	485.5 SF	490.1 SF	0 SF	0 SF
TOTAL HABITABLE GROSS	1,672.0 SF	1,613.4 SF	980.4 SF	1,123.3 SF
GARAGE	248.0 SF	248.0 SF	248.0 SF	248.0 SF
TOTAL GROSS	1,920.0 SF	1,861.4 SF	1,228.4 SF	1,371.3 SF

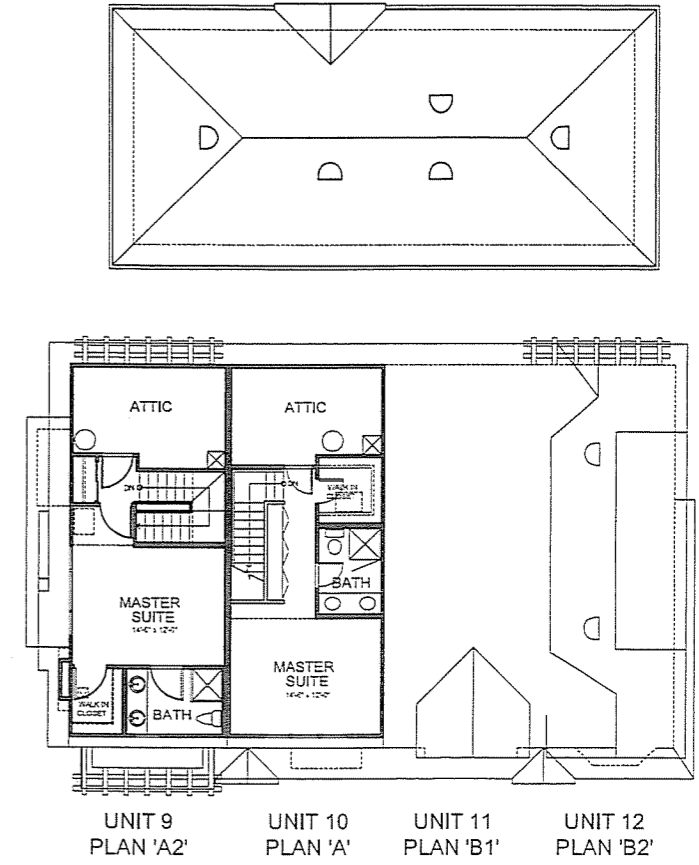
S.F. CALCS	UNIT #9	UNIT #10	UNIT #11	UNIT #12
1ST FLOOR NET	565.9 SF	530.0 SF	452.3 SF	530.0 SF
2ND FLOOR NET	543.0 SF	525.0 SF	461.2 SF	478.6 SF
3RD FLOOR NET	316.1 SF	331.0 SF	0 SF	0 SF
TOTAL HABITABLE NET	1,425.0 SF	1,386.0 SF	913.5 SF	1,008.6 SF
GARAGE	215.5 SF	215.5 SF	215.5 SF	215.5 SF
TOTAL NET	1,640.5 SF	1,601.5 SF	1,129.0 SF	1,224.1 SF



1ST FLOOR



2ND FLOOR



3RD FLOOR

## BUILDING C FLOOR PLANS

SCALE: 1/8" = 1'



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FLOOR PLANS



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BUILDING A SOUTH AND EAST ELEVATIONS



BUILDING B SOUTH AND EAST ELEVATIONS

- |   |  |
|---|--|
| 1 CEMENT PLASTER FINE SAND FINISH       | 5 CANVAS AWNINGS                             |
| 2 VINYL CLAD WOOD WINDOWS               | 6 CULTURED STONE                             |
| 3 COMPOSITE SHINGLE ROOF, CLASS B MIX   | 7 CEMENT PLASTER, STEEL TROWEL SMOOTH FINISH |
| 4 WOOD CORBELS, FASCIA, & GABLE DETAILS | 8 TRELLIS                                    |



BUILDING A NORTH AND WEST ELEVATIONS



BUILDING B NORTH AND WEST ELEVATION

**BUILDING A AND B ELEVATIONS**

SCALE: 1/8" = 1'

