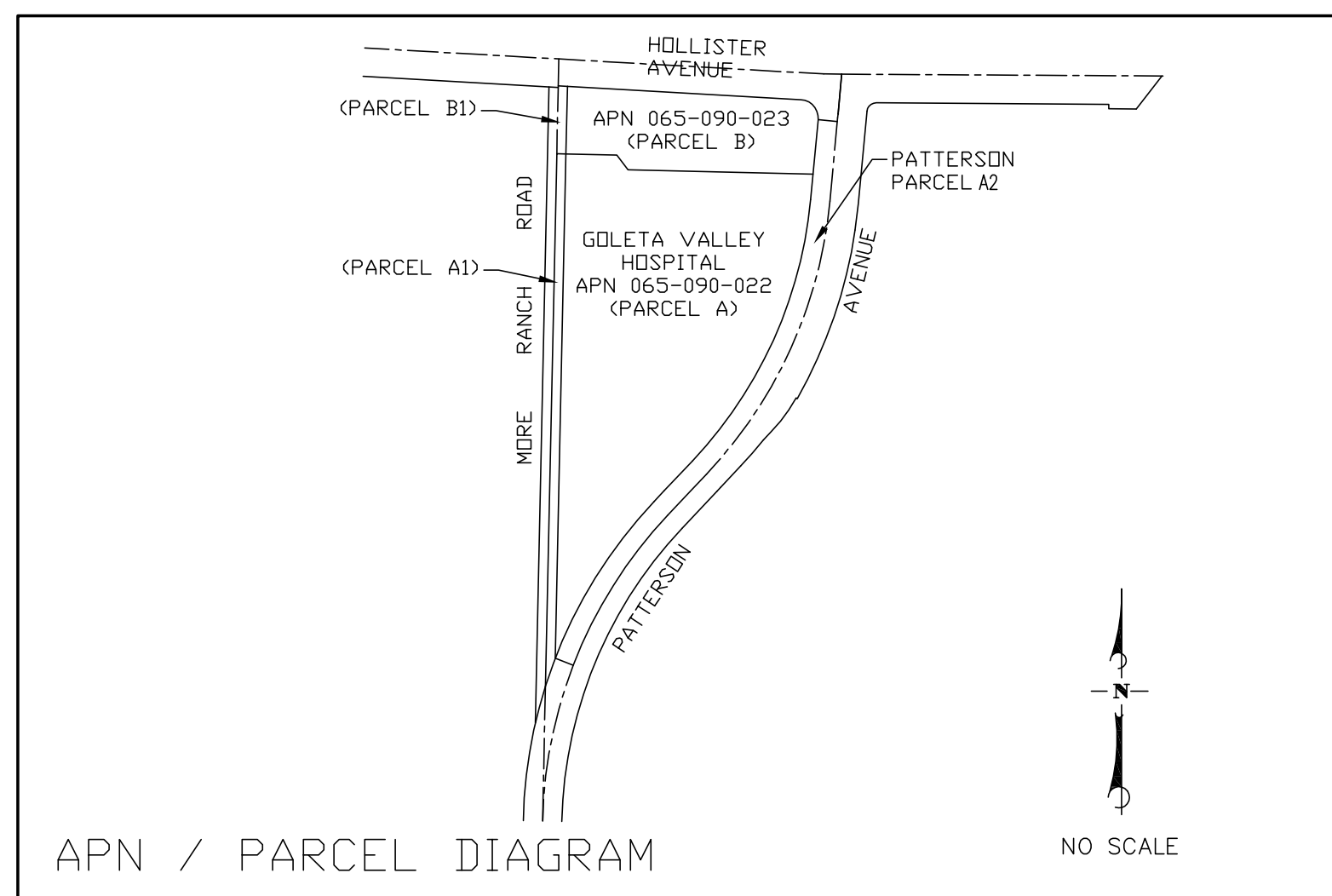
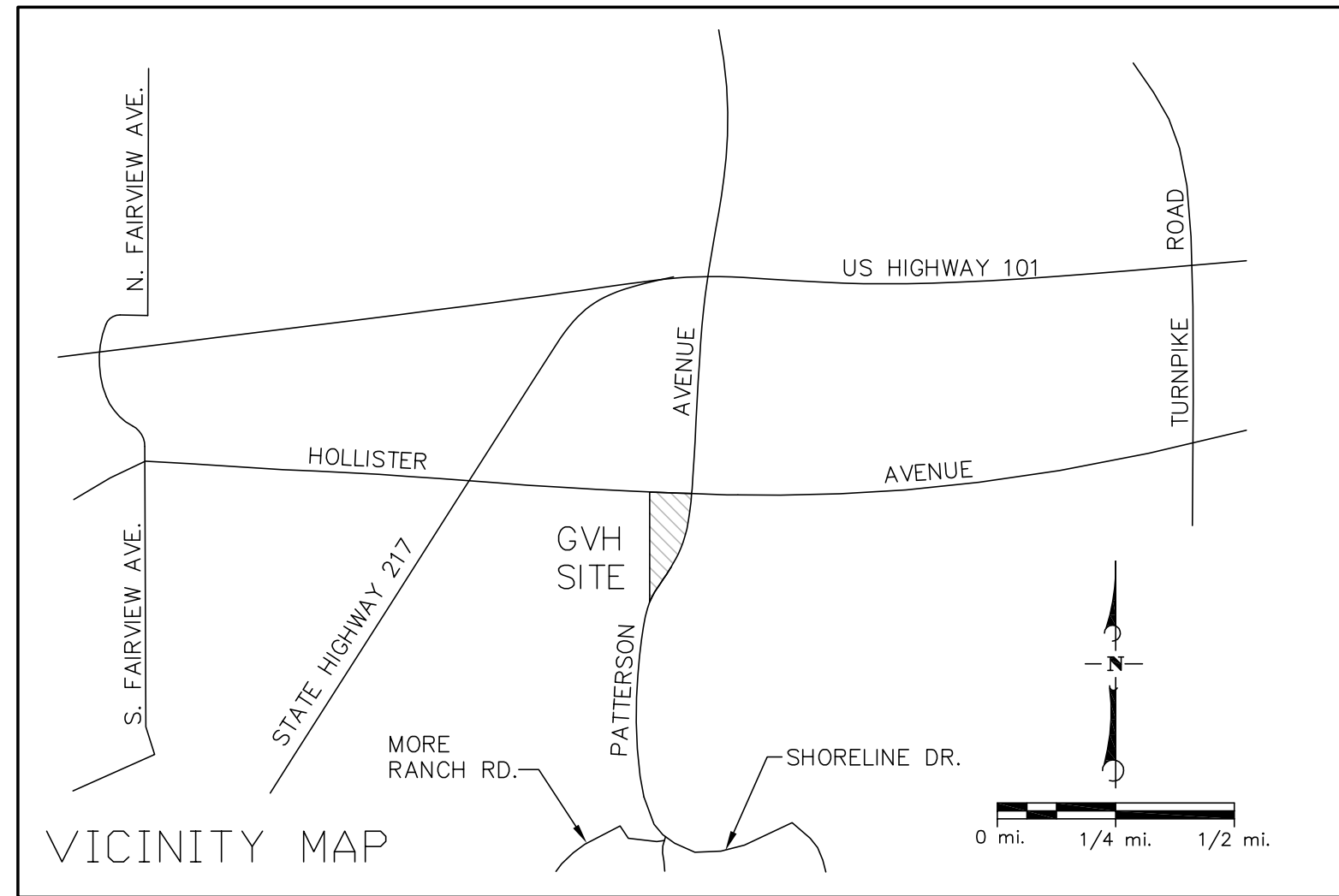


PROJECT DESCRIPTION

Goleta Valley Medical Office Building will be a 2-story 52,000 square foot steel-framed structure at the corner of Hollister and Patterson Avenues. The main wall material is exterior plaster, supplemented by metal-paneled walls and canopies, aluminum storefront systems, and columns of Santa Barbara stone. The existing medical office building just to the west of the new Goleta Valley Medical Office Building will be demolished, and replaced by groves of fruitless Olive trees, which evoke the agricultural history of the Goleta Valley. The groves will have pedestrian paths to enhance their attractiveness as a public amenity.



<p>UTILITIES</p> <p>SOUTHERN CALIFORNIA EDISON CONTACT: KIMBERLIE GURULE (714) 796-9932 333 DAVID LOVE PLACE GOLETA, CA 93117</p> <p>GOLETA WATER DISTRICT CONTACT: JOY MCANDRESS (805) 964-6761 4699 HOLLISTER AVENUE GOLETA, CA 93110-1999</p> <p>GOLETA SANITARY DISTRICT CONTACT: HAROLD REYES 1 MOFFIT PLACE, GOLETA, CA 93117</p>	<p>COX COMMUNICATIONS CONTACT: DOUG SCHWARZBERG (805) 925-0771 (FAX)</p> <p>VERIZON WIRELESS CONTACT: PAT WHITE (805) 966-0331 (805) 965-6110 (FAX)</p> <p>THE GAS COMPANY CONTACT: RICK ISBELL 1171 MORE RANCH ROAD SANTA BARBARA, CA 93116-0818</p>	<p>TRAFFIC ENGINEER: ATE (ASSOCIATE TRANSPORTATION ENGINEERS) CONTACT: SCOTT SCHELL 100 N. HOPE AVENUE SANTA BARBARA, CA 93110 805-687-4418</p> <p>LANDSCAPE: ARCADIA STUDIO, INC. LANDSCAPE ARCHITECTURE CONTACT: BOB CUNNINGHAM 202 EAST COTA STREET SANTA BARBARA, CA 93101 805-962-9055</p> <p>MEDICAL OFFICE BUILDING ARCHITECT: SWA ARCHITECTS 48 EAST HOLLY STREET PASADENA, CA 91103 626-793-9805</p>	<p>SITE ADDRESS: GOLETA VALLEY COTTAGE HOSPITAL CONTACT: DIANE WISBY 351 SOUTH PATTERSON GOLETA CA 93111 805-967-3411</p> <p>PERMIT PROCESSING: SUZANNE ELLEDGE PLANNING & PERMITTING CONTACT: SUZANNE ELLEDGE 800 SANTA BARBARA STREET SANTA BARBARA, CA 93101 805-966-2758</p> <p>HOSPITAL ARCHITECT: FREDERICK S. SCOTT HOSPITAL DESIGNERS, INC 11330 OLIVE BLVD ST. LOUIS, MO 63141 314-567-9000</p>
--	---	--	---

Surface Areas (excluding road areas)					
	PARCEL AREA (ACRES)	BUILDING (SQ. FT.)	IMPERVIOUS (SQ. FT.)	PERVIOUS LANDSCAPED AREAS (SQ. FT.)	TOTAL (SQ. FT.)
EXISTING					
PARCEL B (M.O.B.)	2.014 Gross	20,920 S.F.	33,430 S.F.	33,380 S.F.	87,730 S.F.
% OF TOTAL (Net Area)	2.014 Net	23.8%	38.1%	38.1%	100%
PROPOSED					
PARCEL B (M.O.B.)		26,000 S.F.	23,165 S.F.	38,565 S.F.	87,730 S.F.
% OF TOTAL (Net Area)		30%	26%	44%	100%

Existing/ Future Building Comparison			
Hospital Component	Existing	Future	Net Change
Medical Office Building	41,724 S.F.	52,000 S.F.	+10,276 S.F.

DRAWING INDEX:

- MEDICAL OFFICE BUILDING:**
- MOB-T1 Project Information
 - MOB-A1 Site Plan
 - MOB-A2 Floor Plans
 - MOB-A3 Building within Existing Context
 - MOB-A4.1 Building Perspective - Hollister and Patterson
 - MOB-A4.2 Building Perspective - Patterson and Hospital
 - MOB-A5.1 Building Elevations - North and East
 - MOB-A5.2 Building Elevations - South and West
 - MOB-A6 Building Section

- CIVIL:**
- C1 Existing Conditions Site Plan
 - C2 Proposed/Existing Overall Site Plan
 - C3 Site Development Plan
 - C4 Overall Phasing Plan
 - C5 N/A
 - C6 Partial Civil Site Plan

- ELECTRICAL:**
- E1.1 Electrical Site Plan

- LANDSCAPING:**
- PL-1 Preliminary Landscape Plan
 - TP-1 Tree Disposition Plan

Parking Table				
				PARKING REQUIRED = 390 SPACES
PARCEL	REGULAR	COMPACT	ACCESSIBLE	TOTAL
EXISTING				
Parcel A (Hospital) AND Parcel B (M.O.B.)	360	0	9	369
TOTAL	360	0	9	369
PROPOSED				
Parcel A (Hospital)	351	8	18	377
Parcel B (M.O.B.)	9	0	7	16
TOTAL	360	8	25	393
				390 Required
FINAL PARKING TOTAL				
New North	321	0	17	338
New South	39	8	8	55
TOTAL	360	8	25	393
				390 Required

NOTES:

- SEE SHEET C4, OVERALL PHASING PLAN, FOR AVAILABLE PARKING DURING CONSTRUCTION OF HOSPITAL AND PARKING AREAS
- PROPOSED NUMBER OF BYCYCLE STORAGE SPACES IS 20

Cut and Fill			
PARCEL	CUT (cubic yards)	FILL (cubic yards)	NET (cubic yards)
Building	9,216	1,164	8,052 Export
South Parking	181	1,389	1,208 Import
North Parking & Existing M.O.B.	10,600	5,450	5,150 Export
SUB-TOTAL	19,997	8,003	13,202 Export 1,208 Import
Parcel B (New M.O.B.)	112	1,417	1,305 Import
TOTAL	20,109	9,420	13,202 Export 2,513 Import

STORM WATER DRAINAGE

DRAINAGE FROM THE HOSPITAL SITE (PARCEL A) AND THE MEDICAL OFFICE BUILDING SITE (PARCEL B) WILL BE COLLECTED IN AN UNDERGROUND DRAINAGE SYSTEM AND PIPED TO THE STORM MANHOLE IN PATTERSON AVENUE SOUTHEAST OF THE HOSPITAL. TEMPORARY STORAGE IS NOT PROVIDED SINCE THE PROPOSED PROJECT RESULTS IN A NET DECREASE OF IMPERVIOUS AREAS. WATER QUALITY WILL BE PROVIDED BY PLACING A FILTER IN EACH INLET. ROOF DRAINAGE FROM THE MEDICAL OFFICE BUILDING WILL BE DIRECTED TO LANDSCAPED AREAS WHERE PRACTICABLE.

