



TO: Goleta Design Review Board

SUBMITTED BY: Darryl Mimick, Senior Planner

SUBJECT: 115 Castilian Drive (APN 077-141-053) Hangar 5 and Quonset Hut

Relocation and Adaptive Re-Use Case Nos. 22-0003-DP, 23-0031-

DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual review and provide comments to applicant.

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The applicant is seeking design and landscaping related comments from the Design Review Board (DRB) for the subject project. The applicant has submitted an application for a Development Plan located at 115 Castilian Drive which was found incomplete on July 11, 2023, by the City. The General Plan Land Use Designation and Zoning Ordinance Designation is BP (Business Park). The applicant proposes to develop the vacant portion of APN 073-150-025 with a re-purposed airplane hangar building (Hangar 5) being stored on the subject property from the City of Santa Barbara Airport property at 500 Fowler Rd. The one-story converted hangar building would be utilized for office/industrial space and would be approximately 9,042 SF (please refer to the attached plans). Additionally, the applicant is proposing to relocate two Quonset huts totaling 7,337 SF from the Tri-County Produce property in Santa Barbara. The Quonset hut would also be used for office/industrial purposes.

The existing 111-115 Castilian building is 21,800 SF and would remain in place. The site would be served by 106 parking spaces and 13 bicycle spaces. Total on-site parking demand for existing/proposed buildings (39,712 SF) would be 104 parking spaces. Total landscaped area would be approximately 42,017 SF (27.4% coverage). Given the landscape area is under 30%, the applicant is also proposing and adjustment to the landscaping coverage regulation.

The project was filed by agent Joe Fiss of TW Development and Planning on behalf of Marc Winnikoff, property owner.

Meeting Date: May 13, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As this item is for conceptual review only, no CEQA action is needed currently. The entire project will be subject to environmental analysis at the time the Project is deemed complete in the future.

Next steps include: (1) Application Completeness Review (2) Project Review and CEQA Analysis (3) Preliminary DRB recommendation; (4) Review by Planning Commission (5) a 10-day (Planning Commission) appeal period (6) Final DRB review (7) Condition Clearance (8) Issuance of Zoning Clearance; and (9) Building Permits and construction.

ATTACHMENTS:

Attachment A – Conceptual Plans

ATTACHMENT A

PLANS



CWNOR	Nederlander Holdings, ELC 921 St. Vincers Avenue, Suite C Santa Garbara, CA 93101 9005) 966-9033	
ROJECT ADDRESS	135 CASTILIAN COLFTA, CA	
FN.	073-150-025	
ONE:	EF (Eusyress Fank)	
ENERAL PLAN NEICHBORHOOD		
CCUPANCY	0,000	
ONSTRUCTION TYPE	V-B NO	
PRINKLERED	YES	
VG. SITE SLOPE	2%	
LIAR FOOTAGE		
LOT:		232A0
AREA TABULATION:	BLDG COVERA	IGE AREA
DESTING BUILDING	22,160 SF	21,929 9
EXISTING FENCED YARD:	5,663 5F	5,662.9
NEW TRASH ENCLOSURE (EACH)	141 SF	
NEW HANGAR NEW GUONSET HUTS	9,970 SF	9,042.9
NEW QUONSET HUTS:	11119	1.115.9
EAST HUT:	4,002 SF	4,002 9
QUONSET HUT TOTAL:		7,337.9
TOTAL BUILDING AREA:		38,307 9
TOTAL YARD AREA TOTAL TRASH BNOLOSURE (2 REQUIR	RFD)	5,863 SI 282 SI
PATIOS AT HANGAS: SOUTH PATIO		40.7 5
NORTH PATIO		1,221 9
TOTAL PATION: NOTE: PATION ARE NOT INCLUDE SALES, DEPLAY, SYDMAGE, SHAVE ZONING ORDINANCE SECTION TO		1,604 S
ESTING SITE COMPRACE STATISTICS ELILIDING COMPRACE HARDSCAPE ITENQED YARD + DRIVES & V LANDSCAPING DOS REQUIRED)	WALKS)	27,834 SF (14.7% 42,810 SF (27.9% 67,579 SF (57.4%
TOTAL:		153,331 SF (100%)
ROPOSED SITE COVERAGE STATISTICS		
BUILDING COVERAGE HARDSCAPE (FENCED YARD + DRIVES & N	CALMED	40,123 SF (26.2%) 71,191 SF (46.4%)
LANDSCAPING DDS REQUIRED) TOTAL:		42,017 ST (27.4% 153,331 SF (100%
NUSNC		
EXSTING BLDG: Tenurs #1 Transploom (11) Custilan)		21,928 9
R&D Footage (1/5/00) = 7,029 SF		IS SPACE
Business Footage (1/100) = 6,460 SF Tenun 62 Kyoona (111 Canilian)		15 SPACE
		10 SFACE
		20 SFACE
R&D Footage (1.600) = 4,547 SF Business Footage (1/200) = 5,692 SF		20.58.40.0
R&D Footage (1,500) = 4,547 SF Business Footage (1,700) = 5,692 SF NEW HANGAR (Speculative)		9,0425
R&D Footage (1/500) = 4,547 SF Business Footage (1/100) = 5,692 SF NEW HANGAR (Speculative) R&D Footage: 9,642 SF 8F 1/500 =		9,0425
R&D Footage (1/5/00) = 4,547 SF Business Footage (1/2/00) = 5,692 SF NEW HANCAR (Speculative): R&D Footage: 9,042 SF 8f 1/5/00 = NEW QUONSCT HUTS (Speculative):		9,042 S 18 SPACE
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SHEET INDEX

OTAL - 30

HANGAR 5 135 Castilian Goleta, CA

sheet description COVERSHEET

date: 1-13-2023 2-27-2023 3-2-2023 3-10-2023 3-23-2023 3-24-2023 3-30-2023 9-20-2023 9-20-2023 10-18-2024 10-18-2024 11-9-2024 12-4-2025 3-5-2024

sheet no: G-0

HANGAR 5

6	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE PLASTER
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
30	POUND	FDG	FLASHING		
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC:	ASPHALTIC	FN	FIELD NAILING	PR	PAIR
	CONCRETE	FOC	FACE OF	P1126	
A/C	AIR CONDITIONING		CONCRETE		TREATED
ALUM	ALUMINUM	FOF	FACE OF FINISH		DOUCLAS FIR
COMA	ANODIZED	FOM	FACE OF MASONRY	RD	ROOF DRAIN
CB	BOARD	FOP	FACE OF	RH	ROUND HEAD
BLDC	BUILDING		PLIWOOD	RM	ROOM
BLK*C	BLOCKING	FOS	FACE OF STUD	RO	ROUGH OPENING
BN	BOUNDARY	FT	FOOT OR FEET	RWD	COOWGIS
	NAILING	CA	GAUGE	SCHED	SCHEDULE (D)
HC)I	ROTTON	CALV	GALVANIZED	S	SOUTH
CB	CATCH BASIN	GYP	CYPSUM	SF	SQUARE FEET
CI	CAST (RON	HB	HOSE BIBB	SHTC	SHEATHONG
1	CHUNG JOST	HP	HORSE POWER	Sibil	SIMILAR
cic	CHUNG	HR	HOUR	SPEC	SPECIFICATION
CLR	CLEAR	HTR	HEATER	90	SQUARE
CMU	CONCRITE	HVAC	HEATING/	SSTL	STAINLESS STEEL
	MASONRY UNIT		VENTILATION/AIR	STD	STANDARD
CD	CLEAN OUT		CONDITIONING	STL	STEEL
001	COLUMN	HWHE	HOT WATER	TC	TOP OF CURB OR
CONT	CONTINUOUS		(RETURN)		TOP OF CONCRETE
CSS	COUNTERSNY	IND	INNERT	TCV	TOP OF CATCH
DE	DOLIGIAS FIR	1,000	SAMINATE		BASIN
DIA	DIAMETER	18	LAC BOLT	T&C	TONGUE AND
DN	DOWN	LT	UGHT		GROIOVE
DS.	DOWNSPOUT	MAS	MASONRY	TP	TOP OF PAVING
DWG	DRAWING	MATI	MATERIAL	TW	TOP OF WALL
r	FAST	MAX	ANALYSON INC.	TYP	DOPSCAL.
(F)	EXISTING	MH	MACHINE BOXT	UNO	UNLESS NOTED
E	EXPANSION IDINT	MECH	MECHANICAL		OTHERWISE
FLEV	FLEVATION	MEMB	MEMBRANE	VCE	VINYL
-N	EDGE NAT.	MAT	METAL		COMPOSITION TILE
EO.	FOUAL	MER	MANUFACTURER	VERT	VERTICAL
EOURP	EQUIPMENT	MIN	MENDMEM	VCDF	VERTICAL CRAIN
FAU	FORCED AIR LINE	MISC	MISCILLANDOUS		DOUGLAS FIR
rao	FURNISHED BY	N	NORTH	VTR	VENT THROUGH
100	OWNER OR	(M)	NEW		ROOF
	OTHERS, TO BE	NIC	NOT IN CONTRACT	W	WEST
	INSTALLED BY	NOT	NUMBER	WC	WATER CLOSET
	CONTRACTOR	NTS	NOT TO SCALE	WH	WATERHEATER
FD.	FLOOR DRAIN	OC.	ON CENTER	WP	WATERPROOF
EIC	FIRE.	OH	OVAL HEAD OR OVER	WS	WOOD SCROW
regad.	EXTINGUISING	CO/I	HEAD.	WWE	WELDED WIRE
	(& CARINIT)	OPNIC	OPENING		FABRIC
TT.	FINISH FLOOR	(7)	PROPOSED	W/	MITH
rc	FINSHED GRADE	21	PLATE OR	WC	WITHOUT
FH	FLAT HEAD	1.5	PROPERTY LINE		

ABBREVIATIONS

GENERAL NOTES

CONSULTANTS

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CREA PLANNER:

APPROVAL NOTES:

PROJECT TO HAVE AN APPROVED FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.

