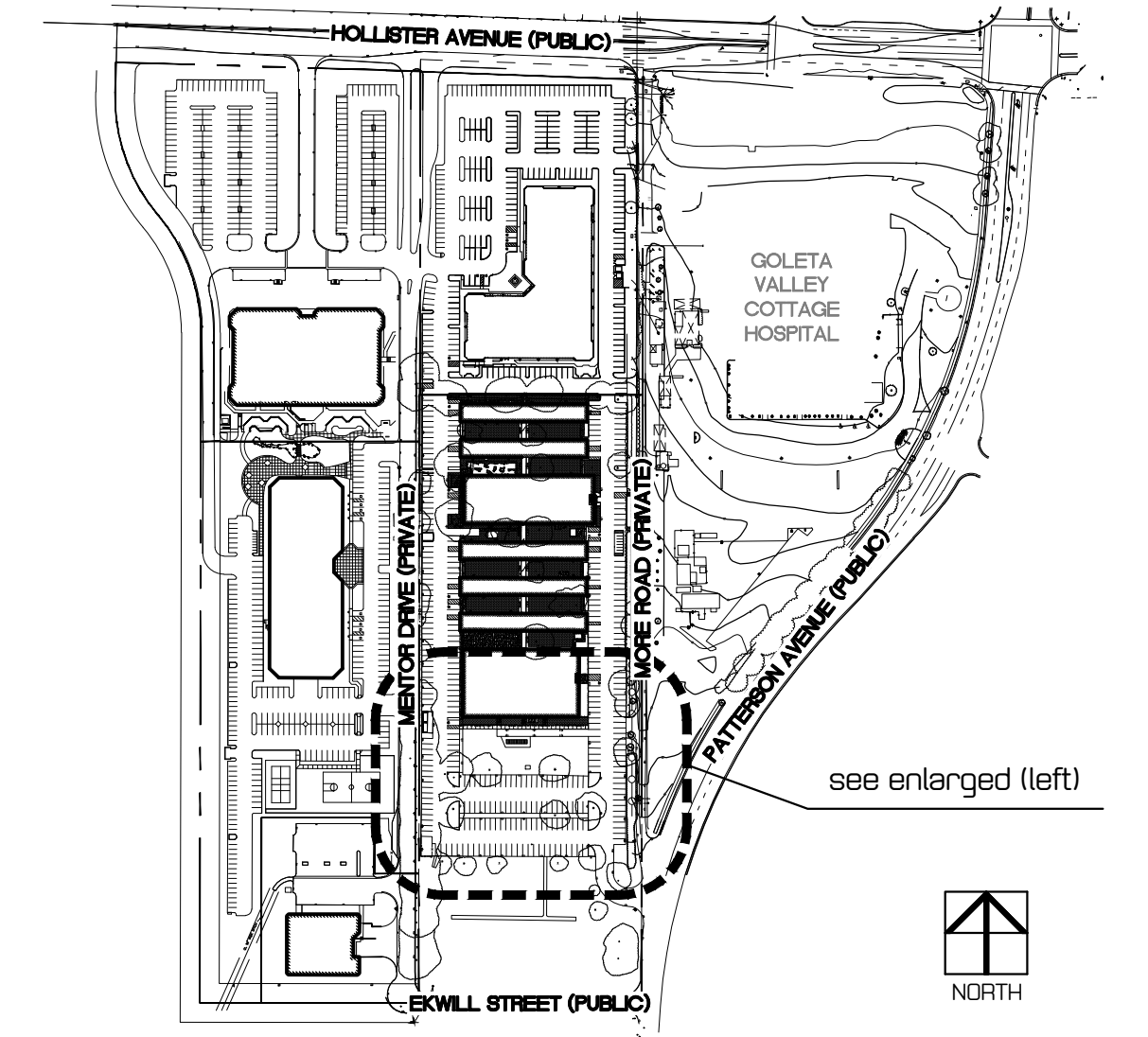
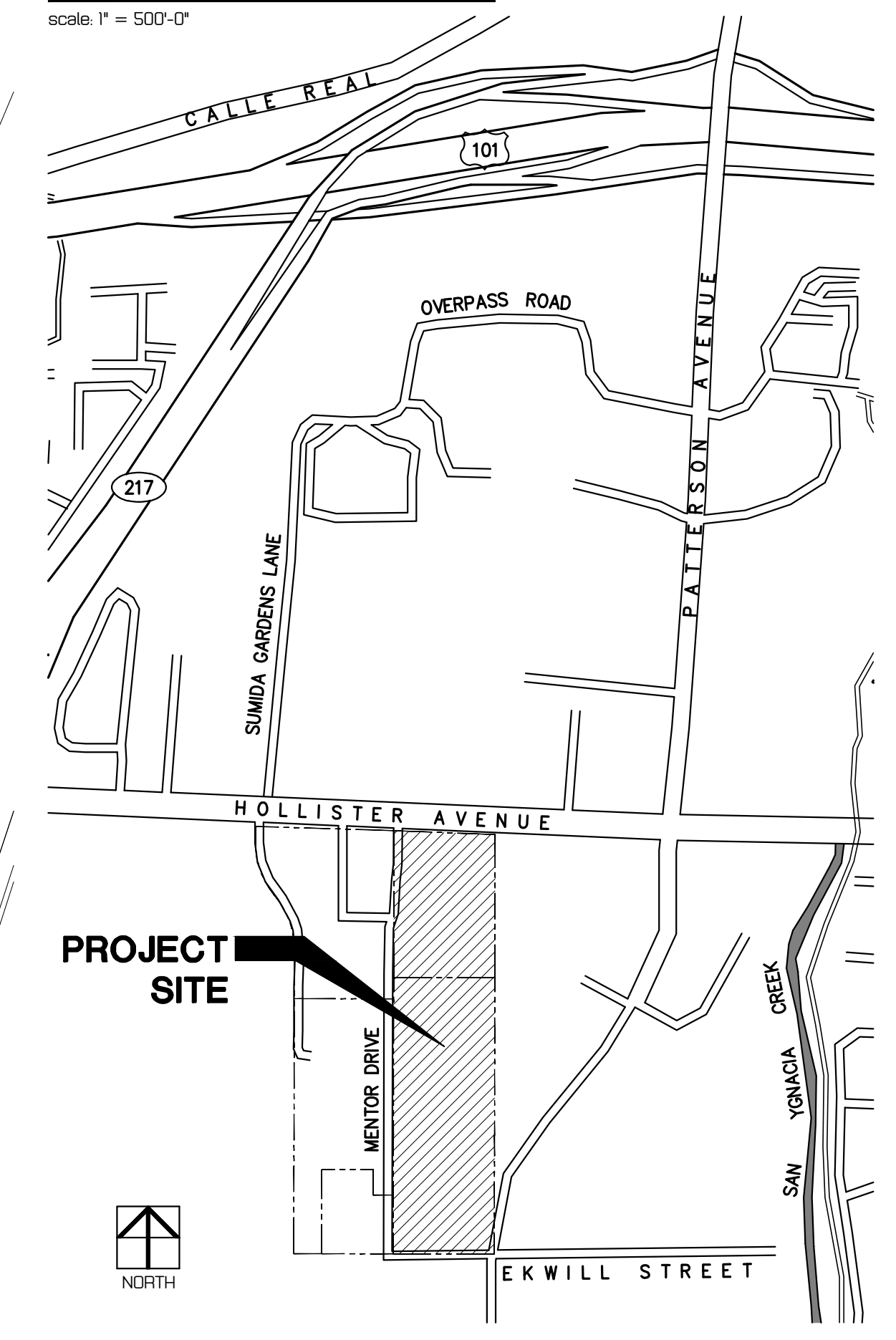


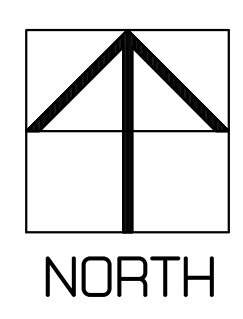
key plan



vicinity map



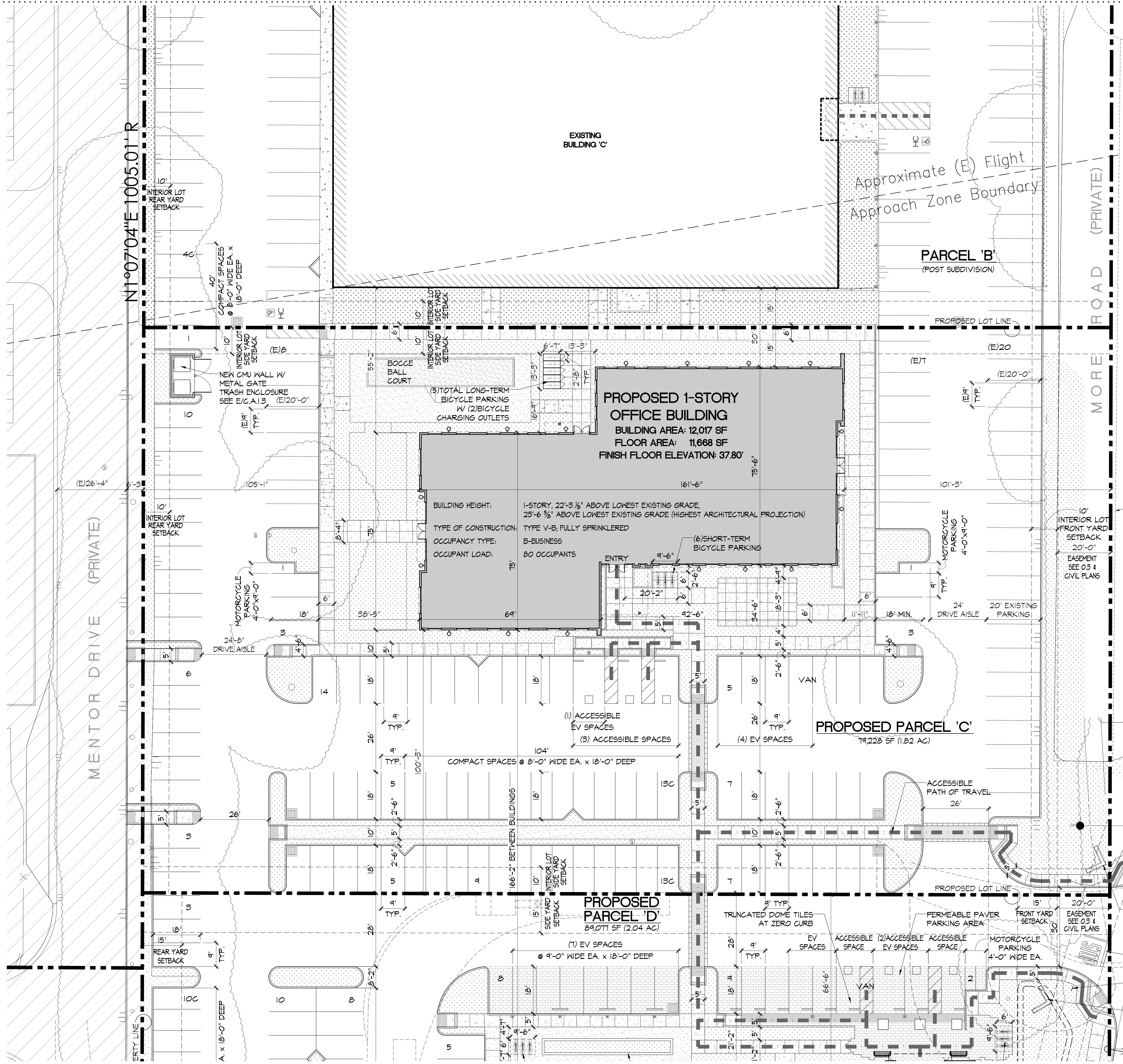
parcel 'C' - existing site plan
scale: 1/16" = 1'-0"



pk:architecture
29519 Agoura Road
Agoura Hills, California 91301
v: 818.584.0057 f: 818.584.0019
w: pkarchitecture.net

Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwil Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

