



Agenda Item C.2
CONCEPTUAL/PRELIMINARY REVIEW
Meeting Date: July 28, 2026

TO: Goleta Design Review Board

SUBMITTED BY: Christina McGuire, Associate Planner

SUBJECT: Storke Medical Center Development Plan Amendment 6975 Santa Felicia Drive; APN 073-440-026 Case Nos. 26-0001-DPAM/26-0007-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommend that the Planning Commission adopt design findings of Section 17.58.080 of the Goleta Municipal Code as Attachment A.
2. Recommend Preliminary Design approval to the Planning Commission based on the findings in Attachment A or
3. Conduct Conceptual level review only and continue the item to allow the applicant time to respond to the issues/comments.

If the findings cannot be made to recommend approval at this meeting, the DRB can either continue the item for additional information/redesign or deny the request specifically identifying the reasons for the denial.

PROJECT DESCRIPTION:

This is a request for **Conceptual and Preliminary Review** recommendation to the Planning Commission for the construction of a 39,660 square foot medical office building. The project provides a 1,230 square foot childcare facility to support future employees, which includes a 1,500 square foot outdoor play yard. The project site is on a 4.32-acre parcel that is partially developed with a 178-space parking lot and bioswale.

This project is a Development Plan Amendment (DPAM) to the original Development Plan (21-0005-DP), approved in October 2023. An Adjustment to the Development Plan standards for a 4' building height increase is proposed. The design and layout of the original medical center project has been refined based on the needs of the medical provider which necessitates a Development Plan Amendment. The previously approved

project has not begun construction. The changes associated with the new medical center proposal are detailed below:

- An increase in 5,320 gross square feet (originally 37,200 sq. ft. now proposed 42,520 sq. ft.)
- An increase in 1,814 square feet of building footprint (originally was 19,716 sq. ft. is now 21,530 sq. ft.)
- A change from two buildings to one building which triggers site plan changes
- A decrease in 1,821 square feet in total landscaping (originally was 53,649 sq. ft. is now 51,828 sq. ft.)
- An increase from 245 to 253 total parking spaces (8 additional parking spaces)

An additional parking lot will be created on the site which will have 75 standard-sized parking stalls and 8 ADA compliant parking spaces. This allows for drive aisles that are 26' in width as required by the Fire Department. Of the 8 ADA compliant parking spaces, 3 spaces will be van accessible. Along the northern edge of the new parking lot there will be 11 electrical vehicle charging stations. There will also be 2 EV chargers for van accessible spaces near the building. There will be 8 covered long-term bicycle parking spaces with 4 EV chargers and 8 short-term bicycle parking spaces, for a total of 8 covered and 32 uncovered bicycle spaces.

As part of this project, landscape buffers will be provided along Santa Felicia Drive, Storke Road, and Frey Way to screen and enhance the project boundaries. Plantings will include drought-tolerant and low-maintenance trees, shrubs, and ground cover. The parking lot will be shaded by either the landscaping within the 16' buffer along the north property line or by planter islands within the center of the parking lot. Landscaping within these planter islands will include trees to provide shade for surrounding vehicles while also intended to mitigate the effect of heat in the parking lot. The building will be enhanced with landscaping both within planter areas as well as individual tree wells. The lighting in the existing parking lot will remain with additional LED pole mounted lighting proposed in the new parking lot.

The DRB will be asked to make a recommendation to the Planning Commission on the design elements (i.e., building orientation, design, landscaping, lighting, parking design etc.). The Planning Commission will be the decision-maker for the project.

The project was filed by agent Kim Schizas, Project Manager, Wynmark Company on behalf of Camino Real IV, LLC, and The Price Living Trust, property owners.

BACKGROUND:

The original Project under 21-0005-DP was reviewed by the DRB twice on May 23, 2023 (Conceptual and Preliminary levels) and on September 10, 2024 (Final level). The first time on May 23, 2023, the board had generally favorable comments and recommended Preliminary Design Approval to the Planning Commission. The Planning Commission and

City Council conducted their review and approval on the project. The second time DRB reviewed the original project they granted the Project Design Final Approval on September 10, 2024. The components of the Project which required City Council Approval, the Specific Plan Amendment and Ordinance Amendment are already vested with the Project. The DRB is reviewing this Project both in Concept and to consider a Preliminary recommendation on the design of the project to the Planning Commission.

While the Planning and Environmental Review Director is typically the decision maker for DPAM's, the Director has the discretion to refer DPAMs to the Planning Commission for review and action. The Director has chosen to do so and as a result, the Planning Commission will be the decision-maker for this DPAM project. The site in question has a General Plan land use designation of Community Commercial (CC) and the current Title 17 zoning designation is also Community Commercial in the inland area of the City. Medical Office with an accessory Childcare use are allowable uses in the CC designation.

DISCUSSION

The City has adopted Guidelines, Municipal Code, and General Plan policies establishing criteria and review for Commercial projects in the City as discussed below.

Zoning and Airport Land Use Compatibility Plan Consistency

In accordance with the General Plan land use designation for the site, the proposed project is located on a parcel zoned Community Commercial. The project meets all of the applicable development standards, except for the requested adjustments described above, as shown in Attachment B on the project plan set.

The subject site is also located in Santa Barbara Airport Safety Zone 2 as adopted in the 2023 Airport Land Use Compatibility Plan (ALUCP). On May 18, 2023, the SBCAG Board, acting as the Airport Land Use Commission (ALUC), adopted the findings and determined that the original project is consistent subject to conditions with the ALUCP. The newly revised project is not required to go to the ALUC board and the project continues to be consistent with the ALUCP. It should be noted that residential uses are not allowed in Safety Zone 2.

Guidelines

The Goleta Architecture and Design Standards for Commercial Projects apply to commercial and industrial development and include standards relating to site layout, project design, landscaping and transportation access. The Guidelines can be found in Attachment C.

Municipal Code

The purpose of Design Review is to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. The scope of Design Review includes, but is not limited to, the following:

1. Size, bulk and scale of new structures;
2. Colors and types of building materials and application;
3. Relation to existing and proposed structures on the same site;
4. Pedestrian and bicycle access and circulation;
5. Site layout, orientation, and location of structures, and relationship to open areas and topography;
6. Materials, colors, and variations in boundary walls, fences, or screen planting;
7. Location and type of landscaping;
8. Sign design and associated exterior lighting;
9. Consideration of neighboring development;
10. Consideration of energy efficient or environmentally-friendly design and materials; and
11. Exterior lighting, including review for dark sky compliance.

General Plan

Under the City's Visual and Historic Resources Element of the General Plan Policy VH 4.7 is applicable.

Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses:

- a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building.
- c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access.
- d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments.

- e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale.
- f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided.
- g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.
- h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited.
- i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

DRB is to evaluate if the proposed project design is consistent with the adopted Goleta Architecture and Design Standards for Commercial Projects Guidelines, Municipal Code, and General Plan Policies related to design. Staff's review of the Project for consistency of General Plan policy generally finds that the Project complies with the General Plan policies.

Height Adjustment

Additionally, a Height Adjustment to Development Standards is proposed for a partial building rooftop to exceed the 35' maximum height in the CC zone by 4'. Staff would like DRB to provide input on the acceptability of the increased height of the roof that would be shared with the Planning Commission as part of the height adjustment finding.

For DRB information, the proposed elevator also exceed the maximum height by 7'; however, in accordance with GMC Section 17.24.080, elevator and stair towers may project up to 10 feet over the allowable height. Given the purpose of the elevator, no adjustment is needed for this component.

The requests that are required for the proposed changes include Design Review (Chapter 17.58) and a Development Plan Amendment (Section 17.52.100(C)). Should the DRB recommend approval of the design elements associated with the project, staff will proceed with processing a Development Plan Amendment for the Planning Commission's review.

Landscaping and Lighting

The proposed development contains an appropriate amount of landscaping, around most of the edges of the proposed development as well as in the parking lot's islands. There is no significant existing native vegetation, in particular no trees so preservation of such is unnecessary. Exterior lighting is designed for safety of the patients, public, and staff of the facility, and the use of fully cut off LED fixtures meets the lighting standards of the City's dark sky lighting standards No pathway or walkway lighting is proposed. Exterior

building lighting to meet code requirements at building entrances and exits will be dark sky compliant and angled downward. The photometric grid showing foot-candle readings every 10 feet show that the lighting is compliance with the Light Trespass requirement in that lighting does not exceed 0.1 foot-candles. The project complies with the City's Lighting Ordinance and Signage will be proposed and reviewed at a later date.

ENVIRONMENTAL REVIEW

The proposed CEQA determination will be provided as part of the Planning Commission agenda materials when this item is considered by the Planning Commission.

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: 1) Planning Commission hearing for review and approval of all project components; 2) a 10-day appeal period; 3) if no appeal is filed then Final DRB review; 4) issuance of a Zoning Clearance once the adopted conditions have been satisfied; 5) Building permits and project construction and inspections.

ATTACHMENTS:

Attachment A - Findings of Approval

Attachment B – Project Plans

Attachment C – Architecture and Design Standards for Commercial Project

ATTACHMENT A

FINDINGS

Attachment A
Design Review Findings for Development Plan Amendment
Storke Medical Center
26-0001-DPAM, 26-0007-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

- A. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

Geographically, the proposed development is in the following sequence of properties along South Storke Road: Camino Real Marketplace (specifically The Home Depot), the proposed development site, Ice in Paradise, Santa Barbara County Fire Station 11, and the hotel Courtyard by Marriott Santa Barbara Goleta. The proposed development is designed to fit into that sequence of properties, with a size, bulk, and scale similar to those businesses (the fire station is naturally different since its use is so different from all the others). The proposed development's building is smaller in size (39,660 floor area sq. ft.) and approximately equal to height of the nearest adjacent buildings) as compared to Ice in Paradise (46,479 square feet and 36' in height) and Home Depot (107,237 square feet plus outdoor garden area of approximately 22,000 square feet and 36' (parapet) and 42' [gabled roof elements]). Thus, the proposed development fits in well with the site and the "commercial" neighborhood. Additionally, a Height Adjustment to Development Standards is proposed for the roof to exceed the 35' maximum height in the CC zone. The roof exceeds the maximum height by 4' with a maximum height of 39'. Based on the size, bulk and scale of the adjoining commercial buildings, the proposed buildings will be compatible and appropriate for the area.

- B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The project site is 4.32-acres in size of which 2.4-acres are developed with 0.62-acres of a 0.70-acre bio-swale, and 1.78-acres of parking, walkways and landscaping. The 1.9-acre portion that is vacant is rectangular in shape and frontage on both Santa Felicia Drive and Storke Road. The project site is surrounded on all sides by existing development and as such, is considered an in-fill parcel. It is located in a portion of the City of Goleta that is urbanized with retail, office/industrial, residential, and recreation uses.

The footprint of the proposed building is 21,530 square feet which is 11% of the total site. The site is relatively flat and highly disturbed from grading operations in 1998. The site can easily accommodate the density and intensity of the development proposed.

The site layout is well thought out and will link to the adjacent Ice in Paradise circulation as well. Thus, these aspects of the proposed development are appropriate and harmonious. Signage will be proposed and reviewed at a later time.

- C. The development, except as it relates to the minimum allowed dwelling unit density for the site, demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed development's architectural style is similar to the style of the existing adjoining development at the Camino Real Marketplace (e.g. Spanish style architectural design references, smooth stucco, rounded openings/arches, tile roof materials), which is harmonious with other existing adjoining development. Since the proposed development is not identical to the buildings at Camino Real Marketplace (nor other buildings at existing adjoining developments), the proposed development avoids monotonous repetition.

- D. There is harmony of material, color, and composition on all sides of structures.

The materials and colors for this project are proposed to match and complement each other as the whole of the project was considered in the exterior design including roof, windows, doors, and exterior finishes. All sides of the structure have been considered and addressed in the design of the proposed development. The project proposes using a number of different materials to enhance the project site including clay tile roofing, natural slate tile, sandstone veneer, plaster wainscot and a variety of colors that bring harmony to the project.

- E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

The outdoor mechanical and electrical equipment is screened from public view. It is well integrated in the total design.

- F. The site grading is minimized, and the finished topography will be appropriate for the site.

The finished topography will be the same as it is currently, and the grading will be the minimum required to construct the project. Approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill is proposed with 0 cubic yards expected to be imported to the site.

- G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

The proposed development contains an appropriate amount of landscaping, around most of the edges of the proposed development as well as in the parking lot's islands. There is no significant existing native vegetation, in particular no trees so preservation of such is unnecessary.

- H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

The trees, shrubs, groundcovers, and perennials that are proposed are low-water species, and adequate irrigation is proposed to keep the plants healthy. Further the project has been designed to meet Water Efficient Landscape Ordinance (WELo).

- I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

Exterior lighting is designed for safety of the patients, public, and staff of the facility, and the use of fully cut off LED fixtures meets the lighting standards of the City's dark sky lighting standards. No pathway or walkway lighting is proposed. Exterior building lighting to meet code requirements at building entrances and exits will be dark sky compliant and angled downward. The photometric grid showing foot-candle readings every 10 feet show that the lighting is compliance with the Light Trespass requirement in that lighting does not exceed 0.1 foot-candles. The project complies with the City's Lighting Ordinance and Signage will be proposed and reviewed at a later date.

- J. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

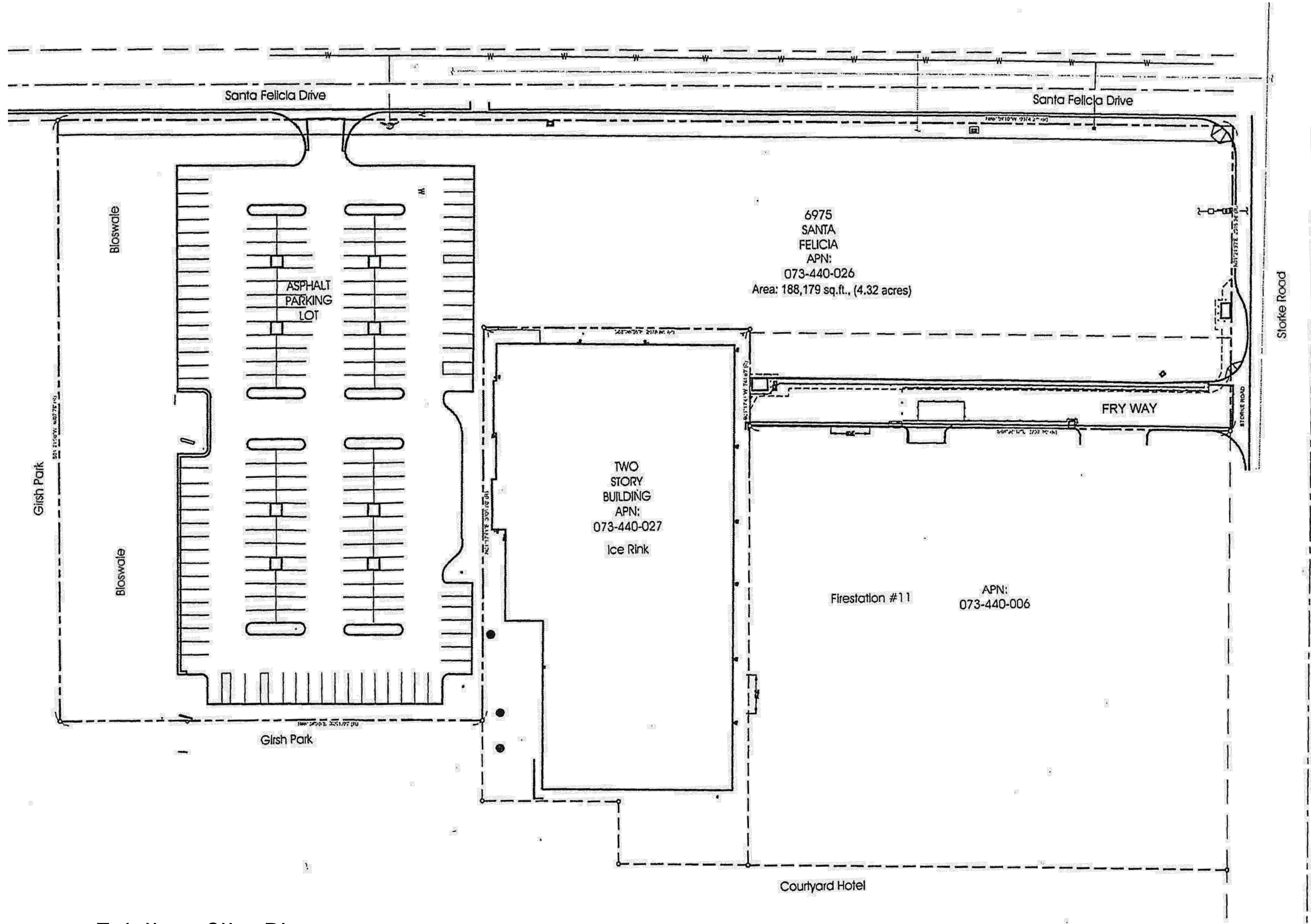
The proposed project is in a commercial neighborhood. The proposed development's building is 150+ feet away from the closest fire station's buildings and approximately 70 feet away and 3' taller than Ice in Paradise. As such, the proposed development is considerate of privacy and private views and protective of solar access off site and will not affect solar access.

- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

The project is consistent with the Architectural standards for commercial projects.

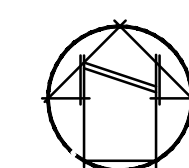
ATTACHMENT B

PROJECT PLANS



Existing Site Plan Diagram

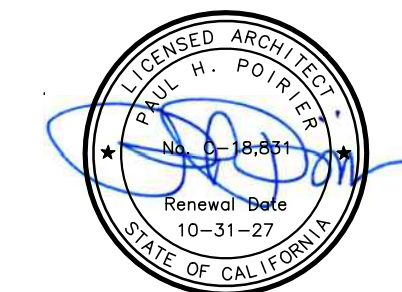
Scale 1" = 30'-0"



PROJECT CODE: 2512
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ISSUE DATE: 02/05/2026

DRAWN BY: _____
CHECKED BY: _____
APPROVALS: _____ DATE: _____

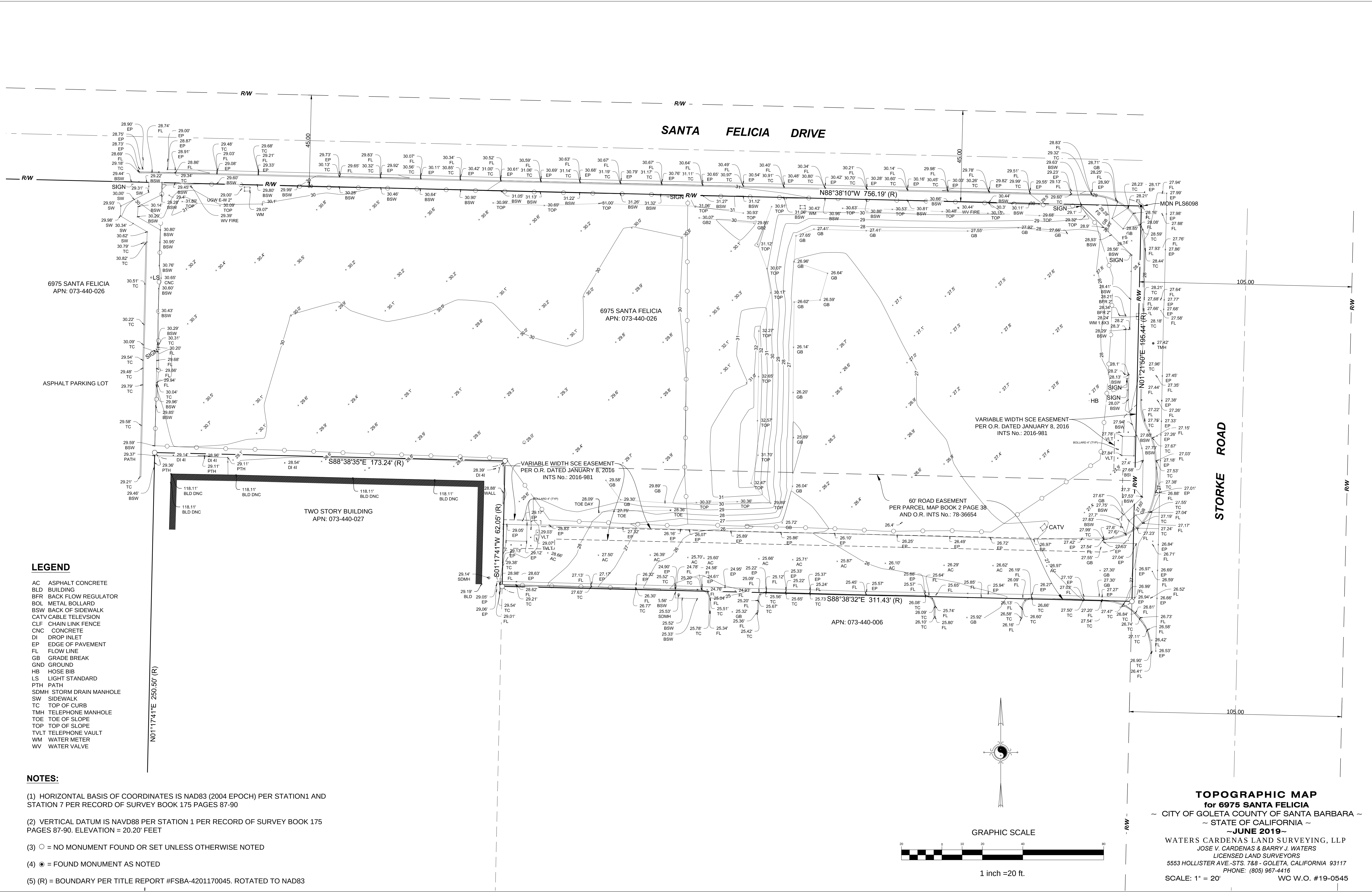
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REVISIONS: _____
NO: DATE: _____ COMMENTS: _____