SPECIAL INSPECTIONS

MECHANICAL ENGINEER: MOON ENGINEERING

SMITH ENGINEERING 920 Del La Vina Street Santa Barbarz, CA 93101 805-966-2877 brian@smithengineering.net ELECTRICAL ENGINEER:

GOVERNING CODES CALIFORNIA BUILDING CODE 222 LDIFION CALIFORNIA EICTRICAL CODE 222 EDITION CALIFORNIA EICTRICAL CODE 222 EDITION CALIFORNIA MICHANICA CODE 222 EDITION CALIFORNIA MICHANICA CODE 222 EDITION CALIFORNIA CREEK BUILDING STANDARDS CODE 222 LDIFION CALIFORNIA FIRE CODE

BBP ARCHITECTURE 924 Anacapa Street, Ste 2-U Santa Barbara, CA 93101 805-564-6074 scott@bbp-arch.com TW LAND PLANNING & DEVELOPMENT 903 State St, #202 Santa Barbara, CA, 93101 805-698-7153 JBss@wkandplan.com

P.O. Box 6599 Oxnard, CA 93031 805-653-5215 tim@moonengineering.com

GEOTECHNICAL ENGINEER: BEACON GEOTECHNICAL 1177 VINESTREET PASO ROBLES, CA 93446 805-239-437. beacongeotechnical@gmail.com

VICINITY MAP



1- VIEW OF ADJACENT 2-STORY BUILDING TO THE EAST



2- VIEW NORTH FROM PROJECT ENTRY



3- VIEW OF EXISTING SITE FROM CASTILIAN



4- LOOKING NORTH FROM CORNER OF CORTONA & CASTILIAN



5- LOOKING NORTH FROM CORNER OF CORTONA & CASTILIAN



6- LOOKING NORTH FROM CORNER OF CORTONA & CASTILIAN



PHOTO KEY MAP



ARCHITECTURE



sheet description SITE PHOTOS

date:
1-13-2023
2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
3-30-2023
5-9-2023
8-5-2024
11-9-2024
11-9-2024
1-15-2025
3-5-2024

sheet no: PH-1



VIEW OF EXISTING HANGAR FROM MOFFETT PL



BIRD'S EYE GOOGLE EARTH VIEW



EXISTING HANGAR DOORS



VIEW OF EXISTING HANGAR FROM AIRPORT EXIT



EXISTING TRUSSES & DOORS



EXISTING HANGAR FENESTRATION

EXISTING TRUSSES





EXISTING HANGAR DOOR DETAIL





sheet description HANGAR PHOTOS



NOT FOR CONSTRUCTION

sheet no: PH-2







EXISTING QUONSET HUT #1



EXISTING QUONSET HUT #2



EXISTING QUONSET HUT #2



ADAPTIVE RE-USE OF.
HANGAR 5
135 Castilian



sheet description QUONSET PHOTOS

date:
1-13-2023
3-2-27-2023
3-10-2023
3-10-2023
3-23-2023
3-24-2023
3-24-2023
3-20-2023
4-5-2024
10-18-2024
11-9-2024
1-24-2025
2-15-2025

sheet no: PH-3







BIRD'S EYE VIEW OF SITE FROM SOUTH



BIRD'S EYE VIEW OF SITE FROM NORTH



ARCHITECTURE



sheet description RENDERINGS



HANGAR FROM THE SOUTH



HANGAR FROM CASTILIAN



ARCHITECTURE



sheet description RENDERINGS

date: 1-13-2023 2-27-2023 3-2-2023 3-10-2023 3-23-2023 3-24-2023 3-30-2023 5-9-2023 8-5-2024 10-18-2024 11-9-2024 1-24-2025 3-5-2024

Preliminary: NOT FOR CONSTRUCTION



SECTION (DAYTIME)



SECTION (DUSK)



ARCHITECTURE

924 anacapa st santa barbara, ca 93101 805.564.6074



sheet description RENDERINGS

date:
1-13-202
3-2-2023
3-2-2023
3-10-2023
3-2-2023
3-2-2023
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3-2-2024
11-9-2024
11-9-2024
12-2-2-2-2
1-5-2025
3-5-2024

Preliminary: NOT FOR CONSTRUCTION



QUONSET HUTS FROM PARKING LOT



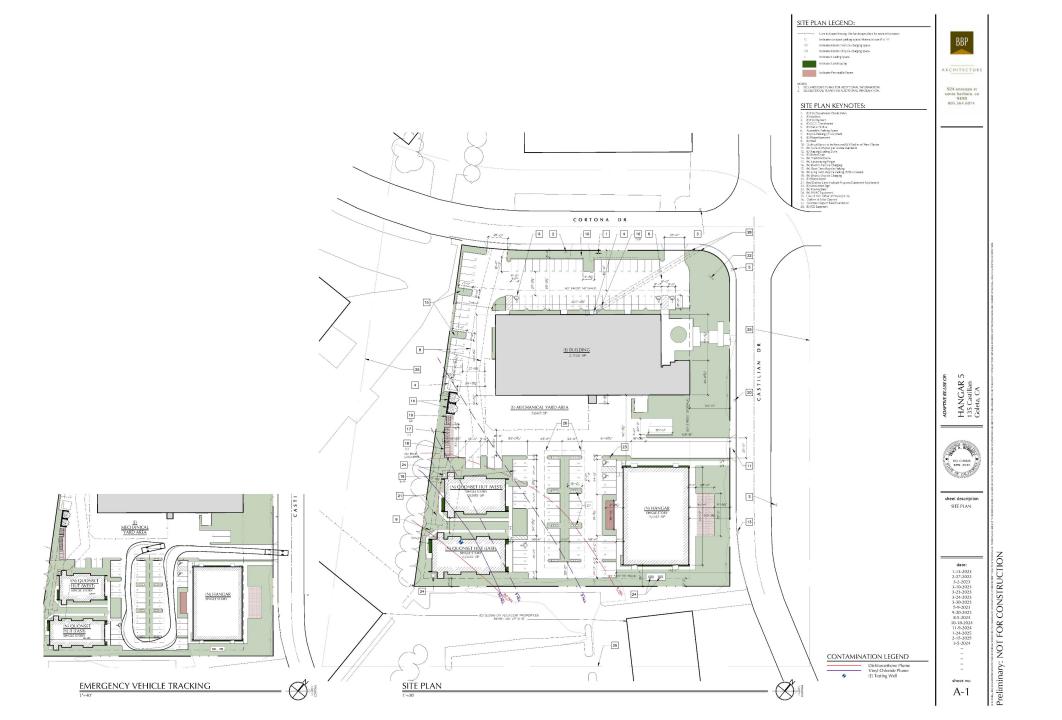
TYPICAL QUONSET HUT INTERIOR

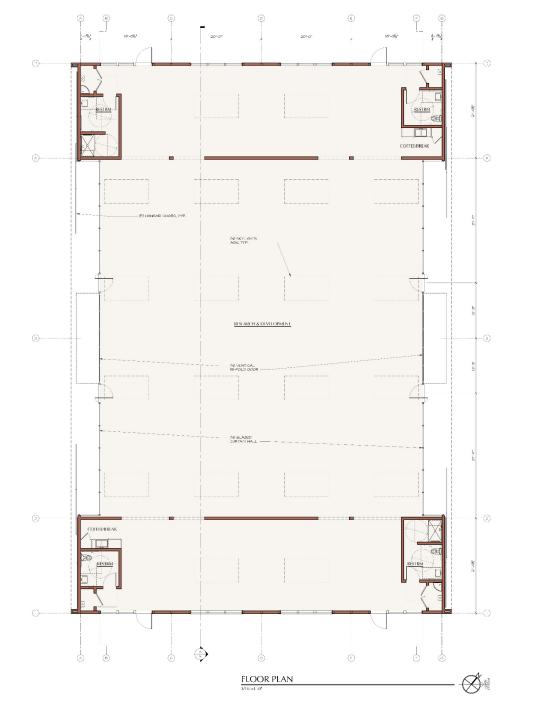


ARCHITECTURE



sheet description RENDERINGS







805.564.6074

ADAPTIVE REUSE OF.
HANGAR 5
135 Castilian
Goleta, CA

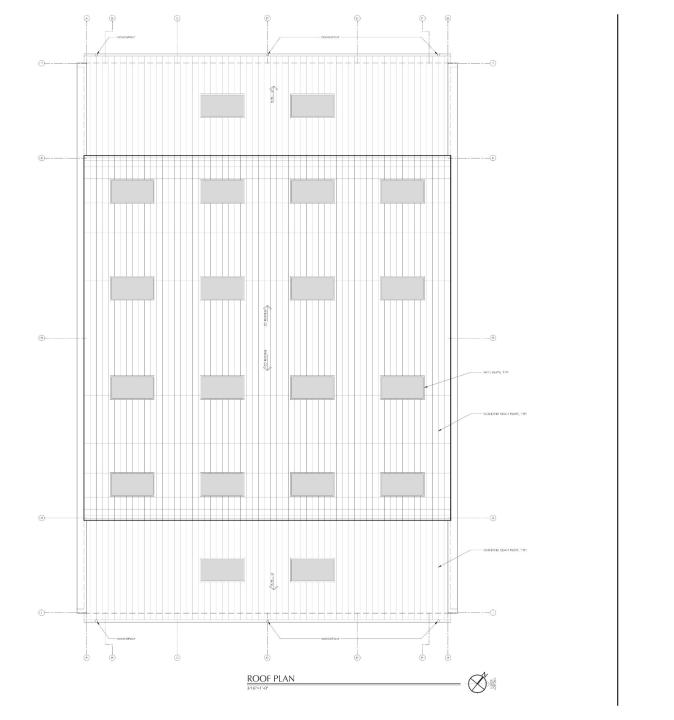


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Preliminary: NOT FOR CONSTRUCTION

sheet no: A-2.1





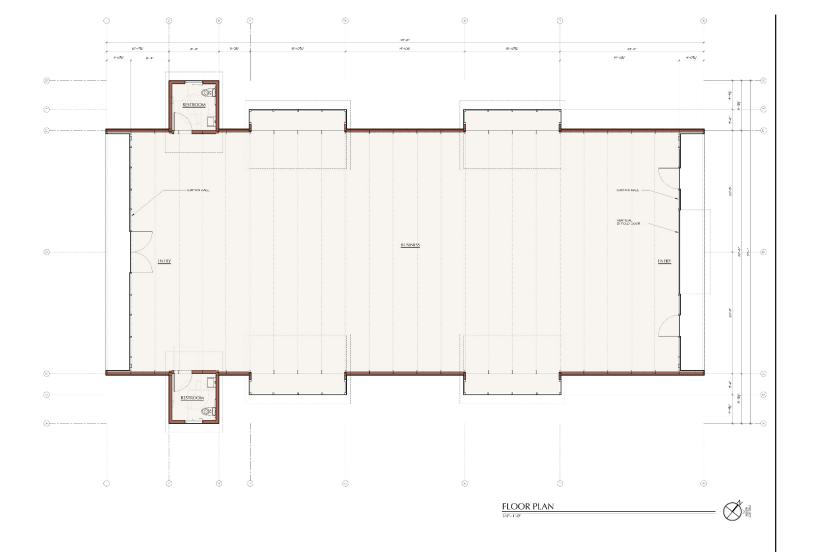
924 anacapa st santa barbara, ca 93101 805.564.6074