**MOB
T1**



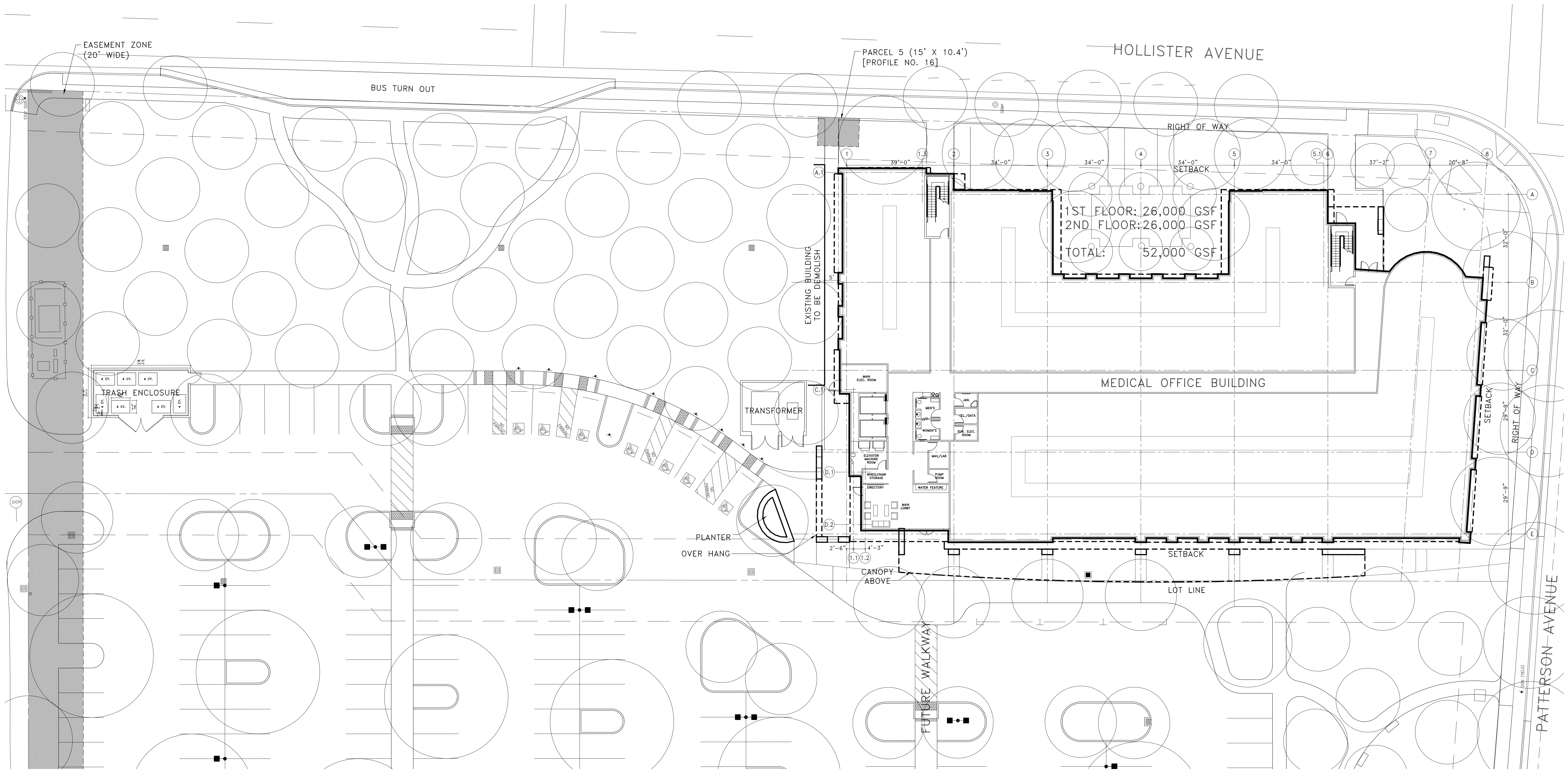
48 east holly street
pasadena, ca 91103
tel: 626.793.9805 • fax: 626.793.9807

SCALE: NTS

SWA #: A20070228.000 09-24-08
REVISED: 06-17-10

PROJECT INFORMATION

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA



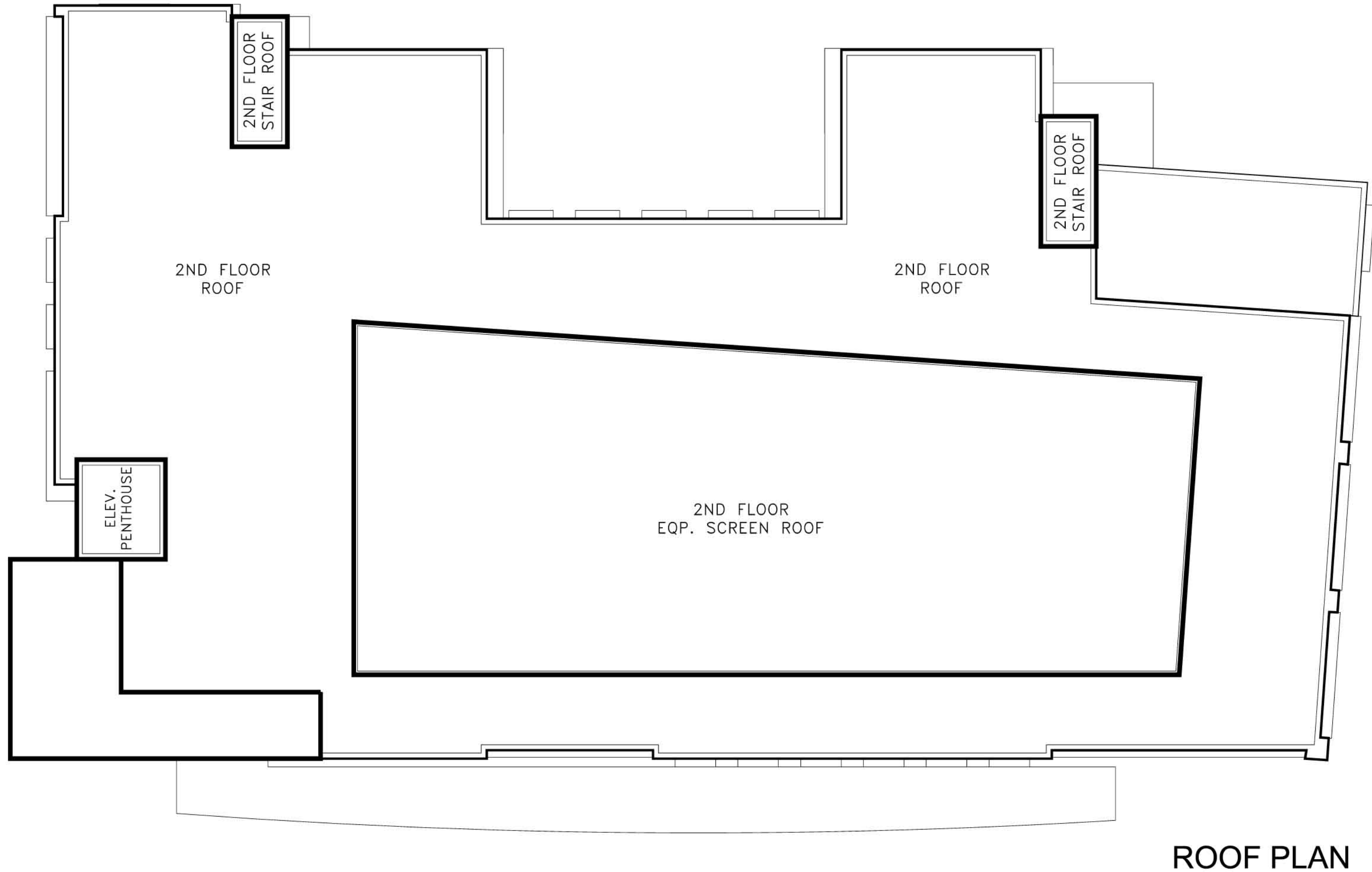
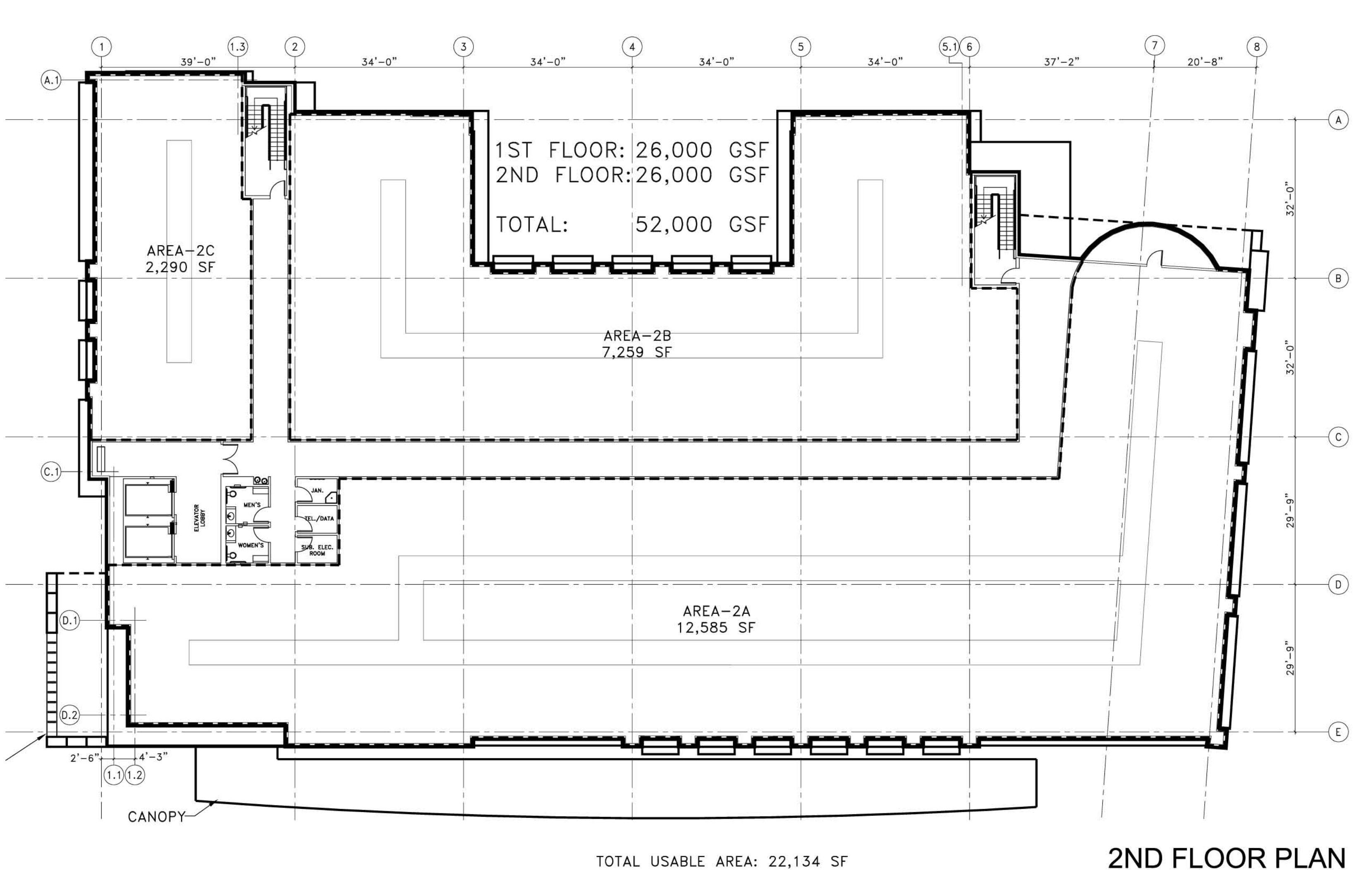
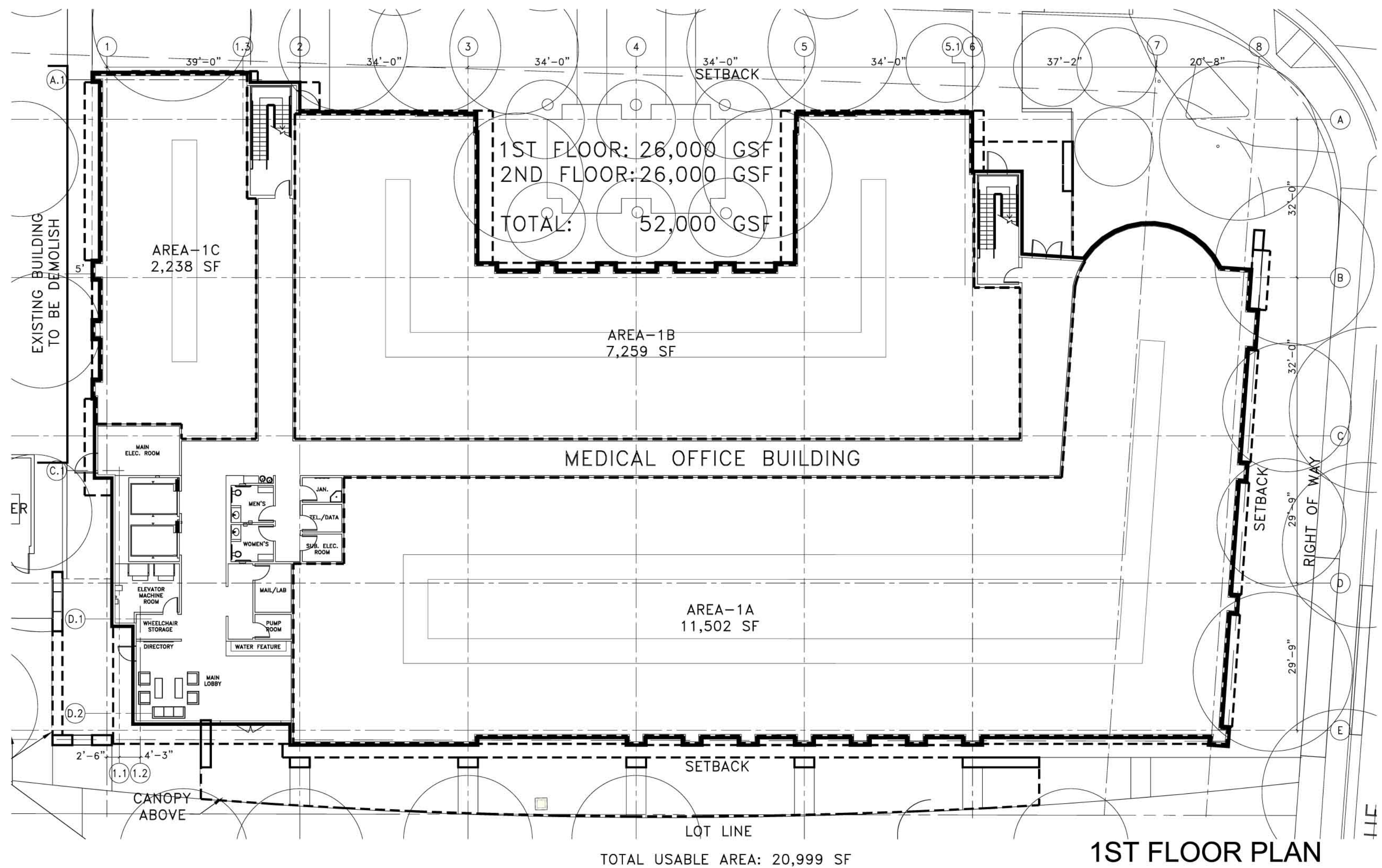
SITE PLAN

