



# HERITAGE RIDGE

Formal Application Submittal 9/12/2014

Goleta, CA  
Michael Towbes, LLC



Vicinity Map - N.T.S.

**Project Summary:**

**Site Area:** 16.2 Acres  
**Public Park:** 2.0 Acres  
**Net Site:** 14.2 Acres  
**Total Homes:** 360 Homes  
 132 Senior Homes  
 228 Workforce Homes  
**Density:** 22.2 Homes/Acre  
 (25.3 Homes/Net Acre)

**Owner:**  
 Michael Towbes, LLC.  
 21 East Victoria Street, Suite 200  
 Santa Barbara, Ca 93101  
 (805) 962-2121  
 Contact: Craig Minus

**Civil Engineer:**  
 MAC Design Associates  
 1933 Cliff Drive, Suite 6  
 Santa Barbara, Ca 93109  
 (805) 957-4748  
 Contact: Dale Weber

**Architect:**  
 William Hezmalhalch Architects  
 2850 Redhill Ave, Suite 200  
 Santa Ana, Ca 92705  
 (949) 250-0607  
 Contact: Jeff Chelwick

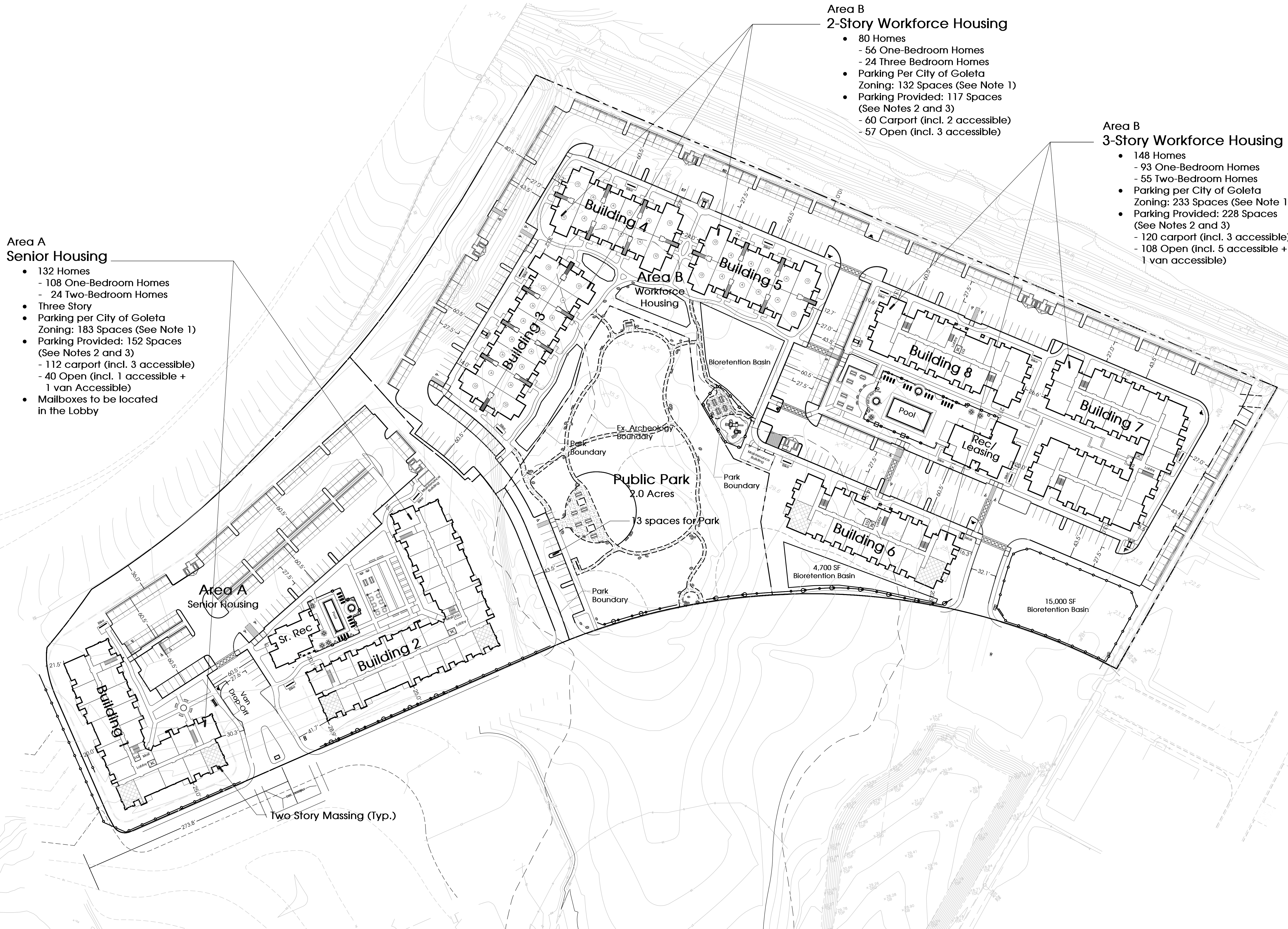
**Landscape Architect:**  
 True Nature  
 5266 Hollister Ave, Suite 230  
 Goleta, Ca 93111  
 (805) 770-2100  
 Contact: Kimberly True

**Drawing Index**  
 T-1 Title Sheet  
 SP-1 Conceptual Site Plan  
 A-1 Building 1 Building Plans  
 A-2 Building 1 Building Plans  
 A-3 Building 1 & 2 Floor Plans  
 A-4 Building 1 Building Elevations  
 A-5 Building 1 Building Elevations  
 A-6 Building 2 Building Plans  
 A-7 Building 2 Building Plans  
 A-8 Building 2 Building Elevations  
 A-9 Building 2 Building Elevations  
 A-10 Senior Recreation Building:  
 Floor Plan and Elevations  
 A-11 Building 3 Building Plans  
 A-12 Buildings 3, 4, & 5 Floor Plans

A-13 Building 3 Building Elevations  
 A-14 Buildings 4 & 5 Building Plans  
 A-15 Building 4 & 5 Building Elevations  
 A-16 Building 6 Building Plans  
 A-17 Buildings 6, 7, & 8 Floor Plans  
 A-18 Building 6 Building Elevation  
 A-19 Building 6 Building Elevation  
 A-20 Building 7 Building Plans  
 A-21 Building 7 Building Plans  
 A-22 Building 7 Building Elevations  
 A-23 Building 7 Building Elevations  
 A-24 Building 8 Building Plans  
 A-25 Building 8 Building Elevations  
 A-26 Building 8 Building Elevations  
 A-27 Workforce Recreation Building:  
 Floor Plan and Elevations

A-28 Workforce and Senior Housing:  
 Carport and Trash Enclosure  
 A-29 Color Boards  
 C-1 General Information  
 C-2 Vesting Tentative Parcel Map  
 C-3 Preliminary Grading and Drainage  
 C-4 Details and Cross Sections  
 CL-1 Preliminary Landscape Plan  
 CL-2 Preliminary Plant Palette  
 CL-3 Preliminary Park Landscape Plan





- Area A Senior Housing**
- 132 Homes
    - 108 One-Bedroom Homes
    - 24 Two-Bedroom Homes
  - Three Story
  - Parking per City of Goleta Zoning: 183 Spaces (See Note 1)
  - Parking Provided: 152 Spaces (See Notes 2 and 3)
    - 112 carport (incl. 3 accessible)
    - 40 Open (incl. 1 accessible + 1 van Accessible)
  - Mailboxes to be located in the Lobby

- Area B 2-Story Workforce Housing**
- 80 Homes
    - 56 One-Bedroom Homes
    - 24 Three Bedroom Homes
  - Parking Per City of Goleta Zoning: 132 Spaces (See Note 1)
  - Parking Provided: 117 Spaces (See Notes 2 and 3)
    - 60 Carport (incl. 2 accessible)
    - 57 Open (incl. 3 accessible)

- Area B 3-Story Workforce Housing**
- 148 Homes
    - 93 One-Bedroom Homes
    - 55 Two-Bedroom Homes
  - Parking per City of Goleta Zoning: 233 Spaces (See Note 1)
  - Parking Provided: 228 Spaces (See Notes 2 and 3)
    - 120 carport (incl. 3 accessible)
    - 108 Open (incl. 5 accessible + 1 van accessible)

**Summary**

Site Area: 16.2 Acres

Public Park: 2.0 Acres

Net Site: 14.2 Acres

Total Homes: 360 Homes
 

- 132 Senior Homes
- 228 Workforce Homes

Density: 22.2 Homes/Acre (25.3 Homes/Net Acre)

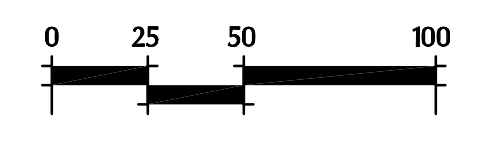
- Notes:**
- Parking per Goleta Zoning, Municipal Code Divisions 6, Section 35-251 et seq.:
    - Single bedroom or studio dwelling unit: One space per dwelling unit.
    - Two bedroom dwelling: Two spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces.
    - Three or more bedroom dwellings: Two and one-half (2.5) spaces per dwelling unit, located as required in b. above.
    - Visitor parking: One space per five dwelling units.
  - Parking Provided based on the Towbes Group Parking Demand Study:
    - Seniors:
      - 1 spaces per One Bedroom
      - 1.3 spaces per Two Bedroom
      - 1 Guest per 10 Units
    - Workforce:
      - 1 spaces per One Bedroom
      - 2 spaces per Two Bedroom
      - 2 spaces per Three Bedroom
      - 1 Guest per 6 units
  - Summary of accessible parking required per State of California Building Code Section 1109A Parking Facilities (refer to code for full requirements):
    - At least 2% of assigned parking spaces in each type of parking facility
    - At least 5% of unassigned parking spaces
    - At least one in every eight accessible space shall be van accessible
    - Accessible spaces shall be located on the shortest possible accessible route to an accessible building or unit entrance
    - Accessible spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
    - When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing lanes is necessary, the route shall be designated and marked as a crosswalk.
  - Building Coverage (Total Buildings/Net Area) = 22.06%
  - Common Open Space (Total Net area less parking, drive aisles, Buildings and Sidewalks: excludes park) = 5.93 Acres (41.8% of the Net Site)
  - Assumes one trash enclosure per 50 units. Number and design of trash enclosures to be confirmed with MarBorg Industries.
  - Site plan is for conceptual purposes only.
  - Site plan must be reviewed by planning, building, and fire departments for code compliance.
  - Base information per civil engineer.
  - Engineer to verify all setbacks and grading information Building Footprints might change due to the final design elevation style.
  - Building setbacks are measured from property lines to building foundation lines.

Conceptual Site Plan

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

September 12, 2014

201206100



Professionally Owned and Managed by  
 THE TOWBES GROUP, INC.

Heritage Ridge  
 Goleta, Ca  
 Michael Towbes, LLC

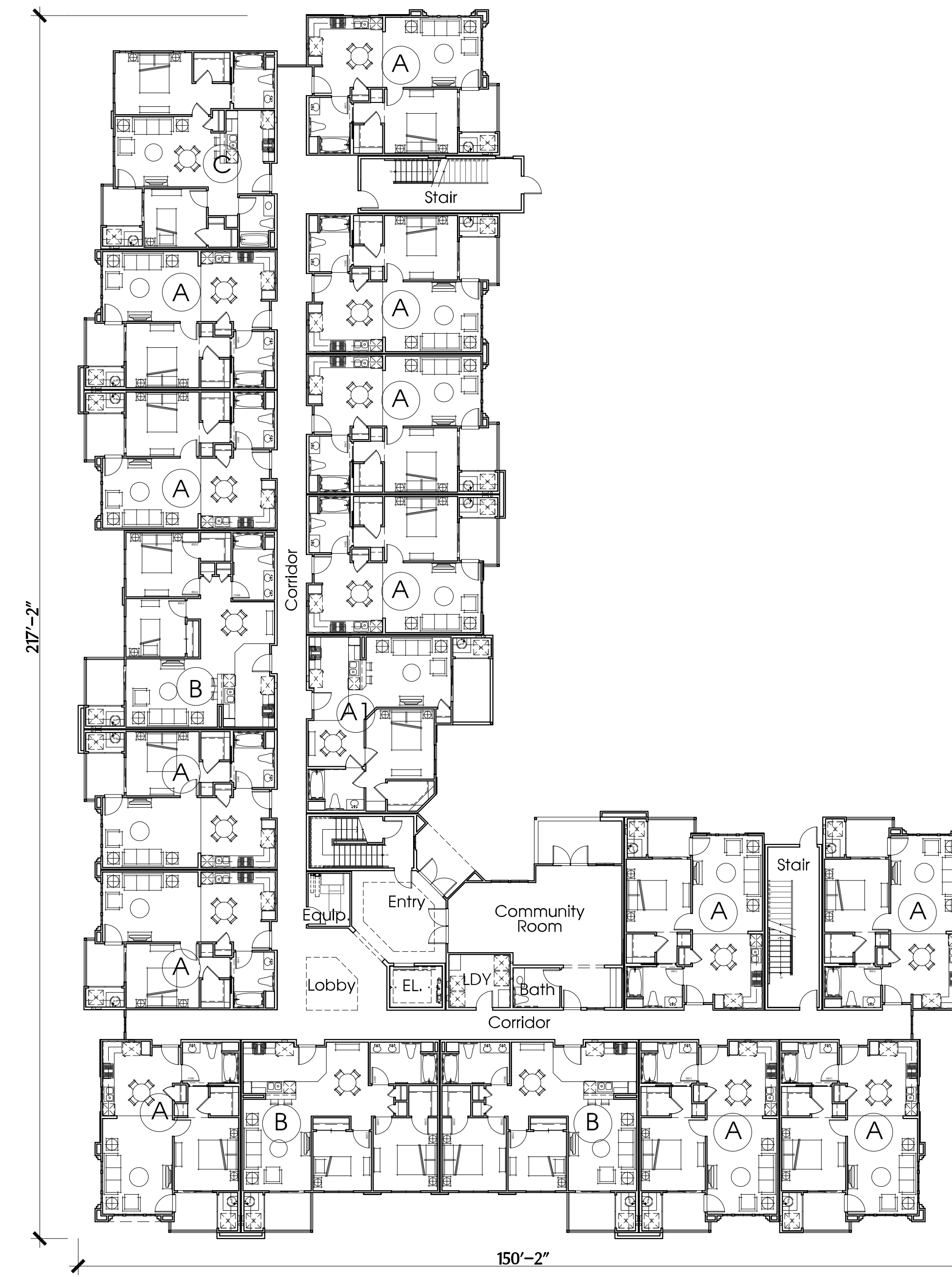
WILLIAM HEZMALHALCH ARCHITECTS, INC.  
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
 949 250 0607 www.wharchitects.com fax 949 250 1529

