

ATTACHMENT 6

Project Plans

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City of Goleta
Planning & Environmental Svcs

Sheet Index

- A1 Site Development Plan, Project Information, Vicinity Map
- A2 Hotel Basements / Ground Floor Plans
- A3 2nd / 3rd Floor Plans
- A4 Hotel Roof Plan, Restaurant, Plans
- A5 Hotel Elevations
- A6 Restaurant Elevations
- C1 Site Grading and Drainage Details
- C2 Grading and Drainage Plan
- L1 Landscape Plan

Project Description

Development of a currently vacant lot at northeast corner of Hollister Avenue and Stone Rd. Development to include three-story hotel with a subterranean parking level with 59 spaces, and a one-story restaurant. Site improvements will include surface parking for 12 automobiles, porte cochere for hotel entry and pool area, outdoor dining patio for restaurant, and hotel, service and trash area for all structures. Improvements will also include bus stop and shelter on Hollister.



LENVIK & MINOR
ARCHITECTS

315 West Haley Street
Santa Barbara, CA 93101
(805) 963-3377 Fax: (805) 963-2785
A California Corporation

Consultant

APN	073-140-004	
Zoning Designation		
Existing	HRP	
Proposed	PH	
General Plan Designation	CI	
Site Area		
Overall Site Area	132,896 SF.	100%
Building Coverage	26,400 SF.	19.9%
Landscape	23,312 SF.	22.1%
Hardscape	71,286 SF.	58.0%
Permeable	31,500 SF.	
Impermeable	43,506 SF.	

Building Development Information		
Building Areas		
Hotel		
Ground Floor	20,400 SF.	
Second Floor	20,000 SF.	
Third Floor	21,200 SF.	
Sub Total	61,600 SF.	
Parking Level	18,800 SF.	
Restaurant	6,000 SF.	
Outside Dining	(1,200 SF.)	
Total (without parking level)	66,400 SF.	
Floor Area Ratio	5	

Parking		
Required		
Hotel		
1 Space/Room	17 Spaces	
1 Space/Employees (10 estimated)	12 Spaces	
Total	29 Spaces	
Restaurant		
1 Space/300 SF. Dining	18 Spaces	
(6,000 SF. + 1,000 SF. x 1 total/300)		
1 Space/Employees (10 estimated)	3 Spaces	
Total	30 Spaces	
Total Required	59 Spaces	
Provided		
Surface on site	105 Spaces	
Surface on adjacent site	17 Spaces	
Parking Garage	23 Spaces	
Total	145 Spaces	
Accessible Spaces Required		
6 Accessible Spaces Required		
6 Accessible Spaces Available		

Revisions	
Date	1/1/2008
By	J. Nemo
Checked	J. Nemo
Approved	J. Nemo
Scale	1" = 200'-0"

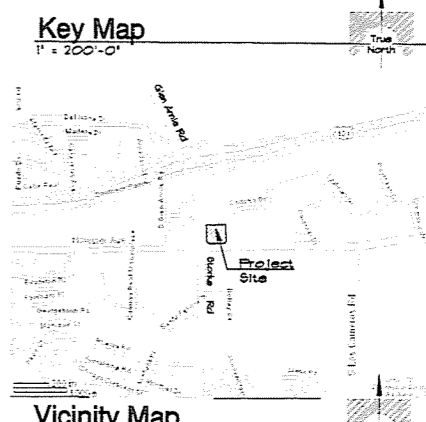
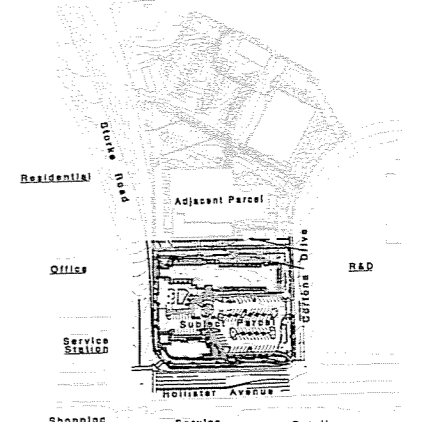
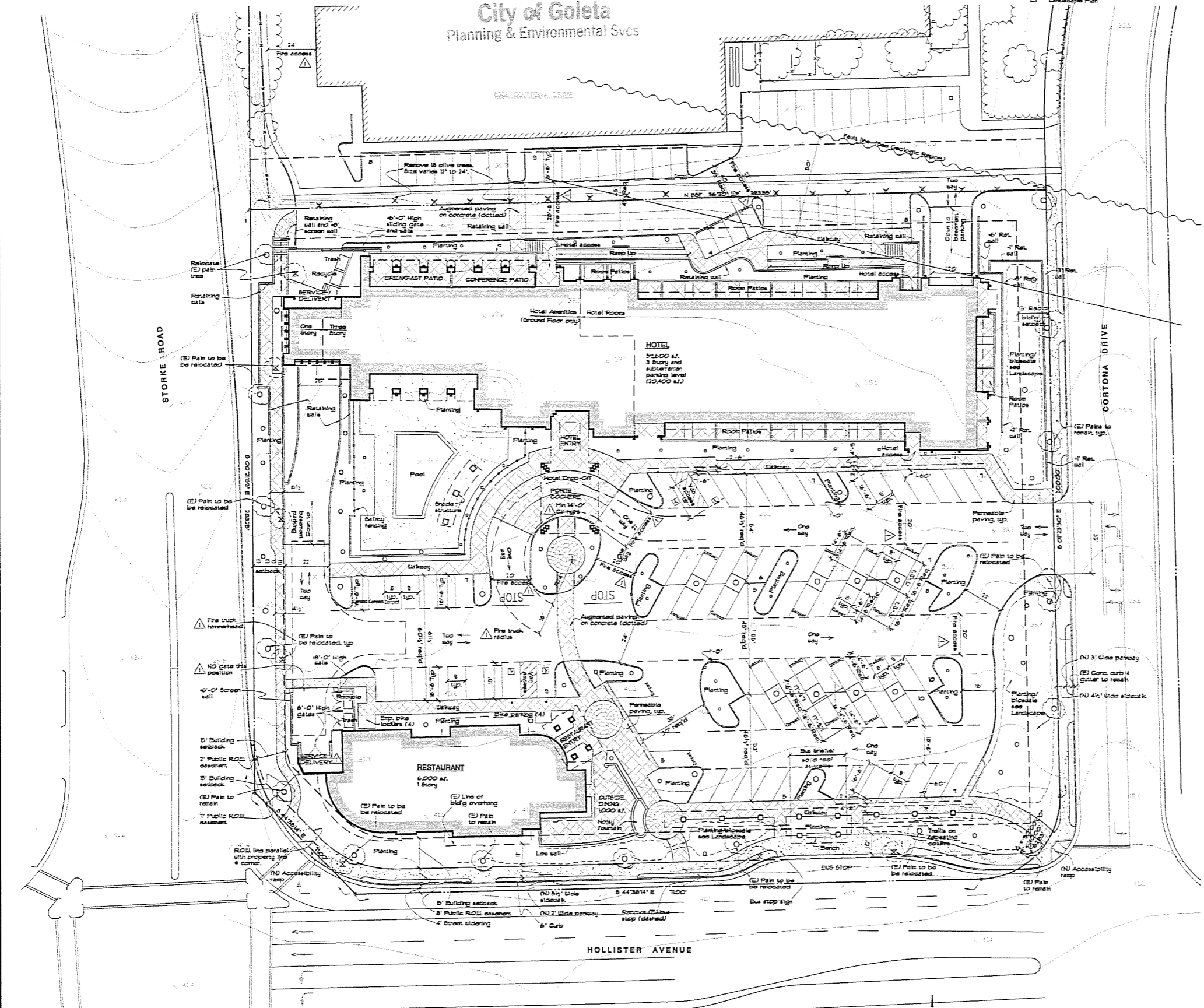
Client	Corlona Opportunity, LTD c/o Diemata Pacific 5276 Hollister Avenue #2 Santa Barbara, CA 93111
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Development Plan
Submittal for:
**Rincon Palms
Hotel & Restaurant**
6868 Cortona Drive
Goleta, California

