



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
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www.cityofgoleta.org

AGENDA ITEM M-1

DATE: June 22, 2010
TO: Goleta Design Review Board
FROM: Alan Hanson, Senior Planner
SUBJECT: 09-140-DRB; Cortona Apartments; 6830 Cortona Drive; APN 073-140-016

APPLICANT: Cortona Corner LLP
PO Box 61106
Santa Barbara, CA 93160

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property is undeveloped and consists of 8.86 acres within the Inland Area of the City zoned DR-20. The applicant proposes to develop a 171-rental apartment unit project.

The 171 proposed apartments would be comprised of a mix of one, two, and three bedroom units (63 1-bedroom, 96 2-bedrooms, and 12 3-bedrooms) contained within seven two-story buildings (12 to 16 units each) and one three-story building (75 units) with a total residential square footage of 165,843 square feet. Amenities would include a 2,491-square foot communal recreation building, a 1,125-square foot swimming pool/spa (measuring 25 x 45 feet), a 672-square foot maintenance building, 322 parking spaces (in carports and open areas) and drive aisles, landscaping, exterior lighting, and an internal system of pedestrian pathways. Access to the project would be provided via a 60-foot driveway onto Cortona Drive.

Project grading would involve 5,700-cubic yards of cut and 8,500-cubic yards of fill (net import of 2,800-cubic yards of fill).

The project also includes a request to modify the rear and side yard setbacks to allow for the location of carports on the rear (0-setback) property line and within five (5) feet of the side property line.

Water and sewer would be provided by the Goleta Water District and Goleta West Sanitary District. The project was filed by Harwood White, agent on behalf of Cortona Corner LP, property owner. Related cases: 09-140-DP.

BACKGROUND:

The project was submitted on August 25, 2009. This is the first time the project has been before the DRB. There are no known violations on the property and the property is currently vacant.

ANALYSIS:

Zoning Consistency:

	Required	Proposed	Consistent Y/N
Front Yard Setback	20 feet from right-of-way	65 feet from right-of-way	Yes
Side Yard Setback	10 feet	East elevation: 5 feet West elevation: 8 feet	Modification Required
Rear Yard Setback	10 feet	3 foot minimum	Modification Required
Distance Between Buildings on the Same Building Site	The minimum distance between buildings designed or used for human habitation and any other building on the same building site shall be 5 feet.	15½-foot minimum	Yes
Building Coverage	Not more than 30% of the net lot area shall be covered by buildings or structures ¹	18.4% of the net lot area shall be covered by buildings or structures ²	Yes
Building Height	No building or structure shall exceed a height of 35 feet	33-foot maximum	Yes
Parking spaces	320 total spaces Multiple Dwelling Units: <ul style="list-style-type: none"> • Single bedroom or studio dwelling unit: 1 space per dwelling unit = 63 spaces • Two bedroom dwelling: 2 spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces = 192 spaces • Three or more bedroom dwellings: 2.5 spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces = 30 spaces Visitor parking: 1 space per 5 dwelling units = 35 spaces	322 total spaces <ul style="list-style-type: none"> • 279 total resident spaces <ul style="list-style-type: none"> ○ 166 carport spaces ○ 107 uncovered spaces ○ 6 ADA spaces • 43 total visitor spaces • Parking spaces are provided throughout the complex. It is difficult to determine if all the parking spaces for a particular dwelling are located within 200 feet from the building served by such spaces. 	TBD

¹ Building coverage based on net parcel acreage covered by buildings containing dwelling units

² Building coverage does not include the recreation building (2,491 square feet), maintenance building (672 square feet), or the carports (25,470 square feet).

	Required	Proposed	Consistent Y/N
Parking Space Size	Residential parking spaces shall be 8.5 feet wide by 16.5 feet long	Parking spaces 9 feet wide by 16¾ feet long	Yes
Drive Aisles	To be determined by the Fire Department	24 feet	TBD
Parking Space Location	Off-street parking spaces shall not be located in the required front or side yard setback area. For all types of dwellings, the required parking spaces shall be provided on the same site on which the dwelling is located.	Parking spaces are located in the side yard setback area. The required parking is provided on the same site on which the dwelling is located.	Modification Required
Parking Area Setbacks	Uncovered parking areas shall be located no closer than 15 feet to the street right-of-way line nor closer than 5 feet to any property line	Uncovered parking spaces are at a 47-foot minimum from the Cortona Drive right-of-way and at a 3-foot minimum from the rear property line	Modification Required
Parking Design	<ul style="list-style-type: none"> • Parking areas shall be arranged so as to prevent through traffic to other parking areas. • Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least 4 feet with hedges, dense plantings, solid fences, or walls. 	<ul style="list-style-type: none"> • TBD • Landscaping is proposed along the street and adjacent to the residences. 	TBD
Screening of Parking Areas	Screening shall be provided along each property line consisting of a 5-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than 4 feet in height. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property.	Landscaping is proposed along the east, west, and south property lines for their full extent. No new landscaping is proposed along the north property line which abuts the railroad tracks. However, existing coastal sage brush to the north of this property line would not be removed.	Yes
Common Open Space	Not less than 40% of the net area of the property shall be devoted to common open space	41.1% of the net area of the property is devoted to common open space	Yes

	Required	Proposed	Consistent Y/N
Landscaping	Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than 5 feet in width.	Landscaping is proposed along the east, west, and south property lines for their full extent. No new landscaping is proposed along the north property line which abuts the railroad tracks. However, existing coastal sage brush to the north of this property line would not be removed.	Yes
Landscaping	In the case of cluster development, the perimeter of the development shall be landscaped with a minimum strip of 10 feet.	Landscaping is proposed along the east, west, and south property lines for their full extent. No new landscaping is proposed along the north property line which abuts the railroad tracks. However, existing coastal sage brush to the north of this property line would not be removed.	Yes
Landscaping of Parking Areas	When the total uncovered parking area exceeds 3,600 square feet: <ul style="list-style-type: none"> • Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs. • All ends of parking lanes shall have landscaped islands. 	The total uncovered parking area exceeds 3,600 square feet. <ul style="list-style-type: none"> • Trees, shrubbery and ground cover are provided and protected with curbs. • All ends of parking lanes have landscaped islands. 	Yes
Storage	Not a Requirement: Each dwelling unit may be provided with at least 180-cubic feet of weatherproofed, enclosed, lockable, and easily accessible storage space on-site in addition to the usable storage space of closets, cabinets, and pantry contained within the dwelling units.	None provided	N/A

	Required	Proposed	Consistent Y/N
Laundry Facilities	Not a Requirement: Provision for separate laundry facilities may be provided in each dwelling unit. Sufficient space, utility connections, and vents to allow for the installation of a clothes washer and dryer in each unit or in a garage, not to encroach upon parking, should be shown.	Separate laundry facilities are provided in each dwelling unit.	Yes
Private Outdoor Areas	Not a Requirement: Each dwelling unit shall include a private outdoor patio area(s) in the form of ground level patios or upper story balconies. Private patios shall not be less than 20% of the gross floor area of the residence served. Where a required patio area is less than 200 square feet, the requirements shall be satisfied with 1 patio or balcony per dwelling unit. Multifamily Housing: <ul style="list-style-type: none"> • Building 1: 101 square feet • Building 2: 179 square feet • Building 3: 179 square feet • Building 4: 209 square feet • Building 5: 229 square feet • Building 6: 233 square feet • Building 7: 224 square feet • Building 8: 240 square feet • Building 9: 240 square feet • Building 10: 240 square feet 	Each dwelling unit is provided with a patio or a deck/balcony of the following sizes Multifamily Housing: <ul style="list-style-type: none"> • Building 1: 59 square feet • Building 2: 62.5 square feet • Building 3: 63 square feet • Building 4: 63 square feet • Building 5: 82 square feet • Building 6: 83 square feet • Building 7: 67 square feet • Building 8: 87 square feet • Building 9: 87 square feet • Building 10: 87 square feet 	Yes
Common Open Space	Common open space and recreation areas shall be designed to provide access for the handicapped.	Common open space and recreation areas are designed to provide access for the handicapped.	Yes
Storage (trash)	N/A	8 covered trash enclosures	N/A

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance, subject to approval of setback, parking spaces, and parking location and approval of the related permits by the Planning Commission.

ISSUES:

- **Scenic Resources:** The proposed project will block views of the Santa Ynez Range and foothills which under the City's General Plan are considered scenic resources.

Are there design options that could be incorporated into the project to reduce the associated impact on such visual resources?

- **Setback Modifications:** The proposed project does not meet minimum side and rear yard setback requirements of the DR zone district. Modifications to such zoning requirements can be granted by the Planning Commission through the Development Plan review process if “justified” (§35-317.8(1), Article III, Chapter 35 of the Municipal Code). Are there design treatments that could be incorporated into the project design to improve the overall visual/aesthetic quality of the project and facilitate a finding for justification of such setback modifications?
- **Architecture, Materials and Landscaping:** Please provide comment on the architectural design of the buildings, exterior colors/materials, and the adequacy of the proposed landscape plan.

ATTACHMENTS:

- Reduced 11” x 17” copies of site plans and elevations.