SP-1





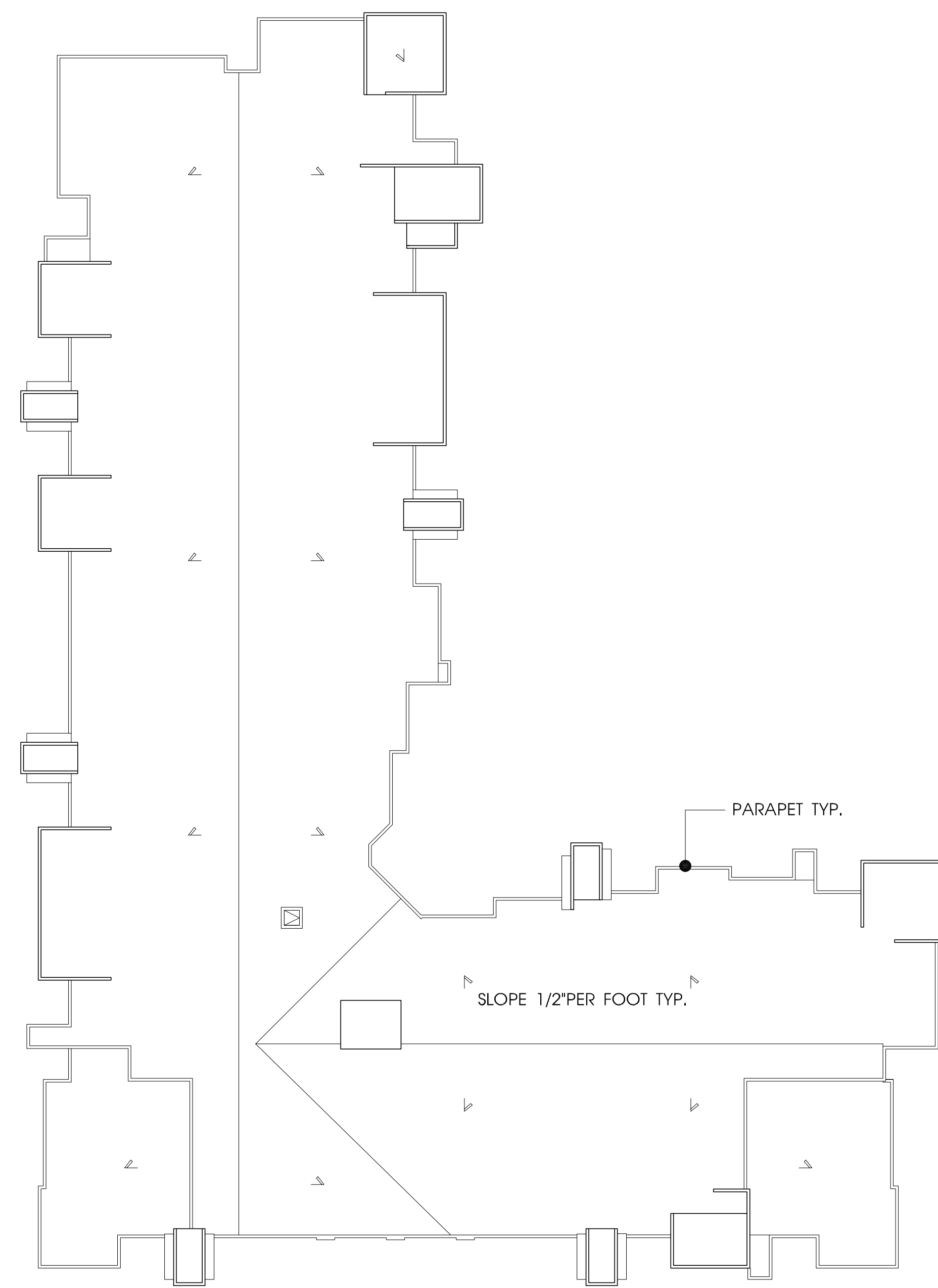
2nd Floor



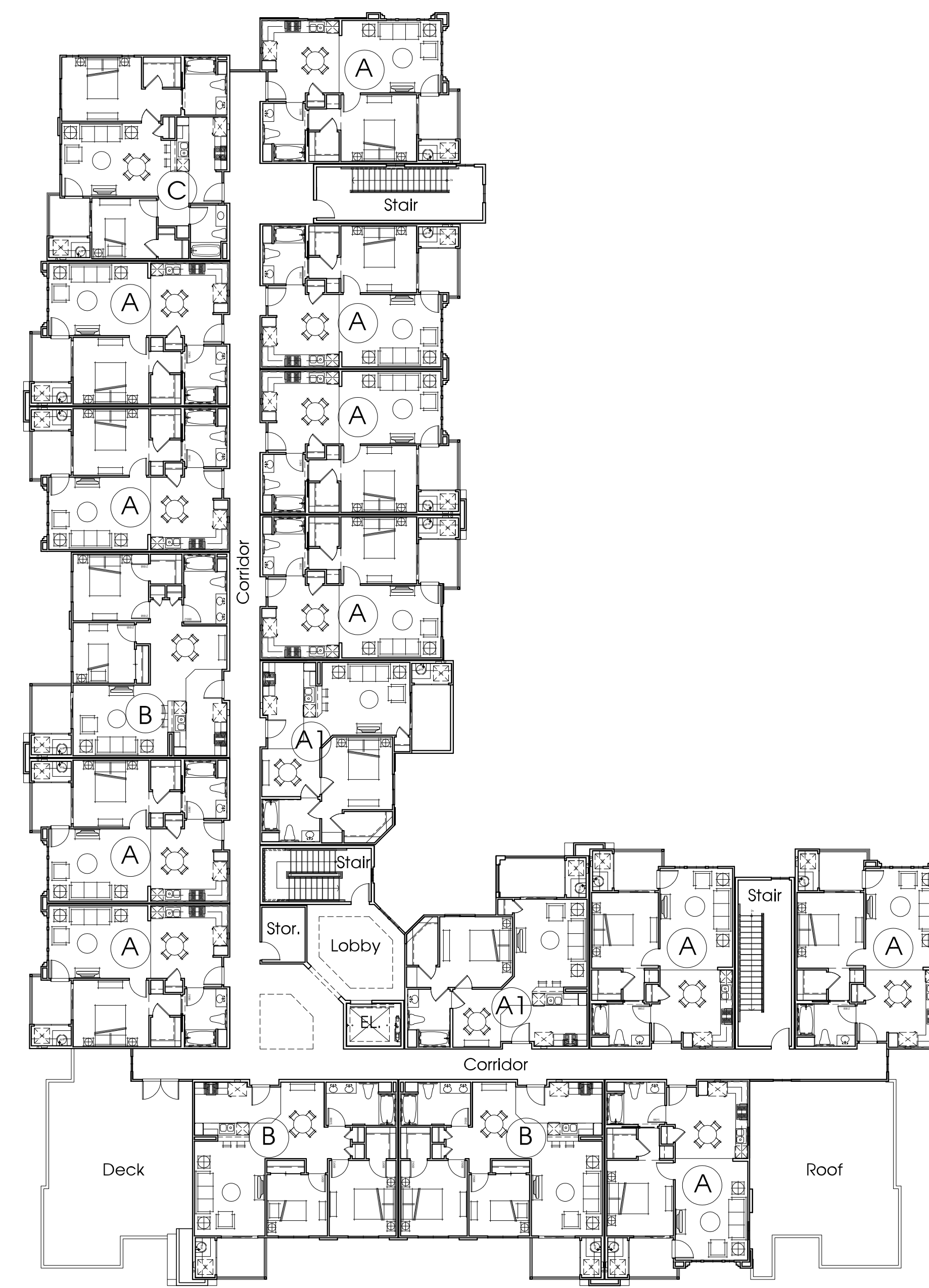
1st Floor

## Building 1: Building Plans Senior Housing

Heritage Ridge  
Goleta, Ca  
Michael Towbes, LLC



Roof

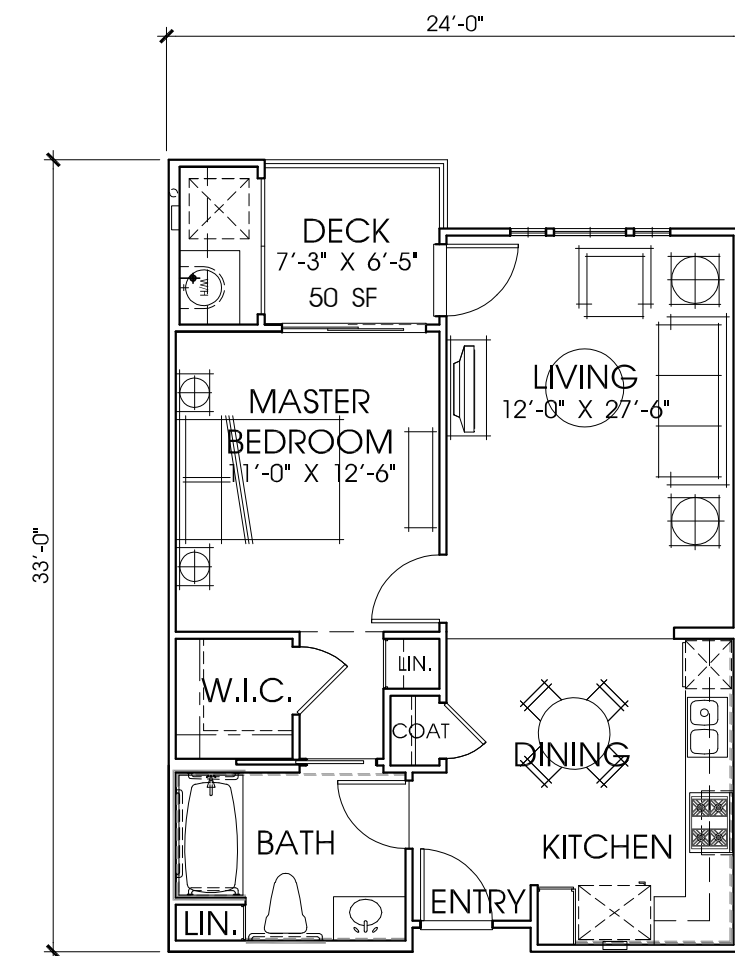


3rd Floor

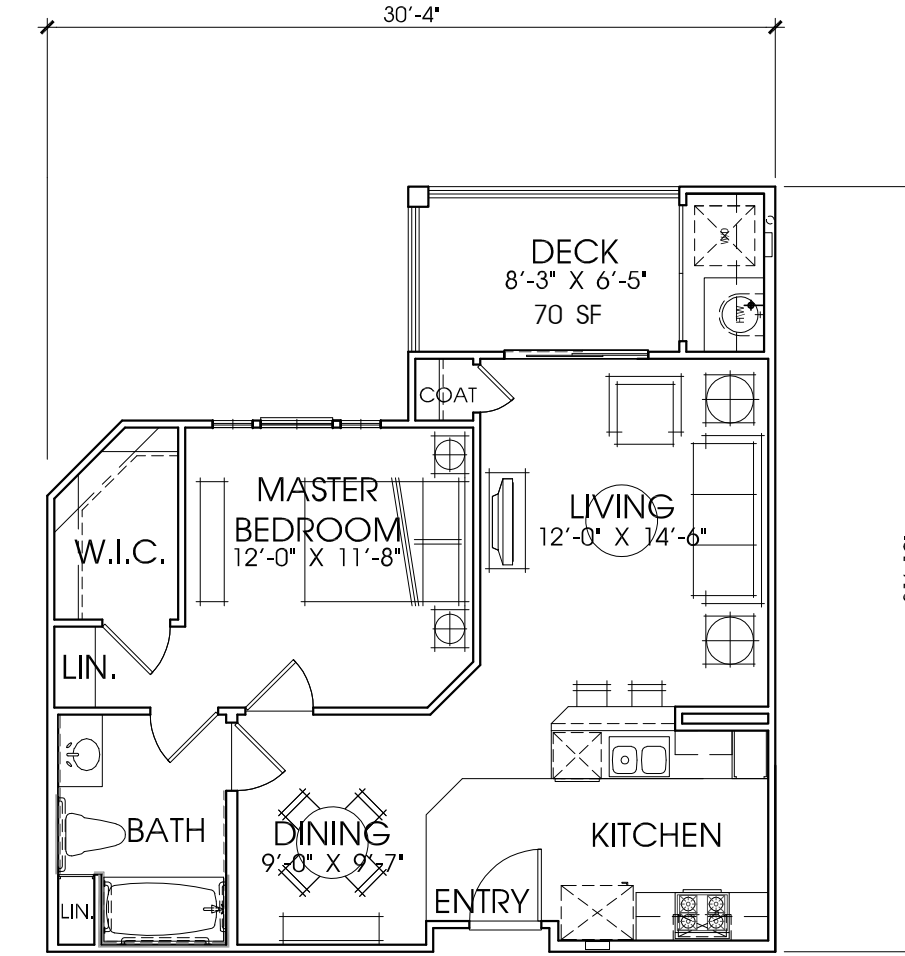
Building 1: Building Plans  
Senior Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC

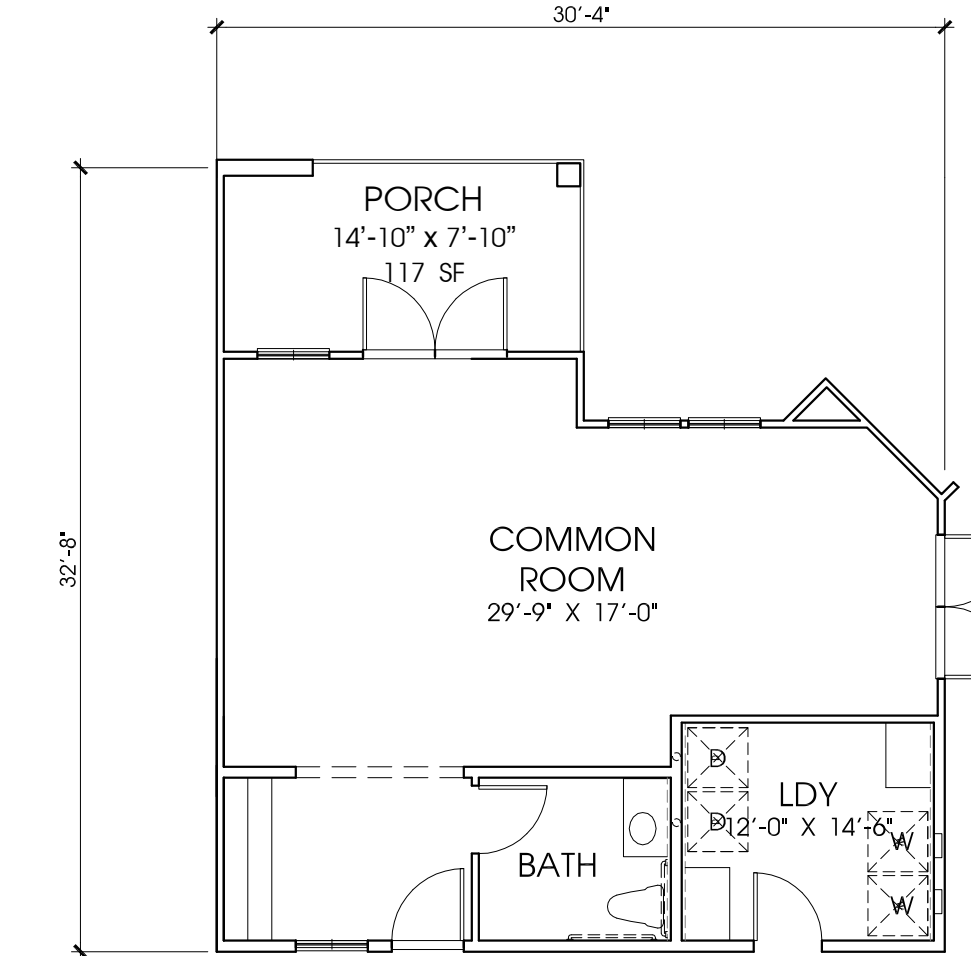




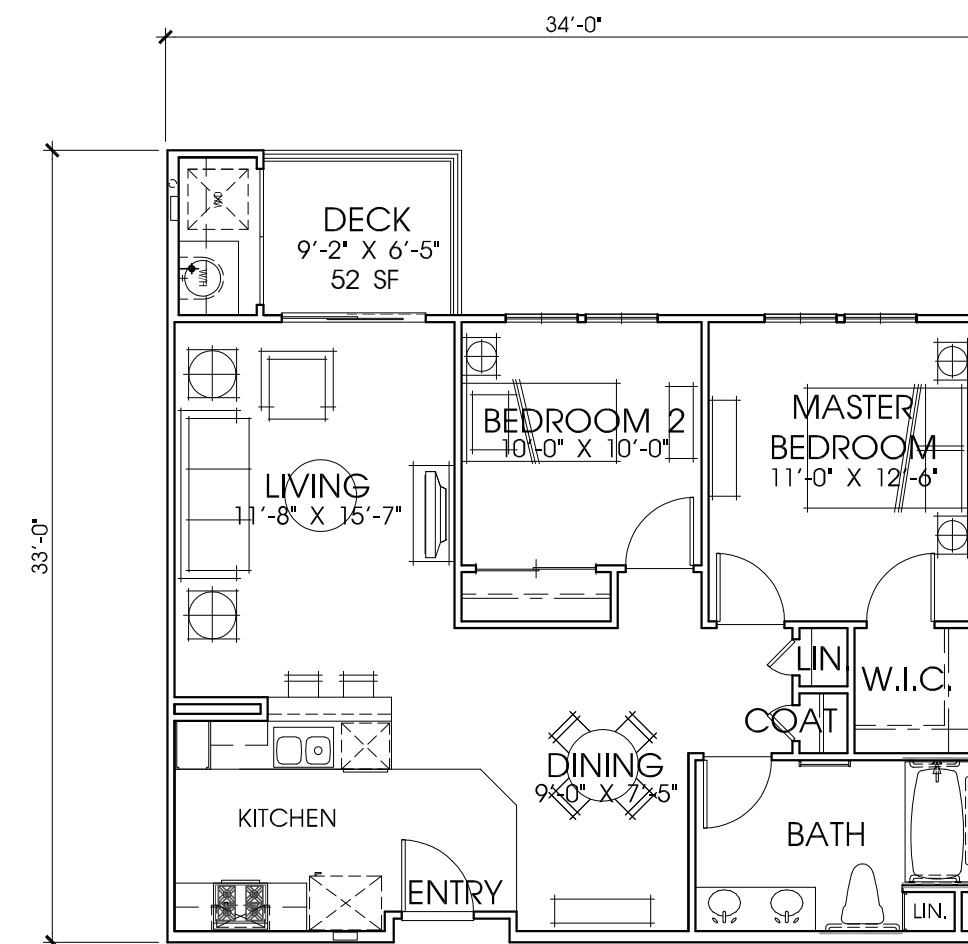
Plan A  
1 BDRM 1 BA  
634 S.F.



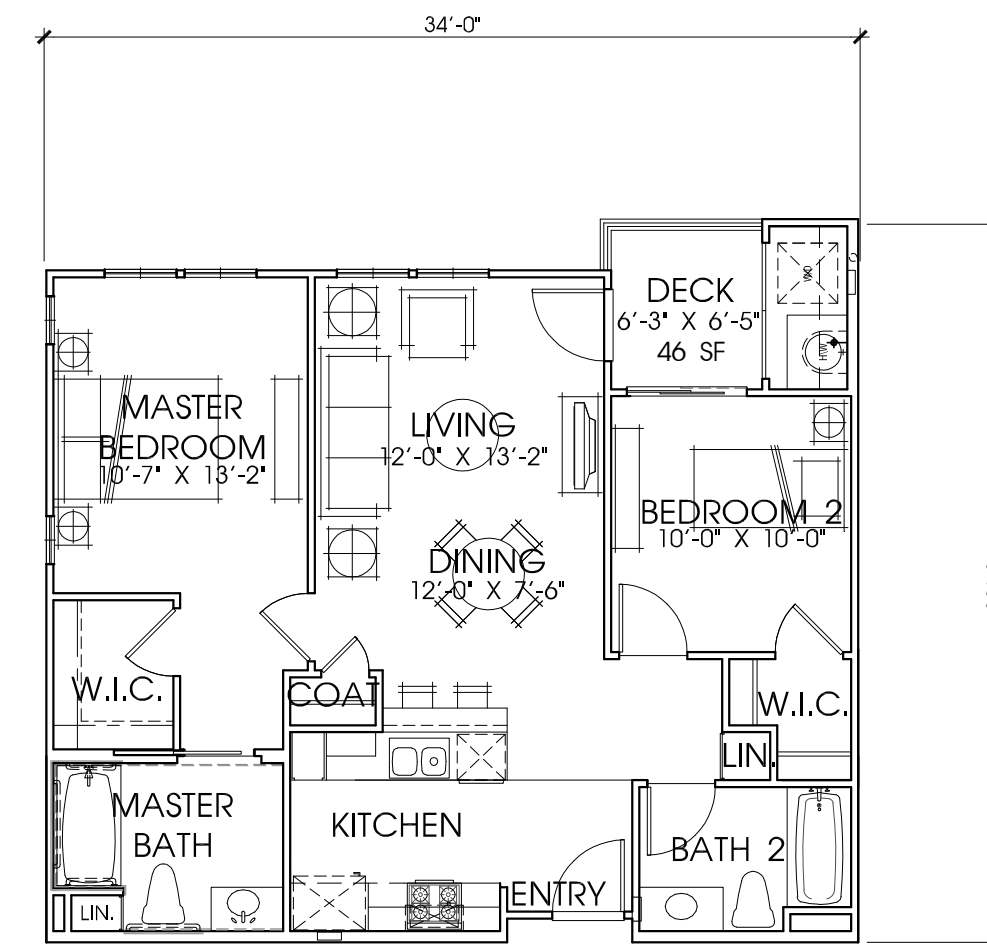
Plan A1  
1 BDRM 1 BA  
670 S.F.



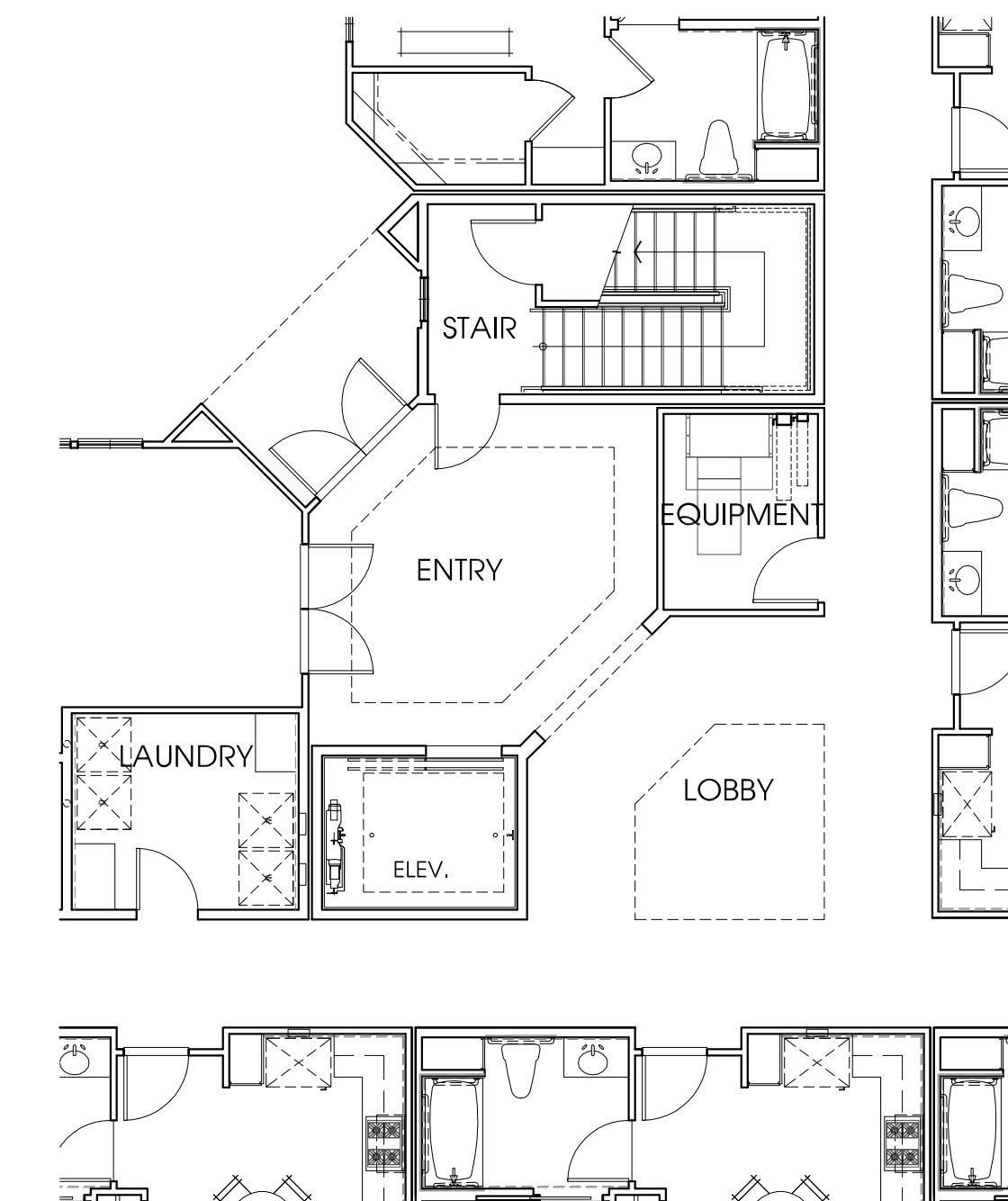
Community Room  
With Laundry



Plan B  
2 BDRM 1 BA  
835 S.F.



Plan C  
2 BDRM 2 BA  
847 S.F.



