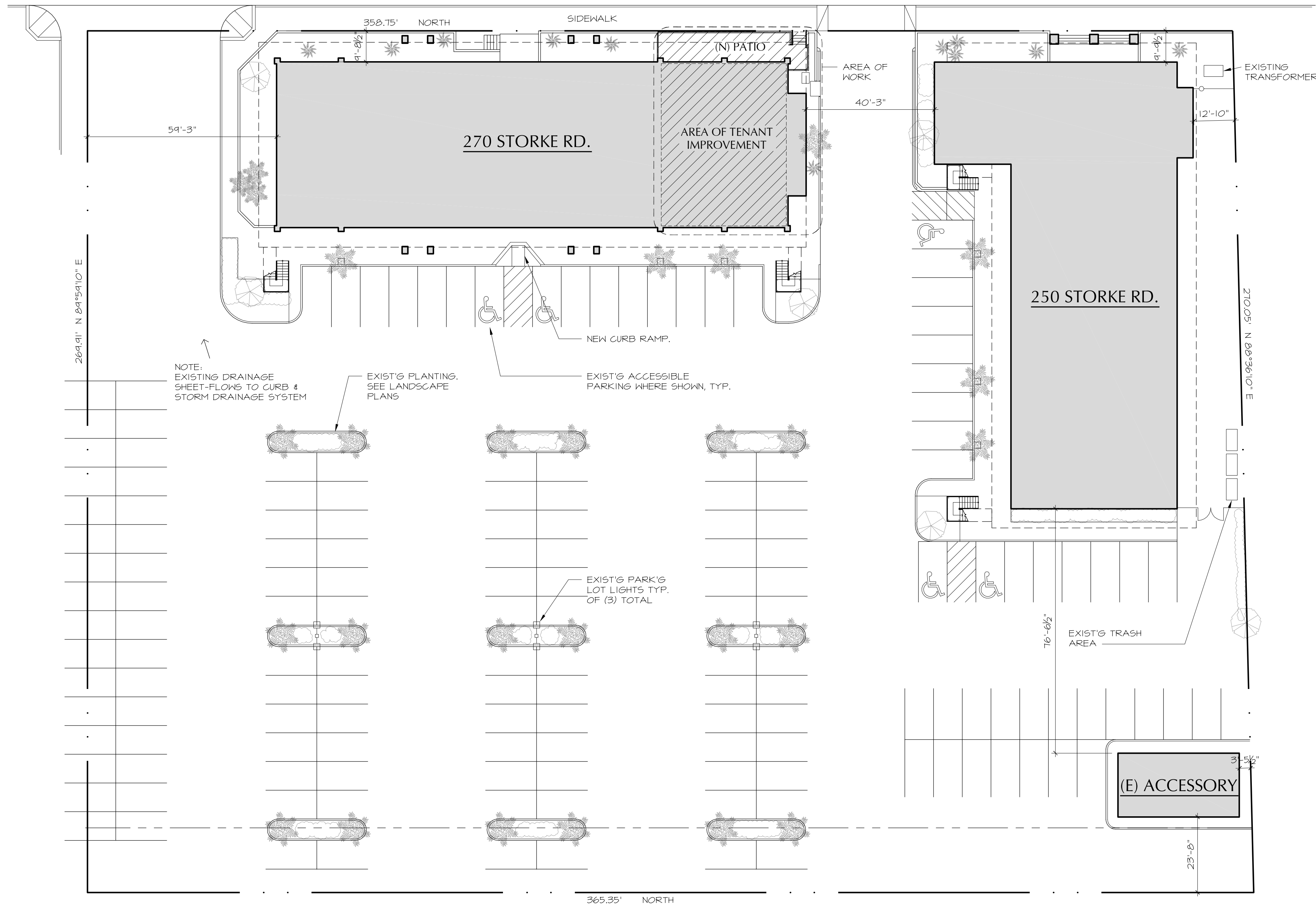
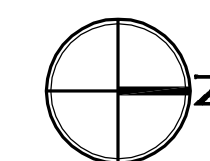


STORKE ROAD



SITE PLAN

1"=20'



PROJECT DATA

OWNER: STORKE ROAD II, LLP
923 ST. VINCENT AVE., SUITE C
SANTA BARBARA, CA 93101
(805) 965-5933

PROJECT ADDRESS: 270 STORKE RD.
GOLETA, CA 93117

A.P.N.: 073-100-032
ZONE: C-2
CONSTRUCTION TYPE: V

HIGH FIRE: NO
SPRINKLERED: NO

SITE & BUILDING STATISTICS

NET LOT SIZE:	97,785 SF
NET FLOOR AREA:	
250 STORKE ROAD:	16,640 SF
270 STORKE ROAD:	14,560 SF
EXISTING OUTBUILDING:	770 SF
TOTAL NET FLOOR AREA:	31,970 SF
EXISTING BUILDING COVERAGE:	
TOTAL BLDG FOOTAGE/LOT COVERAGE:	32.7%
EXISTING LANDSCAPING:	6,614 SF = 6.8%
PROPOSED TENANT IMPROVEMENT (270 STORKE; SUITES E & F):	
CHIPOTLE RESTAURANT (INTERIOR):	2,094 SF
CHIPOTLE RESTAURANT (NEW EXTERIOR PATIO):	437 SF

SITE PARKING PER ZONING SEC. 35-258:

	SPACES REQ'D	
RETAIL:	7,809 SF/500	16
OFFICE:	15,335 SF/300	52
RESTAURANTS:		
RUSTY'S PIZZA:		
PATRONAGE AREA:	2,600 SF/300	9
EMPLOYEES:	9/2	5
SAMS TO GO:		
PATRONAGE AREA:	1,387 SF/300	5
EMPLOYEES:	4/2	2
PROPOSED CHIPOTLE:		
PATRONAGE AREA:	2,100 SF/300	7
PATIO AREA:	400 SF/300	2
EMPLOYEES:	6/2	3
TOTAL SPACES REQUIRED:		101
TOTAL SPACES PROVIDED:		140
TOTAL ACCESSIBLE SPACES PROVIDED:		5

