

ATTACHMENT 10
PROJECT PLANS

RESIDENCE INN BY MARRIOTT

GOLETA, CALIFORNIA



GENE FONG ASSOCIATES
 ARCHITECTURE • PLANNING • INTERIORS
 110 WOODBURY BLVD. LOS ANGELES, CA 90024
 310 • 269 • 7550 310 • 269 • 7514 FAX

PROJECT:
RESIDENCE INN BY MARRIOTT

GOLETA CALIFORNIA

OWNER:
R.D. OLSON DEVELOPMENT
 2555 MAIN STREET, TRASEO P.L.C.
 IRVING, CA 92614
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SUBMITTALS:

7/25/08	PLANNING	COMMISSION SUBMITTAL
8/20/07	MARRIOTT	REVIEW SUBMITTAL
7/20/07	MARRIOTT	REVIEW

REVISIONS:

REDESIGN SUBMITTAL

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:

COVER SHEET

SCALE:
AS NOTED

DATE:
7/25/08

PHASE:
DESIGN DEVELOPMENT

JOB NUMBER:
0650

SHEET NUMBER:

A-0.1

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PROJECT TEAM

STRUCTURAL ENGINEER:

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 4551 GLENCOE AVENUE, STE. 350
 MARINA DEL REY, CA 90024
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 (310) 315-8431 FAX
 CONTACT: BRIAN COCHRAN

CIVIL ENGINEER:

PENFIELD & SMITH ENGINEERS
 111 E. VICTORIA STREET
 P.O. BOX 98
 SANTA BARBARA, CA 93101
 (805) 963-9532
 (805) 966-9801 FAX
 CONTACT: DON E. DONALDSON

MECH./ELECT./PLUMB. ENGINEER:

ROBISON ENGINEERING, INC.
 20300 19th AVENUE NE
 SHORELINE, WA 98155
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 (206) 364-3363 FAX
 CONTACT: MARK ROBISON

SURVEY:

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LANDSCAPE ARCHITECT:

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 CONTACT: KATIE ROGERS

SOILS ENGINEER:

PACIFIC MATERIALS LABORATORY
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 (805) 964-6901
 CONTACT: RONALD J. PIKE

ENVIRONMENTAL CONSULTANT:

DUDEK
 621 CHAPALA ST.
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 (805) 963-2074 FAX
 CONTACT: KENNETH E. MARSHALL

PROJECT SUMMARY

NET SITE AREA:
 NET SITE AREA TOTAL = 3.79 ACRES = 164,957 S.F.

ZONING:
 PROPOSED ZONE CHANGE TO BUSINESS PARK WITH HOTEL OVERLAY DISTRICT

LANDSCAPE AREA:

REQUIRED		
30% REQUIRED LANDSCAPE	=	49,487.0 S.F.
PROVIDED		
32.5% PROVIDED	=	53,649.0 S.F.

BUILDING AREA:

PUBLIC AREA:

GROUND FLOOR		
LOBBY/REGISTRATION/CIRCULATION	=	2,292 S.F.
ADMINISTRATION	=	942 S.F.
PUBLIC RESTROOMS/TELEPHONES	=	384 S.F.
CONFERENCE/MEETING ROOMS	=	1,875 S.F.
COMPLIMENTARY BREAKFAST/DINING	=	1,822 S.F.
STORAGE	=	321 S.F.
BACK OF HOUSE	=	3,382 S.F.
STAIRS	=	884 S.F.
ELEVATORS	=	591 S.F.
GYM	=	563 S.F.
GUEST LAUNDRY	=	285 S.F.
SUB-TOTAL	=	13,341 S.F.
PUBLIC AREA TOTAL	=	13,341 S.F.

GUEST SUITES:

GROUND FLOOR		
SUITES	=	20,830 S.F.
MAID'S	=	0 S.F.
STORAGE/EQUIPMENT	=	302 S.F.
CORRIDOR	=	3,549 S.F.
SUB-TOTAL	=	24,681 S.F.
SECOND FLOOR		
SUITES	=	25,365 S.F.
MAID'S	=	205 S.F.
STORAGE/EQUIPMENT	=	692 S.F.
CORRIDOR	=	4,318 S.F.
SUB-TOTAL	=	30,580 S.F.
THIRD FLOOR		
SUITES	=	26,165 S.F.
MAID'S	=	205 S.F.
STORAGE/EQUIPMENT	=	373 S.F.
CORRIDOR	=	4,327 S.F.
SUB-TOTAL	=	31,070 S.F.
GUEST SUITES TOTAL	=	86,331 S.F.

	13,341 S.F.	(PUBLIC AREA)
	+ 86,331 S.F.	(GUEST SUITES)
HOTEL TOTAL AREA	= 99,672 S.F.	

F.A.R.: 99,672 / 164,957 = .60 F.A.R.
TOTAL BUILDING FOOTPRINT: HOTEL FOOTPRINT + POOL HOUSE = 38,174 S.F.
 38,022 + 152
SITE COVERAGE: BUILDING FOOTPRINT / NET SITE AREA = 23.14 %
 38,174 / 164,957

	STUDIO KING	STUDIO DBL. QUEEN	1-BED KING	2-BED KING/QUEEN	2-BED KING/DBL. QUEEN	TOTAL
STANDARD						
GROUND FLOOR	26	1	4	5	1	37
SECOND FLOOR	31	2	8	5	1	47
THIRD FLOOR	31	2	10	5	1	49
ADA						
GROUND FLOOR	1	1	1	0	0	3
SECOND FLOOR	1	0	0	0	0	2
THIRD FLOOR	2	0	0	0	0	2
TOTAL	92	6	24	15	3	140

PARKING REQUIRED: GUEST ROOMS
 TOTAL NUMBER OF UNITS = 140 UNITS
 SUB-TOTAL OF REQUIRED PARKING = 140 UNITS X 1.0 SPACES/UNIT = 140 SPACES

EMPLOYEES
 1 PER 5 EMPLOYEES = 20 EMPLOYEES / 5 = 4 SPACES

TOTAL PARKING SPACES REQUIRED = 144 SPACES

PARKING PROVIDED:
 STANDARD PARKING SPACES = 96 SPACES
 COMPACT PARKING SPACES = 27 SPACES
 HANDICAP PARKING SPACES = 6 SPACES

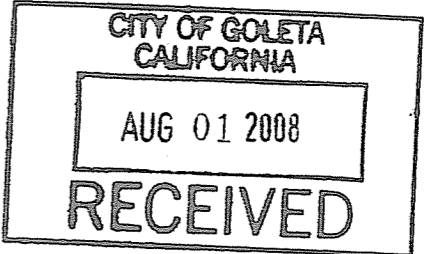
PARKING SPACES PROVIDED ON SITE = 129 SPACES

PARKING SPACES ALLOCATED FROM ADJACENT PROPERTY = 30 SPACES

TOTAL PARKING SPACES PROVIDED = 159 SPACES

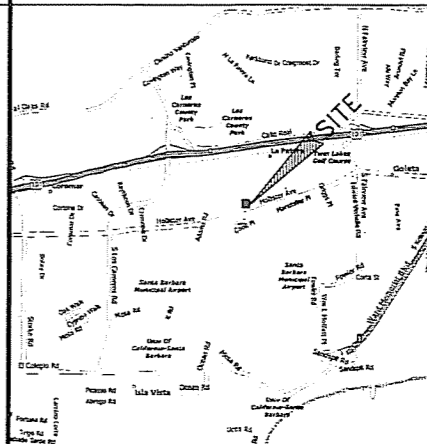
SHEET INDEX

- A-0.1 COVER SHEET
- A-1.1 OVERALL SITE PLAN
- A-1.2 SITE PLAN
- A-2.1 GROUND FLOOR
- A-2.2 SECOND FLOOR
- A-2.3 THIRD FLOOR
- A-2.4 ROOF PLAN
- A-3.1 EXTERIOR ELEVATIONS
- A-4.1 BUILDING SECTIONS
- A-4.2 BUILDING SECTIONS



FIRE NOTE

VICINITY MAP



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PROJECT:
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BY MARRIOTT**

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OWNER:
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SUBMITTALS:

DATE	DESCRIPTION

DATE	REVISION
7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT SCHEMATIC REVIEW RESUBMITTAL
7/22/07	MARRIOTT SCHEMATIC REVIEW

REVISIONS:

NO.	DATE	REVISION

**REDESIGN
SUBMITTAL**

CONSULTANT:

NO.	DATE	REVISION

SHEET TITLE:

**OVERALL
SITE PLAN**

SCALE:

1"=40'

DATE:

7/25/08

PHASE:

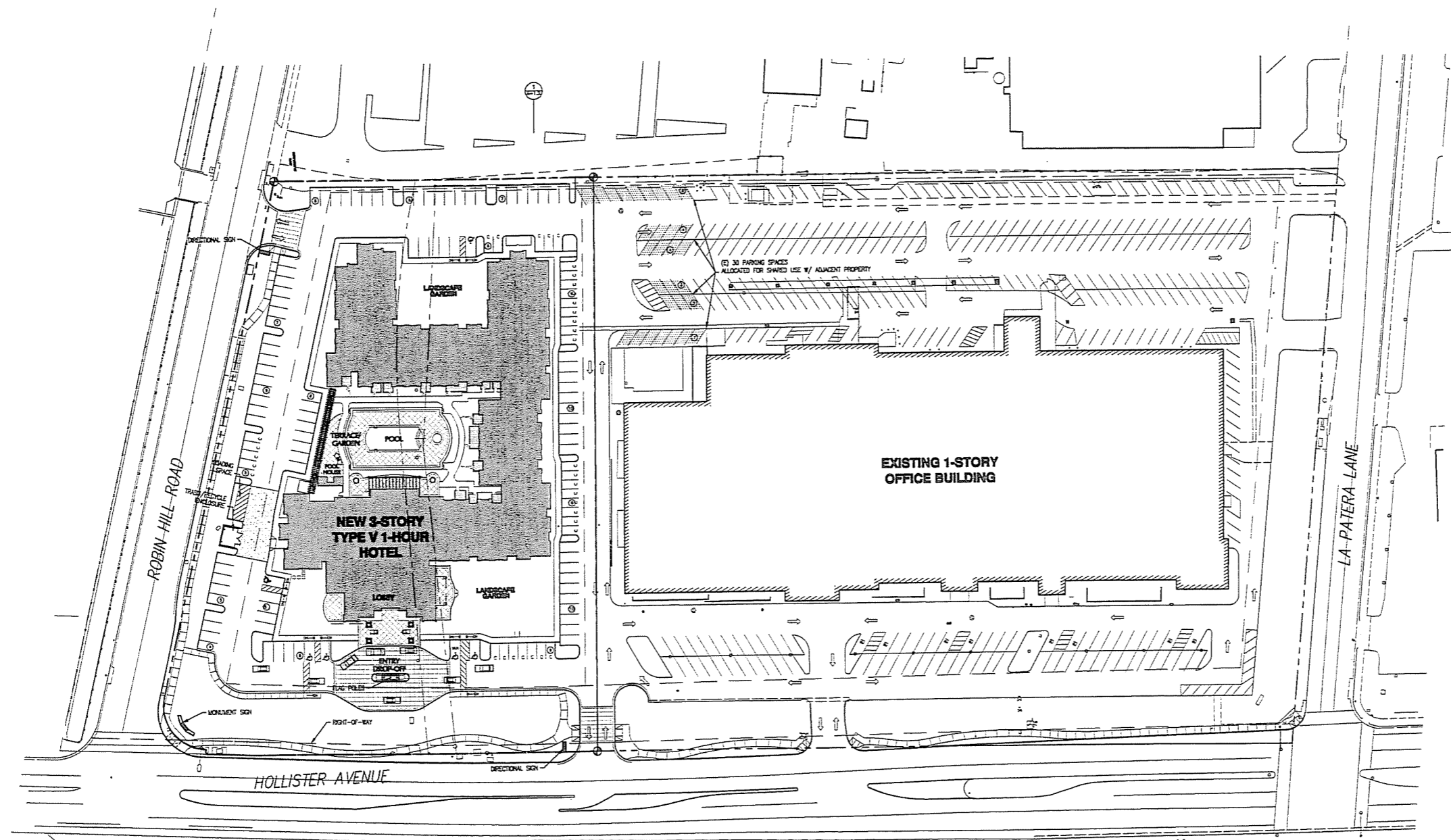
DESIGN DEVELOPMENT

JOB NUMBER:

0650

SHEET NUMBER:

A-1.1

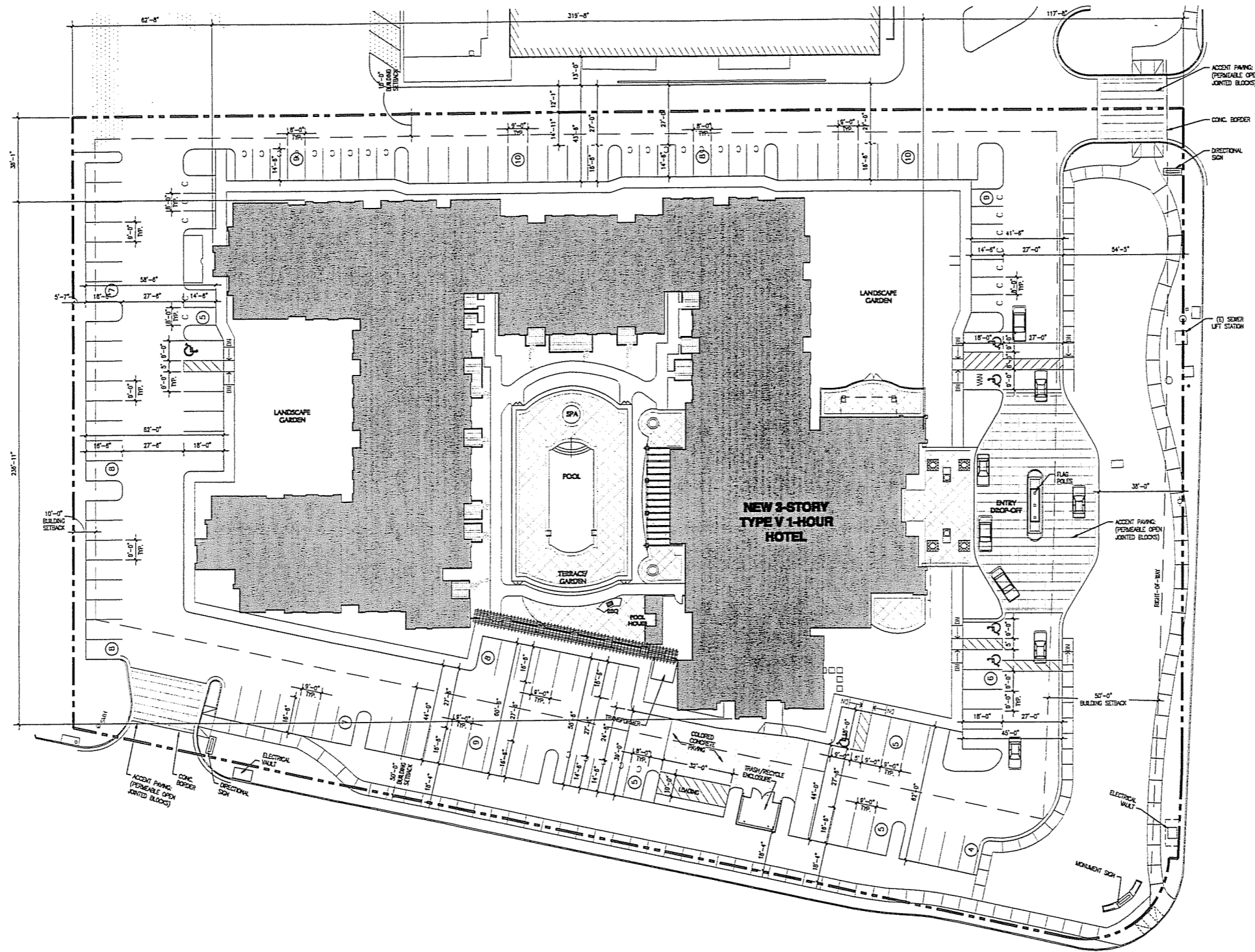


OVERALL SITE PLAN

SCALE
1/40" = 1'-0"

1

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SITE PLAN

SCALE
1/20" = 1'-0"



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SUBMITTALS:	
REVISIONS:	

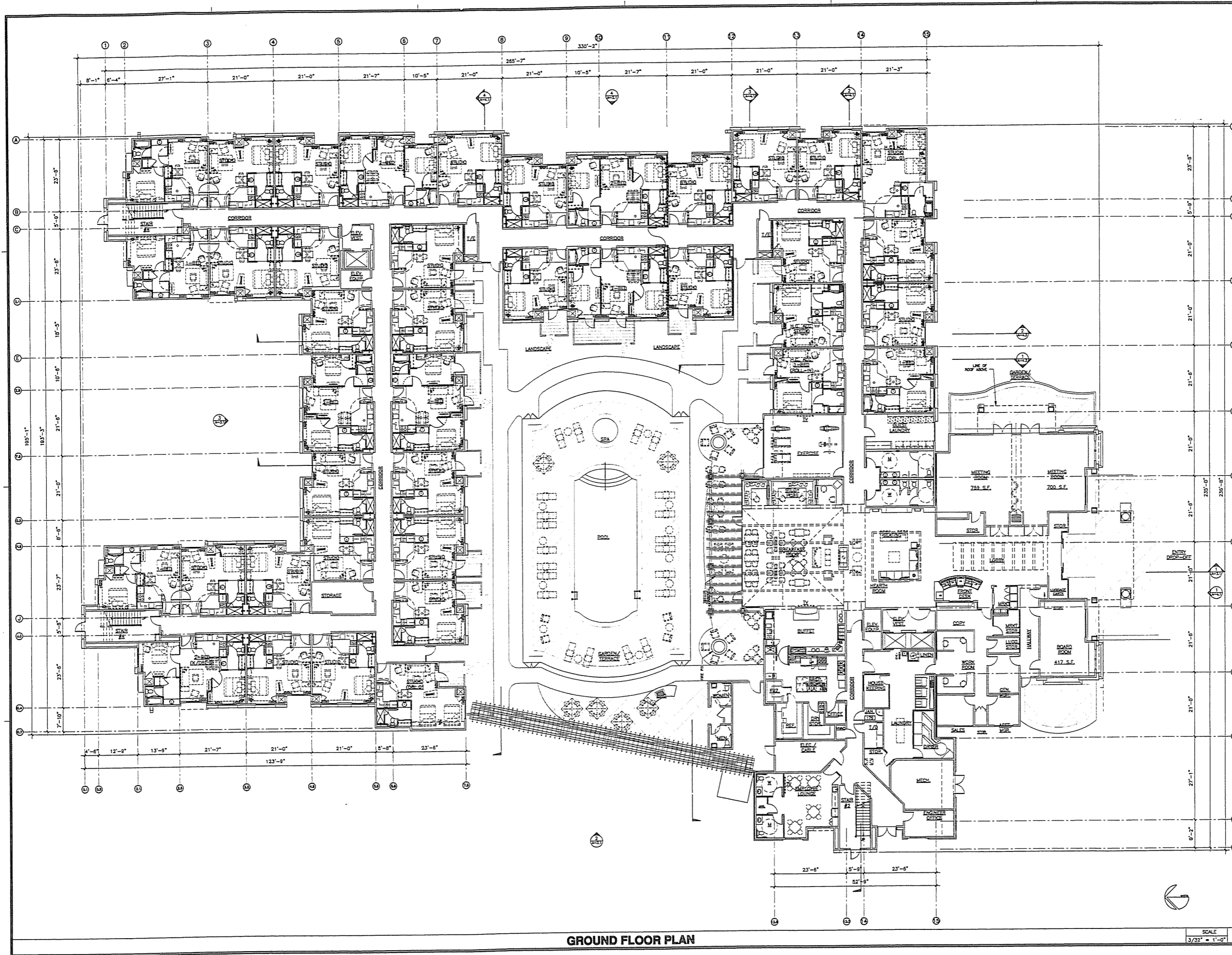
REDESIGN
SUBMITTAL

CONSULTANT:	

SHEET TITLE:
SITE PLAN

SCALE:	1" = 20'
DATE:	7/25/08
PHASE:	DESIGN DEVELOPMENT
JOB NUMBER:	0650
SHEET NUMBER:	

A-1.2



GROUND FLOOR PLAN



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PROJECT:
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SUBMITTALS:

REVISIONS:

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:

GROUND FLOOR PLAN

SCALE: AS NOTED

DATE: 7/25/08

PHASE: DESIGN DEVELOPMENT

JOB NUMBER: 0650

SHEET NUMBER: **A-2.1**

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SCALE
3/32" = 1'-0" 1



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PROJECT:
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SUBMITTALS:

DATE	DESCRIPTION
7/25/08	PLANNING COMMISSION SUBMIT
8/20/07	MARRIOTT 303 REVIEW RESUBMITTAL
7/20/07	MARRIOTT 303 REVIEW

REDESIGN SUBMITTAL

CONSULTANT:

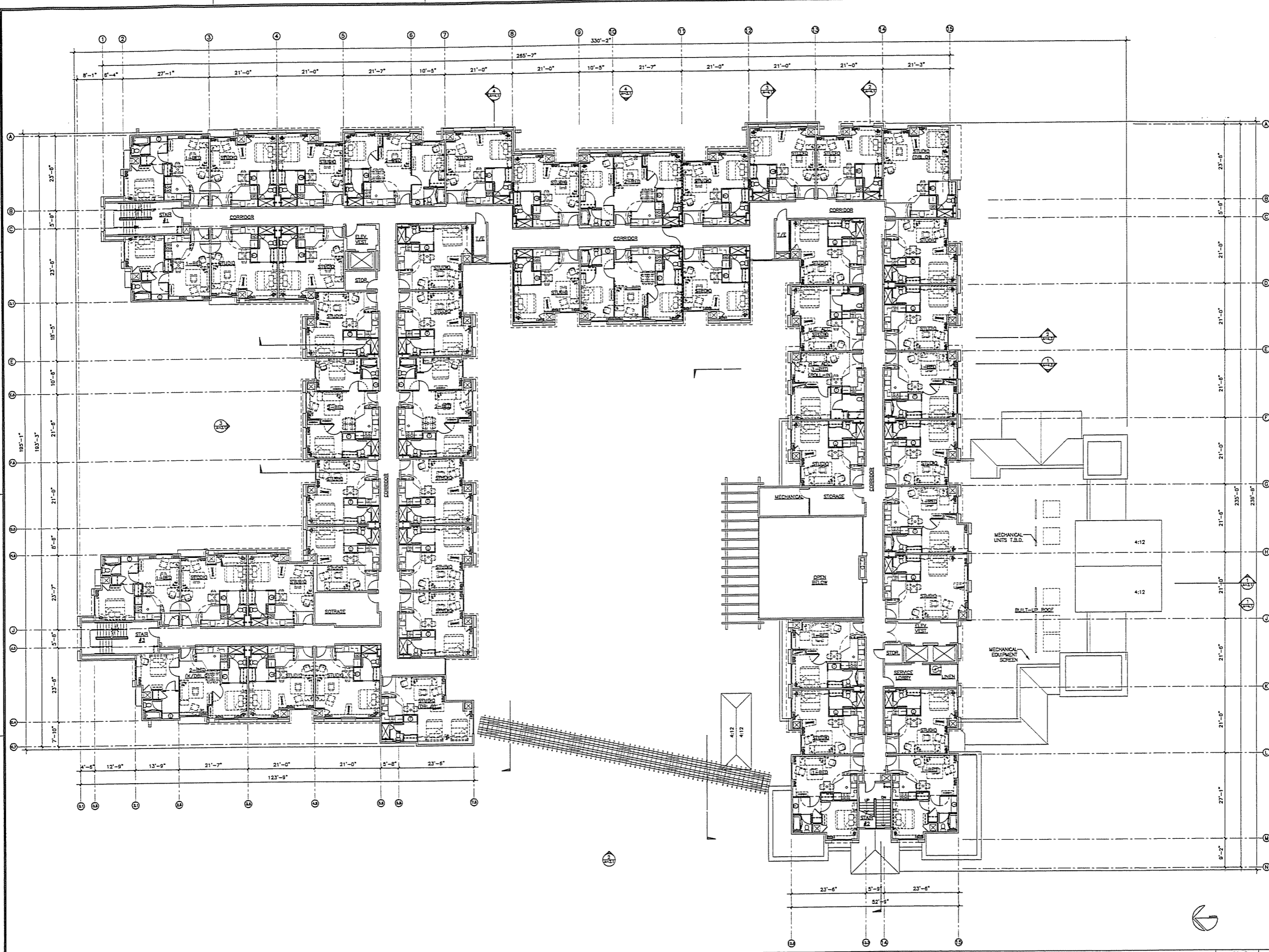
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SECOND FLOOR PLAN

SCALE: AS NOTED
 DATE: 7/25/08
 PHASE: DESIGN DEVELOPMENT
 JOB NUMBER: 0650
 SHEET NUMBER:

