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 City of Goleta
 Planning & Environmental Svcs.



FUEL DEPOT

PROJECT DATA

OWNER: FAIRVIEW AUTO LUBE, LP
 1558 LA VISTA RD.
 SANTA BARBARA, CA 93110
 (805) 564-7144

PROJECT ADDRESS: 180 NORTH FAIRVIEW AVE
 GOLETA, CA
 069-110-054

ZONE: SC
 OCCUPANCY: M
 HIGH FIRE: NO
 SPRINKLERED: NO
 AVG. SITE SLOPE: 2%

EXISTING BUILDING COVERAGE:
 LOT (069-110-054): 12,450 SF
 EXISTING SERVICE STATION: 1,757 SF
 BLDG COVERAGE OF THIS LOT: 14%

EXISTING PARKING:
 BACKGROUND:
 PARKING WAS APPROVED WITH ORIGINAL DEVELOPMENT PLAN 66-M-75. THIS ORIGINAL DEVELOPMENT PLAN IN 1966 INCLUDED THE SERVICE STATION ON PARCEL 069-110-054 AS WELL AS THE FAIRVIEW SHOPPING CENTER ON PARCEL 069-110-055. THIS DEVELOPMENT PLAN APPROVED 45 PARKING SPACES AT A RATIO OF 1 SPACE PER 205.8 SF OF COMMERCIAL AREA. PART OF PARCEL 069-110-055 IS ZONED PL. AN OFFICE BLDG WAS LATER ADDED IN 1968 TO THAT PARCEL AND 30 ADDITIONAL PARKING SPACES WERE ADDED AT A RATIO OF 1 SPACE PER 202.9 SF. AN AMENDMENT TO DEVELOPMENT PLAN 66-M-75 WAS APPROVED IN 1999 TO ALLOW A CANOPY OVER THE SERVICE STATION. IN THIS AMENDMENT (66-M-075 AND 001) IT DECLARES THAT THE SERVICE STATION'S REQUIRED PARKING IS PROVIDED BY THE EXISTING PARKING LOT ON THE ADJACENT PARCEL, AND IS ADEQUATE TO MEET THE ON-SITE PARKING REQUIREMENT.

THIS SUBMITTAL REQUESTS TO CREATE A DEVELOPMENT PLAN SPECIFIC TO THIS PARCEL (069-110-054) AND SEVER CONNECTION TO THE ADJACENT PARCEL (069-110-055).

EXISTING DEVELOPMENT

EXISTING BUILDING COVERAGE
 SERVICE STATION: 1,757 SF 100%

EXISTING FOOTAGE
 GROSS FOOTAGE OF SERV. STATION/CONV. STORE (NET SAME): 1,619 SF

EXISTING LOT COVERAGE:
 SERVICE STATION: 1,757 SF 14%
 FUEL CANOPY: 1,700 SF 14%
 HARDSCAPE (LESS CANOPY): 8,131 SF 65%
 LANDSCAPING: 862 SF 7%
 TOTAL: 12,450 SF 100%

EXISTING PARKING: 8 SPACES (FUEL PUMP POSITIONS)

PROPOSED RE-BUILD:

AREA TABULATION OF CONVENIENCE STORE:
 GROSS FOOTAGE OF CONVENIENCE STORE (NET SAME): 2,396 SF
 FOR REFERENCE: GROSS FOOTAGE ADDED TO (E) SERV. STATION: 777 SF

(N) TRASH ENCLOSURE: 128 SF

BUILDING COVERAGE OF RE-BUILD:
 BLDG COVERAGE OF ORIGINAL FOOTPRINT: 1,757 SF
 BLDG COVERAGE ADDED TO ORIGINAL FOOTPRINT: 732 SF
 TRASH ENCLOSURE AS BLDG COVERAGE: 128 SF
 TOTAL BLDG COVERAGE OF RE-BUILD: 2,617 SF

LOT COVERAGE:
 CONVENIENCE STORE & TRASH ENCLOSURE: 2,617 SF 21%
 FUEL CANOPY: 1,700 SF 14%
 HARDSCAPE (LESS CANOPY): 6,192 SF 50%
 LANDSCAPING: 1,942 SF 15%
 TOTAL: 12,450 SF 100%

PARKING:
 REQUIRED PARKING: 2,396 / 200 = 12 SPACES
 EXISTING PARKING: 8 SPACES (FUEL PUMP POSITIONS)
 NEW PARKING: 2 SPACES ON SITE
 2 EMPLOYEE SPACES OFF SITE (WITHIN 500 FT)
 TOTAL PROVIDED: 12 SPACES TOTAL
 ACCESSIBLE PARKING PROVIDED: 1 SPACE

SCOPE OF WORK

Fairview Auto Lube, LP proposes to demolish the existing 1,619 SF service station/convenience store at 180 North Fairview Ave and to build a new 2,396 SF convenience store, thereby expanding the structure by 777 SF. The existing 1,700 SF canopy and four fuel dispensers are proposed to remain. The project also would include a new 128 SF covered trash/recycling enclosure. Landscaping would be increased from 862 to 1,942 SF.

We request four setback modifications for this project. Two are existing legal, non-conforming improvements, and two would occur as part of the new development.

- The existing overhead canopy encroaches 13'-10 1/4" into the 20 foot front setback area and therefore requires a modification to remain in place.
- Likewise, two existing fuel pump islands encroach 3'-10 1/4" into the front setback area. We request a modification for this legal, non-conforming improvement.
- The project proposes to place two new parking spaces within the front setbacks as follows: One proposed parking space encroaches 9'-4 1/4" into the west front setback, and 11'-4 1/4" into the north front setback. The proposed accessible parking space encroaches 17'-9 1/4" into the north front setback.
- The project proposes to place a new trash/recycling enclosure which would encroach 16'-4 1/4" in the front setback area.

The setback modifications notwithstanding, the project proposes to increase landscaping on the site from 862 to 1,942 square feet. Paving on site would be reduced from 8,131 to 6,192 square feet.

We propose the service station and convenience store to be open 24 hours a day, seven days a week.

The eight fueling stations would also be used as parking for the convenience store. In addition, three dedicated parking spaces, one of which would be ADA Van Accessible, would be provided on site. Two employee parking spaces would be provided on the applicant's adjacent parcel at 52 N. Fairview Avenue. The project parcel has a General Plan Designation of Commercial Intersection (C) and is zoned SC.



ARCHITECTURE

924 anacapa st
 santa barbara, ca
 93101
 805.564.6074



FUEL DEPOT
 180 North Fairview Ave
 Goleta, CA



sheet description
 COVERSHEET

date:
 1-22-2016
 7-13-2016
 8-17-2016
 9-1-2016
 4-5-2017

sheet no:
 G-0

ABBREVIATIONS

●	AT	FIN	FINISH	FLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
of	ROUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC	FN	FIELD NAILING	PR	PAIR
	CONCRETE	FOC	FACE OF CONCRETE	PTDF	PRESSURE TREATED
AVC	AIR CONDITIONING	FOF	FACE OF FINISH	DOUGLAS FIR	DOUGLAS FIR
ALUM	ALUMINUM	FOM	FACE OF MASONRY	RD	REDWOOD
ANOD	ANODIZED	FOF	FACE OF FINISH	RM	ROOM
BD	BOUNDARY	FT	FOOT OR FEET	RWD	REDWOOD
BLDG	BUILDING	GA	GALVE	SCHED (D)	SCHEDULE (D)
BLKG	BLOCKING	FOS	FACE OF STUD	S	SOUTH
BN	BOUNDARY	FT	FOOT OR FEET	SF	SQUARE FEET
BLKG	BLOCKING	FT	FOOT OR FEET	SHTG	SHEATHING
BOT	BOTTOM	GA	GALVE	SH	SIMILAR
CB	CATCH BASIN	GYP	GYPSUM	SPEC	SPECIFICATION
CI	CAST IRON	HB	HOSE BIBB	SQ	SQUARE
CLG	CEILING JOIST	HP	HORSE POWER	SSTL	STAINLESS STEEL
CLG	CEILING	HR	HOUR	STD	STANDARD
CLR	CLEAR	HTR	HEATER	STL	STEEL
CMU	CONCRETE MASONRY UNIT	HYAC	HEATING/VENTILATION/AIR CONDITIONING	TC	TOP OF CURB OR TOP OF CONCRETE
CO	CLEAN OUT	HW(R)	HOT WATER (RETURN)	TCV	TOP OF CATCH BASIN
COL	COLUMN	INV	INVERT	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	LAM	LAMINATE	TP	TOP OF PAVING
CSK	COUNTERSINK	LAG	LAG BOLT	TW	TOP OF WALL
DF	DOUGLAS FIR	LT	LIGHT	TYP	TYPICAL
DIA	DIAMETER	MAS	MASONRY	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	MATL	MATERIAL	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	MAX	MAXIMUM	VERT	VERTICAL
DWG	DRAWING	MB	MACHINE BOLT	VGDF	VERTICAL GRAIN
E	EAST	MCH	MECHANICAL	VTR	VENT THROUGH ROOF
(E)	EXISTING	MEMB	MEMBRANE	W	WEST
EL	EXPANSION JOINT	MET	METAL	WC	WATER CLOSET
ELEV	ELEVATION	MFR	MANUFACTURER	WH	WATER HEATER
EN	EDGE NAIL	MIN	MINIMUM	WP	WATERPROOF
EQ	EQUAL	MISC	MISCELLANEOUS	WS	WOOD SCREW
EQUIP	EQUIPMENT	N	NORTH	WWF	WELDED WIRE FABRIC
FALU	FORCED AIR UNIT	(N)	NEW	W	WITH
FBO	FURNISHED BY OWNER OR OTHERS TO BE INSTALLED BY CONTRACTOR	NIC	NOT IN CONTRACT	W/O	WITHOUT
FD	FLOOR DRAIN	NO#	NUMBER		
FRC	FIRE RESISTING CONCRETE	NTS	NOT TO SCALE		
		OC	ON CENTER		
		OH	OVAL HEAD OR OVER HEAD		
		OPNG	OPENING		
		(P)	PROPOSED		
		PL	PLATE OR PROPERTY LINE		

GOVERNING CODES

CALIFORNIA BUILDING CODE	2013 EDITION
CALIFORNIA ELECTRICAL CODE	2013 EDITION
CALIFORNIA PLUMBING CODE	2013 EDITION
CALIFORNIA MECHANICAL CODE	2013 EDITION
CALIFORNIA ENERGY CODE	2013 EDITION
CALIFORNIA GREEN CODE	2013 EDITION

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
- ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

APPROVAL NOTES:

FIRE SPRINKLERS TO BE APPROVED AND INSTALLED UNDER SEPARATE PERMIT.

SPECIAL INSPECTIONS

THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO UBC SECTION 1701, FOR THE FOLLOWING TYPES OF WORK:

- ANY RETROFIT REINFORCING BARS OR HOLDDOWN BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY GROUTED CONNECTION.
- FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
- STRUCTURAL MASONRY

CONSULTANTS

STRUCTURAL ENGINEER:

ENERGY CONSULTANT:

SURVEYOR:

CARDENAS & ASSOCIATES, SURVEYING
 201 N. CALLE CESAR CHAVEZ, #100
 SANTA BARBARA, CA 93103
 (805) 966-3713
 jcardenas@casurveying.com

CIVIL ENGINEER:

FLOWERS & ASSOCIATES, INC.
 201 N. CALLE CESAR CHAVEZ, #100
 SANTA BARBARA, CA 93103
 (805) 966-2224

TRAFFIC STUDY:

ASSOCIATED TRANSPORTATION ENG.
 100 N. HOPE AVE., STE 4
 SANTA BARBARA, CA 93110
 (805) 687-4418

LANDSCAPE ARCHITECT:

ERIN O. CARROLL LANDSCAPE ARCHITECT
 105 W. DE LA GUERRA ST., #J
 SANTA BARBARA, CA 93101
 (805) 364-5075
 email: erin@erinocarroll.com

AGENT:

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 1553 KNOLL CIRCLE DR.
 SANTA BARBARA, CA 93103
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SHEET INDEX

G-0	COVER SHEET
C-1.0	ACCESSIBILITY NOTES
C-1.1	ACCESSIBILITY DETAILS
A.1	SITE PLAN
A.1.1	ENLARGED SITE PLAN
A.2	EXISTING FLOOR PLAN, EXISTING ROOF PLAN & EXISTING ELEVATIONS
A.3	PROPOSED FLOOR PLAN, ROOF PLAN & ELEVATIONS
A.4	TRASH ENCLOSURE PLAN & ELEVATIONS
D.1	ARCHITECTURAL DETAILS
D.2	ARCHITECTURAL DETAILS
I.1-1	IRRIGATION PLAN
I.1-2	IRRIGATION DETAILS
I.1-3	IRRIGATION SPECIFICATIONS
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS AND SPECIFICATIONS
LP-3	PLANTING AND MAINTENANCE SPECIFICATIONS
C-1	CIVIL ENGINEER STORM WATER MANAGEMENT & CURB IMPROVEMENTS
-	SURVEY
17	TOTAL

VICINITY MAP



Preliminary: NOT FOR CONSTRUCTION

- c. Pictograms shall have text descriptors located directly below the pictogram field. Pictograms shall have a field height of 6" minimum. Characters and Braille shall not be located in the pictogram field.
 - d. Characters and braille shall be in a horizontal format. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. If text is multi-lined, Braille shall be placed below the entire text. Braille shall be separated 3/8" minimum and 1/2" maximum from any other tactile characters and 3/8" minimum from raised borders and decorative elements.
6. Character proportions shall be selected from fonts where the width of the uppercase letter "O" is 60% minimum and 110% maximum of the height of the uppercase letter "I".
 7. Characters, symbols and their background shall have a non-glare finish. Characters and symbols shall contrast with their background, either light characters on a dark background, or dark characters on a light background.
 8. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. Minimum character height shall comply with Table 11B-703.5.5.
 9. Braille shall be contracted (Grade 2) and shall comply with Sections 11B-703.3 and 11B-703.4. Braille dimensions shall comply with Table 11B-703.3.1.
 10. Pole supported pedestrian traffic control buttons shall be identified with color coding consisting of a textured horizontal yellow band 2 inches in width encircling the pole, and a 1 inch wide dark border band above and below this yellow band. Color-coding should be placed immediately above the control button. Control buttons shall be located no higher than 48 inches above the surface adjacent to the pole.
 11. An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, which clearly and conspicuously states the following:

"Unauthorized Vehicles Parked In Designated Accessible Spaces Not Displaying Distinguishing Placards Or License Plates Issued For Persons With Disabilities Will Be Towed Away At Owner's Expense. Towed Vehicles May Be Reclaimed At _____ Or By Telephoning _____"

HAZARDS AND PROTRUDING OBJECTS

1. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks, or other pedestrian ways, shall be identified by warning curbs projecting at least 6 inches in height above the walk surface to warn the blind of a potential drop off.
2. A warning curb is not required when a guard or handrail is provided with a guide rail centered 2 inches minimum and 4 inches maximum above the surface of the walk or sidewalk.
3. Objects projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into the circulation path.
4. Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor.
5. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.
6. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 inches minimum clear headroom.
7. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.
8. Where a guy support is used parallel to a circulation path, including, but not limited to sidewalks, a guy brace sidewalk guy or similar device shall be used to prevent an overhanging obstruction.

DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS

1. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.
2. At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture complying with Section 11B-705.2.

ELECTRICAL

1. The highest operable part of all controls, dispensers, receptacles and other operable equipment shall be installed at an accessible location meeting the clearances and reach range requirements of section 11B-308.
2. The center of the grip of the operating handle of controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating, and ventilating equipment shall be 48" above the floor or working platform.
3. The center of electrical receptacle outlets on branch circuits of 30 amperes or less shall be installed not more than 48 inches nor less than 15 inches above the floor or working platform.

RESTROOM

1. Elements of accessible restrooms shall comply with CBC Section 11B Division 6.
2. Accessible urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17" above finish floor. Urinals shall have a 30" x 48" clear floor space to allow a front approach and the flush controls shall be hand-operated with the controls installed no higher than 44" above finish floor.
3. Hot water lines and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
4. Examples of accessible faucets include: lever operated, push-type, and electronically controlled. If self-closing valves are used, the faucet shall remain open for at least 10 seconds.
5. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 2" circular. Grab bars with non-circular cross sections shall have a cross section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4.8" maximum. The space between the wall and the grab bar shall be 1-1/2". The grab bar assembly shall be capable of withstanding bending stresses, shear stresses, shear forces, and tensile forces of up to 250 lbf. Grab bars shall not rotate within their fittings. The grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements.
6. Mounting heights to operating controls for restroom accessories not specifically called out in the CBC shall comply with the reach ranges specified in CBC Section 11B-308.

SIGNS & IDENTIFICATION

California's standards for signage are more stringent and are significantly larger and wider than federal law, Americans with Disabilities Act (ADA) Section 4.30.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons as set forth in Title 24 and as specifically required in this section.

1. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to color no. 15090 in Federal Standard 595B.
2. All building and facility entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an Accessible Route of Travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching circulation paths.
3. When permanent identification is provided for rooms and spaces of a building or site, raised letters shall be provided in conformance with Section 11B-703.2 and shall be accompanied by braille in conformance with Section 11B-703.3. Signs shall be installed on the wall adjacent to the latch outside of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.
4. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5. Where pictograms are provided as designations of permanent rooms and spaces, the pictograms shall comply with Section 11B-703.6 and shall have text descriptors complying with Sections 11B-703.2 and 11B-703.5.
5. When raised characters are used, they shall conform to the following:
 - a. Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised shall be installed in accordance with Section 11B-703.4.
 - b. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I".

FLOORS AND LEVELS

Level area is defined as "a specified surface that does not have a slope in any direction exceeding 1/4 inch in one foot from the horizontal (2.083% gradient)."

1. In building and facilities, floors of a given story shall be a common level throughout, or shall be connected by pedestrian ramps, passenger elevators, or special access lifts.
2. Ground and floor surfaces along accessible routes and in accessible rooms and spaces, including floors, walk, ramps, stairs, and curb ramps, shall be stable, firm, and slip-resistant.
3. Change in level up to 1/4 inch may be vertical and without edge treatment.
4. Change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no steeper than 1:2.
5. If carpet or carpet tile is used on a ground or floor surface, it shall be securely attached; have a firm cushion, pad or padding or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 11B-303.
6. If gratings are located on floors, then they shall have spaces no greater than 1/2 inch wide in one direction. If gratings have elongated openings, the shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

CONTROLS AND OPERATING MECHANISMS

1. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements are required to be accessible.
2. Clear floor space complying with Section 11B-305 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.
3. The highest and lowest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within one of the reach ranges specified in Section 11B-308. Electrical and communication system receptacles on walls shall be mounted no less than 15 inches above the floor.
4. Controls and operating mechanisms shall be operable with one hand and shall not require light grasping, punching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.
5. For accessible lavatories, faucet controls and operating mechanisms shall be operable with one hand and shall not require grasping, pinching, or twisting of the wrist. The force required to activate faucet controls and operating mechanisms shall be no greater than 5 lbs. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. self-closing valves are allowed if the faucet remains open for at least 10 seconds.