ADAPTIVE RELUSE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description ROOF PLAN

SORIE DESCRICTOR SOUTH (STEEL VIEW CONSTRUCTION)
Preliminary: NOT FOR CONSTRUCTION sheet no: A-2.2





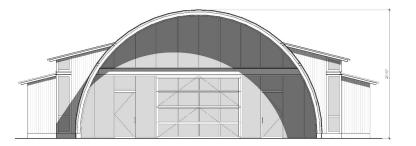
ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



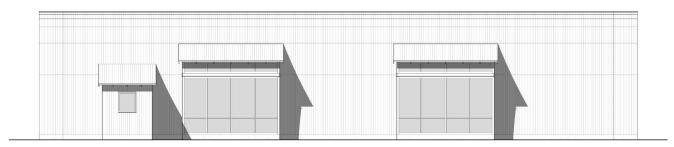
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FLOOR PLAN

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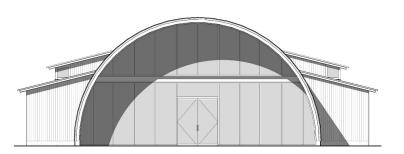
sheet no: A-3.1 Preliminary: NOT FOR CONSTRUCTION



NORTH ELEVATION



EAST ELEVATION (WEST SIM.)



SOUTH ELEVATION



ARCHITECTURE

924 anacapa st santa barbara, ca 93101 805,564,6074

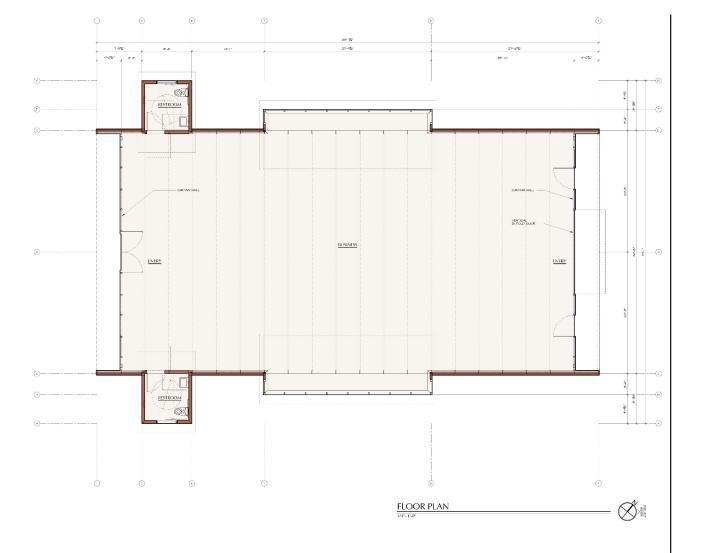
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sheet description
QUONSET HUT #1
ELEVATIONS

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2-15-2025

sheet no: A-3.2 Preliminary: NOT FOR CONSTRUCTION





924 anacapa st santa barbara, ca 93101 805.564.6074

HANGAR 5 135 Castilian Goleta, CA

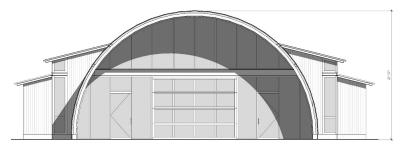


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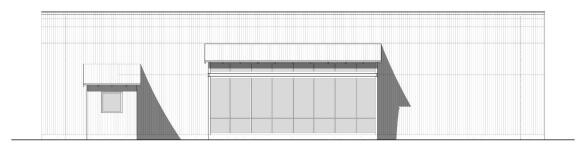
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Preliminary: NOT FOR CONSTRUCTION

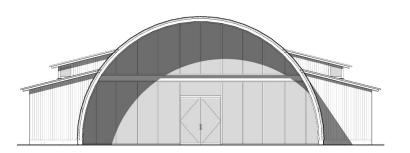
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NORTH ELEVATION



EAST ELEVATION (WEST SIM.)



SOUTH ELEVATION



ARCHITECTURE

924 anacapa st santa barbara, ca 93101 805.564.6074

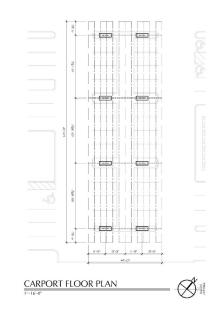
ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



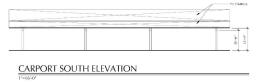
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date:
1-13-2023
2-27-2023
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3-30-2023
3-30-2023
9-20-2023
4-20-2023
4-20-2024
1-19-2024
1-24-2025
3-5-2024

sheet no: A-4.2 Preliminary: NOT FOR CONSTRUCTION



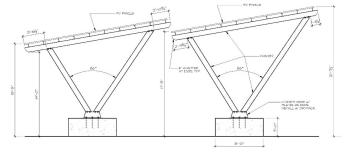




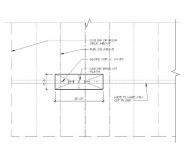
CARPORT NORTH ELEVATION

1°=16-0°

EAST ELEVATION, (WEST SIM.)



EAST ELEVATION (ENLARGED)



ENLARGED PARTIAL FLOOR PLAN

1/4'=1'40'





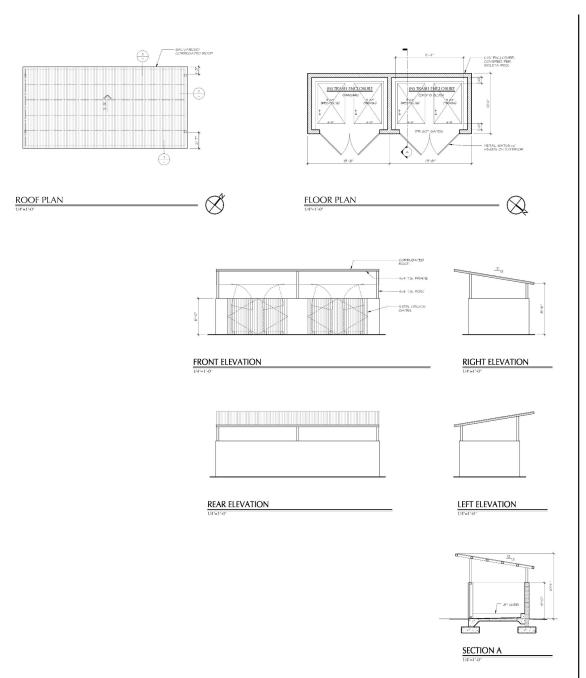
HANGAR 5 135 Castilian Goleta, CA



sheet description CARPORTS

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8-5-2024
11-9-2024
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sheet no: CP-1





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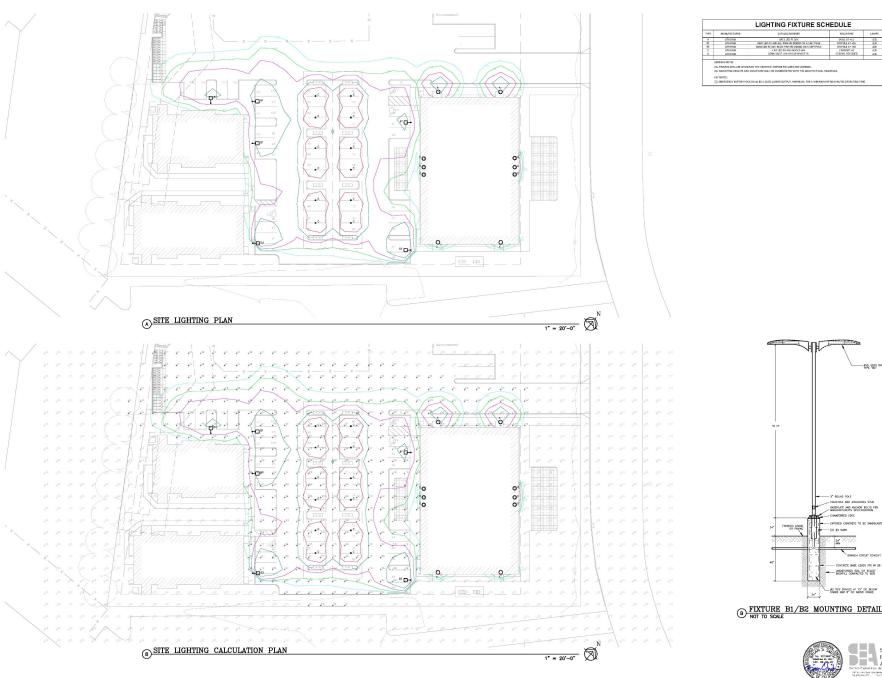
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Goleta, CA



