

Layout Legend

#	Description	Material / Finish	Detail(s)
1	Crosswalk paving with 12" concrete base, vehicular	Elopave, 4" x 8" running bond, color sand, Concrete base, Davis color: slategray 4577, Light brush finish.	Refer to Civil Drawings
2	Sidewalk, 8'-0" typical	Concrete	Refer to Civil Drawings
3	Handicap ramp	Concrete	Refer to Civil Drawings
4	Stone rubble wall	Santa Barbara Sandstone	11L-C-3
5	GWD Element	Grasspave 2 porous pavement	11L-C-3
6	Blue water (B)	In ground mound, hot city generated	Refer to Architectural Drawings
7	Bike racks		
8	Bench with backrest (B)	Anatole Bench, recycled plastic lumber - Polyolefin slats in "Duffwood". Silver powder steel frame; no arms. Landscape Forms, 800-521-2545.	11L-C-3
9	Colored concrete sidewalk	Davis Color: Sandstone 85237, medium sandblast finish.	8L-C-3
10	Trash and recycle containers	"Chest Piler" Top Opening Recycling Unit and Litter Unit, Landscape Forms, 800-521-2548.	8L-C-3
11	Plaza paving	Elopave, 4" x 8" running bond, color sand.	8L-C-3
12	Concrete paving	Davis Color: Mosquito 8577, light brush finish.	8L-C-3
13	Retaining wall and stairs		Refer to Civil Drawings
14	Concrete seat wall	Cast in place colored concrete seatwall, smooth finish.	2L-C-3
15	Concrete stair	Davis Color: Sandstone 85237, medium sandblast finish.	3L-C-3

Abbreviations and Symbols

- align faces or edges
- BP bottom of pool
- BS bottom of step
- BW bottom of wall
- centerline
- direction of flow
- EJ expansion joint
- FF finish floor
- FG finish grade
- FL flow line
- FS finish surface
- HP high point
- PA planting area
- PL property line
- R, T, T' iter, tread
- TC top of curb
- TPC top of pool coping
- TS top of step
- TDC top of base coping
- TSF top of structural foundation
- TW top of wall
- TD top of drain
- TG top of grate
- TP top of plaster
- SL square
- Typ. typical
- WL water line
- TP top of fence
- SM similar
- equal
- indicates stair riser

Key Map Scale: NTS

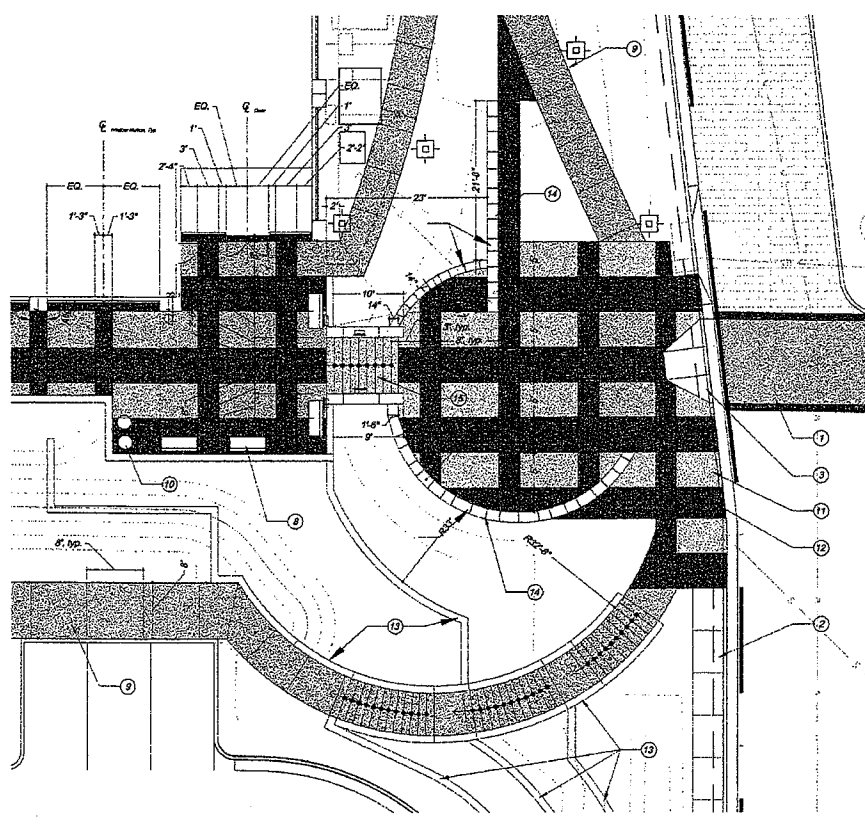
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- Finish Grading / Layout Notes**
- Contractor is responsible for replacement of any existing site improvements that are damaged during construction as a result of his activities on the site. Contractor takes sole responsibility for any cost incurred due to damage and replacement of any underground utilities in the area of the construction depicted on the drawings.
 - Do not proceed with construction as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during design. Bring such conditions to the attention of the Landscape Architect immediately. The contractor assumes full responsibility for all necessary revisions due to failure to give such notification.
 - All dimension lines are struck off existing structures at right angles unless otherwise noted.
 - Locations of features to be constructed not specifically dimensioned may be determined by scale. If conflicts arise, contact landscape architect for resolution.
 - For paved areas, minimum slope to be 1.0% with a minimum cross slope of .5% unless otherwise noted. Minimum slope to be 2.0% away from all structures where not otherwise shown for landscape areas.
 - Where no contours or elevations are shown in landscape areas, grade the earth to provide positive drainage toward area drains, catch basins, swales, or other drainage features at a minimum slope of 1.0%.
 - All proposed grades are to meet and blend with existing grading at project limit and existing paved areas. Verify elevations indicated on plans as existing condition prior to proceeding with the work.
 - Any imported soil required for finish grading operations shall be class A topsoil. Till existing grade to 6" depth before placing imported soil.
 - Construct all slopes as indicated on plans or as directed by the Landscape Architect.
 - Grade all areas to be paved to accommodate pavement section as detailed prior to completion.
 - Install flexible joints between pavement and fixed objects, between new paving work and existing pavement, and between dissimilar paving materials.
 - Work notification: Notify Landscape Architect a minimum of 48 hours prior to installation for on-site review of the following:
 - Staked layout of pavement and walls prior to forming.
 - Form work prior to concrete placement.
 - Installation of all pavement.
 - Grading and information provided on this plan for reference only. See Civil Engineer's drawings for grading plan.
 - Provide steps in walls where indicated. Refer to Civil Engineering drawings.
 - Before installing walls or footings, provide sample panels, minimum 4' x 4' for paving, minimum 3' x 1' for walls, using specified materials. Show color, texture, pattern, edging, and joint treatments. Correct and rebuild sample panel at contractor's expense until Landscape Architect's acceptance of the work. Retain panels during construction as a standard for completed work for concrete paving and walls.
 - Refer to Engineer's drawings for structural design of all retaining walls over 3'-6" from bottom of footing to top of wall.
 - Contractor is responsible for all coordination between trades where applicable.
 - Refer to governing agency standard plans and specifications where applicable.

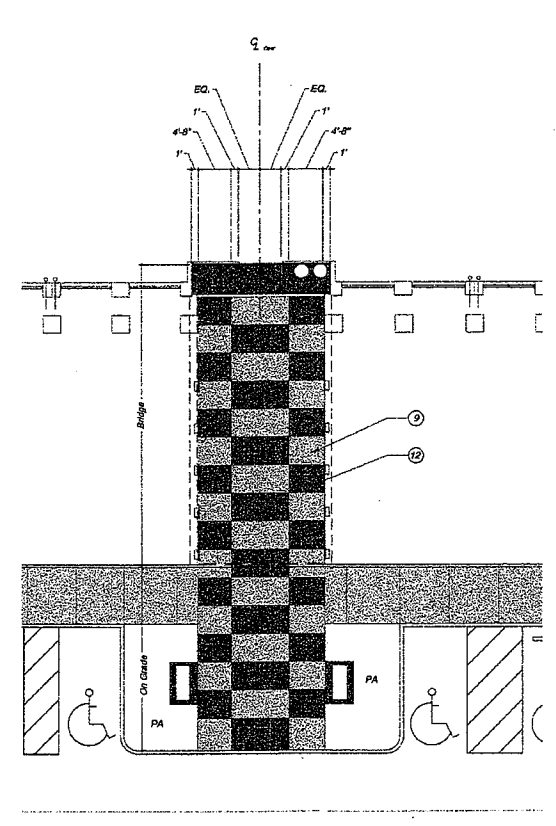
- Concrete Finish Notes**
- See Civil Engineering drawings for all concrete material requirements.
 - In concrete paving, place 2" deep sealed control joints at maximum 20-foot intervals. Install flexible joints between pavement and fixed objects, between new paving work and existing pavement, between walls (or building) and paving, and between dissimilar paving materials.
 - Before installing concrete work, provide sample panels, minimum 4' x 4', using specified materials. Show color, texture, pattern, edging, and joint treatments. Correct and rebuild sample panel at contractor's expense until Landscape Architect's acceptance of the work. Retain panels during construction as a standard for completed work for concrete paving.
 - Work notification: notify Landscape Architect at least 48 hours prior to installation of concrete. Landscape Architect to verify layout of all concrete prior to construction. Contact Landscape Architect a minimum of 48 hours prior to on-site review of the following:
 - Staked layout of pavement.
 - Form work prior to concrete placement.
 - Repair or replace concrete paving not properly placed resulting in defects, to the satisfaction of the Landscape Architect.
 - Do not change source or brands of cement and aggregate materials during course of the work.
 - Install pigmented Admixure per manufacturer's specifications. Installation of materials should be within the specified weather conditions recommended by the manufacturer. Failure to follow specifications may result in rejection of the work. Pigmented admixture shall not be placed in a mixer drum that contains neither water nor aggregate. Use ready-mixed concrete, mixed and delivered as per applicable codes and ASTM C94. In no event shall mixing lines after addition of pigmented admixture be less than 10 minutes. Quantity of concrete used throughout the job at five inches or less if possible and in no event exceed this amount. Add no water after portion of batch has been discharged. When ambient temperature conditions are above 90 degrees F, or when otherwise requested by Landscape Architect, material and pigmented admixture shall be cooled. Normal and retarded set pigmented admixtures must be able to be interchanged as desired without affecting resultant color. Concrete shall be conveyed and deposited without segregation. Ingredients within 30 minutes after discharge from mixer. Manufacturer of pigmented admixture shall provide a method to check every load of color-conditioned concrete being placed.
 - Refer to plan(s) for description of concrete color and finish.
 - Perform concrete finishing using mechanical or hand methods as required.
 - Upon completion of finishing, and after bleed water has disappeared and concrete can sustain foot pressure with minimal indentation, seal concrete away from forms. Walk edges with an edging tool. Round edges to 3/4" radius.
 - Install control joints at indicated locations during edging operations.
 - Protect concrete work from damage due to construction and vehicular traffic until final acceptance. Exclude construction and vehicular traffic from concrete pavements for at least 14 days.

General Notes

- Contractor shall read and understand the specifications prior to bidding. Failure to adhere to the specifications may result in a delay of the project at the contractor's expense. Contractor is responsible for any loss due to his decision to alter the design or layout of the project in any way without the consent of the landscape architect.
- Contractor shall confirm all dimensions and field conditions prior to the start of work. Any discrepancies shall be reported to the landscape architect.
- Contractor shall make modifications to material or method of installation as required by local codes, and shall notify the landscape architect of such changes.
- The landscape contractor is to receive the project site all no more than one-half foot above or below finish grade. The landscape contractor must notify the project superintendent and the landscape architect of any discrepancy from this standard prior to starting work.
- The operations of the landscape contractor must not result in any change to the finish grade or flow lines as indicated on the grading plan. The landscape contractor must notify the landscape architect and the project superintendent if alterations cannot be avoided, and is not to proceed with work until all alterations are approved without the approval of the project engineer.
- Any loss or damage resulting from alteration of the finish grades depicted on the engineer's grading plan without prior approval of the engineer will be the responsibility of the landscape contractor.
- Obtain a copy of the soils report from owner. Adhere to all applicable recommendations. Contact Landscape Architect for decision if discrepancies are noted.



PLAZA Scale: 1" = 10'



BRIDGE Scale: 1" = 10'



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Revisions

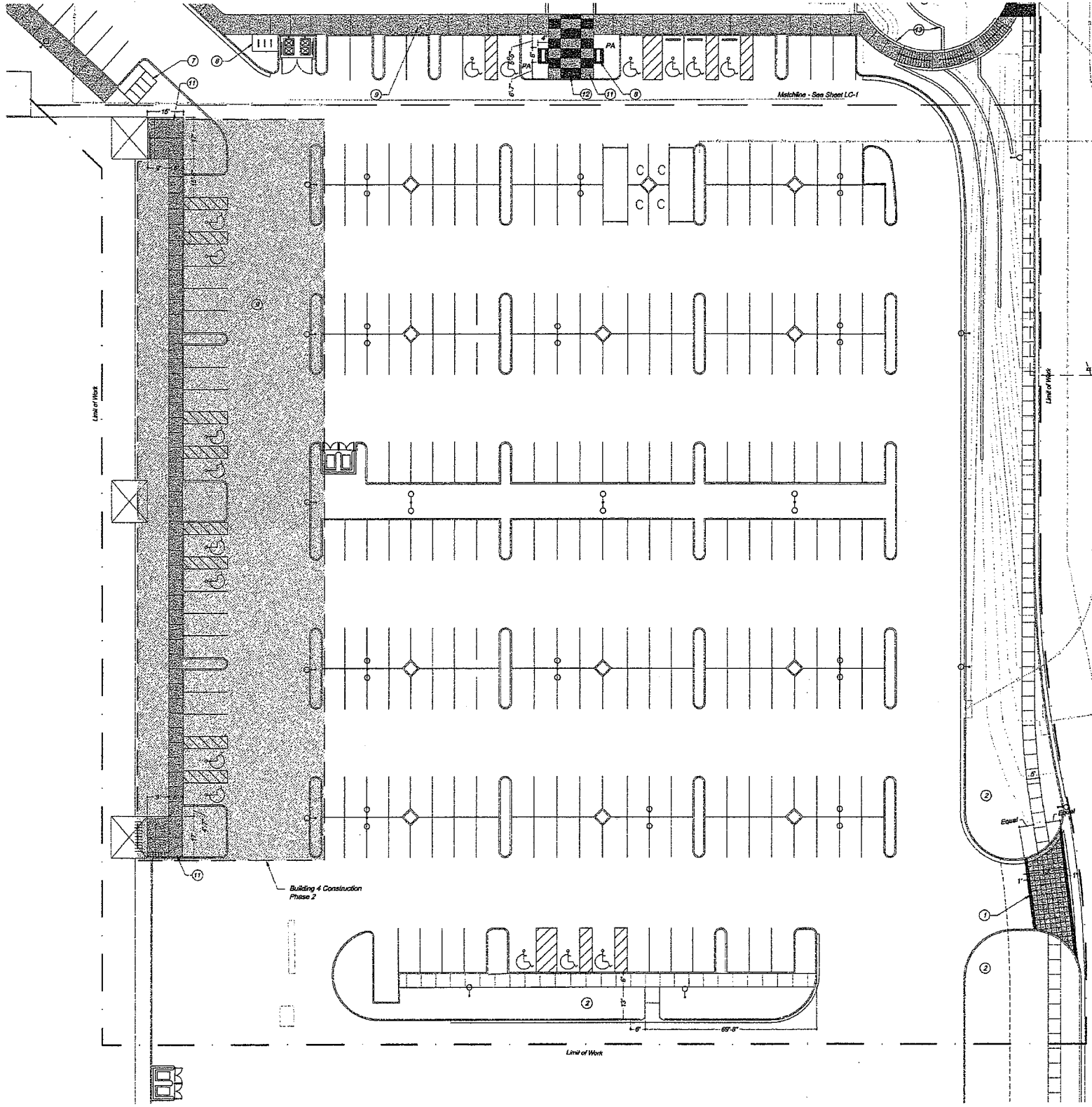
Cabrillo Business Park
 6767 Hollister Ave
 Goleta, Santa Barbara County
 93117

**BUILDING 4 - SITE IMPROVEMENTS
 LAYOUT PLAN (PHASE 1B)**

ISSUE

Date	Job Number
20/09/04	08.007
Drawn by	Checked by
MGNT	LR
Sheet 1 of 12	

LC-1



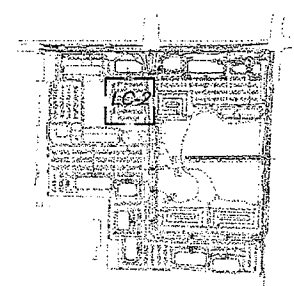
Layout Legend

#	Description	Material / Finish	Detail(s)
1	Crosswalk pavers with 12" concrete base	Empress, 4" x 6" running bond, color sand, concrete base, Davis color Masegale 8877, Light brass finish.	Refer to Civil drawings
2	Sidewalk, 6" thick	Concrete	Refer to Civil drawings
3	Handicap ramp	Concrete	Refer to Civil drawings
4	Stone rubble wall	Santa Barbara Sandstone	SLC-3
5	GWD Easement	Grasspave 2 porous pavement	11LC-3
6	Bike racks (2)	In ground mount, hot dip galvanized	10LC-3
7	Bike lockers		Refer to Architectural drawings
8	Bench with backrest (2)	Acacia bench, recycled plastic lumber - Polypla slats in "Difwood", Silver powder coat frame, no arms, Landscape Forms, 800-521-2546.	7LC-3
9	Colored concrete sidewalk	Davis Color: Sandstone 88277, medium sandblast finish.	SLC-3
10	Trash and recycle containers	"Chase Palm" Top Opening Recycle Unit and Litter Unit, Landscape Forms, 800-521-2546.	SLC-3
11	Plaza pavers	Empress, 4" x 6" running bond, color sand.	SLC-3
12	Concrete Paving	Davis Color: Masegale 8877, light brass finish.	SLC-3
13	Handicap ramp and stairs		Refer to Civil drawings
14	Concrete seat wall	Cast in place colored concrete seatwall, smooth finish.	SLC-3
15	Concrete stair	Davis Color: Sandstone 88277, medium sandblast finish.	SLC-3

Abbreviations and Symbols

- align faces or edges
- BP bottom of pool
- BS bottom of step
- BW bottom of wall
- C centerline
- EJ direction of flow
- EP expansion joint
- FF finish floor
- FG finish grade
- FL flow line
- FS finish surface
- HP high point
- PA planting area
- P property line
- R radius
- R, T river, trend
- TC top of curb
- TPC top of pool coping
- TS top of step
- TSC top of spa coping
- TSF top of structural foundation
- TW top of wall
- TD top of drain
- TG top of grate
- TP top of pileaster
- Sq square
- Typ. typical
- WL water line
- TF top of fence
- SM stair
- EQ equal
- indicates stair riser

(Construction Notes - Refer to Sheet LC-1)



Key Map Scale: NTS

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REGISTERED LANDSCAPE ARCHITECT
No. 1269
EXP. 9/30/08
STATE OF CALIFORNIA

Revisions

Cabrillo Business Park
6767 Hollister Ave
Goleta, Santa Barbara County
93117

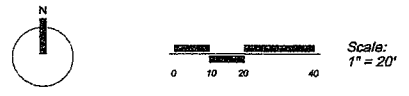
**BUILDING 4 - SITE IMPROVEMENTS
LAYOUT PLAN (PHASE 1B)**

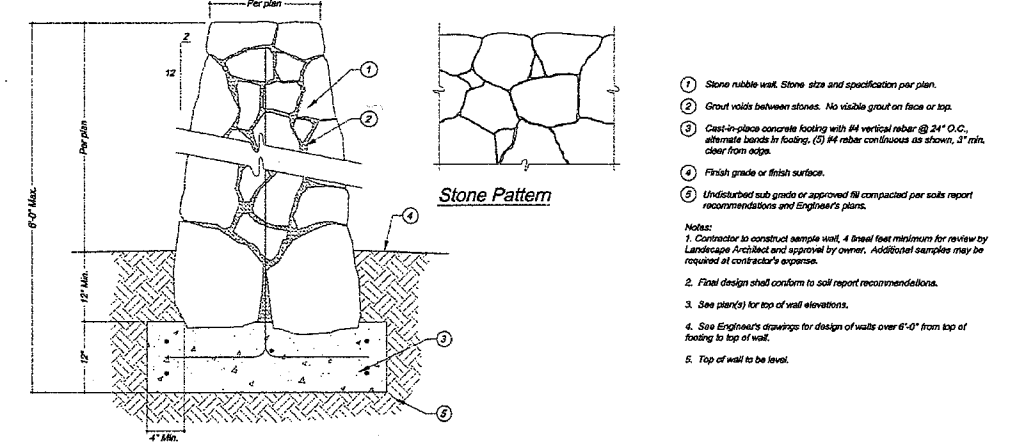
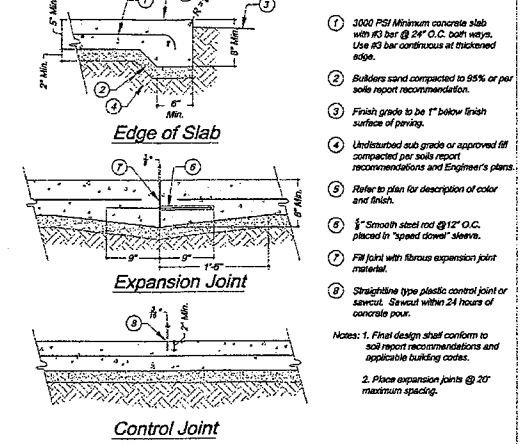
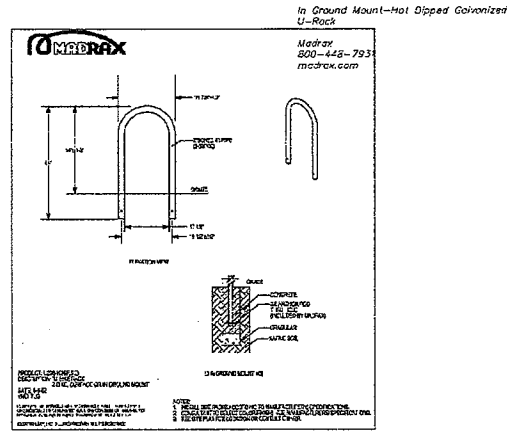
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Date	Job Number
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Drawn By	Checked by
MGNM	LR
Sheet	of
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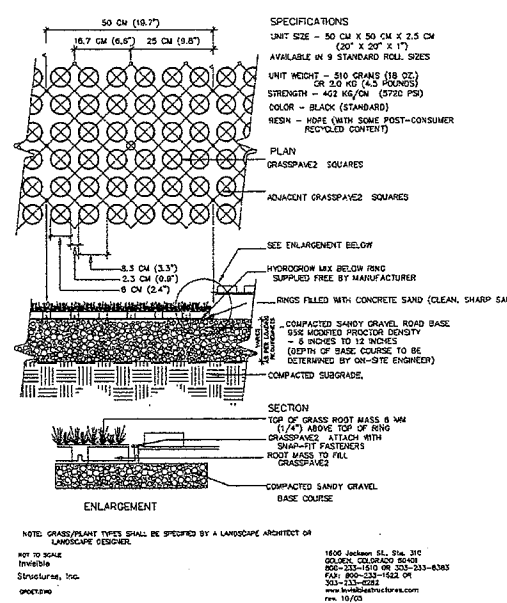
LC-2

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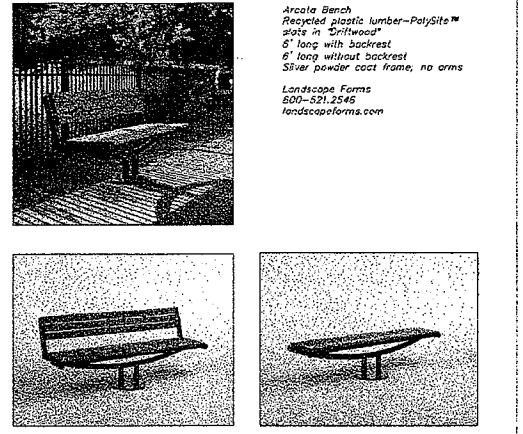




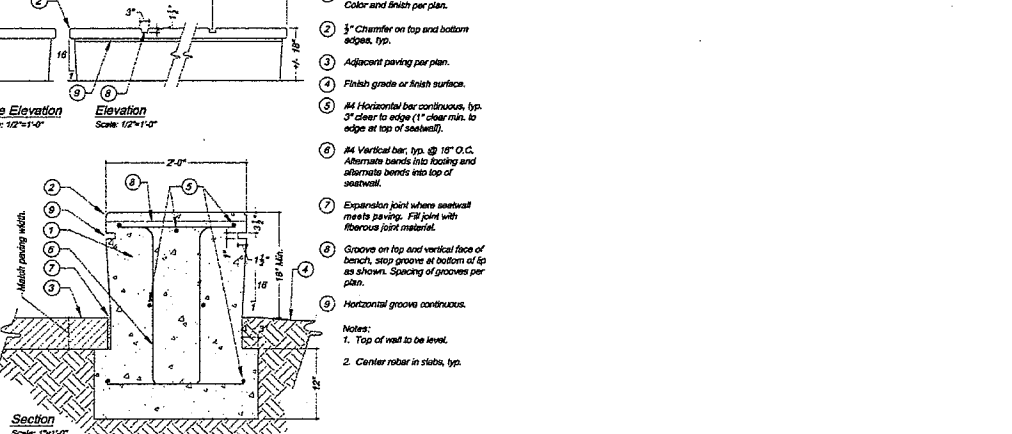
10 Chase Park Litter Unit
NTS



6 CONCRETE PAVING (NON-VEHICULAR)
Scale: 1"=1'-0"



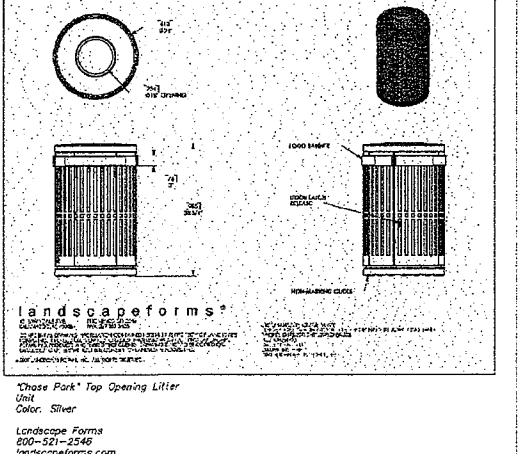
1 STONE RUBBLE WALL
Scale: 1"=1'-0"



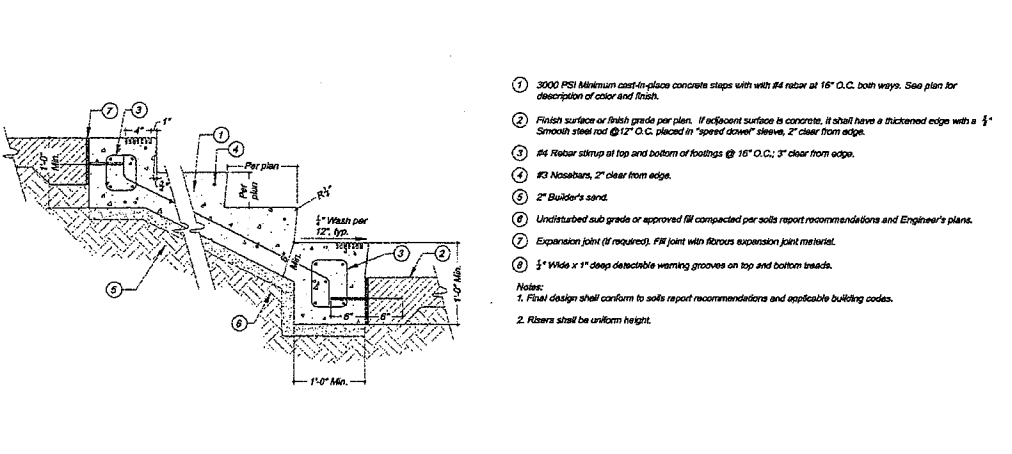
11 Grasspave2
NTS



7 Arcata Bench
NTS



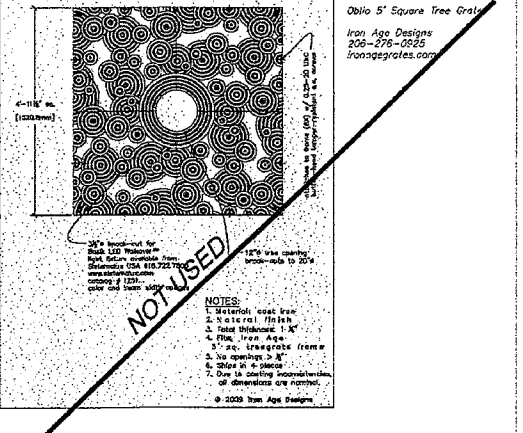
2 CONCRETE SEATWALL
Scale: 1"=1'-0"



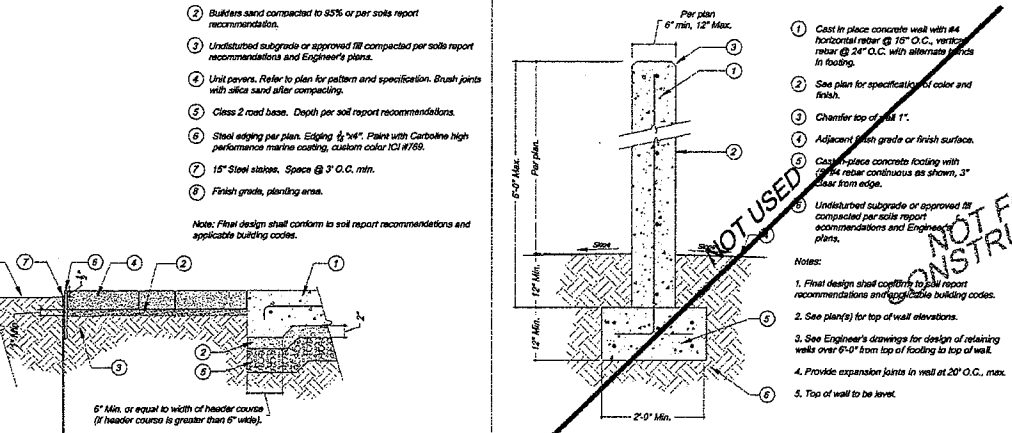
8 Chase Park Litter Unit
NTS



3 CONCRETE STEPS
Scale: 1"=1'-0"



5 UNIT PAVERS (NON-VEHICULAR)
Scale: 1"=1'-0"



Revisions

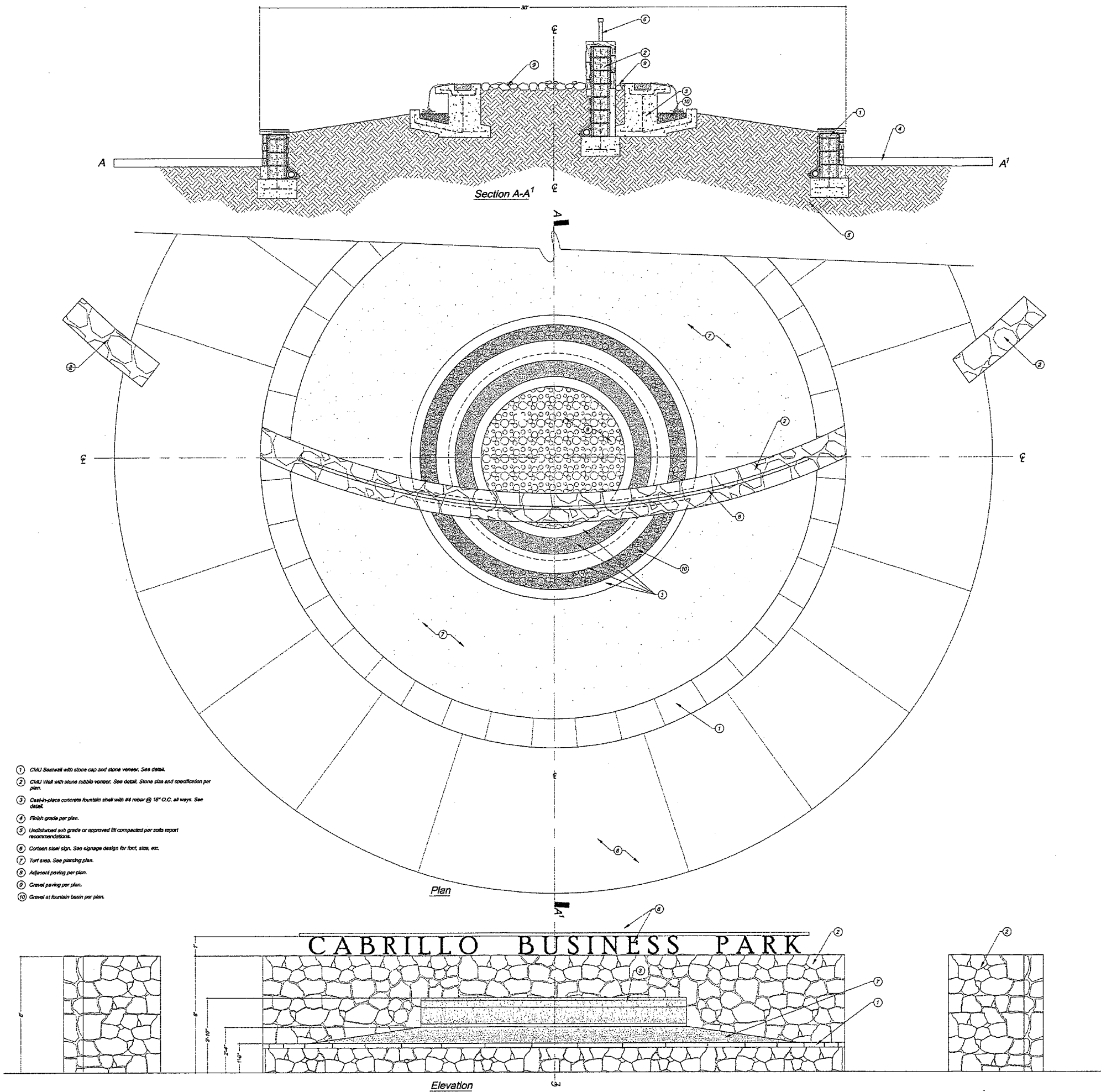
Cabrillo Business Park
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93117

BUILDING 4 - SITE IMPROVEMENTS
CONSTRUCTION DETAILS (PHASE 1B)

Date	Job Number
2010/1/14	08.007
Drawn By	Checked by
MGMT	LR
Sheet	3 of 12

LC-3

Project Name: Cabrillo Business Park Phase 4 - Site Improvements (Phase 1B) - Corner Monument Sign. 1/2" = 1'-0". Date: 2010/01/04. 11:48 AM.