Site Development
Plan
Project Information
Vicinity Map

Date	1/14/08	Job Number	0606
Drawn by	RJB	Checked by	RJB
Sheet	of	Sheets	

A1



Site Development Plan
0" 10' 20' 40' 60'

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ARCHITECTS

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A California Corporation

Consultant

Revision	Date	#	Remarks

Client

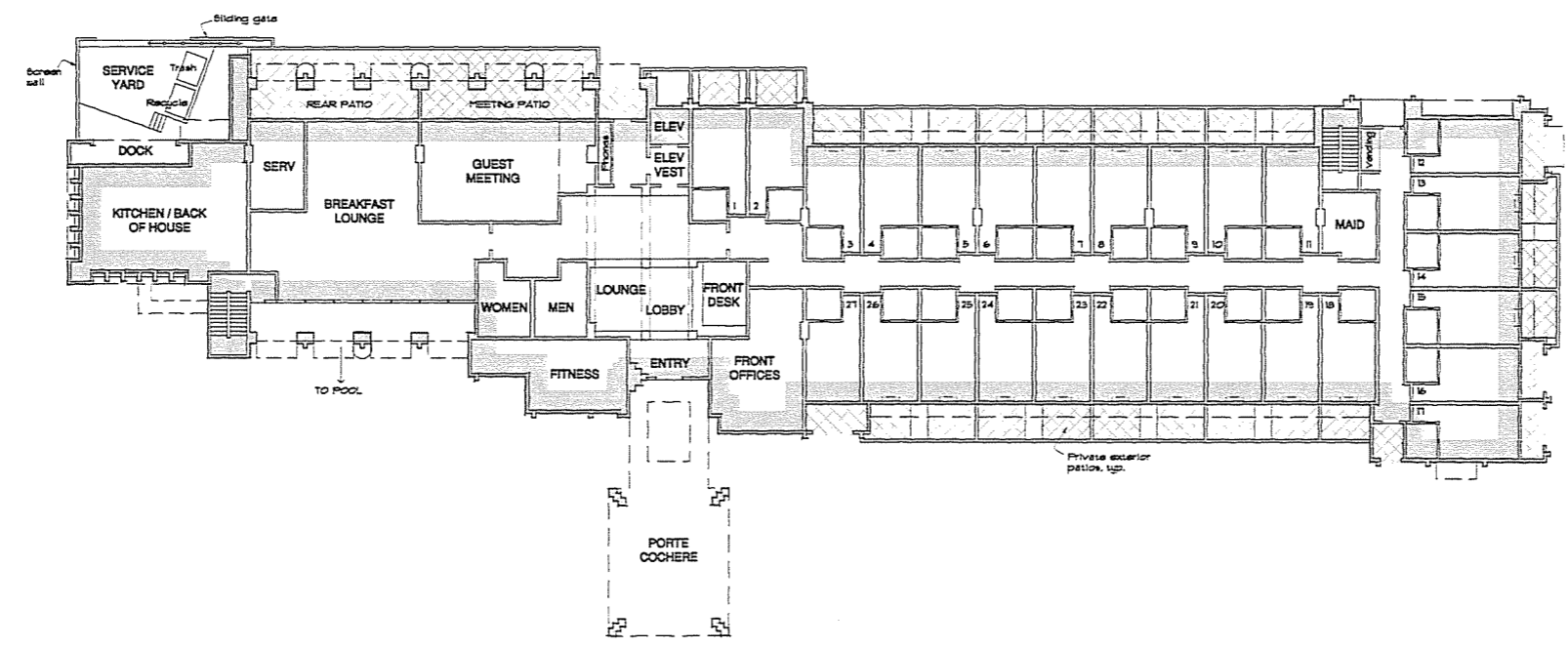
Cortana Opportunity, LTD
610 Palmetto Pacific
2716 Hollister Avenue #12
Santa Barbara, CA 93101

Development Plan
Submittal for:
**Rincon Palms
Hotel & Restaurant**
6868 Cortona Drive
Goleta, California

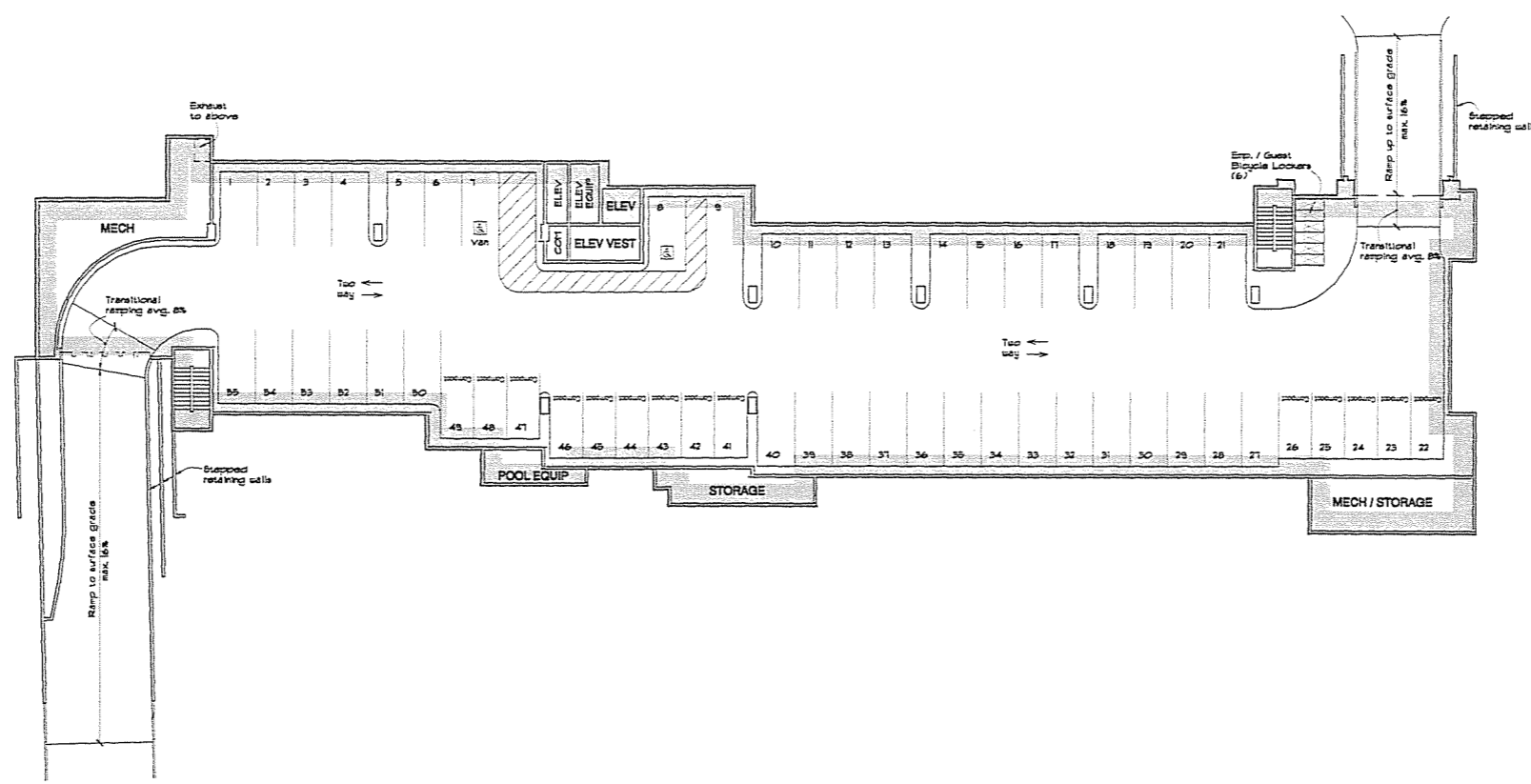
Basement & Ground
Floor Plans

Date 1/14/08	Job Number 0656
Drawn By RUB	Checked By RUB
Sheet of	Sheets

A2



Ground Floor Plan
1/8" = 1'-0"