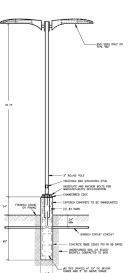
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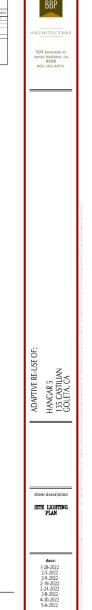
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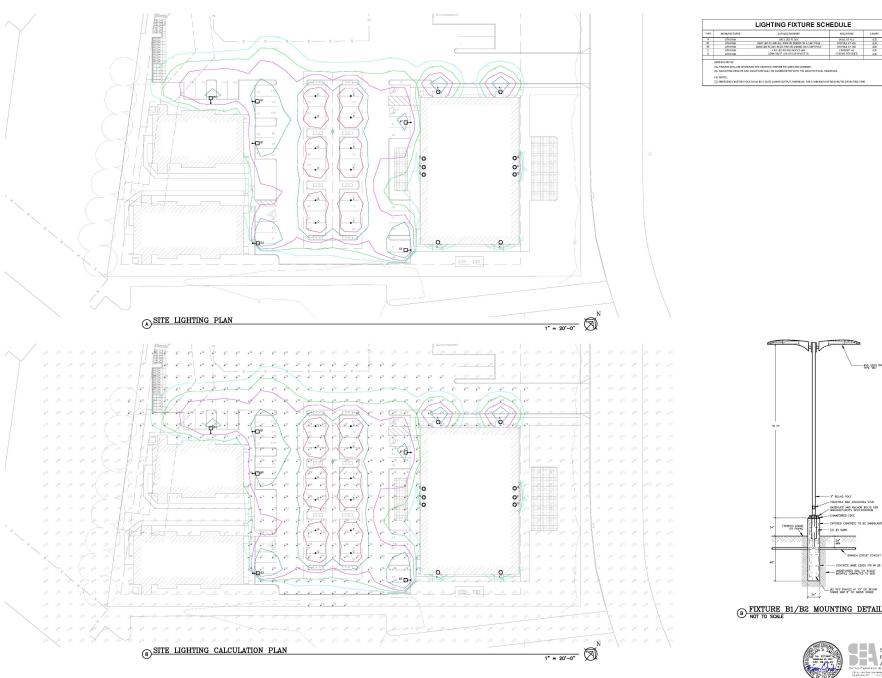
LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CXX4LOG NUMBER	MOUNTING	LAMPS	WATTS EACH	
A	LITECHE	ARCS LED PL SOX	WALLAT +11"	uro	10.9	
01	LITEGRA	DSKO LED P2-30K-RLC PIRH-RC DDRID ON A LISET POLE	ON POLE AT +16	LED	49	
88	LITEGRA	DOKO LED-F2-SEK-RCCO-PIRH-RS-ODSXD ON A 16FT POLE	ON POLE AT +36	UED	49	
c .	LITEGRIS	CRY LED FO 40K SPICIT WH	CARPORT +9"	UED	27	
0	LITECNIA	LDN6-38/07-L06-AR-LS6-MVOLT-RL	CELUNG, RECESSED	uro	3.4	
	ALL MOLINTING HEIGHTS AN CEYNGTES:	EN ET THE ANDHITECT BEFORE PICTURES AND ORDERED, D LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL SIX CC SHALL BE A 1100 LUMBY CUTPUT, MINIMUM, FOR A MINIMUM C		K.		



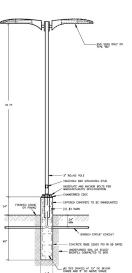
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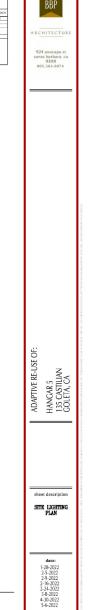
sheet no: E1.0



LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CXX4LOG NUMBER	MOUNTING	LAMPS	WATTS EACH	
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01	LITEGRA	DSKO LED P2-30K-RLC PIRH-RC DDRID ON A LISET POLE	ON POLE AT +16	LED	49	
88	LITEGRA	DOKO LED-F2-SEK-RCCO-PIRH-RS-ODSXD ON A 16FT POLE	ON POLE AT +36	UED	49	
c .	LITEGRIS	CRY LED FO 40K SPICIT WH	CARPORT +9"	UED	27	
0	LITECNIA	LDN6-38/07-L06-AR-LS6-MVOLT-RL	CELUNG, RECESSED	uro	3.4	
	ALL MOLINTING HEIGHTS AN CEYNGTES:	EN ET THE ANDHITECT BEFORE PICTURES AND ORDERED, D LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL SIX CC SHALL BE A 1100 LUMBY CUTPUT, MINIMUM, FOR A MINIMUM C		K.		



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LIGHTING FIXTURE SCHEDULE GONDRAL NOTES:
ALL PRIME'S SHALL BE CHOSEN SYTHE ARCHITECT SEFORE POTURES ARE ORDERED.
ALL MOUNTHING HORSETS AND LICOTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWNISS.

EXAMPLE: CNY LED P1 50K MVOLT DDB

CNY LED
LED Canopy/Ceiling
Luminaire

ELCRICAL

NUMBER OF CUT (ID 2717) excuses, above data in 5-10, upadder of undersone chromites and processed in the control of the control of

LITHONIA Cre Liboria Vay • Crryen, Ceorgia 20012 • Peace 1.60C-705-7238 • nove Ulberia crea

0 2011-0020 Analy Branch Lighting, Inc. All rights reserved

Accessories
Online and report reports

ONE Mode Various law Fire

8 TYPE "B1/B2/B3" FIXTURE SPECIFICATION C TYPE "C" FIXTURE SPECIFICATION

Etiroceo RocOSTREI Figu Lef B

D-Series Size 0
LED Area Luminaire

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NUTAIR2 PIRHN DDBXD

Weight 5.50
Weight 5.50
Weight 5.50
Weight 5.50
Weight 5.50
Weight 5.50

LITHONIA One Lithonia Way • Caryen, Georgia XXXX • Phone 1-800-775-98V/[75]§ • considerances
0.201-202 Acad Struck Softing, no. All rights seasons.

ARC1 LED

Accessories
Colorador Appel appeals
EVER 2023 Schr (MERCUSH) (MR) 5000

Architectural Wall Luminaire

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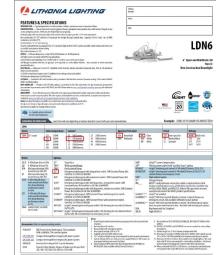
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LIGHTIMO. COMMISCAL OUTDOOK Decident Way - Corpes, Georgia 2002 2 - Haine 1-600-105-68/97/21/6 - unconfundación. ACCILLO
No 2003/2017 Accily Servicia (principles) Inc. All optio memoria.

A TYPE "A" FIXTURE SPECIFICATION

NOTES
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2 NAC not available with SMAL





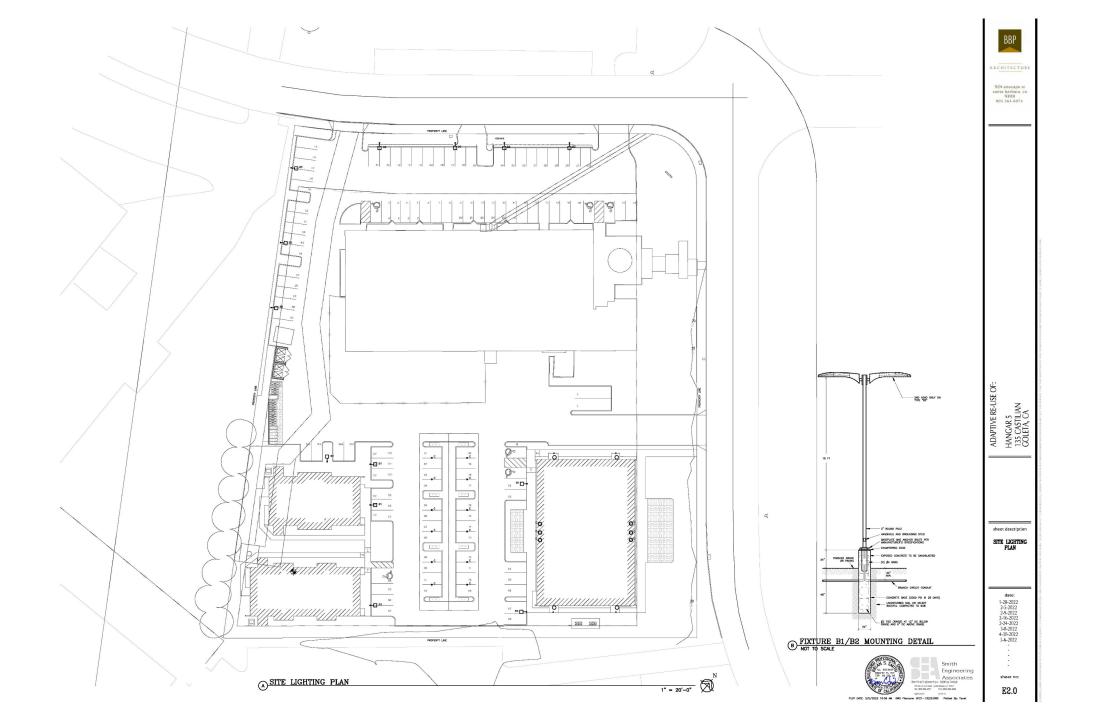
924 anacapa st santa barbara, ca 93101 805,564,6074

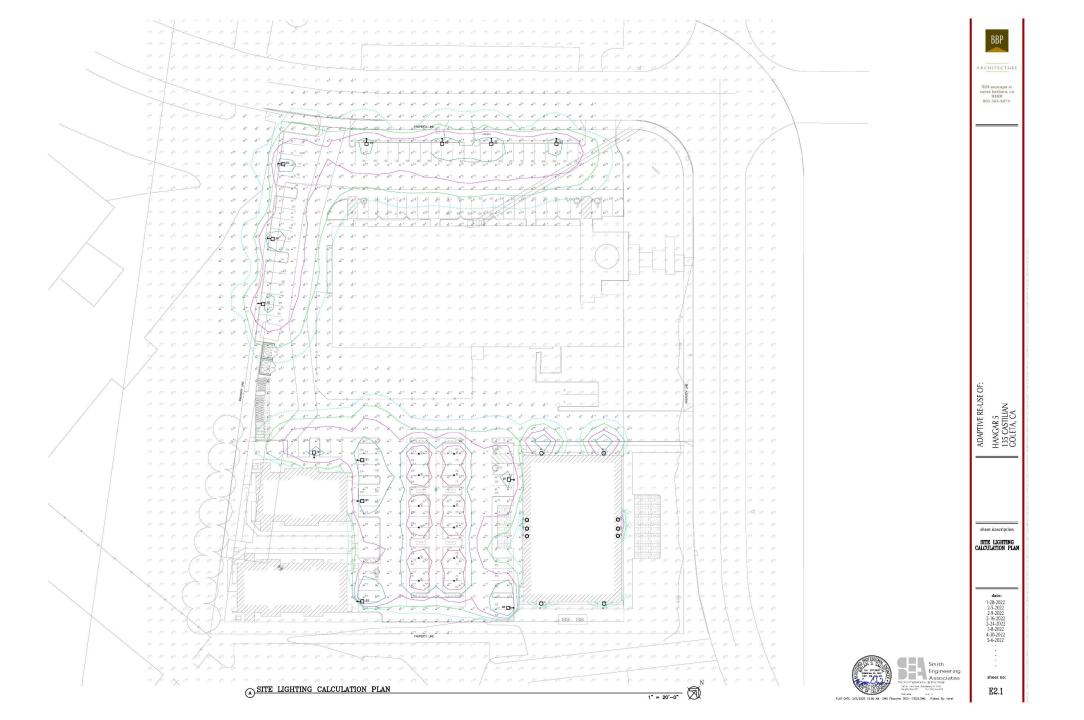
ADAPTIVE RE-USE OF: HANGAR 5 135 CASTILIAN GOLETA, CA

sheet description FIXTURE

E1.1

BBP





(E) Washingtonia species Mexican Fan Palm to remain in place.