Cortona Apartments

Goleta, CA

PROJECT DATA:

PROJECT CASE #: 09-140-DP
PROJECT ADDRESS: 6830 CORTONA DRIVE
 GOLETA, CA 93111
AFN: 073-140-016
GROSS LAND AREA: 8.86 ACRES (386,022 SQ. FT.)
NET LAND AREA: 8.6 ACRES (375,006 SQ. FT.)
DENSITY: 111 UNITS / 8.6 ACRES = 12.9 DU
CODE: ALL WORK TO COMPLY WITH THE
 2007 CBC, CPC, CMC, CEC AND
 CITY OF GOLETA AMENDMENTS

ZONING CODE DATA:

EXISTING ZONE: DR-20, MULTI-FAMILY RESIDENTIAL
GENERAL PLAN: R-MD, RESIDENTIAL MEDIUM DENSITY
SETBACKS -
FRONT (CORTONA) - 20'-0" FROM ROW
SIDE YARD - 10'-0"
REAR YARD - 10'-0"

MAX. BLD'G HEIGHT - 35'-0"
MAX. RES. BLDG COVERAGE - 30% LOT AREA
MIN. OPEN SPACE - 40% LOT AREA

SITE DATA:

SITE COVERAGE -

BLDG FOOTPRINTS (Inc. Rec. & Maint. Bldg):	74,151 SQ. FT.	(19.2%)
TRASH ENCLOSURES :	1295 SQ. FT.	(0.3%)
DRIVEWAYS :	17,863 SQ. FT.	(20.1%)
CARPORTS:	25,470 SQ. FT.	(6.6%)
SIDEWALKS:	41,529 SQ. FT.	(10.8%)
PRIVATE OPEN SPACE:	7,435 SQ. FT.	(1.9%)
COMMON OPEN SPACE:	158,473 SQ. FT.	(41.1%)
TOTAL SITE AREA:	386,022 SQ. FT.	(100%)

PARKING -

PARKING REQUIRED

63 1-BED UNITS @ 1 SPACE PER UNIT	63 SPACES
108 2-BED UNITS @ 2 SPACE PER UNIT	216 SPACES
VISITOR PARKING @ 0.25 SPACE PER UNIT	43 SPACES
TOTAL REQUIRED SPACES	322 SPACES

PARKING PROVIDED

CARPORT	166 SPACES
CARPORT ACCESSIBLE	2 SPACES
UNCOVERED	148 SPACES
ACCESSIBLE UNCOVERED SPACES	6 SPACES
TOTAL PROVIDED SPACES	322 SPACES

BIKE PARKING PROVIDED

BIKE AREAS 30 SPACES

RESIDENTIAL BLDG DATA:

OCCUPANCY GROUP: R-2
TYPE OF CONSTRUCTION: V-A
FIRE SPRINKLERS: REQUIRED (13R SYSTEM)

BUILDING #	COVERAGE -	BLD'G HT.
BUILDING #1 -	6,181 SF.	26'-4"
BUILDING #2 -	5,756 SF.	26'-4"
BUILDING #3 -	23,445 SF.	36'-11"
AVERAGE BLD'G HT. -		32'-9"
BUILDING #4 -	7,108 SF.	26'-4"
BUILDING #5 -	6,181 SF.	26'-4"
BUILDING #6 -	5,756 SF.	26'-4"
BUILDING #7 -	7,108 SF.	26'-4"
BUILDING #8 -	8,239 SF.	26'-4"
REC. BLDG -	2,491 SF.	20'-2"
MAINT. BLDG. -	672 SF.	13'-0"

TOTAL BLD'G COVERAGE - 74,151 SF.

RECREATION BLDG. DATA:

OCCUPANCY GROUP - A-3
GROSS AREA - 2,491 SF.
CONSTRUCTION TYPE - TYPE V-A
FIRE SPRINKLERS - REQUIRED (13R SYSTEM)

MAINTENANCE BLDG. DATA:

OCCUPANCY GROUP: S-1
GROSS AREA - 672 SF.
TYPE OF CONSTRUCTION: V-A
FIRE SPRINKLERS: NOT REQUIRED

CARPORT DATA:

OCCUPANCY GROUP: U
TYPE OF CONSTRUCTION: V-A
FIRE SPRINKLERS: NOT REQUIRED

UNIT DATA:

BUILDING COUNT-

BUILDING #1 (UNITS 3 & 4) -	12
BUILDING #2 (UNIT 3) -	12
BUILDING #3 (UNITS 1 & 2) -	15
BUILDING #4 (UNIT 3) -	16
BUILDING #5 (UNITS 3 & 4) -	12
BUILDING #6 (UNIT 3) -	12
BUILDING #7 (UNIT 3) -	16
BUILDING #8 (UNIT 3 & 4) -	16
TOTAL -	111

UNIT TYPE COUNT-

UNIT 1, 1-BED / 1 BATH -	63
UNIT 2, 2 BED / 1 BATH -	12
UNIT 3, 2 BED / 2 BATH -	84
UNIT 4, 3 BED / 2 BATH -	12

TOTAL UNITS = 111

UTILITY PROVIDERS:

The Gas Company - 818-349-8615
 Southern California Edison - 800-655-4555
 Goleta Water District - 805-873-4636
 Goleta West Sanitary District - 805-968-2611
 Verizon - 805-372-6000
 Cox Cable - 805-683-1151
 Marborg - 805-963-1852

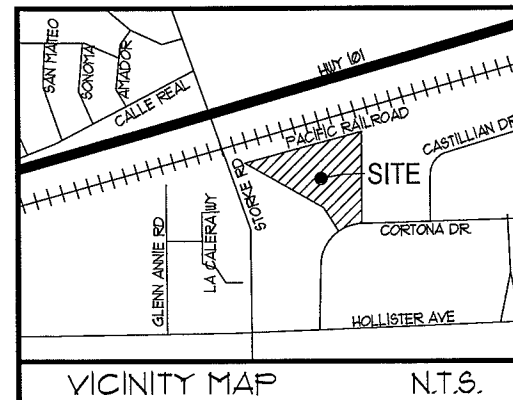


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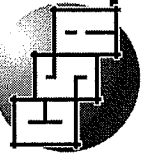
G1 PRELIMINARY SITE IMPROVEMENT PLAN
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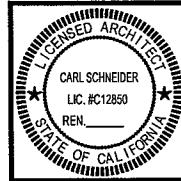
81 SITE LIGHTING PLAN

CASE # 09-140-DP

330 EAST CANYON PERDIDO, SUITE A
 SANTA BARBARA, CA 93101
 805.962.4575



CARL SCHNEIDER, AIA



CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA

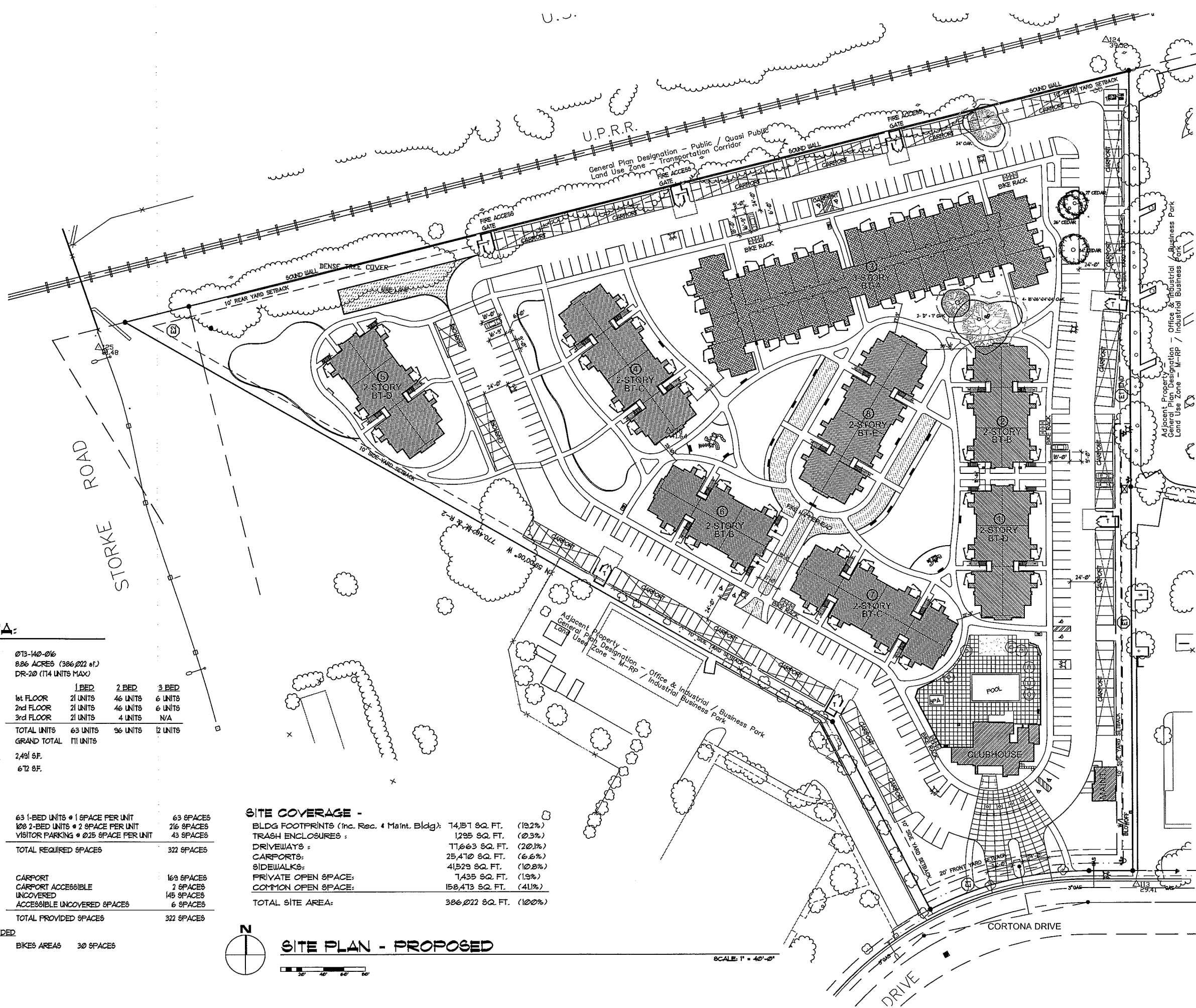


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 11-10-09



PRELIMINARY NOT FOR CONSTRUCTION

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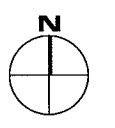


SITE DATA:

APN	073-140-016			
LOT SIZE	0.26 ACRES (386,222 sf.)			
ZONE	DR-20 (114 UNITS MAX)			
RESIDENTIAL UNITS		1 BED	2 BED	3 BED
	1st FLOOR	21 UNITS	46 UNITS	6 UNITS
	2nd FLOOR	21 UNITS	46 UNITS	6 UNITS
	3rd FLOOR	21 UNITS	4 UNITS	N/A
	TOTAL UNITS	63 UNITS	96 UNITS	12 UNITS
	GRAND TOTAL	171 UNITS		
CLUB HOUSE / OFFICE	2,491 SF.			
MAINTENANCE BLDG	672 SF.			
PARKING				
PARKING REQUIRED				
	63 1-BED UNITS @ 1 SPACE PER UNIT	63 SPACES		
	108 2-BED UNITS @ 2 SPACE PER UNIT	216 SPACES		
	VISITOR PARKING @ 0.25 SPACE PER UNIT	43 SPACES		
	TOTAL REQUIRED SPACES	322 SPACES		
PARKING PROVIDED				
	CARPORIT	169 SPACES		
	CARPORIT ACCESSIBLE	2 SPACES		
	UNCOVERED	145 SPACES		
	ACCESSIBLE UNCOVERED SPACES	6 SPACES		
	TOTAL PROVIDED SPACES	322 SPACES		
BIKE PARKING PROVIDED				
	BIKES AREAS	30 SPACES		

SITE COVERAGE -

BLDG FOOTPRINTS (inc. Rec. & Maint. Bldg):	14,151 SQ. FT.	(19.2%)
TRASH ENCLOSURES:	1,295 SQ. FT.	(0.3%)
DRIVEWAYS:	11,663 SQ. FT.	(20.1%)
CARPORITS:	25,470 SQ. FT.	(6.6%)
SIDEWALKS:	41,529 SQ. FT.	(10.8%)
PRIVATE OPEN SPACE:	1,435 SQ. FT.	(1.9%)
COMMON OPEN SPACE:	158,473 SQ. FT.	(41.1%)
TOTAL SITE AREA:	386,222 SQ. FT.	(100%)



SITE PLAN - PROPOSED



SCALE: 1" = 40'-0"

330 EAST CANON PERDIDO
SANTA BARBARA, CA 93101
805.962.4575

HFI ARCHITECTS
CARL SCHNEIDER, AIA

LICENSED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN.
STATE OF CALIFORNIA

CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA

188-0100
11-10-25

S

CASE # 09-140-DP

PRELIMINARY NOT FOR CONSTRUCTION

ALL ARCHITECTS' WORK IS UNLESS OTHERWISE NOTED TO BE THE PROPERTY OF HFI ARCHITECTS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF HFI ARCHITECTS.