SPACE ALLOWANCE AND REACH RANGES

1. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 inches by 48 inches. The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be a part of the knee space required under some objects.
2. One full-unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided in accordance with Sections 11B-305.7.1 & 11B-305.7.2.
3. The space required for a wheelchair to make a 180-degree turn is a clear space of 60" diameter per Section 11B-304.3.1 or a T-shaped space per Section 11B-304.3.2.
4. The minimum clear width required for a wheelchair to turn around an obstruction shall be 36 inches where the obstruction is 48 inches or more in length and 42 inches and 48 inches where the obstruction is less than 48 inches in length.
5. The minimum clear width for single wheelchair passage shall be 32 inches minimum for a distance of 24 inches max., and 36 inches continuously per Section 11B-403.5.
6. The minimum width for two wheelchairs to pass is 60 inches.
7. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 inches. The minimum low forward reach is 15 inches. See Figure 11B-308.2.1 If the high forward reach is over an obstruction, reach and clearance shall be as shown in Figure 11B-308.2.2.
8. If the clear floor space only allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 48 inches and the low side reach shall be no less than 15 inches above the floor as shown in Figure 11B-308.3.1. If the side reach is over an obstruction, the reach and clearances shall be as shown in figure 11B-308.3.2.

16. Where the ramp surface is not bounded by a wall, the ramp shall comply with the following requirement:
 - a) A guide curb a minimum of 2 inches in height shall be provided at each side of the ramp.
17. In existing buildings where the extension of the handrail in the direction of the ramp run would create a hazard, the extension may be turned 90 degrees to the run of the ramp.
18. Ramps more than 30" above the adjacent ground shall be provided with guards that comply with Section 1013. Such guard shall be continuous from the top of the ramp to the bottom of the ramp.

ENTRANCES AND EXITS

1. All entrances and exterior ground floor exit doors to buildings and facilities all be made accessible to persons with disabilities.
2. During periods of partial or restricted use of a building or facilities, the entrances used for primary access shall be accessible to and usable by persons with disabilities.
3. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.
4. Every required exit doorway shall be capable of opening at least 90 degrees, shall have a minimum clear opening of 32 inches, and shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6'-8" in height.

DOORS

1. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible shall not require light grasping, light pinching or twisting of the wrist to operate. Manually operated bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.
2. Latching and locking doors that are hand activated and which are in a path of travel shall be operable with a single effort by lever type hardware, by panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware.
3. Hand-activated door opening hardware shall be centered between 30" and 44" above the floor.
4. When installed, doorways shall have a minimum clear opening of 32 inches with the door open 90 degrees.
5. For hinged doors, the opening width shall be measured with the door positioned at an angle of 90 degrees from its closed position.
6. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. Where the plane of the doorway is offset or located in an alcove a distance more than 8 inches measured from the plane of the doorway to the face of the wall, the door shall be provided with 60" maneuvering clearance for front approach.
7. The width of the level area on the side to which the door swings shall extend 24 inches past the strike edge of the door for exterior doors and 18 inches past the strike edge for interior doors. Where the plane of the doorway is offset 8 or more inches from any obstruction within 18 inches measured laterally to the latch side, the door shall be provided with maneuvering clearance for front approach.
8. Provide clear space of 12" past strike edge of the door on the opposite side to which the door swings if the door is equipped with both a latch and closer.
9. The floor or landing shall be not more than 1/2" lower than the threshold of the doorway.
10. Maximum effort to operate exterior and interior doors shall not exceed 5 pounds, with such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 lbf/ft.
11. When the door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch, measured to the landing edge of the door.

ACCESSIBLE ROUTE OF TRAVEL

1. Accessible Route of Travel is defined as "a continuous unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities, and that is consistent with the definition of "Path of Travel".
2. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.
3. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel complying with "11B/Division 4: Accessible Routes" shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way.

RAMPS (EXTERIOR OR INTERIOR)

1. Any path of travel shall be considered a ramp if its slope is steeper than 1 unit vertical in 20 units of horizontal (5 percent slope).
2. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities, or is in the accessible route of travel shall be 1 unit rise in 12 units of horizontal run (8.3 percent gradient). The least possible slope shall be used for any ramp.
3. The cross slope of ramp surfaces shall be no greater than 1:48.
4. Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provision of this code.
5. Where a pedestrian ramp is the only exit discharge path serving entrances to buildings or when it serves an occupant load of 300 or more, the ramp shall have a minimum clear width of 60 inches.
6. Level landings shall be provided at the top and bottom of each ramp.
7. Top landings shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom of ramps shall have a dimension in the direction of ramp run of not less than 72 inches.
8. Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open.
9. All ramp landings shall be level with maximum slope in any direction not to exceed 1/4" per foot (2.083 percent slope)
10. At bottom and intermediate landings, the width shall be at least the same as required for the ramp.
11. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches
12. Handrails are required on ramps that provide access if the ramp slope exceeds 1 foot rise in 20 feet of horizontal run (5 percent gradient), except that at exterior door landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length.
13. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and shall parallel the floor or ground surface. Handrails shall always be continuous and the ends of handrails shall be either rounded or returned smoothly to the floor, wall or post.
14. The grip portion of handrails shall be not less than 1 1/4" nor more than 2" in cross sectional nominal dimension, and the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings.
15. Handrail projecting from a wall shall have a space of 1 1/2" between the wall and the handrail
 - a) Handrails may be located in a recess if the recess is a maximum of 3" deep and extends at least 18 inches above the top of the rail.
 - b) Any wall or other surface adjacent to handrails shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.



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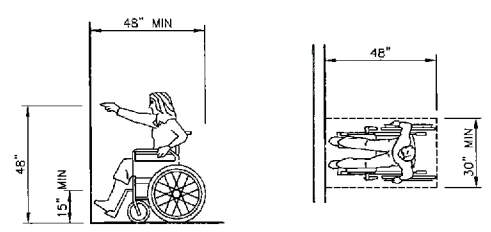
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180 North Fairview Ave
Coleta, CA



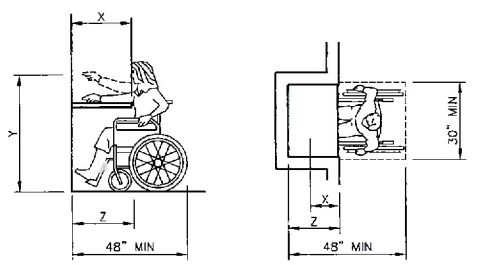
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date:
1-22-2016
7-13-2016
8-17-2016
9-1-2016
4-5-2017

sheet no:
G-1.0

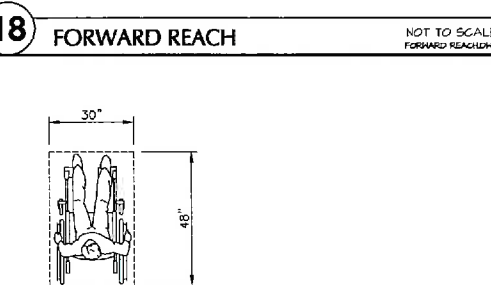


HIGH FORWARD REACH LIMIT

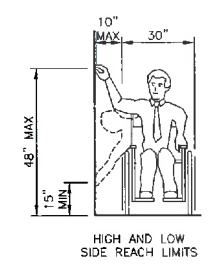


NOTE: 'X' SHALL BE LESS THAN OR EQUAL TO 25 INCHES. 'Z' SHALL BE GREATER THAN OR EQUAL TO 'X'. WHEN 'X' IS LESS THAN 20 INCHES, THEN 'Y' SHALL BE 48 INCHES MAXIMUM. WHEN 'X' IS 20 TO 25 INCHES, THEN 'Y' SHALL BE 44 INCHES MAXIMUM.

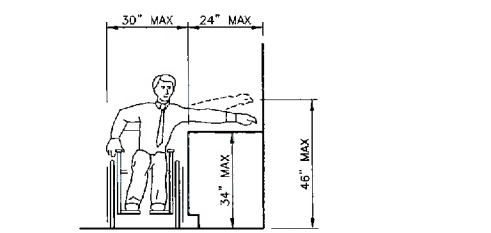
MAXIMUM FORWARD REACH OVER AN OBSTRUCTION



CLEAR FLOOR SPACE PARALLEL APPROACH

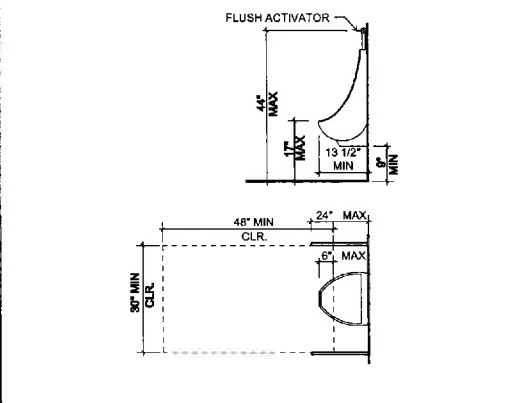


HIGH AND LOW SIDE REACH LIMITS

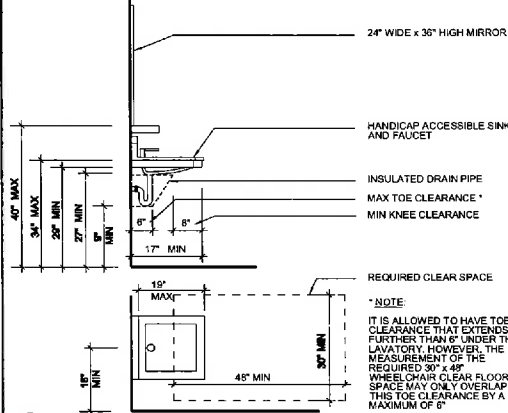


MAXIMUM SIDE REACH OVER OBSTRUCTION

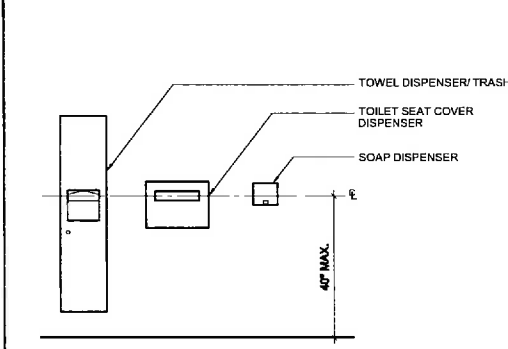
20 SIDE REACH NOT TO SCALE SIDE REACHING



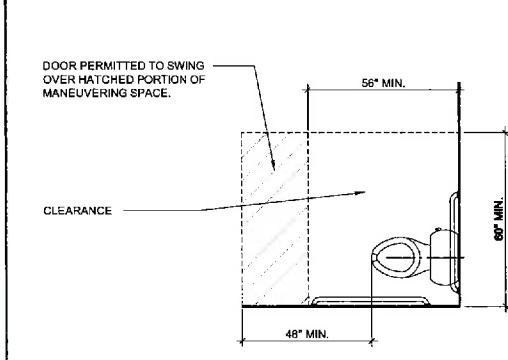
13 RESTROOM: URINAL SCALE: 1/2" = 1'-0" HC Urinal.dwg



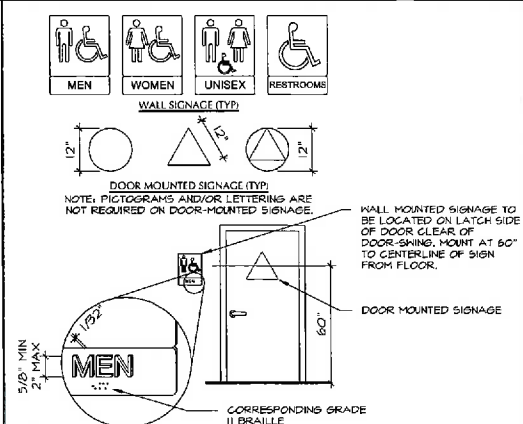
14 RESTROOM: LAVATORIES SCALE: 1/2" = 1'-0" HC Lavatory.dwg



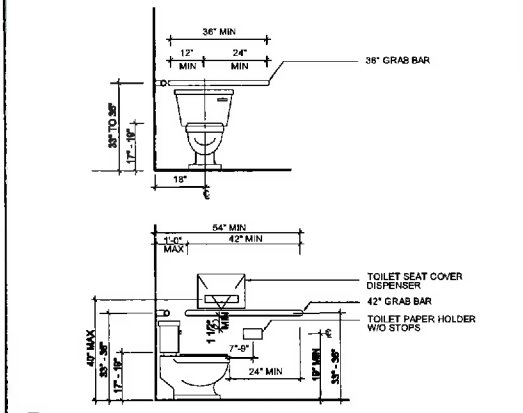
15 TOILET ROOM ACCESSORIES SCALE: 1/2" = 1'-0" HC ToiletRm Access.dwg



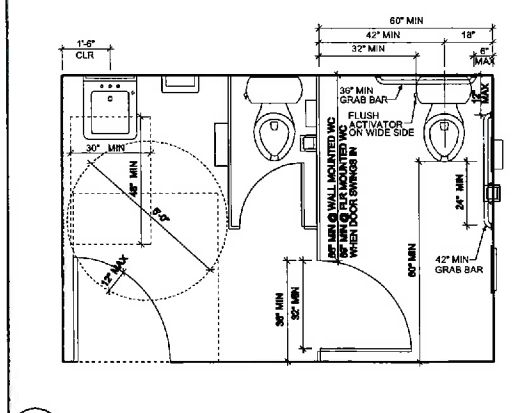
16 WATER CLOSET CLEARANCE SCALE: 3/8" = 1'-0" HC RestRm Single User Clearance.dwg



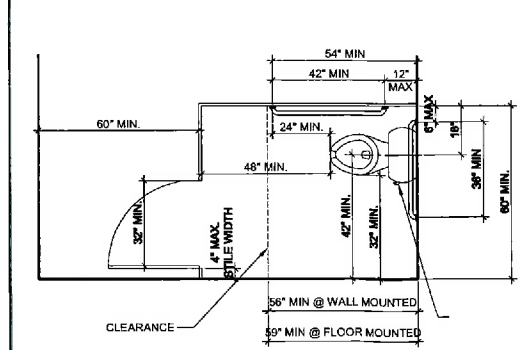
9 RESTROOM DOORS RR Door Signs.dwg



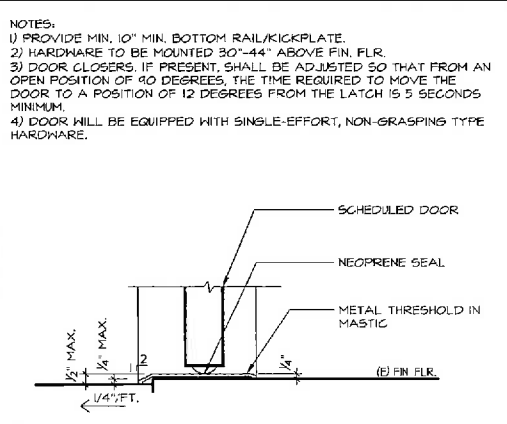
10 TOILET: FLOOR MOUNTED SCALE: 3/8" = 1'-0" HC Toilet Floor Mount.dwg



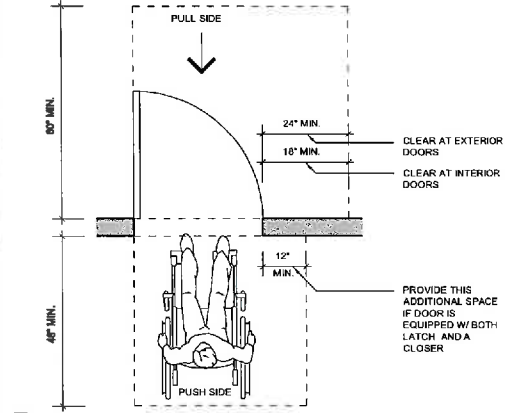
11 RESTROOM: MULTI-STALL SCALE: 3/8" = 1'-0" HC RestRm Multi.dwg



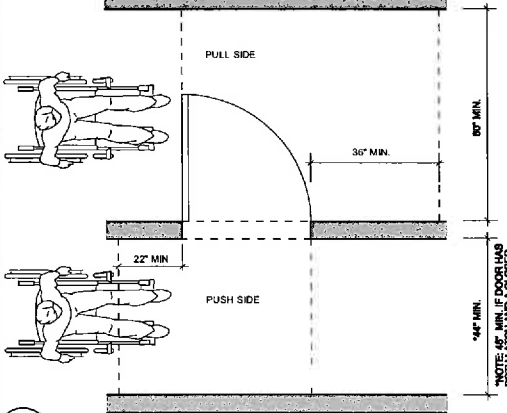
12 ACCESSIBLE STALL (FRONT ENTRY) SCALE: 3/8" = 1'-0" HC RestRm Stall Door Front.dwg



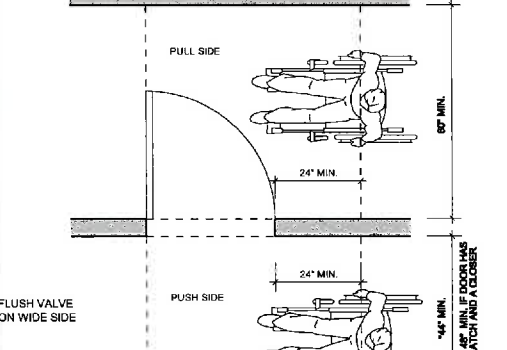
5 ADA THRESHOLD SCALE: 3" = 1'-0" Thresh-ADA.dwg



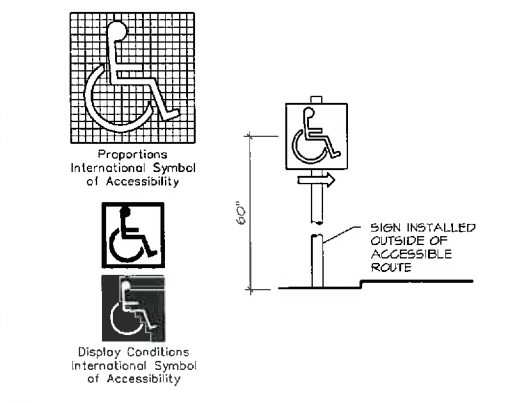
6 FRONT APPROACH SCALE: 1/2" = 1'-0" HC Front Approach.dwg



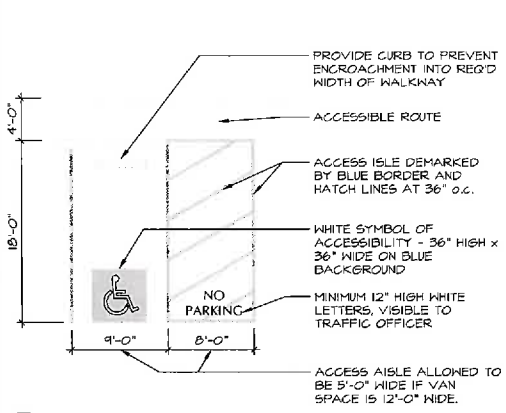
7 HINGE APPROACH SCALE: 1/2" = 1'-0" HC Hinge Approach.dwg



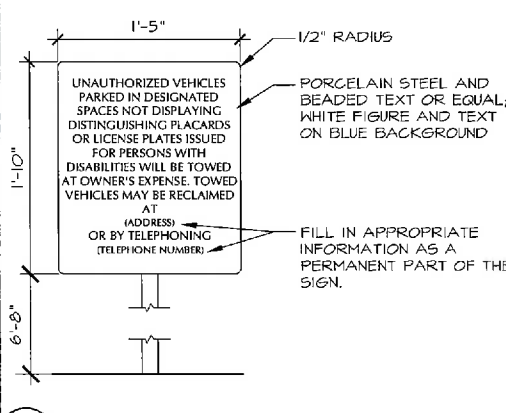
8 LATCH APPROACH SCALE: 1/2" = 1'-0" HC Approach Latching.dwg



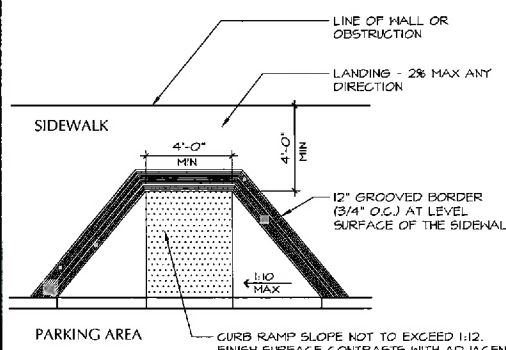
1 DIRECTIONAL SIGNAGE SCALE: 1/2" = 1'-0" Directional Sign.dwg



2 VAN ACCESSIBLE PARKING SPACE SCALE: 1/2" = 1'-0" HC Parking Space Van.dwg



3 UNAUTHORIZED VEHICLE SIGN SCALE: 1 1/2" = 1'-0"



4 CURB-CUT RAMP SCALE: 1/4" = 1'-0" Cut Curb Ramp.dwg

NOTES:
1) PROVIDE MIN. 10" MIN. BOTTOM RAIL/KICKPLATE.
2) HARDWARE TO BE MOUNTED 30"-44" ABOVE FIN. FLR.
3) DOOR CLOSERS, IF PRESENT, SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 60 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4) DOOR HILL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASPING TYPE HARDWARE.