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ELEVATIONS



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October 20, 2008

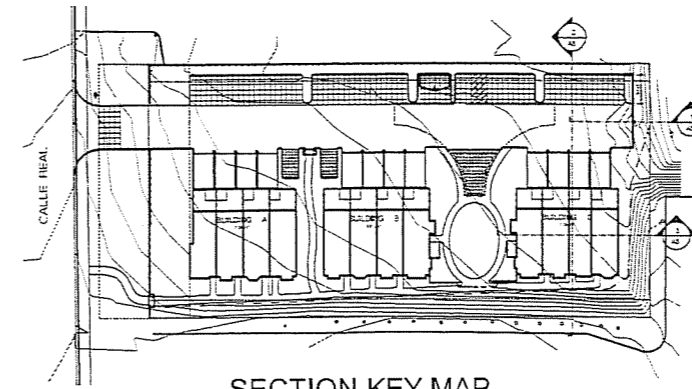




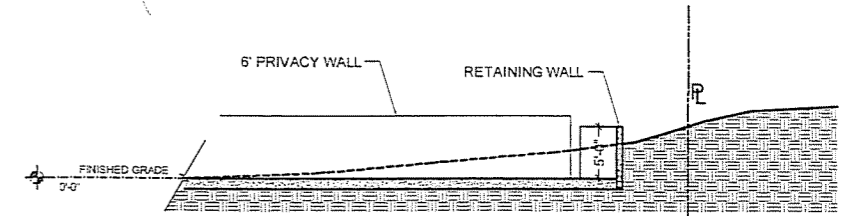
EAST AND SOUTH ELEVATIONS



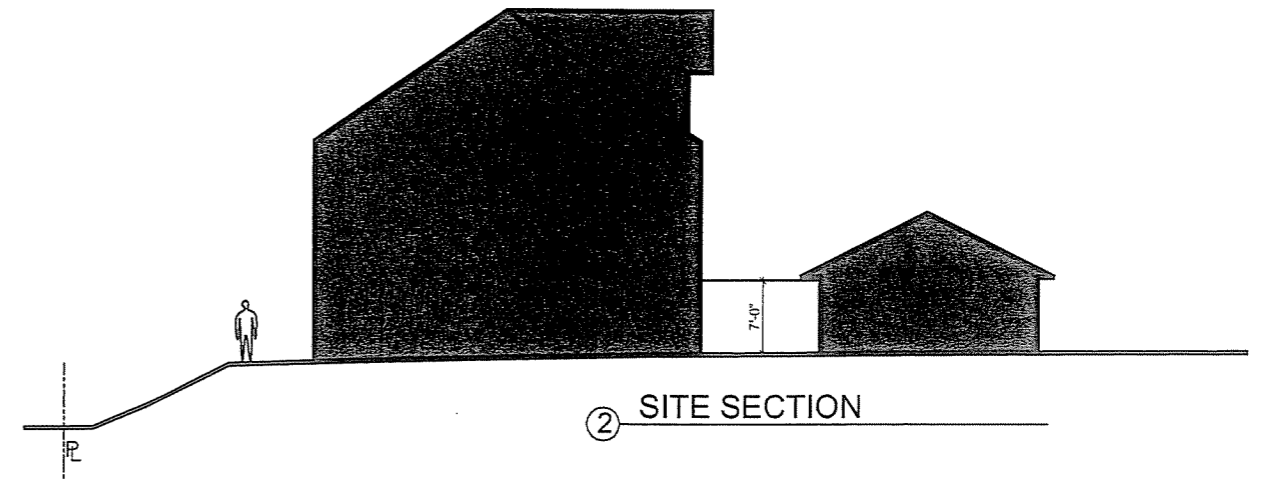
NORTH AND WEST ELEVATIONS



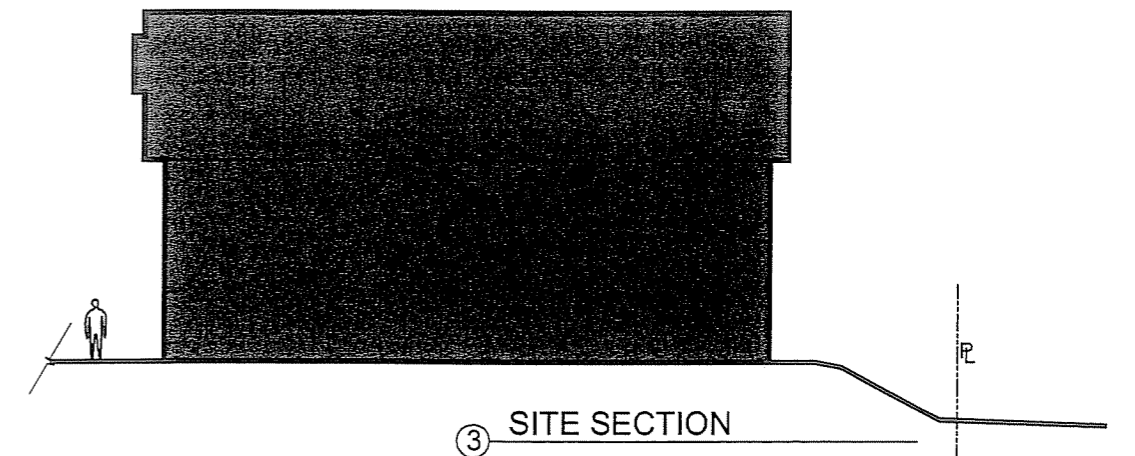
SECTION KEY MAP



① SITE SECTION



② SITE SECTION



③ SITE SECTION

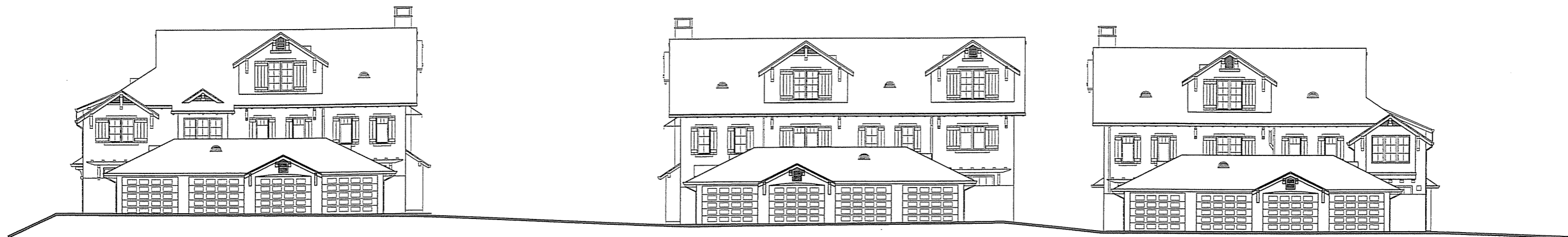
**BUILDING C ELEVATIONS AND SITE SECTIONS**

SCALE: 1/8" = 1'



**EAST ELEVATION**

SCALE: 1/8" = 1'



**WEST ELEVATION**

SCALE: 1/8" = 1'

**Citrus Village**  
7388 Calle Real, Goleta, California

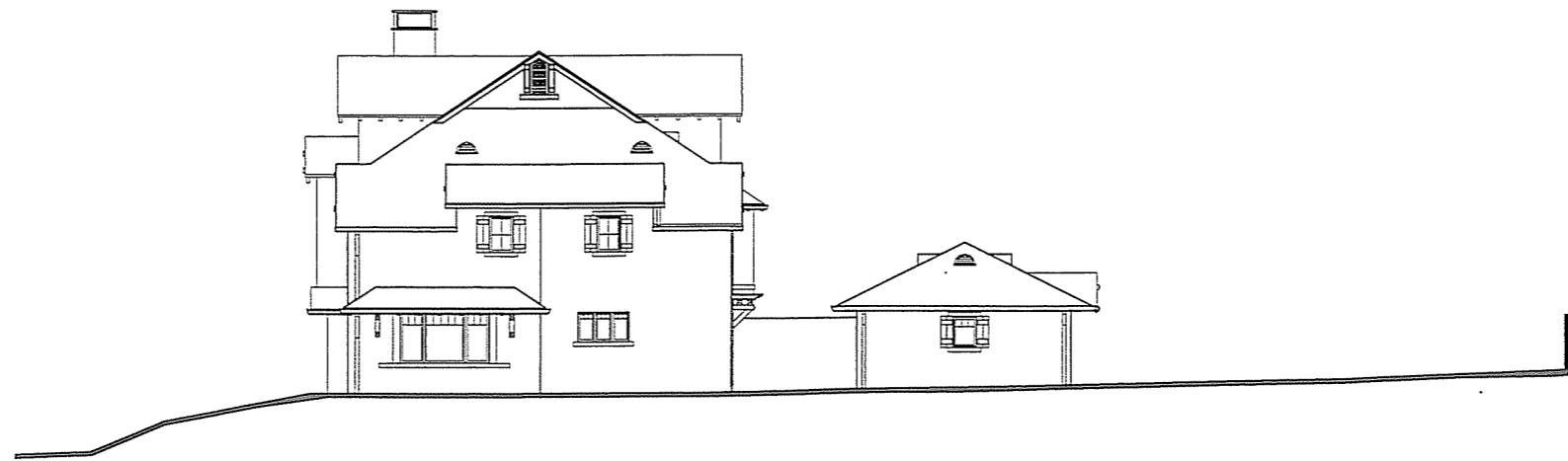
SITE ELEVATIONS



Peikert Group Architects, LLP.  
10 East Figueroa Street, Santa Barbara CA 93013  
p. 805.963.8283 f. 805.963.8184  
www.peikertgroup.com