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

SCALE: 1/16" = 1'-0"
SWA #: A20070228.000 03-13-09
REVISED: 06-17-10

SWA
ARCHITECTS
48 east holly street
pasadena, ca 91103
tel: 626.793.9905 • fax: 626.793.9907

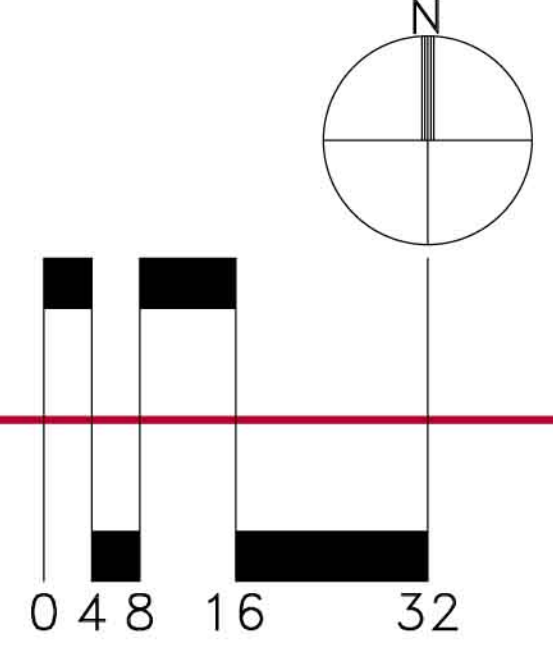
**MOB
A1**



FLOOR PLANS (1ST, 2ND & ROOF)

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

SCALE: 1/16" = 1'-0"
SWA #: A20070228.000 03-13-09



**MOB
A2**





PROPOSED BUILDING WITHIN EXITING CONTEXT - HOLLISTER AVENUE



PROPOSED BUILDING WITHIN EXITING CONTEXT - HOLLISTER AVENUE AND PATTERSON AVENUE



PROPOSED BUILDING WITHIN EXITING CONTEXT - PATTERSON AVENUE

BUILDING WITHIN EXISTING CONTEXT

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

SCALE: NTS

SWA #: A20070228.000 09-24-08

**MOB
A3**



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PATTERSON AVENUE

HOLLISTER AVENUE

BUILDING PERSPECTIVE - HOLLISTER AVE. AND PATTERSON AVE. (NORTHEAST)

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

SCALE: NTS

SWA #: A20070228.000 09-24-08

**MOB
A4.1**



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pasadena, ca 91103
tel: 626.793.9805 • fax: 626.793.9807



PATTERSON AVENUE

BUILDING PERSPECTIVE - PATTERSON AVE. AND HOSPITAL (SOUTHEAST)

PACIFIC MEDICAL BUILDINGS · GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

SCALE: NTS

SWA #: A20070228.000 09-24-08

**MOB
A4.2**

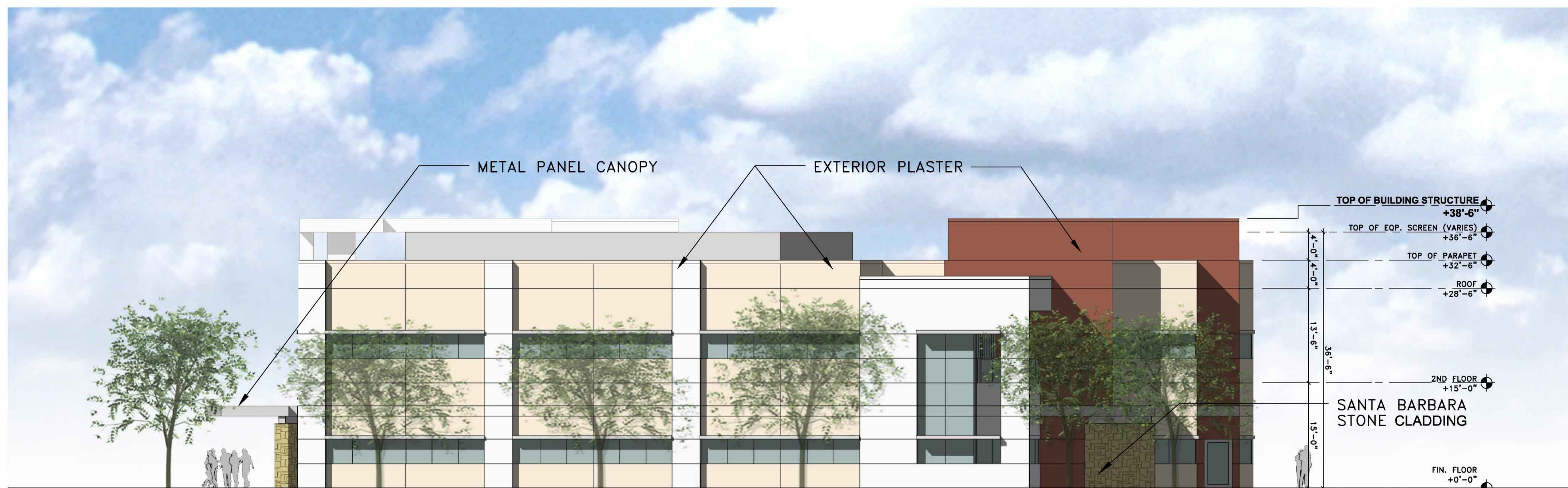


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GLASS GUARDRAIL

NORTH ELEVATION
(HOLLISTER AVENUE)



METAL PANEL CANOPY

EXTERIOR PLASTER

TOP OF BUILDING STRUCTURE +38'-6"
 TOP OF EQP. SCREEN (VARIES) +36'-6"
 TOP OF PARAPET +32'-6"
 ROOF +28'-6"
 2ND FLOOR +15'-0"
 SANTA BARBARA STONE CLADDING
 FIN. FLOOR +0'-0"

EAST ELEVATION
(PATTERSON AVENUE)

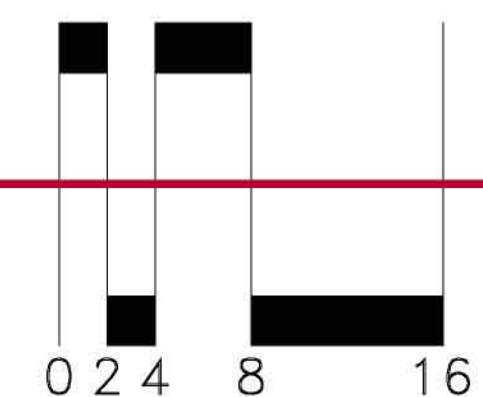
**MOB
A5.1**

BUILDING ELEVATIONS - NORTH AND EAST

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
 GOLETA, CALIFORNIA

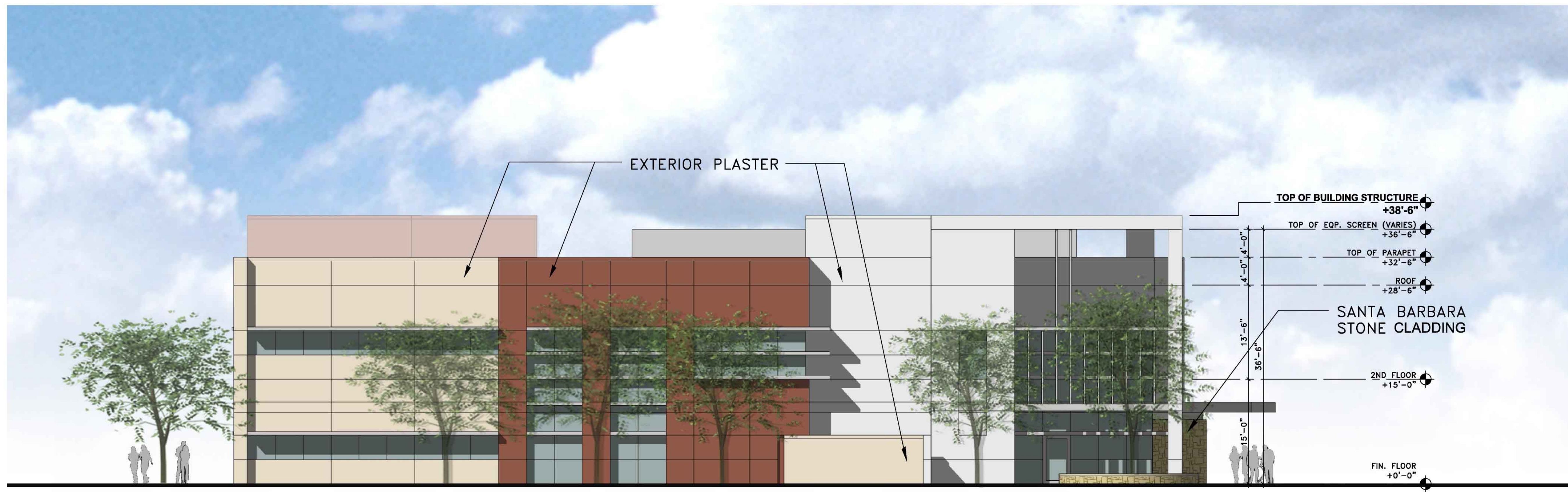
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SWA #: A20070228.000 09-24-08





SOUTH ELEVATION
(FACING HOSPITAL)



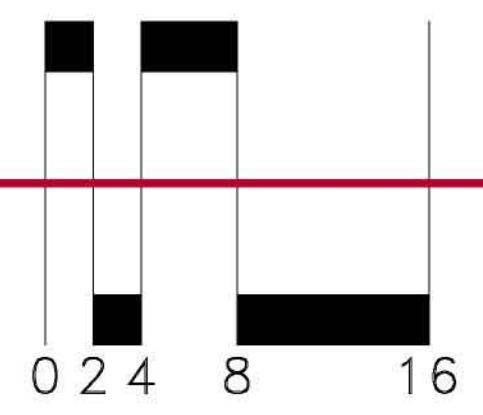
WEST ELEVATION

**MOB
A5.2**

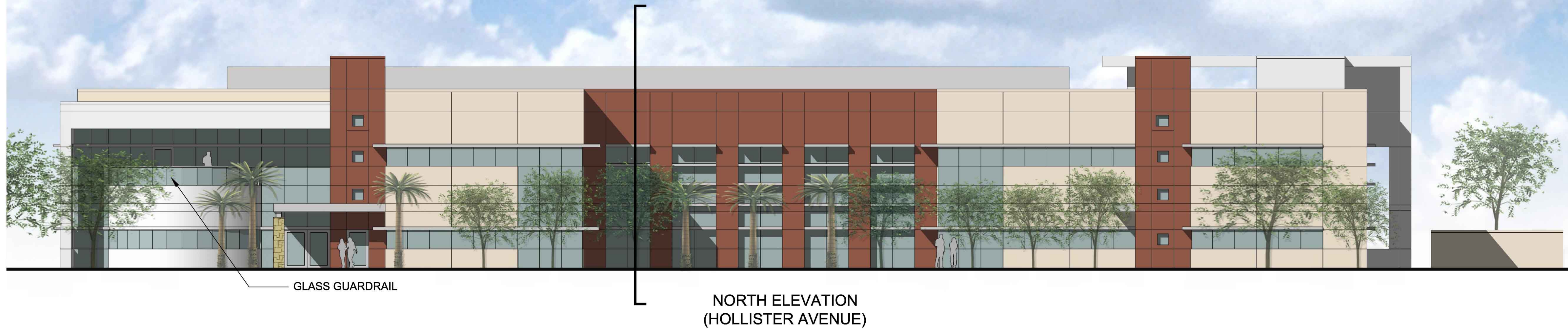
BUILDING ELEVATIONS - SOUTH AND WEST

PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

SCALE: 1/8" = 1'-0"
SWA #: A20070228.000 09-24-08



EAST ELEVATION / SECTION
(COURTYARD)



