

SITE STASTICS

GROSS LAND AREA: 20.48 AC. 892,109 S.F.
 NET LANDSCAPED AREA 45,343 S.F. +

TOTAL EXISTING BUILDING AREA (INCLUDING OUTDOOR STORAGE AREA 15,140 S.F.): ±210,554 S.F.
 EXPANSIONS (ADDITIONAL SQ. FTG.) ±24,441 S.F.

TOTAL BUILDING AREA: ±234,995 S.F.

PARKING REQUIRED: 1/200 SF. (RETAIL AND OFFICES) 1,174 STALLS

PARKING PROVIDED: STANDARD 830 STALLS
 HANDICAP ACCESSIBLE 28 STALLS

ACCESSIBLE EV SPACES 2 STALLS
 ELECTRIC VEHICLE SPACES 3 STALLS
 TOTAL EV SPACES 5 STALLS

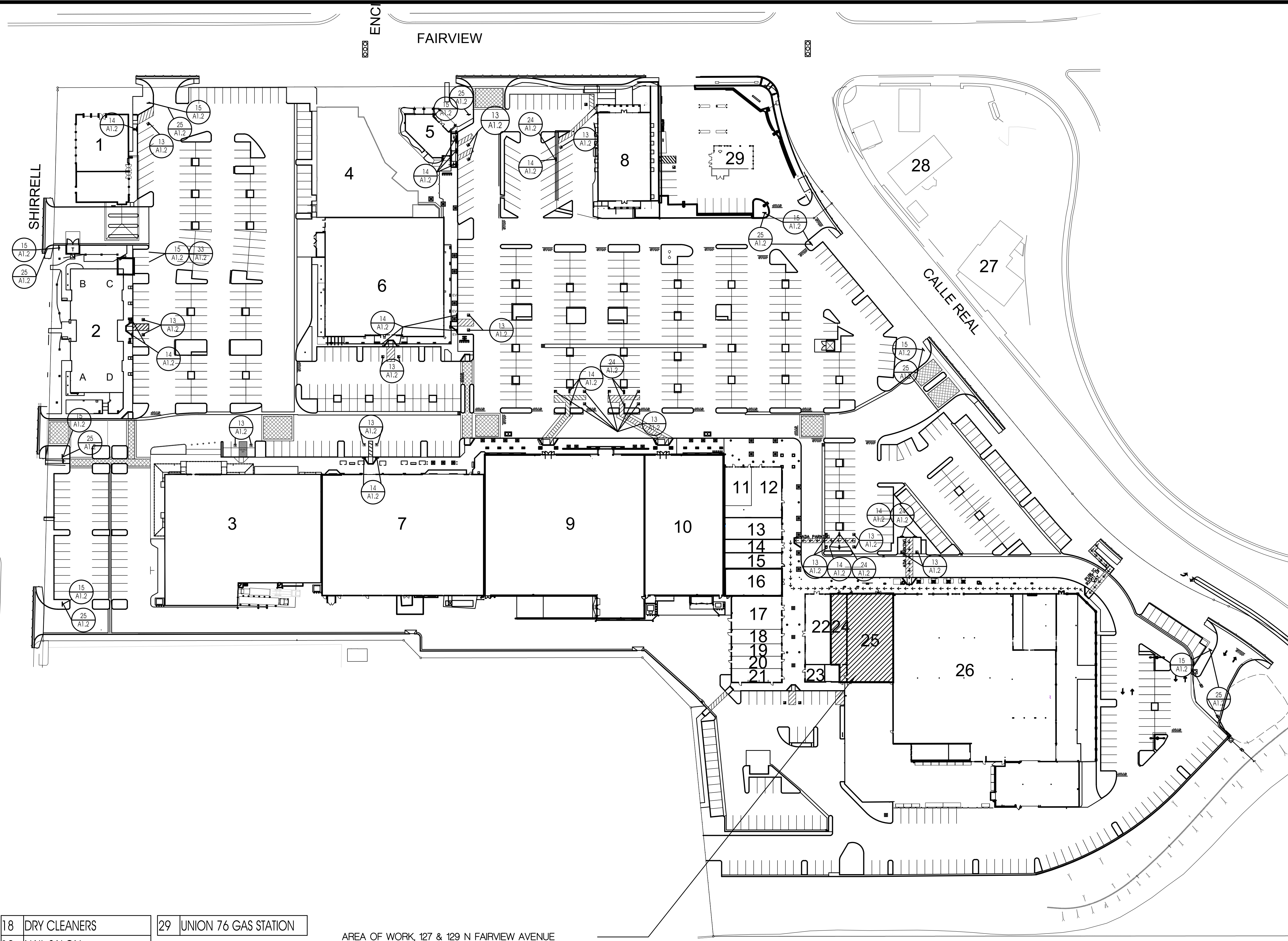
TOTAL PARKING PROVIDED: 858 STALLS

PARKING RATIO (W/O OUTDOOR STORAGE): 3.87 STALLS/1000 SF.

ACCESSIBLE PARKING REQUIRED per TABLE 11B-6:
 858 SPACES TOTAL X 0.02 = 17.16 SPACES
 ACCESSIBLE SPACES PROVIDED: 28 SPACES

GOVERNING AGENCY JURISDICTION CITY OF GOLETA
 BUILDING OCCUPANCY M

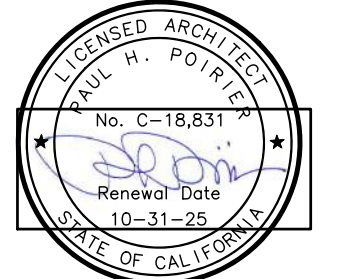
ZONING: SC & PI
 TYPE OF CONSTRUCTION V-N
 FIRE SPRINKLERED YES
 EXISTING BUILDING WAS BUILT IN 2001



AREA OF WORK, 127 & 129 N FAIRVIEW AVENUE

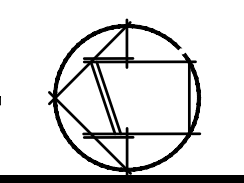
TENANT SPACES		7	MICHAEL'S	18	DRY CLEANERS	29	UNION 76 GAS STATION
#	TENANT NAME	8	WELLS FARGO BANK	19	NAIL SALON		
1	UNION BANK	9	SPROUTS	20	DENTIST		
2A	SHEAR ARTISTRY SALON	10	DOLLAR TREE	21	SWINK CHIROPRACTIC		
2B	DR. KIM DENTIST	11	STARBUCKS	22	PANDA EXPRESS		
2C	HAYASHIDA PHYSICAL THERAPY	12	T-MOBILE	23	BARBER SHOP		
2D	MEDCENTER	13	H&R BLOCK	24	VACANT		
3	VACANT	14	ADVANCE AMERICA	25	VACANT		
4	METROPOLITAN THEATRE	15	BIRKSHIRE HATHAWAY	26	ACE HARDWARE		
5	PACIFIC WESTERN BANK	16	VACANT	27	CAJUN KITCHEN		
6	RITE AID	17	SB CHICKEN RANCH	28	SHELL GAS STATION		

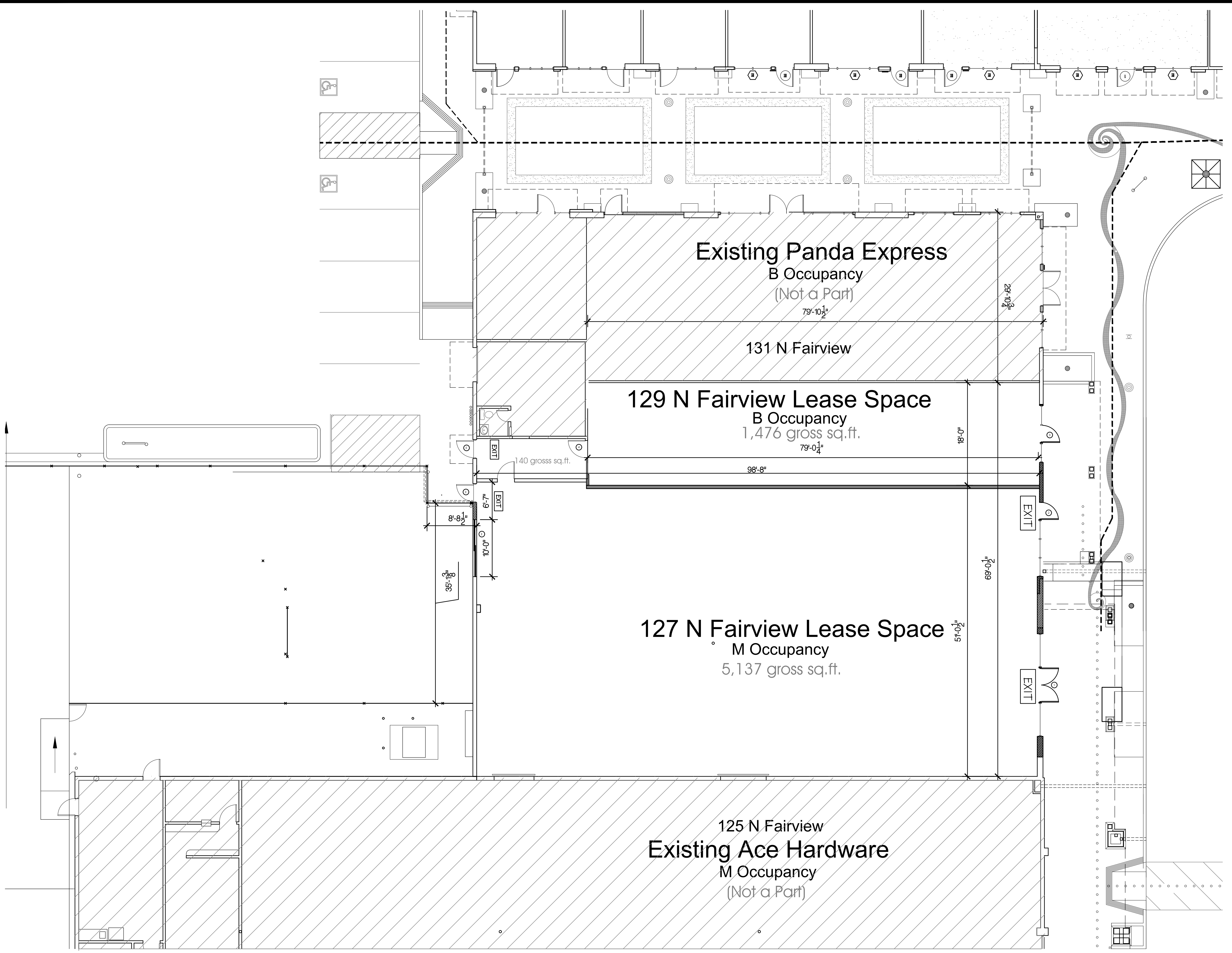
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 ISSUE DATE:
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 APPROVALS: DATE:
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 NO: DATE: COMMENTS:



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Shell Improvements
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 CLIENT: Fairview Center LLC/FMG
 345 N. Maple Drive, Suite #284
 Beverly Hills, CA 90210
 (310) 282-0788
 SITE ADDRESS: 127 & 129 North Fairview Avenue Goleta CA, 93117

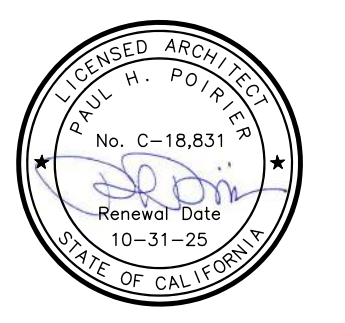




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 CHECKED BY:
 APPROVALS: DATE:

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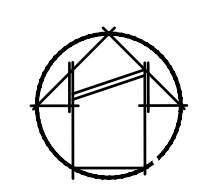


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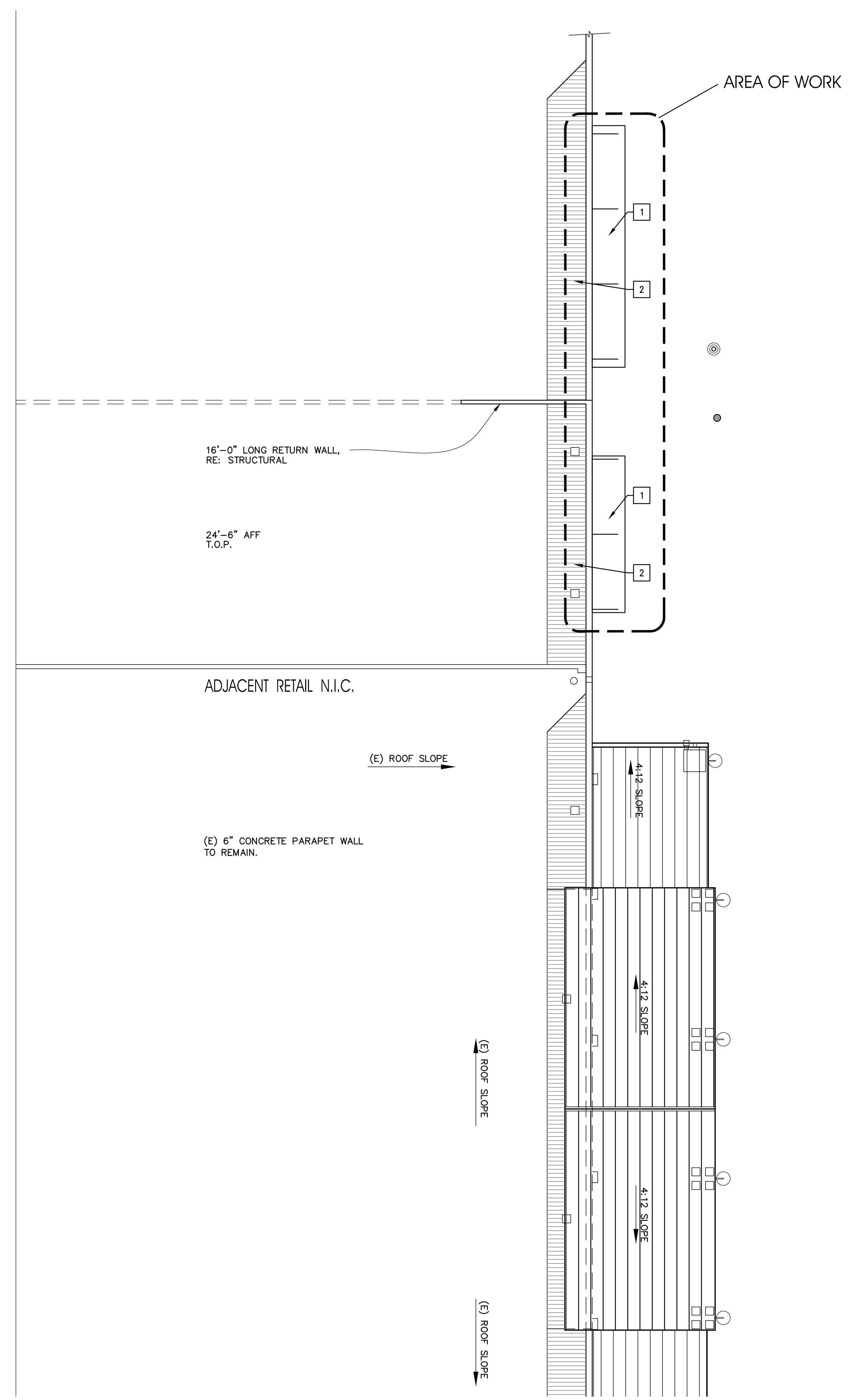
41 FLOOR PLAN
 1/8" = 1'-0"



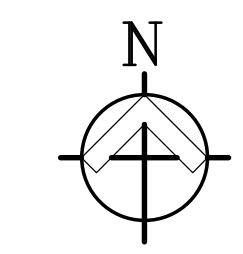
A2.1
 FLOOR PLAN

KEYNOTES		
NO.	REF. DTL.	DESCRIPTION
1		(N) TUBULAR STEEL FLAT CANOPY, PT'D TO MATCH "ANTIQUE PATINA" PER MATERIAL BOARD
2		(E) LINE OF CRICKET/DIAGONAL BRACE FRAMING AND SLOPED BASED FLASHING.
3		NOT USED

PROJECT CODE: 2312
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 ISSUE DATE: date...
 DRAWN BY: SD
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 APPROVALS: DATE:
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41 ROOF PLAN
 1/8" = 1'-0"



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A2.2
 ROOF PLAN

STOREFRONT and DOOR SCHEDULE

NO.	TYPE	FRAME SIZE			DOOR SIZE			DETAIL				HDLR. GROUP	OPER.	REMARKS
		WIDTH	HEIGHT	SWL	WIDTH	HGT.	THK.	SWL	HEAD	JAMB	THK.			
1	A	18'-0"	8'-8 1/2"	N/A	3'-0"	7'-0"	1 3/4"	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	1	DBL. ACT.	(2) SIDELIGHTS EACH SIDE	
2	B	13'-0"	8'-8 1/2"	N/A	3'-0"	7'-0"	1 3/4"	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	1	DBL. ACT.	(1) SIDELIGHT	
3	C	10'-0"	8'-8 1/2"	N/A	3'-0"	7'-0"	1 3/4"	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	1	DBL. ACT.	(4) SIDELIGHTS	
4	D	3'-0"	8'-8 1/2"	N/A	3'-0"	7'-0"	1 3/4"	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	(1) (3) (2) (4) (5)	N/A	N/A	SALVAGE AND REUSE FROM SITE	

DOOR KEYNOTES:

- 1 CENTER GLAZED ALUM. STOREFRONT SYSTEM SHALL BE SERIES 400 MEDIUM STILE, 4 1/2" x 1-3/4" PROJECTED PROFILE FOR 1/4" & 3/8" GLASS, AS MANUF'D BY U.S. ALUMINUM CORP., VERNON, CA. CLEAR ANODIZED FINISH, 10' BOTTOM RAIL PER ADA & 'B' SERIES' ASTRAL PUSH/PULL BAR.

HARDWARE GROUPS

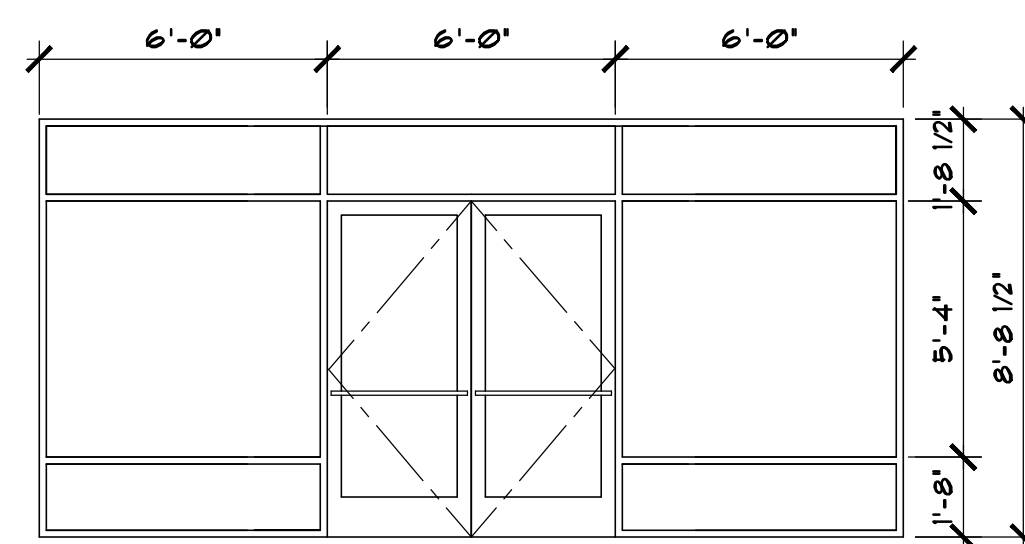
- 'B' SERIES, BY U.S. ALUMINUM CORP.
- 1 ENTRY DOORS
- * ENTRANCE PUSH/PULL BARS
- * DOOR CLOSER, IN FRAME HEAD

ACCESSIBILITY NOTES

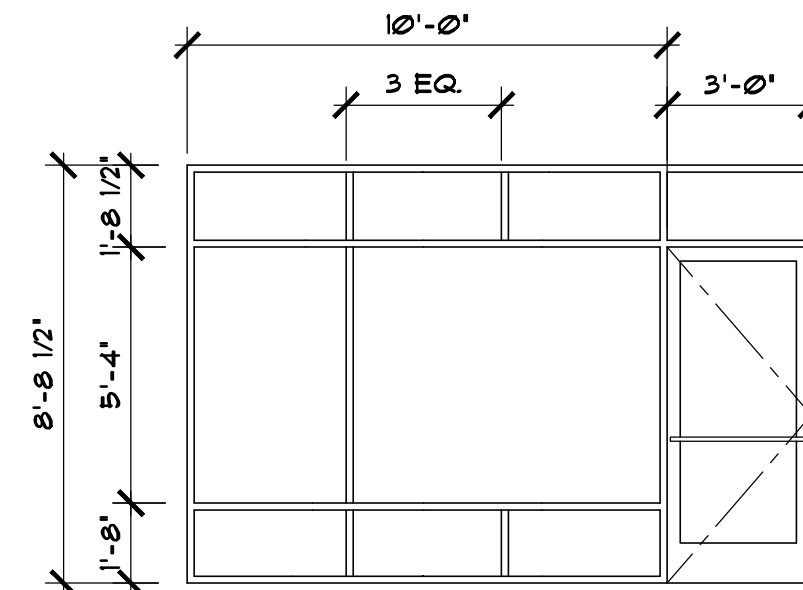
- ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
- THRESHOLDS AND CHANGES IN ELEVATION PER CBC 11B-303.3, THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH (127 MM) LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. ALL DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 34" TO 44" ABOVE THE FLOOR PER CBC 11B 404.27 AND BE OPERABLE WITH A MAX EFFORT OF 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS PER CBC 1008.13. DOOR LEVER HANDLES MUST BE CURVED AND SHALL RETURN TO WITHIN 3" OF THE DOOR.
- THE LOWER 10" OF THE DOOR SHALL BE OF SMOOTH PLANE SURFACE (NO RECESS OR TRAP) EXCEPT AT AUTOMATIC AND SLIDING DOORS PER CBC 11B 404.10
- EXISTING SELF-CLOSING DEVICES ON ALL DOORS OPENING TO THE OUTSIDE ARE PROVIDED.
- ALL DOORS, GATES & CABINETS SHALL BE PROVIDED WITH LEVER OR PUSH-PULL HARDWARE, NOT REQUIRING TIGHT GRASPING, TIGHT PINCHING OR TIGHT TWISTING OF THE WRIST TO OPERATE PER CBC 1008.19.1
- ALL INTERIOR AND EXTERIOR EXIT DOORS SHALL HAVE A TYPE OF LOCK OR LATCH IN ACCORDANCE WITH CBC SECTION 11B-302.21
- PANIC HARDWARE SHALL COMPLY WITH REQUIREMENTS OF CBC 1008.110. ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34" OR MORE THAN 44" ABOVE FLOOR. UNLATCHING FORCE < 15 LBS.
- ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC 1008.19.
- THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION PER CBC 1008.19.5
- DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 90 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM PER CBC 11B-404.28.2
- DOOR & GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER CBC 11B 404.28.1
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL OPERATE BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATED BARS, U-SHAPED HANDLES OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.
- FORWARD REACH (11B-308.2)
- A) WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISHED FLOOR OR GROUND. (11B-308.2.1)
- B) WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES (508 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES (508 MM), THE HIGH FORWARD REACH SHALL BE 44 INCHES (1118 MM) MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES (635 MM) MAXIMUM. (11B-308.2.2)
- SIDE REACH (11B-308.3)
- A) WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES (381 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (11B-308.3.1)
- B) WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES (864 MM) MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES (610 MM) MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES (1219 MM) MAXIMUM FOR A REACH DEPTH OF 10 INCHES (254 MM) MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES (254 MM), THE HIGH SIDE REACH SHALL BE 46 INCHES (1168 MM) MAXIMUM FOR A REACH DEPTH OF 24 INCHES (610 MM) MAXIMUM. (11B-308.3.2)

DOOR TYPES

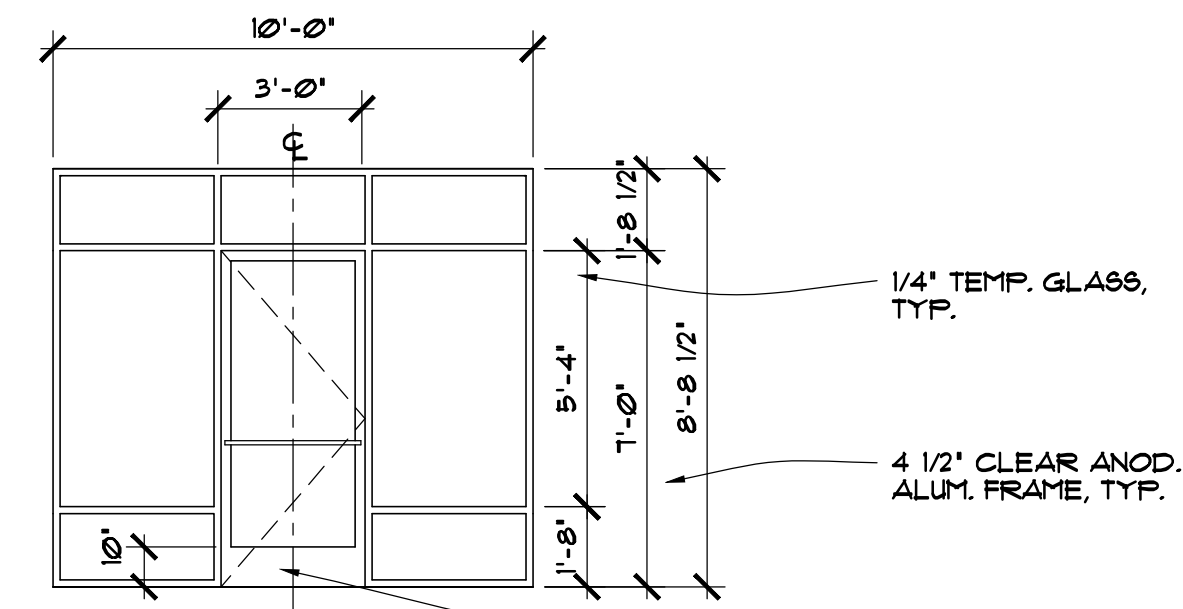
NOTE: ALL STOREFRONTS AND DOORS SHALL HAVE TEMPERED SAFETY GLAZING, TYPICAL.



