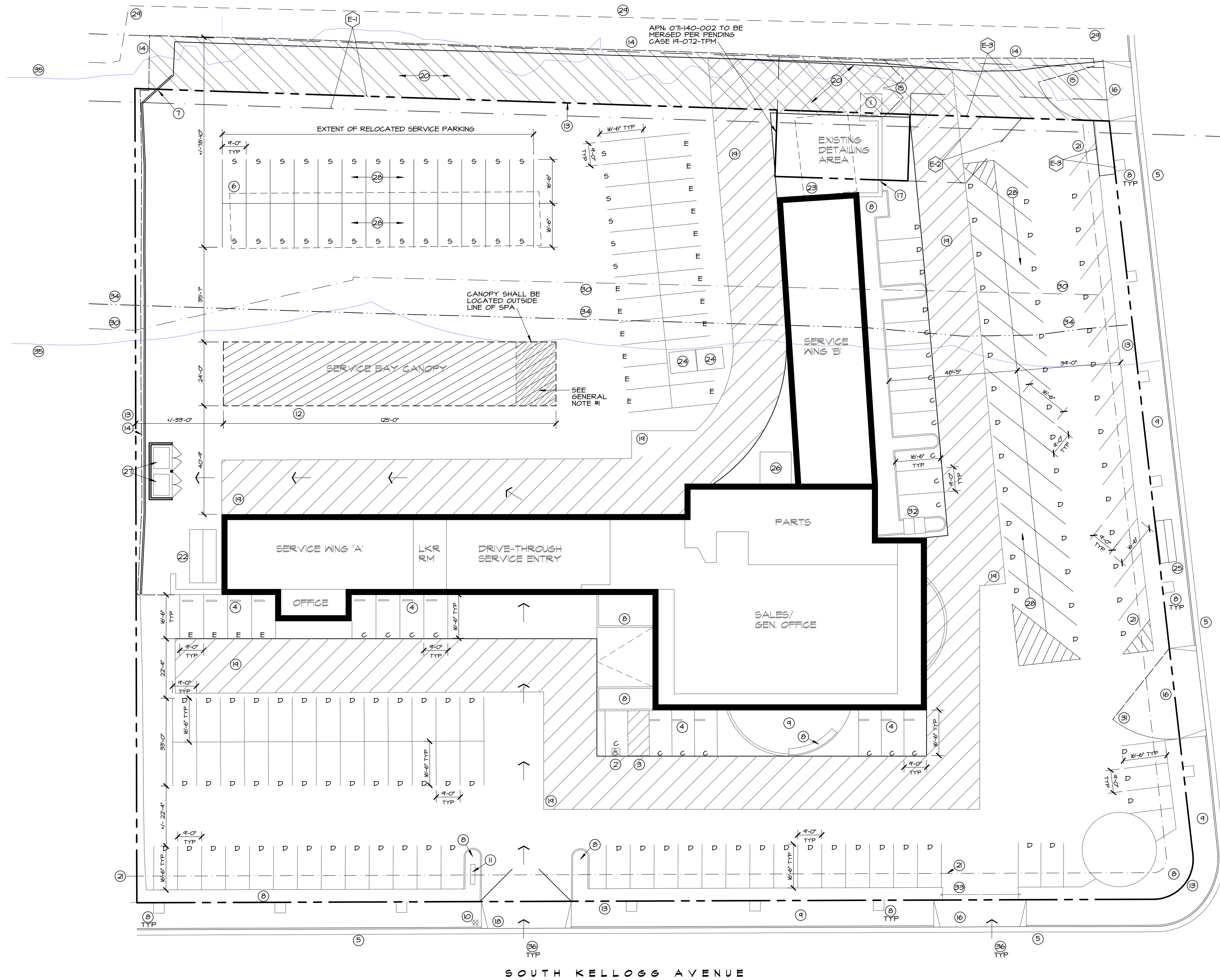


Attachment I
Toyota Project Plans



ENLARGED PROPOSED SITE PLAN

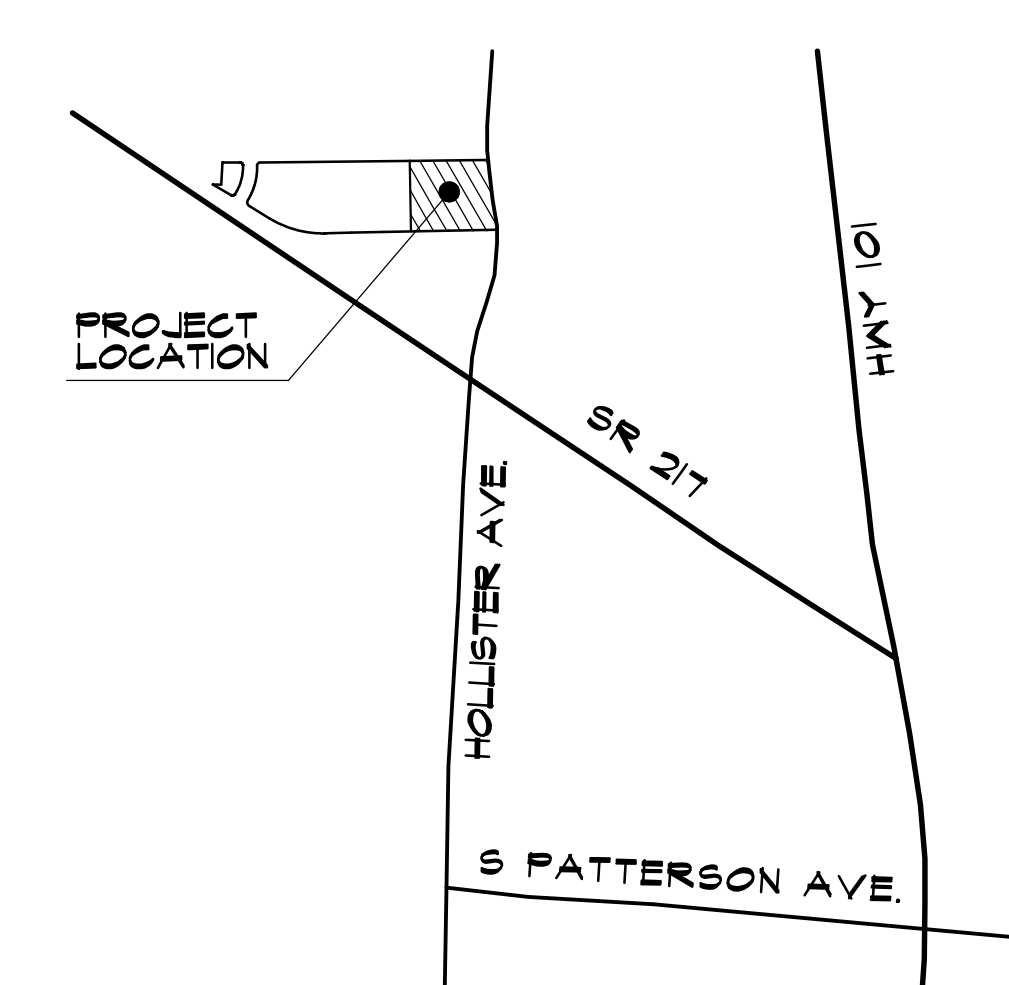
KEYNOTES

- 1 OUTLINE OF UNPERMITTED STORAGE SHED TO BE REMOVED
- 2 EXISTING HANDICAP PARKING STALL AND SIGNAGE
- 3 EXISTING HANDICAP PARKING ACCESS ANGLE
- 4 EXISTING CONCRETE WHEEL-STOP
- 5 EXISTING V-GUTTER AND DRAINAGE
- 6 OUTLINE OF UNPERMITTED SERVICE BAY CANOPY TO BE REMOVED
- 7 EXISTING STORM DRAIN INLET
- 8 EXISTING LANDSCAPE AREA
- 9 EXISTING CONCRETE WALK
- 10 APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT
- 11 EXISTING DEALERSHIP SIGNAGE
- 12 PROPOSED LOCATION OF NEW 120'x25' SERVICE BAY CANOPY - PENDING SEPARATE PERMITS
- 13 PROPERTY LINE
- 14 EXISTING CHAIN-LINK FENCING AND, ON WEST PROPERTY LINE, LANDSCAPING THAT SCREENS FROM OFF-SITE
- 15 EXISTING METAL SWING ARM GATE TO REMAIN. GATE TO REMAIN CLOSED
- 16 EXISTING DRIVE BREAK - DELIVERY ACCESS ONLY TO BE CLOSED DURING NON-DELIVERY HOURS
- 17 EXISTING SCREEN WALL
- 18 EXISTING DRIVE BREAK / MAIN VEHICULAR ENTRY
- 19 20' WIDE FIRE LANE
- 20 HATCHED AREA DENOTES EXISTING SITE / DEVELOPMENT TO CONTINUE TO BE INCLUDED IN DEVELOPMENT PLAN
- 21 10'-0" SETBACK LINE FOR PARKING ONLY (0'-0" FOR STRUCTURES)
- 22 EXISTING DETAILING CANOPY TO REMAIN
- 23 EXISTING UNPERMITTED DETAIL/STORAGE CANOPY TO BE REMOVED
- 24 EXISTING UNPERMITTED 8'x8' STORAGE SHED TO BE REMAIN PER SEPARATE PERMIT. SEE SHEET SPR-21 FOR ENLARGED ELEVATIONS

- 25 EXISTING CITY BUS STOP
- 26 EXISTING STORAGE CANOPY TO REMAIN - PENDING SEPARATE PERMIT
- 27 PROPOSED LOCATION OF NEW 8'x20' COVERED TRASH ENCLOSURE. SEE ELEVATIONS ON SHEET 2.0
- 28 APPROXIMATE EDGE OF RIPARIAN VEGETATION
- 29 APPROXIMATE 100' S.P.A. FROM EDGE OF RIPARIAN VEGETATION
- 30 NEW METAL SWING ARM GATE TO MATCH EXISTING GATE AT N4 DRIVE BREAK. GATE TO REMAIN CLOSED
- 31 EXISTING UNPERMITTED 8'x8' STORAGE SHED TO BE REMAIN PER SEPARATE PERMIT. SEE SHEET SPR-21 FOR ENLARGED ELEVATIONS
- 32 EXISTING POLE MOUNTED CHAIN-LINK BARRIER AT PROPERTY LINE TO REMAIN
- 33 100' OFFSET FROM BACK OF REAR (WEST) CURB
- 34 LINE OF STREAMSIDE PROTECTION AREA (SPA)
- 35 ARROW DENOTES PATH OF TRAVEL FOR TRASH VENDOR/TRUCK TO ENCLOSURE

LEGEND

- E-1 EASEMENT PER TENTATIVE PARCEL MAP-14-012-TPM
- E-2 EASEMENT PER TENTATIVE PARCEL MAP-14-012-TPM
- E-3 EASEMENT PER TENTATIVE PARCEL MAP-14-012-TPM
- NEW 120'x25' DETAIL AND SERVICE BAY
- EXISTING DETAIL AND SERVICE BAYS TO BE DEMOLISHED / REMOVED
- STRUCTURE SQUARE FOOTAGE
 - EXISTING (TO BE DEMOLISHED) 2,400 SF
 - PROPOSED 3,000 SF
- PARCEL
 - EXISTING DEVELOPMENT TO BE INCORPORATED



VICINITY MAP

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION AND RELOCATION OF AN EXISTING UNPERMITTED SERVICE CANOPY STRUCTURE IN ORDER TO MEET THE CITY OF GOLETA'S 100-FOOT STREAMSIDE PROTECTION AREA (SPA) BUFFER REQUIREMENTS. ADJACENT PARKING SPACES ARE ALSO TO BE RELOCATED/RESTRICTED IN LOCATION OF ORIGINAL SERVICE CANOPY TO BE RELOCATED.

GENERAL NOTES

- MISCELLANEOUS AND LOW HAZARD MATERIALS / ITEMS CURRENTLY BEING STORED IN VARIOUS OUTDOOR AREAS ARE TO BE RELOCATED TO A SCREENED AND COVERED LOCATION WITHIN THE NEW PROPOSED SERVICE CANOPY.
- COLLECTION OF REFUSE AND RECYCLABLES FOR THIS DEALERSHIP IS CONTRACTED WITH MARBORS.

STATISTICS MATRIX

ZONINGS	C-2
CONSTRUCTION TYPE	V-2B
FIRE SPRINKLERS	NO
MAX ALLOWABLE BUILDING HEIGHT	C-2 = 35'-0"
MAIN BUILDING	EXISTING MAX 14'-6" / NO CHANGE
PROPOSED SERVICE BAY	14'-0"
LOT AREA	125,711 SF
GROSS	13,413 SF
NET	

SITE / BUILDING AREA SUMMARY

(O = OCCUPYABLE SPACE, NO = NON-OCCUPYABLE SPACE)

EXISTING		
SALES/GENERAL OFFICE (O)	5,423 SF	
SERVICE WING 'A' (O)	2,180 SF	
SERVICE WING 'B' (O)	3,230 SF	
DRIVE-THROUGH SERVICE ENTRY (O)	1,094 SF	
LOCKERS (O)	452 SF	
PARTS / PARTS WAREHOUSE (O)	1,464 SF	
TOTAL EXISTING	15,203 SF	

PROPOSED		
CANOPES / STORAGE		
SERVICE BAY CANOPY (NO)	3,000 SF	
DETAIL CANOPY (NO)	200 SF	
OUTDOOR PARTS CANOPY (NO)	150 SF	
STORAGE SHEDS (NO)	176 SF	
TRASH ENCLOSURE (NO)	160 SF	
TOTAL PROPOSED AREA	3,674 SF	

OCCUPYABLE/NON-OCCUPYABLE SPACE TOTALS		
OCCUPYABLE SPACE	15,203 SF	
NON-OCCUPYABLE SPACE	3,674 SF	

COVERAGE STATISTICS

EXISTING		
BUILDING (15,203 / 14,304)	13.24%	
LANDSCAPE (5,540 / 14,304)	4.92%	
POROUS PAVING	0%	
HARDSCAPE (43,415 / 14,304)	81.80%	
TOTAL	100%	

PROPOSED		
BUILDING (15,203 / 14,304)	13.24%	
LANDSCAPE (5,540 / 14,304)	4.96%	
POROUS PAVING	0%	
HARDSCAPE (84,718 / 14,304)	76.54%	
OUTDOOR CANOPES & STORAGE (PENDING NEW PERMITS)		
6'x8' SHED 'A' (#12)	48 SF	
8'x8' SHED 'B' (#14)	(x2) 128 SF	
120'x25' SRVC BAY CANOPY (#12)	3,000 SF	
STORAGE CANOPY (#12)	200 SF	
DETAIL CANOPY (#22)	160 SF	
8'x20' TRASH ENCLOSURE (#21)	160 SF	
TOTAL	3,674 / 14,304	3.2%

PARKING SUMMARY

C = CUSTOMER PARKING, E = EMPLOYEE PARKING, D = DISPLAY, S = SERVICE

CURRENT ZONING - 1 SPACE / 1,000 SF OF GROSS FLOOR AREA

15,203 SF / 1,000 = 16 SPACES REQUIRED

NZO REQUIRED (14,304 SF/3,000 SF) 30 SPACES

(20 SERVICE BAYS X2) + 40 SPACES (TOTAL REQUIRED BY NZO) 70 SPACES

PROPOSED		
EMPLOYEE	20 SPACES	
CUSTOMER	14 SPACES	
SERVICE	32 SPACES	
DISPLAY	104 SPACES	
TOTAL	175 SPACES	

PARKING AREAS / SPACES	
STANDARD	133
ANGLED	41
ACCESSIBLE	1
TOTAL	175 SPACES

SETBACKS PER NZO	
FRONT	0'-0" (10'-0" PARKING)
REAR	10'-0"
SIDE	0'-0"



PAUL DHANENS • ARCHITECT

ARCHITECT

LICENSED ARCHITECT
PAUL DHANENS
NO. C-23843
RENEWAL
STATE OF CALIFORNIA

3100 CALIFORNIA AVE, SUITE 107
BENEFICIAL, CALIFORNIA 93308
TELEPHONE: (881) 326-8836
FACSIMILE: (881) 326-9237

CONSULTANT

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PROJECT

PROJECT

TENANT IMPROVEMENT FOR:

TOYOTA OF SANTA BARBARA

5811 HOLLISTER AVE
GOLETA, CALIFORNIA

DATE	ISSUED FOR
5-28-14	CITY PLANNING REVIEW
6-24-14	CITY PLANNING REVIEW
7-14-14	CITY PLANNING REVIEW
10-2-14	CITY PLANNING REVIEW
10-20	OWNER REVIEW
1-22-20	CITY PLANNING REVIEW
3-8-20	SPA BOUNDARY
5-8-20	SPA BOUNDARY
4-6-20	CITY PLANNING REVIEW

NO.	REVISIONS

ENLARGED PROPOSED SITE PLAN

FILE NAME: 20321SPR1.066

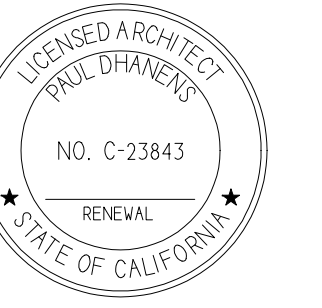
SHEET

SPR-1.0



PAUL DHANENS • ARCHITECT

ARCHITECT



300 CALIFORNIA AVE, SUITE 107
 SAN DIEGO, CALIFORNIA 92108
 TELEPHONE: (619) 526-8336
 FACSIMILE: (619) 526-8337

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PROJECT

TENANT IMPROVEMENT FOR:

TOYOTA OF SANTA BARBARA

5811 HOLLISTER AVE
 GOLETA, CALIFORNIA

DATE	ISSUED FOR
5-29-18	CITY PLANNING REVIEW
6-28-18	CITY PLANNING REVIEW
7-18-18	CITY PLANNING REVIEW
10-2-18	CITY PLANNING REVIEW
1-22-20	CITY PLANNING REVIEW
4-8-20	CITY PLANNING REVIEW

NO. REVISIONS

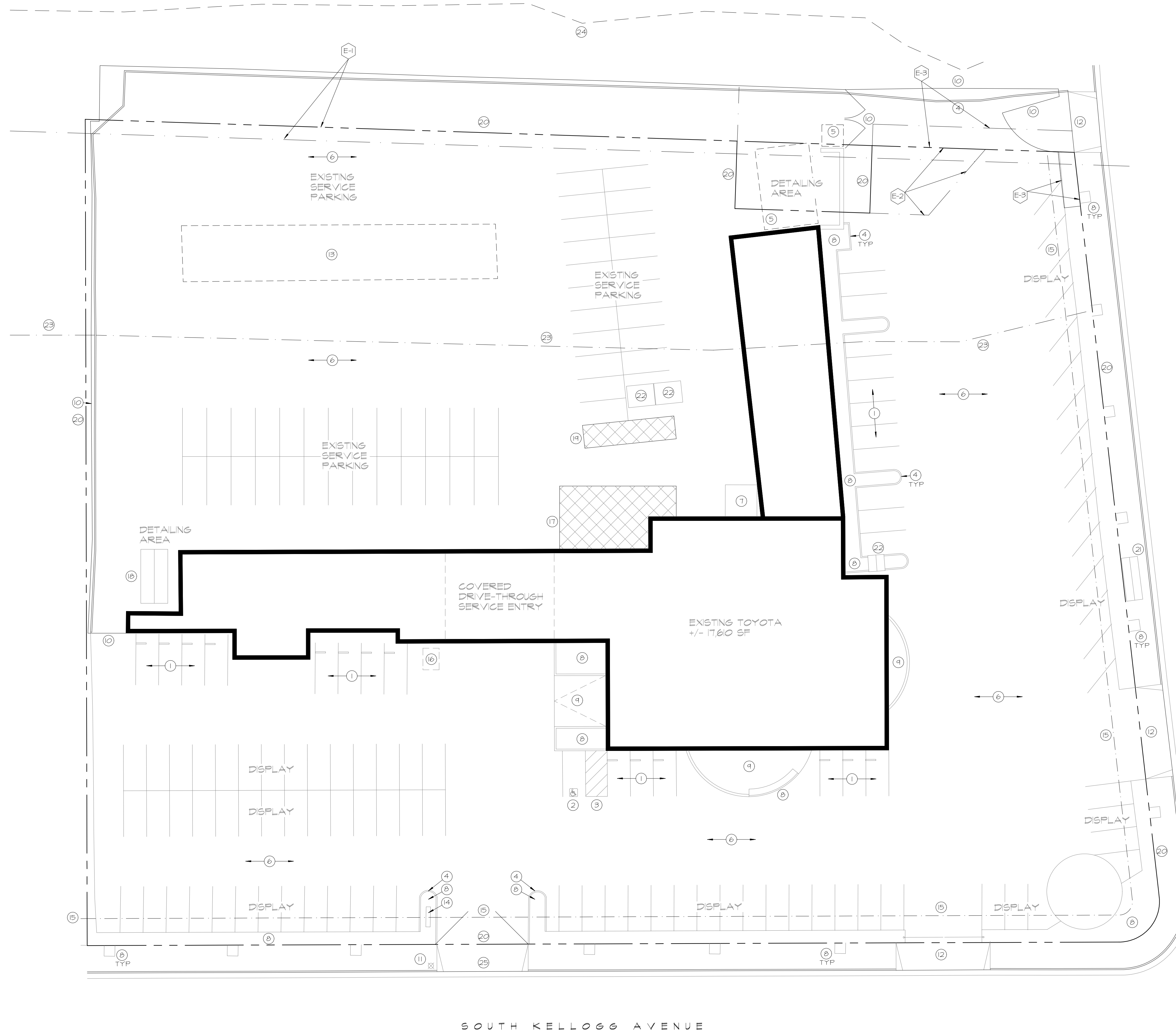
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ENLARGED EXISTING SITE PLAN

FILE NAME: 2032TSPR.1

SHEET

SPR-1.1



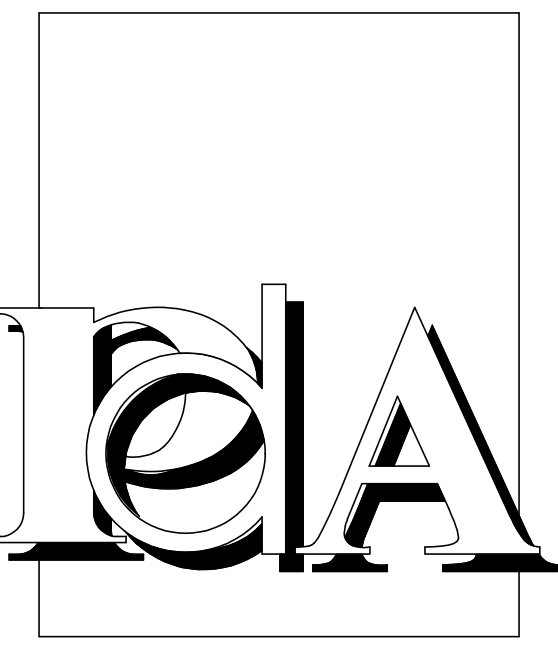
ENLARGED EXISTING SITE PLAN

KEYNOTES

- 1 EXISTING 8'X20' CUSTOMER PARKING STALL AND WHEEL-STOP, PER CITY STANDARDS
- 2 EXISTING HANDICAP PARKING STALL AND SIGNAGE
- 3 EXISTING HANDICAP PARKING ACCESS AISLE
- 4 EXISTING CONCRETE CURB
- 5 EXISTING TEMPORARY STORAGE / COVERING TO BE REMOVED
- 6 EXISTING A.C. PAVING
- 7 EXISTING STORAGE CANOPY TO REMAIN
- 8 EXISTING LANDSCAPE AREA
- 9 EXISTING CONCRETE WALK
- 10 EXISTING 4' CHAIN LINK FENCE/GATE
- 11 EXISTING FIRE HYDRANT
- 12 EXISTING DRIVE BREAK - DELIVERY ACCESS ONLY TO BE CLOSED DURING NON-DELIVERY HOURS
- 13 OUTLINE OF EXISTING NON-COMPLIANT SERVICE BAY CANOPY TO BE REMOVED
- 14 EXISTING DEALERSHIP SIGNAGE
- 15 10'-0" FRONT YARD SETBACK LINE
- 16 EXISTING DUMPSTER - TO BE REMOVED/RELOCATED
- 17 EXISTING OUTDOOR TIRE STORAGE AREA TO BE RELOCATED INTO EXISTING MAIN BUILDING
- 18 EXISTING DETAILING CANOPY TO REMAIN
- 19 EXISTING OUTDOOR PARTS STORAGE AREA TO BE RELOCATED INTO EXISTING MAIN BUILDING
- 20 PROPERTY LINE
- 21 EXISTING CITY BUS STOP
- 22 EXISTING STORAGE SHEDS TO REMAIN
- 23 APPROXIMATE LOCATION OF EXISTING 100' S.P.A. SETBACK
- 24 APPROXIMATE LOCATION OF TOP OF CREEK BANK
- 25 EXISTING MAIN VEHICULAR ENTRY
- 26 EASEMENT PER TENTATIVE PARCEL MAP-18-012-TPM

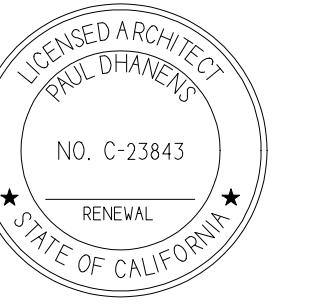
COVERAGE STATISTICS

EXISTING BUILDING (5,203 / 14,304)	36.30%
LANDSCAPE (5,540 / 14,304)	38.74%
POROUS PAVING	0%
HARDSCAPE (43,445 / 14,304)	302.36%
TOTAL	100%



PAUL DHANENS • ARCHITECT

ARCHITECT



300 CALIFORNIA AVE, SUITE 107
SAN DIEGO, CALIFORNIA 92108
TELEPHONE: (619) 524-8336
FACSIMILE: (619) 524-8337

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PROJECT

TENANT
IMPROVEMENT FOR:

**TOYOTA OF
SANTA BARBARA**

5811 HOLLISTER AVE
GOLETA, CALIFORNIA

DATE	ISSUED FOR
1-22-20	CITY PLANNING REVIEW
4-8-20	CITY PLANNING REVIEW

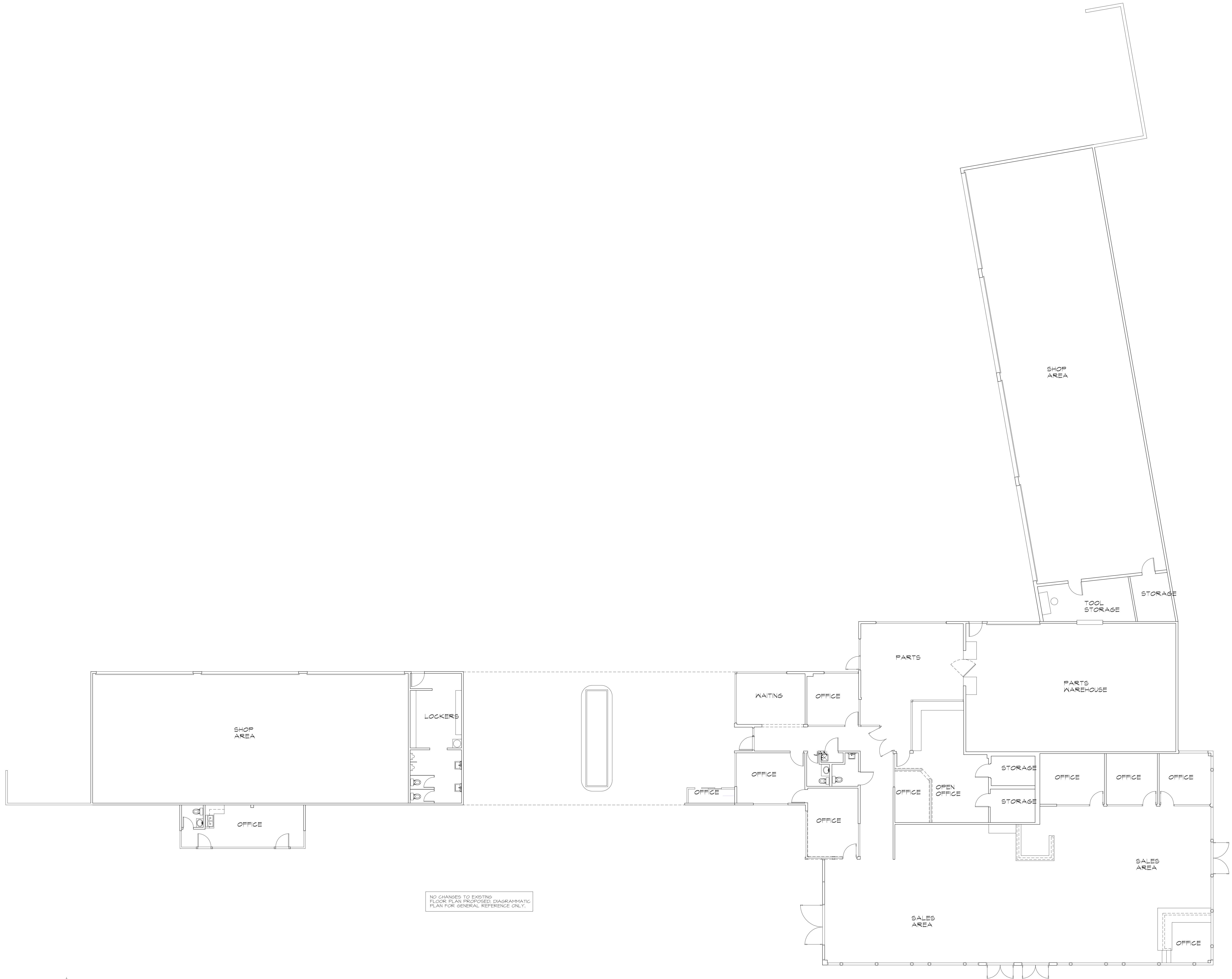
NO. REVISIONS

EXISTING
FLOOR PLAN

FILE NAME: 2032TSPR2.0

SHEET

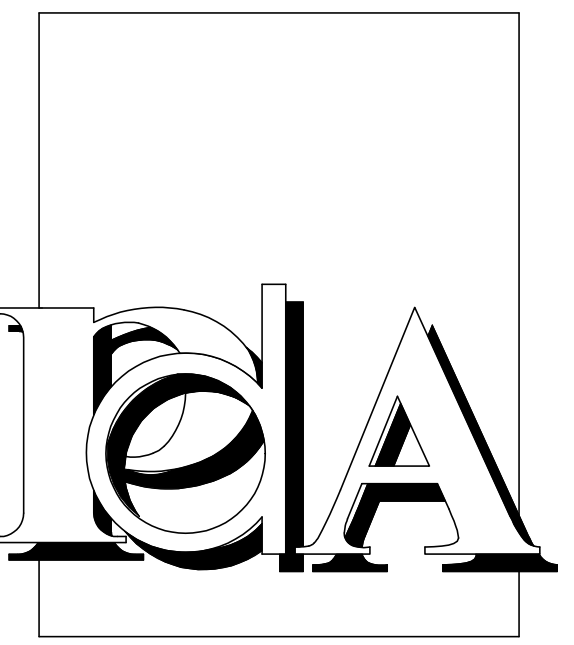
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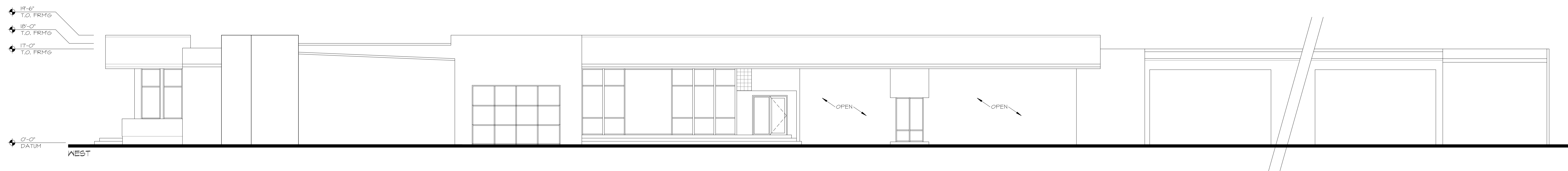
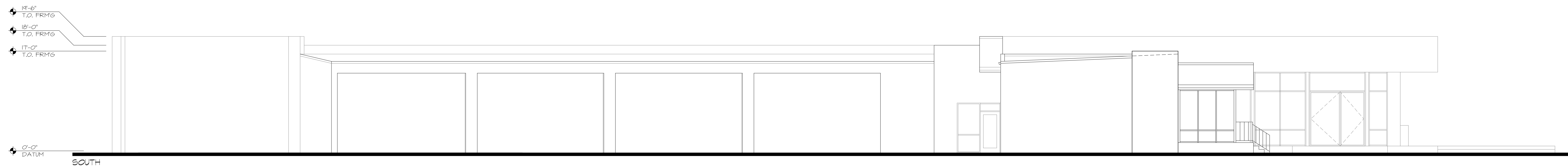
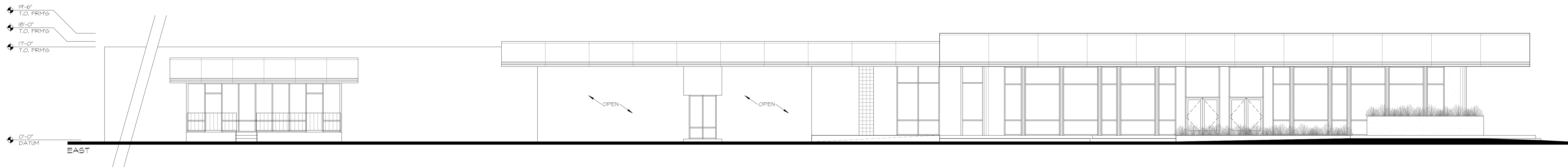
NO CHANGES TO EXISTING
FLOOR PLAN PROPOSED. DIAGRAMMATIC
PLAN FOR GENERAL REFERENCE ONLY.