GLASS GUARDRAIL

NORTH ELEVATION
(HOLLISTER AVENUE)



COURTYARD

TOP OF BUILDING STRUCTURE
+38'-6"
TOP OF EQP. SCREEN (VARIES)
+36'-6"
TOP OF PARAPET
+32'-6"
ROOF
+28'-6"
2ND FLOOR
+15'-0"
FIN. FLOOR
+0'-0"

EAST ELEVATION / SECTION
(COURTYARD)

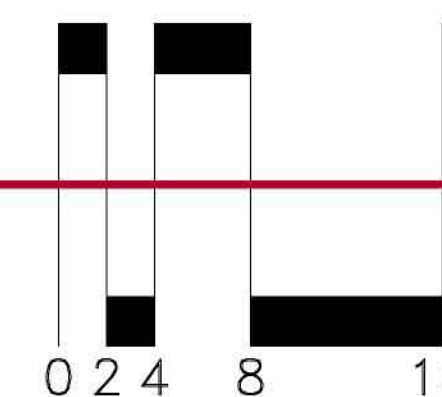
**MOB
A6**

BUILDING SECTIONS

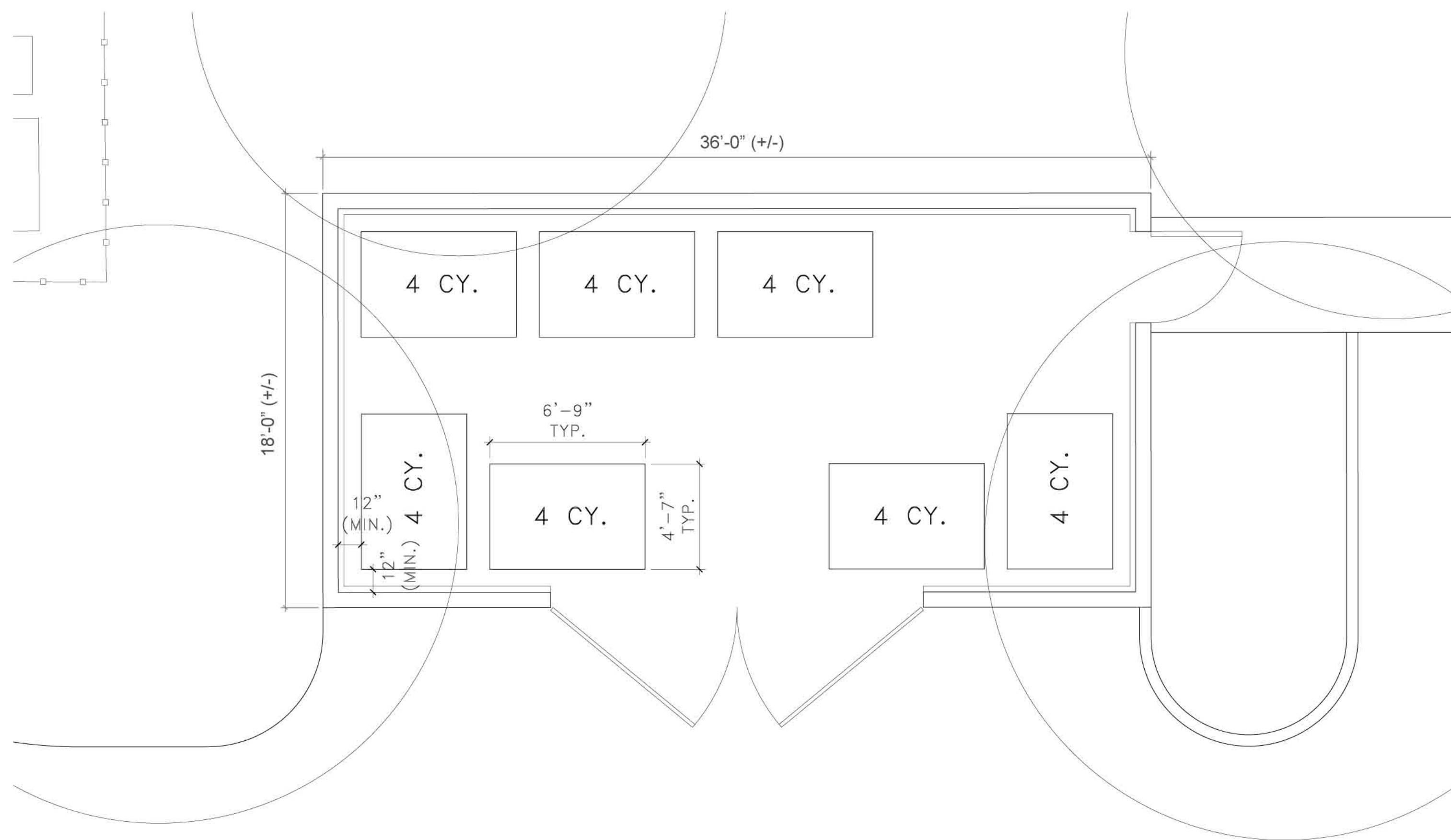
PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

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

SWA #: A20070228.000 09-24-08

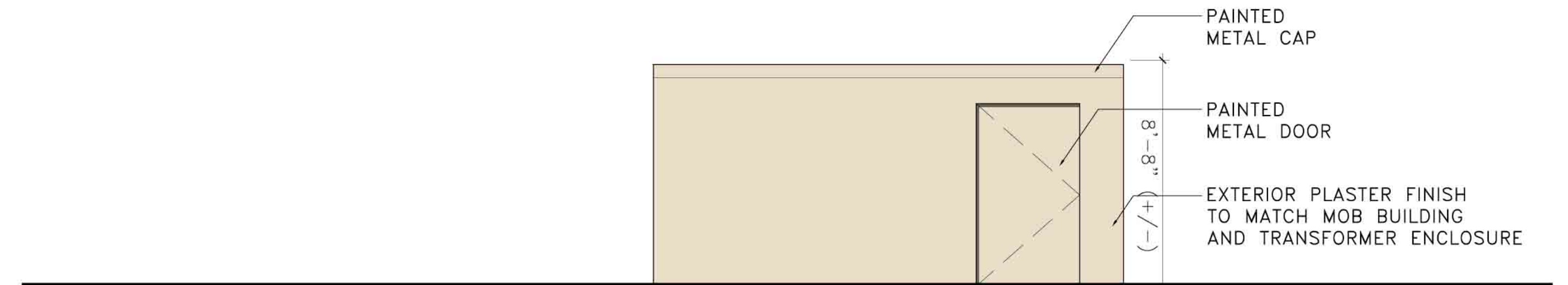


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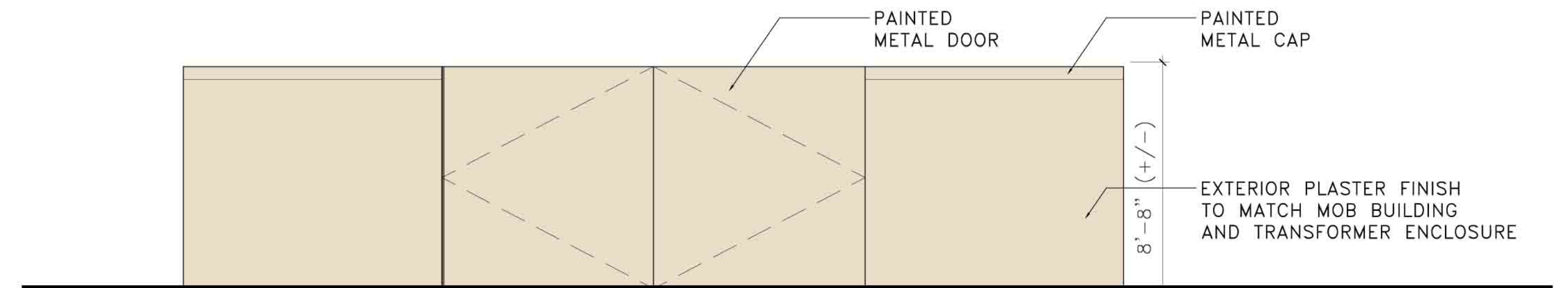


CY = CUBIC YARD

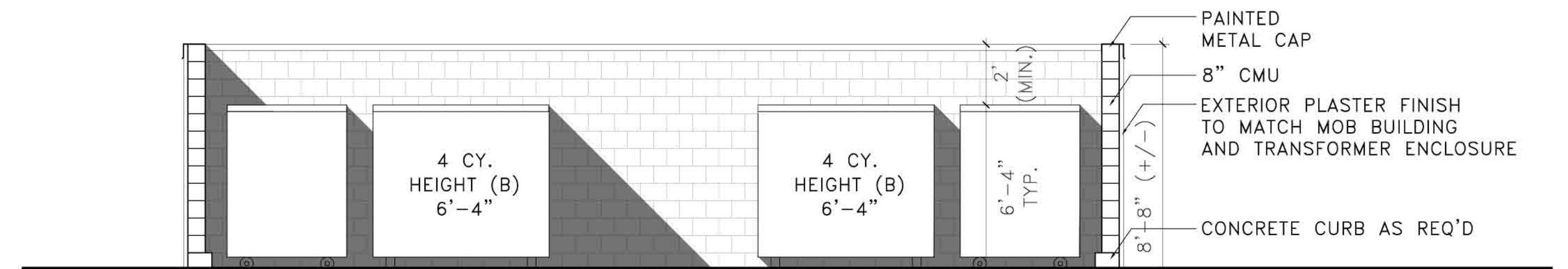
FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION



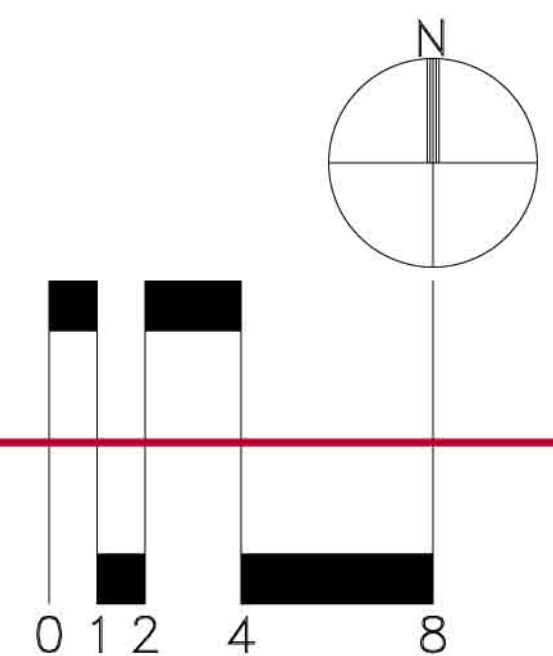
SECTION (SOUTH)

SITE PLAN - TRASH ENCLOSURE

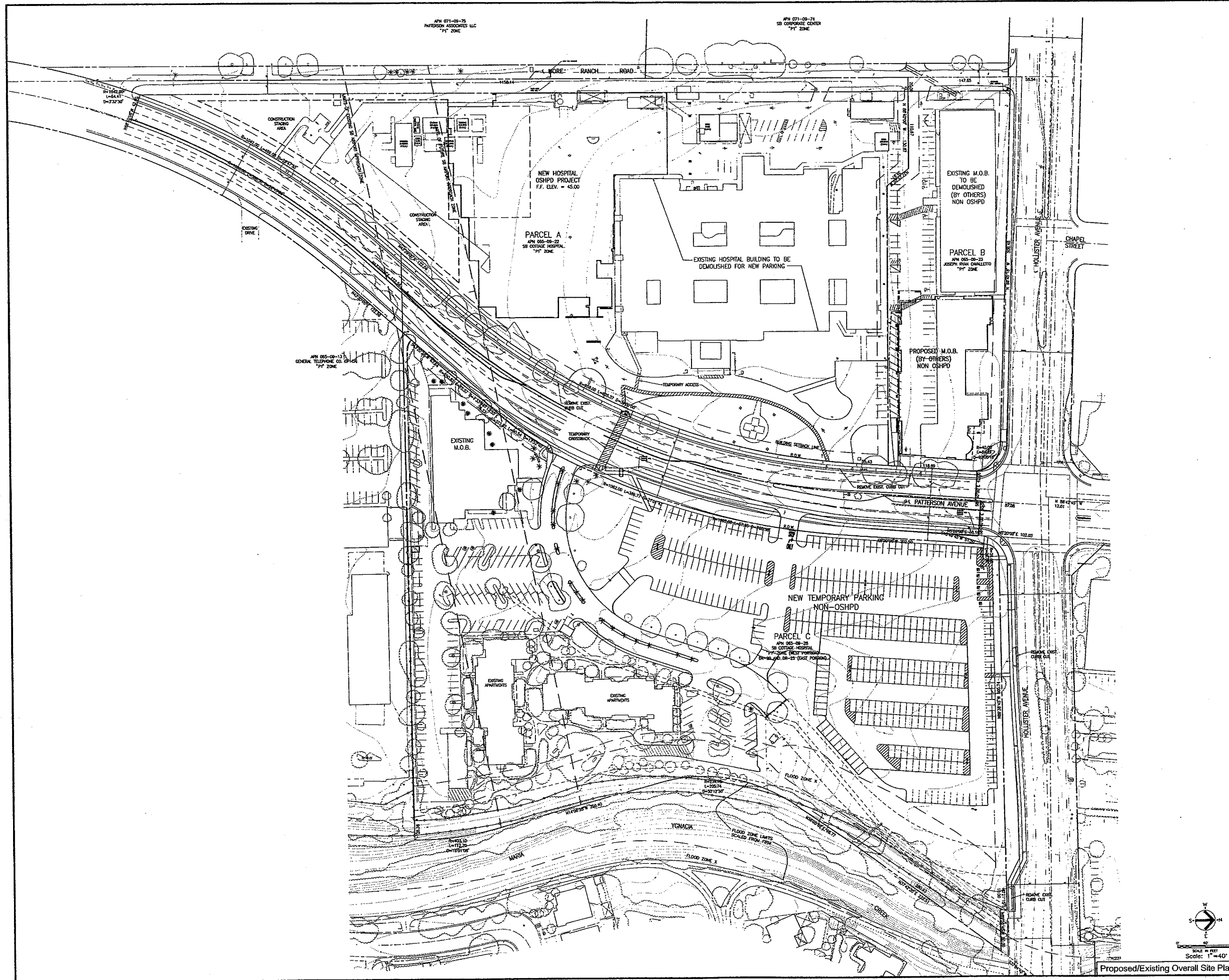
PACIFIC MEDICAL BUILDINGS • GOLETA VALLEY MEDICAL OFFICE BUILDING
GOLETA, CALIFORNIA