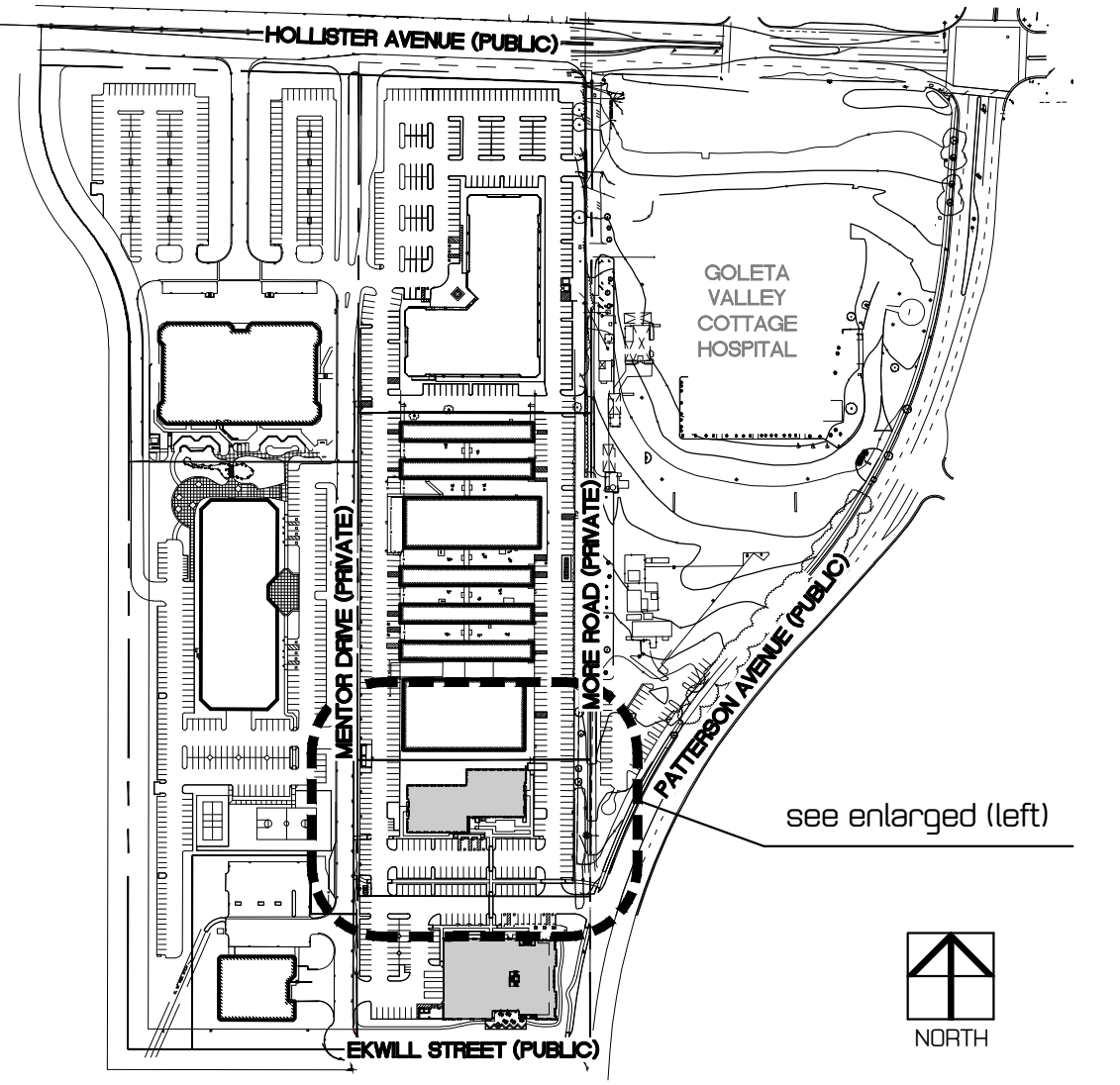
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REV. APPLICATION SET	06-26-2021
P.C. SET	05-20-2022



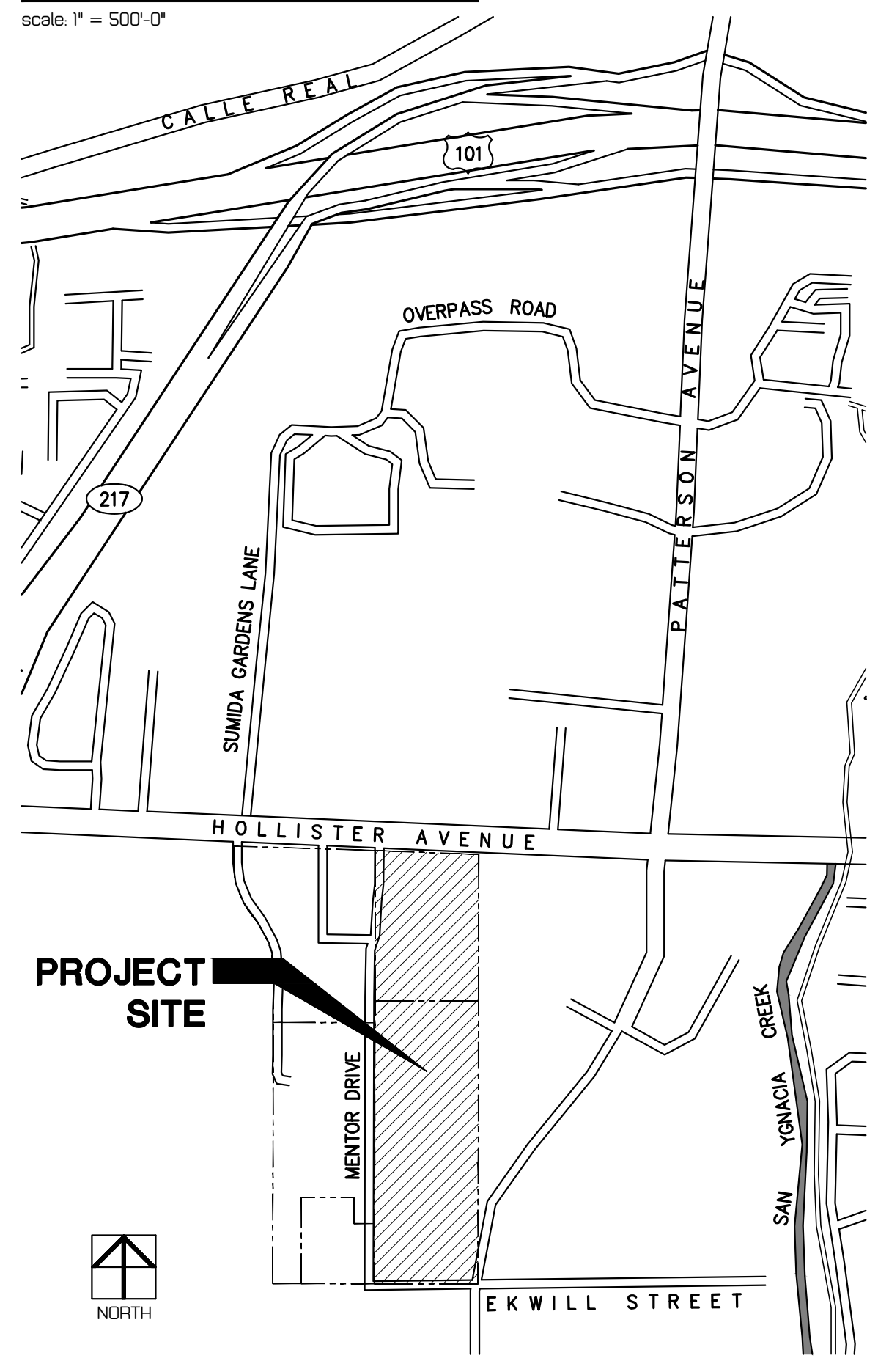
symbols legend

- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- PERMEABLE PAVERS, REFER TO LANDSCAPE DRAWINGS
- CONCRETE SIDEWALK & WALKWAYS, REFER TO CIVIL DRAWINGS
- DECOMPOSE GRANITE SURFACE, REFER TO LANDSCAPE DRAWINGS

key plan

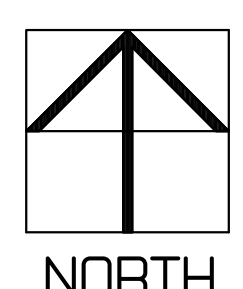


vicinity map



parcel 'C' - proposed site plan

scale: 1/16" = 1'-0"



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Subdivision and Development Application

Ekwill Street at S. Patterson Avenue

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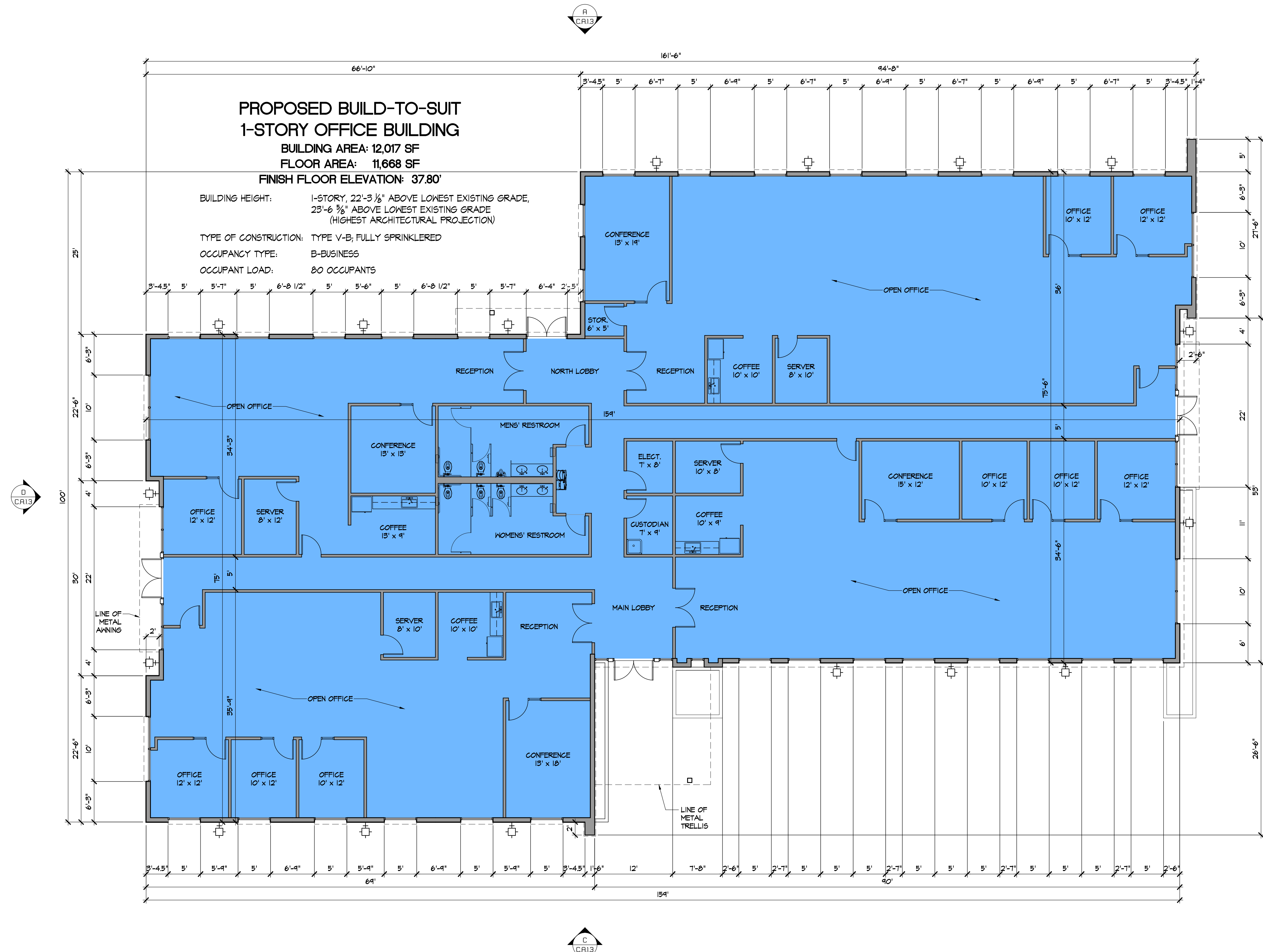
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REV. APPLICATION SET	06-28-2021
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REVISION	03-22-2023
REVISION	05-18-2023
REVISION	07-27-2023