Basement/Parking Plan
1/8" = 1'-0"



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315 West Haley Street
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Consultant

Revisions

Date # Remarks

Client

Cortona Opportunity, LTD
c/o Dakota Pacific
5716 Hollister Avenue #10
Santa Barbara, CA 93101

Development Plan
Submittal for:
**Rincon Palms
Hotel & Restaurant**
6868 Cortona Drive
Goleta, California

Hotel Roof &
Equip. Screen Plan
Restaurant Plan
Restaurant Roof &
Equip. Screen Plan

Date

Job Number

1/14/08 0656

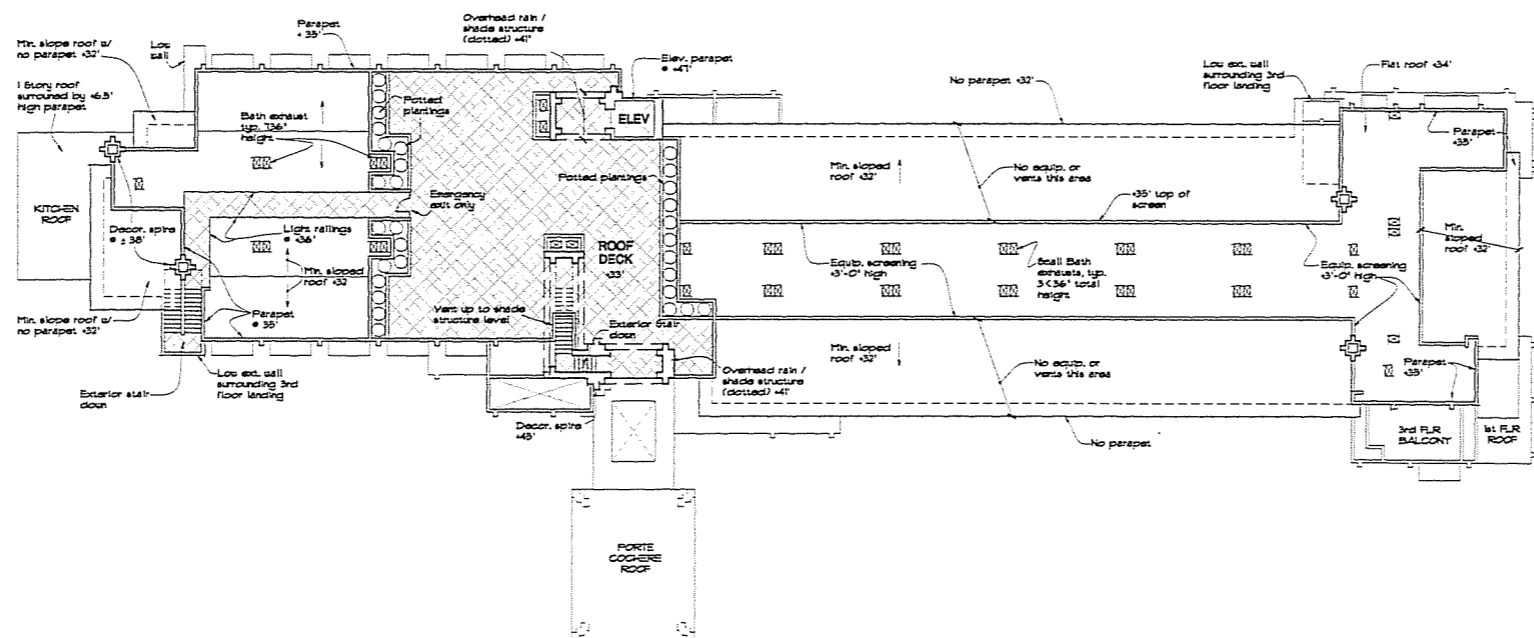
Drawn By

Checked by

RSB RSB

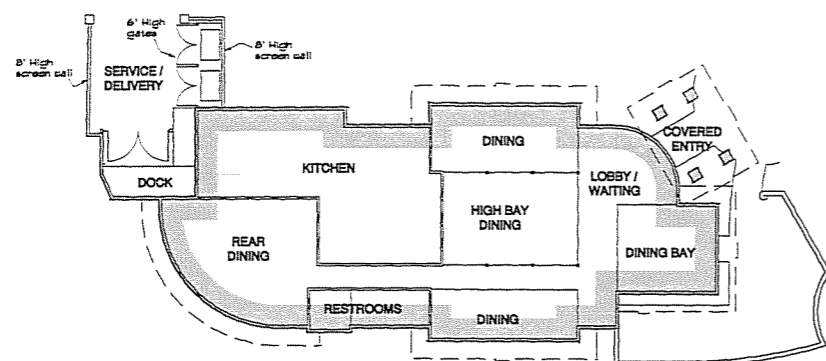
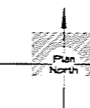
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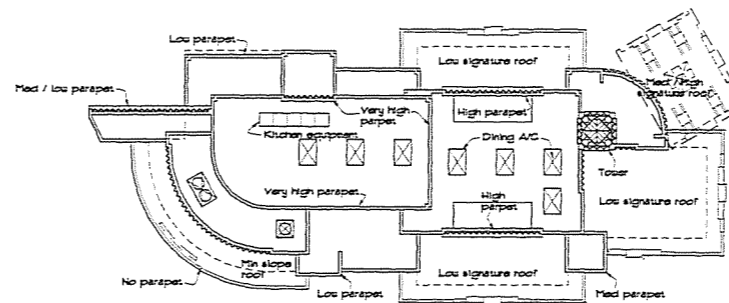
Hotel Roof Plan & Equip. Screen Plan

1/8" = 1'-0"



Restaurant Floor Plan

1/8" = 1'-0"



Restaurant Roof Plan & Equip. Screen Plan

1/8" = 1'-0"





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Consultant

Revisions

Rev.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Client

Cortona Opportunity, LTD
c/o Duke Pacific
5775 Hollister Avenue #12
Santa Barbara, CA 93101

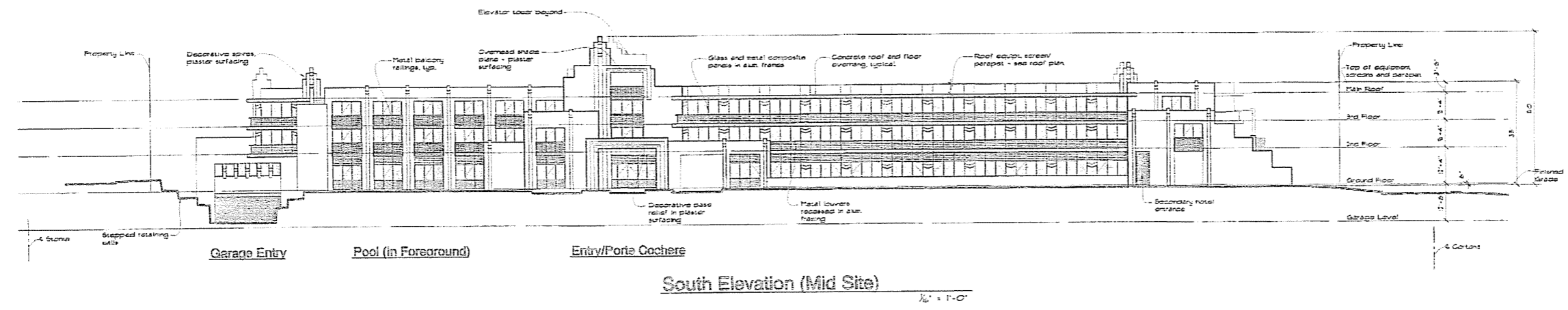
Development Plan
Submittal for:

Rincon Pains
Hotel & Restaurant
6900 Cortona Drive
Goleta, California

Hotel Elevations

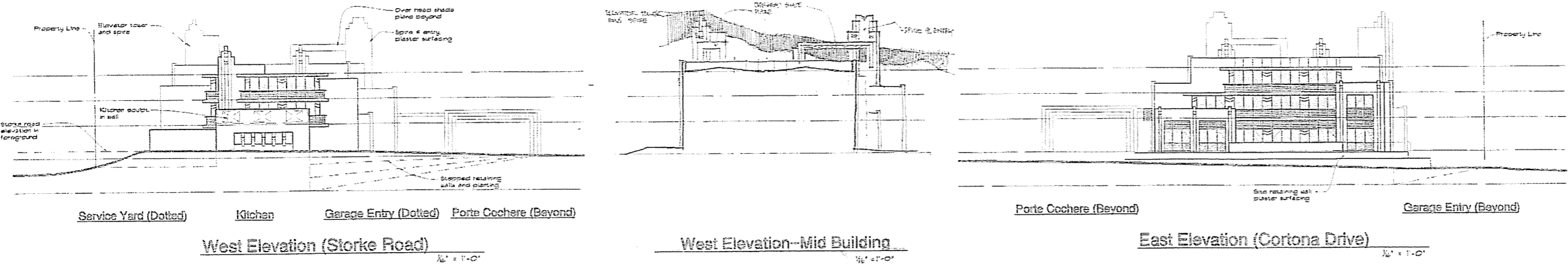
Date	7/14/05	Job Number	0696
Drawn By	RSB	Checked by	RSB
Sheet		of	Sheets

A5



South Elevation (Mid Site)

1/8" = 1'-0"



West Elevation (Storke Road)

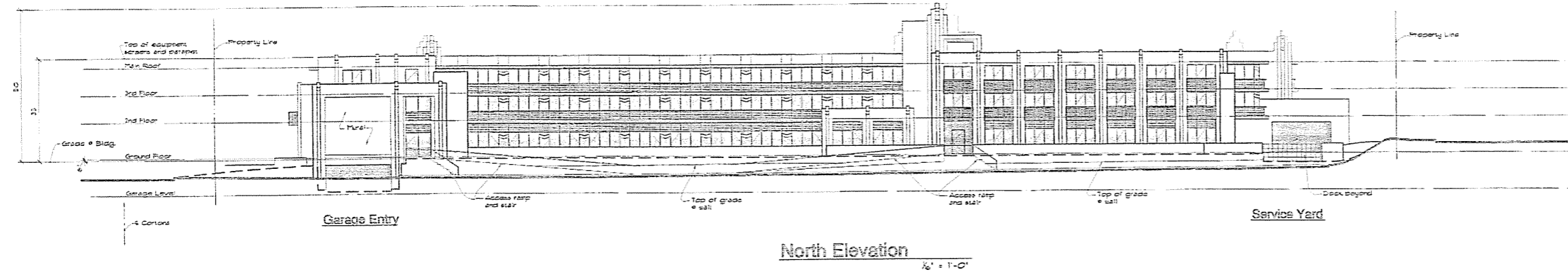
1/8" = 1'-0"

West Elevation - Mid Building

1/8" = 1'-0"

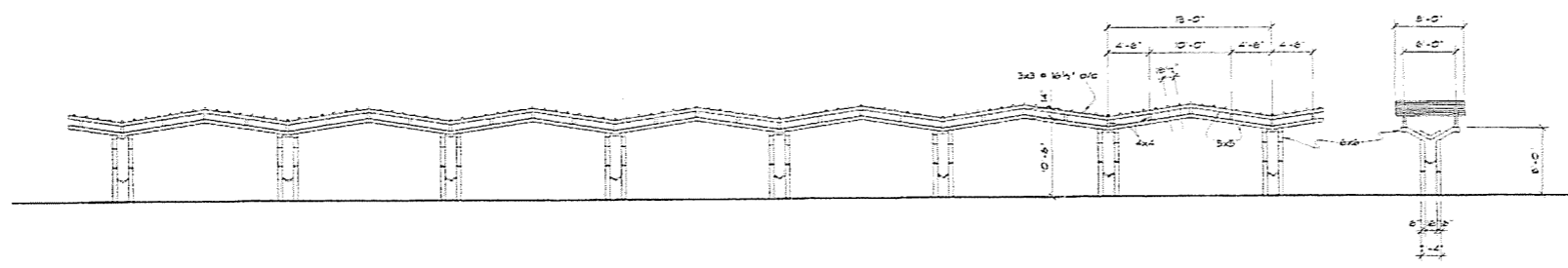
East Elevation (Cortona Drive)

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"



Trellis Elevation

1/8" = 1'-0"



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Consultant

Revisions

Date	#	Remarks

Client

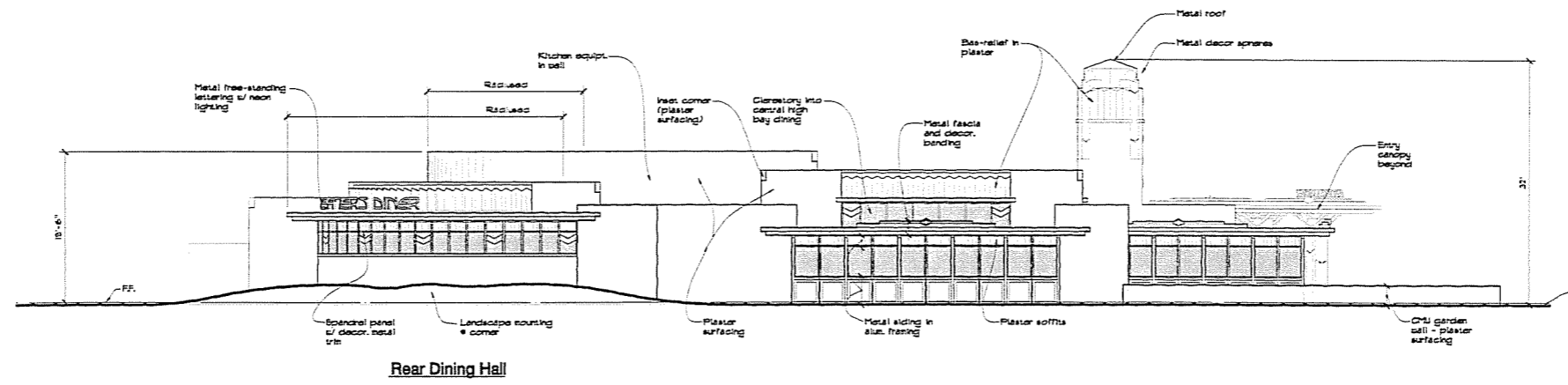
Cortona Opportunity, LTD
c/o Danetta Pacific
2716 Hollister Avenue #12
Santa Barbara, CA 93101

Development Plan
Submittal for:
**Rincon Palms
Hotel & Restaurant**
6868 Cortona Drive
Goleta, California

Restaurant
Elevations

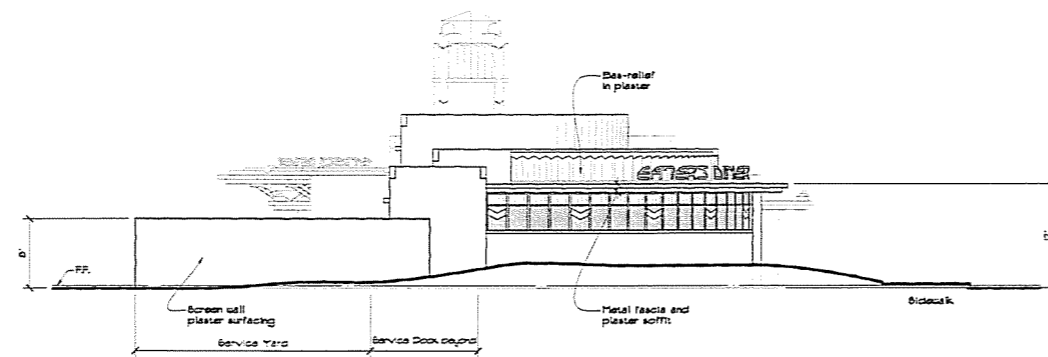
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Sheet of Sheets	