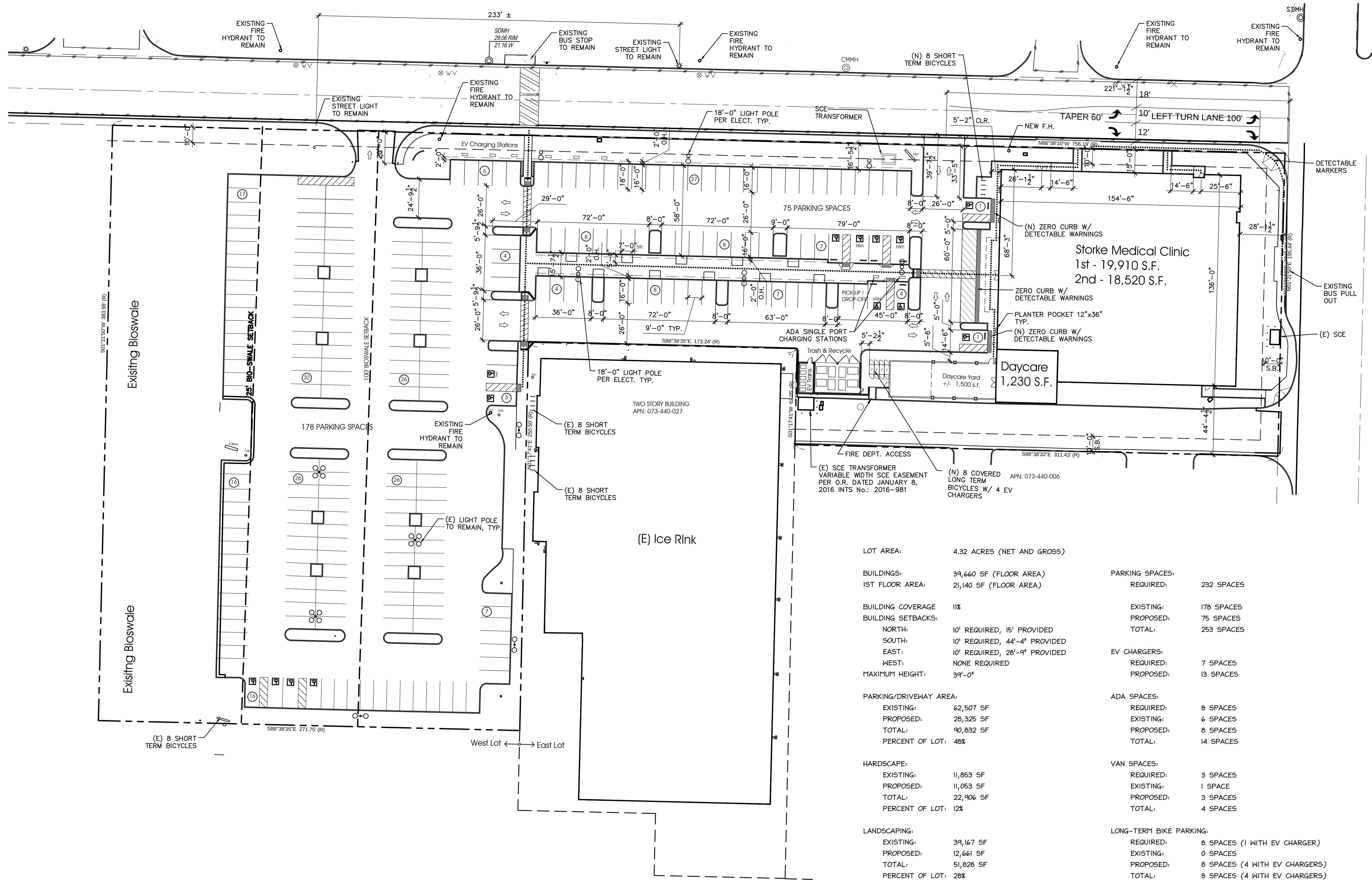


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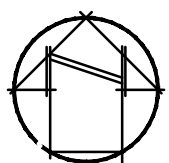
Storke Medical Center
21-0005-DP, APN 073-440-026
CLIENT: Wynnmark
SITE ADDRESS: 6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026

A0.2
Site Plan Diagram





41 Site Plan
SCALE: 1"=30'-0"



LOT AREA:	4.32 ACRES (NET AND GROSS)	
BUILDINGS:	39,660 SF (FLOOR AREA)	PARKING SPACES:
1ST FLOOR AREA:	21,140 SF (FLOOR AREA)	REQUIRED:
BUILDING COVERAGE:	11%	EXISTING:
BUILDING SETBACKS:		PROPOSED:
NORTH:	10' REQUIRED, 15' PROVIDED	TOTAL:
SOUTH:	10' REQUIRED, 44'-4" PROVIDED	
EAST:	10' REQUIRED, 28'-9" PROVIDED	EV CHARGERS:
WEST:	NONE REQUIRED	REQUIRED:
MAXIMUM HEIGHT:	39'-0"	PROPOSED:
PARKING/DRIVEWAY AREA:		ADA SPACES:
EXISTING:	62,507 SF	REQUIRED:
PROPOSED:	28,325 SF	EXISTING:
TOTAL:	90,832 SF	PROPOSED:
PERCENT OF LOT:	48%	TOTAL:
HARDSCAPE:		VAN SPACES:
EXISTING:	11,853 SF	REQUIRED:
PROPOSED:	11,053 SF	EXISTING:
TOTAL:	22,906 SF	PROPOSED:
PERCENT OF LOT:	12%	TOTAL:
LANDSCAPING:		LONG-TERM BIKE PARKING:
EXISTING:	39,167 SF	REQUIRED:
PROPOSED:	12,661 SF	EXISTING:
TOTAL:	51,828 SF	PROPOSED:
PERCENT OF LOT:	28%	TOTAL:
TREES:		SHORT-TERM BIKE PARKING:
EXISTING:	72	REQUIRED:
PROPOSED:	62	EXISTING:
TOTAL:	134	PROPOSED:
		TOTAL:

Paul Poirier + Associates
ARCHITECTS

156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
telephone (805) 682-8894

Storke Medical Center
26-0001-DP, APN 073-440-026

SITE ADDRESS:
6975 Santa Felicia Dr
Galea, California 93117
APN: 073-440-026

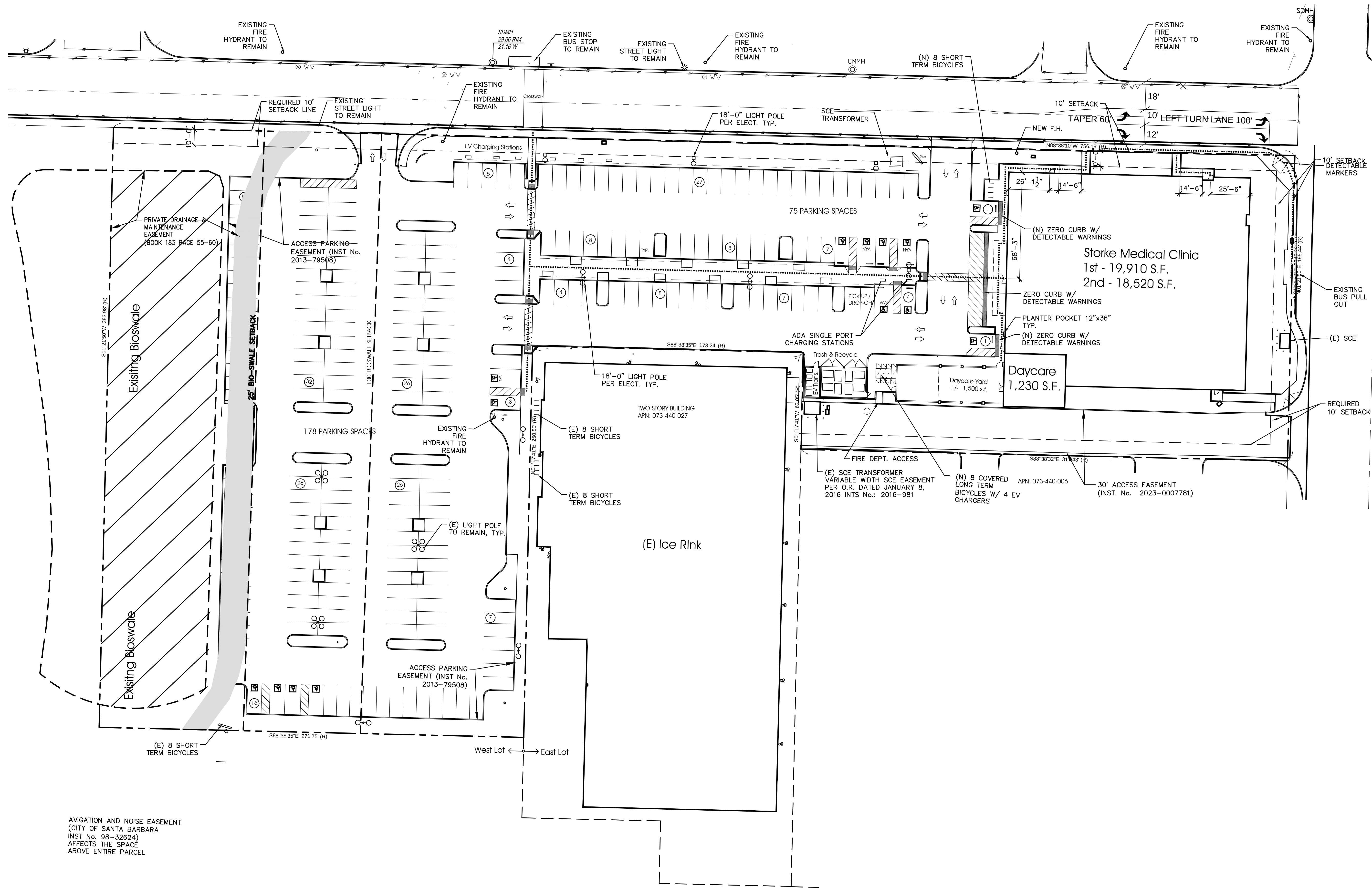
CLIENT:

Wynmark
1125 Vereda Del Cierro
Galea, CA 93117



PROJECT CODE: 2512
FILENAME: 2512 A11 Site Plan.dwg
ISSUE DATE:
DRAWN BY:
CHECKED BY:
APPROVALS: DATE:
PRINT DATE: Jun 23, 2026, 11:09am
REVISIONS:
NO: DATE: COMMENTS:

A1.1
Dimensional Site Plan



AVIGATION AND NOISE EASEMENT
(CITY OF SANTA BARBARA
INST. No. 98-32624)
AFFECTS THE SPACE
ABOVE ENTIRE PARCEL

41 Site Plan SCALE: 1"=30'-0"

PROJECT CODE: 2512
FILENAME: 2512 A11 Site Plan.dwg
ISSUE DATE:

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NO: DATE: COMMENTS:

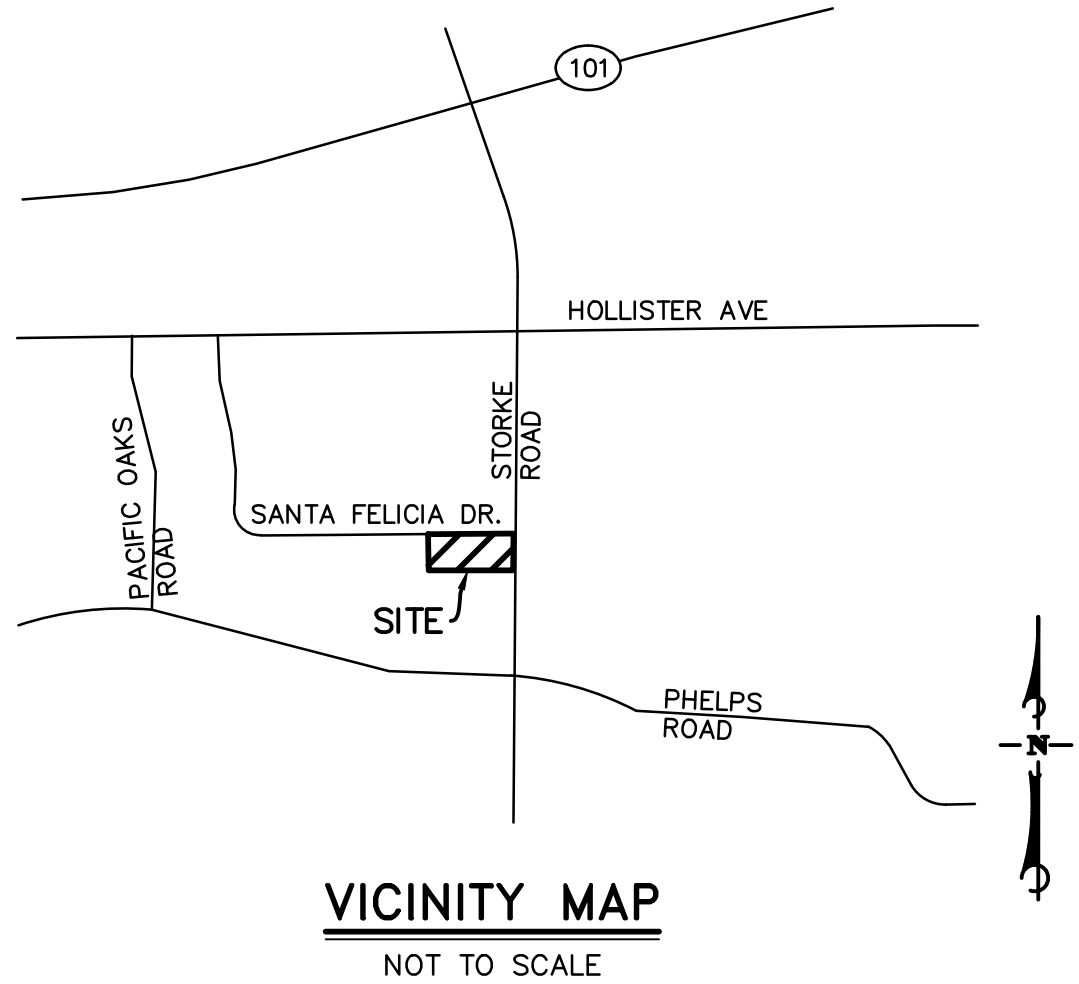
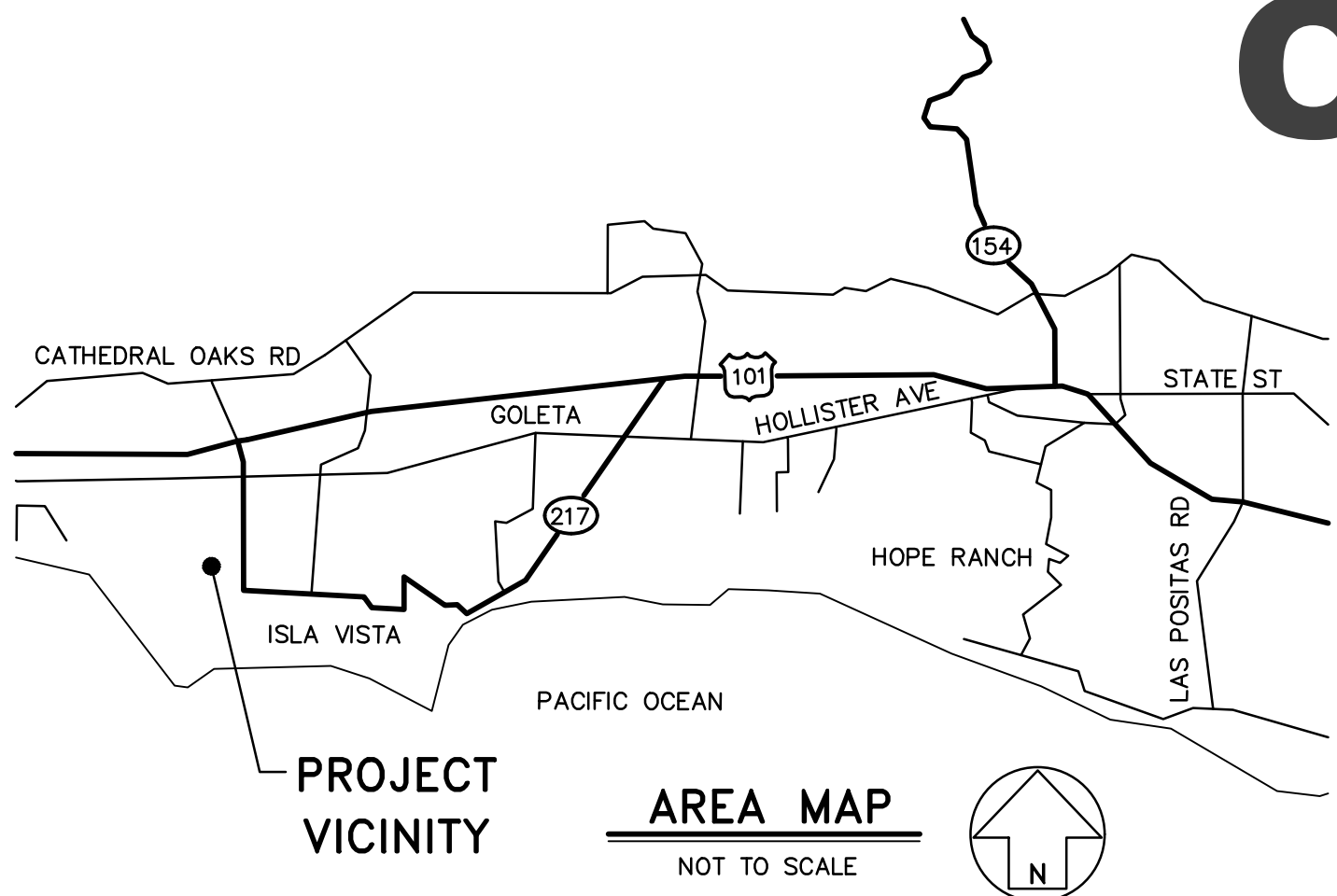


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Storke Medical Center
26-0001-DP, APN 073-440-026
SITE ADDRESS:
6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026
CLIENT:
Wynmark
1125 Vereda Del Cielo
Goleta, CA 93117

A1.2
Key Note Site Plan

ONSITE IMPROVEMENT PLANS FOR STORKE MEDICAL CENTER SANTA BARBARA, CALIFORNIA



SURVEY NOTES

1. MAPPING
TOPOGRAPHIC MAPPING WITHIN THE RIGHT-OF-WAY OF SANTA FELICIA ROAD AND STORKE ROAD WAS COMPILED AT A SCALE OF 1"=40', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES ON MARCH 14, 2022, AT THE REQUEST OF WYNMARK COMPANY.

THIS MAP WAS PREPARED IN CONJUNCTION WITH A PLANIMETRIC MAPPING SOUTH OF SANTA FELICIA DRIVE AND WEST OF STORKE ROAD BY WATERS CARDENAS LAND SURVEYING, LLP AS W.O.#19-0545, DATED MARCH 13, 2019. STANTEC DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID MAP.

2. BASIS OF BEARINGS AND COORDINATES
BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 2004.0), DEFINED LOCALLY BY CONTINUOUSLY OPERATING REFERENCE STATIONS OPERATED BY THE CALIFORNIA SPATIAL REFERENCE CENTER. THIS SURVEY TIED TO STATIONS 1 AND 7 PER RECORD OF SURVEY BOOK 175 PAGES 87-90 (147 RS 70).

ALL DISTANCES AND COORDINATES ARE REFERENCED TO SAID CALIFORNIA COORDINATE SYSTEM AND ARE EXPRESSED IN US SURVEY FOOT UNITS.

SEE CONTROL POINT LISTING

3. ELEVATIONS
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88), THIS SURVEY IS TIED TO STATION 1 PER RECORD OF SURVEY BOOK 175 PAGES 87-90. ELEVATION=20.00 FEET.

SEE CONTROL POINT LISTING

4. SITE INFORMATION
6975 SANTA FELICIA
SANTA BARBARA, CA 93117

5. UTILITIES
SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY STANTEC BASED ON VISIBILITY ON THE DATE OF SURVEY. NO RESEARCH OR MAPPING OF SUBSURFACE UTILITIES HAS BEEN PERFORMED.

LEGEND

---	PROPERTY LINE	EX	EXISTING
---	ROAD RIGHT-OF-WAY	FF	FINISH FLOOR
---	EX. EASEMENT BOUNDARY	FG	FINISH GRADE
---	PR. EASEMENT BOUNDARY	FH	FINISH SURFACE
---	GRADING LIMITS	FL	FIRE HYDRANT
---	GRADED SWALE (1.0% MIN.)	GB	FLOW LINE
---	GRADE BREAK/ RIDGE	HP	GRADE BREAK
---	EXISTING MAJOR CONTOUR	INV	HIGH POINT
---	EXISTING MINOR CONTOUR	PA	INVERT
---	PROPOSED MAJOR CONTOUR	PROP.	PLANTER AREA
---	PROPOSED MINOR CONTOUR	PVT.	PROPOSED
---	PROPOSED STORM DRAIN	SB	PRIVATE
---	PROPOSED SEWER	TC	SETBACK
---	PROPOSED WATER	TG	STRAIGHT GRADE
---	PROPOSED RECLAIMED WATER	TW	TOP OF FOOTING
---	PROPOSED EDGE OF PAVEMENT	TYP	TOP OF GRADE
---	PROPOSED CURB		TOP OF WALL
---	EXISTING FENCE		TYPICAL
---	EXISTING GAS LINE		
---	EXISTING STORM DRAIN		
---	EXISTING SEWER MAIN		
---	EXISTING WATER MAIN		
---	EXISTING RECLAIMED WATER		
---	EXISTING JOINT UTILITY		
---	EXISTING EDGE OF PAVEMENT		

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, (GREEN BOOK), 2018 EDITION, PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES AS MODIFIED BY THE COUNTY OF SANTA BARBARA STANDARD DETAILS WHERE REFERENCED, AND THE NOTES THAT FOLLOW.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION.
- PRIOR TO COMMENCING CONSTRUCTION CALLED FOR BY THESE PLANS, SPECIFICATIONS AND DETAILS, THE OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO PROVIDE CONSTRUCTION PHASE OBSERVATION AND TESTING SERVICES AND SHALL ALSO ENGAGE THE PROJECT ENGINEER OR ANOTHER QUALIFIED PARTY TO PROVIDE PROJECT CONSTRUCTION OBSERVATION AND ASSURANCES ON CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND AGENCY REQUIREMENTS. THE OWNER SHALL ALSO ASSURE THAT CONTRACTOR(S) ARE ENGAGED TO PROPERLY IMPLEMENT THE CONSTRUCTION CALLED FOR ON THESE PLANS, SPECIFICATIONS AND DETAILS INCLUDING THOSE TASKS CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN DOCUMENT AND/OR EROSION CONTROL PLAN SHEETS.
- CONTRACTOR SHALL POSSESS A CONTRACTOR'S LICENSE OF A TYPE APPROPRIATE FOR THE WORK AND SHALL FURNISH EVIDENCE OF THE SAME AT THE TIME THE CONTRACT IS AWARDED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO (2) FULL DAYS (48 HOURS) IN ADVANCE OF COMMENCING CONSTRUCTION AT 1-800-227-2600 OR 811.
- UTILITIES:**
CONTRACTOR SHALL CONTACT THE CITY OF GOLETA BUILDING & SAFETY DIVISION AND ALL UTILITY COMPANIES TWO (2) FULL DAYS, PRIOR TO EXCAVATION WORK.
- CONTRACTOR SHALL VERIFY EXISTING PIPE LOCATION, ELEVATION, SIZE, MATERIAL, AND CONDITION PRIOR TO ORDERING PARTS AND CONNECTING PROPOSED IMPROVEMENTS.