(N) Clean evergreen tree such as: Tristaniopsis laurina / Water Gum or Quercus tomentella / Island Oa

(E) Phoenix canarier Canary Island Palms Located off-site.

(N) Large grass-like perennial such as: — Chondropetalum elephantinum / Cape Ru

(E) Phoenix canariensis /
Canary Island Palm to be removed.

(N) Medium flowering shade trees such as: Chitalpa tashkentensis / Chitalpa

(E) Quercus agrifolis / Coast Live Oak-Located off-site. (II) Spilky ornamental grass such as: Juncus patens "Lik Blue" / Dik Blue Rush (IV) Screen hedge such as: Podocarpus herbettii / Long Leafed Yellowwood or Xylosma congestum / Shiny Xylosma





135 CASTILIAN DRIVE Goleta, CA, 93117

PRELIMINARY LANDSCAPE PLAN

Date/ Issue 2025.02.19

Sheet 1 of 3

Preliminary Irrigation Notes:

r Irrigation will be potable water. Goleta Water District does not have an existing recialmed water mainline near the

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Install irrigation lines at the following minimum depths: Mainline: 18" minimum cover, Lateral line: 12" minimum cover, Polyethylene drip tubing: place on grade with stakes @ 6" O.C., subterranean drip line: Install 4" below finish grade per manufacturer's specs. specs.

install all valves in plastic valve boxes in groundcover areas where they will be screened by plants. Green lid color. install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M).

Prior to project completion, provide Landscape Analysis with full data as Joulit record drawings. Dimension from two (2) permanent points of reference, hulding correst, schedulit, or road interesticion, etc., the leadant on the followings connection to entirely lines, existing electrical power, built valves, routing of parhikirs pressure lines (dimension max. 20' along routing), control valves, routing of control valving, cucks coupling or perior valves and other neblated equipment.

Prior to project completion, install a reduced laminated controller chart inside controller box. The chart shall show the areas controlled by the automatic controller, colored coded for each station.

install drip flush valves at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

At existing trees, 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 Verify location of backflow preventer, controller, and point of connection with Landscape Architect prior to installation.

Line Clearance: All lines shall have a minimum clearance of six inches (6°) from each other and from lines of other trade Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teffon tape for all threaded connections.

Adjust all emitters to eliminate runoff and overspray.

Preliminary Irrigation Equipment Specifications:	Preliminary	Irrigation	Equipment	Specifications:
--	-------------	------------	-----------	-----------------

item	MFR	Model	Notes
Automatic Drip Flush Valve	Netafim	TUFV-1	
Backflow preventer	Wilkins	975XLZTCU, 1-1/2" size.	
Ball Valve	Spears	True Union I-2000, 1-1/2" size.	
Controller & Weather Station	Weathermatic	SL4800 Smartline controller with Smartline Aircard (flow version), Combilities, and SLMS Smartlink wireless weather station. Provide additional expansion modules as required for number of stations indicated on plan.	Exterior wall mount controller in weatherproof plastic enclosure. Confirm final location with Owner. Mount weather station to building eare where open to sky in non visible location.
Drip Air Relief Valve	Netafim	TLAVRV	install at the high point of each planter. Multiple ARV's may be required per RCV. Verify quantil
Drip Valve Assembly (drip zones)	Rainbird	XCZ-100-PRB-COM XCZ-150-LCS (valves 15 GPM or more)	
Valves (spray zones)	Rainbird	PESB, 1" size, typ.	
Oripline with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, 18" row spacing, 0.6 GPH emitters.	Scratch dripline into finish grade and install dripline below mulch. Stake every 6'.
Flow Sensor	Weathermatic	SLPSI-T15 Smartline Flow sensor, 1-1/2" slip tee.	
Quick Coupler Valve	Rainbird	5-LRC, Locking Rubber Cover, 1-Piece Body	
Irrigation Sub Meter	Neptune	T-10, 1-1/2" irrigation submeter.	Install downstream of main water meter.
Irrigation Wire	N.A.	Irrigation control wire #12UF AWG (U.L. approved).	Install in electrical conduit and tape conduit to mainline.
Lateral Line	Lasco	Schedule 40 PVC, 3/4" and 1" size.	
Mainline	Lasco	Schedule 40 PVC, 1-1/2" size two.	
Master Control Valve	Superior	3100 Normally closed master control valve, 1-1/2" size.	Schedule controller to open master valve during maintenance hours for operation of garden valves.
Pressure Regulator	Wilkins	500 XL with pressure gauge, 1-1/2" siz	e.
Subterrarean Tree Drip Ring with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18° emitter spacing, double circle rings, 0.6 GPH emitters.	Install dripline 4-5" below finish grade. Stake every 6'.

PRS40 6" Sprinkler Body.

Typical Landscape Screening at Above Ground Utilities:



- 2 Utility pad (if required).
- Evergreen shrubs or evergreen ornamental grasses as per planting plan, planted on all sides of utility.
 Mature height of plants shall be 12" min. higher than the top of utility.
- 4 Finish grade.

Preliminary State Model Water Efficient La	indscape Orc	dinance (MW	ELO) Calculati	ons:				
Site Information	Ann	Site Name → Site Type → rual Eto (inches/yr) →						1
Hydrozone or Planting Description	Plant	t Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas:				_				
Existing Landscape Areas (on site) - Low Water Use	0.3	Low	Drip	0.81	0.4	8,448	3,129	93,310
Existing and New Landscape Areas (off site) -Low Water Use	0.3	Low	Drip	0.81	0.4	2,717	1,006	30,010
Existing Landscape Areas (on site) - Moderate Water Use	0.5	Moderate	Drip	0.81	0.6	4,556	2,812	83,870
Existing and New (off site) Landscape Areas - Moderate Water Use	0.5	Moderate	Drip	0.81	0.6	1,748	1,079	32,178
New Landscape Areas (on site) -Low Water Use	0.3	Low	Drip	0.81	0.4	21,100	7,815	233,053
New Landscape Areas (on site) - Moderate Water Use	0.5	Moderate	Drip	0.81	0.6	5,275	3,256	97,106
					SUBTOTAL →	43,844	19,098	569,527
Special Landscape Areas (Not Applicable):								
					0			0
					SUBTOTAL →		0	0
							Use (ETWU) →	
				M	laximum Allowo	d Water Allowa	nce (MAWA) ->	588,382
ETAF Calculations Regular Landscape Areas					Notes:			

		Site Type →	Commercial	1				
	Ann	ual Eto (inches/yr) →		1				
Hydrozone or Flanting Description	Mani	Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
sılar Landscape Areas:								Ose (gazy jr.)
ting Landscape Areas (on site) - Low Water Use	0.3	Low	Drip	0.81	0.4	8,448	3,129	93,310
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v Landscape Areas (on site) - Low Water Use	0.3	Low	Drip	0.81	0.4	21,100	7.815	233,053
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					SUBTOTAL →	43,844	19,098	569,527
cial Landscape Areas (Not Applicable):								
					0			0
					SUBTOTAL →	0	0	0
					eximum Allowo	ed Total Water		569,527 588,382
					aximum Allowo	O Water Allows	nce (MAWA) -P	360,362
F Calculations				1 1	Notes:			
ular Landscape Areas								
	Total ETAF x Ar		19,096		ETWU meets M	AWA requireme	int.	
	Total Area		43,844	1				
	Average ETAF		0.44		Average ETAF n	neets requiremi	ent for this site t	ppe.
				1				
andscape Areas	Total ETAF x Ar		19.098	1	I			
	Total Area	-	19,098 43,844	1	1			
	Sitewide ETAF		0.44		l .			
aliasianas Diauk Imanas.								
eliminary Plant Images:								
ania fortista / White Orbit Tree	SIG							4
	runus cerasifera	/ Purple Leaf Plum		A.	agozanthos spe	ecies / Yellow F	lowering Cargo	TOO PAW



