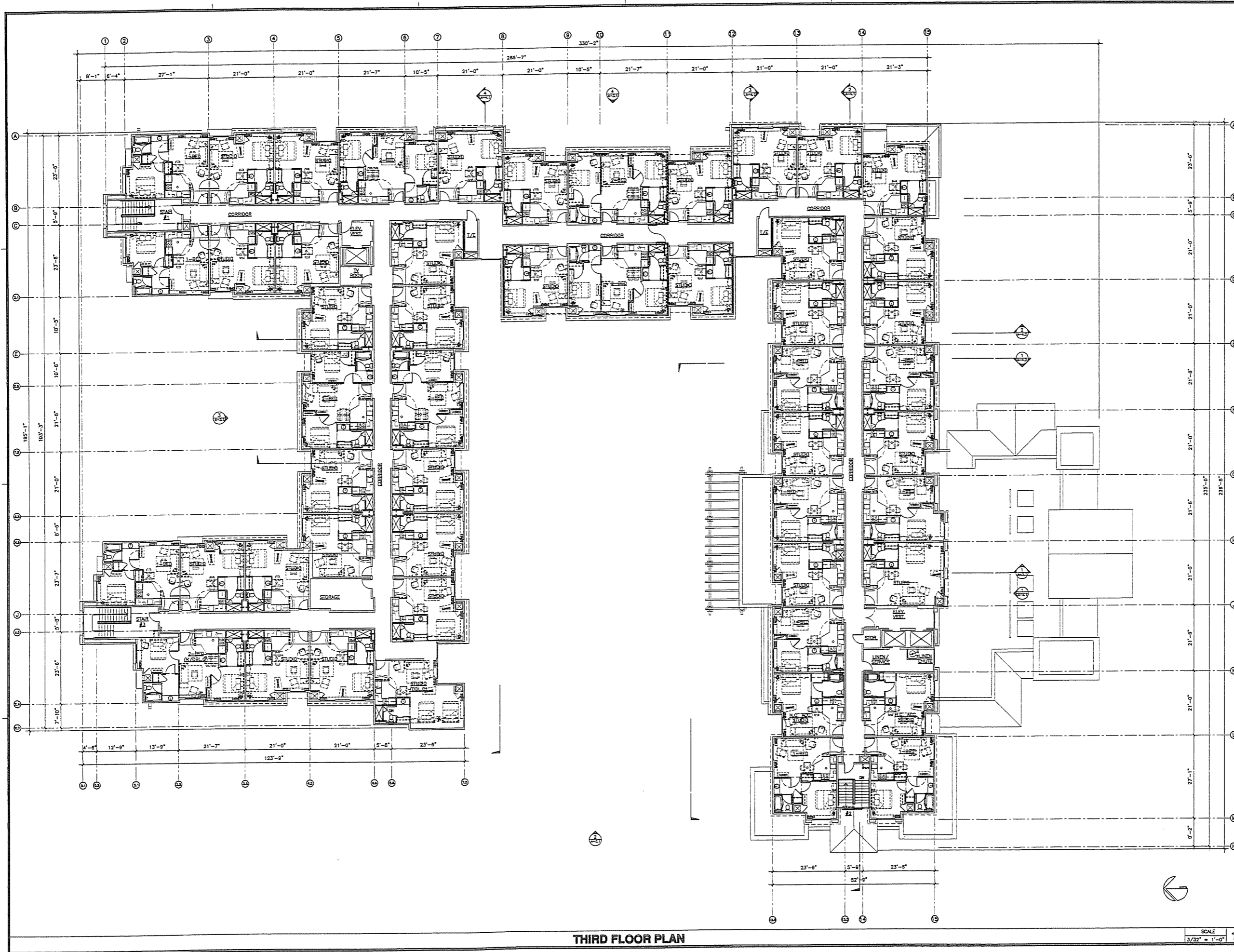
A-2.2

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SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0" **1**



THIRD FLOOR PLAN



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SUBMITTALS:	

REVISIONS:	

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:
THIRD FLOOR PLAN

SCALE:
AS NOTED

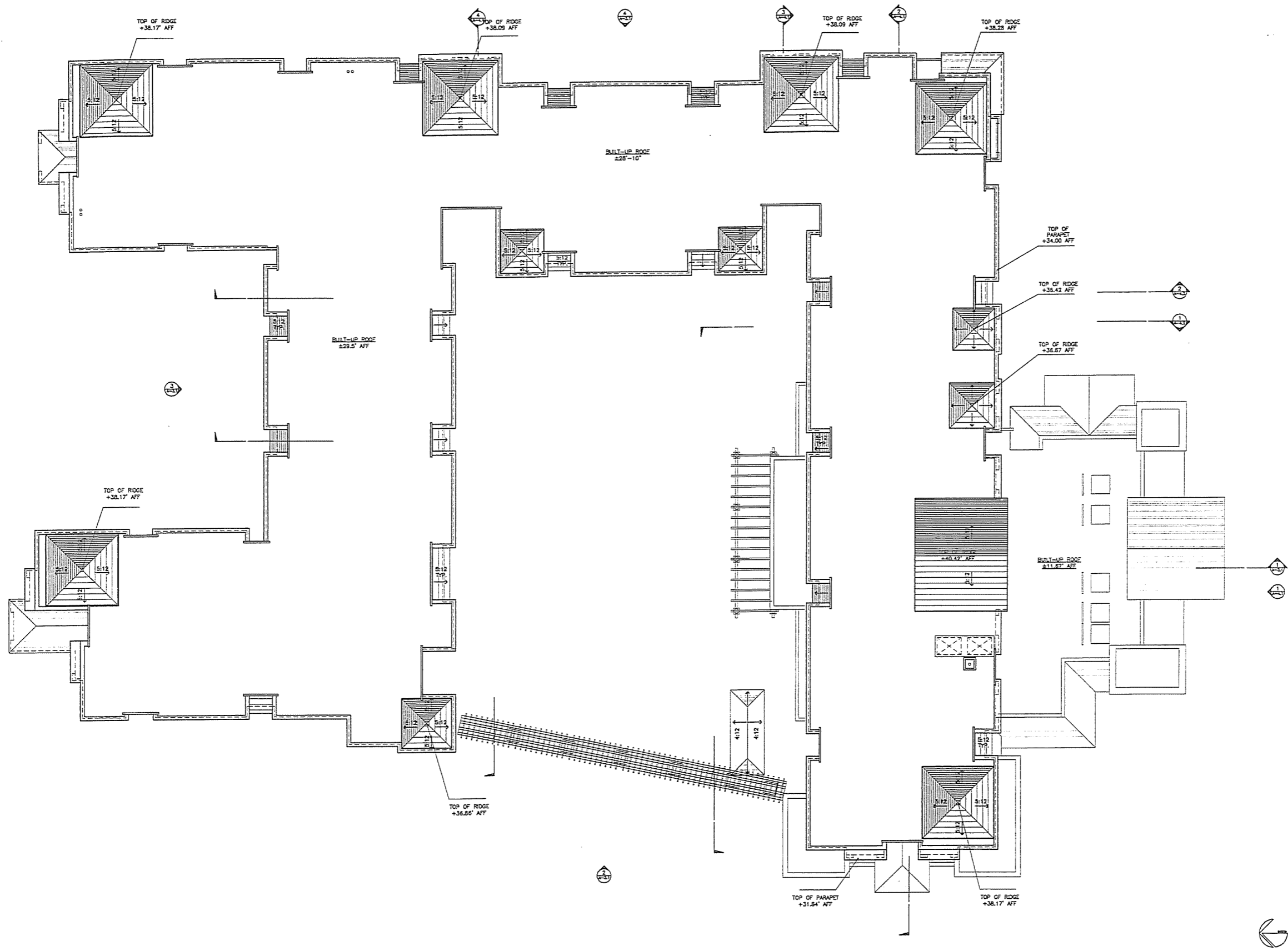
DATE:
7/25/08

PHASE:
DESIGN DEVELOPMENT

JOB NUMBER:
0650

SHEET NUMBER:
A-2.3

SCALE
3/32" = 1'-0"



ROOF PLAN

SCALE
3/32" = 1'-0" **1**



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PROJECT:
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SUBMITTALS:

REVISIONS:

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:
ROOF PLAN

SCALE:
AS NOTED

DATE:
7/25/08

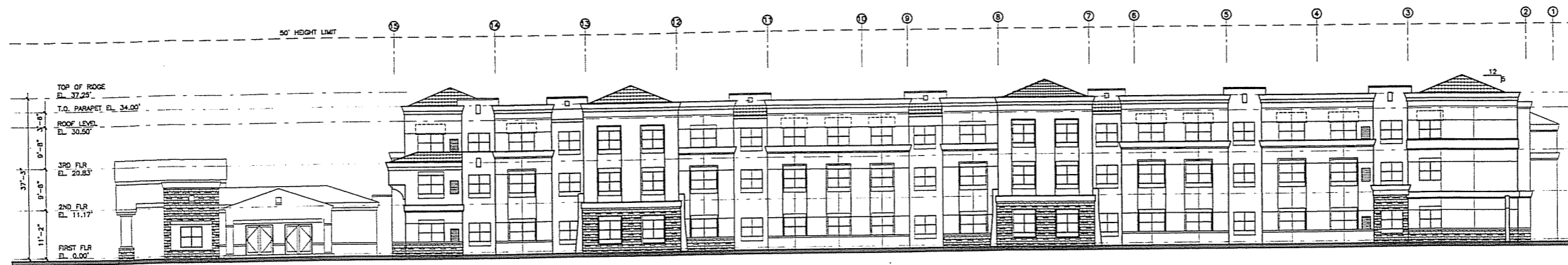
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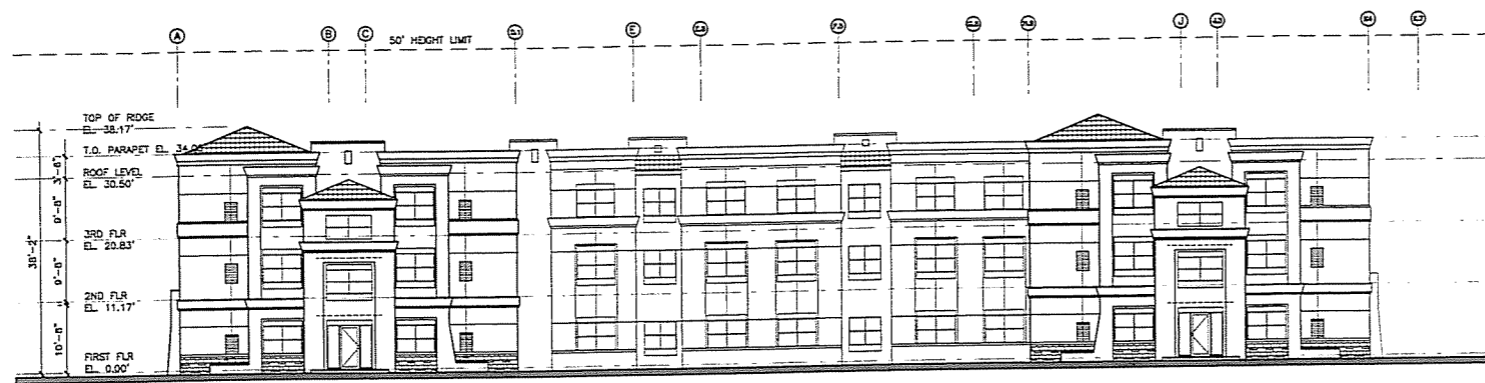
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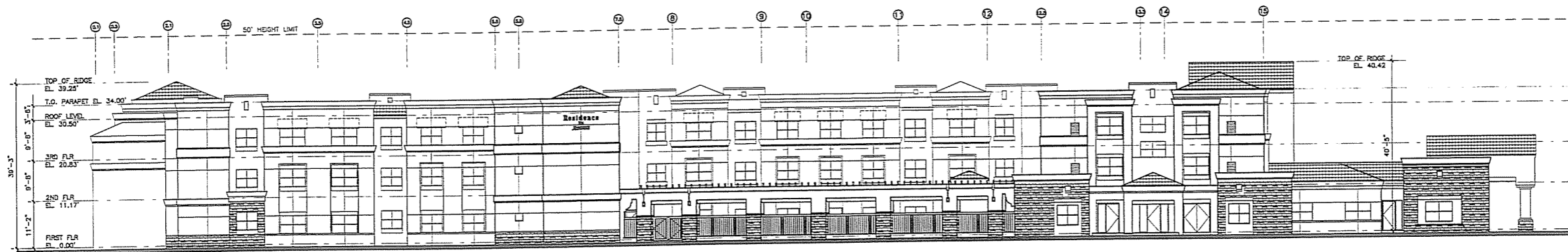
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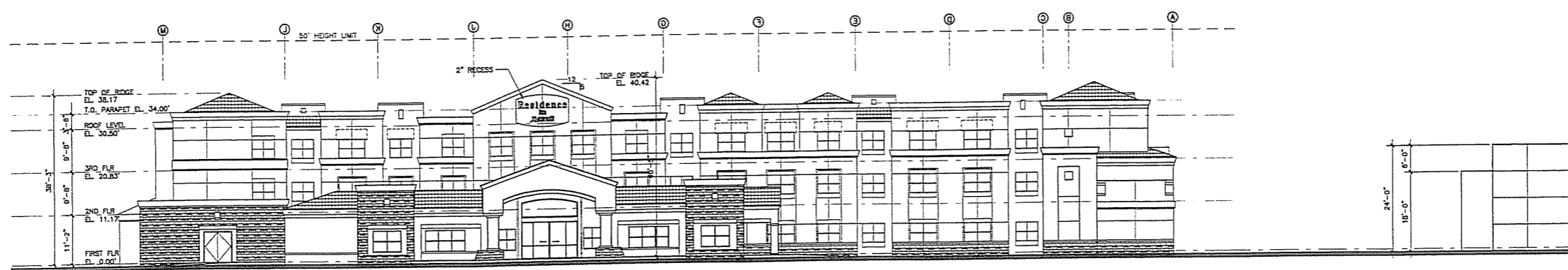
EAST ELEVATION SCALE 3/32"=1'-0" 4