GENERAL CONSTRUCTION NOTES

- ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
- GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNERS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S CONDITIONS OF APPROVAL AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
- GEOTECHNICAL REPORTS AND ANY UPDATES SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE REPORTS AND ABIDE BY THEIR RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORTS, HE SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT PRIOR TO PROCEEDING. HE WILL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.
- BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF GOLETA, THE UTILITY COMPANIES, THE GEOTECHNICAL ENGINEER, AND THE PROJECT ENGINEER (STANTEC), AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
- A GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS WITH RESPECT TO GENERAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS PRESENTED IN THE PROJECT SOILS ENGINEERING REPORT. THE PLAN REVIEW SHALL BE PERFORMED SPECIFICALLY WITH RESPECT TO GEOTECHNICAL FACTORS DISCUSSED IN THE REFERENCED REPORT. IN PERFORMING THE REVIEW, A GEOTECHNICAL ENGINEER SHALL ATTEMPT TO VERIFY THAT THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE REPORT ARE GENERALLY INCORPORATED INTO THE PLANS. IN ACCORDANCE WITH THIS REVIEW, THE PLANS ARE TO BE FOUND IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPTS AND RECOMMENDATIONS PRESENTED IN THE NOTED REPORT.
- UPON BEING RETAINED BY THE OWNER AND PRIOR TO CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER AND THE CONTRACTOR THE LEVEL OF OBSERVATION AND TESTING THAT WILL BE PROVIDED DURING CONSTRUCTION. PROVIDED THAT THE CONTRACTOR FULFILLS HIS OR HER RESPONSIBILITY FOR TIMELY REQUESTS FOR THOSE SERVICES DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO HAVE REASONABLE CERTAINTY THAT THE EARTHWORK IS PERFORMED IN GENERAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, AND WITH THE REQUIREMENTS OF THE CITY OF GOLETA.
- UPON COMPLETION OF EARTHWORK, THE GEOTECHNICAL ENGINEER SHALL, UPON REQUEST, PROVIDE A FINAL REPORT WITH RESULTS OF THEIR OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS. PROVIDED THAT THE WORK IS PERFORMED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS, THE REPORT WILL STATE THEIR OPINION THAT THE GRADING WAS COMPLETED IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- BEFORE BEGINNING WORK, THE CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOWLINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION. IF DIFFERENCES ARE OBSERVED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER BY PHONE AND IN WRITING.
- ANY EXISTING PERMANENT SURVEY MONUMENTS EITHER SHOWN ON THE PLANS OR FOUND IN THE FIELD, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE ROUGH GRADING CONTRACTOR SHALL GRADE TO SUBGRADE.
- AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, PAVEMENT, SIDEWALKS AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER-EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT SOILS REPORT.
- IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

GENERAL REQUIREMENTS OF CONTRACTOR

- THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPROVED CHANGE ORDERS.
CAUTION: THE ENGINEER WHO PREPARED THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ENGINEER AND THE CITY INSPECTOR BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO THE ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
- EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT NECESSARILY BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THESE PLANS.
- THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES. BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR AS A RESULT OF CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.
- UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND THE OWNER OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADEQUATE BRACING AND SHORING FOR EXCAVATIONS, TEMPORARY STRUCTURES, AND ANY AND ALL PARTIALLY COMPLETED PORTIONS OF THE WORK. SHEETING, SHORING, BRACING OR EQUIVALENT PROTECTION FOR ALL EXCAVATIONS SHALL BE PROVIDED AS REQUIRED BY INDUSTRIAL SAFETY LAWS.
- CONSTRUCTION EQUIPMENT AND MATERIALS ON SITE SHALL BE USED IN SUCH MANNER AS TO AVOID CREATING A PUBLIC NUISANCE. ROADWAYS AND GRADED AREAS SHALL BE SURFACED OR WETTED SUFFICIENTLY TO PREVENT THE GENERATION OF EXCESSIVE DUST AT ALL TIMES.

GEOTECHNICAL ENGINEERS STATEMENT

AS GEOTECHNICAL ENGINEER FOR THIS PROJECT, I HEREBY DECLARE AS FOLLOWS:

- THESE PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND HAVE BEEN FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT DATED 1/27/2021 BY EARTH SYSTEMS PACIFIC.
- INsofar AS EARTH SYSTEMS PACIFIC IS RETAINED TO PROVIDE OBSERVATION AND TESTING, WE WILL PROVIDE OBSERVATION AND TESTING AT THE PROJECT WORK AREA OF ALL EARTHWORK OPERATIONS, INCLUDING TRENCHING AND PAVEMENT SUBGRADE PREPARATION, AS NECESSARY TO PROVIDE AN OPINION THAT THE GRADING WAS PERFORMED IN GENERAL COMPLIANCE WITH THIS FIRM'S RECOMMENDATIONS, WITH THE REQUIREMENTS SPECIFIED ON THESE PLANS AND WITH THE LOCAL GRADING ORDINANCE.
- THAT UPON COMPLETION OF EARTHWORK, WE WILL PROVIDE A FINAL REPORT TO THE ENGINEER, THE OWNER AND THE COUNTY OF SANTA BARBARA WITH THE RESULTS OF OBSERVATION AND TESTING DURING EARTHWORK OPERATIONS AND STATING AN OPINION REGARDING COMPLETION OF THE GRADING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND MY GEOTECHNICAL RECOMMENDATIONS.

ANTHONY LUNA, GE
EARTH SYSTEMS PACIFIC

R.G.E. 9573

DATE



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PETE SILVIA

PROJECT ENGINEER

R.C.E.



CIVIL

STATE OF CALIFORNIA

DATE

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ESTIMATED EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES

CUT = 1,000 C.Y. FILL = 1,000 C.Y.

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

THE ABOVE QUANTITIES ARE FOR PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, STRUCTURAL SECTIONS FOR PAVING AND HARDSCAPE, UNDERGROUND UTILITIES, SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

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

SHEET INDEX

- TITLE SHEET
- GENERAL NOTES & INFORMATION
- GRADING & DRAINAGE PLAN
- GRADING & DRAINAGE PLAN
- GRADING & DRAINAGE DETAILS
- EROSION CONTROL PLAN
- EROSION CONTROL DETAILS

CAUTION

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR SITE AND UTILITY DESIGN TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE PROJECT.



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36-ENG SAVE DATE: 1/2/2026 10:31:35 AM

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GEOTECHNICAL REPORT RECOMMENDATIONS

GEOTECHNICAL ENGINEERING REPORT PREPARED BY EARTH SYSTEMS PACIFIC (PROJECT NO.: 304225--001) DATED JANUARY 27, 2020.

GRADING:
PRE-GRADING CONSIDERATIONS

- a. PLANS AND SPECIFICATIONS SHOULD BE PROVIDED TO EARTH SYSTEMS PRIOR TO GRADING. PLANS SHOULD INCLUDE THE GRADING PLANS, FOUNDATION PLANS, AND FOUNDATION DETAILS. FOR CONCRETE TILT-UP CONSTRUCTION, PANEL ELEVATIONS SHOULD ALSO BE PROVIDED.
- b. ROOF DRAINING SYSTEMS, IF REQUIRED BY THE APPROPRIATE JURISDICTIONAL AGENCY, SHOULD BE DESIGNED SO THAT WATER IS NOT DISCHARGED INTO BEARING SOILS OR NEAR STRUCTURES.
- c. FINAL SITE GRADE SHOULD BE DESIGNED SO THAT ALL WATER IS DIVERTED AWAY FROM THE STRUCTURES OVER PAVED SURFACES, OR OVER LANDSCAPED SURFACES IN ACCORDANCE WITH CURRENT CODES. WATER SHOULD NOT BE ALLOWED TO POND ANYWHERE ON THE PAD.
- d. SHRINKAGE OF SOILS AFFECTED BY COMPACTION IS ESTIMATED TO BE ABOUT 20 PERCENT BASED ON AN ANTICIPATED AVERAGE COMPACTION OF 92 PERCENT.
- e. IMPROVEMENTS BELOW GROUND LEVEL, SUCH AS SUNKEN LIVING ROOMS OR WINE CELLARS, SHOULD BE WATERPROOFED AND DRAINED IN ACCORDANCE WITH THE PROJECT ARCHITECT'S RECOMMENDATIONS.
- f. IT IS RECOMMENDED THAT EARTH SYSTEMS BE RETAINED TO PROVIDE GEOTECHNICAL ENGINEERING SERVICES DURING SITE DEVELOPMENT AND GRADING, AND FOUNDATION CONSTRUCTION PHASES OF THE WORK TO OBSERVE COMPLIANCE WITH THE DESIGN CONCEPTS, SPECIFICATIONS AND RECOMMENDATIONS, AND TO ALLOW DESIGN CHANGES IN THE EVENT THAT SUBSURFACE CONDITIONS DIFFER FROM THOSE ANTICIPATED PRIOR TO THE START OF CONSTRUCTION.
- g. COMPACTION TESTS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILLS IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES: ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT; ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED; ONE TEST AT THE FINAL FILL SLOPE FACE FOR EACH FOUR-FOOT OF SLOPE HEIGHT; AND TWO TESTS AT FINISHED SUBGRADE ELEVATION WITHIN THE PROPOSED BUILDING PAD.

ROUGH GRADING/ AREA OF DEVELOPMENT

- a. GRADING AT A MINIMUM SHOULD CONFORM TO THE 2019 CALIFORNIA BUILDING CODE.
- b. THE EXISTING GROUND SURFACE SHOULD BE INITIALLY PREPARED FOR GRADING BY REMOVING ALL VEGETATION, TREES, LARGE ROOTS, DEBRIS, OTHER ORGANIC MATERIAL AND NON- COMPLYING FILL. ORGANICS AND DEBRIS SHOULD BE STOCKPILED AWAY FROM AREAS TO BE GRADED, AND ULTIMATELY REMOVED FROM THE SITE TO PREVENT THEIR INCLUSION IN FILLS. VOIDS CREATED BY REMOVAL OF SUCH MATERIAL SHOULD BE PROPERLY BACKFILLED AND COMPACTED. NO COMPACTED FILL SHOULD BE PLACED UNLESS THE UNDERLYING SOIL HAS BEEN OBSERVED BY THE GEOTECHNICAL ENGINEER.
- c. TO MINIMIZE THE PROPAGATION OF SEISMICALLY-INDUCED GROUND DAMAGE TO BOTH OF THE PROPOSED BUILDINGS AND TO MINIMIZE DIFFERENTIAL SETTLEMENTS, NATIVE SOILS BENEATH THE PROPOSED BUILDINGS SHOULD BE OVEREXCAVATED TO A DEPTH OF 5 FEET BELOW THE BOTTOMS OF FOOTINGS THROUGHOUT ENTIRE BUILDING AREA, OR AS DEEP AS NECESSARY TO REMOVE ALL EXISTING ARTIFICIAL FILL, WHICHEVER IS DEEPER. REMEDIAL EXCAVATIONS SHOULD BE PERFORMED TO THE GREATER LATERAL DISTANCE OF 5 FEET OR A DISTANCE EQUAL TO THE DEPTH OF REMOVAL. THE DEPTH AND LATERAL EXTENT OF REQUIRED OVEREXCAVATION SHOULD BE APPROVED IN THE FIELD BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF FILL OR IMPROVEMENTS. THE RESULTING SURFACES SHOULD THEN BE SCARIFIED AN ADDITIONAL 6 INCHES, MOISTURE CONDITIONED TO ABOVE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 90 PERCENT OF MAXIMUM DRY DENSITY.
- d. TO FURTHER MINIMIZE THE PROPAGATION OF LIQUEFACTION-INDUCED RELATED GROUND DAMAGE, AND TO MINIMIZE DIFFERENTIAL SETTLEMENTS THAT MAY RESULT AS PART OF THOSE PHENOMENON, THE FILL MATERIAL PLACED BENEATH THE EASTERN MEDICAL BUILDING SHOULD BE REINFORCED WITH TWO LAYERS OF "GEOGRIDS" TO CREATE A MAT OF REINFORCED FILL BENEATH THE PROPOSED STRUCTURE. THE REINFORCING GEOGRIDS SHOULD CONSIST OF TENSAR TRI-AXIAL TX7, OR EQUIVALENT APPROVED BY THE GEOTECHNICAL ENGINEER. AT A DEPTH OF 5 FEET BELOW FINISHED GRADE, WE RECOMMEND THAT THE FIRST LAYER OF GEOGRID BE PLACED ON THE PREPARED SUBGRADE AT THE BOTTOM OF THE REMEDIAL EXCAVATION, EXTEND ACROSS THE ENTIRE AREA OF OVEREXCAVATION, AND EXTEND UP THE SIDEWALLS OF THE REMEDIAL EXCAVATION. WHERE MORE THAN ONE GEOGRID ROLL IS REQUIRED, THE ROLLS SHOULD BE OVERLAPPED AT LEAST 3 FEET. A 1-FOOT LAYER OF ONE-INCH MINUS AGGREGATE BASE MATERIAL SHOULD BE PLACED AND COMPACTED OVER THE BOTTOM LAYER OF GEOGRID. THE AGGREGATE BASE MATERIAL SHOULD BE UNIFORMLY MOISTURE CONDITIONED TO AT OR ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO ACHIEVE A RELATIVE COMPACTION OF AT LEAST 95 PERCENT OF THE ASTM D 1557 MAXIMUM DRY DENSITY. A SECOND LAYER OF GEOGRID SHOULD BE PLACED OVER THE COMPACTED AGGREGATE BASE MATERIAL, AND AN ADDITIONAL FOOT OF AGGREGATE BASE MATERIAL SHOULD BE PLACED AND COMPACTED ON TOP OF THE SECOND GEOGRID LAYER. THE SECOND LAYER OF GEOGRID ROLLS SHOULD BE OVERLAPPED BY 3 FEET WHERE NECESSARY, AND EXTEND ACROSS THE ENTIRE EXCAVATION; HOWEVER, IT DOES NOT NEED EXTEND UP THE SIDEWALLS. ONCE THE SECOND LIFT OF AGGREGATE BASE MATERIAL HAS BEEN PLACED AND COMPACTED, THE BOTTOM LAYER OF GEOGRID EXTENDING UP THE SIDEWALL OF THE REMEDIAL EXCAVATION SHOULD BE PULLED DOWN ONTO THE COMPACTED SURFACE TO CREATE AN 8-FOOT OVERLAP. THE REMEDIAL EXCAVATION MAY THEN BE BROUGHT UP TO FINISHED SUBGRADE USING THE EXCAVATED SOIL COMPACTED TO AT LEAST 95 PERCENT OF THE ASTM D 1557 MAXIMUM DRY DENSITY. THE GEOGRID SHOULD BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SPECIAL CARE SHOULD BE EXERCISED TO PLACE ANY UNDERGROUND UTILITIES ABOVE THE GEOGRID WHERE PRACTICAL OR TO SPlice GEOGRID REINFORCEMENT OVER UTILITY TRENCHES IF IT IS NECESSARY TO PLACE UTILITIES BELOW THE GEOGRID OR EXTEND UNDERGROUND UTILITIES THROUGH THE GEOGRID ALONG THE SIDEWALL OF THE REMEDIAL EXCAVATION.
- e. IN AREAS OUTSIDE OF THE BUILDING AREA TO RECEIVE FILL, EXTERIOR SLABS-ON-GRADE, SIDEWALKS, OR PAVING, SOILS SHOULD BE OVEREXCAVATED TO A DEPTH OF 2 FEET BELOW EXISTING GRADE OR FINISHED GRADE, WHICHEVER IS DEEPER. THE RESULTING SURFACE SHOULD THEN BE SCARIFIED AN ADDITIONAL 6 INCHES, MOISTURE CONDITIONED TO ABOVE THE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO ACHIEVE A MINIMUM RELATIVE COMPACTION OF 90 PERCENT OF THE ASTM D 1557 MAXIMUM DRY DENSITY.
- f. THE BOTTOMS OF ALL EXCAVATIONS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THIS FIRM PRIOR TO PROCESSING OR PLACING FILL.
- g. ON-SITE SOILS MAY BE USED FOR FILL ONCE THEY ARE CLEANED OF ALL ORGANIC MATERIAL, ROCK, DEBRIS, AND IRREDUCIBLE MATERIAL LARGER THAN 8 INCHES.
- h. FILL AND BACKFILL SHOULD BE PLACED AT ABOVE OPTIMUM MOISTURE IN LAYERS WITH LOOSE THICKNESS NOT GREATER THAN 8 INCHES. EACH LAYER SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY OBTAINABLE BY THE ASTM D 1557 TEST METHOD. THE UPPER ONE FOOT OF SUBGRADE BELOW AREAS TO BE PAVED SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY.
- i. IMPORT SOILS USED TO RAISE SITE GRADE SHOULD BE EQUAL TO, OR BETTER THAN, ON-SITE SOILS IN STRENGTH, EXPANSION, AND COMPRESSIBILITY CHARACTERISTICS. IMPORT SOIL CAN BE EVALUATED, BUT WILL NOT BE PREQUALIFIED BY THE GEOTECHNICAL ENGINEER. FINAL COMMENTS ON THE CHARACTERISTICS OF THE IMPORT WILL BE GIVEN AFTER THE MATERIAL IS AT THE PROJECT SITE.
- j. IF PUMPING SOILS OR OTHERWISE UNSTABLE SOILS ARE ENCOUNTERED DURING THE OVEREXCAVATION, STABILIZATION OF THE EXCAVATION BOTTOM WILL BE REQUIRED PRIOR TO PLACING FILL. THIS CAN BE ACCOMPLISHED BY VARIOUS MEANS. THE FIRST METHOD WOULD INCLUDE DRYING THE SOILS AS MUCH AS POSSIBLE THROUGH SCARIFICATION AND WORKING THIN LIFTS OF "6-INCH MINUS" CRUSHED ANGULAR ROCK INTO THE EXCAVATION BOTTOM WITH SMALL EQUIPMENT (SUCH AS A D-4) UNTIL STABILIZATION IS ACHIEVED. USE OF A GEOTEXTILE FABRIC SUCH AS MIRAFI 500X, OR TENSAR TX-5, OR AN APPROVED EQUIVALENT, IS ANOTHER POSSIBLE MEANS OF STABILIZING THE BOTTOM. IF THIS MATERIAL IS USED, IT SHOULD BE LAID ON THE EXCAVATION BOTTOM AND COVERED WITH APPROXIMATELY 12 INCHES OF "3- INCH MINUS" CRUSHED ANGULAR ROCK PRIOR TO PLACEMENT OF FILTER FABRIC (UNTIL THE BOTTOM IS STABILIZED). THE ROCK SHOULD THEN BE COVERED WITH A GEOTEXTILE FILTER FABRIC BEFORE PLACING FILL ABOVE. IT IS ANTICIPATED THAT STABILIZATION WILL PROBABLY BE NECESSARY DUE TO THE EXISTING HIGH MOISTURES OF THE SOILS. UNIT PRICES SHOULD BE OBTAINED FROM THE CONTRACTOR IN ADVANCE FOR THIS WORK.

UTILITY TRENCHES

- a. UTILITY TRENCH BACKFILL SHOULD BE GOVERNED BY THE PROVISIONS OF THIS REPORT RELATING TO MINIMUM COMPACTION STANDARDS. IN GENERAL, ON-SITE SERVICE LINES MAY BE BACKFILLED WITH NATIVE SOILS COMPACTED TO 90 PERCENT OF THE MAXIMUM DRY DENSITY. BACKFILL OF OFFSITE SERVICE LINES WILL BE SUBJECT TO THE SPECIFICATIONS OF THE JURISDICTIONAL AGENCY OR THIS REPORT, WHICHEVER ARE GREATER.
- b. UTILITY TRENCHES RUNNING PARALLEL TO SPREAD FOOTINGS SHOULD BE LOCATED AT LEAST 5 FEET OUTSIDE THE FOOTING LINE. HOWEVER, REGARDLESS OF THE DISTANCE OUTSIDE THE FOOTING LINE, THE UTILITY LINE WITHIN THE TRENCH SHOULD BE LOCATED ABOVE A 1:1 (HORIZONTAL TO VERTICAL) PROJECTION DOWNWARD FROM THE OUTSIDE EDGE OF THE BOTTOM OF THE FOOTING. IF THE UTILITY LINE IS LOCATED BELOW THE 1:1 PROJECTION, THE TRENCH WILL NEED TO BE BACKFILLED WITH SLURRY TO A LEVEL ABOVE THE 1:1 PROJECTION.
- c. COMPACTED NATIVE SOILS SHOULD BE UTILIZED FOR BACKFILL BELOW STRUCTURES. SAND SHOULD NOT BE USED UNDER STRUCTURES BECAUSE IT PROVIDES A CONDUIT FOR WATER TO MIGRATE UNDER FOUNDATIONS.
- d. BACKFILL OPERATIONS SHOULD BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER TO MONITOR COMPLIANCE WITH THESE RECOMMENDATIONS.
- f. JETTING SHOULD NOT BE UTILIZED FOR COMPACTION IN UTILITY TRENCHES.
- g. SOILS AREA EXPECTED TO BE AT HIGH MOISTURE CONTENTS, DRYING MAY BE NECESSARY BEFORE REPLACING AS COMPACTED BACKFILL. IF WATER IS PRESENT IN TRENCHES, BACKFILLING SHOULD BE WITH GRAVEL TO 6 INCHES ABOVE THE WATER.