EXISTING FLOOR PLAN

1/8"



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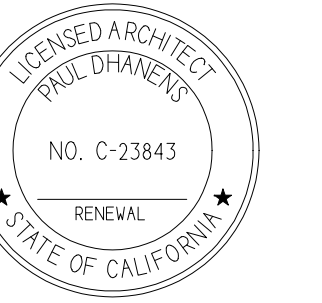


⊕ N EXISTING ELEVATIONS

NO CHANGES TO EXISTING EXTERIOR PROPOSED DIAGRAMMATIC ELEVATIONS FOR GENERAL REFERENCE ONLY.

1/8"

ARCHITECT



300 CALIFORNIA AVE, SUITE 107
SANTA BARBARA, CALIFORNIA 93101
TELEPHONE: (805) 326-8336
FACSIMILE: (805) 326-8337

CONSULTANT

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PROJECT

TENANT IMPROVEMENT FOR:

TOYOTA OF SANTA BARBARA

5811 HOLLISTER AVE
GOLETA, CALIFORNIA

DATE	ISSUED FOR
1-22-20	CITY PLANNING REVIEW
4-8-20	CITY PLANNING REVIEW

NO. REVISIONS

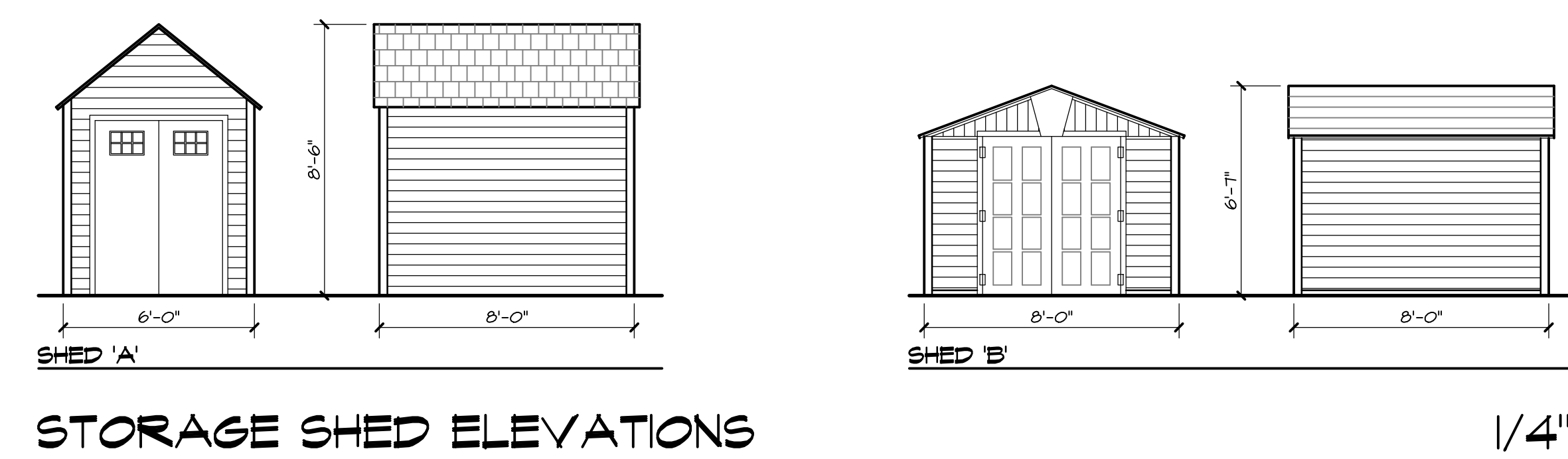
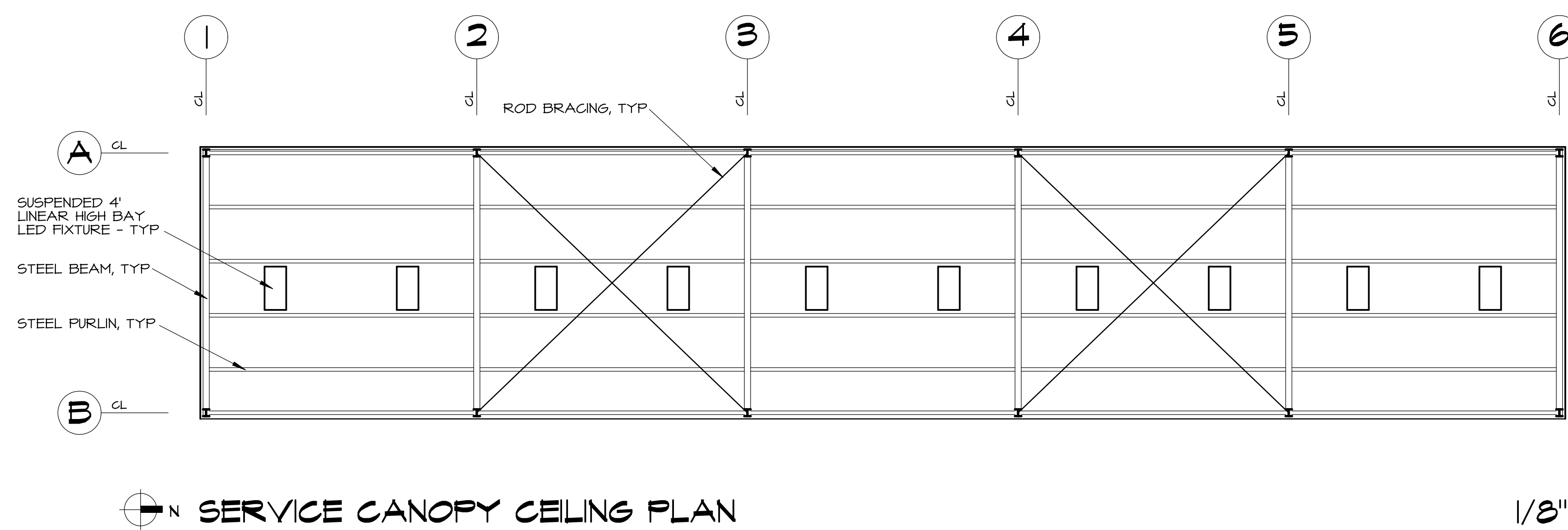
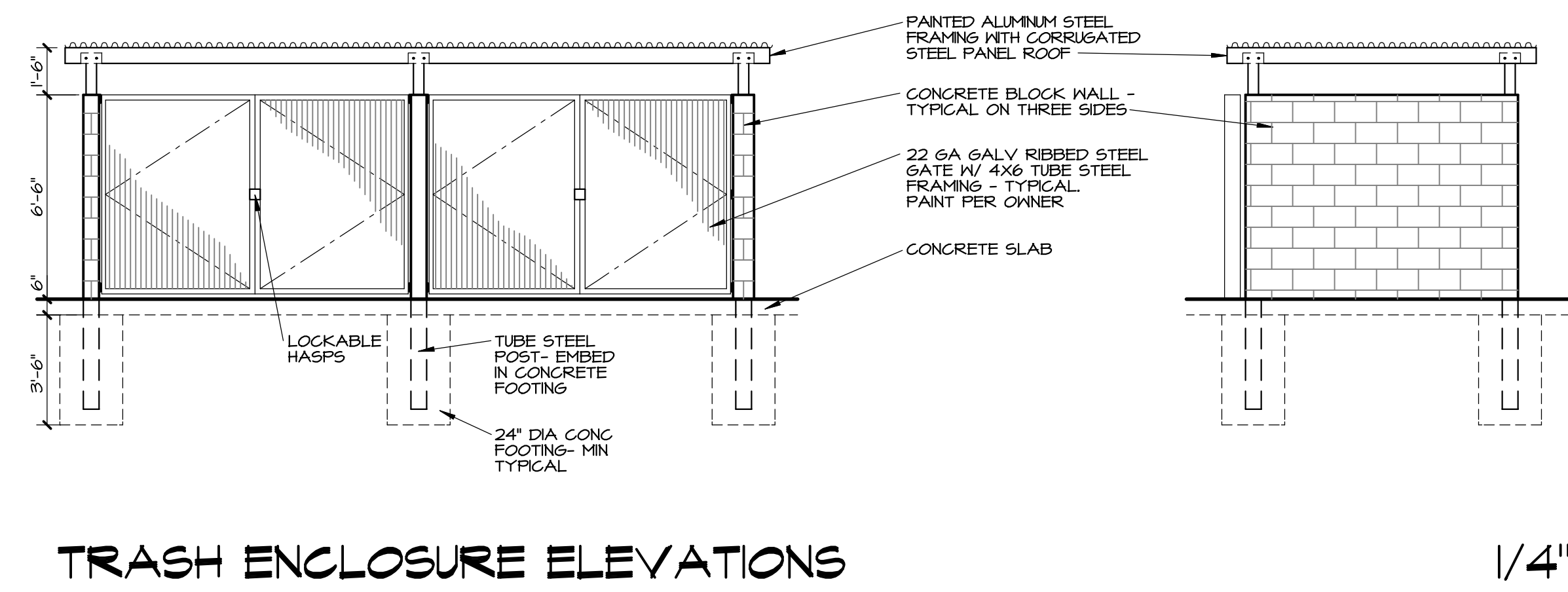
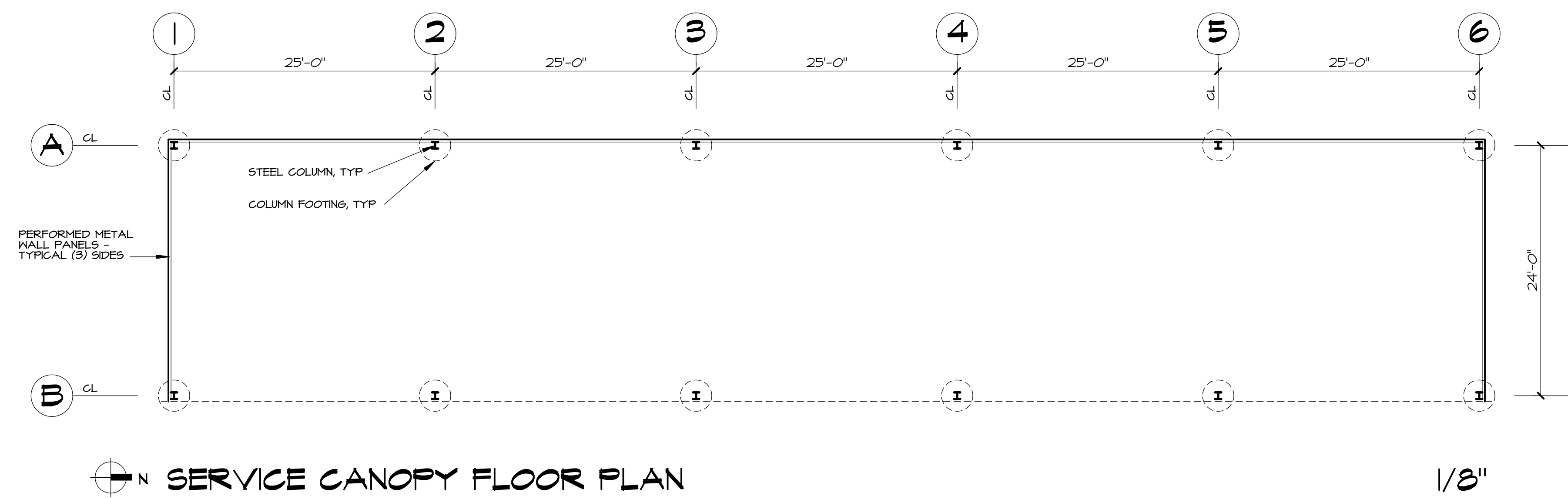
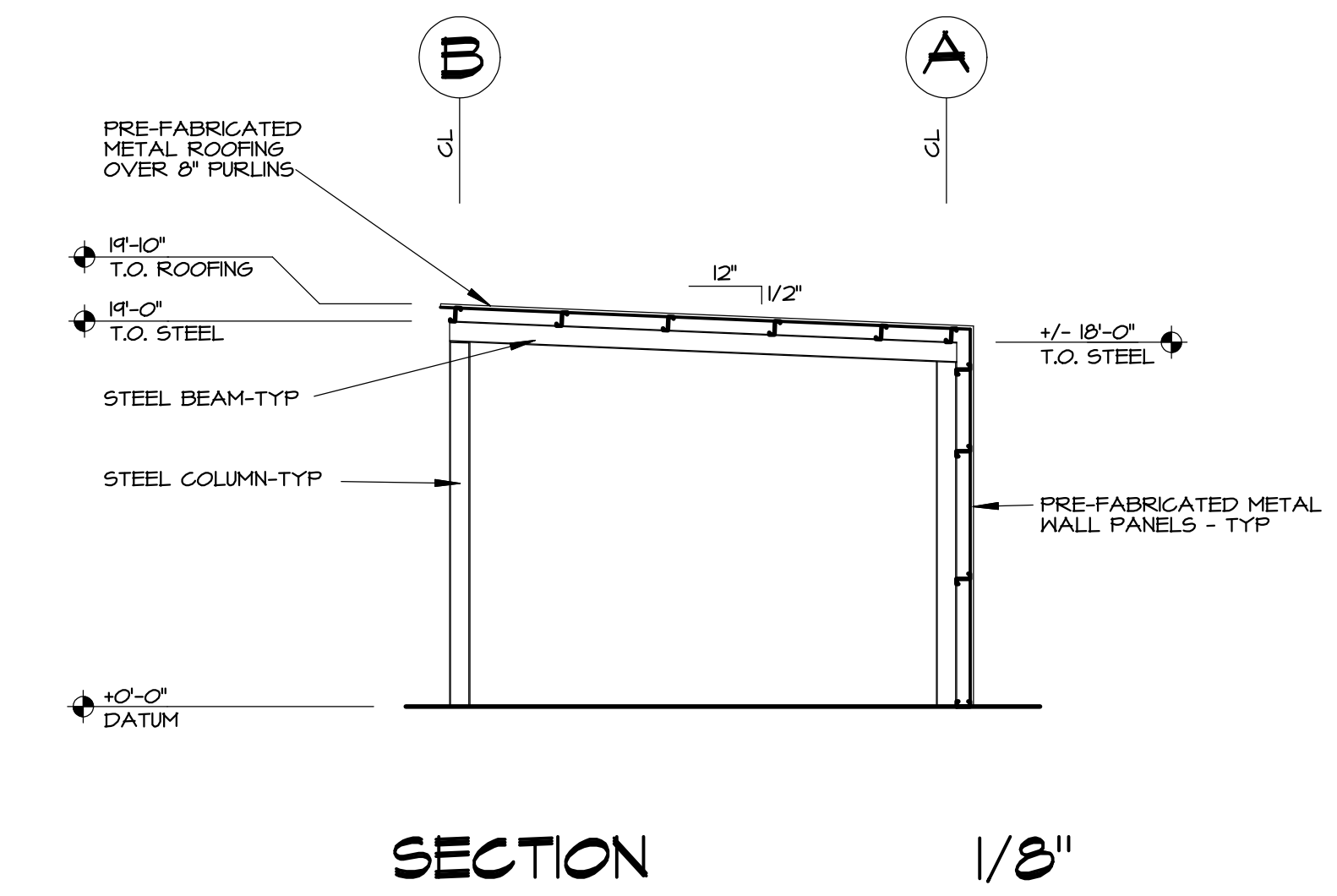
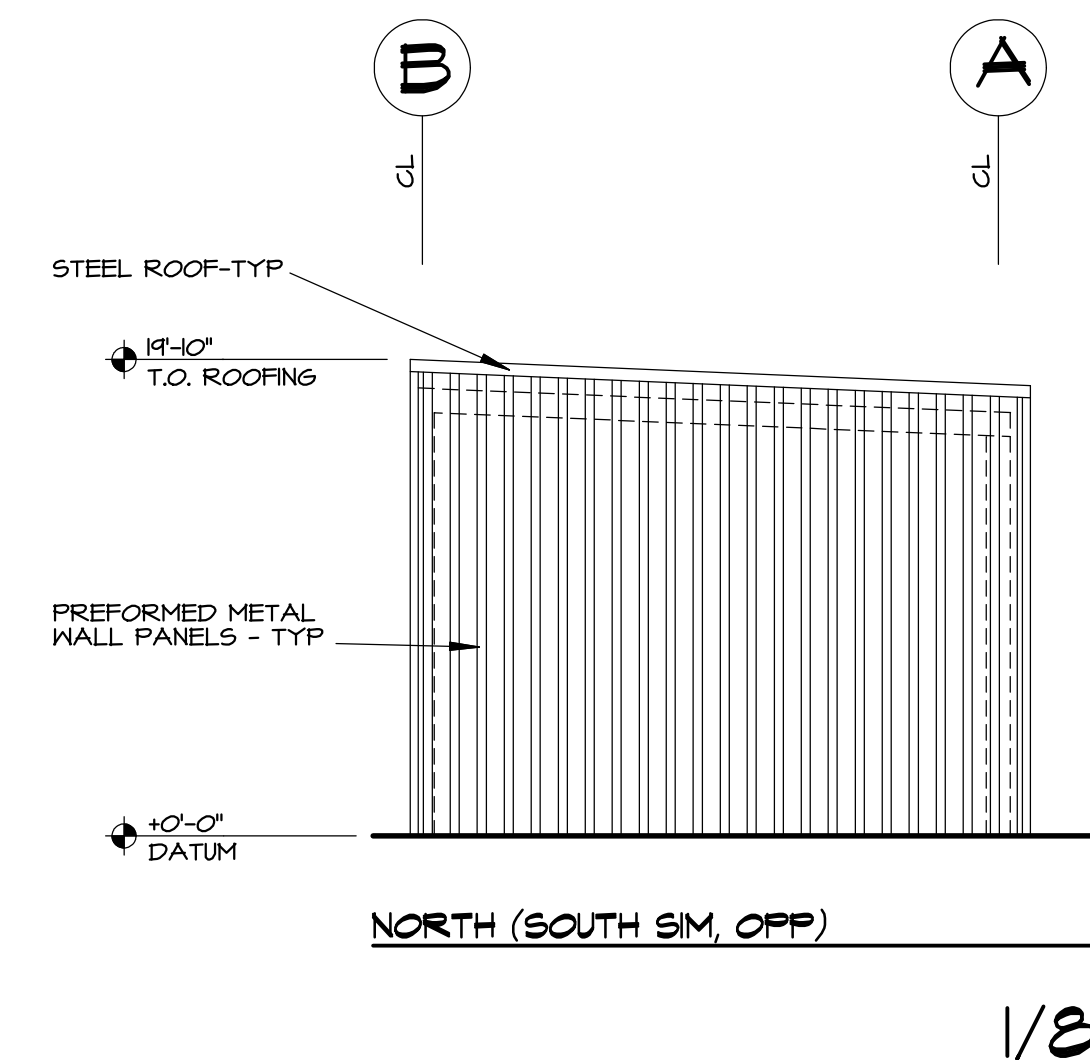
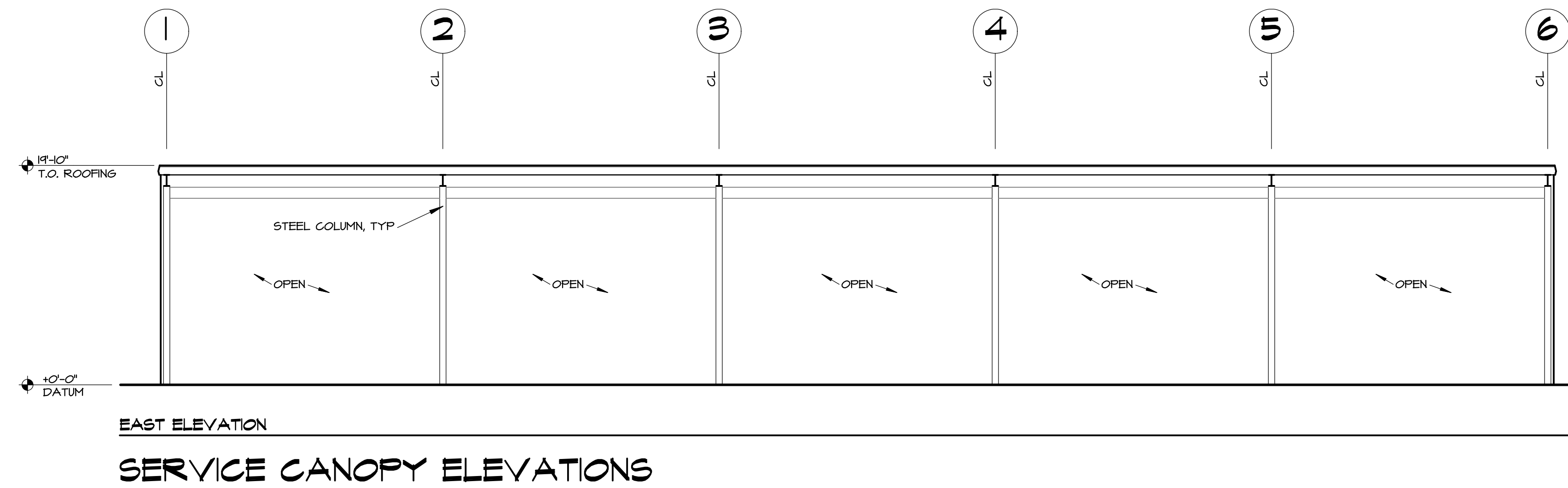