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

SWA #: A20070228.000 02-12-09



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DEVELOPMENT PLAN SUBMITTAL FOR
Proposed Replacement Hospital

Goleta Valley Cottage Hospital
Goleta, California

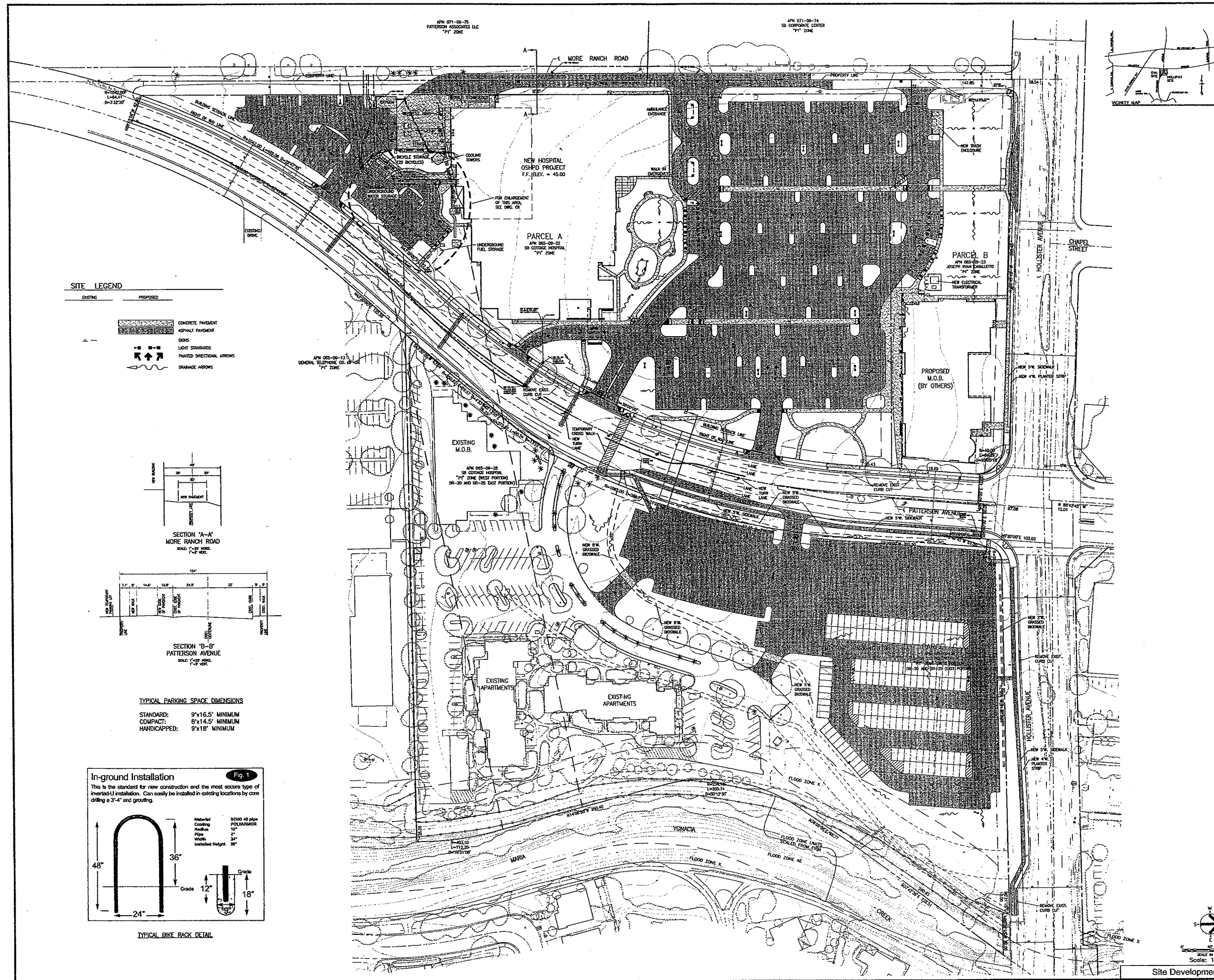
Hospital Designers, Inc.
Frederick S. Scott, Architect

Construction By
Hospital Building & Equipment Company

11200 Ave. of the Americas, S. Suite, Newark, NJ 07102 (201) 991-1000
11200 Ave. of the Americas, S. Suite, Newark, NJ 07102 (201) 991-1000

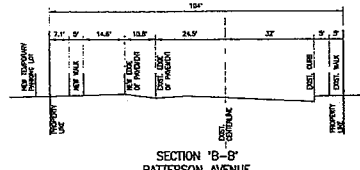
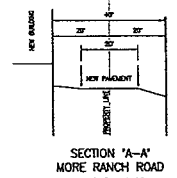
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Proposed/Existing Overall Site Plan



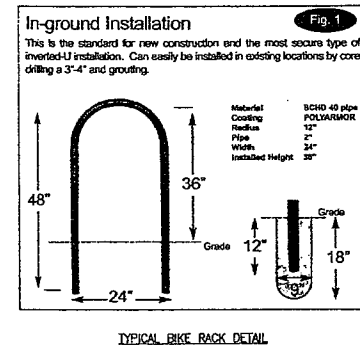
SITE LEGEND

EXISTING	PROPOSED
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]



TYPICAL PARKING SPACE DIMENSIONS

STANDARD:	9'x16.5' MINIMUM
COMPACT:	8'x14.5' MINIMUM
HANDICAPPED:	9'x18' MINIMUM



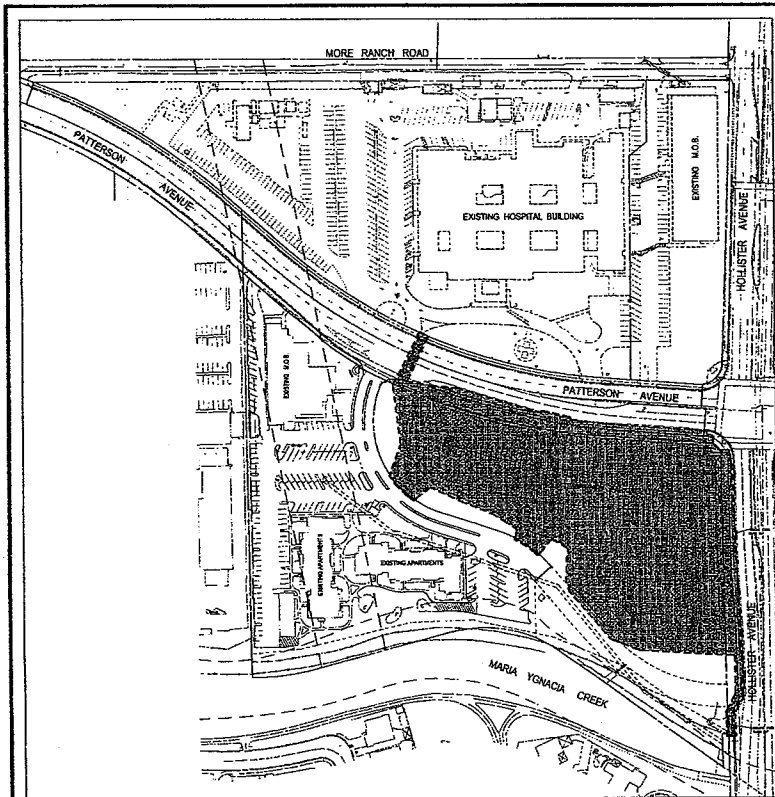
DEVELOPMENT PLAN SUBMITTAL FOR
Proposed Replacement Hospital
Goleta Valley Cottage Hospital
Goleta, California

Construction By
Hospital Building & Equipment Company
A Division of Hill Construction, 1100 Oak, Sherman, S. Lake, Walnut Creek, CA 94597

Hospital Designers, Inc.
Frederick S. Scott, Architect
11330 Olive, Boulder Park, St. Louis, Missouri 63141 (314) 367-9000

Professional Engineer Seal
Professional Architect Seal
Professional Engineer Seal
Professional Engineer Seal

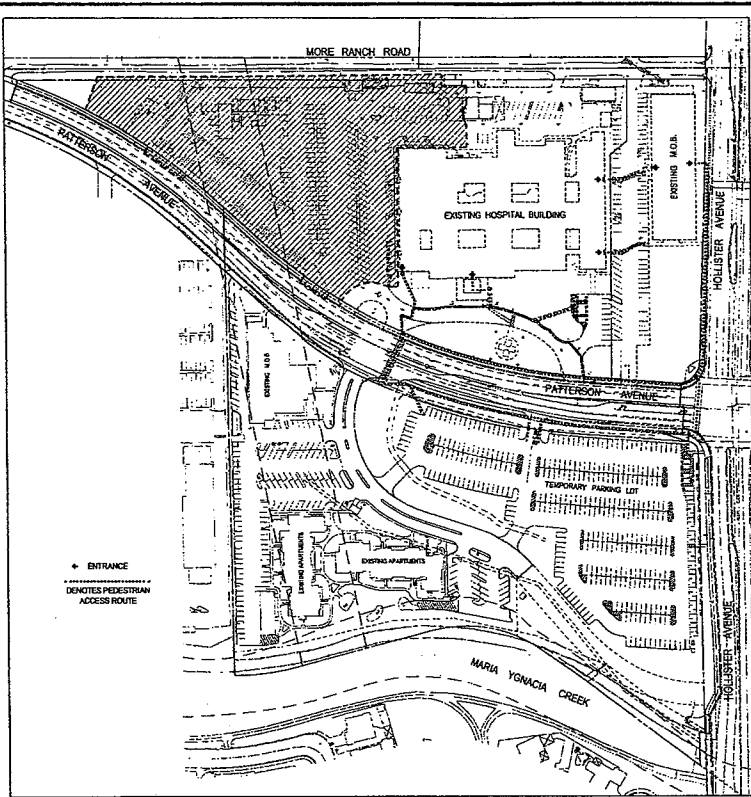
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Sheet No: 3 of 2
C3



PHASE 1 : BUILD TEMPORARY PARKING LOT

3 Months

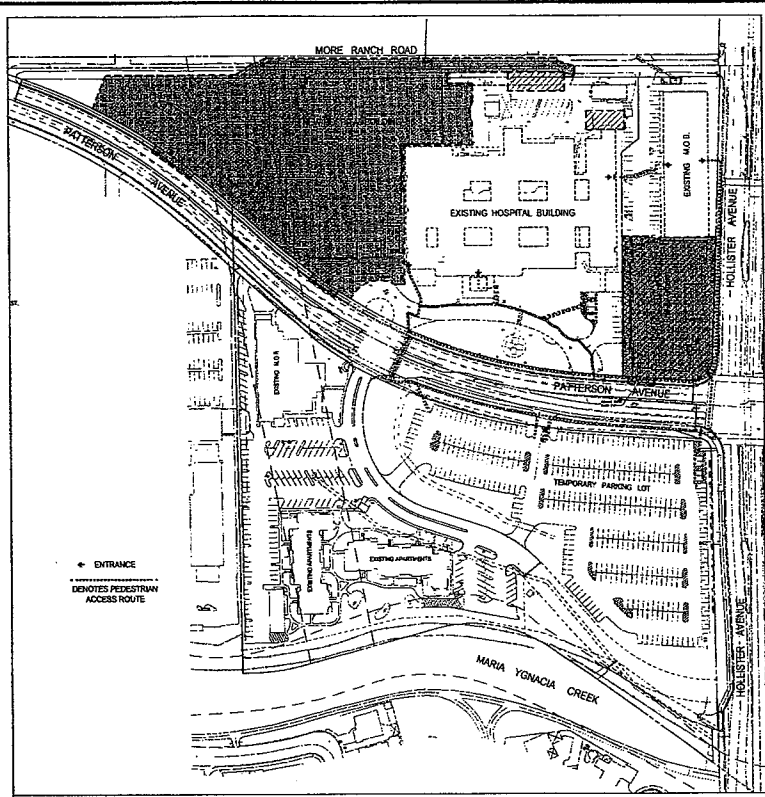
PARKING SUPPLY		PARKING DEMAND	
HOSPITAL SITE:	369 (9 H/C)	HOSPITAL/MOB:	279
CONSTRUCTION:	9	TOTAL:	288
RESERVE/DEFICIT:	+81		



PHASE 2 : DEMO SOUTH PARKING, BUILDINGS AND RELOCATE UTILITIES

1 Month

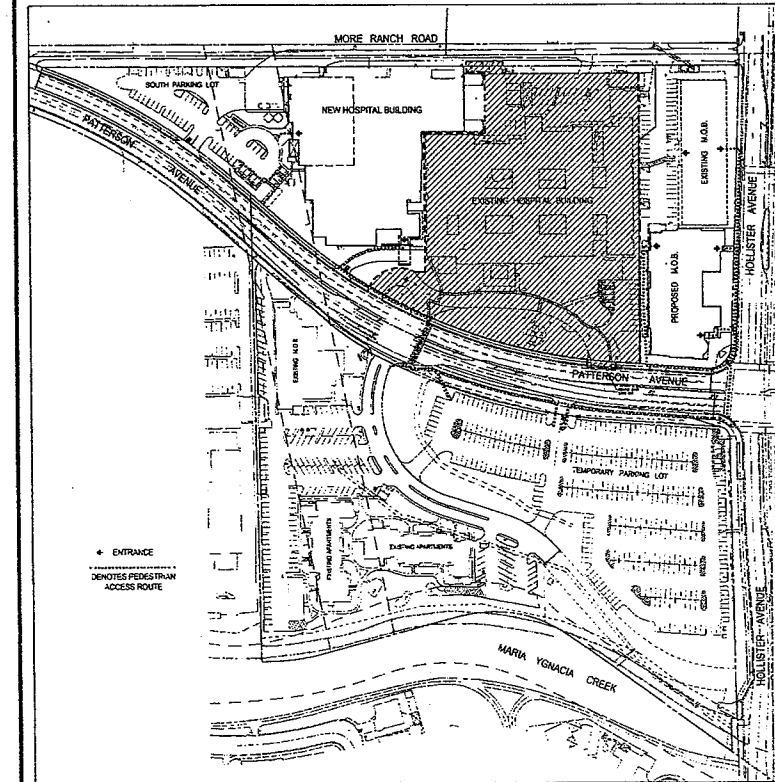
PARKING SUPPLY		PARKING DEMAND	
HOSPITAL SITE:	119 (9 H/C)(0 C)	HOSPITAL/MOB:	279
TEMPORARY LOT:	376 (5 H/C)(33 C)	CONSTRUCTION:	17
TOTAL:	495 (14 H/C)(33 C)	TOTAL:	296
RESERVE/DEFICIT:	+199		



PHASE 3 : BUILD NEW HOSPITAL, SOUTH PARKING LOT AND MORE RANCH ROAD, NEW M.O.B. (Built By Others).