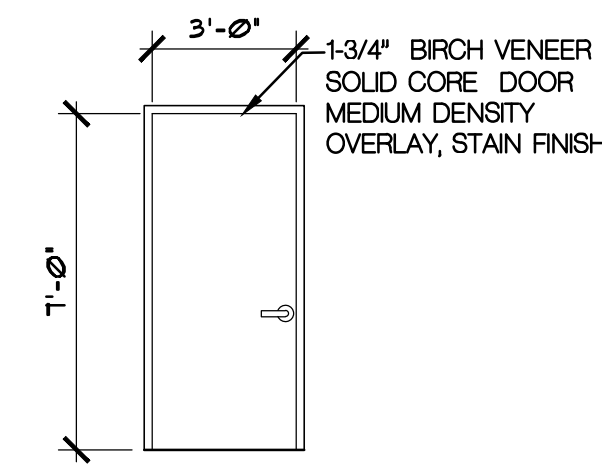
TYPE A



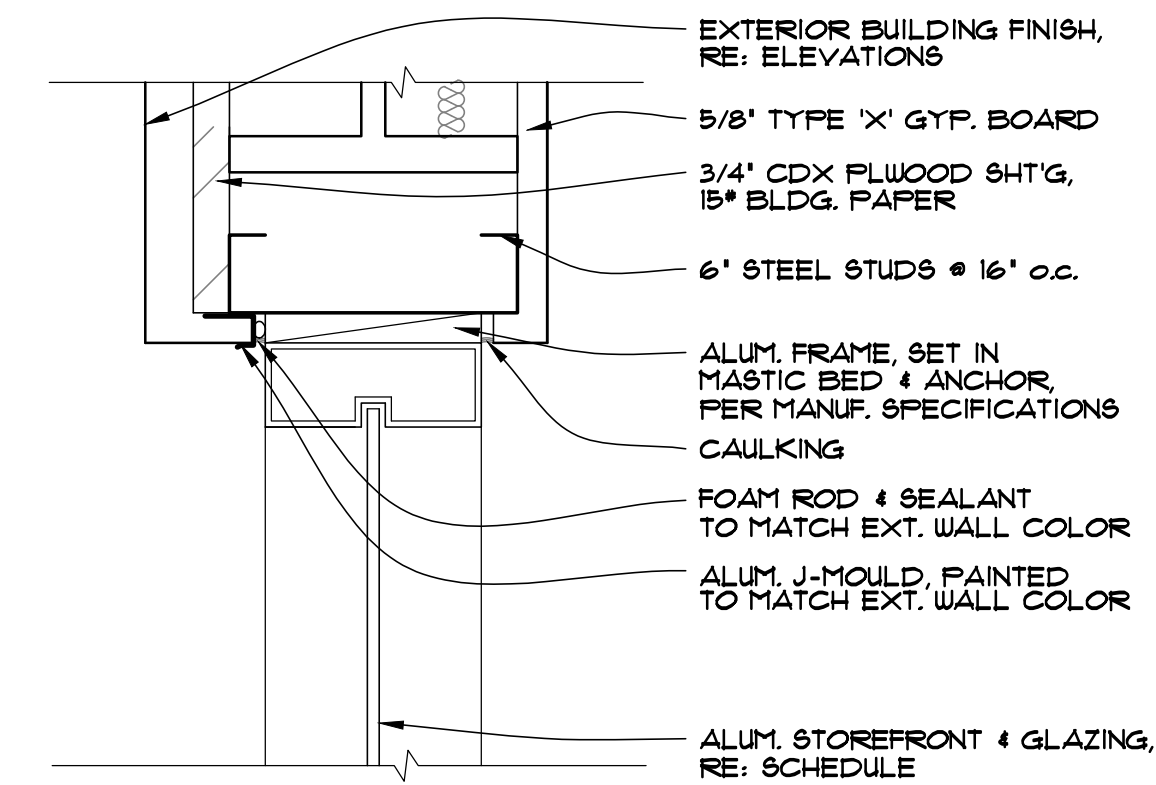
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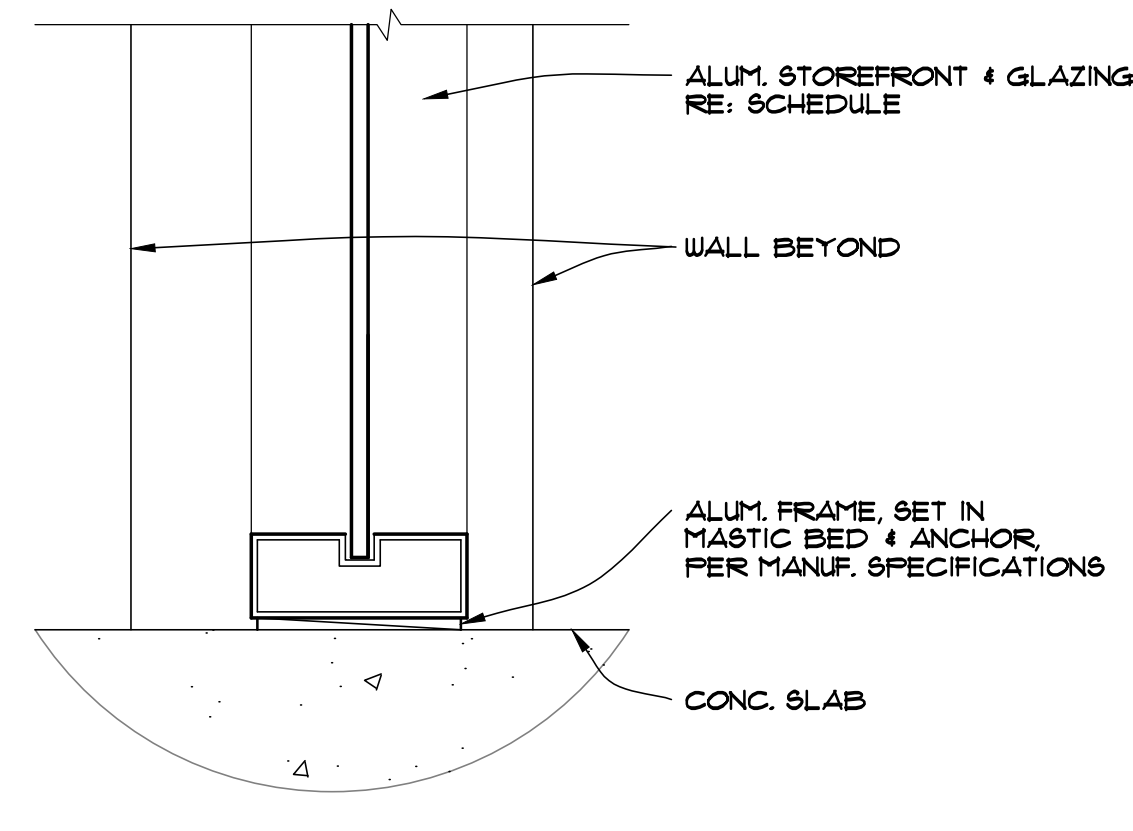
TYPE C



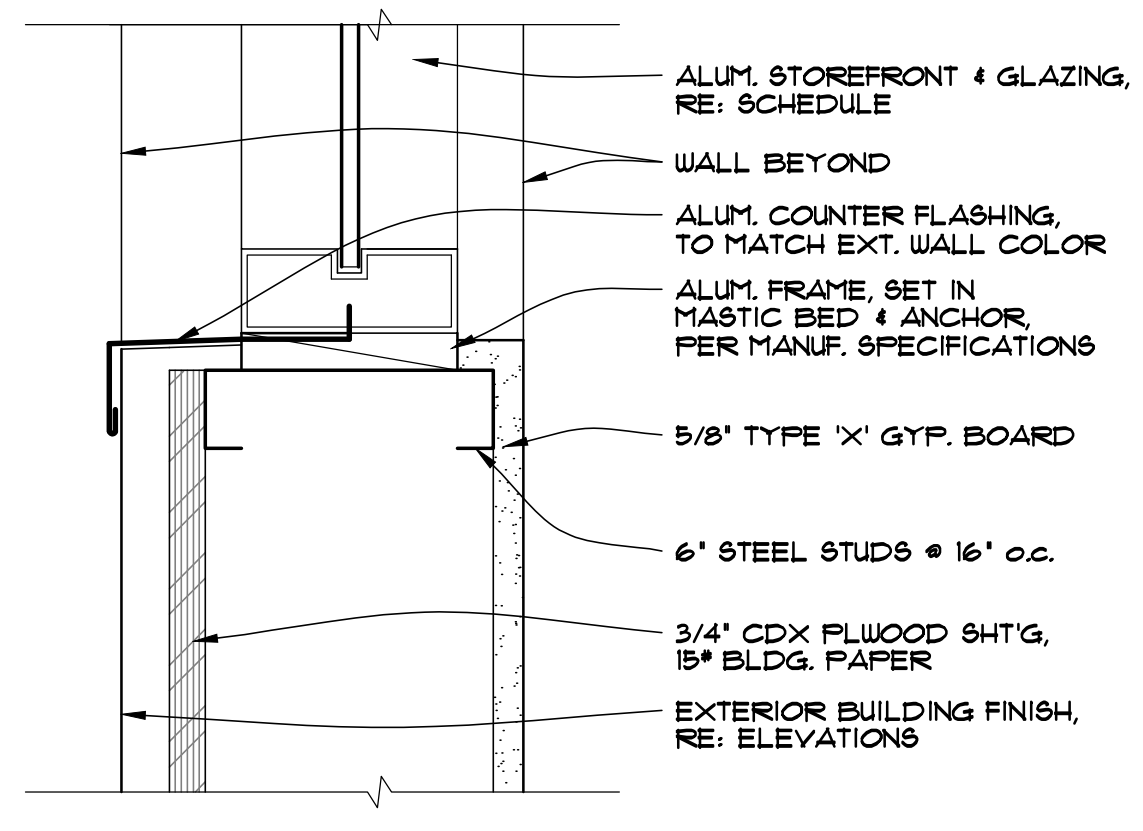
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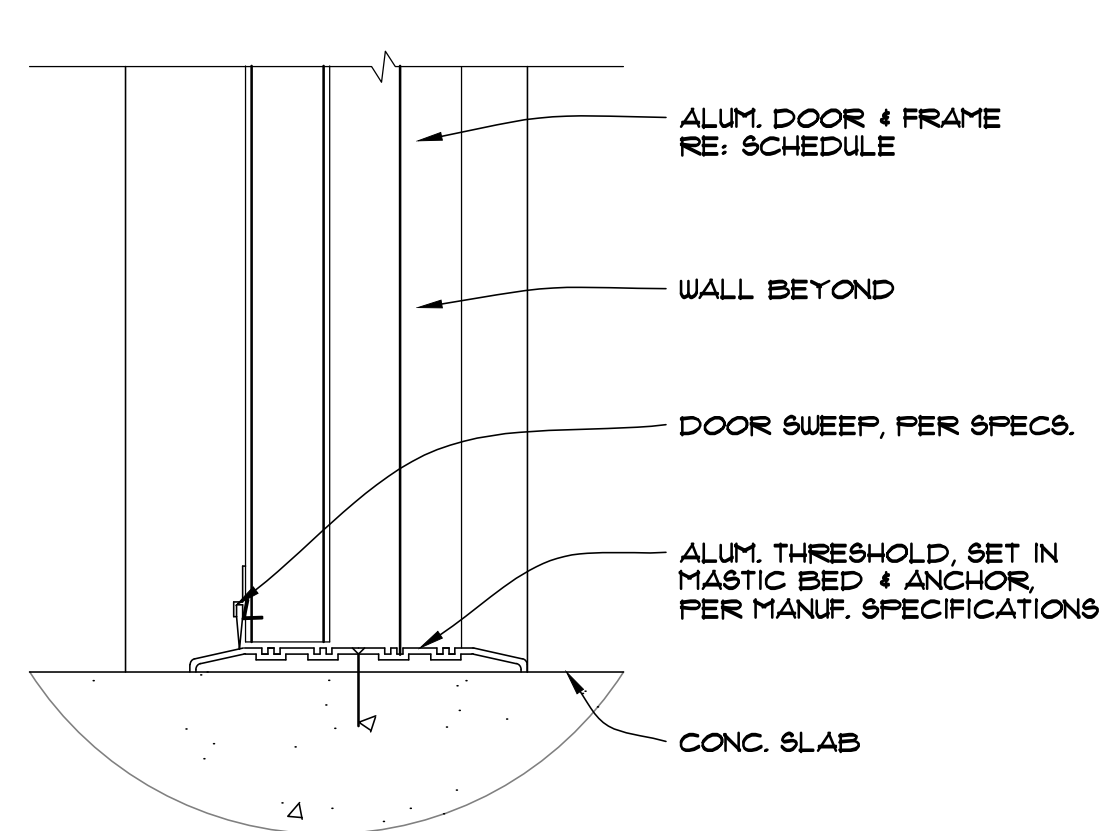
5 ALUM. STOREFRONT JAMB 3" x 1'-0"



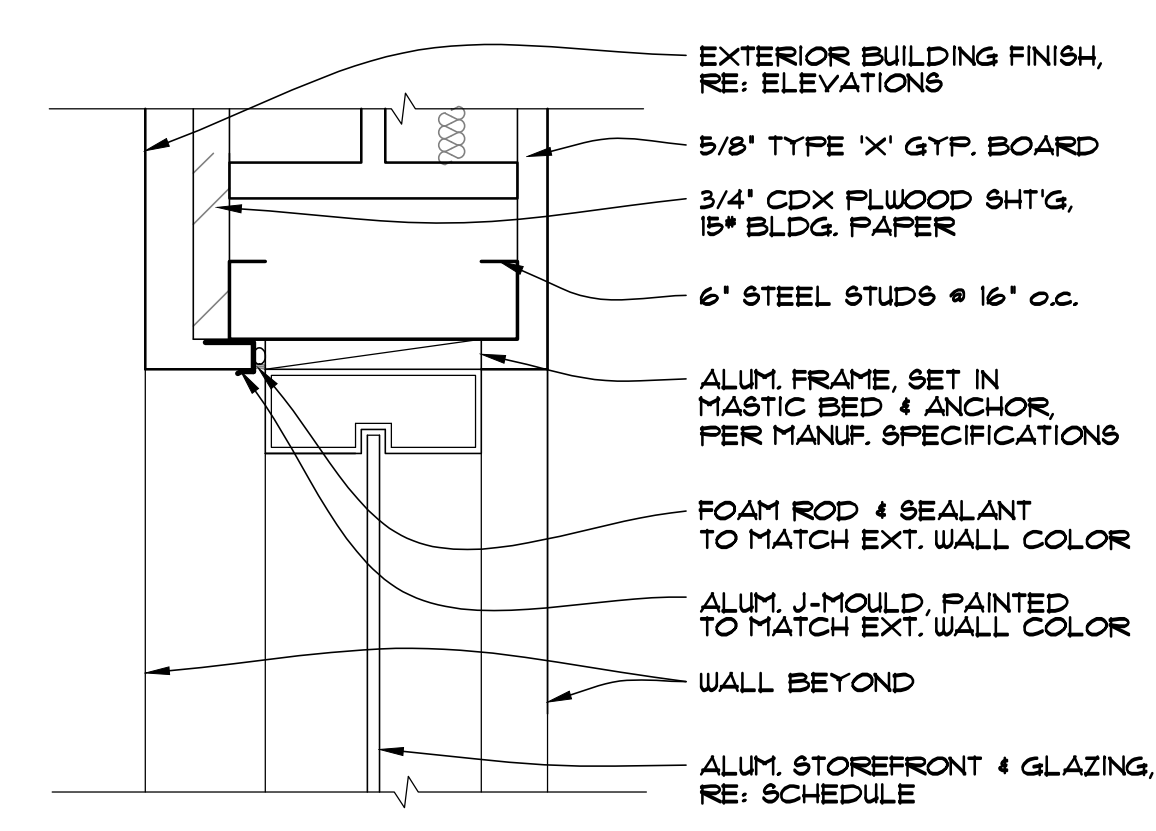
1 ALUM. STOREFRONT SILL 3" x 1'-0"



2 ALUM. STOREFRONT SILL 3" x 1'-0"

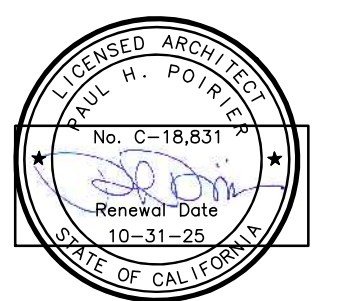


3 ALUM. STOREFRONT THRESHOLD 3" x 1'-0"



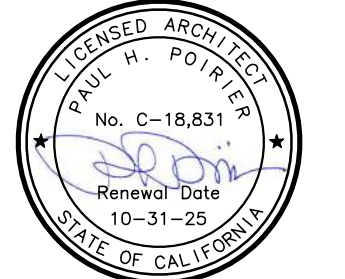
4 ALUM. STOREFRONT HEAD 3" x 1'-0"

PROJECT CODE: 2312
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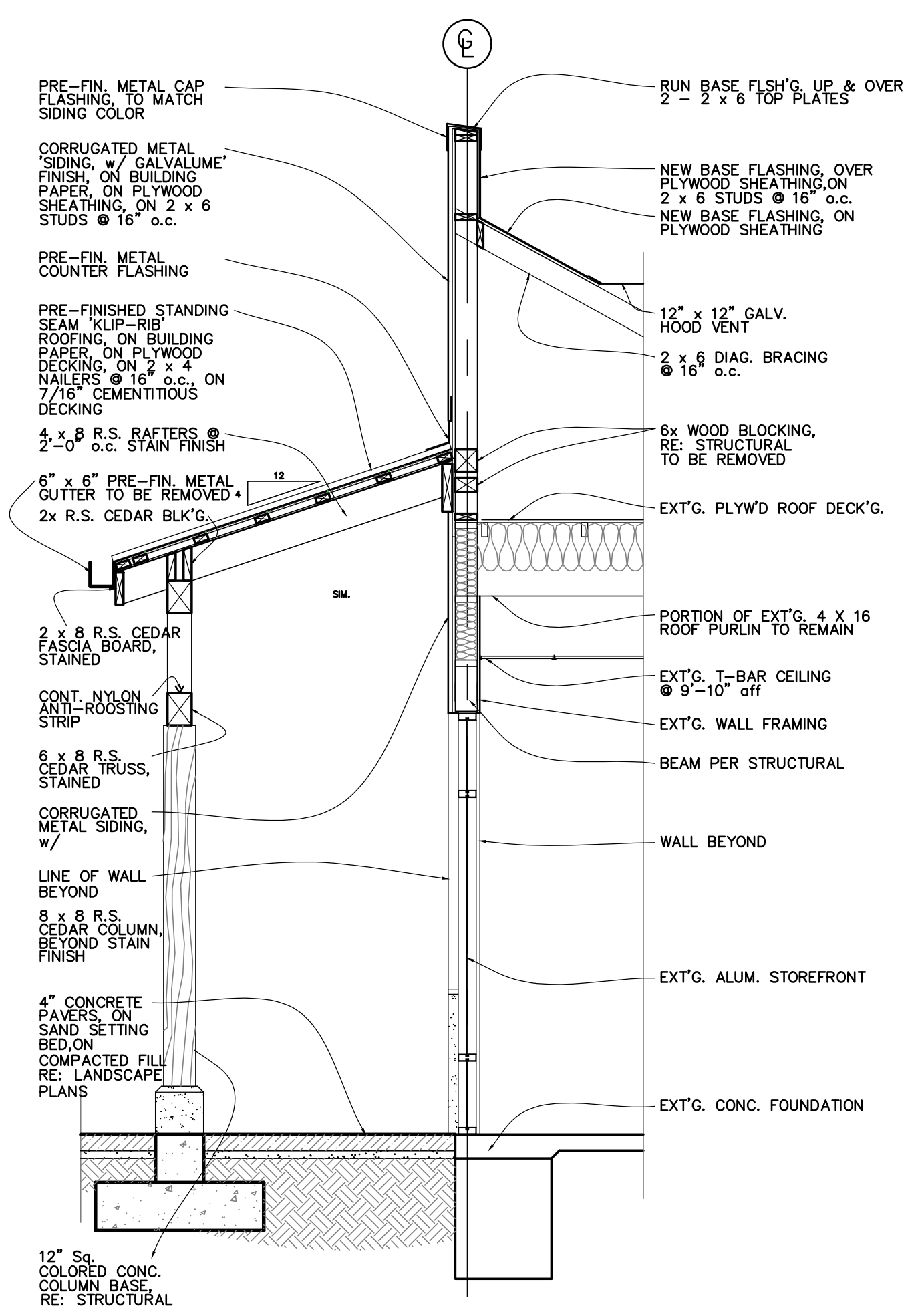
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Shell Improvements
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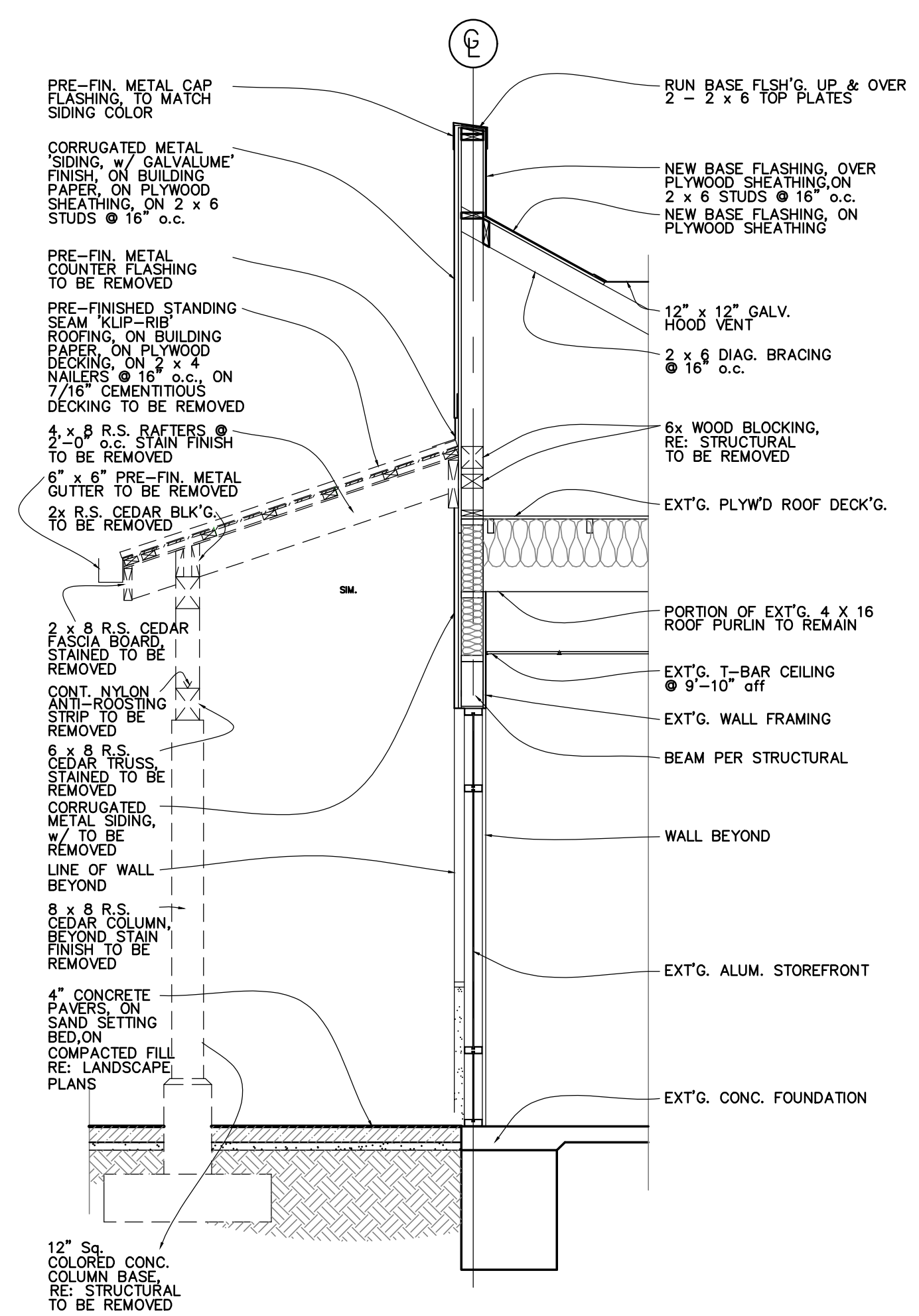


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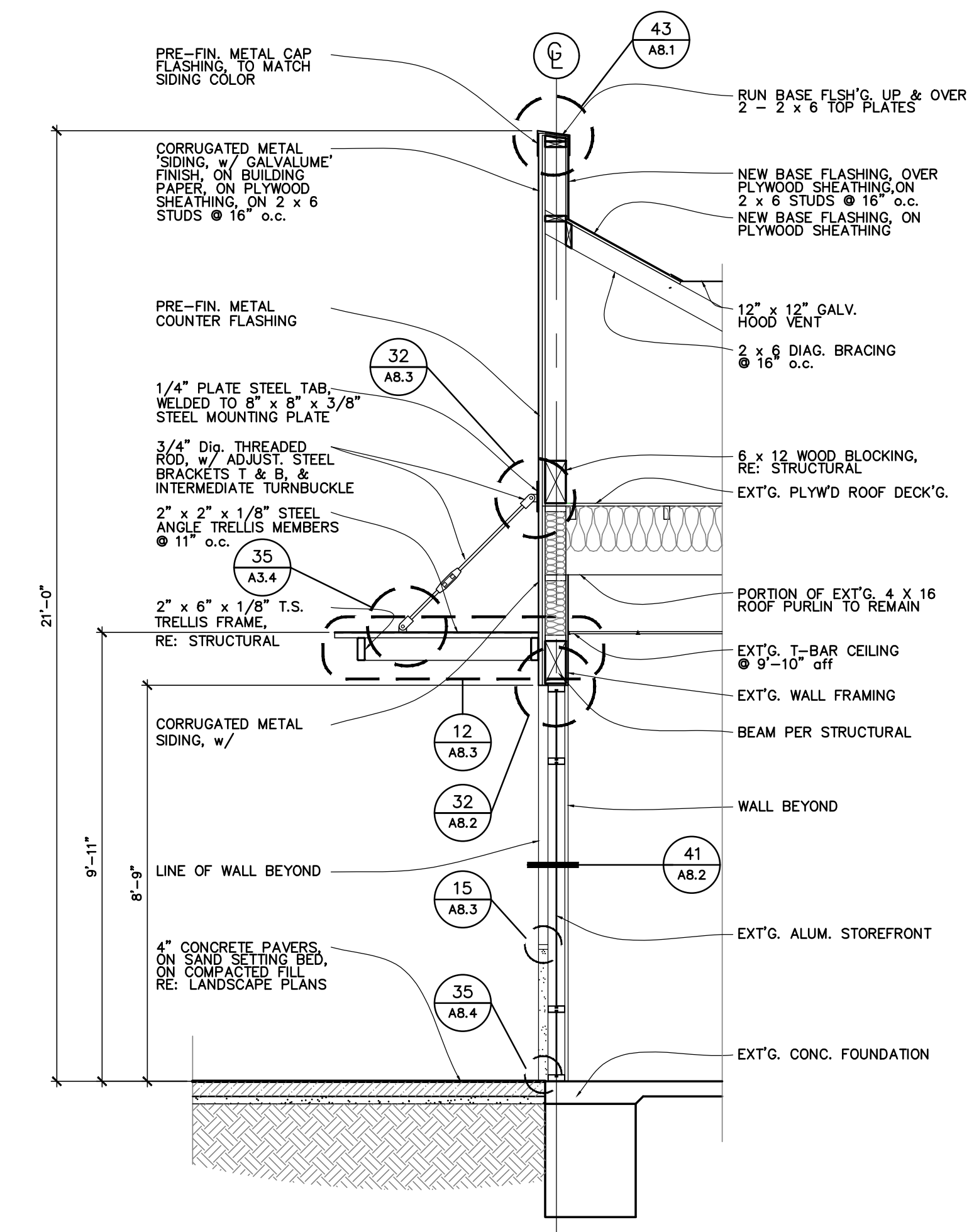
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41 EXISTING BUILDING SECTION
 SCALE: 3/8" = 1'-0"