TRENCHING AND BACKFILLING NOTES

1. ALL TRENCHING, BEDDING AND BACKFILL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LATEST EDITION OF THE COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS CONSTRUCTION DESIGN STANDARDS EXCEPT AS MODIFIED BY THESE PLANS AND SPECIFICATIONS.
2. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OF STRUCTURE.
3. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. BEDDING AND BACKFILL MATERIAL SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
5. BACKFILL COMPACTION SHALL BE TESTED IN ACCORDANCE WITH ASTM STANDARD D--1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER.
6. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED BY THE GEOTECHNICAL ENGINEER AND THE COUNTY INSPECTOR.
7. TRENCH BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.
8. ALL WORK INVOLVING EXCAVATION INCLUDING THAT FOR SEWER, STORM DRAIN, WATER, AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES SHALL BE COMPLETED, OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED, TESTED FOR COMPACTION AND APPROVED BEFORE AGGREGATE BASE, PAVING OR OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
9. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL--OSHA.
10. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND SUBSEQUENT ADDENDUMS PREPARED FOR THIS PROJECT.
11. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATION.

SANTA BARBARA COUNTY AIR POLLUTION CONTROL DISTRICT STANDARD DUST CONTROL REQUIREMENTS

1. IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST AND EROSION CONTROL REQUIREMENTS IDENTIFIED IN THE CONDITIONS OF APPROVAL. THE CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH REGULATIONS OF THE COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT.
2. DUST GENERATED BY THE DEVELOPMENT ACTIVITIES SHALL BE RETAINED ONSITE AND KEPT TO A MINIMUM BY FOLLOWING THE DUST CONTROL MEASURES LISTED BELOW. RECLAIMED WATER SHALL BE USED WHENEVER POSSIBLE.
 - A. DURING CLEARING, GRADING, EARTH MOVING OR EXCAVATION, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE AND TO CREATE A CRUST, AFTER EACH DAY'S ACTIVITIES CEASE.
 - B. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, THE DISTURBED AREA MUST BE TREATED BY WATERING, OR REVEGETATING; OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.
 - C. DURING CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS ARE TO BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS WILL INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH.
3. IMPORTATION, EXPORTATION AND STOCKPIILING OF FILL MATERIAL: SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN.
4. ACTIVATION OF INCREASED DUST CONTROL MEASURES: THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE FOR MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING OF THE STRUCTURE.
5. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM GRADING OPERATIONS.

NOISE GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING MEASURES TO REDUCE THE IMPACT OF CONSTRUCTION NOISE:
 - A. ALL CONSTRUCTION EQUIPMENT, FIXED OR MOBILE, MUST BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS. NOISE ATTENUATION BARRIERS AND MUFFLERS OF GRADING EQUIPMENT MUST BE REQUIRED FOR CONSTRUCTION EQUIPMENT GENERATING NOISE LEVELS ABOVE 95 DB AT 50 FEET FROM THE SOURCE;
 - B. CONSTRUCTION NOISE REDUCTION METHODS SUCH AS BUT NOT LIMITED TO SHUTTING OFF IDLING EQUIPMENT, INSTALLING ACOUSTIC BARRIERS AROUND SIGNIFICANT SOURCES OF STATIONARY CONSTRUCTION NOISE SOURCES, MAXIMIZING THE DISTANCE BETWEEN EQUIPMENT AND STAGING AREAS OCCUPIED RESIDENTIAL AREAS, AND USE OF ELECTRIC AIR COMPRESSORS AND SIMILAR POWER TOOLS (RATHER THAN DIESEL EQUIPMENT) MUST BE USED WHEN FEASIBLE;
 - C. DURING CONSTRUCTION, STATIONARY CONSTRUCTION EQUIPMENT MUST BE PLACED SUCH THAT EMITTED NOISE IS DIRECTED AWAY FROM SENSITIVE NOISE RECEIVERS;
 - D. DURING CONSTRUCTION, STOCKPIILING AND VEHICLE STAGING AREAS MUST BE LOCATED AS FAR AS PRACTICABLE FROM NOISE SENSITIVE RECEPTORS;
 - E. EARTHMOVING EQUIPMENT OPERATING ON THE CONSTRUCTION SITE MUST BE AS FAR AWAY FROM VIBRATION--SENSITIVE SITES AS POSSIBLE; AND
 - F. CONSTRUCTION HOURS, ALLOWABLE WORKDAYS, THE TELEPHONE NUMBER OF THE JOB SUPERINTENDENT AND THE TELEPHONE NUMBER OF CITY STAFF CONTACT(S) MUST BE CLEARLY POSTED AT ALL CONSTRUCTION ENTRANCES TO ENABLE SURROUNDING OWNERS AND RESIDENTS TO CONTACT THE JOB SUPERINTENDENT DIRECTLY. IF THE JOB SUPERINTENDENT RECEIVES A COMPLAINT, THE SUPERINTENDENT MUST NOTIFY THE PLANNING AND ENVIRONMENTAL REVIEW DIRECTOR, OR DESIGNEE, AND INVESTIGATE, TAKE APPROPRIATE CORRECTIVE ACTION, AND REPORT THE ACTION TAKEN TO THE REPORTING PARTY AND THE PLANNING AND ENVIRONMENTAL REVIEW DIRECTOR, OR DESIGNEE.
2. CONSTRUCTION NOISE: STATIONARY CONSTRUCTION EQUIPMENT THAT GENERATES NOISE WHICH EXCEEDS 65 DBA AT THE PROJECT BOUNDARIES MUST BE SHIELDED TO THE PLANNING AND ENVIRONMENTAL REVIEW DIRECTOR, OR DESIGNEE, SATISFACTION. PLAN REQUIREMENTS AND TIMING: THE APPLICANT/CONTRACTOR MUST SUBMIT A LIST OF ALL STATIONARY EQUIPMENT TO BE USED IN PROJECT CONSTRUCTION WHICH INCLUDES MANUFACTURER'S SPECIFICATIONS ON EQUIPMENT NOISE LEVELS AS WELL AS RECOMMENDATIONS FROM THE PROJECT ACOUSTICAL ENGINEER TO SHIELDING SUCH STATIONARY EQUIPMENT SO THAT IT COMPLIES WITH THIS REQUIREMENT FOR REVIEW AND APPROVAL BY THE PLANNING AND ENVIRONMENTAL REVIEW DIRECTOR. THE EQUIPMENT AREA WITH APPROPRIATE ACOUSTIC SHIELDING MUST BE DESIGNATED ON BUILDING AND GRADING PLANS. EQUIPMENT AND SHIELDING MUST REMAIN IN THE DESIGNATED LOCATION THROUGHOUT CONSTRUCTION ACTIVITIES.

SANTA BARBARA COUNTY BUILDING & SAFETY DIVISION GRADING NOTES

1. ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE--CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN--MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G--13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D -- 1557 -- 91 MODIFIED PROCTOR (AASHTO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1 ½ HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. POSITIVE SURFACE DRAINAGE SHALL BE PROVIDED AWAY FROM THE FOUNDATION LINE OF ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER.
15. NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER"
16. ALL EARTHWORK ON HILLSIDES, SLOPING OR MOUNTAINOUS TERRAIN SHALL BE STABILIZED TO PROTECT AND PREVENT LOSS OF SOILS, AS NECESSARY, YEAR--ROUND.

GRADING INSPECTION

THE SUPERVISION REQUIREMENTS OF THE CITY OF GOLETA/COUNTY OF SANTA BARBARA ORDINANCE NO. 4477 SHALL BE COMPLIED WITH AS FOLLOWS:

1. THE ENGINEER SHALL BE A REPRESENTATIVE OF STANTEC.
2. LINE AND GRADE STAKES SHALL BE SET BY SURVEYORS UNDER THE GENERAL SUPERVISION OF THE ENGINEER.
3. THE ENGINEER SHALL PROVIDE GENERAL CONSTRUCTION REVIEW.
4. THE GEOTECHNICAL ENGINEER SHALL PROVIDE GENERAL REVIEW OF THE GRADING AND SUBGRADE PREPARATION AND PERFORM COMPACTION TESTING.
5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE "REDLINE" SET OF DRAWINGS, FROM WHICH THE ENGINEER SHALL PREPARE "RECORD DRAWING" PLANS AND SUBMIT A REPORT ATTESTING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:



PREPARED BY:

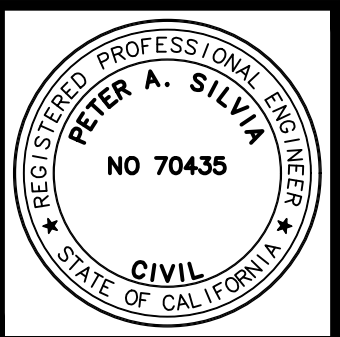
Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

PETE SILVA
PROJECT ENGINEER

R.C.E.

DATE



GENERAL NOTES
ONSITE IMPROVEMENT PLANS
STORKE MEDICAL CENTER
21--0005--DP

SANTA FELICIA DRIVE, GOLETA, CA 93117

STANTEC PROJECT NO.
2042576100

SHEET
C2 OF **9**

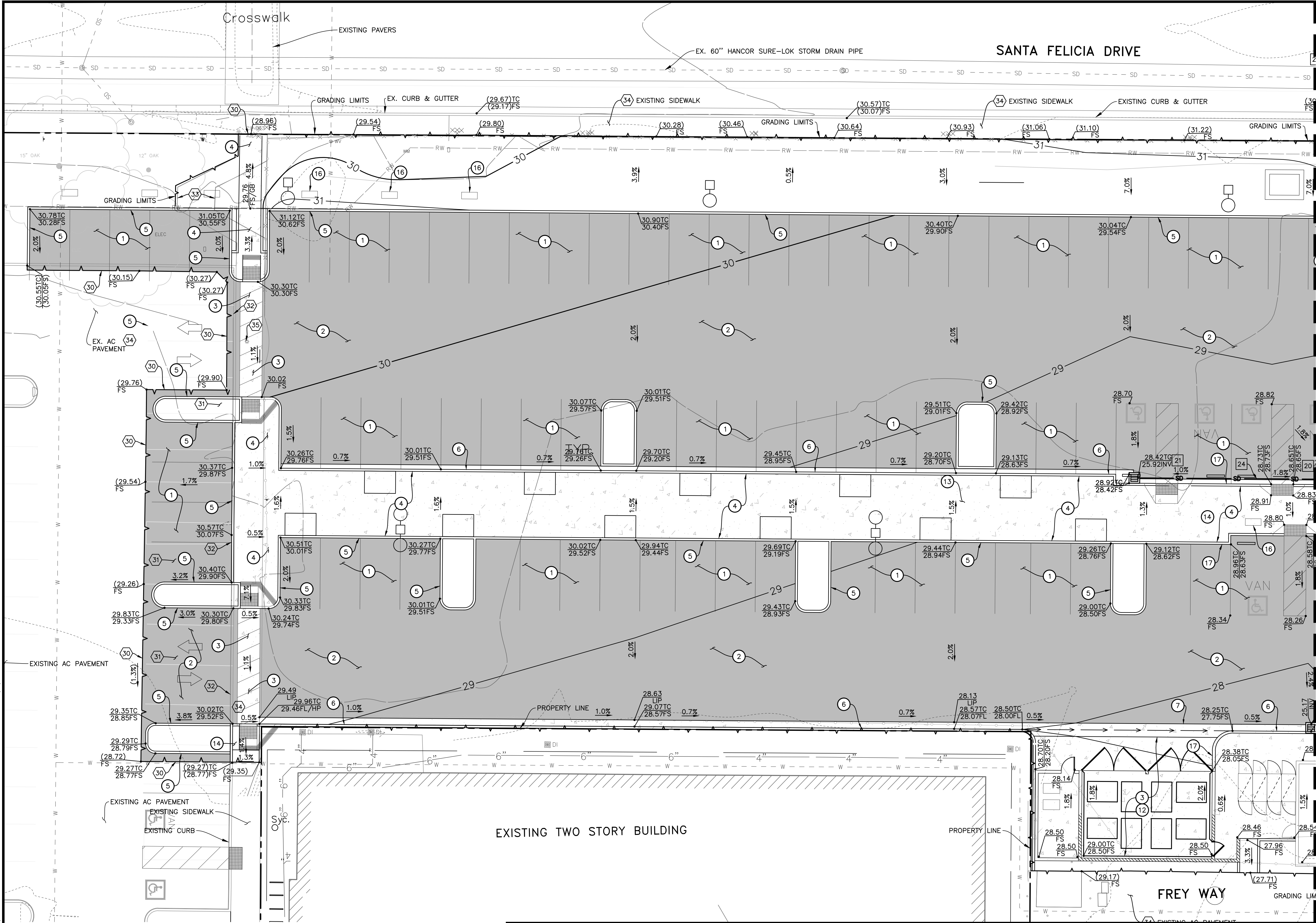
PLAN DATE
01/13/2026

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PLOT BY:Silvia, Pete

36-ENG SAVE DATE: 1/2/2026 10:31:35 AM

DESIGN DESIGNED CHECKED



DEMOLITION NOTES

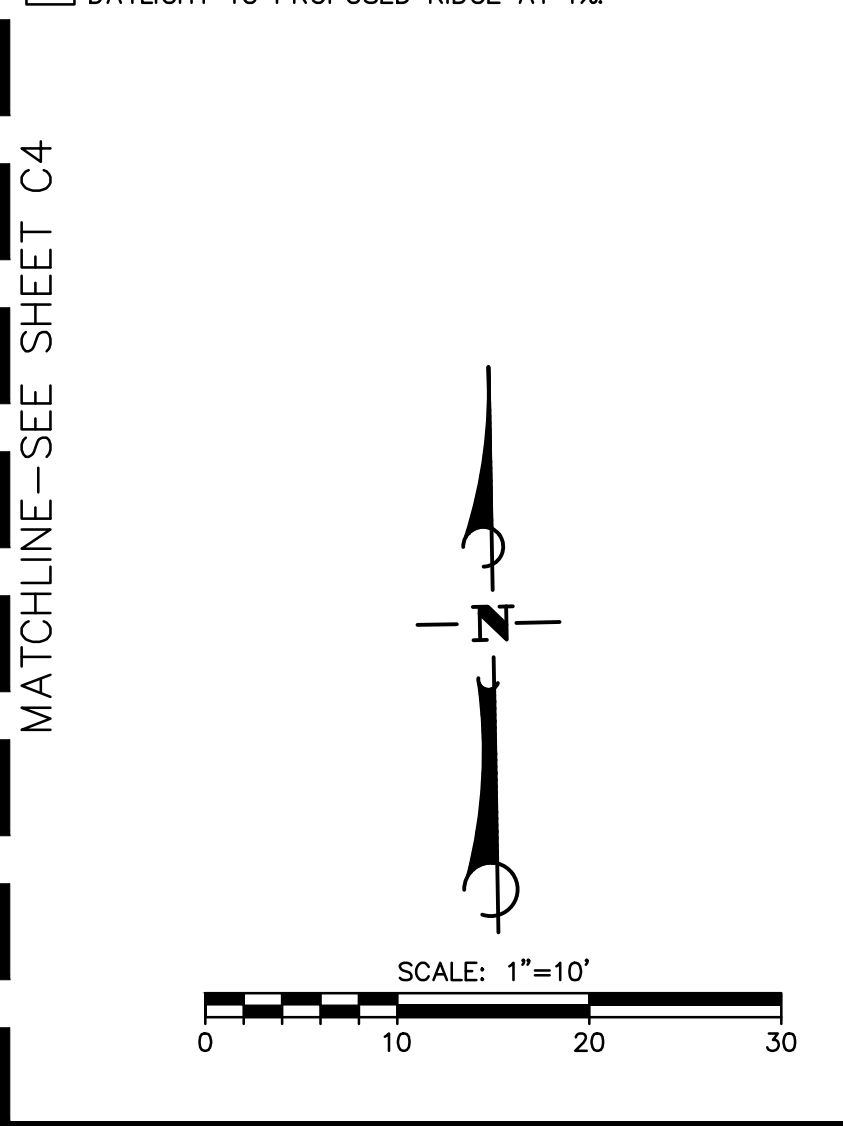
- 30 SAWCUT AND MATCH EXISTING PAVEMENT.
- 31 REMOVE EXISTING ASPHALT PAVEMENT COMPLETE.
- 32 REMOVE EXISTING CONCRETE CURB COMPLETE.
- 33 REMOVE EXISTING CONCRETE WALKWAY COMPLETE.
- 34 PROTECT IN PLACE.
- 35 REMOVE EXISTING LIGHT POLE, INCLUDING FOUNDATION, COMPLETE.

CONSTRUCTION NOTES

- 1 CONSTRUCT AC PAVEMENT STRUCTURAL SECTION WITHIN PARKING AREAS PER DETAIL "A", SHEET 5.
- 2 CONSTRUCT AC PAVEMENT STRUCTURAL SECTION WITHIN VEHICULAR AREAS PER DETAIL "A", SHEET 5.
- 3 CONSTRUCT VEHICULAR CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAILS "B", "C", "D", "E", & "F" ON SHEET 5.
- 4 CONSTRUCT PEDESTRIAN CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAILS "B", "C", "D", "E", & "F" ON SHEET 5.
- 5 CONSTRUCT 6" CONCRETE CURB PER CALTRANS STANDARD PLAN A87A, TYPE A1-6.
- 6 CONSTRUCT 6" CONCRETE CURB AND 18" CONCRETE GUTTER PER COUNTY OF SANTA BARBARA STANDARD PLANS 4-010 AND 4-030.
- 7 CONSTRUCT 3" WIDE CONCRETE RIBBON GUTTER PER DETAIL "G", SHEET 5.
- 9 CONSTRUCT VEGETATED SWALE PER DETAIL "H" ON SHEET 5.
- 10 CONSTRUCT SCE TRANSFORMER PER SCE PLANS.
- 12 CONSTRUCT TRASH ENCLOSURE, INCLUDING DOORS, GATES, AND WALLS PER ARCHITECT'S PLAN.
- 13 CONSTRUCT CURB RAMP PER CALTRANS STANDARD DETAIL A88A, CASE A.
- 14 CONSTRUCT CURB RAMP PER CALTRANS STANDARD DETAIL A88A, CASE F.
- 16 PROPOSED EV CHARGING EQUIPMENTS PER ARCHITECT'S PLAN.
- 17 CONSTRUCT VARIABLE HEIGHT CONCRETE CURB PER CALTRANS STANDARD PLAN A87A, TYPE A1-6.

DRAINAGE CONSTRUCTION NOTES

- 20 CONSTRUCT 18"x18" PRECAST CATCH BASIN WITH TRAFFIC RATED GRATE.
- 21 CONSTRUCT 24"x24" PRECAST CATCH BASIN WITH TRAFFIC RATED GRATE.
- 23 CONSTRUCT 18" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAIL 2-010, 2-020, 2-040.
- 24 CONSTRUCT 12" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAIL 2-010, 2-020, 2-040.
- 25 CONSTRUCT 8" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAIL 2-010, 2-020, 2-040.
- 26 CONSTRUCT 6" PVC AREA DRAIN PIPE WITH 8" ATRIUM GRATES WHERE SHOWN.
- 27 ROOF DRAIN DOWNSPOUT TO OUTFALL ONTO FINISH GRADE.
- 28 CONNECT ROOF DRAIN DOWNSPOUT TO 3" PVC PIPE AND DAYLIGHT TO CURB.
- 29 CONNECT ROOF DRAIN DOWNSPOUT TO 4" PVC PIPE, DAYLIGHT TO PROPOSED RIDGE AT 1%.



DESIGN DESIGNED CHECKED
36-ENG SAVE DATE: 2/2/2026 1:58:25 PM PLOT BY: Silvio, Pete PLOT DATE: 2/2/2026 2:08:21 PM



FOR REDUCED PLANS
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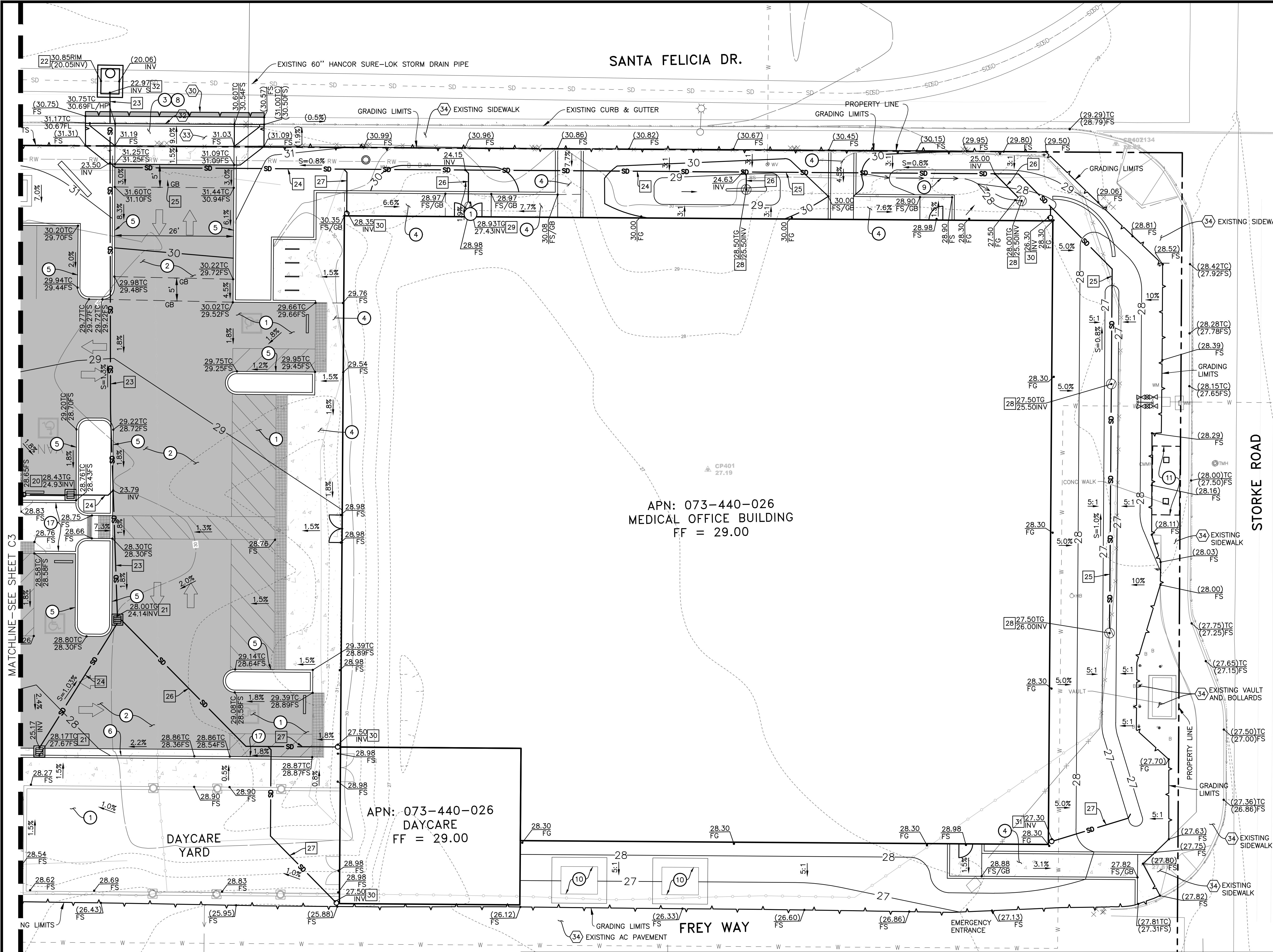
PREPARED FOR:

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
PETE SILVIA
PROJECT ENGINEER R.C.E. DATE



**GRADING AND DRAINAGE PLAN
ONSITE IMPROVEMENT PLANS
STORKE MEDICAL CENTER**
SANTA FELICIA DRIVE, GOLETA, CA 93117

STANTEC PROJECT NO.
2042576100
SHEET
C3 OF **9**
PLAN DATE
01/13/2026



- DEMOLITION NOTES**
- 30 SAWCUT AND MATCH EXISTING PAVEMENT.
 - 31 REMOVE EXISTING ASPHALT PAVEMENT COMPLETE.
 - 32 REMOVE EXISTING CONCRETE CURB COMPLETE.
 - 33 REMOVE EXISTING CONCRETE WALKWAY COMPLETE.
 - 34 PROTECT IN PLACE.