EXISTING EXTERIOR ELEVATIONS

FILE NAME: 2032TSPR3.0

SHEET

SPR-3.0



ARCHITECT

PAUL DHANENS
NO. C-22843
RENEWAL

3100 CALIFORNIA AVE, SUITE 107
BIRMINGHAM, CALIFORNIA 92508
TELEPHONE: (951) 326-8836
FACSIMILE: (951) 326-9237

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PROJECT

TENANT IMPROVEMENT FOR:

TOYOTA OF SANTA BARBARA

5811 HOLLISTER AVE
GOLETA, CALIFORNIA

DATE	ISSUED FOR
5-28-11	CITY PLANNING REVIEW
6-2-11	CITY PLANNING REVIEW
10-2-11	CITY PLANNING REVIEW
1-10-12	OWNER REVIEW
1-22-12	CITY PLANNING REVIEW
6-2-12	CITY PLANNING REVIEW
4-6-14	CITY PLANNING REVIEW

NO.	REVISIONS

STORAGE AND CANOPY

FILE NAME: 2032TSPR3.1

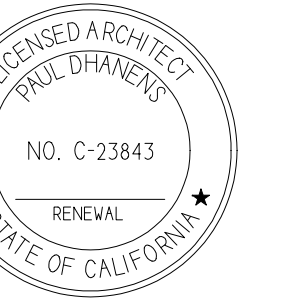
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ARCHITECT



300 CALIFORNIA AVE, SUITE 107
SANTA BARBARA, CALIFORNIA 93101
TELEPHONE: (805) 326-8336
FACSIMILE: (805) 326-8337

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PROJECT

TENANT IMPROVEMENT FOR:

TOYOTA OF SANTA BARBARA

5811 HOLLISTER AVE
GOLETA, CALIFORNIA

DATE ISSUED FOR

5-29-18	CITY PLANNING REVIEW
6-2-18	CITY PLANNING REVIEW
7-1-18	CITY PLANNING REVIEW
10-2-18	CITY PLANNING REVIEW
1-22-20	CITY PLANNING REVIEW
4-8-20	CITY PLANNING REVIEW

NO. REVISIONS

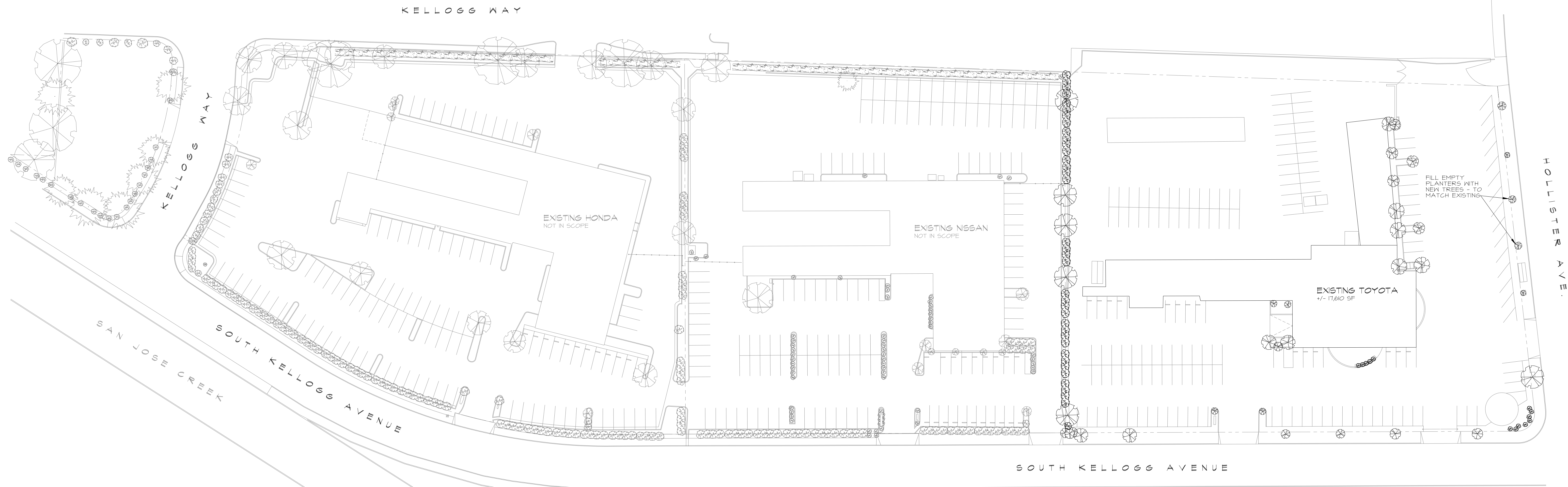
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EXISTING LANDSCAPE PLAN

FILE NAME: 2032TSPR4.0

SHEET

SPR-4.0



EXISTING LANDSCAPE PLAN

LEGEND

- EXISTING DECIDUOUS TREE (APPROXIMATE LOCATION AND CANOPY SIZE AS SHOWN)
- EXISTING EARTH
- EXISTING LOW-LYING SHRUBBERY

COVERAGE STATISTICS

EXISTING BUILDING (15,203 / 14,304)	13.30%
LANDSCAPE (5,540 / 14,304)	4.40%
POROUS PAVING	0%
HARDSCAPE (13,445 / 14,304)	88.60%
TOTAL	100%

40'

GRADING NOTES

- ALL GRADING SHALL CONFORM WITH CITY OF GOLETA GRADING ORDINANCE NO. 4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT, FOR PROPOSED CANOPY REPLACEMENT 5611 HOLLISTER AVENUE, GOLETA, CALIFORNIA, PREPARED BY PACIFIC MATERIALS LABORATORY, DATED JUNE 24, 2019 (FILE NO. 19-2205-2) AND ALL SUPPLEMENTS, PREPARED FOR TOYOTA OF SANTA BARBARA.
- CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS:
 - INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK AND BEFORE ANY GRADING OR BRUSHING IS STARTED.
 - TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
 - EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
 - FILL INSPECTION: AFTER THE FILL EMBLEMMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10 FEET.
 - DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE AND BEFORE ANY CONCRETE IS POURED.
 - ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED.
 - FINAL INSPECTION: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS-GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.

THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK.

- CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
- BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON CITY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
- THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
- NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
- A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHMARKED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
- FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557-LATEST VERSION. (7016.1) SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS.
- FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, ASTM D1556-LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, ASTM D 2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
- SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
 - ONE TEST FOR EACH TWO FOOT VERTICAL LEFT.
 - ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
 - ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
- NO ROCK OR SIMILAR MATERIAL GREATER THAN 6 INCHES IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
- CUT SLOPES SHALL NOT EXCEED A GRADE OF 1-1/2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES.
- SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
- ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED DURING GRADING OPERATION.

SURVEY NOTES

- HORIZONTAL BASIS OF COORDINATES IS NAD 83 (1991.35) PER COPR AND ASCN5 PER MICHAEL MCGEE SAN JOSE CREEK CONTROL NETWORK.
- VERTICAL DATUM IS NAVD 88 PER STA 2002 PER RECORD OF SURVEY BOOK 170, PAGES 47-49. ELEVATION = +2.93 FEET.
- = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED
- = FOUND MONUMENT AS NOTED
- (R) = PRELIMINARY TITLE REPORT ORDER No. 4202-5585685 DATED APRIL 22, 2019.
- (R1) = OFFICIAL RECORD 2016-0004632 AS FILED IN THE COUNTY OF SANTA BARBARA

SOIL ENGINEER'S STATEMENT

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE ENTITLED RECOMMENDATIONS OF THE "PRELIMINARY GEOTECHNICAL INVESTIGATION" REPORT, FOR PROPOSED CANOPY REPLACEMENT 5611 HOLLISTER AVENUE, GOLETA, CALIFORNIA, PREPARED BY PACIFIC MATERIALS LABORATORY, DATED JUNE 24, 2019 (FILE NO. 19-2205-2) AND ALL SUPPLEMENTS. I UNDERSTAND THAT THE CHECK OF GEOTECHNICAL REPORT, PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF GOLETA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY GEOTECHNICAL DESIGN.