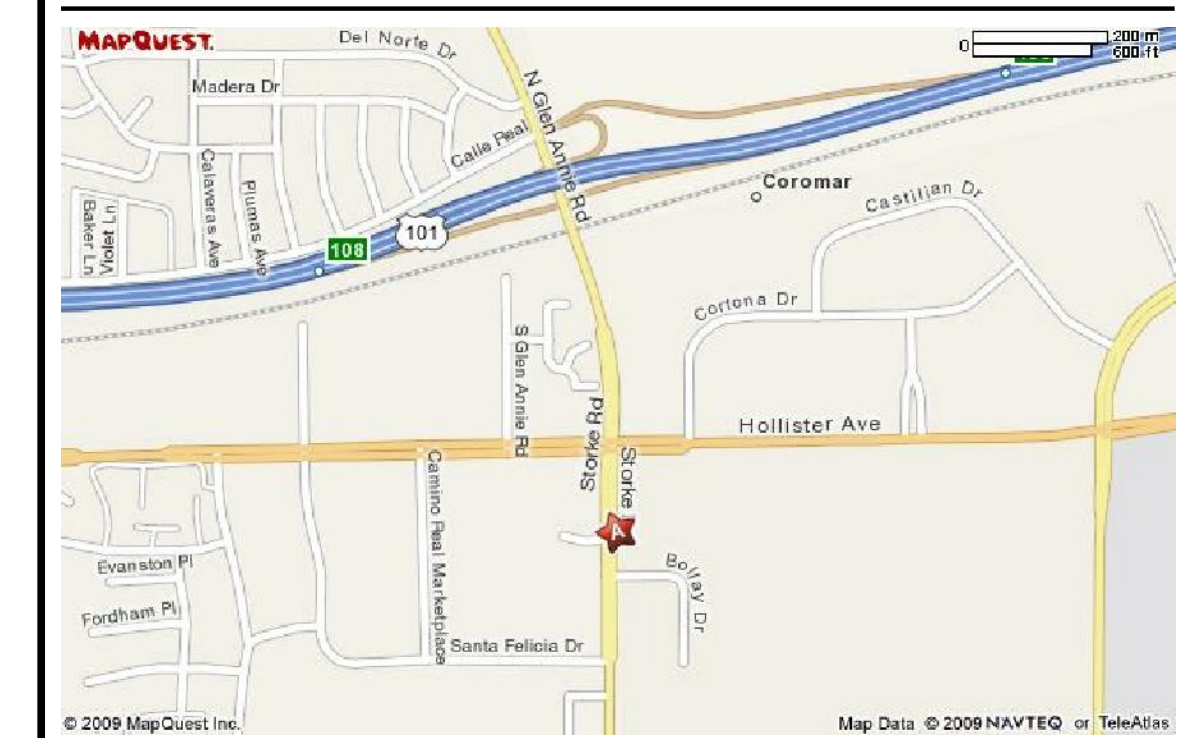
SCOPE OF WORK

TENANT IMPROVEMENT TO 270 STORKE ROAD. COMBINE EXISTING SUITES E & F TO ACCOMMODATE CHIPOTLE RESTAURANT. ADD NEW STOREFRONT DOOR ASSEMBLIES. ADD NEW PATIO TO WEST SIDE OF CHIPOTLE SPACE.

SHEET INDEX

A.1	SITE PLAN & PROJECT DATA
A.2	PARTIAL FIRST FLOOR PLAN & PARTIAL ELEVATIONS
A.3	PHOTO ELEVATIONS
L.1	PLANTING PLAN
L.2	IRRIGATION PLAN
L.3	LANDSCAPING DETAILS & NOTES
6	TOTAL