1st Floor Lobby Enlargement

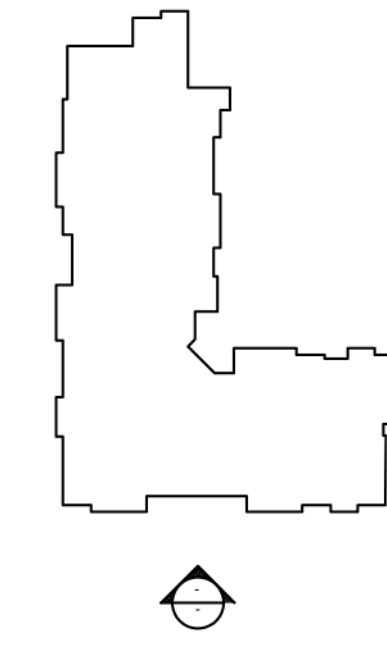
## Building 1 and 2: Floor Plans Senior Housing

Heritage Ridge  
Goleta, Ca  
Michael Towbes, LLC

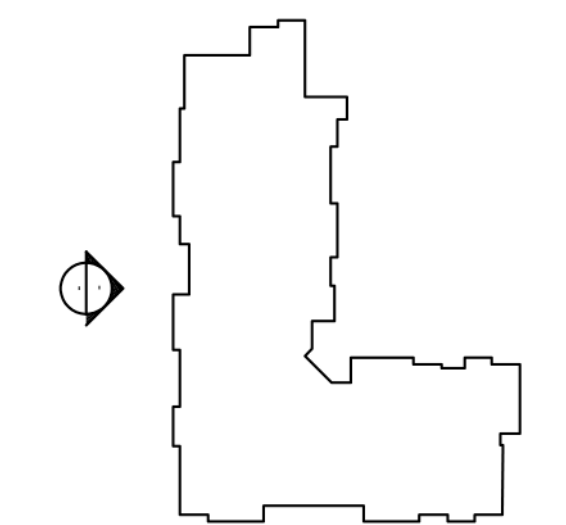




Camino Vista Elevation



Calle Koral Elevation



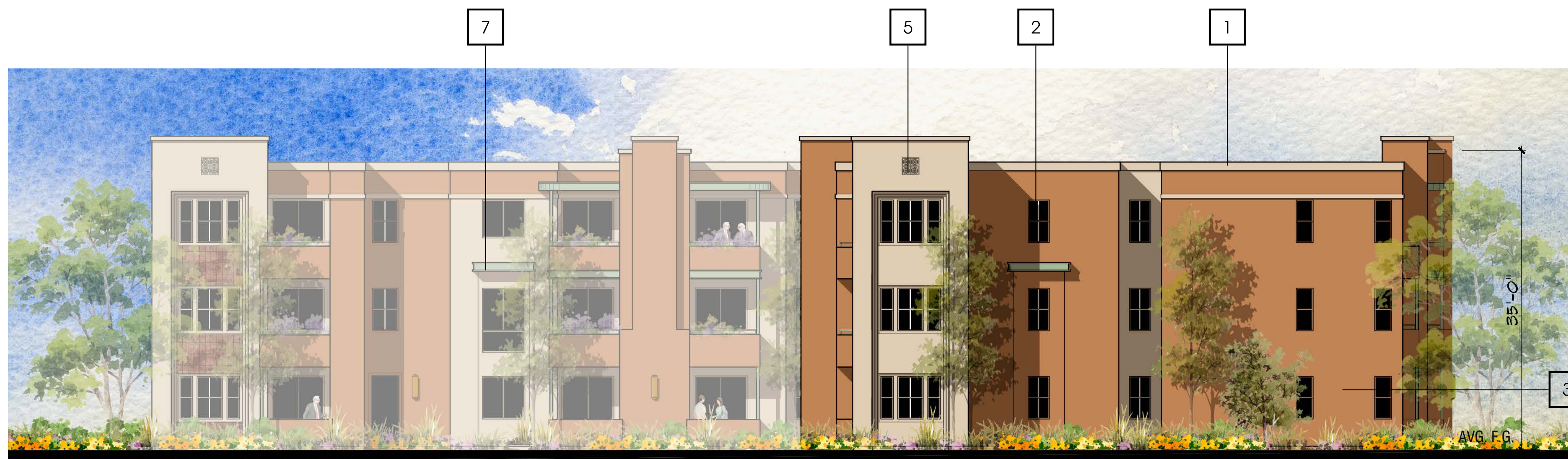
**MATERIAL LEGEND**

- 1. STUCCO OVER FOAM TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. STUCCO RAILS WITH METAL RAIL ACCENT
- 5. DECORATIVE MEDALLION
- 6. DECORATIVE TILE
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE

Building 1: Building Elevation  
Senior Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC





Los Carneros Elevation



East Elevation

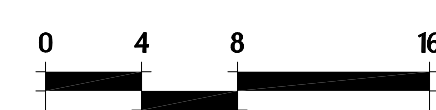
MATERIAL LEGEND

- 1. STUCCO OVER FOAM TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. STUCCO RAIL WITH METAL RAIL ACCENT
- 5. DECORATIVE MEDALLION
- 6. DECORATIVE TILE
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE

Building 1: Building Elevations  
Senior Housing

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

September 12, 2014  
201206100



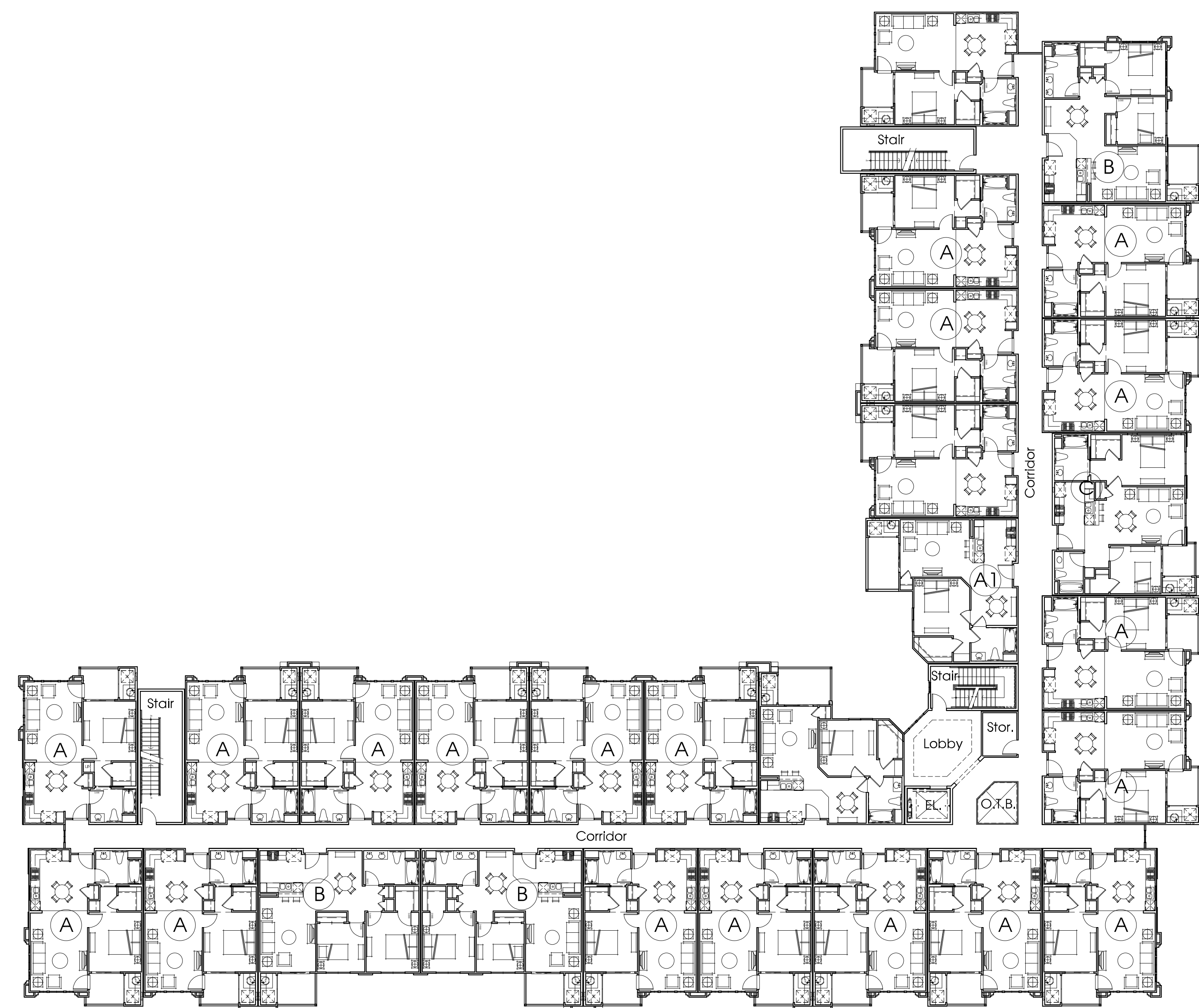
Professionally Owned and Managed by  
**TGI THE TOWBES GROUP, INC.**

Heritage Ridge  
Goleta, Ca  
Michael Towbes, LLC

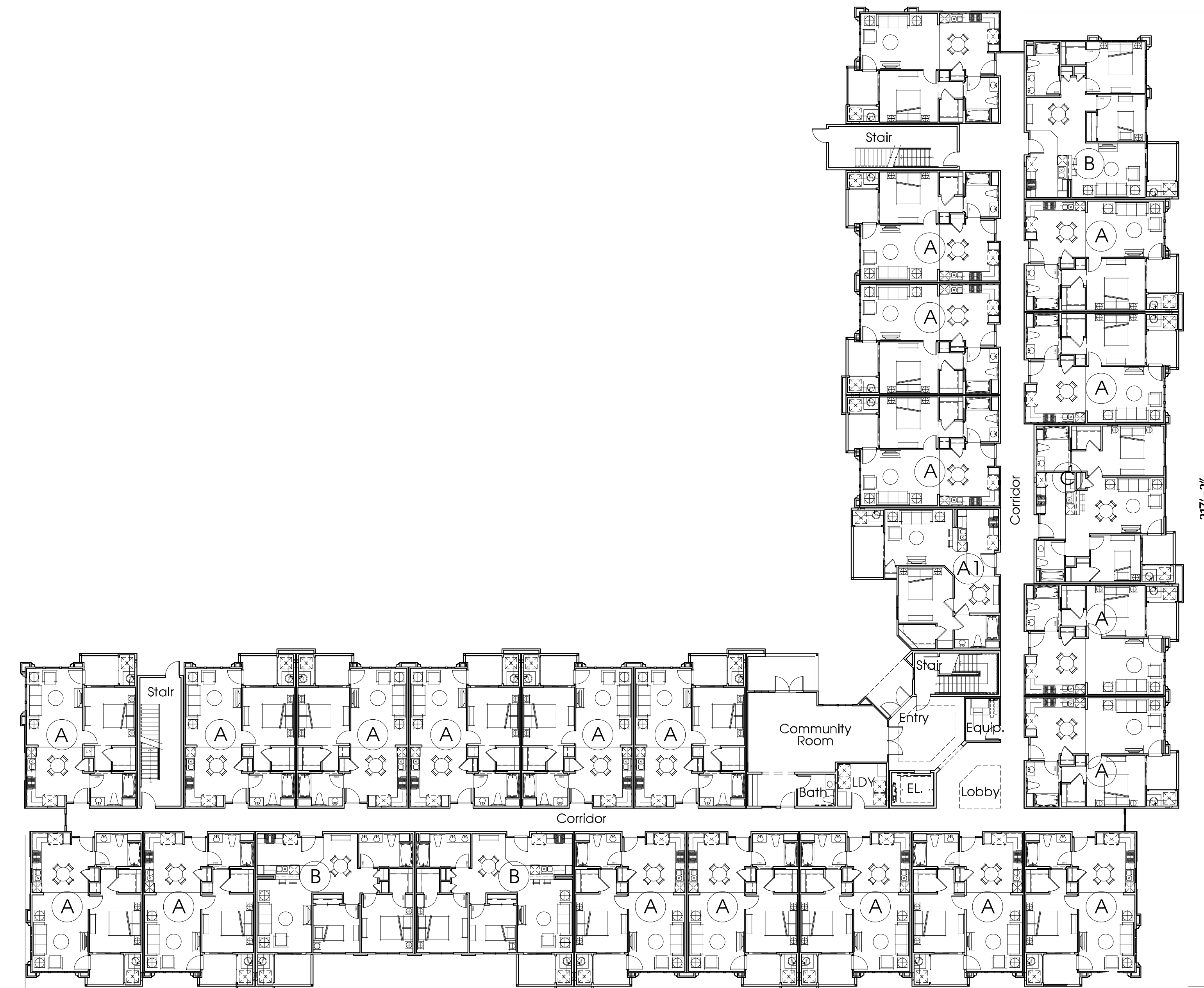
**WH**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0807 www.wharchitects.com fax 949 250 1529

A-5





2nd Floor



1st Floor

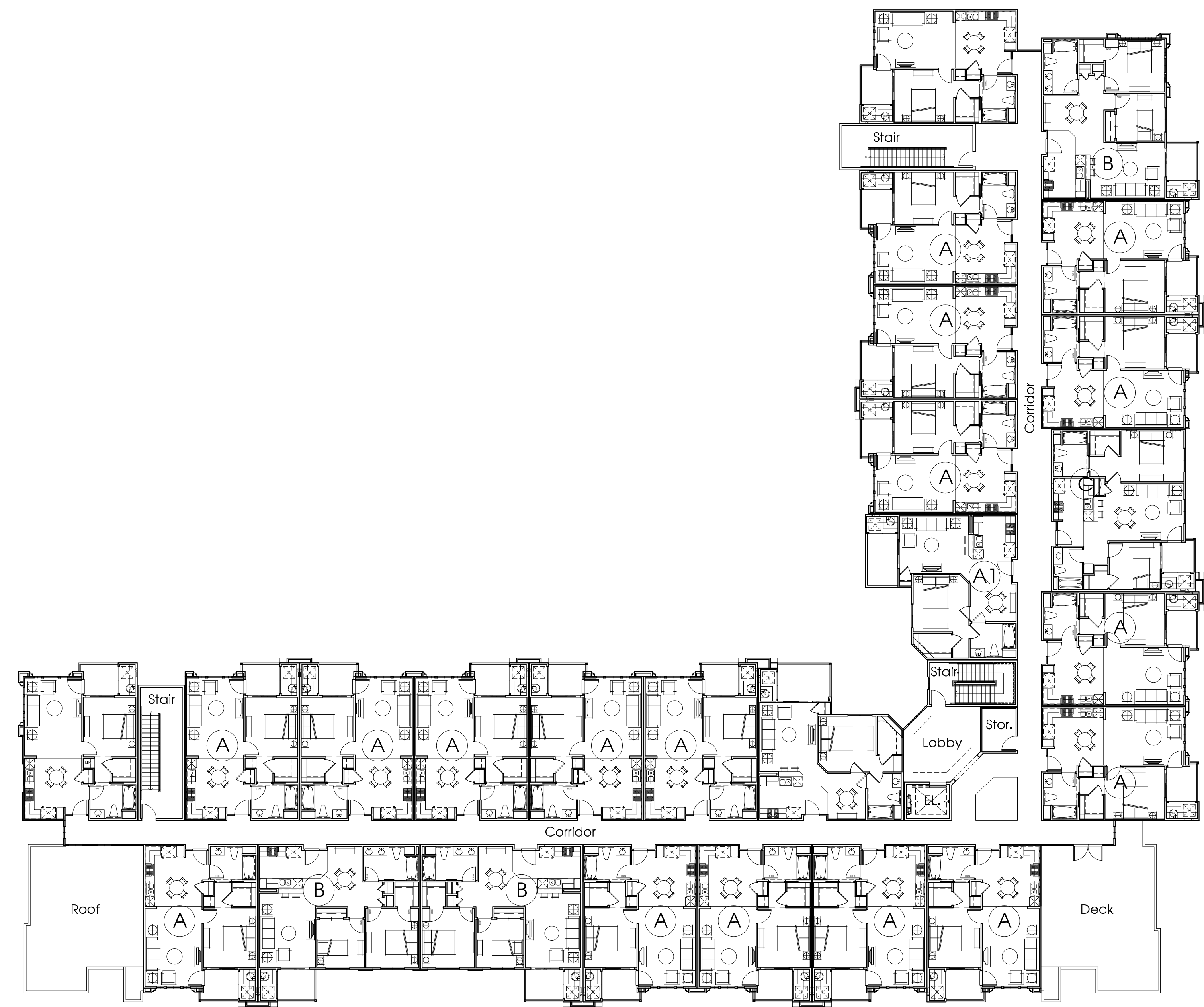
## Building 2: Building Plans Senior Housing

Heritage Ridge  
Goleta, Ca  
Michael Towbes, LLC





Roof

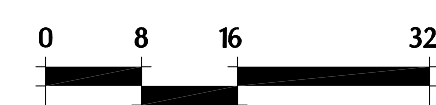


3rd Floor

## Building 2: Building Plan Senior Housing

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

September 12, 2014



Professionally Owned and Managed by  
**TGI THE TOWBES GROUP, INC.**

Heritage Ridge  
Goleta, Ca  
Michael Towbes, LLC

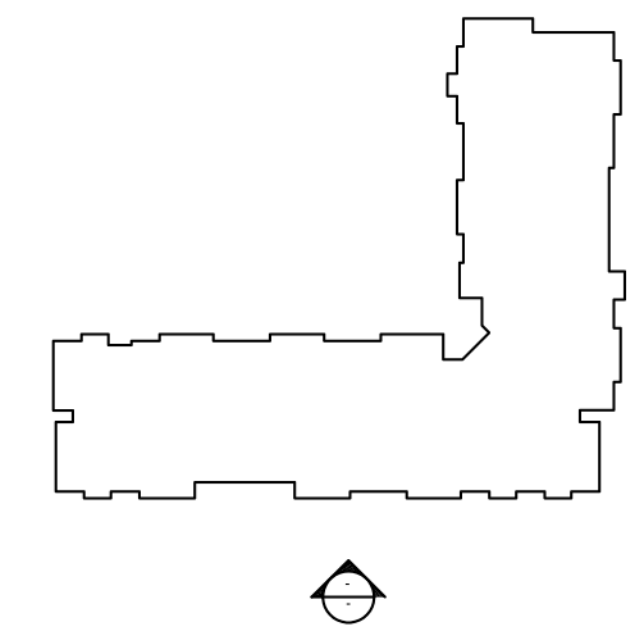
**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0607 www.wharchitects.com fax 949 250 1529

A-7

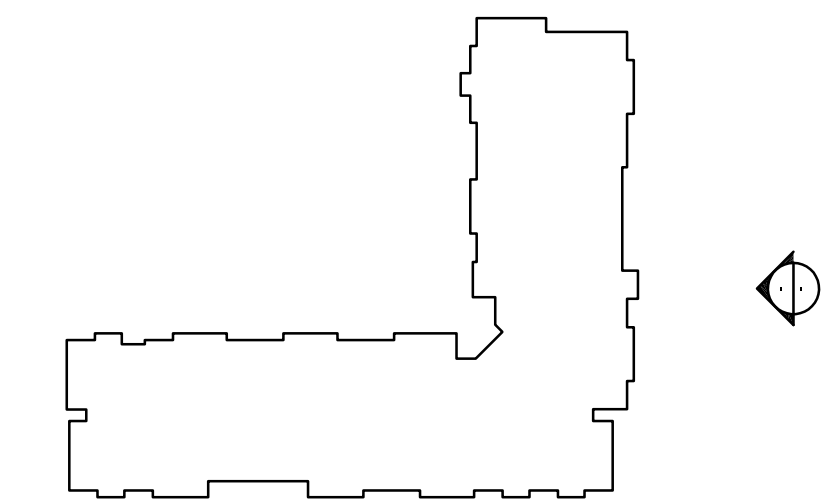




Camino Vista Elevation



East Elevation



MATERIAL LEGEND

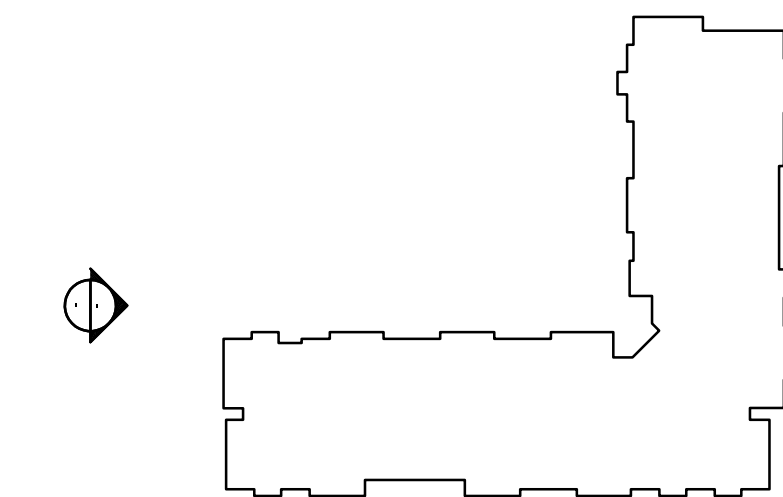
- 1. STUCCO OVER FOAM TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. STUCCO RAIL WITH METAL RAIL ACCENT
- 5. DECORATIVE MEDALLION
- 6. DECORATIVE TILE
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE

Building 2: Building Elevation  
Senior Housing

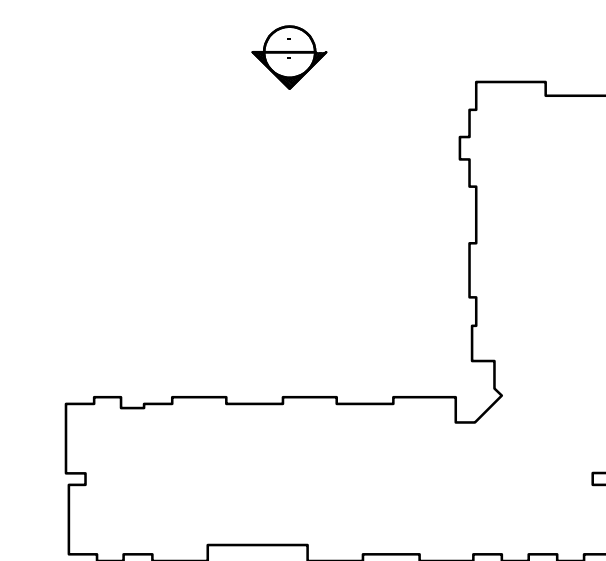




West Elevation



North Elevation



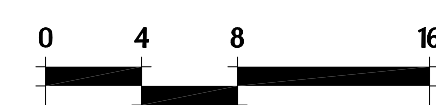
**MATERIAL LEGEND**

- 1. STUCCO OVER FOAM TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. STUCCO RAIL WITH METAL RAIL ACCENT
- 5. DECORATIVE MEDALLION
- 6. DECORATIVE TILE
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE

**Building 2: Building Elevations  
Senior Housing**

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

September 12, 2014  
201206100



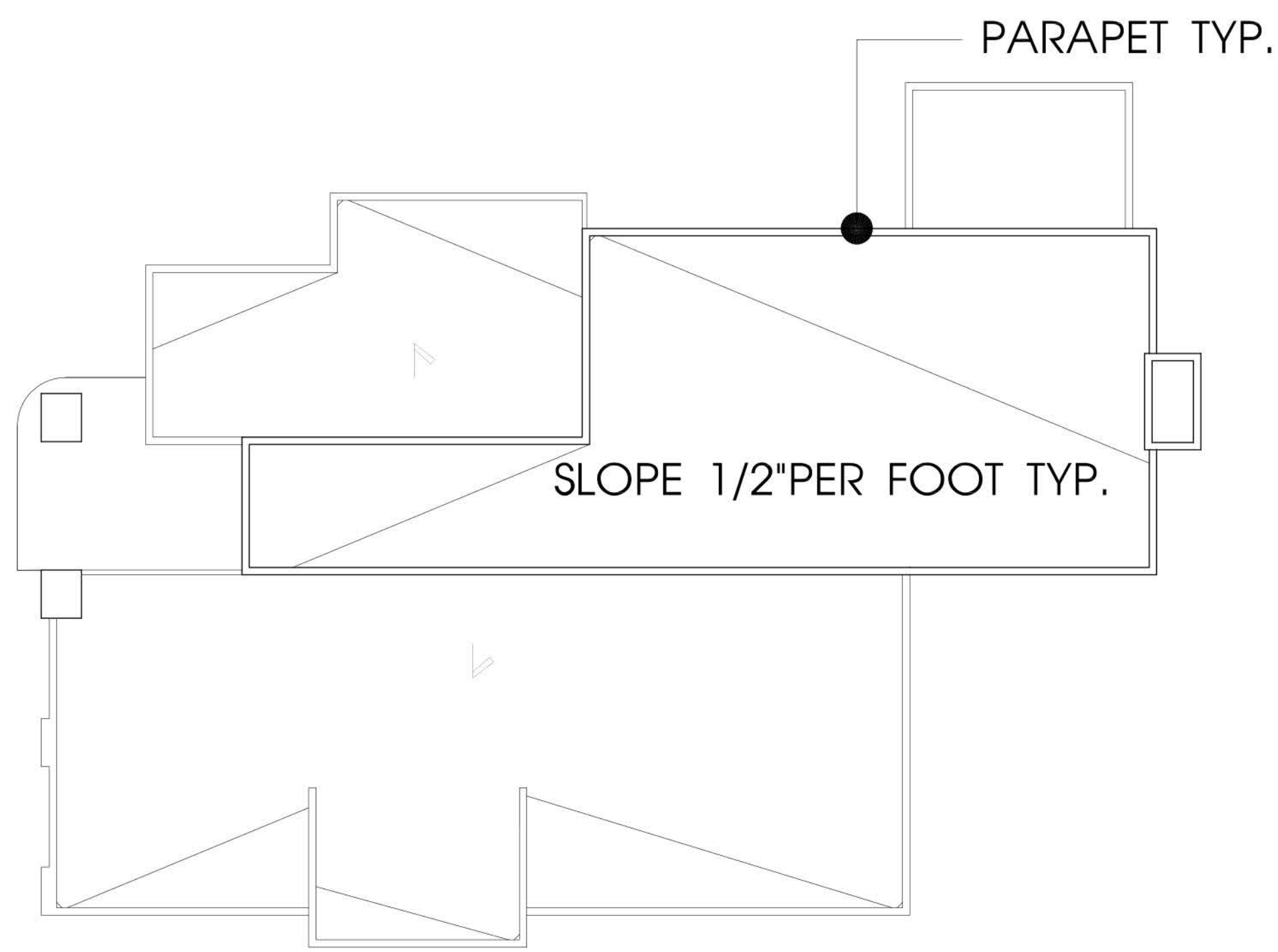
Professionally Owned and Managed by  
**TGI THE TOWBES GROUP, INC.**

**Heritage Ridge**  
Goleta , Ca  
Michael Towbes, LLC

**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543  
949 250 0807 www.wharchitects.com fax 949 250 1529

A-9

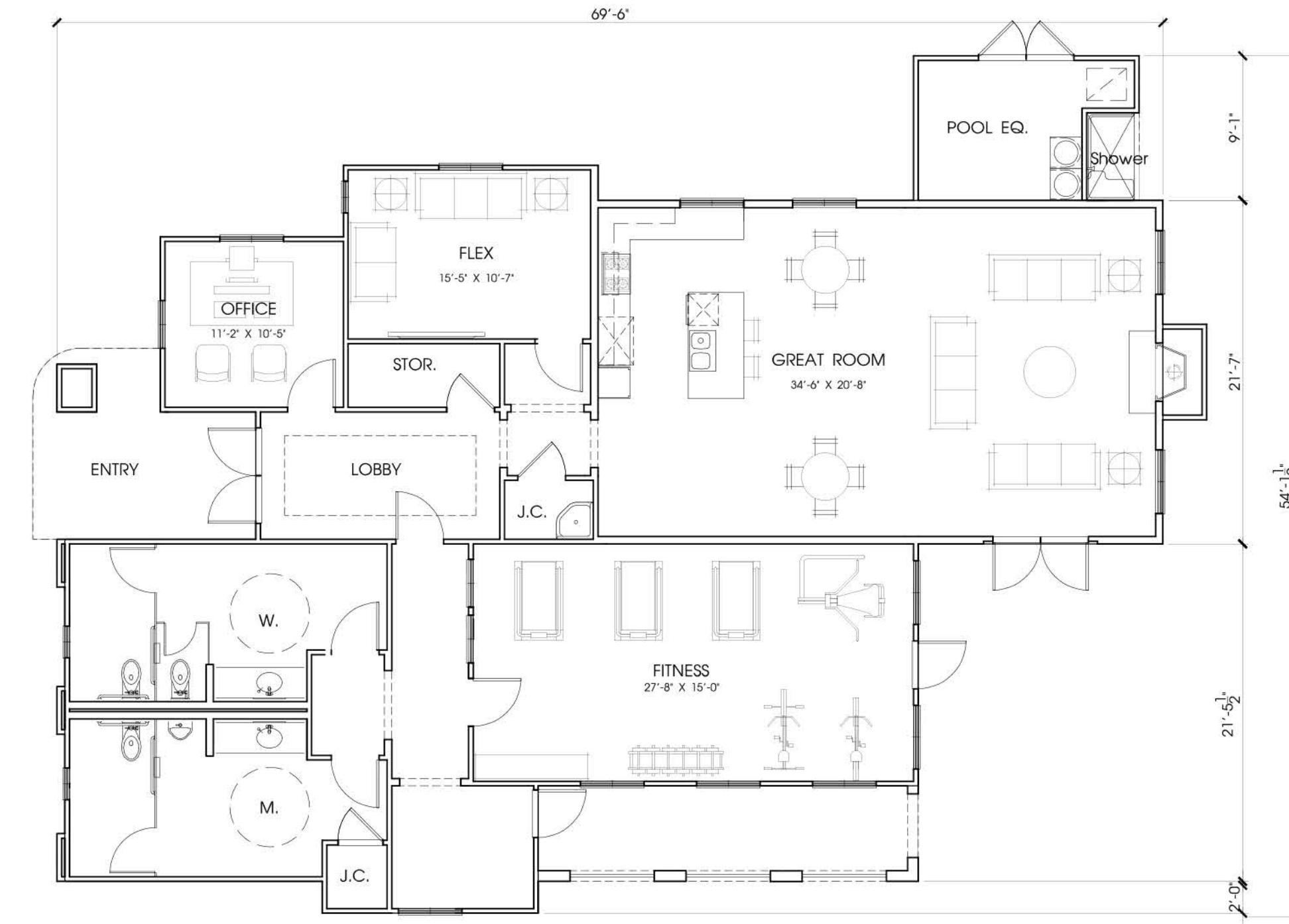




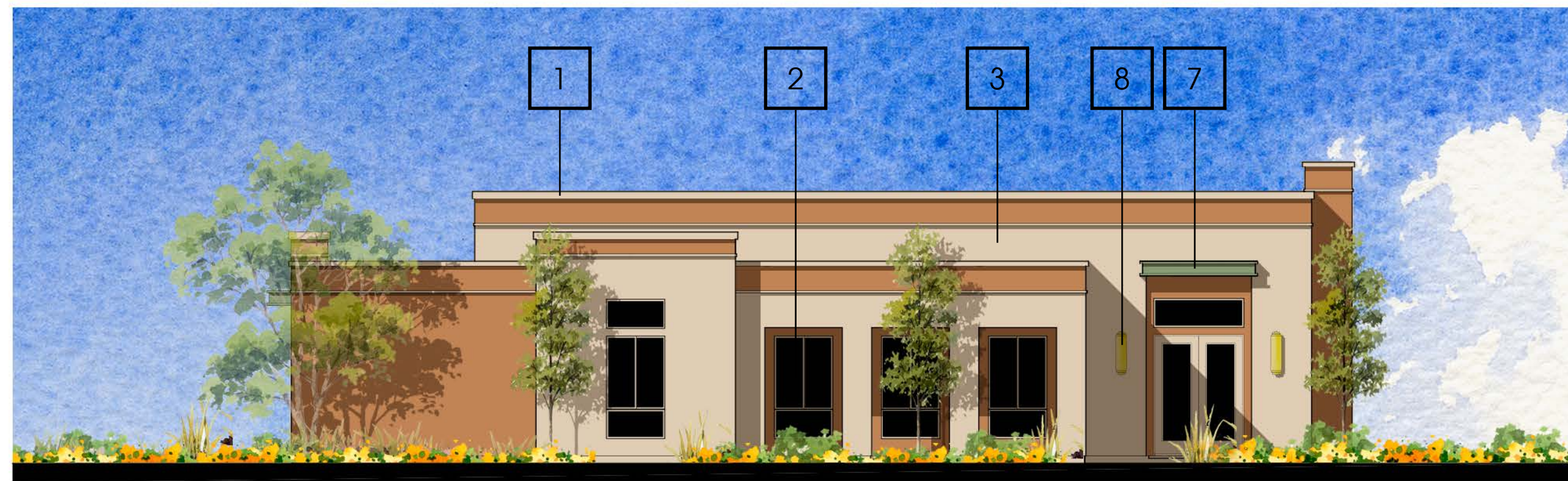
Roof Plan

**MATERIAL LEGEND**

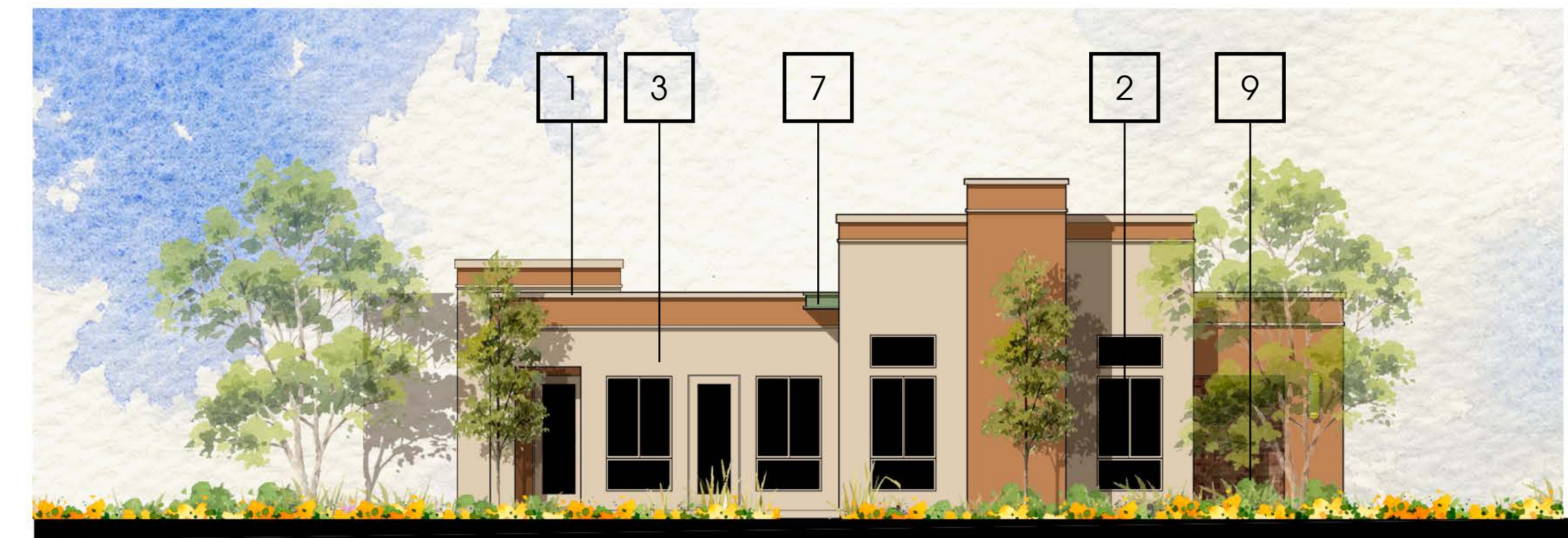
1. STUCCO OVER FOAM TRIM
2. VINYL WINDOW
3. STUCCO
4. STUCCO RAIL WITH METAL RAIL ACCENT
5. DECORATIVE MEDALLION
6. DECORATIVE TILE
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
9. OUTDOOR SHOWER



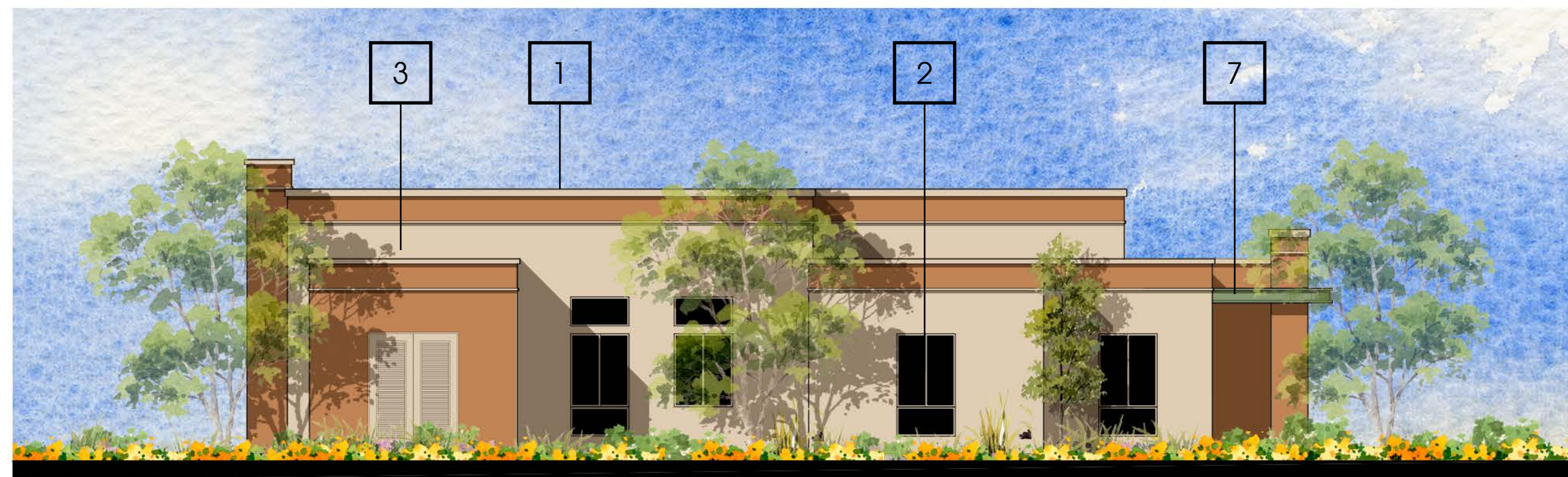
Floor Plan  
(2,344 SF)