SIGNATURE _____
 REGISTRATION OR LICENSE NO. _____ DATE _____

UTILITIES

- SANITARY SEWER:** GOLETA WEST SANITARY DISTRICT (805)968-2617 MARK NATION
- WATER:** GOLETA WATER DISTRICT (805)964-6761 DAVE IVERSON
- GAS DISTRIBUTION:** SOUTHERN CALIFORNIA GAS COMPANY (805)681-7957 FRED PETTIT
- ELECTRICAL DISTRIBUTION:** SOUTHERN CALIFORNIA EDISON CO. (800) 655-4555 DENISE PAPERELLO
- TELEPHONE:** VERIZON COMMUNICATIONS (805)963-1134 JACK COY
- CABLE TV:** COX CABLE, SANTA BARBARA (805)683-7751 CHARLIE CAMPBELL

ABBREVIATIONS

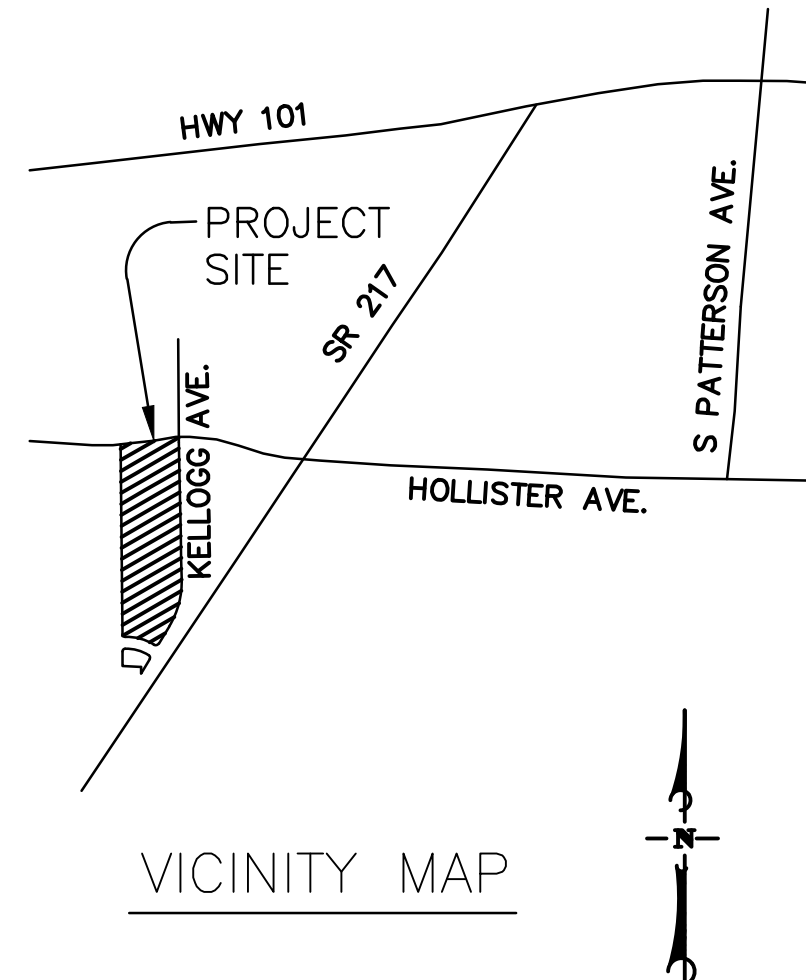
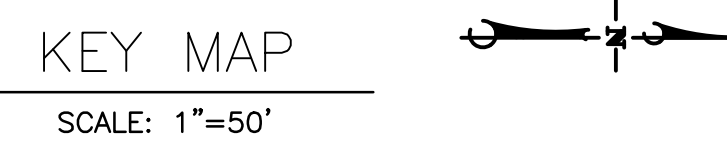
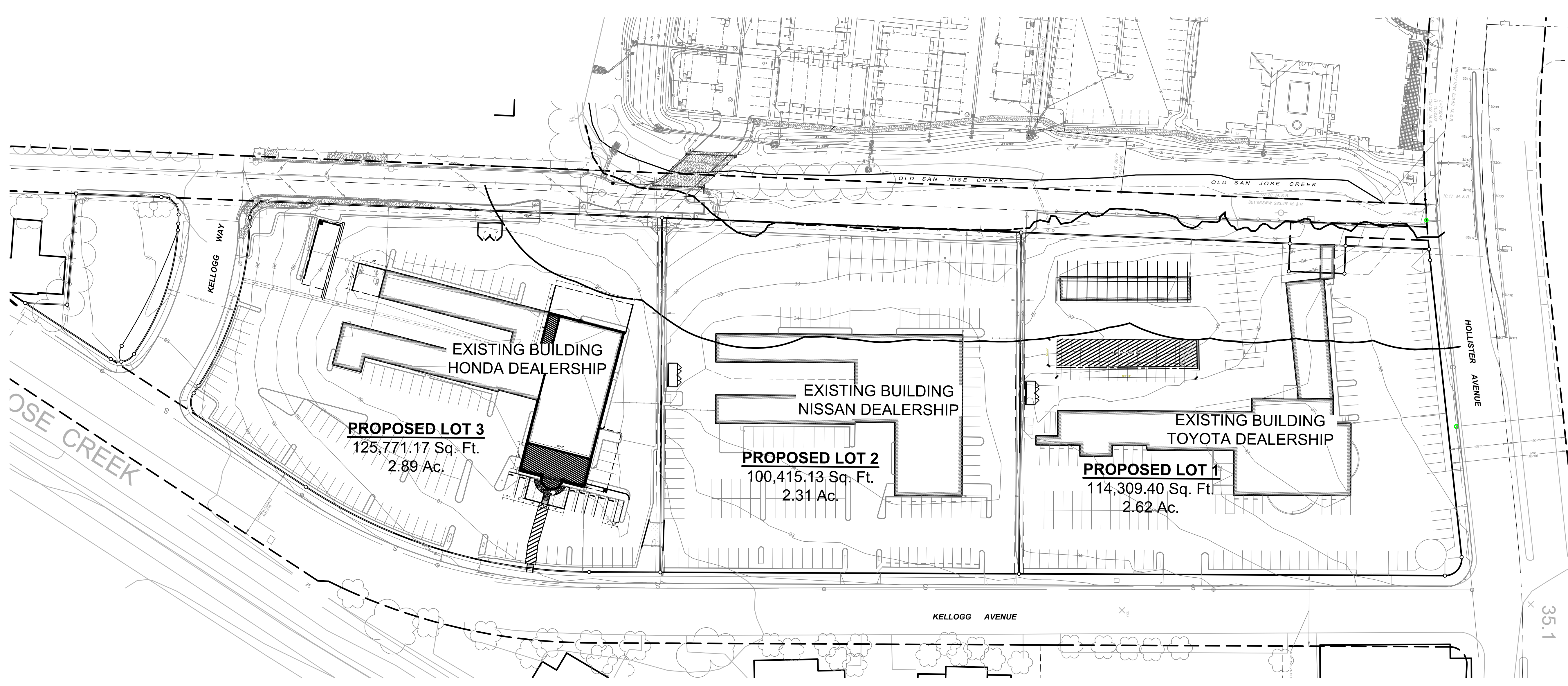
A.B.	AGGREGATE BASE
A.C.	ASPHALTIC CONCRETE
A.P.N.	ASSESSORS' PARCEL NUMBER
BC	BEGIN CURVE
BW	BACK OF WALK ELEVATION
CLR.	CLEARANCE
C/L	CENTER LINE
CONST.	CONSTRUCT
CONC.	CONCRETE
C.Y.	CUBIC YARD
D.I.	DROP INLET
DIA.	DIAMETER
DS	DOWN SPOUT
EC	END CURVE
EGL	ENERGY GRADE LINE
ELEV.	ELEVATION
FF	FINISH FLOOR ELEVATION
F.H.	FIRE HYDRANT
FL	FLOWLINE
HGL	HYDRAULIC GRADE LINE
INV.	INVERT ELEVATION
L.F.	LINEAR FOOT
LT	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
P/L	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RET.	RETURN
ROW	RIGHT OF WAY
RT	RIGHT
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
STA.	STATION
STD.	STANDARD
TB	THRUST BLOCK
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TYP.	TYPICAL
TW	TOP OF WALL ELEVATION
UG	UNDERGROUND
W.L.	WATER LINE
W.V.	WATER VALVE

LEGEND

---	EXIST. GTE CONDUIT
---	EXIST. WATER LINE
---	EXIST. GAS LINE
---	EXIST. SEWER LINE
---	PROPOSED WATER LINE
---	EXIST. AC PAVEMENT
---	ROAD C/L
---	PROPERTY LINE
○	EXISTING MANHOLE
○	EXISTING FIRE HYDRANT
○	EXISTING LIGHT STANDARD
○	WATER VALVE

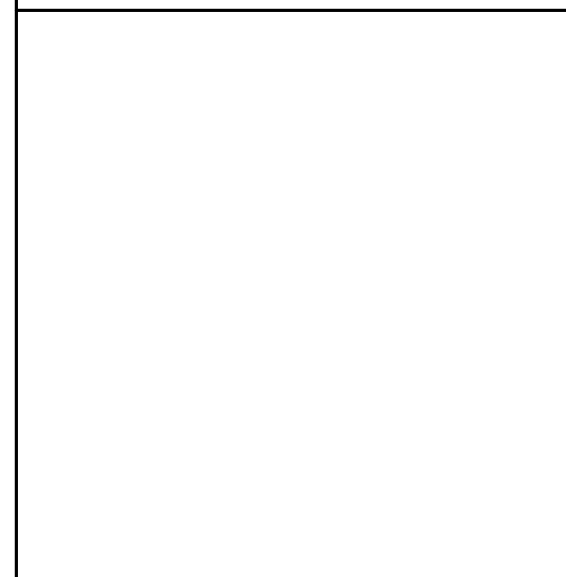
INDEX TO DRAWINGS

- GENERAL INFORMATION
- FINAL GRADING & DRAINAGE PLAN



Plan Prepared By:
Ashley & Vance
 ENGINEERING, INC.
 1414 N. Main Street
 San Luis Obispo, CA 93401
 (805) 545-9010
 www.ashleyvance.com
 CIVIL • STRUCTURAL

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PRELIMINARY GRADING & DRAINAGE PLAN
 KELLOGG AVENUE AUTO
 PROPOSED LOT 1 TOYOTA DEALERSHIP
 CITY OF GOLETA

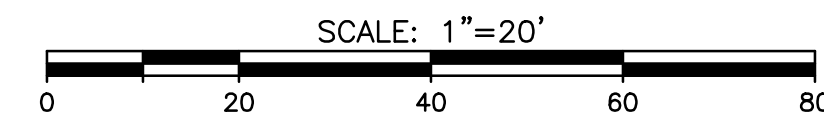
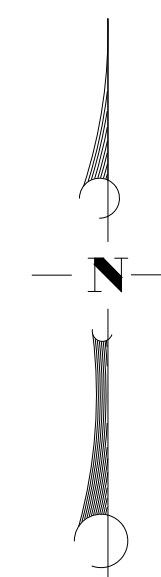
Revisions:

1	####
2	####
3	####
4	####
5	####

Project Engineer:	DWW	Ext:	122
Project Manager:	JUG		
Date:	6-03-2020	Scale:	PER PLAN
AV Job No.:	191689	Sheet Size:	30" x 42"

GRADING & DRAINAGE
1 OF 2

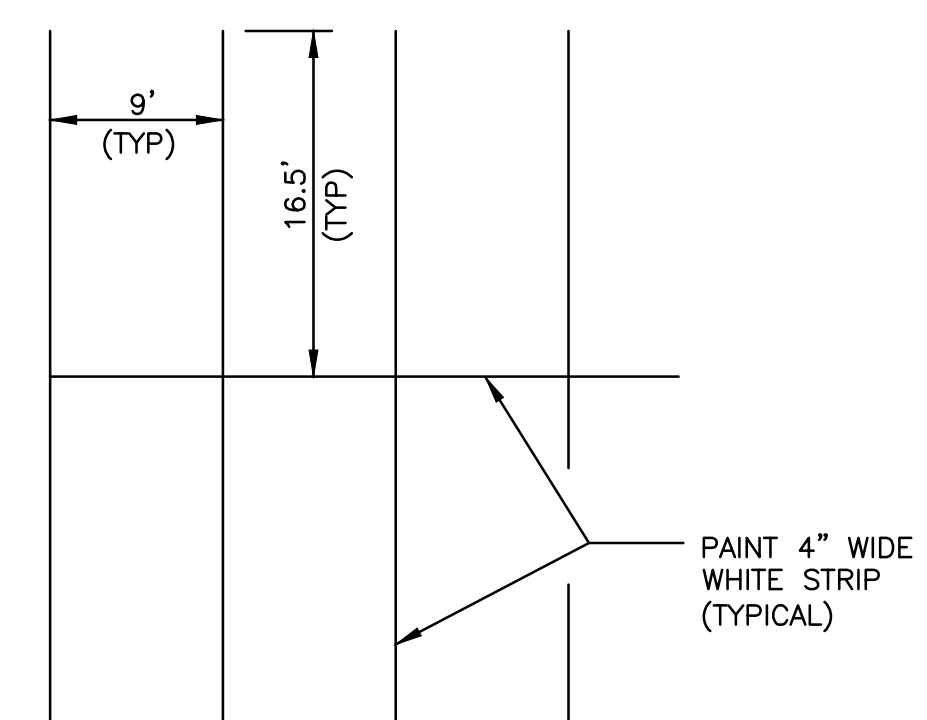
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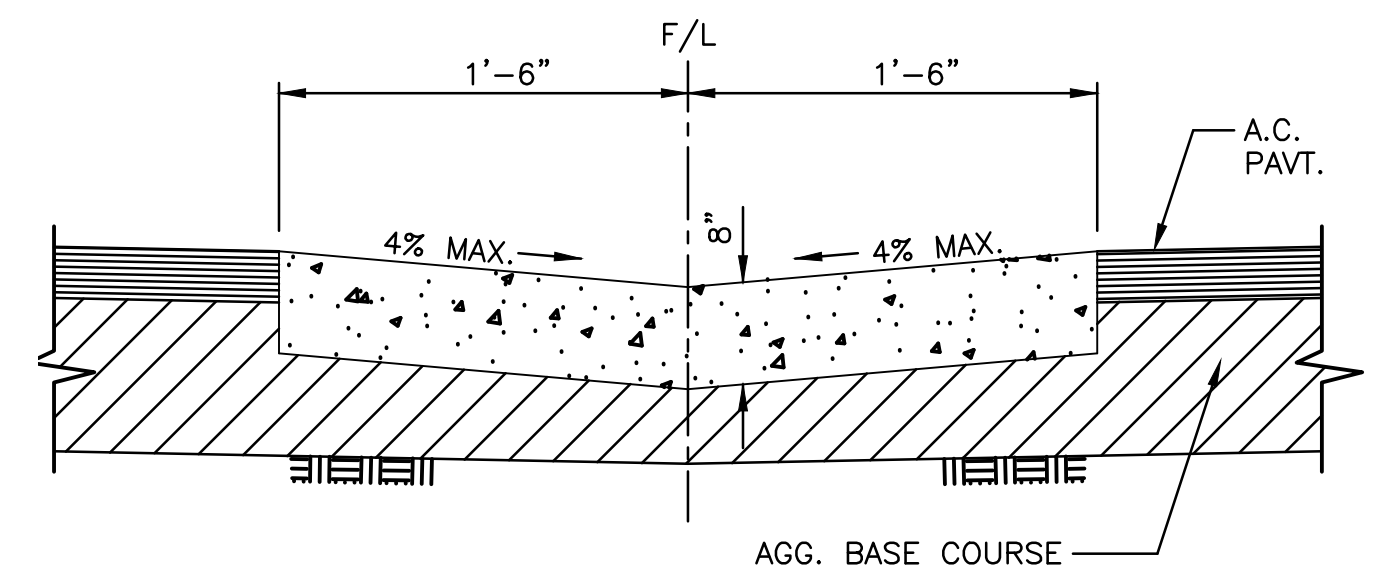
CONSTRUCTION NOTES

- 1 EXISTING SERVICE BAY CANOPY TO BE REMOVED.
- 2 CONSTRUCT NEW 125' X 24' SERVICE BAY CANOPY PER ARCHITECTURAL PLANS.
- 3 CONSTRUCT/STRIP NEW PARKING AREA PER DETAIL THIS SHEET.
- 4 REMOVE PARKING STRIPING.
- 5 CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL 'A' SHOWN ON THIS SHEET.
- 6 EXISTING JENSEN PRECAST 2,000 GAL. SAND-OIL INTERCEPTOR, DRAIN INLET AND CATCH BASIN.
- 7 CONSTRUCT 8'X20' CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE APRON & SOLID ROOF.