pk:a architecture

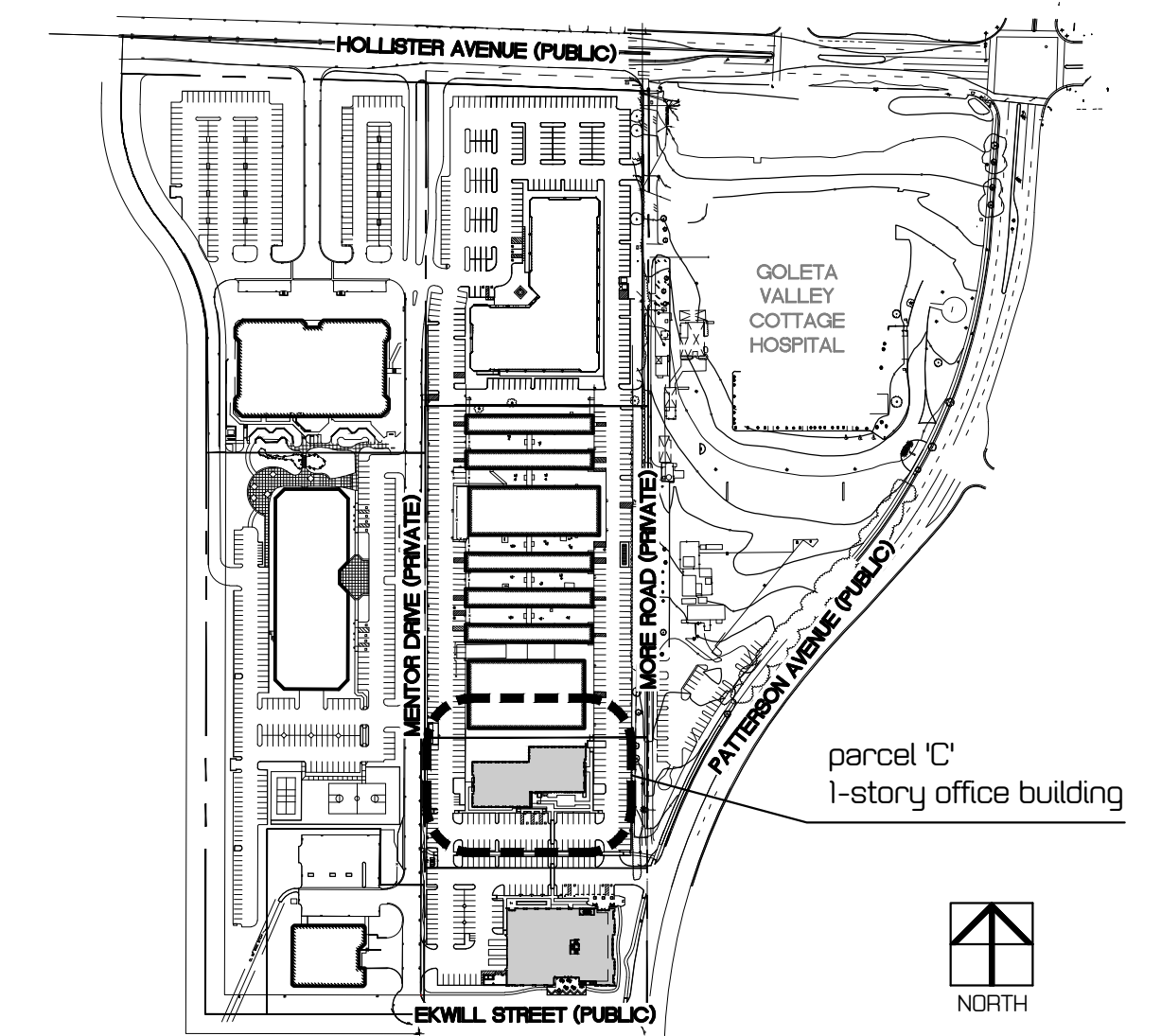
2519 agoura road
agoura hills, california 91301
v. 818 594 0037 f. 818 594 0019
w. pkarchitecture.net

Proposed Parcel C - 5383 Hollister Avenue (TBD)					Section 17.38.040				
Building	Location	Tenant	CBC 2019 Sec.202 Building Area (SF)	Sec. 17.03.070 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	REA Parking Provided (1)	Compliance
First Floor	Suite 100	To Be Determined	12,017	11,668	R&D / Information Technology Services / Business Services	1 space per 300 sf	39	39	✓
Totals	Totals		12,017	11,668			39	39	✓

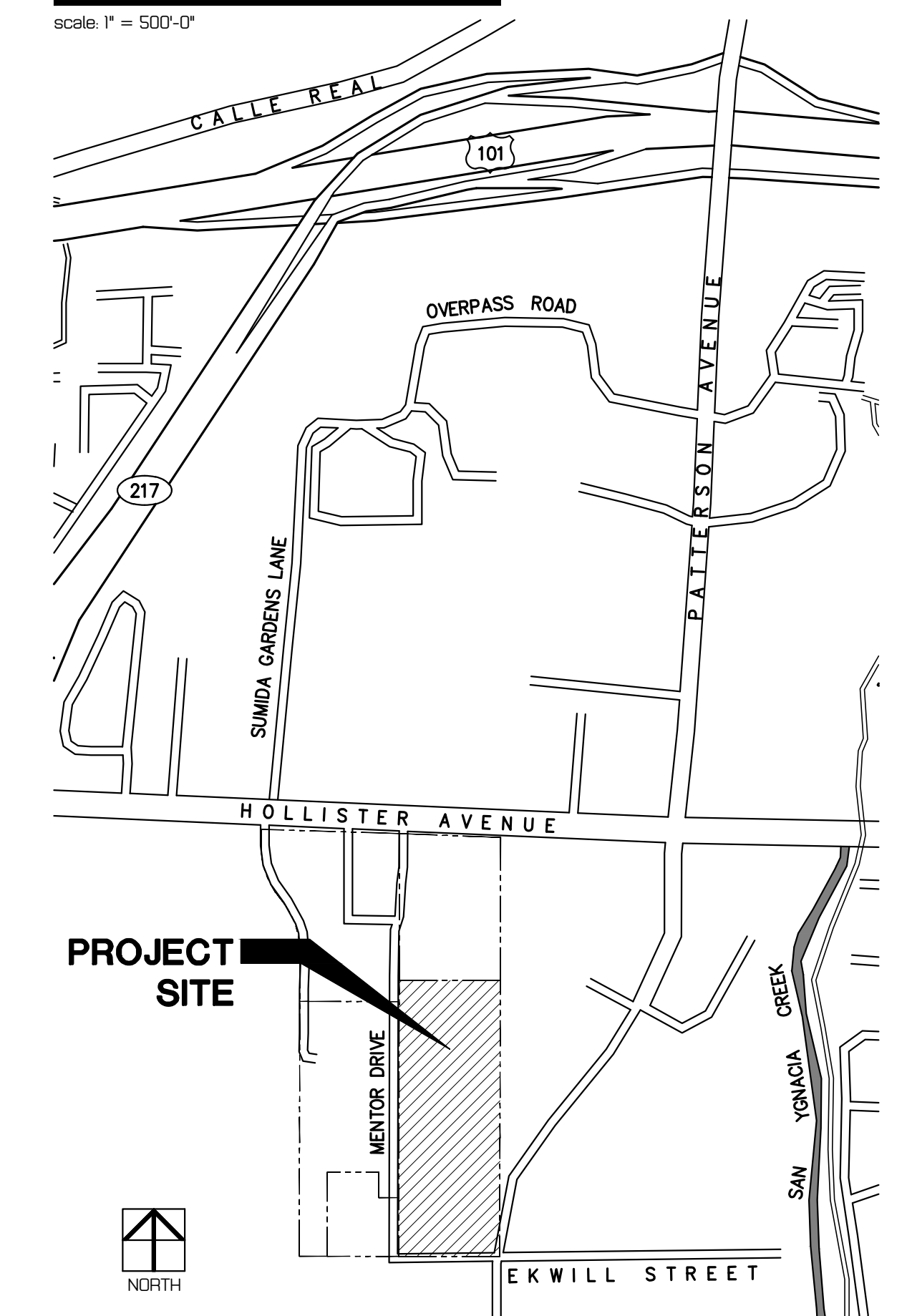
(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")



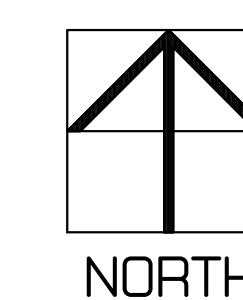
key plan



vicinity map



parcel 'C' - office building floor plan
 scale: 1/8" = 1'-0"



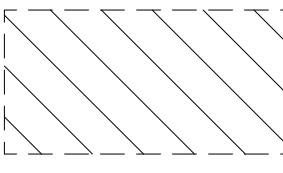
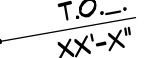


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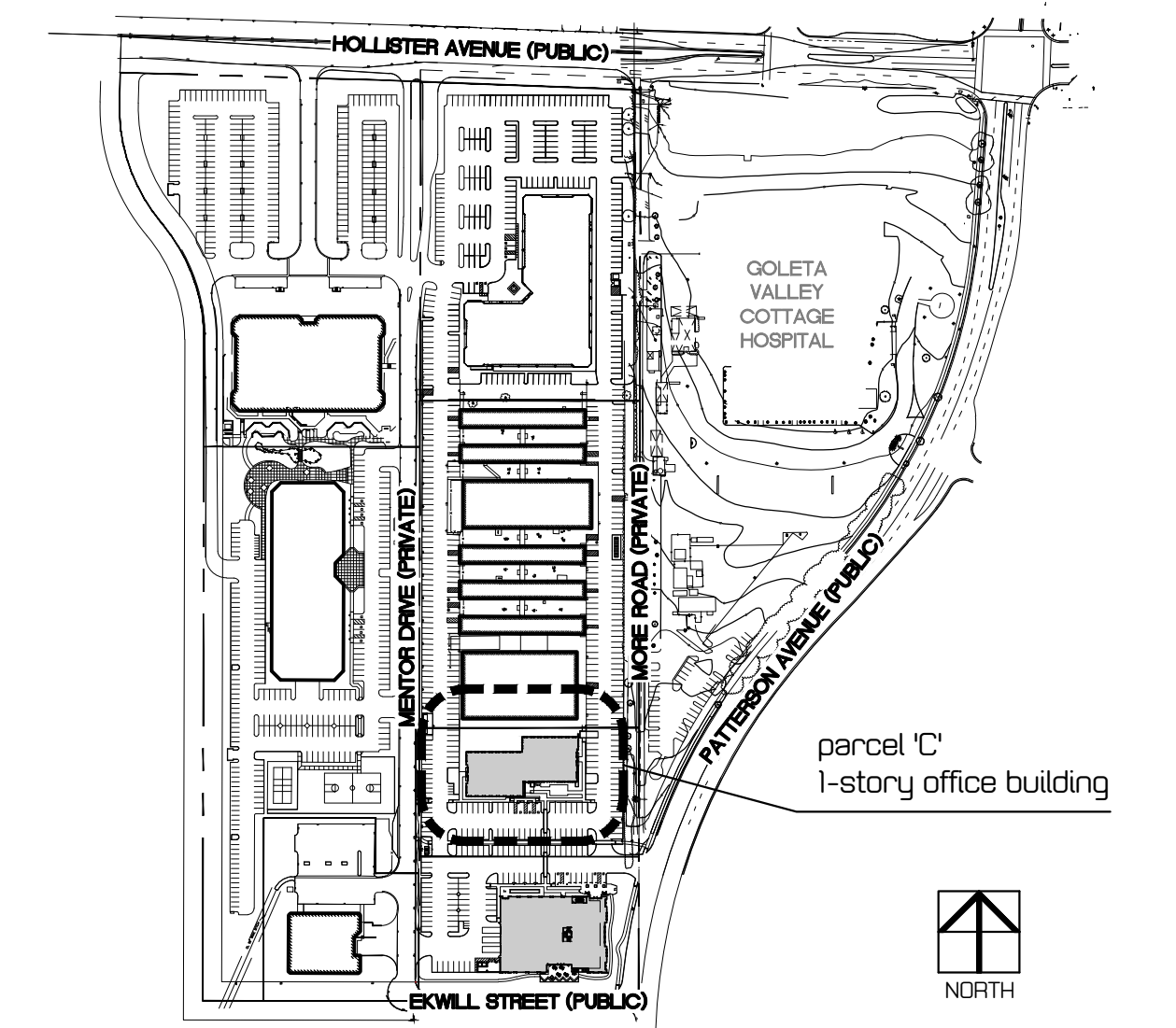
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REV. APPLICATION SET	06-28-2021
P.C. SET	05-20-2022
REVISION	03-22-2023
REVISION	07-27-2023