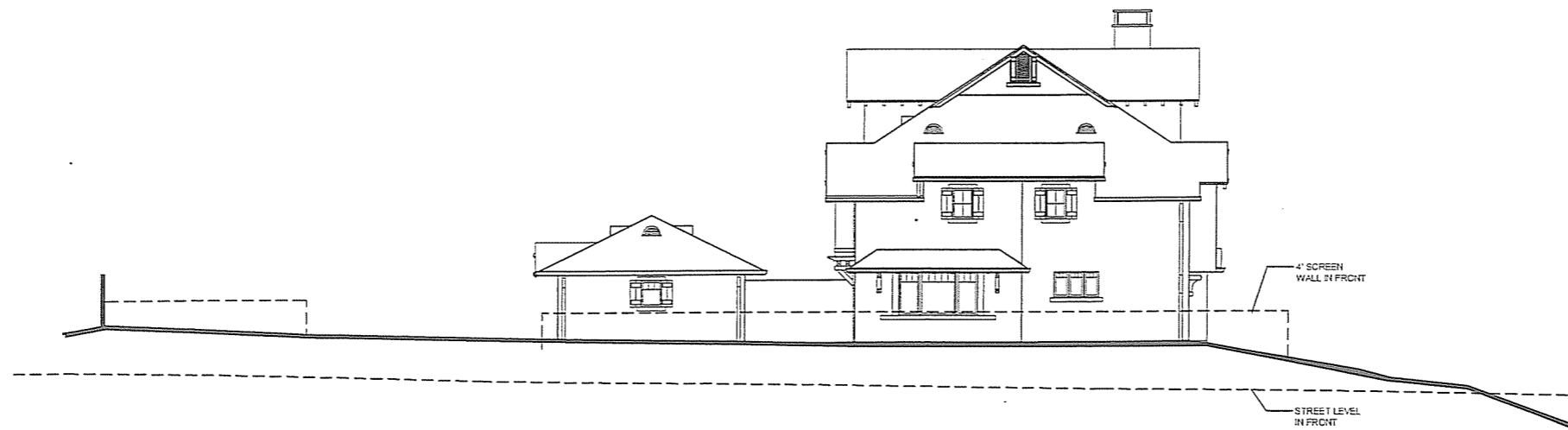
**A9**

October 20, 2008



NORTH ELEVATION

SCALE: 1/8" = 1'



SOUTH ELEVATION

SCALE: 1/8" = 1'

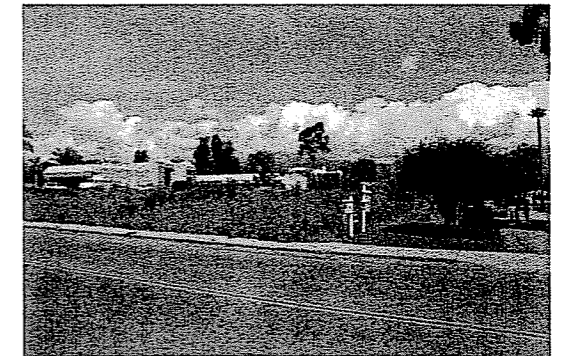
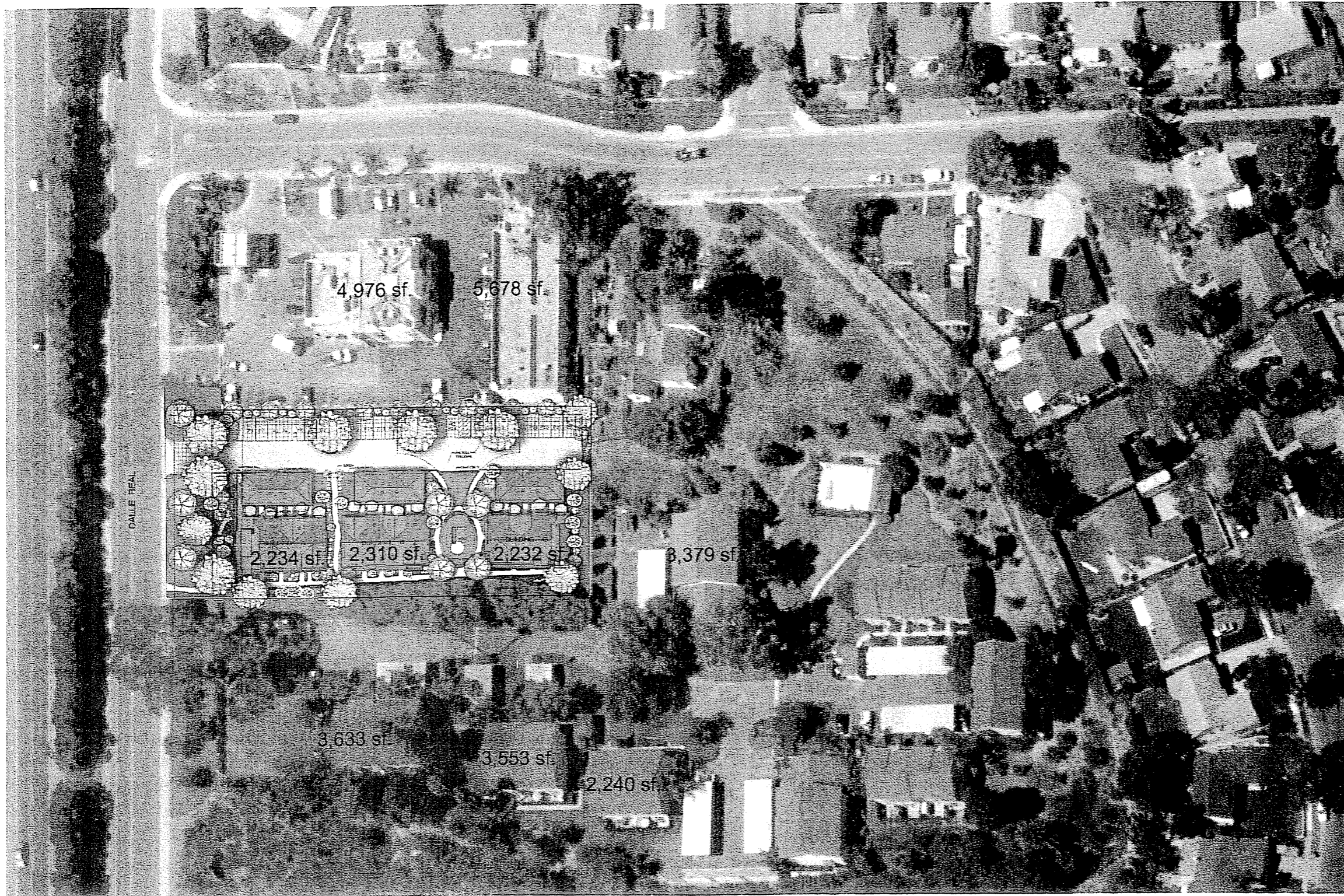
Citrus Village  
7388 Calle Real, Goleta, California

SITE ELEVATIONS



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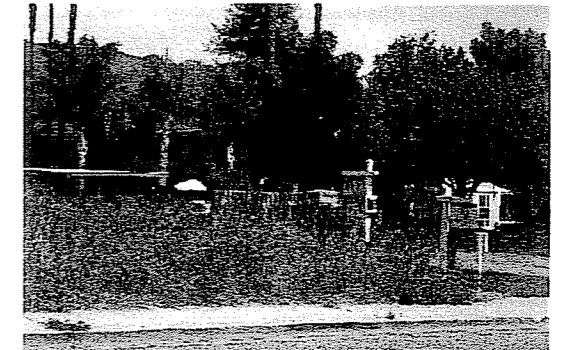
A10  
October 20, 2008



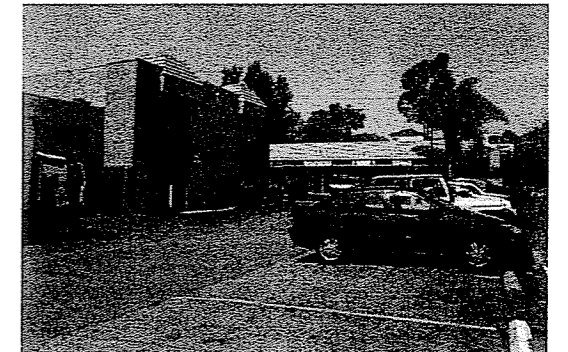
FROM CALLE REAL/SOUTH



FROM NORTH



TOWNHOMES TO EAST



COMMERCIAL TO WEST

AERIAL VIEW

SCALE: N.T.S.