VICINITY MAP

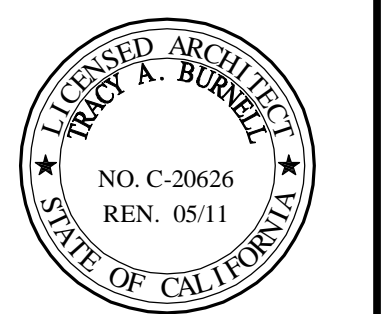


Burnell, Branch & Pester

ARCHITECTURE

924 anacapa st
santa barbara, ca
93101

TENANT IMPROVEMENT:
CHIPOTLE MEXICAN GRILL
270 STORKE RD.
GOLETA, CA 93117



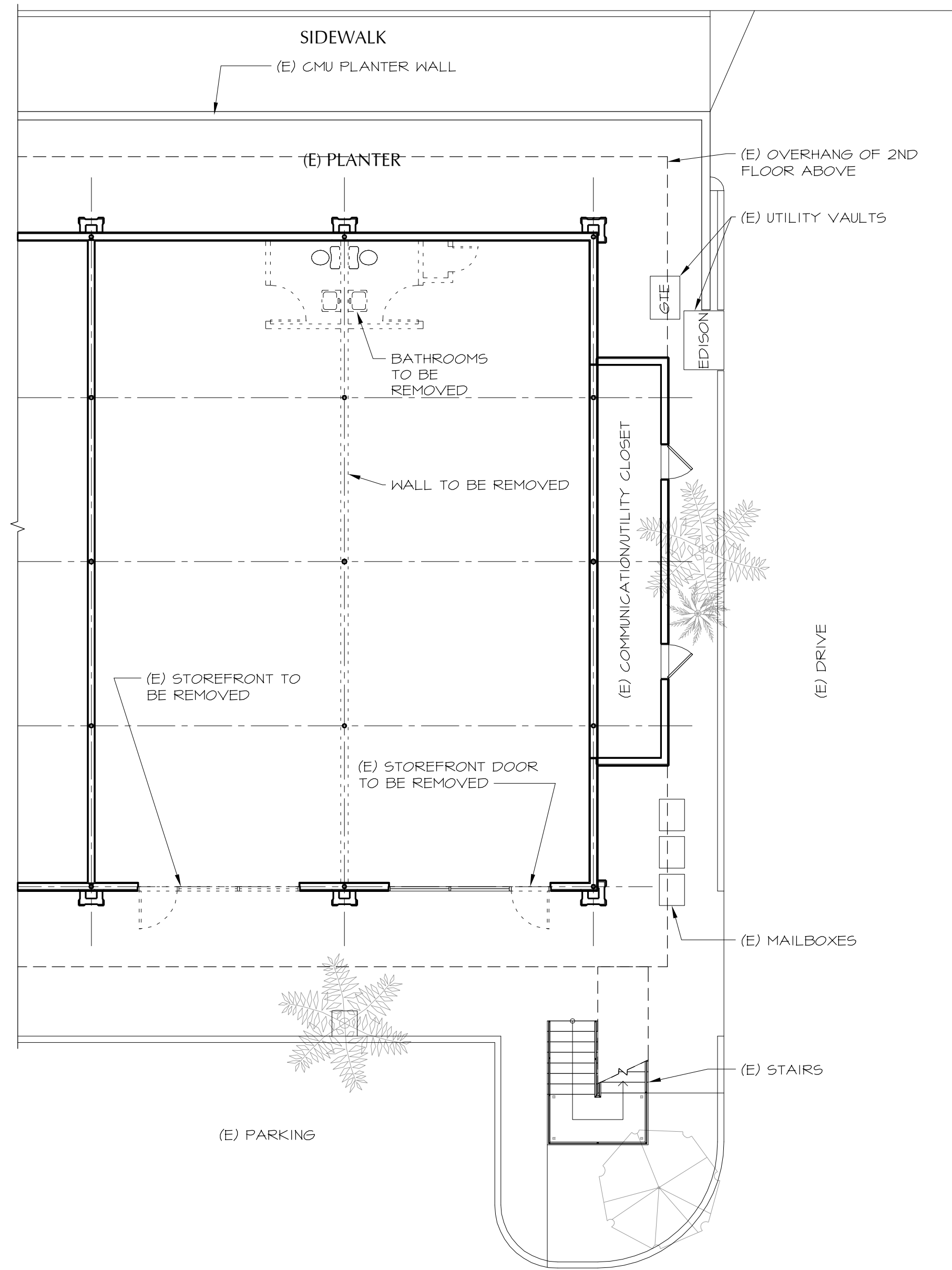
sheet description
DRB SITE PLAN

date:
01-04-10

sheet no:
A.1

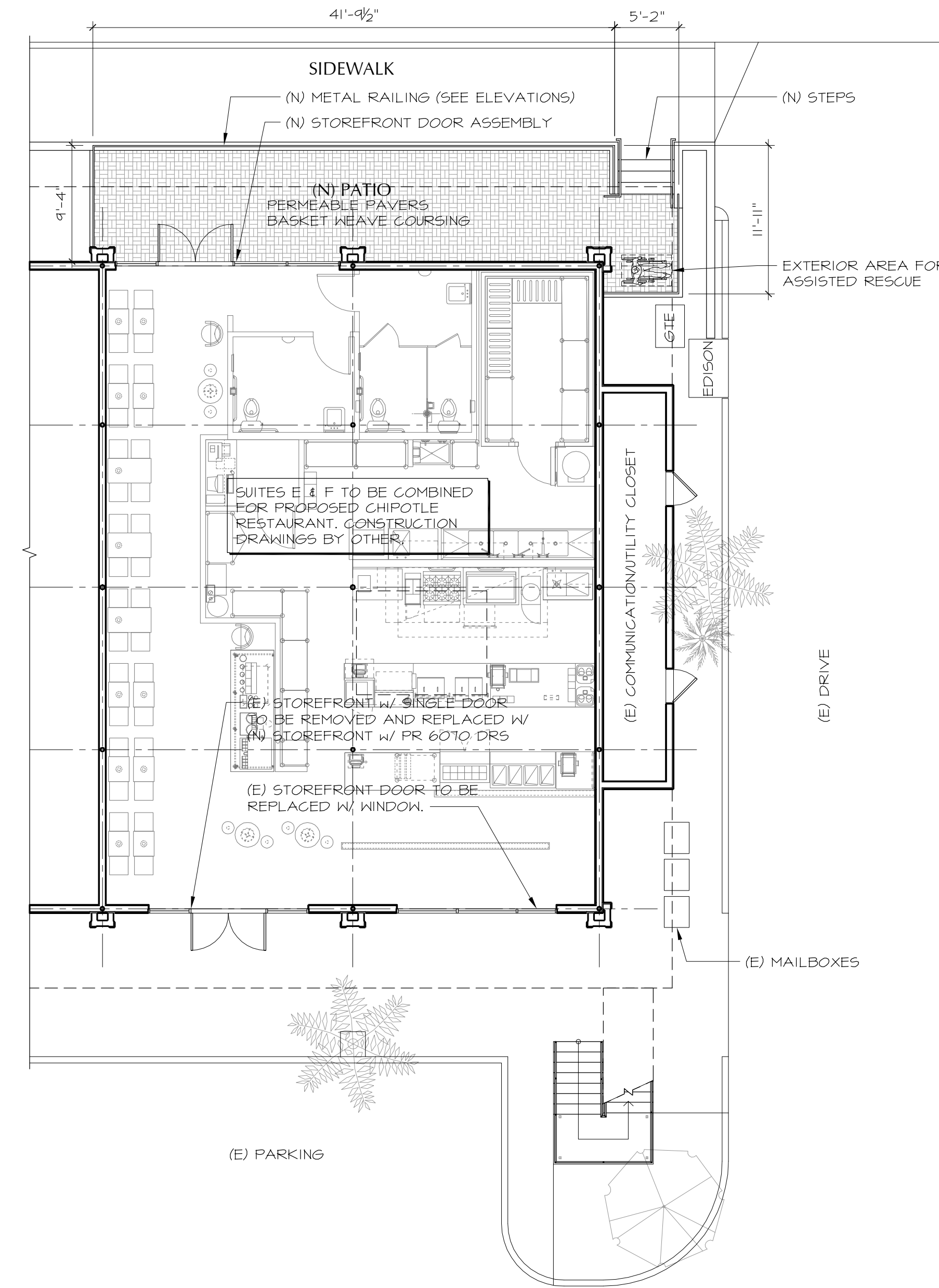
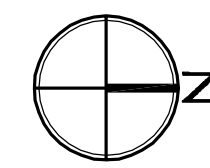
Preliminary: NOT FOR CONSTRUCTION

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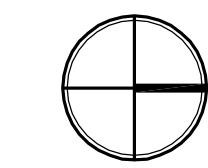
PARTIAL FIRST FLOOR PLAN (EXISTING)

1/8"=1'-0"



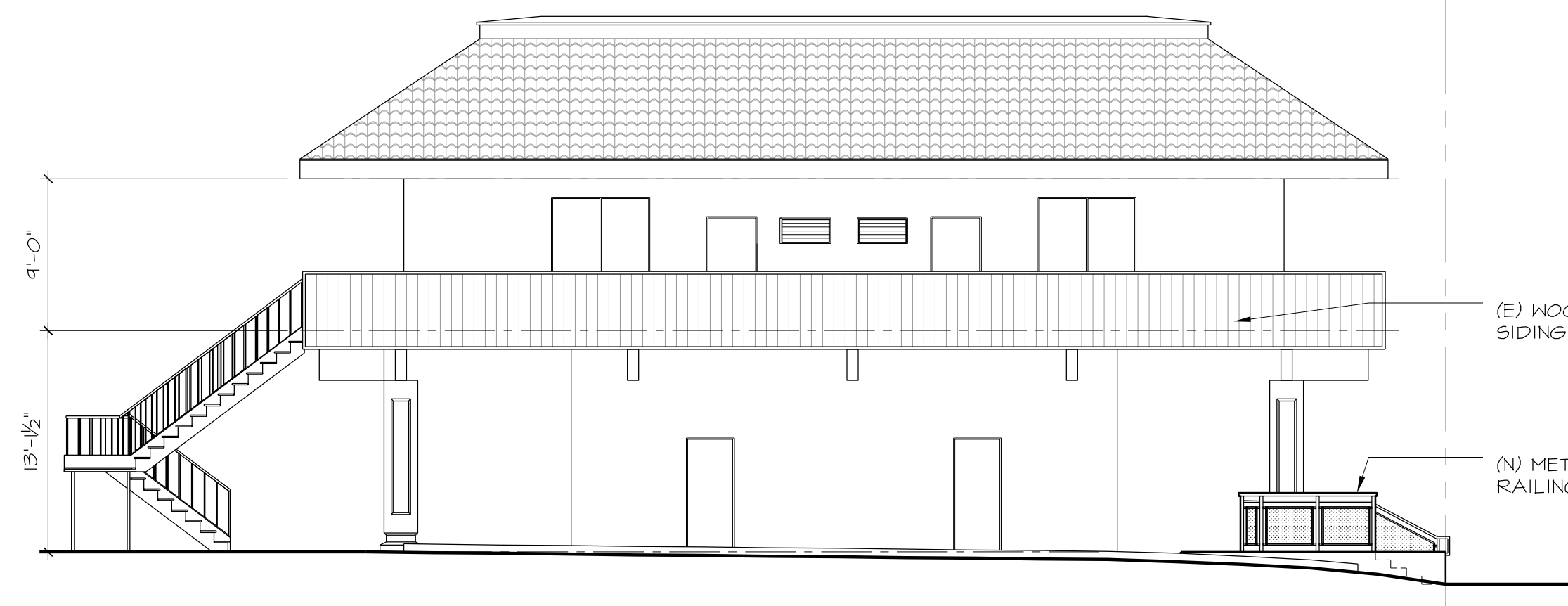
PARTIAL FIRST FLOOR PLAN

1/8"=1'-0"



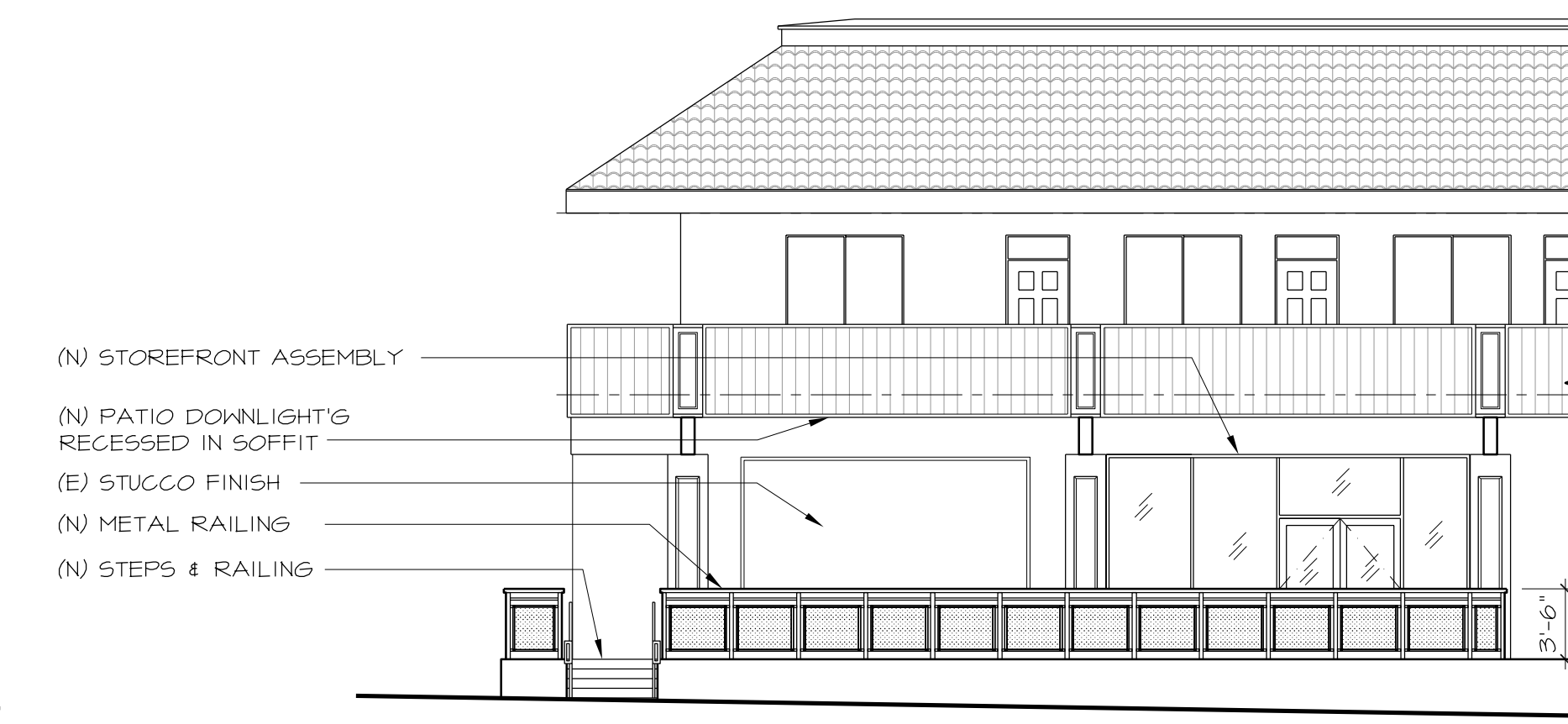
PARTIAL EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