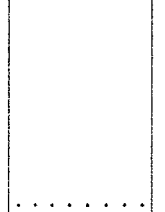


- ① CMU Seatwall with stone cap and stone veneer. See detail.
- ② CMU Wall with stone rubble veneer. See detail. Stone size and specification per plan.
- ③ Cast-in-place concrete fountain shell with #4 rebar @ 16" O.C. all ways. See detail.
- ④ Finish grade per plan.
- ⑤ Undisturbed sub grade or approved fill compacted per soils report recommendations.
- ⑥ Corrosion steel sign. See signage design for font, size, etc.
- ⑦ Turf area. See planting plan.
- ⑧ Adjacent paving per plan.
- ⑨ Gravel paving per plan.
- ⑩ Gravel at fountain basin per plan.

1 CORNER MONUMENT SIGN
 1/2" = 1'-0"


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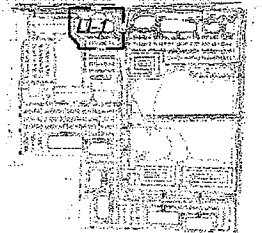
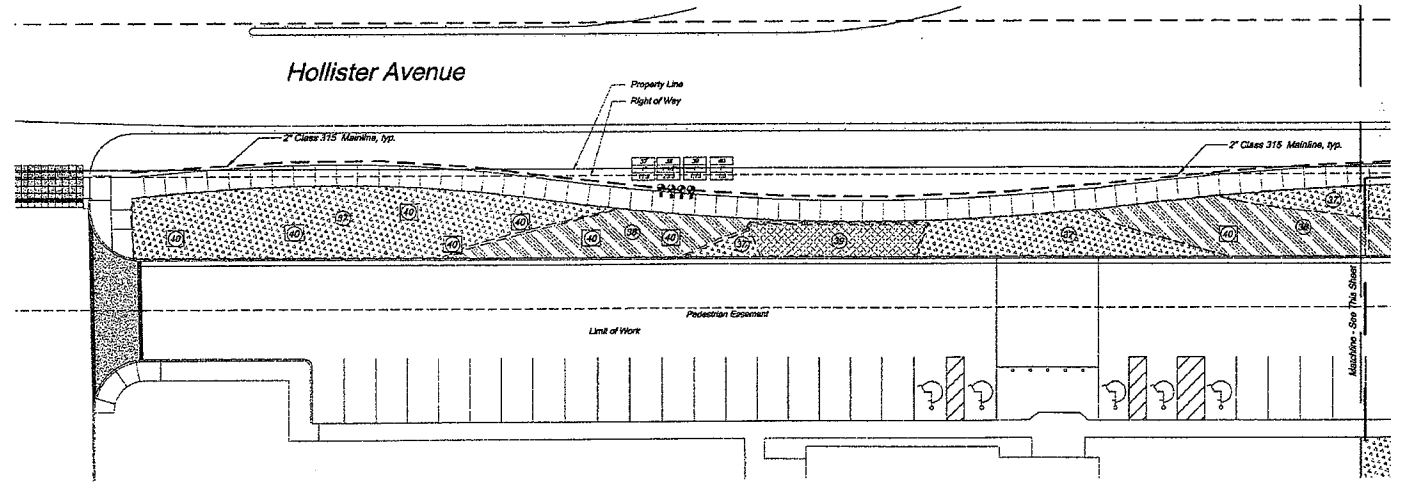
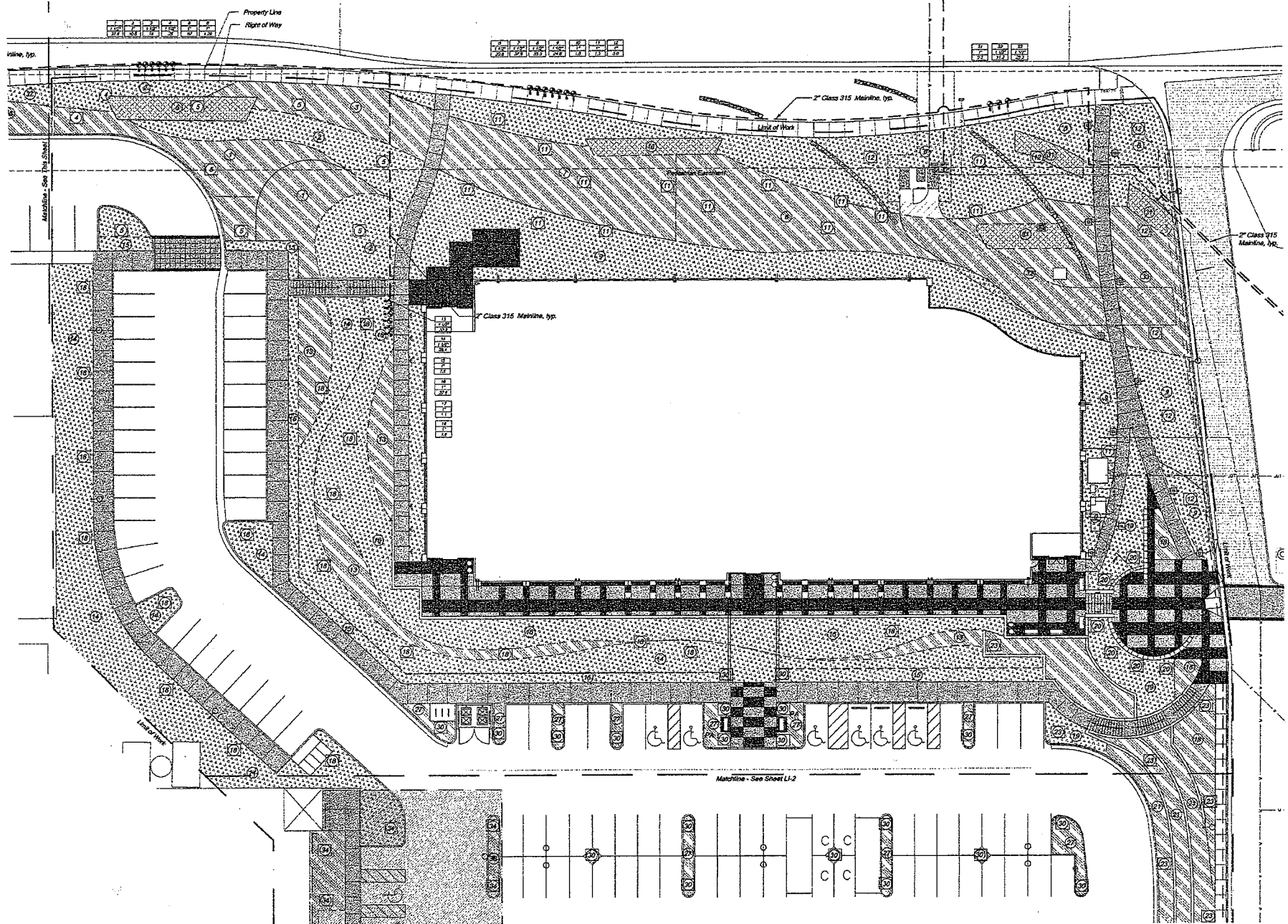


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NOT FOR CONSTRUCTION
BUILDING 4 - SITE IMPROVEMENTS
CONSTRUCTION DETAILS (PHASE 1B)

Date	Job Number
2010/01/04	08.007
Drawn By	Checked by
MGNT	LR
Sheet	of 12

LC-4



Key Map Scale: NTS

- Irrigation Notes:**
- See Irrigation Legend for complete descriptions of all symbols shown on irrigation plan.
 - Point of connection is at the approximate location shown on plan.
 - Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Install one valve per box.
 - Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
 - Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
 - All piping installed under paving, through walls or footings must be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeves. All pipe runs in sleeves must be straight, with no bends or angles.
 - Locate irrigation controller at approximate location shown on plan, 110-volt by others. Obtain Landscape Architect's approval of location before installing.
 - Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
 - Install flush end valves at the ends of all 1/2" polyethylene drip tubing in round valve boxes with gravel fill.
 - Install irrigation lines at the following minimum depths:
 - schedule 40 and class 315 PVC mainline: 18" minimum cover
 - schedule 40 PVC lateral line: 12" minimum cover
 - 1/2" polyethylene drip tubing: place on grade with spikes @ 6" O.C.
 - 1/2" polyethylene micro-tubing: place on grade
 - Emitter layout:
 - 4" pot or batted groundcover: 1 - 1 GPH emitter per plant (batted groundcover can be watered with micro-spray emitters).
 - 1 gallon shrubs: 2 - 1 GPH emitters per plant.
 - 5 gallon shrubs: 2 - 2 GPH emitters per plant.
 - 15 gallon shrubs/trees: 3 - 2 GPH emitters per plant.
 - 24" box tree: 1 - Rainbird full circle Xent-Bubbler, fully open.
 - 36" box tree: 4 - Rainbird full circle Xent-Bubbler, fully open.
 - 48" box tree: 6 - Rainbird full circle Xent-Bubbler, fully open.
 - 60" box tree or field grown tree: 10 - Rainbird full circle Xent-Bubbler, fully open.
 - Push emitter into polyethylene tubing. Attach micro-tubing to emitter. Attach bag cap to open end of micro-tubing. Bring micro-tubing to edge of rootball. Stake end of micro-tubing with plastic stake manufactured for that purpose.
 - In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
 - Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include three feet of lateral line, three feet of mainline, additional spray heads and bodies, and additional bubbler heads and bodies. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.
 - In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect or project Arbotist.
 - Use variable arc nozzles and/or pressure compensating screens as necessary to prevent overspray in areas where standard nozzles would not be efficient.
 - Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
 - Install and adjust all spray and bubbler heads to minimize overspray onto paved areas.
 - Install sprinklers on a 12" pop-up body in shrub areas, on a 6" pop-up body in turf areas, and on a 4" pop-up body in planters directly adjacent to parking spaces.
 - Install check valves at the low end of all irrigation lines to prevent low head drainage.

Drip Irrigation Legend

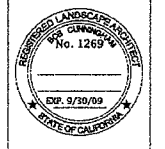
LD	Emitter Spacing	MFR	Model	Flow Rate	Notes
[Symbol]	12" Spacing	Rainbird	XFD-09-12	9 gph	Maximum lateral length-282 LF
[Symbol]	18" Spacing	Rainbird	XFD-09-18	9 gph	Maximum lateral length-402 LF
[Symbol]	24" Spacing	Rainbird	XFD-09-24	9 gph	Maximum lateral length-568 LF

Irrigation Equipment Legend

Item	MFR	Model	Notes
[Symbol]	Point of Connection		Install line-size brass gate valve in valve box.
[Symbol]	Quick Coupling Valve	Rainbird	SLRC: 1" Locking rubber cover, 1 piece body.
[Symbol]	Backflow preventer	Fabco or equal	625YA Match line size.
[Symbol]	Controller - 40 Stations	Rainbird	ESP-40MC Verify location with Landscape Architect. Install per detail.
[Symbol]	Flow Sensor	Rain Master	FS Series Match line size.
[Symbol]	Mainline	Lesco	Schedule 40 PVC mainline (1-1/4" and under), Class 315 PVC (1-1/2" and above).
[Symbol]	Master Control Valve	Rainbird	TBD Match line size.
[Symbol]	Ball Valve	Speeds	True Union F-2000 Match line size.
[Symbol]	Drip Valve Assembly	Rainbird	XCE-100-B-COM

- [Symbol] Indicates valve number dedicated to tree
 - [Symbol] Indicates valve number dedicated to groundcover
- | z | Valve Number |
|-----|------------------|
| z | Valve Size |
| z/z | Flow Rate in GPM |
- *Valves 34,35,36 included in Building 4 construction Phase 2

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fax 805.962.5858
arcadialandscape.com



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Goleta, Santa Barbara County
93117

BUILDING 4 - SITE IMPROVEMENTS IRRIGATION PLAN (PHASE 1B)

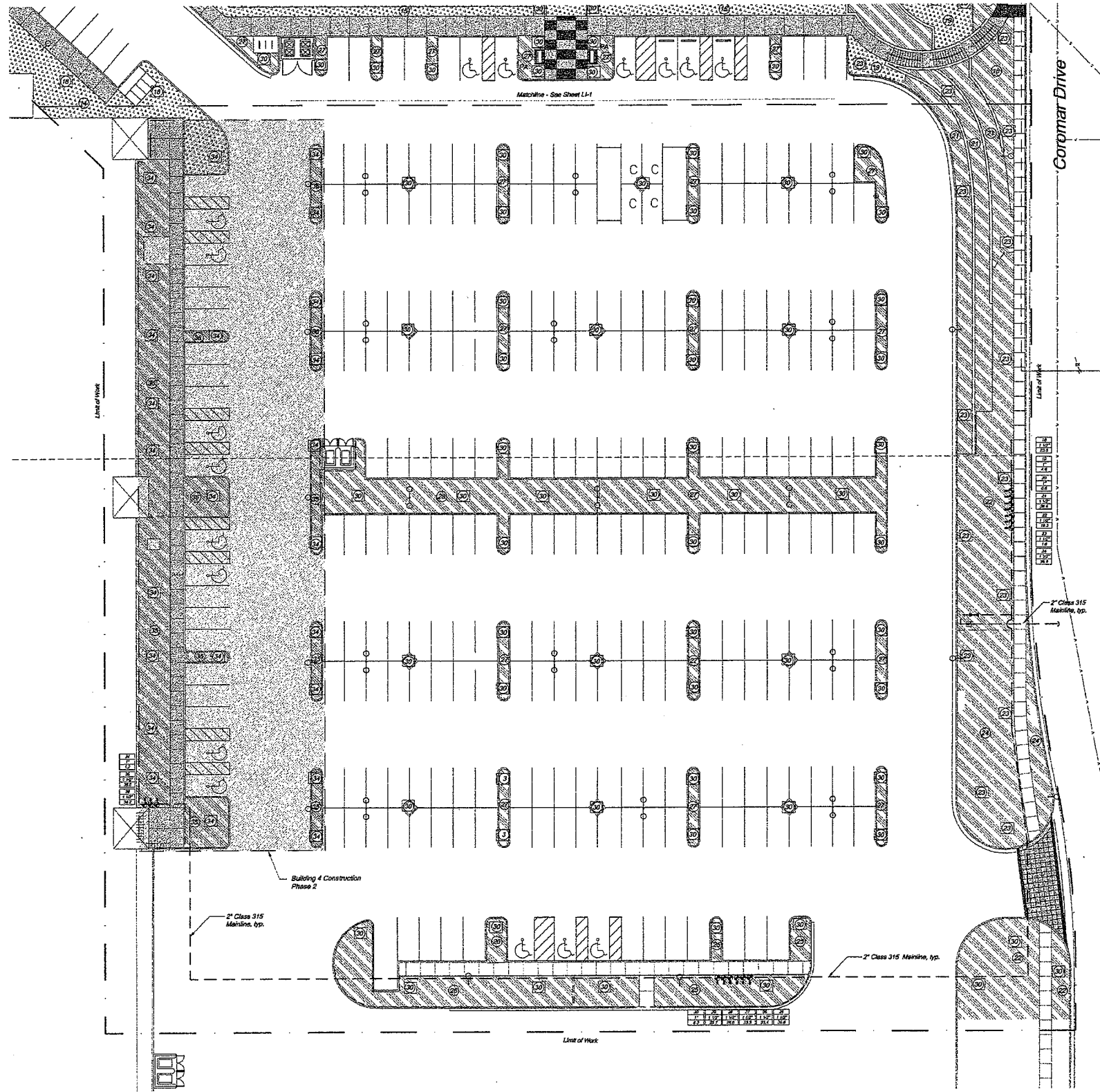
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Date	Job Number
2010/01/04	08.007
Drawn By	Checked by
MGNNT	LR
Sheet 9 of 12	

LI-1

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 Date: 8/27/10
 Author: MGNNT
 Date: 8/27/10
 Title: Irrigation Plan LI-1 and LI-2
 Date: 8/27/10

Director: [Name], [Address], [City], [State], [Zip] | [Phone] | [Fax] | [Email] | [Website] | [Date]



Drip Irrigation Legend

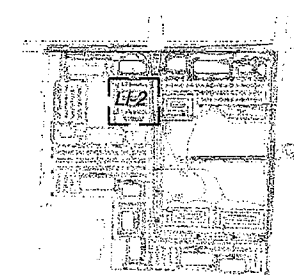
I.D.	Emitter Spacing	MFR	Model	Flow Rate	Notes
12"	Spacing	Rainbird	XFD-09-12	.9 gph	Maximum lateral length-288 LF
18"	Spacing	Rainbird	XFD-09-18	.9 gph	Maximum lateral length-432 LF
24"	Spacing	Rainbird	XFD-09-24	.9 gph	Maximum lateral length-576 LF

Irrigation Equipment Legend

Item	MFR	Model	Notes
Point of Connection		SLRC, 1" Locking rubber cover, 1 piece body.	Install 1/2" size brass gate valve in valve box.
Quick Coupling Valve	Rainbird	TBO	Match line size.
Backflow preventer	Fabco or equal	825YA	Match line size.
Controller - 40 Stations	Rainbird	ESP-40MC	Verify location with Landscape Architect. Install per detail.
Flow Sensor	Rain Master	FS Series	Match line size.
Mainline	Lesco	Schedule 40 PVC melinline (1-1/4" and under), Class 315 PVC (1-1/2" and above).	
Master Control Valve	Rainbird	TBO	Match line size.
Ball Valve	Spencers	True Union 1-2000	Match line size.
Drip Valve Assembly	Rainbird	XCZ-100-B-COM	

(6) Indicates valve number dedicated to tree
 (4) Indicates valve number dedicated to groundcover
 2 Valve Number
 1/2 Valve Size
 .9 Flow Rate in GPM

* Valves 34, 35, 36 included in Building 4 construction Phase 2 (Integrators Notes - Refer to Sheet LI-1)



Key Map Scale: NTS

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REGISTERED LANDSCAPE ARCHITECT
 No. 1269
 EXP. 9/30/09
 STATE OF CALIFORNIA

Revisions

Cabrillo Business Park
 6767 Hollister Ave
 Goleta, Santa Barbara County
 93117

**BUILDING 4 - SITE IMPROVEMENTS
 IRRIGATION PLAN (PHASE 1B)**

NOT FOR CONSTRUCTION

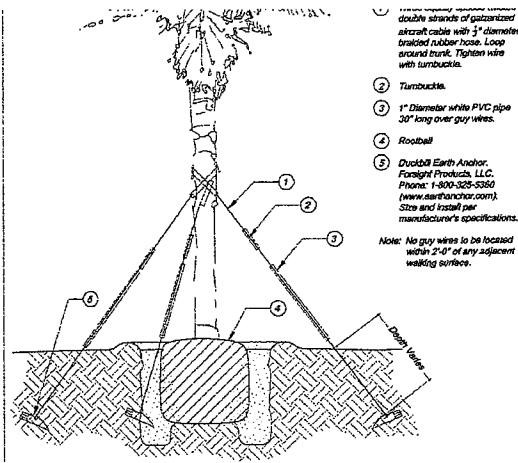
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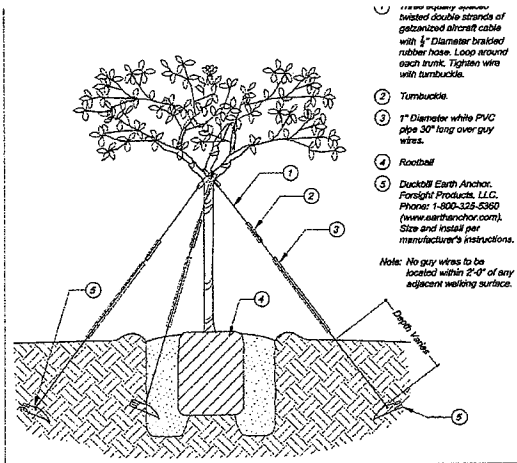
North Arrow

Date	2010/01/04	Job Number	08.007
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Sheet	6	of	12

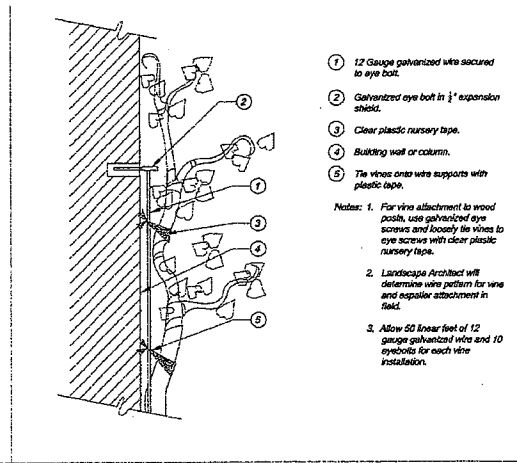
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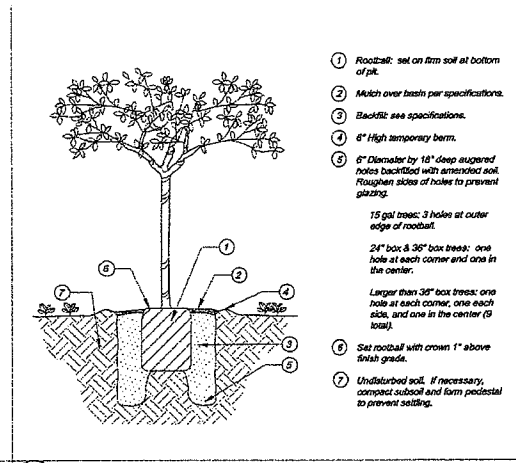
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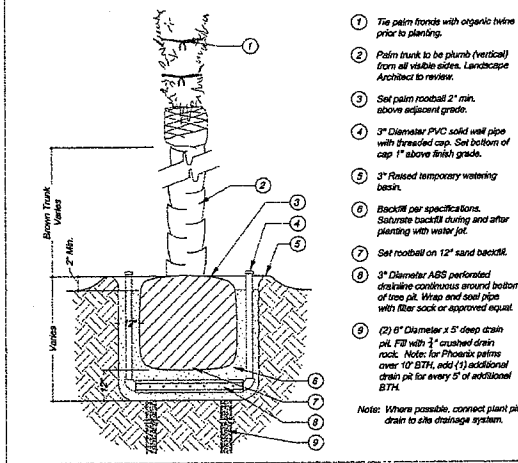
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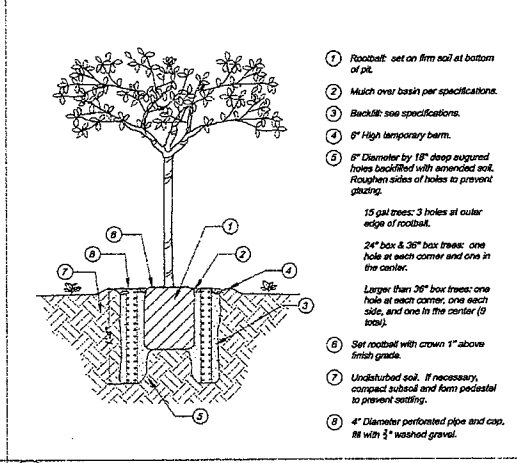
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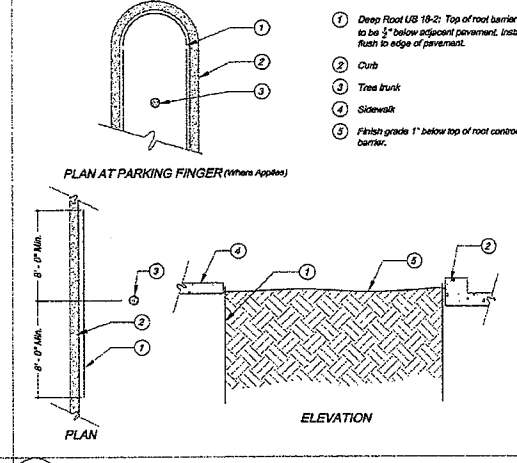
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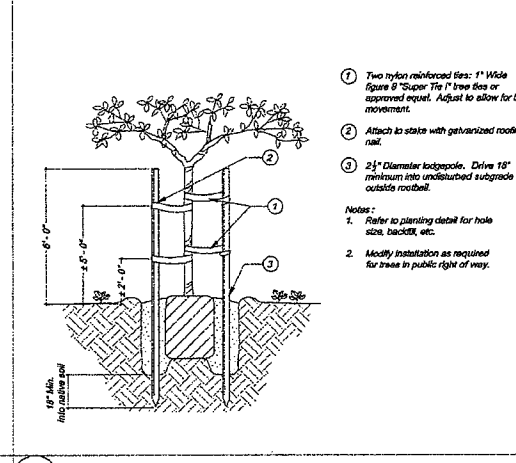
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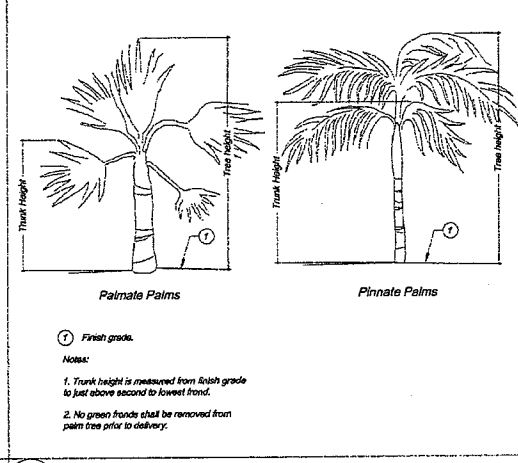
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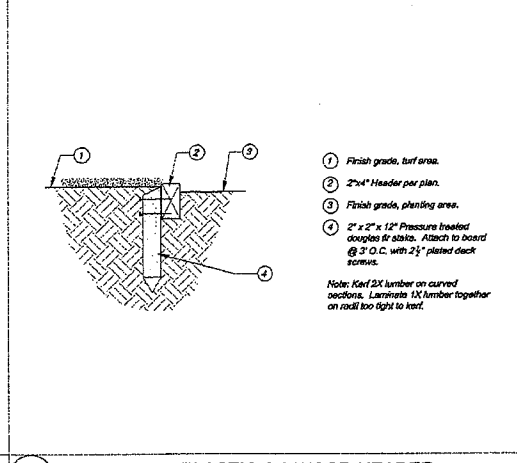
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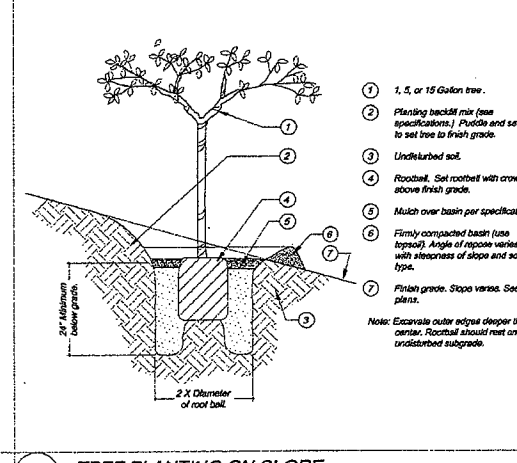
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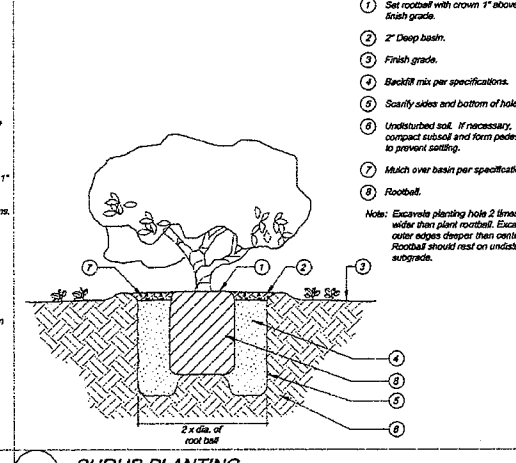
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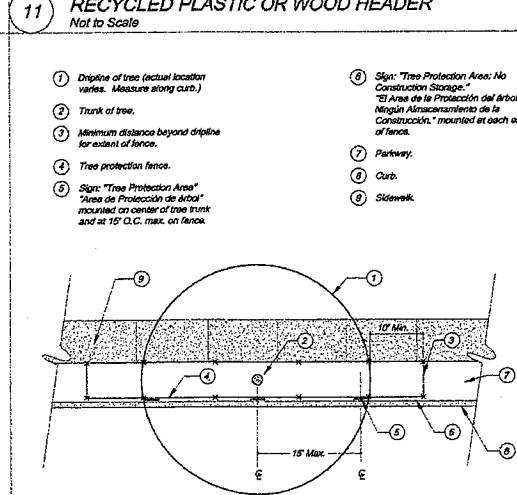
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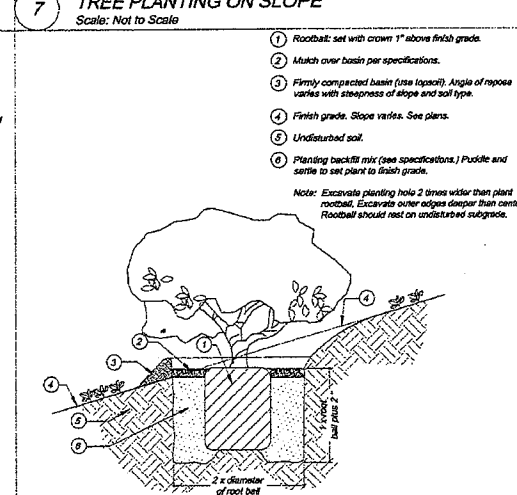
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Scale: Not to Scale



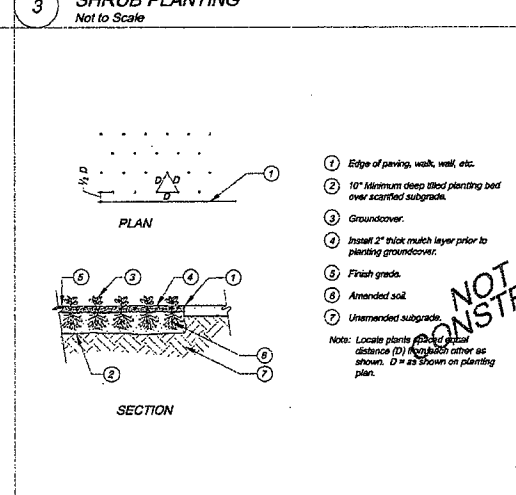
3 SHRUB PLANTING
Not to Scale




12 TREE PROTECTION FENCE AT PARKWAY
Scale: 1" = 10'



8 SHRUB PLANTING ON SLOPE
Not to Scale




4 GROUNDCOVER PLANTING
Not to Scale



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6767 Hollister Ave
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BUILDING 4 - SITE IMPROVEMENTS
PLANTING DETAILS (PHASE 1B)

ISSUE

Date	Job Number
201010104	08.007
Drawn By	Checked by
MGNT	LR
Sheet	11 of 12

LP-3

SECTION 02950
LANDSCAPE PLANTING

PART 1 - GENERAL

1.01 GENERAL CONDITIONS

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to this section.

1.02 SCOPE OF WORK

- A. Furnish all labor, materials and equipment necessary to provide and install all trees, plants and groundcovers as shown on the Drawings. The Contractor's work shall include:
1. Prepare soil for planting and furnish all soil amendments.
2. Furnish and install all plant materials per the planting plan.
3. Prune plants as required.
4. Stake, tie and guy plant materials as specified.
5. Dispose of trim, debris and surplus materials.
6. Maintain the planting until such time as the project has been accepted.
7. Guarantee plant material smaller than 15 gallon for a period of 90 days to commence at final acceptance of project. Guarantee plant material 15 gallon or larger for a period of one year to commence at final acceptance of project.

- B. Related Work Specified in Other Sections:
1. Section 02910 - Irrigation System
2. Section 02931 - Hydroseeding
3. Section 02970 - Landscape Maintenance
C. Definition: The words Landscape Architect as used herein refer to the Owner's authorized representative.

1.03 QUALITY ASSURANCE

- A. Source Quality Control
1. Submit documentation to Landscape Architect within fifteen (15) days after award of Contract that all plant material is sourced for the project. Contractor is responsible for all material listed on the plant list. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering.
2. Plants are subject to approval of Landscape Architect at place of growth or upon delivery for conformity to Specifications. Such approval will not impair the right of review and rejection during progress of the work. Submit written request for review of plants at place of growth to Landscape Architect. State the place of growth and quantity of plants to be reviewed. Landscape Architect reserves the right to refuse review at this time, in his judgment, a sufficient quantity of the plants is not available.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Delivery:
1. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark, and conformance to State Law.
2. Furnish Landscape Architect with copies of receipts for all amendments specified in Section 2.01 - Materials.
3. Deliver all plants with legible identification labels. Use durable waterproof labels with water-resistant ink which will remain legible for at least sixty (60) days.
4. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
5. Notify the Landscape Architect seven (7) days in advance of delivery of all plant materials and submit an itemized list of the plants in each delivery.
B. Storage:
1. Store plant material in shade and protect from weather.
2. Maintain and protect plant material in a healthy, vigorous condition at all times.
C. Handling:
Exercise care in handling, loading, unloading and storing of plant materials. Plant materials that have been damaged in any way will be discarded. If installed, such plants will be replaced with undamaged materials at the Contractor's expense.