19-55370

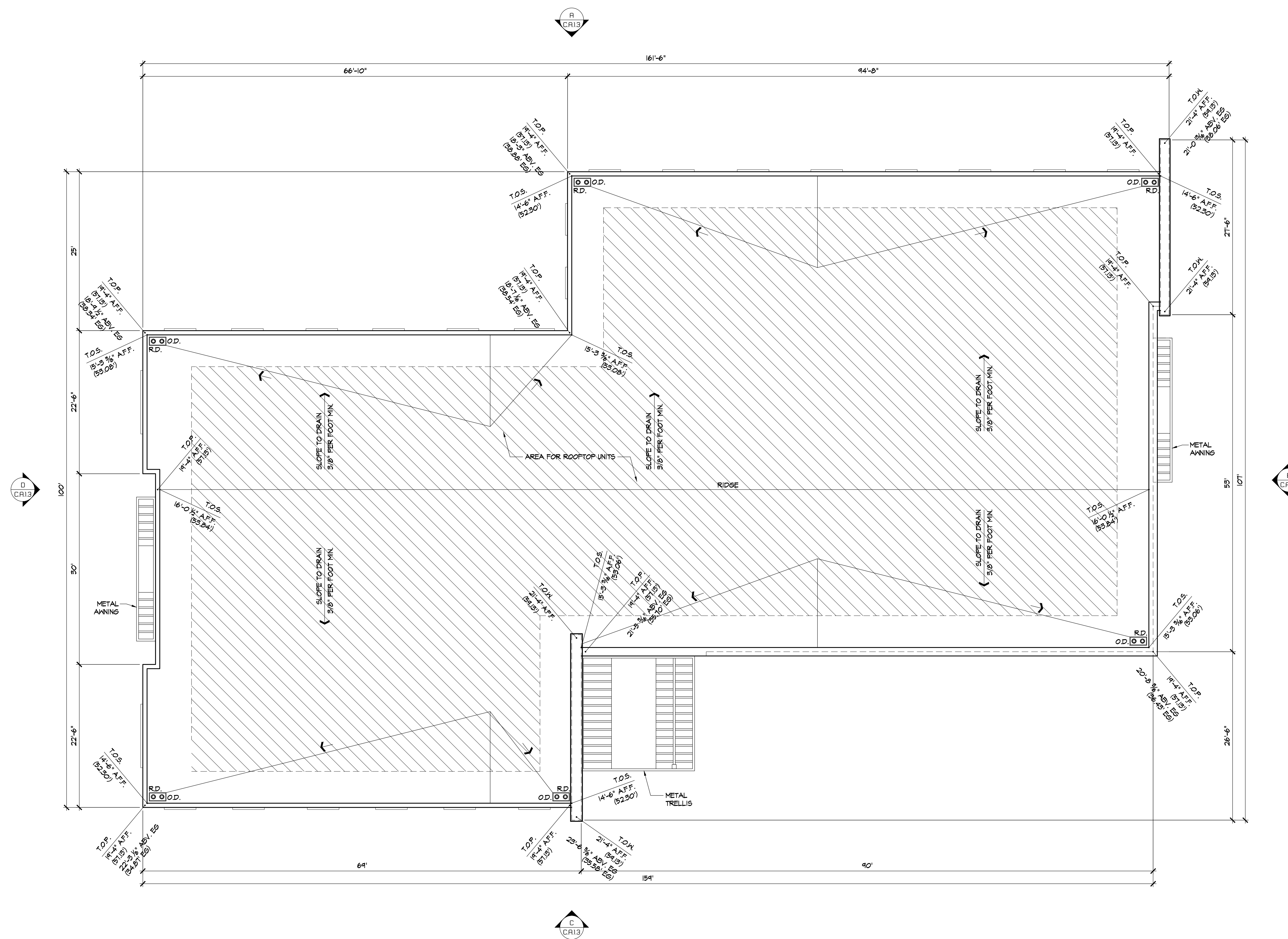
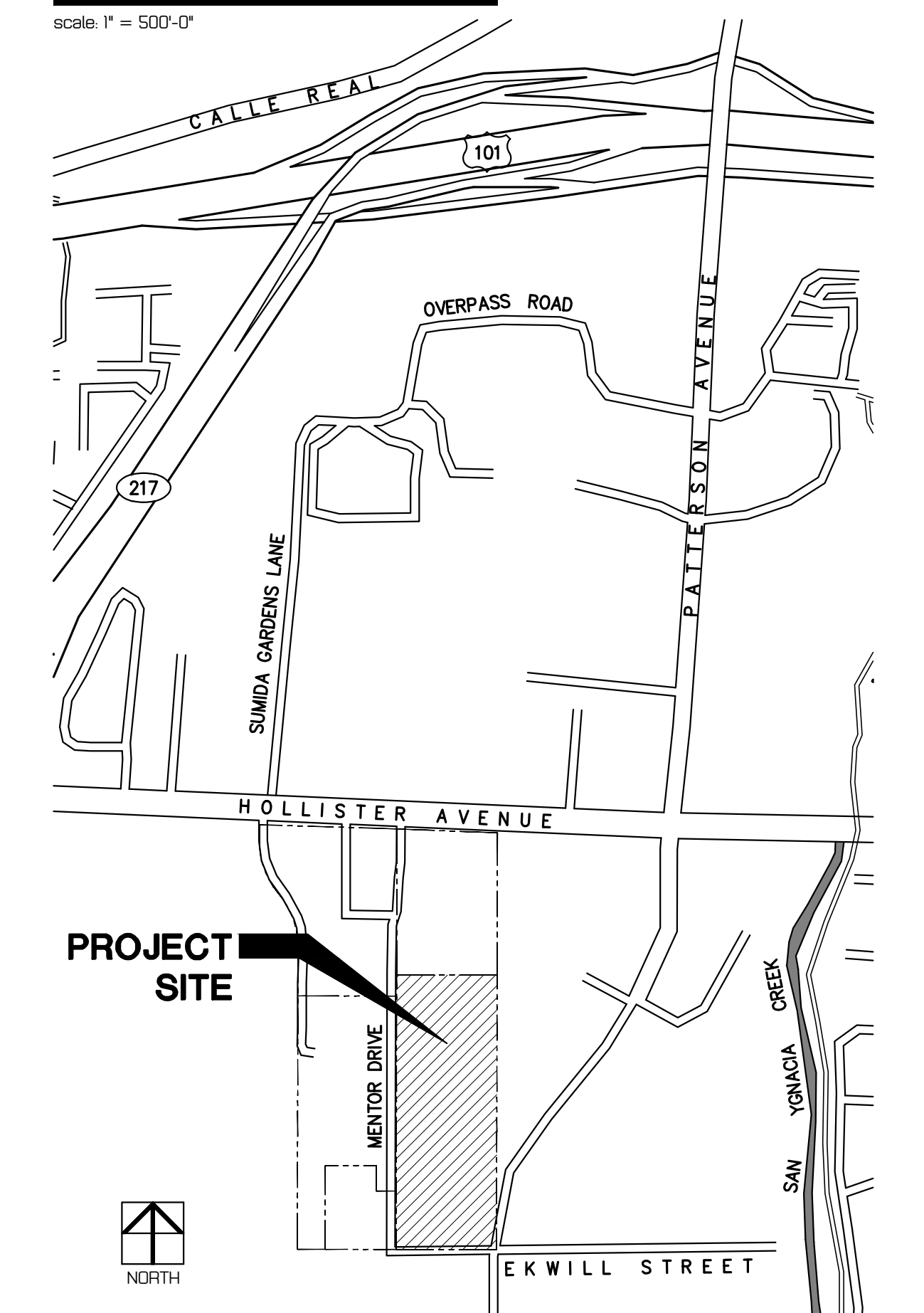
roof plan legend

-  R.D. O.D. ROOF DRAIN AND ROOF OVERFLOW DRAIN WITH SEPARATE PIPING SYSTEM.
-  ← GENERAL DIRECTION OF DRAINAGE
-  AREA FOR ROOFTOP MECHANICAL UNITS. ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW.
-  T.O. - XX'-X" BUILDING COMPONENT ELEVATION
- A.F.F. ABOVE FINISHED FLOOR
- T.O.P. TOP OF PARAPET WALL
- T.O.S. TOP OF ROOF SHEATHING
- T.O.M. TOP OF ACCENT WALL
- E.G. EXISTING GRADE
- A.B.V. ABOVE

key plan

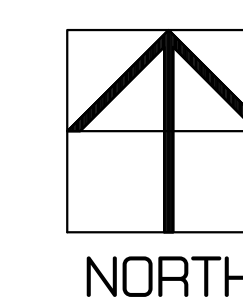


vicinity map



parcel 'C' - office building roof plan

scale: 1/8" = 1'-0"



Patterson Associates, LLC
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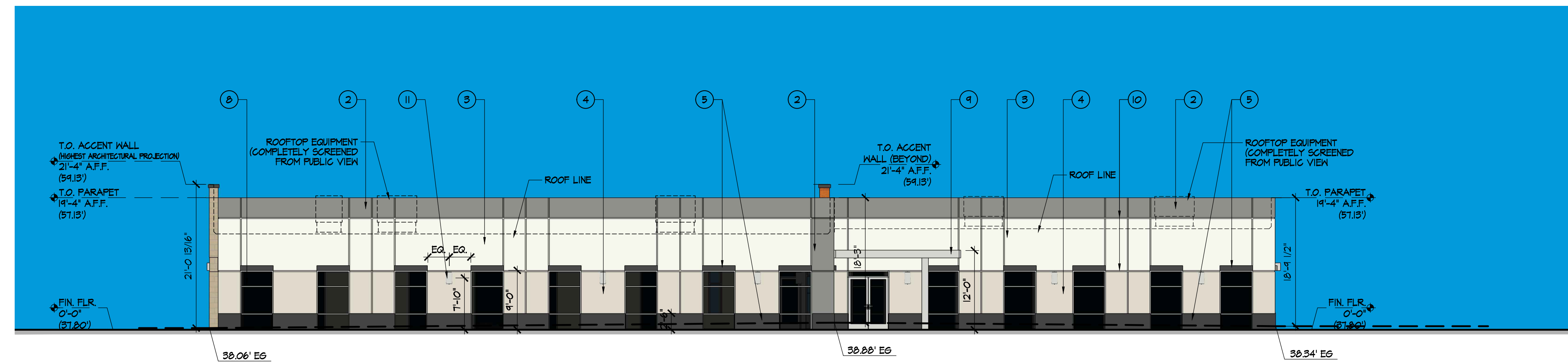
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REV. APPLICATION SET	06-26-2021
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REVISION	03-22-2023
REVISION	07-27-2023

19-53520

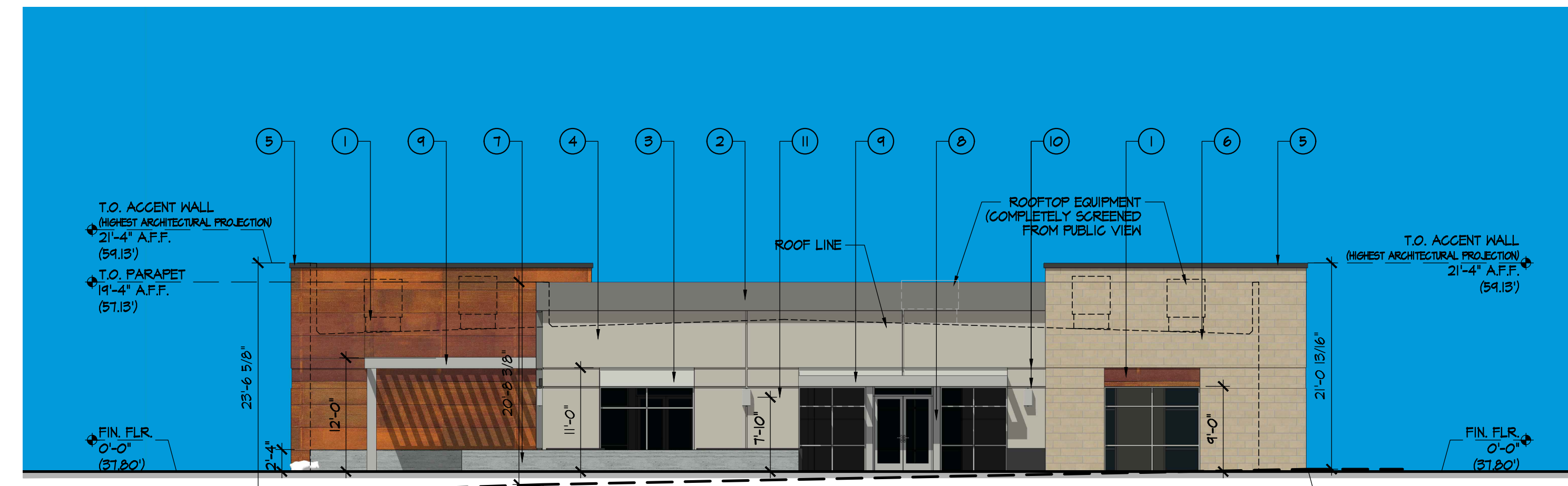
C.A.I.2b



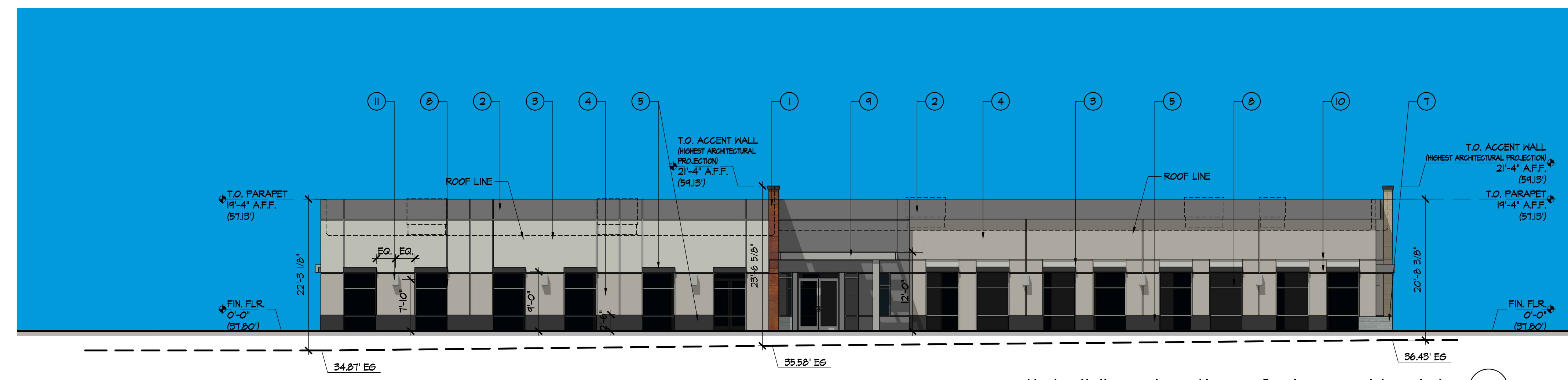
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 agoura hills, california 91301
 v 818 5840057 f 818 5840019
 w pkarchitecture.net