November 16, 2009 8:35:36 pm
Drawing: 0125.01816

BUILDINGS 4 & 7

	NO. OF BEDROOMS	NO. OF UNITS	GROSS SF. PER UNIT	NET SF. PER UNIT	PATIO/DECK SF.
BUILDINGS 4 & 7 (TYPE C)					
1st FLOOR	2 BED	8	941	899	81
2nd FLOOR	2 BED	8	941	899	62
TOTAL		16			

		GROSS SF. (PER FLOOR)	UNITS NET SF. (PER FLOOR)
BUILDINGS 4 & 7 (TYPE C)			
1st FLOOR		7,108	7192
2nd FLOOR		7,108	7192
BUILDING TOTAL		15,416	14384

BUILDING 8

	NO. OF BEDROOMS	NO. OF UNITS	GROSS SF. PER UNIT	NET SF. PER UNIT	PATIO/DECK SF.
BUILDING 8 (TYPE E)					
1st FLOOR	2 BED	6	941	899	81
	3 BED	2	1168	1119	81
2nd FLOOR	2 BED	6	941	899	62
	3 BED	2	1168	1119	62
TOTAL		16			

		GROSS SF. (PER FLOOR)	UNITS NET SF. (PER FLOOR)
BUILDING 8 (TYPE E)			
1st FLOOR		8,239	7632
2nd FLOOR		8,239	7632
BUILDING TOTAL		16,478	15264

BUILDING TOTALS

	GROSS SF.	NET SF.
BUILDING 1 (TYPE D)	12,362	11,668
BUILDING 2 (TYPE B)	11,512	10,788
BUILDING 3 (TYPE A)	10,050	6,701
BUILDING 4 (TYPE E)	15,782	14,384
BUILDING 5 (TYPE D)	12,362	11,668
BUILDING 6 (TYPE B)	11,512	10,788
BUILDING 7 (TYPE E)	15,782	14,384
BUILDING 8 (TYPE E)	16,478	15,264
RECREATION BUILDING	2,491	2,322
MAINTENANCE BUILDING	692	611
TOTAL BUILDING ON SITE	169,026	158,960

	* OF CARPORTS	CARPORTS SF.
CARPORTS	21	25,470

BUILDINGS 1 & 5

	NO. OF BEDROOMS	NO. OF UNITS	GROSS SF. PER UNIT	NET SF. PER UNIT	PATIO/DECK SF.
BUILDINGS 1 & 5 (TYPE D)					
1st FLOOR	2 BED	4	941	899	81
	3 BED	2	1168	1119	81
2nd FLOOR	2 BED	4	941	899	62
	3 BED	2	1168	1119	62
TOTAL		12			

		GROSS SF. (PER FLOOR)	UNITS NET SF. (PER FLOOR)
BUILDINGS 1 & 5 (TYPE D)			
1st FLOOR		6,181	5,834
2nd FLOOR		6,181	5,834
BUILDING TOTAL		12,362	11,668

BUILDINGS 2 & 6

	NO. OF BEDROOMS	NO. OF UNITS	GROSS SF. PER UNIT	NET SF. PER UNIT	PATIO/DECK SF.
BUILDINGS 2 & 6 (TYPE B)					
1st FLOOR	2 BED	6	941	899	81
2nd FLOOR	2 BED	6	941	899	62
TOTAL		12			

		GROSS SF. (PER FLOOR)	UNITS NET SF. (PER FLOOR)
BUILDINGS 2 & 6 (TYPE B)			
1st FLOOR		5,756	5,394
2nd FLOOR		5,756	5,394
BUILDING TOTAL		11,512	10,788

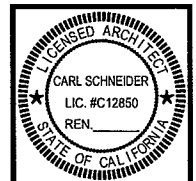
BUILDING 3

	NO. OF BEDROOMS	NO. OF UNITS	GROSS SF. PER UNIT	NET SF. PER UNIT	PATIO/DECK SF.
BUILDING 3 (TYPE A)					
1st FLOOR	1 BED	21	712	673	93
	2 BED	4	867	824	93
2nd FLOOR	1 BED	21	712	673	68
	2 BED	4	867	824	68
3rd FLOOR	1 BED	21	712	673	68
	2 BED	4	867	824	68
TOTAL		75			

	COMMON HALLWAY SF.	GROSS SF.	TOTAL GROSS	TOTAL NET
BUILDING 3 (TYPE A)				
1st FLOOR	5,025	18,420	23,445	22,454
2nd FLOOR	4,740	18,420	23,160	22,169
3rd FLOOR	5,025	18,420	23,445	22,454
BUILDING TOTAL			70,050	67,077

330 EAST CANON PERDIDO
SANTA BARBARA, CA 93101
805.962.4575

FSI ARCHITECTS
CARL SCHNEIDER, AIA



CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA

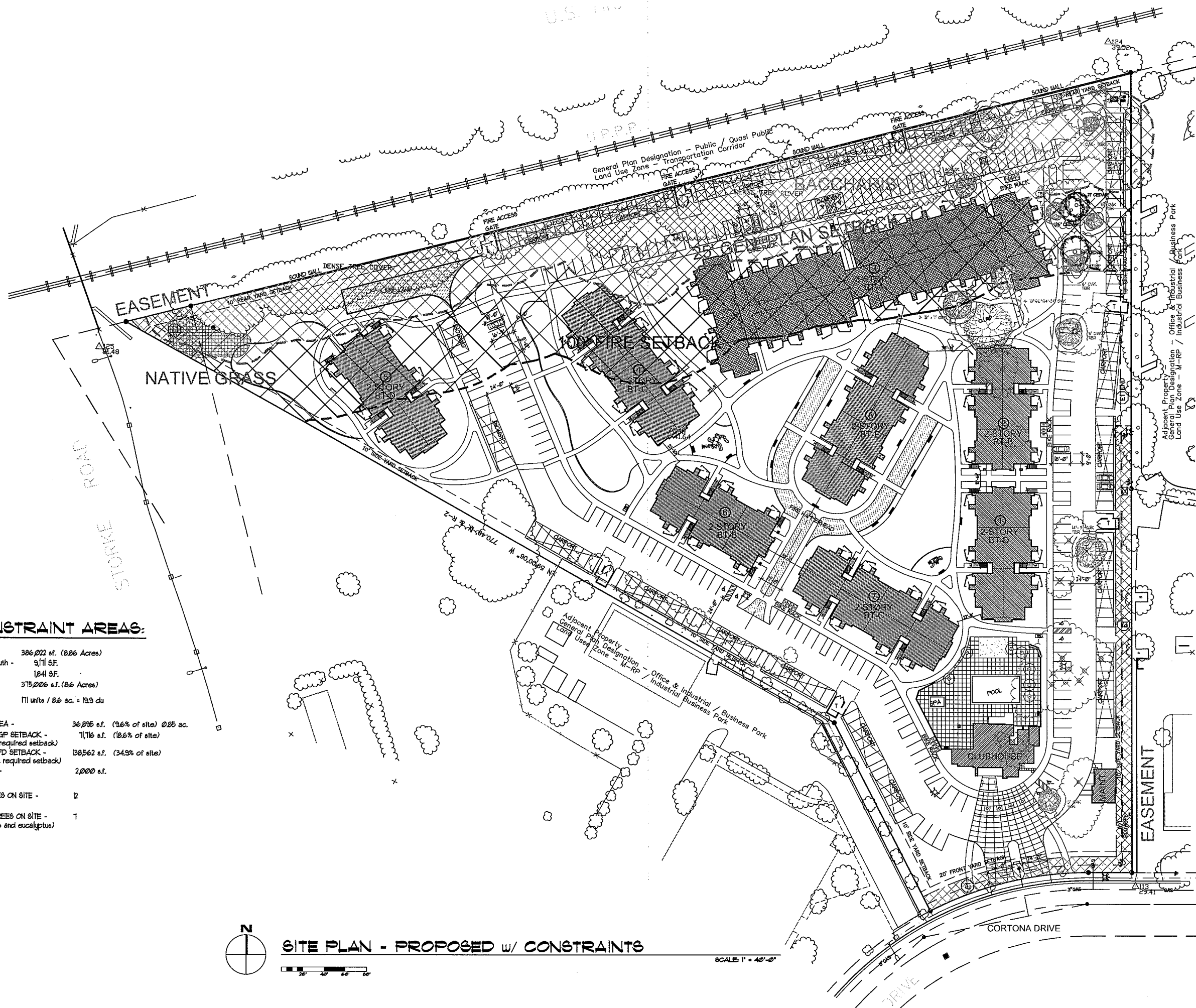
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11-10-09

BD

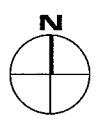
CASE # 09-140-DP

November 13, 2009 10:56:35 AM
 Drawing: SITE DATA-01.DWG
 C:\A\10202020\100-0100\100-0100.dwg
 PRELIMINARY NOT FOR CONSTRUCTION



SITE CONSTRAINT AREAS:

GROSS LOT SIZE -	386,022 sf. (8.86 Acres)
EASEMENT 1, East / South -	9,711 SF.
EASEMENT 2, West -	1,841 SF.
NET LOT SIZE -	375,006 sf. (8.6 Acres)
DENSITY -	111 units / 8.6 ac. = 12.9 du
ESHA, BACCHARIS AREA -	36,895 sf. (9.6% of site) 0.85 ac.
ESHA, BACCHARIS w/ GP SETBACK -	7,116 sf. (1.8% of site)
(Gen. Plan 25 foot required setback)	
ESHA, BACCHARIS w/ FD SETBACK -	138,562 sf. (34.9% of site)
(SBC Fire 100 foot required setback)	
ESHA, NATIVE GRASS -	2,000 sf.
EXISTING NATIVE TREES ON SITE -	12
(Coast Live Oak)	
OTHER SPECIES OF TREES ON SITE -	1
(not including palms and eucalyptus)	



SITE PLAN - PROPOSED w/ CONSTRAINTS



SCALE: 1" = 40'-0"

330 EAST CANON PERDIDO
SANTA BARBARA, CA 93101
805.962.4575

CARL SCHNEIDER, AIA

LICENSED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. _____
STATE OF CALIFORNIA

CORTONA APARTMENTS
6890 Cortona Drive, Goleta, CA

100-0100
11-10-09

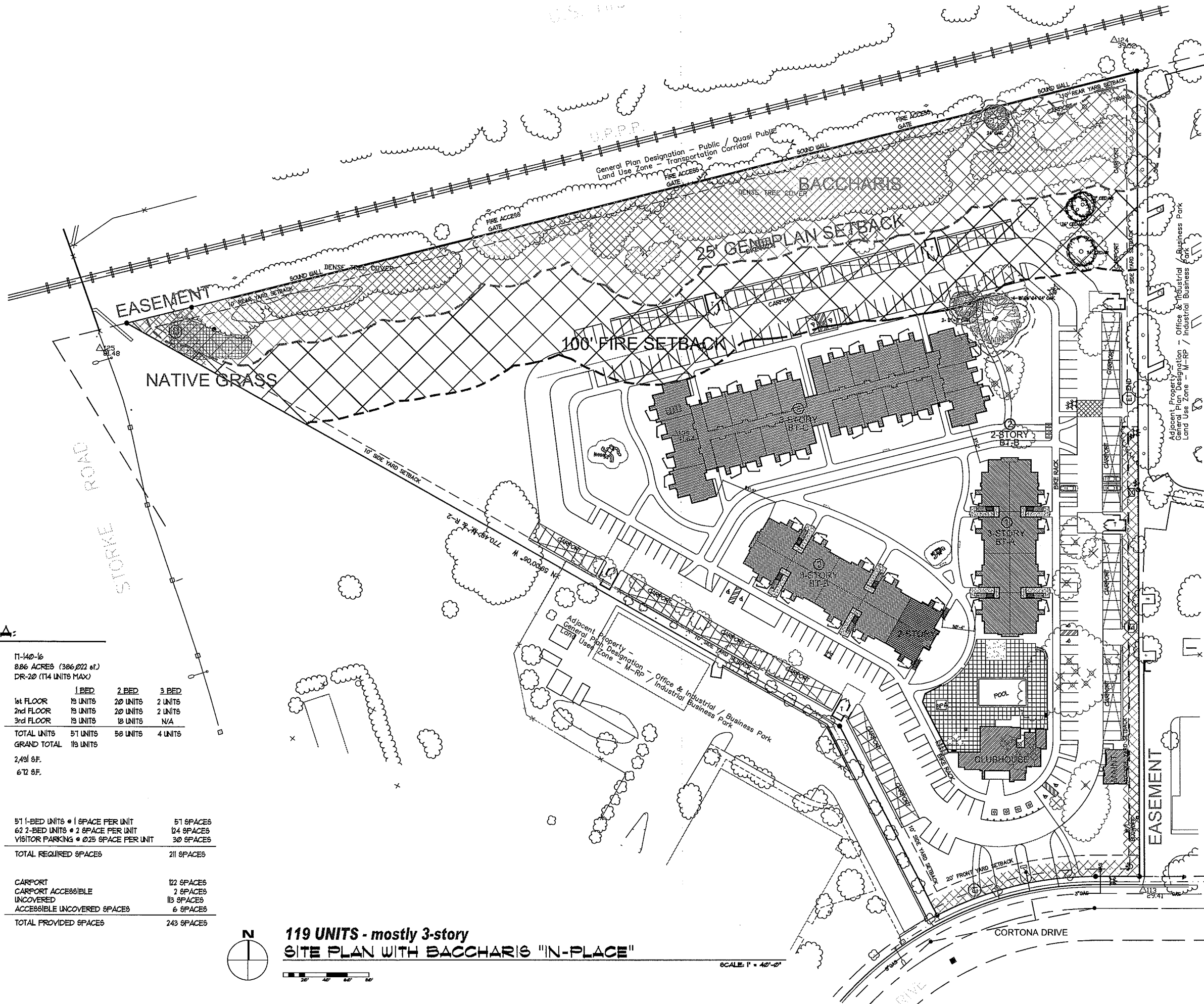
S.C.

CASE # 09-140-DP

PRELIMINARY NOT FOR CONSTRUCTION

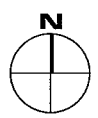
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November 16, 2009 3:32:39 p.m.
Drawing: SITE_5096



SITE DATA:

AEN	11-140-16		
LOT SIZE	0.86 ACRES (386,072 sq ft)		
ZONE	DR-20 (114 UNITS MAX)		
RESIDENTIAL UNITS	1 BED	2 BED	3 BED
1st FLOOR	15 UNITS	20 UNITS	2 UNITS
2nd FLOOR	15 UNITS	20 UNITS	2 UNITS
3rd FLOOR	15 UNITS	18 UNITS	N/A
TOTAL UNITS	57 UNITS	58 UNITS	4 UNITS
GRAND TOTAL	119 UNITS		
CLUB HOUSE / OFFICE	2,491 SF.		
MAINTENANCE BLDG	672 SF.		
PARKING			
PARKING REQUIRED			
	57 1-BED UNITS • 1 SPACE PER UNIT	57 SPACES	
	62 2-BED UNITS • 2 SPACE PER UNIT	124 SPACES	
	VISITOR PARKING • @25 SPACE PER UNIT	30 SPACES	
TOTAL REQUIRED SPACES	211 SPACES		
PARKING PROVIDED			
	CARPORIT	122 SPACES	
	CARPORIT ACCESSIBLE	2 SPACES	
	UNCOVERED	13 SPACES	
	ACCESSIBLE UNCOVERED SPACES	6 SPACES	
TOTAL PROVIDED SPACES	243 SPACES		



119 UNITS - mostly 3-story
SITE PLAN WITH BACCHARIS "IN-PLACE"

SCALE: 1" = 40'-0"

CASE # 09-140-DP

330 EAST CANON PERDIDO
 SANTA BARBARA, CA 93101
 805.962.4575

H2i ARCHITECTS
 CARL SCHNEIDER, AIA •

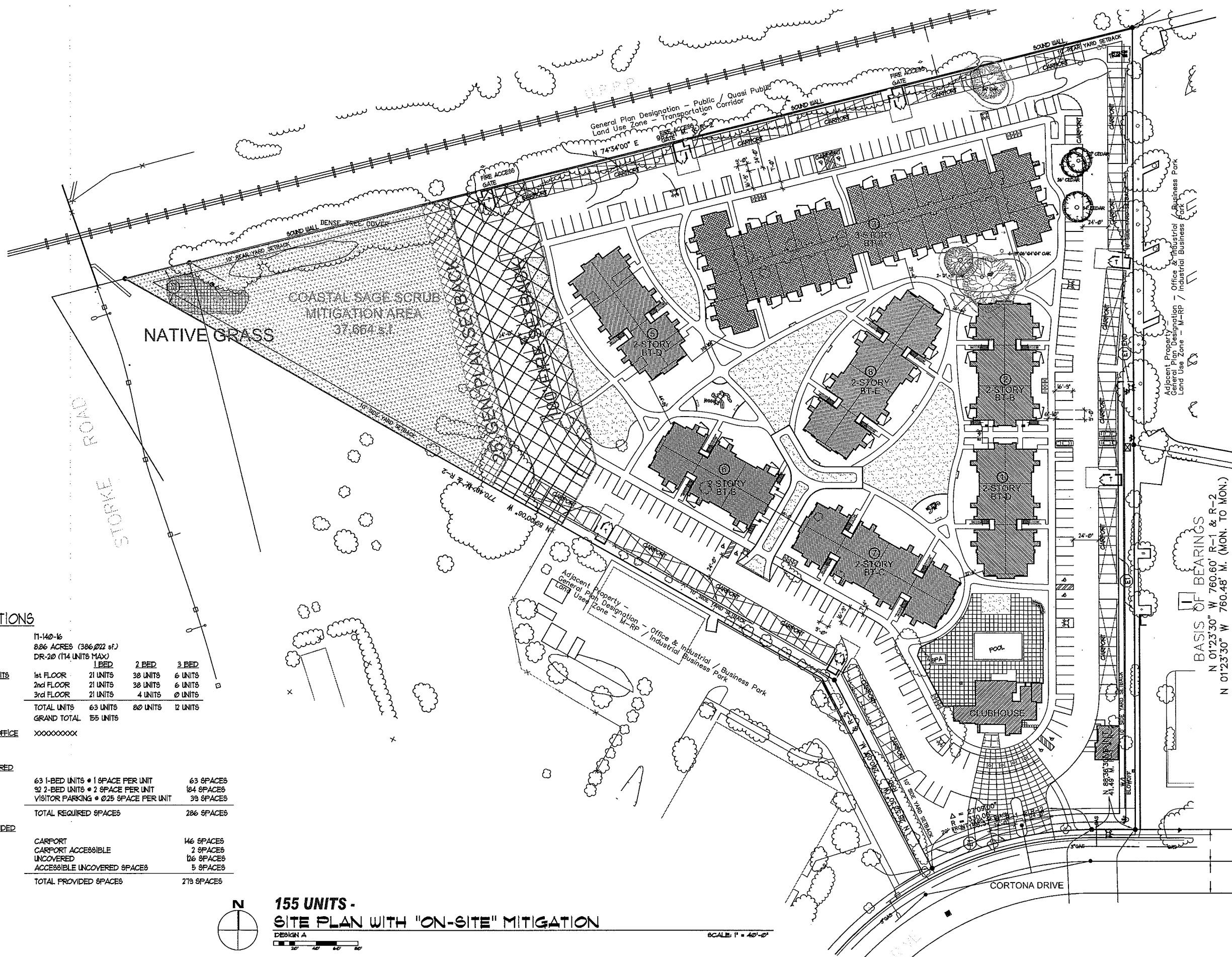
LICENSED ARCHITECT
 CARL SCHNEIDER
 LIC. #C12850
 REN.
 STATE OF CALIFORNIA

CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA

S.i.p.