Proportions International Symbol of Accessibility
Display Conditions International Symbol of Accessibility

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sheet description
ACCESSIBILITY DETAILS

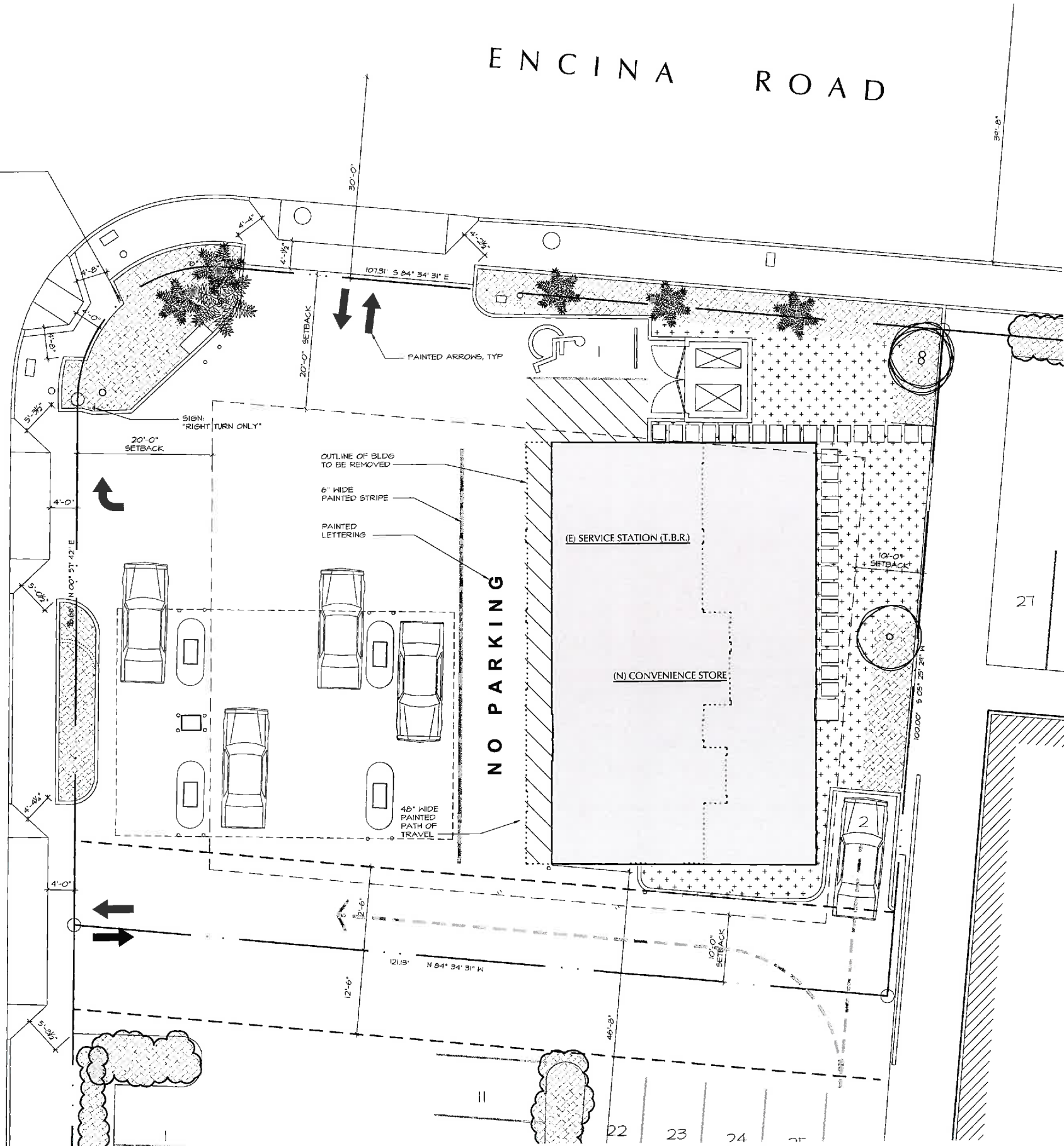
date:
1-22-2016
7-13-2016
8-17-2016
9-1-2016
4-5-2017

sheet no:
G-1.1

Preliminary: NOT FOR CONSTRUCTION

FAIRVIEW AVENUE

L=32.99, R=20.00
DELTA=44° 31' 20"



ENLARGED SITE PLAN
1/8"=1'-0"

SITE PLAN NOTES:

1. THIS PLAN IS FOR ARCHITECTURAL REFERENCE. SEE CIVIL PLANS FOR SPECIFIC GRADING AND DRAINAGE INFORMATION.
2. SEE SITE PLAN, SHEET A.1 FOR NOTES AND INFORMATION.



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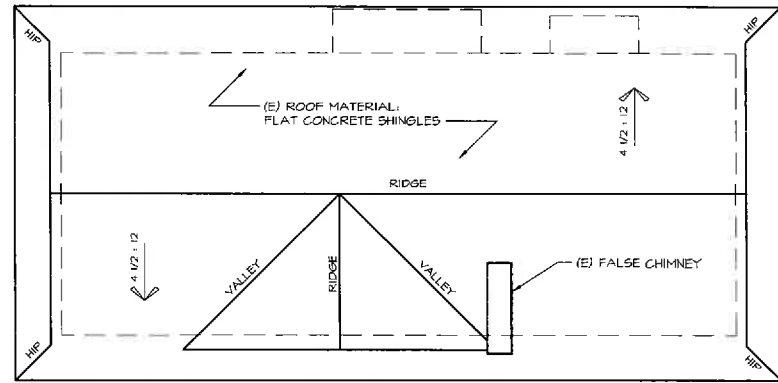
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SITE PLAN ENLARGED

- date:
- 1-22-2016
 - 7-13-2016
 - 8-17-2016
 - 9-1-2016
 - 4-5-2017

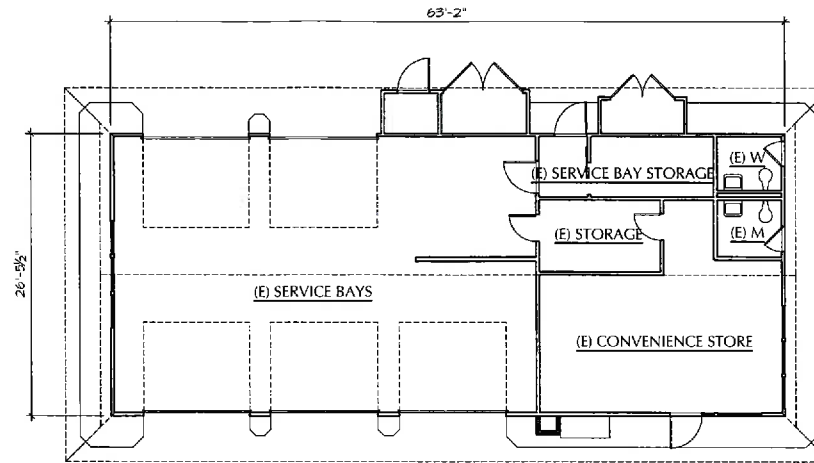
sheet no:
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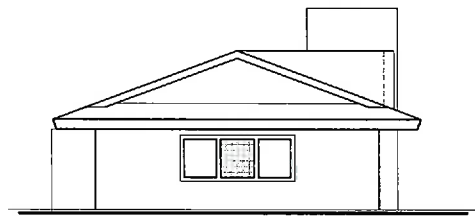
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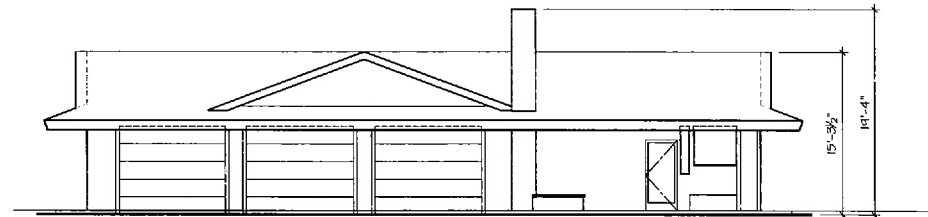
(E) ROOF PLAN
1/8"=1'-0"



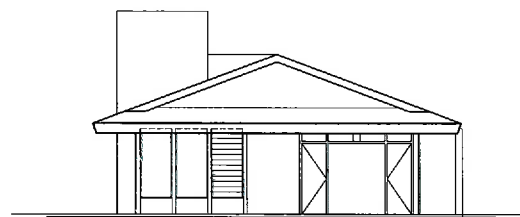
(E) FLOOR PLAN/DEMO PLAN
1/8"=1'-0"



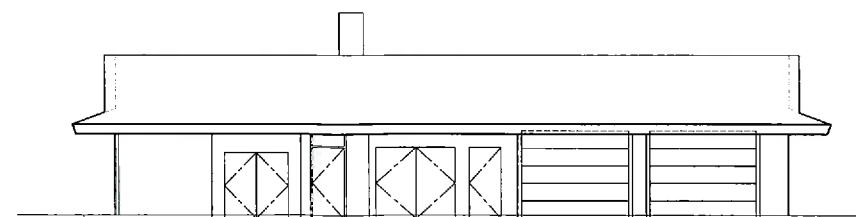
(E) SOUTH ELEVATION
1/8"=1'-0"



(E) WEST ELEVATION
1/8"=1'-0"



(E) NORTH ELEVATION
1/8"=1'-0"



(E) EAST ELEVATION
1/8"=1'-0"



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sheet description
EXISTING PLANS & ELEV

date:
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9-1-2016
4-5-2017

sheet no:
A.2

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FUEL DEPOT
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sheet description
PROPOSED PLANS & ELEVATIONS

date:
1-22-2016
7-13-2016
8-17-2016
9-1-2016
4-5-2017

sheet no:
A.3

Preliminary: NOT FOR CONSTRUCTION

FLOOR PLAN NOTES:

WALL LEGEND:

- INDICATES EXISTING WALL
- INDICATES WALL TO BE REMOVED
- INDICATES NEW 4" METAL STUD WALL
- INDICATES NEW 6" METAL STUD WALL
- INDICATES NEW 6" CMU WALL
- INDICATES NEW 8" CMU WALL

FLOOR AREA:

EXISTING SERVICE STATION (GROSS):	1,619 SF
AREA OF ADDITION (GROSS):	777 SF
TOTAL AFTER ADDITION:	2,396 SF

ROOF PLAN NOTES:

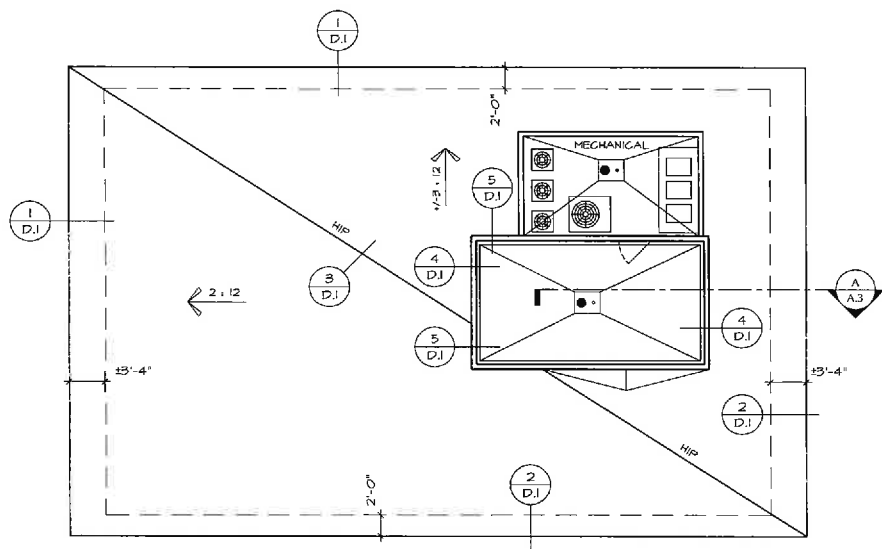
1. ROOF MATERIAL: STANDING SEAM METAL ROOF
2. SEE ROOF PLAN FOR PITCH.
3. GUTTERS & DOWNSPOUTS TO BE LOCATED AS SHOWN.
4. TRASH ENCLOSURE ROOF: 7/8" CORRUGATED METAL

ELEVATION KEYNOTES

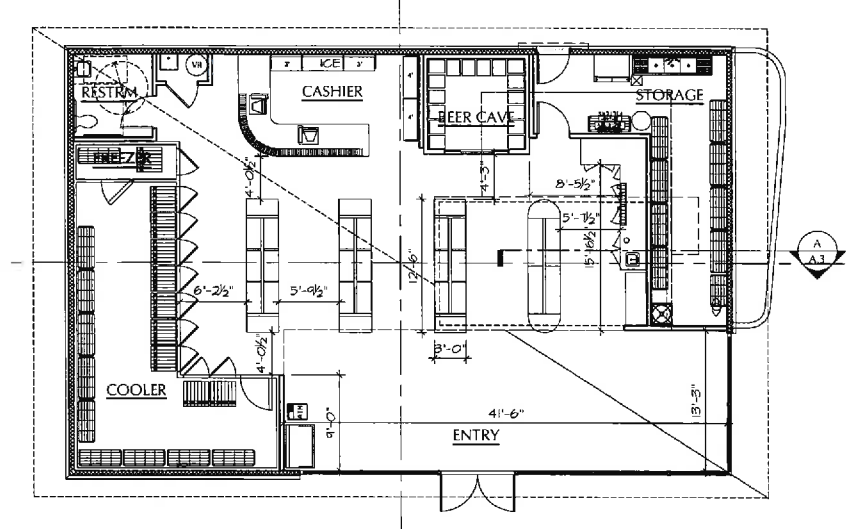
1. ROOF: STANDING SEAM METAL ROOF;
MFR: AEP SPAN COLOR: COOL ZINC GRAY
2. WALLS: 5/8" EXTERIOR PLASTER w/ SMOOTH FINISH & WEATHER BARRIER/ATHL.
3. DOORS: ALUMINUM STOREFRONT. COLOR: DARK BRONZE.
4. WINDOWS: ALUMINUM STOREFRONT. COLOR: DARK BRONZE.
5. FASCIA: WOOD.
6. WAINSCOT: PLASTER (SEE WALLS)
7. MECHANICAL EQUIPMENT WELL
8. PROPOSED AREA FOR FUTURE SIGN
9. PLASTER DOOR SURROUND.