21 Months

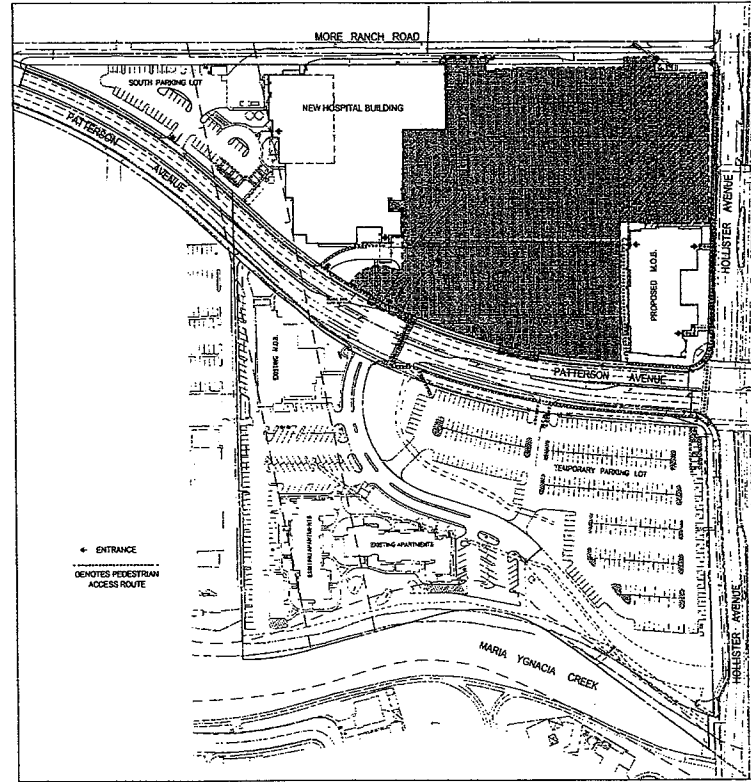
PARKING SUPPLY		PARKING DEMAND	
HOSPITAL SITE:	81 (8 H/C)(0 C)	HOSPITAL/MOB:	279
TEMPORARY LOT:	376 (5 H/C)(33 C)	CONSTRUCTION:	174
TOTAL:	457 (13 H/C)(33 C)	TOTAL:	453
RESERVE/DEFICIT:	+4		



PHASE 4 : DEMO EXISTING HOSPITAL & NORTH PARKING LOT.

DEMO = 1.5 Months

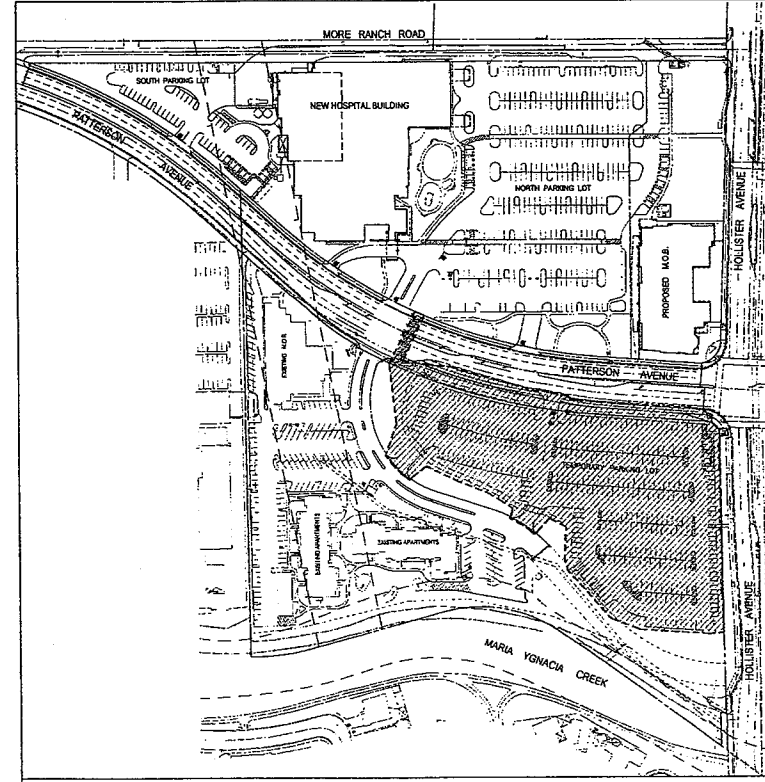
PARKING SUPPLY		PARKING DEMAND	
HOSPITAL SITE:	104 (12 H/C)(8 C)	HOSPITAL/MOB:	279
TEMPORARY LOT:	376 (5 H/C)(33 C)	CONSTRUCTION:	133
TOTAL:	480 (17 H/C)(41 C)	TOTAL:	412
RESERVE/DEFICIT:	+68		



PHASE 5 : DEMO EXISTING M.O.B. (By Others) BUILD NEW NORTH PARKING LOT.

2 Months

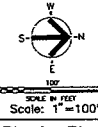
PARKING SUPPLY		PARKING DEMAND	
HOSPITAL SITE:	55 (8 H/C)(8 C)	HOSPITAL/MOB:	279
TEMPORARY LOT:	376 (5 H/C)(33 C)	CONSTRUCTION:	26
TOTAL:	431 (13 H/C)(41 C)	TOTAL:	305
RESERVE/DEFICIT:	+126		



PHASE 6 : DEMO TEMPORARY PARKING LOT

3 Weeks

PARKING SUPPLY		PARKING DEMAND	
HOSPITAL SITE:	393 (25 H/C)(8 C)	HOSPITAL/MOB:	390
CONSTRUCTION:	9*	TOTAL:	399
RESERVE/DEFICIT:	-6		

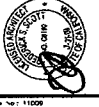


Overall Phasing Plan

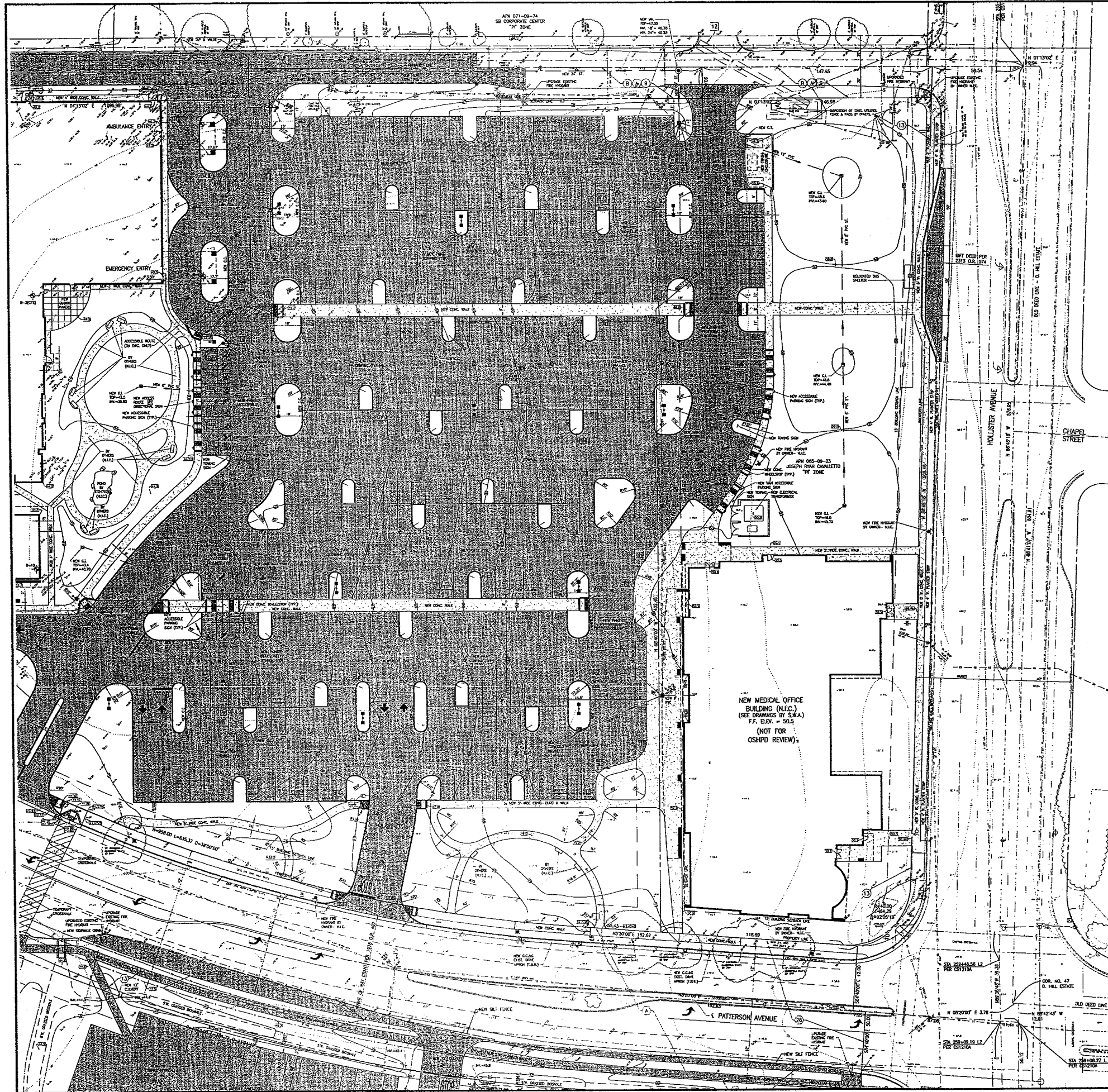
DEVELOPMENT PLAN SUBMITTAL FOR Proposed Replacement Hospital
Goleta Valley Cottage Hospital
 Goleta, California

Construction By
 Hospital Building & Equipment Company
 a Division of H&E Corporation, 1330 Oak Street, B. Bldg., Menlo Park, CA 94025

Hospital Designers, Inc.
 Frederick S. Scott, Architect
 1130 Oak Street, B. Bldg., Menlo Park, CA 94025 (415) 941-0000