A6



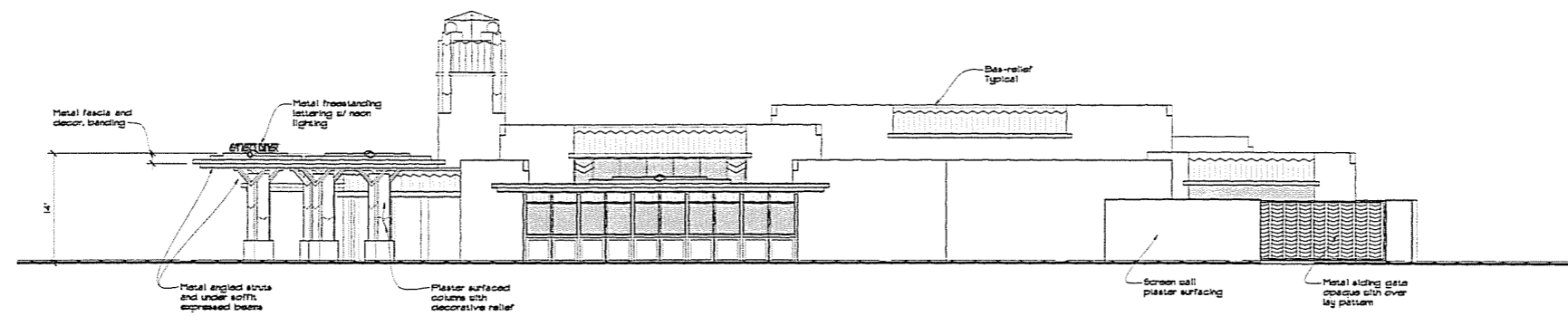
South Elevation (Hollister Avenue)

1/8" = 1'-0"



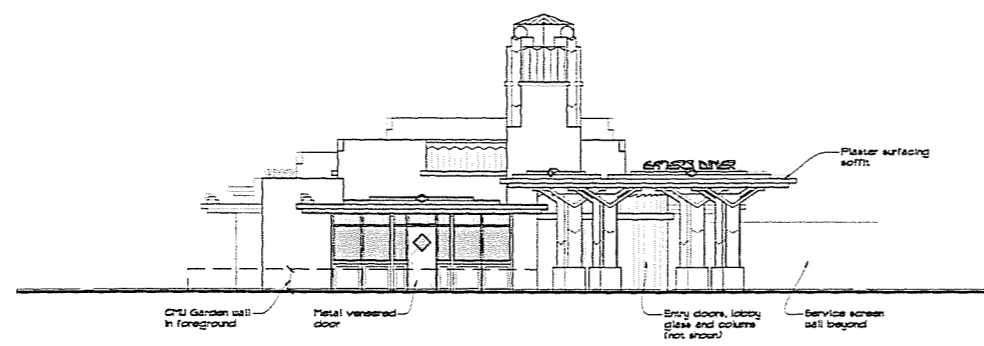
West Elevation (Storke Road)

1/8" = 1'-0"



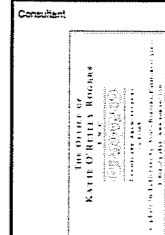
North Elevation (Parking Lot)

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"



Revisions

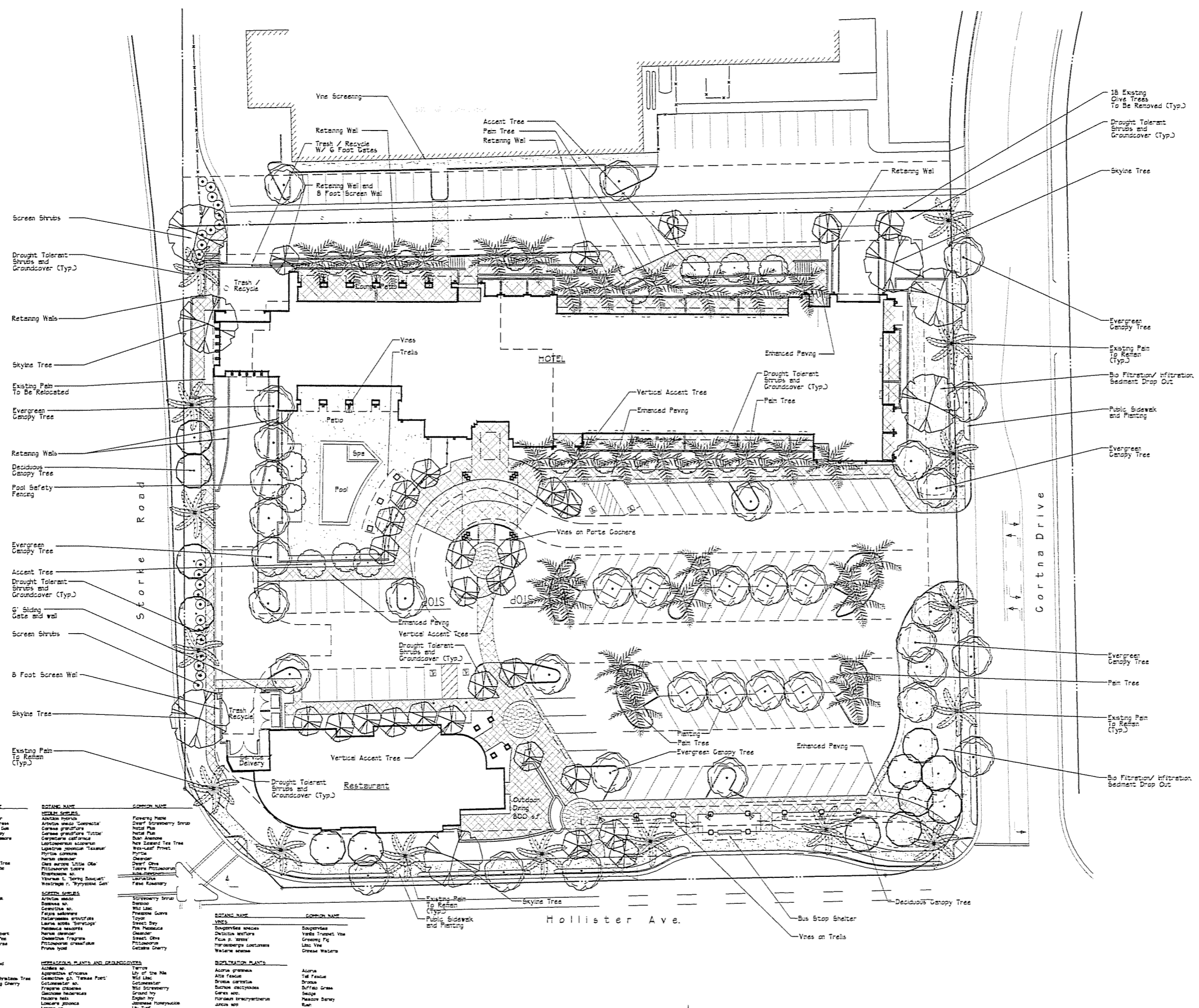
Date	#	Remarks

Client
Cortina Opportunity, LTD
c/o Dekosta Pacific
3716 Hollister Avenue #2
Santa Barbara, CA 93101

Rincon Palms Hotel Development
Hollister/Storke Site
Goleta, California

PRELIMINARY
LANDSCAPE
PLAN

Date: 07/14/08	Job Number: 0000
Drawn by: KOR, CCK	Checked by: RDC
Drawn of: _____	Sheet of: _____



SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
PRELIMINARY PLANT LIST		SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME	COMMON NAME
<i>Arctostaphylos</i>	Arctostaphylos	<i>Arctostaphylos</i>	Arctostaphylos	<i>Arctostaphylos</i>	Arctostaphylos
<i>Arctostaphylos</i>	Arctostaphylos	<i>Arctostaphylos</i>	Arctostaphylos	<i>Arctostaphylos</i>	Arctostaphylos
<i>Arctostaphylos</i>	Arctostaphylos	<i>Arctostaphylos</i>	Arctostaphylos	<i>Arctostaphylos</i>	Arctostaphylos

Proposed Site Plan
0' 10' 20' 40' 60'

GRADING NOTES

- ALL GRADING SHALL CONFORM TO CITY OF GOLETA GRADING ORDINANCE NO. 4477 AND STANDARDS PERTAINING THERETO, THESE CONSTRUCTION PLANS, AND THE FOUNDATION EXPLORATION FOR THE PROJECT.
- PRIOR TO EARTH MOVING, A GRADING PERMIT SHALL BE OBTAINED FROM THE CITY OF GOLETA PUBLIC WORKS DEPARTMENT AND A ROAD EXCAVATION AND ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF GOLETA PUBLIC WORKS DEPARTMENT.
- ALL FILL AREAS SHALL BE CLEARED OF ALL VEGETATION, INCLUDING ROOTS AND ROOT STRUCTURES, AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL. ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE PROJECT AND TRANSPORTED TO A SUITABLE DISPOSAL AREA.
- PRIOR TO PLACING OF ANY FILL MATERIAL, THE AREA SHALL BE INSPECTED BY THE COUNTY GRADING INSPECTOR AND SOILS ENGINEER. (ALLOW 24 HOURS MINIMUM NOTICE).
- FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 6 INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT MAXIMUM DENSITY, AS DETERMINED BY ASTM D1557 (3 LAYERS) AND CERTIFIED BY TESTS AND REPORTS OF A SOILS ENGINEER.
- ALL GRADING SHALL BE DONE UNDER THE DIRECTION OF A SOILS ENGINEER.
- KEYWAYS SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES. THE KEYWAYS SHALL EXTEND A MINIMUM OF 30 INCHES BELOW PRESENT GROUND SURFACE, SHALL BE A MINIMUM OF 8 FEET IN WIDTH AND SHALL BE INCLINED SLIGHTLY INTO THE HILL.
- NUMBER OF SOIL TESTS REQUIRED: 1 TEST PER EACH 16 INCHES OF FILL BUT NOT LESS THAN 1 TEST PER 500 CUBIC YARDS OF FILL AND AT LEAST 1 TEST EACH AREA RECEIVING FILL.

GENERAL CITY GRADING NOTES

THE SUPERVISION REQUIREMENTS OF CITY OF GOLETA ORDINANCE NO. 4477 SHALL BE COMPLIED WITH AS FOLLOWS:

- THE ENGINEER SHALL BE A REPRESENTATIVE OF MAC DESIGN ASSOCIATES.
- LINE AND GRADE STAKES SHALL BE SET BY SURVEYORS UNDER THE GENERAL SUPERVISION OF THE ENGINEER.
- THE ENGINEER SHALL PROVIDE GENERAL CONSTRUCTION REVIEW.
- THE SOILS ENGINEER SHALL PROVIDE GENERAL REVIEW OF THE GRADING AND SUBGRADE PREPARATION, PERFORM COMPACTION TESTING, PERFORM "M" VALUE TESTING, RECOMMEND THE STRUCTURAL SECTION FOR PRIVATE STREET CONSTRUCTION, MEASURE THE THICKNESS OF PAVEMENT AND BASE DURING CONSTRUCTION, TEST AND REVIEW THE QUALITY OF PAVEMENT AND BASE, ETC.
- UPON COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL PREPARE "AS BUILT" PLANS AND SUBMIT A REPORT ATTESTING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

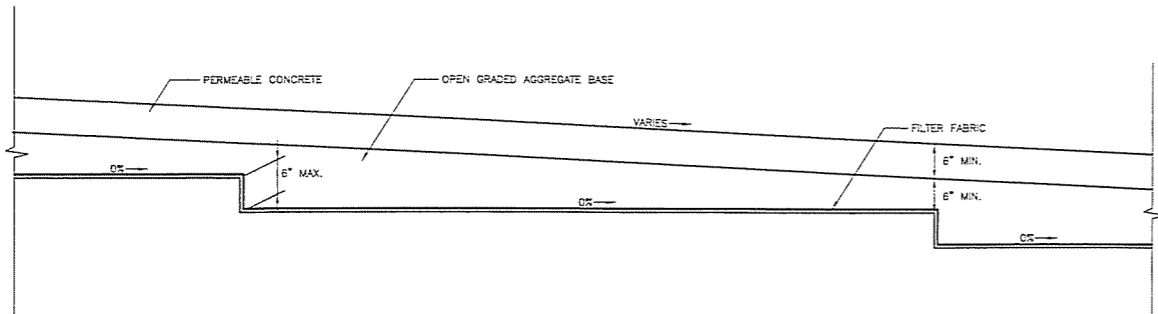
EARTHWORK

ESTIMATED EARTHWORK QUANTITIES:

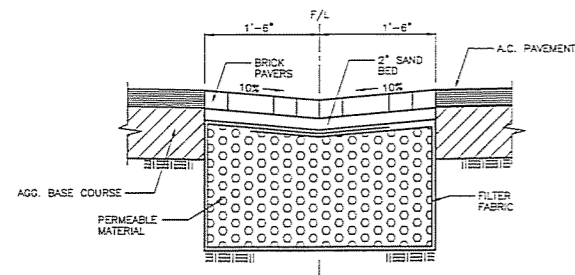
DUE TO THE PRELIMINARY NATURE OF THESE PLANS, QUANTITIES MAY VARY AND PROPOSED ELEVATIONS MAY REQUIRE ADJUSTMENTS TO COMPENSATE FOR SUBSIDENCE, LOSSES DUE TO CLEARING AND GRUBBING OPERATIONS, SITE SPECIFICS, ETC. DURING FINAL GRADING PLAN PREPARATION, ROAD GRADES WILL BE HELD AT OR NEAR THE PROPOSED ELEVATIONS SHOWN HEREON AND PAD ELEVATIONS WILL BE VARIED TO BALANCE EARTHWORK ONSITE.

	EXCAVATION	FILL/BRICKMANT
SITE GRADING	7500 C.Y.	5000 C.Y.
LOSS DUE TO CLEARING & GRUBBING:	-350 C.Y.	-350 C.Y.
SUBTOTAL	7150 C.Y.	5350 C.Y.
SHRINKAGE @ 25%:	-1788 C.Y.	
SUBTOTAL	5362 C.Y.	5350 C.Y.

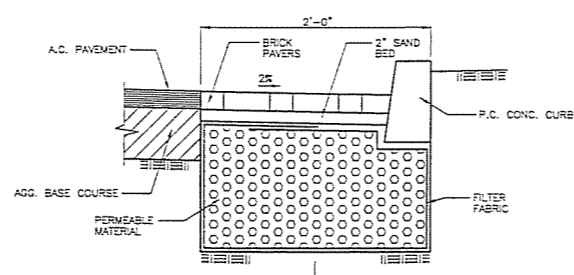
- ESTIMATED QUANTITIES SHOWN ABOVE ARE GRID SURFACE VOLUMES COMPUTED FROM EXISTING GROUND ELEVATIONS TO THE PROPOSED ELEVATIONS SHOWN ON THIS PLAN.
- CLEARING AND GRUBBING OPERATIONS ARE ASSUMED TO RESULT IN A LOSS OF 0.15' OVER THE GRADED AREA.
- SHRINKAGE FACTOR OF 25% APPLIED TO THE EXCAVATION QUANTITY IS ASSUMED.
- FOR THE PURPOSE OF THESE EARTHWORK CALCULATIONS, THE PAVEMENT STRUCTURAL SECTION IS ASSUMED TO BE 0.5'.



