Heritage Ridge
Goleta, CA
Michael Towbes, LLC

Formal Application Submittal 9/12/2014

Project Summary:
Site Area: 16.2 Acres
Public Park: 2.0 Acres
Net Site: 14.2 Acres
Total Homes: 360 Homes
132 Senior Homes
228 Workforce Homes
Density: 22.2 Homes/Acre
(25.3 Homes/Net Acre)

Owner:
Michael Towbes, LLC.
21 East Victoria Street, Suite 200
Santa Barbara, Ca 93101
(805) 962-2121
Contact: Craig Minus

Architect:
William Hezmalhalch Architects
2850 Redhill Ave, Suite 200
Santa Ana, Ca 92705
(949) 250-0607
Contact: Jeff Chelwick

Civil Engineer:
MAC Design Associates
1933 Cliff Drive, Suite 6
Santa Barbara, Ca 93109
(805) 957-4748
Contact: Dale Weber

Landscape Architect:
True Nature
5266 Hollister Ave, Suite 230
Goleta, Ca 93111
(805) 770-2100
Contact: Kimberly True

Drawing Index
T-1 Title Sheet
SP-1 Conceptual Site Plan
A-1 Building 1 Building Plans
A-2 Building 1 Floor Plans
A-3 Building 1 & 4 Floor Plans
A-4 Building 1 Building Elevations
A-5 Building 1 Building Elevations
A-6 Building 2 Building Elevations
A-7 Building 2 Building Plans
A-8 Building 2 Building Elevations
A-9 Building 2 Building Elevations
A-10 Senior Recreation Building: Floor Plan and Elevations
A-11 Building 3 Building Plans
A-12 Buildings 3, 4, & 5 Floor Plans
A-13 Building 3 Building Elevations
A-14 Buildings 4 & 5 Building Plans
A-15 Building 4 & 5 Building Elevations
A-16 Building 6 Building Plans
A-17 Buildings 6, 7, & 8 Floor Plans
A-18 Building 6 Building Elevations
A-19 Building 6 Building Elevations
A-20 Building 7 Building Plans
A-21 Building 7 Building Plans
A-22 Building 7 Building Elevations
A-23 Building 7 Building Elevations
A-24 Building 8 Building Plans
A-25 Building 8 Building Elevations
A-26 Building 8 Building Elevations
A-27 Workforce Recreation Building: Floor Plan and Elevations
A-28 Workforce and Senior Housing: Carport and Trash Enclosure
A-29 Color Boards
C-1 General Information
C-2 Vesting Tentative Parcel Map
C-3 Preliminary Grading and Drainage
C-4 Details and Cross Sections
CL-1 Preliminary Landscape Plan
CL-2 Preliminary Plant Palette
CL-3 Preliminary Park Landscape Plan
MATERIAL LEGEND

1. STUCCO OVER FOAM TRIM
2. VINYL WINDOW
3. STUCCO
4. STUCCO RAILS WITH METAL RAIL ACCENT
5. DECORATIVE MEDALLION
6. DECORATIVE TILE
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE

Camino Vista Elevation

Calle Koral Elevation

Building 1: Building Elevation
Senior Housing
MATERIAL LEGEND

1. STUCCO OVER FOAM TIFA
2. VINYL WINDOW
3. STUCCO
4. STUCCO RAIL WITH METAL RAIL ACCENT
5. DECORATIVE MEDALLION
6. DECORATIVE TILE
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE

Building 1: Building Elevations
Senior Housing

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC
Camino Vista Elevation

East Elevation

Building 2: Building Elevation
Senior Housing

MATERIAL LEGEND
1. STUCCO OVER FOAM TRIM
2. VINYL WINDOW
3. STUCCO
4. STUCCO RAIL WITH METAL RAIL ACCENT
5. DECORATIVE MEDALLION
6. DECORATIVE TILE
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
Building 2: Building Elevations
Senior Housing

MATERIAL LEGEND
1. STUCCO OVER FOAM TRIM
2. VINYL WINDOW
3. STUCCO
4. STUCCO RAIL WITH METAL RAIL ACCENT
5. DECORATIVE MEDALLION
6. DECORATIVE TILE
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
MATERIAL LEGEND
1. STUCCO OVER FOAM TRIM
2. VINYL WINDOW
3. STUCCO
4. STUCCO RAIL WITH METAL RAIL ACCENT
5. DECORATIVE MEDALLION
6. DECORATIVE TILE
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
9. OUTDOOR SHOWER

Recreation Building: Floor Plan & Elevations
Senior Housing
Heritage Ridge
Goleta, CA
Michael Towbes, LLC
MATERIAL LEGEND
1. HARDIE TRIM
2. VINYL WINDOW
3. STUCCO
4. WOOD RAILS
5. SMOOTH STUCCO OVER FOAM TRIM
6. HARDIE PLANK
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
9. SLIDING GLASS DOOR
10. FIBERGLASS ENTRY DOOR

Front and Rear Elevations

Side Elevations

Building 3: Building Elevations
2 Story Workforce Housing

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC
Buildings 4 & 5: Building Plans
2 Story Workforce Housing
Buildings 4 and 5: Building Elevations
2 Story Workforce Housing

MATERIAL LEGEND
1. HARDIE TRIM
2. VINYL WINDOW
3. STUCCO
4. WOOD RAIL
5. SMOOTH STUCCO OVER FOAM TRIM
6. HARDIE PLANK
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
9. SLIDING GLASS DOOR
10. FIBERGLASS ENTRY DOOR

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC
Buildings 6, 7, and 8: Floor Plans
3 Story Workforce Housing

Plan A
1 BDRM 1 BA
681 S.F.

Plan A1
1 BDRM 1 BA
681 S.F.

1st Floor Lobby Enlargement

Plan B
2 BDRM 1 BA
835 S.F.

Plan B1
2 BDRM 1 BA
798 S.F.

Plan C
2 BDRM 2 BA
847 S.F.

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC
Camino Vista Elevation

Building 6: Building Elevation
3 Story Workforce Housing

MATERIAL LEGEND
1. HARDIE TRIM
2. VINYL WINDOW
3. STUCCO
4. WOOD RAILS
5. SMOOTH STUCCO OVER FOAM TRIM
6. HARDIE PLANK
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
9. SLIDING GLASS DOOR
10. FIBERGLASS ENTRY DOOR

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC
Building 6: Building Elevations
3 Story Workforce Housing

MATERIAL LEGEND
1. HARDIE TRIM
2. VINYL WINDOW
3. STUCCO
4. WOOD RAILS
5. SMOOTH STUCCO OVER FOAM TRIM
6. HARDIE PLANK
7. METAL AWNING
8. DECORATIVE LIGHT FIXTURE
9. SLIDING GLASS DOOR
10. FIBERGLASS ENTRY DOOR