1.05 JOB CONDITIONS

- A. Site Conditions:
1. Verify the locations of underground utilities prior to excavation. Repair damage to any such utilities resulting from the Contractor's work at Contractor's expense.
2. Investigate the site for any subsurface drainage or unusual soil conditions which might prove detrimental to the success of the design. Should any such condition exist, notify the Landscape Architect and submit a proposal for corrective measures and their cost. Should the contractor fail to provide such notification, he will be held solely responsible for any conditions deemed necessary by the Owner and the Landscape Architect should damage occur.
B. Field Conditions:
The planting plan is diagrammatic. Staked dimensions are approximate. Prior to proceeding with installation work, verify all dimensions with field conditions and notify the Landscape Architect of any deviation on the plan. Landscape Architect is the final authority in interpretation of the plan and in accommodation of unforeseen field conditions.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. The following soil amendments and fertilizers are to be used for bid price basis.
B. All materials shall be of standard, approved and first-grade quality and in prime condition when installed and accepted. Deliver any commercially processed or packaged material to the site in the original unopened container bearing the manufacturer's guaranteed analysis. Supply the Landscape Architect with samples of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance or bearing the manufacturer's guaranteed analysis.
C. Organic Amendment: "EXO Compost" from Manko Wood by Products (805-968-0937) or "40 Around Compost" from All Around Irrigation (805-654-3119)
1. Compost derived from processed organic materials consisting of chipped, shredded, or ground recycled wood products, greenwaste, and biosolids mixed and composted according to US EPA, 40 CFR, part 503.
2. 0.58% to 0.84% N based on dry weight.
3. Particle Size:
95% - 100% passing 5.35 mm standard sieve
80% - 100% passing 2.33 mm standard sieve
4. Salinity: The saturation extract conductivity shall not exceed 3.0 millimhos/centimeter at 25 degree centigrade as determined by saturation extract method.
5. Iron content: Minimum 0.00% diethylene acid soluble Fe on dry weight basis.
6. Organic Content: Minimum 92% based on dry weight and determined by ash method.
7. Dark brown to black in color, not melonious or stringy. Temperature should not exceed 95° Fahrenheit.

- R. Soil contain no plant, petroleum products, herbicides, fungicides, or other chemical residues that would be harmful to plant or animal life. Inert contaminants such as plastic, plastic, wood, metal dirt, or rocks shall not exceed 0.1 %
9. pH: 6.5-7.5
D. Soil Amendments:
1. Soil sulfur: Agricultural grade sulfur containing a minimum of 99% sulfur (expressed as elemental).
2. Iron sulfate: 20% iron (expressed as metallic iron), derived from ferrous and ferrous sulfate, 10% sulfur (expressed as elemental).
3. Calcium Carbonate: 95% lime as derived from oyster shells.
4. Gypsum: Agricultural grade product containing 92% minimum calcium sulfate.
5. Zinc: Agricultural grade zinc sulfate (36% elemental zinc).
6. Complete Green PAM Soil Drain (385 Coral Circle, El Segundo, CA 90245, 310-415-0118): soil aggregating polymer.
E. Fertilizer:
1. Planting fertilizer: "Gro-Power-Plus" (Southern California Organic Fertilizer Company, Inc., 714-750-3830).
2. Planting Tablets: "Gro-Power" 7-gran planting tablets.
3. Superactive vitamin hormone supplement
F. Growth mycorrhizal transplant inoculant (GroPower (800-473-1307))
G. Imported Topsoil: Fertile, fibrous, natural topsoil of character and texture similar to the project site soil; without admixture of subsoil material, obtained from a well-drained upland site, reasonably free from clumps, clumps, coarse weeds, stones, plants, rocks, sticks, and other foreign materials, with an acidity range of between pH 5.8 and 8.2. The sodium absorption ratio (SAR) shall not exceed 3 and the electrical conductivity (ECe) of the saturation extract of this soil shall not exceed 3.0 millimhos per centimeter at 25 degree centigrade. The cation content shall be no greater than 1 part per million as measured on the saturation extract. In order to insure conformance, samples of the imported soil shall be submitted to an approved laboratory for analysis prior to, and following, backfilling.
H. Plant Material:
1. In accordance with the California State Department of Agriculture's regulation for nursery inspectors, raise and raise. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestation, plant diseases, sunscald, frost abrasions or leaf, excessive abrasions, or other objectionable blemishes. Trees shall have sturdy trunks that have well hardened and vigorous, intact root systems which are not root- or neck-bound. In case the sample plants are found to be defective, the Landscape Architect reserves the right to reject the entire lot or lots of plants represented by the defective samples. The Landscape Architect is the sole judge of acceptability. Any defective plants suitable for planting will be considered as samples provided at the expense of the Contractor.
2. The sizes of the plants will correspond with that normally expected for species and variety of commercially available nursery stock or as specified on Drawings. The minimum acceptable size of all plants measured before pruning with the branches in normal position, shall conform with the measurements, if any, specified on the Drawings in the list of plants to be furnished. Plants larger in size than specified may be used with the approval of the Landscape Architect, but the use of larger plants will make no change in the Contract price.
3. All plants not conforming to the requirements herein specified shall be considered defective. Such plants, whether in place or not, shall be marked as rejected and immediately removed from the site of work and replaced with new plants at the Contractor's expense. The plants shall be of the species, variety, size and condition specified herein or as shown on the Drawings. Under no condition will there be any substitution of plants or sizes from the accompanying plants, except with the expressed consent of the Landscape Architect.
4. Pruning: At no time shall trees or plant materials be pruned, trimmed or topped prior to delivery. Any alteration of their shape shall be conducted only with the approval and when in the presence of the Landscape Architect.
5. Plant material shall be true to botanical and common name and variety as specified in the latest edition of "Annotated Checklist of Woody Ornamental Plants in California, Oregon and Washington," published by the University of California School of Agriculture.
6. Nursery Grown and Collected Stock:
a. Grown under climatic conditions similar to those in locality of project.
b. Container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off.
c. Use only balled or finer stock plant material which is well established in removable containers or tinned homogeneous soil sections.
7. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect.
I. Backfill Mix:
1. Backfill all planting holes except palms with the following mix (rates are per cubic yard of amended soil):
Calcium nitrate 15.5-0-0 - 1/3 pound or as recommended by soil testing laboratory.
Single superphosphate 1/4 pound or as recommended by soil testing laboratory.
Potassium sulfate 0-0-50 - 1/3 pound or as recommended by soil testing laboratory.
Agricultural gypsum - 4 pounds or as recommended by soil testing laboratory.
Organic amendment/Compost: 15% by volume.
2. GroLife mycorrhizal transplant inoculant in backfill mix at the following rates:
Flora Size Rate of application in ounces per plant
Planted 1/4 cup, dust rootball
1 gallon 1/4 cup, dust rootball
2 gallon 1/2 cup, dust rootball
5 gallon 1 cup, dust rootball
15 gallon 2 cups, incorporate into backfill
24" box 3 cups, incorporate into backfill
30" box 4 cups incorporate into backfill
42" box 5 cups incorporate into backfill
60" box 6 cups incorporate into backfill
72" box 8 cups incorporate into backfill
3. Backfill field-grown palms with washed plaster sand tampod firm. Over excavate hole as required to stabilize palms.
J. Guying and Staking Materials: Install per plant list.
1. Wood line stakes: Lodge pole pine, fully treated with Coppensphosphate Wood Preservative in strict accordance with Federal Spec. TT-14-572 Type 1 Composition B, 2" (dia, nominal) easy diameter x 10 ft. long (12 ft. long for 24" box size trees otherwise); no split stakes.
2. Ties: Clinch-Tie
3. Durable Professional Tree Guying Systems: Foresight Products 1-800-325-6360
K. Headers: 2" x 4", or 1/2" x 4" bender board laminated to 1-1/2" thickness by Trex (510-235-8339) or equal.
L. Water: Furnished by Owner; transport as required.
M. Mulch: Shredded bark, 6-1" (Walk-On-Bark) sources per plan.
N. Deep Root Barrier: As manufactured by Deep Root Corp. (800-458-7988). Install per manufacturer's specifications.

PART 3 - EXECUTION

3.01 INSPECTION

- A. Obtain certification that final grades to within .10' have been established prior to commencing planting operations. Provide for inclusion of all amendments, staking, etc. Contractor shall be responsible for shipping all planting areas as indicated on plan or as directed by the Landscape Architect.
B. Inspect trees, shrubs and finer stock for injury, insect infestation and trees and shrubs for improper pruning.
C. Do not begin planting until deficiencies are corrected or plants replaced.

3.02 PREPARATION

- A. Soil preparation:
1. After approximate finished grades have been established, rip the soil to a depth of 12 inches. Incorporate the following amendments (per 1,000 square feet) into the top 8 inches (Application Rates are for base bid, modify per soils analysis):
Single superphosphate - 3 lbs.
Potassium sulfate - (0-50) - 8 lbs.
Ammonium sulfate - (21-0-0) - 5 lbs.
Agricultural gypsum - 50 lbs.
4 cubic yards organic amendment (compost)
PAM from Complete Green (310-415-0115) - 12 lbs.
2. Wet soil to achieve PAM.
3. Dry soils to cure PAM until no stringiness is noted.
4. Retest soils if any stringiness is noted.
5. Leach soil as necessary to bring SAR to below 3.0.
6. At the time of planting, the upper four (4) inches of all areas to be planted shall be free of stones, stumps, or other deleterious matter 1" in diameter or larger, and shall be free from all wires, plastic or similar objects that would hinder to planting or maintenance.
7. For areas to receive seed for lawns, spread 3.0 C from soil
B. Final Grades:
1. Minor modifications to grade may be required to establish the final grade.
2. Finish grading shall insure proper drainage of the site as depicted on the Civil Engineer's Grading Plan.
3. All areas shall be graded so that the final grades will be 1" below adjacent paved areas, sidewalks, valve boxes, drains, clean-outs, drains, manholes, etc., or as indicated on drawings.
4. Surface drainage shall be away from all building foundations.
5. Eliminate erosion scars prior to commencing maintenance period.
C. Pre-Planting Weed Control:
1. After irrigation system is operational, apply water for five (5) to ten (10) consecutive days as needed, to achieve weed germination. If the parent weeds are present, spray with a non-selective systemic contact herbicide, recommended and applied by an approved licensed landscape pest control advisor and applicator. Leave sprayed plants moist for at least fifteen (15) days to allow systemic kill. Repeat as needed to eliminate perennial weeds.
2. Clear and remove dead weeds least 1/4" below the surface of the soil over the entire area to be planted.
3. Maintain site weed-free utilizing mechanical and chemical treatment until final acceptance by Owner.
4. After irrigation system is operational, apply water for five (5) to ten (10) consecutive days as needed, to achieve weed germination. Apply contact herbicides and weed, as needed, before planting. Repeat as required.
D. Installation of Imported Topsoil: Provide and install imported topsoil mix in all raised planters to a minimum grade of 2" below the top of the planter. Allow for settling. Refer to drawings for depth of planters.
E. Disposal of Excess Soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 CLEAN-UP

- A. After all planting operations have been completed, remove all trash, excess soil, empty plant containers, and rubbish from the property. Repair all scars, ruts or other marks in the ground caused by this work and leave the ground in a neat and orderly condition throughout the site. Pick up all trash resulting from this work no less frequently than each Friday before leaving the site, once a week, and on the last working day of each week. Remove all trash from the site.
B. Leave the site area broom-clean and wash down all paved areas within the Contract area, leaving the premises in a clean condition. Leave all walks in a clean and safe condition.
C. No site visits will commence without all items noted in previous Observation Reports either completed or remedied unless such compliance has been waived by the Owner. Failure to accomplish punch list tasks or prepare adequately for desired inspections shall make the Contractor responsible for reimbursing the Owner for the Landscape Architect's time at his current billing rates per hour (plus transportation costs). No further inspections shall be scheduled until this charge has been paid and received.
D. Installation of Imported Topsoil: Provide and install imported topsoil mix in all raised planters to a minimum grade of 2" below the top of the planter. Allow for settling. Refer to drawings for depth of planters.
E. Disposal of Excess Soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 PLANTING INSTALLATION

- A. General:
1. Plant when weather and soil conditions are suitable and in accordance with locally accepted practice.
2. Place only as many plants as can be installed and watered on that same day.
3. Open containers and remove plants maintaining the integrity of the ball of earth surrounding the roots. Plant and water immediately after removal from the containers. Do not open containers prior to placing the plants in the planting area.
B. Layout of Major Plantings: Landscape Architect must approve layout of all containerized plants in their containers before any plant pits are dug. If any underground construction or utility lines are encountered in the excavation of planting areas, other locations for planting may be selected by the Landscape Architect. It is the Contractor's responsibility to confirm the location and depth of all underground utilities and obstructions. Refer to Engineer's plans.
C. Planting of Trees and Shrubs:
1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the area to be excavated for trenches, tree holes, plant pits, and planting beds.
2. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and equal to the depth of the root ball for all trees and shrubs. Install plant with top of rootball 1" above adjacent grade.
3. Protect all planting areas from excessive compaction when trucking plants or other material to the planting site.
4. Remove excess soil generated from the planting holes and not used as backfill or in establishing the final grades.
5. Can Removal: After removing plant, separately cut edge roots with knife on three (3) sides and bottom.
6. Box Removal:
a. Remove bottom of plant boxes before planting.
b. Remove sides of box without damage to root ball after positioning plant and party backfilling.
7. Center plant in pit or trench.
8. Face plants with fullest growth into prevailing wind.

- 9. Set plant palms and hold rigidly in position until soil has been tamped firmly around ball or roots.
10. After the plant has been placed, add backfill to the hole to cover approximately one-half (1/2) of the height of the root ball. Water to thoroughly saturate the root ball and adjacent soil.
11. Raise all plants which settle deeper than the surrounding grade to the correct level.
12. Fill the remainder of the hole with backfill mix and tamp firm.
13. After backfilling, construct an earthen basin around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basin shall be constructed of amended backfill materials. Remove basin if all turf areas after initial watering. Add 10 drops Superthrive to each 1 gallon of water at the following rates:
1 quart per each plant from flats
1 gallon per 1 gallon plant
2 gallons per 5 gallon plant
3 gallons per 15 gallon plant
10 gallons per 24" box
20 gallons per 30" box
30 gallons per 42" box
Add 30 pellets for each incremental size increase for boxes over 36"
14. Pruning: Limit pruning to the minimum necessary to remove injured limbs and branches, and the shape the plant material as directed by the Landscape Architect. Pruning may not be done prior to delivery of plants.
15. Staking and Guying: Stake trees only if directed to do so by the Landscape Architect. Complete staking of all trees immediately after planting. Install all stakes and guy wires as indicated in details. Allow for staking of all trees, providing unit price, and credit Owner for all trees not staked.
D. Planting of Groundcovers:
1. Groundcover plants shall be grown in flats as indicated on the plans. Leave flat-grown plants in those flats until transplanting. Keep the flats soil moist so that it will not fall apart when lifting the plants.
2. Plant groundcover in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the Drawings. Use triangular spacing unless otherwise noted on the Drawings.
3. Sprinkle plants after planting and each hole is soaked to its full depth.
4. Exercise care at all times to protect the plants after planting. Repair any damage to plants immediately.

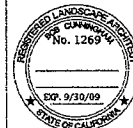
3.04 OBSERVATION SCHEDULE

- A. Notify the Landscape Architect in advance for the following site visits, according to the time indicated:
1. Plant material review: 48 hours
2. Plant layout review: 48 hours
3. Soil preparation and planting operations: 48 hours
4. Pre-maintenance: 7 days
5. Final walk-through: 7 days.
B. When observations are conducted by someone other than the Landscape Architect, show evidence in writing of when and by whom these reviews were made.
C. No site visits will commence without all items noted in previous Observation Reports either completed or remedied unless such compliance has been waived by the Owner. Failure to accomplish punch list tasks or prepare adequately for desired inspections shall make the Contractor responsible for reimbursing the Owner for the Landscape Architect's time at his current billing rates per hour (plus transportation costs). No further inspections shall be scheduled until this charge has been paid and received.



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Cabrillo Business Park
6767 Hollister Ave
Goleta, Santa Barbara County
93117

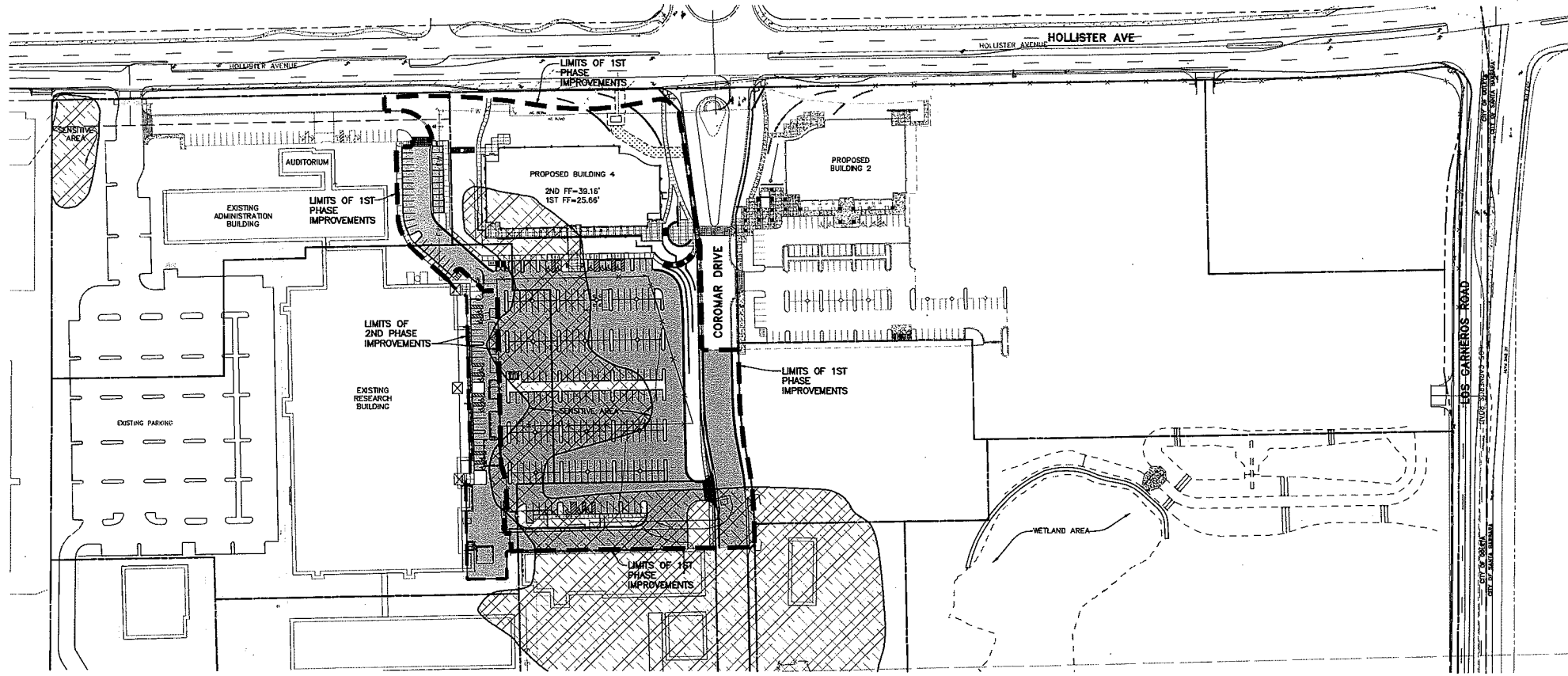
BUILDING 4 - SITE IMPROVEMENTS
PLANTING SPECIFICATIONS (PHASE 1B)

Table with columns: Date, Job Number, Drawn By, Checked by, Sheet, of

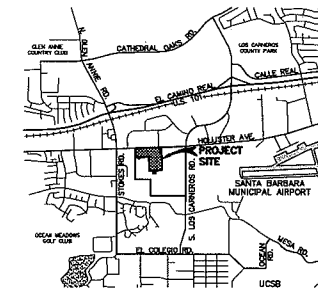
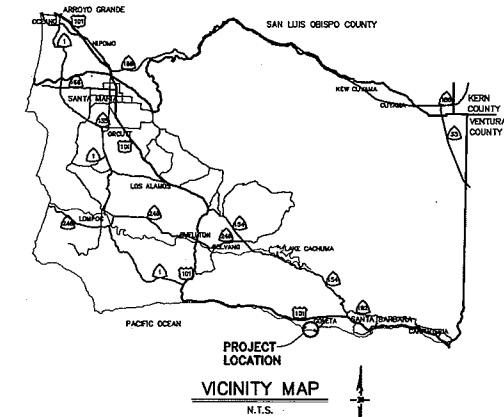
LP-4

NOT FOR CONSTRUCTION

SITE IMPROVEMENT PLANS CABRILLO BUSINESS PARK BUILDING 4 GOLETA, CALIFORNIA



INDEX MAP
SCALE: 1"=80'



SHEET INDEX

- 1 TITLE SHEET, INDEX MAP, VICINITY MAP
- 2 GENERAL NOTES AND INFORMATION
- 3 BUILDING 4 GRADING & DRAINAGE PLAN
- 4 BUILDING 4 GRADING & DRAINAGE PLAN
- 5 BUILDING 4 GRADING & DRAINAGE PLAN
- 6 UTILITY PLAN
- 7 EROSION CONTROL PLAN
- 8 DETAILS
- 9-13 CONDITIONS OF APPROVAL

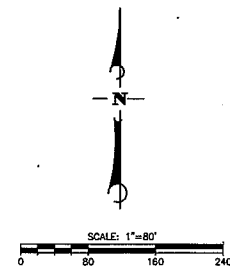
OWNER & CONSULTANT INFORMATION

<p>PROJECT: CABRILLO BUSINESS PARK 8787 HOLLISTER AVENUE GOLETA, CA 93117</p> <p>OWNER: SARES-REGIS GROUP 500 ESPLANADE DRIVE, SUITE 470 OXNARD, CA 93330 PHONE: (805) 604-7101 CONTACT: RUSS GOODMAN</p> <p>DEVELOPER: SARES-REGIS GROUP 500 ESPLANADE DRIVE, SUITE 470 OXNARD, CA 93330 PHONE: (805) 604-7101 CONTACT: RUSS GOODMAN</p>	<p>PLANNING/PERMITTING: DOO/OTER ARCHITECTURE/ENGINEERING 621 CHAPALA STREET SANTA BARBARA, CA 93101 PHONE: (805) 963-0651 X3028 CONTACT: TROY A. WHITE, AICP</p> <p>CIVIL ENGINEER: PENFIELD & SMITH ENGINEERS 111 EAST VICTORIA STREET SANTA BARBARA, CA 93101 PHONE: (805) 963-9532 CONTACT: DON E. DONALDSON</p> <p>LAND SURVEYOR: PENFIELD & SMITH ENGINEERS 111 EAST VICTORIA STREET SANTA BARBARA, CA 93101 PHONE: (805) 963-9532 CONTACT: DON E. DONALDSON</p>	<p>ARCHITECT: DOO/OTER ARCHITECTURE/ENGINEERING 6376 STERLING CENTER DRIVE WESTLAKE, CA 91361 PHONE: (818) 708-3997 CONTACT: GREG SODETANI</p> <p>GEOTECHNICAL: PADRE ASSOCIATES, INC. 1861 KANOLI DRIVE VENTURA, CA 93003 PHONE: (805) 844-2220 CONTACT: JEFF DAMRON</p> <p>LANDSCAPE ARCHITECT: ARCADIA STUDIOS, INC. 202 EAST COTA STREET SANTA BARBARA, CA 93101 PHONE: (805) 962-0055 CONTACT: LAURE RAMANO, ASLA</p>
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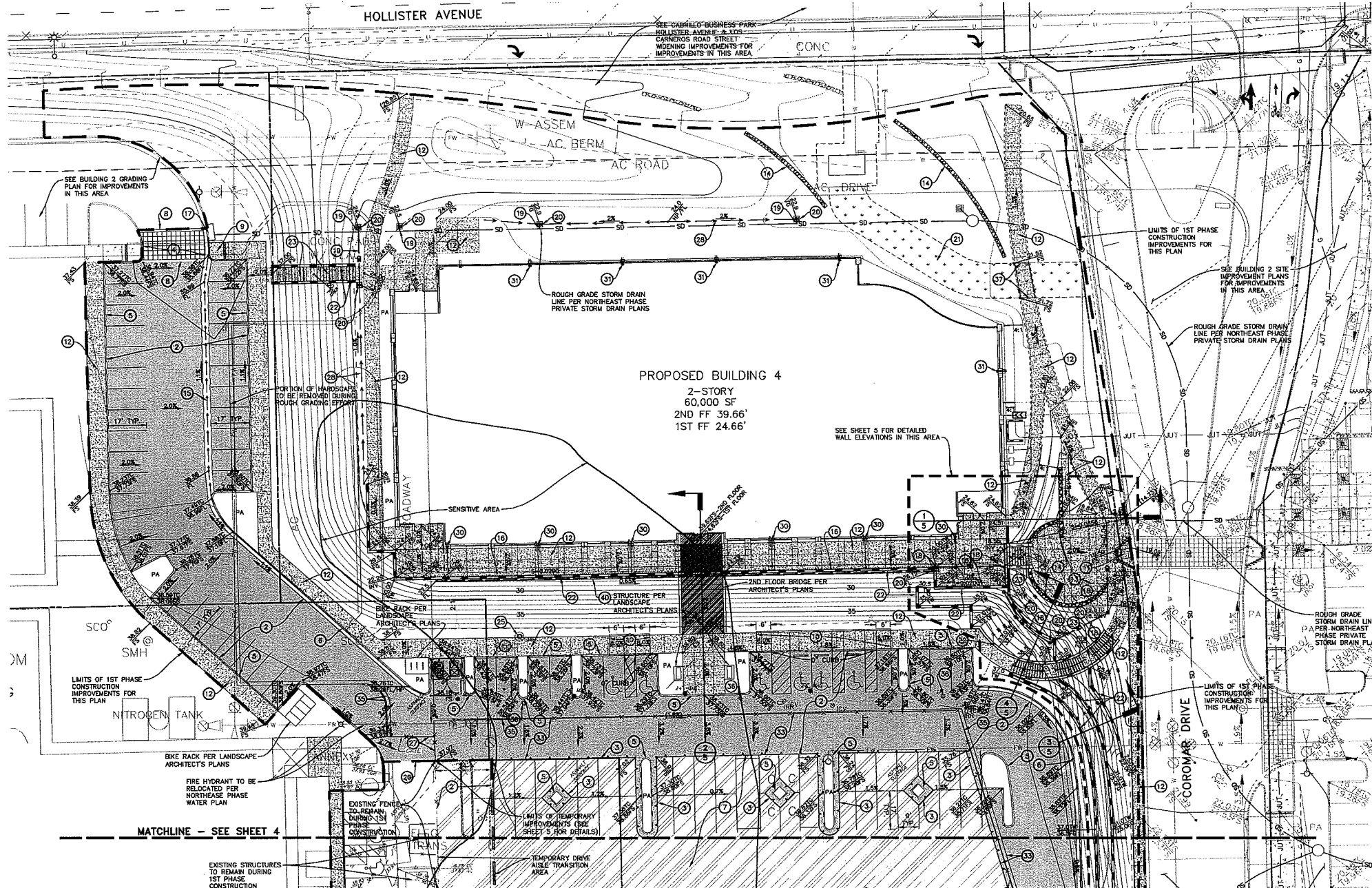
City of Goleta
Planning & Environmental Svcs.



42-ENG S&E DATE: 1/4/2010 1:46:42 PM PLOT DATE: 1/4/2010 2:05:12 PM PLOT SCALE: 1"=40'

DRAWING: 12919.41.dwg 1/29/2010 11:48:42 AM

<p>CLIENT: SARES-REGIS GROUP 500 ESPLANADE DRIVE, SUITE 470 OXNARD, CALIFORNIA 93036</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>APPD.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS	APPD.													<p>Penfield & Smith Engineering - Surveying - Planning Construction Management</p> <p>111 East Victoria Street, Santa Barbara, CA 93101 Phone: (805) 963-9532 Fax: (805) 966-9881</p>	<p>DESIGN_RAS/STS _____ CHECKED _____ PROJECT ENGINEER: DON E. DONALDSON DATE: _____ R.C.E. 36364 (EXP. 06-30-10)</p>	<p>CITY OF GOLETA REVIEWED BY: _____ SIGNATURE _____ DATE _____</p>	<p style="text-align: center;">CABRILLO BUSINESS PARK BUILDING 4 SITE IMPROVEMENTS</p> <p style="text-align: center;">TITLE SHEET, INDEX MAP, VICINITY MAP GOLETA, CALIFORNIA</p>	<p>PAS PROJECT NO. 12919.41</p> <p>SHEET 1 OF 13</p> <p>PLAN DATE JANUARY 4, 2010</p>
NO.	DATE	REVISIONS	APPD.																			



- ### CONSTRUCTION NOTES
1. CONSTRUCT PAVEMENT SECTION. 0.25" ASPHALT CONCRETE OVER 1.1' BASE. SEE STRUCTURAL SECTION PER DETAIL "1" ON SHEET 8.
 2. CONSTRUCT PAVEMENT SECTION. 0.25" ASPHALT CONCRETE OVER 0.5' BASE. SEE STRUCTURAL SECTION PER DETAIL "2" ON SHEET 8.
 3. SAWCUT AND REMOVE EXISTING PAVEMENT TO FORM A CLEAN JOIN LINE. DISPOSE OF OFFSITE.
 4. CONSTRUCT PERMEABLE PAVEMENT (CROSS WALKS) PER DETAIL "3" ON SHEET 8.
 5. CONSTRUCT 6" CURB PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-100, A1-6 CURB.
 6. CONSTRUCT 6" CURB AND 18" GUTTER PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-100, SB-18 CURB.
 7. CONSTRUCT 0.25" ASPHALT OVERLAY ON EXISTING A.C. PARKING AREA. PROPOSED FINISH SURFACE TO MATCH DESIGN GRADES AS SHOWN.
 8. CONSTRUCT 1' CONCRETE PAVEMENT EDGE RESTRAINT PER DETAIL "5" ON SHEET 8.
 9. CONSTRUCT WHEELCHAIR RAMP PER CALTRANS STANDARD DETAIL NO. 688A, CASE A.
 10. CONSTRUCT TYPE B HANDICAP ACCESS RAMP PER DETAIL "10" ON SHEET 8.
 11. CONSTRUCT TYPE C HANDICAP ACCESS RAMP PER DETAIL "11" ON SHEET 8.
 12. CONSTRUCT 5" THICK CONCRETE SIDEWALK PER LANDSCAPE ARCHITECT'S PLAN.
 13. CONSTRUCT PLAZA PER LANDSCAPE ARCHITECT'S PLANS.
 14. CONSTRUCT GARDEN WALL PER LANDSCAPE ARCHITECT'S PLANS.
 15. CONSTRUCT 3/8" CROSS GUTTER PER DETAIL "6" ON SHEET 8.
 16. CONSTRUCT 6" NDS DURA CHANNEL DRAIN OR APPROVED EQUIVALENT.
 17. CONSTRUCT LOCAL DEPRESSION PER COUNTY OF SANTA BARBARA TYPE A DROP INLET STD. DETAIL 2-040.
 18. INSTALL 6" PVC STORM DRAIN. CONNECT TO ROUGH GRADE STORM DRAIN LINE.
 19. INSTALL 8" PVC STORM DRAIN. CONNECT TO ROUGH GRADE STORM DRAIN LINE.
 20. INSTALL 12" SQUARE NDS DRAIN W/ ATRIUM GRATE AND RISER OR APPROVED EQUIVALENT.
 21. CONSTRUCT GRASS PAVEMENT PER LANDSCAPE ARCHITECT'S PLANS.
 22. CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS.
 23. CONSTRUCT STAIRS PER LANDSCAPE ARCHITECT'S PLANS.
 24. CONSTRUCT TYPE A HANDICAP ACCESS RAMP PER DETAIL "9" ON SHEET 8.
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 26. CONSTRUCT CHAIN LINK GATE.
 27. REMOVE INTERFERING PORTION OF EXISTING FENCE.
 28. CONSTRUCT EARTHEN SWALE.
 29. ADJUST UTILITY VAULT LIDS TO PROPOSED FINISH SURFACE.
 30. CONNECT 4" ROOF DRAIN TO STORM DRAIN SYSTEM PER DETAIL "4" ON SHEET 8.
 31. CONNECT 4" ROOF DOWN DRAIN TO DRAIN TO SPLASH BED PER ARCHITECT'S PLAN.
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 39. CONSTRUCT A3-150 CURB AND GUTTER PER SPPWC STD. 120-1.
 40. CONSTRUCT CONCRETE SWALE BEHIND RETAINING WALL PER DETAIL "7" ON SHEET 8. SLOPE PER PLAN.