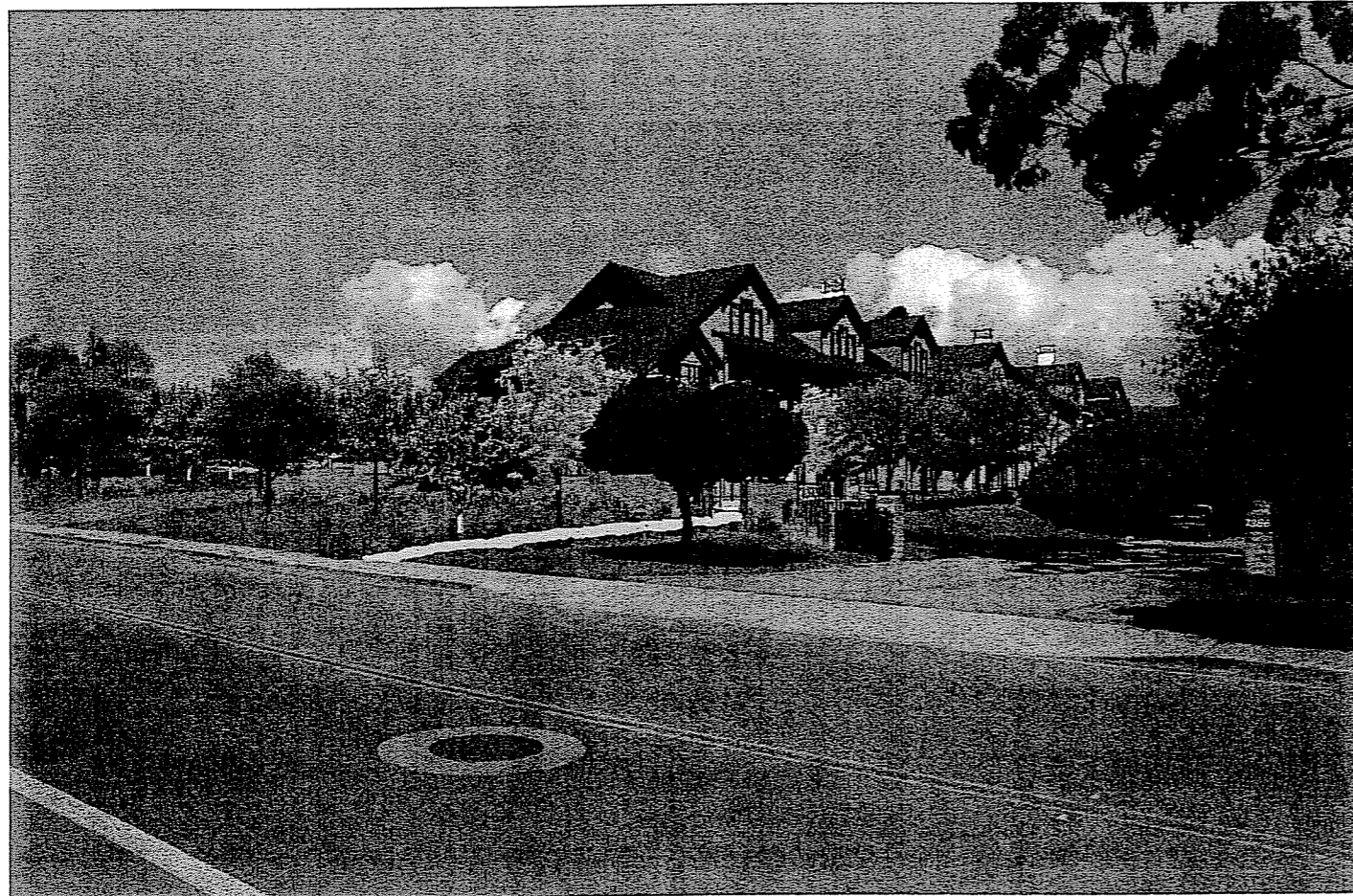
Citrus Village  
7388 Calle Real, Goleta, California

AERIAL VIEW



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10 East Figueroa Street, Santa Barbara CA 93013  
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A11  
October 20, 2008