- CONSTRUCTION NOTES**
- 1 CONSTRUCT AC PAVEMENT STRUCTURAL SECTION WITHIN PARKING AREAS PER DETAIL "A", SHEET 5.
 - 2 CONSTRUCT AC PAVEMENT STRUCTURAL SECTION WITHIN VEHICULAR AREAS PER DETAIL "A", SHEET 5.
 - 3 CONSTRUCT VEHICULAR CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAILS "B", "C", "D", "E", & "F" ON SHEET 5.
 - 4 CONSTRUCT PEDESTRIAN CONCRETE PAVEMENT STRUCTURAL SECTION PER DETAILS "B", "C", "D", "E", & "F" ON SHEET 5.
 - 5 CONSTRUCT 6" CONCRETE CURB PER CALTRANS STANDARD PLAN A87A, TYPE A1-6.
 - 6 CONSTRUCT 6" CONCRETE CURB AND 18" WIDE CONCRETE GUTTER PER COUNTY OF SANTA BARBARA STANDARD PLANS 4-010 AND 4-030.
 - 7 CONSTRUCT 3" WIDE CONCRETE RIBBON GUTTER PER DETAIL "G", SHEET 5.
 - 8 CONSTRUCT 26" WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DETAILS 4-010, 4-040, AND 4-060. DRIVEWAY CONSTRUCTION SHALL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF GOLETA PRIOR TO CONSTRUCTION.
 - 9 CONSTRUCT VEGETATED SWALE PER DETAIL "H" ON SHEET 5.
 - 11 CONSTRUCT MTD BUS SHELTER PER DETAILS ON SHEETS 8 & 9.
 - 12 CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 - 13 CONSTRUCT CURB RAMP PER CALTRANS STANDARD DETAIL A88A, CASE A.
 - 14 CONSTRUCT CURB RAMP PER CALTRANS STANDARD DETAIL A88A, CASE F.
 - 15 CONSTRUCT CURB RAMP PER CALTRANS STANDARD DETAIL A88B, CASE CH.
 - 16 PROPOSED EV CHARGING EQUIPMENTS PER ARCHITECT'S PLAN.
 - 17 CONSTRUCT VARIABLE HEIGHT CONCRETE CURB PER CALTRANS STANDARD PLAN A87A, TYPE A1-6.

- DRAINAGE CONSTRUCTION NOTES**
- 20 CONSTRUCT 18"x18" PRECAST CATCH BASIN WITH TRAFFIC RATED GRATE.
 - 21 CONSTRUCT 24"x24" PRECAST CATCH BASIN WITH TRAFFIC RATED GRATE.
 - 22 CONSTRUCT STORM DRAIN MANHOLE PIPE-TO-PIPE MAIN LINE ID=36" OR LARGER PER SPPWC STANDARD PLAN 320-2.
 - 23 CONSTRUCT 18" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAILS 2-010, 2-020, & 2-040.
 - 24 CONSTRUCT 12" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAILS 2-010, 2-020, & 2-040.
 - 25 CONSTRUCT 8" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAILS 2-010, 2-020, & 2-040.
 - 26 CONSTRUCT 6" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAILS 2-010, 2-020, & 2-040.
 - 27 CONSTRUCT 4" SDR35 PVC STORM DRAIN PIPE. TRENCHING PER COUNTY OF SANTA BARBARA STANDARD DETAILS 2-010, 2-020, & 2-040.
 - 28 CONSTRUCT 8" ATRIUM GRATE WITH 6" PVC PIPE CONNECTION.
 - 29 CONSTRUCT 8" ROUND FLAT GRATE INLET WITH 6" PVC PIPE CONNECTION.
 - 30 CONSTRUCT ROOF DOWNSPOUT (VERIFY DOWNSPOUT LOCATION AND SIZE PER ARCHITECTURAL PLANS). CONSTRUCT PVC PIPE RISER (SIZE TO MATCH ARCHITECTURAL PLANS) AND CONNECT TO STORM DRAIN WITH 90 DEGREE ELBOW BELOW GRADE.
 - 31 CONSTRUCT ROOF DOWNSPOUT (VERIFY DOWNSPOUT LOCATION AND SIZE PER ARCHITECTURAL PLANS). CONSTRUCT PVC PIPE RISER (SIZE TO MATCH ARCHITECTURAL PLANS) AND DAYLIGHT TO GRADE.
 - 32 CONSTRUCT FLAP GATE ON END OF 18" PIPE, HYDRO GATE MODEL 50C OR APPROVED EQUAL.

DESIGN DESIGNED CHECKED
36-ENG SAVE DATE: 1/13/2026 2:02:04 PM PLOT DATE: 1/13/2026 2:12:00 PM PLOT BY: Silvio, Pete



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

PETE SILVIA
PROJECT ENGINEER

PREPARED BY:
R.C.E. DATE



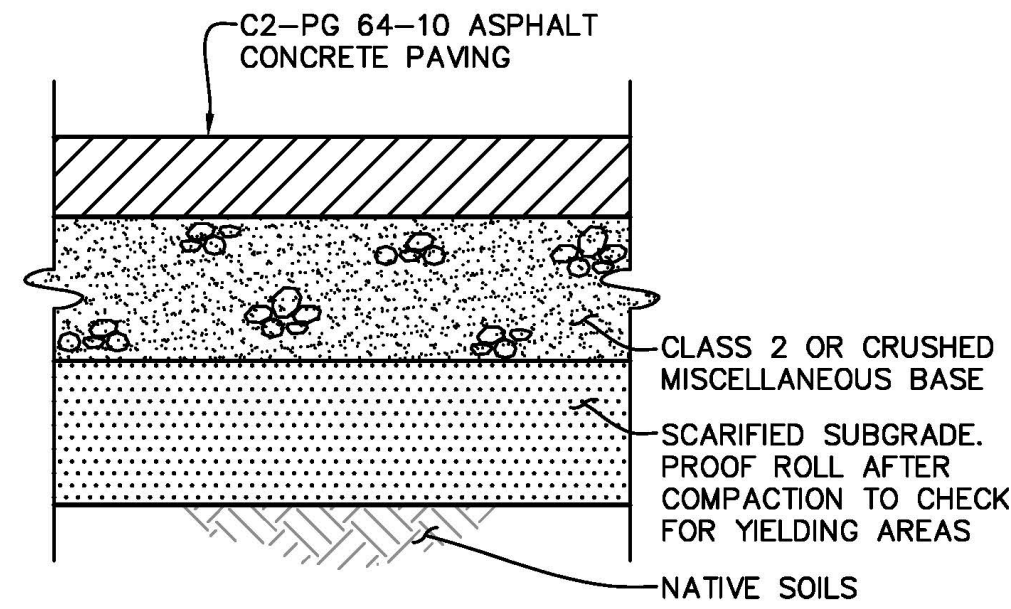
**GRADING PLAN
ONSITE IMPROVEMENT PLANS
STORKE MEDICAL CENTER**

SANTA FELICIA DRIVE, GOLETA, CA 93117

STANTEC PROJECT NO.
2042576100

SHEET
C4 OF **9**

PLAN DATE
01/13/2026



NOTES:

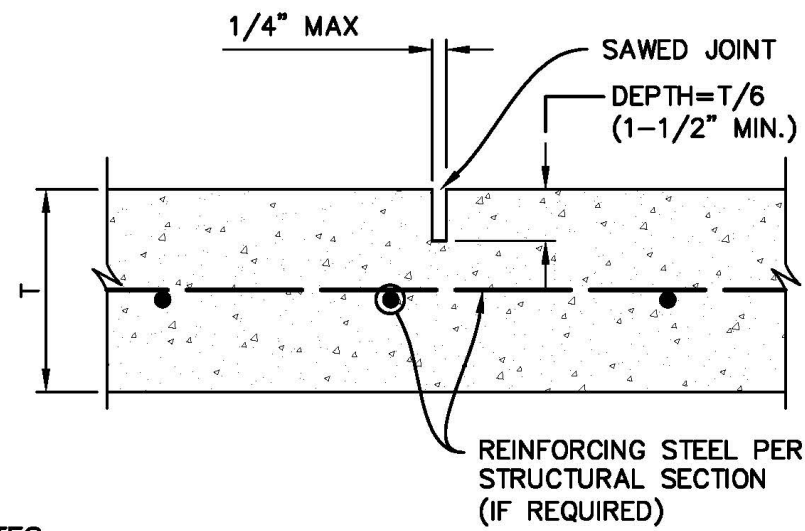
1. INSTALL EMULSIFIED ASPHALT "FOG SEAL" TYPE SS-1h.
2. ASPHALT CONCRETE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY OBTAINED USING CALIFORNIA TEST 304.
3. AGGREGATE BASE AND SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
4. STRUCTURAL SECTIONS SHOWN ARE PRELIMINARY. R-VALUE TESTS SHALL BE PERFORMED AT THE COMPLETION OF GRADING TO DETERMINE FINAL STRUCTURAL SECTION.

STRUCTURAL SECTION TABLE		
TRAFFIC INDEX	PARKING AREAS	VEHICULAR AREAS (EXCLUDE PARKING)
AC	4"	4"
BASE	5.5"	11.5"
SUBGRADE	12"	12"

BASED ON PRELIMINARY R-VALUE OF 5

AC PAVEMENT STRUCTURAL SECTION

SCALE: N.T.S.

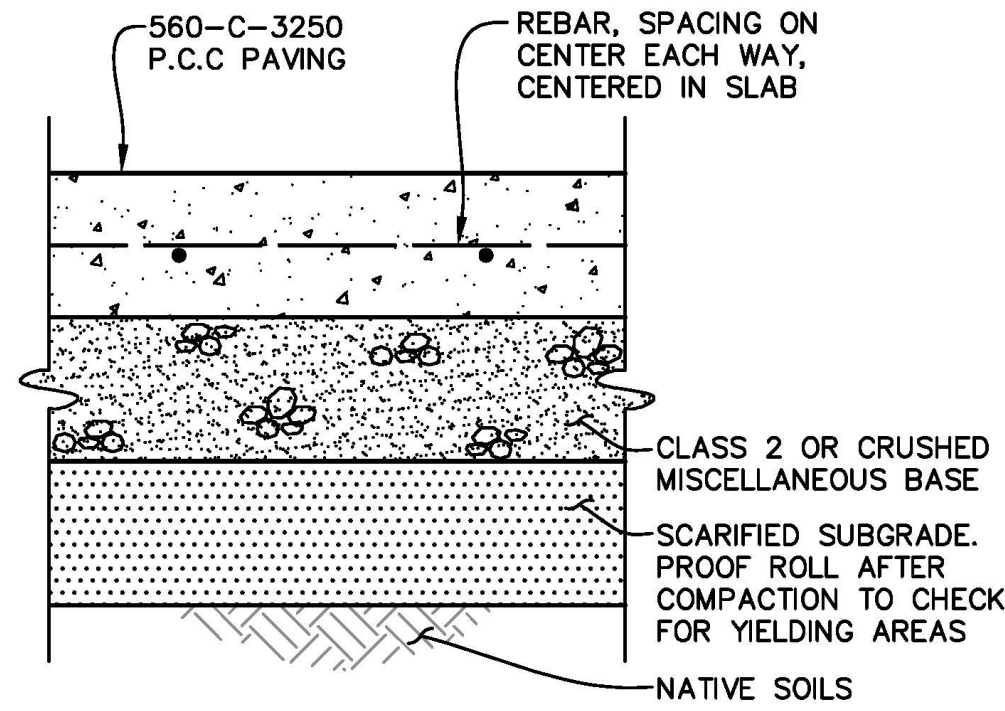


NOTES:

1. SEE TYPICAL CONCRETE STRUCTURAL SECTION DETAIL "B" FOR THICKNESS (T). CONSTRUCT WEAKENED PLANE JOINTS AT 10' O.C.
2. SAWED JOINTS SHALL BE SAWED WITHIN 12-24 HOURS OF CONCRETE PLACEMENT.
3. STEEL REINFORCEMENT SHALL BE CONTINUOUS THROUGH WEAKENED-PLANE JOINTS.

WEAKENED-PLANE JOINT DETAIL

SCALE: N.T.S.



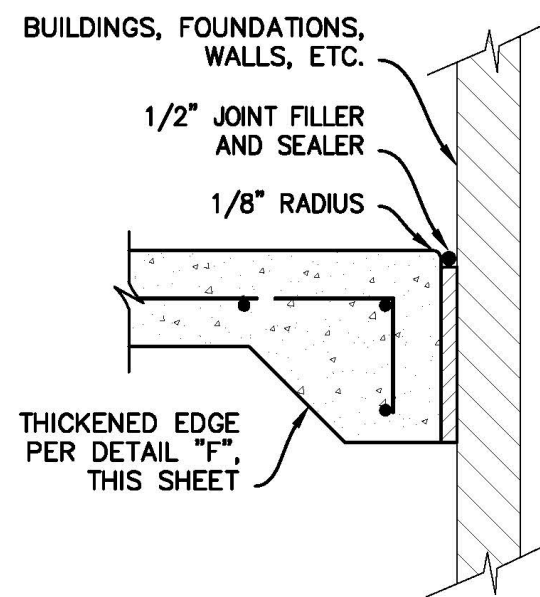
NOTES:

1. AGGREGATE BASE AND SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
2. INSTALL WEAKENED PLANE JOINTS AT 10' MAXIMUM SPACING PER DETAIL "E", THIS SHEET.
3. INSTALL EXPANSION JOINTS AT 20' SPACING O.C. PER DETAIL "D", THIS SHEET.

STRUCTURAL SECTION TABLE		
	PEDESTRIAN	VEHICULAR
P.C.C.	4"	6.5"
REBAR	#3 AT 18"	#4 AT 18"
BASE	4"	4"
SUBGRADE	12"	12"

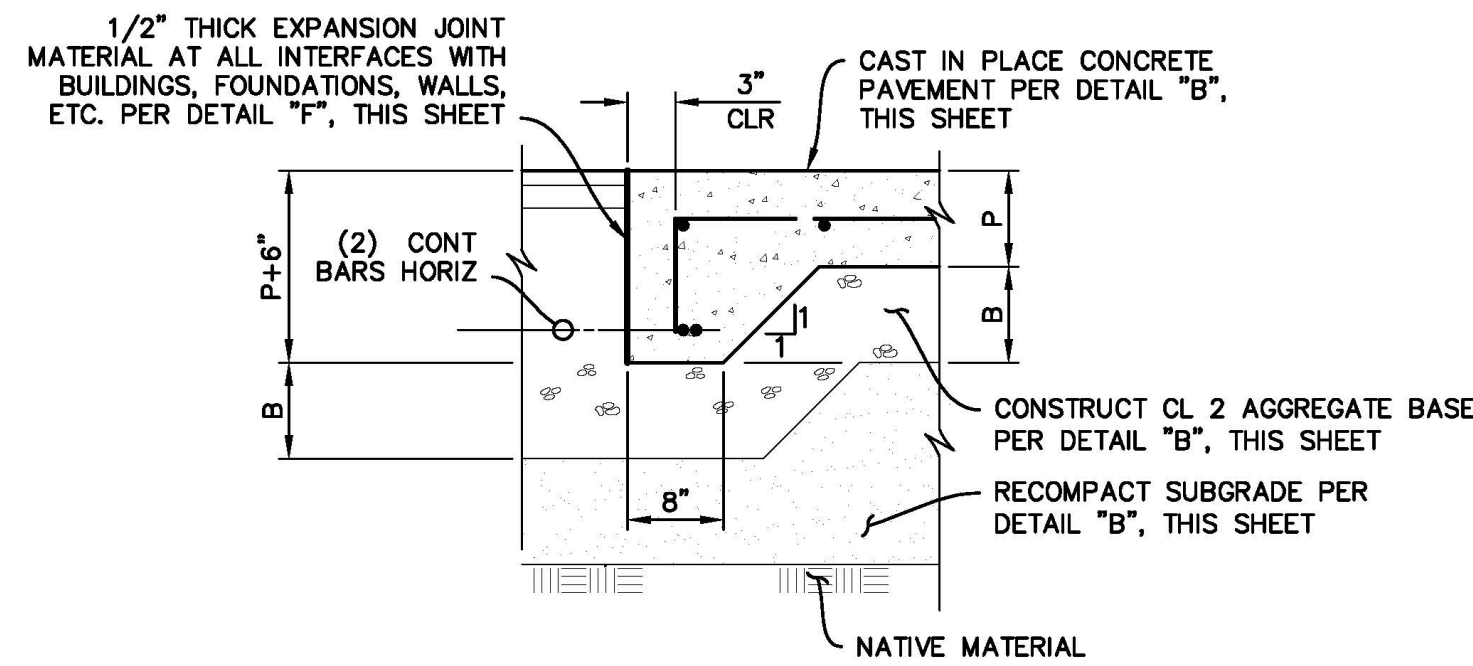
P.C. CONCRETE STRUCTURAL SECTION

SCALE: N.T.S.



THICKENED EDGE ISOLATION JOINT DETAIL

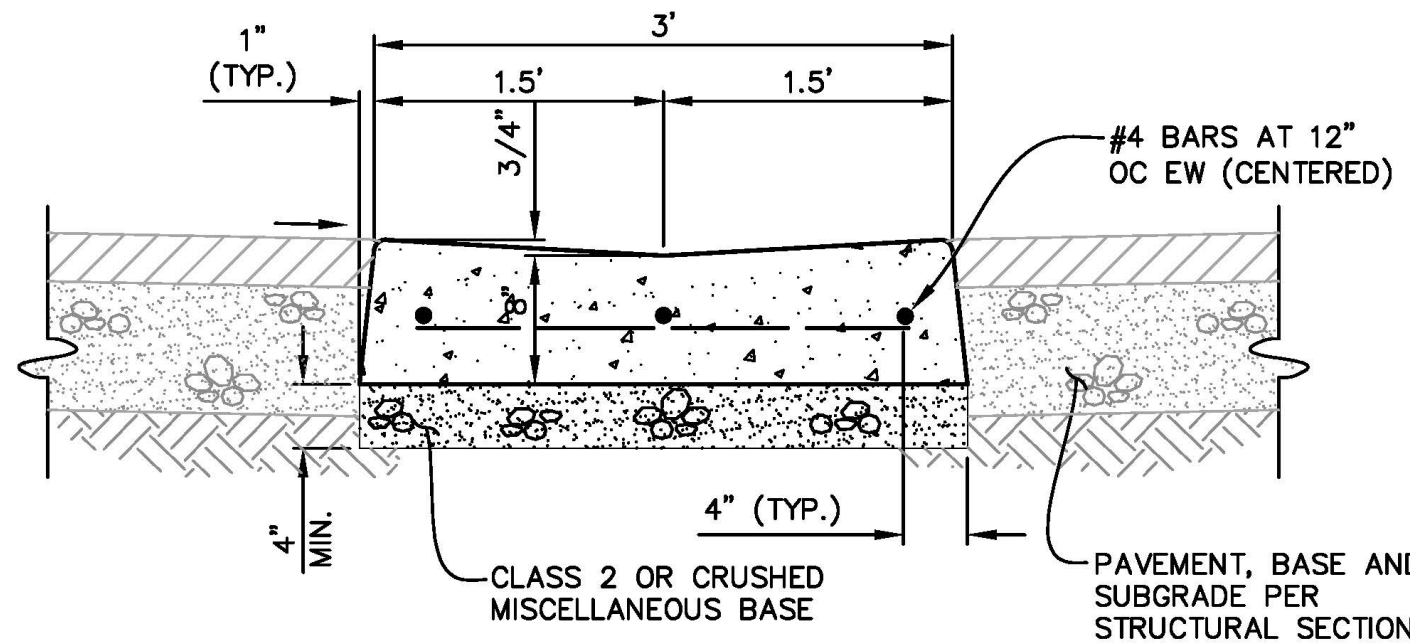
SCALE: N.T.S.



P = PORTLAND CEMENT CONCRETE THICKNESS (INCHES)
B = BASE LAYER THICKNESS (INCHES)

CONCRETE PAVEMENT THICKENED EDGE DETAIL

SCALE: N.T.S.