LEGEND

- CONCRETE PAVEMENT (CROSS WALK AREA)
- AC OVERLAY
- TEMPORARY DRIVE AISLE
- BRIDGE TO SECOND FLOOR
- AC STRUCTURAL SECTION

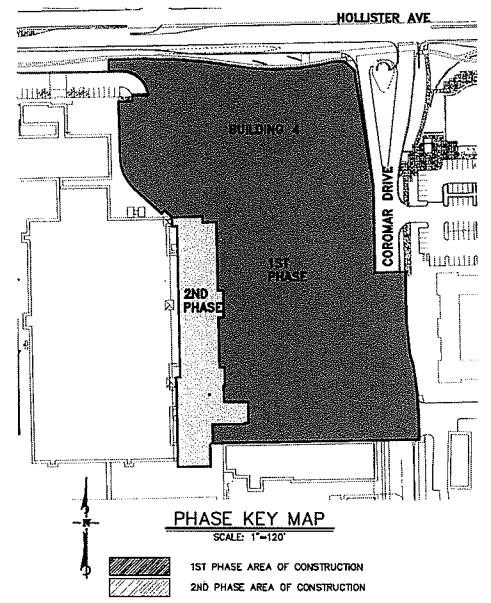
EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES
 CUT = 1,000 C.Y. FILL = 500 C.Y.

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND REDCOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



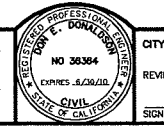
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NO.	DATE	REVISIONS	APPD.

Penfield & Smith
 Engineering - Surveying - Planning
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 966-8801

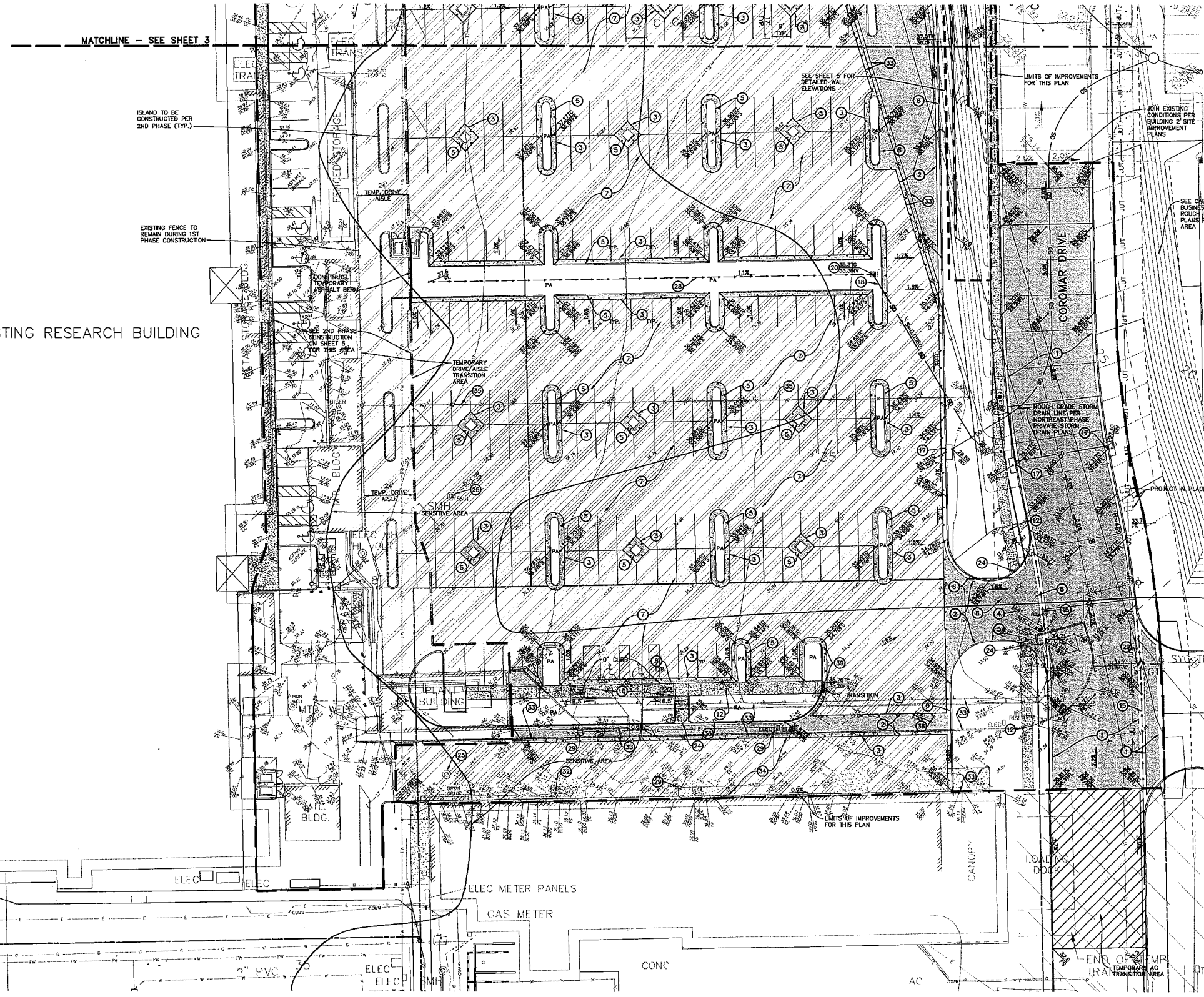
DESIGN_RAS CHECKED _____
 PROJECT ENGINEER DON E. DONALDSON DATE _____
 R.C.E. 36364 (Exp. 06-30-10)



CITY OF GOLETA
 REVIEWED BY: _____
 SIGNATURE _____ DATE _____

CABRILLO BUSINESS PARK
BUILDING 4 SITE IMPROVEMENTS
GRADING AND DRAINAGE PLAN
 CITY OF GOLETA CALIFORNIA

P&S PROJECT NO. 12919.41
 SHEET 3 OF 13
 PLAN DATE JANUARY 4, 2010

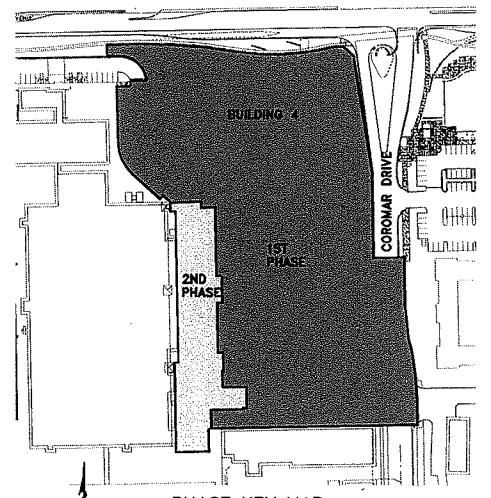
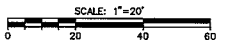


LEGEND

- CONCRETE PAVEMENT (CROSS WALK AREA)
- AC OVERLAY
- TEMPORARY DRIVE AISLE
- BRIDGE TO SECOND FLOOR
- AC STRUCTURAL SECTION

CONSTRUCTION NOTES

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- 13 CONSTRUCT PLAZA PER LANDSCAPE ARCHITECT'S PLANS.
- 14 CONSTRUCT GARDEN WALL PER LANDSCAPE ARCHITECT'S PLANS.
- 15 CONSTRUCT 36" CROSS GUTTER PER DETAIL "6" ON SHEET B.
- 16 CONSTRUCT 6" NDS DURA CHANNEL DRAIN OR APPROVED EQUIVALENT.
- 17 CONSTRUCT LOCAL DEPRESSION PER COUNTY OF SANTA BARBARA TYPE A DROP INLET STD. DETAIL 2-040.
- 18 INSTALL 6" PVC STORM DRAIN. CONNECT TO ROUGH GRADE STORM DRAIN LINE.
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- 40 CONSTRUCT CONCRETE SWALE BEHIND RETAINING WALL PER DETAIL "7" ON SHEET B. SLOPE PER PLAN.



PHASE KEY MAP
SCALE: 1"=120'

- 1ST PHASE AREA OF CONSTRUCTION
- 2ND PHASE AREA OF CONSTRUCTION

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 PLOT BY: Scott Smith
 PLOT DATE: 1/4/2010 2:39:46 PM
 PLOT SCALE: 1"=20'

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
 Engineering - Surveying - Planning
 - Construction Management -
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 966-3801



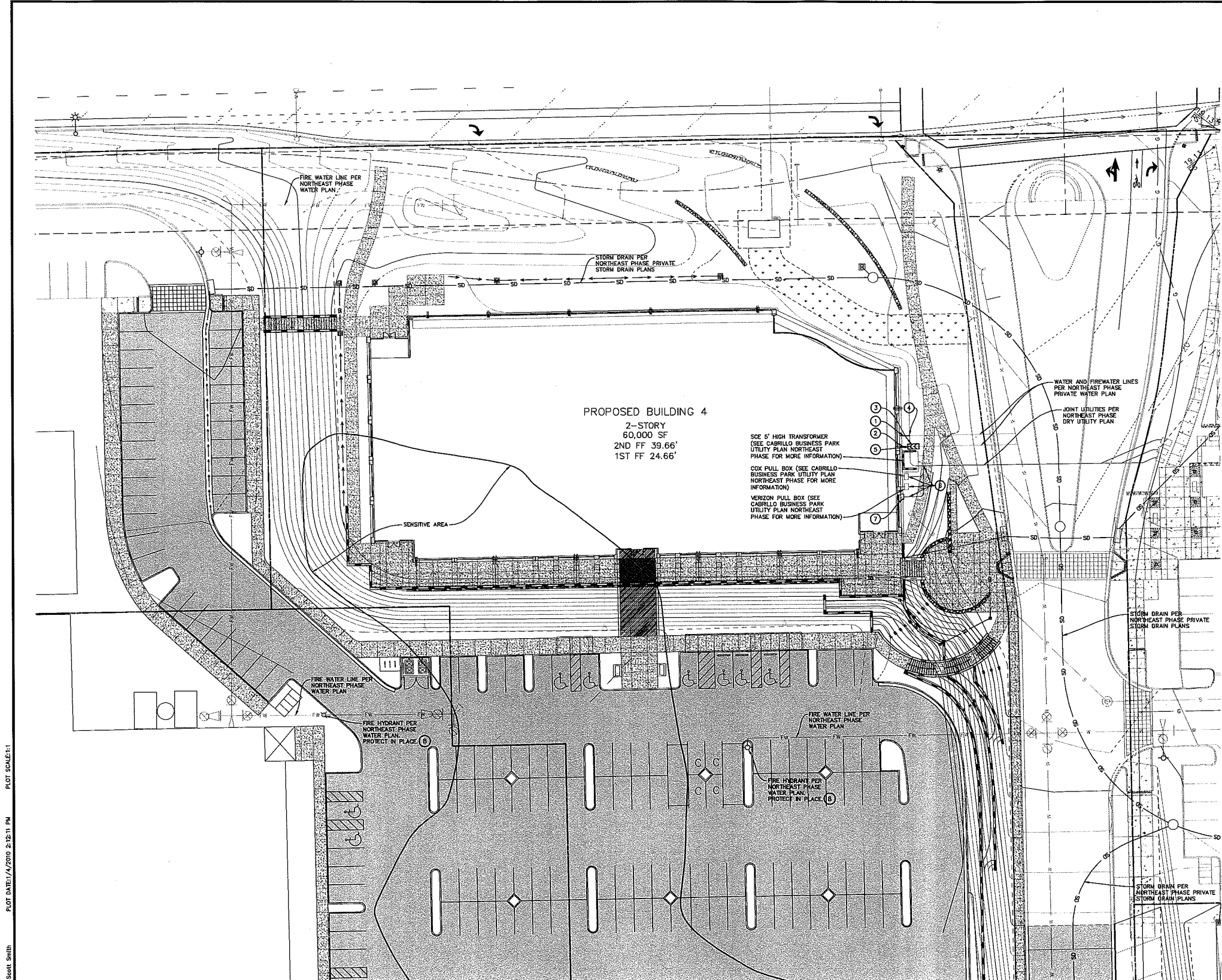
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 PROJECT ENGINEER: DON E. DONALDSON DATE: _____
 R.C.E. 36364 (EXP. 06-30-10)

CITY OF GOLETA
 REVIEWED BY: _____
 SIGNATURE: _____ DATE: _____

CABRILLO BUSINESS PARK
BUILDING 4 SITE IMPROVEMENTS
GRADING AND DRAINAGE PLAN
 CITY OF GOLETA CALIFORNIA

PAS PROJECT NO. 12819.41
 SHEET 4 OF 13
 PLAN DATE JANUARY 4, 2010

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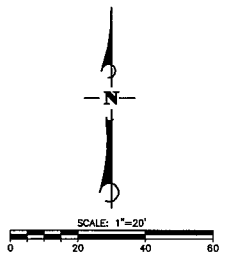
GENERAL NOTES

1. FOR INFORMATION ON PARKING LOT LIGHTS, SEE SITE LIGHTING PLANS.
2. FOR INFORMATION ON IRRIGATION LINES, SEE IRRIGATION PLANS.
3. ALL DRY UTILITIES (GAS, ELECTRICAL, TELEPHONE, CATV) TO BE VERIFIED WITH UTILITY PROVIDERS.

CONSTRUCTION NOTES

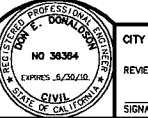
1. INSTALL 4" PVC DOMESTIC WATER SERVICE LINE. TRENCH PER DETAIL A ON THIS SHEET.
2. INSTALL 4" PVC FIRE WATER SERVICE LINE. TRENCH PER DETAIL A ON THIS SHEET.
3. INSTALL 4" REDUCED PRESSURE BACKFLOW ASSEMBLY PER GOLETA WATER DISTRICT STANDARD DETAIL 4-02.
4. CONNECTION POINT FOR DOMESTIC WATER SERVICE LINE. CONNECT TO UTILITY BACKBONE (SEE NORTHEAST PHASE UTILITY PLANS FOR MORE INFORMATION).
5. CONNECTION POINT FOR FIRE WATER SERVICE LINE. (SEE NORTHEAST PHASE UTILITY PLANS FOR MORE INFORMATION).
6. CONNECTION POINT JOINT UTILITY TRENCH (GAS, ELECTRIC, CABLE TV, TELEPHONE). (SEE NORTHEAST PHASE UTILITY PLANS FOR MORE INFORMATION).
7. LOCATION OF GAS METER.
8. EXISTING FIRE HYDRANT, PROTECT IN PLACE. ADJUST TO GRADE AS NECESSARY.

42-ENG SAVE DATE: 1/4/2010 1:46:42 PM PLOT DATE: 1/4/2010 2:12:11 PM PLOT SCALE: 1:1
 PLOT BY: Scott Smith



NO.	DATE	REVISIONS	APPD.

Penfield & Smith
 Engineering - Surveying - Planning
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 961-9532 Fax: (805) 964-9881
 DESIGN_RAS _____ CHECKED _____
 PROJECT ENGINEER DATE: _____
 R.C.E. 36364 (EXP. 06-30-10)

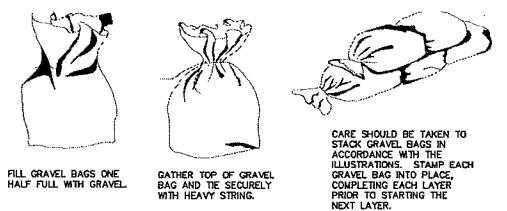
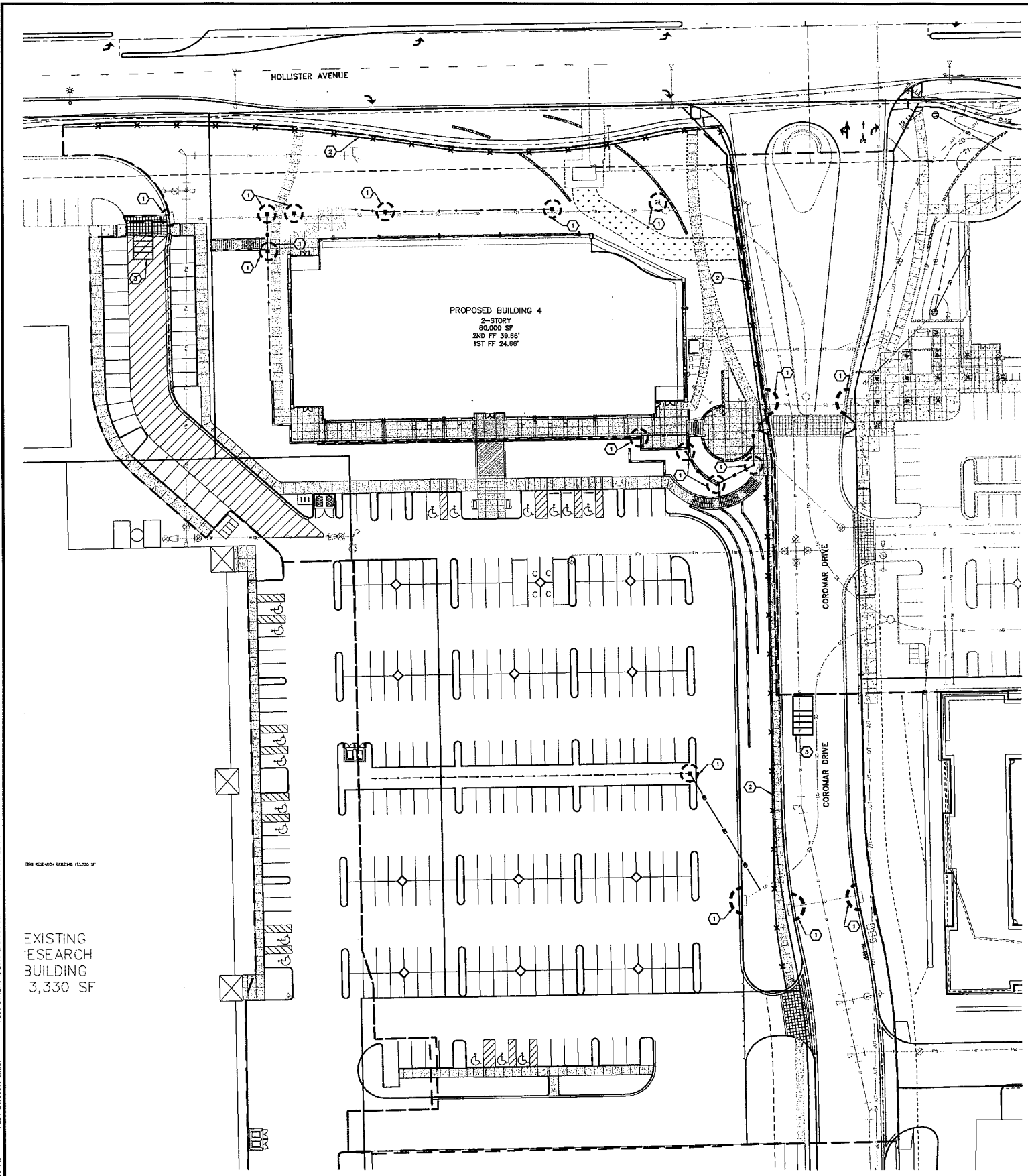


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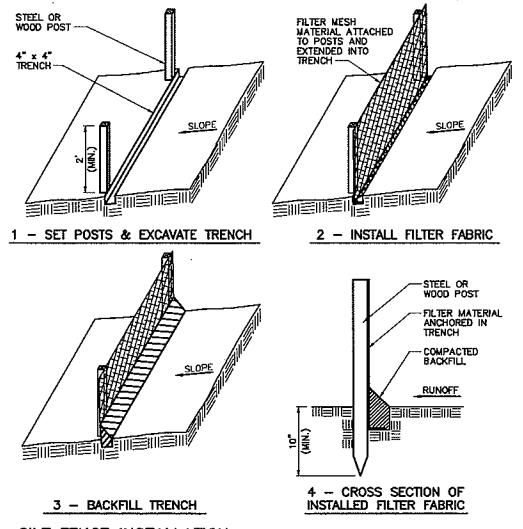
**CABRILLO BUSINESS PARK
 BUILDING 4 SITE IMPROVEMENTS
 UTILITY PLAN**
 CITY OF GOLETA CALIFORNIA

P&S PROJECT NO.
 12919.41
 SHEET
 6 of 13
 PLAN DATE
 JANUARY 4, 2010

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GRAVEL BAG INSTALLATION
N.T.S.



SILT FENCE INSTALLATION

SILT FENCE

- CONSTRUCTION SPECIFICATIONS:
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (0.9 M). STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES (0.5 M).
 - THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS.
 - JOINTS, WHEN NECESSARY, SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH (0.2 M) OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
 - POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3.1 M) APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES (0.3M), WHEN EXTRA-STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M)).
 - TURN THE ENDS OF THE FENCE UPHILL.
 - A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (101 MM) WIDE AND 6 INCHES (0.2 M) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE ATTACHED TO THE TRENCH AT LEAST 1 INCH (25.4 MM) LONG, THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (51MM) ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 - WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
 - THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
 - SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET (1.8 M) FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
 - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.
- INSPECTION AND MAINTENANCE:
- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH (25.4 MM) IN 24 HOURS), ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 HEIGHT OF THE FENCE OR 9 INCHES (0.3 M) MAXIMUM.
 - THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.

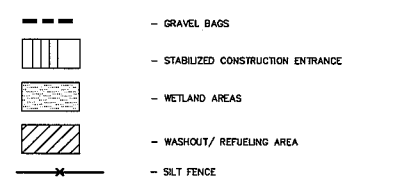
BEST MANAGEMENT PRACTICES (BMP'S)

- TEMPORARY SOIL STABILIZATION**
- SS1 - SCHEDULING
 - SS2 - PRESERVATION OF EXISTING VEGETATION
 - SS3 - HYDRALIC MULCH
 - SS4 - HYDROSEEDING
 - SS5 - SOIL BINDERS
 - SS6 - STRAW MULCH
 - SS7 - GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS/MATS
 - SS8 - WOOD MULCHING
 - SS9 - EARTH Dikes/DRAINAGE SWALES & LINED DITCHES
 - SS10 - OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES
 - SS11 - SLOPE DRAINS
 - SS12 - STREAMBANK STABILIZATION
- TEMPORARY SEDIMENT CONTROL**
- SC1 - SILT FENCE
 - SC2 - SEDIMENT/DESILTING BASIN
 - SC3 - SEDIMENT TRAP
 - SC4 - CHECK DAM
 - SC5 - FIBER ROLLS
 - SC6 - GRAVEL BAG BERM
 - SC7 - MUCKING
 - SC8 - SANDBAG BARRIER
 - SC9 - STRAW BALE BARRIER
 - SC10 - STORM DRAIN INLET PROTECTION
- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL
- TRACKING CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC2 - STABILIZED CONSTRUCTION ROADWAY
 - TC3 - ENTRANCE/OUTLET TIRE WASH
- WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SPILL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONTAMINATED SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT
- NON-Stormwater Management**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DEWATERING OPERATIONS
 - NS3 - PAVING AND GRINDING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - CLEAR WATER DIVERSION
 - NS6 - ILLEGAL CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
 - NS7 - POTABLE WATER/IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT CLEANING
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11 - PILE DRIVING OPERATIONS
 - NS12 - CONCRETE CURING
 - NS13 - MATERIAL AND EQUIPMENT USE OVER WATER
 - NS14 - CONCRETE FINISHING STRUCTURE
 - NS15 - DEMOLITION/REMOVAL OVER OR ADJACENT TO WATER

GENERAL NOTE:

1. CONTRACTOR TO TEMPORARILY SEED DISTURBED AREAS THAT WILL NOT BE WORKED ON FOR 30 DAYS OR MORE. AREAS TO BE SEED PER THE FOLLOWING MIX:
- | SEEDS | lbs/ACRES | PLS |
|------------------------------|-----------|-----|
| ESCHSCHOLZIA MARITIMA | 2 | 60 |
| VULPIA MICROSTACHYS | 6 | 70 |
| TRIFOLIUM TRIDENTATUM | 4 | 70 |
| LOTUS PURSHANUS | 2 | 75 |
| CAMISSONIA CHERANTHIFOLIA | 4 | 80 |
| LOTUS SCOPARIUS | 2 | 80 |
| HORDLIUM CALIFORNICUM | 6 | 80 |
| MELICA IMPERFECTA | 2 | 70 |
| NASSELLA PULCHRA | 4 | 10 |
| CASTILLEJA EXSERTA | 1 | 80 |
| LUPINUS BICOLOR | 4 | 80 |
| PLANTAGO INSULARIS | 3 | 80 |
| SYSTRICHUM BELLUM | 3 | 70 |
| BROMUS CARINATUS 'CUCAMONDA' | 6 | 80 |

LEGEND



EROSION CONTROL CONSTRUCTION NOTES

- ① PROVIDE GRAVEL BAGS (ONE BAG HIGH - UNLESS OTHERWISE NOTED). INSTALL PER DETAIL HEREON.
- ② PROVIDE SILT FENCE PER BEST MANAGEMENT PRACTICES MANUAL AND NOTES & DETAILS HEREON.
- ③ PROVIDE STABILIZED CONSTRUCTION ENTRANCE PER BEST MANAGEMENT PRACTICES MANUAL AND NOTES & DETAILS HEREON.

42-ENG SAVE DATE: 1/4/2010 2:16:39 PM PLOT DATE: 1/4/2010 2:37:04 PM PLOT SCALE: 1"=30'

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering - Surveying - Planning
Construction Management

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 966-9532 Fax: (805) 966-9801

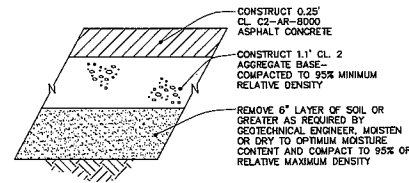
DESIGN_RAS CHECKED _____
PROJECT ENGINEER DON E. DONALDSON DATE: _____
R.C.E. 36364 (EXP. 06-30-10)

CITY OF GOLETA
REVIEWED BY: _____
SIGNATURE _____ DATE _____

CABRILLO BUSINESS PARK
BUILDING 4 SITE IMPROVEMENTS
EROSION CONTROL PLAN
CITY OF GOLETA CALIFORNIA

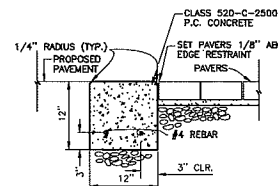
PAS PROJECT NO. 12919.41
SHEET 7 OF 13
PLAN DATE JANUARY 4, 2010

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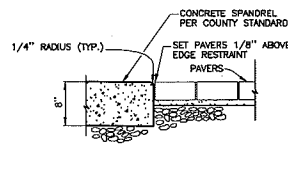


1 PAVEMENT DETAIL, 0.25' AC OVER 1.1' BASE

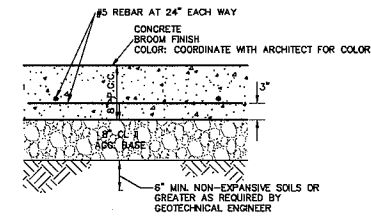
N.T.S.



CONCRETE BLOCK EDGE

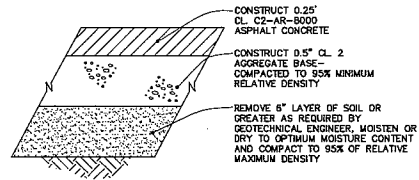


CONCRETE SPANDREL EDGE



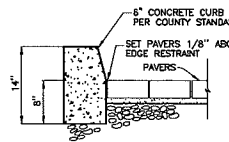
8 CONCRETE ROAD SECTION

N.T.S.

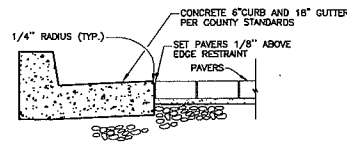


2 PAVEMENT DETAIL, 0.25' AC OVER 0.5' BASE

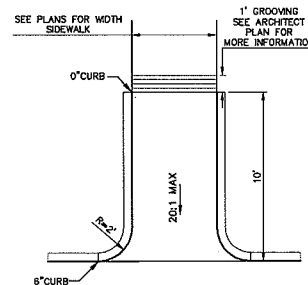
N.T.S.



CONCRETE CURB EDGE

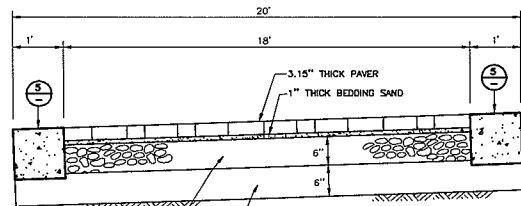
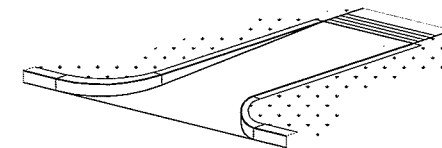


CONCRETE CURB AND GUTTER EDGE



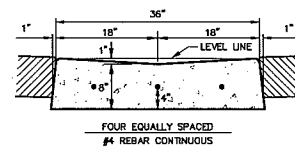
9 HANDICAP ACCESS RAMP - TYPE A

N.T.S.



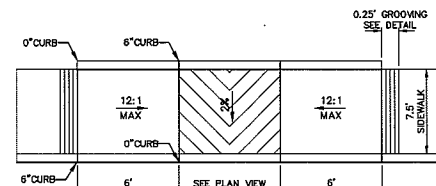
3 TYPICAL VEHICULAR TRAFFIC PAVER SECTION (CROSS WALKS)

N.T.S.



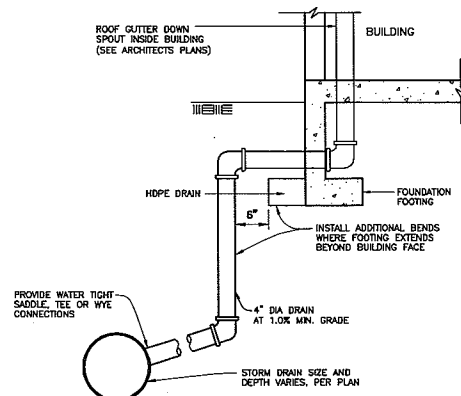
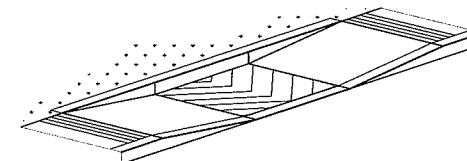
6 36\"/>

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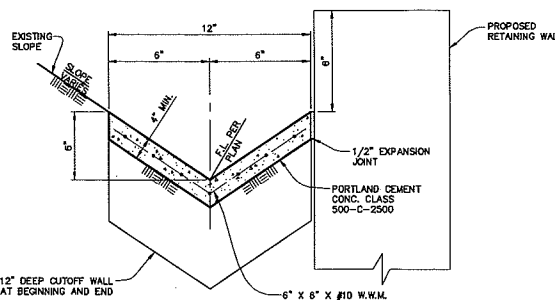
10 HANDICAP ACCESS RAMP - TYPE B

N.T.S.



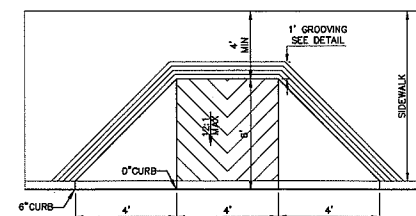
4 ROOF DRAIN OUTLET TO STORM DRAIN TRANSITION

N.T.S.



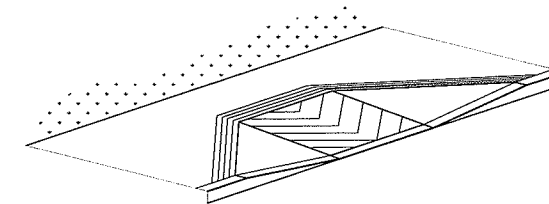
7 CONCRETE SWALE BEHIND RETAINING WALL

N.T.S.



11 HANDICAP ACCESS RAMP - TYPE C

N.T.S.



PLOT SCALE: 1/40
 PLOT DATE: 1/4/2010 2:12:35 PM
 PLOT BY: Scott Smith
 PLOT DATE: 1/4/2010 1:46:42 PM

CLIENT:
 SARES-REGIS GROUP
 500 ESPLANADE DRIVE, SUITE 470
 OXNARD, CALIFORNIA 93036

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
 Engineering - Surveying - Planning
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-2532 Fax: (805) 966-9881

DESIGN: PAS CHECKED: _____
 PROJECT ENGINEER: DON E. DONALDSON DATE: _____
 R.C.E. 36364 (EXP. 06-30-10)



CITY OF GOLETA
 REVIEWED BY: _____
 SIGNATURE: _____ DATE: _____

CABRILLO BUSINESS PARK
 BUILDING 4 SITE IMPROVEMENTS
 DETAILS
 GOLETA, CALIFORNIA

PAS PROJECT NO. 12919.41
 SHEET 8 of 13
 PLAN DATE JANUARY 4, 2010

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Conditions from 17-58-07
revised as part of 06-07-07-04-02

52. The landscape plan for the area along the southern property boundary...
53. Prior to grading, planting, or seeding in the eastern...
54. The applicant shall incorporate the following energy conservation measures...

55. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department...
56. The applicant shall provide adequate structural access and include a weather surface road...
57. The applicant shall provide adequate structural access and include a weather surface road...
58. To ensure the potential for increased fire resistance areas are reduced to the maximum extent feasible...

59. The applicant shall provide adequate structural access and include a weather surface road...
60. The applicant shall provide adequate structural access and include a weather surface road...
61. A release associated with the unregulated, former dairy farm...
62. A monitor installed in identification of contaminated soil shall be present for all areas...

63. Construction activity shall avoid all areas undergoing remediation...
64. The construction specialist monitor shall create a construction Health and Safety Plan...
65. The construction specialist monitor shall create a construction Health and Safety Plan...
66. A periodic, biweekly, and quarterly maintenance plan shall be prepared that minimizes their use...

67. The applicant shall provide adequate structural access and include a weather surface road...
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130. The applicant shall provide adequate structural access and include a weather surface road...