43 BUILDING SECTION DEMO
 SCALE: 3/8" = 1'-0"



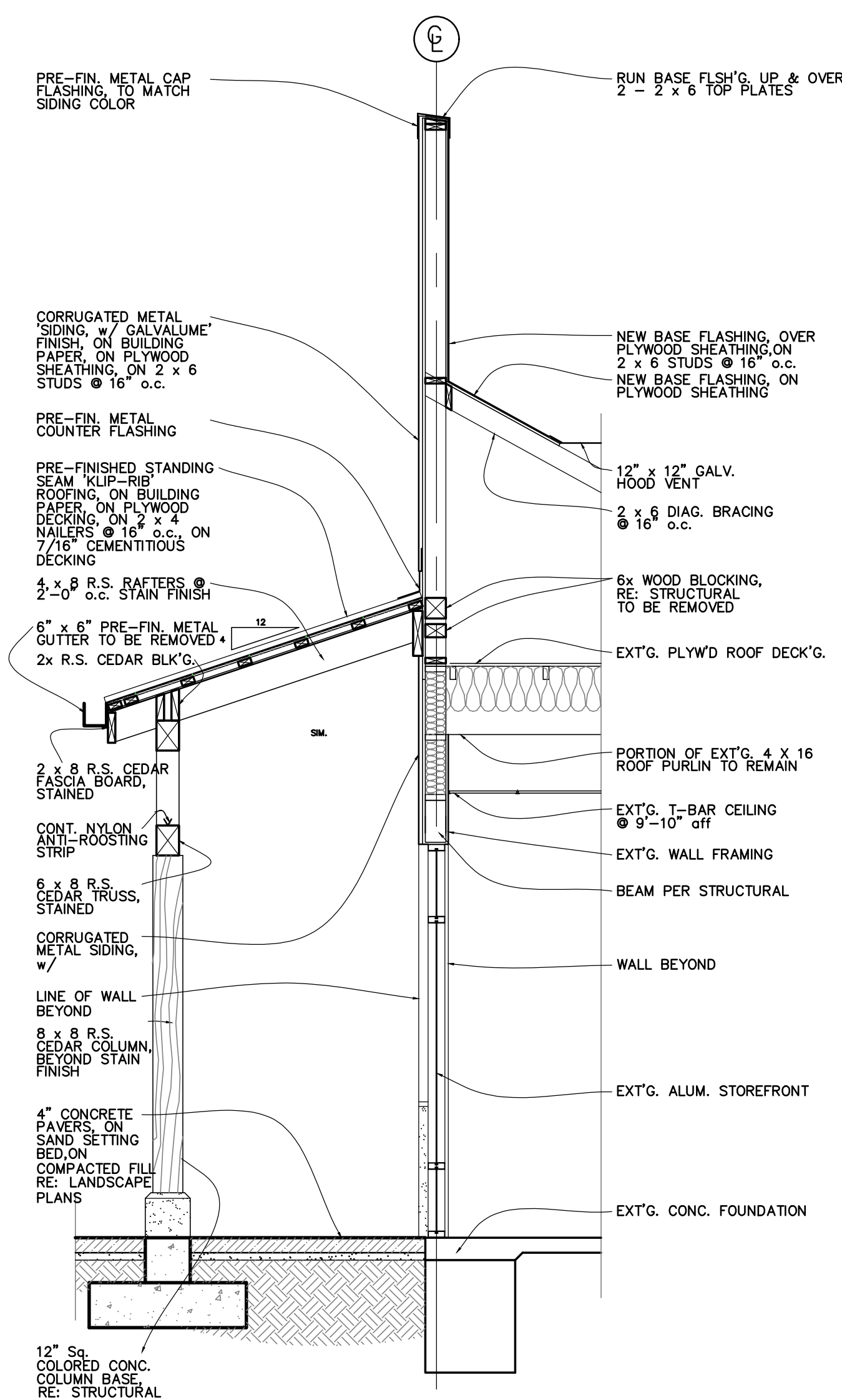
44 BUILDING SECTION PROPOSED
 SCALE: 3/8" = 1'-0"



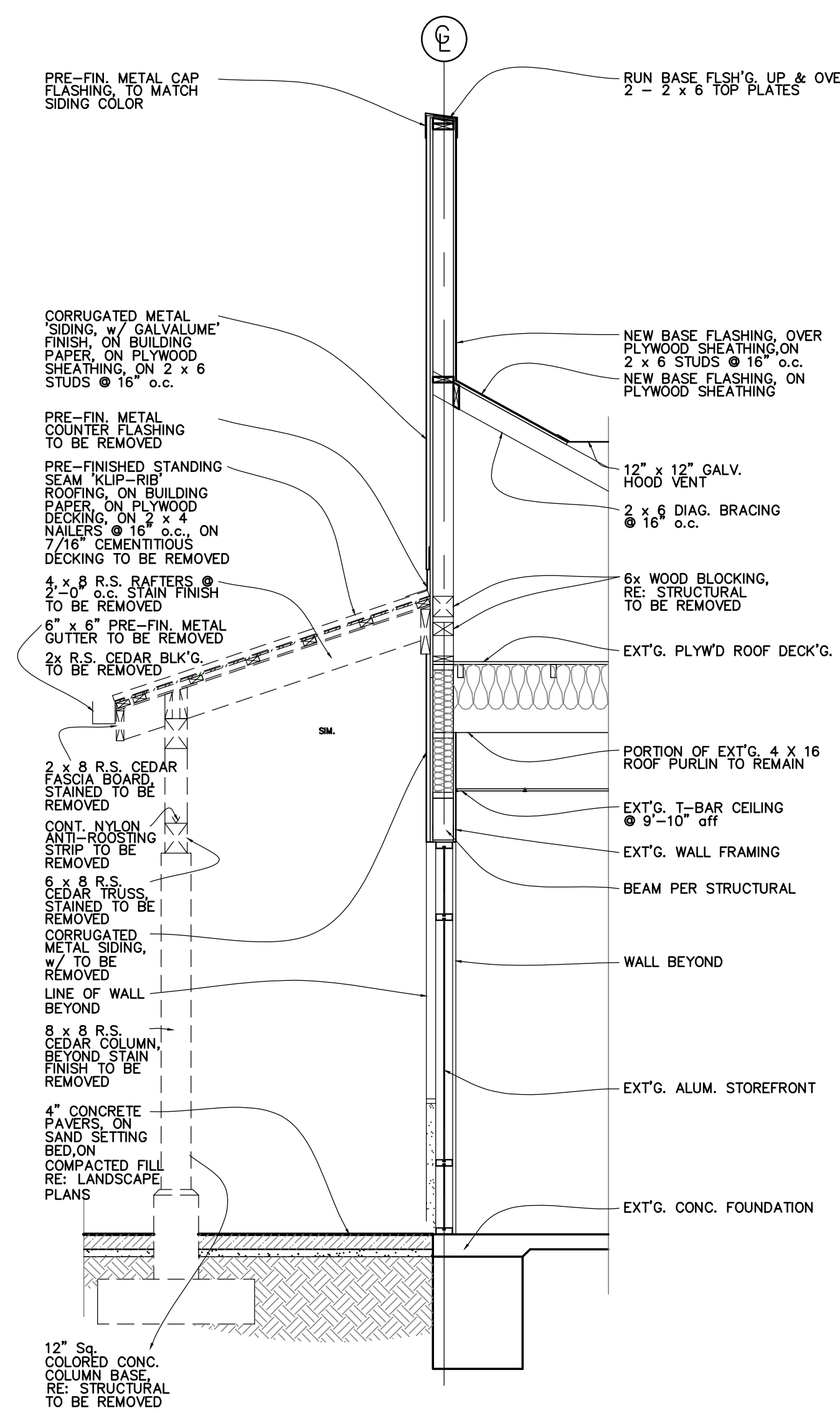
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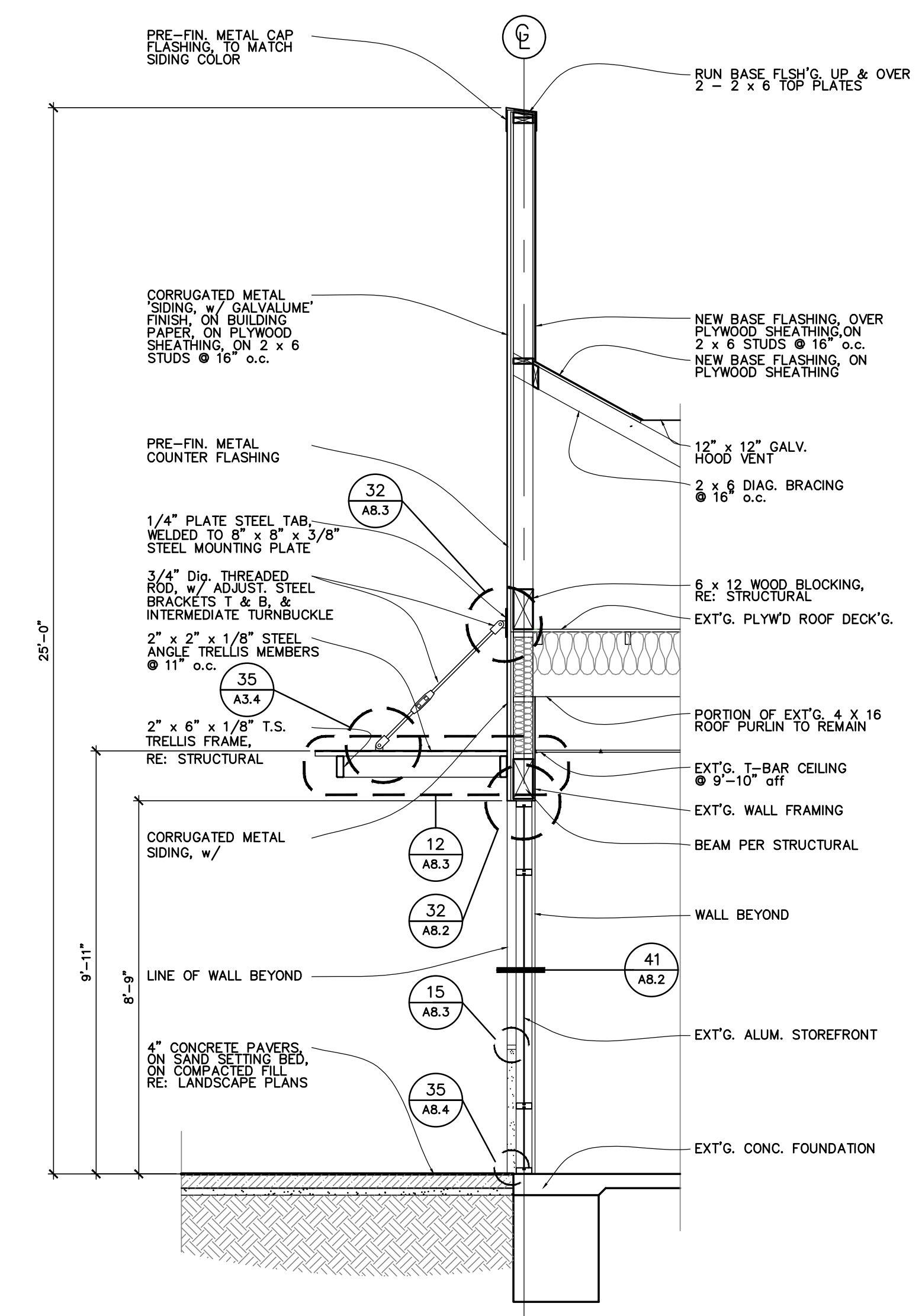
A3.2
 BUILDING SECTION



41 EXISTING BUILDING SECTION
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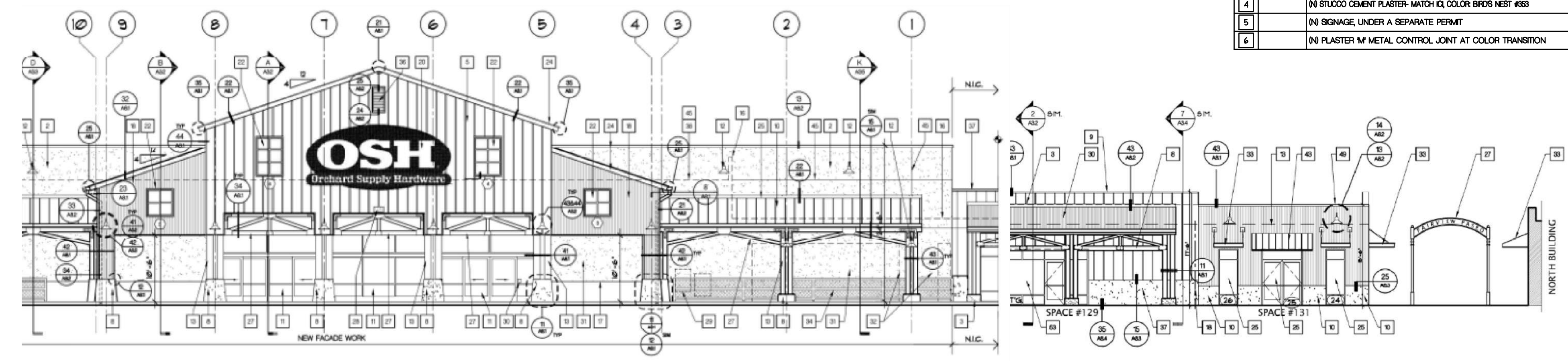


43 BUILDING SECTION DEMO
 SCALE: 3/8" = 1'-0"

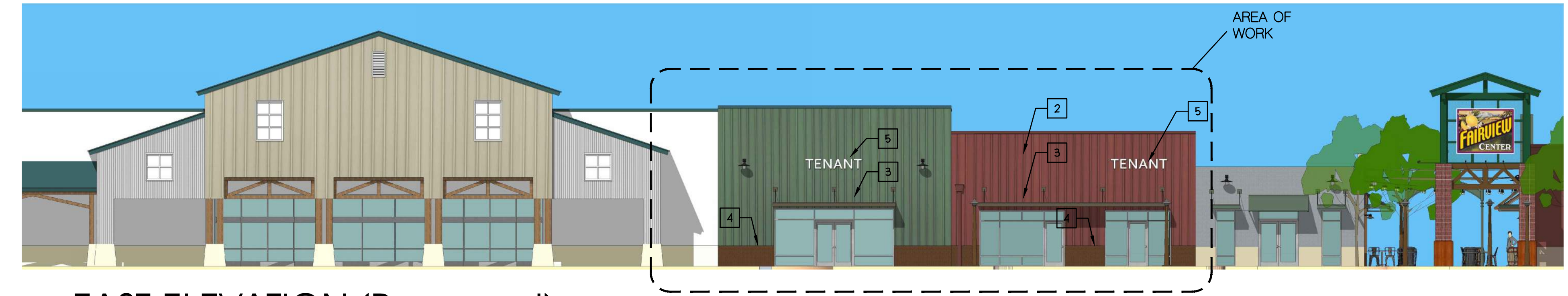


44 BUILDING SECTION PROPOSED
 SCALE: 3/8" = 1'-0"

FLOOR PLAN KEYNOTES		
NO.	REF. DTL	DESCRIPTION
1		IN SIDING- SHINGLE CLADDING, COLOR HEMLOCK GREEN
2		IN SIDING- SHINGLE CLADDING, COLOR COLONIAL RED
3		(N) METAL AWNINGS
4		IN STUCCO CEMENT PLASTER- MATCH IC, COLOR BRDS NEST #883
5		IN SIGNAGE, UNDER A SEPARATE PERMIT
6		IN PLASTER M METAL CONTROL JOINT AT COLOR TRANSITION



23 EAST ELEVATION (Existing)
SCALE: 1/8"=1'-0"



33 EAST ELEVATION (Proposed)
SCALE: 1/8"=1'-0"

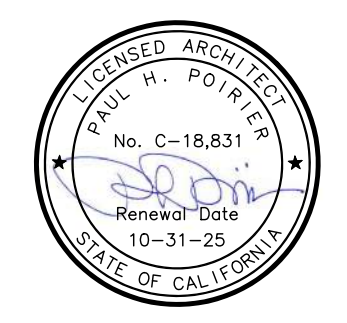


41 NORTHEAST POINT OF VIEW 1
SCALE: NTS



43 SOUTHEAST POINT OF VIEW 2
SCALE: NTS

PROJECT CODE: 2312
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 CHECKED BY:
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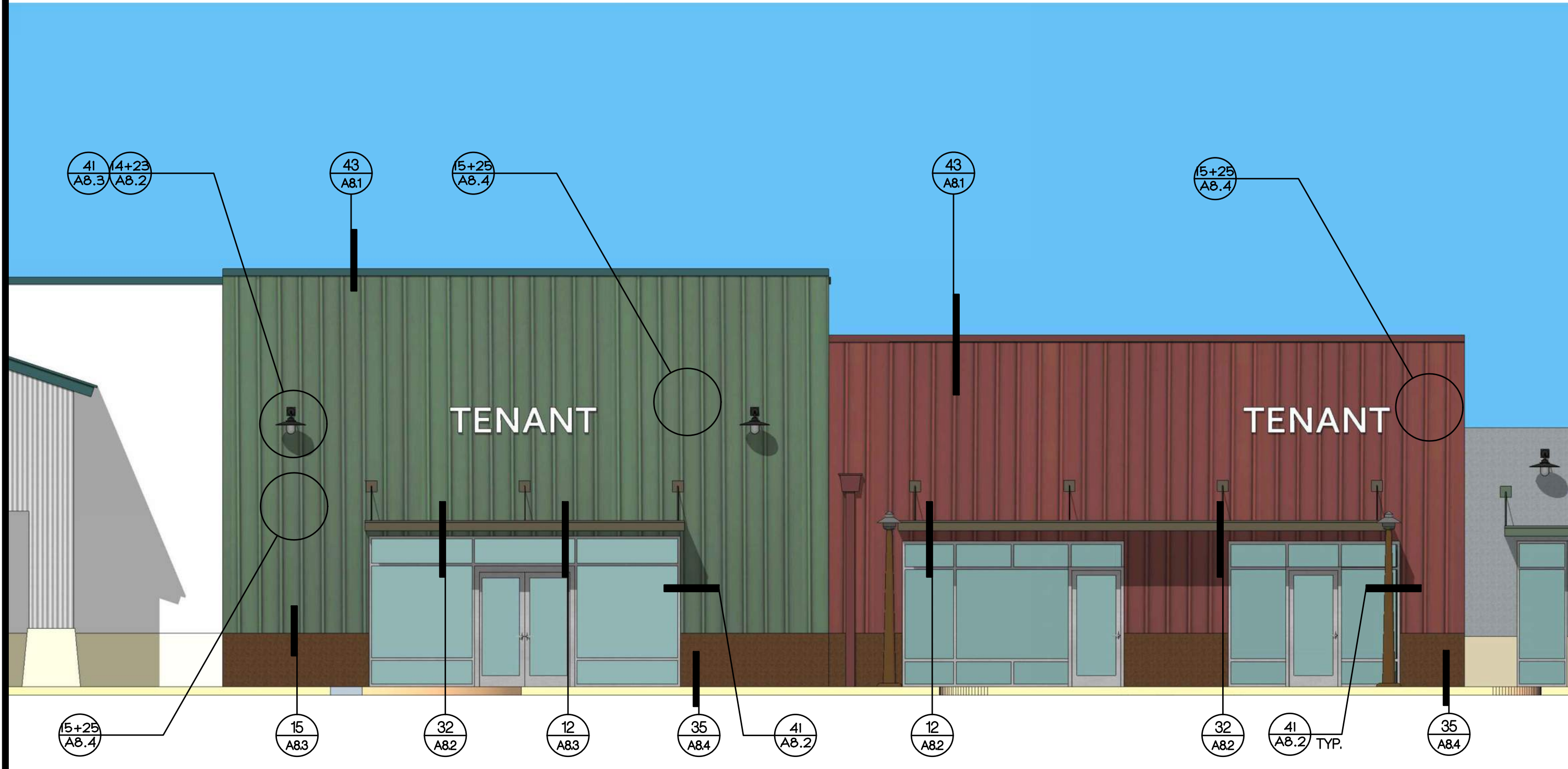


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FLOOR PLAN KEYNOTES	
NO.	REF. DTL. DESCRIPTION
1	(N) SIDING- SHINGLE CLADDING, COLOR: HEMLOCK GREEN
2	(N) SIDING- SHINGLE CLADDING, COLOR: COLONIAL RED
3	(N) METAL AWNING
4	(N) STUCCO CEMENT PLASTER- MATCH ICI, COLOR: BIRD'S NEST #353
5	(N) SIGNAGE, UNDER A SEPARATE PERMIT
6	(N) PLASTER W/ METAL CONTROL JOINT AT COLOR TRANSITION

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 CHECKED BY:
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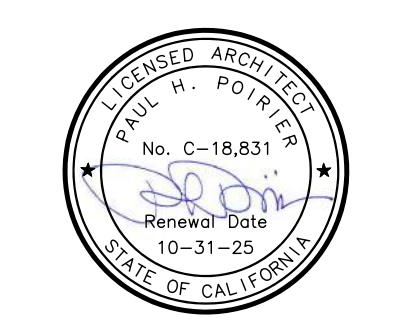


31 EAST ELEVATION (Proposed)
 SCALE: 1/8" = 1'-0"



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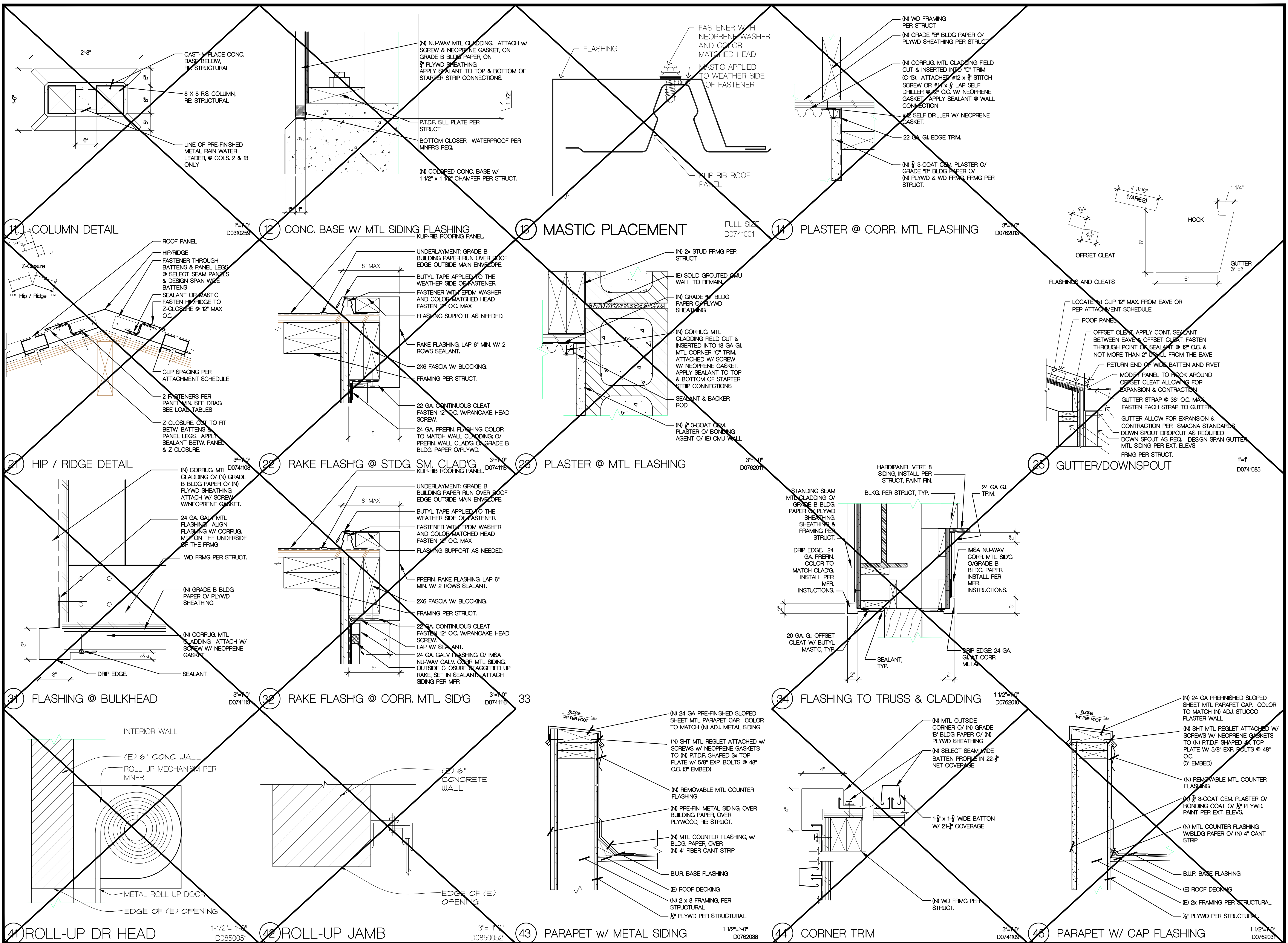
41 EAST POINT OF VIEW 3
 SCALE: 1/8" = 1'-0"



43 SOUTH EAST POINT OF VIEW 4
 SCALE: 1/8" = 1'-0"

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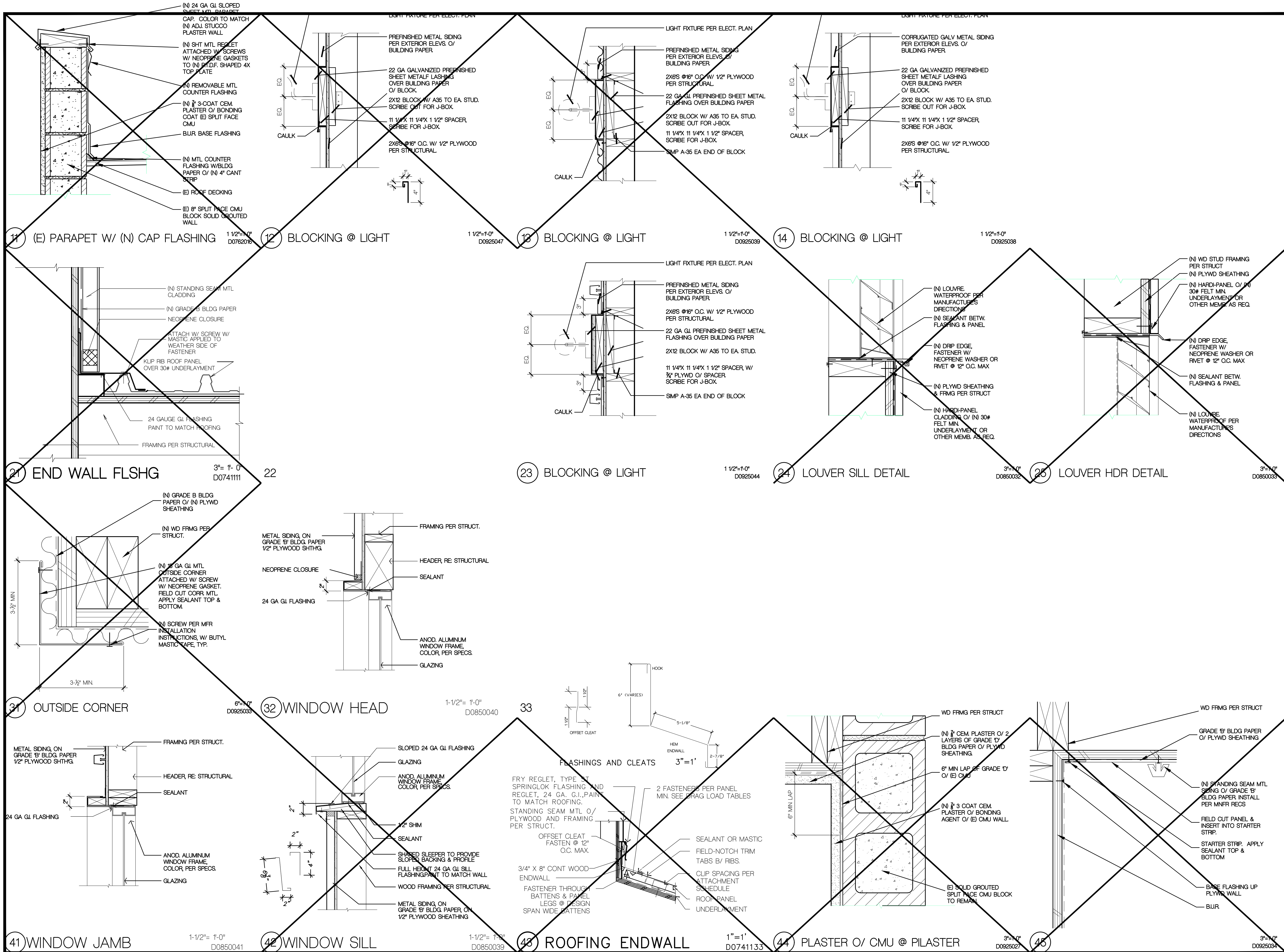


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 APPROVALS: DATE: .
 PRINT DATE: Nov 21, 2023, 5:44pm
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A8.1
 INTERIOR DETAILS