135 CASTILIAN DRIVE Goleta, CA, 93117

PRELIMINARY PLANT IMAGES,IRRIGATION NOTES, AND MWELO CALCS

Date/Issue

Sheet 2 of 3

L1.2

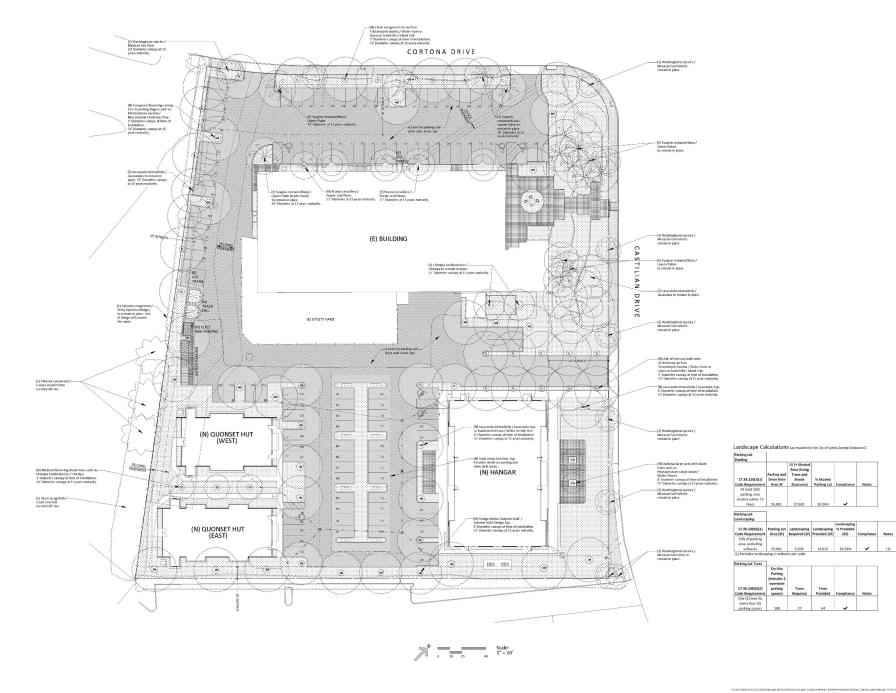


135 CASTILIAN DRIVE Goleta, CA, 93117

> PRELIMINARY PARKING LOT SHADE STUDY & LANDSCAPE CALCS

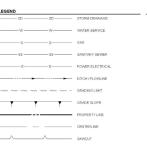
Date/ Issue 2025.02.19

Sheet 3 of 3



THE HANGAR

111-115 CASTILIAN DRIVE **GOLETA, CA 93117**





EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY GILMOUR LAND SURVEYING, INC. DATED MAY 8, 2023

BOUNDARY DATA: BOUNDARY SHOWN ON PER MAP BOOK 58, PAGES 27-28 AS FILLED IN THE OFFICE OF THE COUNTY SURVEYOR.

BASIS OF BEARINGS: BASIS OF BEARINGS IS CENTERLINE OF CORTONA DRIVE FROM COROMAR DRIVE TO CASTILIAN DRIVE, PARCEL WAS MERGED PER PARCEL MAP BOOK 6, PAGE 21.

BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" NAVD88 (GEIOD12B) CORRS OBSERVATION

SURVEY MONUMENT PROTECTION:

NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C MONTEREY PARK, CA 91756 (800) 421-2200

PROJECT CLEAN WATER CONSTRUCTION NOTES

SUBMIT INSTALLATION ELEVATIONS OF EMBEDMENT STONE (BASE & TOP ELEVATIONS) PERFORMED BY A LICENSED SURVEYOR TO PROJECT CLEAN WATER WITHIN 7 DAYS OF INSTALLATION.

- PROVIDE INVOICE & PHOTO-DOCUMENTATION OF INSTALLED STORMTECH CHAMBERS TO PROJECT CLEAN WATER WITHIN 2 WEEKS OF INSTALLATION

STANDARD ABBREVIATIONS

E)	EXISTING	FS	FINISHED SURFACE
(P)	PROPOSED	GB	GRADE BREAK
A.C	ASPHALTIC CONCRETE	IE	INVERTIBLE VATION
3F	BOTTOM OF FOOTING	INV	INVERT
38	BOTTOM OF STEP	LA	LANDSCAPE AREA
BLDG	BUILDING	NG	NATURAL GRADE
BCR	BEGIN CURB RETURN	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
CB	CATCH BASIN	POC	POINT OF CONNECTION
CAL.	CENTERLINE	PS	PARKING STRIPE
OMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RW	RIGHT OF WAY
DW.	DRIVEWAY	SD	STORM DRAIN
ECR	END CURB RETURN	SG	SUB-GRADE ELEVATION
EG	EXISTING GRADE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	TC	TOP OF CURB CONCRETE
EVC	END VERTICAL CURVE	TE	TOP OF FOOTING
FE	FINISHED FLOOR ELEVATION	TG	TOP OF GRATE
G	FINISHED GRADE		
FH .	FIRE HYDRANT	TS	TOP OF STEP
L.	FLOWLINE	TW	TOP OF WALL
		VC	VERTICAL CURVE

PROJECT INFORMATION BBP ARCHITECTURE 924 ANACAPA STREET BEACON GEOTECHNICAL P.O. BOX 4814 PASA ROBLES, CA 93447 (805) 239-9457 GEOTECHNICAL: P.O. GILMOUR LAND SURVEYING 7127 HOLLISTER AVE. #25A-301 GOLETA. CA 93117 (305) 885-4500 SURVEYOR:

GRADING INFORMATION

DIG ALERT



SHEET	NDEX
SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-2.1	GRADING AND DRAINAGE
C-22	GRADING AND DRAINAGE



WWW.ASHLEYVANCE.COM CIVIL . STRUCTURAL



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TITLE SHEET

C-0.1

GENERAL NOTES:

- . ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SANTA BARBARA AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
- IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT ROURSMENT GHALL GOVERN.

GENERAL GRADING NOTES:

LEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE IONS INTO/DED TO ESTABLISH SURFACE DRANAGE CONTROL FOR THESE AREAS, DURING

NO OPERATIONS, THICKNESSES ISUBORACE ALLOWANCES SPECIFIED BY LANDSCAFE (SECTION TURE, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEI VALUENT FRISH SUBGRADE.

CONCRETE: NOT LESS THAN 6 5W (1/16 INCH PER POOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 6 02 FOOT MAXIMUM DEVAITION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTICE OF THE RIVER ON PLANS.

WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTION TO THE SATISFACTION OF THE GEOTECHINICAL ENGINEER TO PROVIDE DRY COMB TROMS DURING CONSTRUCTION OF PIPE OR STRUCTURE.

CLASS I OR CLASS I ITRENCH) BACKFILL SHALL NOT SE PLACED UNTIL BEDDING AND INITIAL IPIPE ZONE, BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.

CONTRACTOR BULL STEEL IN STEEL STEEL

IT IS THE CONTRACTOR'S REPROMIBILITY TO PROTECT THE INTEGRITY OF EXSTING PAYABISTS. A CALOR DESIGNATION THE TREAT HE WAS A CONTRACTOR OF THE WAS A

REQULATIONS.
THE STORMTANK MODULE CARRIES A LIMITED WARRANTY, WHICH CAN BE ACCESSED AT WWW.STORMTANK.COM.

COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.

STORMTANK MODULE NOTES:

STORM DRAIN NOTES:

11. GUALITY REVIEW AND REPORTING REQUIREMENTS.

REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS: DIRT: NOT LESS THAN 2'N (197 PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 POOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION. A.C. PAVEMENT: NOT LESS THAN 1% (NS INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAWAGE AND 104 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION

- 1 STORMANTER BOLL TION PROVENTION DECLINEMENTS DEPICTLY OF SANTA BARBARA AND SWEET
- 4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN
- BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED FERMITS AND LICENSES HAVE BEEN DETAINED AND ALL REQUIRED NOTICES GIVEN.
- A CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS BEING BON OF A CHARLE BY OTHERS.
- B. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DEMONSTRAND.
- C. CONTRACTOR SHALL REPER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE ODVILOPMENT CONSTRUCTION DETAILS AND DIVERSION HIS, INCLUDING THOSE FOR BUILDINGS, INTIDE WALKINGS, DENEWAYS, WALLSFENCES, PLUMBING, B. ECTRICAL, UTULITES, LANGOCAPPIA, AND REPORTION.
- ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE POLICIAMNS REPORTED HIS RECOMMENDATIONS.
- A. PREPARED BY: EARTH SYSTEMS PACIFIC, FILE NUMBER: \$L47242-48. DATE: MARCH 31, 202X.

- ALL LINSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE LOS SITE. TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MARKETS.
- ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY COMMUTE AND ALL SERVICE CONNECTIONS AND METER SOURCES (NOT FERWITTED IN DISNEYMAYS), SHALL BE CONVEYED AND ADDRESSED AND ASSENCE OF THE ADDRESS OF ANNOLLING SOURCE ON AND THE STRUCTURAL BLACKFUL COMMUNION AND TESTED FOR COMPACTION AND PREPRIORAD BY THE CONTENTION AND THE STRUCTURAL BLACKFUL COMMUNION AND TESTED FOR COMPACTION AND APPROVAD BY THE CONTENTION AND THE STRUCTURAL BLACKFUL COMMUNION AND THE STRUCTURAL SHAPPING ADDRESSED AND THE ADDRESS OF THE
- DOMESTICS THE WAS A LOT OF PRIES WORKS. BLUDGE AND ADMINISTRATION OF THE ADMINISTRATION

- PHYOVED PLANS AND SPECIFICATIONS: "
 WARRING REQUESTER PRESANG THESE PLANS WILL NOT BE RESPONSED FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO ON USES OF THESE PLANS ALL CHANGES TO THESE PLANS AND CHANGES TO THE P
- COMPACTOR MEMORIAL THAT AS ACCORDANCE OF THE SEPARAL ACCORDING CONTINUED AS ACCORDANCE OF THE SEPARAL ACCORDING CONTINUED AS ACCORDANCE OF THE SEPARAL ACCORDING CONTINUED AS ACCORDING CONTINUED AS THE SEPARAL ACCORDING CONTINUED AS THE SEPARAL ACCORDING CONTINUED AS ACCORDING CONTINUED ASSAULT ASSAULT AS ACCORDING CONTINUED ASSAULT ASSAU

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- NATERIAL SHALL BE CRUSHED AGGREGATE BASE IN CONFORMANCE WITH 200-2.2 OF THE
- EMMONIE PECCENTORS.