P&S PROJECT NO. 12919.41
SHEET 11 of 13
PLAN DATE: JANUARY 4, 2010

CABRILLO BUSINESS PARK BUILDING 4
CONDITIONS OF APPROVAL INFORMATION
GOLETA, CALIFORNIA

CITY OF GOLETA
REVIEWED BY: [Signature]
DATE: [Date]

Penfield & Smith
Engineering - Surveying - Planning
- Construction Management -
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN: RAS
CHECKED: [Signature]
PROJECT ENGINEER: DON E. DONALDSON, DATE: [Date]
R.C.E. 36364 (EXP. 06-30-10)

NO. DATE REVISIONS APPD.

42-846-PAK DATE: 1/3/2010 6:27:05 PM
PLOT DATE: 1/4/2010 2:17:04 PM
PLOT SCALE: 1/4"=1'-0"

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

GENERAL CONDITIONS

133. **US Army Corps of Engineers Requirement:** The applicant shall obtain applicable U.S. Army Corps of Engineers permits or a waiver for any project activity under that agency's jurisdiction.

Plan Requirements and Timing: A copy of permits or waiver shall be submitted to the City of Goleta prior to approval of a land use permit for each phase of development.

Monitoring: The City of Goleta shall ensure compliance prior to land use permit approval for each phase of development.

134. **CA Department of Fish and Game Requirement:** The applicant shall obtain applicable California Department of Fish and Game permits or a waiver for any project activity under that agency's jurisdiction.

Implementation and Timing: A copy of permits or waiver shall be submitted to the City of Goleta prior to approval of a land use permit for each phase of development.

Monitoring: The City of Goleta shall ensure compliance prior to land use permit approval for each phase of development.

135. **Prior to approval of a land use permit for grading and/or installation of site improvements,** all applicable conditions shall be printed on grading and/or site improvement plans.

136. **Prior to land use permit approval for each phase of development,** preparation of a Monitoring and Compliance Program (MCP) shall be funded by the applicant and submitted to the City of Goleta for review and approval. The MCP shall at minimum include the following:

- All conditions imposed on this project and the impact areas they are mitigating by substrate.
- A plan for coordination and implementation of all conditions and the plans and programs required thereon.
- A description of all measures that will be implemented to assure compliance, including field monitoring, data collection, management and coordination with all pertinent and affected agencies. Contractor feedback personnel and affected agencies. Contractor feedback (as specified in the MCP) to be provided throughout grading and construction. These reports shall include status of development, status of conditions, incidents of non-compliance and their results and any other relevant or related data.
- The MCP reviewer and contractor shall be selected by the City of Goleta. These individuals shall be under contract and responsible to the City of Goleta. All costs shall be funded by the applicant. The MCP contractor shall assist at least one On-site Monitor (OSM) responsible for overall monitoring, but shall employ as many

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

- Soil and utility easements over Parcels 17 and 18 for the benefit of all other parcels.
- 10 foot sidewalk and utility easements on both sides of Parcels 17 and 18 for the benefit of all other parcels.
- An additional 60 foot sidewalk easement on both Hollister Avenue and Los Cameros Road.

3. **Prior to building permit approval,** the Owner shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.

4. **Prior to issuance of the final Certificate of Occupancy for each respective phase,** the Owner of the Real Property shall complete the following:

- Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department.
- Public improvements as shown on the public improvement plans.

158. **Compliance with Agency letters as follows:**

- COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT, LETTER DATED APRIL 23, 2007
- COUNTY OF SANTA BARBARA SUPERVISOR, LETTER DATED APRIL 27, 2006
- GOLETA WEST ANTIWIND DISTRICT, LETTER DATED MARCH 13, 2004
- TRAFFIC SOLUTIONS, LETTER DATED APRIL 18, 2007
- COUNTY OF SANTA BARBARA FIRE DEPARTMENT, LETTER DATED APRIL 21, 2006
- SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS, AIRPORT LAND USE COMMISSION, LETTER DATED MAY 24, 2006

159. **A reciprocal parking/access agreement shall be recorded between parcels** as applicable to provide for shared use of parking and access between the parcels.

Plan Requirements and Timing: An agreement shall be reviewed and approved by Planning & Environmental Services and the City Attorney and shall be recorded prior to recording of the final map.

Monitoring: Planning & Environmental Services shall ensure compliance prior to recording of the final map.

160. **No new signs are authorized** with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I Sign Regulations and with setbacks specified in Article II, Inland Zoning Ordinance.

161. **The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted** in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

qualified specialists as necessary (as determined by the City of Goleta) to ensure project conditions (eg. archaeologists, biologists). In addition, the DM has the authority and the ability to ensure compliance with all project conditions and to site work if an emergency. The MCP shall also provide for any appropriate procedures not specified in the conditions of approval to be carried out if they are necessary to avoid environmental impacts.

6. **Planning and Environmental Services Permit Compliance** shall oversee the MCP. In addition to funding the MCP, the Developer shall pay Permit Compliance fees prior to approval of a Land Use Permit for each phase of development.

7. **The decision of the Director shall be final** in the event of any dispute.

137. **Prior to approval of a Land Use Permit for grading/installation of site improvements and/or structural development for each phase of development,** the applicant shall pay all applicable City of Goleta permit processing fees in full.

138. **The applicant shall pay the statutory school fees** in effect at the time of issuance of building permits to the appropriate school districts under their implementation and timing. The applicant shall submit final square footage calculations and a copy of the fee payment to the school districts prior to issuance of building permits.

Monitoring: The City of Goleta shall ensure payment prior to issuance of building permits.

139. **No permits for construction, including grading, shall be issued** except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, driveways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan prepared pursuant to 08-107-CP-APP, 2007. Substantial conformity shall be determined by the Director of Planning and Environmental Services.

140. **All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted on the building plans.** The applicant shall obtain all necessary encroachment permits from the City of Goleta Community Services Department prior to issuance of building permits for all work and construction that encroaches within or over the public right-of-way, including, but not limited to, water meters, backflow devices, signs, and out-of-groundline improvements.

141. **Prior to the start of any work on-site,** the applicant shall request and attend a preconstruction meeting that includes motorists, project supervisor/contractor, architect, subcontractors, as well as City representatives meeting Planning and Environmental Services and Community Services.

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

192. **The Vesting Final Title Map approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.**

193. **Developer agrees, as a condition of this approval, at developer's own expense, to indemnify, defend, and hold harmless the City and its agents, officers, and employees from and against any claim, action, or proceeding by attack, review, suit, order, writ or process, in whole or in part, the City's approval of the vesting tentative map and development plan or any condition attached thereto or any proceedings, suits, or determinations taken, done or made prior to the approval shall were part of the approval process.**

194. **In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or otherwise to be filed herein, the approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and no approval shall be issued unless substitute feasible mitigation measures are imposed.**

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

142. **Any temporary building trailer, commercial office, site fabricated or used in connection with construction of this project shall comply with the requirements of Section 35-291 of the City's Inland Zoning Ordinance.**

143. **Prior to any use of the project site or business activity being commenced** (except all Conditions of Approval) shall be completed to the satisfaction of the City of Goleta Planning and Environmental Services Department. The site and buildings shall be inspected for compliance prior to the issuance of a certificate of occupancy for each phase of development.

144. **All landscaping and associated landscape utilities within the public right-of-way along the property frontages of Hollister Avenue and Los Cameros Road including the adjacent landscaped medians shall be maintained by the project owner.**

145. **All trees planted or preserved in accordance with the approval shall be trimmed and maintained per guidelines established and approved by the International Society of Arboriculture (ISA). Any pruning of trees other than light pruning of no more than 25 percent (25%) of the foliage within any one growing season, requires review and approval of the City of Goleta prior to commencement of the work.**

146. **The final map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act requirements and in conformance with the requirements of the City of Goleta Subdivision Regulations.**

147. **No permit for encroachment pursuant to the vesting tentative map, including grading, shall be issued prior to reclamation of the map.** Grading associated with any permit for site reclamation would not be subject to the reclamation.

148. **If the final map is revised, approval shall be in the same manner as for the originally approved vesting tentative map.** If the development plan is altered, approval shall be in the manner required by ordinance.

149. **The Development Plan approval runs with the land and the rights and obligations thereof, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.**

150. **On the date a Subdivision Preliminary or Final Development Plan is approved for this site, any previously approved but unutilized plans shall become null and void.**

151. **If the applicant requests a time extension for this permit, the permit project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures, which may be changed and/or additional conditions and/or mitigation measures, which may be changed and/or additional conditions and/or mitigation measures, which may be changed and/or additional conditions and/or mitigation measures.**

152. **Revised data and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to the Planning and Environmental Services Department as one package in**

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

accordance with plan check requirements. All plans including site grading, landscaping, irrigation, mechanical and steel improvement plans shall be coordinated for compliance prior to issuance of any permits (such as grading, encroachments, building, etc.). Any changes to the size, color, or direction materials, design or location of any structure or site, or other site or landscape improvements shall not be made without prior City approval.

153. **The applicant shall be responsible for obtaining all subcontractors, consultants, engineers, or other business entities providing services related to the project or their responsibilities to comply with all permit requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City of Goleta.**

154. **When exhibits and/or written conditions of approval are in conflict, the written conditions shall prevail.**

155. **The applicant shall pay all applicable development impact fees** pursuant to the approved Development Agreement.

156. **Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, completion, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit from the City of Goleta.** These permits are required by ordinance and are necessary to ensure implementation of the conditions required by the decision makers. Before any permit will be issued by the City of Goleta, the applicant must obtain written clearance for any development phase from all departments/agencies having jurisdiction. Such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Environmental Services.

157. **Written clearance from the City of Goleta Community Services Department shall be obtained.** Such clearance shall indicate that the applicant has satisfied all applicable conditions.

- Prior to the recording of Final Map, issuance of any Public Works permit or building permit for the project on the Real Property.
- The Owner shall record a declaration for maintenance of the proposed private road or driveway or other private items such as shared sewer laterals, etc. which shall be reviewed and approved by the City Attorney and as to content by the Director of Community Services. Said agreement shall be recorded in the office of the County Recorder.
- The Owner shall submit public improvement plans for construction of improvements along the subject property used for the proposed private road or driveway and Los Cameros Road Public Improvement Plans shall be submitted separately from Building Permit plans and shall include but not be limited to the following:

Conditions from 37-55-CP
Incorporated as part of 08-107-CP-APP

- All new and/or modified hardscape improvements (concrete curbs, gutters, access ramps), asphalt concrete, concrete pavement on aggregate base, signs of crack seal and slurry seal applications).
- All underground utilities, street and traffic signs, lighting, drainage system improvements (curb and drop inlets, curbs, culverts, etc.).
- Permanently marking plans showing all proposed directional and/or regulatory traffic control signs and markings.
- Landscaping plans showing all landscaping and associated landscape irrigation/utility systems.
- Preservation and/or restoration of all existing survey monuments.

The public improvement plans shall be prepared by a registered civil engineer and reviewed and signed by the City Engineer prior to issuance of building permits for the first phase of the project.

- The Owner shall pay all development impact fees in accordance with the provisions of the project Development Agreement.
- The Owner shall submit an executed Agreement for Land Development Improvements, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
- The Owner shall submit an executed Agreement for the continued maintenance of the landscaping within the public portion of Hollister Avenue and Los Cameros Road along the project's street frontage and adjacent landscaped medians.
- The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution abatement devices, etc.) for the operation and use of all storm drain surface pollutant interceptors within the project limits or public right-of-way.
- Owner shall provide final hydrology calculations showing that on site drainage shall be detailed up to a 25-year storm event; there shall be no net increase to any existing drainage conveyance system. This shall include any improvements made in the floodway floodplain.

2. **Prior to recording of the Final Map, the Owner shall covenant or offer to make a dedication for easement as shown on the approved vesting tentative subdivision map, or described below, subject to approval as to form by the City Attorney and content by the Director of Community Services**

42-ENG, S.M.F. DATE: 1/2/2010 6:27:05 PM PLOT DATE: 1/4/2010 5:17:35 PM PLOT SCALE: 1:40

CLIENT:
SARES-REGIS GROUP
500 ESPLANADE DRIVE, SUITE 470
OXNARD, CALIFORNIA 93036

NO.	DATE	REVISIONS	APPD.

Panfild & Smith
Engineering - Surveying - Planning
Construction Management
111 East Victoria Street Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9881

DESIGN: RAS CHECKED: _____
PROJECT ENGINEER: DON E. DONALDSON DATE: _____
R.C.E. 36364 (EXP. 06-30-10)



CITY OF GOLETA
REVIEWED BY: _____
SIGNATURE _____ DATE _____

CABRILLO BUSINESS PARK
BUILDING 4
CONDITIONS OF APPROVAL INFORMATION
GOLETA, CALIFORNIA

P&S PROJECT NO.
12919.41
SHEET
13 OF 13
PLAN DATE
JANUARY 4, 2010

DRAWING: 42-ENG, S.M.F. DATE: 1/2/2010 6:27:05 PM PLOT DATE: 1/4/2010 5:17:35 PM PLOT SCALE: 1:40

Consultants:

RECEIVED
 JAN 06 2010
 City of Goleta
 Planning & Environmental Svcs.

BLDG 4 SYMBOLS, SPECS AND SINGLE LINE DIAGRAM
CABRILLO BUSINESS PARK
 6767 HOLLISTER AVE
 GOLETA, CA

Revisions:

Date	No	Remarks
	1	
	2	
	3	
	4	
	5	



Date	01/06/2010	Drawing File No.	0705-16
Drawn By	YB	Checked By	BSS

E1.0

LIGHTING FIXTURE SCHEDULE					ELECTRICAL SYMBOL LIST					
(NOTE: SCHEDULE INCLUDES LIGHT FIXTURES THAT MAY NOT APPEAR ON THIS PERMIT)					(NOTE: SCHEDULES ARE SUBJECT TO CHANGE WITHOUT NOTICE)					
TYPE	SYMBOL	MPOR	CATALOG No.	MOUNTING	LAMPS	WATTS	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	○	AL	2-FIX-250PSM-7-LX-1353 POLE #0810-SR19	SEE DETAIL ON SHEET E2.0	(2) 250PSM	564	⊕	GROUND FAULT INTERRUPTER	⊕	FIXTURE TYPE
A2	○	AL	2-FIX-250PSM-7-LX-1353 POLE #0810-SR22	SEE DETAIL ON SHEET E2.0	(1) 250PSM	564	⊖	20 AMP. SINGLE 120 VOLT (NEMA 5-20R)	⊖	INPUT WATTAGE
B1	○	AL	FIX-150PSM-7-LX-SS5 POLE #0810-SR14	SEE DETAIL ON SHEET E2.1	(1) 150PSM	183	⊕	20 AMP. DUPLEX, 240V (NEMA 6-20R, UON)	⊕	FLUORESCENT
B2	○	AL	FIX-150PSM-7-LX-SS2 POLE #0810-SR14	SEE DETAIL ON SHEET E2.1	(1) 150PSM	183	⊖	20 AMP. DUPLEX (HALF SWITCHED)	⊖	RECESSED
C	⊕	BGA	B534P	SEE DETAIL ON SHEET E2.1	(1) 18W CFL	21	⊕	20 AMP. DOUBLE DUPLEX	⊕	WALL SURFACE

GENERAL NOTES:
 ALL FINISHES SHALL BE CHOSEN BY THE ARCHITECT BEFORE FIXTURES ARE ORDERED.
 ALL MOUNTING HEIGHTS AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
 ALL FLUORESCENT FIXTURES SHALL BE PROVIDED WITH ELECTRONIC BALLASTS, EQUAL TO UNIVERSAL #02349V-C SERIES FOR T8 FLUORESCENT LAMPS AND UNIVERSAL #02349VW SERIES FOR T5 FLUORESCENT LAMPS.
 BALLAST MODEL AND MANUFACTURER SHALL BE INCLUDED ON FIXTURE SUBMITTALS.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	JUNCTION BOX	⊕	SMOKE DETECTOR
⊖	FLEXIBLE CONNECTION	⊖	DUCT DETECTOR
⊕	MOTOR OUTLET	⊖	WP EXTERIOR BELL
⊖	DISCONNECT SWITCH	⊖	HORN-STROBE (+88")
⊕	MAGNETIC STARTER	⊖	MAGNETIC DOOR HOLDER
⊖	RELAY OR CONTACTOR	⊖	VISUAL ALARM (+88", 15 cd STROBE, UON)
⊕	SURFACE PANELBOARD	⊖	MANUAL PULL STATION (+48" TYP)
⊖	RECESSED PANELBOARD	⊖	ADDRESSABLE RELAY
⊕	TERMINAL PANELBOARD	⊖	ANNUNCIATOR PANEL
⊖	DISTRIBUTION EQUIPMENT	⊖	REMOTE POWER SUPPLY (POWER EXTENDER)
⊕	TRANSFORMER	⊖	MAIN FIRE ALARM CONTROL PANEL

LETTER DESIGNATIONS	DESCRIPTION	LETTER DESIGNATIONS	DESCRIPTION
CO	CONDUIT ONLY (W/PULL CORD)	NIC	NOT IN CONTRACT
WP	WEATHERPROOF (NEMA 3R)	NCA	MINIMUM CIRCUIT AMPS
QWS	QUANTITY WITH SWITCH (+42" TYP)	UON	UNLESS OTHERWISE NOTED
DNS	DO NOT SWITCH	EX	EXISTING, TO REMAIN
GFI	GROUND FAULT INTERRUPTER	EXR	EXISTING, TO BE REMOVED
NL	NIGHT LIGHT, DO NOT SWITCH	EXRL	EXISTING, TO BE RELOCATED
VFD	VARIABLE FREQUENCY DRIVE	N	NEW
TS	CONTROLLED BY TIME SWITCH	FLA	FULL LOAD AMPS
PEC	CONTROLLED BY PHOTOCELL	MFS	MAXIMUM FUSE SIZE
MS	CONTROLLED BY MOTION SENSOR	AF	AMP FUSED
CB	CIRCUIT BREAKER	AFC	AMPERE INTERRUPTING CAPACITY
FSW	FUSED SWITCH	AFC	AVAILABLE FAULT CURRENT
NP	NON-FUSED SWITCH	C	CONDUIT
MCP	MOTOR CIRCUIT PROTECTOR	GRD	GROUND
YFMR	TRANSFORMER	CATS	CATEGORY 5 UTP CABLE
AHJ	AUTHORITY HAVING JURISDICTION	OC	ON CENTER (SPACING)
UC	UNDER CABINET	EM	EMERGENCY
TYP	TYPICAL (STANDARD)	ARCH	ARCHITECT

BUS: 100A MGR, 120/240V, 1PH, 3W											
PANEL "SL4"											
CIRCUIT	A	B	C.B.	SPACED	A	B	CIRCUIT	A	B	C.B.	SPACED
PARKING LOTS	2284	2284	40/1	1 1/2	20/1	120					
	1132			3 4							
		792		5 6							
SPACE				7 8							
				9 10							
				11 12							
				13 14							
				15 16							
				17 18							
				19 20							
				21 22							
				23 24	15/1	200					
										CONTROL POWER	
										CONNECTED LOAD	
										3.52 3.26	
										6.78 KVA	
										0.00 LCL	
										6.78 TOTAL KVA	

* LONG CONTINUOUS LOAD (LCL)
 † DESIGN CIRCUIT WITH NEW LOAD
 ‡ (1) CIRCUIT BREAKER AND LOAD
 NOTE: PROVIDE HANDLE-TIES FOR ALL MULTI-WIRE BRANCH CIRCUITS SHARING NEUTRALS, PER 2008 NEC ART. 210.4. PROVIDE MULTI-POLE BREAKERS IF HANDLE-TIES ARE NOT AVAILABLE.

ELECTRICAL SPECIFICATION NOTES

PROVIDE ALL POWER, LIGHTING, AND SIGNAL SYSTEM WORK, AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AND AS IS NECESSARY, TO FURNISH A COMPLETE INSTALLATION.

THE INSTALLATION SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL APPLICABLE CODES AND ORDINANCES AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF THE UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL PERMITS AND INSPECTION FEES IS PART OF THIS CONTRACT.

THE RESPONSIBILITY FOR THE SAFETY AND GOOD CONDITION OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, UNIT COMPLETION OF WORK, SHALL BE INCLUDED WITH THE WORK OF THIS CONTRACT. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES AND WARNING SIGNS AND BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE IN MAINTAINING AND/OR ENFORCING ALL SAFETY PRECAUTIONS AND WARNINGS.

COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

ALL CUTTING AND PATCHING SHALL BE PART OF THIS CONTRACT.

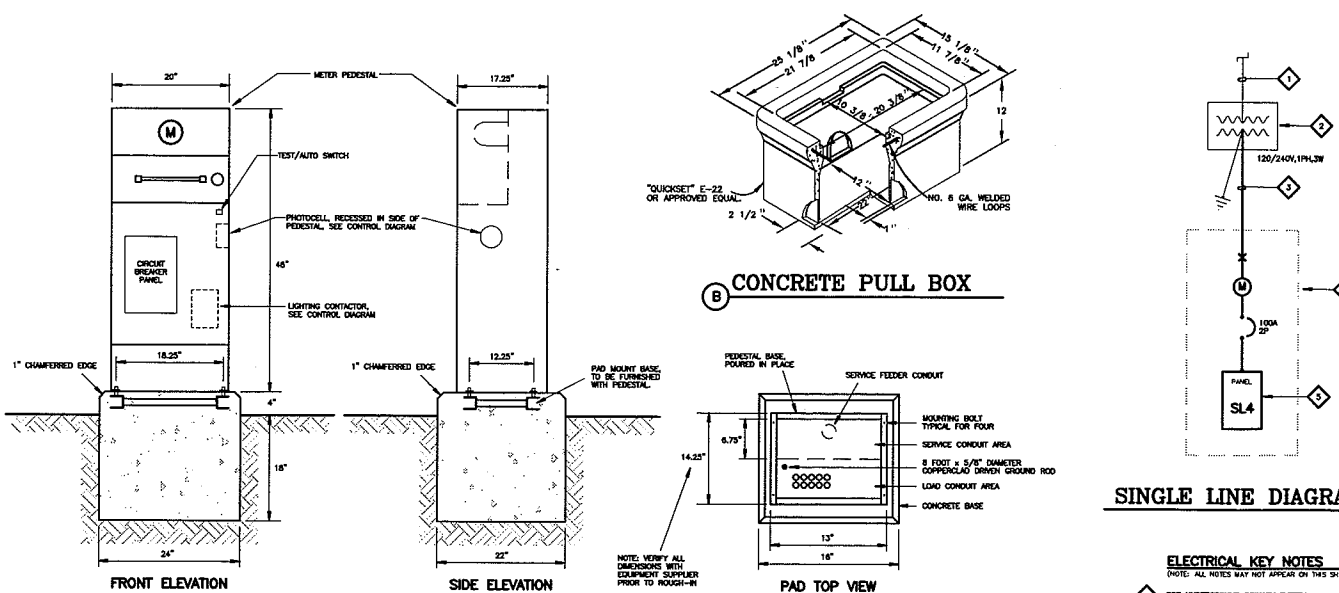
FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS AND COORDINATION OF THE INSTALLATION, AND PAYMENT OF ALL CHARGES WITH LOCAL POWER COMPANY. VERIFY LOCATION OF FACILITIES. IN ADDITION TO REQUIREMENTS SHOWN ON DRAWINGS, ETC., WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS AND SERVICE REQUIREMENTS OF SCE COMPANY INCLUDING ANY SUPPLEMENTAL DRAWINGS ISSUED, AND SHALL BE SUBJECT TO APPROVAL OF SCE.

RACEWAYS FOR ALL CONDUCTORS SHALL BE SCHEDULE 40 PVC IN ALL AREAS. IN EXPOSED AREAS LESS THAN 6'-0" ABOVE GRADE, CONDUIT SHALL BE GALVANIZED STEEL FLEXIBLE STEEL CONDUIT. MAY BE USED IN CONCEALED AREAS IF A SUITABLE BONDING WIRE IS INSTALLED, UP TO A MAXIMUM LENGTH OF 12'-0". 1/8" NYLON PULL CORD SHALL BE INSTALLED IN ALL CONDUIT RUNS.

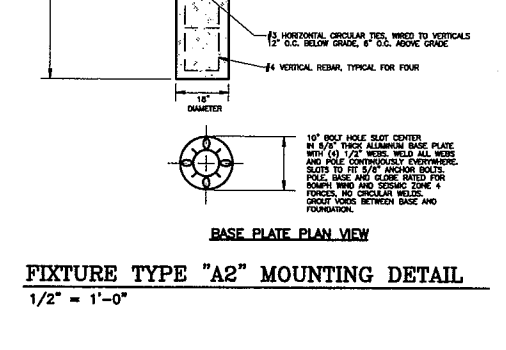
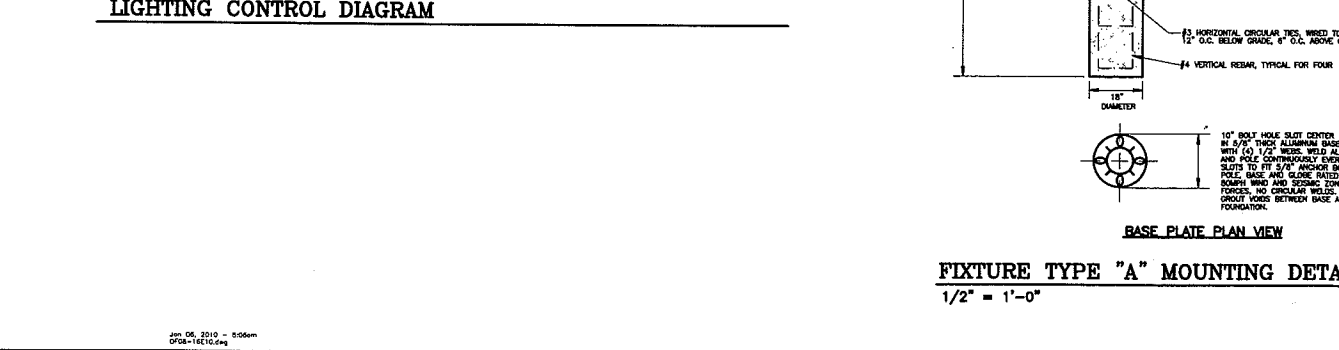
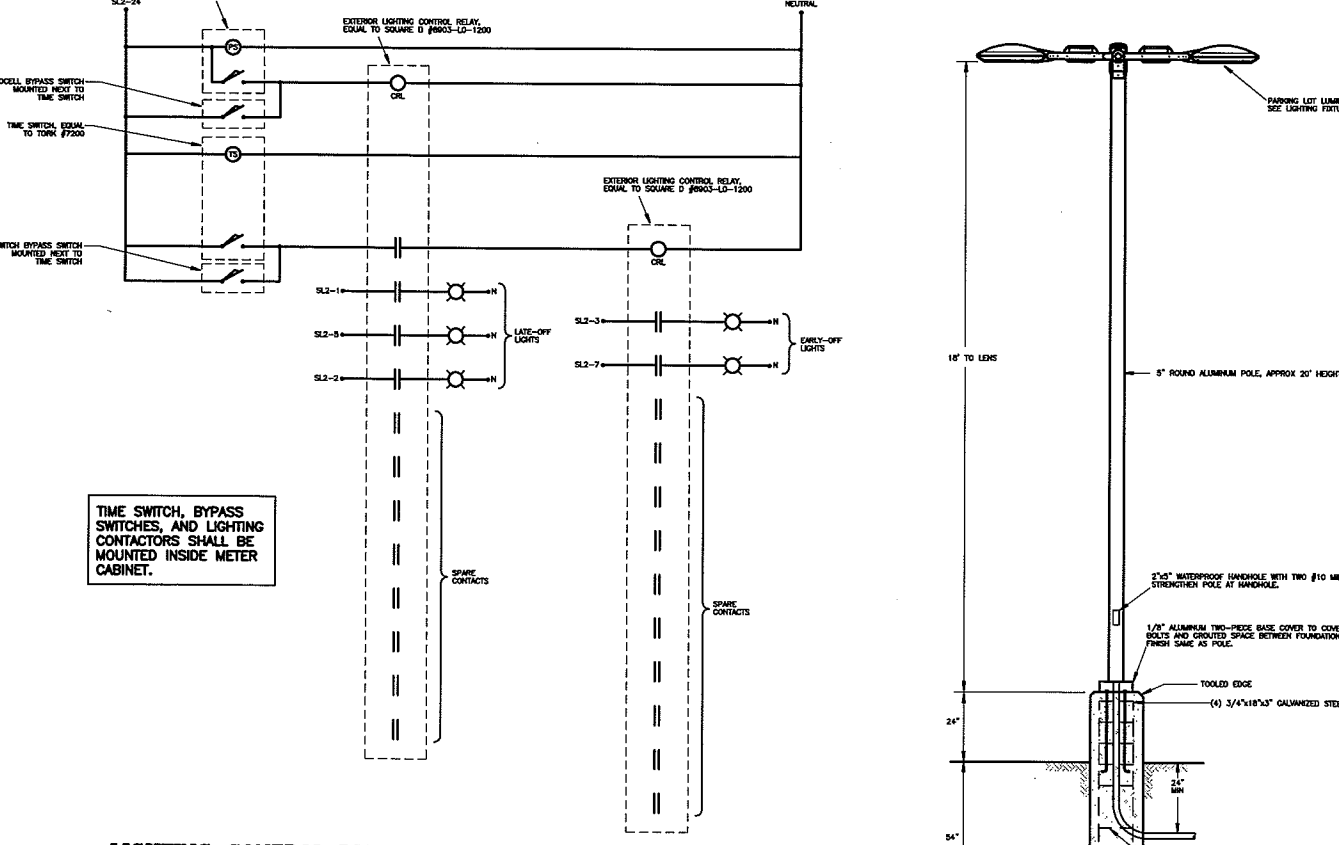
(5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR DISTRIBUTION EQUIPMENT, CONDUITS, AND PULLBOXES.

INFORMATION SHOWN WAS GAINED FROM "AS-BUILT" DRAWINGS. VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS AND MAKE ALLOWANCES FOR VARIATIONS TO THAT WHICH IS SHOWN.

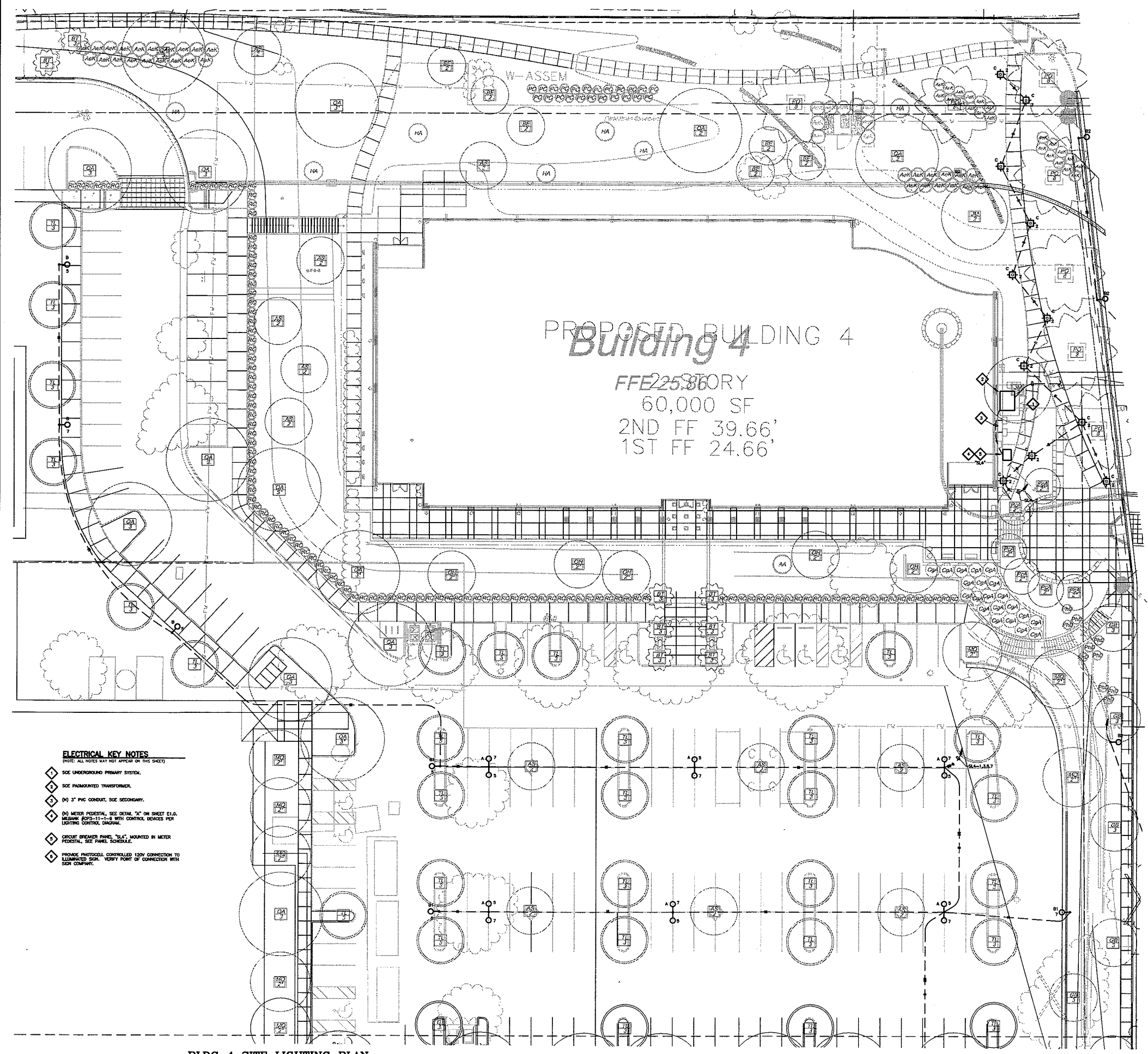
PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE AND CONNECT TO EXISTING SCE DISTRIBUTION SYSTEM.