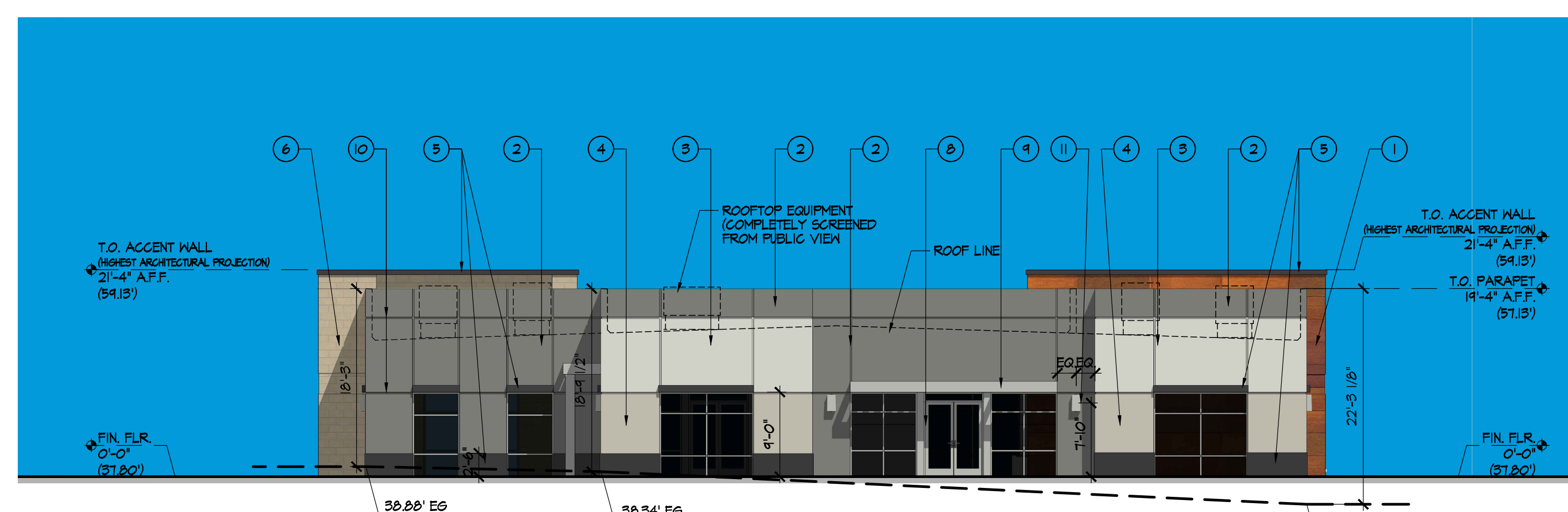
north building elevation - facing existing building (A)



east building elevation - facing patterson avenue (B)



south building elevation - facing parking lot (C)



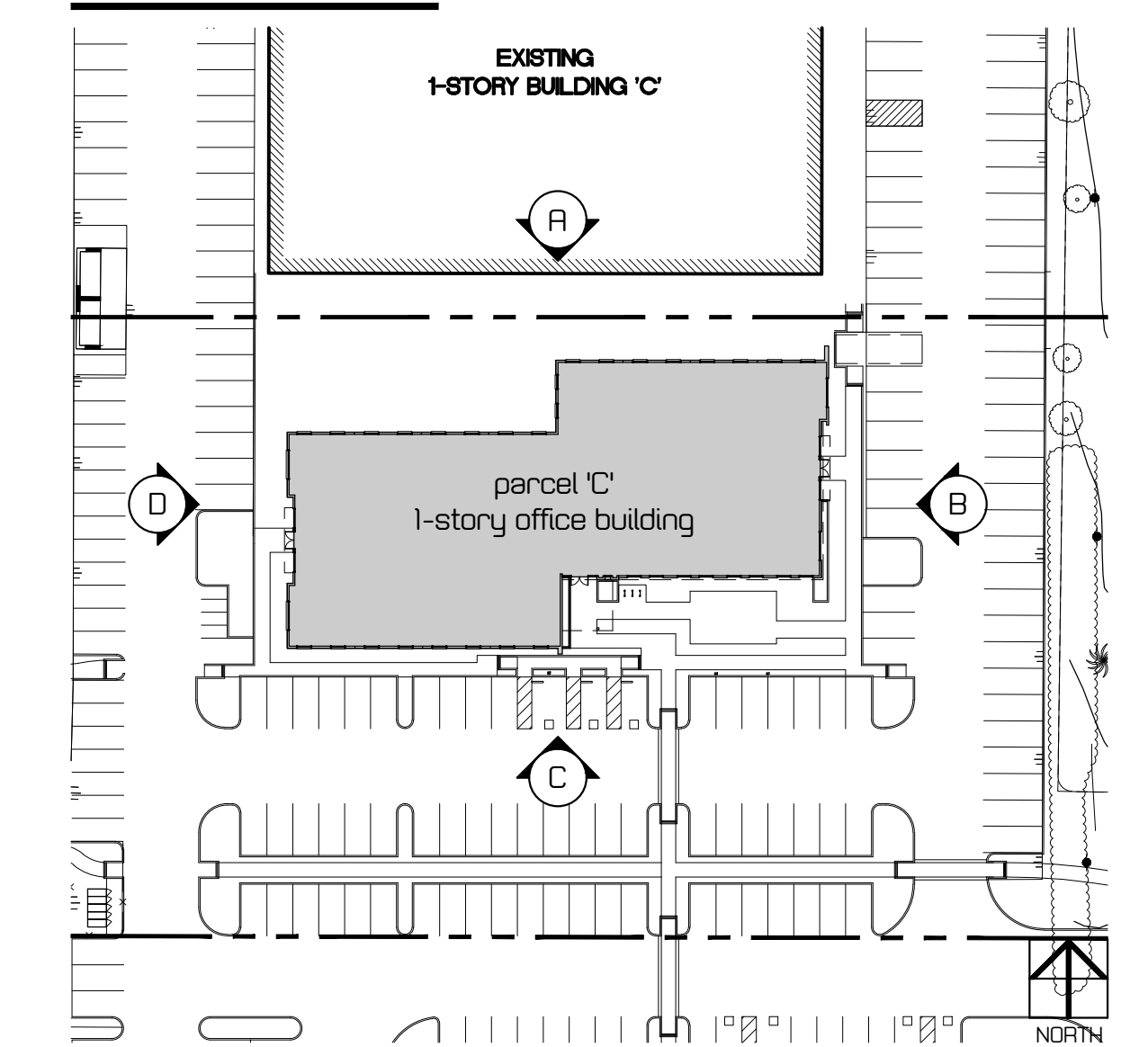
west building elevation - facing mentor drive (D)