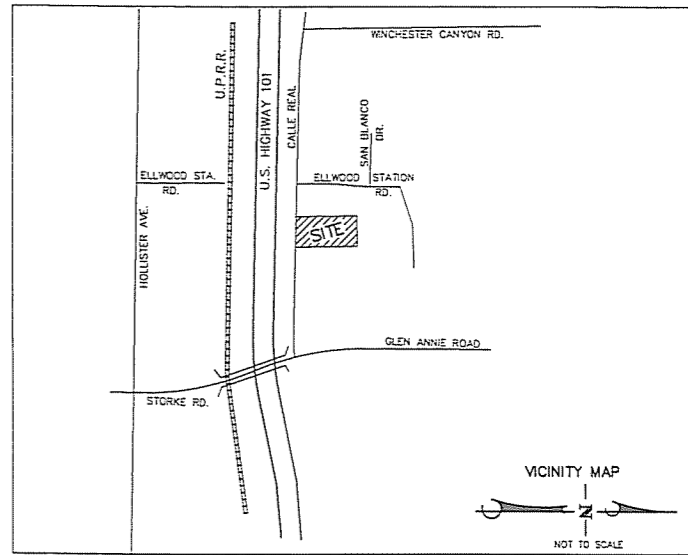
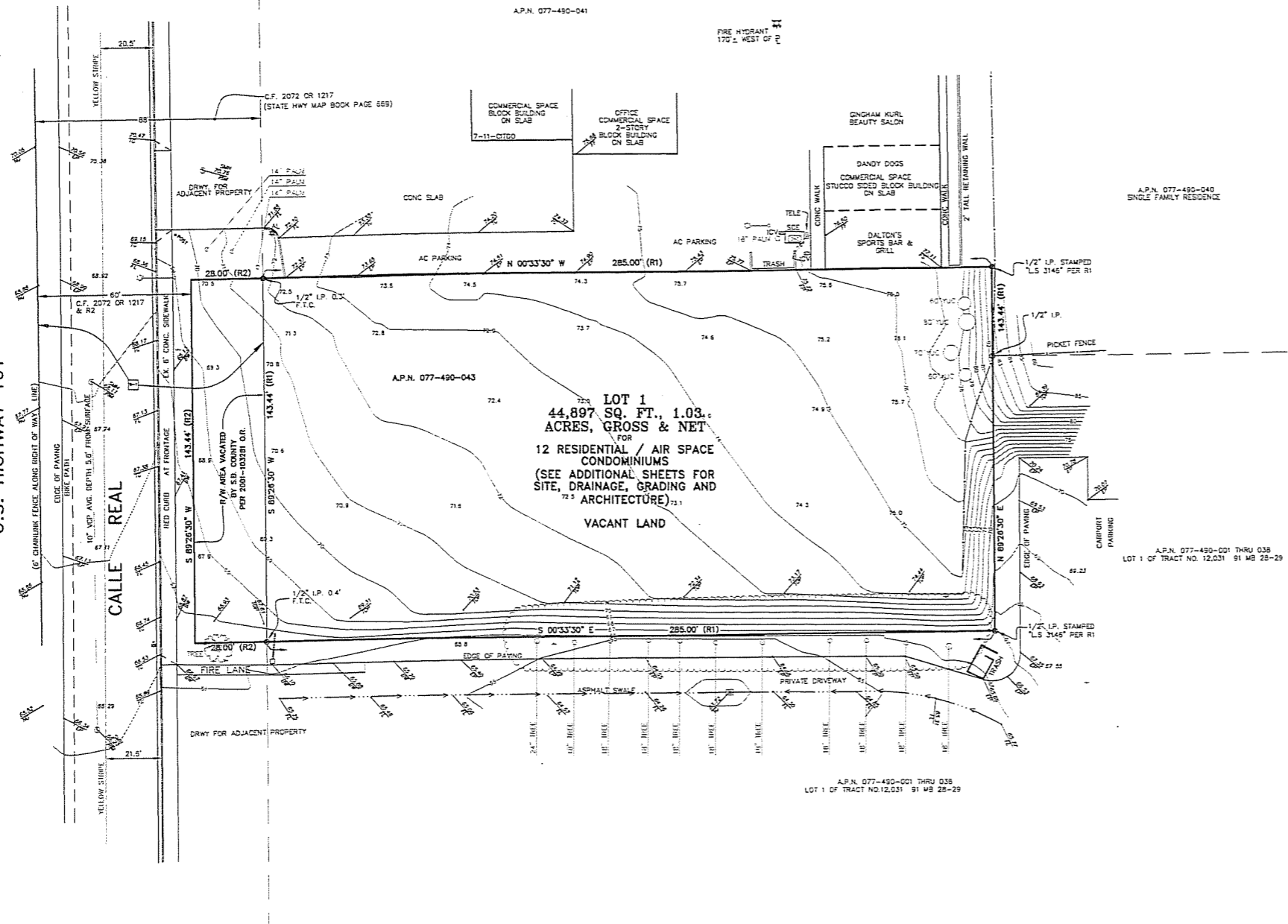


SOUTH EAST CORNER ACROSS CALLE REAL



DRIVING WEST ON CALLE REAL

U.S. HIGHWAY 101



- LEGEND:**
- BW = BACK OF SIDEWALK
  - CONC = CONCRETE
  - NG = GROUND SHOT
  - EP = EDGE OF PAVING
  - TG = TOP DRAIN GRATE
  - HY = FIRE HYDRANT
  - FF = FINISHED FLOOR
  - FL = FLOW LINE
  - IDV = IRRIGATION CONTROL VALVE
  - R1 = RECORD PER PARCEL MAP NO. 10,706 - FM BK. 3, PG. 11
  - M = INDICATES MEASURED
  - FTC = FROM TRUE CORNER
  - C = CALCULATED
  - C.F. = CALCULATED FROM
  - FRONTAGE ROAD (CALLE REAL) PER BOOK 1645, PAGE 230 OF D.R.
  - RECORD PER 2001-103281 O.R.
  - = FOUND SURVEY MONUMENT AS NOTED
  - P = PROPERTY LINE
  - SMH = SEWER MANHOLE
  - CONC = CONCRETE
  - TC = TOP OF CURB
  - AL = AREA LIGHT
  - TUC = YUCCA TREE

- SITE INFORMATION:**
- UTILITY SERVICES:
    - SOURCE OF WATER: GOLETA WATER DISTRICT
    - SANITARY SEWAGE DISPOSAL: GOLETA WEST SANITARY DISTRICT
    - ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
    - TELEPHONE: VERIZON OF CALIFORNIA
    - GAS: SOUTHERN CALIFORNIA GAS CO.
    - CABLE T.V.: COX COMMUNICATIONS
  - ZONING: DR 12.3 (DESIGN RESIDENTIAL, 12.3 UNITS PER ACRE)
  - AREAS:
    - TOTAL PROPERTY: 44,897 SQ. FT. / 1.03 ACRES GROSS & NET
  - SITE ADDRESS: 7388 CALLE REAL, GOLETA, CA 93117
  - FLOOD ZONE: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FEMA FIRM PANEL 1342 OF 1835 EFFECTIVE DATE -- SEPTEMBER 30, 2005

**SURVEYOR'S NOTES:**

- BOUNDARY AND EASEMENTS: THE BOUNDARY AND EASEMENTS AS SHOWN HEREON ARE COMPILED FROM RECORD INFORMATION BASED ON A PRELIMINARY TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE COMPANY ORDER NUMBER 202654, DATED AUGUST 23, 2004.
- EASEMENT NOTES: ADJUTERS RIGHTS TO AND FROM FREEWAY HAVE BEEN RELINQUISHED TO U.S. HIGHWAY 101. ACCESS IS PROVIDED TO FREEWAY ALONG FRONTAGE ROAD PER BOOK 1645, PAGE 230 O.R. (ITEM #)
- TOPOGRAPHIC MAP: THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY BY WATERS LAND SURVEYING INC., DATED DECEMBER 2001.
- BENCHMARK: INTERSECTION OF ELLWOOD STATION ROAD AND CALLE REAL SPOT ELEVATION 78.3' PER SANTA BARBARA COUNTY FLOOD CONTROL AERIAL MAPPING DATED OCTOBER 19, 1991 DATUM: NVD 1929
- BASES OF BEARINGS: THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE NORTHERLY LINE OF PARCEL "D" OF PARCEL MAP NUMBER 10,706, FILED IN BOOK 3, PAGE 11 OF PARCEL MAPS, RECORDS OF SANTA BARBARA COUNTY, SHOWN AS N 89°28'30" E ON SAID PARCEL MAP.