ELECTRICAL KEY NOTES
 (NOTE: ALL NOTES MAY NOT APPEAR ON THIS SHEET)
 ⬠ SEE UNDERGROUND PRIMARY SYSTEM.
 ⬡ SEE PARMOUNTED TRANSFORMER.
 ⬢ (N) 3" PVC CONDUIT, SEE SECONDARY.
 ⬣ (M) METER PEDestal, SEE DETAIL "A" ON SHEET E1.0. MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
 ⬤ (P) PHOTOCELL, SEE DETAIL "A" ON SHEET E1.0. PHOTOCELL SHALL BE MOUNTED IN METER PEDestal, SEE PANEL SCHEDULE.
 ⬥ PROVIDE PHOTOCELL CONTROLLED 120V CONNECTION TO ILLUMINATED SIGN. VERIFY POINT OF CONNECTION WITH SIGN COMPANY.



Consultants:

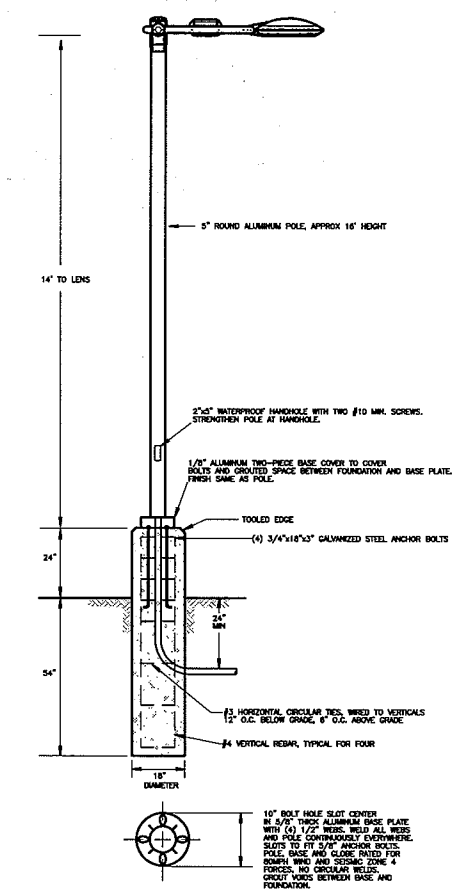


PROPOSED BUILDING 4
Building 4
FFE225360RY
60,000 SF
2ND FF 39.66'
1ST FF 24.66'

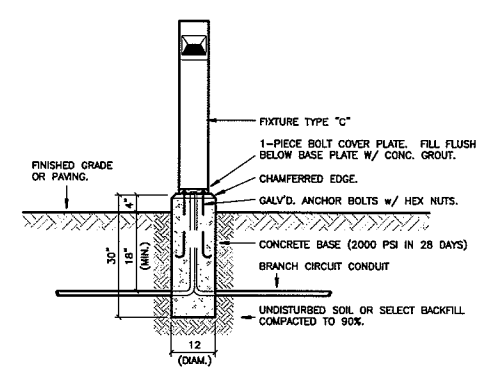
- ELECTRICAL KEY NOTES**
(NOTE: ALL NOTES MAY NOT APPEAR ON THIS SHEET)
- ◊ SEE UNDERGROUND PRIMARY SYSTEM.
 - ◊ SEE PANO-MOUNTED TRANSFORMER.
 - ◊ (Ø) 3" PVC CONDUIT, SEE SECONDARY.
 - ◊ (M) METER PEDISTAL, SEE DETAIL "M" ON SHEET E1.6. MOUNTING (Ø) 3" PVC CONDUIT WITH CONTROL DISK TO LIGHTING CONTROL DIAGRAM.
 - ◊ CIRCUIT BREAKER PANEL "SL4", MOUNTED IN METER PEDISTAL, SEE PANEL SCHEDULE.
 - ◊ PROVIDE PHOTOCELL CONTROLLED 120V CONNECTION TO ILLUMINATED SIGN. VERIFY POINT OF CONNECTION WITH SIGN COMPANY.

BLDG 4 SITE LIGHTING PLAN

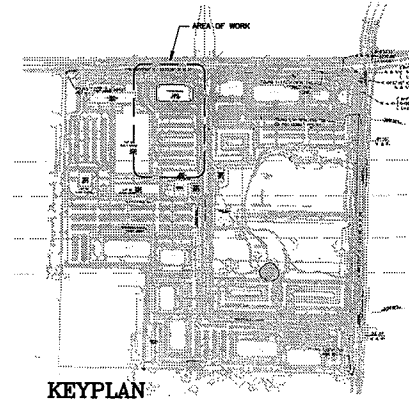
1/16" = 1'-0"



BASE PLATE PLAN VIEW
FIXTURE TYPE "B1" MOUNTING DETAIL
1/2" = 1'-0"



FIXTURE TYPE "C" MOUNTING DETAIL
N.T.S.



KEYPLAN

1" = 500'-0"

BLDG 4 SITE LIGHTING PLAN
CABRILLO BUSINESS PARK
6767 HOLLISTER AVE
GOLETA, CA

Revisions:

Date	No.	Remarks
	1.	
	2.	
	3.	
	4.	
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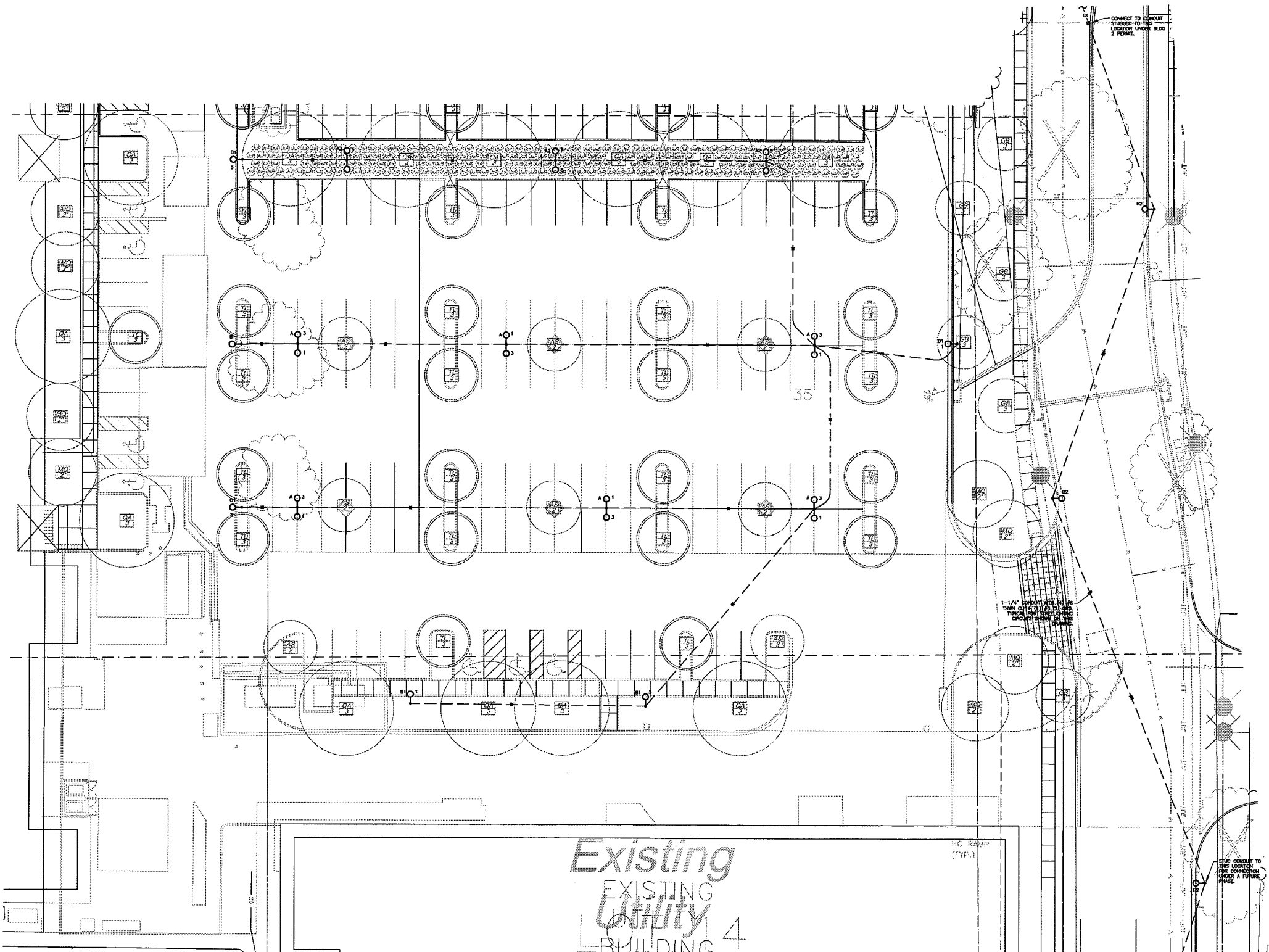


DATE: 01/06/2010
DRAWN BY: YB
CHECKED BY: BSS

E2.0

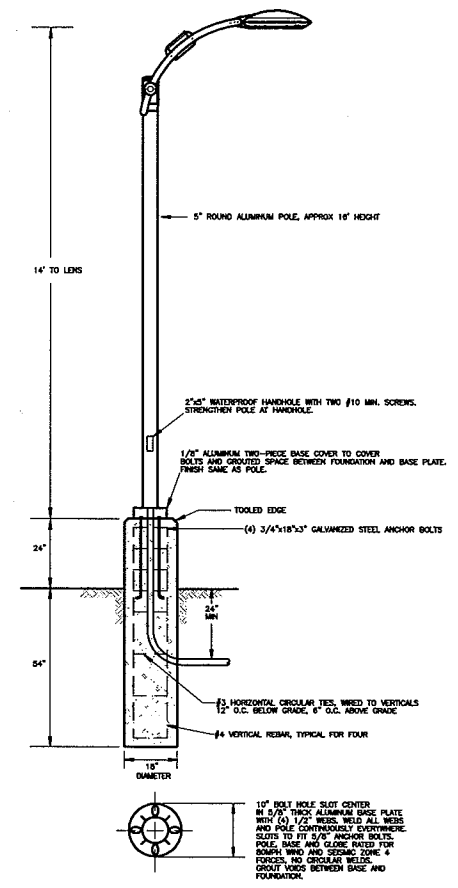
Consultants:

BLDG 4 SITE LIGHTING PLAN
CABRILLO BUSINESS PARK
6767 HOLLISTER AVE
GOLETA, CA



BLDG 4 SITE LIGHTING PLAN

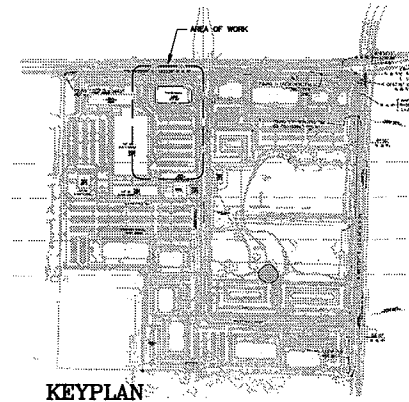
1/16" = 1'-0"



FIXTURE TYPE "B2" MOUNTING DETAIL
1/2" = 1'-0"

ELECTRICAL KEY NOTES

- (NOTE: ALL NOTES MAY NOT APPEAR ON THIS SHEET)
- ◇ UNDERGROUND PRIMARY SYSTEM.
 - ◇ SEE FRACTIONATED TRANSFORMER.
 - ◇ (N) 3" PVC CONDUIT, SEE SECONDARY.
 - ◇ (M) METER PEDESTAL, SEE DETAIL "M" ON SHEET E.L.S. MOUNTING (ECP-11-1-2) WITH CONTROL DEVICES PER LIGHTING CONTROL DIAGRAM.
 - ◇ CIRCUIT BREAKER PANEL "CB", MOUNTED IN METER PEDESTAL, SEE PANEL SCHEDULE.
 - ◇ PROVIDE PHOTOCELL CONTROLLED 120V CONNECTION TO ALLUMINATED SIGN. VERIFY POINT OF CONNECTION WITH SIGN COMPANY.



KEYPLAN

1" = 500'-0"

Revisions:

Date	No	Remarks
	1	
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	4	
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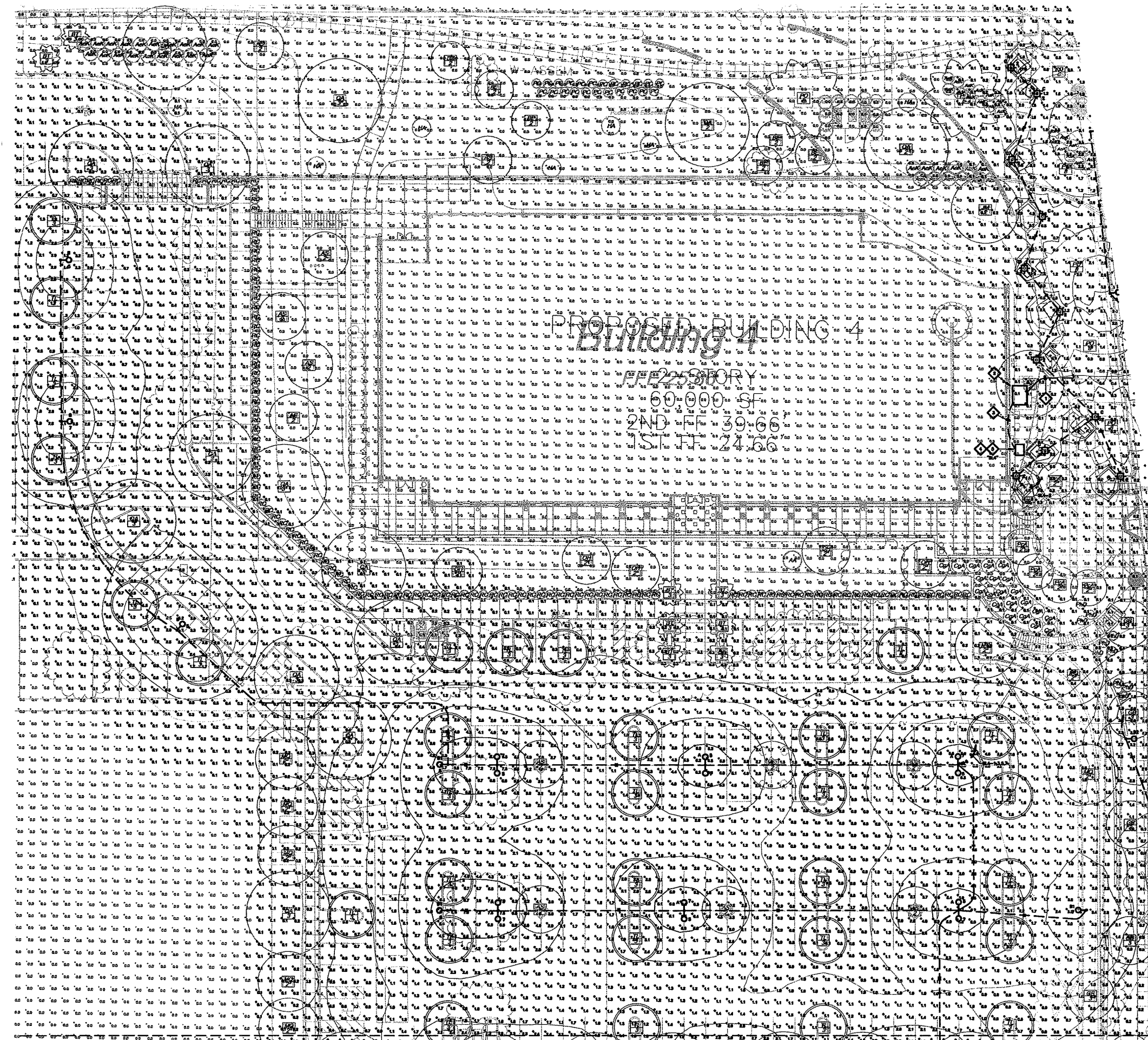


DRWN: S. SMITH, PE

Date 01/06/2010	Drawing File No. OF08-16
Drawn By YB	Checked By BSS

E2.1

Consultants:

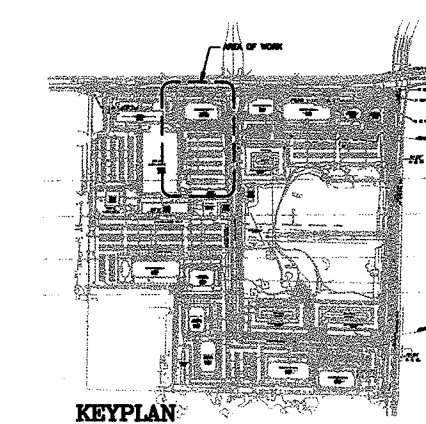


PROPOSED BUILDING 4
2ND FLOOR 39,666 SF
5TH FLOOR 24,666 SF

BLDG 4 SITE LIGHTING CALCULATION PLAN
CABRILLO BUSINESS PARK
6767 HOLLISTER AVE
GOLETA, CA

Revisions:

Date	No	Remarks



KEYPLAN



SMITH S. SMITH, PE
Date: 01/06/2010
Drawing File No. 0708-16
Drawn By: YB
Checked By: BSS

BLDG 4 SITE LIGHTING CALCULATION PLAN

1" = 500'-0"

E2.0C

Consultants:

BLOG 4 SITE LIGHTING CALCULATION PLAN
CABRILLO BUSINESS PARK
6767 HOLLISTER AVE
GOLETA, CA

Revisions:

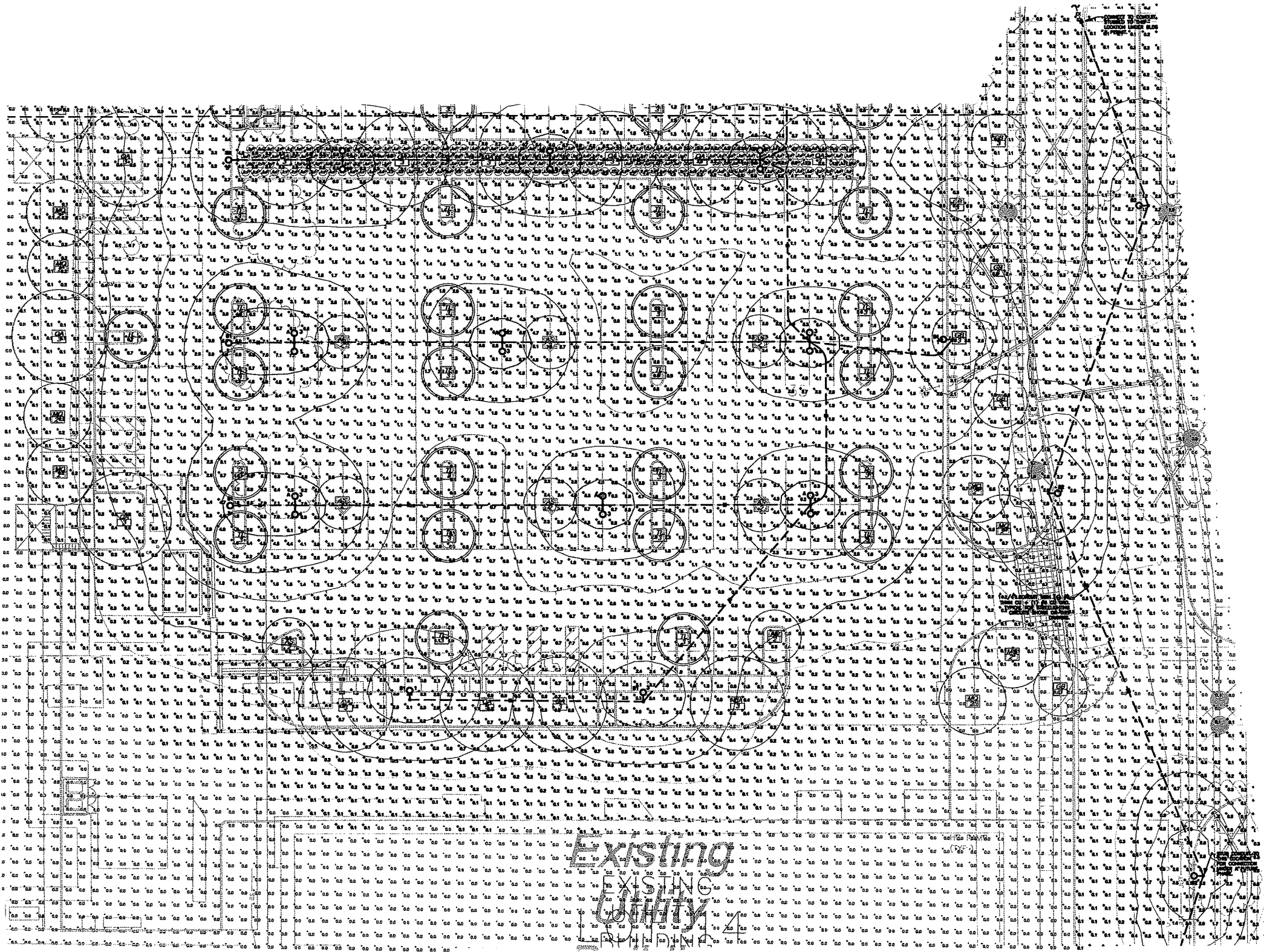
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Brian S. Smith, PE

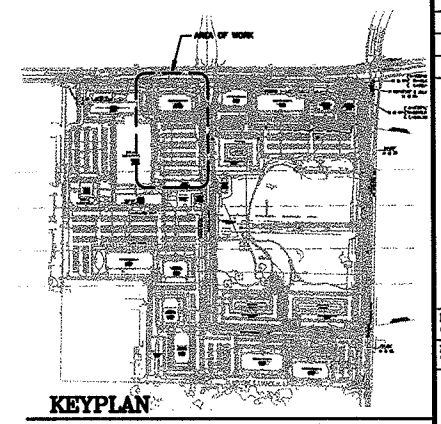
Date	01/06/2010	Drawing File No.	0708-18
Drawn By	YB	Checked By	BSS

E2.1C



BLDG 4 SITE LIGHTING CALCULATION PLAN

1/16" = 1'-0"



KEYPLAN

1" = 500'-0"

F I X T U R E S C H E D U L E ②

TYPE	MANUFACTURER	CATALOG NO.	MOUNTING				TOTAL WATTS	NO. LAMPS	LAMP TYPE	REMARKS
			SURF	REC	WALL	PEND				
A	CREE	LR6C-GU24-LT6WH-RC6		◆			12	-	3500K LED	
AE	CREE	LR6C-GU24-LT6WH-RC6		◆			12	-	3500K LED	③
BE	LITHONIA	CA-232-MVOLT-GEB10RS-EL14	◆		◆		63	2	FO32T8/835	④
C	LITHONIA	C-132-MVOLT-GEB10RS	◆			◆	30	1	FO32T8/835	
CE	LITHONIA	C-132-MVOLT-GEB10RS-EL	◆			◆	32	1	FO32T8/835	③
D	LITHONIA	C-232-MVOLT-GEB10RS	◆				57	2	FO32T8/835	
DE	LITHONIA	C-232-MVOLT-GEB10RS-EL14	◆				63	2	FO32T8/835	④
E	(ANY)	(KEYLESS)			◆		60	1	A19	
G	KIM	3096-70MH277/ED17-DB		I N - G R A D E			86	1	70MH/ED17	⑤
H	AAL	FMLSX-100MHEB-DBZ-DMCU			◆		115	1	100MH/ED17	⑤
L	AAL	ASL10-RE-EYE-100MH-277V		◆			115	1	100MH/ED17	⑤⑥
M	BEGA	2025P-277V		◆			42	1	39W CFL	⑤⑦
N	BEGA	3125P-277V		◆			42	1	39W CFL	⑤⑧
X1	LITHONIA	LQM-SW-1-R-120/277-ELN			◆		10	-	INCL.	①
X2	LITHONIA	LQM-SW-3-R-120/277-ELN				◆	10	-	INCL.	①

- ① - FIXTURE WITH INTEGRAL BATTERY PACK.
- ② - ALL FLUORESCENT FIXTURE BALLASTS SHALL HAVE A MINIMUM 0.88 BALLAST FACTOR (UNLESS OTHERWISE NOTED).
- ③ - PROVIDE FIXTURE WITH EMERGENCY BATTERY PACK.
- ④ - THE 2-LAMP BALLAST SHALL BE "PARALLEL LAMP OPERATION" TYPE EMERGENCY POWER PACK AND BALLAST COMBINATION (90 MINUTE OPERATION, 1400 LUMENS MINIMUM) FOR EMERGENCY EGRESS LIGHTING.
- ⑤ - VERIFY FINISH WITH OWNER.
- ⑥ - BOTTOM OF LIGHT FIXTURE ■ ±30" ABOVE FINISHED GRADE.
- ⑦ - CENTER OF LIGHT FIXTURE ■ ±6" ABOVE FINISHED WALKWAY GRADE.
- ⑧ - BOTTOM OF LIGHT FIXTURE ■ ±24" ABOVE FINISHED GRADE.

Electrical

LR6

1475 "A"

6" Recessed Downlight

Product Description

The LR6 is a downlight module for new construction and retrofit that installs easily in most standard six inch recessed IC or non-IC housings. The LR6 generates white light with LED's in a new way that enables an unprecedented combination of light output, high efficacy, beautiful color, and affordability. U.S. Patent # 7,213,940 issued. Numerous patents pending.

Performance Summary

- Utilizes Cree TrueWhite™ technology
- Nominal delivered light output = 650 lumens
- Nominal input power = 12 Watts
- CRI 92
- CCT = 2700k or 3500K
- Dimmable to 20%

Ordering Information

- **LR6** 120V, Incandescent Color (2700K), Edison Base
- **LR6-GU24** 120V, Incandescent Color (2700K), GU24 Base
- **LR6C** 120V, Neutral Color (3500K), Edison Base
- **LR6C-GU24** 120V, Neutral Color (3500K), GU24 Base

LR6-GU24



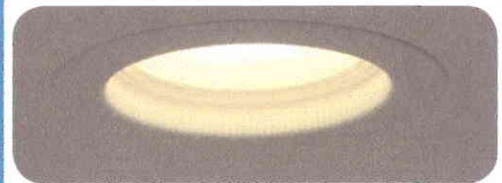
Accessories - Reference accessory product information sheets for more detail

Accessory Trims

- **LT6A** - Diffuse anodized trim
- **LT6AW** - Wheat diffuse anodized trim
- **LT6AP** - Pewter diffuse anodized trim
- **LT6AB** - Black diffuse anodized trim
- **LT6WH** - Smooth white trim
- **LT6AG** - Graphite diffuse anodized trim

Housings

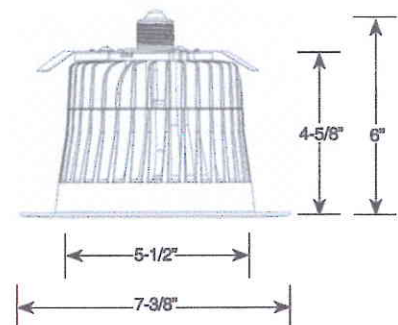
- **RC6** - New construction 12W recessed housing
- **SC6** - Surface mount cylinder
- **RR6** - Retrofit 12W recessed housing



LR6



LR6C



LR6

6" Recessed Downlight

Product Information

Cree TrueWhite™ Technology

- A better way to generate white light that utilizes a patented mixture of unsaturated yellow and saturated red LEDs.
- Tuned to optimal color point before shipment.
- Color management system maintains color consistency over time and temperature.
- Designed to last 50,000 hours and maintain at least 70% of initial lumen output

Construction

- Durable die-cast aluminum upper housing, lower housing, and upper cover
- Integrated thermal management system conducts heat away from LED's and transfers it to the surrounding environment. LED junction temperatures stay below specified maximums even when installed in attic insulation with temperatures exceeding 60 degrees Celsius.

Optical System

- Proprietary optical system utilizes a unique combination of reflective and refractive optical components to achieve a uniform, comfortable appearance. Pixelation and direct view of unshielded LED's is eliminated.
- White Lower Reflector balances brightness of refractor with the ceiling to create comfortable high-angle appearance. Works with refractor to deliver an optimized distribution that illuminates walls and vertical surfaces increasing the perception of spaciousness.

Electrical System

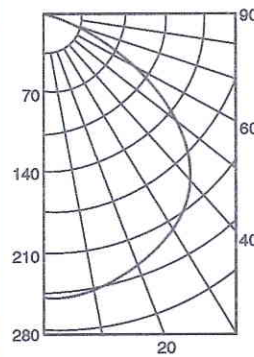
- Integral, high efficiency driver and power supply. Power factor > 0.9 Input voltage = 120V, 60Hz
- Dimmable to 20% with certain incandescent dimmers (reference www.CreeLEDLighting.com for recommended dimmers)

Regulatory and Voluntary Qualifications

- Tested and certified to UL standards. Suitable for damp locations.
- Utilize GU-24 base for new construction projects in California or other areas where high efficacy line voltage sockets are required.
- Exceeds California Title-24 high efficacy luminaire requirements.
- ENERGY STAR® qualified Solid-State Lighting Luminaire.

Photometry

LR6
Lighting Sciences Inc. Certified Test #22226



Intensity (Candlepower) Summary

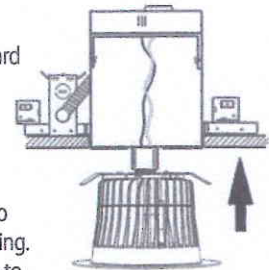
ANGLE	MEAN CP
0°	249
5°	248
15°	242
25°	228
35°	203
45°	165
55°	115
65°	62
75°	24
85°	6
90°	0

Zonal Lumen Summary

ZONE	LUMENS	%LAMP	%FIX
0° - 30°	197	30.39	30.39
0° - 40°	325	49.94	49.94
0° - 60°	556	85.35	85.35
0° - 90°	650	100.00	100.00

Installation

- Designed to easily install in standard 6" downlight housings from Cree and other manufacturers.*
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6. Move light to ready position and slide into housing. Rotate module ¼ turn to the right to lock in place.



* Reference www.CreeLEDLighting.com for a list of compatible housings

Application Comparison

Room

	6' x 6' Spacing		5' x 5' Spacing		4' x 4' Spacing	
	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance
LR6	15.1	8.0	19.9	10.7	27.2	15.4
65W BR30 White Baffle	14.0	6.3	18.7	8.6	26.1	12.6
18W CFL White Baffle	15.5	7.9	20.8	10.6	28.7	15.4
50W PAR30 White Baffle	16.7	4.1	22.9	5.7	34.1	8.6

Notes:
Average initial illuminance in footcandles, reflectances = 80/50/30, workplane height = 2.5', ceiling height = 9', Nine lights per room. Room sizes = 18x18', 15x15', 12x12'

Hallway

	6' Spacing		8' Spacing		10' Spacing	
	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance	Workplane Illuminance	Wall Illuminance
LR6	12.6	6.8	9.6	5.2	7.6	4.0
65W BR30 White Baffle	12.0	5.3	9.1	4.0	7.2	3.2
18W CFL White Baffle	13.0	6.6	10.1	5.1	7.9	4.0
50W PAR30 White Baffle	14.6	3.1	11.2	2.6	9.1	1.8

Notes:
Average initial illuminance in footcandles, reflectances = 80/50/30, workplane height = 2.5', ceiling height = 9', Six lights per hall, width = 6'

Pathway Marker

TYPE "S"

In-grade Lighting

Cast Aluminum

SPECIFICATIONS

Lens Ring: One-piece cast aluminum, painted finish. Eight captive $\frac{5}{16}$ " blackened stainless steel hex-socket cap screws.

Lens: Molded borosilicate prismatic glass with removable 180° reflector shield.

Lens Gasket: One-piece molded silicone, U-channel wraps completely around lens flange.

Housing: High temperature, compression molded, fiberglass impregnated, $\frac{3}{16}$ " min. wall composite. Charcoal gray. No top lip to trap dirt and moisture. Molded-in solid brass knurled inserts to receive lens cover screws. Separate ballast and splice compartments, individual cast aluminum internal covers, with silicone gaskets. Two $\frac{3}{4}$ " NPT in bottom, 24 cu. in. splice area. Body and ballast modules epoxy bonded.

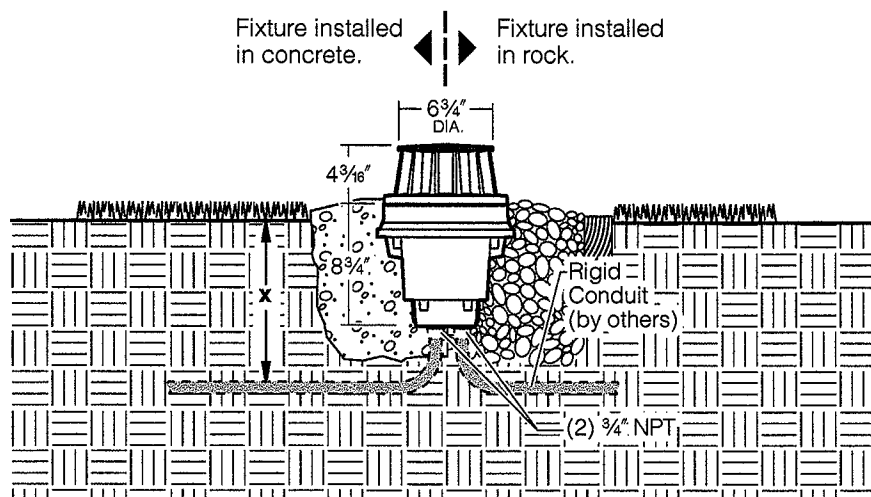
Socket: H.I.D. and incandescent are 4KV medium base. Fluorescent is GX24q-3 (For 26 or 32 watt triple tube lamp).