NORTH ELEVATION SCALE 3/32"=1'-0" 3



WEST ELEVATION SCALE 3/32"=1'-0" 2



SOUTH ELEVATION - HOLLISTER AVE. SCALE 3/32"=1'-0" 1



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SUBMITTALS:

7/25/08	PLANNING COMMISSION SUBMITTAL
8/20/07	MARRIOTT 30% REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:

EXTERIOR ELEVATIONS

SCALE:

AS NOTED

DATE:

7/25/08

PHASE:

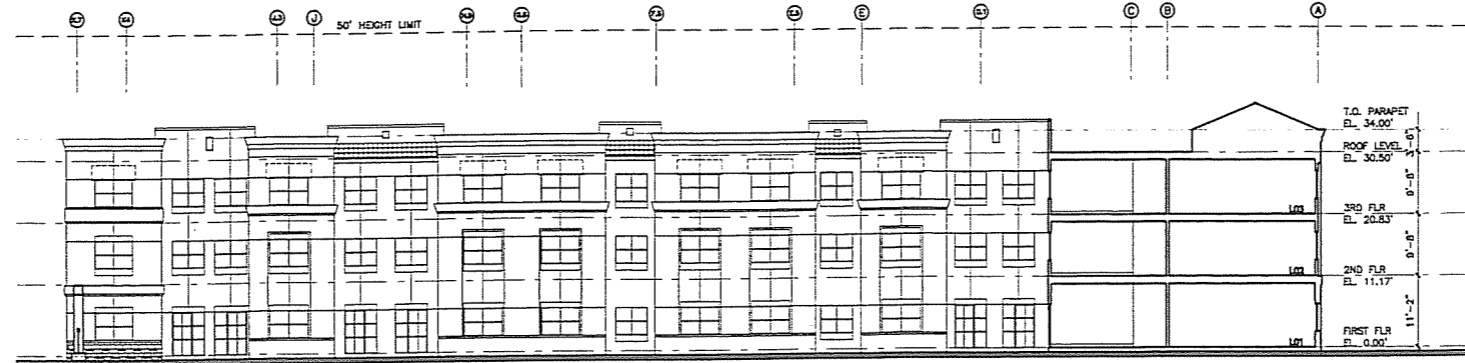
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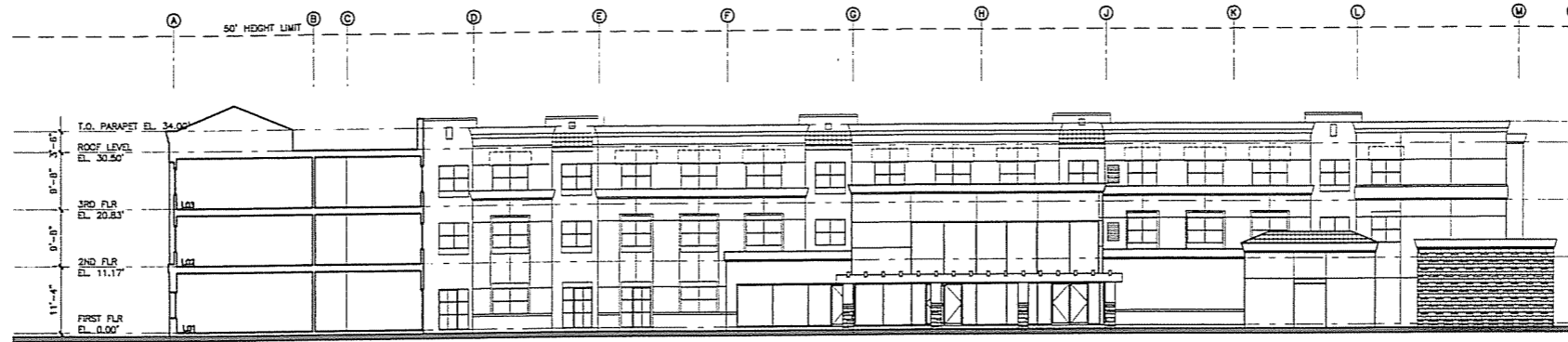
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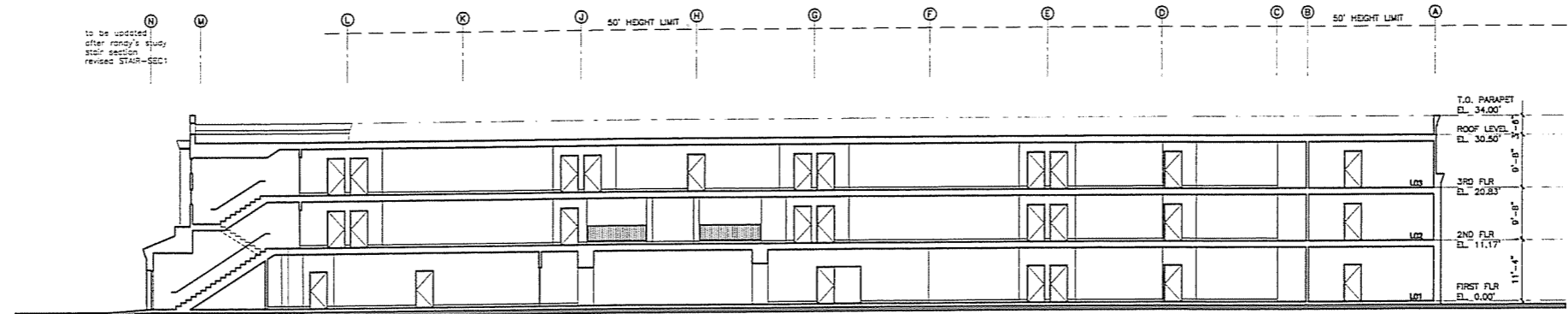
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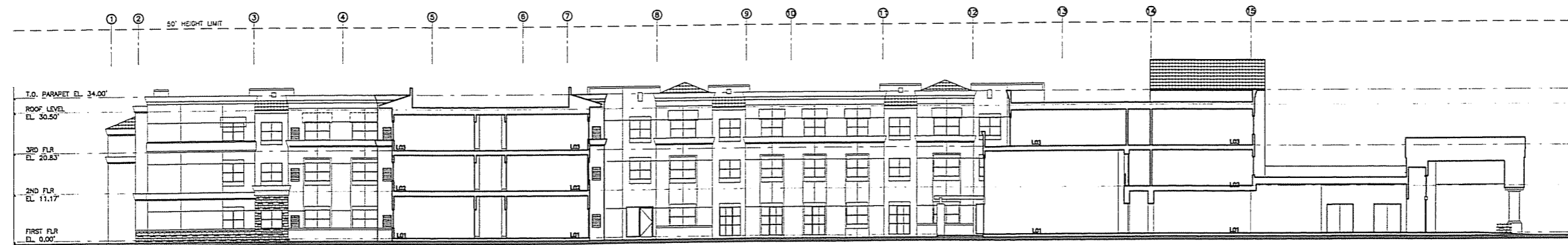
SECTION 4 SCALE 3/32"=1'-0"



SECTION 3 SCALE 3/32"=1'-0"



SECTION - THRU STAIR #2 SCALE 3/32"=1'-0"



SECTION - THRU LOBBY / BREAKFAST ROOM SCALE 3/32"=1'-0"



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SUBMITTALS:

7/25/08	PLANNING COMMISSION SUBMIT.
8/20/07	MARRIOTT 30% REVIEW RESIDENTIAL
7/20/07	MARRIOTT 30% REVIEW

REVISIONS:

REDESIGN SUBMITTAL

CONSULTANT:

SHEET TITLE:
BUILDING SECTIONS

SCALE: AS NOTED
DATE: 7/25/08
PHASE: DESIGN DEVELOPMENT
JOB NUMBER: 0850
SHEET NUMBER:

A-4.1

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PROJECT:
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SUBMITTALS:	
7/25/08	PLANNING COMMISSION SUBMITTAL
8/29/07	MARRIOTT 30X REVIEW RESUBMITTAL
7/20/07	MARRIOTT 30X REVIEW
REVISIONS:	

REDESIGN SUBMITTAL

CONSULTANT:
 SHEET TITLE:

BUILDING SECTIONS

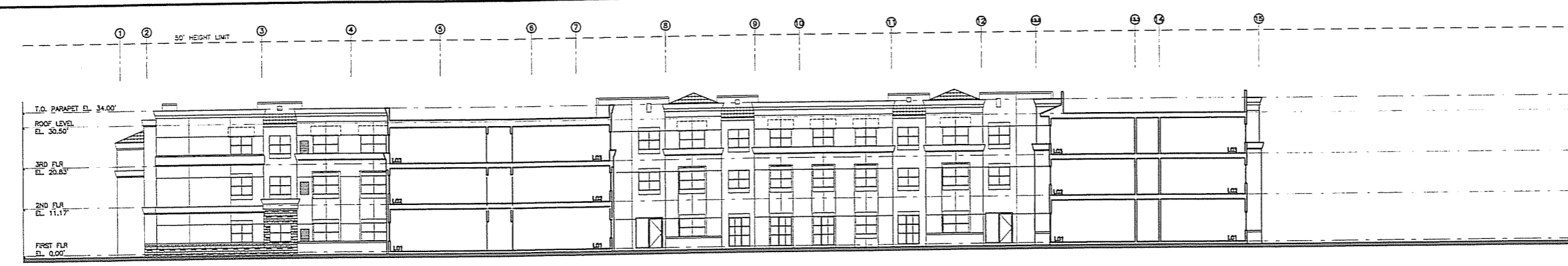
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 SHEET NUMBER:

A-4.2

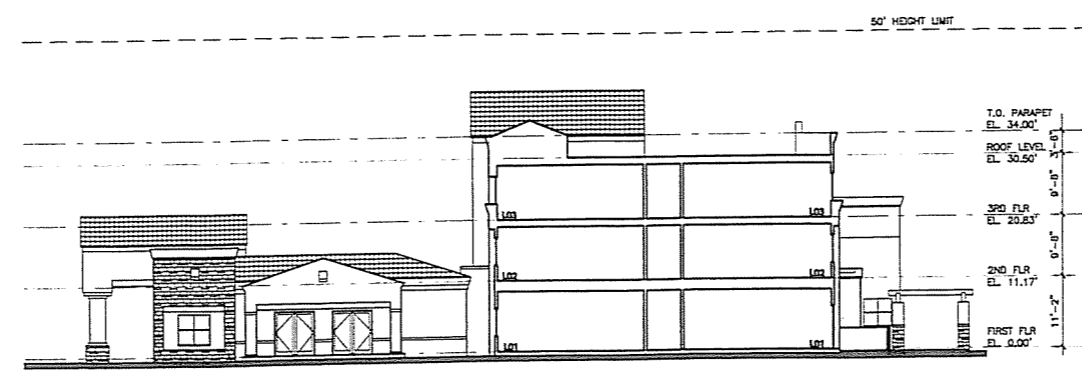
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NOT USED SCALE 1/8"=1'-0" 4

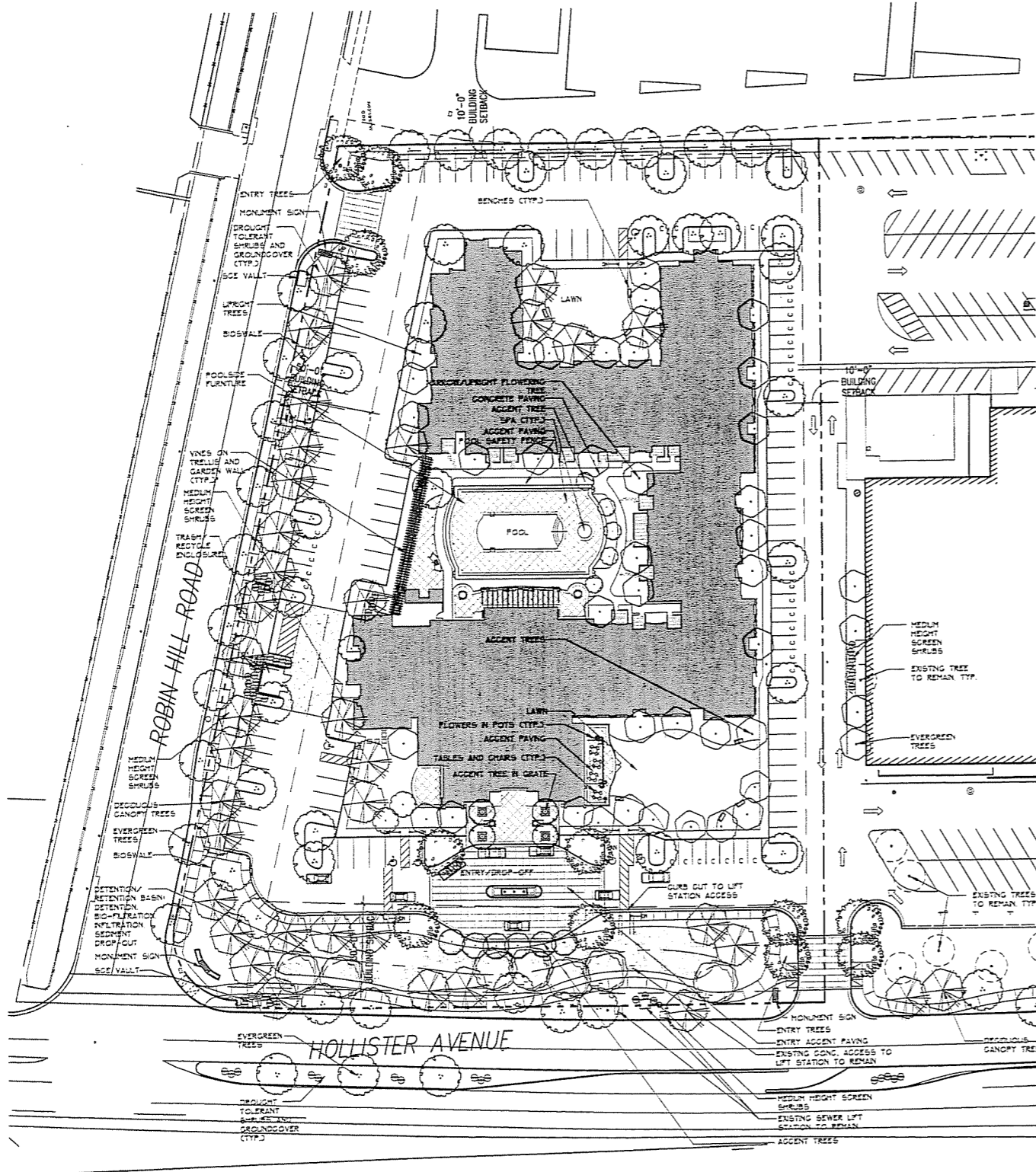
NOT USED SCALE 1/8"=1'-0" 3



SECTION SCALE 3/32"=1'-0" 2



SECTION SCALE 3/32"=1'-0" 1



BOTANICAL NAME	COMMON NAME
JACARANDA MIMOSFOIA	JACARANDA
OLEA EUROPEA	OLIVE TREE
PINUS PINEA	ITALIAN STONE PINE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA	COAST LIVE OAK
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
TRISTANIA CONFERTA	BRISBANE BOX