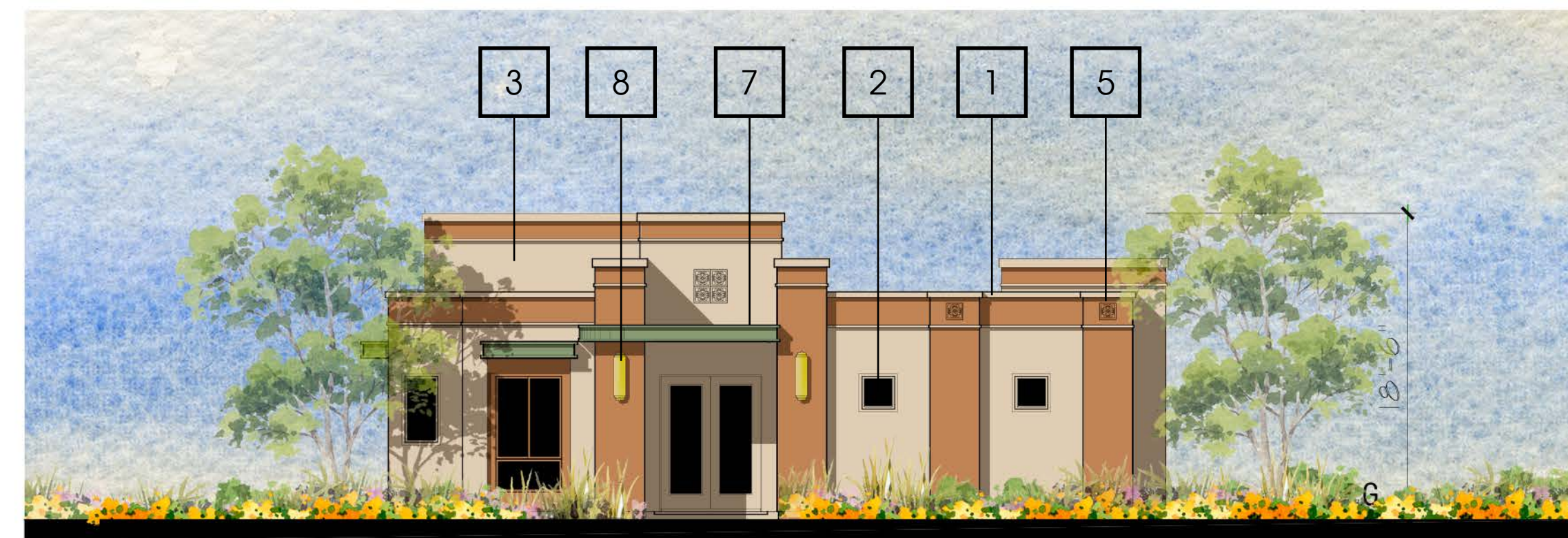
Right Elevation



Rear Elevation



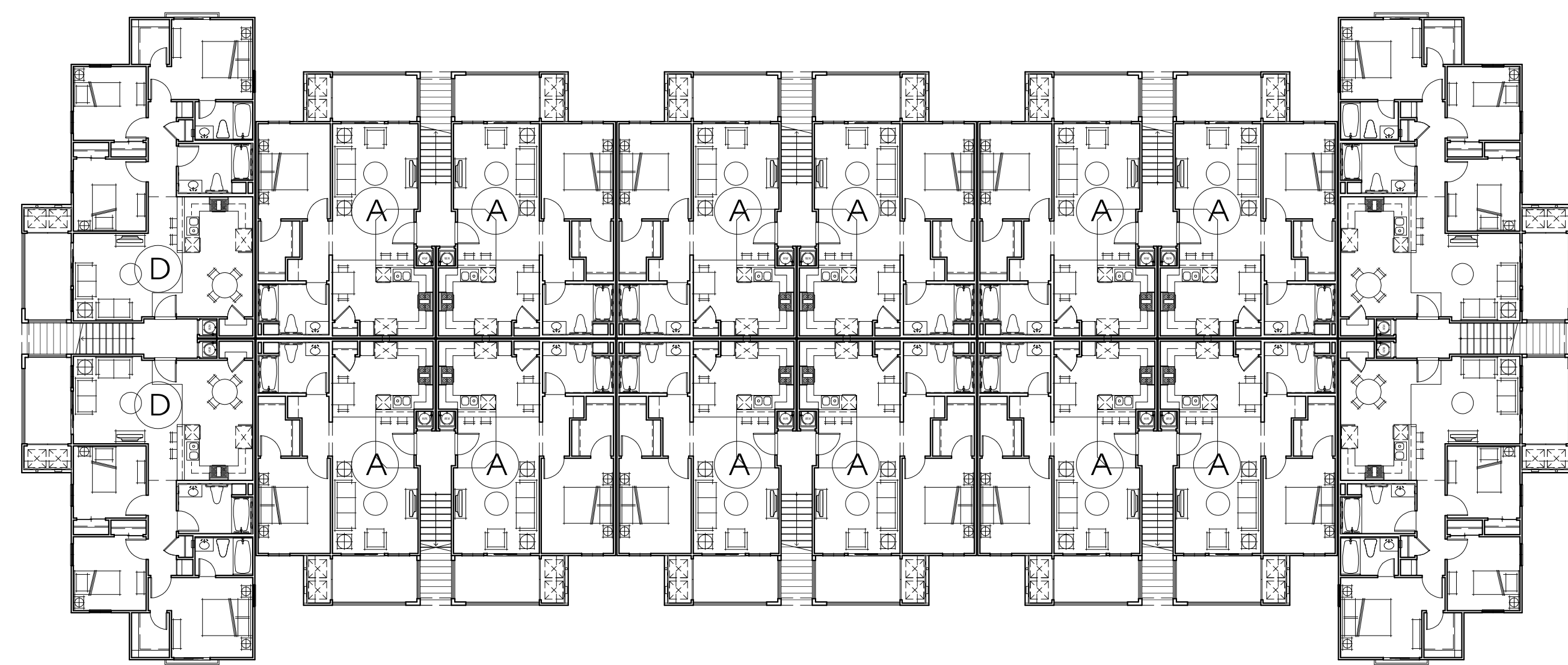
Left Elevation



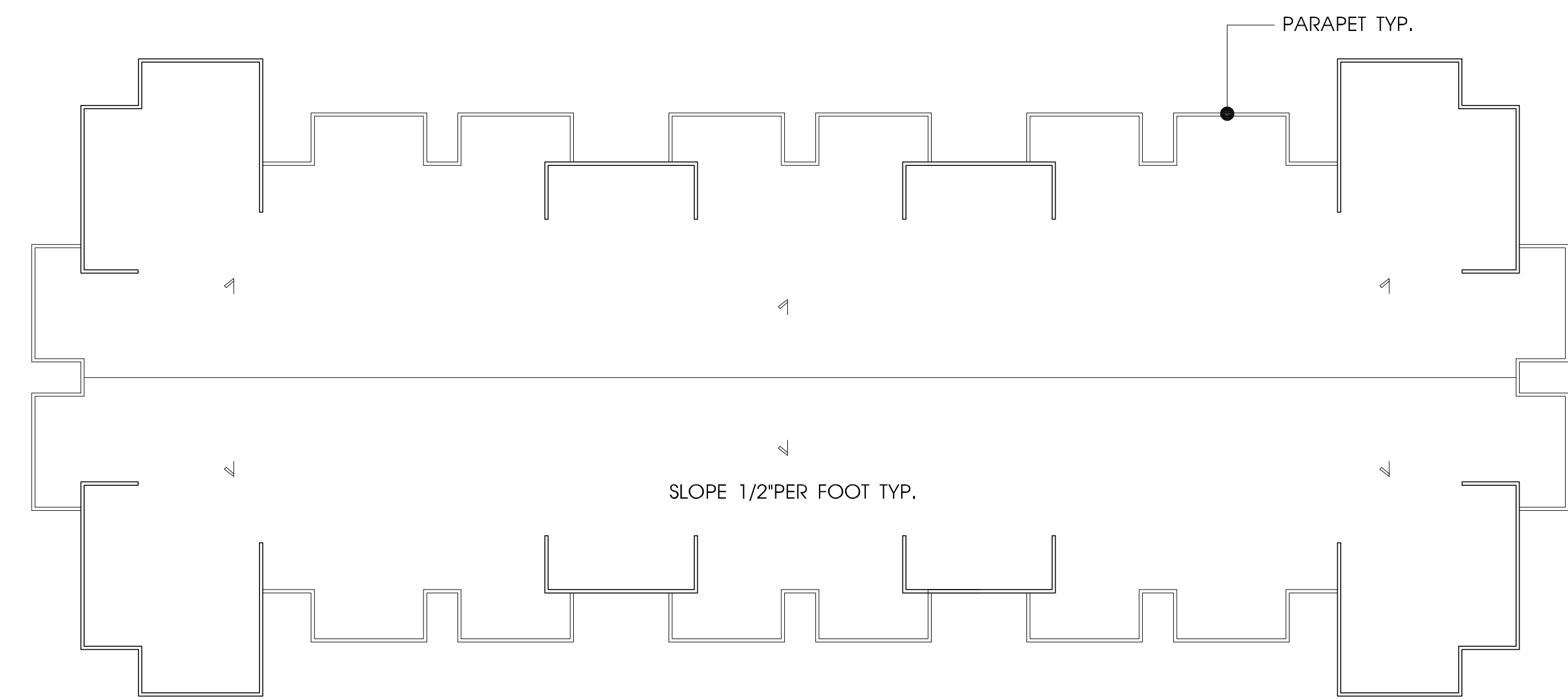
Front Elevation

Recreation Building: Floor Plan & Elevations  
Senior Housing

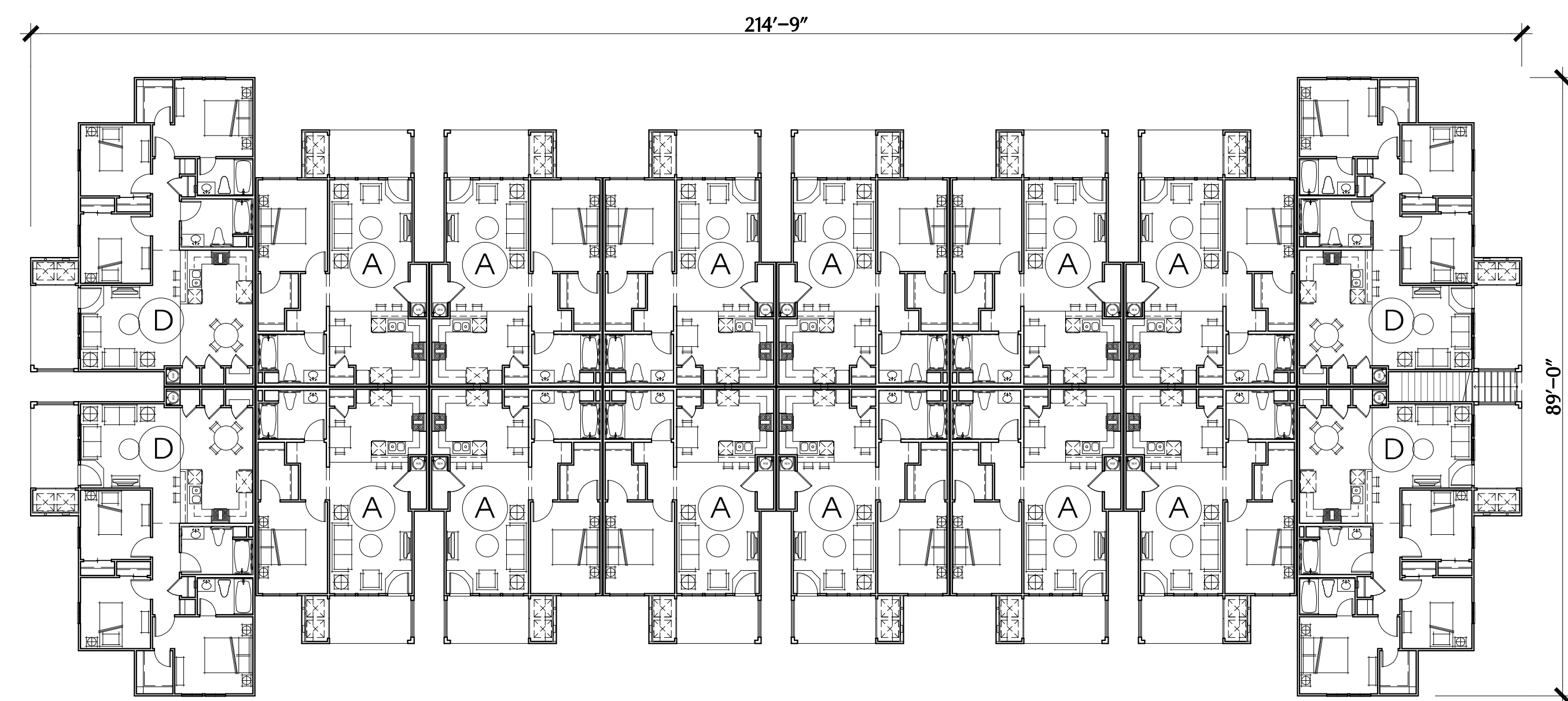




2nd Floor



Roof

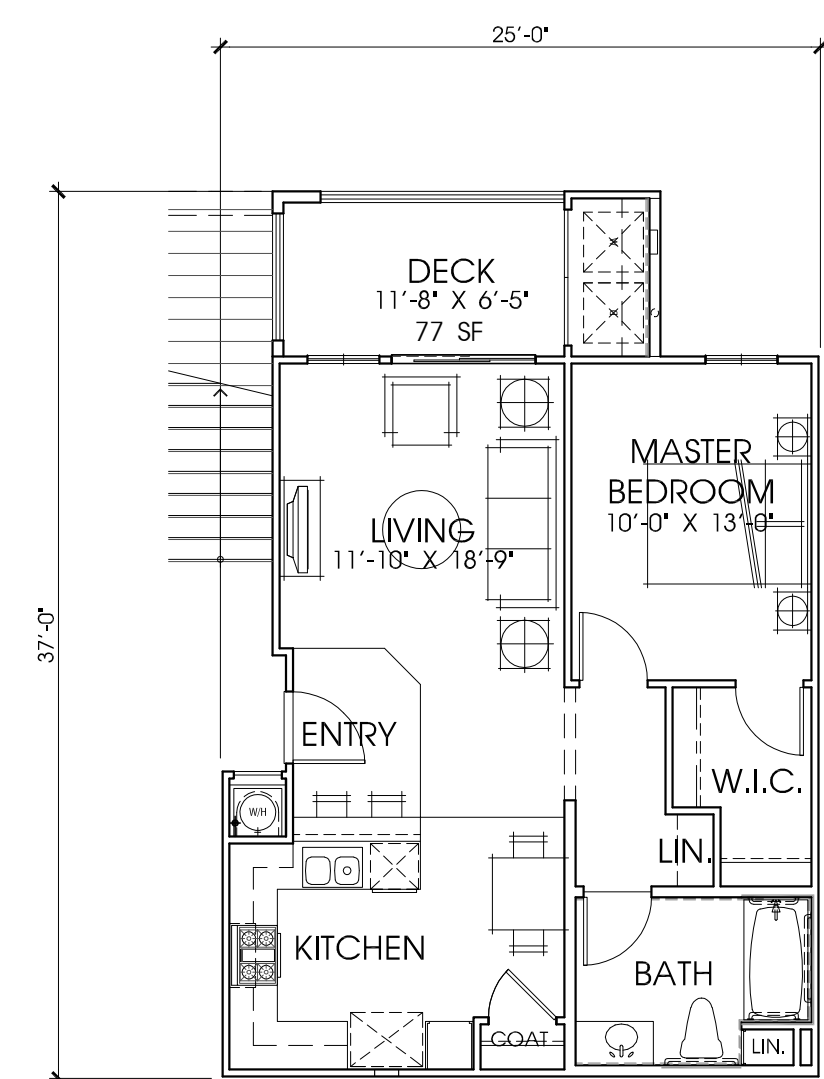


1st Floor

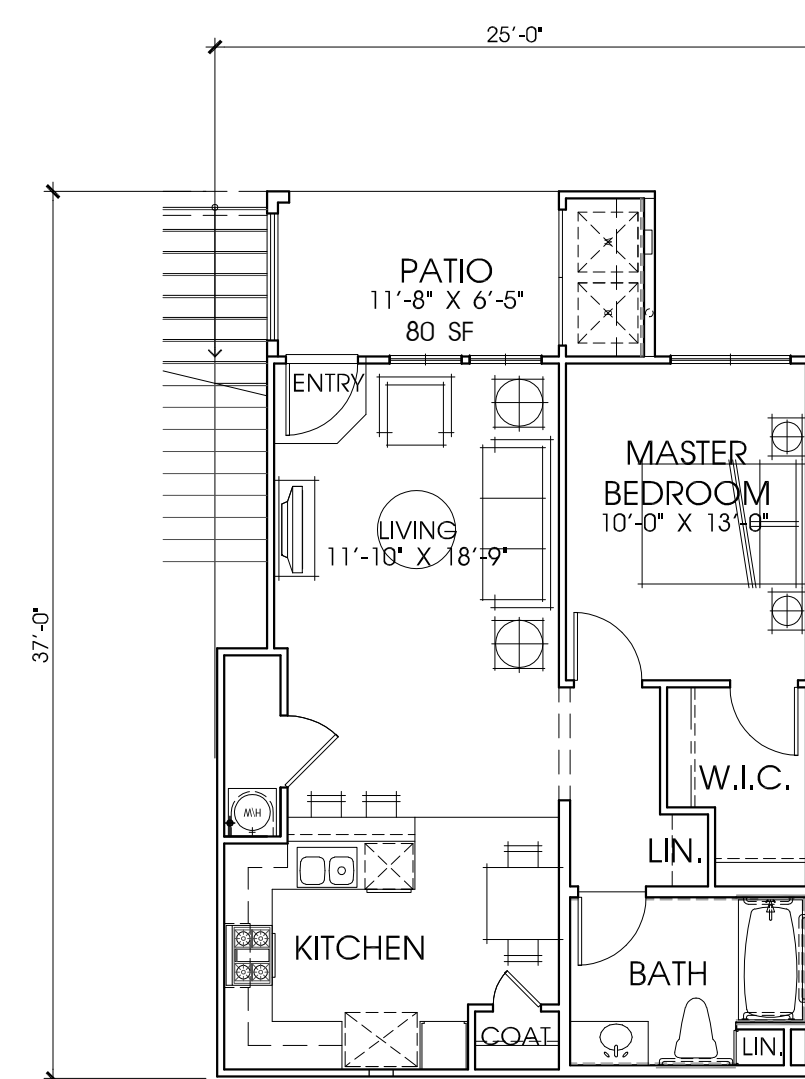
Building 3: Building Plans  
2 Story Workforce Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC

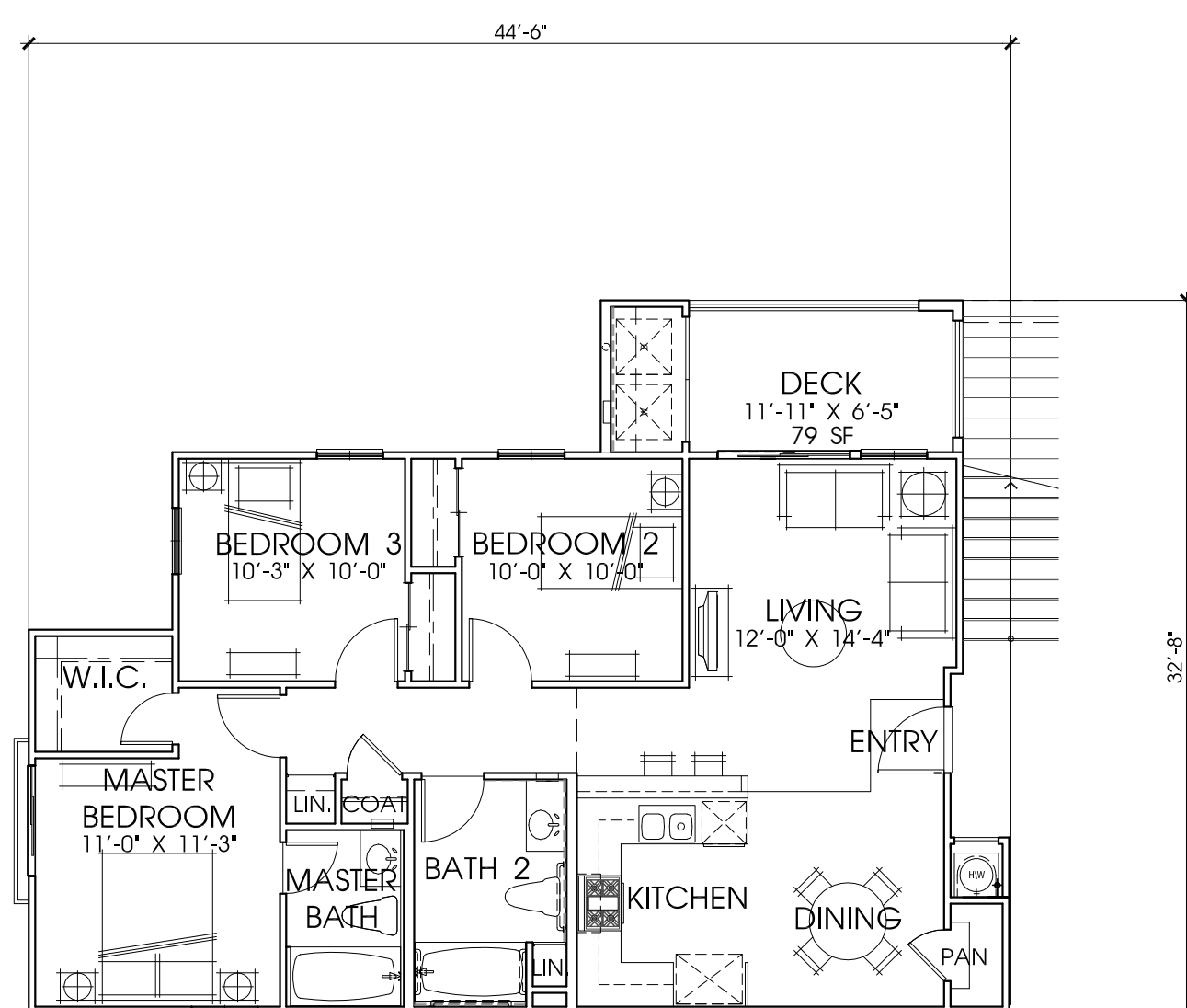




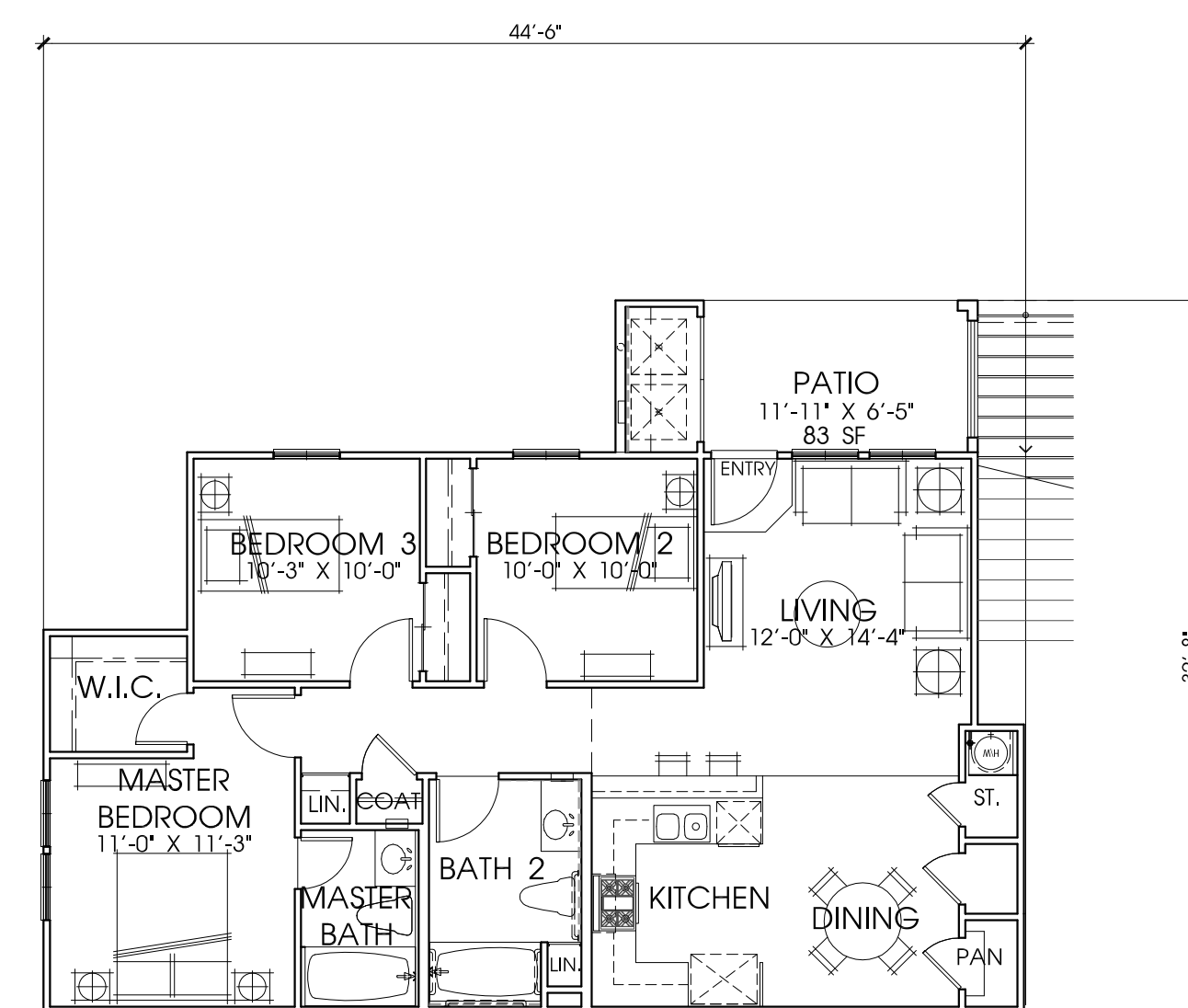
Plan A - 2nd. Floor  
1 BDRM 1 BA  
686 S.F.