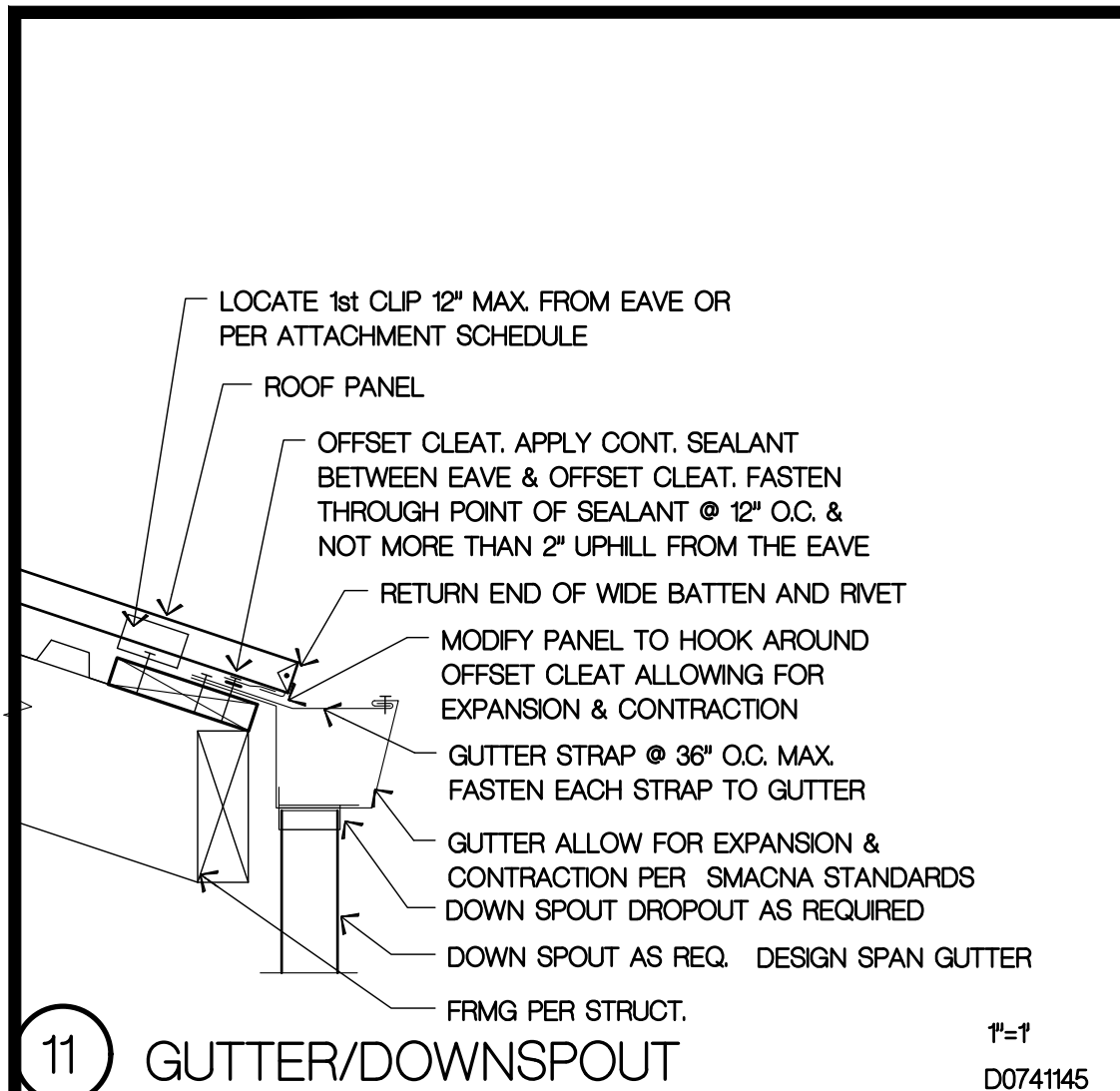
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 DRAWN BY: KKC
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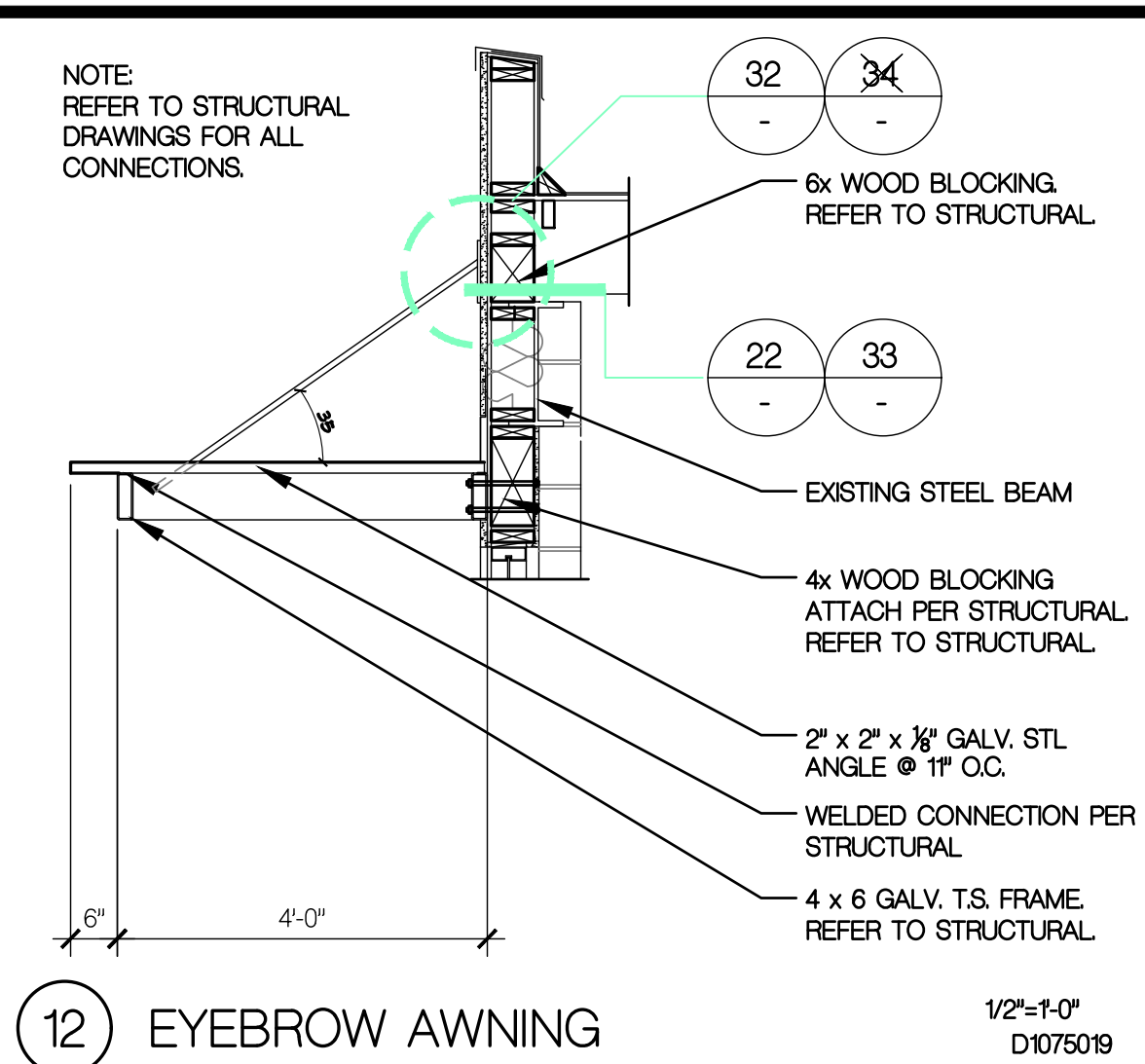
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 (310) 282-0788