ENTRY TREES	COMMON NAME
JACARANDA MIMOSFOIA	JACARANDA
ARBUTUS 'MARINA'	ARBUTUS
COELESCEPUS DECURRENS	INCENSE CEDAR
GINKGO BILOBA	MAIDENHAIR TREE
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD
PYRUS C. 'ARISTOCRAT'	ORNAMENTAL PEAR
TRISTANIA CONFERTA	BRISBANE BOX

PARKING LOT TREES	COMMON NAME
ARBUTUS 'MARINA'	ARBUTUS
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
TRIJANA TIPU	TIPU TREE

UPRIGHT TREES	COMMON NAME
ALNUS RHOMBIFOLIA	WHITE ALDER
ARBUTUS 'MARINA'	STRAWBERRY TREE
CALCOCEPUS DECURRENS	INCENSE CEDAR
CEDRUS DEODARA	DEODAR CEDAR
GINKGO BILOBA	MAIDENHAIR TREE
LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD
PODOCARPUS GRACILIOR	FERN PINE
PYRUS C. 'ARISTOCRAT'	ORNAMENTAL PEAR

ACCENT TREES	COMMON NAME
ALBIZIA JULIBRISSEN	SILK TREE
MARCHAMIA HILDENBRANDTI	NONI
TABEBUIA CHRYSOTRICHA	GOLDEN TRUMPET TREE
TABEBUIA IMPETIGINOSA	LAVENDER TRUMPET

MEDIUM HEIGHT SCREEN SHRUBS	COMMON NAME
CELANOTHUS 'DARK STAR'	WILD LILAC
NEROLIUM OLEANDER	OLEANDER
PITISPORUM UNICULATUM	VICTORIAN BOX
RHAPHIOLEPIS SPECIES	INDIAN HAWTHORNE
ROSEMARINUS OFFICINALIS	ROSEMARY

SHRUBS AND GROUNDCOVER	COMMON NAME
ACHILLEA WILGIFOLIUM	YARROW
AGAPANTHUS AFRICANUS	LILY OF THE NILE
AGAVE ATTENUATA	AGAVE
BACCARIS FILLULARIS	COYOTE BUSH
CARRISA TUTTLE	DIARY NATAL PLUM
CELANOTHUS P. H. 'CARVEL CREEPER'	CALIFORNIA LILAC
COTONASTER DAMMER	BEARBERRY COTONEASTER
HISTIOCOLES ARBUTIFOLIA	TIPOX
HEUCHERA SPP.	CORAL BELLS
HEBE SPP.	HEBE
LANTANA SPECIES	LANTANA
LEPTOSPERMUM SPECIES	NEW ZEALAND TEA
NEROLIUM OLEANDER	OLEANDER
PRUNUS LYONI	CATALINA CHERRY
RHAPHIOLEPIS SPECIES	INDIAN HAWTHORNE
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEESBERRY
ROSEMARINUS OFFICINALIS	ROSEMARY
SENECIO MANDRAKAEZ	SENECIO

VINES	COMMON NAME
BOUTANIVILLA SPECIES	BOUTANIVILLA
SISTICUS LAKLOPA	WANDA TRUMPET VINE
FICUS P. 'MINNA'	CREEPING FIG
HARDYBENGA COMPTONIANA	LILAC VINE
WESTRA SINDISE	CHINESE WISTERIA

BIOPRETATION PLANTS	COMMON NAME
ACRODUS GRAMINEUS	ACRODUS
ALTA FESQUE	TALL FESCUE
BROMUS CARINATUS	BROMUS
BUCKLE DACTYLODES	BUFFALO GRASS
CAREX SPP.	SEDGE
CORDIUM BRACHYANTHERUM	MEADOW BARLEY
JUNCUS SPP.	JUNCUS
MAELLA PULCHRA	PURPLE NEEDLE GRASS

STREET TREES IN PARKWAY- MINIMUM WIDTH 4 FEET	
ARBUTUS 'MARINA'	ARBUTUS
CALCOCEPUS DECURRENS	INCENSE CEDAR
GINKGO BILOBA	MAIDENHAIR TREE
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
LYONOTHAMUS FLORIBUNDUS	CATALINA IRONWOOD
PYRUS C. 'ARISTOCRAT'	ORNAMENTAL PEAR
TRISTANIA CONFERTA	BRISBANE BOX

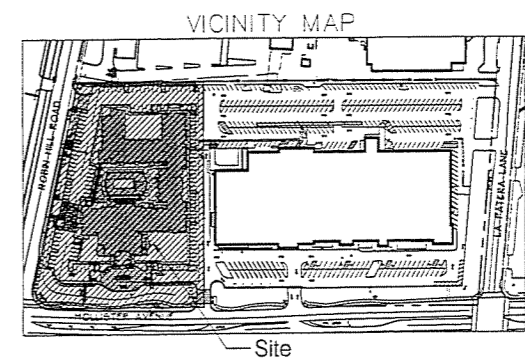
DESIGN CONCEPT
Sustainable development has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their needs. As responsive landscape architects we are always working with the long-term future in mind. An essential component of our design philosophy is a lasting, positive outcome for the client, the community, and the environment. The values we hold highest are those of environmental sustainability and the implications of our work for future generations.

A combined professional experience of more than 40 years has seen the team at The Office of Katie O'Reilly Rogers practicing sustainable principles long before it reached present levels of design consciousness. To The Office of Katie O'Reilly Rogers, 'sustainability' is synonymous with Landscape Architecture, and the firm's professional approach has continuously implemented these principles throughout the duration of their practice.

The plan communicates the need for a 'green infrastructure,' coupled with aesthetic design solutions to create a unified and harmonious environment. Our approach will ensure that this is achieved through a development that integrates pedestrian, bicycle and auto circulation with the community. Additionally, natural and artificial drainage systems and storm water and water quality management will also be interconnected systems within this 'green infrastructure.'

The Plant Palette will be native or native in character, drought-tolerant, low-maintenance, and low-green waste producing. Organic fertilizers and soil amendments will be used, and an integrated Pest Management maintenance program will be implemented. Automatic low volume and drip irrigation systems will supplement natural rainfall as needed to ensure plant health.

Any tree within 4 feet of any hardscape surface shall have a laser root control barrier installed.



EASEMENT NOTES

- (NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
1. A VARIABLE WIDTH EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DOCUMENT RECORDED JUNE 5, 1959, AS INSTRUMENT NO. 1832X, BOOK 1633, PAGE 56 OF OFFICIAL RECORDS. (ITEM 1)
 2. A VARIABLE WIDTH EASEMENT FOR SEWER LINE, WATER COURSE AND DRAINAGE WAY PURPOSES IN THE DOCUMENT RECORDED JANUARY 27, 1961, AS INSTRUMENT NO. 2800, IN BOOK 1820, PAGE 50 OF OFFICIAL RECORDS. (ITEM 2)
 3. A VARIABLE WIDTH EASEMENT FOR SANITARY SEWER, WATER COURSE AND DRAINAGE WAY PURPOSES AS GRANTED TO ROBIN HILL CORPORATION AND C. D. WOOLSEY, HAZEL P. WOOLSEY AND DONALD P. WOOLSEY IN THE DOCUMENT RECORDED OCTOBER 28, 1961, AS INSTRUMENT NO. 37444, BOOK 1879, PAGE 144 OF OFFICIAL RECORDS. (ITEM 3)
 4. AN EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN THE DOCUMENT RECORDED JANUARY 27, 1972, AS INSTRUMENT NO. 2224, BOOK 2383, PAGE 902 OF OFFICIAL RECORDS. (ITEM 4)
 5. A VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JUNE 18, 1973, AS INSTRUMENT NO. 23657, BOOK 2467, PAGE 783 OF OFFICIAL RECORDS. (ITEM 5)
 6. A VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JULY 11, 1990, AS INSTRUMENT NO. 90-045911 OF OFFICIAL RECORDS. (ITEM 6)
 7. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE GOLETA OLD TOWN REDEVELOPMENT AGENCY, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT AS DISCLOSED IN THE DOCUMENT RECORDED AUGUST 10, 1998, AS INSTRUMENT NO. 88-165652 OF OFFICIAL RECORDS. (ITEM 7)
 8. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED OCTOBER 23, 2003, AS INSTRUMENT NO. 2003-0146618 OF OFFICIAL RECORDS. THERE IS NO LEGAL DESCRIPTION OF THE EASEMENT IN SAID DOCUMENT, ONLY AN EXHIBIT SHOWING THE APPROXIMATE LOCATION OF A 10' X 10' EASEMENT. PARTIES TO THE AGREEMENT SHOWN ON THE EXHIBIT WILL BE REPLACED WITH A METES AND BOUNDS DESCRIPTION BASED ON THE AS-BUILT LOCATION OF THE FACILITY. (ITEM 8)
 9. MATTERS CONTAINED IN A DOCUMENT ENTITLED "SEWER SERVICE AGREEMENT" BY AND BETWEEN 6300 HOLLISTER ASSOCIATES, LP, AND GOLETA SANITARY DISTRICT IN THE DOCUMENTS RECORDED MAY 10, 2004, AS INSTRUMENT NO. 2004-0050162; MAY 10, 2004, AS INSTRUMENT NO. 2004-0050163; AND MAY 10, 2004, AS INSTRUMENT NO. 2004-0050164, ALL OF OFFICIAL RECORDS, AGREEMENT IS OVER THE ENTIRE PARCEL. (ITEM 9)

LEGAL DESCRIPTION

THAT PORTION OF RANCHO LOS DOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO RAYTHEON MANUFACTURING COMPANY, RECORDED FEBRUARY 28, 1957 AS INSTRUMENT NO. 4219 IN BOOK 1432, PAGE 370 OF OFFICIAL RECORDS; RECORDS OF SAID COUNTY, BEING A POINT ON THE NORTHERLY LINE OF HOLLISTER AVENUE, AS SHOWN ON A MAP OF SURVEY FILED IN BOOK 24 AT PAGE 52 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE LEAVING SAID NORTHERLY LINE OF HOLLISTER AVENUE AND FOLLOWING ALONG THE EASTERLY LINE OF SAID RAYTHEON TRACT OF LAND, NORTH 22°22' WEST, 507.79 FEET TO A POINT FROM WHICH THE NORTHEASTERLY CORNER THEREOF BEARS TRACT OF LAND, NORTH 22°22' WEST, 306.84 FEET; THENCE LEAVING SAID EASTERLY LINE OF SAID RAYTHEON TRACT OF LAND PARALLEL NORTH 03°22'25" WEST, 507.79 FEET TO A POINT; THENCE CONTINUING PARALLEL WITH THE NORTHERLY LINE OF HOLLISTER AVENUE AND DISTANT 500.00 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 76°30' EAST, 10.19 FEET; THENCE CONTINUING PARALLEL WITH THE NORTHERLY LINE OF HOLLISTER AVENUE AND DISTANT 500.00 FEET NORTHERLY THEREFROM MEASURED AT RIGHT ANGLES THERETO, NORTH 74°19' EAST AT 532.75 FEET THE SOUTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO PLATON-HUTUSA EAST AT 532.75 FEET THE SOUTHWESTERLY CORNER OF SAID COUNTY, RECORDED JULY 21, 1958 AS INSTRUMENT NO. 17238 IN BOOK 1541 AT PAGE 61 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, 932.75 FEET TO THE SOUTHEASTERLY CORNER OF SAID LAST MENTIONED TRACT OF LAND ON THE WESTERLY LINE OF LA PATERA ROAD 60 FEET IN WIDTH AS DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA, RECORDED IN BOOK 39 AT PAGE 385 OF DEEDS, RECORDS OF SAID COUNTY, THENCE ALONG SAID WESTERLY LINE OF LA PATERA ROAD, SOUTH 10°21'30" EAST, 501.78 FEET TO THE NORTHERLY LINE OF HOLLISTER AVENUE; THENCE ALONG SAID NORTHERLY LINE, SOUTH 74°19' WEST, 503.55 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 76°30' WEST 182.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA, RECORDED DECEMBER 7, 1952 AS INSTRUMENT NO. 51955 IN BOOK 1955 AT PAGE 463 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ANY AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDER THE ABOVE DESCRIBED PROPERTY MORE THAN 500 FEET BENEATH THE SURFACE THEREOF AND/OR PRODUCE THEREFROM OR THERE THROUGH, WITHOUT, HOWEVER, ANY SURFACE RIGHTS OR RIGHT OF SURFACE ENTRY WITH RESPECT THERETO, AS RESERVED IN DEED FROM JAMES WILLIAMS, JR. AS EXECUTOR OF THE WILL OF JAMES G. WILLIAMS, DECEASED, RECORDED JANUARY 27, 1961 AS INSTRUMENT NO. 2800, IN BOOK 1820, PAGE 50 OF OFFICIAL RECORDS.