exterior materials & color

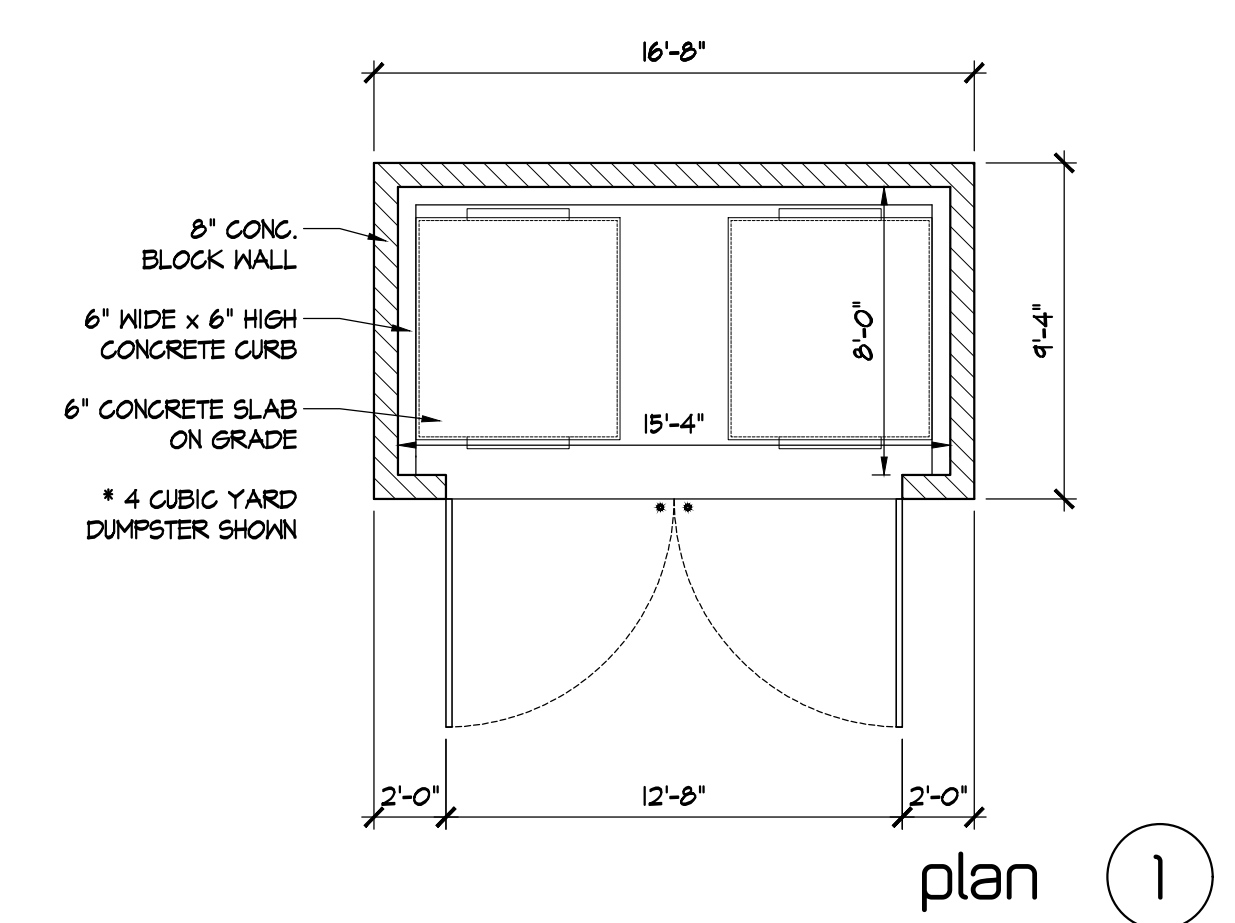
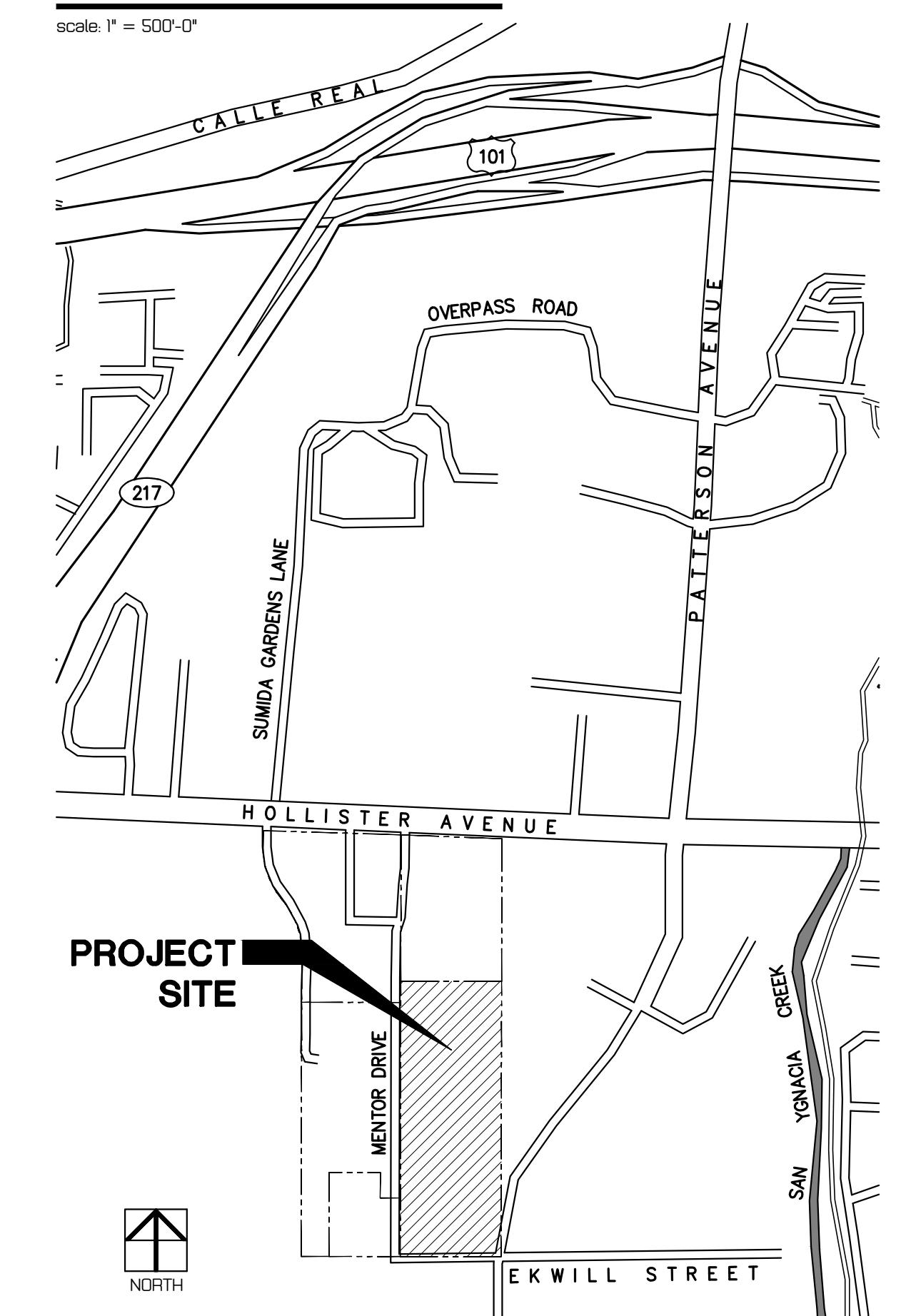
- 1 FAUX CORTEN STEEL CLADDING ON WING WALL
- 2 SMOOTH PAINTED CONCRETE TILT-UP WALL COLOR TO MATCH DUNN EDWARDS DE8364 LEGENDARY GRAY
- 3 SMOOTH PAINTED CONCRETE TILT-UP WALL COLOR TO MATCH DUNN EDWARDS DET614 SO CHIC
- 4 SMOOTH PAINTED CONCRETE TILT-UP WALL COLOR TO MATCH DUNN EDWARDS DET625 RECLAIMED WOOD
- 5 WALL GAP, WALL BASE AND ACCENT TRIM OVER OPENINGS COLOR TO MATCH DUNN EDWARDS DET619 CELLULOID
- 6 CONCRETE MASONRY BLOCK WALL COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE
- 7 BOARD FORM CONCRETE FINISH RAISED PLANTER INTEGRAL COLOR STANDARD GRAY
- 8 DUAL GLAZED EXTRUDED ALUMINUM STOREFRONT SYSTEM, WITH SPANCREL GLASS WHERE OCCURS, FRAME COLOR TO MATCH ANSAGLIA III CLEAR AG-2 ANODIZED ALUMINUM
- 9 PAINTED METAL ENTRY TRELIS AND ENTRY METAL CANOPY COLOR TO MATCH STOREFRONT SYSTEM MILLION
- 10 CONCRETE PANEL JOINT AND REVEAL (VERTICAL AND HORIZONTAL), PAINT TO MATCH ADJACENT SURFACE
- 11 WALL MOUNTED LED LIGHT FIXTURE, MOUNTED AT 7'-10\"/>

NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM PUBLIC VIEW.

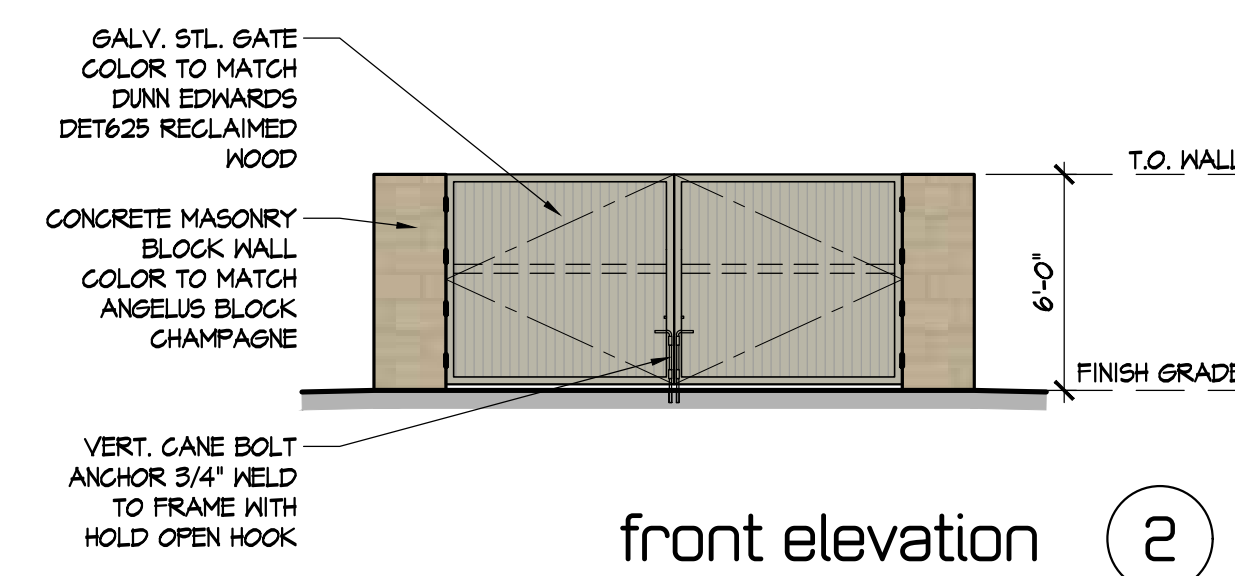
key plan



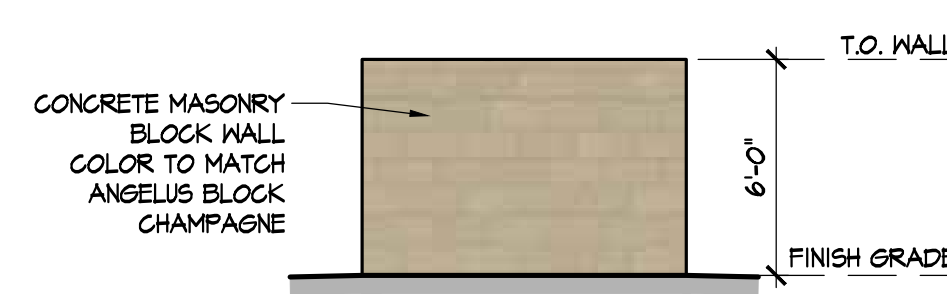
vicinity map



plan (E)



front elevation (2)



typical side elevation (3)



rear elevation (4)

typical trash / recycling enclosure at parcel B & C (E) scale: 3/16\"/>

parcel 'C' - 1-story office building elevations scale: 3/32\"/>

Patterson Associates, LLC
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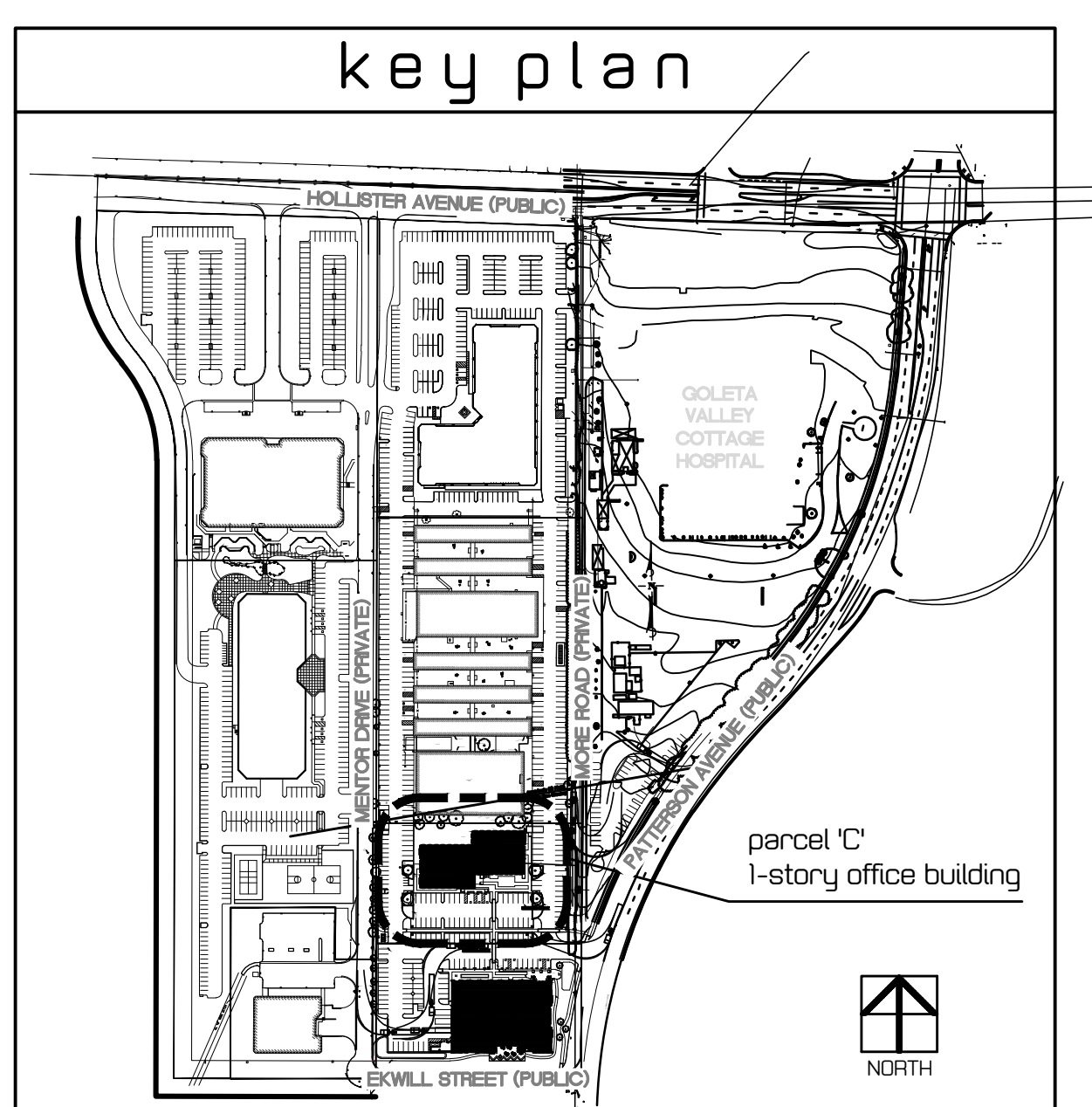
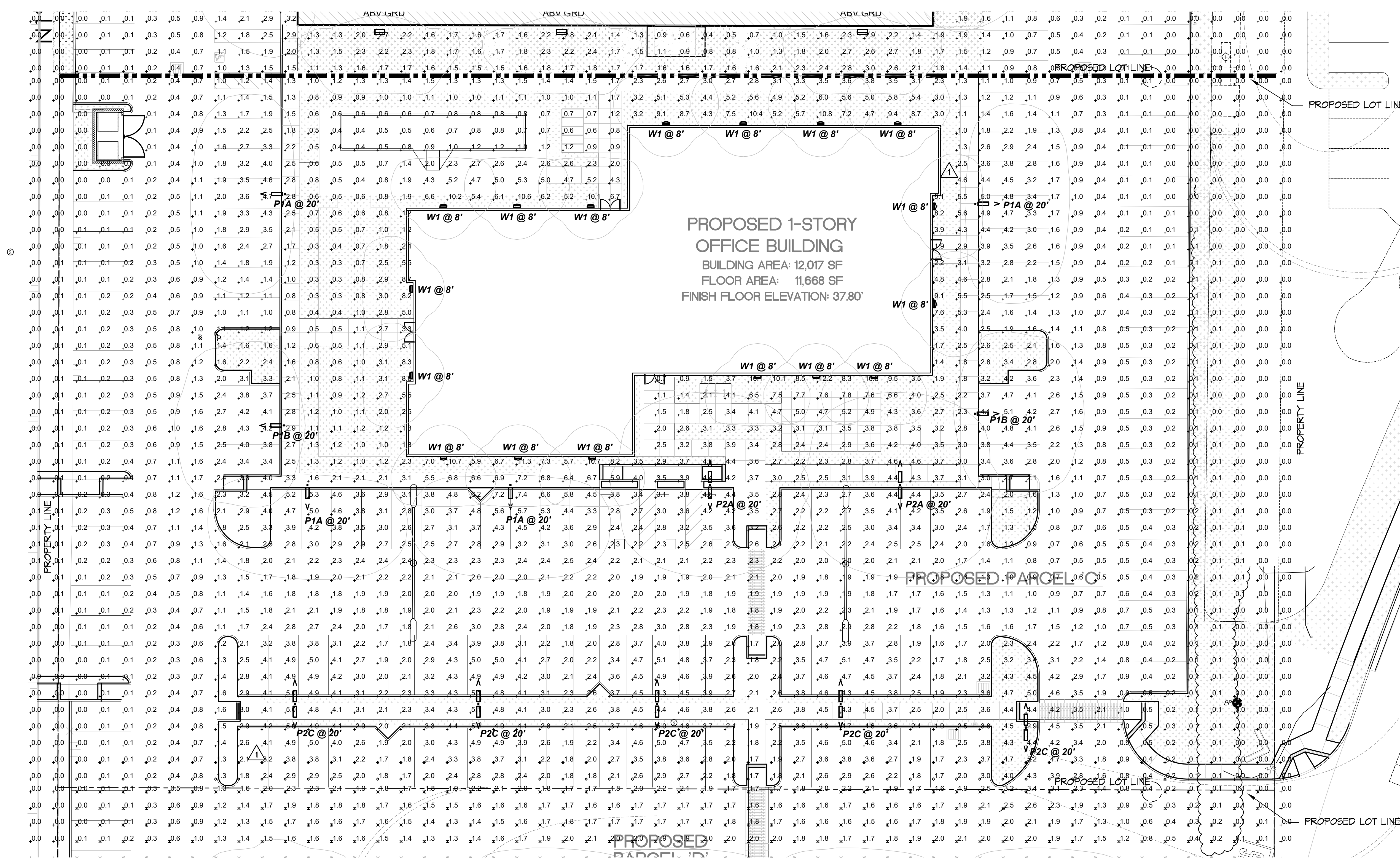
Δ	remarks	date
	APPLICATION SET	10-07-2020
	REV. APPLICATION SET	06-26-2021
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	REVISION	03-22-2023
	REVISION	07-27-2023