SITE ADDRESS: 127 & 129 North Fairview Avenue, Goleta CA, 93117

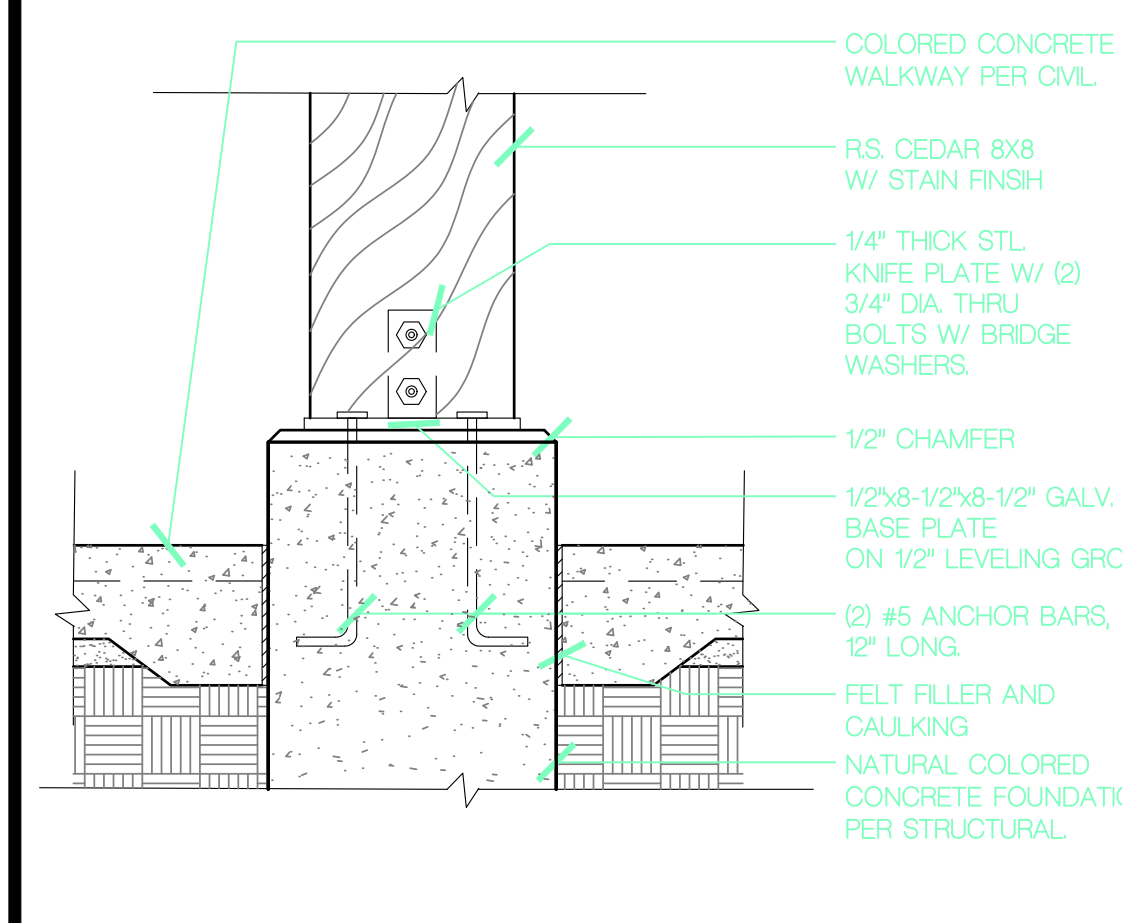
A8.2
 DETAILS



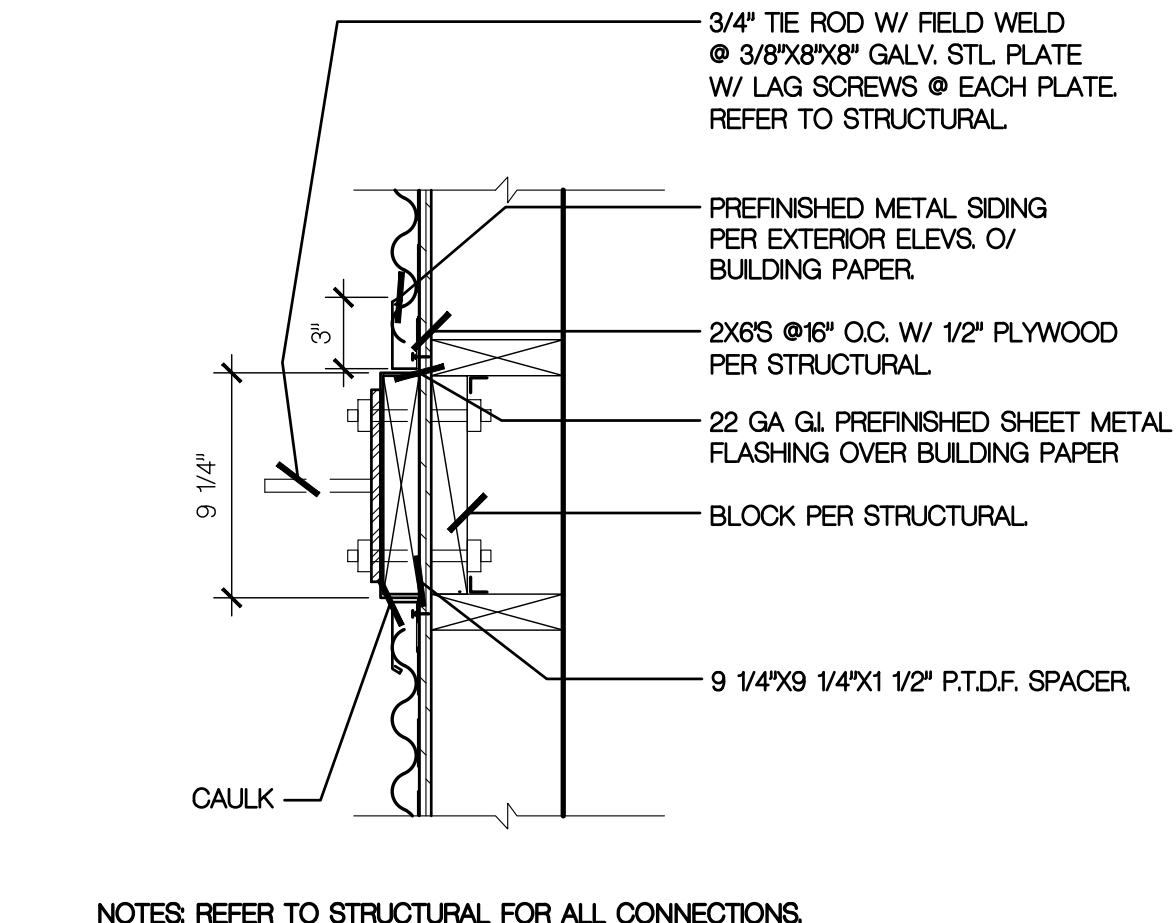
11 GUTTER/DOWNSPOUT 1/2\"/>



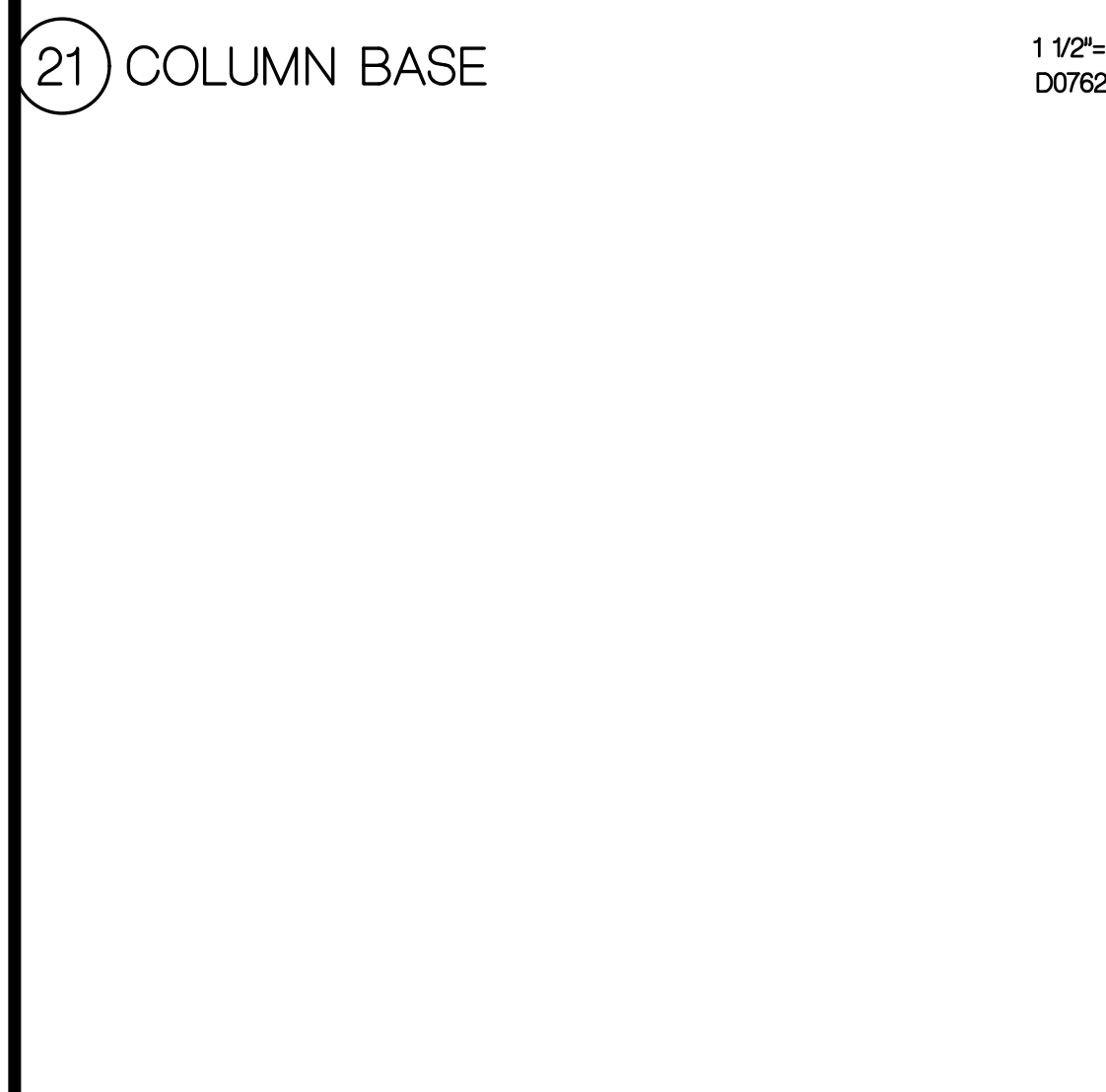
12 EYEBROW AWNING 1/2\"/>



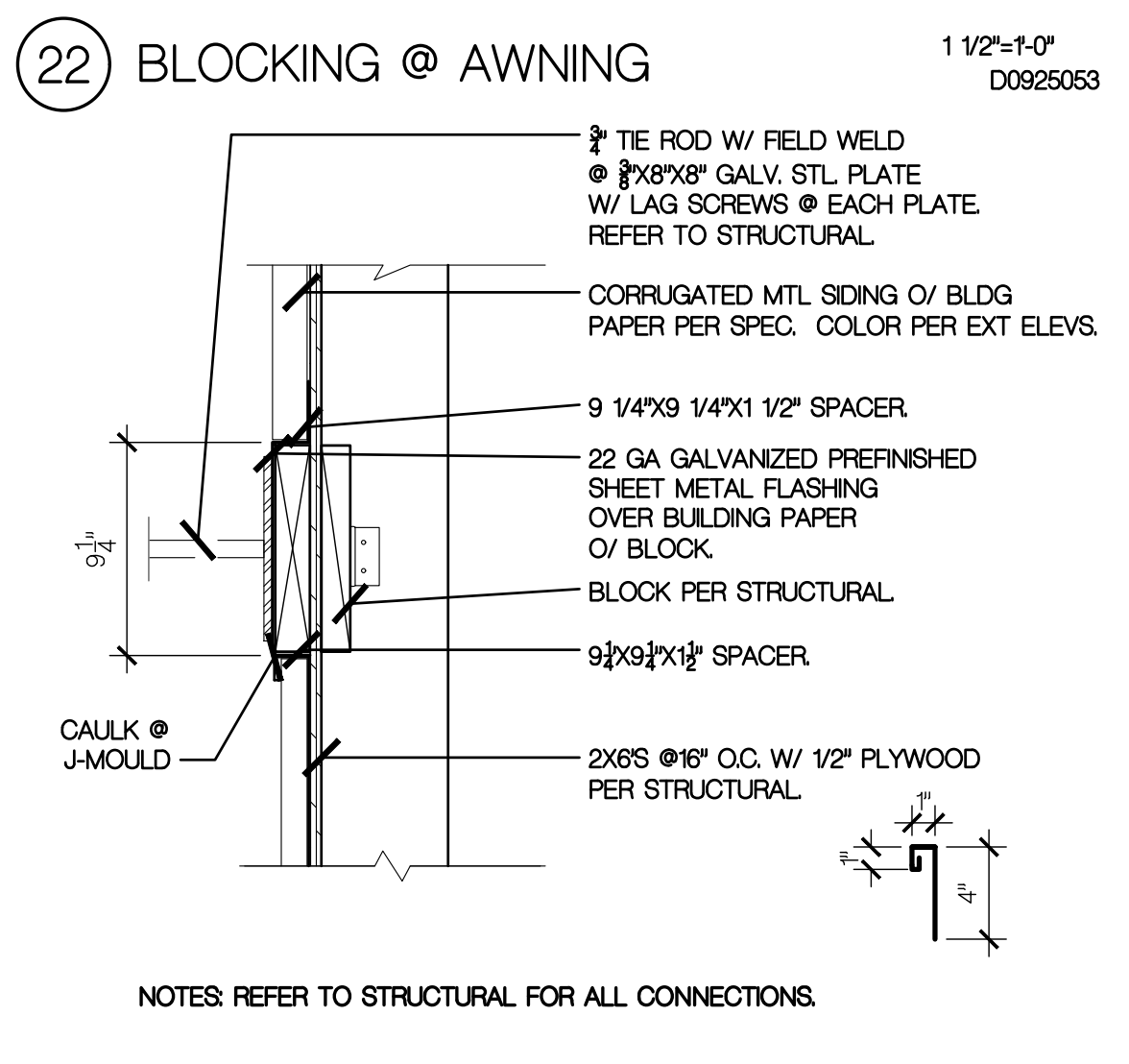
21 COLUMN BASE 1 1/2\"/>



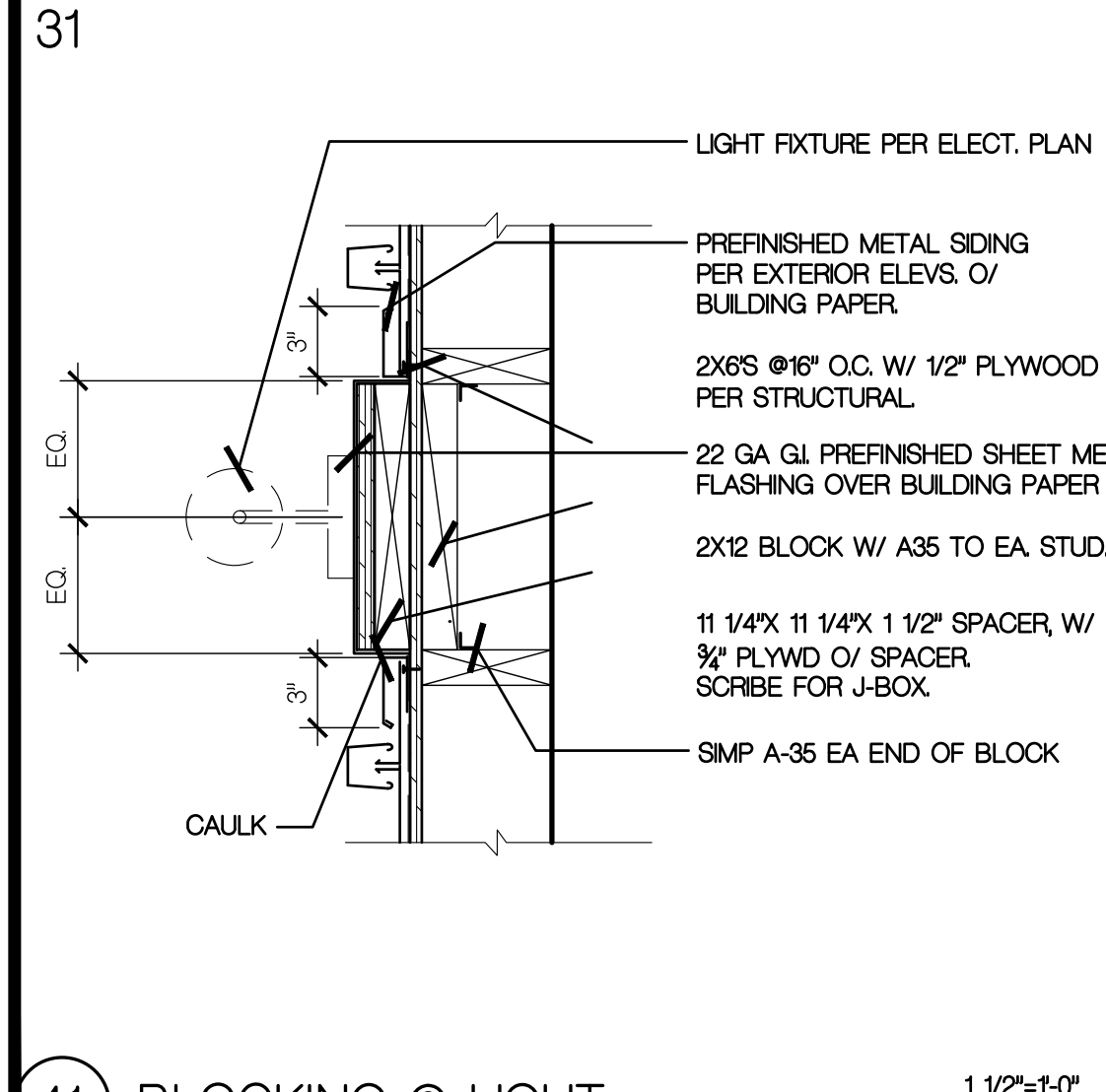
22 BLOCKING @ AWNING 1 1/2\"/>



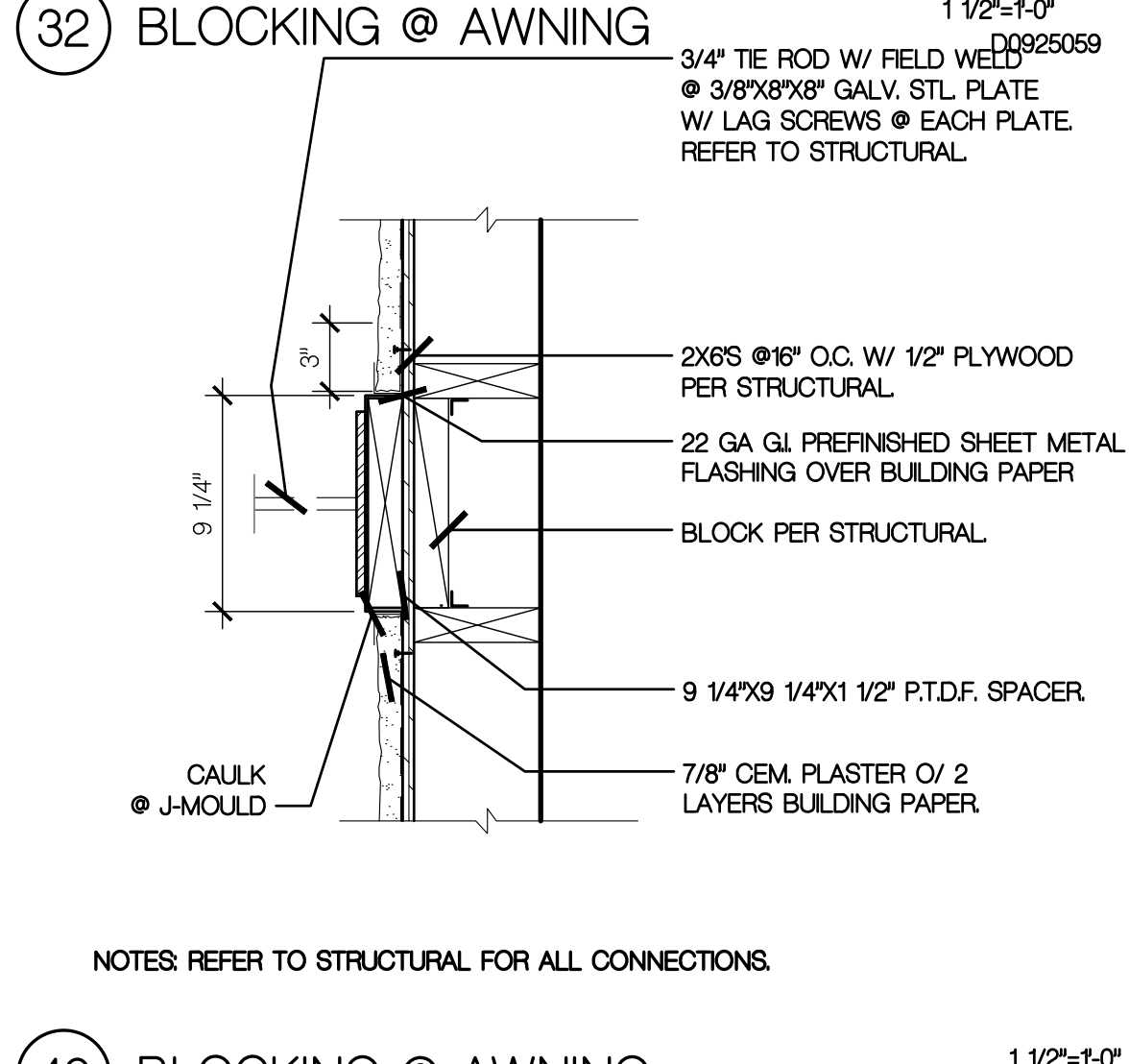
31 BLOCKING @ LIGHT 1 1/2\"/>



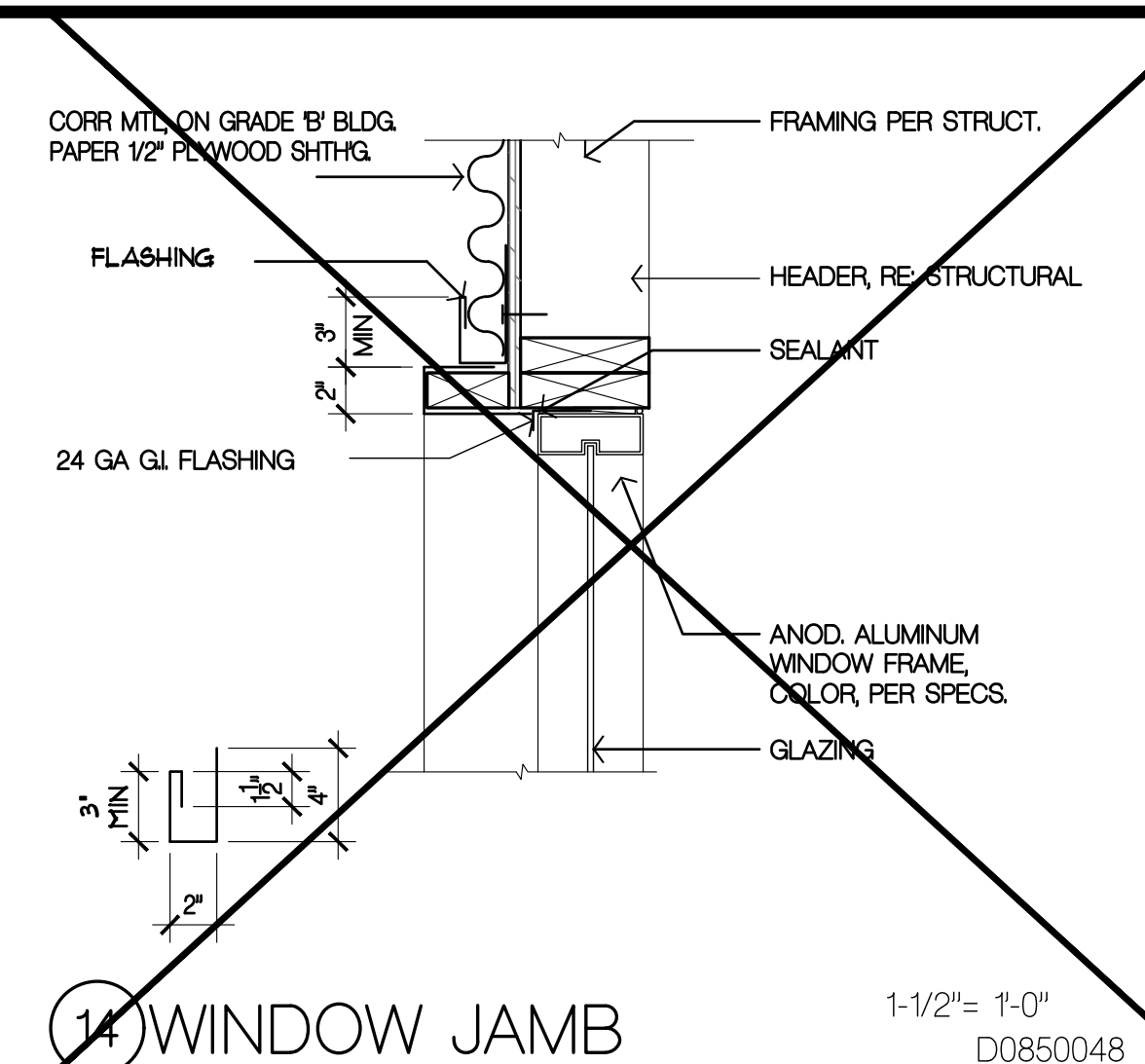
32 BLOCKING @ AWNING 1 1/2\"/>



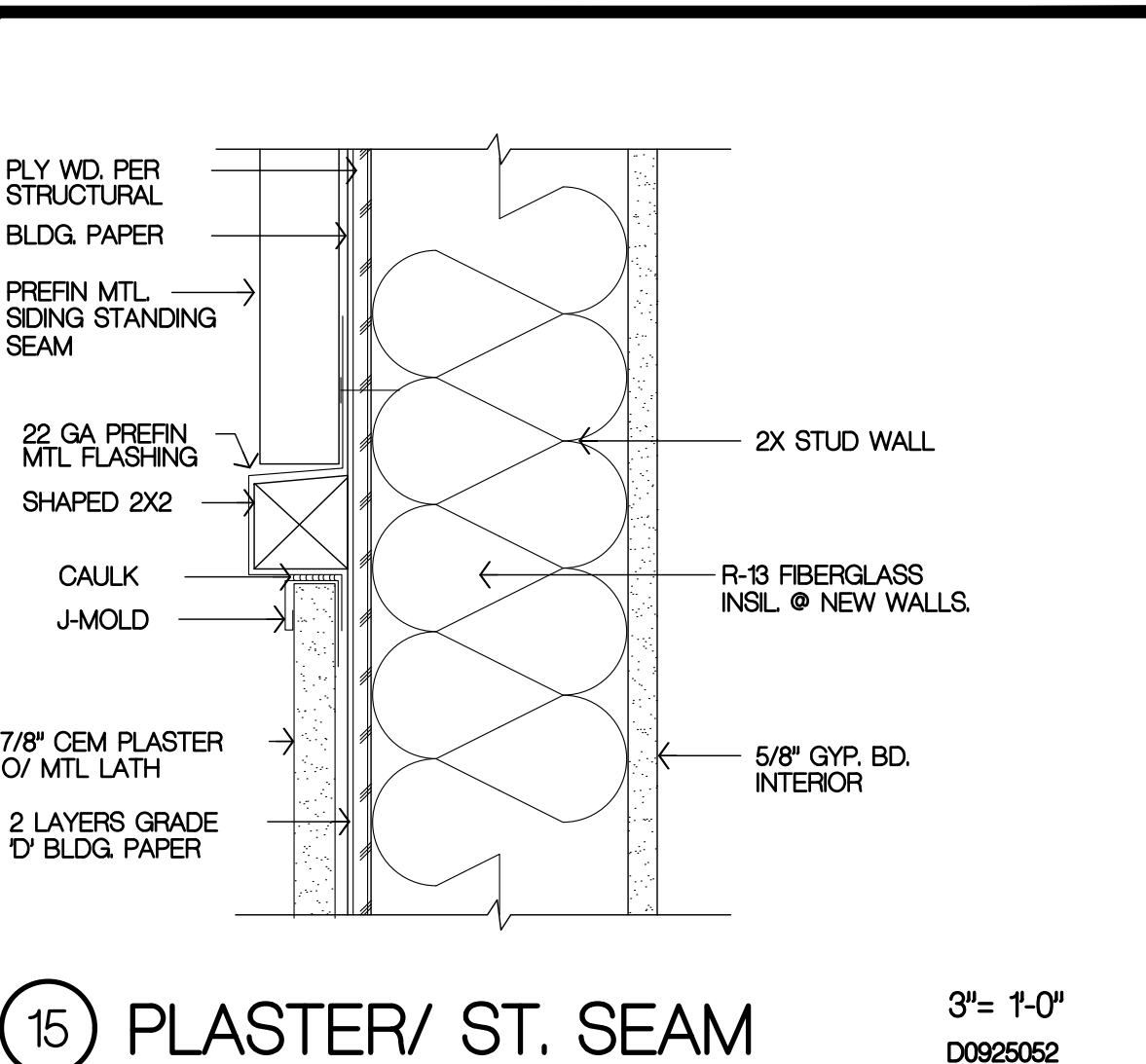
41 BLOCKING @ LIGHT 1 1/2\"/>



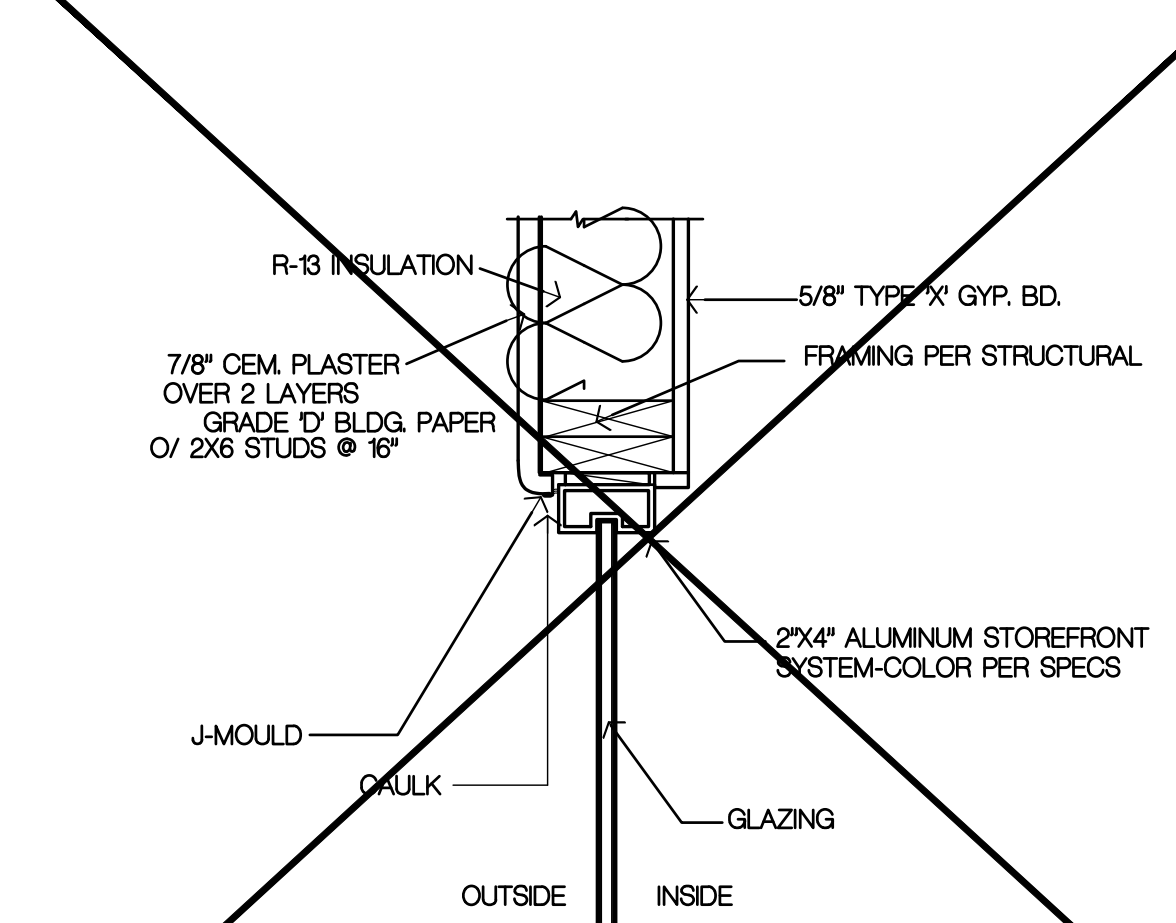
42 BLOCKING @ AWNING 1 1/2\"/>



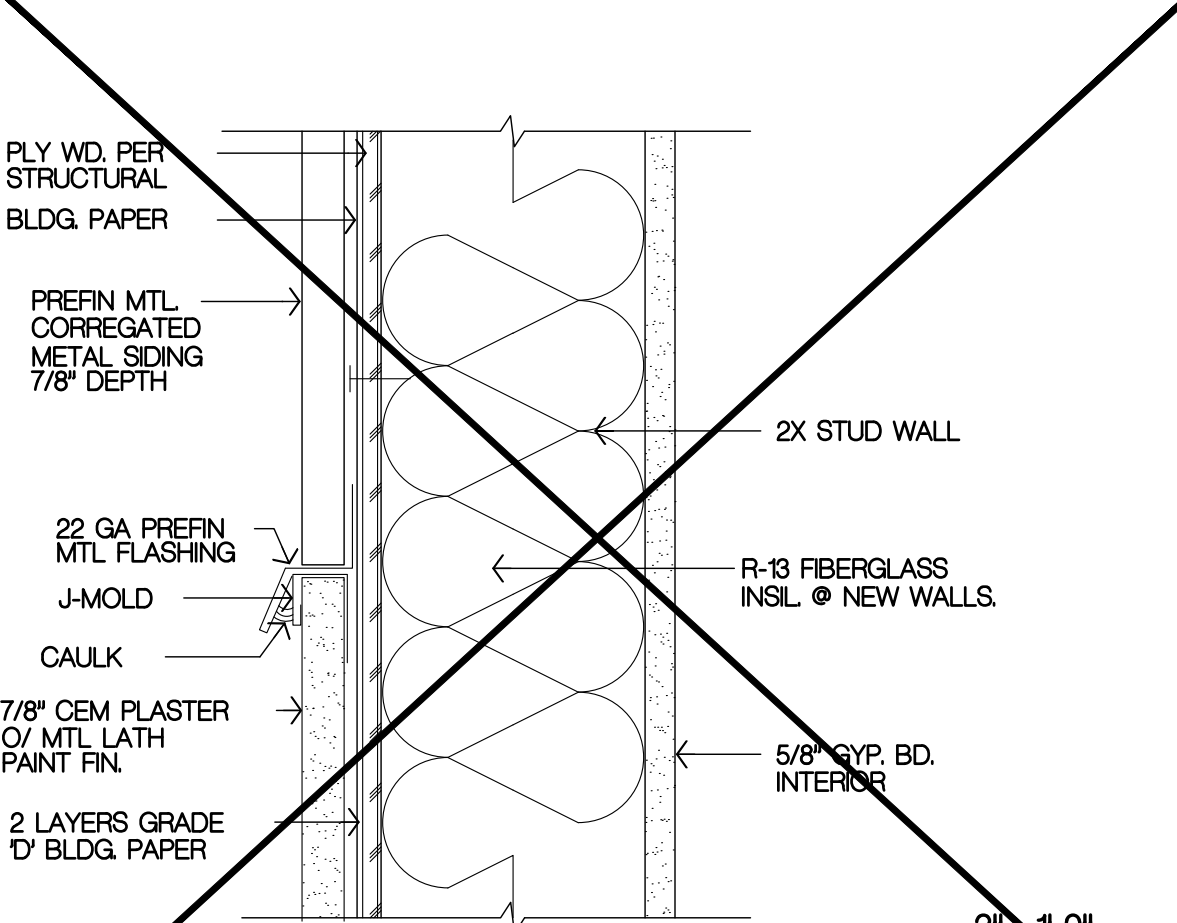
14 WINDOW JAMB 1-1/2\"/>



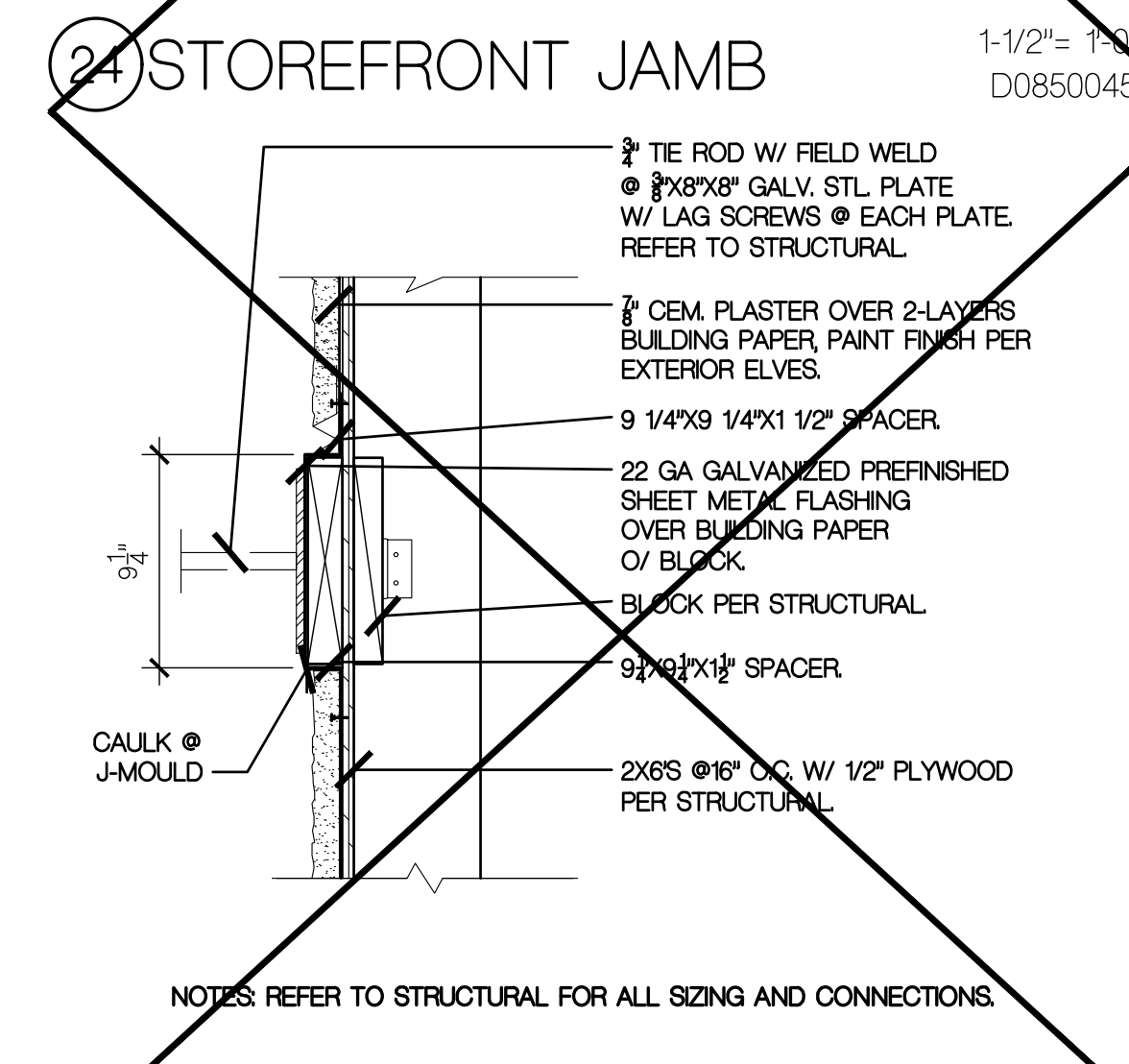
15 PLASTER/ ST. SEAM 3\"/>



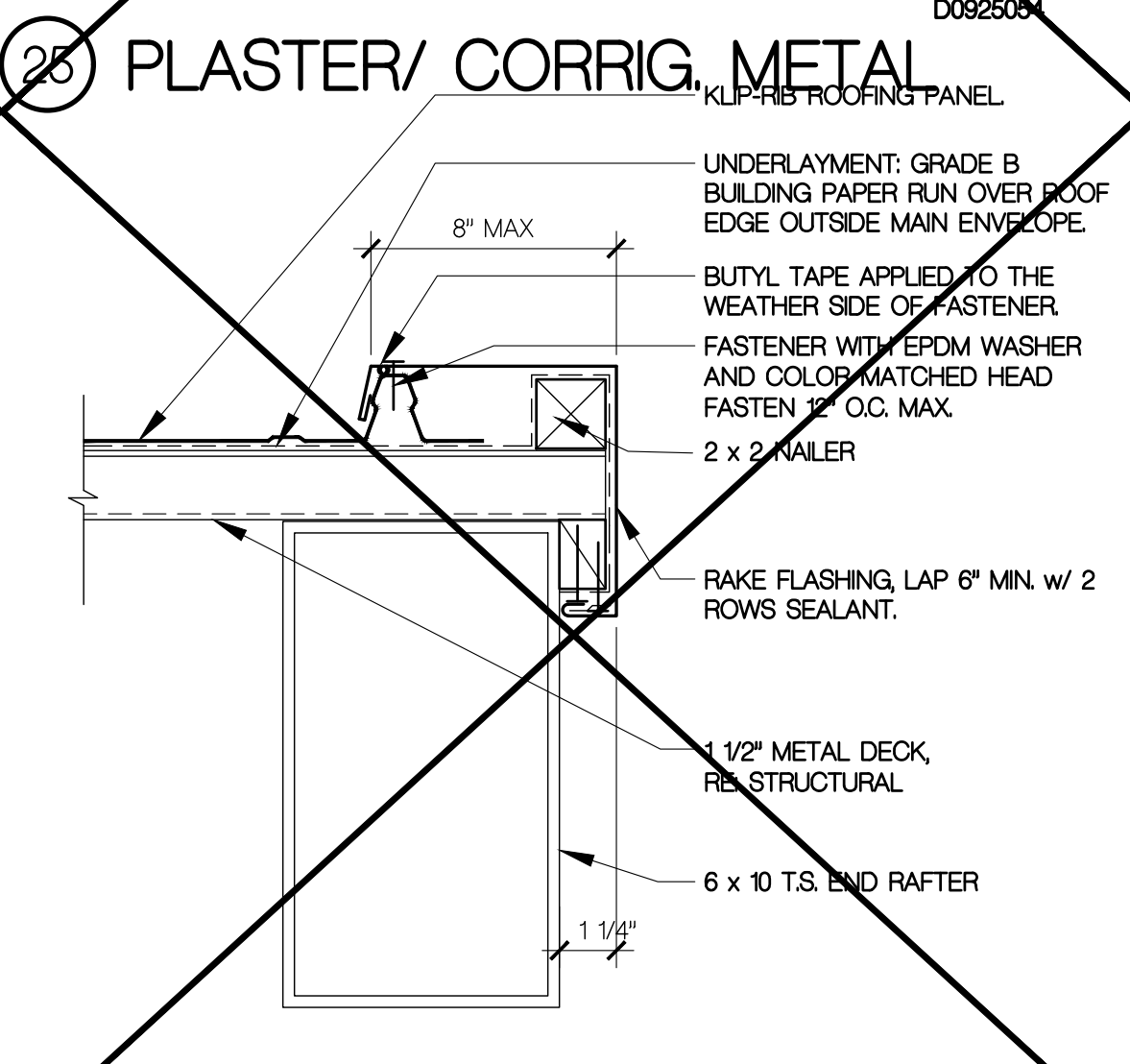
24 STOREFRONT JAMB 1-1/2\"/>



25 PLASTER/ CORRIG. METAL 3\"/>




34 BLOCKING @ AWNING 1 1/2\"/>



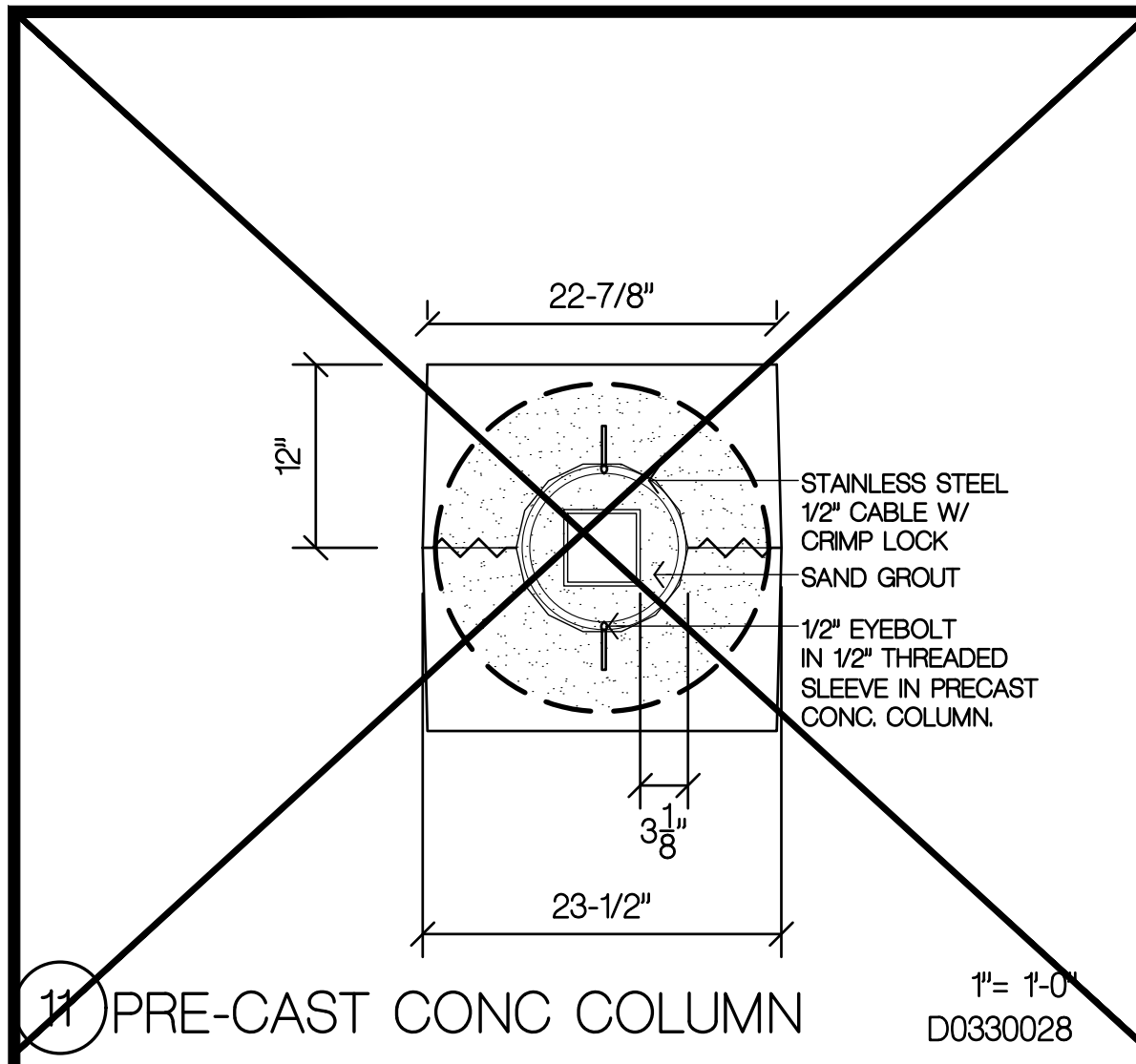
35 RAKE FLASH'G @ STDG. SM. CLAD'G 3\"/>