COLORS:

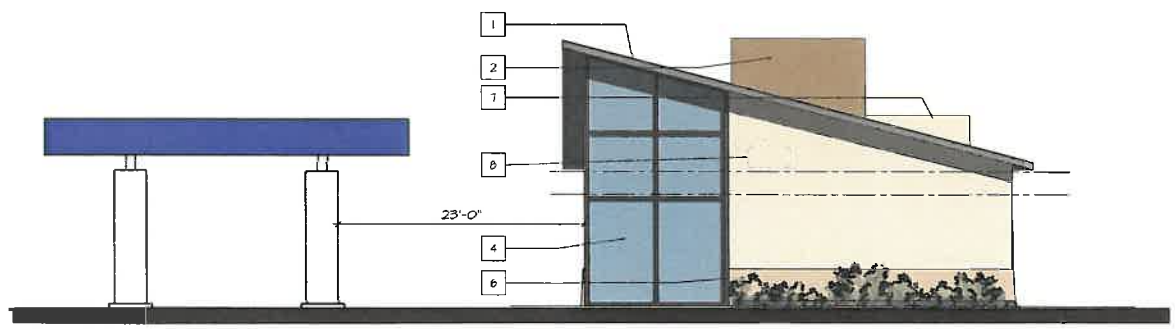
WALLS:	BENJAMIN MOORE: ELMIRA WHITE HC-84
WAINSCOT:	BENJAMIN MOORE: GRANT BEIGE HC-83
FASCIA:	BENJAMIN MOORE: ASHLEY GRAY HC-87
TOWER:	BENJAMIN MOORE: BENNINGTON GRAY HC-82
TRASH ENCLOSURE:	
DOORS, POSTS & ROOF:	AEP SPAN : COOL DARK BRONZE



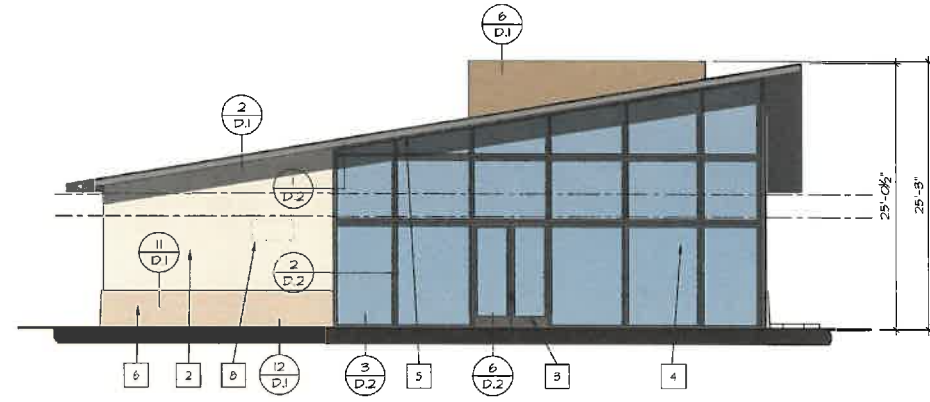
ROOF PLAN
1/8"=1'-0"



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



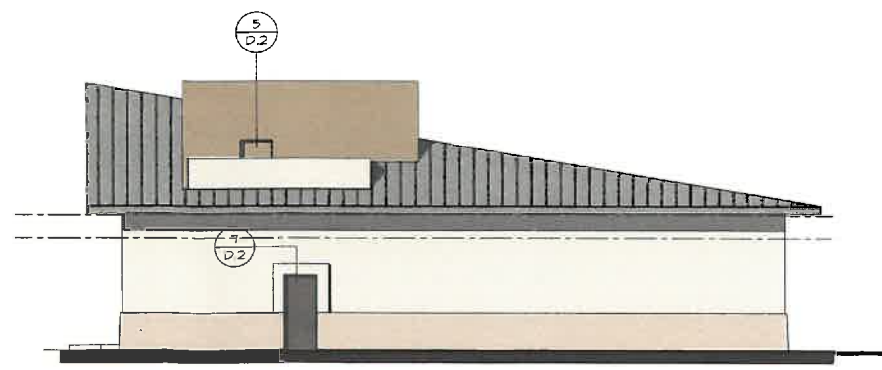
SOUTH ELEVATION
1/8"=1'-0"



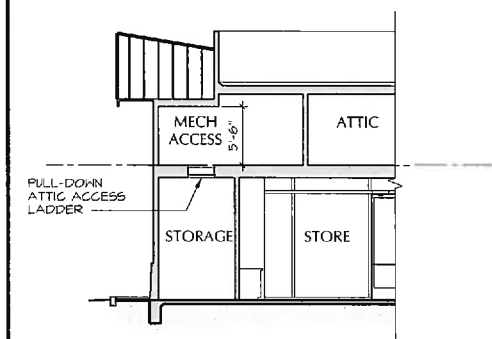
WEST ELEVATION
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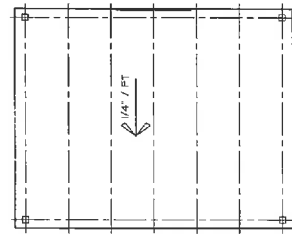
NORTH ELEVATION
1/8"=1'-0"



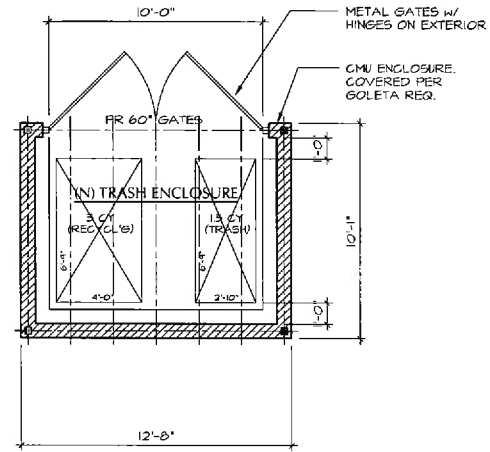
EAST ELEVATION
1/8"=1'-0"



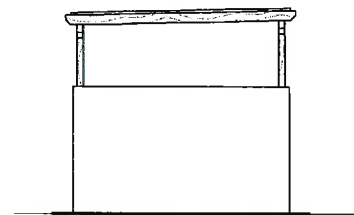
SECTION
1/8"=1'-0"



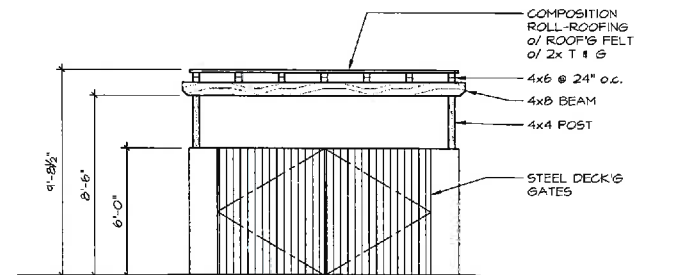
ROOF PLAN
1/4"=1'-0"



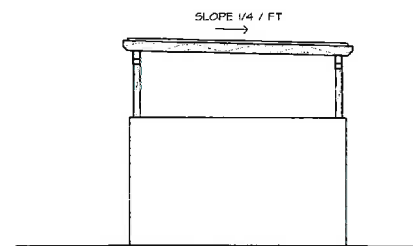
FLOOR PLAN
1/4"=1'-0"



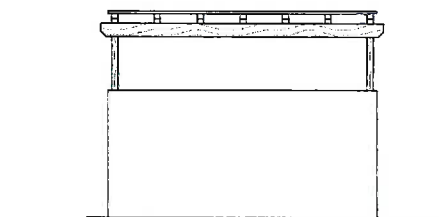
NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



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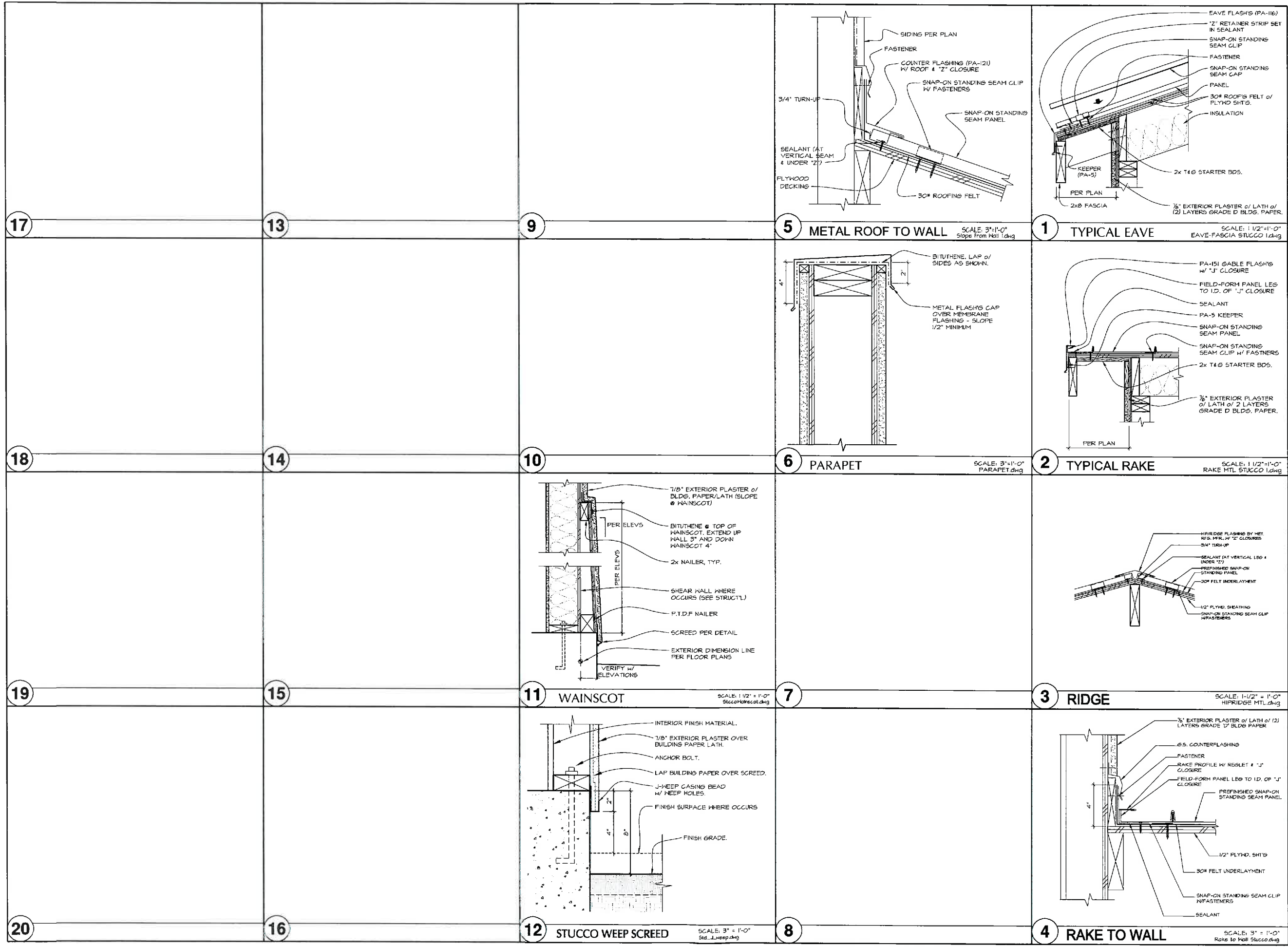


sheet description
TRASH ENCLOSURE PLANS

date:
1-22-2016
7-13-2016
8-17-2016
9-1-2016
4-5-2017

sheet no:
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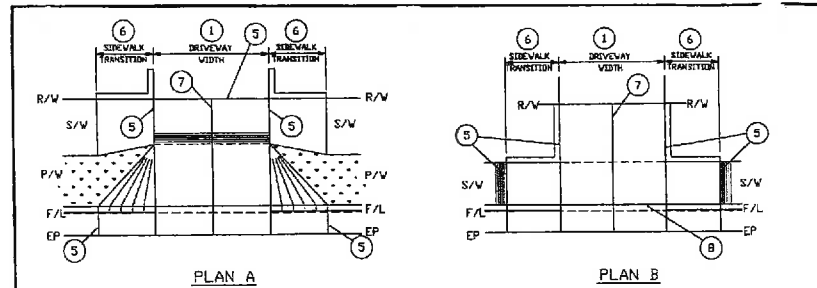
sheet description
ARCHITECTURAL DETAILS

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8-17-2016
9-1-2016
4-5-2017

sheet no:
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NOTES (REFER TO 4-010 FOR ADDITIONAL NOTES)

1. DRIVEWAY WIDTH FOR PRIVATE RESIDENCES SHALL BE 10' - 30'. COMMERCIAL DRIVEWAYS SHALL BE 25' - 40' WIDE. FOR MULTIPLE DRIVEWAYS ON THE SAME PARCEL, THE TOTAL WIDTH SHALL FALL WITHIN THESE LIMITS.

2. ALL SLOPES AND SURFACES SHALL BE ADA COMPLIANT.

3. PORTLAND CEMENT CONCRETE SHALL BE CALTRANS CLASS 2 WITH 6% FLY ASH FOR RESIDENTIAL DRIVEWAYS. THE THICKNESS SHALL BE 6". FOR COMMERCIAL DRIVEWAYS, THE THICKNESS SHALL BE 8".

4. SUBGRADE DEPTH AND COMPACTION SHALL CONFORM TO NOTES 4 AND 5 OF 4-010.

5. WEAKENED-PLANE JOINTS SHALL BE PLACED WHERE SIDEWALKS, CURBS, AND GUTTERS MEET WITH THE DRIVEWAY RAMP AS SHOWN. WHERE THE DRIVEWAY ITSELF IS CONCRETE, THIS JOINT SHALL ALSO BE PLACED AT THE BACK OF THE RAMP.

6. WHERE NECESSARY, SECTIONS OF ADJOINING SIDEWALK MAY BE DERESSED TO MAKE AN ADA COMPLIANT TRANSITION TO THE DRIVEWAY. RETAINING CURBS MAY BE NECESSARY.

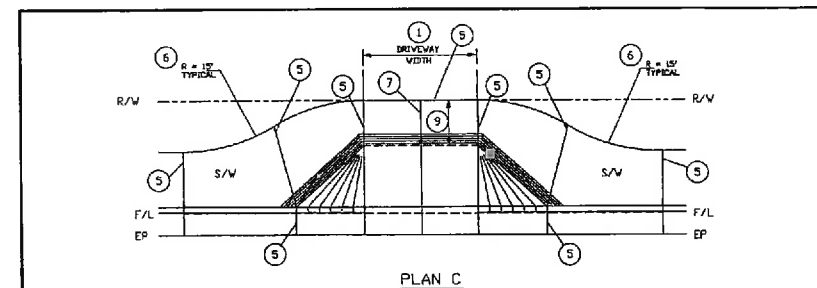
7. WEAKENED-PLANE JOINTS SHALL BE MADE ALONG THE CENTER OF THE DRIVEWAY AS SHOWN ON 10' SPACING WHEN THE DRIVEWAY IS WIDER THAN 10'.

8. A SCORELINE SHALL CONTINUE THE LINE OF THE CURB BACK ACROSS THE DRIVEWAY RAMP.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

4-040 DRIVEWAY DETAILS

APPROVED BY: *[Signature]* 1/1/2011



NOTES (REFER TO 4-010 AND SHEET 1 FOR ADDITIONAL NOTES)

9. THE SIDEWALK BEHIND THE DRIVEWAY APRON SHALL BE AT LEAST 4' WIDE WITH A 2% MAX CROSS-SLOPE.

OTHER NOTES:

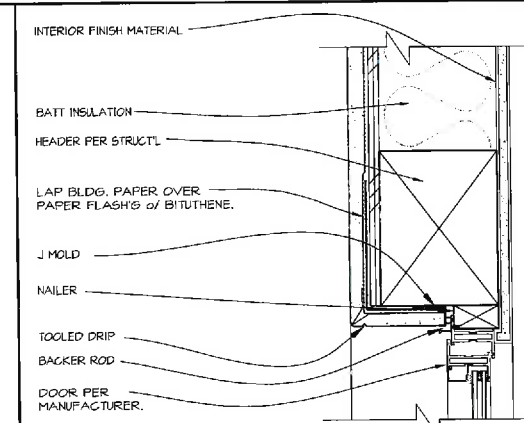
REFER TO APVA STANDARD PLANS REGARDING TYPE A AND B DRIVEWAYS.

WHERE PLAN A (TYPE B OF APVA STANDARD PLANS) DRIVEWAY IS IMPRACTICAL, MODIFIED TYPE B DRIVEWAY OF APVA STANDARD PLANS (PLAN C) SHALL SERVE AS AN ALTERNATE.

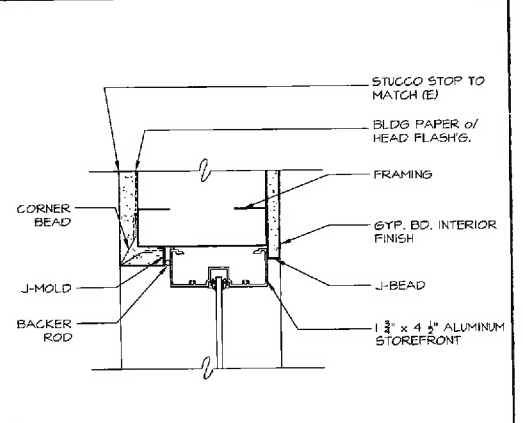
COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

4-040 DRIVEWAY DETAILS

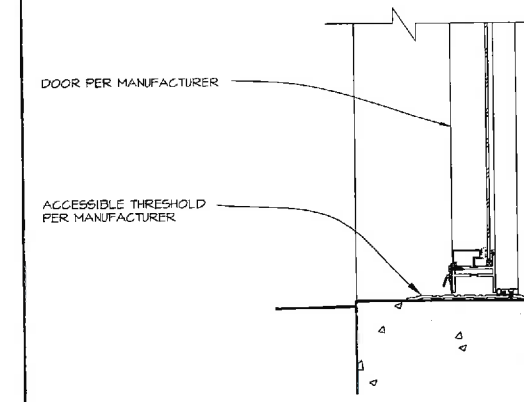
APPROVED BY: *[Signature]* 1/1/2011



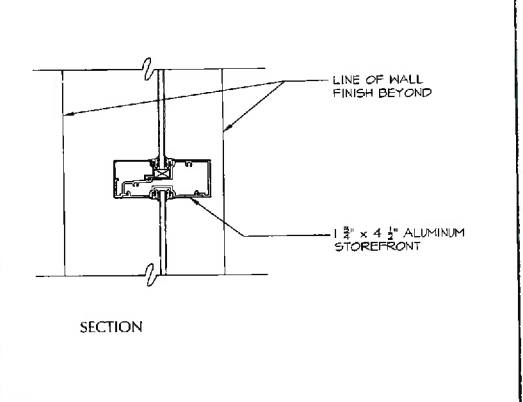
5 DOOR HEAD SCALE: 3" = 1'-0" Stucco-MTL-DOOR-HD REC.dwg



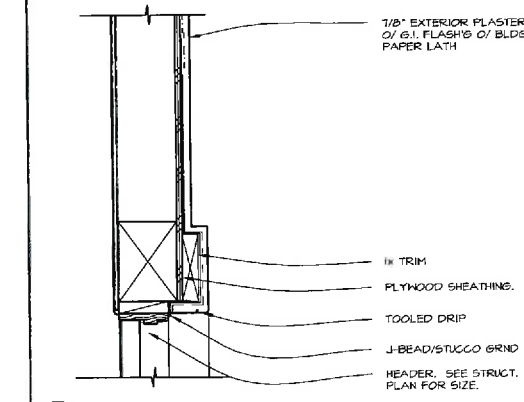
1 STOREFRONT HEAD SCALE: 3" = 1'-0" v.Storefront Head.dwg



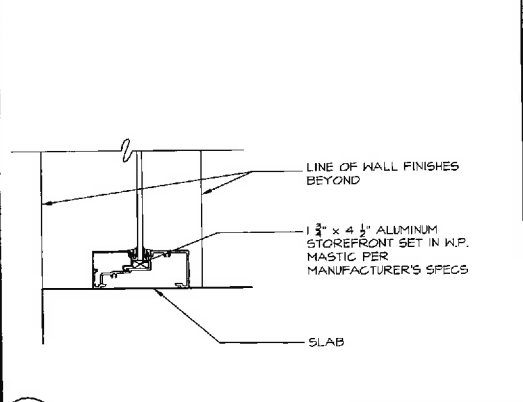
6 THRESHOLD SCALE: 3" = 1'-0" Stucco-MTL-DOOR-THRESH.dwg