Ballast Module: H.I.D. ballast is High Power Factor -20° F starting. Fluorescent ballast is electronic with multi-voltage (108V to 305V) input, 50/60HZ, .98 Power Factor (-0° F). Will operate 26 or 32 watt lamp. Electrical components factory mounted to gasketed compartment cover.

Wiring: Anti-siphon barriers on all wiring to and from ballast compartment. All components wire linked for ground. Quick disconnect provided for removal of lamp bracket.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over an anodized pre-treatment and Titanated Zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are: Black (BL), Dark Bronze (DB), and Verde Green (GR).

Certification: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001:2000 standard.



Metal Halide / High Pressure Sodium
Compact Fluorescent

H.I.D.

Catalog Number - See Ordering Example Below

1 FIXTURE	2 LAMP MODE ¹	3 FINISH
<p>3096 Cast Aluminum H.I.D. In-grade</p>	<p>50PMH120 50HPS120 50PMH208 50HPS208 50PMH240 50HPS240 50PMH277 50HPS277 50PMH347 50HPS347</p> <p>70PMH120 70HPS120 70PMH208 70HPS208 70PMH240 70HPS240 70PMH277 70HPS277 70PMH347 70HPS347</p> <p>32PL (multi-voltage, see specs on page 26)</p> <p>ED-17 or PL lamp by others.</p>	<p>BL Black DB Dark Bronze GR Verde Green</p>

Lamps by others - see pages 51-53 for lamp guide.

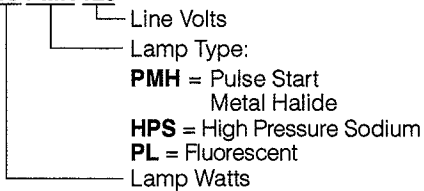
Also available in 120 Volt lampping. See **Kim 12 Volt / 120 Volt Landscape Catalog**.

ORDERING EXAMPLE: 3096 / 50PMH120 / BL

Fixture
Lamp Mode
Finish

1
2
3

¹Lamp Mode
50 PMH 120



PHOTOMETRIC DATA
See page 49



Type:
 Job:
 Fixture Catalog number:

Approvals:

3096 / /
 Fixture Lamp Mode Finish

Date:
 Page: 1 of 1

Specifications

Lens Ring: One-piece cast aluminum, painted finish. Eight captive 5/16" blackened stainless steel hex-socket cap screws.

Lens: Molded borosilicate prismatic glass with removable 180° reflector shield.

Lens Gasket: One-piece molded silicone, U-channel wraps completely around lens flange.

Housing: High temperature, compression molded, fiberglass impregnated, 3/16" min. wall composite. Charcoal gray. No top lip to trap dirt and moisture. Molded-in solid brass knurled inserts to receive lens cover screws. Separate ballast and splice compartments, individual cast aluminum internal covers, with silicone gaskets. Two 3/4" NPT in bottom, 24 cu. in. splice area. Body and ballast modules epoxy bonded.

Socket: H.I.D. and incandescent are 4KV medium base. Fluorescent is GX24q-3 (For 26 or 32 watt triple tube lamp).

Ballast Module: H.I.D. ballast is high power factor -20° F starting. Fluorescent ballast is electronic with multi-voltage (108V to 305V) input, 50/60HZ, .98 power factor (-0° F). Will operate 26 or 32 watt lamp. Electrical components factory mounted to gasketed compartment cover.

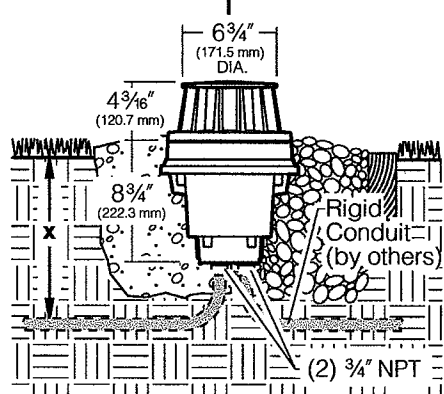
Wiring: Anti-siphon barriers on all wiring to and from ballast compartment. All components wire linked for ground. Quick disconnect provided for removal of lamp bracket.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over an anodized pre-treatment and titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are: Black (BL), Dark Bronze (DB), and Verde Green (GR).

Certification: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001:2000 standard.



Fixture installed in concrete. Fixture installed in rock.



"x" = required depth of conduit per local code.

ORDERING INFORMATION

Fixture

3096

Lamp Mode¹

	<input type="checkbox"/> 50PMH120 <input type="checkbox"/> 50PMH208 <input type="checkbox"/> 50PMH240 <input type="checkbox"/> 50PMH277 <input type="checkbox"/> 50PMH347	<input type="checkbox"/> 70PMH120 <input type="checkbox"/> 70PMH208 <input type="checkbox"/> 70PMH240 <input type="checkbox"/> 70PMH277 <input type="checkbox"/> 70PMH347	<input type="checkbox"/> 50HPS120 <input type="checkbox"/> 50HPS208 <input type="checkbox"/> 50HPS240 <input type="checkbox"/> 50HPS277 <input type="checkbox"/> 50HPS347
Lamp	ED-17	ED-17	ED-17
Socket	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	M-110	M-98	S-68
	<input type="checkbox"/> 70HPS120 <input type="checkbox"/> 70HPS208 <input type="checkbox"/> 70HPS240 <input type="checkbox"/> 70HPS277 <input type="checkbox"/> 70HPS347	<input type="checkbox"/> 32PL	
Lamp	ED-17	Compact Fluorescent	
Socket	Medium Base	GX24q-3	
ANSI Ballast Type	S-62		

Finish

- BL Black
- DB Dark Bronze
- GR Verde Green

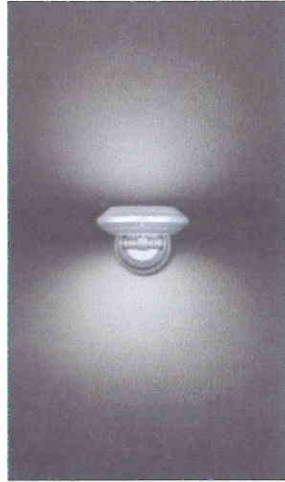
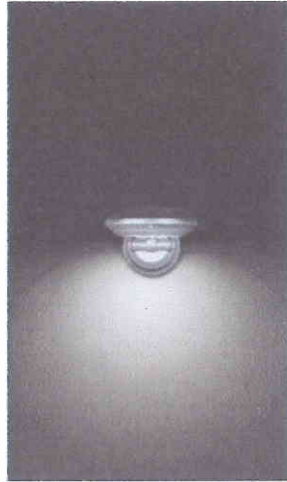
¹50 PMH 120

- Line Volts
- Lamp Type:
- PMH** = Pulse Start Metal Halide
- HPS** = High Pressure Sodium
- PL** = Fluorescent
- Lamp Watts



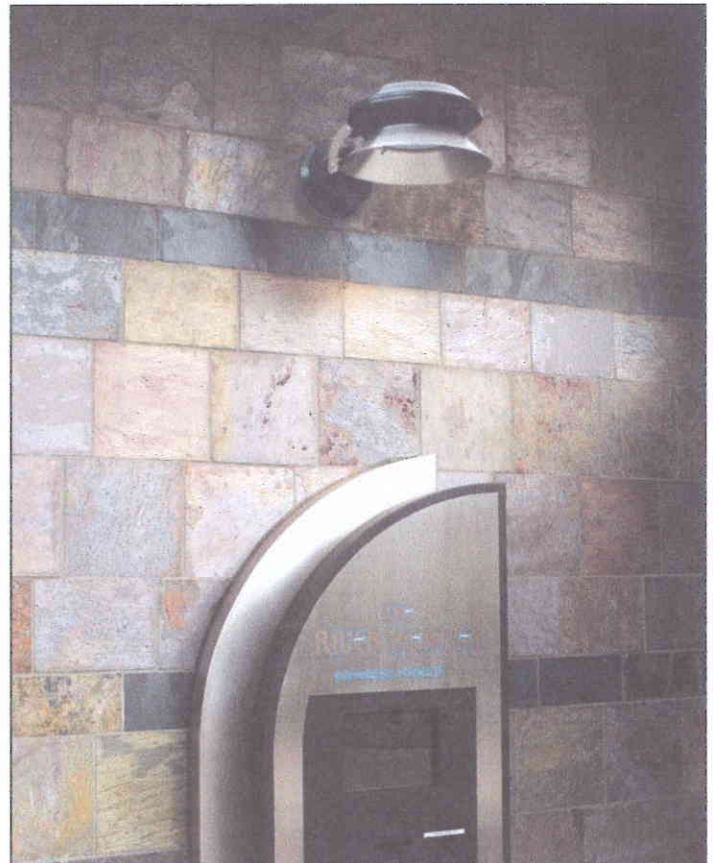
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

TYPE "H"



All miniFlex fixtures can be configured as an uplight, downlight and uplight/downlight. The miniFlex design makes it easy to change the direction of the light.

The internal lens cover blocks either the uplight or downlight component of light. Or the cover can be easily removed to create a 50% uplight - 50% downlight luminaire.



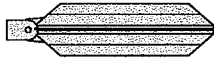
FM-

FIXTURE INCLUDES ARM	BALLAST	COLOR	UPPER OPTION	LOWER OPTION	INTERNAL OPTION	BASE-POLE
1	2	3	4	5	6	7

1 WALL MOUNTED

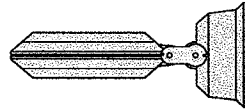
Remote Ballast

Short stainless steel yoke arm with a 25'8M waterproof cable for connection to a remote ballast. Ballast enclosure by others. Includes a 5"/125mm round cover plate for the wall if required.

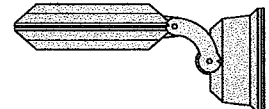


FMR SHORT ARM
 PROJECTION: 13.25"/340MM
 HEIGHT: 3.5"/90MM

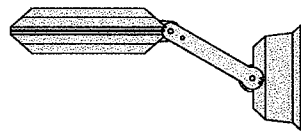
Integral Ballast



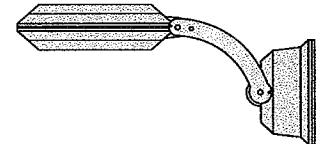
FMSS SHORT STRAIGHT ARM
 PROJECTION: 17.2"/440MM
 HEIGHT: 7.8"/200MM



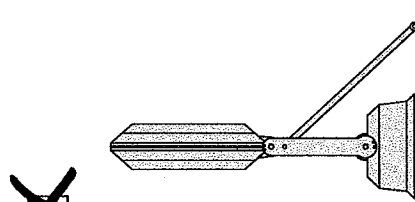
FMSC SHORT CURVED ARM
 PROJECTION: 17.9"/445MM
 HEIGHT: 7.8"/200MM



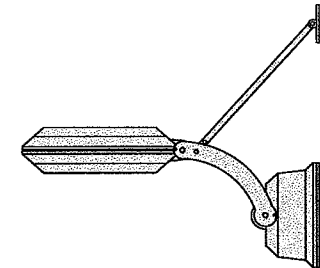
FMLS LONG STRAIGHT ARM
 PROJECTION: 22.5"/570MM
 HEIGHT: 7.8"/200MM
 arm can be tilted up 30 degrees



FMLC LONG CURVED ARM
 PROJECTION: 21.3"/540MM
 HEIGHT: 10.1"/260MM



FMLSX LONG STRAIGHT ARM & EXTENSION
 PROJECTION: 22.5"/570MM
 HEIGHT: 14.2"/360MM



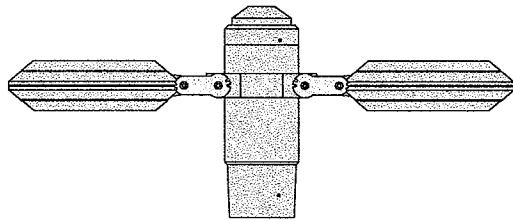
FMLCX LONG CURVED ARM & EXTENSION
 PROJECTION: 21.3"/540MM

SOLD TO	PO #	JOB NAME
/	/	/

Approvals

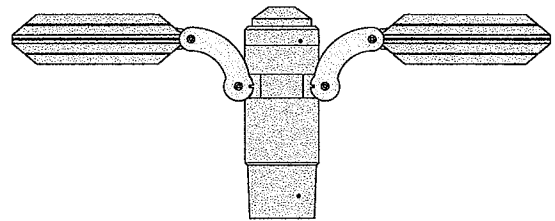
1 POLE MOUNTED

Ballast is located in the post top fitter. Slips over a 4 inch/100mm pole.



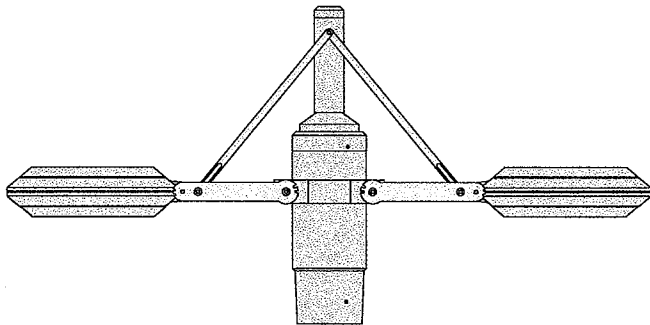
SHORT STRAIGHT ARM

CAT NO	DESCRIPTION
<input type="checkbox"/> FMSS4	single, short straight arm
<input type="checkbox"/> FMTSS4	twin, short straight arm



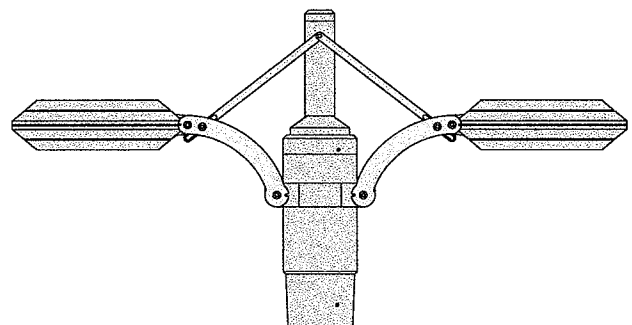
SHORT CURVED ARM

CAT NO	DESCRIPTION
<input type="checkbox"/> FMSC4	single, short curved arm
<input type="checkbox"/> FMTSC4	twin, short curved arm



LONG STRAIGHT ARM

CAT NO	DESCRIPTION
<input type="checkbox"/> FMLS4	single, long straight arm
<input type="checkbox"/> FMLS4XP	single, long straight arm with extension
<input type="checkbox"/> FMTLS4	twin, long straight arm
<input type="checkbox"/> FMTLS4XP	twin, long straight arm with extension



SHORT CURVED ARM

CAT NO	DESCRIPTION
<input type="checkbox"/> FMLC4	single, long curved arm
<input type="checkbox"/> FMLC4XP	single, long curved arm with extension
<input type="checkbox"/> FMTLC4	twin, long curved arm
<input type="checkbox"/> FMTLC4XP	twin, long curved arm with extension

2 BALLAST

CAT. NO.	DESCRIPTION
<input type="checkbox"/> INC	For use with medium base incandescent lamps, up to 100 watts.
<input type="checkbox"/> INCT4	For use with mini-cand base T-4 halogen lamps, up to 150 watts.
<input type="checkbox"/> CF	Compact fluorescent, electronic ballast, 120/277 volt. Use 4 pin lamps, 26, 32 or 42 watt.
<input type="checkbox"/> 39MHT6EB	39 watt electronic metal halide ballast, 120 thru 277 volt. Uses a G12 base, clear T-6 ceramic lamp.
<input type="checkbox"/> 50MH	50 watt metal halide 120/277 volt ballast. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 50MHEB	50 watt electronic metal halide ballast, 120 thru 277 volt. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 70MH	70 watt metal halide 120/208/240/277 volt ballast. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 70MHEB	70 watt electronic metal halide ballast, 120 thru 277 volt. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 70MHT6	70 watt metal halide 120/277 volt ballast. Uses a G12 base, clear T-6 ceramic lamp.
<input type="checkbox"/> 70MHT6EB	70 watt electronic metal halide ballast, 120 thru 277 volt. Uses a G12 base, clear T-6 ceramic lamp.
<input type="checkbox"/> 100MH	100 watt metal halide 120/208/240/277 volt ballast. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 100MHEB	100 watt electronic metal halide ballast, 120 thru 277 volt. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 50HPS	50 watt high pressure sodium 120/277 volt ballast. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 70HPS	70 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, clear ED-17 lamps.
<input type="checkbox"/> 100HPS	100 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, clear ED-17 lamps.

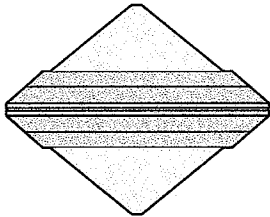
All ballasts are multi-tap, prewired for 277 volts. Lamps not included.
 All magnetic ballasts use the extended back plate.

3 COLORS

<input type="checkbox"/> WHT	White
<input type="checkbox"/> LGY	Light Grey
<input type="checkbox"/> MAL	Matte Aluminum
<input type="checkbox"/> MDG	Medium Grey
<input type="checkbox"/> ATG	Antique Green
<input type="checkbox"/> VGR	Verde Green
<input type="checkbox"/> WRZ	Weathered Bronze
<input type="checkbox"/> DGN	Dark Green

<input type="checkbox"/> DGN	Dark Green
<input type="checkbox"/> CRT	Corten
<input type="checkbox"/> BRM	Metallic Bronze
<input type="checkbox"/> DBZ	Dark Bronze
<input type="checkbox"/> BLK	Black
<input type="checkbox"/> MTB	Matte Black
<input type="checkbox"/> RAL #	Provide a RAL 4 digit color number
<input type="checkbox"/> CUSTOM	Please provide a color chip for matching

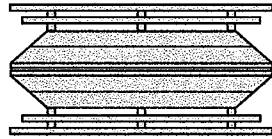
The conical glass lens, angled shade, flared shade, flared cone, and solid ring options can be ordered to attach to the upper and/or lower lens frame. These options can be used separately or in combination with the other. All of the options, except for the conical glass, are field installed to the lens frame with three stainless steel screws.



CGL-U upper
 CGL-L lower

CONICAL GLASS

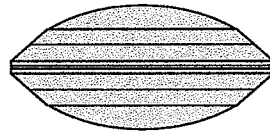
Molded, tempered, frosted glass lens. Can be used on either the upper or lower lens frame, or both.



SR-U upper
 SR-L lower

SOLID RINGS

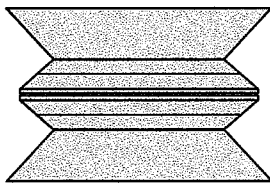
Two cast aluminum rings. Can be used on either the upper or lower lens frame, or both.



DMC-U upper
 DMC-L lower

DOMED COVER

Spun aluminum dome mimics the design of the Flex. Can be used on either the upper or lower lens frame, or both.



ANG-U upper
 ANG-L lower

ANGLED SHADE

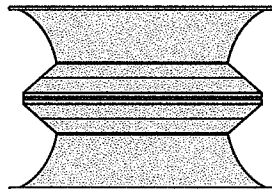
12.75"/325MM DIAMETER
2.50"/64MM HIGH
Spun aluminum shade with hemmed edge. Painted the same color as the fixture.

ANGCOP-U upper
 ANGCOP-L lower

Spun copper shade with hemmed edge. Unfinished, will patina over time.

ANGSTS-U upper
 ANGSTS-L lower

Spun stainless steel shade with hemmed edge. Brushed finish.



FLR-U upper
 FLR-L lower

FLARED SHADE

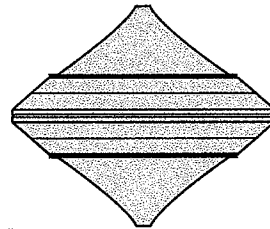
12.87"/330MM DIAMETER
2.75"/70MM HIGH
Spun aluminum shade with rolled edge. Painted the same color as the fixture.

FLRCOP-U upper
 FLRCOP-L lower

Spun copper shade with rolled edge. Unfinished, will patina over time.

FLRSTS-U upper
 FLRSTS-L lower

Spun stainless steel shade with rolled edge. Brushed finish.



CON-U upper
 CON-L lower

FLARED CONE

3.4"/86MM HIGH
Spun aluminum cone. Painted the same color as the fixture.

CONCOP-U upper
 CONCOP-L lower

Spun copper cone. Unfinished, will patina over time.

CONSTS-U upper
 CONSTS-L lower

Spun stainless steel cone. Brushed finish.

INTERNAL OPTIONS

QL internal

AUXILIARY LAMP

Socket for a mini-cand T-4 halogen lamp, maximum 100 watts. Must be wired to a separate 120 volt circuit.

CFH internal

COLOR FILTER HOLDER

Aluminum ring with three key hole slots to hold a color filter (by others). The holder accepts a filter that is 7 1/8"/181mm in diameter. The filter can be used on either the upper or lower lens frame, or both.

CFH-2

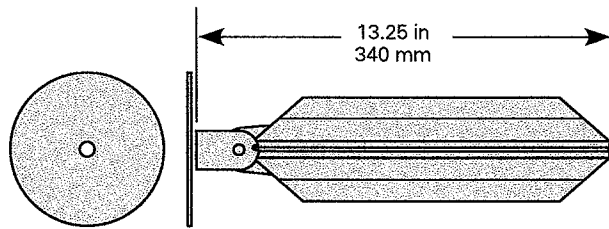
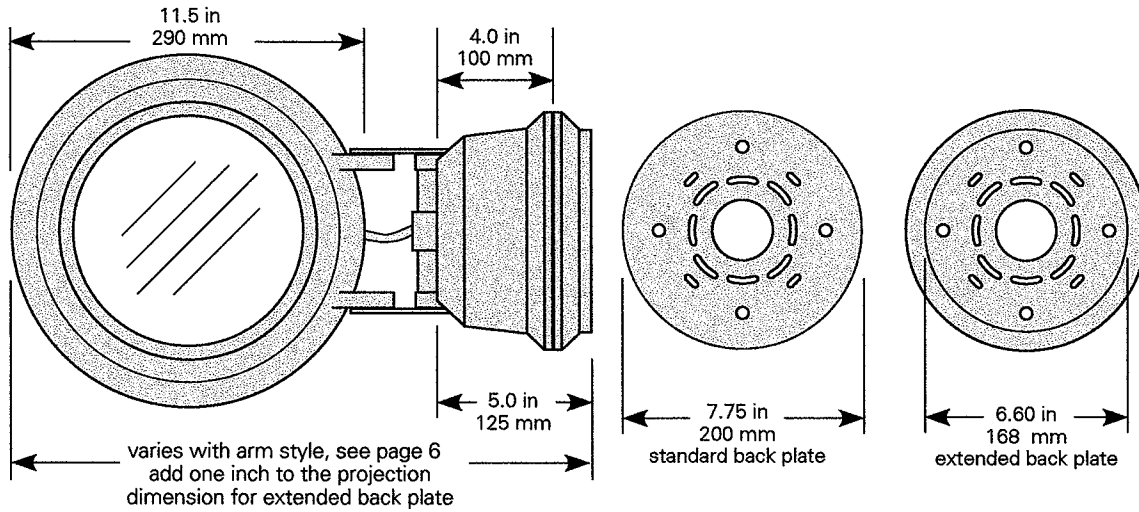
Two color filter holders.

Filters are available from SpecialFX, or other filter providers.

347

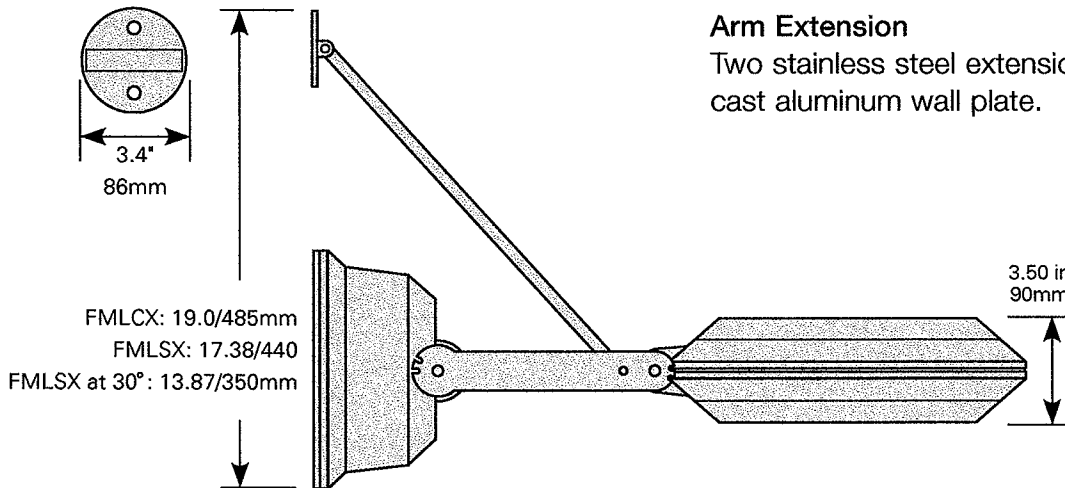
120/277/347 volt magnetic ballast for all HID lamps, except the 50HPS and 50MH which are 347 volts only.

The standard backplate is for incandescent, compact fluorescent and electronic metal halide ballasts. The extended backplate is required for metal halide and high pressure sodium magnetic ballasts.



Remote Ballast

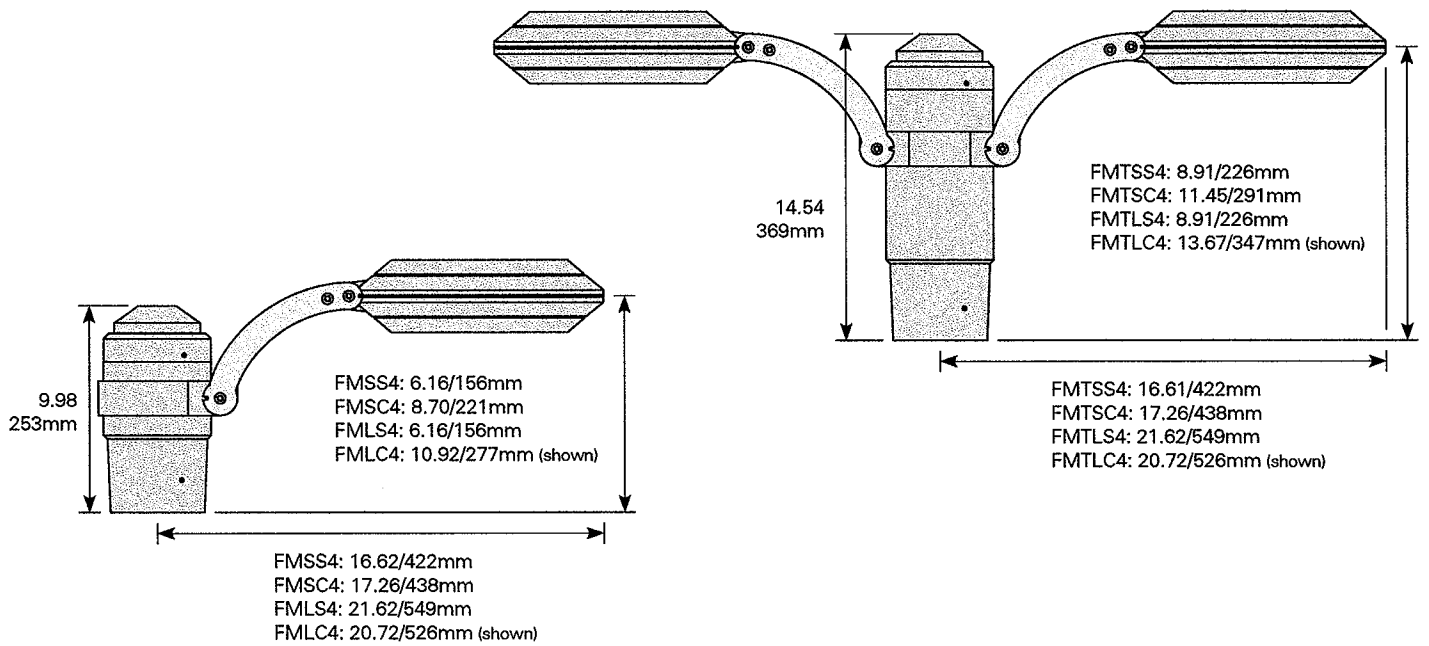
Short stainless steel yoke arm with a 25'/8M waterproof cable for connection to a remote ballast. Ballast enclosure by others. Includes a 5"/125mm round cover plate for the wall if required.



Arm Extension

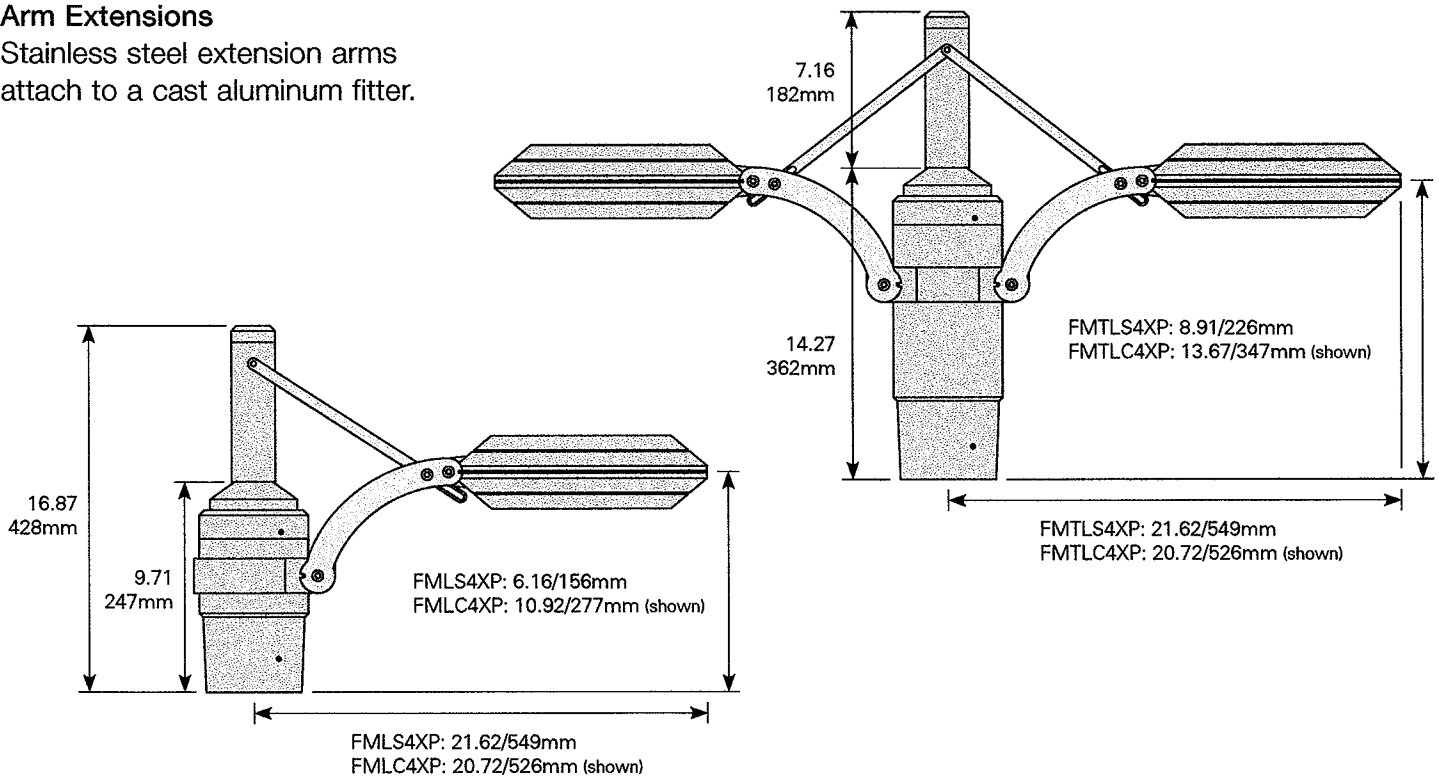
Two stainless steel extension arms attach to a cast aluminum wall plate.

Ballast is located in the post top fitter.
Slips over a 4 inch/100mm pole.



Arm Extensions

Stainless steel extension arms attach to a cast aluminum fitter.



LAMP MODULE

The lamp housing is two piece die cast aluminum. Two stainless steel arms join the lamp module and ballast module with four stainless steel bolts. The cable between the lamp and ballast modules is sheathed in a flexible stainless steel hose with watertight stainless steel fittings.

An internal lens cover is preinstalled on the upper lamp housing. The cover is movable to the lower housing to change the fixture to an uplight luminaire, or removed for a 50/50 uplight/downlight configuration.

The lens, flat or conical, is tempered glass with a lightly diffused finish to obscure the lamp image and eliminate striations on the wall surface.

The housing is sealed with a molded silicone gasket. One captive stainless steel screw is loosened to swing the door open to allow access to the lamp.

WALL MOUNTED

The ballast housing is a two piece die cast aluminum. The back plate is mounted to an electrical box or fastened directly to the wall surface. The ballast housing holds the ballast components and attaches to the back plate with three captive stainless steel cap screws.

POLE MOUNTED

The ballast is mounted to a strap within the post top fitter. The fitter has a removable top cap for access and removal of the ballast assembly.

ELECTRICAL

Magnetic HID ballasts are high power factor, rated for -30°F starting.