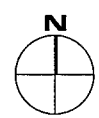
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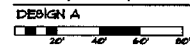


TABULATIONS

APN	11-140-16			
LOT SIZE	826 ACRES (386,072 sq. ft.)			
ZONE	DR-20 (114 UNITS MAX)			
RESIDENTIAL UNITS		1 BED	2 BED	3 BED
	1st FLOOR	21 UNITS	38 UNITS	6 UNITS
	2nd FLOOR	21 UNITS	38 UNITS	6 UNITS
	3rd FLOOR	21 UNITS	4 UNITS	0 UNITS
TOTAL UNITS	63 UNITS	80 UNITS	12 UNITS	
GRAND TOTAL	155 UNITS			
CLUB HOUSE / OFFICE	XXXXXXXXXX			
PARKING				
PARKING REQUIRED				
	63 1-BED UNITS • 1 SPACE PER UNIT	63 SPACES		
	32 2-BED UNITS • 2 SPACE PER UNIT	64 SPACES		
	VISITOR PARKING • 0.25 SPACE PER UNIT	39 SPACES		
	TOTAL REQUIRED SPACES	166 SPACES		
PARKING PROVIDED				
	CARPOR	146 SPACES		
	CARPOR ACCESSIBLE	2 SPACES		
	UNCOVERED	126 SPACES		
	ACCESSIBLE UNCOVERED SPACES	5 SPACES		
	TOTAL PROVIDED SPACES	279 SPACES		



**155 UNITS -
SITE PLAN WITH "ON-SITE" MITIGATION**



SCALE: 1" = 40'-0"

BASIS OF BEARINGS
 N 01°23'30" W 760.60' R-1 & R-2
 N 01°23'30" W 760.48' M. (MON. TO MON.)

CASE # 09-140-DP

330 EAST CANON PERDIDO
 SANTA BARBARA, CA 93101
 805.962.4575

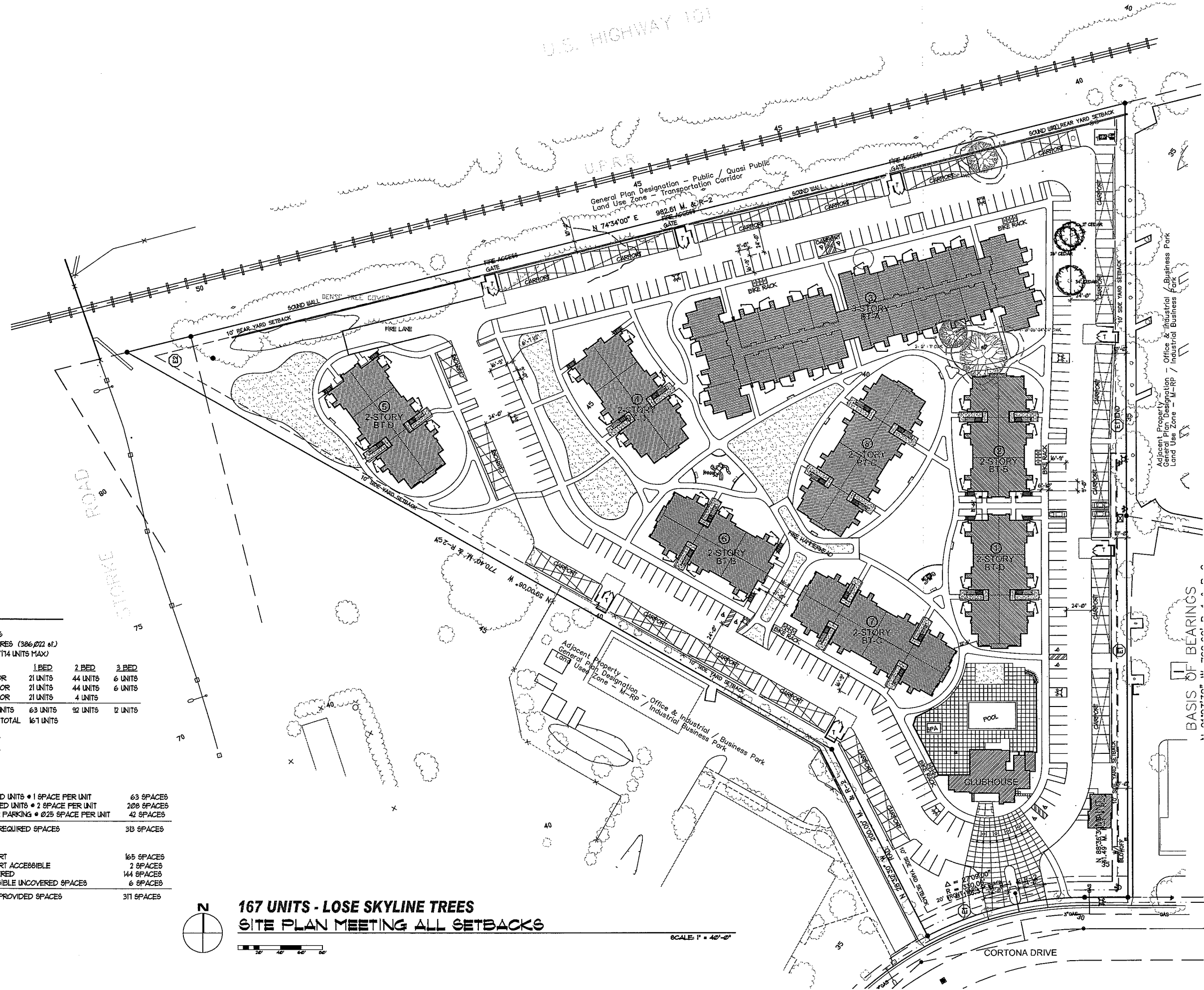
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 CARL SCHNEIDER, AIA

CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA

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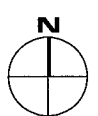
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 Drawing: 31DP-ADMIN.DWG

U.S. HIGHWAY 101



SITE DATA:

APN	11-140-16		
LOT SIZE	8.86 ACRES (386,022 sf.)		
ZONE	DR-20 (114 UNITS MAX)		
RESIDENTIAL UNITS	1st FLOOR	21 UNITS	44 UNITS
	2nd FLOOR	21 UNITS	44 UNITS
	3rd FLOOR	21 UNITS	4 UNITS
	TOTAL UNITS	63 UNITS	92 UNITS
GRAND TOTAL	161 UNITS		
CLUB HOUSE / OFFICE	2,491 SF.		
MAINTENANCE BLDG	612 SF.		
PARKING			
PARKING REQUIRED			
63 1-BED UNITS • 1 SPACE PER UNIT	63 SPACES		
104 2-BED UNITS • 2 SPACE PER UNIT	208 SPACES		
VISITOR PARKING • @25 SPACE PER UNIT	42 SPACES		
TOTAL REQUIRED SPACES	313 SPACES		
PARKING PROVIDED			
CARPORT	165 SPACES		
CARPORT ACCESSIBLE	2 SPACES		
UNCOVERED	144 SPACES		
ACCESSIBLE UNCOVERED SPACES	6 SPACES		
TOTAL PROVIDED SPACES	317 SPACES		



167 UNITS - LOSE SKYLINE TREES
SITE PLAN MEETING ALL SETBACKS



SCALE: 1" = 40'-0"

330 EAST CANON PERDIDO
 SANTA BARBARA, CA 93101
 805.962.4575

FSI ARCHITECTS
 CARL SCHNEIDER, AIA

LICENSED ARCHITECT
 CARL SCHNEIDER
 LIC. #C12850
 REN.