Plan A - 1st. Floor  
1 BDRM 1 BA  
686 S.F.



Plan D - 2nd. Floor  
3 BDRM 2 BA  
988 S.F.



Plan D - 1st. Floor  
3 BDRM 2 BA  
988 S.F.

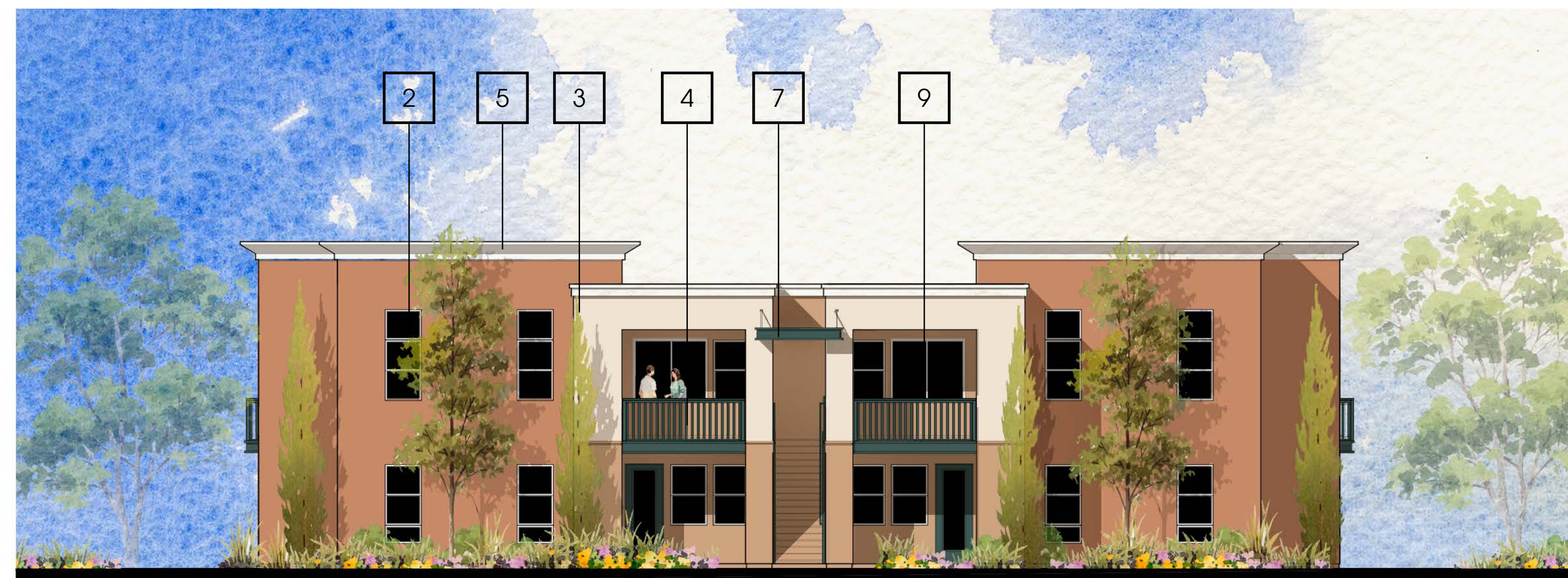
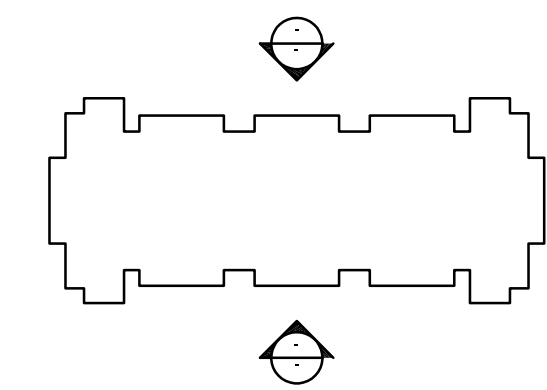
## Building 3,4 & 5: Floor Plans 2 Story Workforce Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC

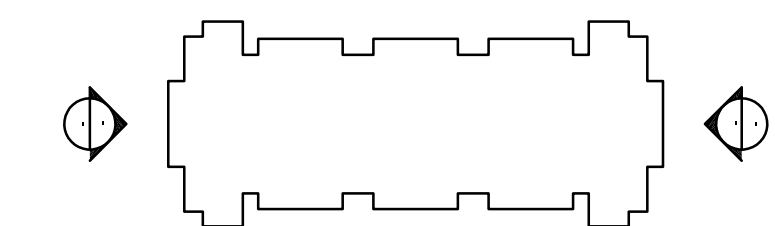




Front and Rear Elevations



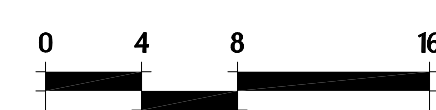
Side Elevations



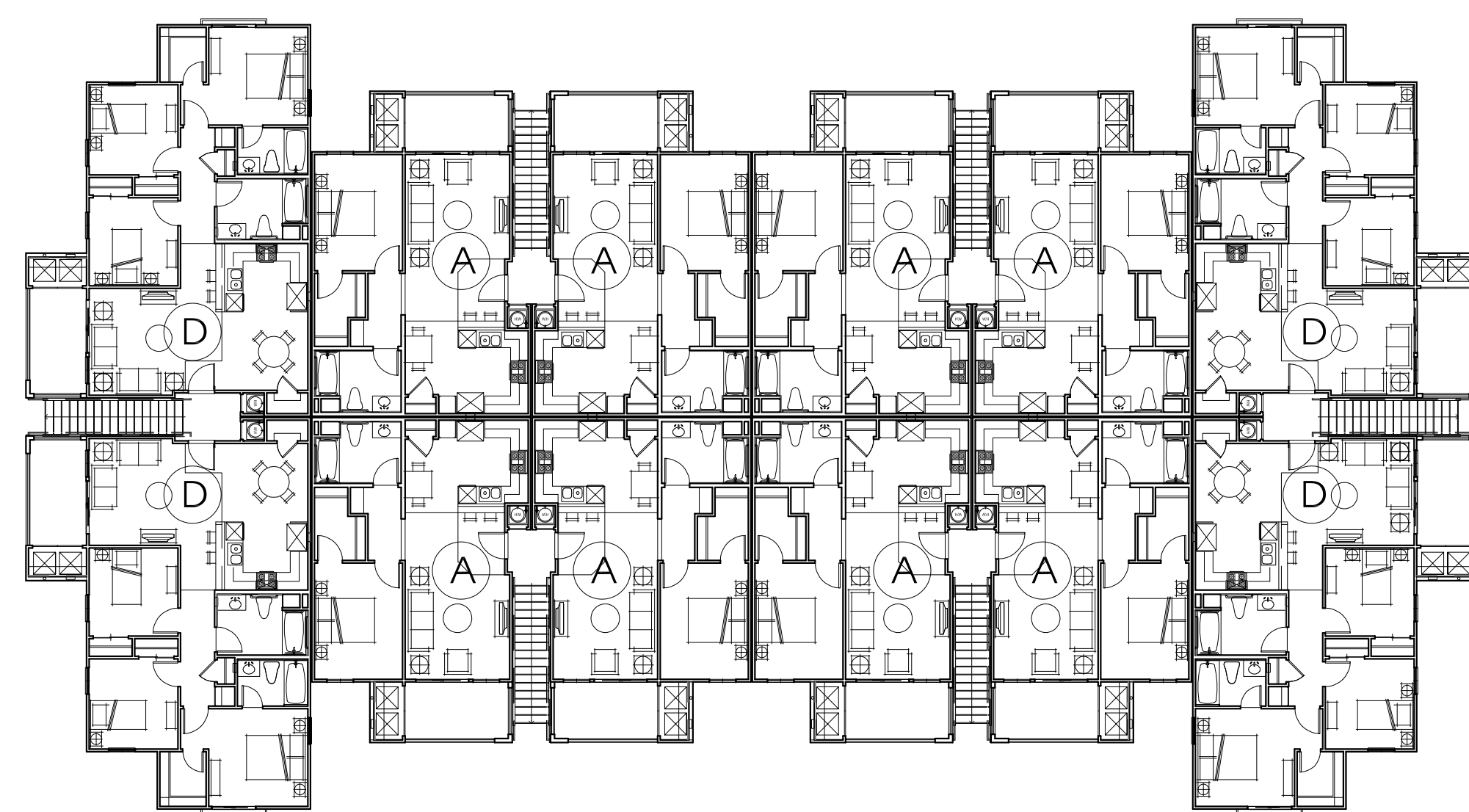
**MATERIAL LEGEND**

- 1. HARDIE TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. WOOD RAILS
- 5. SMOOTH STUCCO OVER FOAM TRIM
- 6. HARDIE PLANK
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE
- 9. SLIDING GLASS DOOR
- 10. FIBERGLASS ENTRY DOOR

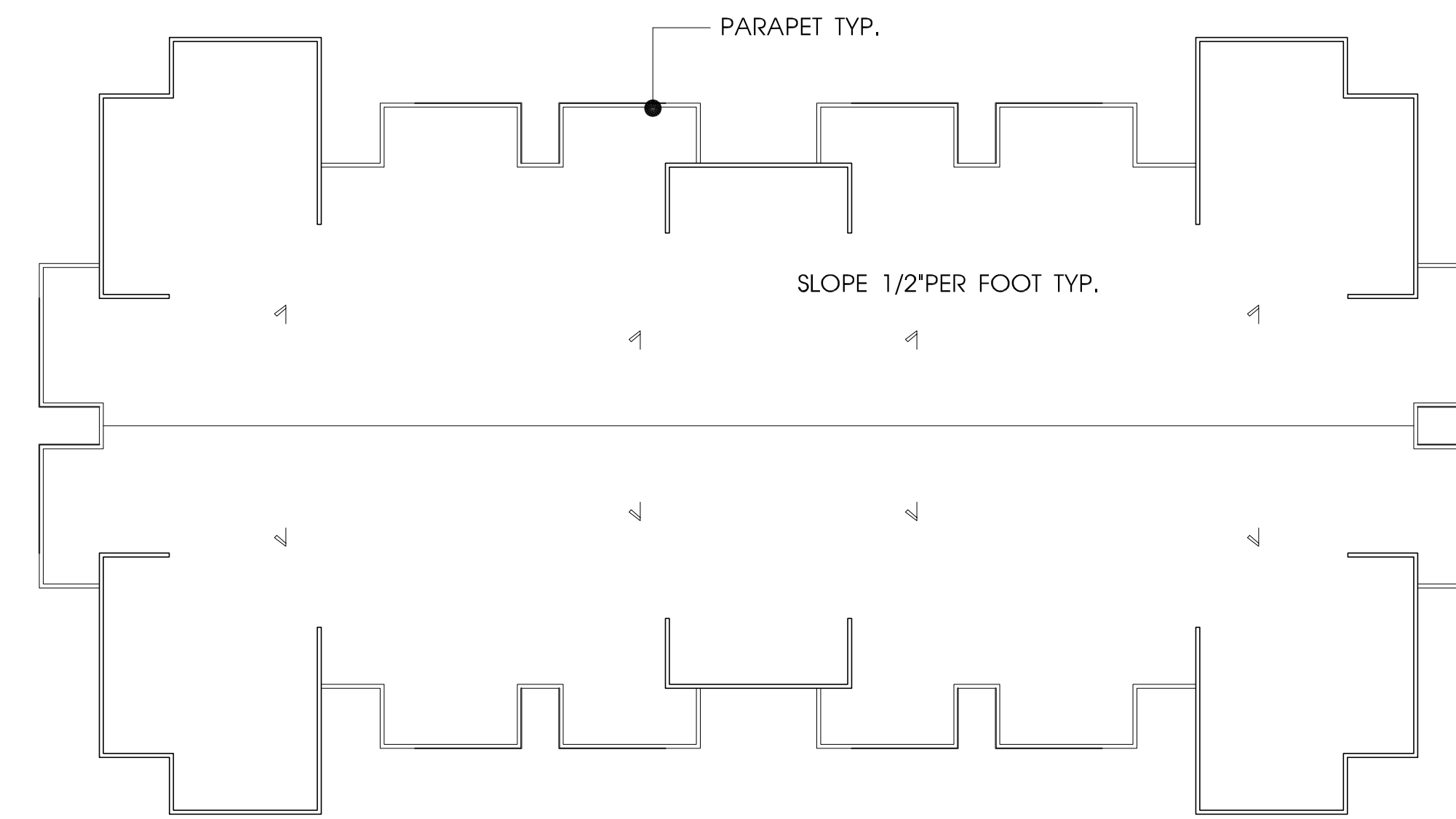
Building 3: Building Elevations  
2 Story Workforce Housing



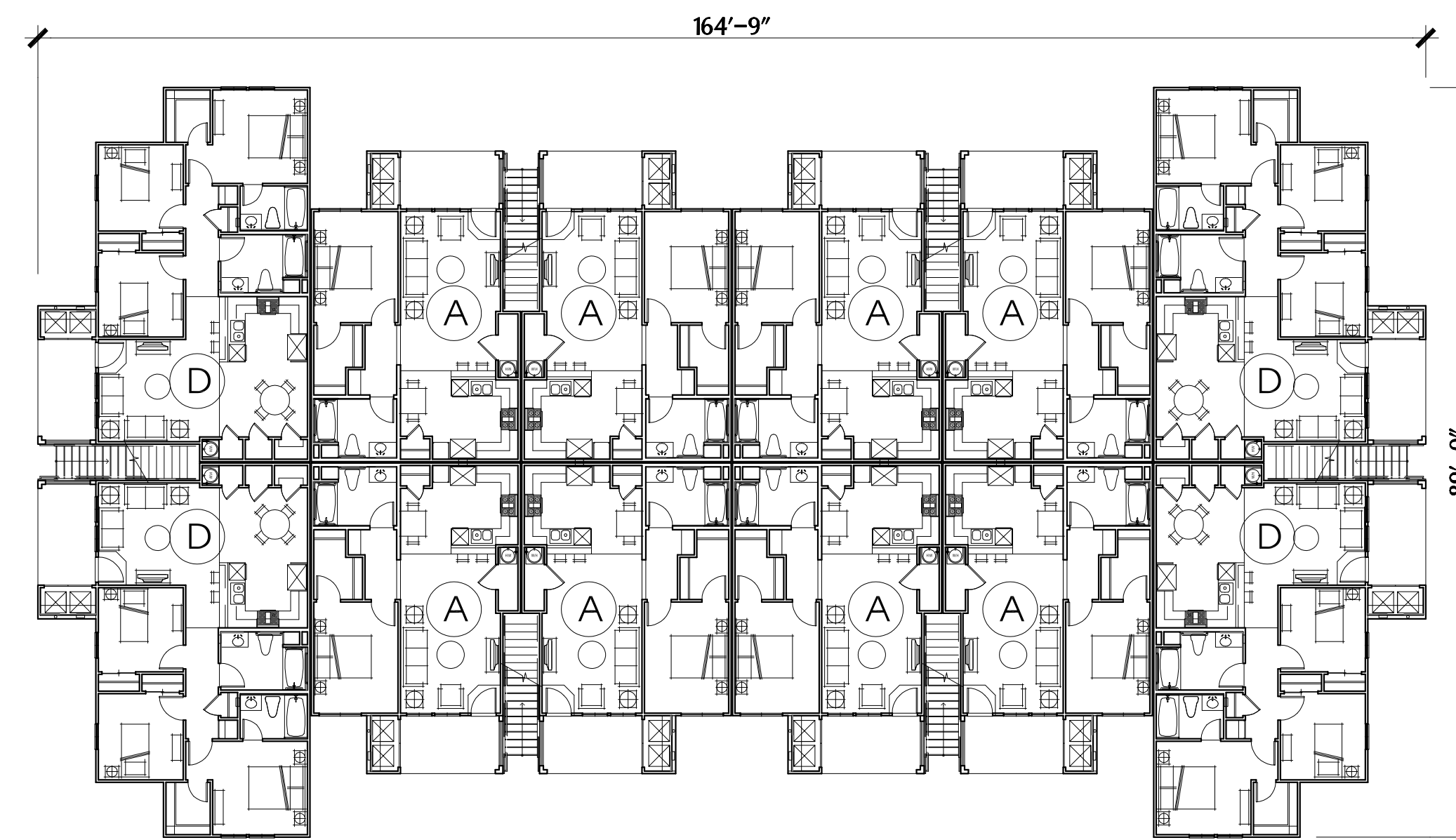




2nd Floor



Roof

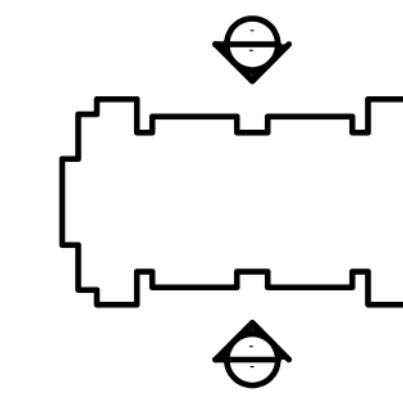


1st Floor

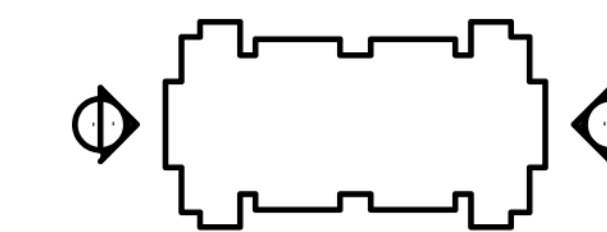
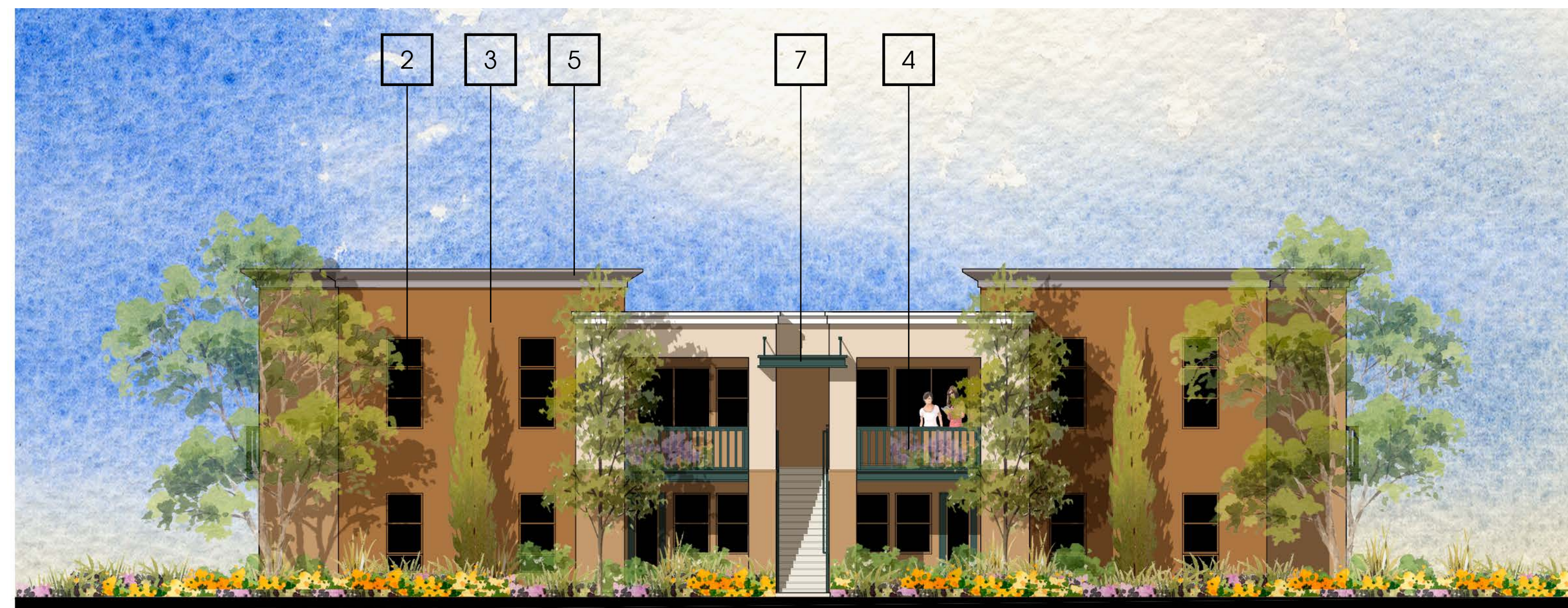
Buildings 4 & 5: Building Plans  
2 Story Workforce Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC





Front and Rear Elevations



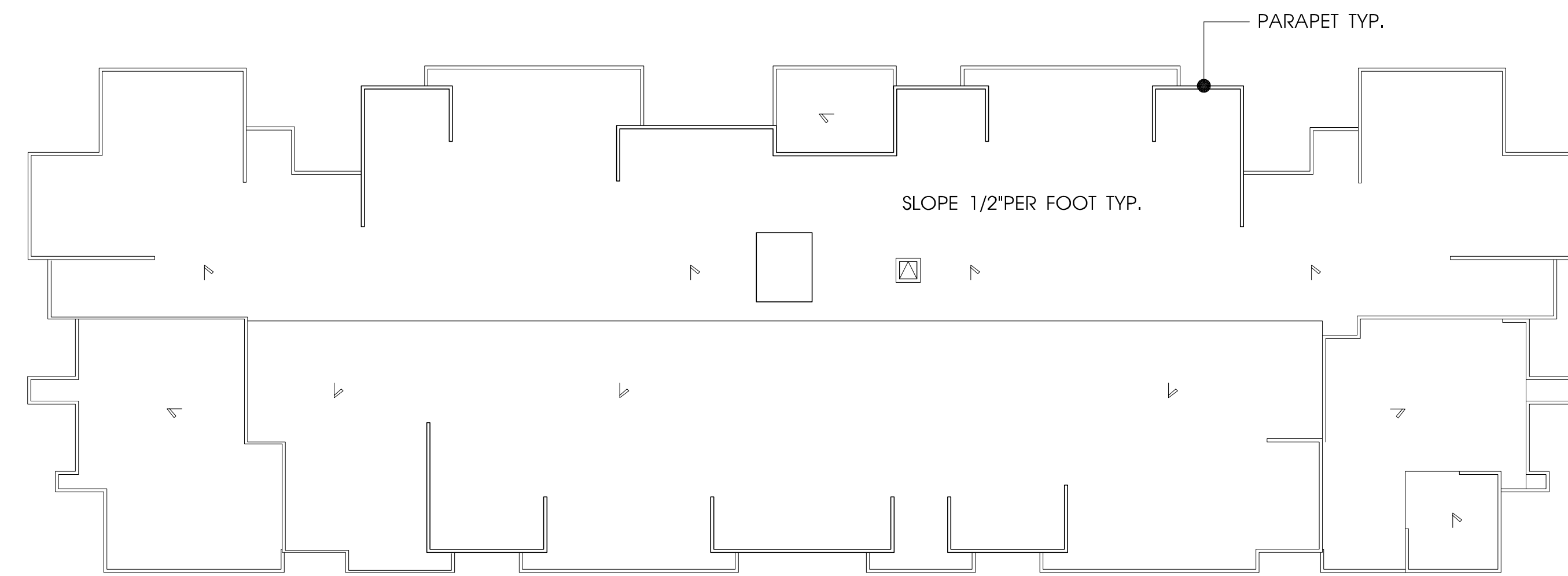
Side Elevations

**MATERIAL LEGEND**

- 1. HARDIE TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. WOOD RAILS
- 5. SMOOTH STUCCO OVER FOAM TRIM
- 6. HARDIE PLANK
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE
- 9. SLIDING GLASS DOOR
- 10. FIBERGLASS ENTRY DOOR

Buildings 4 and 5: Building Elevations  
2 Story Workforce Housing

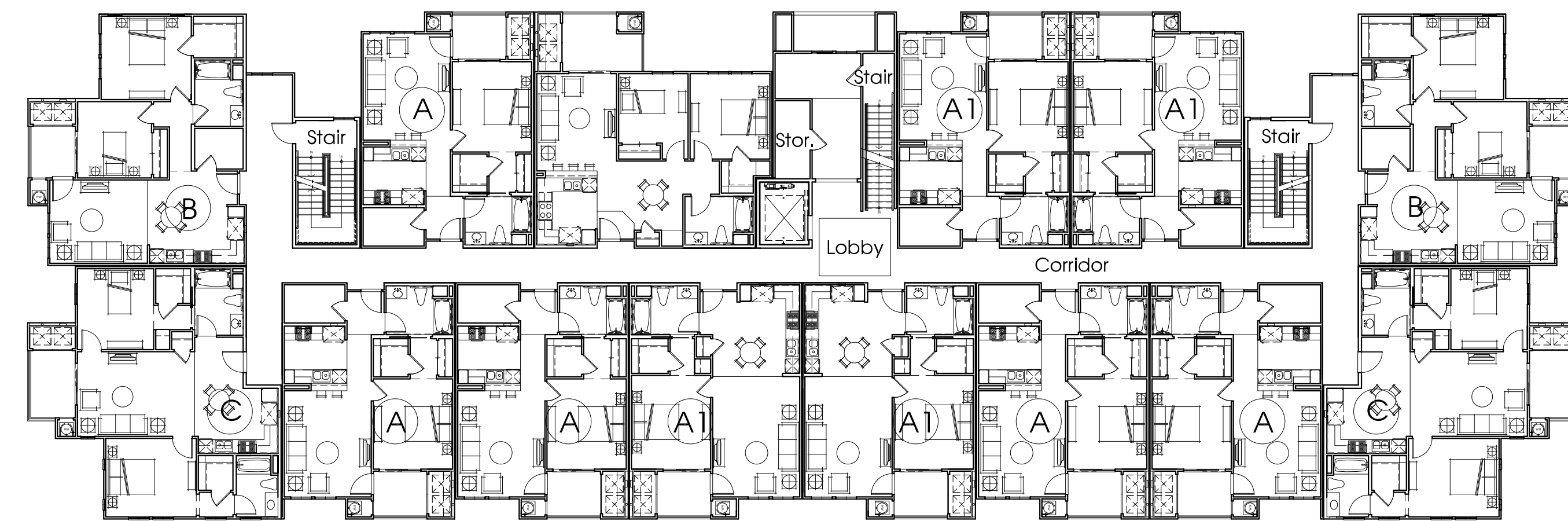




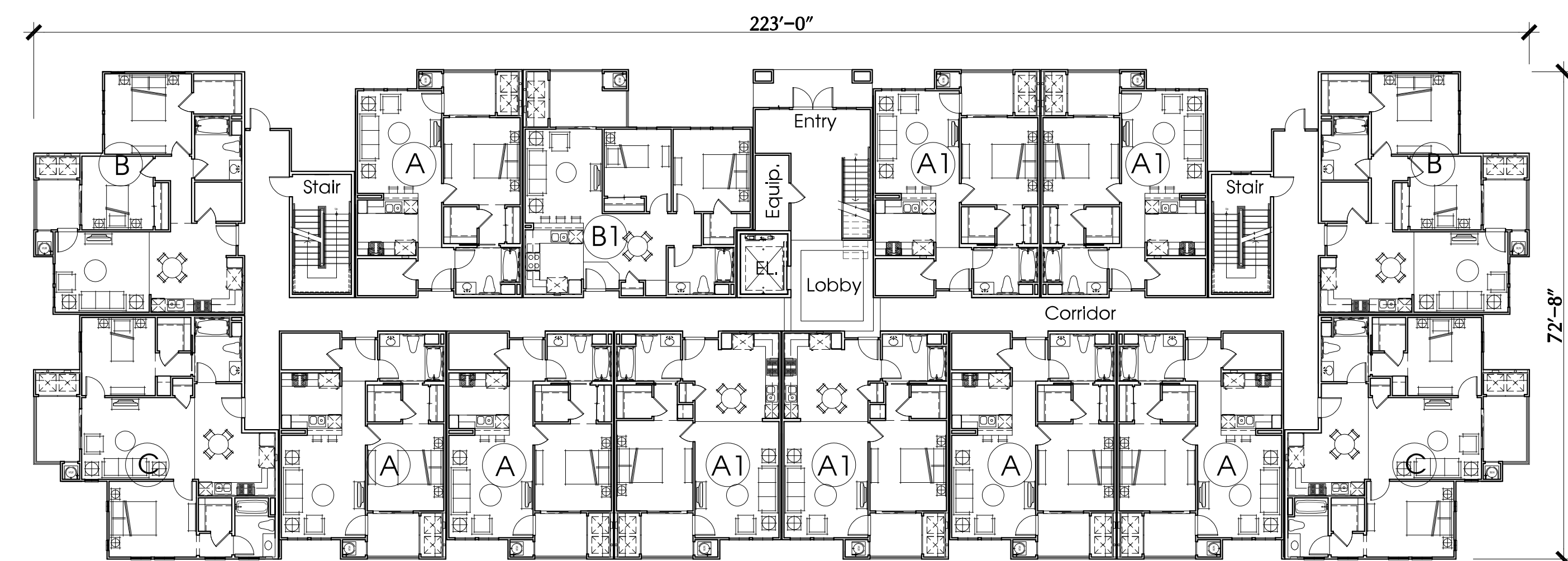
Roof



3rd Floor



2nd Floor



1st Floor

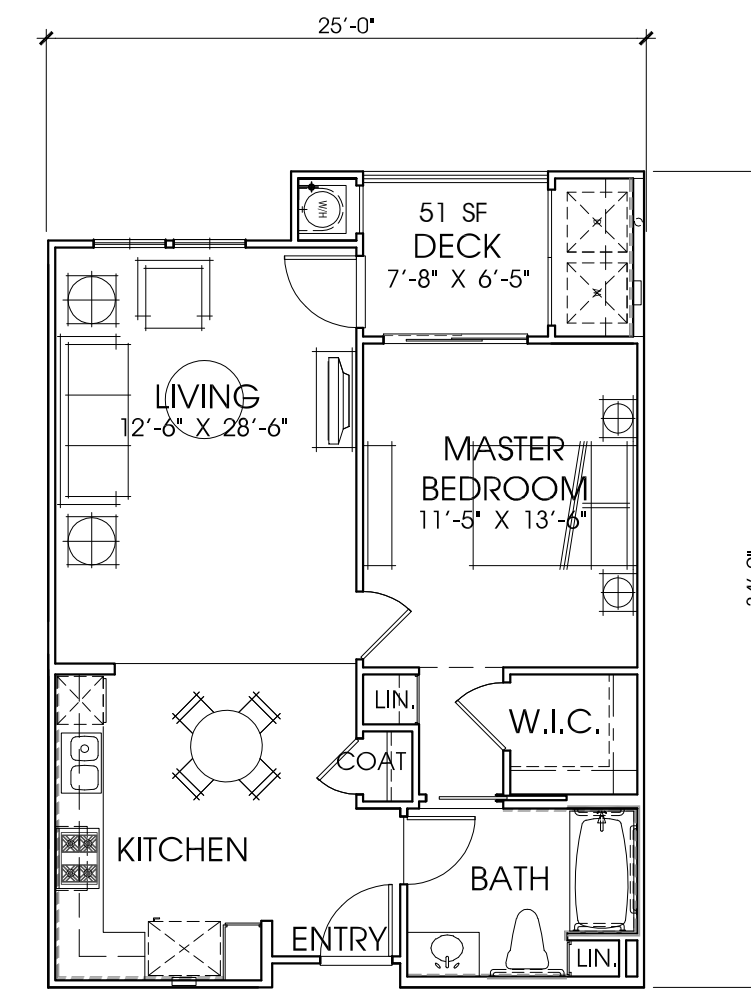
## Building 6: Building Plans 3 Story Workforce Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC

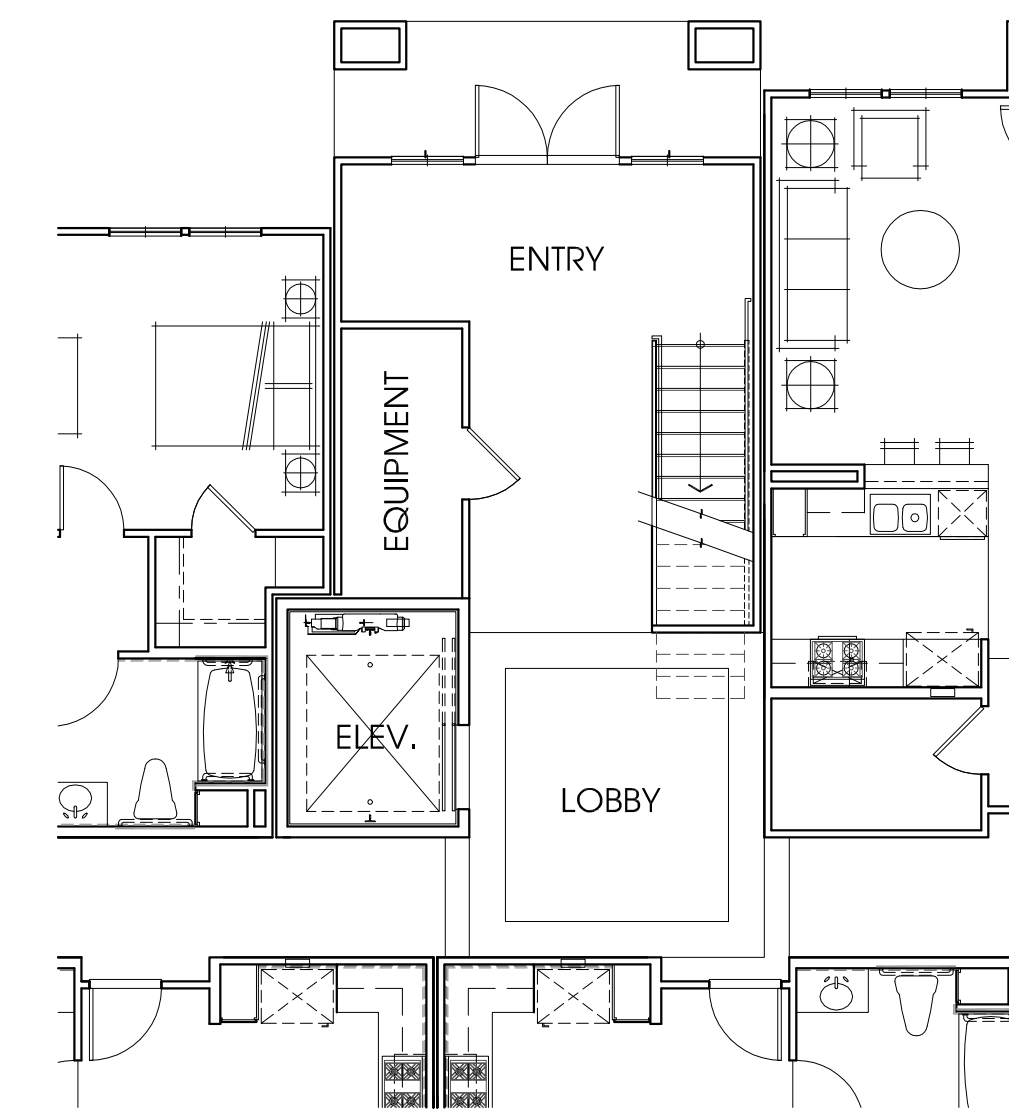




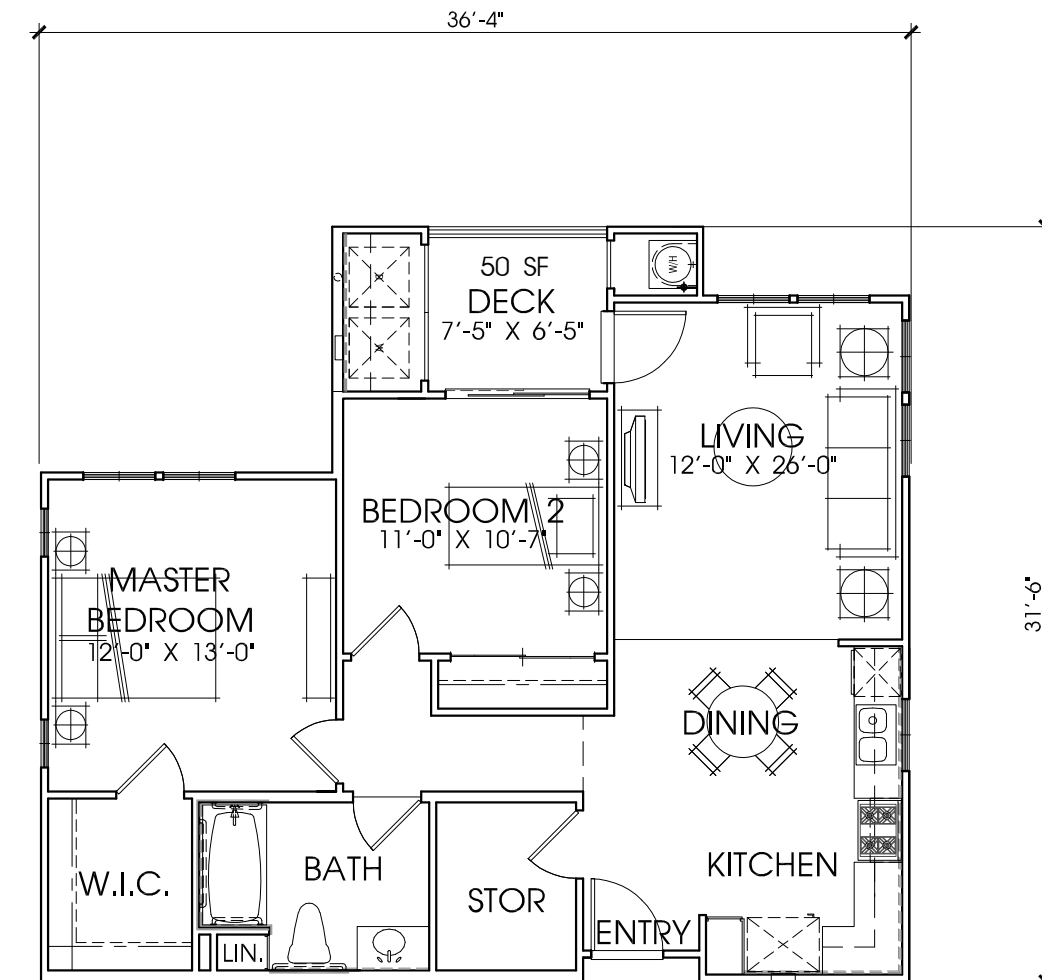
Plan A  
1 BDRM 1 BA  
681 S.F.