PARTIAL WEST ELEVATION

1/8"=1'-0"

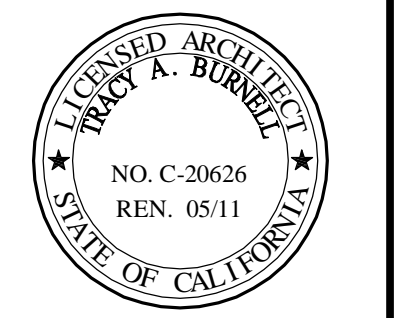


Burnell, Branch & Pester

ARCHITECTURE

924 anacapa st
santa barbara, ca
93101

TENANT IMPROVEMENT:
CHIPOTLE MEXICAN GRILL
270 STORKE RD.
GOLETA, CA 93117



sheet description
DRB PLANS

date:
01-04-10

sheet no:
A.2

Preliminary: NOT FOR CONSTRUCTION



EAST ELEVATION

NO SCALE



SOUTH ELEVATION

NO SCALE



NORTH ELEVATION

NO SCALE



WEST ELEVATION

NO SCALE

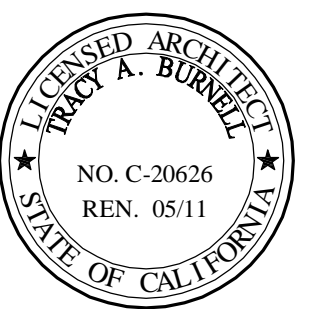


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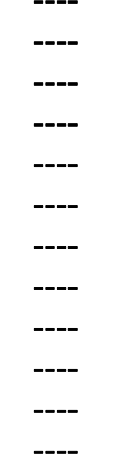
924 anacapa st
santa barbara, ca
93101

TENANT IMPROVEMENT:
CHIPOTLE MEXICAN GRILL
270 STORKE RD.
GOLETA, CA 93117



sheet description
DRB PHOTO ELEVATIONS

date:
01-04-10



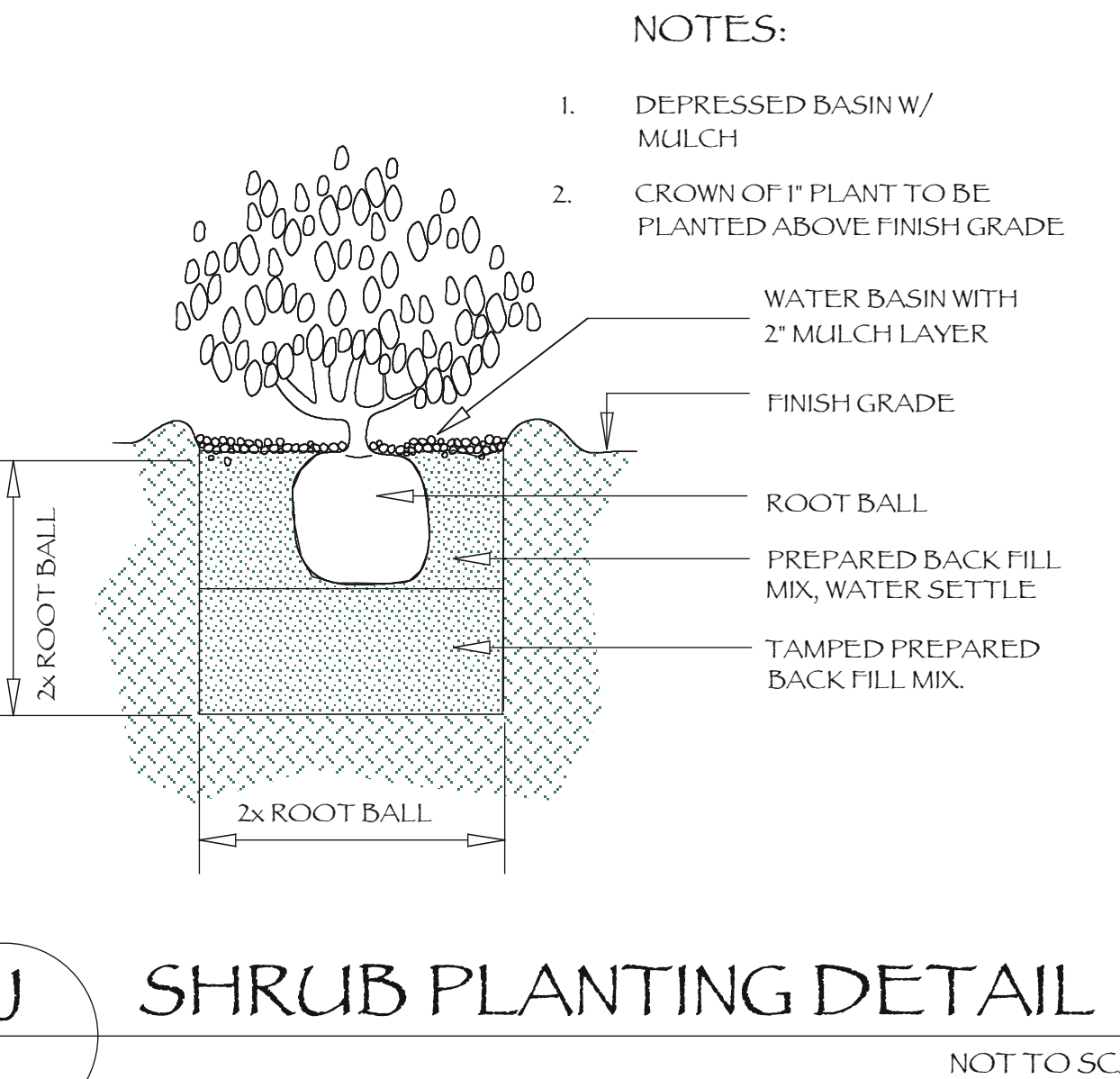
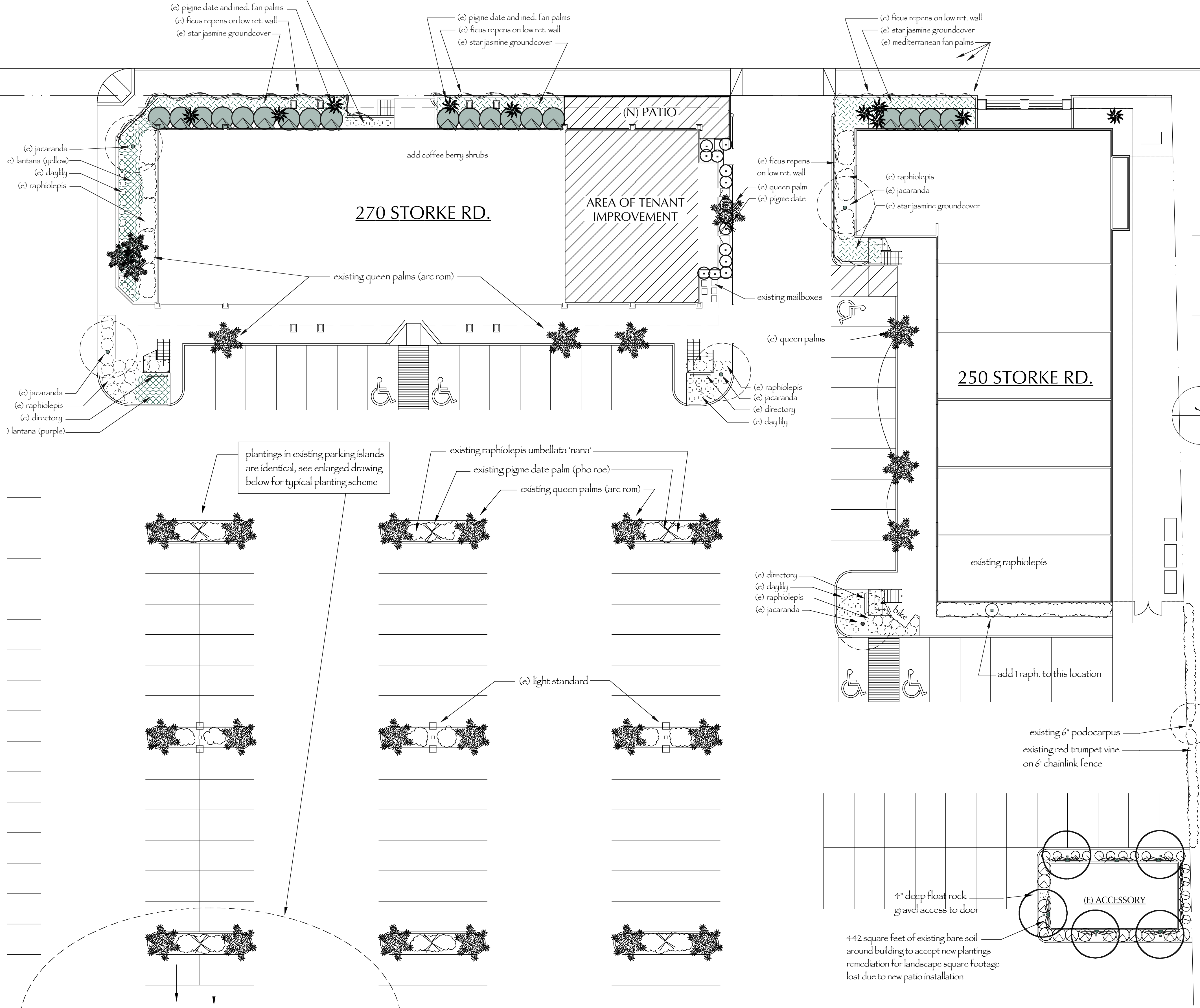
sheet no:
A.3