2 STOREFRONT MULLION SCALE: 3" = 1'-0" v.Storefront Mullion.dwg



7 DOOR TRIM SCALE: 1 1/2" = 1'-0" Door Trim.dwg



3 STOREFRONT SILL SCALE: 3" = 1'-0" v.Storefront Sill.dwg

15 ACCESSIBLE DRIVEWAY APRON

8

4



ARCHITECTURE

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FUEL DEPOT
180 North Fairview Ave
Goleta, CA



sheet description
ARCHITECTURAL DETAILS

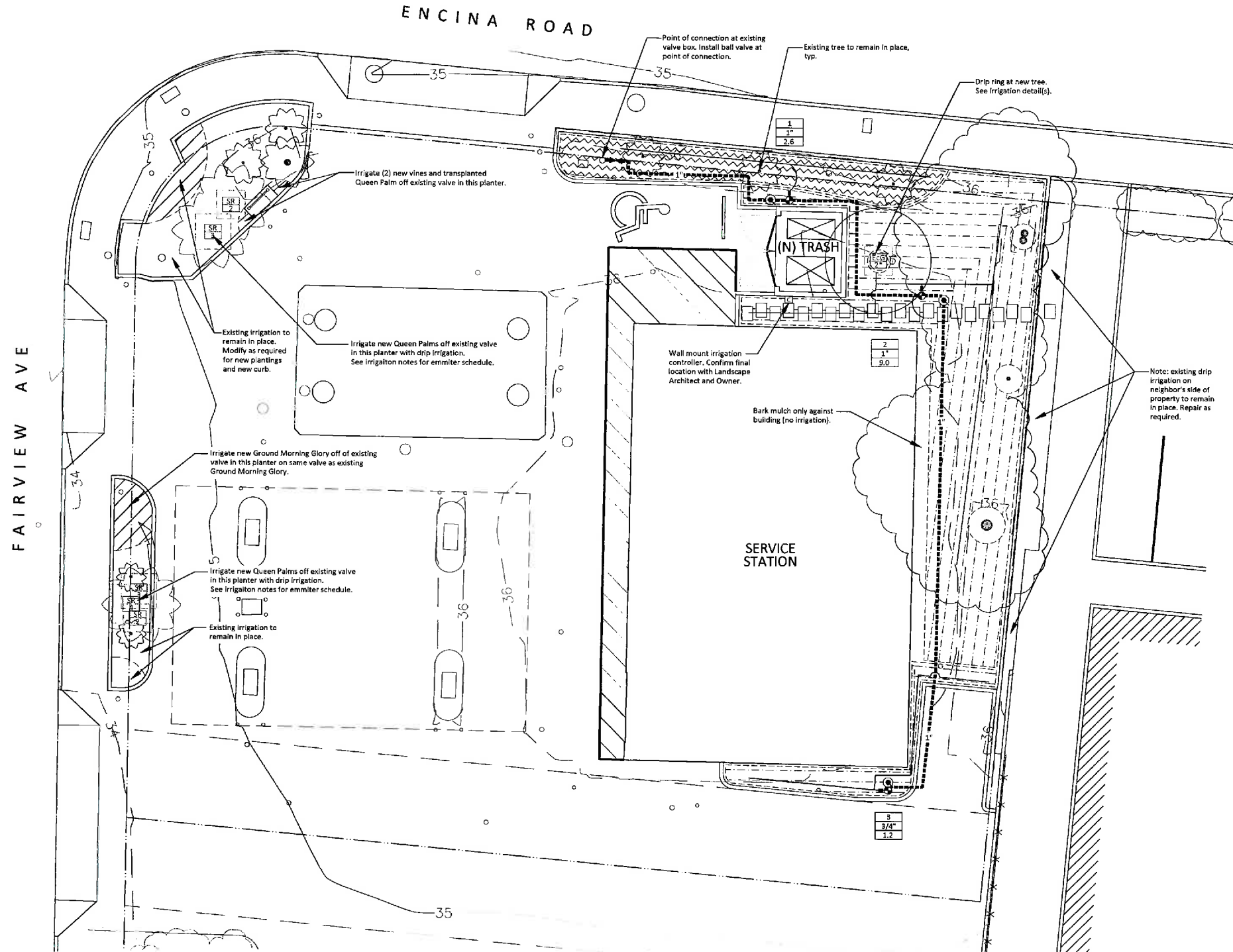
date:
1-22-2016
7-13-2016
8-17-2016
9-1-2016
4-5-2017

sheet no:
D.2

Preliminary: NOT FOR CONSTRUCTION

THIS PLAN IS THE PROPERTY OF BBP ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BBP ARCHITECTURE.

Drawing Name: I:\Projects\Fuel Depot\180 N Fairview\CAD\In Progress\Drawings\Irrigation\180 N Fairview\180 N Fairview Irrigation Plan.dwg Plot date: 2015-11-22 12:11 PM



Irrigation Equipment Legend

Symbol	Item	MFR	Model	Notes
Not Shown	Air Vacuum Relief Valve	Rainbird	AR valve kit	Install in 6" round valve box at the high point of each planter. Multiple ARVs shall be required per RCV. Verify quantity.
▶	Ball Valve	Spears	True Union I-2000	Match line size.
☐	Controller with Weather Station	Weathermatic	SL1600 Smartline controller with Smartline Aircard (flow version) and SLWS Smartlink wireless weather station. Provide additional expansion modules as require to connect all valves on site.	Exterior wall mount. Mount weather station to building eave where open to sky in non visible location.
Not Shown	Direct burial irrigation wire	N.A.	Irrigation control wire #12UF AWG direct burial (U.L. approved).	
Not Shown	Drip Emitters (pressure compensating)	Toro	1.0 and 2.0 GPH	
⊕	Drip Valve Assembly	Rainbird	KCZ-075-PRF and KCZ-100-PRB-CDM	Valve size per plan.
---	Dripline	Dura-Pol	5/8" Polyethylene tubing.	Stake every 6'.
Not Shown	Flush End Valve	AG Products		Install in round valve box with gravel fill.
---	Lateral Line	Lasco	Schedule 40 PVC	
----	Mainline	Lasco	Schedule 40 PVC mainline (1-1/4" and under), Class 315 PVC (1-1/2" and above).	
⊕	Quick Coupling Valve	Rainbird	5URC: 1" Locking rubber cover, 1 piece body. S3T "Spin-loc" tee or all fitting for connection between PVC lateral lines and drip tubing.	
Not Shown	Spin Loc Tee	AG Products		
---	Subterranean Dripline	Hunter	Eco-Mat, 0.6 GPH emitters @ 12" O.C.	Install dripline 5" below grade.
Not Shown	Xeri Bubbler	Rainbird	SXB-360-025 Xeri-Bubbler, fully open.	See irrigation notes for quantities.

Note: existing water meter, backflow preventer, and pressure regulator to remain in place. Landscape contractor shall test all existing irrigation equipment and report any existing irrigation equipment that needs to be replaced or repaired to Landscape Architect.

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 areas. Install one valve per box. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
- 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 sleeve. All pipe runs in sleeves must be straight, with no bends or angles.
- Locate irrigation controller at approximate location shown on plan. 110-v-j-box 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 5/8" 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
 - 5/8" polyethylene drip tubing: place on grade with stakes @ 6' O.C.
 - subterranean drip line: install 5" below finish grade per manufacturer's specifications.
 - polyethylene micro-tubing: place on grade
 - **Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.
- Emitter layout:
 - 4" pot or flatted groundcover: 1-1 GPH emitter per plant (flatted groundcover can be watered with microspray emitters).
 - 1 gallon: 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 and palm trees: 3- Rainbird SXB-360-025 Xeri-Bubblers, fully open.
- In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
- 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.
- Install and adjust all heads and emitters to prevent water contact with all built elements.
- Adjust all heads and emitters to minimize overspray onto paved areas.
- Install check valves at the low end of all irrigation lines to prevent low head drainage.

Lateral Line Pipe Sizing Guidelines:

Schedule 40 lateral line

0-4 gpm	1/2"
5-10 gpm	3/4"
11-16 gpm	1"
17-26 gpm	1-1/4"
27-35 gpm	1-1/2"
36-55 gpm	2"
56-90 gpm	2-1/2"
81-120 gpm	3"

MAWA Compliance Calculation

TO CALCULATE MAWA - Maximum Applied Water Allowance	
ETp	48.1
LA	2.2%
SLA	
MAWA (California)	47,830
MAWA (Irrigated Area) (ETp x LA)	33.5
MAWA (Non-Irrigated Area) (ETp x SLA)	0.09

Maximum Applied Water Allowance Equation:
MAWA = (ETp x LA) + (ETp x SLA)

TO CALCULATE ETWU - Estimated Total Water Use	
ETp	48.1
HA (same as LA)	2.2%
HA (same as SLA)	0.830775261
ETWU (California)	29,256
ETWU (Irrigated Area) (ETp x HA)	20.4
ETWU (Non-Irrigated Area) (ETp x SLA)	0.05

Estimate Total Water Use Equation:
ETWU = ETp x (HA) + (ETp x SLA)

To Determine Average System "ET" associated with					
KL	Type	Symbol	HA	W	Weighted Area
1	100' wide lawn turf	100'	2.2%	0.05	0.011
2	100' wide lawn turf	100'	2.2%	0.05	0.011
3	100' wide lawn turf	100'	2.2%	0.05	0.011
4	100' wide lawn turf	100'	2.2%	0.05	0.011
5	100' wide lawn turf	100'	2.2%	0.05	0.011

Does ETWU Exceed? **Yes - ETWU Does Not Exceed Maximum Allowed**



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FUEL DEPOT
180 North Fairview Ave.

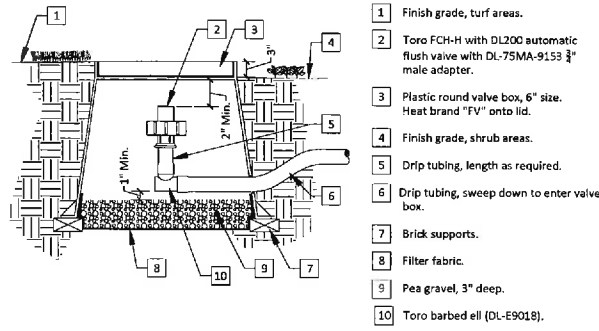
IRRIGATION PLAN

Date/ Issue
2015.11.23 DRB Submittal

Sheet 1 of 5

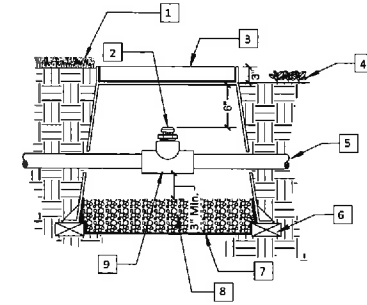
LI-1

Drawing Name: I:\Projects\Fuel Depot\180N Fairview\CAD\In Progress\Fuel Depot\Sheets\Construction Drawings\Irrigation Plan\I-2 Irrigation Details.dwg Plot date: 2015-11-22 12:11 PM



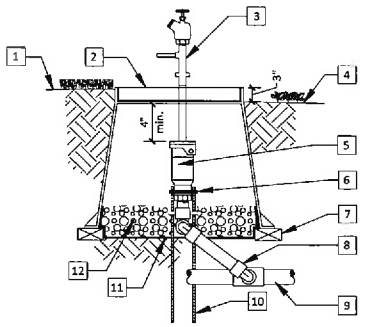
10 DRIP FLUSH VALVE
Scale: 1"=1'-0"

- 1 Finish grade, turf areas.
- 2 Toro FCH-H with DL200 automatic flush valve with DL-75MA-9153 3/4" male adapter.
- 3 Plastic round valve box, 6" size. Heat brand "TV" onto lid.
- 4 Finish grade, shrub areas.
- 5 Drip tubing, length as required.
- 6 Drip tubing, sweep down to enter valve box.
- 7 Brick supports.
- 8 Filter fabric.
- 9 Pea gravel, 3" deep.
- 10 Toro barbed ell (DL-E9018).



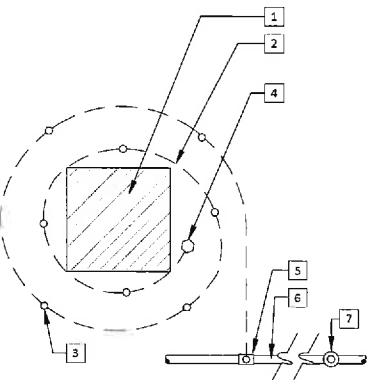
11 DRIP AIR RELIEF VALVE
Not to Scale

- 1 Finish grade in turf areas.
- 2 Toro YD-500-34 air/vacuum relief valve.
- 3 Plastic round valve box, 6" size heat brand "ARV" onto lid.
- 4 Grade in shrub areas.
- 5 Drip tubing per plan.
- 6 Brick supports.
- 7 Filter fabric.
- 8 Pea gravel, 3" deep.
- 9 1/2" PVC tee (5x5xT) with toro CA710 comp. adapter.



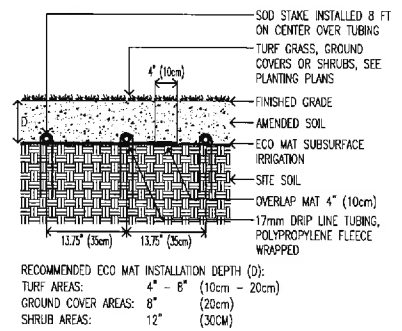
12 QUICK COUPLER VALVE
Not to Scale

- 1 Finish grade in turf areas.
 - 2 Rigid plastic round valve box with bolt down cover. Use stainless bolt, nut and washer. Heat brand "QCV" onto lid.
 - 3 Quick coupler key with male hose bib. Connection as shown; key must clear valve box.
 - 4 Finish grade in shrub areas.
 - 5 Quick coupler valve.
 - 6 Stainless steel clamp.
 - 7 Brick supports.
 - 8 Dura pre-assembled swing joint with one piece brass MIPF nipple.
 - 9 Mainline.
 - 10 #4 x 36" Rebar stakes, 2 required.
 - 11 Filter fabric.
 - 12 Pea gravel, 3" deep.
- Note: Use Teflon tape on all threaded fittings, typical.



13 TREE DRIP RING LAYOUT
Scale: 1"=1'-0"

- 1 Tree rootball.
 - 2 Polyethylene tubing in rows around tree, 2 required 4 - 6" below grade.
 - 3 Xeribubblers or emitters spaced evenly around rootball of tree. See Irrigation notes for schedule and quantities.
 - 4 AGR products "SPIN-LOC" 1025 SETC flush cap SL X 3/4" MHT with plastic cap installed within a round plastic pull box.
 - 5 Connection between polyethylene tubing and PVC pipe, SXT PVC ell or tee (1/2") with spin loc x thread male adapter AGR products model #S1/2MA-565.
 - 6 Lateral line.
 - 7 YD-500-34 Air / vacuum relief valve installed with a FT-050 combination tee and a 3/4" x 1/2" reducer bushing, install air relief assembly inside a 6" planter, min. 1 air / vacuum relief valve per 500' of dripline.
- Notes:
1. All drip tubing to be 4" min. below finish grade.
 2. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
 3. Install valve box extensions as required to achieve proper valve installation at mainline depth.

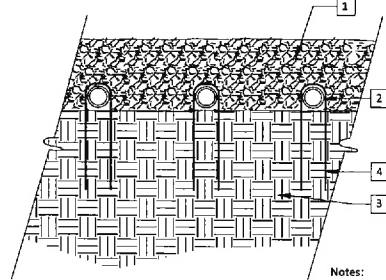


ECO MAT - SECTION

SCALE: N.T.S. IRRIGATION DETAIL

RECOMMENDED ECO MAT INSTALLATION DEPTH (D):
TURF AREAS: 4" - 6" (10cm - 20cm)
GROUND COVER AREAS: 8" (20cm)
SHRUB AREAS: 12" (30cm)

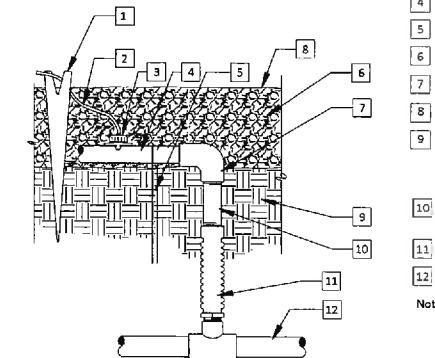
7 HUNTER ECO MAT SUBSURFACE IRRIGATION
Not to Scale



8 DRIPLINE STAKING AND LAYOUT
Not to Scale

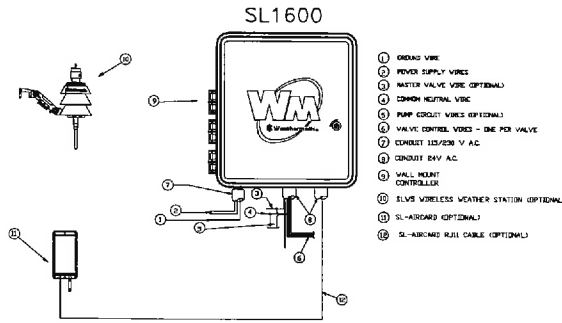
- 1 Mulch, see planting notes.
- 2 Dura-Pol polyethylene tubing.
- 3 Amended soil per planting notes and specifications. Bring soil level to 3" below finish grade of mulch prior to drip tubing installation.
- 4 Wire Stakes. On center spacing per irrigation notes.

- Notes:
1. To insure even parallel and level tubing rows it is recommended that the soil level in the planter areas be brought to 3" below grade and properly compacted per the landscape drawings prior to the installation of tubing.
 2. Install tubing as indicated on these drawings and secure to grade using wire hoop stakes at 5 feet on center spacing.
 3. Backfill final 3" of mulch over the tubing after installation of the tubing.



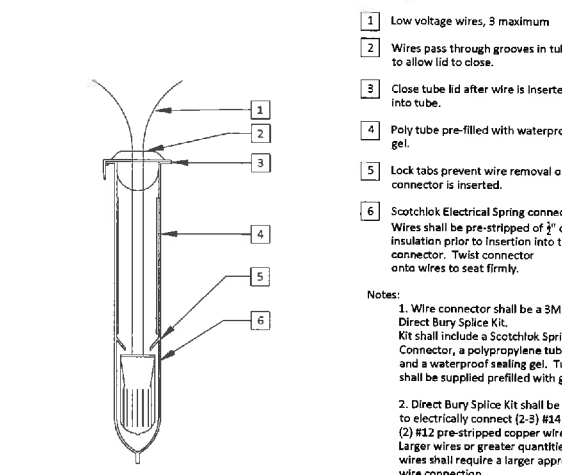
9 EMITTER TO DRIPLINE CONNECTION
Not to Scale

- 1 Tubing stake.
 - 2 1/2" Distribution tubing.
 - 3 Drip emitter inserted into tube.
 - 4 Dura-Pol polyethylene tubing.
 - 5 9" wire stake. Stake at 5' O.C.
 - 6 Mulch, see planting notes.
 - 7 Schedule 80 compression X threaded ell.
 - 8 Finish grade.
 - 9 Amended soil per planting notes and specifications. Bring soil level to 3" below finish grade of mulch prior to drip tubing installation.
 - 10 Schedule 80 PVC riser (length as required).
 - 11 6" Flexible riser.
 - 12 Lateral line.
- Note: Use Teflon tape on all threaded fittings, typical.