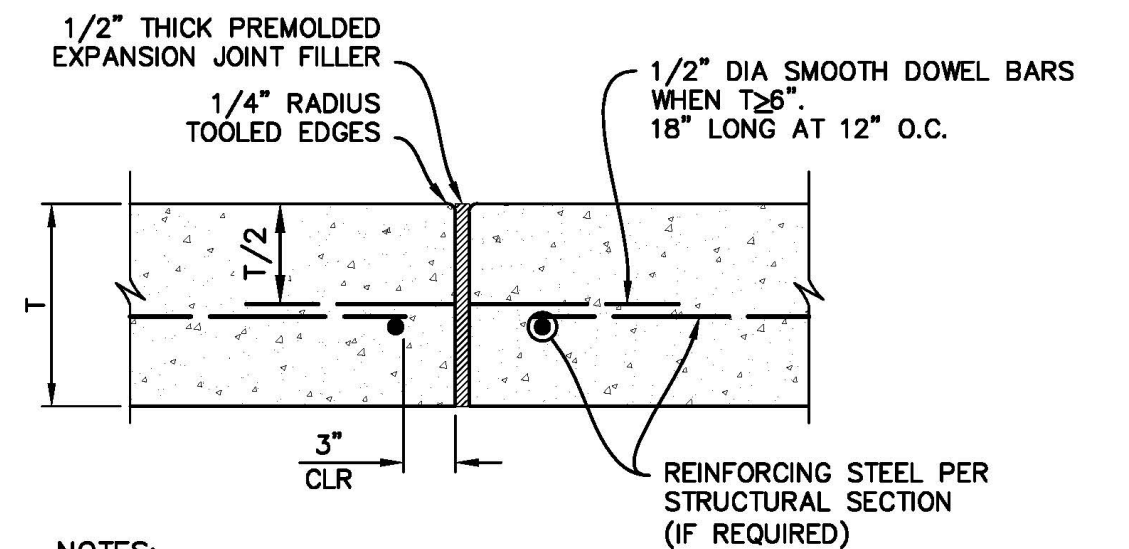


NOTES:

1. CONCRETE SHALL BE CLASS 532-CFW-3250.
2. EXPOSED EDGES SHALL HAVE A 1/2" TOOLED RADIUS.
3. SUBGRADE SOILS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
4. INSTALL WEAKENED PLANE JOINTS AT 10' MAX SPACING PER DETAIL "E", THIS SHEET.
5. INSTALL EXPANSION JOINTS AT 20' MAX. SPACING PER DETAIL "D", THIS SHEET.

CONCRETE RIBBON GUTTER DETAIL

SCALE: N.T.S.

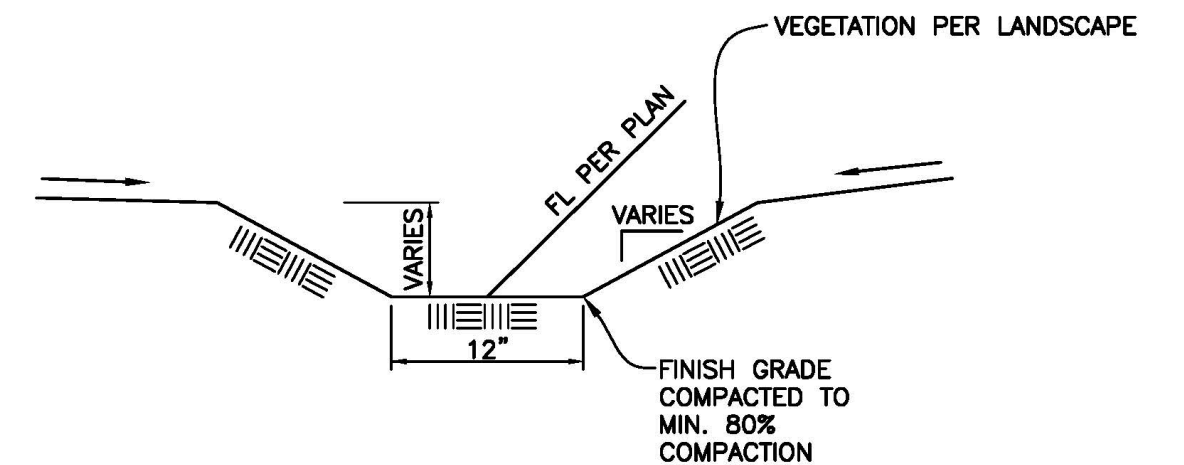


NOTES:

1. SEE TYPICAL CONCRETE STRUCTURAL SECTION DETAIL "B" FOR THICKNESS (T). CONSTRUCT EXPANSION JOINTS AT 20' O.C.
2. USE SMOOTH BARS FOR DOWELS, GREASE EXPOSED END PRIOR TO SECOND POUR TO PREVENT BOND.
3. PROVIDE ADEQUATE SUPPORT FOR DOWELS TO ENSURE THEY REMAIN LEVEL WITH FINISH SURFACE.
4. EXCESS FILLER MATERIAL SHALL BE TRIMMED OFF IN A WORKMANLIKE MANNER.
5. EXCEPT FOR DOWELS, STEEL REINFORCEMENT SHALL NOT EXTEND THROUGH CONSTRUCTION/EXPANSION JOINTS.

EXPANSION JOINT DETAIL

SCALE: N.T.S.



VEGETATED SWALE

SCALE: N.T.S.



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3

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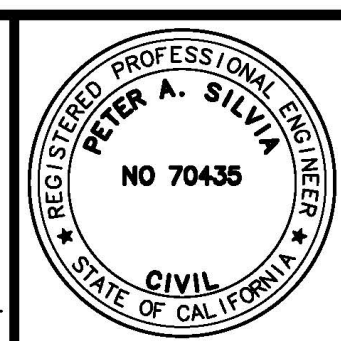
PREPARED BY:

Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

PETE SILVIA
PROJECT ENGINEER

R.C.E. DATE



**GRADING AND DRAINAGE DETAILS
ONSITE IMPROVEMENT PLANS
STORKE MEDICAL CENTER
21-0005-DP**

SANTA FELICIA DRIVE, GOLETA, CA 93117

STANTEC PROJECT NO.
2042576100

SHEET
C5 OF **9**

PLAN DATE
01/13/2026

36-ENG SAVE DATE: 1/13/2026 2:02:04 PM

PLOT BY: Silvio, Pete

DESIGN DESIGNED CHECKED CHECKED
36-ENG SAVE DATE: 1/13/2026 2:02:04 PM

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES



CONTRACTOR'S SWPPP RESPONSIBILITIES

THE AREA OF DISTURBANCE FOR THE PROJECT IS APPROXIMATELY 75,900 SF.

A SWPPP WILL BE PREPARED AND APPROVED BY THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PRIOR TO GRADING PERMIT ISSUANCE.

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN POLLUTION PREVENTION MEASURES, INCLUDING THOSE FOR EROSION AND SEDIMENT CONTROL, AS NECESSARY TO PREVENT ANY POLLUTANT AT ANY LEVEL FROM BEING CONVEYED OFF THE CONSTRUCTION SITE AND THAT THESE MEASURES MUST CONTINUE TO BE MAINTAINED UNTIL THE REQUIRED POST-CONSTRUCTION POLLUTION PREVENTION MEASURES ARE IN PLACE AND COMPLETELY FUNCTIONAL, INCLUDING PERMANENT LANDSCAPING.
2. THE SPECIFIC MEASURES WHICH MAY BE CALLED FOR ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN CANNOT ADDRESS ALL SITE DEVELOPMENT AND STORM CHARACTERISTICS WHICH WILL EVOLVE OVER THE COURSE OF CONSTRUCTION AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOT ONLY IMPLEMENT THE PLAN, BUT TO MAKE ADJUSTMENTS AND EXPANSIONS IN THE IMPLEMENTATION AS NECESSARY TO ADAPT TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND SCHEDULE AND TO ADDRESS EVOLVING SITE CONDITIONS AND ACTUAL WEATHER CONDITIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE EMPLOYEES AND SUBCONTRACTORS ARE TRAINED REGARDING THESE REQUIREMENTS AND TO MAINTAIN RECORDS OF THE INSTALLATION, MODIFICATION, INSPECTION, AND MAINTENANCE OF STORM WATER POLLUTION PREVENTION MEASURES INCLUDING, BUT NOT LIMITED TO: TRAINING, INSPECTION, MAINTENANCE LOG, RECORD DRAWINGS SHOWING LOCATIONS, LIMITS, AND DATES OF INSTALLATION FOR VARIOUS MEASURES; DATED PHOTOGRAPHS AND FIELD SKETCHES.
4. THE CONTRACTOR SHALL BE FAMILIAR WITH AND AGREE TO IMPLEMENT THE MEASURES AND INSTALLATIONS DEPICTED ON THE PROJECT STORM WATER POLLUTION PREVENTION PLAN INCLUDING INSTALLATION, ROUTINE INSPECTION AND MAINTENANCE, ADJUSTMENTS AND EXPANSION DUE TO EVOLVING SITE CONDITIONS, EMERGENCY MAINTENANCE AND ADJUSTMENTS DUE TO ACTUAL STORM AND SITE CONDITIONS, AND DOCUMENTATION.

EROSION CONTROL NOTES

1. IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL EROSION CONTROL REQUIREMENTS SPECIFIED BY THE CITY OF GOLETA.
2. THE CONTRACTOR SHALL ENSURE ALL PROTECTION MEASURES ARE IN PLACE PRIOR TO THE RAINY SEASON. THE PROTECTION MEASURES MAY NEED TO BE INSTALLED DURING OTHER PARTS OF THE YEAR SHOULD RAIN BE IMMINENT.
3. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES AS HIS WORK PROGRESSES.
4. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES SHOULD THEY BE INADEQUATE TO CONTROL RUNOFF OF SILT LADEN WATER.
5. THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.
6. THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTOR'S WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED PRIOR TO THE NEXT RAIN STORM.
7. THE CONTRACTOR SHALL ADVISE HIS CREW OF THE INTENT OF THE PROTECTION MEASURES PRIOR TO THE START OF THE RAINY SEASON. THE CREW IS ENCOURAGED TO MONITOR THE EFFECTIVENESS OF THE SYSTEM AND ALERT THE CONTRACTOR OF ANY FAILURES OR PROBLEMS.
8. ENVIRONMENTAL PROTECTION MEASURES ARE INCLUDED IN THE N.P.D.E.S. PACKAGE. THE CONTRACTOR AND HIS CREW SHALL ACQUAINT THEMSELVES WITH THESE PROVISIONS AND SHALL ADHERE TO THEM THROUGHOUT CONSTRUCTION.
9. STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS SHOULD BE IN ONE CENTRAL AREA. THIS AREA MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREA SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY PER COUNTY OF SANTA BARBARA STANDARDS. THIS SITE SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, DRAINAGE SWALES OR ADJACENT TO A FILL SLOPE.
10. APPROVED EROSION CONTROL DEVICES ARE REQUIRED AND THEY SHALL BE INSTALLED PRIOR TO OCTOBER 1ST AND SHALL BE MAINTAINED ON THE SITE THROUGH APRIL 15TH OF THE FOLLOWING YEAR.
11. ONCE A GRADING AREA IS COMPLETED, THE DISTURBED AREAS SHALL BE PROTECTED FROM BEING ERODED BY WIND OR WATER EROSION BY APPLICATION OF EROSION CONTROL DEVICES AND METHODS SPECIFIED BY THESE PLANS.

EROSION CONTROL CONSTRUCTION NOTES

- ① PROVIDE GRAVEL BAG CHECK DAM (THREE BAGS HIGH - UNLESS OTHERWISE NOTED) PER DETAIL "A" AND CASQA BMP SE-6, SHEET 7.
- ② CONSTRUCT DRAIN INLET PROTECTION PER DETAIL "B", SHEET 7.
- ③ PROVIDE STABILIZED CONSTRUCTION EXIT/ENTRANCE WITH STEEL RIBBED PLATE PER PER CASQA BMP TC-1, SHEET 7. CONTRACTOR TO PROVIDE STEEL RIBBED PLATE(S) THE FULL WIDTH OF ENTRANCE.
- ④ INSTALL SILT FENCING PER CASQA BMP SE-1, SHEET 7.

LEGEND

- GRAVEL BAGS
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE WITH RUMBLE RACKS
- WASHOUT/ REFUELING AREA

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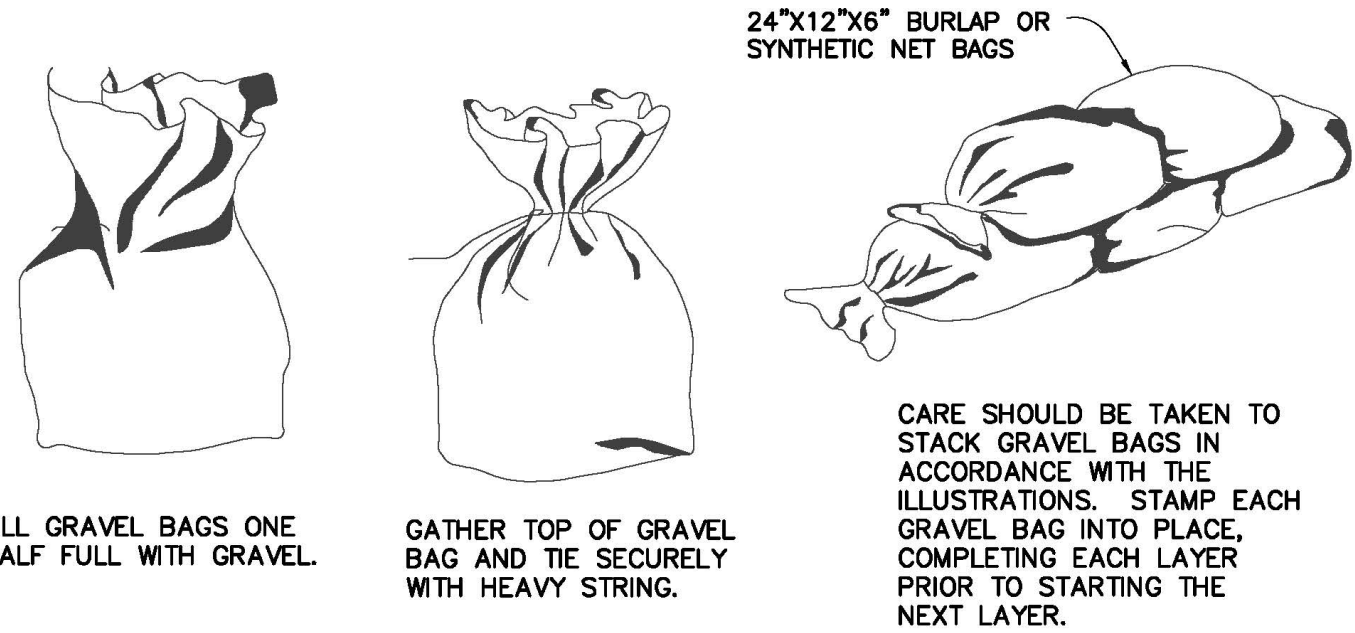
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Phone: (805) 963-9532
PETE SILVA
PROJECT ENGINEER R.C.E. DATE



**EROSION CONTROL PLAN
ONSITE IMPROVEMENT PLANS
STORKE MEDICAL CENTER
21-0005-DP**

SANTA FELICIA DRIVE, GOLETA, CA 93117

STANTEC PROJECT NO.
2042576100
SHEET
C6 OF **9**
PLAN DATE
01/13/2026



ROCK BAG INSTALLATION

SEDIMENT BARRIER

CONSTRUCTION SPECIFICATIONS:

THE HEIGHT OF A SEDIMENT BARRIER SHALL NOT EXCEED THREE ROCK BAGS IN HEIGHT. STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES.

BARRIER ENDS PLACED AGAINST A CURB FACE SHALL BE PLACED TO MAXIMIZE SEDIMENT FILTRATION.

SEDIMENT BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED

INSPECTION AND MAINTENANCE:

SEDIMENT BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE BARRIER OR 9 INCHES MAXIMUM.

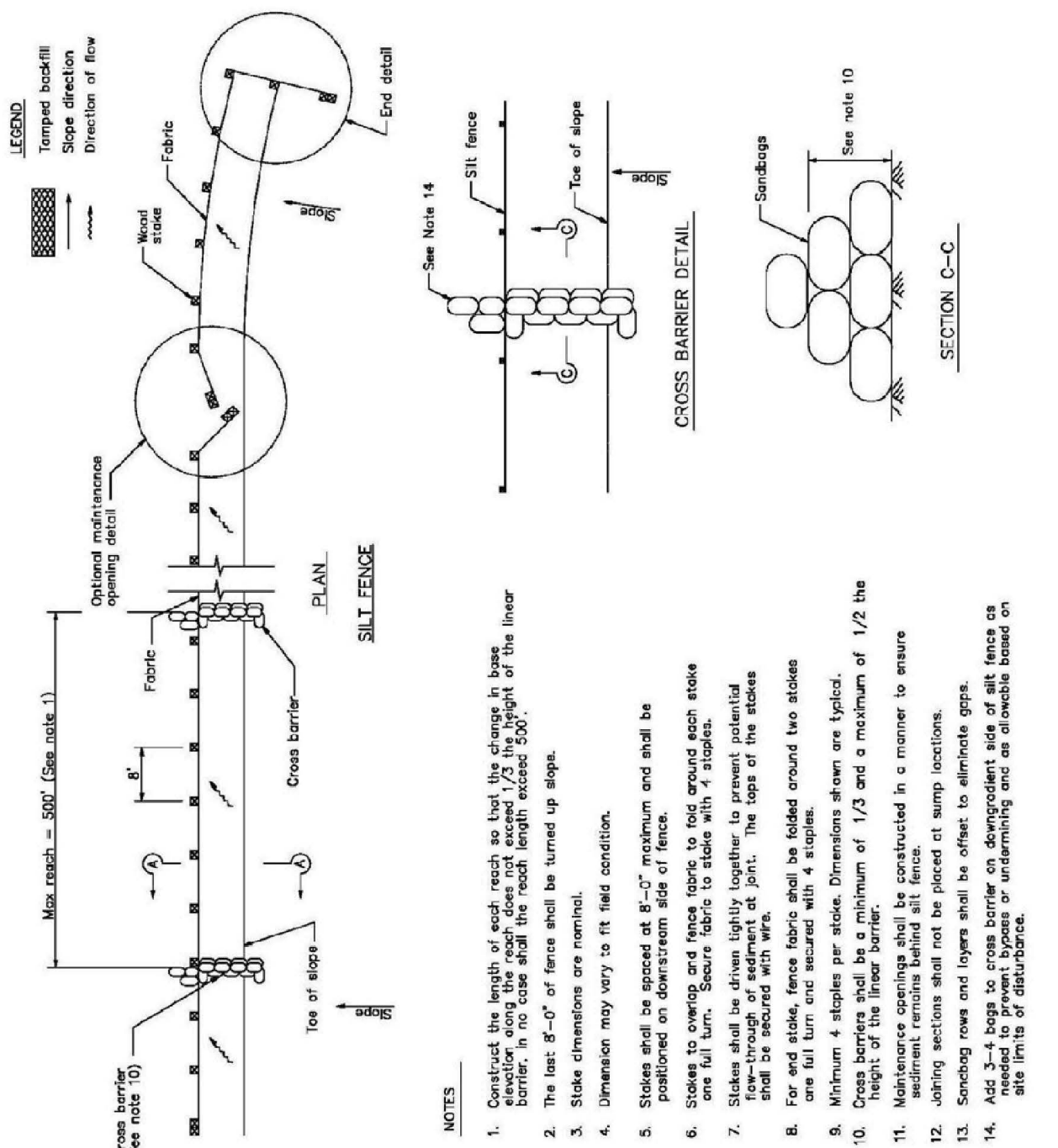
THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHER WISE STABILIZED.

GRAVEL BAG AND SEDIMENT BARRIER INSTALLATION

N.T.S.