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 CHECKED BY: _____
 APPROVALS: DATE: _____
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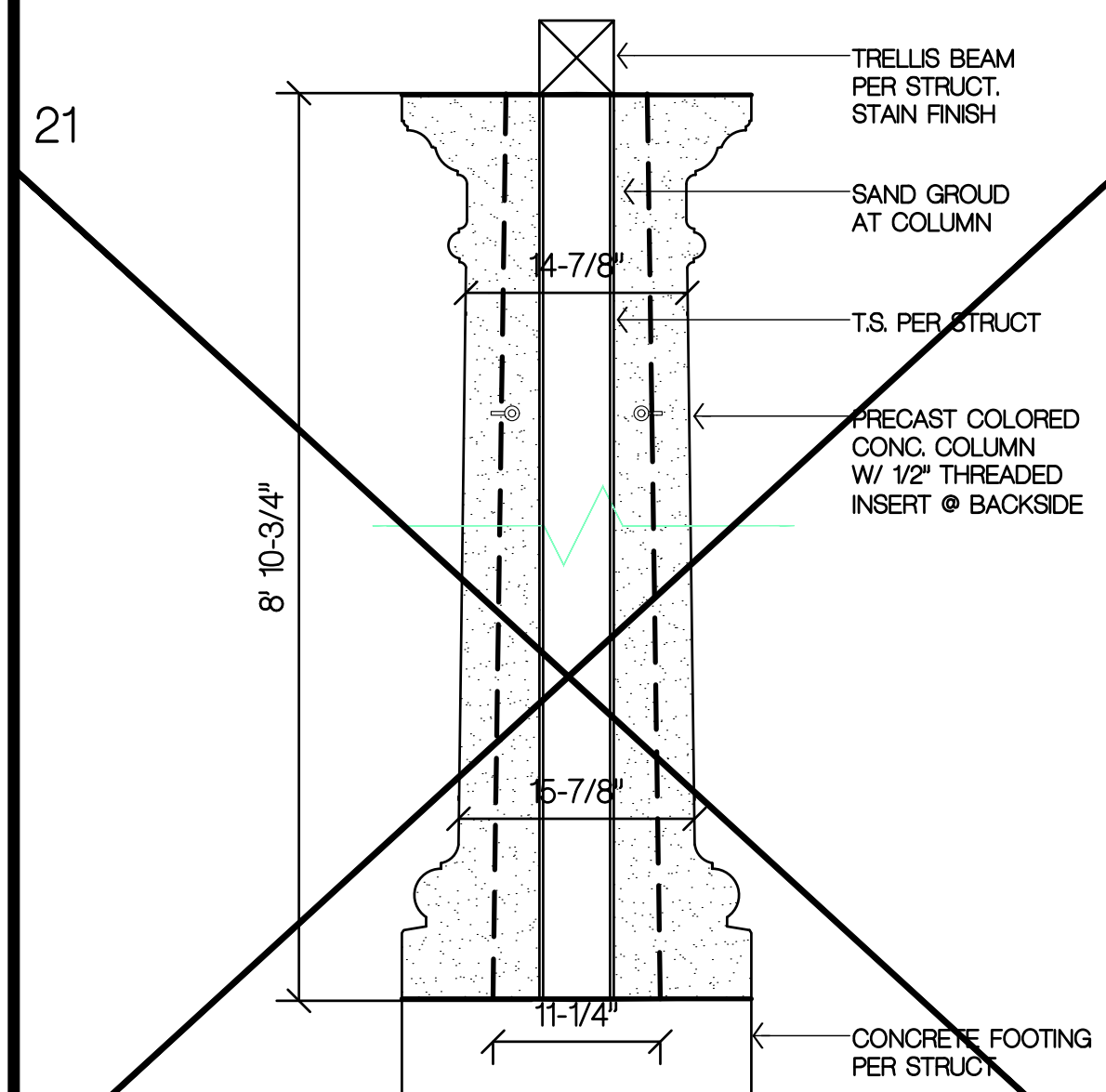

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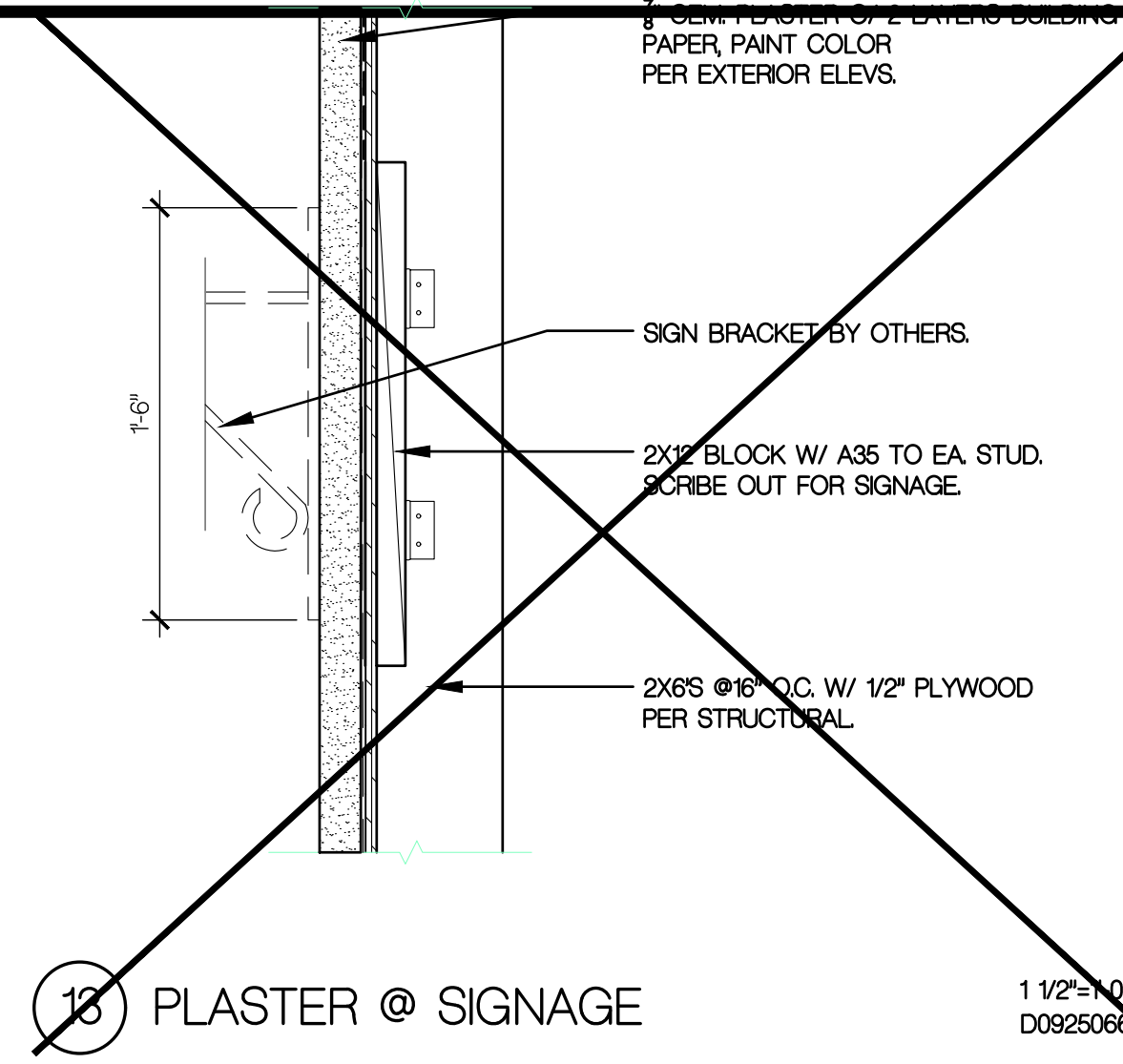
A8.3
 INTERIOR DETAILS



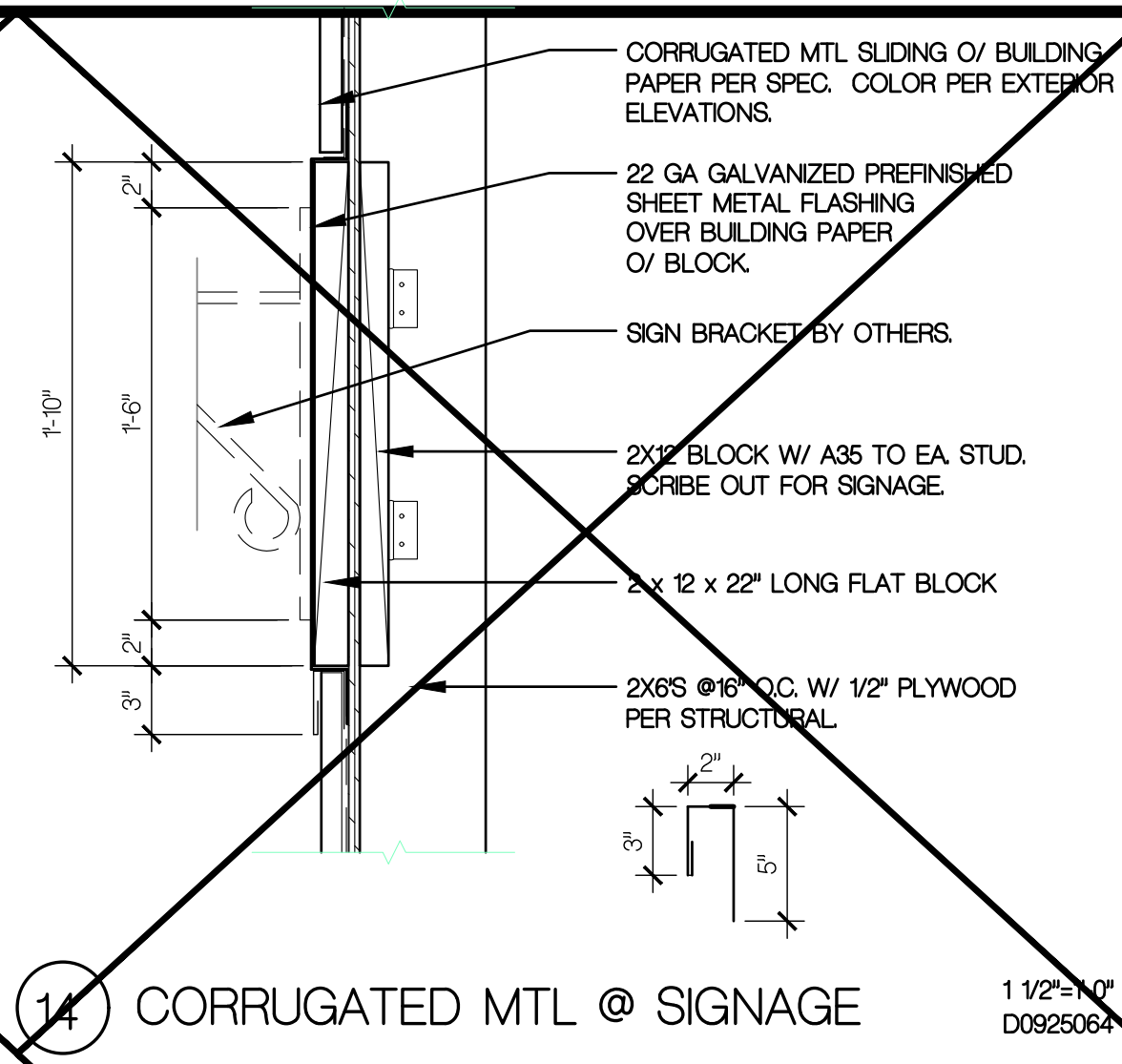
11 PRE-CAST CONC COLUMN 1"= 1'-0" D0330028



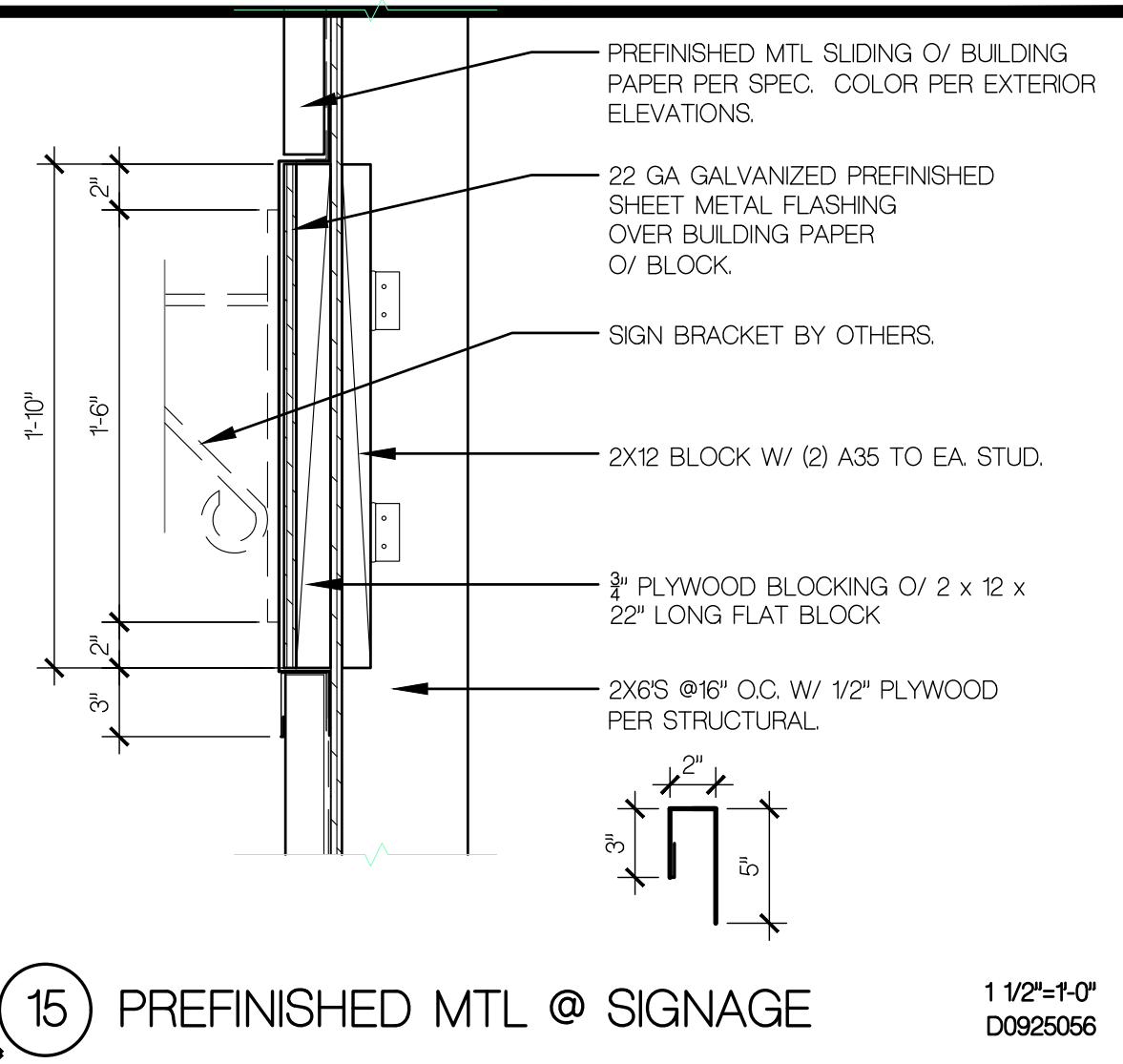
31 PRE-CAST CONC. COLUMN 1"= 1'-0" D0330029