Sheet No. **C4**
 of 4



- GOLETA VALLEY HOSPITAL EASEMENT NOTES**
(DATED PRELIMINARY TITLE REPORT 2620277-408)
(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
- 9 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1937 AS INSTRUMENT NO. 3137 IN BOOK 392, PAGE 190 OF OFFICIAL RECORDS, IN FAVOR OF: JARA BELLE AUSTIN, WILMA E. MORE, WARY E. MORE AND AUSTIN ACRES, INC. AFFECTS WESTERLY TWENTY FEET (MORE FINCH ROAD)
 - 10 AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 24, 1964 AS INSTRUMENT NO. 3568 IN BOOK 2032 PAGE 744 OF OFFICIAL RECORDS, IN FAVOR OF: GOLETA SANITARY DISTRICT AFFECTS AS DESCRIBED THEREIN
- THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY BUT DO NOT APPEAR IN PRELIMINARY TITLE REPORT:
- A A RIGHT OF WAY FOR SEWAGE PURPOSES PER DOCUMENT RECORDED MAY 6, 1926 AS INSTRUMENT NO. 4355 IN BOOK 94, PAGE 243, OFFICIAL RECORDS.
 - B AN EASEMENT FOR GAS PIPELINE AND RELATED PURPOSES PER DOCUMENT RECORDED JULY 2, 1964 AS INSTRUMENT NO. 28249 IN BOOK 2008, PAGE 88 OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY.
- MEDICAL OFFICE BUILDING EASEMENT NOTES**
(DATED PRELIMINARY TITLE REPORT 2620277-408)
(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
- 11 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1937 AS INSTRUMENT NO. 3137 IN BOOK 392, PAGE 190 OF OFFICIAL RECORDS, IN FAVOR OF: JARA BELLE AUSTIN, WILMA E. MORE, WARY E. MORE AND AUSTIN ACRES, INC. AFFECTS WESTERLY TWENTY FEET (MORE FINCH ROAD)
 - 12 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 1971 AS BOOK 2242 PAGE 695 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
- THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY BUT DO NOT APPEAR IN PRELIMINARY TITLE REPORT:
- A A RIGHT OF WAY FOR SEWAGE PURPOSES PER DOCUMENT RECORDED MAY 6, 1926 AS INSTRUMENT NO. 4355 IN BOOK 94, PAGE 243, OFFICIAL RECORDS.
 - B AN EASEMENT FOR GAS PIPELINE AND RELATED PURPOSES PER DOCUMENT RECORDED JULY 2, 1964 AS INSTRUMENT NO. 28249 IN BOOK 2008, PAGE 88 OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY.
- HOLLIPAT EASEMENT NOTES**
(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
- 10 AN EASEMENT FOR POLES, CUTS, ANCHORS, CROSSINGS, WREES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1958 AS BOOK 1488, PAGE 251 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 - 11 AN EASEMENT FOR RESERVAGE OF SURFACE DRAINAGE WATER AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1958 AS BOOK 1488, PAGE 658 OF OFFICIAL RECORDS, IN FAVOR OF: SANTA BARBARA HOSPITAL BUILDING, LTD. DOES NOT AFFECT SUBJECT PROPERTY.
 - 12 AN EASEMENT FOR FLOOD CONTROL, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1978 AS BOOK 3824, PAGE 1536 OF OFFICIAL RECORDS, IN FAVOR OF: SANTA BARBARA FLOOD CONTROL AND WRECK CONSERVATION DISTRICT
 - 13 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 3, 1959 AS INSTRUMENT NO. 79-028 OF OFFICIAL RECORDS, IN FAVOR OF: COUNTY OF SANTA BARBARA
 - 16 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 4, 1965 AS INSTRUMENT NO. 82-17060 OF OFFICIAL RECORDS, IN FAVOR OF: COUNTY OF SANTA BARBARA
 - 21 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1985 AS INSTRUMENT NO. 1985-06213 OF OFFICIAL RECORDS, IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION NO LEGAL DESCRIPTION IN DOCUMENT
 - 22 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1985 AS INSTRUMENT NO. 1985-06069 OF OFFICIAL RECORDS, IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
 - 23 AN EASEMENT FOR WATER SERVICE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1986 AS INSTRUMENT NO. 1986-05619 OF OFFICIAL RECORDS, IN FAVOR OF: GOLETA WATER DISTRICT, A COUNTY WATER DISTRICT
 - 26 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OFFER OF DISCOUNT" RECORDED DECEMBER 6, 1989 AS INSTRUMENT NO. 89-081221 OF OFFICIAL RECORDS.
 - 27 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF RIGHTS IN SEWER LINES" RECORDED APRIL 26, 1994 AS INSTRUMENT NO. 94-035133 OF OFFICIAL RECORDS.
 - 28 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1994 AS INSTRUMENT NO. 94-035134 OF OFFICIAL RECORDS, IN FAVOR OF: GOLETA SANITARY DISTRICT
- THE FOLLOWING ITEMS AFFECT THE SUBJECT PROPERTY BUT DO NOT APPEAR IN PRELIMINARY TITLE REPORT:
- A AN EASEMENT FOR PUBLIC ROAD, UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1983 AS BOOK 1876, PAGE 487 OF OFFICIAL RECORDS, IN FAVOR OF: COUNTY OF SANTA BARBARA

STORM WATER DRAINAGE

ROOF DRAINAGE FROM THE HOSPITAL WILL BE DIRECTED TO LANDSCAPED AREAS WHERE PRACTICABLE. DRAINAGE FROM THE HOSPITAL SITE (PARCEL A) AND THE MEDICAL OFFICE BUILDING SITE (PARCEL B) WILL THEN BE COLLECTED IN AN UNDERGROUND DRAINAGE SYSTEM AND PUMPED TO A STORM MANHOLE IN PATTERSON AVENUE SOUTHEAST OF THE HOSPITAL. WATER QUALITY DETENTION VOLUME WILL BE PROVIDED AT THE HOSPITAL SITE TO THE MAXIMUM AMOUNT FEASIBLE.

GOLETA VALLEY COTTAGE HOSPITAL
Goleta, California

DEVELOPMENT PLAN SUBMITTAL FOR
Proposed Replacement Hospital

Hospital Designers, Inc.
Frederick S. Scott, Architect

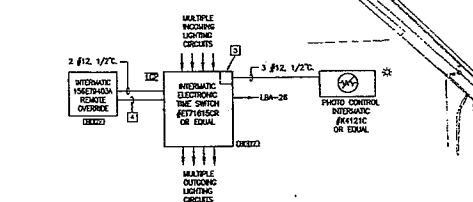
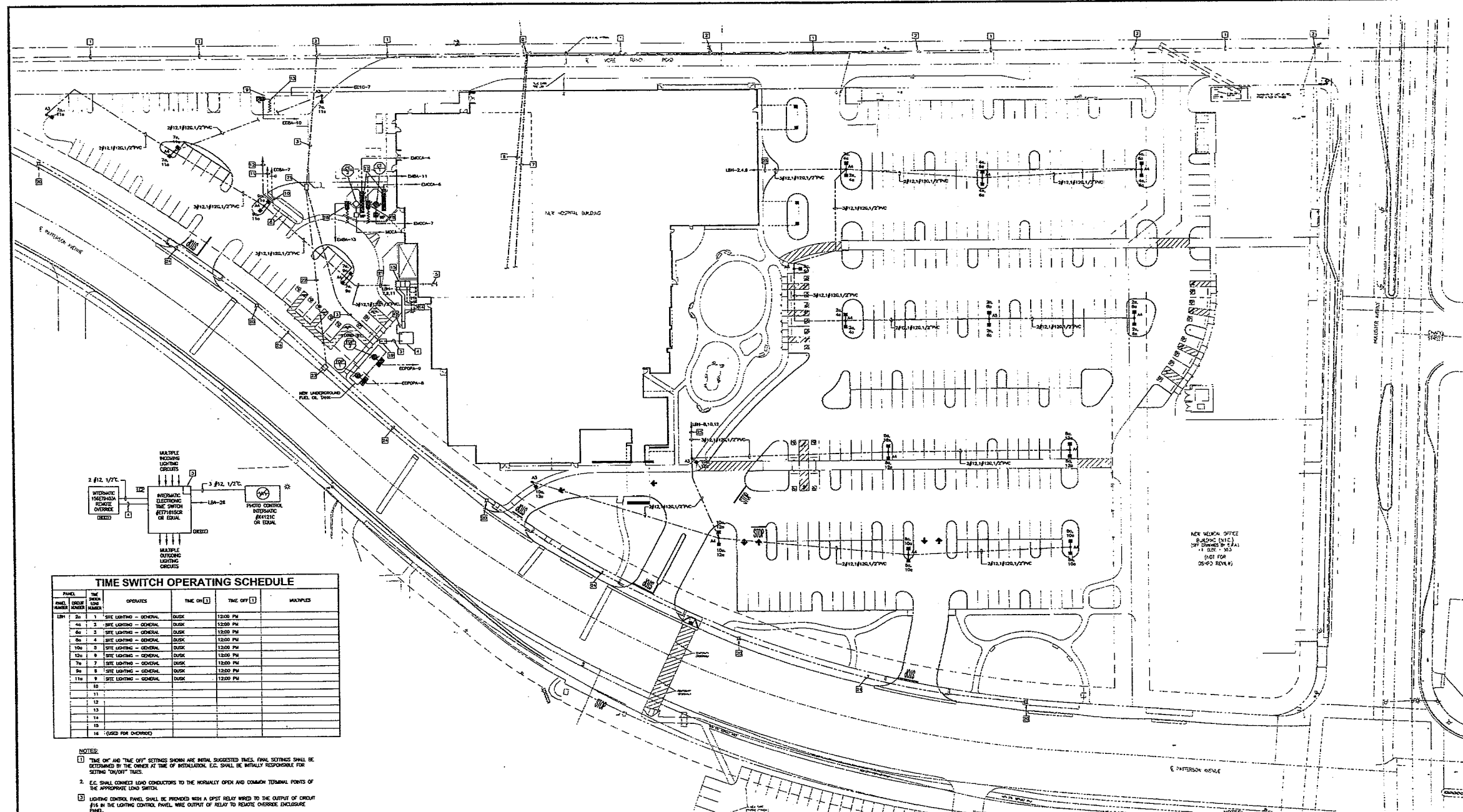
Construction By
Hospital Building & Equipment Company

11101 San Bernardino St., Suite 100, Goleta, CA 93117 (805) 945-8000
A Member of H.S. Corporation, 1335 San Antonio St., Santa Barbara, CA 93101 (805) 945-8000

SCALE: AS SHOWN
DATE: 11/15/08
TDR, RDM, CEA
SHEET NO. 6 OF 7

C6

Partial Civil Site Plan

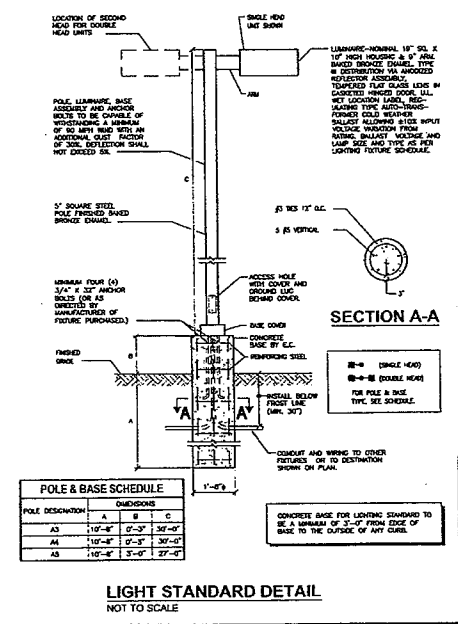
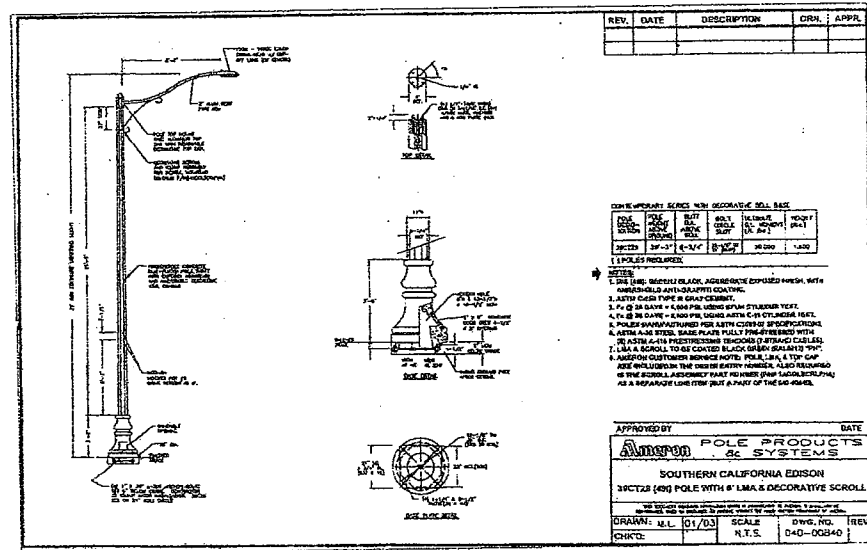


TIME SWITCH OPERATING SCHEDULE					
PANEL	NO. OF	OPERATES	TIME ON	TIME OFF	MULTIPLIES
NO.	LOADS				
1	1	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
2	2	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
3	3	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
4	4	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
5	5	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
6	6	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
7	7	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
8	8	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
9	9	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
10	10	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
11	11	SITE LIGHTING - GENERAL	DUSK	12:00 PM	
12	12				
13	13				
14	14				
15	15				
16	16				

- NOTES:
- TIME ON and TIME OFF SETTINGS SHOWN ARE SUGGESTED TIMES. FINAL SETTINGS SHALL BE DETERMINED BY THE OWNER AT TIME OF INSTALLATION. E.C. SHALL BE INITIALLY RESPONSIBLE FOR SETTING "ON/OFF" TIMES.
 - E.C. SHALL CONNECT LEAD CONDUCTORS TO THE NORMALLY OPEN AND COMMON TERMINAL POINTS OF THE APPROPRIATE LOAD SWITCH.
 - LIGHTING CONTROL PANEL SHALL BE PROVIDED WITH A SPST RELAY Wired TO THE OUTPUT OF CREDIT #16 IN THE LIGHTING CONTROL PANEL. WIRE OUTPUT OF RELAY TO REMOTE OVERSIDE ENCLOSURE PANEL.
 - 3/4" CONDUIT BY E.C. FOR LOW VOLTAGE CABLE BETWEEN LIGHTING CONTROL PANEL AND THE REMOTE OVERSIDE ENCLOSURE PANEL.