19-05-020

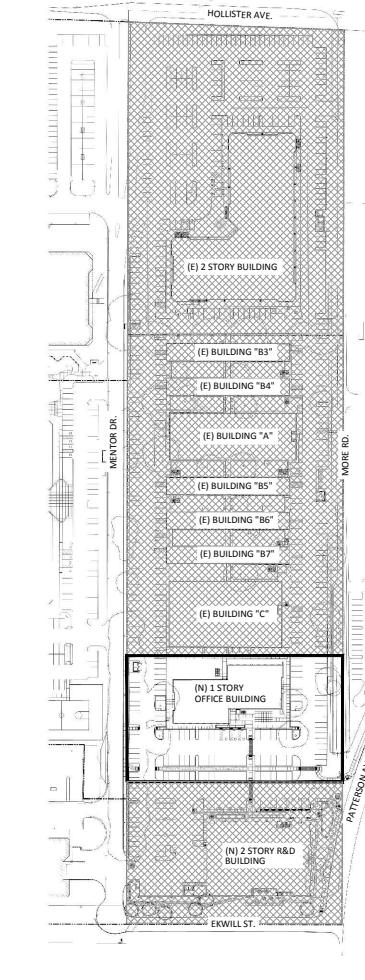
C.A.1.3

Statistics - Lot C				
Description	Symbol	Avg	Max	Min
Lot C	+	1.9 fc	12.2 fc	0.0 fc
Lot C Parking	◇	2.0 fc	7.4 fc	0.0 fc

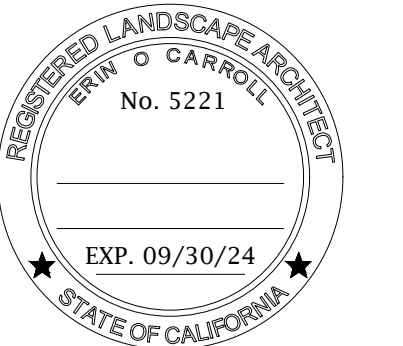
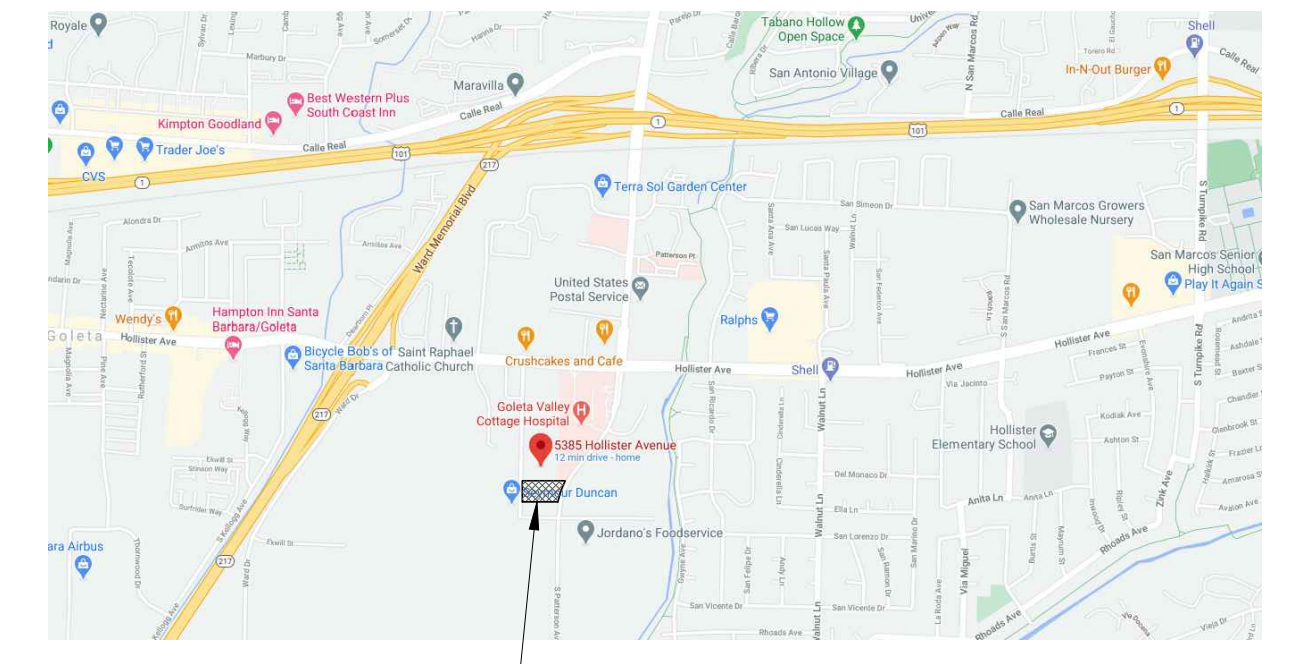
ALL POLE LIGHTS
TYPE 'P1A, P1B, P2A, P2B, &
P2C' SHALL BE MOUNTED WITH
BOTTOM OF FIXTURE NOT TO
EXCEED 20FT ABOVE GRADE.



remarks	date
APPLICATION SET	10-07-2020
REV. APPLICATION SET	06-26-2021
REVISED SHEET	12-15-2021
P.C. SET	05-20-2022
REVISION	03-22-2023
REVISION	08-03-2023



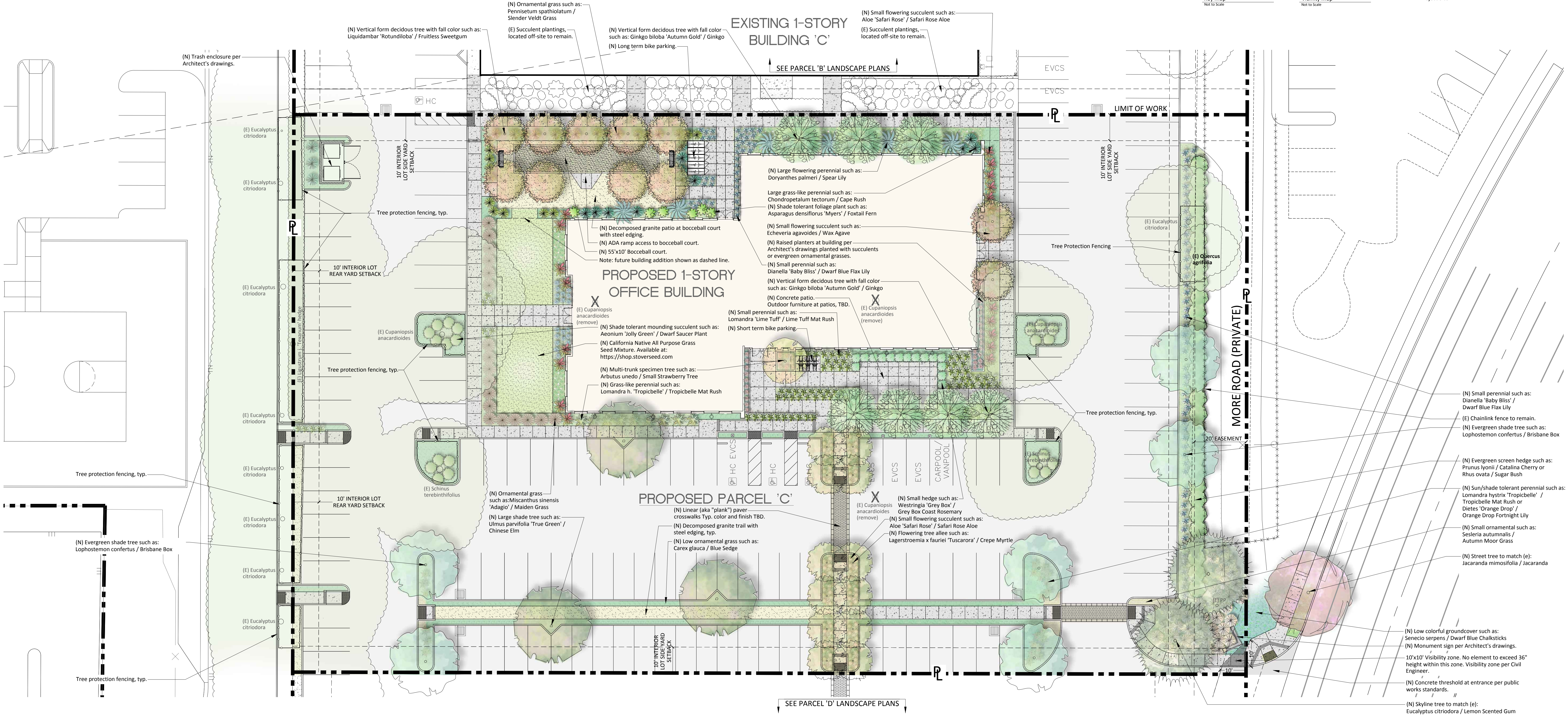
Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 071-140-075
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



PRELIMINARY
NOT FOR
CONSTRUCTION

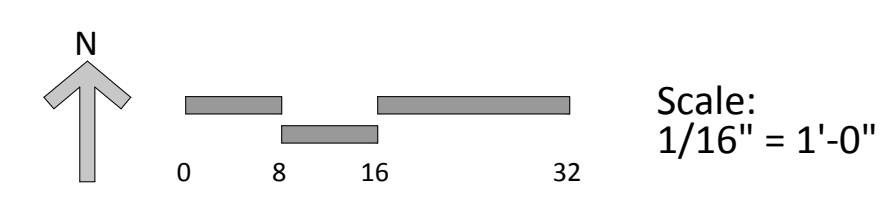
EKWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