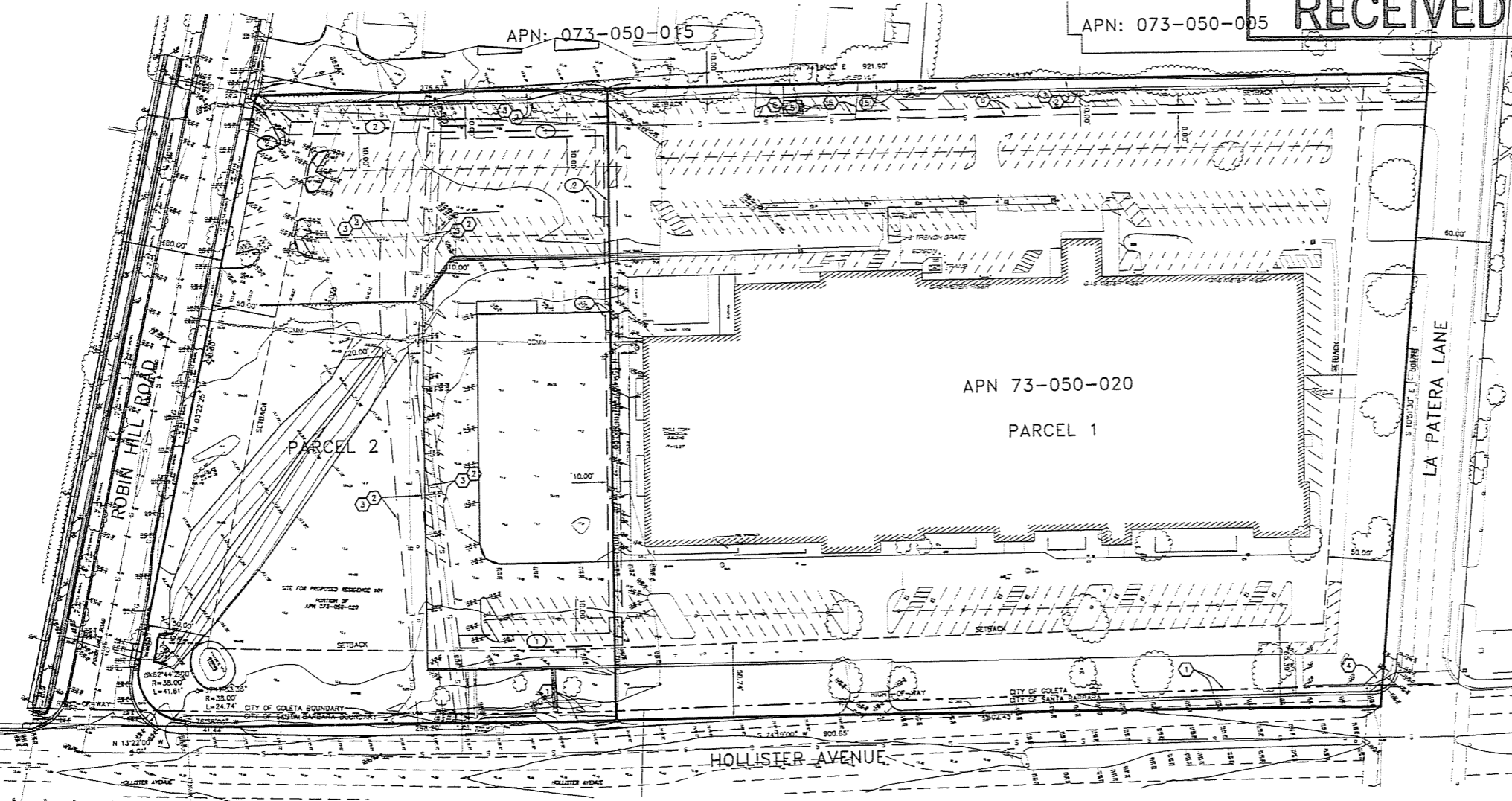
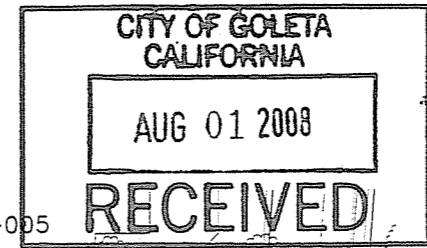
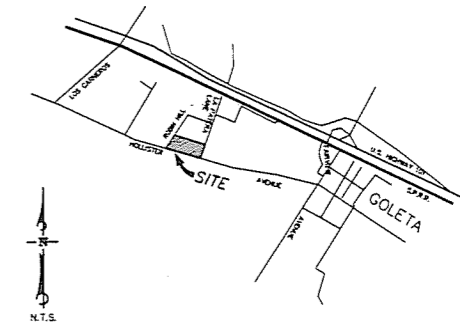
PROPOSED EASEMENTS

1. 10' FOOT NONEXCLUSIVE EASEMENT FOR SEWER LINE PURPOSES, IN FAVOR OF URP, LLC.
2. 10' WIDE NONEXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES

SURVEYOR'S NOTES

1. **MAPPING**
THE TOPOGRAPHIC/PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM DATA COLLECTED IN A CONVENTIONAL FIELD SURVEY UNDERTAKEN BY PENFIELD & SMITH IN DECEMBER 2006 AND JANUARY 2007 AT THE REQUEST OF R.D. OSKON. THE CONVENTIONAL FIELD SURVEY WAS SUPPLEMENTED BY TOPOGRAPHIC/PLANIMETRIC MAPPING COMPILED FROM AERIAL PHOTOGRAPHY DATED MARCH 27, 2006, PREPARED BY GOLDEN STATE AERIAL SURVEYS, INC. AND BY PLANIMETRIC DATA FOR OFFICE FEATURES PROVIDED BY WATERS LAND SURVEYING.
2. **BOUNDARY AND EASEMENT INFORMATION**
THIS MAP WAS PREPARED IN CONJUNCTION WITH PRELIMINARY TITLE REPORT ISSUE BY LAND AMERICA LAWYERS TITLE COMPANY AS FILE NO. 1020882, DATED JANUARY 19, 2007 AT 7:30 A.M., AND RECORD MAPPING ON FILE WITH THE COUNTY SUPERVISOR OF SAID COUNTY. SAID TITLE REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID TITLE REPORT. THIS SURVEY TIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO OBTAIN THE COMPILED BOUNDARIES, EASEMENTS, AND PLANIMETRIC DATA TO THE PROJECT DATUM.
3. **BASIS OF BEARINGS AND COORDINATES**
THE BEARING OF NORTH 03°22'25" WEST FOR THE LINE OF THE EASTERLY RIGHT OF WAY OF ROBIN HILL ROAD, AS SHOWN ON RECORD OF SURVEY FILED WITH THE COUNTY RECORDER IN THE COUNTY OF SANTA BARBARA, CALIFORNIA IN BOOK 114 PAGE 9, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
4. **ELEVATIONS**
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). DEFINED LOCALLY BY LEVEL TIES TO A 3" BRASS CAP STAMPED "UNITED STATES COAST AND GEODETIC SURVEY A371 1949" IN A CONCRETE FLAG POLE BASE IN FRONT OF THE SANTA BARBARA AIRPORT ADMINISTRATION BUILDING. ELEVATION = 15.50 FEET.
SEE CONTROL POINT LISTING

VICINITY MAP



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 073-050-020
 SITE ADDRESS: 6300 HOLLISTER AVENUE, GOLETA, CA.
SETBACKS:
 FRONT: (A) SETBACKS FOR M-RR ARE EIGHTY (80) FEET FROM THE CENTERLINE AND FIFTY (50) FEET FROM THE RIGHT-OF-WAY LINE OF ANY STREET. (B) FROM SECONDARY INTERIOR STREETS OF AN INDUSTRIAL RESEARCH PARK, TWENTY (20) FEET FROM THE RIGHT-OF-WAY LINE OF THE STREET.
 SIDE YARDS: (A) TEN (10) FEET. (B) ON CORNER LOTS, THE SIDE YARD ALONG THE STREET SHALL CONFORM TO THE FRONT SETBACK OF THIS DISTRICT.
 REAR YARDS: (A) TEN (10) FEET. (B) FOR ANY LOT THAT HAS A REAR BOUNDARY WHICH ABUTS A LOT ZONED RESIDENTIAL FIFTY (5) FEET.
COVERAGE: NOT MORE THAN THIRTY-FIVE (35) PERCENT OF THE NET AREA OF THE PROPERTY SHALL BE COVERED BY BUILDINGS OR STRUCTURES.
HEIGHT RESTRICTIONS: NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET. PER ARTICLE II SECTION 35.233.11 OF THE INLAND ZONING ORDINANCE.
NOTE: THE SETBACKS SHOWN HEREON ARE CURRENT SETBACKS AND MAY NOT REFLECT THE ZONING OR SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. FOR SITE ZONING COMPLIANCE PROPERTY MUST BE REVIEWED BY CITY PLANNING DEPARTMENT.
FLOOD ZONE:
 THE FLOOD ZONE DESIGNATION FOR THIS SITE IS ZONE "AE" PER FIRM PANEL NO. 08030-1362 DATED SEPTEMBER 30TH, 2006. FLOOD ZONE "AE" IS DEFINED AS AN AREA INUNDATED BY 100-YEAR FLOODING FOR WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS: 14 FEET (NGVD 1929 DATUM). THE PROPOSED FINISHED FLOOR ELEVATIONS ARE SHOWN HEREON.

UTILITY PROVIDERS

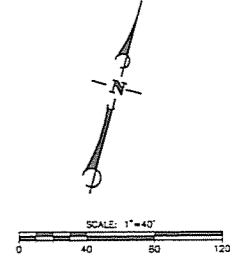
WATER: GOLETA WATER DISTRICT
 SEWAGE DISPOSAL: GOLETA SANITARY DISTRICT
 GAS: THE GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 CABLE TV: COX COMMUNICATIONS
 TELEPHONE: VERIZON

LAND USE DESIGNATIONS

EXISTING ZONING: MRP (INDUSTRIAL RESEARCH PARK)
 EXISTING GENERAL PLAN DESIGNATION: BP - BUSINESS PARK
 PROPOSED ZONING: MRP-BUSINESS PARK WITH PROPOSED HOTEL OVERLAY ORDINANCE
 PROPOSED GENERAL PLAN DESIGNATION: BP - BUSINESS PARK WITH PROPOSED HOTEL OVERLAY ORDINANCE
 THE SUBJECT PROPERTY ALSO LIES WITHIN A FLIGHT APPROACH AND A FLIGHT CLEARANCE OVERLAY PER SECTION 35-247 OF THE INLAND ZONING ORDINANCE. SAID FLIGHT APPROACH AND FLIGHT CLEARANCE OVERLAY ARE NOT PLATABLE.