Electronic ballasts for metal halide lamps are sound rated A, 120 through 277 volt. Electronic ballasts have thermal protection and an end of (lamp) life detection and shutdown circuit.

Compact fluorescent transformers are electronic, 120 through 277 volt for 26, 32 or 42 watt 4 pin lamps.

Sockets are pulse rated, medium base for ED-17 lamps, G12 for use with T6 lamps. Incandescent lamps are medium base or mini-cand screw base for T-4 lamps. All sockets are porcelain.

The miniFlex is factory supplied as a complete, prewired assembly including the lamp and ballast module. Ballasts are prewired to 277 volts. Fixture weight is 13 pounds.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset TGIC polyester powder coat finish. The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

The fixture is listed with ETL for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250. The lamp module has an IP rating of 65.

WARRANTY

The fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty.

Made in the USA with 100% US content.

2 FASCIA MATERIALS



CAST BRASS



CAST ALUMINUM

3 FASCIA DESIGNS



FROSTED



CROSS



EYELID

3 MOUNTING CHOICES



FLUSH
STANDARD



SEMI-RECESSED

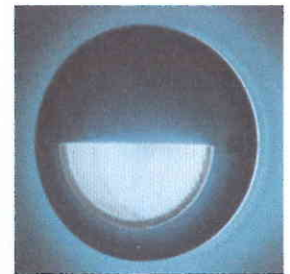
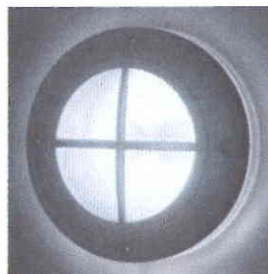


SURFACE

WALL MOUNT ONLY



ADDING CHARACTER



- GLOW RINGS - TOP LEFT
 - COLOR LENSES - TOP RIGHT
 - **NEW FOR 2006**
- LED MODULES - AVAILABLE IN
WHITE, RED, BLUE + GREEN

Architectural Area Lighting

ASL10-RD

FIXTURE / LENS
1

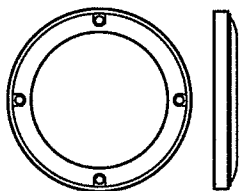
MATERIAL / FINISH
2

BALLAST
3

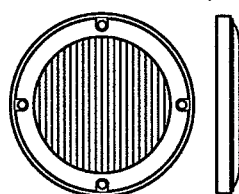
OPTIONS
4

1 Fixture / Lens

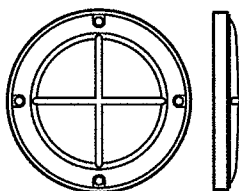
- ASL10-RD-FR frosted lens



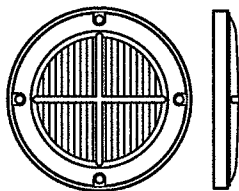
- ASL10-RD-LS linear spread lens



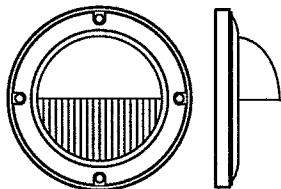
- ASL10-RD-CROSS-FR frosted lens



- ASL10-RD-CROSS-LS spread lens



- ASL10-RD-EYE eyelid



2 Material / Finish

- WHT** white
- BLK** black
- MTB** matte black
- DGN** dark green
- DBZ** dark bronze
- WRZ** weathered bronze
- BRM** metallic bronze
- VGR** verde green
- CRT** corten
- MAL** matte aluminum
- MDG** medium grey
- ATG** antique green
- LGY** light warm gray
- RAL COLOR:**

- BRASS**
Cast brass fascia unfinished - will patina over time

- CUSTOM COLOR**
Cast aluminum fascia with a other AAL color or a custom color in a powder coat finish.

3 LED Module - New!

- LED - BL** blue
- LED - GRN** green
- LED - RD** red
- LED - WHT** white

9-watt LED Module System.
120 or 277 volt.
Specify voltage.

3 Ballast

- CF**
120/277 volt electronic ballast for a 32 watt 4 pin compact fluorescent lamp.

- 50MH**
50 watt metal halide multitap ballast, 120/277 volt.

- 70MH**
70 watt metal halide multitap ballast, 120/208/240/277 volt.

- 100MH**
100 watt metal halide multitap ballast, 120/208/240/277 volt.

- 50HPS**
50 watt high pressure sodium multitap ballast, 120/277 volt.

- 70HPS**
70 watt high pressure sodium multitap ballast, 120/208/240/277 volt.

- 100HPS**
100 watt high pressure sodium multitap ballast, 120/208/240/277 volt.

Lamps not included.
Unless noted, use ED-17 lamps.

All ballasts prewired for 277 volts.

SOLD TO

PO #

JOB NAME

Approvals

Architectural Area Lighting

14249 Artesia Blvd / La Mirada, CA 90638
714.994.2700 / fax 714.994.0522 / www.aal.net
Ref: ASL10_RD.pdf Design patents, Copyright 2005. Revised 8/06

4 Options

- FSI**
Single Fuse Holder.

- FS2**
Double Fuse Holder.

- 347**
120/227/347 volt ballast
Available for the 70MH, 100MH,
70 HPS and 100HPS only.

- GLOW**
Cast acrylic ring with a frosted
finish. Adds a soft backlit glow
around the perimeter of the
fascia. Increases the projection
of the fascia by 1/2"/13mm.
For standard flush mount
(recessed back box) only.

- SEMI**
Semi recessed for wall or
ceiling mounting. Includes an
extruded aluminum sleeve and
cast aluminum back plate ring.
ADA compliant (except for the
eyelid fascia). Maximum of 70
watts HID for ceiling mounted
installations. Available only in
a painted finish.

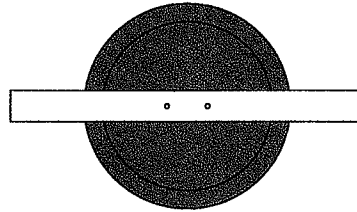
- SURF**
Surface mounting for wall or
ceiling installations. Includes an
extruded aluminum sleeve and
cast aluminum back plate.
ADA compliant (except for the
eyelid fascia). Maximum of 70
watts HID for ceiling mounted
installations. Available only in a
painted finish.

- BSA**
Housing ahead option Back Box
with strap only for standard flush
mounting.

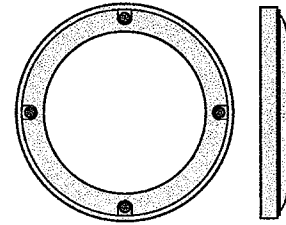
Note:

**See page 4 for wattage
limitations when installed in
concrete.**

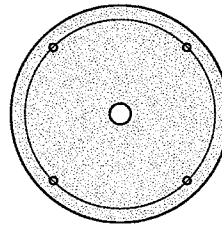
Mounting Details



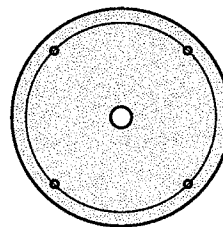
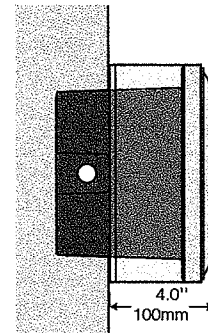
BACK BOX STRAP:
1.50"/38mm x 13"/330mm
2 conduit holes on opposite
sides .92"/23mm diameter



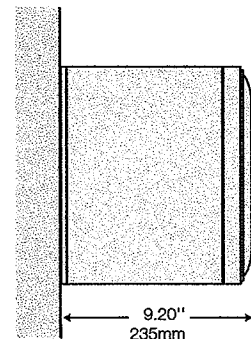
ASL10-RD
DIMENSIONS:
10.5"/267mm round
PROJECTION FROM WALL:
PLAIN AND CROSS: 1.31"/33mm
EYELID: 2.75"/70mm



SEMI (semi recessed mounting - wall)
BACK PLATE: 10.5"/267mm diameter
BOLT CIRCLE: 9.0"/230mm diameter



SURF (surface mounting - wall)
BACK PLATE: 10.5"/267mm diameter
BOLT CIRCLE: 9.0"/230mm diameter



Architectural Area Lighting

14249 Artesia Blvd / La Mirada, CA 90638
714.994.2700 / fax 714.994.0522 / www.aal.net
Ref: ASL10_RD.pdf Design patents, Copyright 2005. Revised 8/06

Mounting Configurations

ASL10-RD	Lamp/Ballast	RECESSED	SEMI	SURF	RBX	GLOW
	CF max.	26 Watt	26 Watt	32 Watt	*	26 Watt
	MH max.	70 Watt	70 Watt	100 Watt	*	70 Watt
	HPS max.	70 Watt	70 Watt	100 Watt	*	70 Watt
	LED	9 Watt	9 Watt	9 Watt	*	9 Watt

ASL10-SQ	Lamp/Ballast	RECESSED	SEMI	SURF	RBX	GLOW
	CF max.	26 Watt	*	*	*	26 Watt
	MH max.	70 Watt	*	*	*	70 Watt
	HPS max.	70 Watt	*	*	*	70 Watt
	LED	9 Watt	*	*	*	9 Watt

* Mounting option is not available.

Note: The above chart reflects wattage limitations when installed in concrete.

HOUSING

The housing shall be one piece, molded from fiberglass impregnated, U.L. listed, sheet molding compound. The housing shall have threaded brass inserts molded into the housing to attach the cover assembly. The housing shall include a removable aluminum mounting strap to secure the housing to the structure. The semi recessed and surface mounted fixtures (round style only) shall have an extruded aluminum outer shell, and include a cast aluminum back plate.

All internal and external hardware shall be stainless steel.

The cover assembly shall consist of a die cast aluminum (or brass) frame and inner ring assembly. The cover assembly shall fully seal the housing with a molded silicone gasket. The inner fascia ring shall be rotatable to insure horizontal alignment independent of the housing. Four captive stainless steel fasteners are loosened to access the lamp and ballast assembly. The lens shall be tempered glass, frosted or with a molded linear refractor pattern. The outer sleeve for the surface (SURF), and semi recessed (SEMI) model option is extruded aluminum with a cast aluminum back plate. The standard housing is attached to the sleeve with four stainless steel screws. The assembly is then secured to the back plate with four stainless steel set screws.

For Non-IC rated fixtures, fixtures must be 3" away from insulation in open walls.

OPTICAL ASSEMBLY

The reflector module shall be composed of faceted, semi specular anodized aluminum panels rigidly attached to an aluminum tray. The reflector shall have an integral lamp shield. The reflector module shall fasten to the housing and have a five degree rotational compensation adjustment to align the lamp.

ELECTRICAL

The ballast shall be mounted on a prewired tray with a quick disconnect plug and removed by pulling out of the housing. The HID ballasts are high power factor, rated for -30°F starting. Sockets are medium base, pulse rated porcelain. The compact fluorescent model shall have a GX24q-3 socket for a 26 watt 4 pin lamp, and an electronic ballast, -5°F starting. Ballasts are multi-tap, wired at the factory for 277 volts.

FINISH

The cast aluminum fascia finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish in matte aluminum (MAL) or black (BLK). The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance. Cast brass face plates shall be supplied in a natural, unfinished state to develop a patina.

CERTIFICATION

The fixture shall be listed with ETL outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 NO.250 IP=66

WARRANTY

Fixture shall be warranted for three years. Ballast components carry the ballast manufacturer's limited warranty.

Architectural Area Lighting

Tools Required:

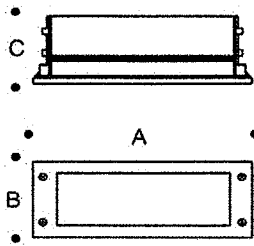
- 3mm and 4mm Hex Key
- Standard medium slotted screwdriver
- Phillips screw driver



UL listed, suitable for wet locations.

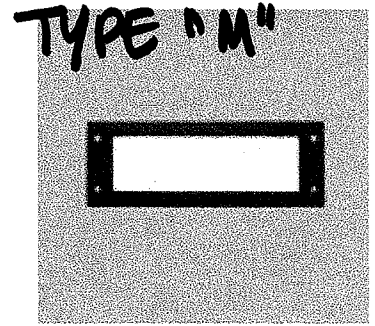
Protection Class: IP 65

Weight: 9.5 lbs



Dimensions

- A: 20-1/2 "
- B: 4-15/16 "
- C: 4 "



Notice to Installer for 2025P:

1. BEGA luminaires may be damaged if connected to conduit systems containing water - Article 300-5G of National Electric Code requires that "Conduits or raceways through which moisture may contact energized live parts shall be sealed or plugged at either or both ends".
2. Luminaire is Non-IC rated. Insulation must be at least 3" from luminaire.
3. Suitable for installation in hollow wall construction or poured concrete construction.
4. Back housing provided with (2) 7/8" holes (horizontal entry) for 1/2" trade size conduit.
5. Back housing must be installed so that the front face is flush with the finished wall.
6. Suitable for through wiring: max. of (4) No. 12 AWG conductors (plus ground) rated for 75°C.
7. Suitable for wall applications only. (No ceiling and in-grade applications).

BB2024 back housing hollow wall (stud) construction installation (2' x 6" min.):

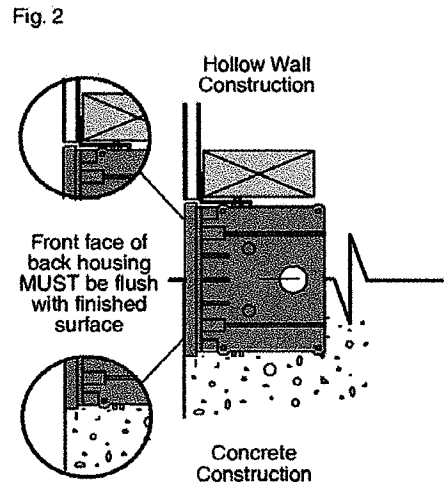
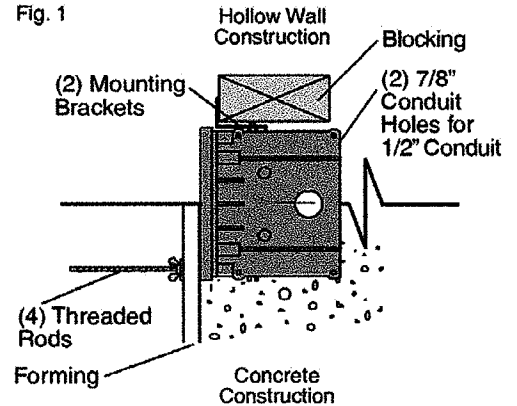
1. Install (2) slotted mounting brackets provided using (4) screws. Adjust brackets so the front face of the back housing will be flush with the finished wall surface.
2. Orient back housing as directed on labels. Failure to do so will result in improper installation.
3. Connect conduit to back housing (horizontal) and pull wiring for connections made later.
4. Mount back housing to wood or metal blocking so that the front face of the back housing will be flush with the finished surface.
5. Install splatter guard and finish wall.
6. Place a small bead of silicone between edge of housing and wall to provide a seal.
7. Before continuing, remove splatter guard and debris from sealing surface.

BB2024 back housing poured concrete construction installation:

1. Install (4) threaded rods in the end caps using and insert foam block to stabilize back housing during concrete pour.
2. Orient back housing as directed on labels. Failure to do so will result in improper installation.
3. Connect conduit to back housing (horizontal) and pull wiring for connections made later.
4. Attach back housing to form using (4) wing nuts provided so that the front face of the back housing will be flush with the finished surface.
5. Pour concrete. NOTE: Do not pump or drop concrete directly on top of the back housing.
6. Remove form and install splatter guard to protect during construction.
7. Place a small bead of silicone between edge of housing and wall to provide a seal.
8. Before continuing, remove splatter guard and debris from sealing surface.

2025P installation:

1. Orient gear tray (BP ballast plate) as directed on labels.
2. Make supply wiring connections to gear tray (BP ballast plate) wires:
 MAIN VOLTAGE SUPPLY WIRE TO BLACK BALLAST WIRE
 NEUTRAL (COMMON) SUPPLY WIRE TO WHITE BALLAST WIRE
 GREEN GROUND WIRE TO GREEN BALLAST WIRE
3. Install gear tray in the back housing using (4) 6-32 screws.
4. Insert lamp(s).
5. Install faceplate. Make sure gasket is seated properly. Tighten (4) M5 flathead screws evenly in a criss-cross pattern to secure.



Relamping/Maintenance

Remove faceplate. Clean dirt and deposits from the faceplate using only solvent-free cleaners. Relamp and replace faceplate if damaged. Replace faceplate.

Lamp:(1) 39W CF twin-4p

Philips :	PL-L 36W
Osram/Sylvania :	FT36DL
GE :	F39/BX/SPX

Accessories

Please refer to the appropriate accessory installation sheet for further instruction when applicable.

Replacement Parts

Description	Part No
Faceplate	FP2025
Gasket	83060
Ballast Plate	BP2025

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

Tools Required:

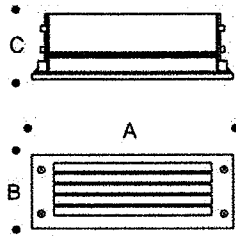
- 3mm and 4mm Hex Key
- Standard medium slotted screwdriver
- Phillips screw driver



UL listed, suitable for wet locations.

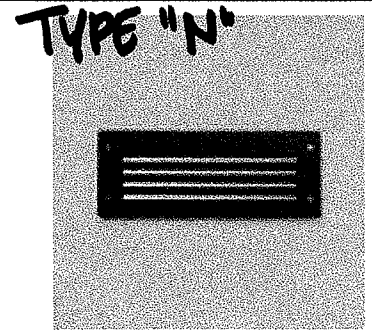
Protection Class: IP 65

Weight: 7.0 lbs



Dimensions

- A:** 20-1/2 "
- B:** 4-15/16 "
- C:** 4 "



Notice to Installer for 3125P:

1. BEGA luminaires may be damaged if connected to conduit systems containing water - Article 300-5G of National Electric Code requires that "Conduits or raceways through which moisture may contact energized live parts shall be sealed or plugged at either or both ends".
2. Luminaire is Non-IC rated. Insulation must be at least 3" from luminaire.
3. Suitable for installation in hollow wall construction or poured concrete construction.
4. Back housing provided with (2) 7/8" holes (horizontal entry) for 1/2" trade size conduit.
5. Back housing must be installed so that the front face is flush with the finished wall.
6. Suitable for through wiring: max. of (4) No. 12 AWG conductors (plus ground) rated for 75°C.
7. Suitable for wall applications only. (No ceiling and in-grade applications).

BB2024 back housing hollow wall (stud) construction installation (2' x 6" min.):

1. Install (2) slotted mounting brackets provided using (4) screws. Adjust brackets so the front face of the back housing will be flush with the finished wall surface.
2. Orient back housing as directed on labels. Failure to do so will result in improper installation.
3. Connect conduit to back housing (horizontal) and pull wiring for connections made later.
4. Mount back housing to wood or metal blocking so that the front face of the back housing will be flush with the finished surface.
5. Install splatter guard and finish wall.
6. Place a small bead of silicone between edge of housing and wall to provide a seal.
7. Before continuing, remove splatter guard and debris from sealing surface.

BB2024 back housing poured concrete construction installation:

1. Install (4) threaded rods in the end caps using and insert foam block to stabilize back housing during concrete pour.
2. Orient back housing as directed on labels. Failure to do so will result in improper installation.
3. Connect conduit to back housing (horizontal) and pull wiring for connections made later.
4. Attach back housing to form using (4) wing nuts provided so that the front face of the back housing will be flush with the finished surface.
5. Pour concrete. NOTE: Do not pump or drop concrete directly on top of the back housing.
6. Remove form and install splatter guard to protect during construction.
7. Place a small bead of silicone between edge of housing and wall to provide a seal.
8. Before continuing, remove splatter guard and debris from sealing surface.

3125P installation:

1. Orient gear tray (BP ballast plate) as directed on labels.
2. Make supply wiring connections to gear tray (BP ballast plate) wires:
 MAIN VOLTAGE SUPPLY WIRE TO BLACK BALLAST WIRE
 NEUTRAL (COMMON) SUPPLY WIRE TO WHITE BALLAST WIRE
 GREEN GROUND WIRE TO GREEN BALLAST WIRE
3. Install gear tray in the back housing using (4) 6-32 screws.
4. Insert lamp(s).
5. Install faceplate. Make sure gasket is seated properly. Tighten (4) M5 flathead screws evenly in a criss-cross pattern to secure.

Fig. 1

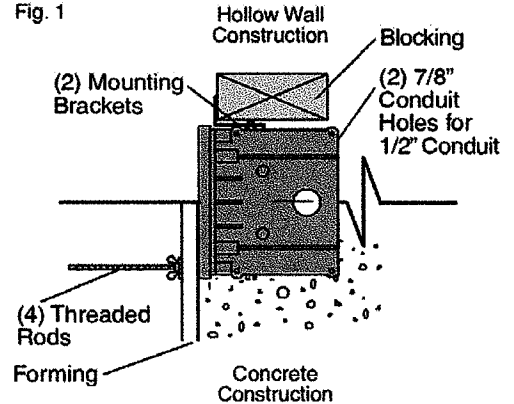
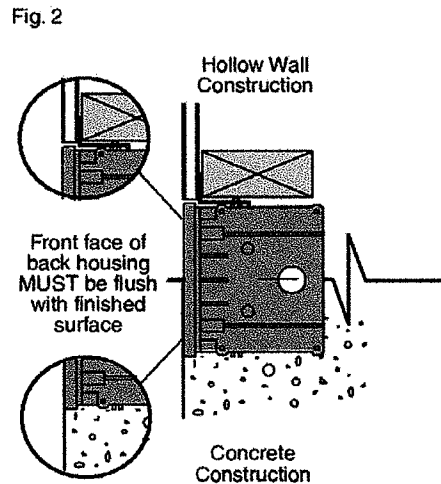


Fig. 2



Relamping/Maintenance

Remove faceplate. Clean dirt and deposits from the faceplate using only solvent-free cleaners. Relamp and replace faceplate if damaged. Replace faceplate.

Lamp: (1) 39W CF twin-4p

Philips :	PL-L 36W
Osram/Sylvania :	FT36DL
GE :	F39/BX/SPX

Accessories

Please refer to the appropriate accessory installation sheet for further instruction when applicable.

Replacement Parts

Description	Part No
Faceplate	FP3125
Gasket	83060
Ballast Plate (120V-277V)	BP2025

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

AC-1, 8

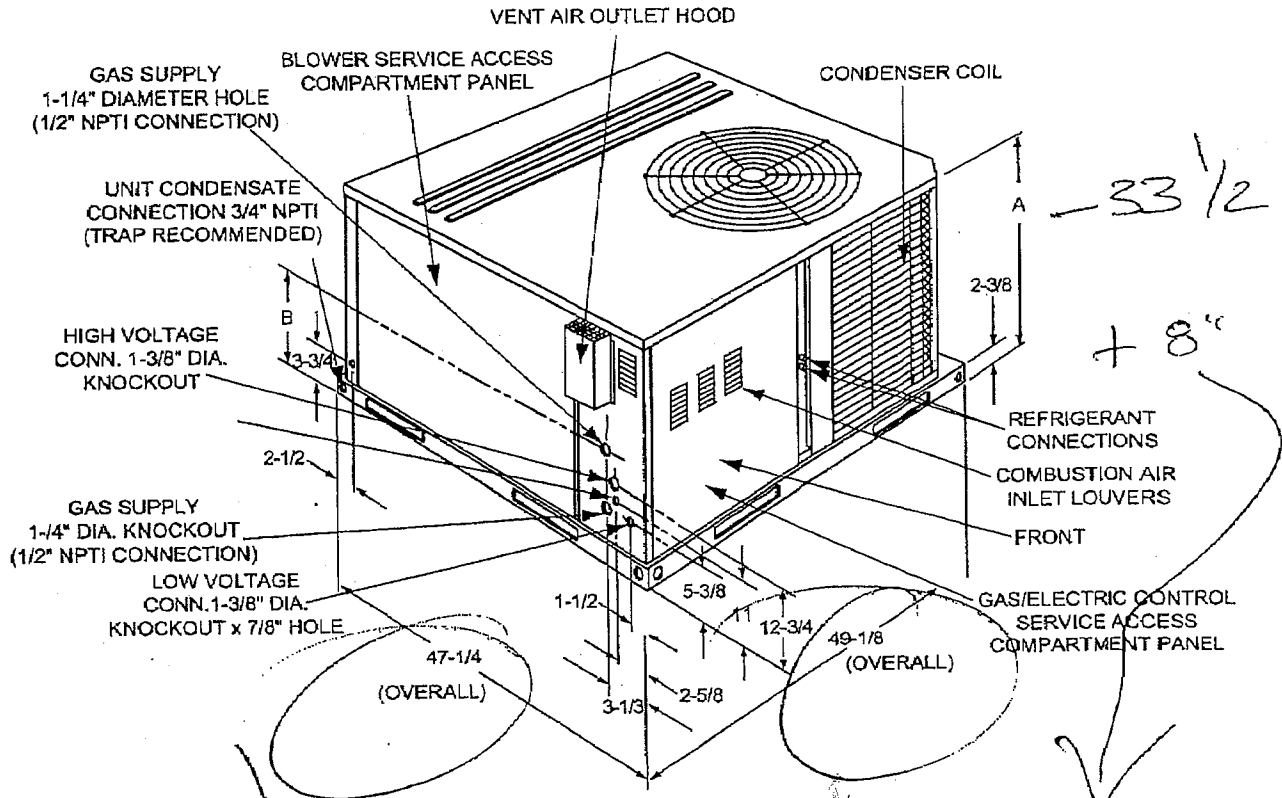
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JAN 06 2010

333491-YTG-B-0807

City of Goleta
Planning & Environmental Svcs.

Gas Unit Dimensions



Gas Unit Dimensions

Unit Size	Dimensions	
	"A"	"B"
024, 030, 036 ¹	33-1/2	18-1/4
036 ² , 042, 048, 060	41-1/2	23-1/8

1. DNY, DNZ Models.
2. DNX Models.

Gas Unit Clearances^{1 2}

Direction	Distance (in.)	Direction	Distance (in.)
Top ³	36	Right	12
Front	36	Left	24
Rear	0	Bottom ⁴	0

1. A 1" clearance must be provided between any combustible material and the supply air duct work.
2. The products of combustion must not be allowed to accumulate within a confined space and recirculate.
3. Units must be installed outdoors. Over hanging structure or shrubs should not obscure condenser air discharge outlet.
4. Units may be installed on combustible floors made from wood or class A, B or C roof covering materials.

Unit Accessory Weights

Unit Accessory	Model	Weight (lbs.)	
		Shipping	Operating
Add Economizer	All	45	40

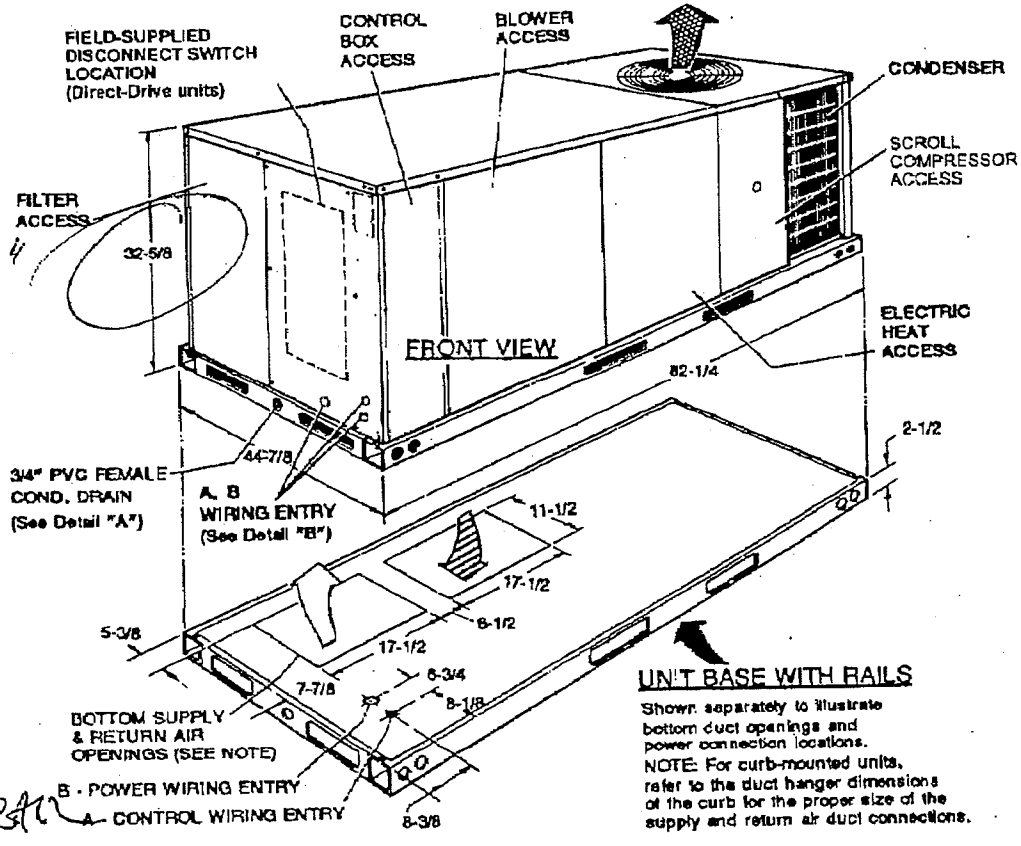
48 1/2"
OVERALL

HVAC

ALL OTHERS

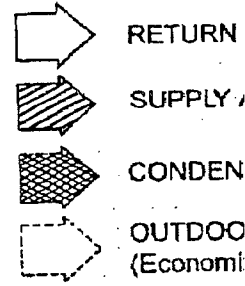
ZJ036-060 Unit Dimensions

ZJ036-060 Cooling Only/Electric Heat Front View
XP036-060 Heat Pump/Electric Heat Front View

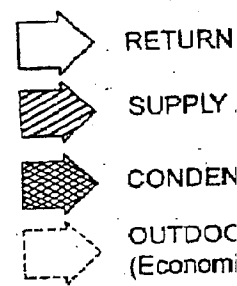
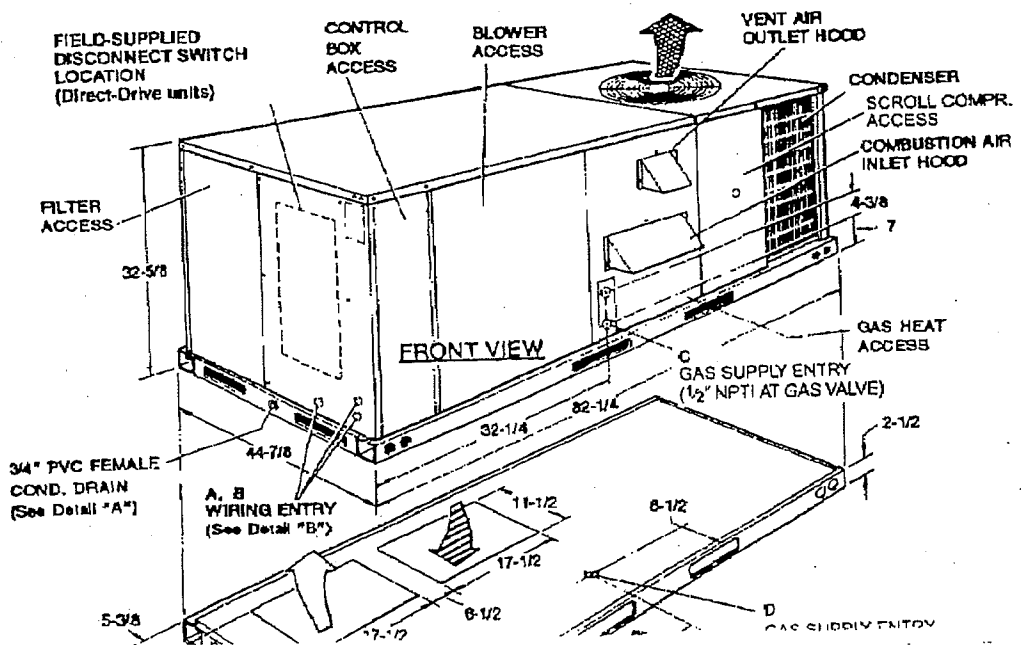


8" CURB

= 41" OVERALL



ZJ036-060 Cooling Only/Gas Heat Front View



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JAN 06 2010

City of Goleta
Planning & Environmental Svcs.



A.



B.



C.

D.



E.



F.



G.



H.



J.

JDO | Dyer

Architecture | Engineering

CABRILLO BUSINESS PARK

BUILDING FOUR

GOLETA, CALIFORNIA

DEVELOPED BY:

SARES REGIS CORPORATION

- A. PRIMARY WALL COLOR
FRAZEE NO. CL 2802M "BABOUCHE"
- B. SECONDARY WALL COLOR
FRAZEE NO. CL 2804D "SHOGUN"
- C. TERTIARY WALL COLOR
FRAZEE NO. CL 2895A "TEASLE"
- D. PPG CLEAR SOLARBAN z50 (2) LOW E HIGH PERFORMANCE GLAZING
- E. VISTEON VERSALUX BLUE 2000 LOW E HIGH PERFORMANCE GLAZING
- F. PPG SOLEXIA SOLARBAN z50 (3) LOW E HIGH PERFORMANCE GLAZING
- G. CLEAR ANODIZED ALUMINUM STOREFRONT, FASCIA, AND TRELLIS *AND BRIDGE*
- H. ROOF EQUIPMENT SCREEN BY ROOF SCREEN MANUFACTURING OR EQUAL
CLEAR ANODIZED VERTICAL PANELS
- J. SANTA BARBAR STONE VENEER BY CORONADO STONE - COLOR: "SANDDUNE"