13 PLASTER @ SIGNAGE 1 1/2\"/>



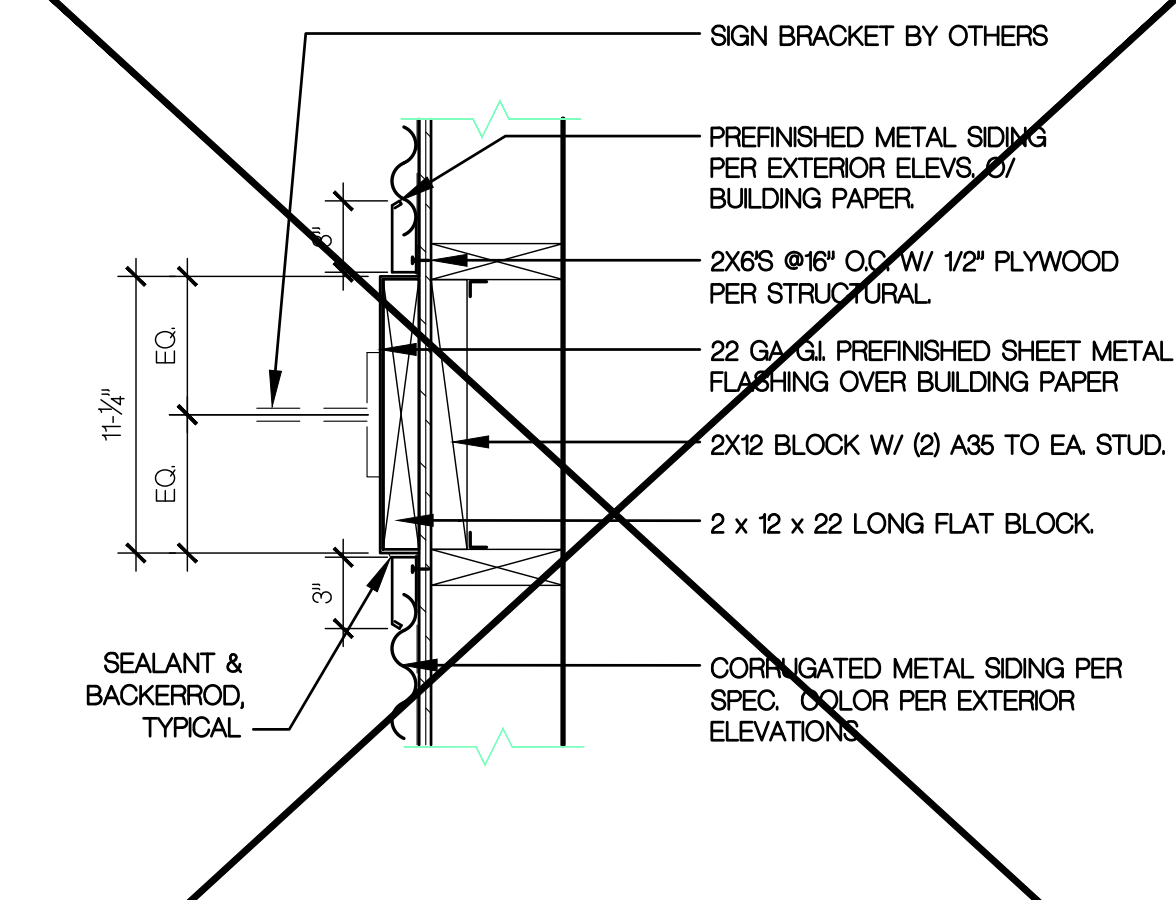
14 CORRUGATED MTL @ SIGNAGE 1 1/2\"/>



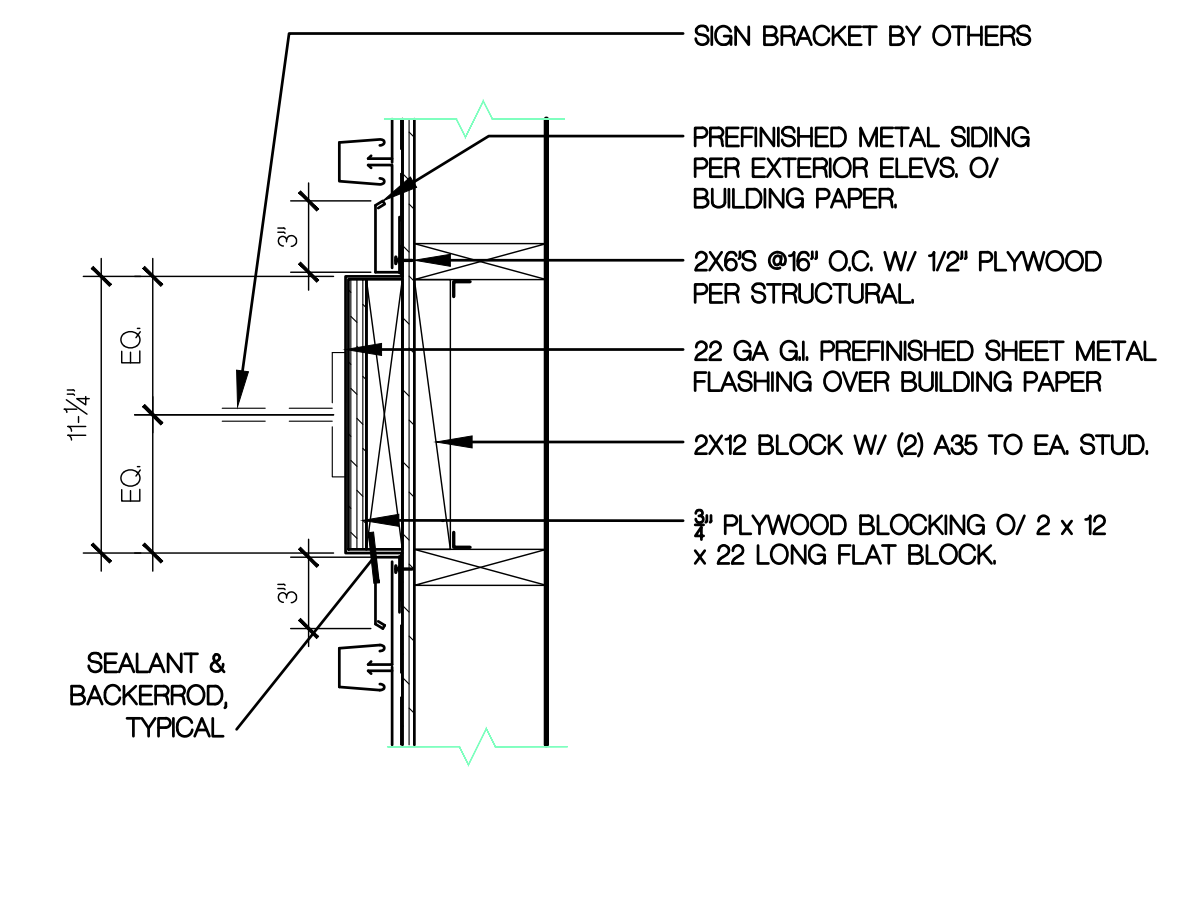
15 PREFINISHED MTL @ SIGNAGE 1 1/2\"/>



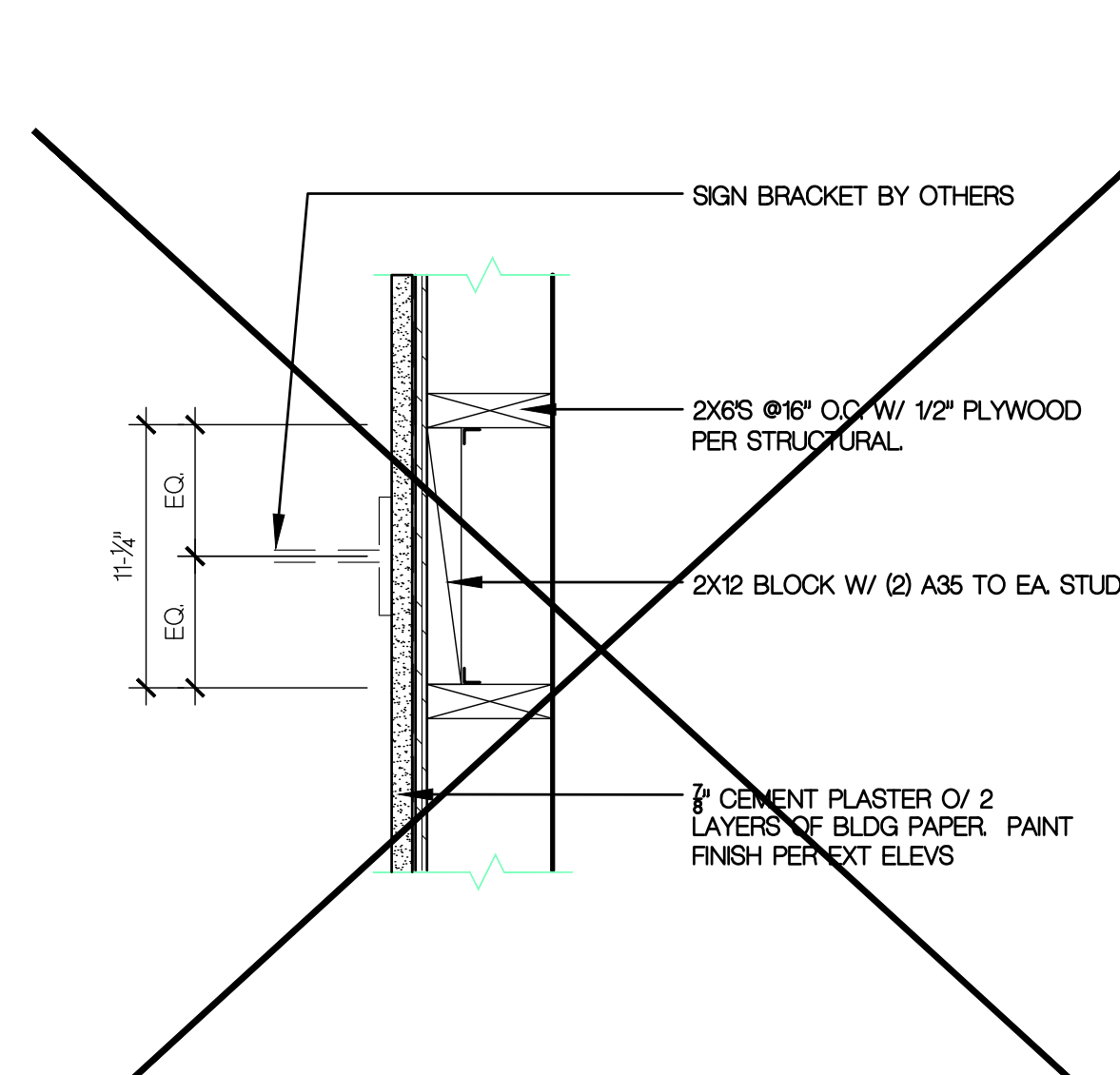
23 CEMENT PLASTER @ SIGNAGE 1 1/2\"/>



24 CORRUGATED MTL @ SIGNAGE 1 1/2\"/>



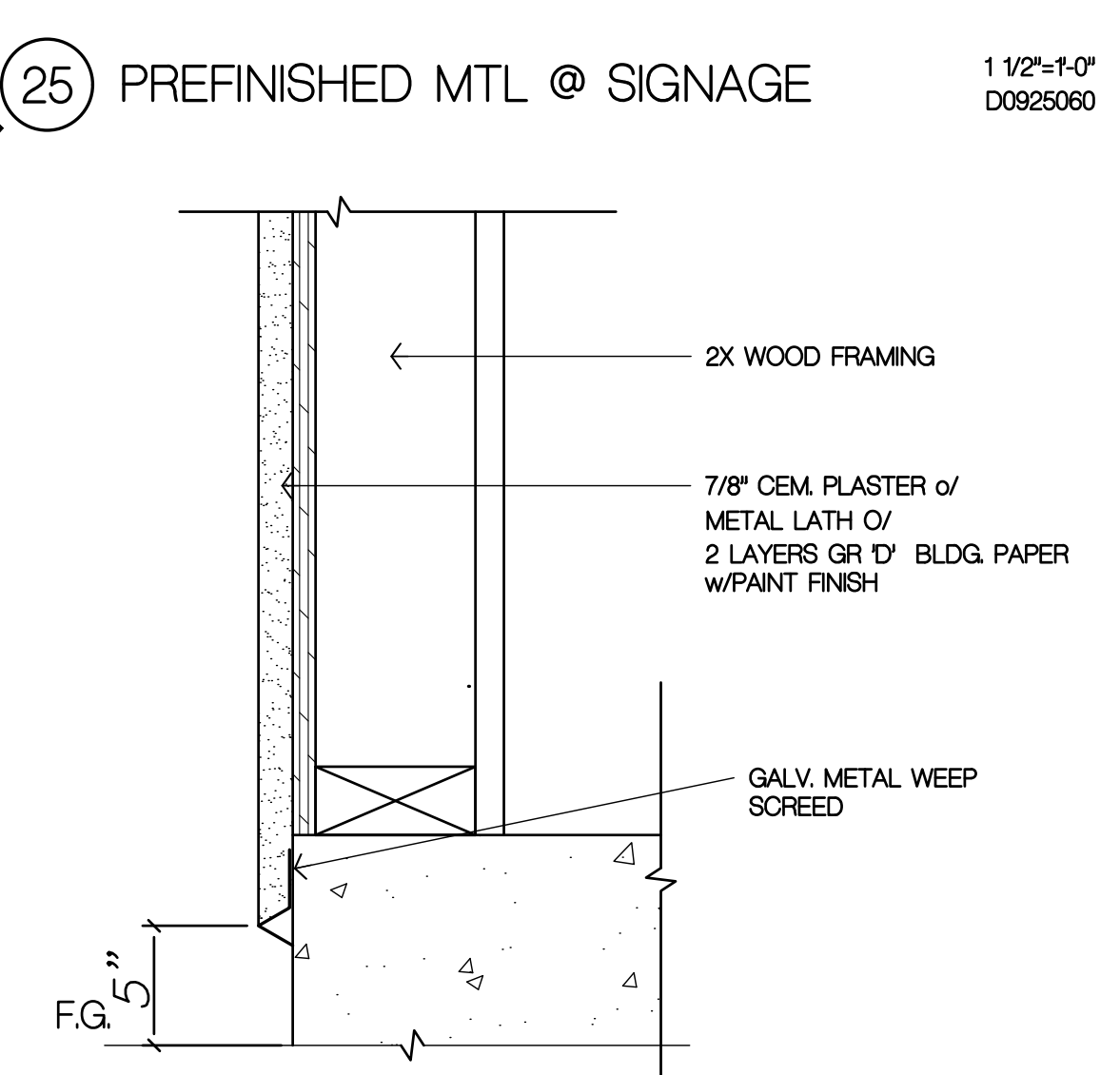
25 PREFINISHED MTL @ SIGNAGE 1 1/2\"/>



33 CEMENT PLASTER @ SIGNAGE 1 1/2\"/>




34 CORRUGATED MTL @ SIGNAGE 1 1/2\"/>

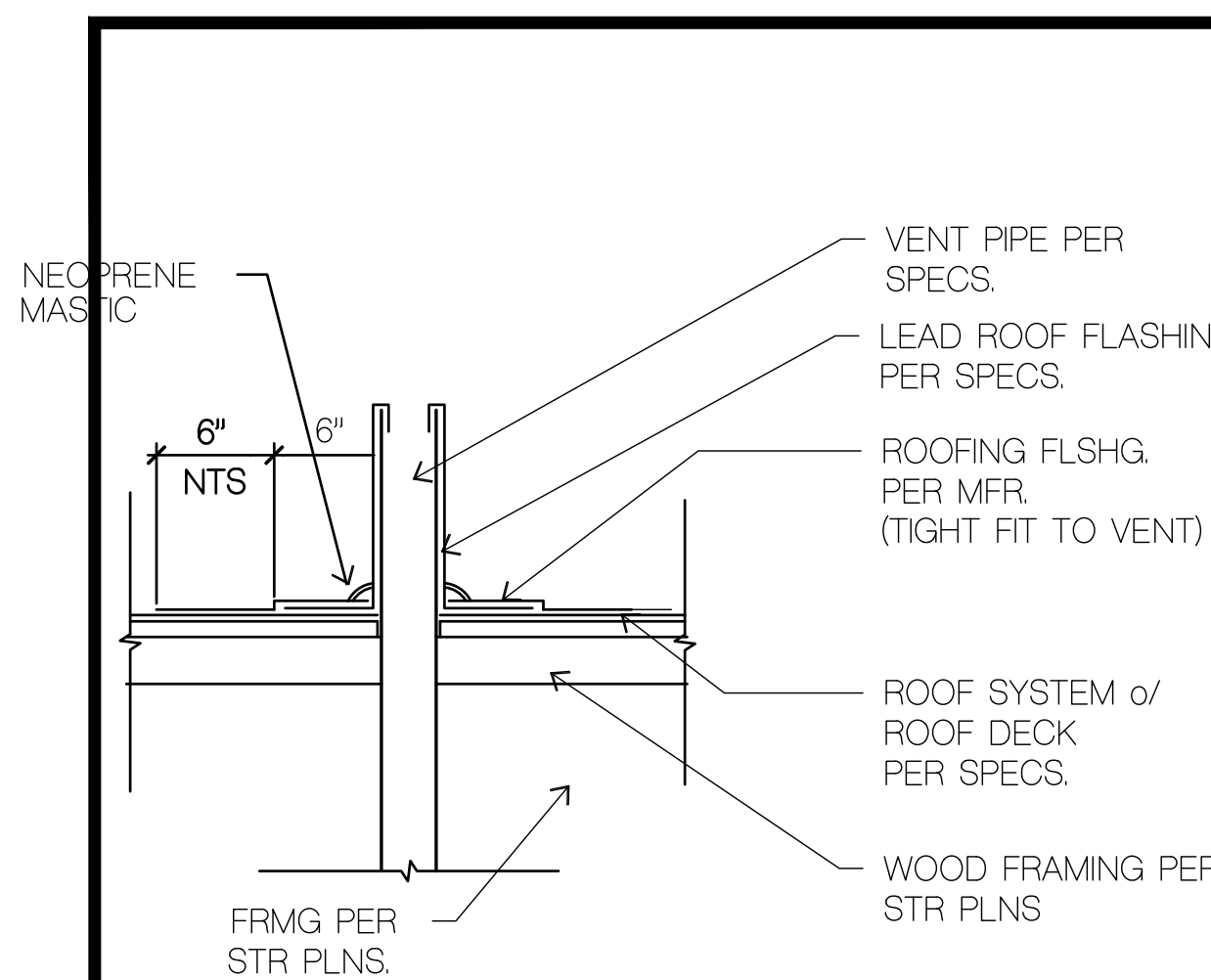


35 WEEP SCREED 3\"/>

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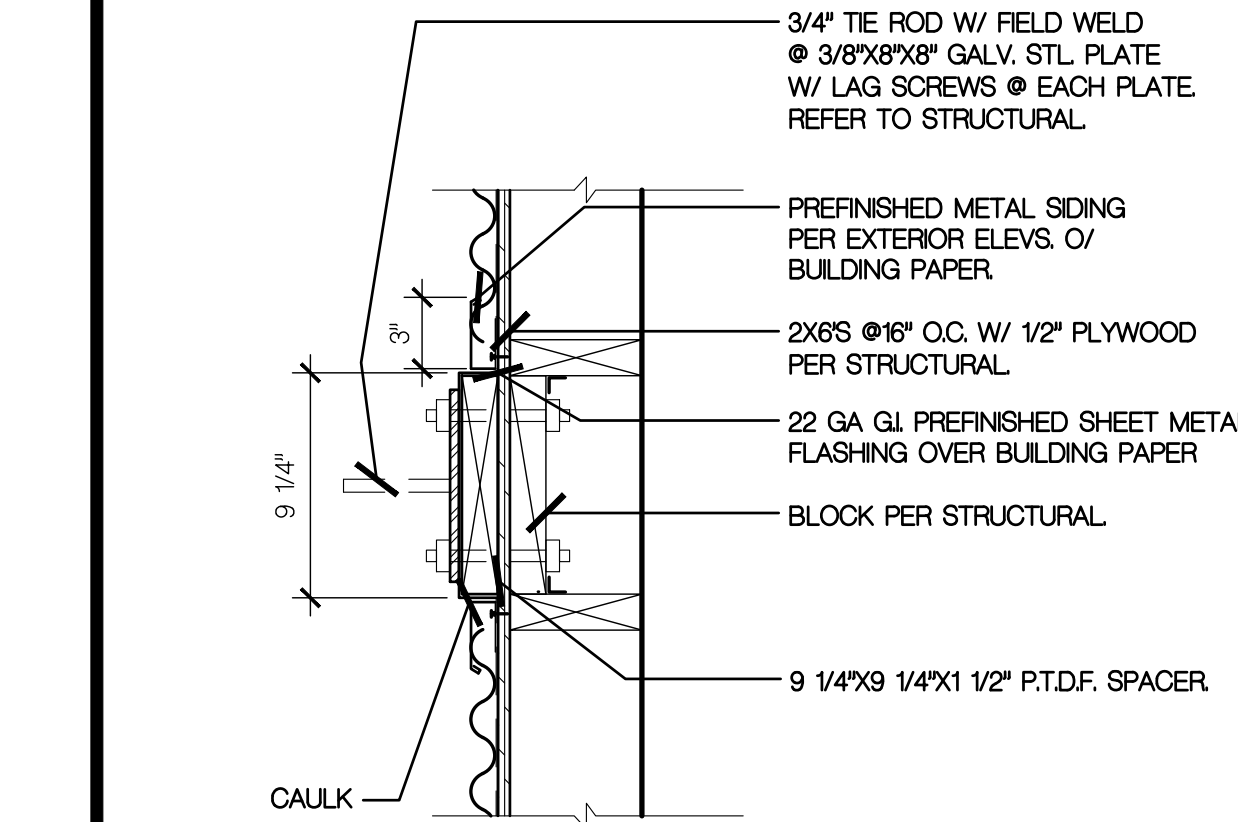

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11 VENT PIPE, TYPICAL

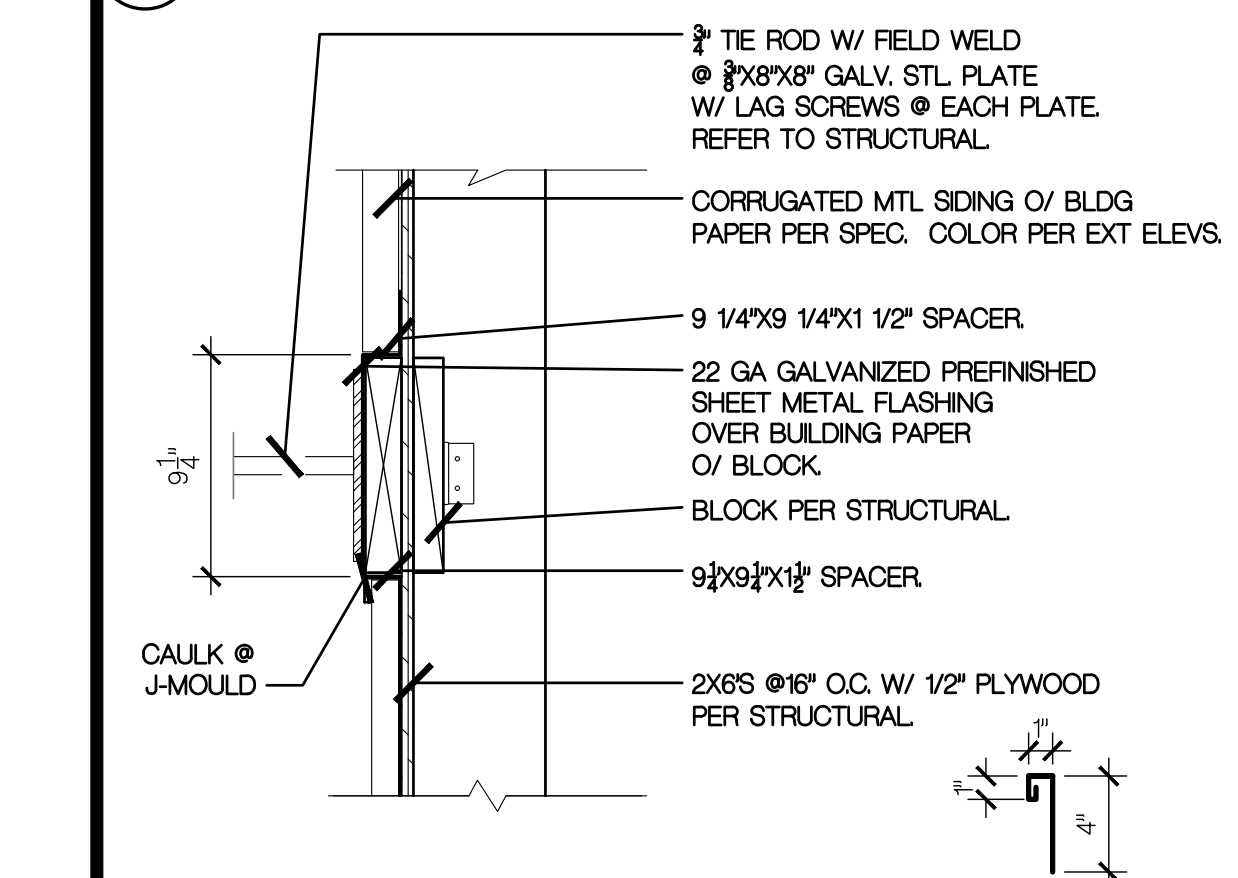
1"=1'-0"
D0710036



NOTES: REFER TO STRUCTURAL FOR ALL CONNECTIONS.

21 BLOCKING @ AWNING

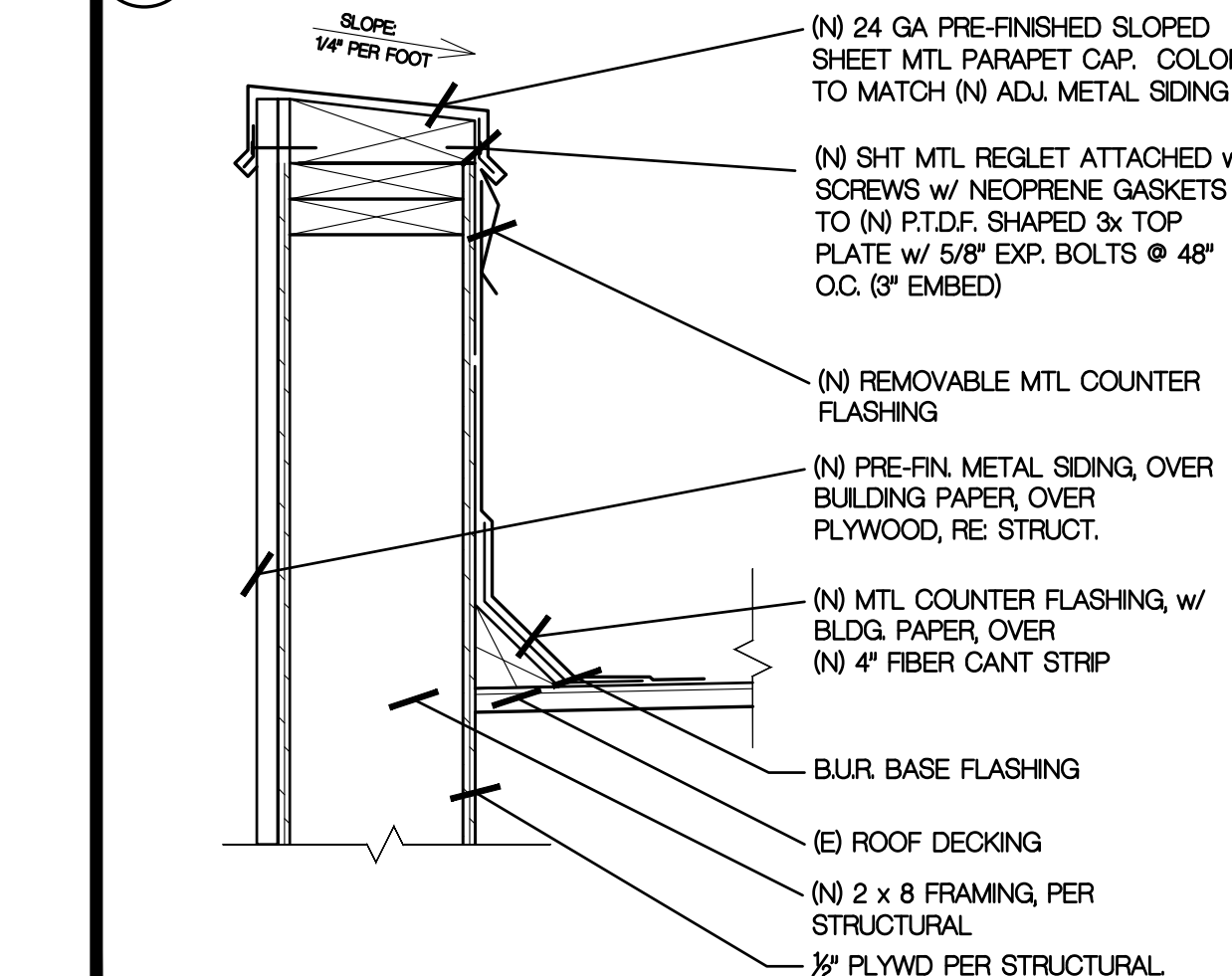
1 1/2"=1'-0"
D0925053



NOTES: REFER TO STRUCTURAL FOR ALL CONNECTIONS.