B STRIPING DETAIL
NO SCALE

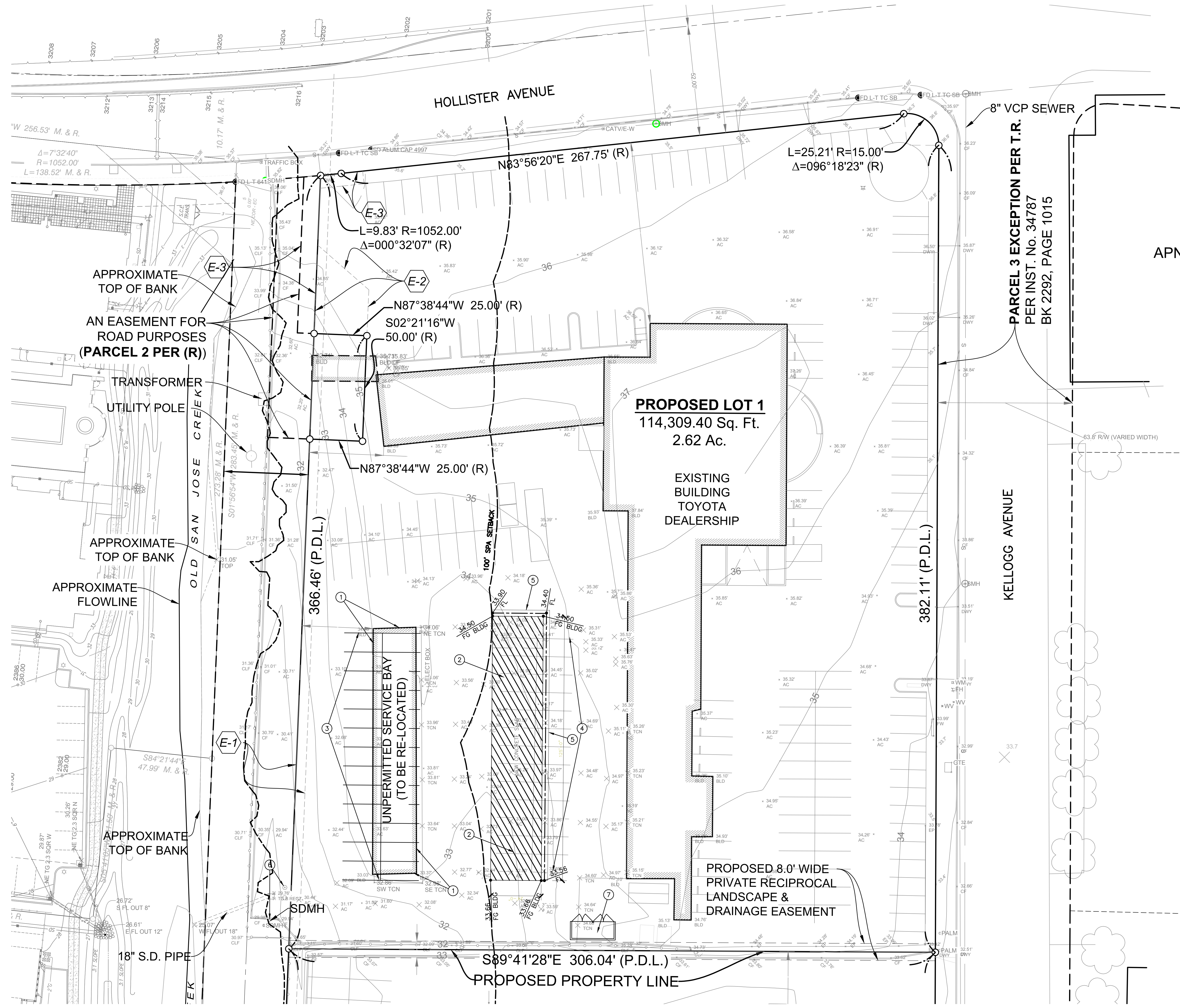


A RIBBON GUTTER
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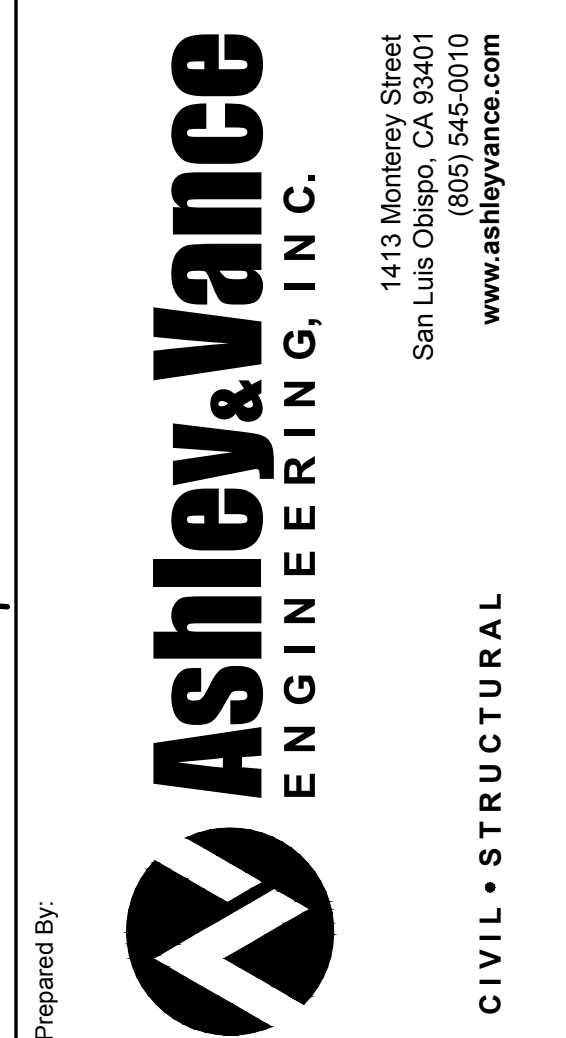


EXISTING EASEMENT NOTES

- E-1 9. AN EASEMENT FOR WATER PIPELINES OR CONDUITS AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1952 AS INSTRUMENT NO. 20150 IN BOOK 1118, PAGE 178 OF OFFICIAL RECORDS. -IN FAVOR OF: UNITED STATES OF AMERICA -AFFECTS: AS DESCRIBED THEREIN
- E-2 10. AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 20, 1970 AS INSTRUMENT NO. 4781 IN BOOK 2299, PAGE 1279 OF OFFICIAL RECORDS. -IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY -AFFECTS: AS DESCRIBED THEREIN A DOCUMENT ENTITLED "PARTIAL QUITCLAIM OF EASEMENT" RECORDED NOVEMBER 26, 2003 AS INSTRUMENT NO. 2003-0161454 OF OFFICIAL RECORDS.
- E-3 11. AN EASEMENT FOR AERIAL ELECTRIC LINES AND COMMUNICATION LINES CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1971 AS INSTRUMENT NO. 42561 IN BOOK 2381, PAGE 345 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN
- E-4 18. AN OFFER OF DEDICATION FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2005 AS INSTRUMENT NO. 2005-0100631 OF OFFICIAL RECORDS. TO: CITY OF GOLETA
- E-5 20. AN EASEMENT FOR TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 1, 2016 AS INSTRUMENT NO. 16-4632 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF GOLETA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AFFECTS: AS DESCRIBED THEREIN (EXPIRED)



PARCEL 3 EXCEPTION PER T.R. PER INST. No. 34787 BK 2292, PAGE 1015



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PRELIMINARY GRADING & DRAINAGE PLAN
KELLOGG AVENUE AUTO
PROPOSED LOT 1 TOYOTA DEALERSHIP
CITY OF GOLETA

Revisions:			
1	####		
2	####		
3	####		
4	####		
5	####		
Project Engineer:	DWW	Ext:	122
Project Manager:	JUG		
Date:	6-03-2020	Scale:	PER PLAN
AV Job No.:	191689	Sheet Size:	30" x 42"

HONDA CONSTRUCTION NOTES

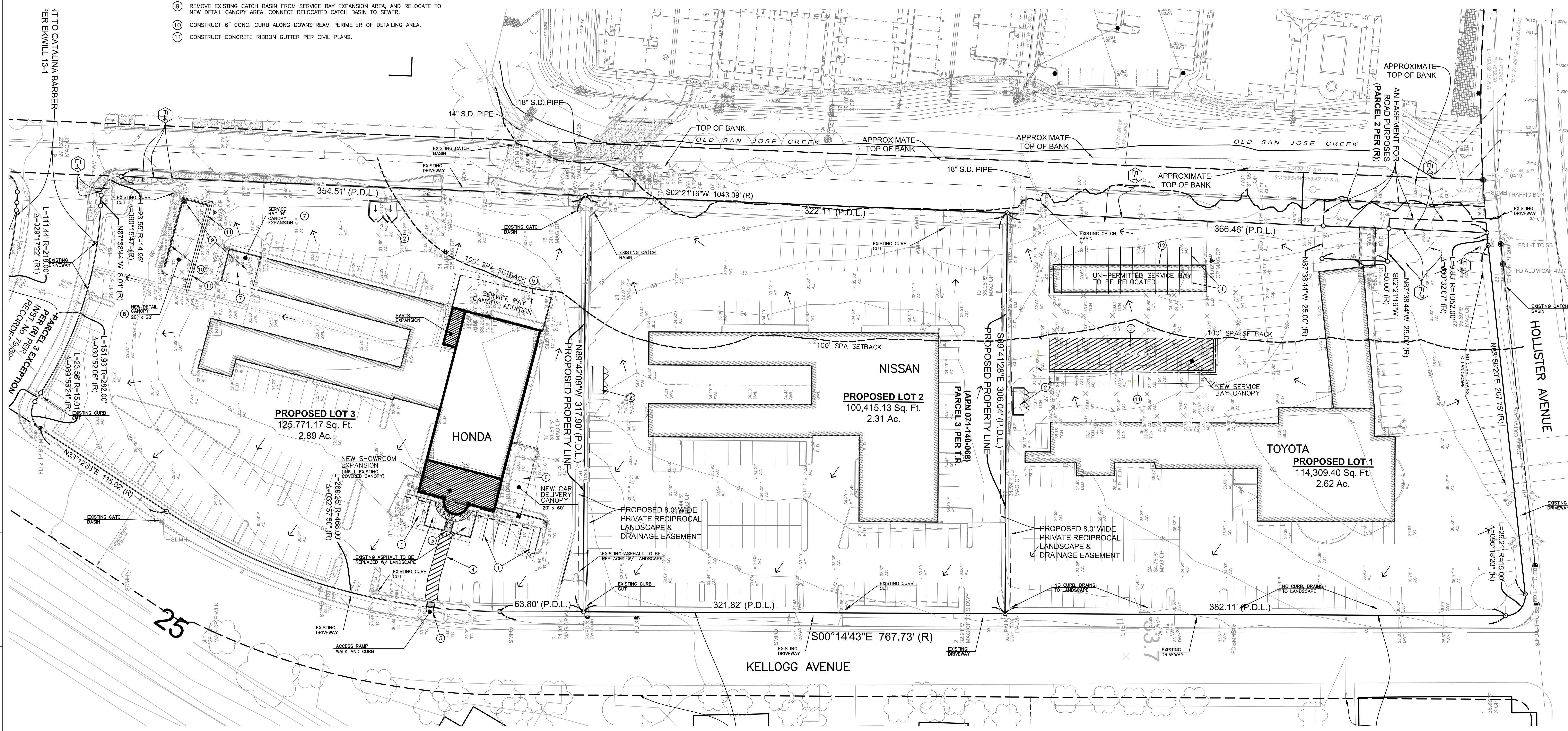
- 1 CONSTRUCT/STRIPE NEW PARKING AREA.
2 CONSTRUCT 8'X20' CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE APRON & SOLID ROOF PER CIVIL PLANS.
3 CONSTRUCT ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES
4 STRIPE ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY
5 CONSTRUCT SERVICE BAY CANOPY PER ARCHITECTURAL PLANS.
6 CONSTRUCT NEW CAR DELIVERY CANOPY PER ARCHITECTURAL PLANS.
7 CONSTRUCT SERVICE BAY "B" CANOPY PER ARCHITECTURAL PLANS.
8 CONSTRUCT NEW DETAIL CANOPY PER ARCHITECTURAL PLANS.
9 REMOVE EXISTING CATCH BASIN FROM SERVICE BAY EXPANSION AREA, AND RELOCATE TO NEW DETAIL CANOPY AREA. CONNECT RELOCATED CATCH BASIN TO SEWER.
10 CONSTRUCT 6" CONC. CURB ALONG DOWNSTREAM PERIMETER OF DETAILING AREA.
11 CONSTRUCT CONCRETE RIBBON GUTTER PER CIVIL PLANS.

NISSAN CONSTRUCTION NOTES

- 2 CONSTRUCT 8'X20' CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE APRON & SOLID ROOF PER CIVIL PLANS.

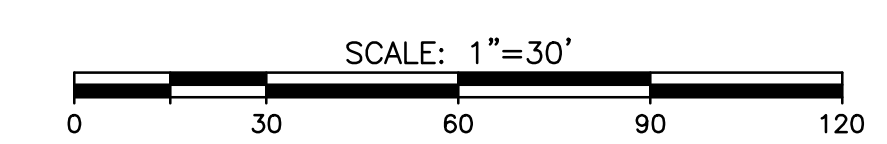
TOYOTA CONSTRUCTION NOTES

- 1 CONSTRUCT/STRIPE NEW PARKING AREA.
2 CONSTRUCT 8'X20' CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE APRON & SOLID ROOF PER CIVIL PLANS.
5 CONSTRUCT SERVICE BAY CANOPY PER ARCHITECTURAL PLANS.
11 CONSTRUCT CONCRETE RIBBON GUTTER PER CIVIL PLANS.
12 EXISTING UN-PERMITTED SERVICE BAY CANOPY TO BE REMOVED.