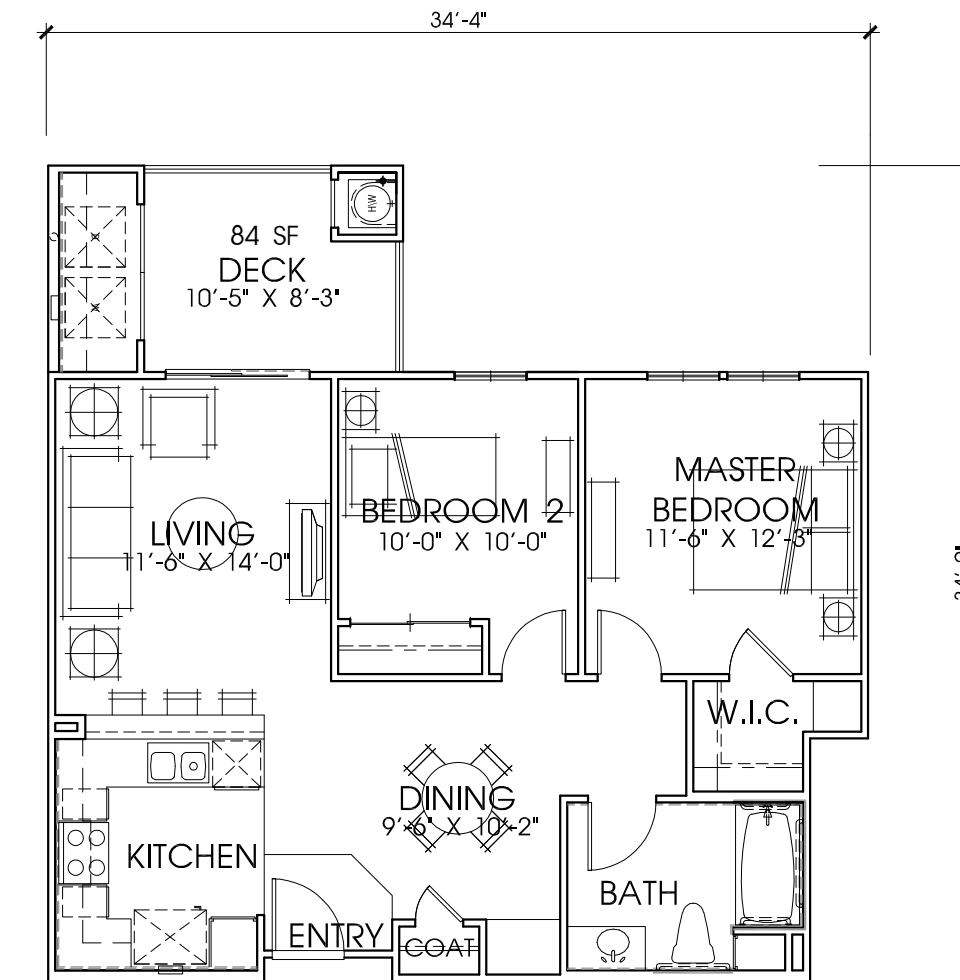
Plan A1  
1 BDRM 1 BA  
681 S.F.



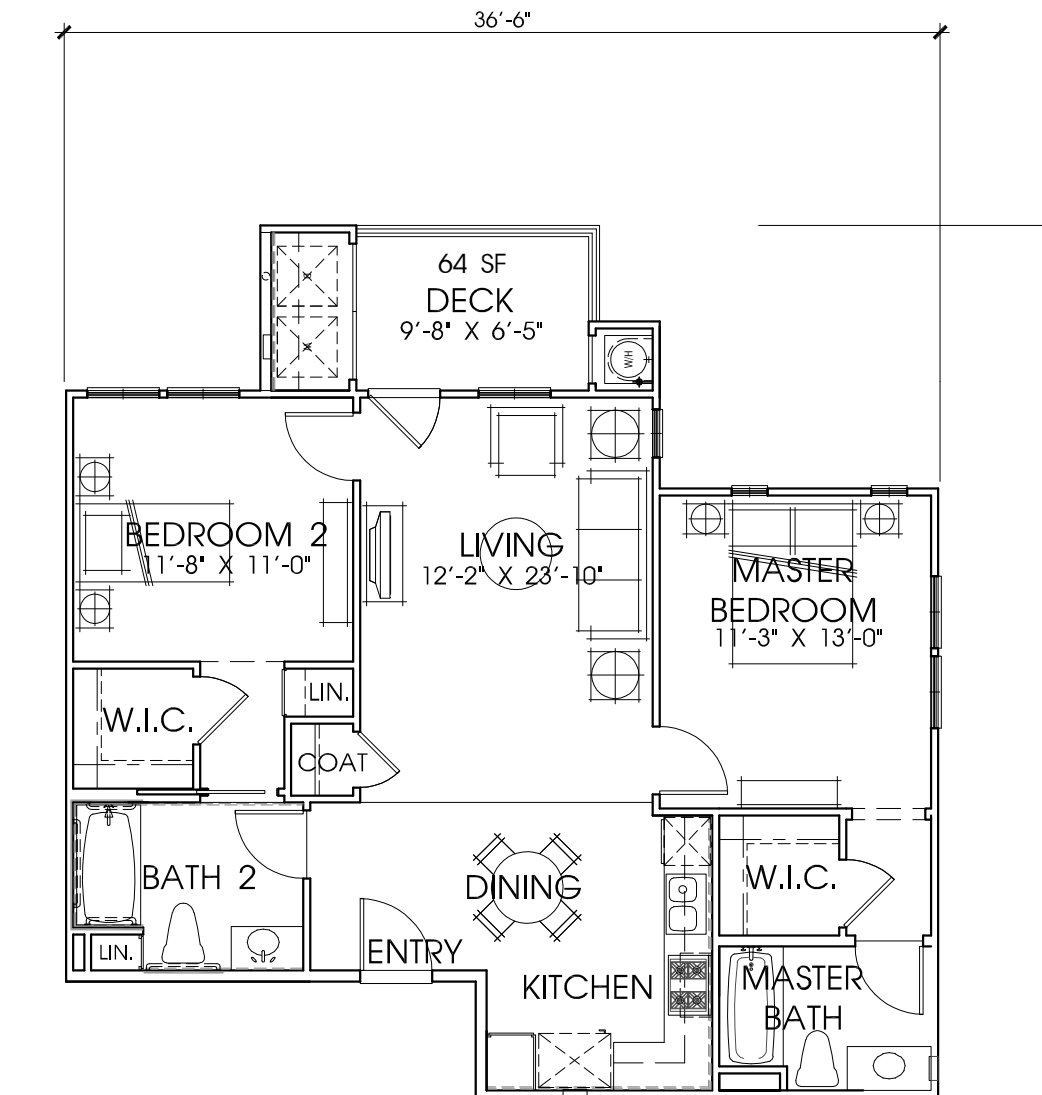
1st Floor Lobby  
Enlargement



Plan B  
2 BDRM 1 BA  
835 S.F.



Plan B1  
2 BDRM 1 BA  
798 S.F.



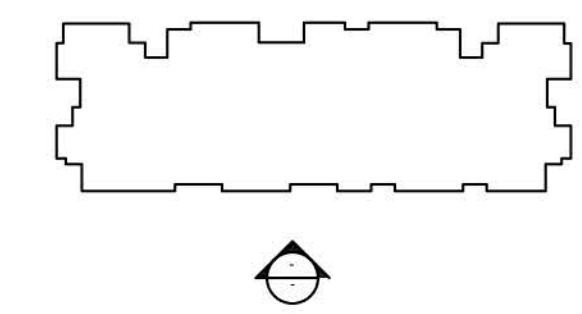
Plan C  
2 BDRM 2 BA  
847 S.F.

Buildings 6, 7, and 8: Floor Plans  
3 Story Workforce Housing

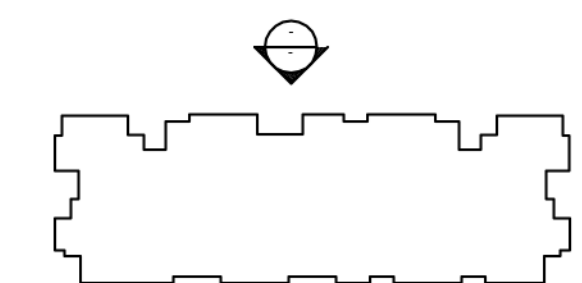




Camino Vista Elevation



North Elevation



MATERIAL LEGEND

- 1. HARDIE TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. WOOD RAILS
- 5. SMOOTH STUCCO OVER FOAM TRIM
- 6. HARDIE PLANK
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE
- 9. SLIDING GLASS DOOR
- 10. FIBERGLASS ENTRY DOOR

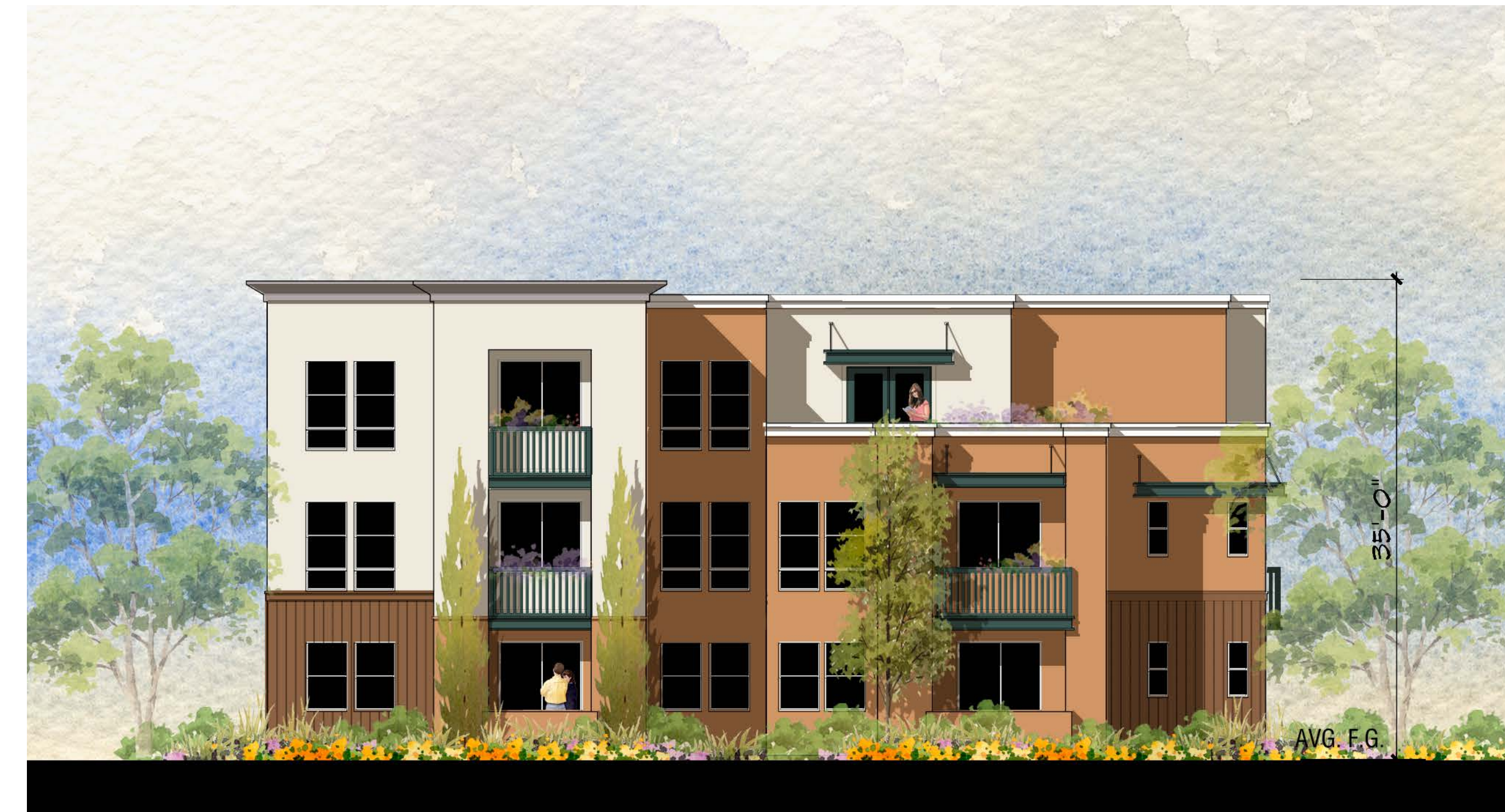
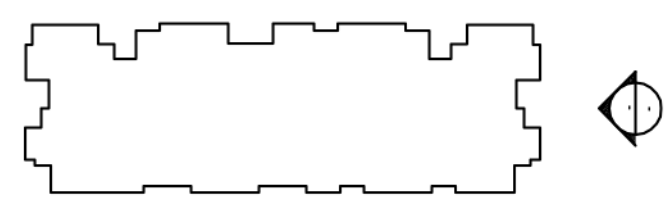
Building 6: Building Elevation  
3 Story Workforce Housing

Heritage Ridge  
Goleta , Ca  
Michael Towbes, LLC

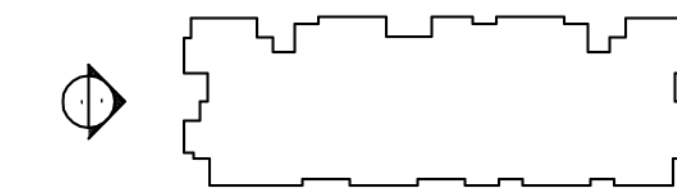




East Elevation



West Elevation

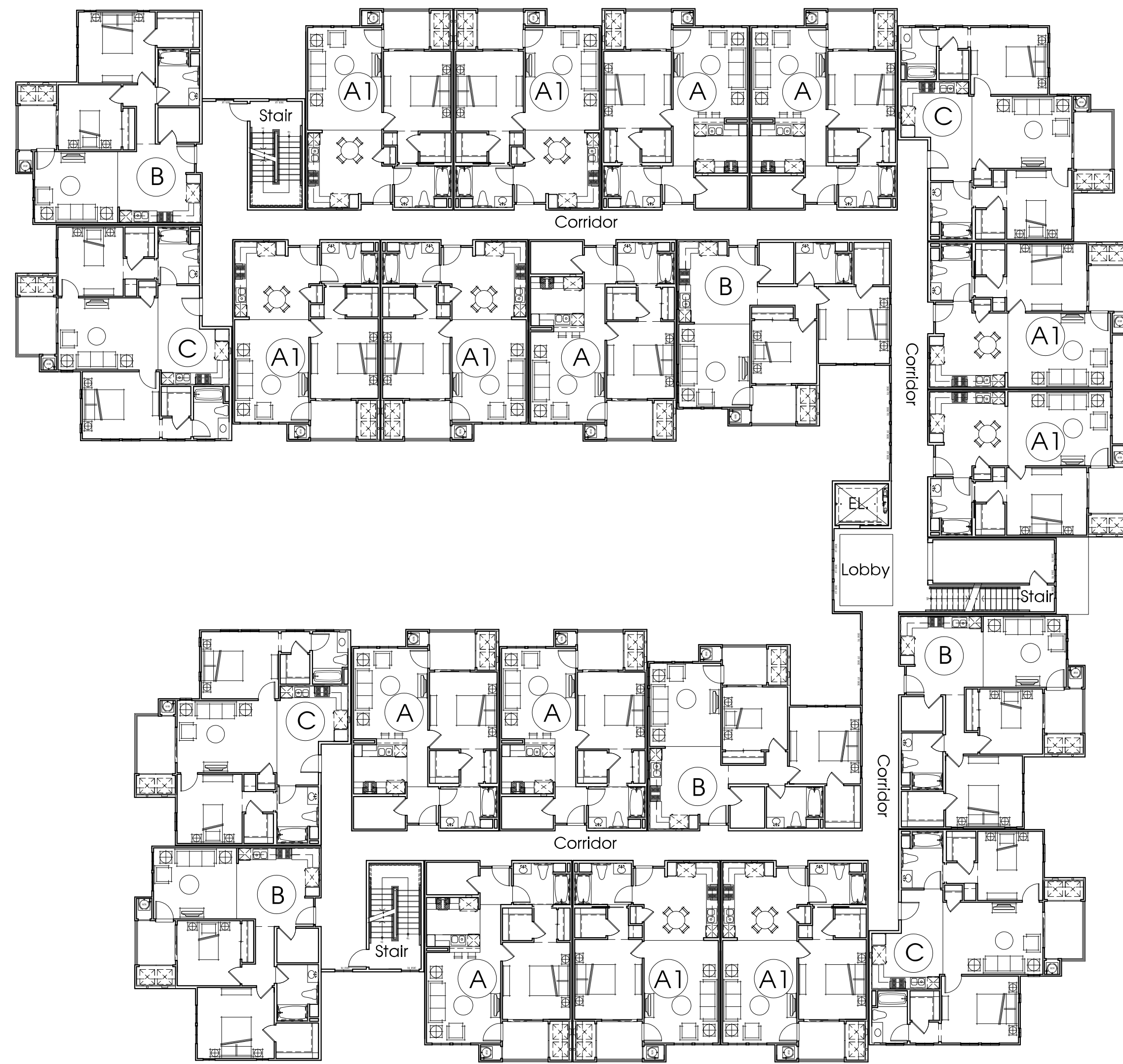


**MATERIAL LEGEND**

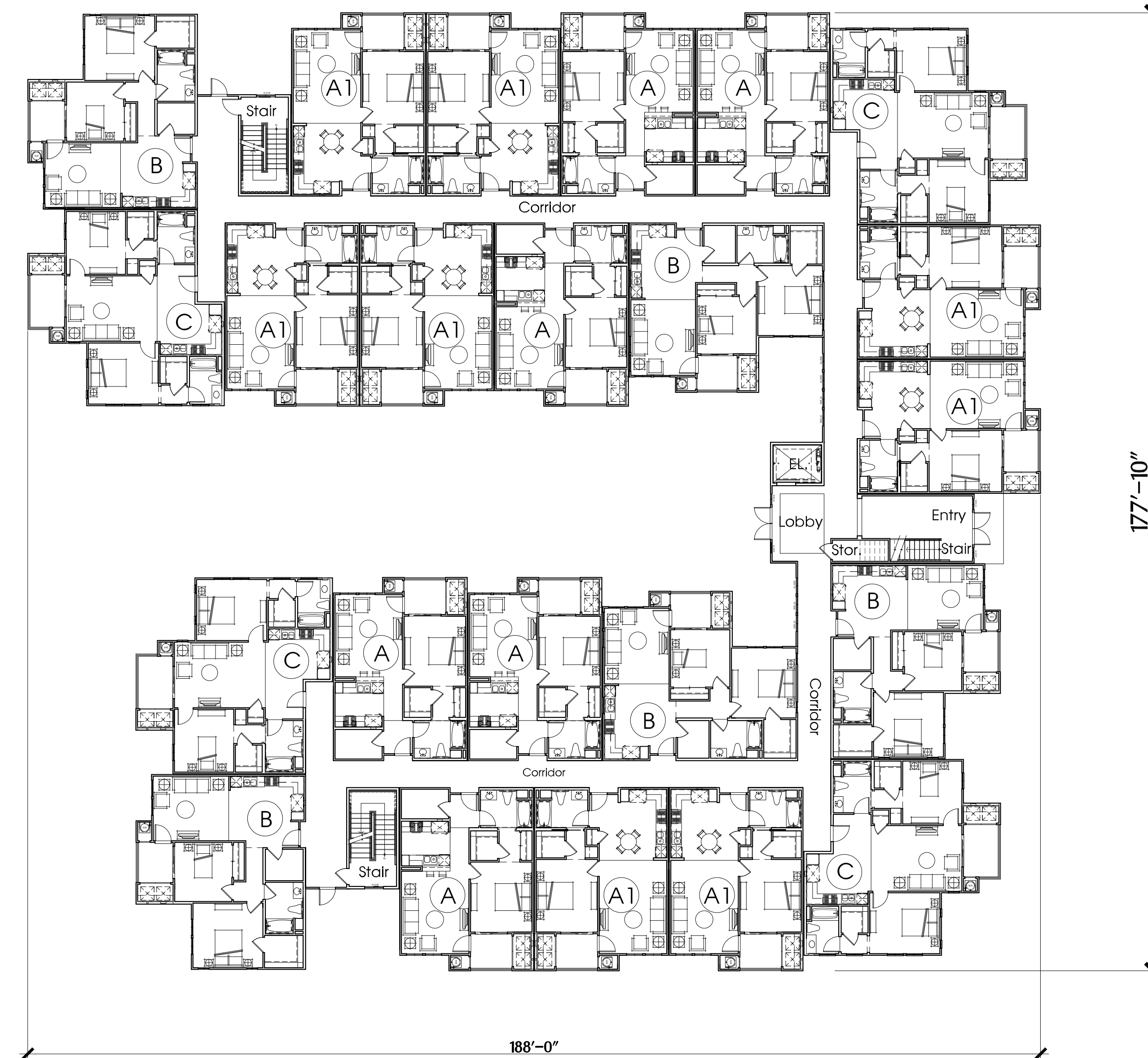
- 1. HARDIE TRIM
- 2. VINYL WINDOW
- 3. STUCCO
- 4. WOOD RAILS
- 5. SMOOTH STUCCO OVER FOAM TRIM
- 6. HARDIE PLANK
- 7. METAL AWNING
- 8. DECORATIVE LIGHT FIXTURE
- 9. SLIDING GLASS DOOR
- 10. FIBERGLASS ENTRY DOOR

Building 6: Building Elevations  
3 Story Workforce Housing





2nd Floor



1st Floor

Building 7: Building Plans  
3 Story Workforce Housing

Heritage Ridge  
Goleta, Ca  
Michael Towbes, LLC