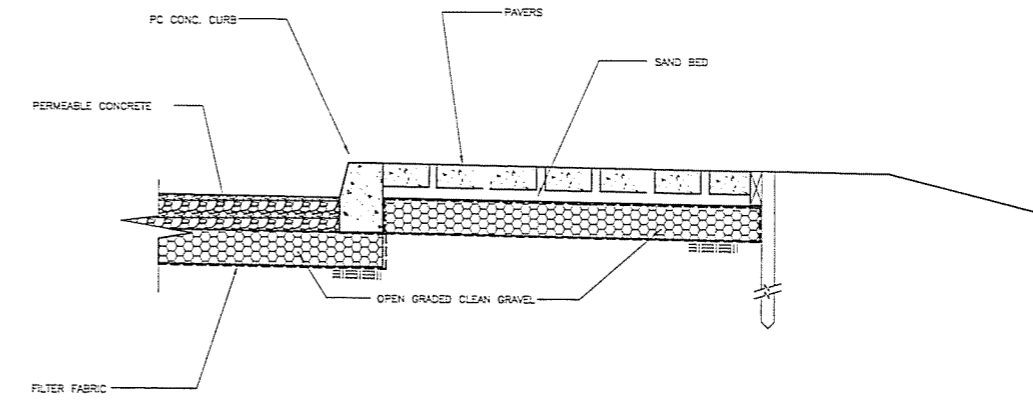
4 PERMEABLE CONCRETE PAVEMENT TYPICAL LONGITUDINAL SECTION NO SCALE



1 RIBBON GUTTER INFILTRATION TRENCH NO SCALE



2 CURB INFILTRATION TRENCH NO SCALE



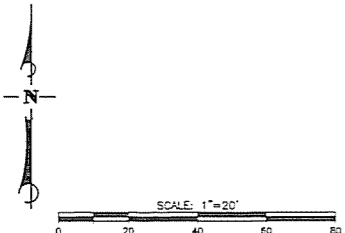
3 SECTION NO SCALE

LEGEND

- W--- EXIST. WATER LINE
- G--- EXIST. GAS LINE
- S--- EXIST. SEWER LINE
- W--- PROPOSED WATER LINE
- WS--- PROPOSED WATER SERVICE
- S--- PROPOSED SEWER LINE
- SL--- PROPOSED SEWER LATERAL
- D--- PROPOSED STORM DRAIN LINE
- R--- ROAD C/L
- P--- EXIST. AC PAVEMENT
- P--- PROPERTY LINE
- L--- PROPOSED LOT LINE
- E--- PROPOSED BLDG. ENVELOPE LINE
- M--- EXISTING MANHOLE
- F--- EXISTING FIRE HYDRANT
- S--- EXISTING SIGN
- L--- EXISTING LIGHT STANDARD
- V--- WATER VALVE
- O--- OVERHEAD WIRES
- P--- PROPERTY LINE
- PP--- POWER POLE
- RCP--- REINFORCED CONCRETE PIPE
- RET--- RETAINING
- RFP--- REFLECTOR PANEL
- ROH--- ROOF OVERHANG
- ROW--- RIGHT OF WAY
- ESL--- EXISTING SEWER LINE
- SCD--- SEWER CLEANOUT
- SDMH--- STORM DRAIN MANHOLE
- S.F.--- SQUARE FEET
- SMH--- SEWER MANHOLE
- TYP.--- TYPICAL
- UD--- UTILITY DROP
- UG--- UNDER GROUND
- VCP--- VITREOUS CLAY PIPE
- VERT.--- VERTICAL
- W--- EXISTING WATER LINE

MAP LEGEND

- AC = ASPHALT CEMENT
- APN = ASSESSOR PARCEL NUMBER
- AVO = AVOCADO
- CONC = CONCRETE
- CP = CONTROL POINT
- DEC = DECIDUOUS (TREE)
- DI = DRAIN INLET
- ELUC = EUCALYPTUS (TREE)
- EXISTING GAS LINE
- FD = FOUND MONUMENT AS NOTED
- FF = FINISH FLOOR ELEVATION
- FH = FIRE HYDRANT
- FL = FLOWLINE ELEVATION
- FS = FINISH SURFACE ELEVATION
- GM = GAS METER
- HB = HOSE BIB
- IP = IRON PIPE
- OVERHEAD WIRES
- P = PROPERTY LINE
- PP = POWER POLE
- RCP = REINFORCED CONCRETE PIPE
- RET. = RETAINING
- RFP = REFLECTOR PANEL
- ROH = ROOF OVERHANG
- ROW = RIGHT OF WAY
- EXISTING SEWER LINE
- SCD = SEWER CLEANOUT
- SDMH = STORM DRAIN MANHOLE
- S.F. = SQUARE FEET
- SMH = SEWER MANHOLE
- TYP. = TYPICAL
- UD = UTILITY DROP
- UG = UNDER GROUND
- VCP = VITREOUS CLAY PIPE
- VERT. = VERTICAL
- EXISTING WATER LINE



315 West Haley Street
Santa Barbara, CA 93101
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A California Corporation

MAC Design Associates
Civil, Engineering, Land Planning, Surveying, and Construction Services

Revision	Date	By	Remarks

Client
Cortina Opportunity, LTD
c/o Deluxia Pacific
5716 Hollister Avenue #10
Santa Barbara, CA 93101

Development Plan
Submittal
Rincon Palms
Hotel & Restaurant
8888 & 8878 Hollister Ave.
Goleta, California

Preliminary Site
Grading and
Drainage Plan



DATE SIGNED _____

Date: 07/14/08	Job Number: 0319
Drawn by: MAC	Checked by: MAC
Sheet 01	of 2 Sheets

C1

Consultant:

MAC Design Associates
CIVIL ENGINEERING, LAND PLANNING, ARCHITECTURE
200 W. PALM BLVD. & HOLLYSTER AVE. SANTA BARBARA, CA 93101