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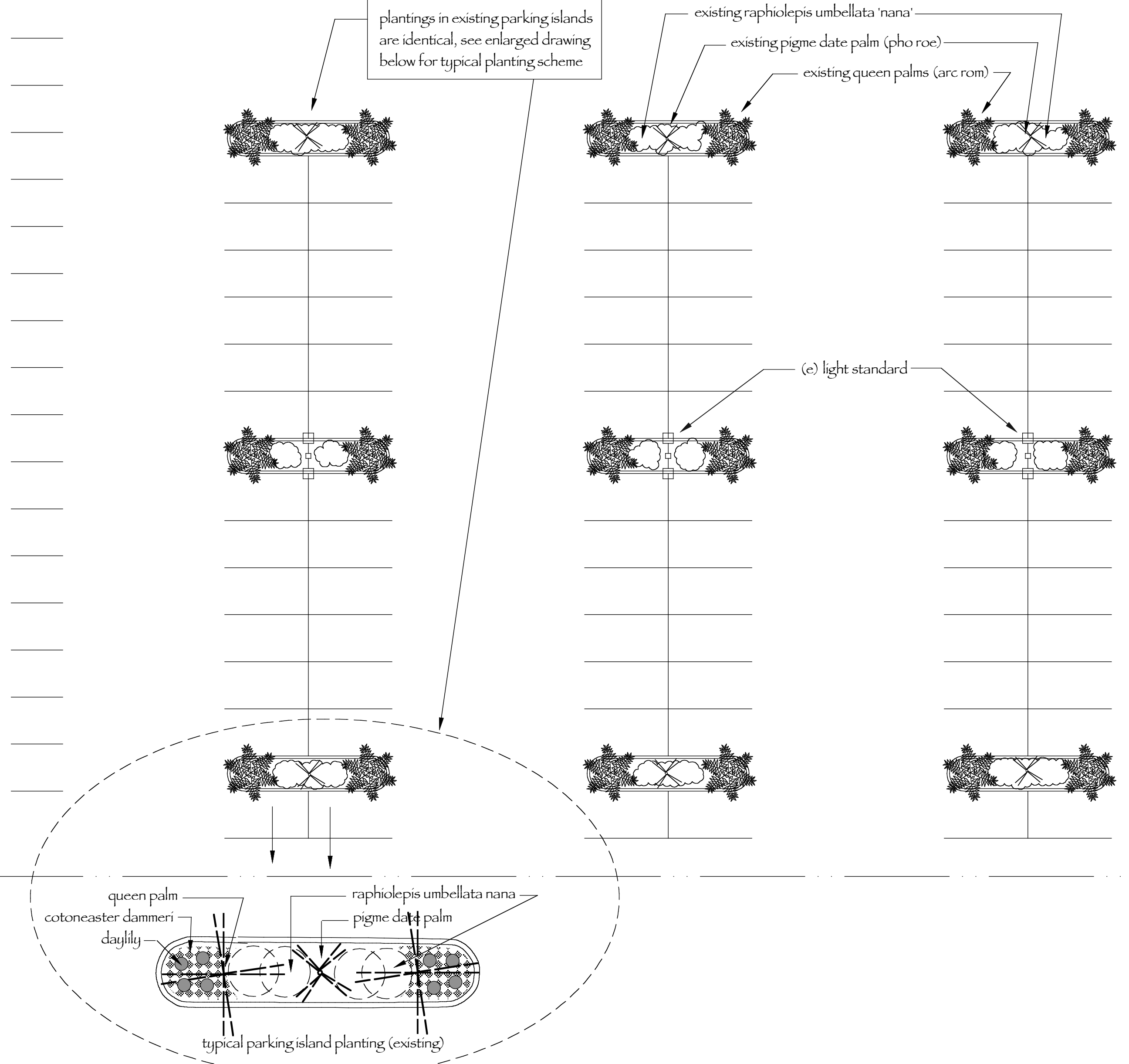
STORKE ROAD



Proposed Plant Legend

see plan for existing plantings' callouts

plan symbol	quantity/size	botanical name
●	15 gal	callistemon viminalis (weeping bottlebrush)
▲	5 gal	rhamnus californica 'eve case' (coffeeberry)
△	5 gal	agave blue flame (2-3' tall and wide agave)
◻	5 gal	raphiolepis indica 'springtime' (indian hawthorne)
○	1 gal	trachelospermum jasminoides (star jasmine)
⊖	1 gal	nandina domestica 'nana' (dwarf heavenly bamboo)
○	1 gal @ 24" o.c.	carex glauca
vines - self clinging		
—	5 gal	macladypena unguis-cati (yellow trumpet)
—	5 gal	parthenocissus tricuspidata (boston ivy)
groundcovers		
□	float rock gravel 4" deep	



survey of existing landscape, and proposed plantings

Scale: 1" = 16'-0"