SITE LIGHTING CONTROL DIAGRAM
NOT TO SCALE

ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"



- NOTES:
- EXISTING OVERHEAD UTILITY LINES TO REMAIN.
 - EXISTING ELECTRIC UTILITY POWER POLE TO REMAIN.
 - NEW UNDERGROUND PRIMARY SERVICE. FOR WORK, SEE POWER RISER DIAGRAM ON DRAWING E3.1.
 - NEW PAD MOUNTED TRANSFORMER. FOR WORK, SEE POWER RISER DIAGRAM ON DRAWING E3.1.
 - NEW UNDERGROUND ELECTRIC SERVICE. FOR WORK, SEE POWER RISER DIAGRAM ON DRAWING E3.1.
 - NEW UNDERGROUND TELEPHONE SERVICE. FOR WORK, SEE TELEPHONE RISER DIAGRAM ON DRAWING E3.2.
 - NEW UNDERGROUND CABLE TV SERVICE. FOR WORK, SEE TELEPHONE RISER DIAGRAM ON DRAWING E3.2.
 - EMERGENCY WATER TANK BY P.C.
 - BACK FLOW PREVENTER ENCLOSURE.
 - LEVEL CONTROLLER (E3-2) FOR EMERGENCY WATER TANK FURNISHED AND INSTALLED BY P.C. POWER CONNECTION BY E.C.
 - 2 #1/2" x 1/2" CONDUIT BY E.C. TO EMERGENCY WATER TANK LEVEL CONTROLLER ALARM PANEL IN ROOM 1222. CONNECTING TO LEVEL CONTROLLER IN BACK FLOW PREVENTER ENCLOSURE AND EMERGENCY WATER TANK LEVEL CONTROLLER ALARM PANEL IN ROOM 1222 SHALL BE BY P.C.
 - 2 #1/2" x 1/2" CONDUIT BY E.C. TO EMERGENCY WATER TANK LEVEL CONTROLLER ALARM PANEL IN ROOM 1222. CONNECTING TO LEVEL CONTROLLER IN BACK FLOW PREVENTER ENCLOSURE AND EMERGENCY WATER TANK LEVEL CONTROLLER ALARM PANEL IN ROOM 1222 SHALL BE BY P.C.
 - HEAT TRACE FOR BACK FLOW PREVENTER.
 - CONCRETE TRINCH BY C.C. FOR ROUTING SERVICE CABLES TO METERING SECTION.
 - METERING SECTION AND MAIN CIRCUIT BREAKER SECTION IN A WEATHERPROOF ENCLOSURE. FOR WORK, SEE POWER RISER DIAGRAM ON DRAWING E3.1.
 - CONDUIT BY E.C. FOR UNDERGROUND ELECTRIC SERVICE. FOR WORK, SEE POWER RISER DIAGRAM ON DRAWING E3.1.
 - COOLING TOWER HIGH HEADERS BY M.C. WERE BY E.C.
 - ANALOG SIGNAL AND DISCONNECT FOR CONNECTION TO HEAT TRACING BY E.C. FOR COOLING TOWER PIPING. SEE SPECIFICATIONS FOR HEAT TRACING AS REQUIRED. REFER TO DRAWING E3.1.
 - NEW 4'-0" x 4'-0" WALL BOX BY E.C. FOR PRIMARY SERVICE FOR ELECTRIC UTILITY. E.C. SHALL FURNISH AND INSTALL 4'-0" x 4'-0" CONCRETE PAD.
 - NEW STREET LIGHT WILL BE FURNISHED BY OWNER, INSTALLED AND WREED BY E.C.
 - NEW 3'-0" x 3'-0" ELECTRIC UTILITY PULL BOX BY E.C.
 - 1 1/2" CONDUIT BY E.C. FOR POWER WIRING TO STREET LIGHTS. WIRING WILL BE FURNISHED AND INSTALLED BY ELECTRIC UTILITY.
 - 4'-0" x 4'-0" CONCRETE PAD BY G.C. FOR WIRING TO STREET LIGHTS.
 - 1/2" CONDUIT BY E.C. FOR POWER WIRING TO STREET LIGHTS. WIRING WILL BE FURNISHED AND INSTALLED BY ELECTRIC UTILITY.
 - ROUTE HOMERUN TO PANEL LOCATED VIA LIGHTING CONTROL PANEL, 120" IN ROOM 1202.
- THIS DRAWING HAS BEEN SENT TO THE FOLLOWING UTILITY COMPANIES FOR THEIR REVIEW AND COMMENTS:
- | UTILITY | DATE SENT | DATE COMMENTS RECEIVED |
|----------------------------|-----------|------------------------|
| Southern California Edison | 4/11/02 | 4/15/02 |
| Verizon | 4/19/02 | |
| City of Goleta | 4/22/02 | |

Goleta Valley Cottage Hospital
Goleta, California

Hospital Designers, Inc.
Frederick S. Scott, Architect

Construction By
Hospital Building & Equipment Company

DEVELOPMENT PLAN SUBMITTAL FOR
Proposed Replacement Hospital

E1.1

Electrical Site Plan

Revisions

**GOLETA VALLEY
COTTAGE HOSPITAL**
HOLLISTER AVE, GOLETA CA

Preliminary Landscape Plan

Issue

6.24.08 DRB
7.8.08 DRB

Date	4.11.07	Job Number	07.018
Drawn By	DJ	Checked by	MD
Sheet		# of #	

PL-1



LANDSCAPE DESIGN INTENT

- In developing the landscape design concept for *Goleta Valley Cottage Hospital*, certain elements were identified as significant. These are reflected in the conceptual design, and include:
1. Providing a distinctive street tree planting of native Coast Live Oaks on Hollister Avenue and Jacaranda on Patterson Avenue.
 2. Providing passive recreational opportunities for visitors, patients, and staff with two generous lawn areas and walking paths.
 3. Creating a serene garden experience adjacent to the lobby for the comfort and enjoyment of patients, visitors, and staff.
 4. Planting groves of fruitless Olive trees to create a strong identity for the hospital by referencing the agricultural history of the Goleta Valley.
 5. Using plant materials to full effect for environmental modification: screening of utility areas and shading of parking.
 6. Selecting plants that are adapted to the Mediterranean climate and that will survive with minimal watering after they are established.
 7. Using plant material to attract birds and butterflies and create an enriching natural experience for visitors, patients, and staff.
 8. Selecting plant material that has low energy potential.
 9. Specifying non-invasive plant material that will not compromise the existing plant species around the adjacent creek.

CONCEPTUAL PLANT PALETTE

Botanic Name	Common Name
TREES - PALMS:	
<i>Brahea edulis</i>	Guadalupe Fan Palm
<i>Medemia monstrosa</i>	Chinese Flame Tree
<i>Lophostemon confertus</i>	Brisbane Box
<i>Olea europaea 'Swan Hill'</i>	Fruitless Olive
<i>Pinus canariensis</i>	Canary Island Pine
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Stenocarpus sinuatus</i>	Firewheel Tree
<i>Tabebuia impetiginosa</i>	Pink Trumpet Tree
SHRUBS:	
<i>Agave attenuata</i>	Lily of the Nile
<i>Arctostaphylos 'Woodwardii'</i>	Velvet Agave
<i>Arbutus unedo</i>	Madras Manzanita
<i>Cercis occidentalis</i>	Strawberry Tree
<i>Cleome spinosa</i>	Western Redbud
<i>Cleome spinosa</i>	Kaffe Lily
<i>Hemerocallis hybrids</i>	Daylily
<i>Hemerocallis hybrids</i>	Togone
<i>Lilium giganteum</i>	King of the Lily
<i>Phormium spp.</i>	New Zealand Flax
<i>Pithecolobium 'Sidera Variegata'</i>	Mock Orange
<i>Radiololobium</i>	India Hawthorn
<i>Ribes viburnifolium</i>	Catalina Pearlfume
<i>Remyria coccinea</i>	Marilla Pinoy
<i>Strelitzia reginae</i>	Bird of Paradise
PERENNIAL ACCENTS:	
<i>Begonia cordata</i>	Heartleaf Bergenia
<i>Houstonia sanguinea</i>	Coast Bell
<i>Ilia douglasiana</i>	Canyon Iris
<i>Penstemon hybrids</i>	Penstemon
<i>Salvia clevelandii</i>	Cleveland Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Stemodia</i>	Rocky Point
<i>Stemodia</i>	Blue Eyed Grass
ESPALEERS:	
<i>Fallopia californiana</i>	Pinapple Guava
<i>Pyraea hawaiiensis</i>	Evergreen Pear
VINES:	
<i>Bougainvillea sp.</i>	Bougainvillea
<i>Clematis arvensis</i>	Evergreen Clematis
<i>Dielsia 'Rover'</i>	Royal Trumpet Vine
<i>Dielsia bucculata</i>	Red Trumpet Vine
<i>Solenandra</i>	Cup of Gold Vine
GROUNDCOVERS:	
<i>Arctostaphylos 'Emerald Carpet'</i>	Prostrate Manzanita
<i>Arctostaphylos</i>	Sea Thrift
<i>Carissa 'Emerald Carpet'</i>	Prostrate Natal Plum
<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Polygonum polatum</i>	Ivy Geranium

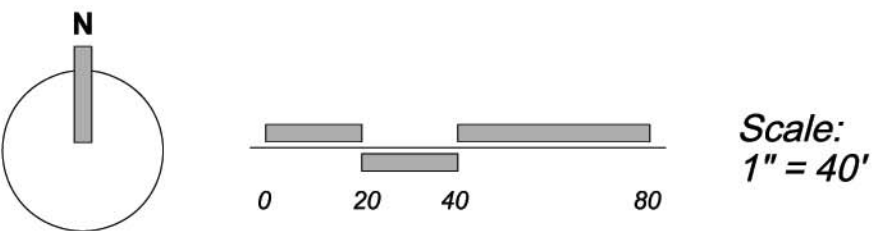
PRELIMINARY TREE COUNT

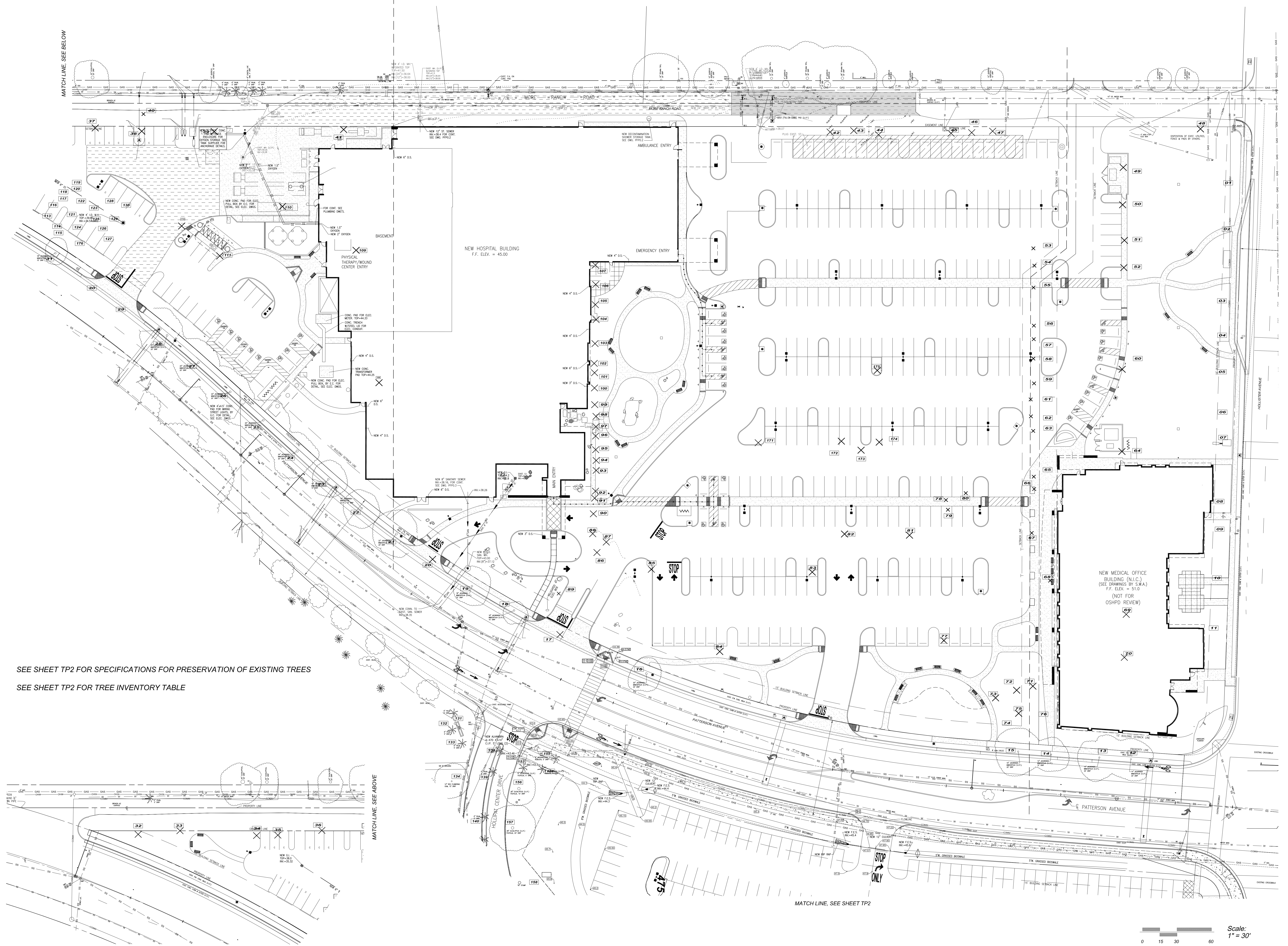
<i>Brahea edulis</i> / Guadalupe Fan Palm (9 Transplants)	9
<i>Bauhinia blakeana</i> / Hong Kong Orchid Tree	2
<i>Castanospermum australe</i> / Moreton Bay Chestnut	5
<i>Jacaranda mimosifolia</i> / <i>Jacaranda</i>	20
Existing Street Trees	
<i>Jacaranda mimosifolia</i> / <i>Jacaranda</i>	16
Proposed Street Trees	
<i>Koeleruteria bipinnata</i> / Chinese Flame Tree	20
<i>Lophostemon confertus</i> / Brisbane Box	17
<i>Olea 'Swan Hill'</i> / Fruitless Olive	119
<i>Pinus canariensis</i> / Canary Island Pine	20
<i>Quercus agrifolia</i> / Coast Live Oak	13
<i>Stenocarpus sinuatus</i> / Firewheel Tree	30
<i>Tabebuia impetiginosa</i> / Pink Trumpet Tree	10
<i>Tipuana tipu</i> / Tipu Tree	30
<i>Trachycarpus fortunei</i> / Windmill Palm	6
TOTAL PROPOSED TREES	255

LANDSCAPE STATISTICS

Main Hospital	79,583
Medical Office Building	41,916
Temporary Parking Lot	155,067

LOBBY GARDEN ENLARGEMENT





SEE SHEET TP2 FOR SPECIFICATIONS FOR PRESERVATION OF EXISTING TREES
SEE SHEET TP2 FOR TREE INVENTORY TABLE

Scale: 1" = 30'
0 15 30 60