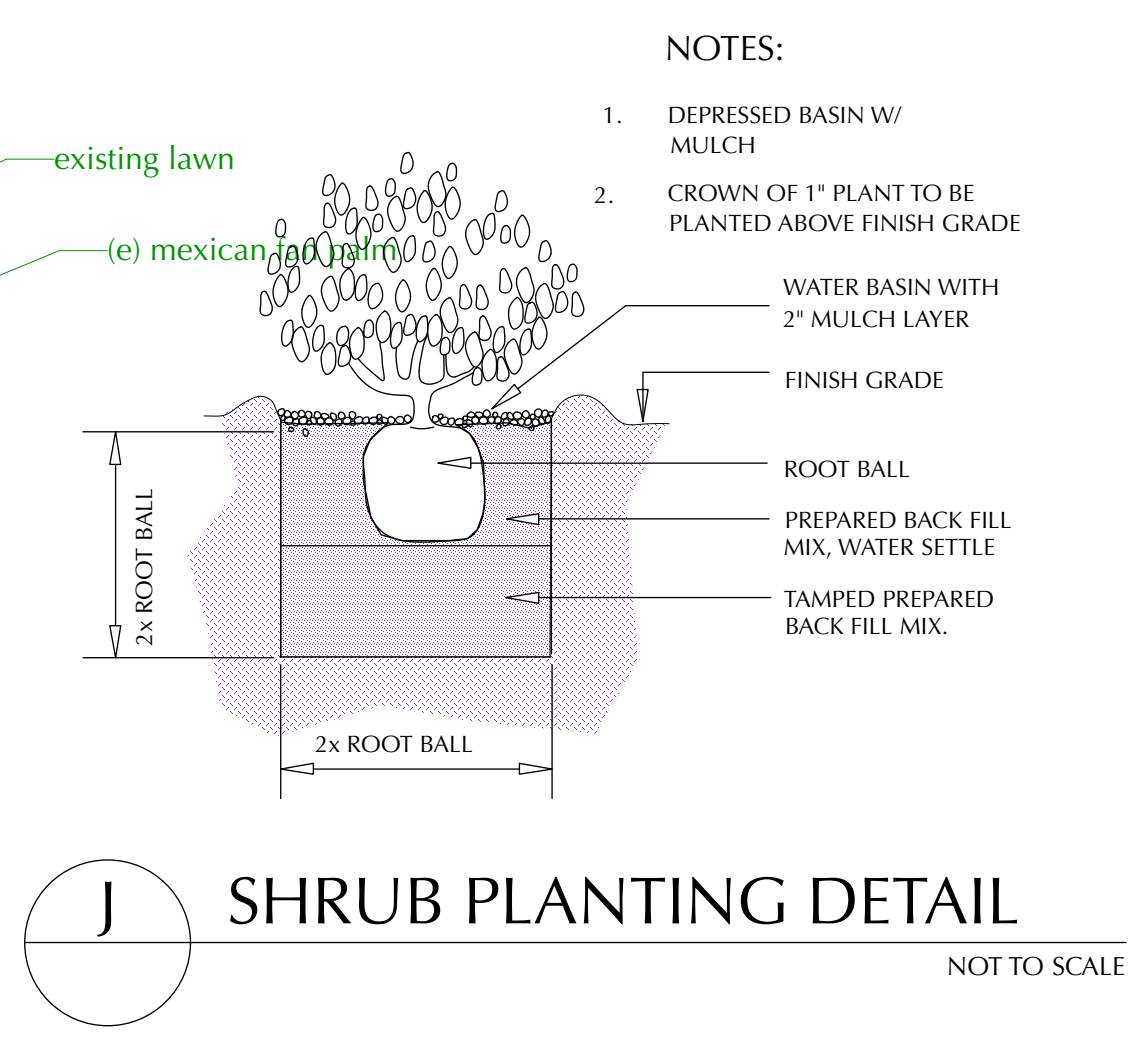
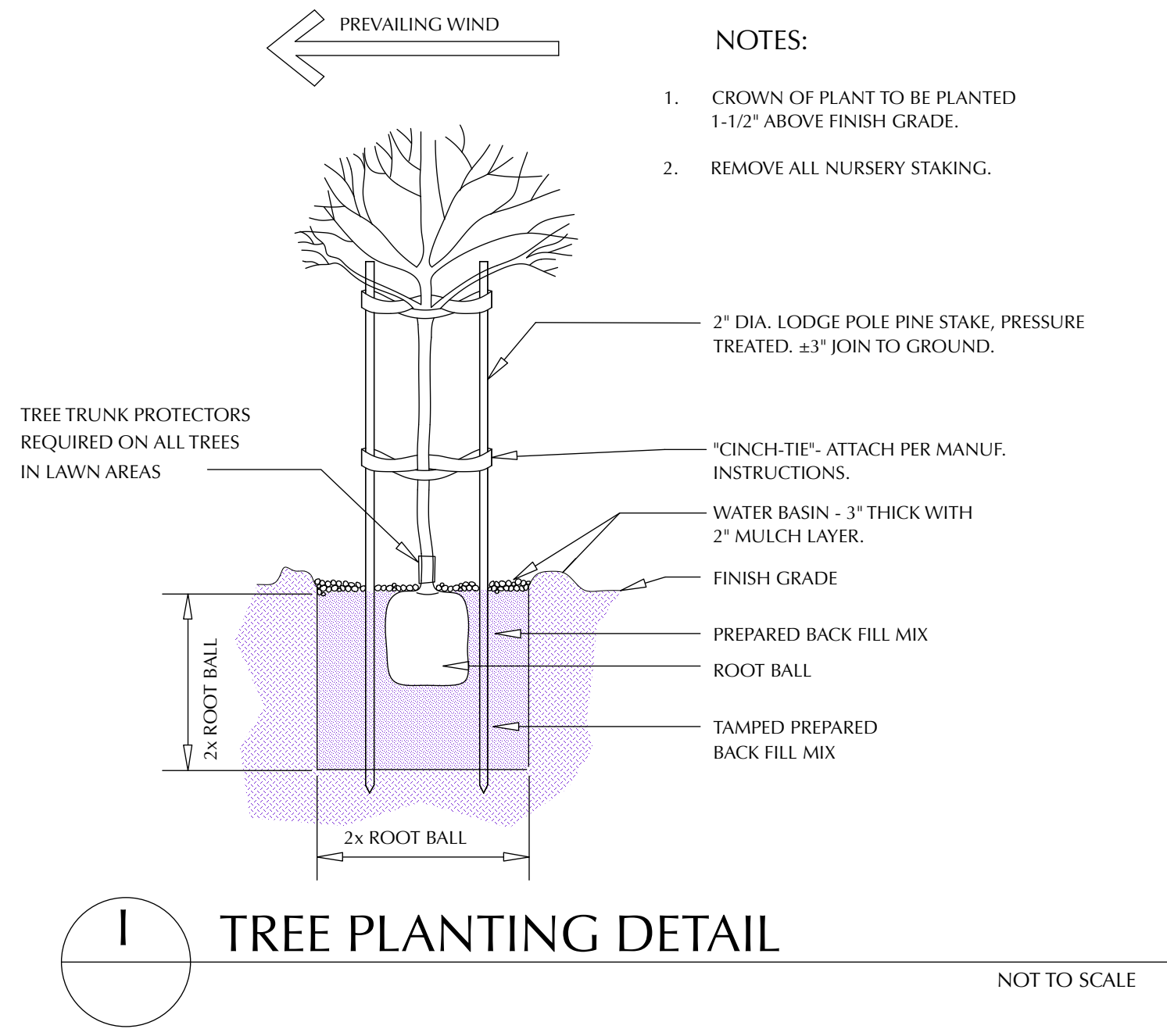
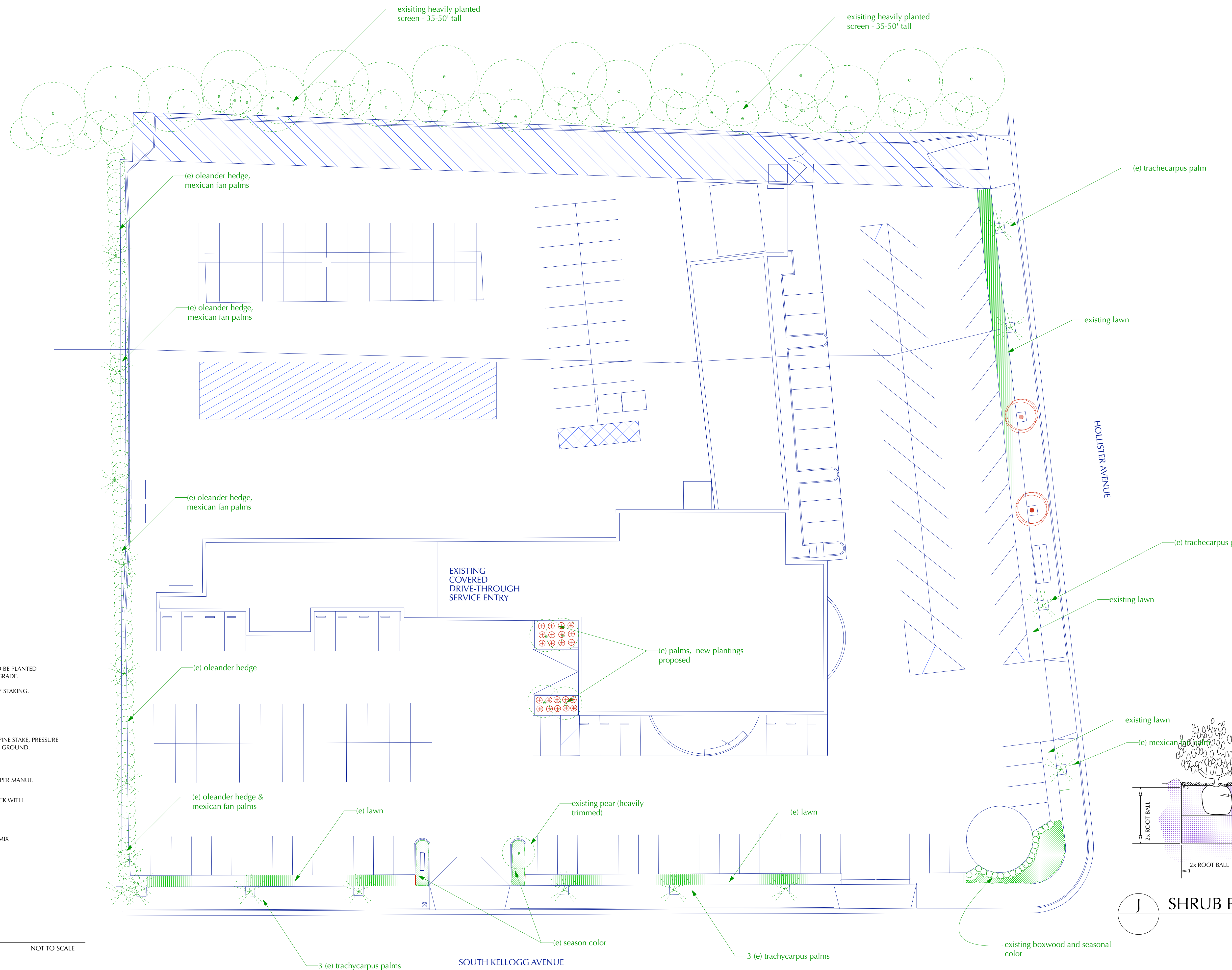
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E-3 11. AN EASEMENT FOR AERIAL ELECTRIC LINES AND COMMUNICATION LINES CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES FOR CONVEYING ELECTRIC ENERGY AND INCIDENTAL PURPOSES.
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E-5 20. AN EASEMENT FOR TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 1, 2016 AS INSTRUMENT NO. 16-4632 OF OFFICIAL RECORDS.



Revisions table with columns for revision number, description, and date. Project information including Project Engineer: DWW, Project Manager: JGG, Date: 6-03-20, AV Job No: 191689, Scale: PER PLAN, Sheet Size: 30" x 42". Logo for Ashley Vance Engineering, Inc. with address and contact info.

Vertical text on the left edge: C:\p\sh\shard\Surf\AU Job\2019 AU Job\191689 - Kellogg Auto - SEPP\2020_Working Drawings\Plan\Main - Overall.dwg, OnSite 2/24/2020 12:49pm, Date

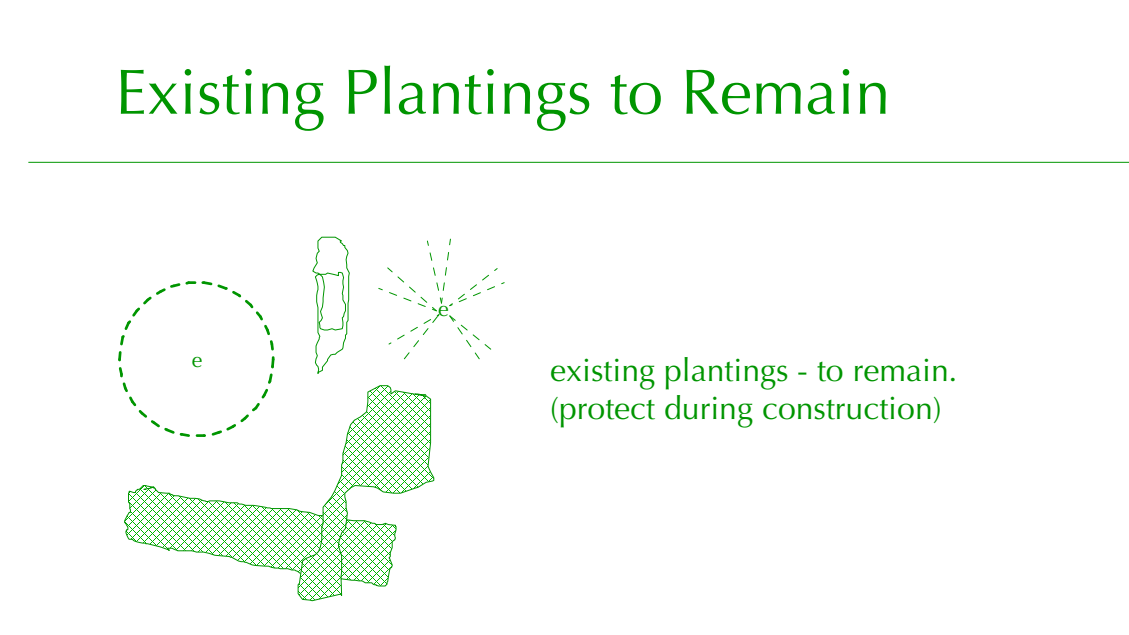


Irrigation Notes

- Irrigation is existing.
- Existing irrigation systems shall be expanded or modified to water new plantings.
- Existing irrigation systems, including valves, lateral pipes, backflow preventer shall be checked for proper operation and repaired where deficient.
- No new pressure water lines are proposed. No new connections are proposed.
- All heads and emitters shall be adjusted to avoid overspray.
- New plantings shall be irrigated according to the following emitter schedule. Use Netatim, 2 hose passes, one on each side of a plant (NA for 1 gal).
 - 1 gal plant, (2) 1 gal per hour emitter
 - 5 gal plant, (4) 1 gal per hour emitter. Install all around rootball, not in a row on one side.
 - 15 gal plant, (8) 1 gal per hour emitter. Install all around rootball, not in a row on one side.
 - 24" box (12) 1 gal per hour emitter. Install all around rootball, not in a row on one side.
- Drip hoses shall be securely stapled to the soil at max. 36" o.c. More staples is good and at key intersections.

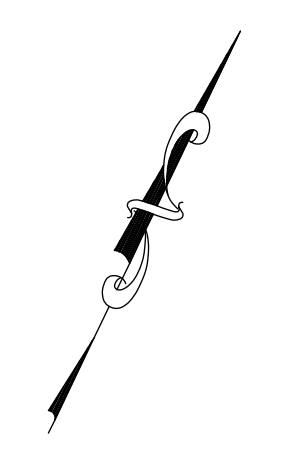
Planting Notes

- New Plants will be planted with soil amendments, per the following schedule.
 - 1 gal: 1/4 cubic foot
 - 5 gal: 1/2 cubic foot
 - 15 gal: 1 cubic foot
 - 24" box: 3 cubic feet
- New Plants will received (in back fill), Grow-Power Fertilizer tablets. (12-8-8) per the following schedule:
 - 1 gal plant, (2) tablets. Install all around rootball, not in a row on one side.
 - 5 gal plant, (4) tablets. Install all around rootball, not in a row on one side.
 - 15 gal plant, (8) tablets. Install all around rootball, not in a row on one side.
 - 24" box (12) tablets. Install all around rootball, not in a row on one side.
- Mulching (Gorilla hair):
 - The areas around all new plantings shall receive 3" or wood mulch.
 - Blend new mulched areas in with existing mulch to match and look finished and integrated with existing.



Planting Plan

Scale: 1" = 20'-0"



Irrigation Installation Notes

1. Irrigation is existing.

2. **Backflow Preventers must be checked for proper operation.**

The contractor must assure that potable domestic water supplies are separated from irrigation water by means of a reduced pressure principal backflow preventer.

Should proper operation not be occurring, the backflow preventer shall be replaced. In necessary install Zurn Wilkins 975 XL (match size of existing backflow preventer).

3. **Backflow Preventer Testing. Whether new or existing, the backflow preventer must be certified for proper operation by a certified backflow inspector. The report shall be submitted to City of Goleta Planning Dept.**

4. Drip irrigation is existing. The contractor shall expand existing systems to water new plantings.

5. Staple new irrigation pipe to grade with a soil staples at least 5' o.c..

6. No irrigation pipe or equipment except for the backflow preventer and the cover of valve boxes shall be visible.

7. Program the controller for more frequent irrigation to provide sufficient water to new plantings. After the establishment period, re-program the controller for long term care.

8. Use the following emitter type and schedule.

DRIP IRRIGATION HOSE, by Salco or equal. Polyethylene 1/2 distribution pipe, stapled to soil at least 5' o.c. Install drip emitter (Hardie Turbo SC, pressure compensating emitter at each plant following this schedule:

1 gallon plant:	(1) 1 gal per hour emitter
5 gallon plant:	(2) 1 gal per hour emitter
15 gallon plant:	(4) 1 gal per hour emitter
24" box:	(6) 2 gal per hour emitter

Irrigation Notes

1. Contractor shall call dig alert @ 800-422-4133. 5 days prior to any digging or trenching on site. Contractor shall walk the site and read all notes and specifications, verify P.O.C., existing valves, verify pressure and flow, etc. prior to bidding.