STATE OF CALIFORNIA

CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA

167-0100
 11-0-08

S.sb

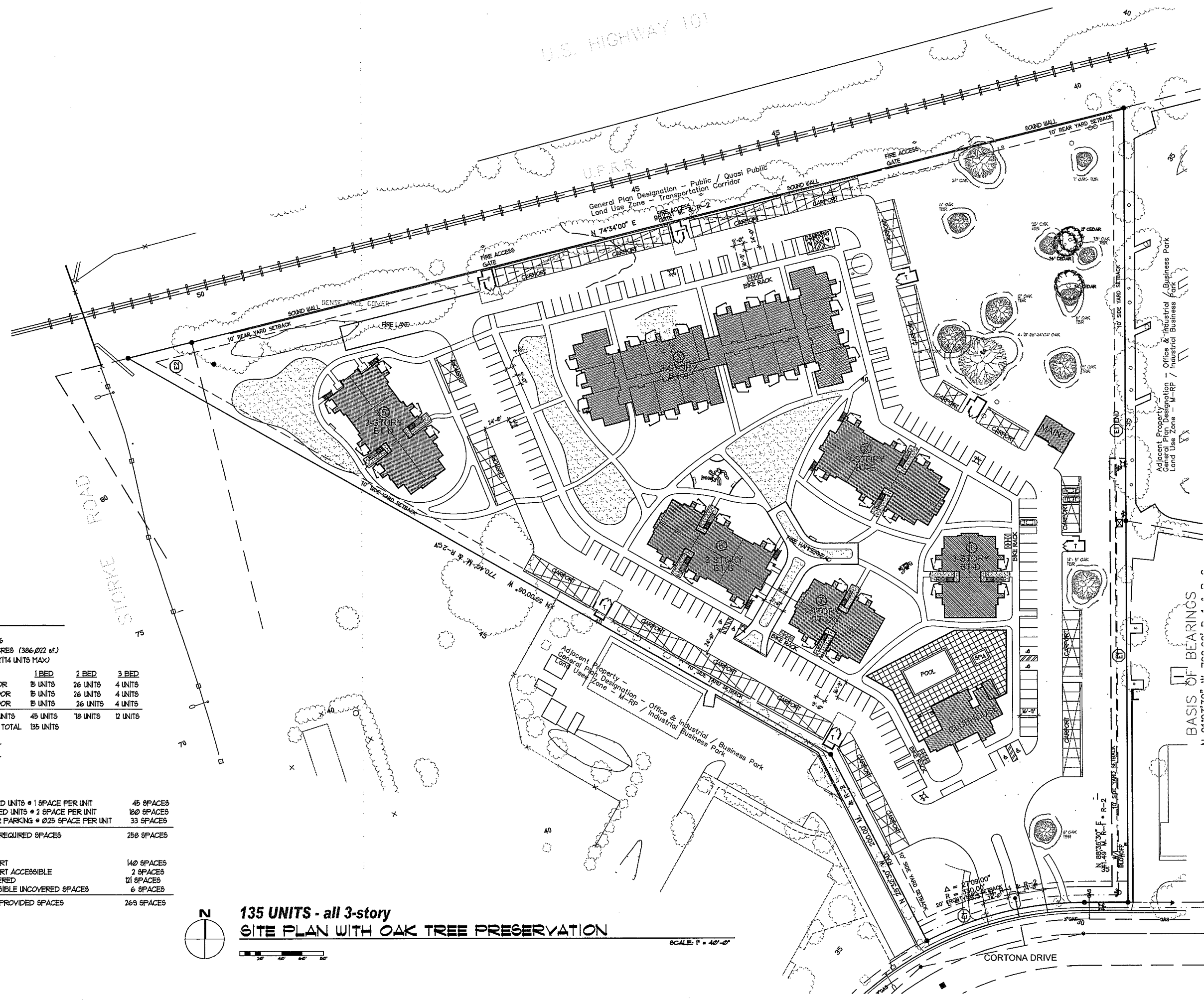
CASE # 09-140-DP

PRELIMINARY NOT FOR CONSTRUCTION

THIS ARCHITECTURE PLAN IS PREPARED BY THE ARCHITECT AND IS SUBJECT TO THE APPROVAL OF THE CITY OF GOLETA. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO ANY PERSON OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

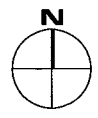
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 Drawing: 11-0-08-01.dwg

U.S. HIGHWAY 101



SITE DATA:

APN	11-140-16		
LOT SIZE	8.86 ACRES (386,022 sf.)		
ZONE	DR-20 (114 UNITS MAX)		
RESIDENTIAL UNITS	1st FLOOR	1 BED 15 UNITS	2 BED 26 UNITS
	2nd FLOOR	15 UNITS	26 UNITS
	3rd FLOOR	15 UNITS	26 UNITS
	TOTAL UNITS	45 UNITS	78 UNITS
GRAND TOTAL	123 UNITS		
CLUB HOUSE / OFFICE MAINTENANCE BLDG	2,491 SF.		
	672 SF.		
PARKING	PARKING REQUIRED		
	45 1-BED UNITS • 1 SPACE PER UNIT	45 SPACES	
	30 2-BED UNITS • 2 SPACE PER UNIT	60 SPACES	
	VISITOR PARKING • 0.25 SPACE PER UNIT	33 SPACES	
TOTAL REQUIRED SPACES	138 SPACES		
PARKING PROVIDED	PARKING PROVIDED		
	CARPORT	140 SPACES	
	CARPORT ACCESSIBLE	2 SPACES	
	UNCOVERED	21 SPACES	
ACCESSIBLE UNCOVERED SPACES	6 SPACES		
TOTAL PROVIDED SPACES	169 SPACES		



135 UNITS - all 3-story
SITE PLAN WITH OAK TREE PRESERVATION

SCALE: 1" = 40'-0"

330 EAST CANON PERDIDO
 SANTA BARBARA, CA 93101
 805.962.4575

ESI ARCHITECTS
 CARL SCHNEIDER, AIA

LICENSED ARCHITECT
 CARL SCHNEIDER
 LIC. #C12850
 REN.

STATE OF CALIFORNIA

CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA

100-0100
 11-10-09

S.tr

CASE # 09-140-DP

PRELIMINARY NOT FOR CONSTRUCTION



Building1, (Building 5 sim.)
Front Elevation (Rear similar)



Building 1, (Building 5 sim.)
Left Elevation



Building 1, (Building 5 sim.)
Right Elevation

Cortona Apartments



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

Goleta, CA

July 10, 2009

1.5

Cortona
Corner, LP

July 10, 2009 3:28:45 p.m.
Drawing: TB PRICE-DESIGN.DWG



Building 2, (Building 6 sim.)
East Elevation (West similar)



Building 2, (Building 6 sim.)
South Elevation



Building 2, (Building 6 sim.)
North Elevation



Cortona Apartments

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

Goleta, CA

July 10, 2009

2.5

Cortona
Corner, LP

July 10, 2009 5:26:43 p.m.
Drawing: TB PRICE-DESIGN.DWG



Building 3 - West Elevation



Building 3 - South Elevation

Cortona Apartments

Scale: 3/32" = 1'-0"

Goleta, CA

August 10, 2009



3.7

Cortona
Corner, LP

August 10, 2009 8:57:00 a.m.
Drawing: TB PRICE-DESIGN--3-32.DWG



Building 4, (Building 7 sim.)
West Elevation (East similar)



Building 4, (Building 7 sim.)
North Elevation



Building 4, (Building 7 sim.)
South Elevation



Cortona Apartments

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

Goleta, CA

July 10, 2009

4.5

Cortona
Corner, LP

July 10, 2009 1:28:43 p.m.
Drawing: TO PRICE-DESIGN/DWG



Clubhouse East Elevation



Clubhouse North Elevation



Clubhouse West Elevation



Clubhouse South Elevation



Cortona Apartments

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

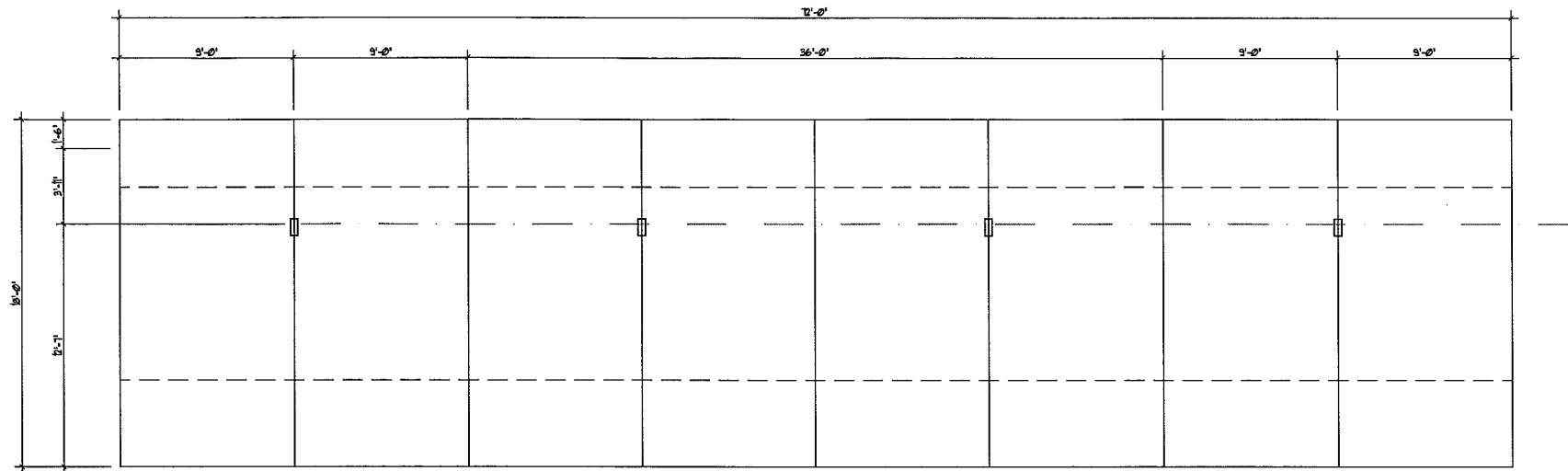
Goleta, CA

July 10, 2009

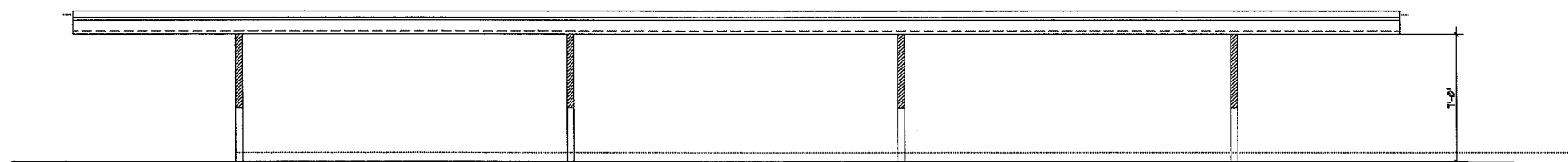
6.4

Cortona
Corner, LP

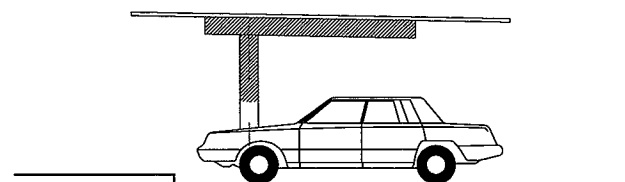
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Drawing: TB PRICE-DESIGN.DWG



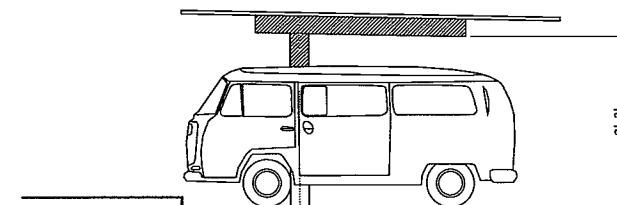
Carport Floor Plan - 8-Car



Carport Front Elevation - 8-Car



Carport Side Elevation - Standard



Carport Side Elevation - ADA spaces



Cortona Apartments

Scale: 1/4" = 1'-0"