 HIP RESERVANCE SIGNED ASSISTANCE STRUCTURAL SECTION IS NO SECONO OR THE PARKET SECTION IS NO SECONO OR THE PARKET SECTION IS NO SECONO OR THE PARKET SECONO OR THE PARKET SECONO OR THE SECONO OR THE SECONO OR THE SECONO OR THE PARKET SECONO OR THE SECONO OR THE PARKET SECONO OR THE PARKET SECONO OR THE SECONO OR THE PARKET SECONO OR
- ENGINEER. COMPACTION OF TILL, SUBGRADE AND BASE COURSES AS WILL, AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLANCE WITH APPLICABLE REQUIREMENTS BY
- AL CENTRO AND PROTECTION AND CONTROL OF THE PROTECTION AND CONTROL
- LOWS:
 ATTER SHALL SE SUPPLED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND OWNER ALL PARSIMENT AND CONDUCTE GUTTER AREAS; THE DUTLINE LIMITS OF RESIDUAL TANDERS OF THE PROPERTY OF THE PARSE OF THE DUTLINE LIMITS OF THE DUTLINE LIMITS.
- THE CONTRACT AND ADDRESS OF TH
 - UNBTITUDE. A POLYMEN, CHCARGE PHOLIPSE FOR A THROUGH AF GET BANKL COMEY WITH THE MOST RECENT BOOK OF ANY OF PARAMED CHOOL GROWD, OF THE BANKL WAS AN INTERDED. ANY DECEMBER. OF RECENT BOOK OF ANY OF PARAMED CHARGE TO CHOOL GROWD AND THE BANKL WAS COMED TO CHOOL GROWD OF A CHOOL SHOW AND THE BANK AND THE PARAMED CHARGE WITH UNBELL IN A HAST EXPERT ADDITIONAL BROWNING LINES. A LITERAL SHOWING WICH PROPERLY COMMITTION OF A WITH A MISSISSION OF A THROUGH OF THE CHARGE AND THE PARAMED CHARGE WITH A MISSISSION OF A MISSISSION O HIGH DENSITY POLYETHYLENE (HDPS) PIPE AND FITTINGS FOR 12 THROUGH 49' SIZE SHALL BE N-10PHOLINK WT WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS. IN ACQUIT LINES NO TIED OF HERWISEL LATERAL CONNECTIONS TO MAIN, INSES SHALL BE MAD LISHO.
 - BRATED CATCH BASING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN HEREON.

DEMOLITION NOTES:

- THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNLIMINATION UNLIMINATION OF THE STANDARD OF THE MINIA LIBER RECORDS PROVIDED. THE CIVIL ENCINEER ASSUMES NO LIABLITY AS TO THE EXACT LOCATION OF SAID LINES NOTE FOR UTIL BRIGHTON LINES WHOSE CONTROL AND TSHOWN HOST LOCATIONS AND TSHOWN THE CONTRACTOR SHALL BE RESPONDED.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISCOSE OF ALL STRUCTURES ADDIT AND OR BLOW GROUND UNLESS MOTE OF THE WISE. AND WAZAROOUS HATTERS LESS ENCHORTED GHALL DE MAID LED AND REMOVED AS REQUIRED BY LO AMDOR STATE LAWS AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL EXERCISE DUE CARE TO AXXID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE FLAX. LOCATION AND DEPOSITION OF AN HIGHER AND LEAR AMANER.

 A ARRAS TO RECEIVE FILE, MATERIAL AND AREAD TO RECEIVE BUILDINGS, EXTERAS S, ARS, WALKIANYS, WALLS, PROFESSIONED BUILDINGS, CONTROLLED FRANCISCO, AND CONTROLLED FRANCISCO,
 - ALL JOIN LINES SHALL BE SAYOUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN, THE OUT EDGE SHALL BE PROTECTED FROM CRUISHING, AND ALL BROKEN EDGES SHALL BE RE-OUT PRIOR TO THE PROPERTY OF THE PROPERTY OF
- PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED
 AND APPROVED BY THE INSPECTOR THIS GEOTECHNICAL ENGINEER SHALL ALSO DESERVE THE
 AREA TO BE FILLED. ALLOW A MINIMUM OF HOUR MOTHET, I FILL AND BACKFILL IN ACCESS ON THE
 PREPARED AND WITHOUT THE RECURSED ORGENICATION SHALL BE REMOVED.
- ATTILL MORE AND MORE TO A STATE OF THE MORE AND A STAT THE CONTRACTOR SHALL PROTECT ALL EVENTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS, ANY CURRS DAMAGED DURING HIS OPERATIONS SHALL BE GOWDLY AND REPLACED WAS COST TO THE VENDING SHALL BE GOWDLY THAT REPLACED BY COST TO THE VENDING TO THE OWNERS ARE SOSTION WHAT DE CHIEF COST OF STREETS, VENDING TO THE COMMENDED SHALL BE RECULANT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENDED SHALL OF WHAT DEPARTS THE COMMENDED SHALL OF WHAT DEPARTS TO THE COMMENDED SHALL OF THE
 - THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

AIR QUALITY AND DUST CONTROL NOTES:

CONTRACTOR BHALL REPER TO THE POLLOWING AS APPLICABLE.

ARCHITECTS PLANS CRACEOTROPIC GNACHO REQUIREMENTS IN BUILDING AREAS.

ALCHARACES HAND SCRACEOTROPIC GNACHO REQUIREMENTS AND FOR SUBGRADE ALCHARACES HAND FOR SUBGRADE AND F THE FOLLOWINS MEASURES SHALL BE SHOWN ON GRADING AND BUILDING PLANS AND SHALL BE AGHERED TO THROUGHOUT GRADING, HAULING, AND CONSTRUCTION SYSTEMATIS.

- IF IMPORTATION, EXPORTATION AND STOCKPULING OF FILL MATERIAL IS INVOLMED, SOL STOCKPULED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOSE, OR TREATED WITH SOL BINCHES TO PRINCIPLE DUE GENERATION. THOSE TRANSPORTING FILL MATERIAL TO AND FROM THE SITE CANAL BE TAPPED FROM THE DRIFT.
- GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD OWN PUBLIC ROADS
- THE CONTRACTOR OF BUILDERS INHALL DEBIDINET & A PERSON ON PERSONS TO MINISTROT THE DUST CONTROL PROGRAM AND TO ADDRESS ACCESSABLE ON PERSONS TO MINISTROT, TO REQUEST OWNERS AND TO ADDRESS AND THE PROGRAM TO THE PROGR
- ALL PORTABLE DISSEL-POWERED CONSTRUCTION SOUIPMENT SHALL SE REGISTERED WITH THE STATE'S PORTABLE EQUIPMENT RECUSTRATION PROGRAM OR SHALL OSTAIN AN APOD PERMIT.
- 6. FLEET OWNERS OF MORLE CONSTRUCTION EQUIPMENT ARE SUBJECT TO THE CALIFORM ARE RESOURCE BOARD CARRIES REQUIRMENT AND THE OWNERS OF THE CALIFORNIA ARE RESOURCE BOARD CARRIES REQUIRMENT AND THE CALIFORNIA CONTINUE AND THE CA
- ALL COMMERCIAL DISSELVENCE BY ARE SUBJECT TO TITLE 13, 3 24% OF THE CALIFORNIA CODE OF REQUILATIONS. LIMITING INCIDENT DURING THE IDLENG OF HERVI-DUTY DISSELCCIVISTRUCTION EQUIPMENT AND TRUCKS DURING LOACHING AND UNLOADING SHALL BE LIMITED TO RIVE MINUTES: ELECTRIC AUXILIARY FORMS UNITS SHOULD BE USED WHITEMENT FORMS BUIL.
- DIESEL CONSTRUCTION EQUIPMENT MEETING THE CALFORNIA AIR RESOURCES BOARD (CARE) TIER 1 EMISSION STANDARDS FOR OFF-ROAD HEAVY-DUTY DIESEL ENGINES SHALL BE USED. EQUIPMENT MEETING CARE TIER 2 OR HIGHER EMISSION STANDARDS SHOULD SE USED TO THE MASSING SKYFET FEASIBLE.
- . DIESEL POWERED EQUIPMENT SHOULD BE REPLACED BY ELECTRIC EQUIPMENT WHENEVER FEASIBLE. 12 IF FEASIBLE, DESEL CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH SELECTIVE CATALYTIC REDUCTION SYSTEMS, DISSEL ON DATION CATALYSTS AND DISSEL PARTICULATE FILTERS AS CENTRED ANDORS VERSIFIED BY EAR ON CALIFORNIA.
- BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER. CATALYTIC CONVERTERS SHALL BE INSTALLED ON GASCLINE-POWERED EQUIPMENT, IF FEASIBLE
- WITH A PUT CABLE RECOVERABITY BY THE CONTENTION, DESCRIBED.

 BESTORS AND OFFICE ASSOCIATION, WHILE RECOVERED TO NOT LESS THAN 60% OF MANUAL DESCRIPT, THE PUT BOUNDED, AND A SECOND TO THE PUT BOUNDED, AND A SECOND CONTENT AND A SECOND TO THE PUT BOUNDED, AND A SECOND CONTENT AND A SECOND TO THE PUT BOUNDED, AND RESCRIPT AND A SECOND TO THE PUT BOUNDED. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN TUNE PER THE MANUFACTURER'S SPECE ECATIONS. 15. THE PAYINE RIZE OF CONSTRUCTION FOLIPMENT SHALL BE THE MINIMUM PRACTICAL SIZE.
 - THE NUMBER OF CONSTRUCTION EQUIPMENT OPERATING SIMULTANEOUSLY SHALL BE MINIMOZD
 THROUGH BY RICENT HANGGENERY PRACTICAL TO ENGINE THAT THE BINALEST PRACTICAL
 NUMBER IS ORGENIZING AT ANY ONE TIME CONSTRUCTION WORKER TRYPS GHOULD BE MINIMIZED
 BY REQUIRING CARPOCLING AND BY PROVIDING FOR LUNCH ORSITE.

PERMEABLE PAVER NOTES:

- FERMINATE PAYER NOTES:

 1. FERMINATE PAYER PAYER
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- EXEMPTION REGIONAL ROTTES.

 INSPIRATION CONTROLLED THE REFELLING CONTROLLED THE RESILIENCE OF THE RESI
- TO MADE AND THE STATE OF THE ST 3. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED LIBERTEEN.
 - CHING WINNER OPERATORS STRUCTURE SECTION ORDER/TON SHALL SE CORRECTED AND OVERATION STRUCTURE. SECTION ORDER AND SHALL SE CORRECTED AND OVERATION OF A LINEAR AND A SHALL SECONDARY AND A LINEAR SHALL SECTION AND A LINEAR SHALL SH

 - ARROWS AND, IE AL AND DATH'S OF BAND COURSE AN ADMINISTRATION, IS FOOT THOMASH SHE WAS AND ADMINISTRATION OF THOMASH SHE WAS AND ADMINISTRATION OF THOMASH SHE WAS AND ADMINISTRATION OF THE WAS AND ADMINISTRATION OF T
 - IND. SHOWARD SHALL COMPANY THAT HE ARE STRUCKED AND THE BEAUTH EDGE NOT TO EXCEED SHINCH B. SURFACE GAP BECOME OF FOOT LONG STRUCKET EDGE NOT TO EXCEED SHINCH SOUTHWARTOR SHALL BE REQUIRED TO RETURN TO THE SITE AND COMMET DIFFERENTIAL NETT EMENT WITHIN S MONTHS OF FINAL INSPECTION AND APPROVAL OF PAYERS.