PRELIMINARY LANDSCAPE PLAN - PARCEL 'C'



- (N) Small perennial such as: Dianella 'Baby Bliss' / Dwarf Blue Flax Lily
- (E) Chainlink fence to remain.
- (N) Evergreen shade tree such as: Lophostemon confertus / Brisbane Box
- (N) Evergreen screen hedge such as: Prunus yonoi / Catalina Cherry or Rhus ovata / Sugar Bush
- (N) Sun/shade tolerant perennial such as: Lomandra hystrix 'Tropicbelle' / Tropicbelle Mat Rush or Dietes 'Orange Drop' / Orange Drop Fortnight Lily
- (N) Small ornamental such as: Scaevola autumnalis / Autumn Moor Grass
- (N) Street tree to match (e): Jacaranda mimosifolia / Jacaranda
- (N) Low colorful groundcover such as: Senecio serpens / Dwarf Blue Chalksticks
- (N) Monument sign per Architect's drawings.
- 10'x10' visibility zone. No element to exceed 36" height within this zone. Visibility zone per Civil Engineer.
- (N) Concrete threshold at entrance per public works standards.
- (N) Skyline tree to match (e): Eucalyptus citriodora / Lemon Scented Gum

Note: See Sheet C.L1.2 For Preliminary Plant List, Irrigation Info, Notes, and Calculations

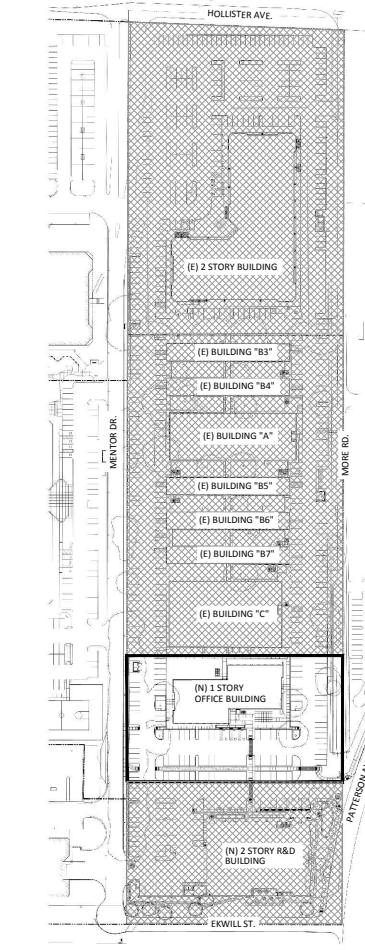


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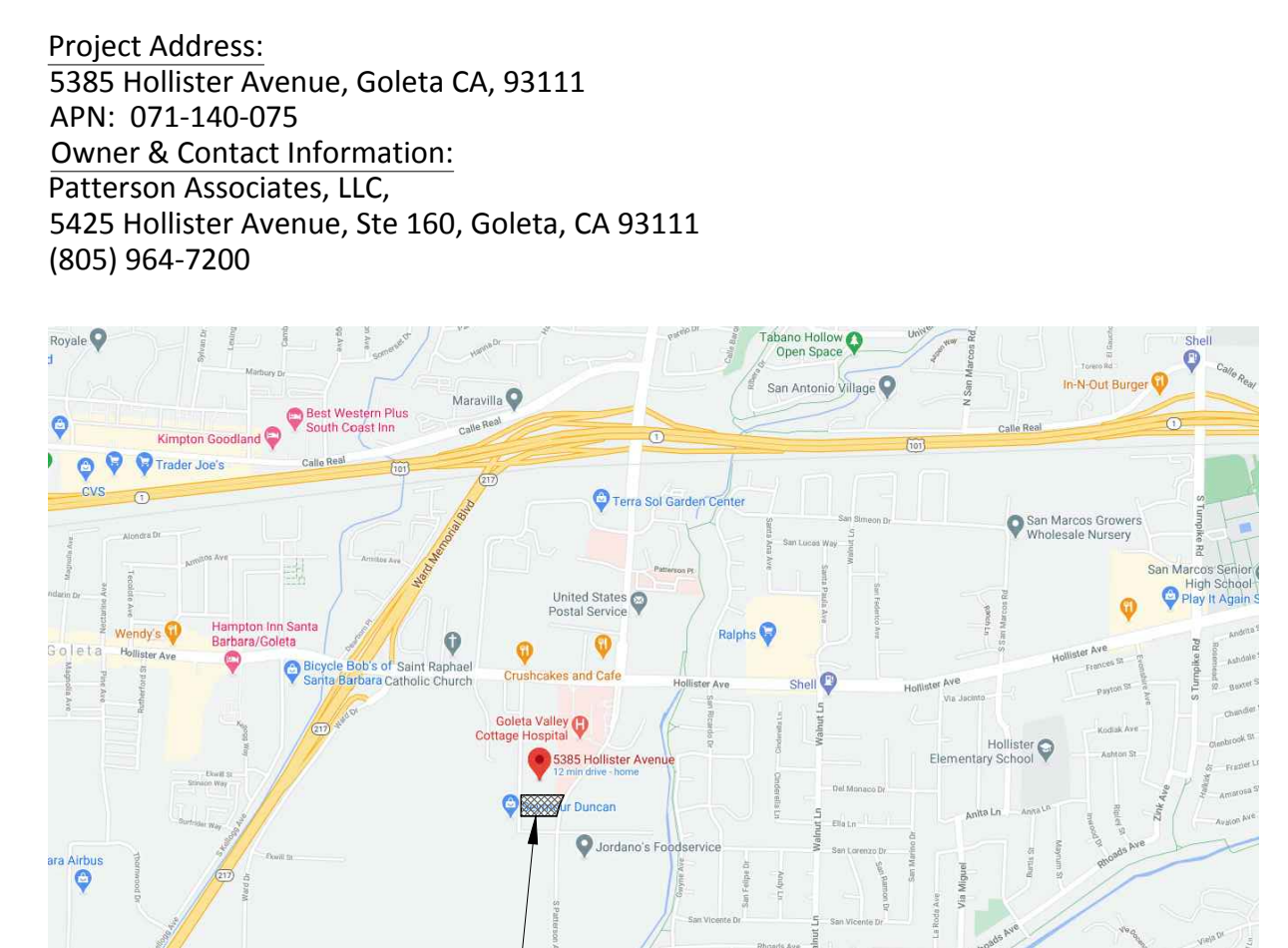
Date/ Issue
Revision 07/19/23

Sheet 1 of 2

C.L1.1



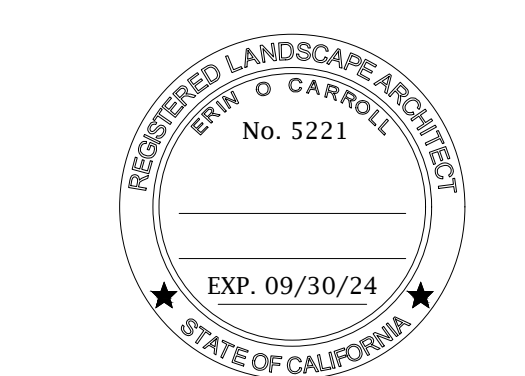
Key Map
Not to Scale



Vicinity Map
Not to Scale

Project Site

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 071-140-075
Owner & Contact Information:
Patterson Associates, LLC,
5425 Hollister Avenue, Ste 160, Goleta, CA 93111
(805) 964-7200



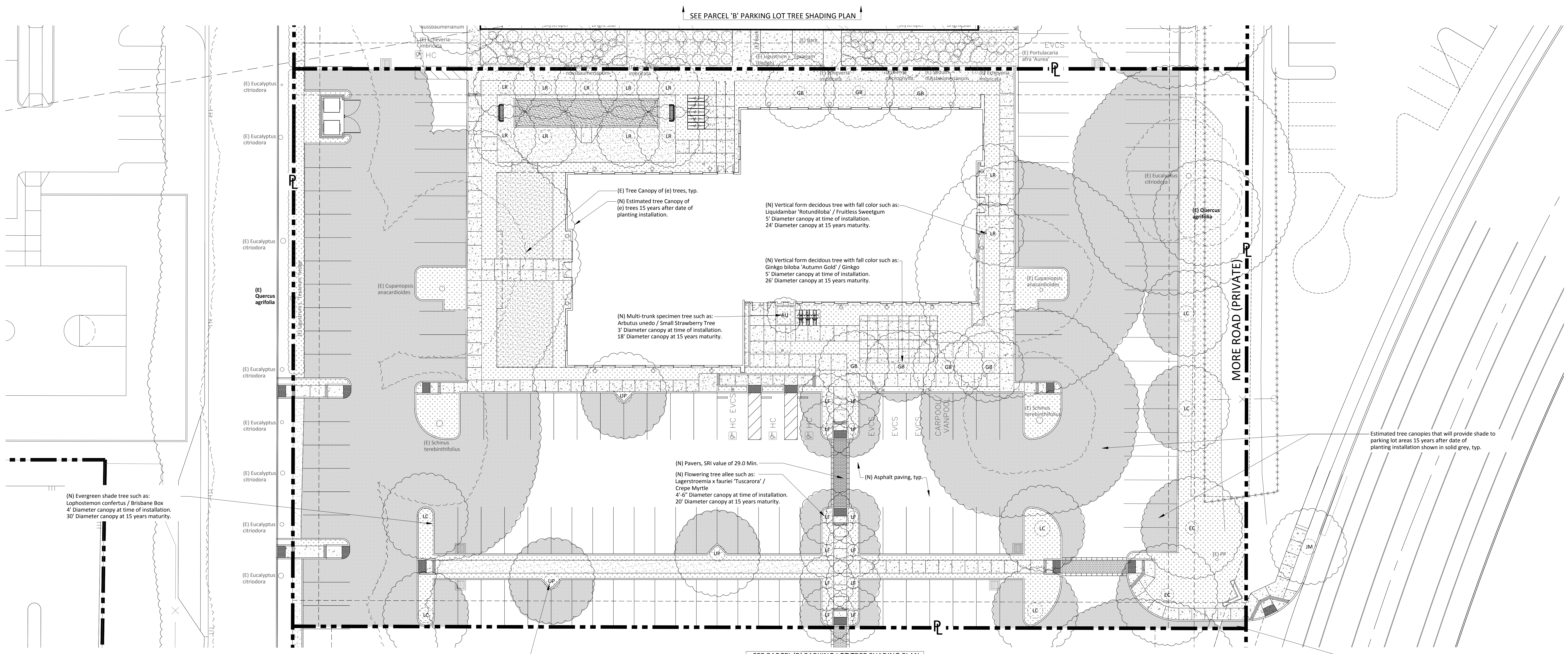
FOR REFERENCE ONLY

EKWILL ST. AT SOUTH PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

PARKING LOT SHADING PLAN - PARCEL 'C'

Date/ Issue
Revision 07/19/2023

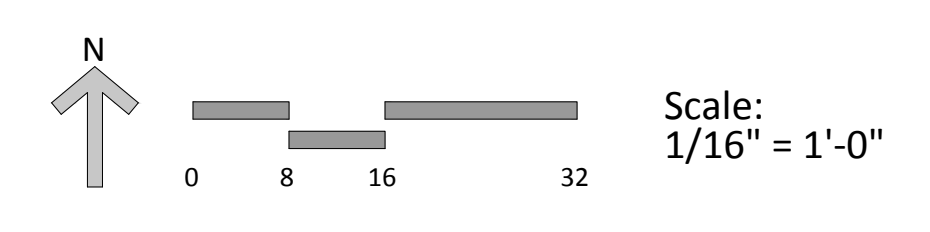
C-EXHIBIT-1



SEE PARCEL 'B' PARKING LOT TREE SHADING PLAN

SEE PARCEL 'D' PARKING LOT TREE SHADING PLAN

MORE ROAD (PRIVATE)



Parking Lot Shading Statistics:

Parking Lot Shading	17.38.110(J)(1) Code Requirement	Parking Area SF	Drive Aisle Area	Total Parking Lot Area	15 Yr Shaded Area	% Shaded Parking Lot	Compliance	Notes
Parcel B	At least 50% non-landscaped area shaded w/15 Yrs	37,926	31,039	68,965	43,158	62.58%	✓	
Parcel C		22,569	18,439	41,008	26,359	64.28%	✓	
Parcel D		7,279	29,633	36,912	19,311	52.32%	✓	

Drawing Name: C:\Users\erinc\Desktop\Progress Projects\Ekwill St. at South Patterson Ave\Subject\Preliminary Landscape Plan\EXHIBIT-1 Parking Lot Shading Plan.dwg Plot date: 2023-07-19 7:26 PM