LAND AREA CALCULATIONS

EXISTING PARCEL: 10.55 ACRES GROSS, 10.71 ACRES NET
 PROPOSED LOT ONE: 7.16 ACRES GROSS, 6.99 ACRES NET
 PROPOSED LOT TWO: 3.79 ACRES GROSS, 3.72 ACRES NET



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

KENNETH J. WILSON
 PLS 7911
 EXPRES 12-31-07



OWNER'S CERTIFICATE

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

6300 HOLLISTER ASSOCIATES
 200 E. ESPERANZA DRIVE, SUITE 470
 Oxnard, CA 93025
 (805) 485-3193
 RUSSELL GOODMAN, PRESIDENT
 SIGNATURE: _____

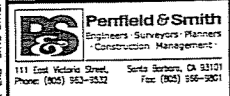
SHEET INDEX

- | | |
|---------|---------------------------------------|
| SHEET 1 | BOUNDARY AND EASEMENT INFORMATION |
| SHEET 2 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| SHEET 3 | PRELIMINARY HOLLISTER AVENUE PLAN |
| SHEET 4 | PRELIMINARY UTILITY PLAN |
| SHEET 5 | EXISTING CONDITIONS (TOPOGRAPHIC MAP) |
| SHEET 6 | PRELIMINARY STREET LIGHTING PLAN |

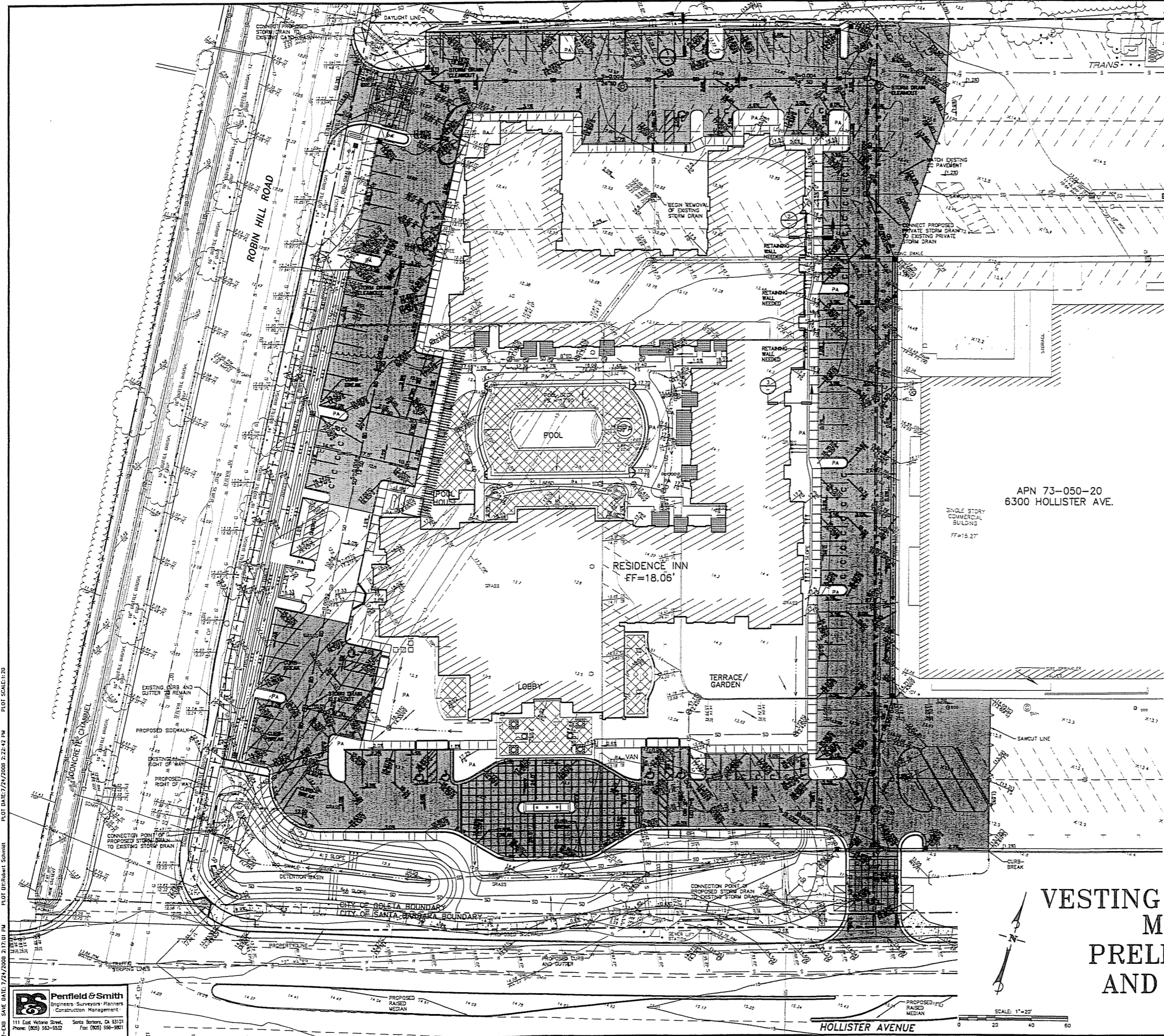
**VESTING TENTATIVE PARCEL MAP NO. 32031
 A PROPOSED SUBDIVISION
 OF APN 073-050-020**

RESIDENCE INN
 CITY OF GOLETA, CALIFORNIA
 JULY 22, 2008

42-CMU SAV. DATE: 7/24/2008 2:23:46 PM PLOT DATE: 7/24/2008 2:24:14 PM PLOT SCALE: 1:1



DRAWN BY: Jessica Verna/PAUSA/Verona/1763009.dwg



LEGEND

- SD PROPOSED STORM DRAIN
- BMP SWALE FLOW DIRECTION
- PROPOSED CATCH BASIN
- SPOT ELEVATION
- PA PLANTER AREA
- DRAINAGE FLOW DIRECTION

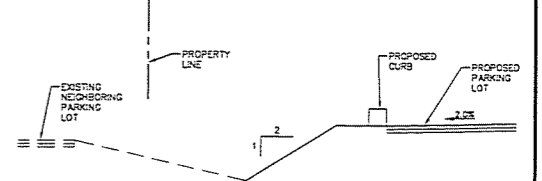
EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES
 CUT = 500 C.Y. FILL = 17,200 C.Y.

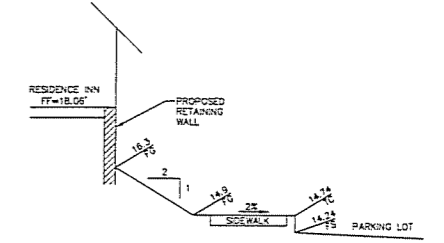
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE 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 BULKING, CLEANING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPILLS AND CONSTRUCTION METHODS.

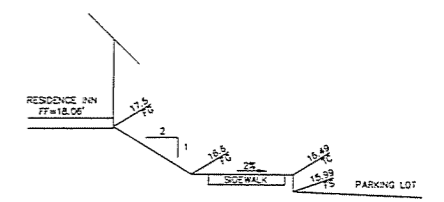
THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



1 CROSS SECTION
NOT TO SCALE



2 CROSS SECTION
NOT TO SCALE



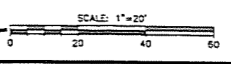
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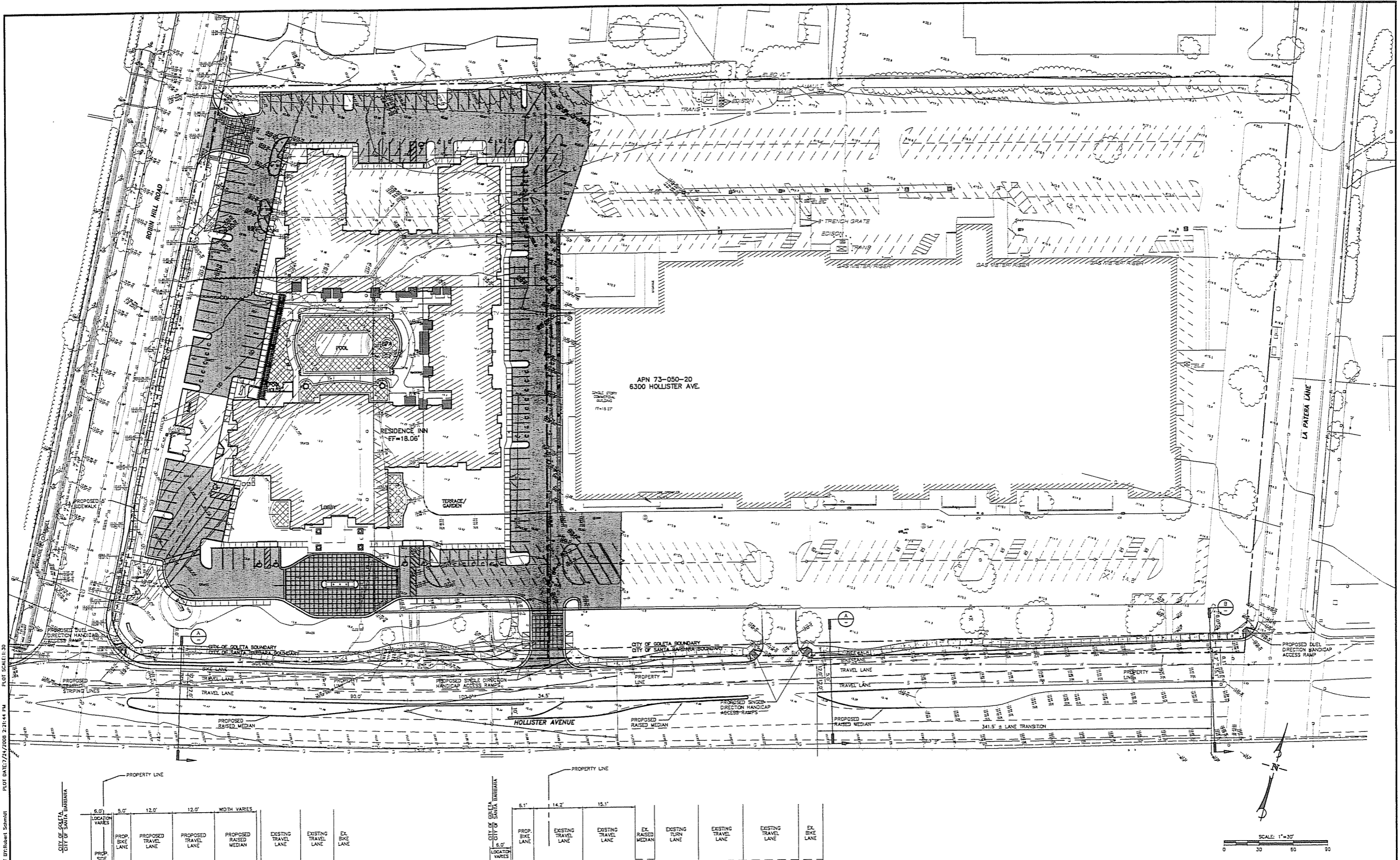
**VESTING TENTATIVE PARCEL
 MAP NO. 32031
 PRELIMINARY GRADING
 AND DRAINAGE PLAN**

RESIDENCE INN
 CITY OF GOLETA, CALIFORNIA
 JULY 22, 2008

42-000 SAVE DATE: 7/24/2008 2:17:01 PM PLOT DATE: 7/24/2008 2:22:42 PM PLOT SCALE: 1:20
 PLOT DIB: Robert Schmidt

Penfield & Smith
 Engineers Surveyors Planners
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 965-3432 Fax: (805) 965-3901

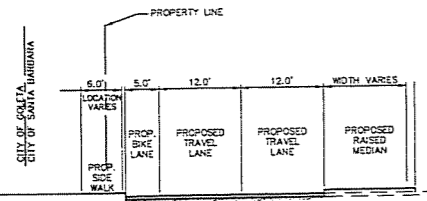




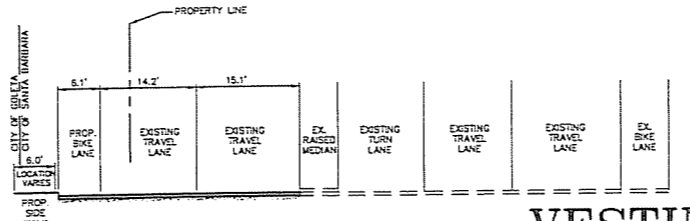
APN 73-050-20
6300 HOLLISTER AVE.