Revisions

Date	By	Remarks

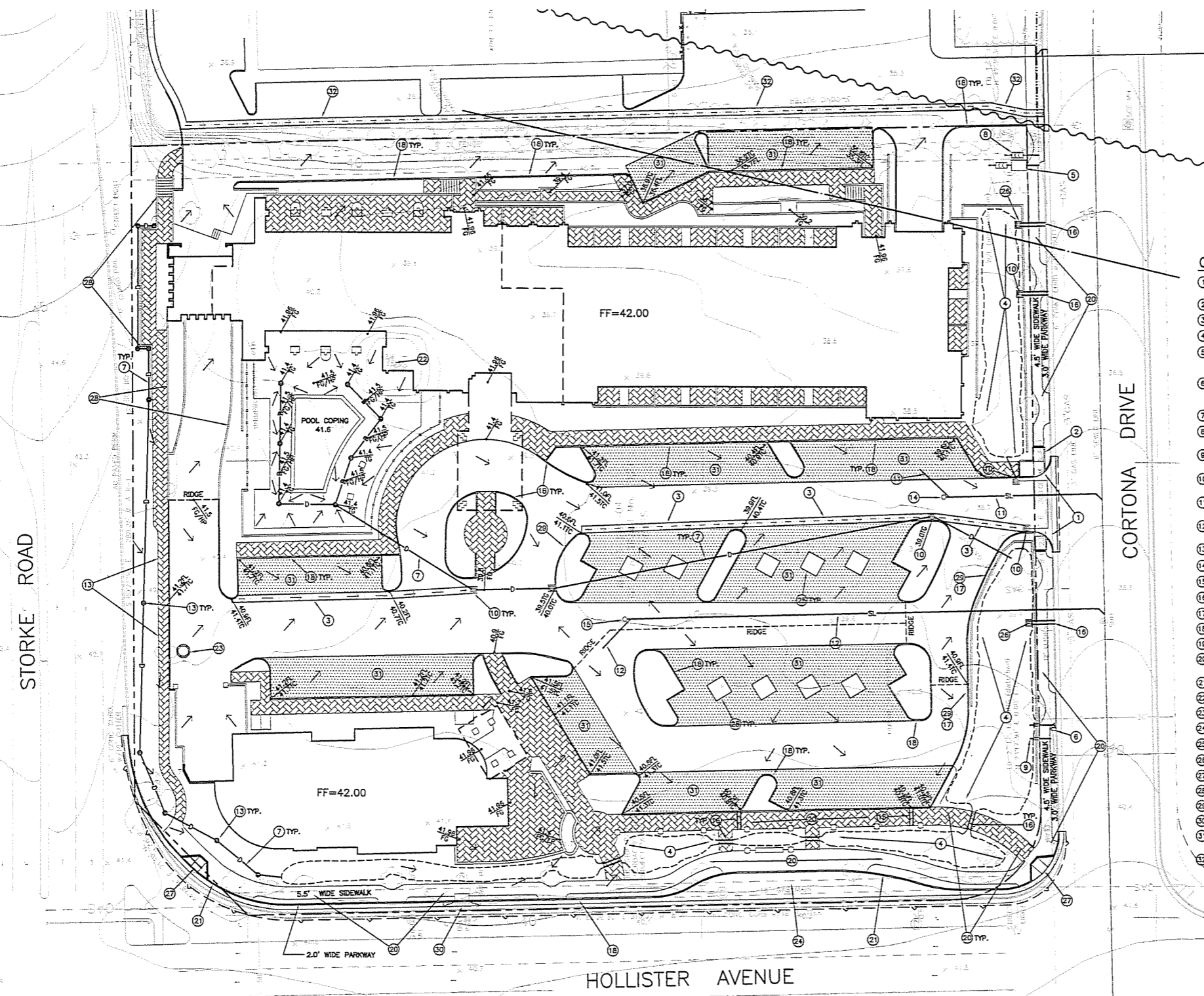
Client:
Cortona Opportunity, LTD
c/o Dakota Pacific
5216 Hollister Avenue #20
Santa Barbara, CA 93101

**Development Plan
Submission
Rincon Palms
Hotel & Restaurant**
6666 & 6676 Hollister Ave.
Goleta, California

**Preliminary Site
Grading and
Drainage Plan**

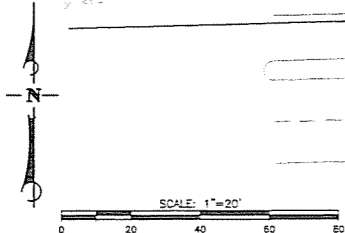
Date: 07/14/08	Job Number: 0319
Drawn By: MAC	Checked by: MAC
Sheet 02	of 2 Sheets

C2



CONSTRUCTION NOTES

- 1 CONSTRUCT RADIUS CURVE DRIVEWAY TYPE 1 PER S.B. COUNTY PUBLIC WORKS STD. DTL. 3-050.
- 2 CONSTRUCT CASE CM CURB RAMP PER CALTRANS STD. PLAN ASB8.
- 3 CONSTRUCT RIBBON GUTTER/INFILTRATION TRENCH PER DTL. 1 ON SHT. C1.
- 4 LOCATION OF ON-SITE BIOFILTER.
- 5 CONSTRUCT 6" TURBO METER INSTALLATION FOR HOTEL POTABLE WATER PER GOLETA WATER DISTRICT STD. DTL. 2-10. CONSTRUCT 6" REDUCED PRESSURE DETECTOR ASSEMBLY PER G.W.D. STD. DTL. 4-01.
- 6 CONSTRUCT 2" WATER SERVICE FOR RESTAURANT POTABLE WATER PER GOLETA WATER DISTRICT STD. DTL. 2-03. CONSTRUCT 2" REDUCED PRESSURE DETECTOR ASSEMBLY PER G.W.D. STD. DTL. 4-01.
- 7 CONSTRUCT 8" HDPE STORM DRAIN.
- 8 CONSTRUCT 6" DOUBLE CHECK DETECTOR ASSEMBLY WITH FIRE CONNECTION FOR HOTEL FIRE WATER PER GOLETA WATER DISTRICT STD. DTL. 4-02.
- 9 CONSTRUCT 2" DOUBLE CHECK DETECTOR ASSEMBLY FOR RESTAURANT FIRE WATER PER GOLETA WATER DISTRICT STD. DTL. 4-02.
- 10 CONSTRUCT 12" x 12" PRECAST CONC. CATCH BASIN. CATCH BASINS IN PAVED AREAS TO HAVE TRAFFIC GRATES. ALL GRATES TO BE ADA COMPLIANT.
- 11 CONSTRUCT 6" PVC SEWER LATERAL FOR HOTEL PER GOLETA WEST SANITARY DISTRICT STD. DTL. 4.2.
- 12 CONSTRUCT 4" PVC SEWER LATERAL FOR RESTAURANT PER GOLETA WEST SANITARY DISTRICT STD. DTL. 4.2.
- 13 CONSTRUCT 12" x 12" NOS ATRIUM GRATE WITH 12" x 12" ADAPTER WITH 8" OUTLET.
- 14 CONSTRUCT 6" SEWER CLEANOUT PER GOLETA WEST SANITARY DISTRICT STD. DTL. 4.5.
- 15 CONSTRUCT 4" SEWER CLEANOUT PER GOLETA WEST SANITARY DISTRICT STD. DTL. 4.5.
- 16 CONSTRUCT 18" WIDE SIDEWALK DRAIN PER S.B. CO. PUBLIC WORKS STD. DTL. 2-070.
- 17 PROVIDE 12" WIDE SLOT IN CURB FACE @ 8' O.C. FOR STORM WATER RUNOFF.
- 18 CONSTRUCT SB-18 CURB PER S.B. CO. PUBLIC WORKS STD. DTL. 3-100.
- 19 CONSTRUCT A1-6 CURB PER S.B. CO. PUBLIC WORKS STD. DTL. 3-100.
- 20 CONSTRUCT P.C. CONC. SIDEWALK PER S.B. CO. PUBLIC WORKS STD. DTL. 4-010 & 4-040 (MIN. WIDTH OF SIDEWALK: HOLLYSTER AVE=5.5', CORTONA DR=4.5').
- 21 CONSTRUCT SB-24 CURB PER S.B. CO. PUBLIC WORKS STD. DTL. 3-100.
- 22 REMOVE EXISTING MONITORING WELL IN ACCORDANCE WITH CITY OF GOLETA REQUIREMENTS.
- 23 CONSTRUCT MONITORING WELL IN ACCORDANCE WITH CITY OF GOLETA STANDARDS.
- 24 CONSTRUCT CONC. BUS POCKET PER S.B. CO. PUBLIC WORKS STD. DTL. 5-120 & 5-130.
- 25 CONSTRUCT EDGE OF PAVEMENT (NO CURB).
- 26 CONSTRUCT 24" x 24" PRECAST CONC. CATCH BASIN WITH PARKWAY GRATE.
- 27 CONSTRUCT CASE A CURB RAMP PER CALTRANS STD. PLAN ASB8.
- 28 CONSTRUCT C.M.U. RETAINING WALL.
- 29 CONSTRUCT CURB INFILTRATION TRENCH PER DTL. 2 ON SHT. C1.
- 30 CONSTRUCT TYPE A DROP INLET PER S.B. CO. PUBLIC WORKS STD. DTL. 2-020 & 2-025.
- 31 CONSTRUCT PERVIOUS CONCRETE PER DTL. 3 ON SHT. C1 (PAVERS MAY BE SUBSTITUTED UPON APPROVAL OF ENGINEER)
- 32 DEMO EXIST. RIBBON GUTTER & CONSTRUCT RIBBON GUTTER/INFILTRATION TRENCH PER DTL. 1 ON SHT. C1.



DATE SIGNED _____