4 WEATHERMATIC SL1600 WALL MOUNT CONTROLLER
Not to Scale

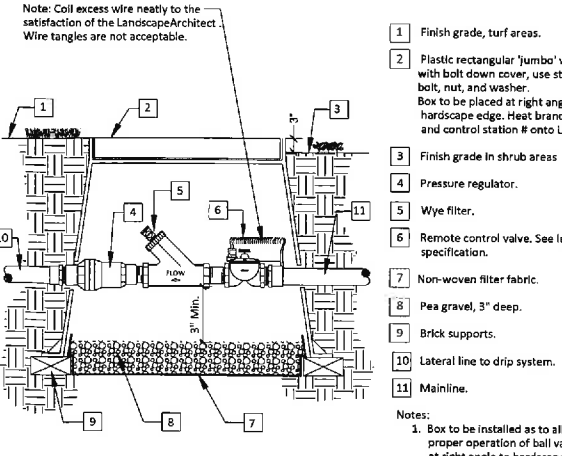
- 1 GROUND WIRE
- 2 POWER SUPPLY WIRES
- 3 WATER VALVE WIRE (OPTIONAL)
- 4 ZONE CONTROL WIRES
- 5 PUMP CONTROL WIRES (OPTIONAL)
- 6 VALVE CONTROL WIRES - ONE PER VALVE
- 7 CONSTANT PRESSURE VALVE
- 8 CONSTANT PRESSURE VALVE
- 9 WIRELESS WEATHER STATION (OPTIONAL)
- 10 SL-AS800 (OPTIONAL)
- 11 SL-AS800-R (OPTIONAL)



5 WIRE CONNECTION
Not to Scale

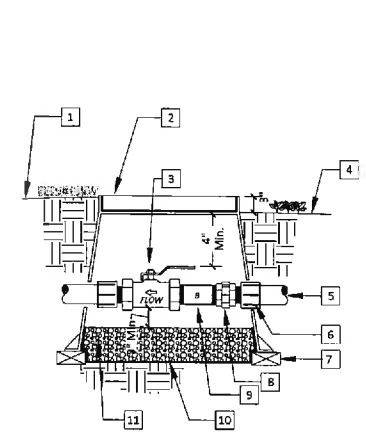
- 1 Low voltage wires, 3 maximum
- 2 Wires pass through grooves in tube lid to allow lid to close.
- 3 Close tube lid after wire is inserted into tube.
- 4 Poly tube pre-filled with waterproof gel.
- 5 Lock tabs prevent wire removal once connector is inserted.
- 6 Scotchlok Electrical Spring connector. Wires shall be pre-stripped of 1/2" of the insulation prior to insertion into the connector. Twist connector onto wires to seat firmly.

- Notes:
1. Wire connector shall be a 3M DBY Direct Bury Splice Kit. Kit shall include a Scotchlok Spring Connector, a polypropylene tube and a waterproof sealing gel. Tube shall be supplied pre-filled with gel.
 2. Direct Bury Splice Kit shall be used to electrically connect (2-3) #14 or (2) #12 pre-stripped copper wires. Larger wires or greater quantities of wires shall require a larger approved wire connection.



6 DRIP VALVE ASSEMBLY
Not to Scale

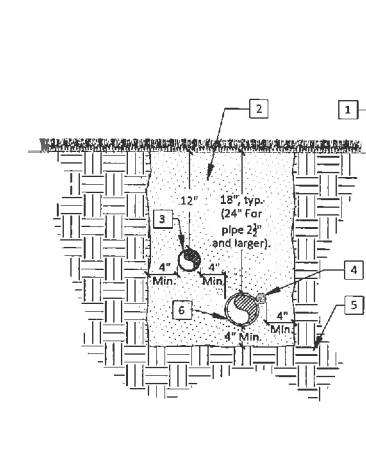
- 1 Finish grade, turf areas.
 - 2 Plastic rectangular 'jumbo' valve box with bolt down cover, use stainless bolt, nut, and washer. Box to be placed at right angle to hardscape edge, Heat brand "RCV" and control station # onto lid.
 - 3 Finish grade in shrub areas
 - 4 Pressure regulator.
 - 5 Wye filter.
 - 6 Remote control valve. See legend for specification.
 - 7 Non-woven filter fabric.
 - 8 Pea gravel, 3" deep.
 - 9 Brick supports.
 - 10 Lateral line to drip system.
 - 11 Mainline.
- Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install at right angle to hardscape edge, install valve off-center in box.
 2. Install valve box extensions as required to achieve proper valve installation at mainline depth.
 3. Use Teflon tape on all threaded fittings, typical.



1 BALL OR GATE VALVE
Not to Scale

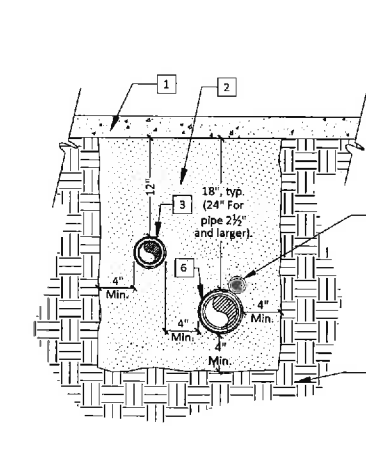
- 1 Finish grade in turf areas.
- 2 Rigid plastic rectangular valve box with bolt down cover. Use stainless bolt, nut and washer. Place box at right angle to edge of pavement. Heat brand "BV" onto lid.
- 3 Ball or gate valve.
- 4 Finish grade in shrub areas.
- 5 Pressure supply line.
- 6 PVC male adapter.
- 7 Brick supports.
- 8 Brass union.
- 9 Brass nipple.
- 10 Non-woven filter fabric.
- 11 Pea gravel, 3" deep.

- Notes:
1. Box to be installed as to allow for proper operation of ball valve. Install valve off-center in box.
 2. Install valve box extensions as required to achieve proper valve installation at mainline depth.



2 PIPE INSTALLATION
Not to Scale

- 1 Finish grade.
- 2 Clean compacted backfill.
- 3 Lateral line.
- 4 Control wire. Tape to mainline @ 4' O.C.
- 5 Undisturbed soil.
- 6 Mainline.



3 PIPE / WIRE SLEEVE INSTALLATION
Not to Scale

- 1 Paving.
 - 2 Sand backfill compacted to the density of the existing soil.
 - 3 Lateral line in Sch. 40 sleeve.
 - 4 Control wire. Tape to mainline @ 4' O.C.
 - 5 Undisturbed soil.
 - 6 Mainline in Sch. 40 sleeve.
- Note: PVC sleeves to be 2x the diameter of the pipe or wire bundle carried.



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FUEL DEPOT
180 North Fairview Ave.

IRRIGATION DETAILS

Date/ Issue
2015.11.23 DRB Submittal

Sheet 2 of 6

LI-2

SECTION 0810

IRRIGATION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

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

Furnish all labor, material, equipment and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein.

A. Work Specified in this Section:

- Automatic Irrigation System including piping, fittings, sprinkler heads and accessories.
- Valves, backflow preventer, and fittings.
- Controller(s), control wire.
- Testing.
- Excavating and backfilling Irrigation System Work.
- Associated interior and exterior plumbing, and accessories to complete the system.
- Pipe sleeves.

B. Related Work Specified in Other Sections:

- Section 02950 - Landscape Planting
- Section 02970 - Landscape Maintenance

C. Definition: The words LANDSCAPE ARCHITECT as used herein shall refer to the Owner's authorized representative.

1.03 QUALITY ASSURANCE AND REQUIREMENTS

- Permits and Fees: Obtain and pay for required permits and inspections.
- Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturer's articles used in this Contract provide directions covering points not shown in the Drawings and Specifications.
- Ordinances and Regulations: All local, municipal and state laws, rules and regulations governing or relating to any portion of this Work are hereby incorporated into and made a part of these Specifications.

- The chart shall be on a stable (non-fading) paper, and a different color shall be used to indicate the area of coverage for each station.
- When completed and approved, laminate the chart between two pieces of plastic.
- The chart shall be completed and approved prior to final inspection of the Irrigation System.

D. Operation and Maintenance Manuals:

- Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two binders containing the following information:
 - Index sheet stating Contractor's address and telephone number, list of equipment with name and address of local manufacturer's representative.
 - Catalog and parts sheets on every material and equipment installed under this Contract.
 - Guarantee statement.
 - Complete operating and maintenance instruction on all major equipment.
- In addition to the above-mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the Project that this service has been rendered.

E. Equipment to be Furnished:

- Supply as a part of this Contract the following tools:
 - Two (2) keys for each automatic controller.
 - One (1) quick coupling key and matching hose swivel for every line (1) or fraction thereof of each type of quick coupling valve installed.
- Turn over the above-mentioned equipment to the Owner at the conclusion of the Project. Evidence that the Owner has received material must be shown to the Landscape Architect before final project review.

1.05 PRODUCT DELIVERY, STORAGE AND HANDLING

Handling of PVC pipe and fittings: Exercise care in handling and storing of PVC pipe and fittings. Transport all PVC to a site not subject to excessive bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if needed, shall be replaced with new piping.

1.06 SUBSTITUTIONS

Comply with Division 1 "Product Substitutions" section.

1.07 GUARANTEE

- The guarantee for the Irrigation system shall be made in accordance with the following form. The General conditions and Supplementary conditions of these specifications shall be filed with Owner or his representative prior to acceptance of the Irrigation system.
- A copy of the guarantee form shall be included in the operations and maintenance manual.
- The guarantee form shall be re-typed into the Contractor's letterhead and contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the Irrigation system we furnished and installed is free from defects in materials and workmanship, and work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notification. In the event of our failure to make such repair or replacement within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

1.08 SUBMITTALS

- Material List:
 - Furnish the articles, equipment, materials, or products specified in the Drawings and Specifications. No substitutions will be allowed without approval as required by Division 1 "Product Substitutions" section.
 - Submit complete material list prior to performing Work. Include the manufacturer, model number and description of all materials and equipment to be used.
 - Equipment or materials installed or furnished which are not specified on the Drawings may be rejected and the Contractor required to remove such materials from the site at the Contractor's expense.
 - Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specification on the basis of the information or samples submitted.
 - Manufacturer's warranties shall not relieve the Contractor of its warranty under the Contract Documents.
- Record Drawings

1.09 RECORD DRAWINGS

- Provide and hand up to date and complete a record set of drawings which shall be corrected daily and show every change from the original drawings and specifications, and the sections, sizes, and kinds of equipment. Prices for this purpose shall be left on the site and shall be used only as a record set.
- These Drawings shall also serve as Work progress sheets and shall be the basis for measurement and payment for Work completed. Make neat and legible annotations thereon daily as the Work proceeds, drawing the Work as actually installed. These Drawings shall be available at all times for inspection.
- Before the date of the final inspection, transfer all information from the record set to a reproducible plan, prepared from the Landscape Architect. All Work shall be neat and in lot.
- Discussion from two (2) permanent points of reference, building corner, sidewalk, or road intersections, etc., the location of the following items:
 - Connection to existing water lines.
 - Connection to existing electrical power.
 - Ball valves.
 - Routing of sprinkler pressure lines (minimum max. 100' along routing).
 - Sprinkler control valves.
 - Routing of control wiring.
 - Quick coupling or garden valves.
 - Other related equipment.
- On or before the date of the final inspection, deliver the corrected and completed reproductions to the Landscape Architect. Delivery of the reproductions will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the plans.

C. Controller Charts:

- Landscape Architect must approve Drawings before controller charts are prepared.
- Provide one controller chart for each controller supplied.
- The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
- The chart is to be a reduced drawing of the actual system. However, in the event the controller requires a not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.

- Make connections between the automatic controller(s) and the electric control valves with direct copper wire AWG-12, 900 volt. Connections shall always be white in color. Install in accordance with valve manufacturer's specifications and refer chart. In no case shall wire size be less than #14. Provide permanent tag, identifying valve number on each control wire within controller cabinet.
- Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines whenever possible.
- Where more than one (1) wire is placed in a trench, tape the wiring together at intervals of ten (10) feet.
- Provide an expansion coil within three (3) feet of each wire connection. Expansion coil shall be of sufficient length to allow connection of each electric control, so that in case of repair, the bore can be brought to the surface without disconnecting the control valves. Lay the control wire loosely in trench without stress or stretching of control wire connections.
- Make all splices with Scotch-Lok #3574 Connector Sealing Pucks, Reinforced Snap-Tite with connector, or approved equal. Use one surface per connector sealing pack.
- Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the Landscape Architect.

K. Automatic Controller:

- Automatic controller shall be the type indicated on the Drawings.
- Final location of automatic controller shall be approved by Owner.
- Unless otherwise noted on the Drawings, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final electrical hook-up shall be the responsibility of the Irrigation Installer.

L. Electrical Control Valves:

- All electric control valves shall be of the size and type shown on the Drawings.
- All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve.

M. Control Valve Boxes:

- Use 10" x 10-1/4" round box for all gate valves, Carson Industries #10-128 with green bell-down cover or approved equal. Extension sleeves, where required, shall match box.
- Use 9-1/2" x 10" x 1-1/2" rectangular box for all electrical control valves, Carson Industries 1415-128 with green bell-down cover or approved equal.

N. Drip Irrigation Equipment:

- Drip Emitters: size and type as indicated on Drawings.
- Pressure Regulator: size and type as indicated on the Drawings.
- Y-filter: size and type as indicated on Drawings.
- Wire tubing and hose stakes and plastic tubing stakes as necessary to locate emitters.
 - Hardie-Dura Pol 1/2"/3/4" Polyethylene hose or approved equal
 - Hardie-Dura Pol 1/4" Distribution tubing or approved equal.
- Flush End Valve: size and type as indicated on Drawings.

PART 3 - EXECUTION

3.01 INSPECTION

- Site Conditions:
 - All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and report any discrepancies to the Landscape Architect prior to proceeding with Work in this Section.
 - Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by its Contractor's operations or neglect. Check existing utility Drawings for existing utility locations.
 - Coordinate installation of irrigation materials including pipe, so they do not interfere with utilities or other construction or cause difficulty in planting trees, shrubs and groundcovers.
 - Carefully check grades before starting Work on the Irrigation System.

3.02 PREPARATION

- Physical Layers:
 - Prior to installation, stake out all pressure supply lines, routing and location of sprinkler heads.
 - Pipe layout must be approved by Landscape Architect prior to installation.
- Water Supply:
 - Connect the Irrigation system to water supply point of connection indicated.
- Electrical Supply:
 - Make electrical connections for automatic controller to electrical points of connection as indicated.
 - Make connections at approved route locations as shown. Contractor is responsible for minor charges caused by actual site conditions.

3.03 INSTALLATION

- Trenching:
 - Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on Drawings and as noted.
 - Provide for a minimum of eighteen (18) inches cover for all pressure supply lines.
 - Provide for a minimum of twelve (12) inches cover for all non-pressure lines.
 - Provide for a minimum of six (6) inches cover for all drip irrigation lines unless otherwise specified in the Drawings.
 - Provide for a minimum of eighteen (18) inches cover for all control wiring.
- Backfilling:
 - Do not backfill trenches until all required tests are performed. Carefully backfill trenches with the approved materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved material, free from large clods of sand or stones. Mechanically compact backfill in landscaped areas to a dry density equal to adjacent undisturbed soil in planting area. Backfill will conform to adjacent grades without dips, such as areas, ramps, or other surface irregularities.
 - Place a fine granular material backfill to a depth of 6" immediately above all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the total backfill.
 - Flooding of trenches will be permitted only with the approval of the Landscape Architect.
 - If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, levers or planting, or other construction are necessary, make all required adjustments without cost to the Owner.
- Trenching and Backfill Under Paving:

- Backfill trenches located under areas where paving will be installed with sand (a layer 6" below the pipe and three inches (3") above the pipe) and compact in layers to 50% compaction, using manual or mechanical tamping devices. Compact trenches for paving to equal the composition of the existing adjacent undisturbed soil and leave in a firm unyielding grade. Set in place, cap and measure test, all piping under paving prior to the paving work.
- Paving under existing walls is generally done by jacking, boring or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Obtain permission from Landscape Architect to cut or break pavement. No hydraulic driving will be permitted under concrete areas.
- Provide for a minimum cover of eighteen inches (18") between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

D. Assemblies:

- Routing of irrigation lines as indicated on the Drawings in diagrammatic. Install lines (and unless otherwise noted) in a manner as to conform with the details.
- Install no multiple assemblies in plastic lines. Provide each assembly with its own nipple.
- Install all assemblies specified herein in accordance with respective details. In absence of detail (Drawing or Specifications) pertaining to specific items required to complete the Work, perform such Work in accordance with best standard practice with prior approval of the Landscape Architect.
- Clean all PVC pipe and fittings before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
- On PVC to metal connections, work the metal connections first. Use petrol tape, or approved equal, on all threaded PVC, and on all threaded PVC to metal joints. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded. Do not install male metal to female PVC connections.
- Use Clearglaze: All lines shall have a minimum clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
- Automatic Controller: Install per manufacturer's instructions. Connect remote control wires to controller in numerical sequence as shown on the Drawings.
- The Voltage Wiring for Automatic Controller:
 - 120-volt sub-out to controller locations will be provided by electrical installer.
 - Provide the 120-volt power connection to the automatic controller.

H. Remote Control Valves:

- Install where shown on Drawings and details. When grouped together, allow at least twelve (12) inches between valves. Install each remote control valve in a remote valve box. Label each controller and station number at the valve with a 2-1/4" x 2-3/4" polyethylene LD bag attached to the control wire of the valve.
- Install drip emitters only after flushing of the system has been accomplished to the satisfaction of the Landscape Architect.
- Bring drip emitters to the soil surface with transfer tubing attached with a barb fitting to butyl polyethylene tubing. Surface mount and cable emitters with transfer tubing stake. If emitters are located below the soil surface, install a bag cap at the end of each transfer tubing line. Locate emitters evenly spaced around the plant at the edge of the rootball or as shown in the detail Drawings.

3.04 TEMPORARY REPAIRS

The Owner reserves the right to make temporary repairs as necessary to keep the Irrigation system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of responsibility under the Contract Documents.

3.05 EXISTING TREES AND SHRUBS

Where it is necessary to excavate adjacent to existing trees and shrubs, use all possible care to avoid injury to trees, tree roots and shrubs. Excavate to a maximum depth of 24" and larger roots occur. Trimmed all roots two inches (2") and larger in diameter. Wrap roots in heavy burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two inches (2") in diameter, hand trim the wall of the trench adjacent to the tree, making clean cuts through. Paint roots one inch (1") and larger in diameter with two (2) coats of tree paint. Close trenches adjacent to trees within twenty-four (24) hours, and where this is not possible, shade the side of the trench adjacent to the tree with burlap or canvas.

3.06 FIELD QUALITY CONTROL

- Adjustment of the System:
 - If it is determined the adjustments to the Irrigation system will provide proper and more effective coverage, make adjustments prior to planting. Adjustments may also include changes in emitter sizes as required.
- Testing of Irrigation System:
 - Request the presence of the Landscape Architect in writing at least forty-eight (48) hours in advance of testing. E-mail or fax notification is acceptable.
- Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.

NOTE: Testing of pressure assemblies shall occur prior to installation of electrical control valves.
- Test all piping under paved areas under hydrostatic pressure of 150 pounds per square inch and prove watertight prior to paving.
- Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- Furnish force pump and all other necessary test equipment.
- When the Irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and labor for all Work required to correct any inadequacy of coverage due to deviations from Drawings, or other bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.
- Upon completion of each phase of Work, test and adjust the entire system to meet site requirements.

3.07 MAINTENANCE

The entire Irrigation system, with the exception of drip tubing and emitters, must be under full automatic operation prior to any planting.

3.08 CLEAN UP

Clean-up at each portion of Work progresses. Remove refuse and excess dirt from the site, sweep all walks and paving clean, and repair any damage done to the Work of others or original conditions.

3.09 FINAL OBSERVATION PRIOR TO ACCEPTANCE

- Operate each system in its entirety for the Landscape Architect at time of final observation. Furnish any items deemed not acceptable by the Landscape Architect to the complete satisfaction of the Landscape Architect.
- Show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings, and equipment as required before final observation can occur.