**OWNER'S STATEMENT:**

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR THE AUTHORIZED AGENT OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

SANTA BARBARA COMMUNITY HOUSING CORPORATION  
AGENT:  
FEKERT GROUP  
401 EAST CARILLO STREET, SUITE C  
SANTA BARBARA, CA 93101  
(805) 963-8283 TEL  
(805) 963-5461 FAX

**SURVEYOR'S STATEMENT:**

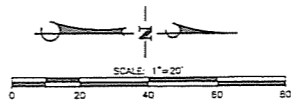
PREPARED UNDER THE DIRECTION OF:

KENNETH S. HUGHES PLS 9170 DATE  
LICENSE EXPIRATION DATE: 3/31/10  
DATE OF LAST REVISION: SEPTEMBER 30, 2008

**VESTING TENTATIVE MAP  
NO. 32,027**

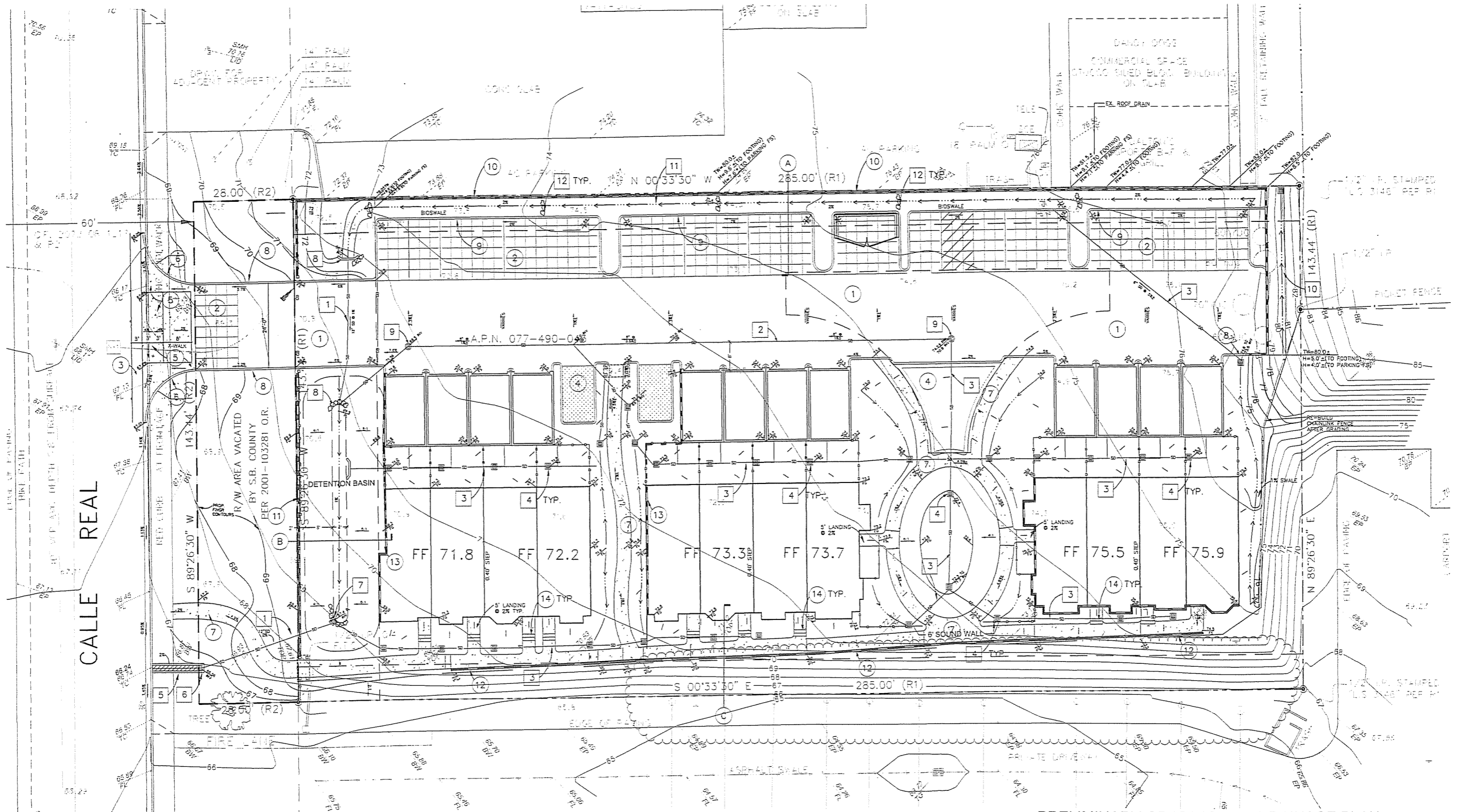
BEING A DIVISION OF PARCEL D OF PARCEL MAP NO. 10,706 FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER IN BOOK 3, PAGE 11 OF PARCEL MAPS.

APN 077-490-043  
SCALE 1"=20' JUNE 2008



REFERENCES:  
DRAWN BY: EJA  
DATA FILE: LDDPROJ 15122  
PROJECT FILE:  
VIEW NAME: 1  
XREF NAME(S):  
DATE: APRIL 14, 2008  
DRAWING FILE: 15122TWD1.DWG

**Perfield & Smith**  
Engineering - Surveying - Planning  
Construction Management  
111 East Victoria Street, Santa Barbara, CA 93101  
Phone: (805) 963-9532 Fax: (805) 966-9501  
**SHEET 1 OF**



**PRELIMINARY GRADING AND DRAINAGE PLAN**

SCALE: 1"=10'



- GRADING CONSTRUCTION NOTES**
- 1 CONSTRUCT 8" THICK CONCRETE WITH #4 @ 18" O.C. OVER 6" ± THICK CL2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95% SURFACE TREATMENT & COLOR AS SPECIFIED BY ARCHITECT.
  - 2 CONSTRUCT INTERLOCKING CONCRETE PAVERS OVER 6" ± THICK CL2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95%.
  - 3 CONSTRUCT MIN. 2" THICK ADMIXED CONCRETE PAVEMENT OVER MIN. 8" THICK CLASS 2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95%.
  - 4 CONSTRUCT GRASSCRETE PAVERS OVER 6" ± THICK CL2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95%.
  - 5 CONSTRUCT 8" THICK CONCRETE CROSS GUTTER, SPANDREL & CROSS WALK.
  - 6 CONSTRUCT PUBLIC CURB RAMPS & SIDEWALK.
  - 7 CONSTRUCT 4" WIDE CONCRETE SIDEWALK.
  - 8 CONSTRUCT 6" CONCRETE CURB.

- DRAINAGE CONSTRUCTION NOTES**
- 9 CONSTRUCT 6" X 24" CONCRETE CURBS WITH FOOTING WITH 6" OPENINGS @ 5' SPACING FOR DRAINAGE. SEE DETAIL 10A.
  - 10 CONSTRUCT COMBINATION RETAINING WALL & 5" SCREEN WALL.
  - 11 CONSTRUCT 4" SCREEN WALL.
  - 12 CONSTRUCT DEEPENED EDGE & 4" RAILING. SEE DETAIL 10B.
  - 13 CONSTRUCT EXTRA DEPTH FOUNDATION FOOTING.
  - 14 CONSTRUCT CONCRETE STEPS.

- LEGEND**
- 1 CONSTRUCT 12" STORM DRAIN PIPE
  - 2 CONSTRUCT 8" STORM DRAIN PIPE
  - 3 CONSTRUCT 4" TO 8" STORM DRAIN
  - 4 CONSTRUCT CATCH BASIN SIZES FROM 6' X 6' TO 12' X 12'
  - 5 CONSTRUCT CURB OUTLET DRAIN 24" WIDE WITH CHECKERED STEEL PLATE COVER
  - 6 CONSTRUCT CONCRETE INLET STRUCTURE TO CURB DRAIN. SEE DETAIL 10C.
  - 7 CONSTRUCT DETENTION BASIN CONCRETE OUTLET STRUCTURE. SEE DETAIL 10D.
  - 8 CONSTRUCT CONCRETE HEADWALL OR ENDWALL AND PROTECTIVE ROCK RIP RAP.

- ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES**
- 9 CONSTRUCT STORM DRAIN MANHOLE
  - 10 CONSTRUCT 24" WIDE X 8" DEEP CONCRETE "V" DITCH
  - 11 CONSTRUCT BIOSWALE - SEE TYP. SEC. A & LANDSCAPE PLANS
  - 12 CONSTRUCT BOULDER BERM - 2' HIGH ABOVE BIOSWALE FL. & PROVIDE WEED HOLE OPENINGS
- LEGEND**
- DEEPENED EDGE
  - DEEPENED FOUNDATION FOOTING
  - GRASSCRETE
  - CONCRETE PAVEMENT

THE ABOVE QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SURFACE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BUILDING, CLEARING AND GRUBBING, SHRINKAGE OVER EXCAVATION AND RECOMPACTION, REMOVAL OF EXISTING FILL MATERIALS, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOLS AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL REVIEW PROJECT GEOTECHNICAL REPORT TO PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND LEGALLY DISPOSE OF EXCESS EARTH MATERIALS.

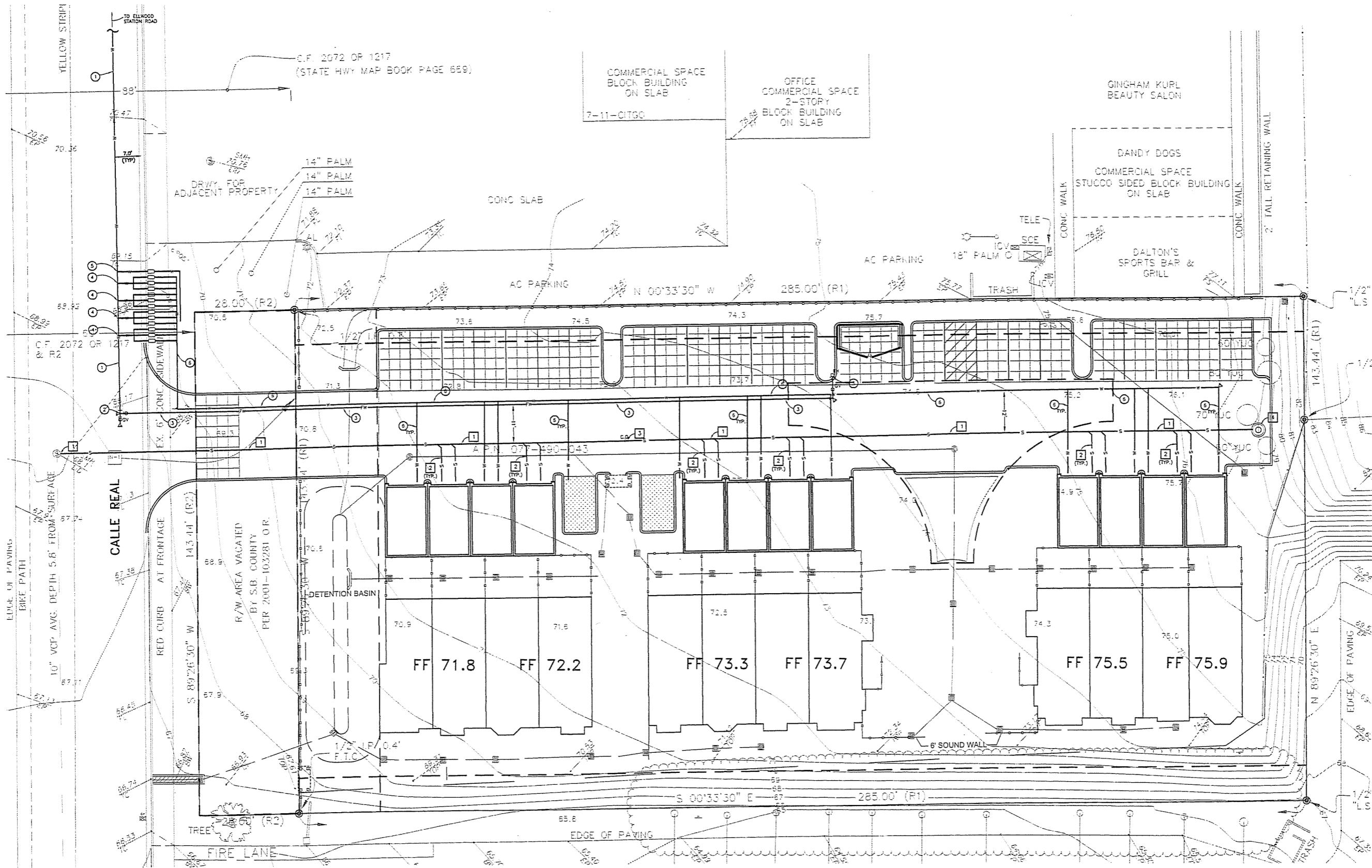
Citrus Village  
7388 Calle Real, Goleta

PRELIMINARY GRADING AND DRAINAGE PLAN



Peikert Group Architects, LLP.  
10 East Figueroa Street, Santa Barbara CA 93013  
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C1  
October 20, 2008

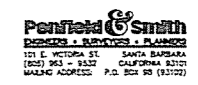
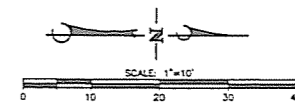


**WATERLINE CONSTRUCTION NOTES**

- (IN CONFORMANCE WITH GOLETA WATER DISTRICT STANDARDS AND SPECIFICATIONS)
- 1 CONSTRUCT 8" DIA. WATER MAIN AND CONNECT TO EXISTING MAIN AT ELLWOOD STATION ROAD.
  - 2 CONSTRUCT 8"x8"x5" TEE, (1)-8" M/J VALVE, (1)-8" M/J VALVE, 5' LONG PE SPOOL, BLIND FLANGE, AND CONCRETE THRUST BLOCKS.
  - 3 CONSTRUCT 6" DIA. FIRE WATERLINE AND COMMERCIAL FIRE HYDRANT, COMPLETE.
  - 4 CONSTRUCT MANHOLE CONNECTION TO 12" WATER SERVICE AND 5/8" METERS PER GOLETA WATER DISTRICT STANDARDS.
  - 5 CONSTRUCT 1" WATER SERVICE METER FOR IRRIGATION SERVICE.
  - 6 CONSTRUCT (12)- 1" TYPE K SOFT COPPER TUBING WATER SERVICES TO 5' OUTSIDE OF BUILDINGS AND CONNECT TO BUILDING WATER SERVICES.