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SANTA BARBARA CA, 93111
Ca. License No. 3114
Ph: (805) 696-6864 since 1989

landscape planning for:
Chipotle Grill
270 Storke Road
Goleta, Ca. 93117



signature _____
date _____

REVISION:

1	△

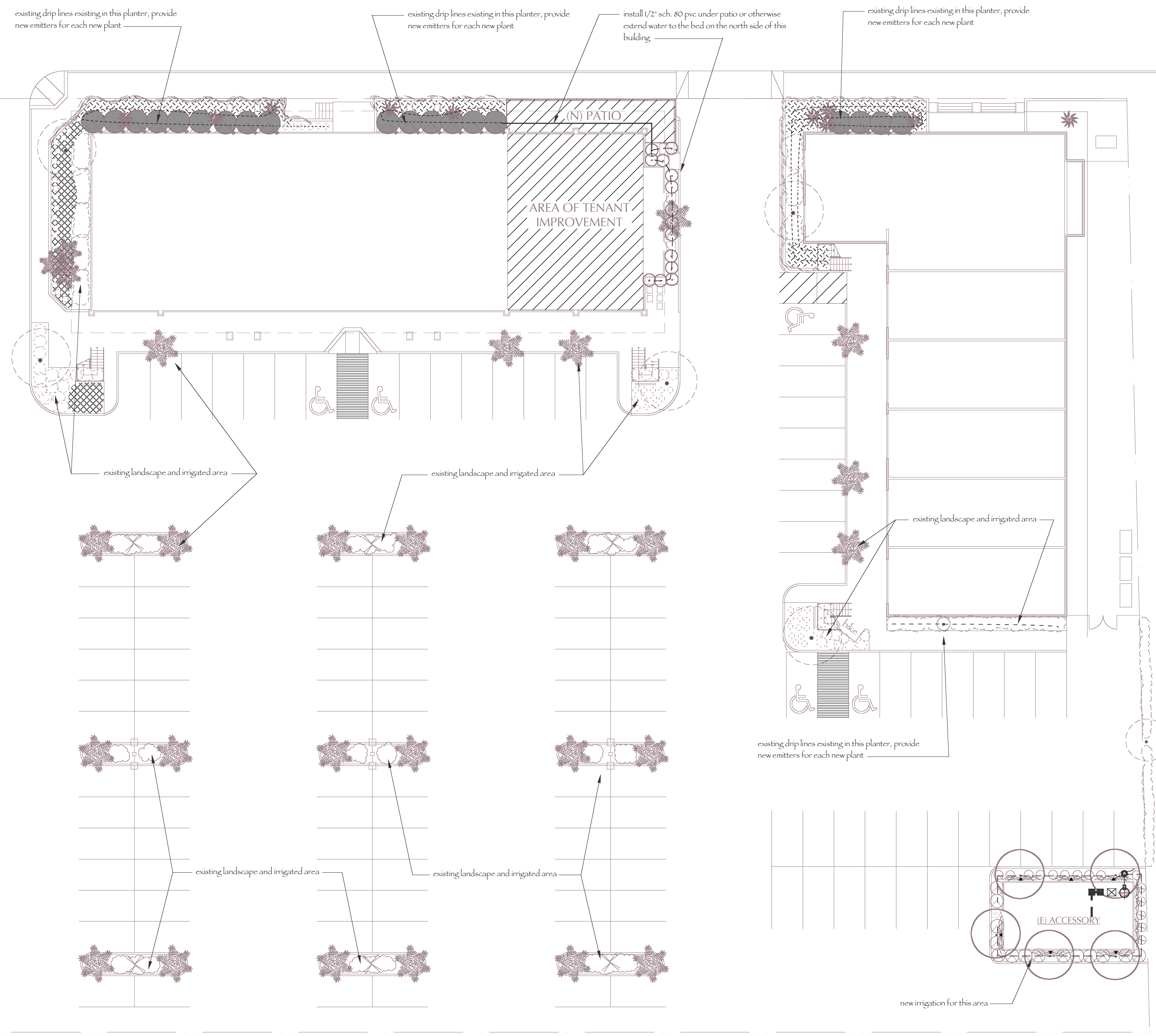
SHEET TITLE:
survey of existing landscape, proposed planting plan
DATE: Dec. 22, 2009
SCALE: 1" = 16'-0"
DRAWN: CMLA
JOB: _____

SHEET:
L-1

OR 3 SHEETS

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STORKE ROAD

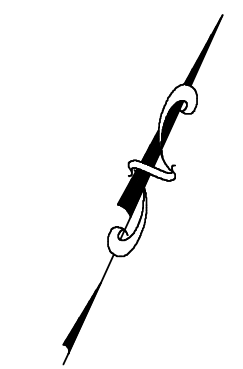


Irrigation Legend

- AUTOMATIC VALVE, (for drip irrigation) Weathermatic 1000 series Y-filter (50 mesh stainless strainer) and pressure regulator (20 psi.) All in below grade valve box large enough to service the filter and regulator and valve.
 - ATMOSPHERIC VACUUM BREAKER for commercial projects by Champion (brass) Model 262-075 install 12" above highest emitter.
 - BALL VALVE, ball valve, 90°, plastic, line size in below grade valve box large enough to provide easy operation.
 - not shown AUTOMATIC IRRIGATION CONTROLLER, existing.
 - DRIP RISER LOCATION. Install sch. 40 pvc 12" deep underground from valve to these locations. This symbol indicates rigid pvc riser to ell or tee. Use compression fittings and run drip hose from this point to all plants. Drip hose by Salco for above grade use. Staple securely to grade, each plant to receive Hardie Turbo SC pressure compensating drip emitters. Emitter quantity based on plant size, see schedule this sheet.
 - QUICK COUPLER, by Rainbird. 3/4" - 5-RC. Install in below grade valve box. Clamp to heavy plastic stake securely pounded into grade.
 - PRESSURE MAINLINE, Sch. 40 typical, bury 18" deep. Size per plan. Contractor to verify P.O.C. prior to bidding. 1' typical. Include metallic tape with mainline, typ.
 - PVC LATERAL LINE, Sch. 40 PVC, size per plan, bury 12".
 - SLEEVE under walks Sch. 40 PVC (2" minimum, larger is OK)
 - Valve identification symbol
valve number
valve gallons per minute
valve size
 - EXISTING DRIP IRRIGATION HOSE, tee off this line to irrigate new plantings, or provide new emitter in existing line at each new plan per the emitter schedule below.
 - DRIP IRRIGATION HOSE, by Salco or equal. Polyethylene 1/2" distribution pipe, stapled to soil at approx. 5' o.c.
Install Hardie "turbo sc" pressure compensating emitter, typical. Note drip pipe is shown diagrammatically, contractor to install pipe runs as necessary to water all proposed and existing plantings, typical. Adjust, valves, heads, etc. to avoid run-off typical.
- Emitter Schedule
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: | (4) 2 gal per hour emitter |

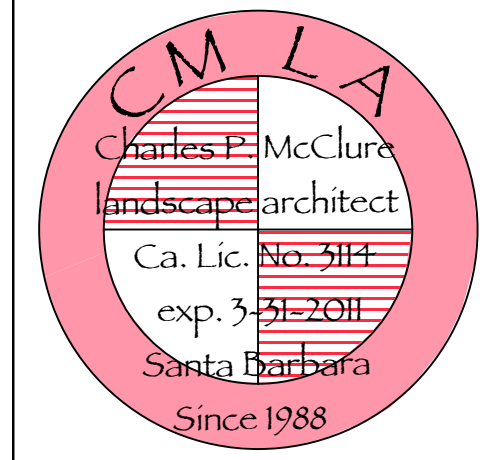
irrigation plan

Scale: 1" = 16' 0"



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landscape planning for:
Chipotle Grill
270 Storke Road
Goleta, Ca. 93117



signature _____
date _____
REVISION: _____

SHEET TITLE: irrigation plan
DATE: Dec. 22, 2009
SCALE: 1" = 16'-0"
DRAWN: CMLA
JOB: _____
SHEET: _____

L-2
OR 3 SHEETS

The landscape architect does not warrant or guarantee the accuracy and completeness of the work represented herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found within these drawings, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall become the responsibility of the contractor. The landscape architect shall not be responsible for any consequences of such discrepancies. Actions taken without the knowledge and consent of the landscape architect or in contradiction to the landscape architect's work or recommendations shall become the responsibility of the contractor. These plans have been produced only for the complete implementation by licensed, insured and bonded professional contractors. This plan and design are the exclusive property of CM/LA, Charles McClure / Landscape Architect and cannot be used or reproduced without the landscape architect's written consent.