USE OF PLANS:

THAT CHARMAGE IS PROJECTED IN AN EXECUTION. FORMAY AN ACCURTENT IF REQUESTED IN THE LIFE EXECUTION FOR THE EXECUTION FOR THE CHARMAGE OF THE RESIDENCY AND T

USE OF ELECTRONIC INFORMATION:

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE BIOINEER FOR CONVENIBLE LINCER NO CIRCUMSTRAKES INVALIDED. THE CONTINUES AND ARE THE FOR USE BY CHIEF THE RECEIVED A ELECTRON AS ALL BY MEDICANDIAGE. THE ONLY THE PROVIDED AND AREA OF THE FOR THE PROVIDED AND AREA OF THE LINCE FOR REMINIST OR CONSIDERATION, DAMAGES AS A REGILT OF THE USE OR RELIGIO FITHE LINCE FOR REMINIST OR CONSIDERATION, DAMAGES AS A REGILT OF THE USE OR RELIGIO FITHE ELECTRONIC FLEES OF OTHERS.

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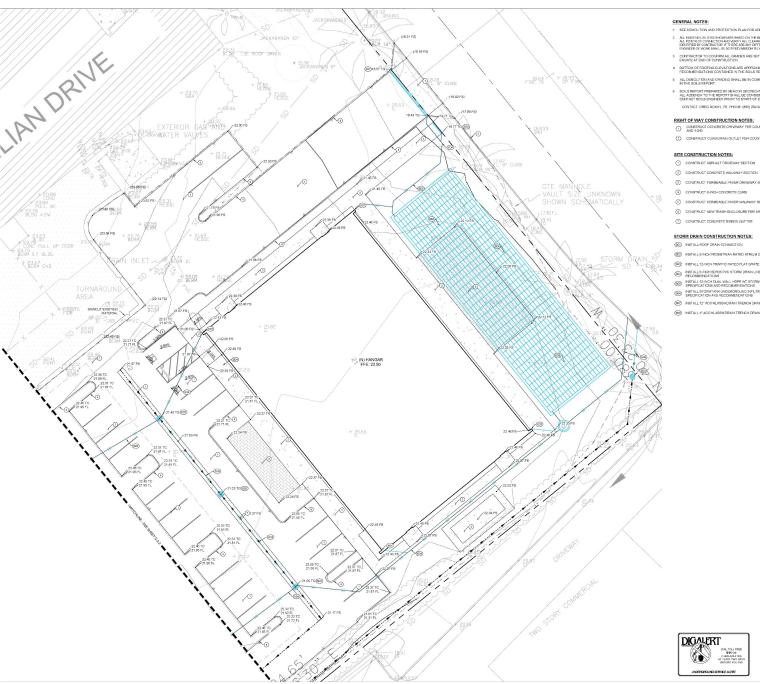


HANGAR CASTILIAN DRIVE ETA, CA 83117 N 073-150-025 THE SOLE

DATE: 02:03:2025 SCALE PER PLAN → AV JOB : 241829 SHEET SIZE: 30°942

NOTES SHEET

C-0.2



- 1. SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
- ALL EXISTING UTILITIES 8-HOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, CONTRACTOR TO PALL POINTS OF CONNECTION AND VERFY ALL CLEARANCES MATERIAL DEPTH AND LOCATION SHALL BE DENTIFIED BY CONTRACTOR IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO CONFIRM ALL GRADES ARE SET AS CALLED OUT ON PLANS TO PROMOTE OVERLAND ESCAPE AT END OF CONSTRUCTION.
- 4 BOTTOM OF FOOTING ELEVATIONS ARE APPROXIMATE AND SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOLIS REPORT.
- ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
- SOLIS REPORT PREPARED BY BEADON GEOTECHNICAL, FILE NO. F-102809, DATED APRIL 7, 2022 AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF TH-ESE FLANS. CONTRACTOR SHALL CONTACT SOLIS BINSTIESE PRIOR TO STATE OF DEMOLTION WORK. CONTACT: GREG MCKAY, PE PHONE: (805) 239-9457

RIGHT OF WAY CONSTRUCTION NOTES:

- ONSTRUCT CONCRETE DRIVEWAY PER COUNTY OF SANTA BARBARA STANDARD DETAILS 4-010 AND 4-040
- (2) CONSTRUCT CURB DRAIN OUTLET PER COUNTY OF SANTA BARBARA STANDARD DETAILS

SITE CONSTRUCTION NOTES:

- CONSTRUCT ASPHALT DRIVEWAY SECTION
- CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION
- CONSTRUCT 6-INCH CONCRETE CURB.
- (5) CONSTRUCT PERMEABLE PAVER WALKWAY SECTION
- CONSTRUCT NEW TRASH ENCLOSURE PER ARCHITECTURAL
- CONSTRUCT CONCRETE RIBBON GUTTER
- (6) INSTALL ROOF DRAIN CONNECTION
- (INSTALL 6-INCH PEDESTRIAN RATED ATRIUM GRATE DRAIN
- (INSTALL 12-INCH TRAFFIC RATED FLAT GRATE DRAIN
- $\ensuremath{\mathfrak{B}}$ INSTALL 6-INCH SDR36 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS
- HECONMENDATIONS
 INSTALL 15-INCH DUAL WALL HOPE WT STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS
- (INSTALL STORMTANK UNDERGROUND INFLITRATION CHAMBERS PER MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS
- (INSTALL 12" ACO KLASSIKORAIN TRENCH DRAIN SYSTEM
- (50) INSTALL 4" ACO KLASSIKDRAIN TRENCH DRAIN SYSTEM



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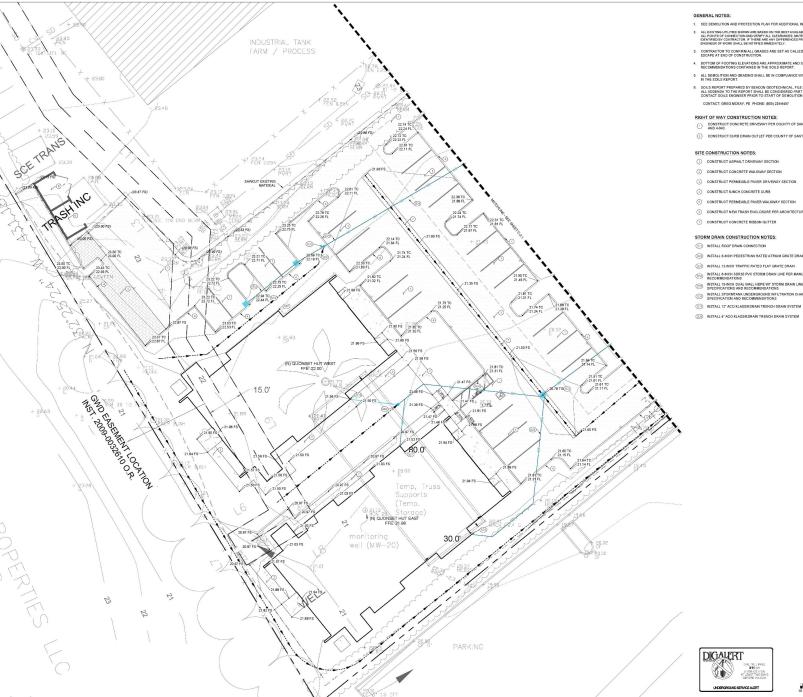
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GRADING AND DRAINAGE



- 1. SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
- ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE BY ORMATION. CONTRACTOR TO P
 ALL POINTS OF CONNECTION AND VERBY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE
 DISTRIFTED BY CONTRACTOR. IT PHERE ARE ANY OFFERENCES FROM PLAN WITH ANY OF THESE ITEMS,
 ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO CONFIRM ALL GRADES ARE SET AS CALLED OUT ON PLANS TO PROMOTE OVERLAND ESCAPE AT END OF CONSTRUCTION.
- BOTTOM OF FOOTING ELEVATIONS ARE APPROXIMATE AND SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
- ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOLLS REPORT.
- SOILS REPORT PREPARED BY BEACON GEOTECHNICAL, FILE NO. F-102889, DATED APRIL 7, 2022 AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF THESE PLANS. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO STATE OF DEMOLITION WORK.

- CONSTRUCT CONCRETE DRIVEWAY PER COUNTY OF SANTA BARBARA STANDARD DETAILS 4-010
 AND 4-040.

SITE CONSTRUCTION NOTES:

- CONSTRUCT ASPHALT DRIVEWAY SECTION
- ② CONSTRUCT CONCRETE WALKWAY SECTION
- 3 CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION
- CONSTRUCT 6-INCH CONCRETE CURB
- (5) CONSTRUCT PERMEABLE PAVER WALKWAY SECTION
- (6) CONSTRUCT NEW TRASH ENCLOSURE PER ARCHITECTURAL
- ① CONSTRUCT CONCRETE RIBBON GUTTER

STORM DRAIN CONSTRUCTION NOTES:

- INSTALL ROOF DRAIN CONNECTION
- INSTALL 6-INCH PEDESTRIAN RATED ATRIUM GRATE DRAIN
- (S) INSTALL 6-INCH SDR36 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS
- (INSTALL 15-INCH DUAL WALL HDPE WT STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS
- (INSTALL STORMTANK UNDERGROUND INFILTRATION CHAMBERS PER MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS
- INSTALL 4" ACO KLASSIKDRAIN TRENCH DRAIN SYSTEM



210 EAST COTA STREET SANTA BARBARA, CA 93101 805,982,9966

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DATE: 02:03:2025 SCALE: PER PLAN
AV JOB.: 241829 SHEET SIZE: 30"x42"

GRADING AND DRAINAGE