3.10 OBSERVATION SCHEDULE

- Notify the Landscape Architect in advance for the following observation meetings, according to the time indicated:

- Pressure supply line installation and testing: 48 hours
- Automatic controller installation and wire installation: 48 hours
- Lateral line and emitter installation: 48 hours
- Cover test: 48 hours
- Final inspection: 7 days.

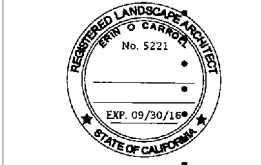
When observations have been conducted by other than the Landscape Architect, show evidence in writing of when and by whom these observations were made.

No site observations will commence without record drawings. In the event that the Contractor calls for a site visit without record drawings, without completing previously noted connections, or without preparing the system for said visit, he shall be responsible for reimbursing the Owner for the Landscape Architect's time for the site visit at the current billing rates per hour per diem (plus transportation costs) for convenience. No further site visits will be scheduled until this charge has been paid and received.

END OF SECTION



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FUEL DEPOT
180 North Fairview Ave.
IRRIGATION SPECIFICATIONS

Date/ Issue
2015.11.23 DR8 Submittal

SECTION 0250
LANDSCAPE PLANTING

PART 1 - GENERAL

1.01 GENERAL CONDITIONS

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specifications 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 groundcover 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 trash, debris and surplus material.
 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 0250 - Irrigation System.
 2. Section 0250 - Landscape Planting.
- C. Definition: The work Landscape Architect as used herein refers to the Owner's authorized representative.

1.03 QUALITY ASSURANCE

A. Source Quality Control

1. Submit documentation to Landscape Architect within 15 days after award of Contract that all plant material is sourced for the project. Contractor is responsible for all material based on the plant list. Any soil or substitute material that is unsuitable must be replaced in writing prior to confirmation of ordering.
2. Plants are subject to approval of Landscape Architect at place of growth or upon delivery for contractor to Specifications. Such approval will not transfer the rights of review and selection 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 place of growth.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Delivery:

1. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed elemental analysis, name, trademark, and correspondence to this list.
 2. Furnish Landscape Architect with copies of receipts for all amendments specified in Section 1.02 - Materials.
 3. Deliver all plants with legible identification labels. Use durable waterproof labels with water-resistant ink, which will remain legible.
 4. Protect plant material during delivery to prevent damage to root ball, destruction of leaves, or any other damage.
 5. Notify the Landscape Architect seven (7) days in advance of delivery of all plant material 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:
1. Exercise care in handling, loading, unloading and storing of plant materials. Plant materials that have been damaged in any way will not be accepted and must be replaced from the site. If damaged, 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 conditions 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 corrections deemed necessary by the Owner and the Landscape Architect should damage occur.
- B. Field Conditions:
1. The planting plan is diagrammatic. Spatial 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 site. Landscape Architect is the final authority in interpretation of the plan and to accommodate 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:

1. Compost: Derived from processed organic materials consisting of chipped, shredded, or ground recycled wood products, green waste, and bio-based mixed and composted according to US EPA, 40 CFR, part 1303.
 2. 0.56% to 0.88% N based on dry weight.
 3. Particle Size: 95% - 100% passing 6.35 mm standard sieve; 80% - 100% passing 2.35 mm standard sieve.
 4. Solidity: The extraction extract conductivity shall not exceed 3.0 millimhos/cmeter at 25 degrees centigrade as determined by extraction method.
 5. Iron content: Minimum 0.08% nitrate acid soluble Fe on dry weight basis.
 6. Organic Content: Minimum 52% based on dry weight and determined by ash method.
 7. Dark brown to black in color, not molasses or steaming. Temperature should not exceed 95° Fahrenheit.
 8. Shall contain no pH, petroleum products, herbicides, fungicides, or other chemical residues that would be harmful to plant or animal life, nor contaminants such as glass, plastic, wood, metal dirt, or rocks shall not exceed 0.1%.
 9. pH: 6.5-7.5
- D. Soil Amendments and Conditions: Contractor to obtain soil analysis after rough grading has been completed. Submit soil analysis to Landscape Architect for approval. Landscape Architect to approve Soil Amendment and Fertilizer Plan prior to implementation. Many soils in Southern California tend to be alkaline. Add organic matter to bring soil pH to 6.5-7.5.

2.02 PLANT MATERIAL

A. Plant material shall conform to the California State Department of Agriculture's registration for nursery inspections, rules and regulations. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, nematodes, leaf abscissions of the bark, excessive etiolation, or other objectionable malformations. Trees shall have sturdy trunks, shall have well hardened and vigorous, disease resistant systems which are not root- or pot-bound. In case the source 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 available for planting will be considered as samples provided at the expense of the Contractor.

B. The size of the plants will correspond with that normally expected for season 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 spread position, shall conform to 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.

C. 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 shown on the Drawings. Under no conditions will there be any substitutions of plants or sizes listed on the accompanying plans, except with the express consent of the Landscape Architect.

D. 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 in the presence of the Landscape Architect.

E. Plant material shall be true to botanical and common name and variety as specified in the latest edition of "Botanical Checklist of Woody Ornamental Plants in California, Oregon and Washington", published by the University of California School of Agriculture.

F. Nursery Brown and Collected Stock:

1. Grown under climatic conditions similar to those in locality of project.
2. Container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off.
3. Use only Balled or Bare Root stock material which is well established in removable containers or formal burlap and air-wrapped.
4. Substitute plant material will not be permitted unless specifically approved in writing by the Landscape Architect.

G. Backfill Materials: All planting holes (except for palms) will be backfilled with the following:

1. Organic amendment/Compost: 20% by volume.
2. 60/40 mycorrhizal transplant inoculant in backfill mix at the following rate:

Plant Size	Rate of application in amount per plant
1 gallon	2 cups, clear rootball
2 gallon	3 cups, clear rootball
3 gallon	4 cups, clear rootball
15 gallon	2 cups, incorporate into backfill
30" tree	2 cups, incorporate into backfill
24" tree	2 cups, incorporate into backfill
18" tree	2 cups, incorporate into backfill
4" x 4" tree	5 cups, incorporate into backfill
6" tree	6 cups, incorporate into backfill
8" tree	6 cups, incorporate into backfill

3. Backfill field-grown palms with washed plaster sand topped 5cm. One-crown-to-bale is required to stabilize palms.
4. Guying and Staking Materials: Install per palm list.
5. Tree stakes: as specified on plan and details.
6. Ties: as specified on plan and details.
7. Tree Guying Systems: as specified on plan and details.
8. Water: Furnished by Owner; transport as required.

5. Mulch: as specified on plan and details.

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 indication of all measurements, section, etc. Contractor shall be responsible for staking all planting areas as indicated on plans or as directed by the Landscape Architect.

B. Inspect trees, shrubs and bare 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 GRADING AND SOIL PREPARATION

A. After appropriate finished grades have been established, soil shall be conditioned and fertilized in the following manner. Materials shall, at the following rates, be uniformly spread and cultivated thoroughly by means of mechanical tiller into top 6" of soil per 1,000 square feet:

- Application Rates:
150 lbs. Gro-Power Plus
3 cubic yards Organic Compost
- ** Additional amendments may be necessary pending the results of a soil analysis. Before starting soil preparation, submit results to Landscape Architect for approval analysis changes.

B. At the time of planting, the upper four (4) inches of all areas to be planted shall be free of stones, stumps, or other objectionable matter 1" in diameter or larger, and shall be free from wire, plank or similar objects or construction debris that would hinder planting or maintenance.

C. 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 grade will be 2" below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc., or as indicated on plan.
4. Surface drainage shall be away from all building foundations.
5. Eliminate erosion scars prior to commencing maintenance period.

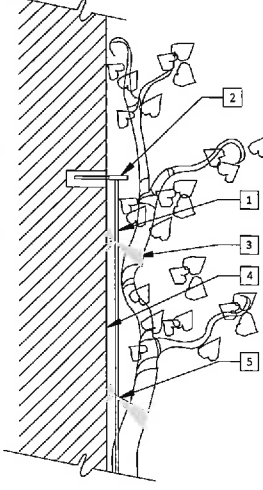
D. Weed Control:

Planting Specifications Continue on Next Sheet

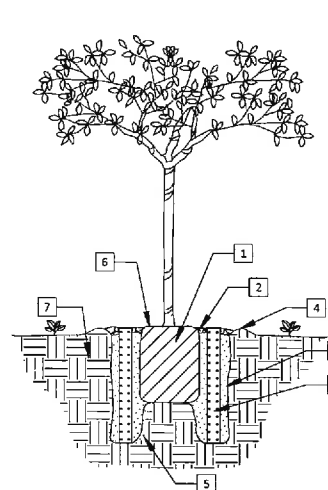


7 WIRE MESH VINE SUPPORT ON EXISTING VAPOR BURNER
Not to Scale

Install wire mesh entire height of vapor burner (+/- 40 Square feet of wire mesh).



4 VINE ATTACHMENT
Not to Scale



1 TREE PLANTING W/ DRAIN PIPES
Not to Scale

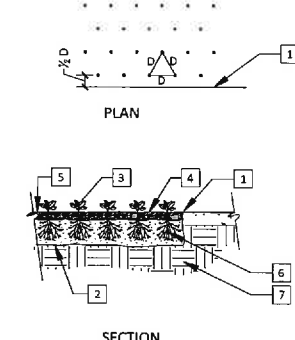
- 1 12 Gauge copper wire secured to eye bolt.
- 2 Stainless steel eye bolt in 1/2" expansion shield.
- 3 Clear plastic nursery tape.
- 4 Building wall or column.
- 5 Tie vines onto wire supports with plastic tape.

- Notes:
1. For vine attachment to wood posts, use galvanized eye screws and loosely tie vines to eye screws with clear plastic nursery tape.
 2. Landscape Architect will determine wire pattern for vine and espalier attachment in field.
 3. Allow 50 linear feet of 12 gauge galvanized wire and 10 eyebolts for each vine installation.

- 1 Rootball: set on firm soil at bottom of pit.
- 2 Mulch over basin per specifications.
- 3 Backfill: see specifications.
- 4 6" High temporary berm.
- 5 6" Diameter by 18" deep augured holes backfilled with amended soil. Roughen sides of holes to prevent gazing.

- 15 gal trees: 3 holes at outer edge of rootball.
- 24" box & 36" box trees: one hole at each corner and one in the center.
- Larger than 36" box trees: one hole at each corner, one each side, and one in the center (9 total).

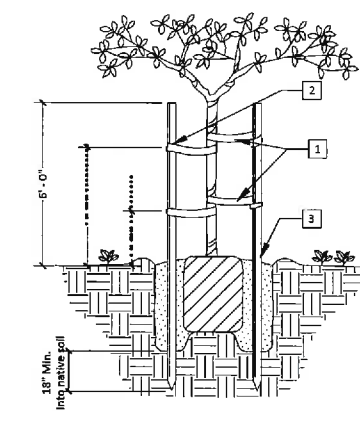
- 6 Set rootball with crown 1" above finish grade.
- 7 Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
- 8 4" Diameter perforated PVC pipe with removable plastic cap: (2) per tree for trees 24" box and smaller, (4) per tree for trees 36" box to 60" box, (6) per tree for trees larger than 60" box.



5 GROUNDCOVER PLANTING
Not to Scale

- 1 Edge of paving, walk, wall, etc.
- 2 10" Minimum deep tilled planting bed over scarified subgrade.
- 3 Groundcover.
- 4 Install 2" thick mulch layer prior to planting groundcover.
- 5 Finish grade.
- 6 Amended soil.
- 7 Unamended subgrade.

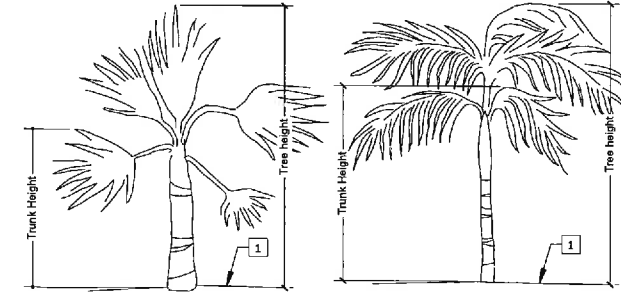
Note: Locate plants spaced equal distance (D) from each other as shown. D = as shown on planting plan.



2 TREE STAKING
Not to Scale

- 1 Two nylon reinforced ties: 1" Wide figure 8 "Super Tie 1" tree ties or approved equal. Adjust to allow for tree movement.
- 2 Attach to stake with galvanized roofing nail.
- 3 2" Diameter lodgpole. Drive 18" minimum into undisturbed subgrade outside rootball.

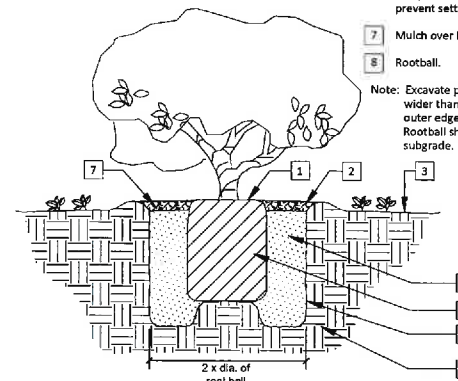
- Notes:
1. Refer to planting detail for hole size, backfill, etc.
 2. Modify installation as required for trees in public right of way.
 3. See planting notes for information regarding palm staking.



6 TRUNK HEIGHT DEFINITION
Not to Scale

- 1 Finish grade for field dug palms (or top of soil in boxed palms).

- Notes:
1. Trunk height is measured from finish grade to just above second to lowest frond.
 2. No green fronds shall be removed from palm tree prior to delivery.



3 SHRUB PLANTING
Not to Scale

- 1 Set rootball with crown 1" above finish grade.
- 2 2" Deep basin.
- 3 Finish grade.
- 4 Backfill mix per specifications.
- 5 Scarify sides and bottom of hole.
- 6 Undisturbed soil. If necessary, compact subsoil and form pedestal to prevent settling.
- 7 Mulch over basin per specifications.
- 8 Rootball.

Note: Excavate planting hole 2 times wider than plant rootball. Excavate outer edges deeper than center. Rootball should rest on undisturbed subgrade.



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FUEL DEPOT
180 North Fairview Ave.

PLANTING DETAILS AND SPECIFICATIONS

Date/ Issue
2015.11.23 DRB Submittal

Sheet 5 of 6

LP-2

Planting Specifications Continued from Previous Sheet

- After soil preparation and establishment of final grades prior to any planting, the contractor shall irrigate thoroughly for a period of time, two to three weeks or until the weed seeds have germinated. When there is sufficient weed seed germination, the contractor shall apply broadleaf herbicidal weepers with these active ingredients from mail order suppliers such as the Post-Depth, according to the directions.
- Clear and remove dead weeds deep 12" below the surface of the soil over the entire area to be planted.
- Maintain soil weed-free utilizing mechanical and organic weed control treatment (Accepted weed control products are ones that are registered with the EPA and have been accepted by the Owner. If weed seeds persist, use organic pre-emergent with Corn Gluten as the active ingredient).

END OF SECTION

3.03 PLANTING INSTALLATION

- General
 - Plant when weather and soil conditions are suitable and in accordance with locally accepted practices.
 - Place only as many plants as can be installed and watered on the same day.
- LAYOUT OF PLANTING: Landscape Architect must approve layout of all established plants in their containers before any plant pits are dug. If any unexpected construction or utility lines are encountered in the acquisition of planting areas, other locations for planting may be selected by the Landscape Architect. It is the Contractor's responsibility to conduct the location and check of all underground utilities and obstructions. Make no Engineer's plans.
- Planting of Trees and Shrubs:
 - Excavation for planting shall include the stripping and use of acceptable topsoil recommended within the areas to be excavated for trenches, tree holes, plant pits, and planting beds.

- 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.
- Protect all planting areas from excessive erosion when delivering plants or other material onto the planting area.
- Remove excess soil generated from the planting holes and not used as backfill or to establishing the final grades.
- Can removal: after removing plant, superficially cut edge roots with knife on three (3) sides and bottom, and gently pull roots outward from the rootball.

- Box Removal:
 - Remove bottoms of plant boxes before planting.
 - Remove sides of box without damage to root ball after positioning plant and partly backfilling.
 - Center plant in pit or trench.
 - Face plants which exhibit growth beyond planting width.
 - Set plant slumps and hold rigidly in position until soil has been tamped firmly around ball or roots.
 - 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.
 - Raise all plants which set a deeper than the surrounding grade to the correct level.
 - Fill the remainder of the hole with backfill into and comp firm.
 - 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 basins shall be constructed of approved backfill material. Remove basin in all soil areas after initial watering. Add Dyeable Worm Casting in liquid form at the rate recommended by the manufacturer to each 1 gallon of water and water plants at the following rates:
 - 1 quart per each plant from this
 - 1 gallon per 1 gallon plant
 - 3 gallons per 1.5 gallon plant
 - 5 gallons per 1.5 gallon plant
 - 10 gallons per 24" box
 - 20 gallons per 36" box
 - 30 gallons per 36" box
 - 40 gallons per 36" box
 Add 20 gallons for each incremental size increase for boxes over 36"

- Pruning: Limit pruning to the minimum necessary to remove injured twigs and branches, and the shape the plant material as directed by the Landscape Architect. Pruning may not be done prior to delivery of plants.
- Staking and Girdling: Stake trees if directed to do so by the Landscape Architect or as indicated in the detail Drawings. Complete staking of all trees immediately after planting. Install all stakes promptly and as indicated in detail. Allow for staking of all trees, providing soil price, and consult Owner for all trees not staked.
- Planting of Groundcover:
 - Leave the ground clear in these areas until transplanting. Keep the site's soil moist so that it will not fall apart when lifting the plants.
 - Plant groundcover in straight rows and evenly spaced, unless otherwise noted, and as indicated called out in the Drawings. Use triangular spacing unless otherwise noted on the Drawings.
 - Get water plants after planting until each hole is soaked to its full depth.
 - Remember care as all direct to protect the plants after planting. Repair any damage to plants immediately.

3.04 CLEAN UP

- After all planting operations have been completed, remove all tools, 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/or the last working day of each week. Remove all trash from the site.
- 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 wells in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

- Notify the Landscape Architect in advance for the following site visits, according to the three instances:
 - Plant material review: 48 hours
 - Plant layout review: 48 hours
 - Pre-maintenance: 7 days
 - Mid-maintenance: 7 days
 - Final walk-through: 7 days
- When observations are conducted by someone other than the Landscape Architect, show evidence in writing of when and by whom these reviews were made.

- In the state will commence without all events, but shall not be previous final reports either completed or resubmitted unless such compliance has been verified by the Owner. Failure to accomplish punch list items or remove adequately for defined inspections shall make the Contractor responsible for reimbursing the Owner for the Landscape Architect's time at the current billing rates per hour (but transportation costs). No further inspections shall be scheduled until this change has been paid and resolved.

SECTION 0270

LANDSCAPE MAINTENANCE

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

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

- Work Specified in the Section: Furnish all labor, material, equipment and services required to maintain the landscape in an attractive condition as specified herein for a period of ninety (90) days.
- Refer to Work Specified in Other Sections:
 - Section 0210 - Irrigation System
 - Section 0290 - Landscape Planting
 - Section 0270 - Landscape Maintenance
- Definition: The words Landscape Architect as used herein shall refer to the Owner's authorized representative.