Goleta, CA

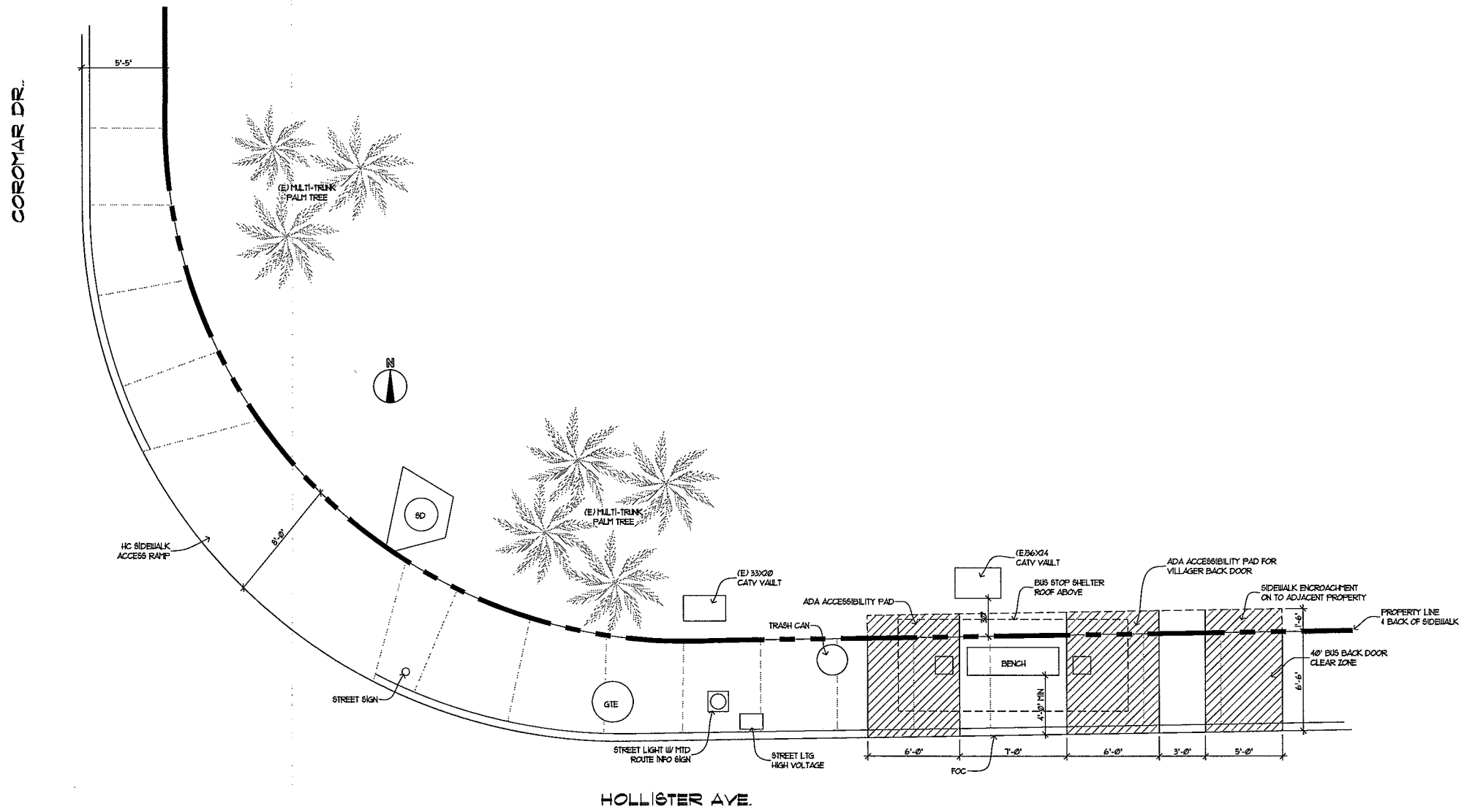
November 10, 2009

CASE # 09-140-DP

8.1

**Cortona
Corner, LP**

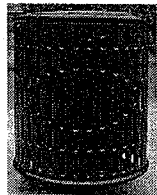
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Drawing: TB PRICE-DESIGN-1-4.DWG



PROPOSED BUS STOP LAYOUT PER MTD

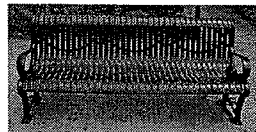
SCALE: 1/4" = 1'-0"

- Wabash Valley Manufacture, Insert receptacles, Rib pattern, Plasticsol-coated bands.
- Flat lid.
- Surface mount leg.
- Color: Green.
- Purchase from Dave Bang Associates, Inc., 1-800-669-2585.

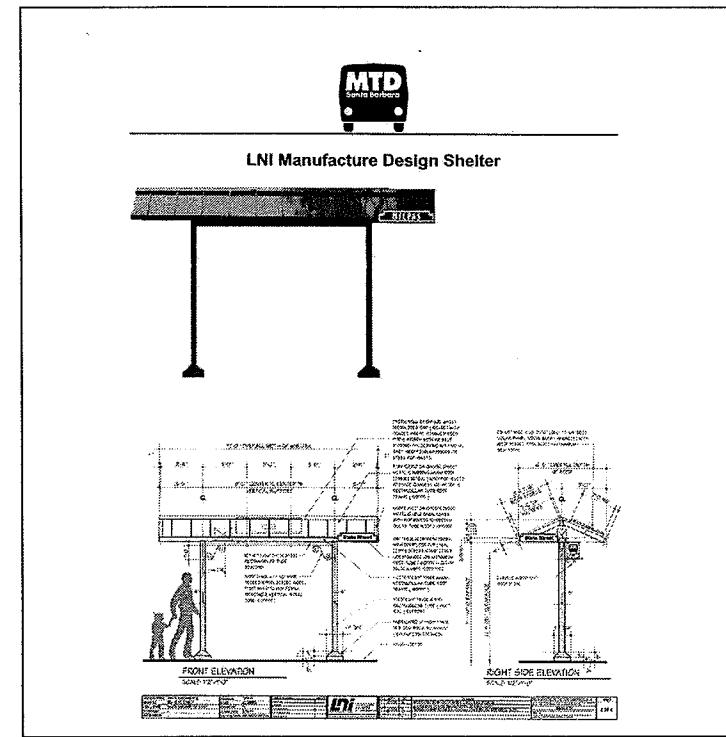


TRASH CAN PER MTD

- Wabash Valley Manufacture, Estate Series, Rib pattern, Plasticsol coated bands with cast aluminum frames.
- Legs are to be secured to the ground.
- Color: Green.
- Size options will be 4' or 8' with arms located in the middle of the 8' bench.
- Purchase from Dave Bang Associates, Inc., 1-800-669-2585.



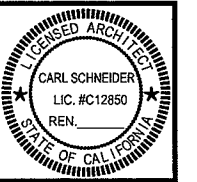
BENCH PER MTD



BUS STOP SHELTER

CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA

330 EAST CANON PERDIDO
SANTA BARBARA, CA 93101
805.962.4675
ESI ARCHITECTS
CARL SCHNEIDER, AIA



CASE # 09-140-DP

BUS STOP LAYOUT

100-0100
11-10-09

Bus

PRELIMINARY NOT FOR CONSTRUCTION

Preliminary Plant List

Alternate Trees (Trees not indicated on plan, but may be used in final design)

Botanical Name	Common Name	Size
<i>Cercis occidentalis</i>	Western Redbud	15 Gal
<i>Cinnamomum camphora</i>	Champhor Tree	24" Box
<i>Lithocarpus densiflora</i>	Tanbark Oak	15 Gal
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	15 Gal
<i>Quercus virginiana</i>	Southern Oak	15 Gal
<i>Pyrus kawakami</i>	Evergreen Pear	15 Gal
<i>Tipuana tipu</i>	Tipu Tree	15 Gal
<i>Tristanopsis laurina</i>	Water Gum	15 Gal
<i>Washingtonia robusta</i>	Mexican Fan Palm	6' - 12' height

Preliminary Plant List

Trees (Trees not indicated on plan, but may be used in final design)

Symbol	Botanical Name	Common Name	Size
	<i>Acacia stenophylla</i>	Shoestring Acacia	15 Gal
	<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	15 Gal
	<i>Bauhinia forficata</i>	White Orchid Tree	15 Gal
	<i>Brachytilon populneus</i>	Bottle Tree	24" Box
	<i>Cercis canadensis</i>	Eastern Redbud	15 Gal
	<i>Chlorisia speciosa 'Majestic Beauty'</i>	Thornless Floss Silk Tree	15 Gal
	<i>Citrus species</i>	Orange, Lemon, Lime	15 Gal
	<i>Erythrina crista-galli</i>	Cockspur Coral Tree	15 Gal
	<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	15 Gal
	<i>Ginkgo biloba 'Autumn Gold'</i>	Maidenhair Tree	24" Box
	<i>Hymenosporum flavum</i>	Sweet Shade	15 Gal
	<i>Jacaranda mimosifolia</i>	Jacaranda	15 Gal
	<i>Juniperus 'Skyrocket'</i>	Skyrocket Juniper	15 Gal
	<i>Liquidambar styraciflua 'Rotundiloba'</i>	Fruitless Sweet Gum	15 Gal
	<i>Liriodendron tulipifera</i>	Tulip Tree	15 Gal
	<i>Lophostemon confertus</i>	Brisbane Box	15 Gal
	<i>Michelia doltsopa</i>	Michelia	24" Box
	<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive	15 Gal
	<i>Pistacia chinensis</i>	Chinese Pistache	15 Gal
	<i>Platanus racemosa</i>	California Sycamore	15 Gal
	<i>Quercus agrifolia</i>	Coast Live Oak	15 Gal
	<i>Syagrus romanzoffiana</i>	Queen Palm	6' Height min.
	<i>Tabebuia impetiginosa</i>	Pink Tabebuia	15 Gal

Shrubs, Perennials, Vines & Groundcovers:

<i>Azalea speciosa</i>	Yellow-leaved Camellia	1 Gal
<i>Agapanthus hybrids</i>	Lily of the Nile	1 Gal
<i>Angelica species</i>	Kangaroo Paw	5 Gal
<i>Arbutus unedo 'Efin King'</i>	Dwarf Strawberry Tree	5 Gal
<i>Ardisia cuneata</i>	Manzanilla	1 Gal, 5 Gal
<i>Bambusa species (Clumping varieties)</i>	Bamboo	5 Gal
<i>Berberis lamarifolia</i>	Chinese Holly	5 Gal
<i>Bergenia corymbosa</i>	Heartleaf Bergonia	4" Pots, 1 Gal
<i>Bauhinia galpinii</i>	Red Bauhinia	5 Gal
<i>Sigmoella capnoides</i>	Cross Vine	5 Gal
<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush	5 Gal
<i>Carex species</i>	Sedge	4" Pots
<i>Carissa 'Green Carpet'</i>	Prostrate Natal Plum	1 Gal
<i>Ceanothus 'Frankie Polini'</i>	Ceanothus	1 Gal
<i>Cissis species</i>	Rockrose	1 Gal
<i>Cissis striata</i>	Miniature Grape Ivy	5 Gal
<i>Cissis minata</i>	Kafir Lily	1 Gal
<i>Cordyline species</i>	Grass Palm	5 Gal
<i>Coprosma repens 'Marble Queen'</i>	Minor Plant	5 Gal
<i>Dianella species</i>	Flax Lily	1 Gal
<i>Disclista 'Rivers'</i>	Royal Trumpet Vine	5 Gal
<i>Dymondia margaritae</i>	Dymondia	5 Gal
<i>Colocasia 'Coral Beauty'</i>	Prostrate Colocaster	5 Gal
<i>Dianella 'John's Runner'</i>	Dwarf Forsyth Lily	5 Gal
<i>Elaeagnus decipiens</i>	Japanese Blueberry	5 Gal
<i>Felicia sellowiana</i>	Pineapple Guava	5 Gal
<i>Hemerocallis species</i>	Daylily	1 Gal
<i>Heteromeles arbutifolia</i>	Toyon	5 Gal
<i>Hedera 'Hibernia Nivea'</i>	Dwarf Forsyth Lily	5 Gal
<i>Himalayacalamus hookerianus</i>	Blue Bamboo	5 Gal
<i>Iris Pacific Coast Hybrids</i>	Pacific Coast Hybrid Iris	1 Gal
<i>Iris douglasiana</i>	Douglas Iris	1 Gal
<i>Juncea patens hybrids</i>	Spreading Rush	1 Gal
<i>Juniperus conferta 'Blue Pacific'</i>	Shore Juniper	1 Gal
<i>Kniphofia species</i>	Red Hot Poker	1 Gal
<i>Liriope species</i>	Lily Turf	1 Gal
<i>Laurus nobilis</i>	Sweet Bay	5 Gal
<i>Lomandra species</i>	Mat Rush	1 Gal
<i>Lonicera hildebrandiana</i>	Giant Burmese Honeysuckle	5 Gal
<i>Leymus condensatus 'Canyon Prince'</i>	Wild Rye	4" Pots
<i>Ligularia spicularis</i>	Ligularia	4" Pots
<i>Mitrosacis collina 'Tahiti'</i>	Dwarf Pohutukawa	5 Gal
<i>Miscanthus cultivars</i>	Maiden Grass	4" Pots
<i>Muhlenbergia rigens</i>	Deer Grass	4" Pots
<i>Myoporum parvifolium 'Putah Creek'</i>	Crossing Myoporum	5 Gal
<i>Mirica californica</i>	Pacific Wax Myrtle	5 Gal
<i>Neprolepis cordifolia</i>	Sward Fern	1 Gal
<i>Olea europaea 'Little Olive'</i>	Little Olive	5 Gal
<i>Parthenocissus 'Hacienda Creeper'</i>	Evergreen Boston Ivy	5 Gal
<i>Phormium species</i>	New Zealand Flax	5 Gal
<i>Pittosporum cossifolium 'Compactum'</i>	Dwarf Karo	5 Gal
<i>Pittosporum tobira 'Whoeters Dwarf'</i>	Dwarf Mock Orange	5 Gal
<i>Pittosporum 'Golf Ball'</i>	Dwarf Mock Orange	5 Gal
<i>Pittosporum l. 'Marjorie Channon'</i>	Variegated Kohuhu	5 Gal
<i>Polystichum frutescens 'Petite Butterfly'</i>	Sweet Pea Shrub	5 Gal
<i>Rosa 'Climbing Iceberg'</i>	Climbing Iceberg Rose	5 Gal
<i>Rosa 'Iceberg'</i>	Iceberg Rose	5 Gal
<i>Rosa banksiae</i>	Lady Banks Rose	5 Gal
<i>Rhaphiolepis indica 'Clara'</i>	India Hawthorn	5 Gal
<i>Rhaphiolepis umbellata 'Minor'</i>	Yadjo Hawthorn	5 Gal
<i>Rosa 'Climbing Iceberg'</i>	Climbing Iceberg Rose	5 Gal
<i>Rosa 'Iceberg'</i>	Iceberg Rose	5 Gal
<i>Rosa banksiae</i>	Lady Banks Rose	5 Gal
<i>Sesleria autumnalis</i>	Autumn Moor Grass	4" Pots
<i>Solanum jasminoides</i>	Potato Vine	5 Gal
<i>Trochma stans</i>	Yellow Balls	5 Gal
<i>Turf</i>	RTF Water Saver Fescue	5 Gal
<i>Westringia species</i>	Coast Rosemary	5 Gal
<i>Wisteria sinensis</i>	Chinese Wisteria	5 Gal
<i>Vitis californica 'Rogers Red'</i>	California Grape	5 Gal
<i>Zantedeschia andropiza</i>	Calla Lily	1 Gal



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fax 805.962.5658
arcadiastudio.com



Revisions

Cortona Apartments
6880 Cortona Drive
Goleta, CA

PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

ISSUE 2009/07/27 Goleta DRB Review #1	
Date 2009/11/05	Job Number 09.004
Drawn by BC	Checked by BC
Sheet 1 of 1	

L-1

AERIAL TOPOGRAPHY PROVIDED BY:
 DODDER STATE SURVEYING, INC.
 2195 MCWILLIAM RD. SUITE B
 95021 SAN LUIS OBISPO, CA 95041
 (805) 548-0379
 CONTOUR INTERVAL: 1' SCALE: 1"=40'
 PHOTOGRAPHY DATED: 11-18-87

TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY:
 WATERS LAND SURVEYING, INC.
 5553 HOLLISTER AVENUE
 GOLETA, CA 93117
 (805) 977-4418

EASEMENT LEGEND:
 E1 - WATER PIPELINE EASEMENT PER DIST. NO. 76-23335 OF O.R. RECORDED JULY 21, 1978
 15' WIDE (ITEM 5 OF FATCO T.A. DATED 8-12-87)
 E2 - RIGHT OF WAY EASEMENT PER INST. NO. 95-13874 OF O.R. RECORDED MARCH 16, 1995
 TO THE STATE OF CALIFORNIA, ITEM 3 OF CHICAGO TITLE REPORT DATED 10-24-97

MAP LEGEND:
 BASIS OF BEARINGS: LOT 5 OF TRACT NO. 19,212 AS FILED IN BOOK 58, PAGES 25 THRU 28 OF MAPS IN THE
 OFFICE OF THE COUNTY RECORDER, ALSO PER RECORD OF SURVEY FILED IN BOOK 118, PAGE 88 OF R.S.
 NOTE: THE FOUND MONUMENTS USED AS A BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE
 OF LOT 8 PER THE ABOVE SAID MAP.

• NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED.
 A SUITABLE PERMANENT WALL BE SET AT UNMONUMENTED LOCATIONS WHERE POSSIBLE.

M - MEASURED
 FIC - FROM TREE CORNER
 R-1 - INDICATES RECORD PER TRACT NO. 19,212 FILED IN BOOK 58, PAGES 25 THRU 28 OF MAPS
 R-4 - INDICATES RECORD PER RECORD OF SURVEY FILED IN BOOK 118, PAGE 88 OF RECORDS OF SURVEY

**PRELIMINARY EARTHWORK
 QUANTITY ESTIMATE**

EXCAVATION:	3,800 CU. YDS.
EMBANKMENT:	8,500 CU. YDS.
RETENTION WALL:	1,800 CU. YDS.
IMPORT:	2,800 CU. YDS.

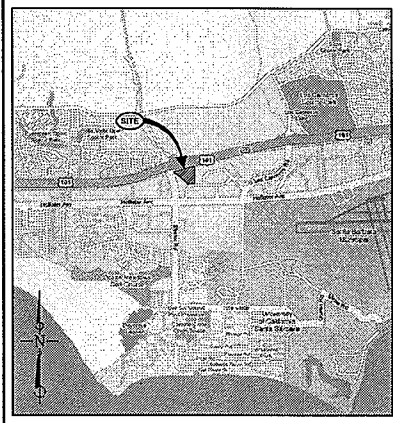
U.S. HIGHWAY 101



APN: 073-150-002

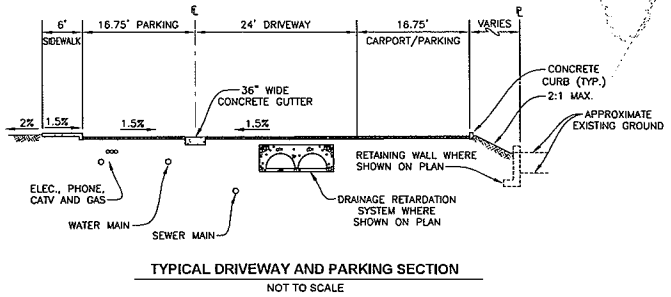
APN: 073-150-02

APN: 073-140-015

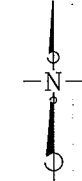


VICINITY MAP

- PRELIMINARY IMPROVEMENTS LEGEND:**
 (NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN
 HEADBOX ON DRAWING)
1. BLANK.
 2. CITY STANDARD CONCRETE SIDEWALK.
 3. CITY STANDARD CONCRETE DRIVEWAY APPROACH.
 4. ASPHALT OR CONCRETE DRIVEWAY AND PARKING AREAS.
 5. CONCRETE WALKWAY.
 6. CONCRETE POOL DECK.
 7. TRASH ENCLOSURE.
 8. CARPORTS (TYPICAL).
 9. DRAINAGE INLET (TYPICAL).
 10. SUBTERRANEAN DRAINAGE RETARDATION SYSTEM (STORMTECH OR EQUAL APPROVED).
 11. STORM DRAIN PIPING SYSTEM.
 12. STORM DRAIN CURB OUTLET.
 13. RETAINING WALL.
 14. GRASSCRETE OR APPROVED EQUAL EMERGENCY ACCESS SURFACE.
 15. FLUSH PERIMETER CURBS.
 16. DRAINAGE JUNCTION STRUCTURE (4' SQUARE) AND UNDER SIDEWALK DRAIN (WIDTH PER PLAN).



TYPICAL DRIVEWAY AND PARKING SECTION
 NOT TO SCALE



SCALE: 1" = 30'

GRAPHIC SCALE



**(GRADING & DRAINAGE PLAN)
 PRELIMINARY SITE
 IMPROVEMENT PLAN**
 6830 CORTONA DRIVE
 APN: 073-140-016
 CITY OF GOLETA, CALIFORNIA
 REVISED OCT. 30, 2009
 REVISED NOV. 18, 2009

FLOWERS & ASSOCIATES, INC.
 CIVIL ENGINEERS
 201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, California 93103
 Telephone (805) 966-2224

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