**SEWER CONSTRUCTION NOTES**

- (IN CONFORMANCE WITH GOLETA WEST SANITARY DISTRICT STANDARDS AND SPECIFICATIONS)
- 1 CONSTRUCT 8" DIA. SDR35 PVC SEWER MAIN AND CONNECT TO EXISTING 10" DIA. SEWER MAIN IN CALLE REAL AT MANHOLE.
  - 2 CONSTRUCT 4" DIA. SDR35 PVC SEWER LATERAL TO 5' OUTSIDE OF BUILDING AND CONNECT TO BUILDING SEWER SERVICES.
  - 3 CONSTRUCT SEWER CLEANOUT.
  - 4 CONSTRUCT 4" DIA. SEWER MANHOLE.



NO. DATE: BY: DESCRIPTION

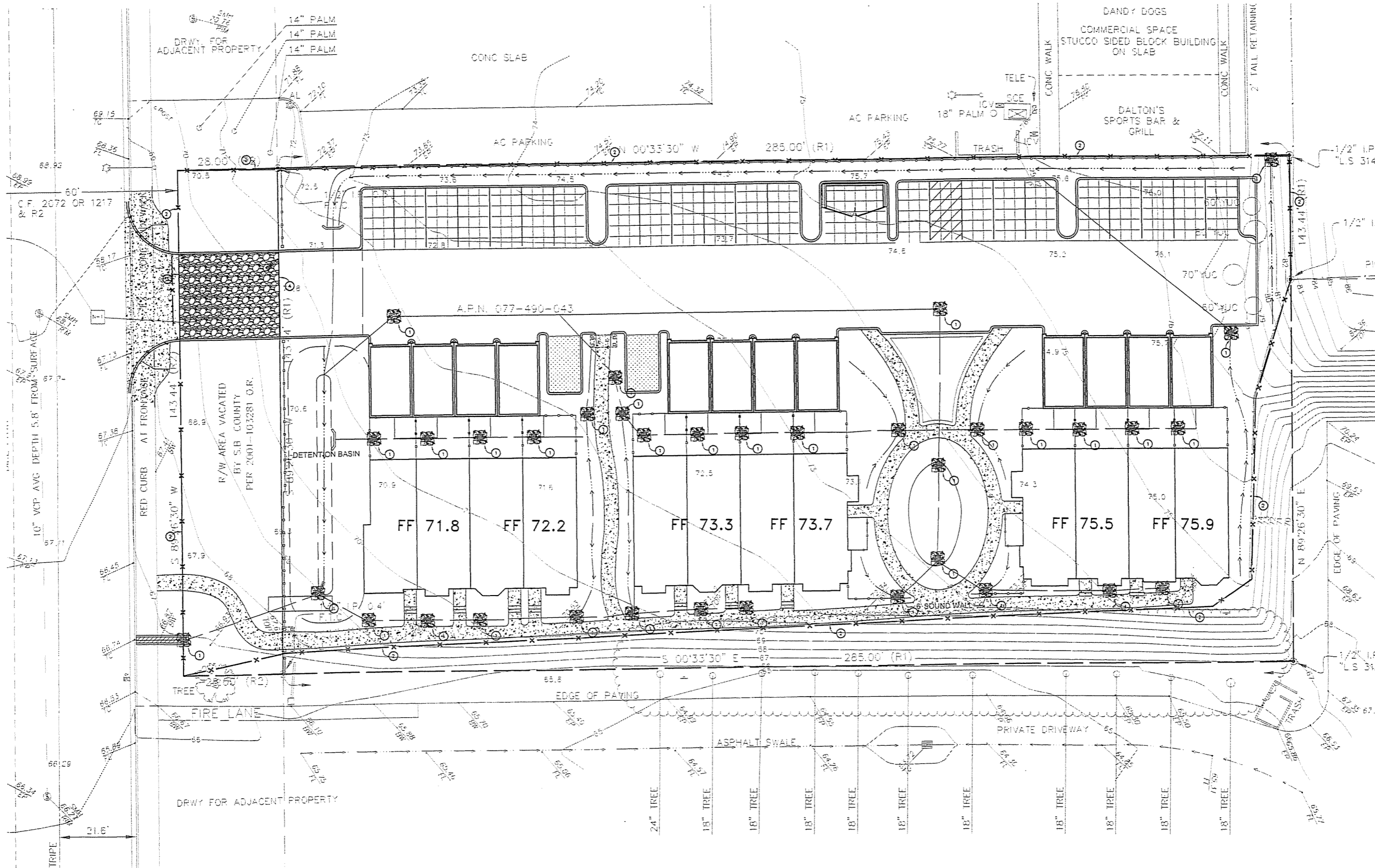
DATE: 10/20/08

**Peikert Group Architects, LLP**  
 401-C E. CARILLO ST., SANTA BARBARA, CA 93101  
 PHONE: 805.963.0293 FAX: 805.963.0304

DESCRIPTION: Preliminary Utility Plan  
 PROJECT: CITRUS VILLAGE 7388 Calle Real - Goleta, Ca.  
 CLIENT: Peikert Group Architects, LLP

SHEET  
**C2**





R:\ACAD\work\15122\Civil\15122EC.dwg

**GENERAL NOTES**

- 1. CONSTRUCT TEMPORARY ROCK BAG CATCH BASIN SEDIMENT BARRIER DURING PROJECT CONSTRUCTION.
- 2. CONSTRUCT SILT FENCE PRIOR TO AND DURING THE GRADING, AND THE ESTABLISHMENT OF THE SITE LANDSCAPING AND PLANTINGS.
- 3. CONSTRUCT OPENING IN SILT FENCE FOR CONSTRUCTION ENTRANCE AND TEMPORARY ROCK BAG SEDIMENT BARRIER ACROSS ROAD, 1-2' BAG HIGH, DURING PROJECT CONSTRUCTION.
- 4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, MIN. 1'-3" STONES, 12" DEEP PLACED AT MIN. 30' LENGTH BY MIN. 20' WIDTH AT LOCATION TO BE DETERMINED BY CONTRACTOR AND APPROVED BY OWNER AND CITY.

**LEGEND**

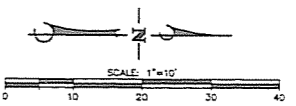
- ROCK BAGS
- SILT FENCE

**GENERAL NOTES**

THIS PLAN SHOWS THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.

CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITIONS, AND SATISFACTORY TO THE GOVERNING AGENCIES AND OWNER'S REQUIREMENTS.

ALL GRADED AREAS WITHOUT IMMEDIATE SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH COCONUT HUSK MATTING, GEOTEX/DRAINAGE 700, PRACTIC SOIL STABILIZATION (ES&S-925-7737) AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



**Penfield & Smith**  
 DESIGNERS - SURVEYORS - PLANNERS  
 101 E. VICTORIA ST. SANTA BARBARA  
 (805) 963-1942 CALIFORNIA 93101  
 MAILING ADDRESS: P.O. BOX 98 (93102)

DATE: 10/20/08

NO: DATE: BY: DESCRIPTION

**Peikert Group Architects, LLP**  
 401-C E. CARRILLO ST., SANTA BARBARA, CA 93101  
 PHONE: 805.963.0283 FAX: 805.963.0304

DESCRIPTION: Preliminary Erosion Control Plan  
 PROJECT: CITRUS VILLAGE 7300 Calle Real - Goleta, Ca.  
 CLIENT: Peikert Group Architects, LLP

SHEET  
**C3**