RESIDENCE INN
EF=18,061

A HOLLISTER AVENUE SECTION
20110 2242

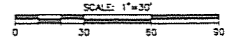


B HOLLISTER AVENUE SECTION
20110 2242



VESTING TENTATIVE PARCEL MAP NO. 32031 PRELIMINARY HOLLISTER AVENUE PLAN

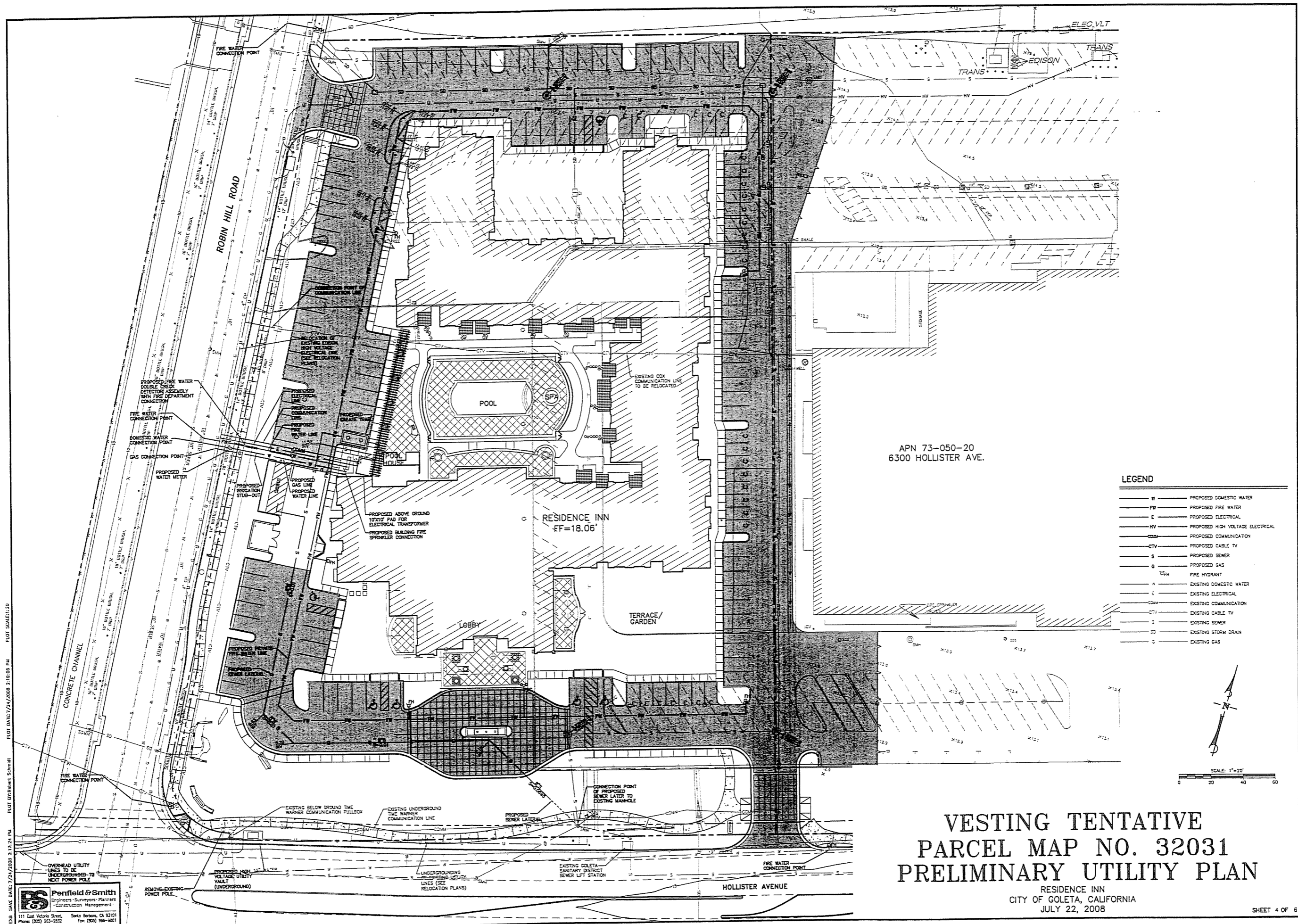
RESIDENCE INN
CITY OF GOLETA, CALIFORNIA
JULY 22, 2008



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 PLOT SCALE: 1:30
 PLOT BY: [unreadable]

Penfield & Smith
Engineers - Surveyors - Planners
Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 953-3332 Fax: (805) 956-3301

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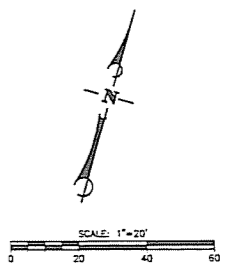


APN 73-050-20
6300 HOLLISTER AVE.

RESIDENCE INN
FF=18.06'

LEGEND

— DW —	PROPOSED DOMESTIC WATER
— FW —	PROPOSED FIRE WATER
— E —	PROPOSED ELECTRICAL
— HV —	PROPOSED HIGH VOLTAGE ELECTRICAL
— COM —	PROPOSED COMMUNICATION
— CTV —	PROPOSED CABLE TV
— S —	PROPOSED SEWER
— G —	PROPOSED GAS
— FWH —	FIRE HYDRANT
— DW —	EXISTING DOMESTIC WATER
— E —	EXISTING ELECTRICAL
— COM —	EXISTING COMMUNICATION
— CTV —	EXISTING CABLE TV
— S —	EXISTING SEWER
— SD —	EXISTING STORM DRAIN
— G —	EXISTING GAS



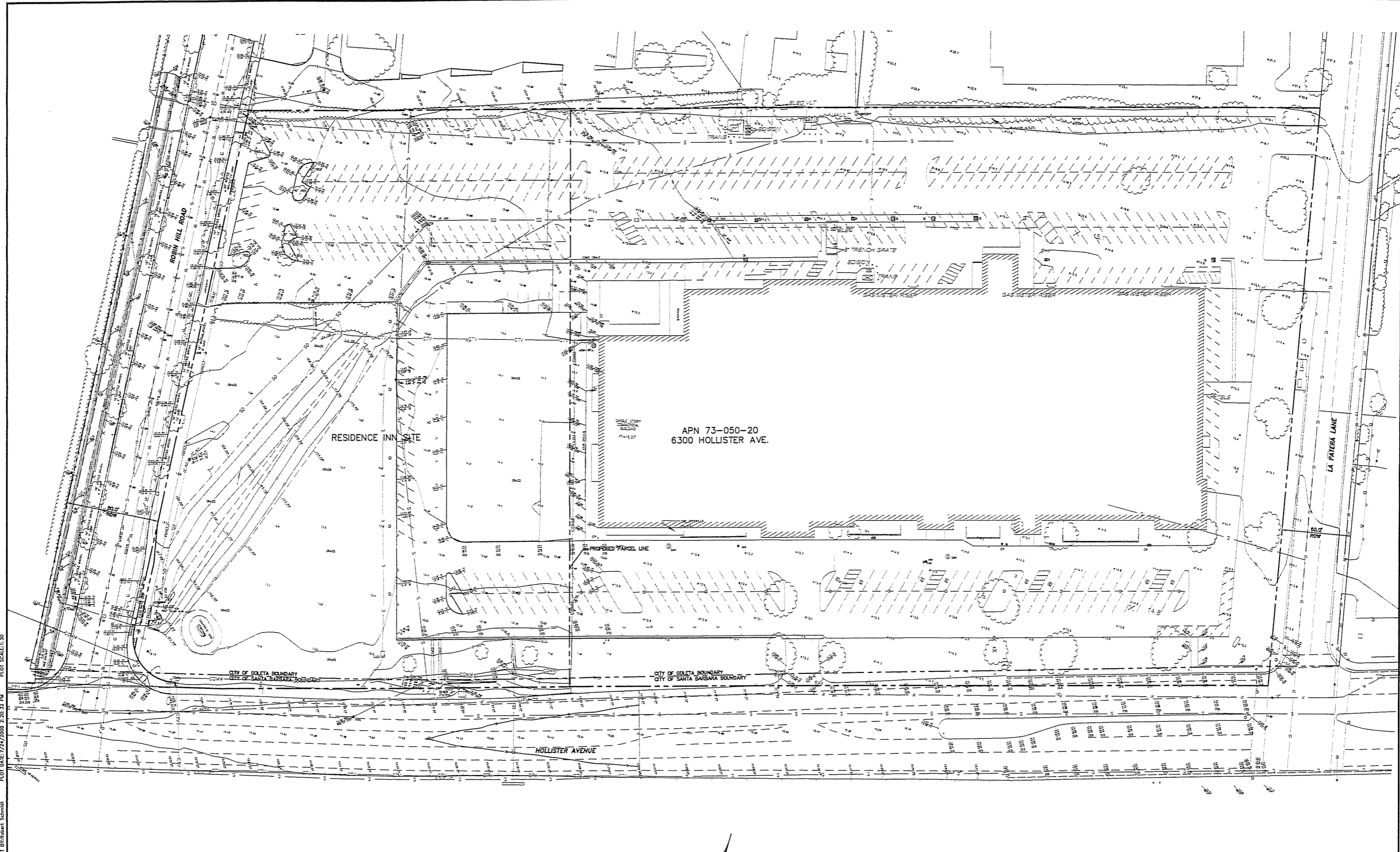
**VESTING TENTATIVE
PARCEL MAP NO. 32031
PRELIMINARY UTILITY PLAN**

RESIDENCE INN
CITY OF GOLETA, CALIFORNIA
JULY 22, 2008

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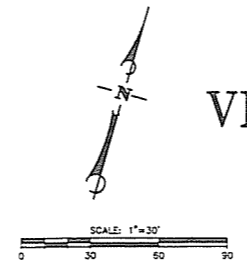
Penfield & Smith
 Engineers - Surveyors - Planners
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9332 Fax: (805) 969-9001

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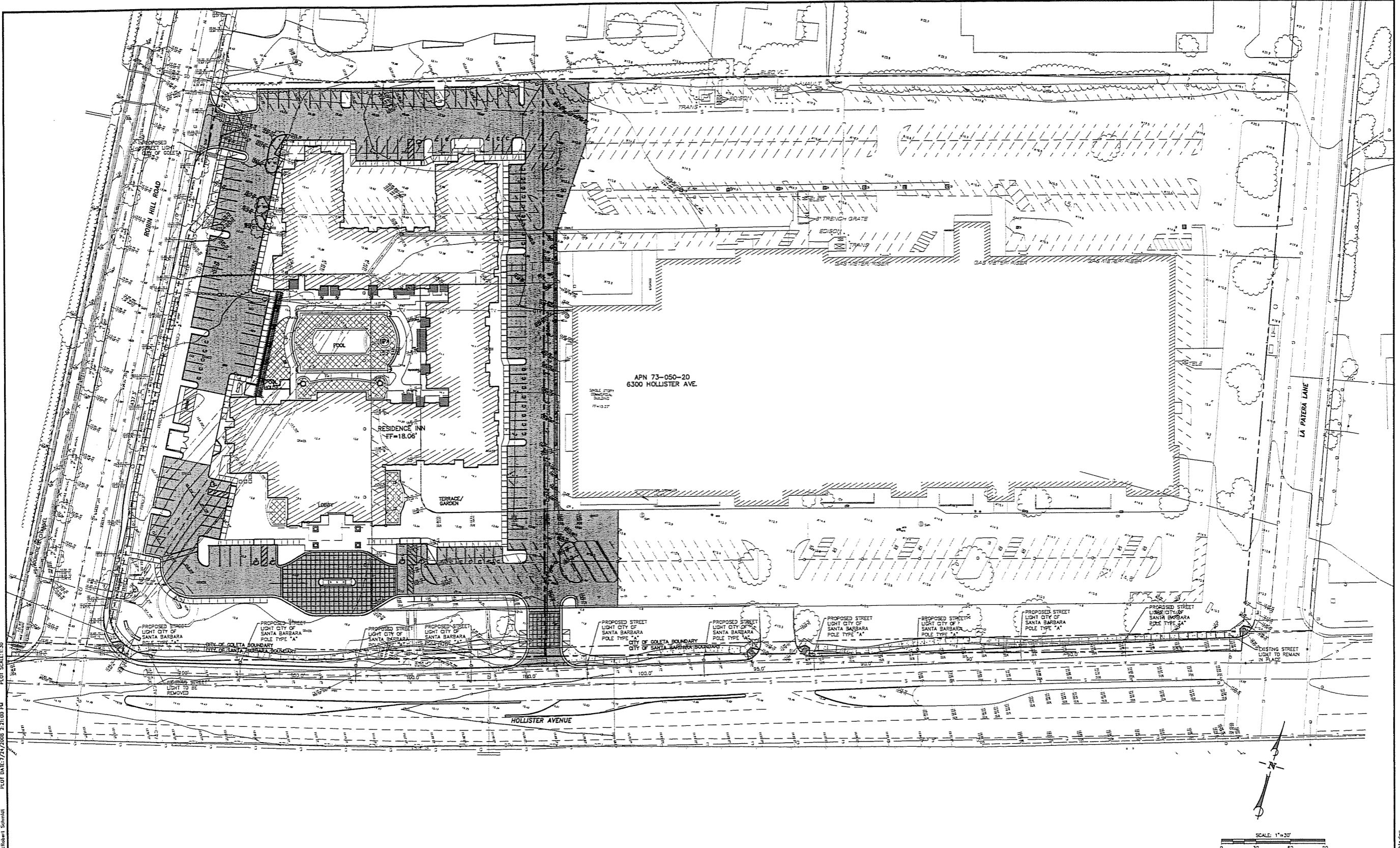
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 PLOT BY: Robert Schmidt

Penfield & Smith
 Engineers, Surveyors, Planners
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 553-2332 Fax: (805) 596-3801



VESTING TENTATIVE PARCEL MAP NO. 32031 EXISTING CONDITION TOPOGRAPHIC MAP


RESIDENCE INN
 CITY OF GOLETA, CALIFORNIA
 JULY 22, 2008



42-2301 SANB DATE: 7/24/2008 2:16:35 PM PLOT DATE: 7/24/2008 2:21:00 PM PLOT SCALE: 1"=30'
 PLOT BY: Robert Schmidt

VESTING TENTATIVE PARCEL MAP NO. 32031 PRELIMINARY STREET LIGHTING PLAN

RESIDENCE INN
 CITY OF GOLETA, CALIFORNIA
 JULY 22, 2008


Penfield & Smith
 Engineers - Surveyors - Planners
 Construction Management
 111 East Victoria Street
 Santa Barbara, CA 93101
 Phone: (805) 963-1142 Fax: (805) 963-2061

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