2. Contractor shall assume full responsibility for any damage caused to any and all underground structures, including utilities damaged in the installation of this irrigation system(s). Note, there are likely numerous existing pipes in the construction zone; numerous new pipes.

3. Irrigation systems are existing. The contractor shall expand existing systems to water new plants. All plants must be automatically irrigated.

4. Install all equipment as described. All equipment required but not specified on the drawings shall be provided by the contractor. Install Copper type K pipe for any and all above ground piping. No PVC shall be installed above grade.

5. Backflow preventer. See Notes to left.

6. Mainline shall be Sch. 40 PVC, buried 18" min. depth; Lateral pipe shall also be Sch. 40 pvc. Wire shall be taped or tied to the underside of the pressure mainline.

7. Sleeving. Typically all piping installed under paving, through walls or footings must be placed inside schedule 40 PVC sleeves. However pavings are existing, omit where impractical (existing sidewalk).

8. Valves shall be installed below grade in commercial plastic valve boxes by NDS or Rainbird. Boxes shall be green or black. Install drip valves to that Y-filter is accessible for cleaning. Top or lid of valve box shall be installed flush with finished grade, and the valve number shall be painted on the top of the box in oil based paint, or similar indelible paint. Wire mesh shall be installed on the bottom of the valve box to prevent back filling by underground rodents.

9. Irrigation controller shall be located as show on plan, or at the direction of the project Owner or general contractor. 120 volt) box will be provided by qualified project electricians.

10. Irrigation contractor shall make field changes as necessary where coverage is not shown on plan. Contractor shall guarantee 100% irrigation coverage for all drip and spray systems.

11. Contractor shall adjust all valves, filters, and pressure regulators for proper operation and coverage. All equipment shall be adjusted so that no water is thrown onto the buildings, wood components, sidewalks, streets, drives, etc.

12. All valve controller wire shall be installed in same trench with mainline wherever possible and shall be solid copper multi-strand, direct burial wire using snaptie or scotch-loc wire connectors. At valves, coil at least 18" of extra wire for each connection.

13. All trench backfill soil shall be clean, free of rocks, trash, pieces of pipe, etc. Back fill trenches in 4" lifts with water. Contractor shall compact all trenches to a density equal to the undisturbed soil and shall be responsible for bringing any settled trenches back to finish grade.

14. Contractor shall flush all pipe lines prior to installing any heads or valves. Contractor shall install drip lateral in same trench with other piping wherever possible and shall double flush pipeline before installing emitters.

15. Contractor shall size pipe and keep velocities below 5' per second. 0-4 gal per minute = 1/2" pipe, 5-10 gpm = 3/4" pipe, 11-15 gpm = 1", 16-25 gpm = 1-1/4".

15. Contractor shall create as built drawings showing exact locations of all equipment, including underground pipe runs. Contractor shall program irrigation controller, and meet with maintenance contractor, and explain systems, etc.

Planting Notes

1. Call dig alert prior to any digging on site. Wait until all utilities are located prior to digging. Damage to underground structures by the contractor shall be the responsibility of the contractor not the landscape architect. Coordinate with General.

2. The site must be cleared of all construction debris as a prerequisite for landscape installation. Construction refuse, such as spilled concrete, paint, wood scraps, all trash, solvent spills, all litter, etc. shall be removed from site, and taken to the remove existing lawn to accommodate this new design.

3. Soil Improvement: for landscape areas, import 10 cubic yards of high quality compost. Over excavate each plant hole and work in the following amounts of compost per each sized plant. 1 gal - 1/4 cubic foot compost. 5 gal - 1/2 cubic foot compost. 24" box - 2 cubic feet of compost. (10 yards necessary for planting shown).

4. Install sleeves prior to the installation of all pavings. Landscape installation must occur after the installation of hardscape elements.

5. All plants are identified by typical symbols. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. Contractor to calculate some quantities, the Landscape Architect has included additional quantities within the plan legend, for the Architect to spot at time of planting.

6. Contractor shall obtain correct plant cultivars, and all new plants should be of good quality and form. The Owner and contractor need to install the plantings per the plan, or they will be responsible for the consequences for not doing so, not the Landscape Architect. The Landscape Architect may be required to write a sign a letter of completion to the City of Goleta at the completion of the project, installing other than what is described on this plan will make this task impossible. If changes are necessary bring the item to the attention of the Landscape Architect and the Owner so a solution can be made that is compatible with the approved plans.

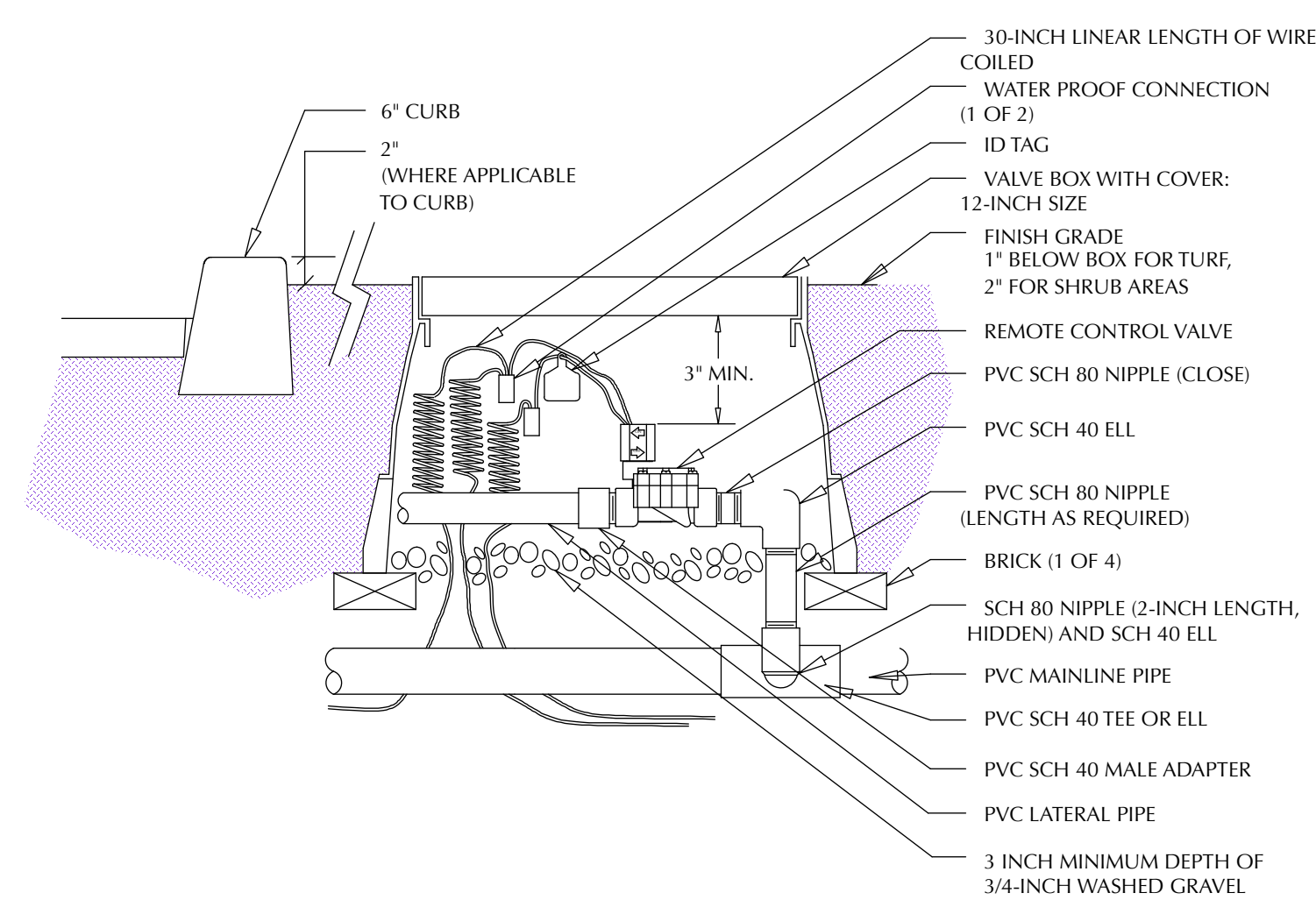
7. Contractor to provide and install a 3" deep layer of walk on wood mulch over all shrub and ground cover areas designated for wood mulch. 10 cubic yards are necessary for this project.

8. Double stake new trees and use 2 commercial tree ties per each new tree. Tree staking may not be necessary for olives. Discuss with Landscape Architect.

9. All landscape maintenance is the responsibility of the Owner. This includes root pruning, keeping plants away from powerlines, addressing any situation caused by the landscape prior to it becoming a hazard to the public or inhabitants. This maintenance must be performed indefinitely.

10. Notify the Landscape Architect should anything on this plan be un-installable due to conditions not known at the time of drawing. Failure to do so will result the the transference of liability from the Landscape Architect to the person making such changes.

11. The Landscape Contractor must provide inital maintenance for 60 days. Terms of maintenance and guarantees, etc. shall be 60 days for groundcovers and shrubs and trees for 1 year.

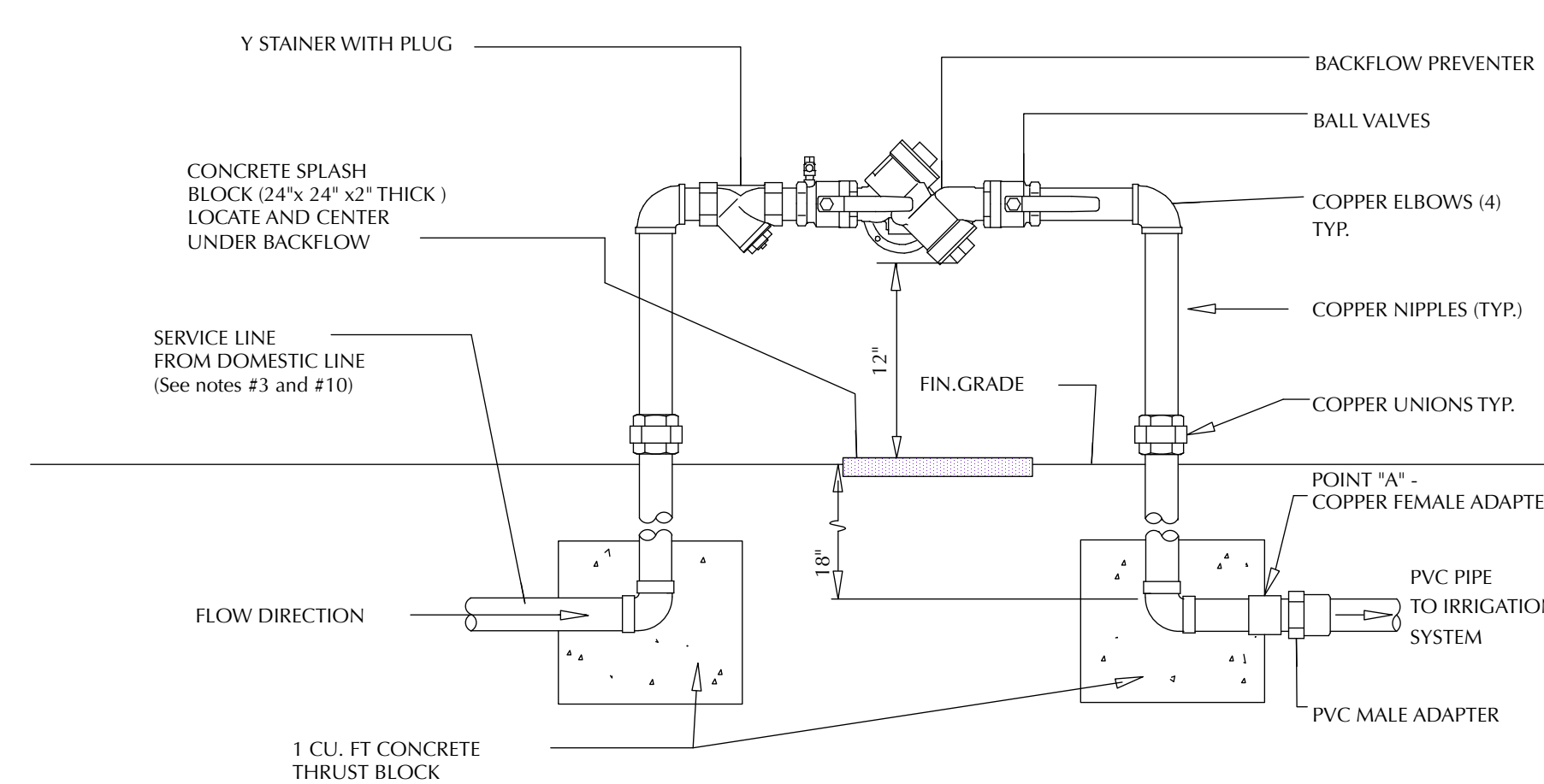


H

AUTOMATIC VALVE DETAIL

drip equipment not shown

NTS



B

REDUCED PRESSURE BACKFLOW PREVENTOR

NOT TO SCALE

BACKFLOW PREVENTER NOTES :

1. THE MECHANICAL BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED SUBJECT TO THE APPROVAL OF THE CITY OF STA BARBARA. ANY DEVIATIONS FROM THE METHODS DESCRIBED ABOVE MUST RECEIVE APPROVAL PRIOR TO INSTALLATION.
2. TYPE OF BACKFLOW PREVENTION DEVICE, I.E., REDUCED PRESSURE PRINCIPLE OR DOUBLE CHECK VALVE ASSEMBLY, WILL BE DETERMINED BY THE WATER DIVISION.
3. PIPE FROM DOMESTIC LINE TO BACKFLOW PREVENTION DEVICE AND POINT "A" SHALL BE TYPE "K" RIDGED OR BRONZED COPPER PIPE P.E. ENCASED INCLUDES SADDLE. EXPOSED COPPER SHALL BE PAINTED SAME AS LARGER BACKFLOW DEVICE. SEE 35-5.2
4. SERVICE AFTER METER TAILPIECE CAN BE NEXT PIPE SIZE LARGER. SIZE OF BACKFLOW UNIT SHALL BE SAME SIZE AS THE PIPE AFTER TAILPIECE.
5. SERVICES FROM 3/4" TO 2" SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL DRAWINGS 304 & 305. LARGER SERVICES SHALL BE INSTALLED AS SPECIFIED BY STANDARD DRAWING 310.
6. ALL COPPER JOINTS SHALL BE SOLDERED WITH 85-15.
7. ALL IRRIGATION SERVICES ARE REQUIRED TO HAVE REDUCED PRESSURE PRINCIPLE ASSEMBLY.
8. BACKFLOW PREVENTERS SHALL BE TESTED BY CERTIFIED TESTER IMMEDIATELY AFTER THEY ARE INSTALLED.
9. NO CONNECTIONS PERMITTED BETWEEN DOMESTIC LINE AND BACKFLOW DEVICE.

CM+LA

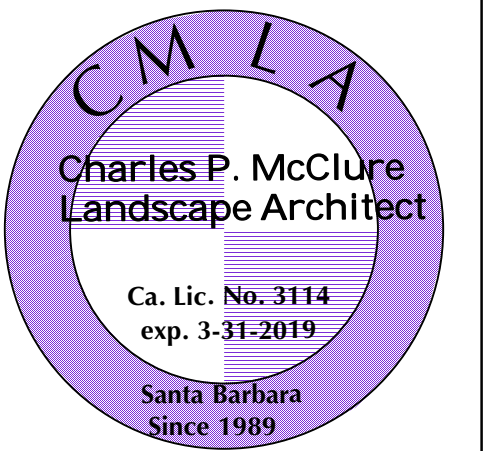
Charles McClure +
Landscape Architect

5454 Berkeley Road
SANTA BARBARA
CA 93111
Ph: (805) 729 1179
cmla3114@gmail.com
web: cmlash.com
Ca. License No. 3114
since 1989

what can be conceived can be created

landscape planning for:
Car Dealership
South Kellogg Avenue
Goleta, California

REGISTERED
LANDSCAPE ARCHITECT



signature

date

REVISION :

	△

SHEET TITLE :

Irrigation Specifications

DATE : January 2020

SCALE : 1" = 20'-0"

DRAWN : C.M.

JOB :

SHEET :

L-2

OF 2 SHEETS