Irrigation Notes

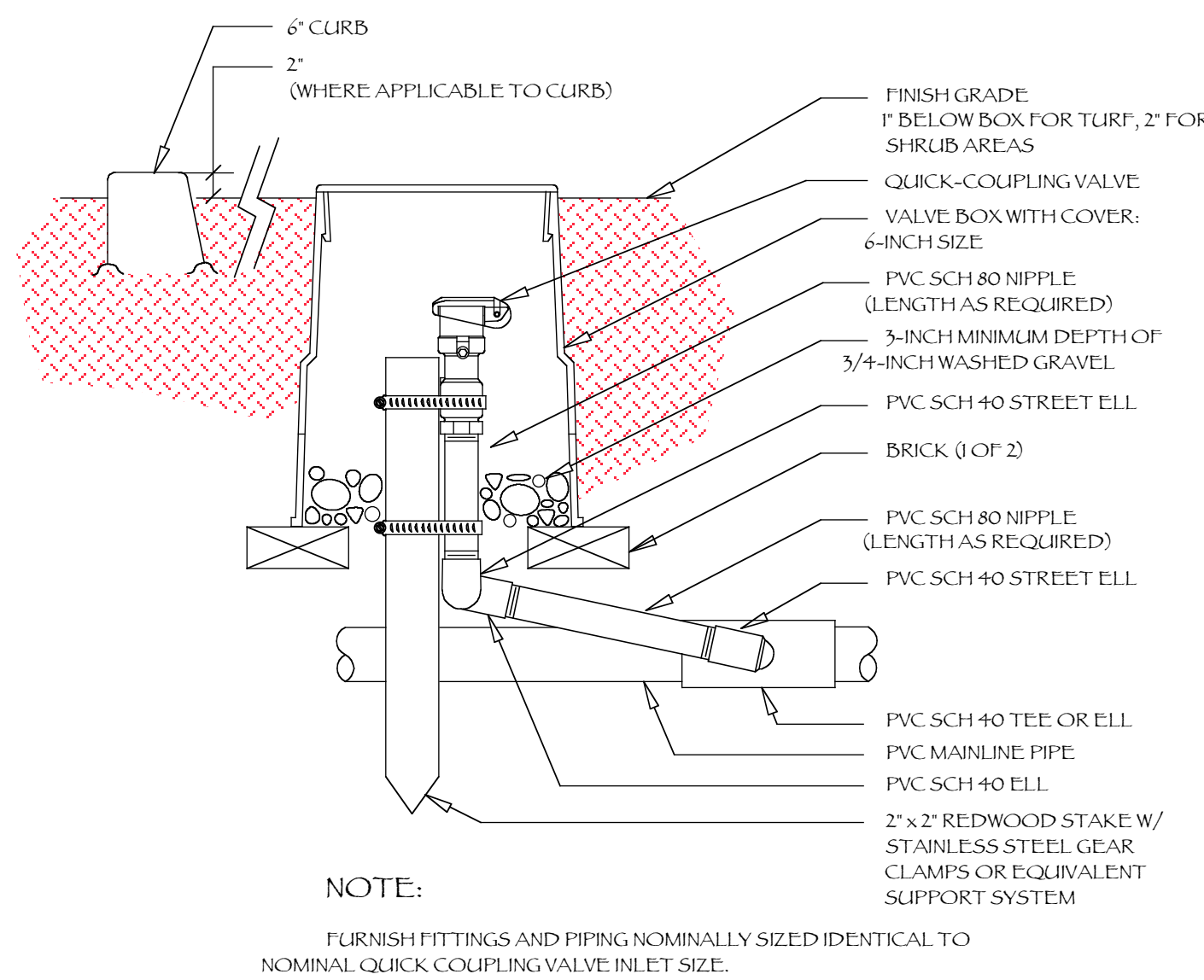
Note: these notes apply only to new irrigation equipment. Most irrigation is existing. Expand existing systems to irrigate new plantings wherever possible. Adjust irrigation controller to allow for the higher water need of the new plantings.

- Contractor shall call dig alert @ 1-800-422-4153. 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.
- 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.
- See Irrigation Legend for complete description of all symbols shown irrigation plan. Exact and final location of pipe to be determined at time of installation. Install pipes immediately adjacent to walks, footings, walls, etc. Avoid running pipes across open planting areas, keep pipes away from trees wherever possible.
- 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.
- Backflow preventer. There is an existing Atmospheric Breaking Valve, contractor to verify operation. Irrigation water and potable water must not co-mingle. Contractor shall size pipe and select nozzles for all heads.
- Mainline shall be Sch. 40 PVC, buried 18" min. depth; Lateral pipe class 200 pvc with a bid alterante for heavier Sch. 40 PVC bury 12". Wire shall be taped or tied to the underside of the pressure mainline.
- 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.
- Valves shall be installed below grade in commercial plastic valve boxes by NDS. Boxes shall be green. 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.
- Irrigation controller shall be located as show on plan, or at the direction of the project architect or general contractor. 120 volt J box will be provided by qualified project electricians.
- 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.
- Contractor shall adjust all sprinklers, valves, filters, and pressure regulators for proper operation and coverage. All Sprinklers shall be adjusted so that no water is thrown onto the buildings, wood components, sidewalks, streets, drives, etc. Liability issues relating to water thrown onto walks, drives, buildings and wood components shall be the responsibility of the contractor. The contractor may adjust heads and nozzles to accomplish this. However as-builts are required, see below.
- 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 snaptite or scotch-loc wire connectors. At valves, coil at least 18" of extra wire for each connection.
- 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.
- 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.
- 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".
- 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. Failure of the contractor to produce the as-built drawings will result in a fine of \$2500.00
- Contractor must keep a safe work site. Leave trenches open as little as possible, provide barriers in areas for the protection for the client and other trades. Clean up site each day.

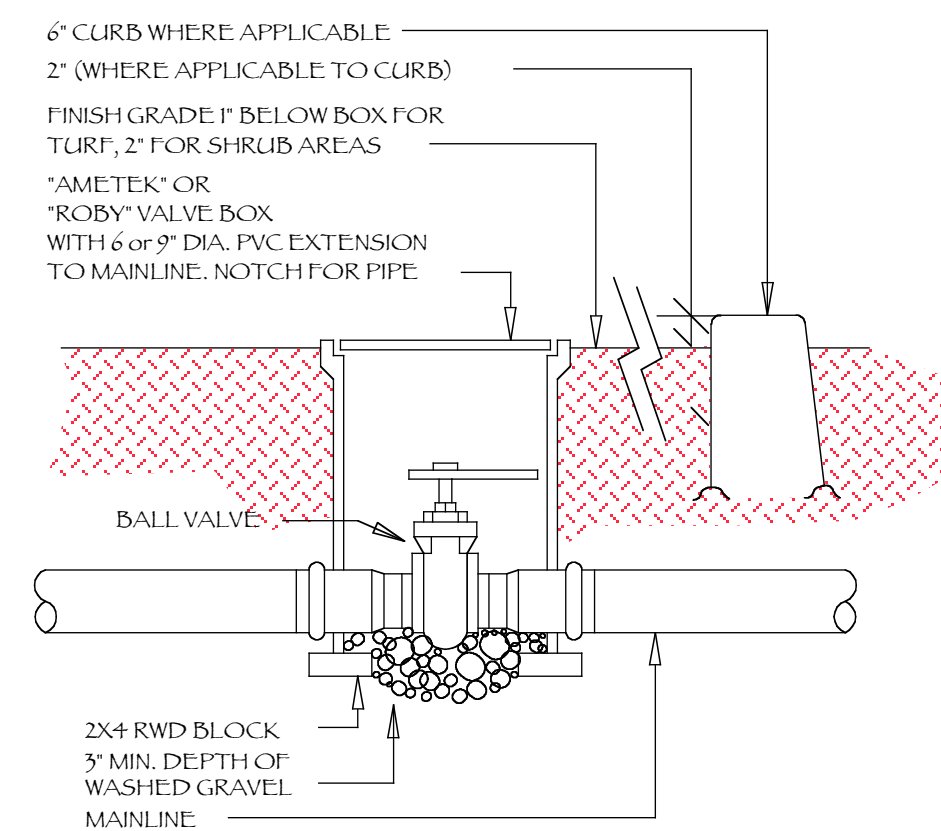
Planting Notes

Note: planting notes apply only to new plantings. Most plantings are existing and these notes do not apply to those plants.