1.03 QUALITY ASSURANCE

Work Item: Contractor's representative shall be experienced in landscape maintenance and shall have received training in ornamental horticulture and shall be fluent in English.

1.04 MAINTENANCE PERIOD

- Continuously maintain all areas involved in this Contract during the progress of the Work and during the maintenance period until final acceptance of the Work by the Owner's authorized representative.
- Impose maintenance or poor conditions of any planting at the termination of the scheduled maintenance period may cause abandonment of the final completion date of the Contract. Maintenance shall be continued by the Contractor until all Work is acceptable.
- In order to carry out the plant establishment Work, the Contractor shall furnish sufficient labor adequate to perform the Work during the plant maintenance period.
- Criteria for Start of Maintenance: Maintenance period shall not start until all elements of construction, planting, and irrigation for the entire Project are substantially complete. Project will not be accepted into maintenance period until specifically authorized in writing by Owner's authorized representative.
- Respect an inspection to begin the plant maintenance period after all planting and related Work has been completed in accordance with the Contract Documents. The project will not be consid-

ered complete for the maintenance period to begin unless all plants have been installed with mulch and any other surface protection in place. If such criteria are met to the satisfaction of the Landscape Architect, a field notification will be issued to the Contractor to establish the effective beginning date of the period.

- Any day when the Contractor fails to electively maintain plants, replace unsuitable plants or do weed control on other Work, as determined necessary by the Landscape Architect, will not be credited as one of the plant maintenance working days.
- The Contractor's maintenance period will be extended if the provisions required within the Drawings and Specifications are not fulfilled.

1.05 GUARANTEE AND REPLACEMENT

- Guarantee all plant material installed under the Contract against any and all poor, inadequate or inferior materials and/or workmanship for a period of 12 (twelve) months. Contractor's expense any plants found to be dead or in poor condition due to faulty materials or workmanship, as determined by the Landscape Architect.
- Replace immediately any material found to be dead, missing or in poor condition during the maintenance period. The Landscape Architect to be the sole judge of the condition of material. Replace material within ten (10) days of written notification by the Landscape Architect.
- The commencement of all Guarantees shall be noted in the Certificate of Substantial Completion which shall be signed by the Owner, Contractor and Landscape Architect.

1.06 INSPECTIONS

- Request normal progress inspection from the Landscape Architect at least seven (7) days in advance of anticipated inspection. Inspections are as follows:
 - Commencement of maintenance (pre-maintenance).
 - At forty (40) day mark point of maintenance work.
 - Completion of maintenance period - Final Walk-through: no more than ten (10) days prior to end of maintenance period.
- All conditions noted in Landscape Planting (Section 0290) apply herein.

1.07 FINAL ACCEPTANCE OF THE PROJECT

- Prior to the date of the Final Walk-through, acquire from the Landscape Architect approved responsible print and record information from the Job record and all change orders in all drawings during construction, labor and prices "Record Drawings", and deliver to the Landscape Architect and as required to any Local Agency.
- All turn-over items noted in other Specification sections shall be delivered prior to Final Walk-through.

PART 2 - MATERIALS

2.01 MATERIALS

- All materials used must either conform to Landscape Planting Specifications in other sections or otherwise be acceptable to the Owner. Give the Owner monthly record of all herbicides, insecticides and disease control chemicals used.
- Tree/Stake/Groundcover Fertilizer: per planting specifications.

PART 3 - EXECUTION

3.01 MAINTENANCE

Perform maintenance according to the following standards:

- Keep all areas free of debris and needles and mulched at intervals of not more than ten (10) days. Include watering, edging, weeding, fertilization, weeding and pest control.
- Maintain adequate protection of the area. Repair damaged areas at the Contractor's expense.

3.02 TREE AND SHRUB CARE

- Watering: Maintain a large enough water basin around each plant so that enough water can be applied to establish moisture through the major root zone.
- Pruning:
 - Tree:
 - Prune trees to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached which have vertical opening of from 30" to 40" and radial orientation so as not to overlap one another; to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch joints that lack strength to resist topping and wind damage by shearing out crown; to maintain a natural appearance; to balance crown with roots.
 - Under no circumstances will stripping of lower branches ("skinning") of young trees be permitted. Lower branches shall be retained in a "spaced back" or "pruned condition" with as much foliage as possible to promote callus trunk growth (spaced back). Lower branches may be cut flush with the trunk only after the tree is able to stand erect without leaning in other support. Sucker growth shall be removed if deemed appropriate by the Landscape Architect.
 - Thin and shape evergreen trees when necessary to prevent wind and storm damage. Prune deciduous trees during the dormant season. Prune damaged trees so that they maintain health or safety hazards at any time of the year as required to alleviate these conditions.
 - Shrub:
 - The objectives of shrub pruning are the same as for trees. Do not clip into ball or level trees unless required by the design and decided by the Landscape Architect.

- Make all pruning cuts to lateral branches or buds or flush with the trunk.
- Staking and Girdling: Remove stakes and gags as soon as they are no longer needed. Inspect stakes and gags to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds. Replace all broken stakes and gags with identical materials.

- Wind Control: Keep basins and areas between plants free of weeds. Use a Corn gluten based pre-emergent weed killer, such as "Safe-to-Use Pre-emergent Weed Killer".
- Insect and Disease Control: Maintain a reasonable control with approved organic materials.

Fertilization:

- Apply fertilizer once each month during the maintenance period at the following rate per 1,000 square feet of planting area. Use Power Plus or 20 lbs per 1,000 square feet plant in 60 lbs.
- Apply liquid fertilizer to the root ball and base of trunk stems. Spread evenly under plant in 60 lbs.
- After application, water thoroughly.

Replacement of Plants:

- Replace dead, dying and missing plants and plants of a size, condition and variety as acceptable to Owner's authorized representative at Contractor's expense.

3.03 GROUNDCOVER CARE

- Weed Control: Control weeds with chemical systemic spray or by mechanical means, so as to cause minimal damage to planted material.
- Watering: Water enough that moisture penetrates throughout root zone and only as frequently as necessary to maintain healthy growth.
- Fertilization: Fertilize as specified under 3.01 Tree and Shrub Care.
- Remove trash weekly.
- Edge groundcover to base in bushes and trim top growth as necessary to achieve an overall neat appearance.
- Replace dead and missing plants at Contractor's expense.

3.04 IRRIGATION SYSTEM

- Set and program automatic controllers for seasonal water requirements. Give Owner's authorized representative keys to controllers and written instructions on how to turn off system in case of emergency.
- Contractor is responsible for the complete operation and maintenance of the irrigation system except as noted herein (See 3.05 - Guarantee and Replacement).

END OF SECTION

- Accept Contract: All data, specifications, criteria to irrigation system at Contractor's expense. Make repairs within one (1) working period.
- Check weekly all systems for proper operation, to include the following tasks:
 - Check and flush 1/2" polyethylene lines once every week.
 - Check and clean filters once every month.
 - Check drip emitters once every week for proper operation.
 - Clear weed growth from around emitter areas.
 - Check emitter tubing for leaks and blocking.
 - Check pressure regulator for correct pressure setting (PSI).
 - Check controller program for correct operation. Adjust automatic controller program in three days per year at manufacturer's seasonal water requirements. Give owner keys to controller and written instructions on how to turn off system in case of emergency.



erin o carroll landscape architect 105 West De La Guerra Street, Unit J Santa Barbara, CA 93101 805.364.5075 www.erinocarroll.com



FUEL DEPOT 180 North Fairview Ave.

PLANTING AND MAINTENANCE SPECIFICATIONS

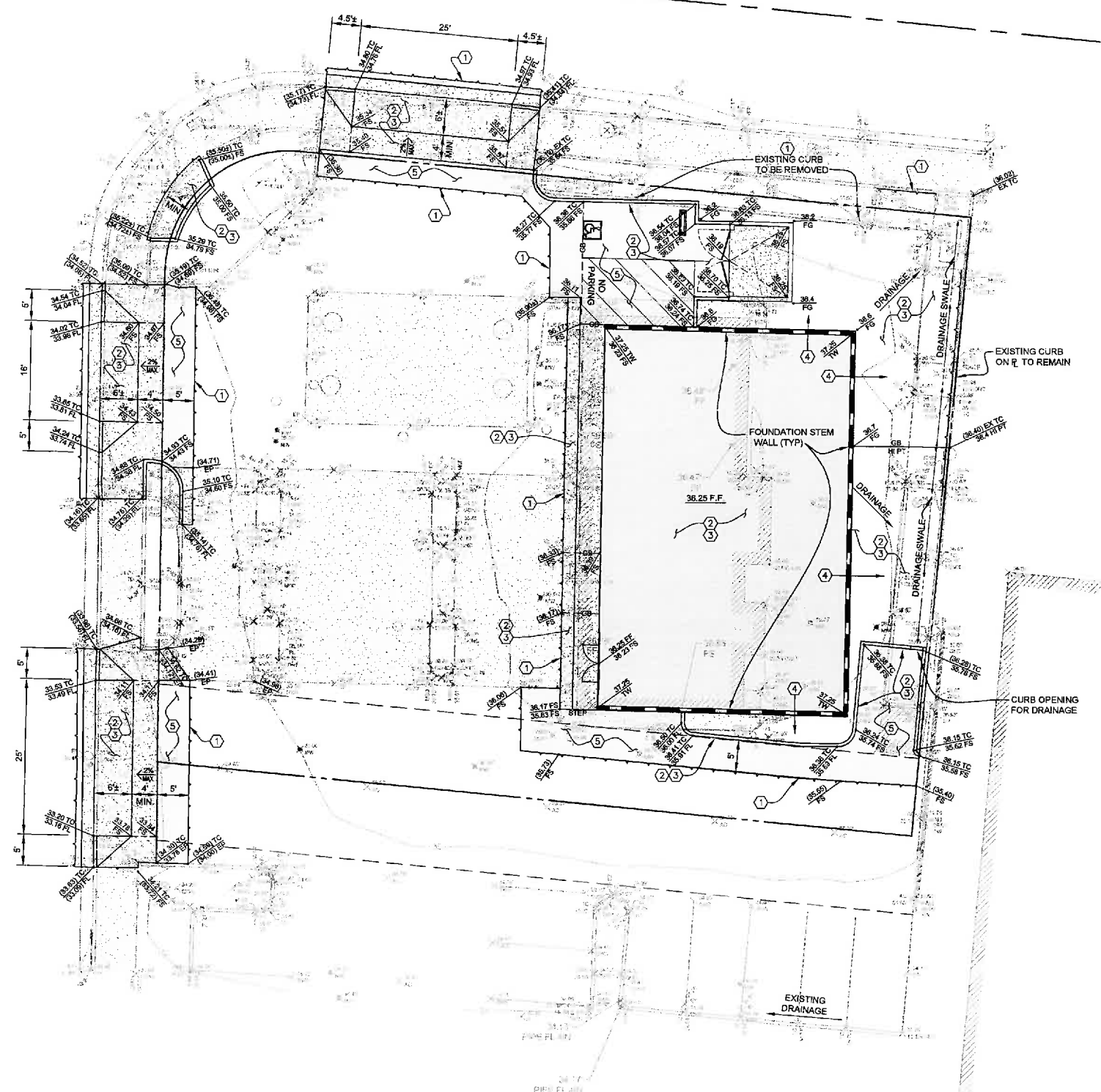
Date/ Issue 2015.11.23 DRB Submittal

Sheet 6 of 6

LP-3

FAIRVIEW AVENUE

ENCINA ROAD



- PRELIMINARY CONSTRUCTION NOTES:**
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)
- 1 SAWCUT AND REMOVE EXISTING PAVEMENT, CONCRETE APPURTENANCES AND PLANTERS.
 - 2 DEMOLISH AND REMOVE EXISTING BUILDING, PAVEMENT, CONCRETE WALKS AND CURBS WHERE SHOWN ON PLAN.
 - 3 CONSTRUCT NEW BUILDING, PLANTERS, SIDEWALKS AND CURB IMPROVEMENTS. MATCH EXISTING SURFACE ELEVATIONS.
 - 4 ROUTE PROPOSED ROOF GUTTERS / DOWNSPOUTS TO PROPOSED ADJACENT PLANTERS TO EAST.
 - 5 PROPOSED NEW A.C. PAVEMENT.

STORMWATER MANAGEMENT:

TOTAL AREA TO BE DISTURBED:	5,820 S.F.
DISTURBED AREA TO BE UTILIZED FOR PLANTERS:	1,500 S.F.
TOTAL PROPOSED NET IMPERVIOUS SURFACE AREA:	4,320 S.F.

4,230 S.F. < 5,000 S.F. PROJECT IS TIER 1.

ESTIMATED EARTHWORK QUANTITIES:

EXCAVATION: 175 CUBIC YARDS

EMBANKMENT: 25 CUBIC YARDS

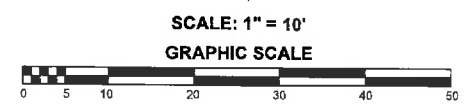
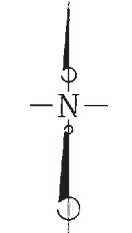
NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133



FUEL DEPOT

PRELIMINARY SITE IMPROVEMENT PLAN

180 N. FAIRVIEW ROAD

CITY OF GOLETA, CALIFORNIA

JULY 31, 2015

REVISED NOVEMBER 23, 2015

FLOWERS & ASSOCIATES, INC.

CIVIL ENGINEERS

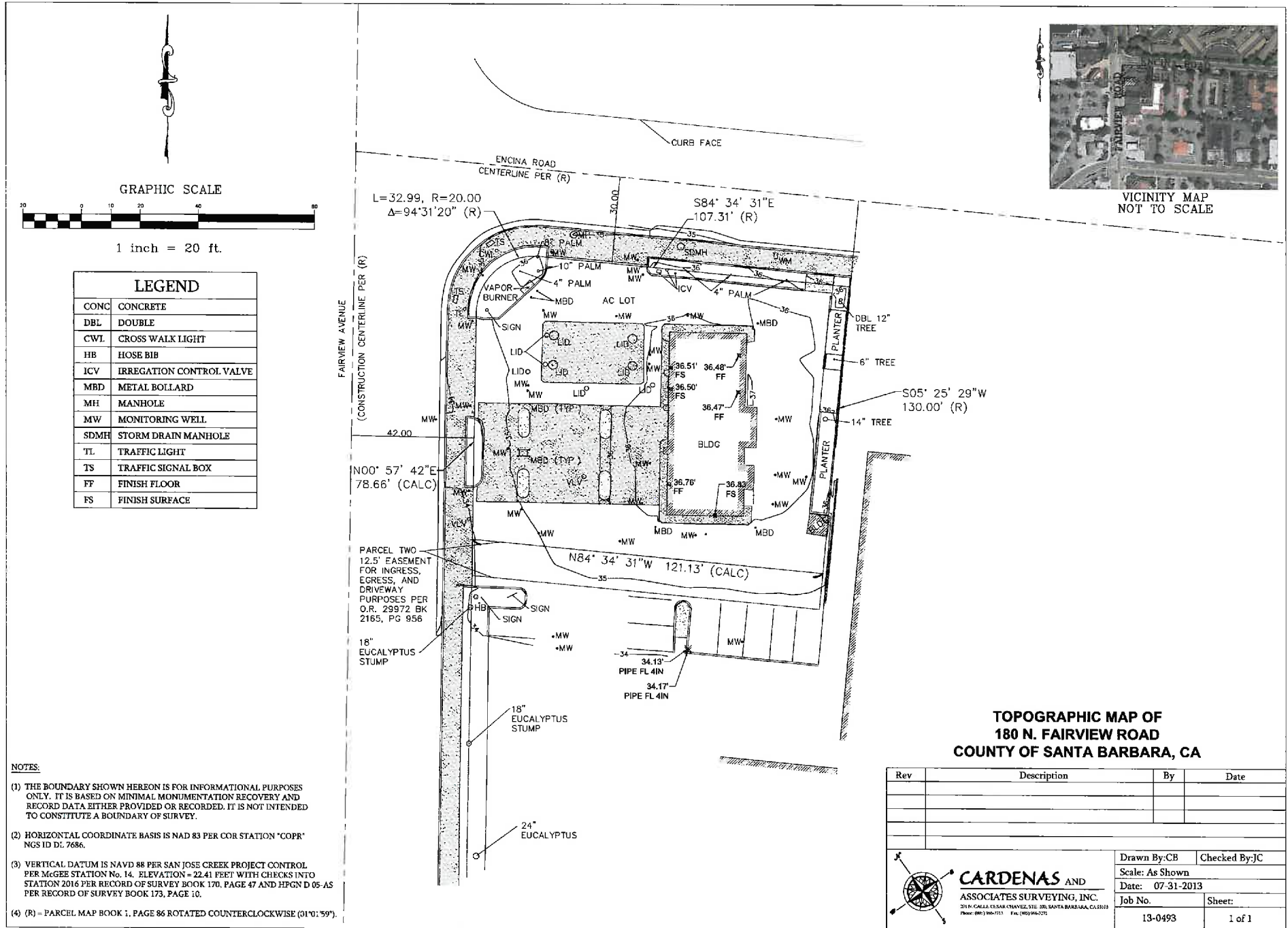
201 N. Calle Cesar Chavez, Suite 100 Santa Barbara, CA 93103

Telephone (805) 966-2224

PRELIMINARY

BY: _____ NOT FOR CONSTRUCTION DATE: _____

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LEGEND

CONC	CONCRETE
DBL	DOUBLE
CWL	CROSS WALK LIGHT
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
MBD	METAL BOLLARD
MH	MANHOLE
MW	MONITORING WELL
SDMH	STORM DRAIN MANHOLE
TL	TRAFFIC LIGHT
TS	TRAFFIC SIGNAL BOX
FF	FINISH FLOOR
FS	FINISH SURFACE

- NOTES:**
- (1) THE BOUNDARY SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. IT IS BASED ON MINIMAL MONUMENTATION RECOVERY AND RECORD DATA EITHER PROVIDED OR RECORDED. IT IS NOT INTENDED TO CONSTITUTE A BOUNDARY OF SURVEY.
 - (2) HORIZONTAL COORDINATE BASIS IS NAD 83 PER COR STATION "COPR" NGS ID D.L. 7686.
 - (3) VERTICAL DATUM IS NAVD 88 PER SAN JOSE CREEK PROJECT CONTROL PER MCGEE STATION No. 14. ELEVATION = 22.41 FEET WITH CHECKS INTO STATION 2016 PER RECORD OF SURVEY BOOK 170, PAGE 47 AND HPGN D 05-AS PER RECORD OF SURVEY BOOK 173, PAGE 10.
 - (4) (R) = PARCEL MAP BOOK 1, PAGE 86 ROTATED COUNTERCLOCKWISE (01'01" 59").

**TOPOGRAPHIC MAP OF
180 N. FAIRVIEW ROAD
COUNTY OF SANTA BARBARA, CA**

Rev	Description	By	Date

	Drawn By: CB	Checked By: JC
	Scale: As Shown	
	Date: 07-31-2013	
	Job No. 13-0493	Sheet: 1 of 1