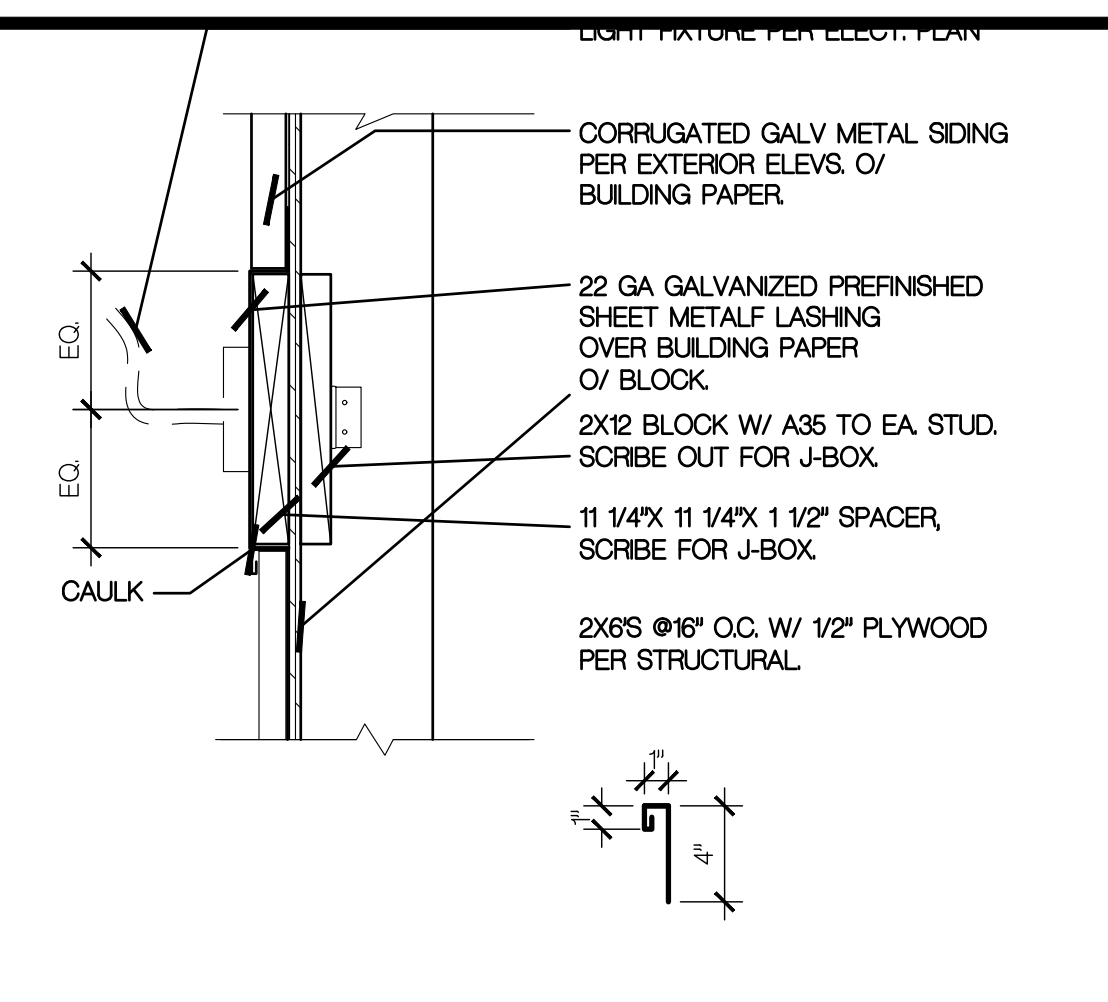
31 BLOCKING @ AWNING

1 1/2"=1'-0"
D0925059



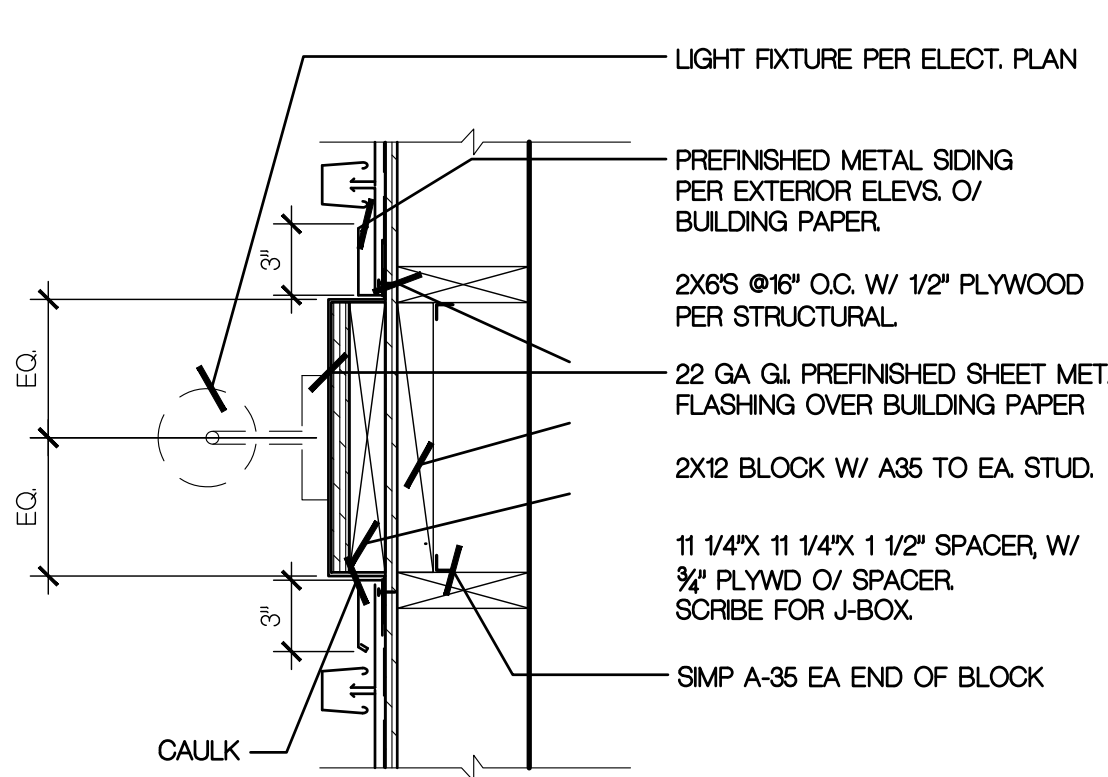
41 PARAPET W/ METAL SIDING

1 1/2"=1'-0"
D0762038



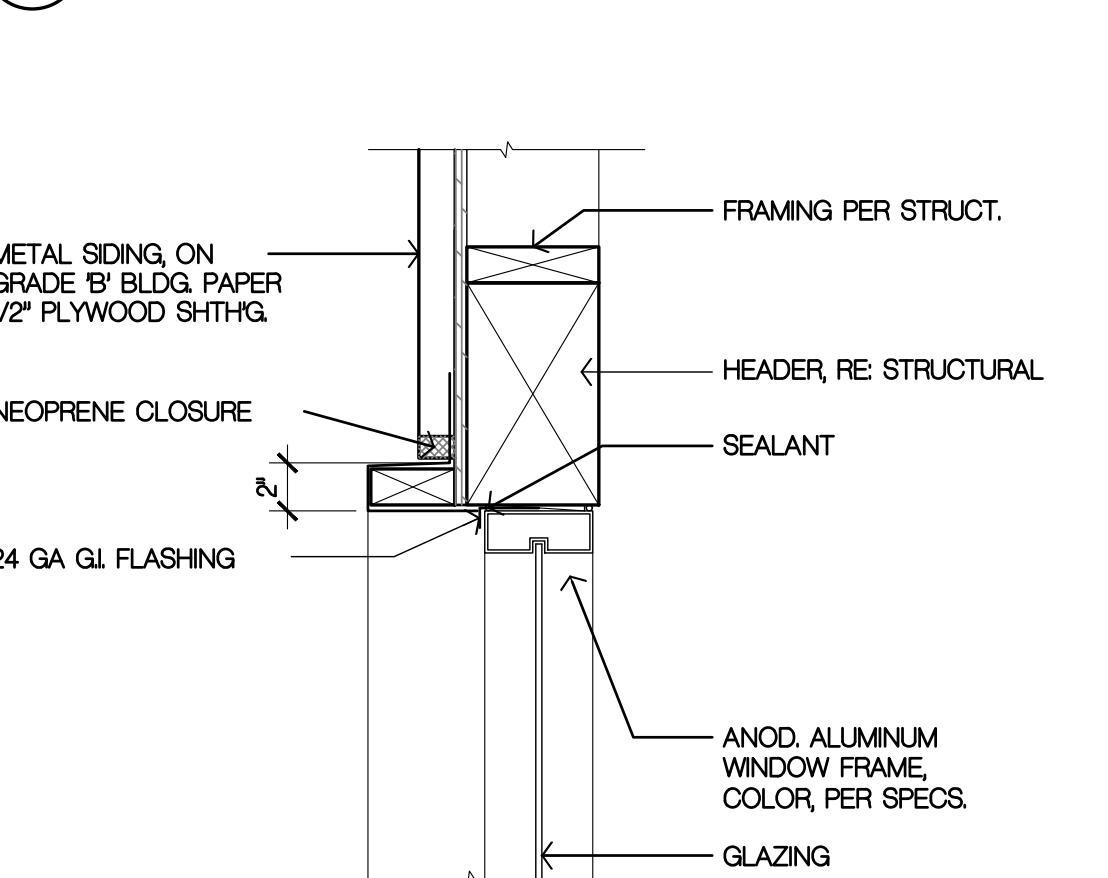
12 BLOCKING @ LIGHT

1 1/2"=1'-0"
D0925038



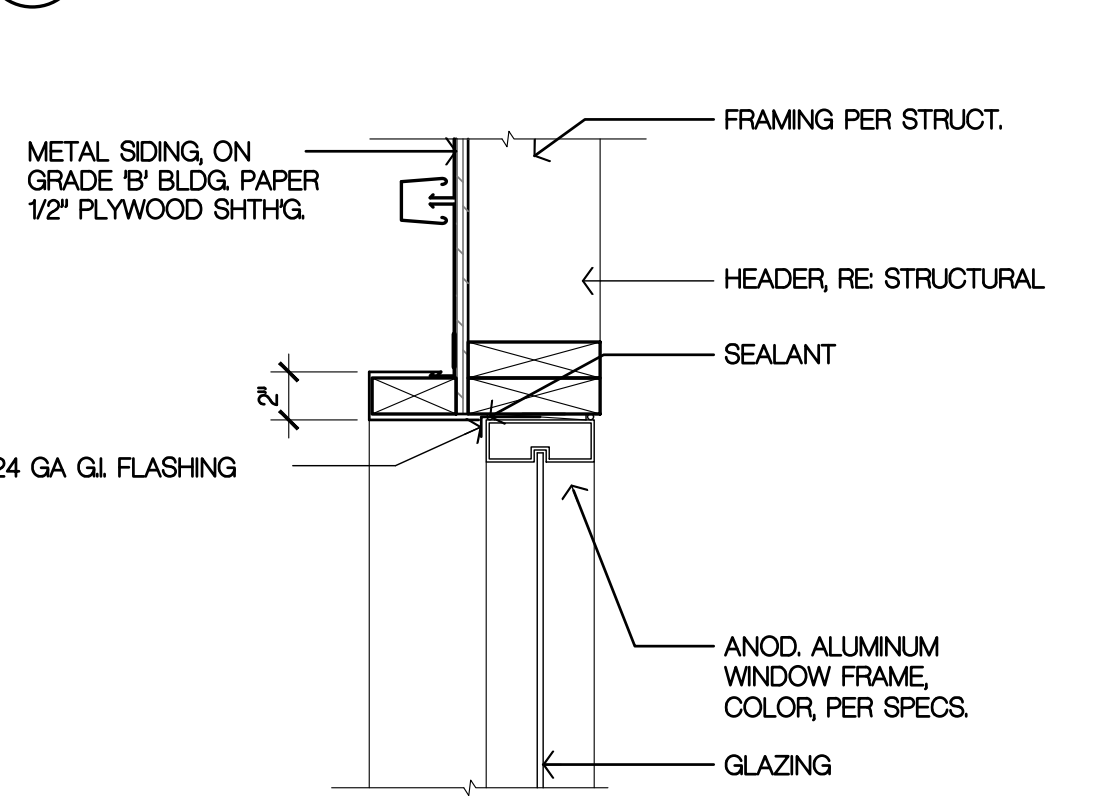
22 BLOCKING @ LIGHT

1 1/2"=1'-0"
D0925044



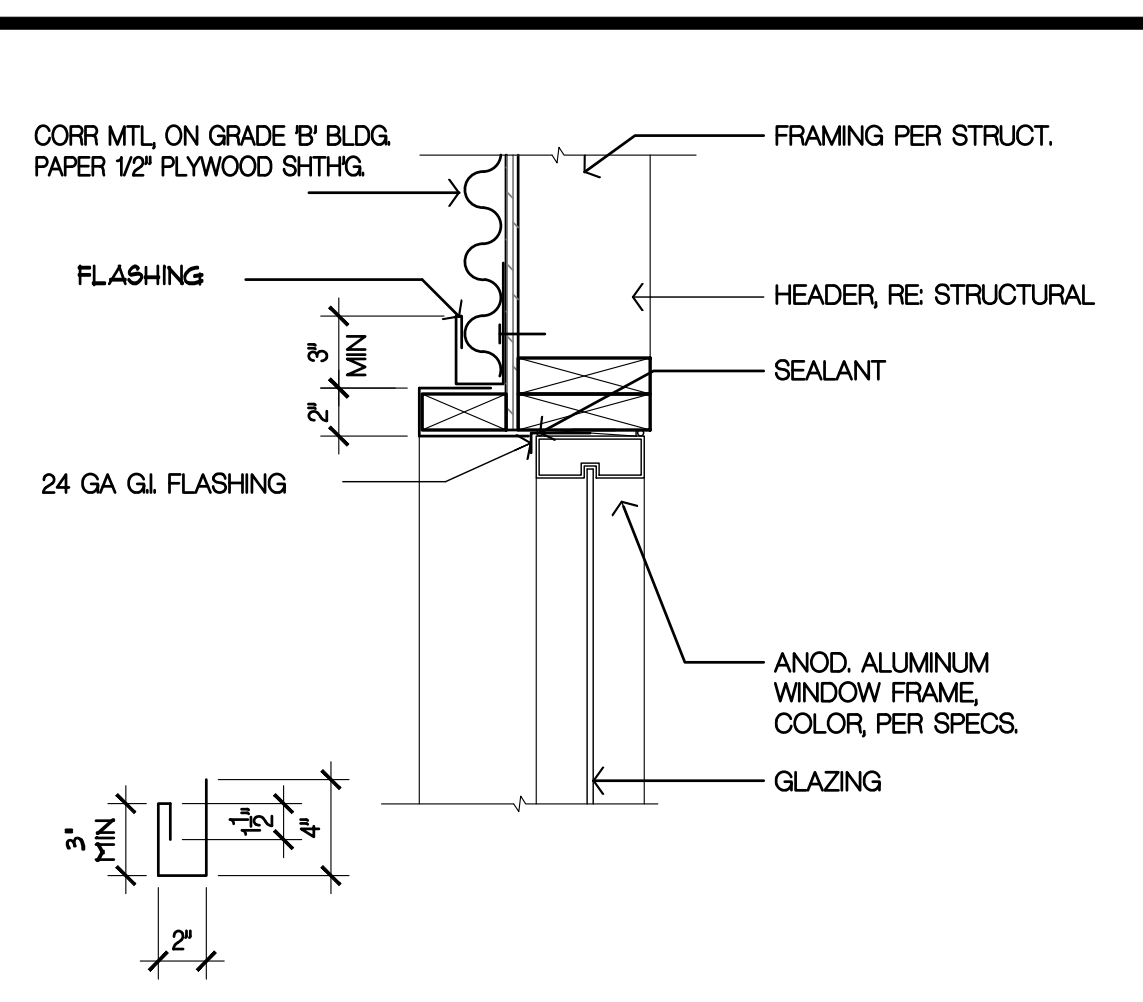
32 WINDOW HEAD

1-1/2"= 1'-0"
D0850040



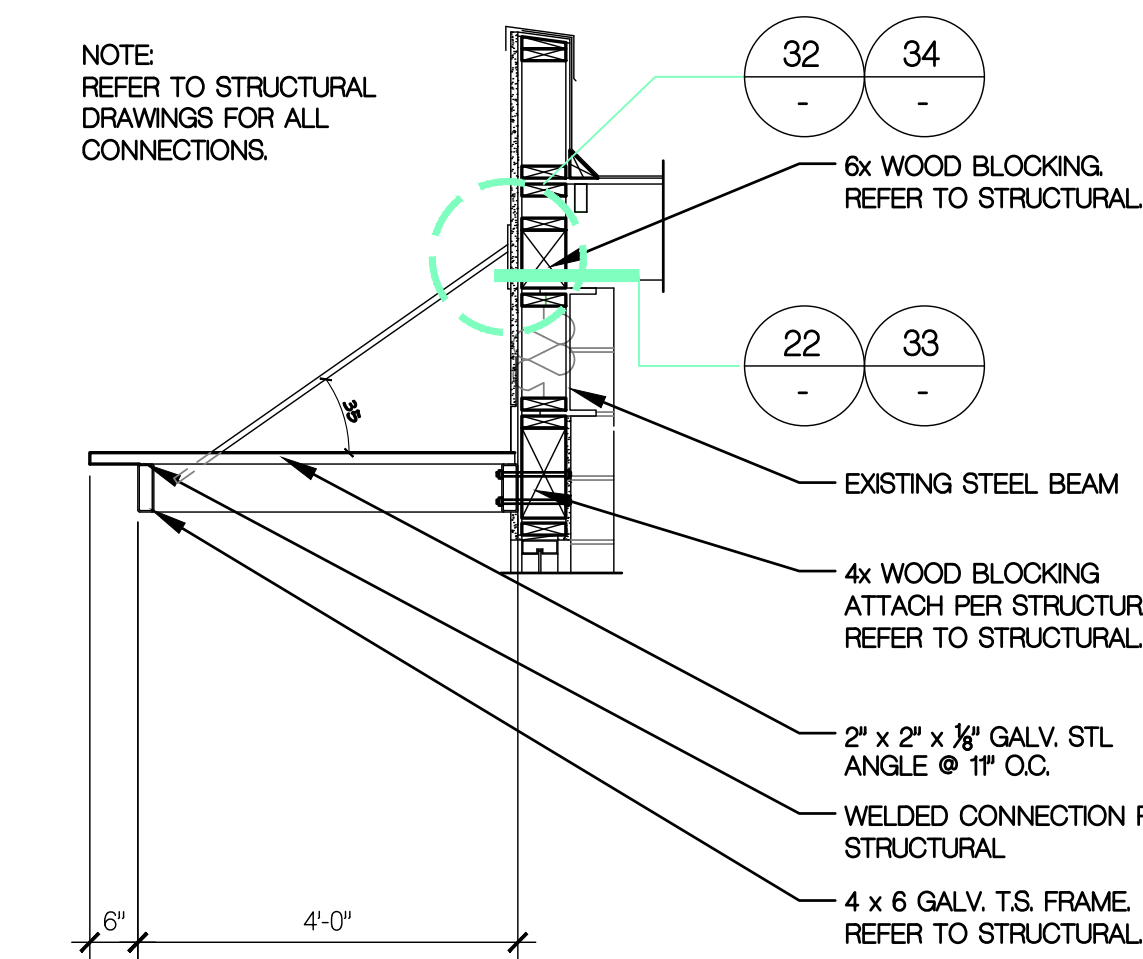
42 WINDOW JAMB

1-1/2"= 1'-0"
D0850041



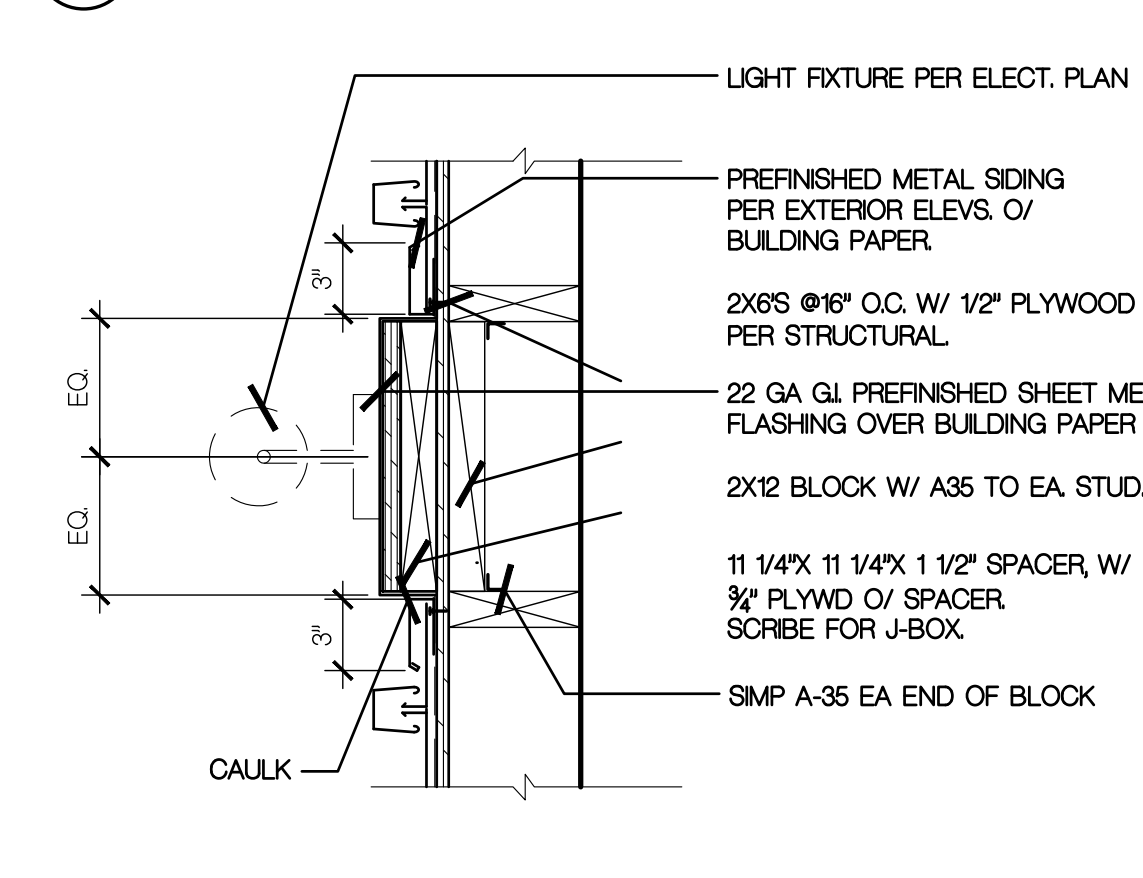
13 WINDOW JAMB

1-1/2"= 1'-0"
D0850048



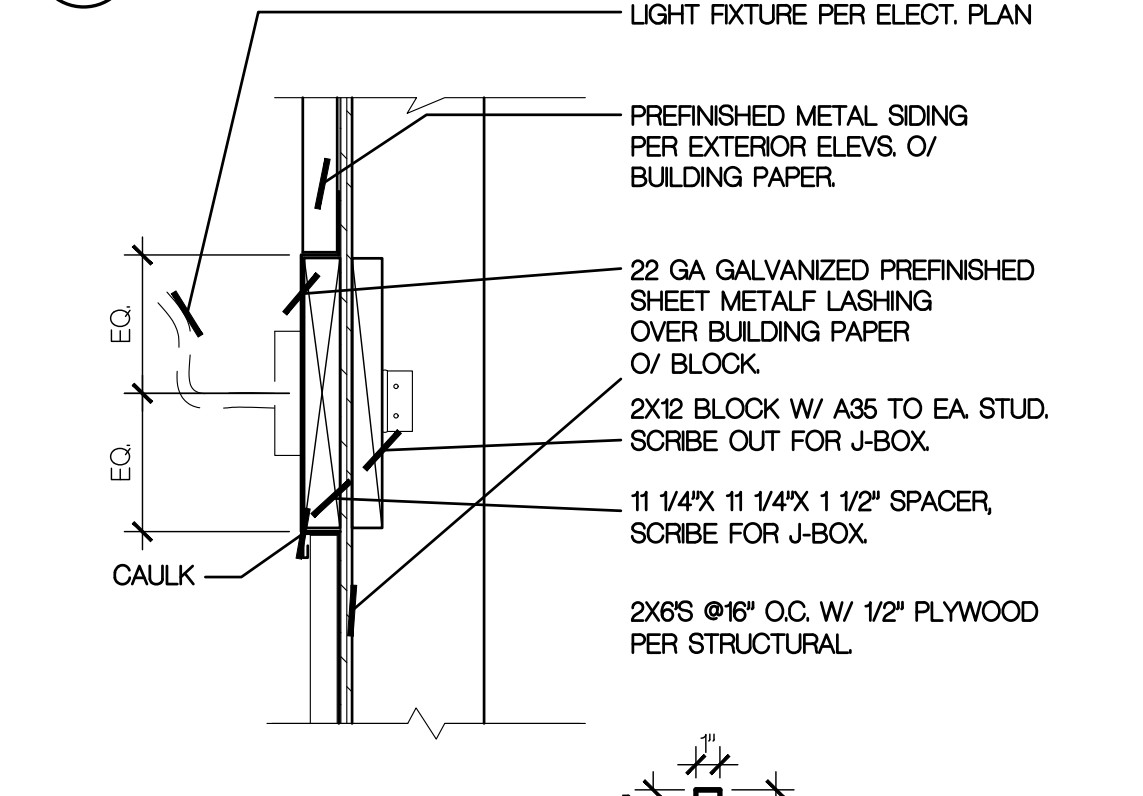
23 EYEBROW AWNING

1 1/2"=1'-0"
D1075019



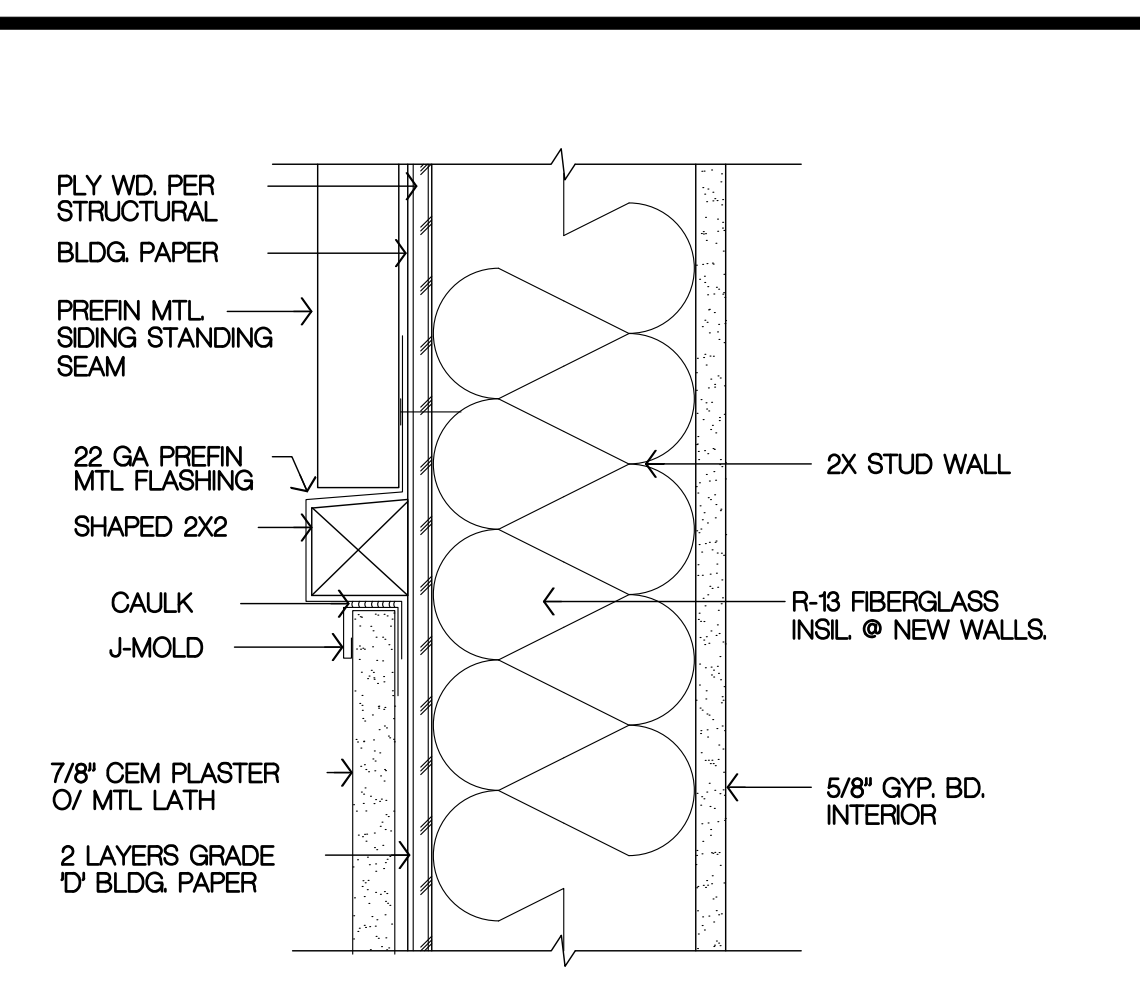
33 BLOCKING @ LIGHT

1 1/2"=1'-0"
D0925044



43 BLOCKING @ LIGHT

1 1/2"=1'-0"
D0925047



14 PLASTER/ ST. SEAM

3"= 1'-0"
D0925052



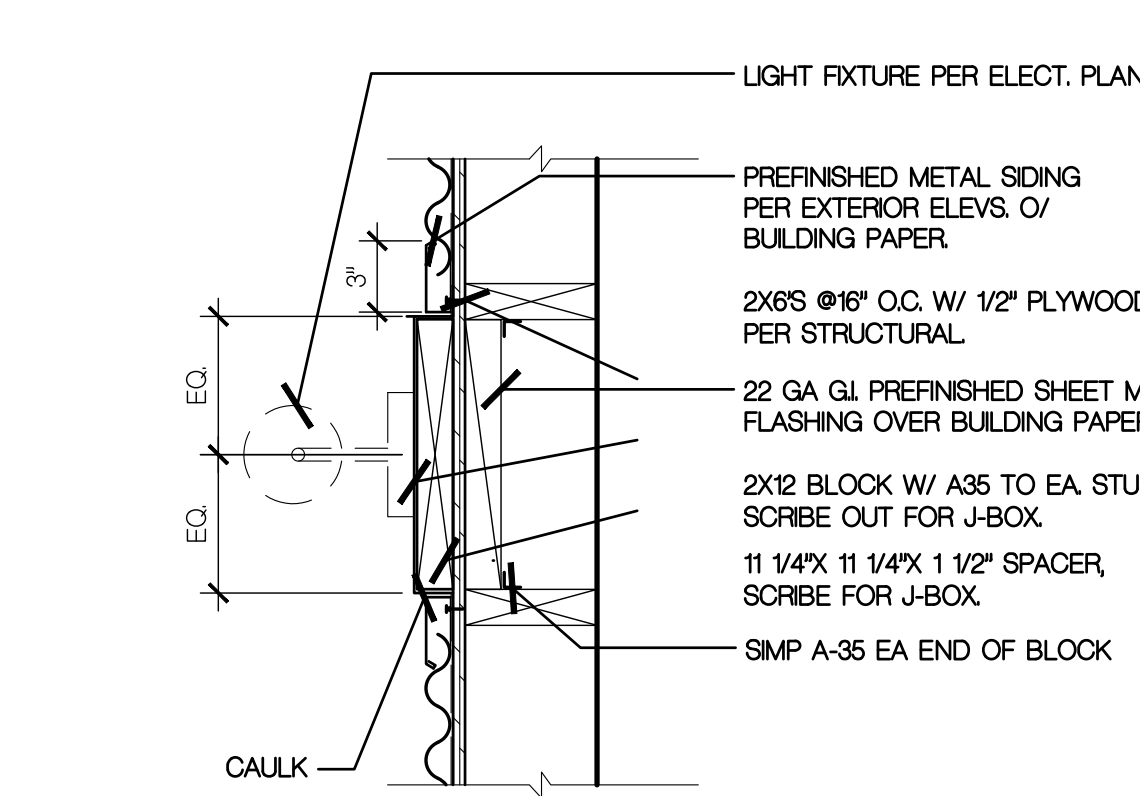
23 EYEBROW AWNING

1 1/2"=1'-0"
D1075019



33 BLOCKING @ LIGHT

1 1/2"=1'-0"
D0925044



44 BLOCKING @ LIGHT

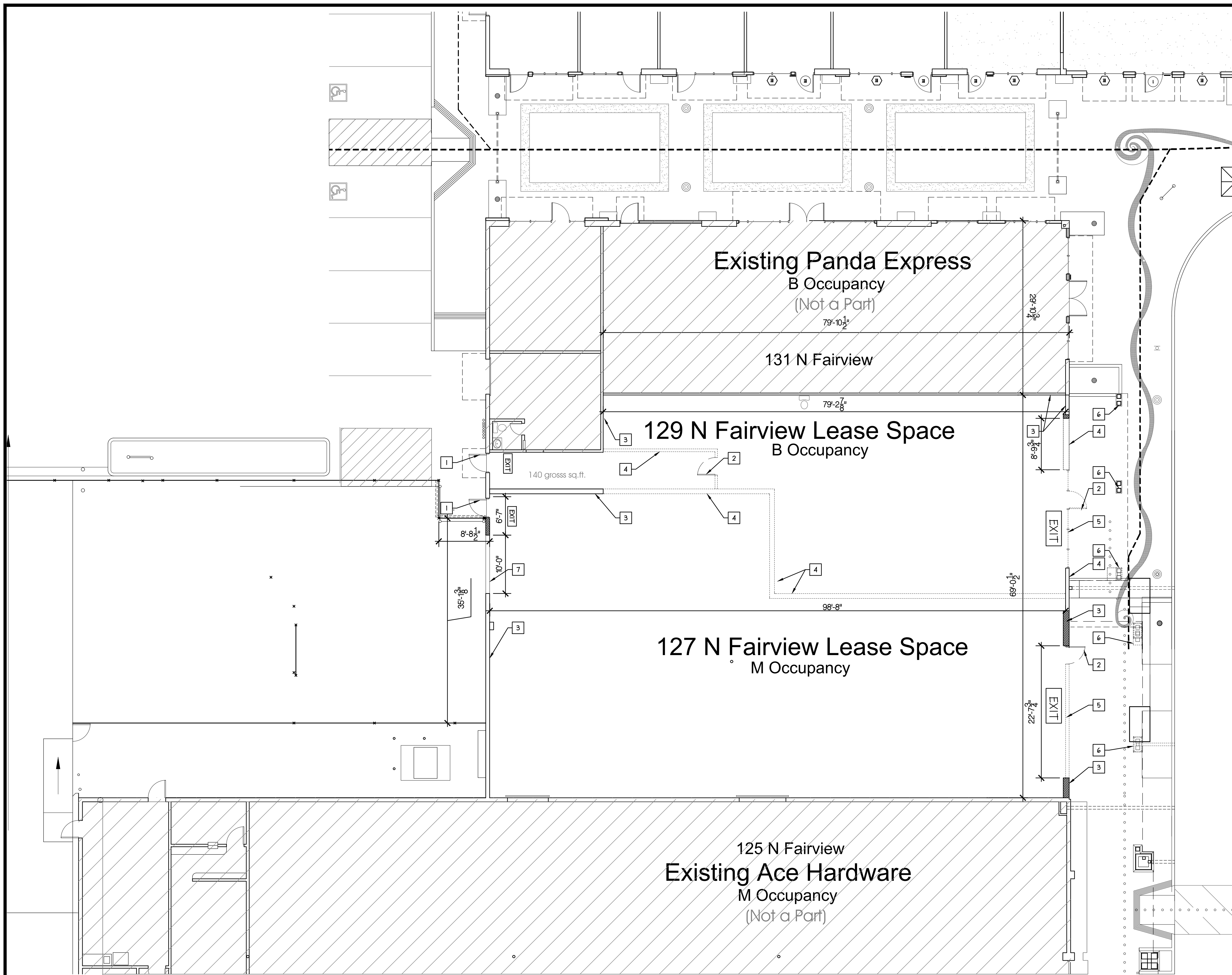
1 1/2"=1'-0"
D0925039

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A9.1
 INTERIOR DETAILS



DEMOLITION KEY NOTES

NO.	REF. DTL.	DESCRIPTION
1		(E) DOOR TO REMAIN
2		(E) DOOR TO BE REMOVED
3		(E) WALL TO REMAIN
4		(E) WALL TO BE REMOVED
5		(E) STOREFRONT WINDOW TO BE REMOVED
6		(E) POST AND STRUCTURE ABOVE TO BE REMOVED
7		(E) SLIDING DOOR TO REMAIN
8		TOILET TO BE REMOVED

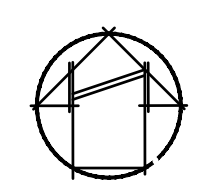
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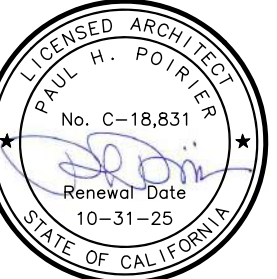
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41 FLOOR PLAN
 1/8" = 1'-0"



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Table 5.504.4.1 - ADHESIVE VOC LIMIT 1,2. Includes columns for Architectural Applications (e.g., Indoor Carpet Adhesives, PVC Welding) and Substrate Specific Applications (e.g., Metal to Metal, Wood) with corresponding Current VOC Limit values.

Table 5.504.4.3 - CONT. Includes columns for Coating Category (e.g., Specialty Coatings, Aluminum Roof Coatings) and Current VOC Limit values. Also includes Table 5.504.4.2 - SEALANT VOC LIMIT.

Grid for marking compliance status with Y (Yes), N (No), or NA (Not Applicable) in response to the requirements.

5.504.4.6 Resilient flooring systems... 5.504.4.7 Thermal insulation... 5.504.4.8 Acoustical ceiling and wall panels... 5.504.4.8.1 Verification of compliance... 5.504.5.3 Filters... 5.504.5.3.1 Labeling... 5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL... SECTION 5.505 INDOOR MOISTURE CONTROL... SECTION 5.506 INDOOR AIR QUALITY... SECTION 5.507 ENVIRONMENTAL COMFORT... SECTION 5.508 OUTDOOR AIR QUALITY... 5.508.1 Ozone depletion and greenhouse gas reductions... 5.508.1.1 Chlorofluorocarbons (CFCs)...

5.508.2 Supermarket refrigerator leak reduction... 5.508.2.1 Refrigerant piping... 5.508.2.1.1 Threaded pipe... 5.508.2.1.2 Copper pipe... 5.508.2.1.2.1 Anchorage... 5.508.2.1.3 Flared tubing connections... 5.508.2.1.4 Elbows... 5.508.2.2 Valves... 5.508.2.2.1 Pressure relief valves... 5.508.2.2.1.1 Pressure detection... 5.508.2.2.2 Access valves... 5.508.2.2.2.1 Valve caps... 5.508.2.2.2.2 Seal caps... 5.508.2.2.2.2.1 Chain tethers... 5.508.2.3 Refrigerated service cases... 5.508.2.3.1 Coil coating... 5.508.2.4 Refrigerant receivers... 5.508.2.5 Pressure testing... 5.508.2.5.1 Minimum pressure... 5.508.2.5.2 Leaks... 5.508.2.5.3 Allowable pressure change... 5.508.2.6 Evacuation... 5.508.2.6.1 First vacuum... 5.508.2.6.2 Second vacuum... 5.508.2.6.3 Third vacuum... CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS... 702 QUALIFICATIONS... 702.1 INSTALLER TRAINING... 702.2 SPECIAL INSPECTION [HCD]... 703 VERIFICATIONS... 703.1 DOCUMENTATION...