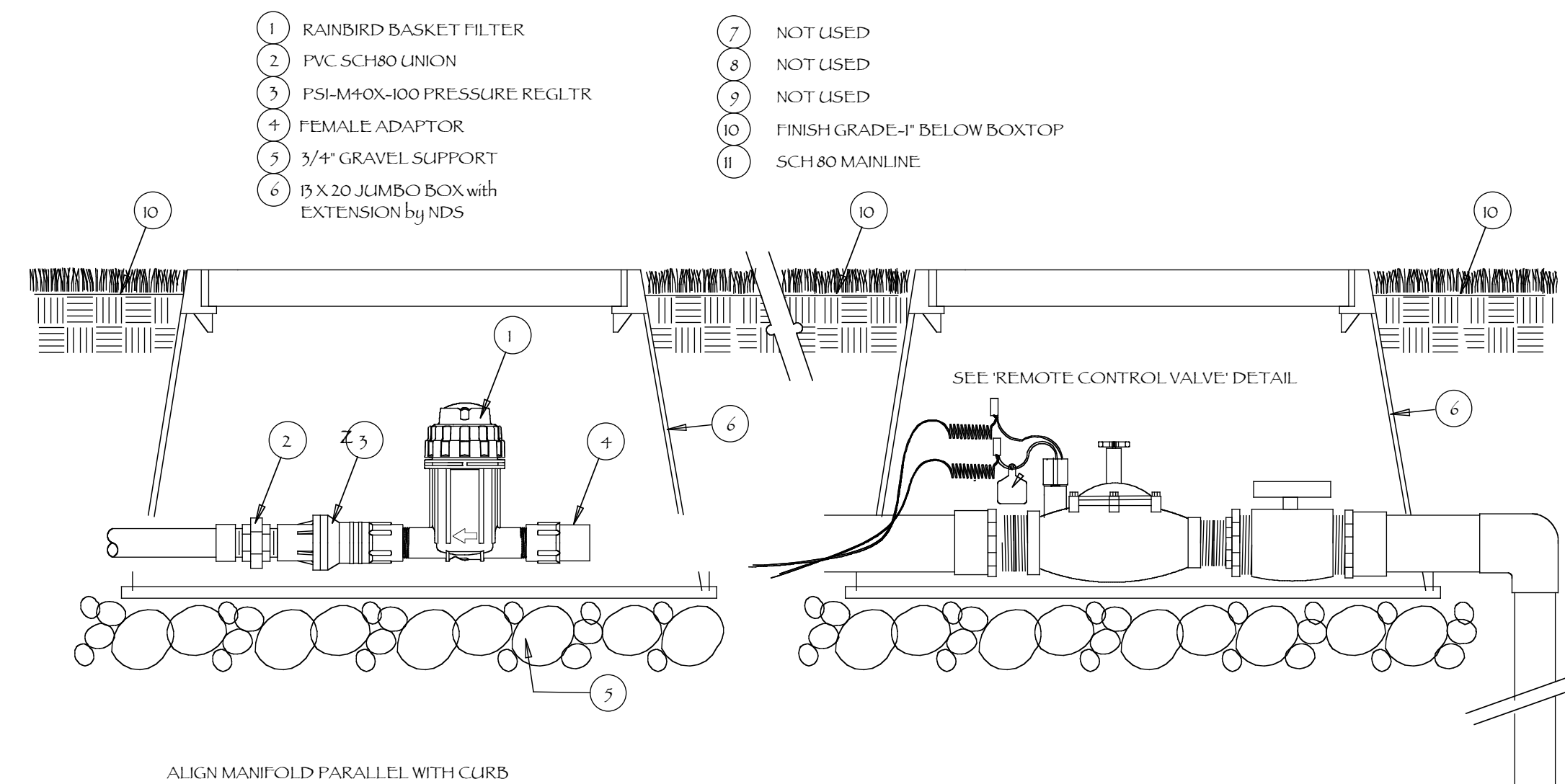
- The site must be cleared of all construction debris as a prerequisite for landscape installation. Construction refuse, such as spilled concrete, paint, wood scraps, all trash, solvent spills, all litter, etc. shall be removed from site, and taken to the remove existing lawn to accommodate this new design. Retain existing lawn for ever possible. 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.
- Grading and drainage shall occur prior to landscape installation. Landscape contractor must understand drainage and grading and install landscape in accordance with grading and drainage plan. Slope grade away from building, typical.
- Soil Improvement: for landscape areas, import 4 cubic yards of high quality compost and 20 lbs. of 15-15-15 fertilizer per each 1000 square feet of planting space. Spread and rototill amendments into soil.
- Landscape installation must occur after the installation of hardscape elements. Install sleeves (see irrigation plan) prior to pouring any pavings.
- 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.
- 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 Owner at the completion of the project, so by 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.
- Contractor to provide and install a 2-3" deep layer of generic wood mulch over all shrub and ground cover areas. Contractor shall provide and install jute matting on the rear slope of Schoneberger Residence. Staple securely into place.
- Double stake new trees and use 2 commercial tree ties per each new tree.
- All landscape maintenance is the responsibility of the Owner, however see #15 below. This includes root pruning, keeping plants away from powerlines, addressing any situation caused by the landscape prior to it becoming a hazzard to the public or inhabitants. This maintenance must be performed indefinitely.
- Lines between planting areas and gravel walks and planting areas are 2x4 plastic headerboard. Stake with same to secure.
- 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.
- 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.
- See Irrigation Plan sheet for irrigation specification. Contractor shall adjust irrigation controllers adequately to keep all plantings sufficiently from time of planting onward.



E QUICK COUPLER VALVE
NOT TO SCALE



D BALL VALVE
NOT TO SCALE

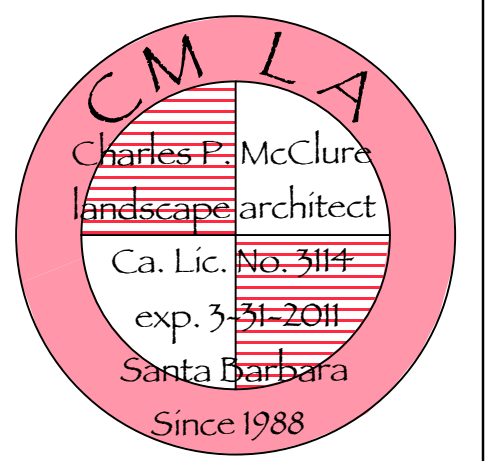


M REMOTE CONTROL DRIP VALVE W/ BASKET FILTER & PRESSURE REGULATOR
NOT TO SCALE

landscape details and notes

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signature
date

REVISION: △

SHEET TITLE:
landscape details and notes

DATE: Dec. 22, 2009
SCALE:
DRAWN: CM/LA
JOB:

SHEET:
L-3
OF 3 SHEETS