Silt Fence

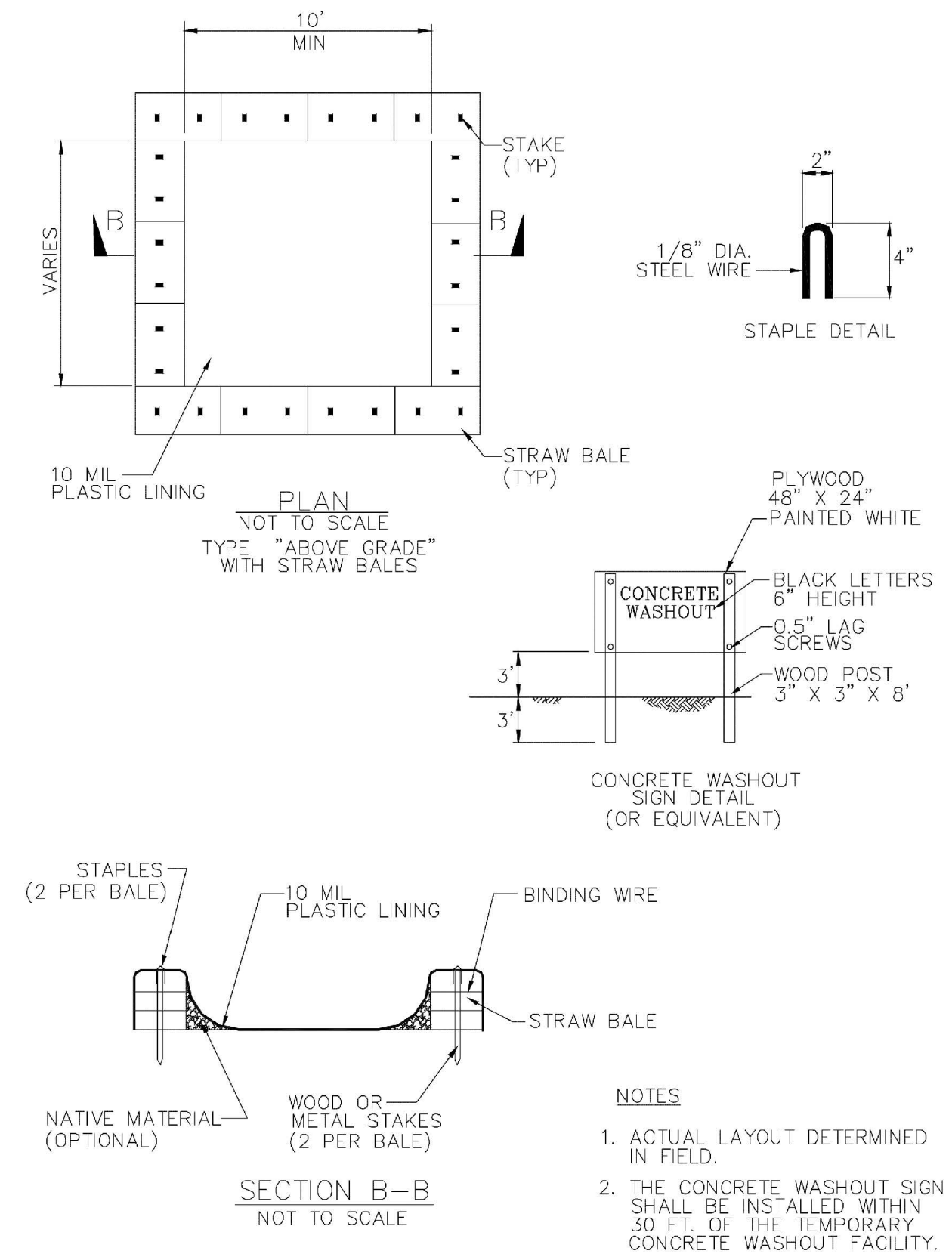
SE-1



July 2012 California Stormwater BMP Handbook Portal Construction www.casqa.org 7 of 9

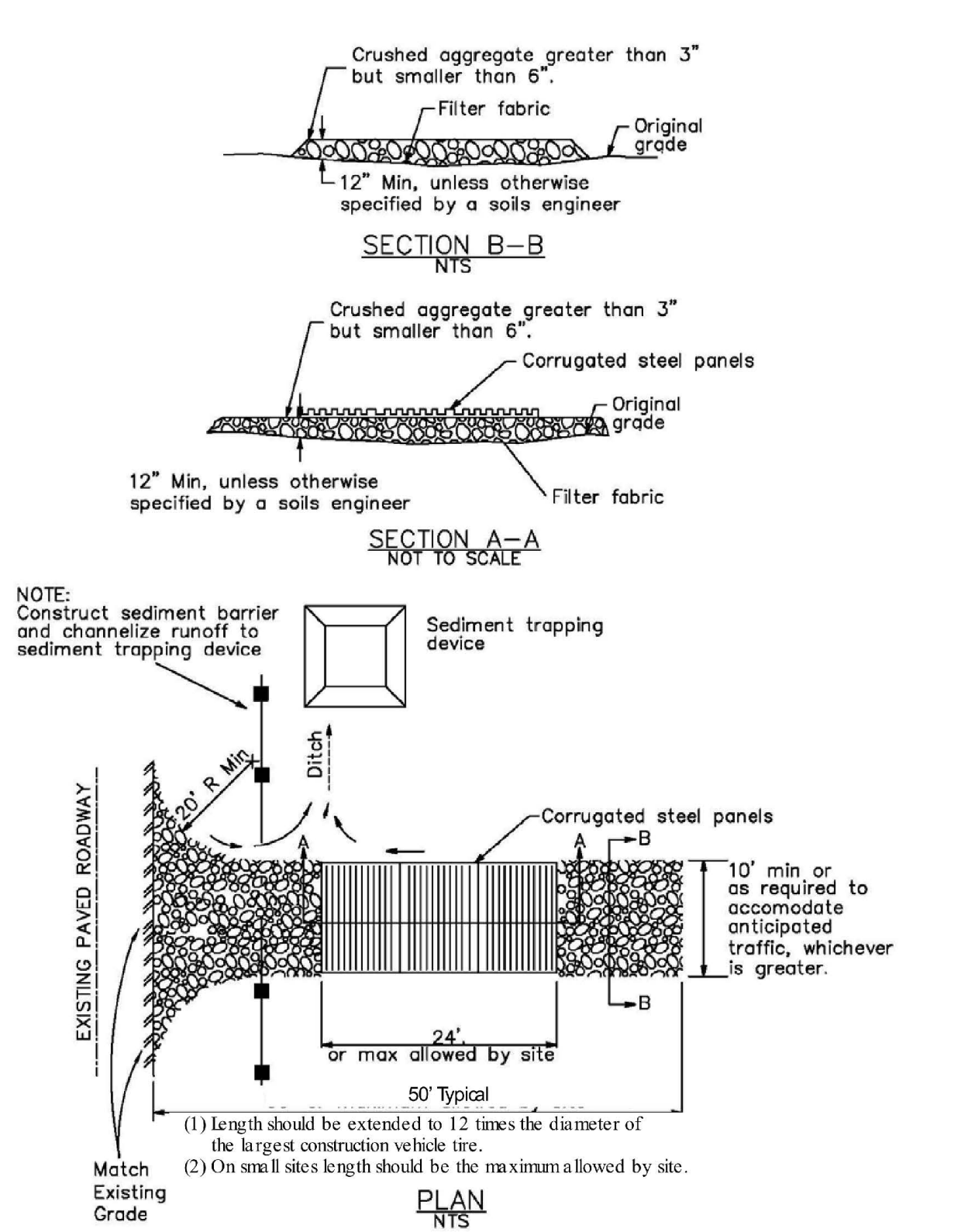
Concrete Waste Management

WM-8

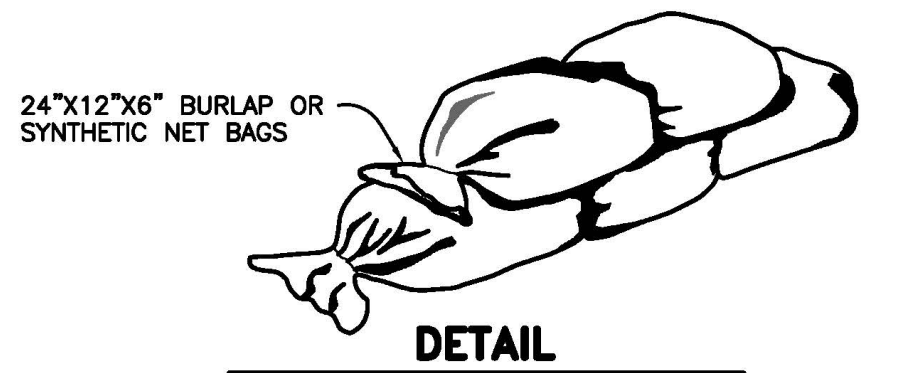


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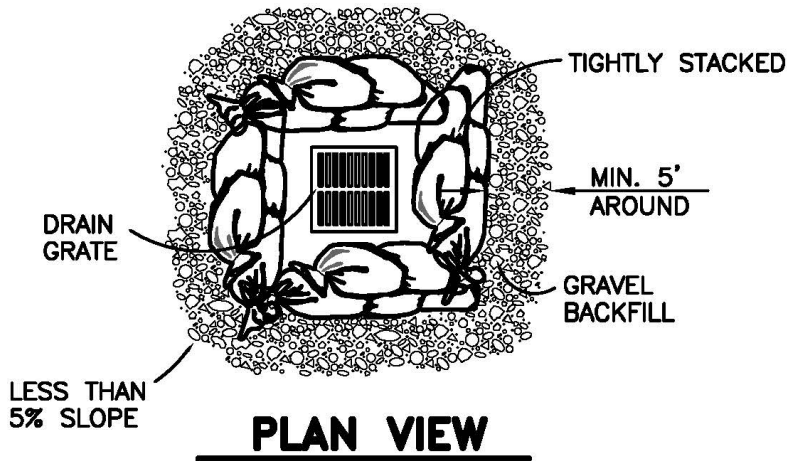
Stabilized Construction Entrance/Exit TC-1



July 2012 California Stormwater BMP Handbook Construction www.casqa.org 6 of 6



DETAIL



PLAN VIEW

- NOTES:
1. FILL ROCK BARRIER BAGS 3/4 FULL OF 3/4" ROCK.
 2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
 3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

ROCK BAG CATCH BASIN SEDIMENT BARRIER

N.T.S.



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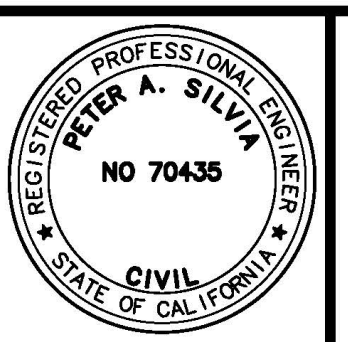
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PROJECT ENGINEER R.C.E. DATE

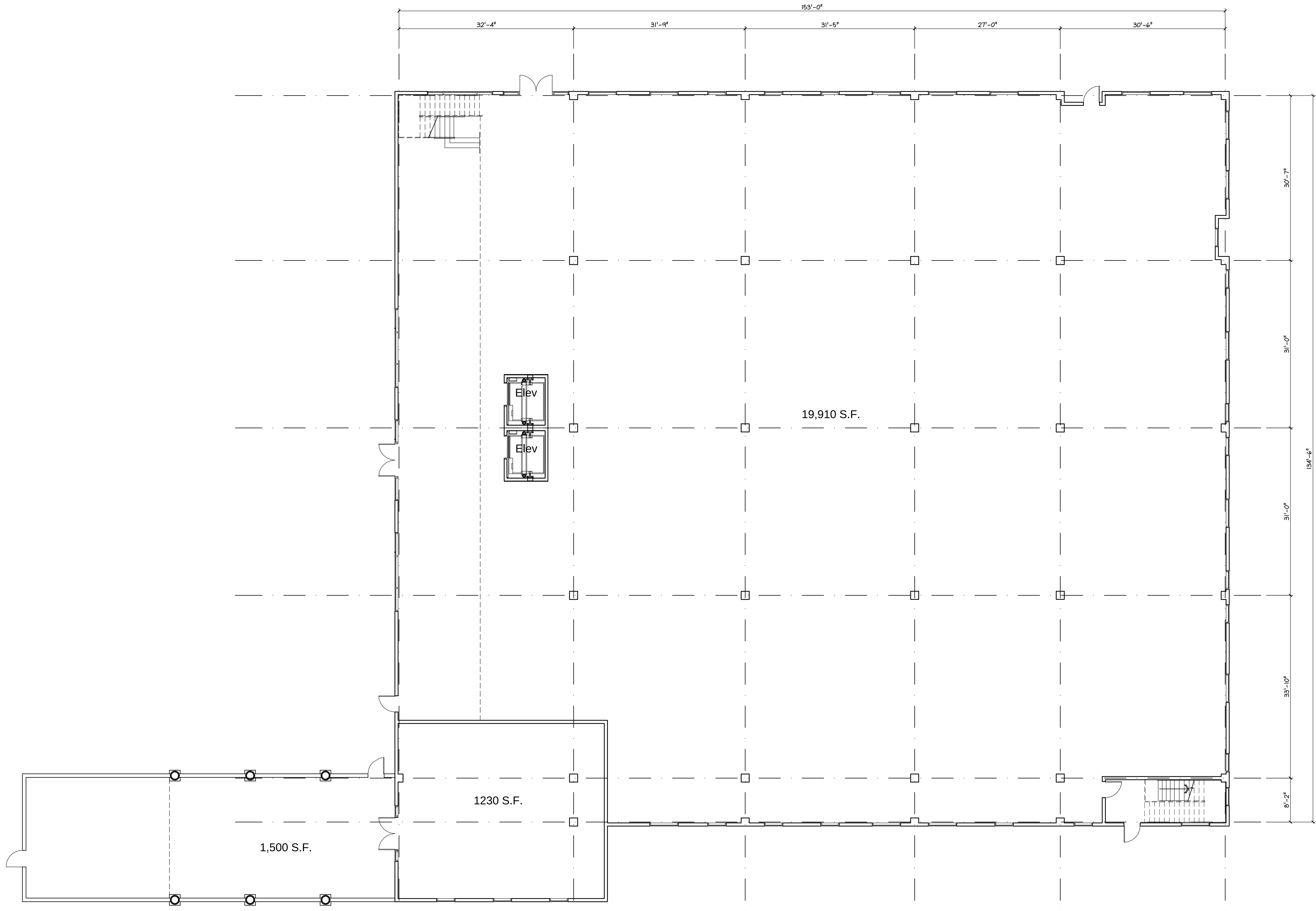


**EROSION CONTROL DETAILS
ONSITE IMPROVEMENT PLANS
STORKE MEDICAL CENTER
21-0005-DP**

SANTA FELICIA DRIVE, GOLETA, CA 93117

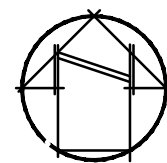
STANTEC PROJECT NO. 2042576100
SHEET C7 OF 9
PLAN DATE 01/13/2026

P:\Dwg\2512 Storke Medical\03 Dwg\2512 A21 Floor Plan.dwg Jun 23, 2026, 12:15pm



First Floor Plan

1/8" = 1'-0"



PROJECT CODE: 2512
FILENAME: 2512 A21 Floor Plan.dwg
ISSUE DATE: March 1, 2006

DRAWN BY: _____
CHECKED BY: _____
APPROVALS: _____ DATE: _____

PRINT DATE: Jun 23, 2026, 12:15pm
REVISIONS: _____
NO: DATE: COMMENTS: _____

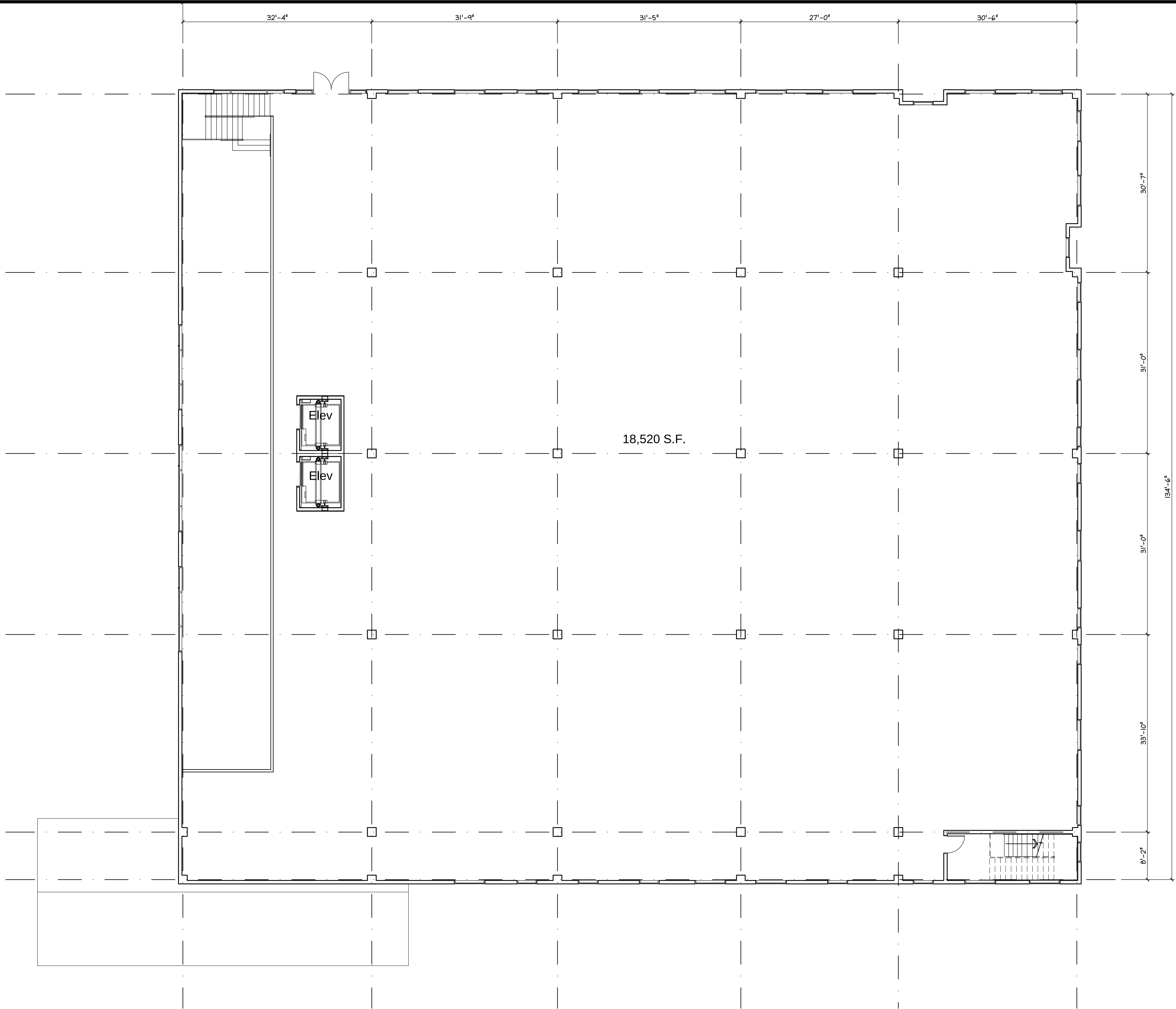


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Storke Medical Center
26-0001-DP, APN 073-440-026
SITE ADDRESS: 6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026
CLIENT: Wynmark
1125 Vereda Del Cielo
Goleta, CA 93117

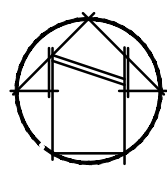
A2.1
First Floor Plan

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Second Floor Plan

1/8" = 1'-0"



PROJECT CODE: 2512
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ISSUE DATE: March 1, 2006

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APPROVALS: _____ DATE: _____

PRINT DATE: Jun 23, 2026, 12:15pm
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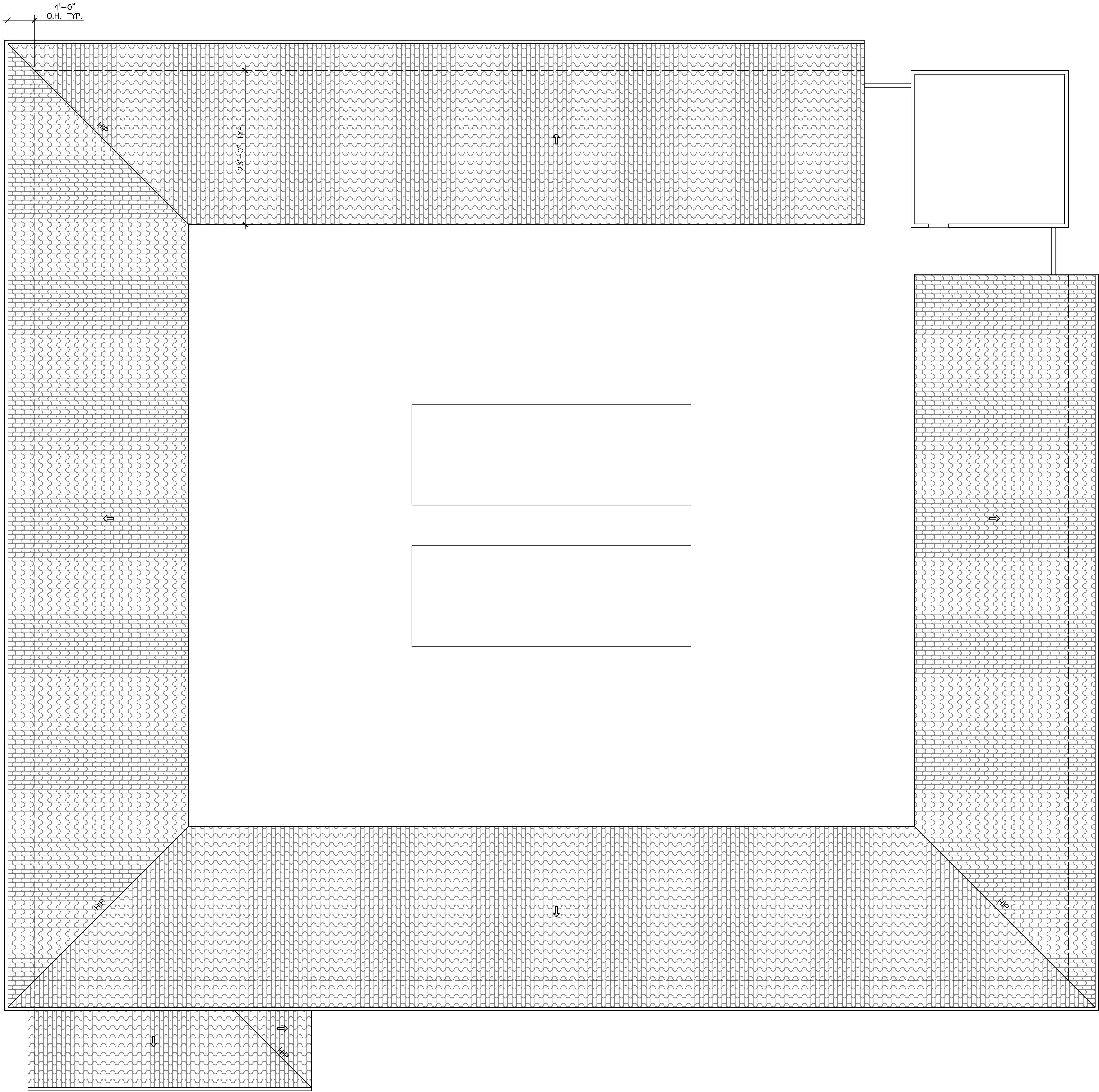


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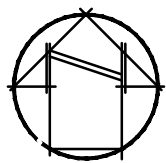
Storke Medical Center
26-0001-DP, APN 073-440-026
CLIENT: Wynmark
6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026

A2.2
Second Floor Plan

ROOF PLAN



SCALE: 1/8"=1'-0"



PROJECT CODE: 2512
FILENAME: 2512 A25 Roof Plan.dwg
ISSUE DATE:

DRAWN BY:
CHECKED BY:
APPROVALS: DATE:

PRINT DATE: Jun 30, 2026, 3:52pm
REVISIONS:
NO: DATE: COMMENTS:



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Storke Medical Center

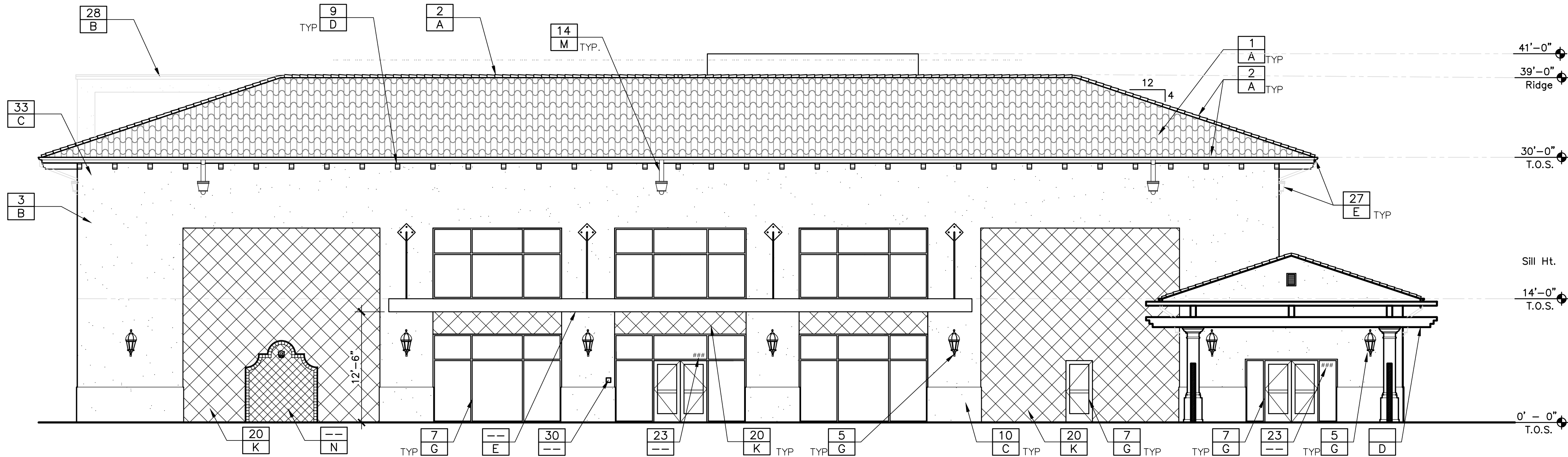
26-0001-DP, APN 073-440-026

SITE ADDRESS:
6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026

CLIENT:
Wynmark
1125 Vereda Del Cierro
Goleta, CA 93117

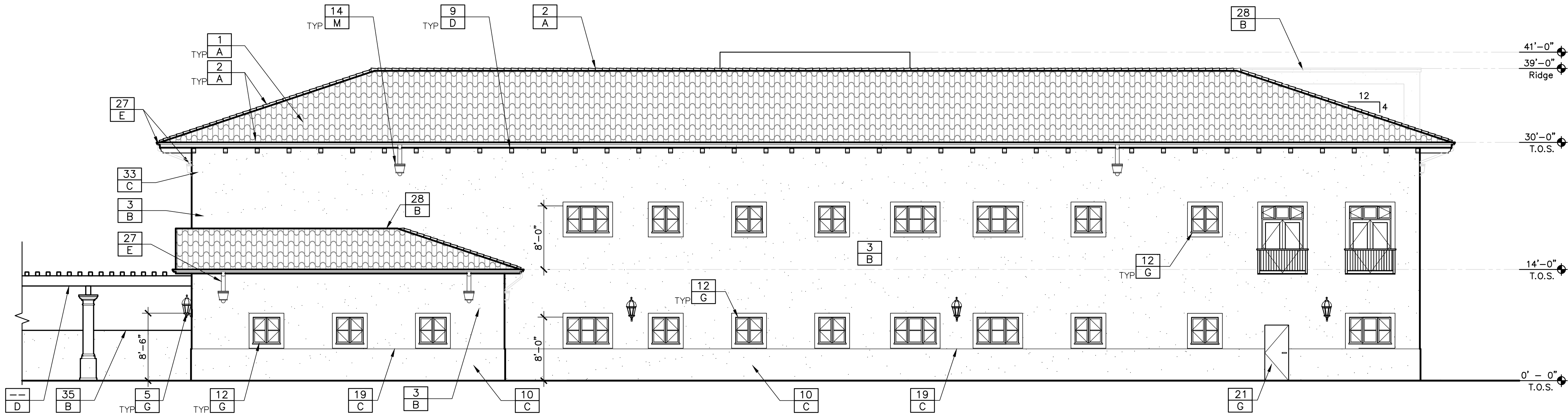
A2.5

Roof Plan



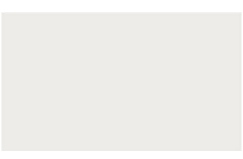
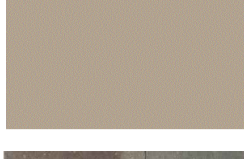
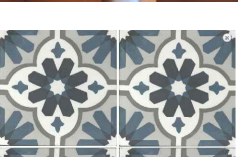
West Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

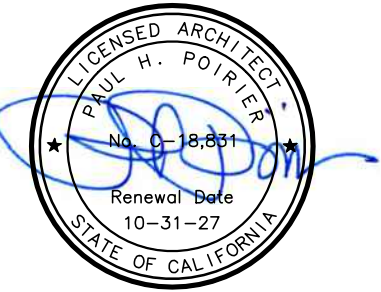
A		CLAY TILE ROOFING U.S. Tile, 2 Piece Mission r r R 33
B		PLASTER FIELD SW 7551 r r
C		PLASTER WAINSCOT SW 7030 r r
D		WOOD STAIN Spanish Moss r d d 3 3
E		PAINTED METAL WORK Turtle Shell r 82
G		ALUMINUM STOREFRONT FINISH Kawneer r D r r d d
H		CORNICE MOULDING Frazee 8684M r
K		NATURAL SLATE TILE D 1 1 1 r
L		SANDSTONE VENEER Santa Barbara Sandstone
M		GUTTERS CONDUCTOR HEADS AND DOWNSPOUTS Copper
N		TILE Terrain - Indochine 8"x8" - Ibiza

KEYNOTES		DETAIL OR SHEET REF.
#	KEYNOTE INFORMATION	
1	CLAY TILE - U.S. TILE, 2 PIECE MISSION	
2	TWO-PIECE CLAY TILE AT HIP, RIDGE, AND STARTER COURSE AT EAVE MFR: REDLAND	14 A8.1 24 A8.1
3	3-COAT STUCCO W/ SMOOTH STEEL TROWEL FINISH	09200 SPEC.
4	PRECAST CONCRETE NICHE, COLOR S.B. SANDSTONE	
5	LIGHT FIXTURE PER SCHEDULE	SHEET E1.2
6	FOAM ACCENT W/ STUCCO FINISH: 6" HALFROND	
7	ALUMINUM STOREFRONT & ENTRANCE W/ KYNAR PAINT FINISH	
8	SIGNAGE (UNDER SEPERATE PERMIT)	
9	FOAM OUTRIGGER BEAMS AT SOFFIT	
10	3/4" RIGID FOAM WATERTABLE W/3-COAT STUCCO SMOOTH STEEL TROWEL FINISH O/ 2 LAYERS GRADE D BUILDING PAPER	41 A8.2 34 A8.2
11	NOT USED	
12	ALUMINUM-CLAD WINDOW W/ FACTORY COLOR FINISH	14 A8.3 24 A8.3 34 A8.3
13	WOOD GATE	
14	GALVANIZED S.M. CONDUCTOR HEAD, MATCH SMACNA FIG25-A. CONNECT D.S. TO C.I. CONDUCTOR IN WALL, DAYLIGHT THRU FACE OF CURB	41 A8.1
15	NOT USED	
16	NOT USED	
17	NOT USED	
18	NOT USED	
19	STUCCO EXPANSION SCREED - M TYPE 3/8" BY AMICO	
20	DECORATIVE TILE W/ NATURAL GRAY GROUT	31 A8.2
21	HOLLOW METAL DOOR & FRAME	22 A8.2 32 A8.2
22	FIRE DEPT CONNECTION (WEST ELEVATION)	
23	6" HIGH ADDRESS NUMBERS, DARK BRONZE OVER LIGHT BACKGROUND VISIBLE FROM THE STREET	
24	NOT USED	
25	NOT USED	
26	NOT USED	
27	PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS	44 & 45 A8.5 6 & 7 A8.5
28	GALV. FLASHING, PAINT TO MATCH ADJACENT STUCCO.	35 A8.1 42 & 44 A8.2
29	NOT USED	
30	ACCESSIBLE ENTRANCE SIGN	23 A1.2
31	RECESSED KNOX BOX ADJACENT TO ENTRANCE DOOR. COORDINATE LOCATION W/ FIRE DEPT.	
32	BALCONY W/ W.I. RAILING, PAINT FINISH	DETAILS 15, 25, 35, & 45/A8.4
33	3-COAT STUCCO W/ SCORED FINISH	
34	NOT USED	
35	LINE OF 8" w x 6' h CMU WALL W/ PLASTER FINISH	

PROJECT CODE: 2512
FILENAME: 2512 A31 Exterior Elevations.dwg
ISSUE DATE: DECEMBER 16, 2021

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APPROVALS: DATE: _____

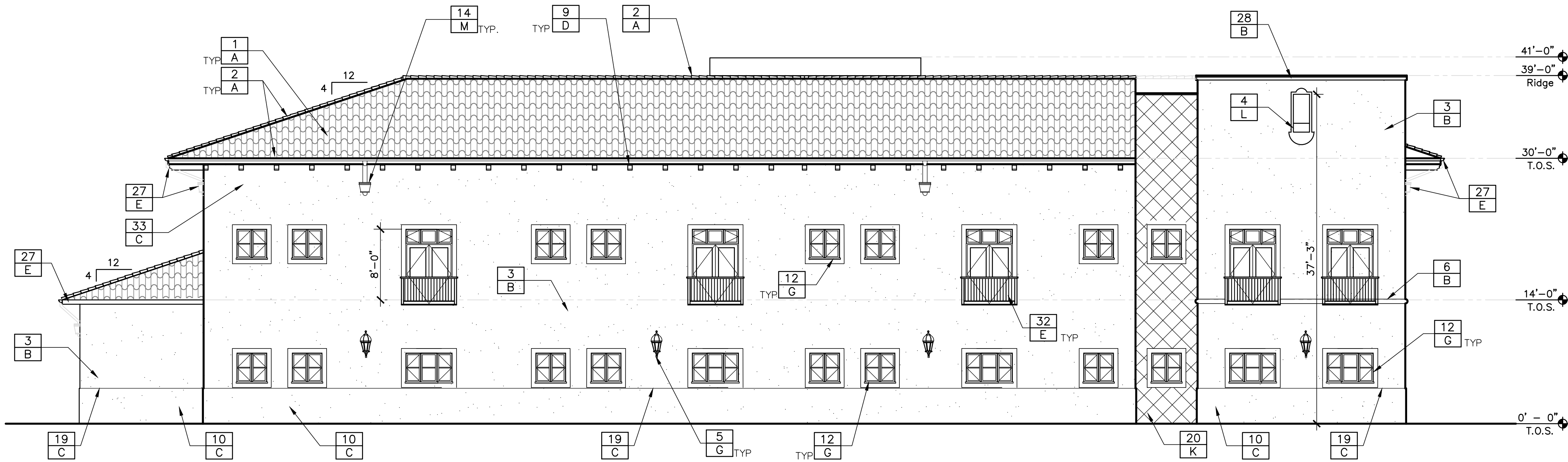
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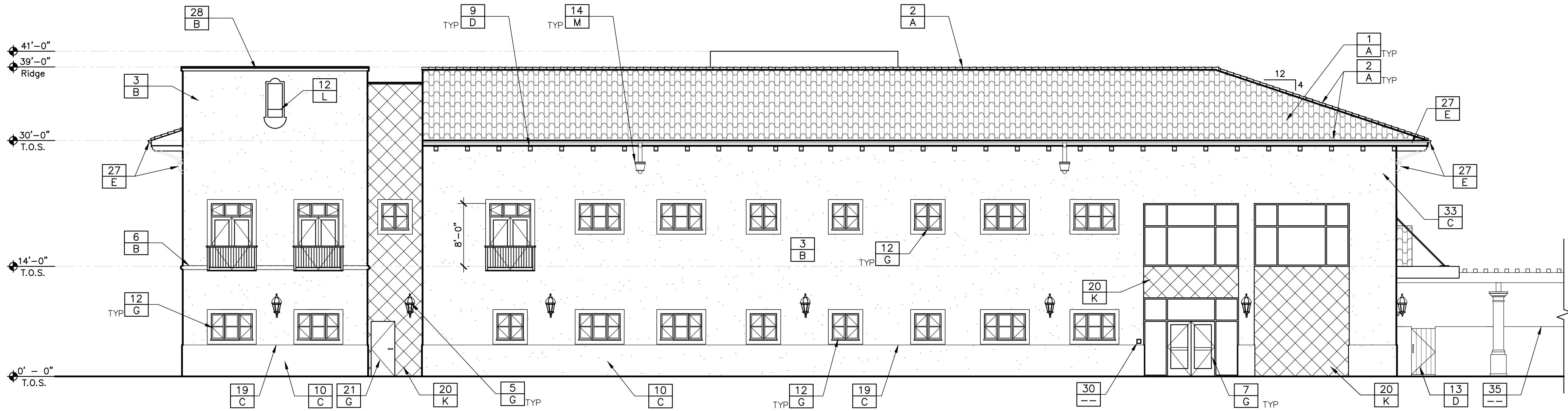
Storke Medical Center
21-0005-DP, APN 073-440-026
CLIENT: Wynmark
6975 Santa Felicia Dr 1125 Vereda Del Cierro
Goleta, California 93117 Goleta, CA 93117
APN: 073-440-026

A3.1
Exterior Elevations



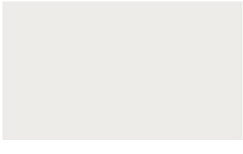
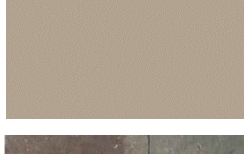
East Elevation

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"

A		CLAY TILE ROOFING U.S. Tile, 2 Piece Mission r r R 33
B		PLASTER FIELD SW 7551 r r
C		PLASTER WAINSCOT SW 7030 r r
D		WOOD STAIN Spanish Moss r d d 3 3
E		PAINTED METAL WORK Turtle Shell r 82
G		ALUMINUM STOREFRONT FINISH Kawneer r D r r d d
H		CORNICE MOULDING Frazee 8684M r
K		NATURAL SLATE TILE D r M r
L		SANDSTONE VENEER Santa Barbara Sandstone
M		GUTTERS CONDUCTOR HEADS AND DOWNSPOUTS Copper
N		TILE Terrain - Indochine 8"x8" - Ibiza

KEYNOTES		DETAIL OR SHEET REF.
#	KEYNOTE INFORMATION	
1	CLAY TILE - U.S. TILE, 2 PIECE MISSION	
2	TWO-PIECE CLAY TILE AT HIP, RIDGE, AND STARTER COURSE AT EAVE MFR: REDLAND	14 A8.1 24 A8.1
3	3-COAT STUCCO W/ SMOOTH STEEL TROWEL FINISH	09200 SPEC.
4	PRECAST CONCRETE NICHE, COLOR S.B. SANDSTONE	
5	LIGHT FIXTURE PER SCHEDULE	SHEET E1.2
6	FOAM ACCENT W/ STUCCO FINISH: 6" HALFROUND	
7	ALUMINUM STOREFRONT & ENTRANCE W/ KYNAR PAINT FINISH	
8	SIGNAGE (UNDER SEPERATE PERMIT)	
9	FOAM OUTRIGGER BEAMS AT SOFFIT	
10	3/4" RIGID FOAM WATERTABLE W/3-COAT STUCCO SMOOTH STEEL TROWEL FINISH O/ 2 LAYERS GRADE D BUILDING PAPER	41 A8.2 34 A8.2
11	NOT USED	
12	ALUMINUM-CLAD WINDOW W/ FACTORY COLOR FINISH	14 A8.3 44 A8.3
13	WOOD GATE	
14	GALVANIZED S.M. CONDUCTOR HEAD, MATCH SMACNA FIG25-A. CONNECT D.S. TO C.I. CONDUCTOR IN WALL, DAYLIGHT THRU FACE OF CURB	41 A8.1
15	NOT USED	
16	NOT USED	
17	NOT USED	
18	NOT USED	
19	STUCCO EXPANSION SCREED - M TYPE 3/8" BY AMICO	
20	DECORATIVE TILE W/ NATURAL GRAY GROUT	31 A8.2
21	HOLLOW METAL DOOR & FRAME	22 A8.2 32 A8.2
22	FIRE DEPT CONNECTION (WEST ELEVATION)	
23	6" HIGH ADDRESS NUMBERS, DARK BRONZE OVER LIGHT BACKGROUND VISIBLE FROM THE STREET	
24	NOT USED	
25	NOT USED	
26	NOT USED	
27	PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS	44 A8.5 45 A8.5 6 & 7 A2.5 A4.2 A8.2
28	GALV. FLASHING, PAINT TO MATCH ADJACENT STUCCO.	35 A8.1 A8.2
29	NOT USED	
30	ACCESSIBLE ENTRANCE SIGN	23 A1.2
31	RECESSED KNOX BOX ADJACENT TO ENTRANCE DOOR. COORDINATE LOCATION W/ FIRE DEPT.	
32	BALCONY W/ W.I. RAILING, PAINT FINISH	DETAILS 15, 25, 35, & 45/A8.4
33	3-COAT STUCCO W/ SCORED FINISH	
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21-0005-DP, APN 073-440-026

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APN: 073-440-026

CLIENT: Wynmark
1125 Vereda Del Cierro
Galeña, CA 93117

A3.2
Exterior Elevations



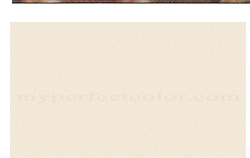
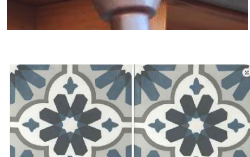
West Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

A		CLAY TILE ROOFING U.S. Tile, 2 Piece Mission r r R 33
B		PLASTER FIELD SW 7551 r r
C		PLASTER WAINSCOT SW 7030 r r
D		WOOD STAIN Spanish Moss r d d 3 3
E		PAINTED METAL WORK Turtle Shell r 82
G		ALUMINUM STOREFRONT FINISH Kawneer r D r r d d
H		CORNICE MOULDING Frazee 8684M r
K		NATURAL SLATE TILE D 1 1" r
L		SANDSTONE VENEER Santa Barbara Sandstone
M		GUTTERS CONDUCTOR HEADS AND DOWNSPOUTS Copper
N		TILE Terrain - Indochine 8"x8" - Ibiza

KEYNOTES

#	KEYNOTE INFORMATION	DETAIL OR SHEET REF.
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2	TWO-PIECE CLAY TILE AT HIP, RIDGE, AND STARTER COURSE AT EAVE MFR: REDLAND	14 24 A8.1 A8.1
3	3-COAT STUCCO W/ SMOOTH STEEL TROWEL FINISH	09200 SPEC.
4	PRECAST CONCRETE NICHE, COLOR S.B. SANDSTONE	
5	LIGHT FIXTURE PER SCHEDULE	SHEET E1.2
6	FOAM ACCENT W/ STUCCO FINISH: 6" HALFRound	
7	ALUMINUM STOREFRONT & ENTRANCE W/ KYNAR PAINT FINISH	
8	SIGNAGE (UNDER SEPERATE PERMIT)	
9	FOAM OUTRIGGER BEAMS AT SOFFIT	
10	3/4" RIGID FOAM WATERTABLE W/3-COAT STUCCO SMOOTH STEEL TROWEL FINISH O/ 2 LAYERS GRADE D BUILDING PAPER	41 34 A8.2 A8.2
11	NOT USED	
12	ALUMINUM-CLAD WINDOW W/ FACTORY COLOR FINISH	14 24 & 34 A8.3 A8.3
13	WOOD GATE	
14	GALVANIZED S.M. CONDUCTOR HEAD, MATCH SMACNA FIG25-A. CONNECT D.S. TO C.I. CONDUCTOR IN WALL, DAYLIGHT THRU FACE OF CURB	41 A8.1
15	FAUX FOUNTAIN WITH DECORATIVE TILE AND LION HEAR STATUE	
16	NOT USED	
17	NOT USED	
18	NOT USED	
19	STUCCO EXPANSION SCREED – M TYPE 3/8" BY AMICO	31 A8.2
20	DECORATIVE TILE W/ NATURAL GRAY GROUT	31 A8.2
21	HOLLOW METAL DOOR & FRAME	22 32 A8.2 A8.2
22	FIRE DEPT CONNECTION (WEST ELEVATION)	
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26	NOT USED	
27	PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS	44 & 45 A8.5 6 & 7
28	GALV. FLASHING, PAINT TO MATCH ADJACENT STUCCO.	35 42, 45 A8.1 A8.2
29	NOT USED	
30	ACCESSIBLE ENTRANCE SIGN	23 A1.2
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33	3-COAT STUCCO W/ SCORED FINISH	
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Storke Medical Center

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APN: 073-440-026
CLIENT: Wynmark
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Goleta, CA 93117

A3.1c

Colored Exterior Elevations

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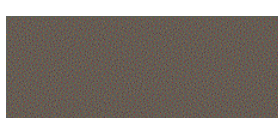
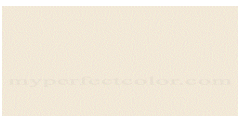
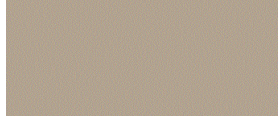
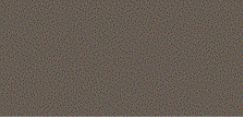
East Elevation

1/8" = 1'-0"



North Elevation

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A		CLAY TILE ROOFING U.S. Tile, 2 Piece Mission r r R 33	G		ALUMINUM STOREFRONT FINISH Kawneer r D r r d d	L		SANDSTONE VENEER Santa Barbara Sandstone
B		PLASTER FIELD SW 7551 r r	H		CORNICE MOULDING Frazee 8684M r	M		GUTTERS CONDUCTOR HEADS AND DOWNSPOUTS Copper
C		PLASTER WAINSCOT SW 7030 r r	K		NATURAL SLATE TILE D 1 1" r	N		TILE Terrain - Indochine 8"x8" - Ibiza
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28	GALV. FLASHING, PAINT TO MATCH ADJACENT STUCCO.	35 A8.1 42 A8.4
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31	RECESSED KNOX BOX ADJACENT TO ENTRANCE DOOR. COORDINATE LOCATION W/ FIRE DEPT.	
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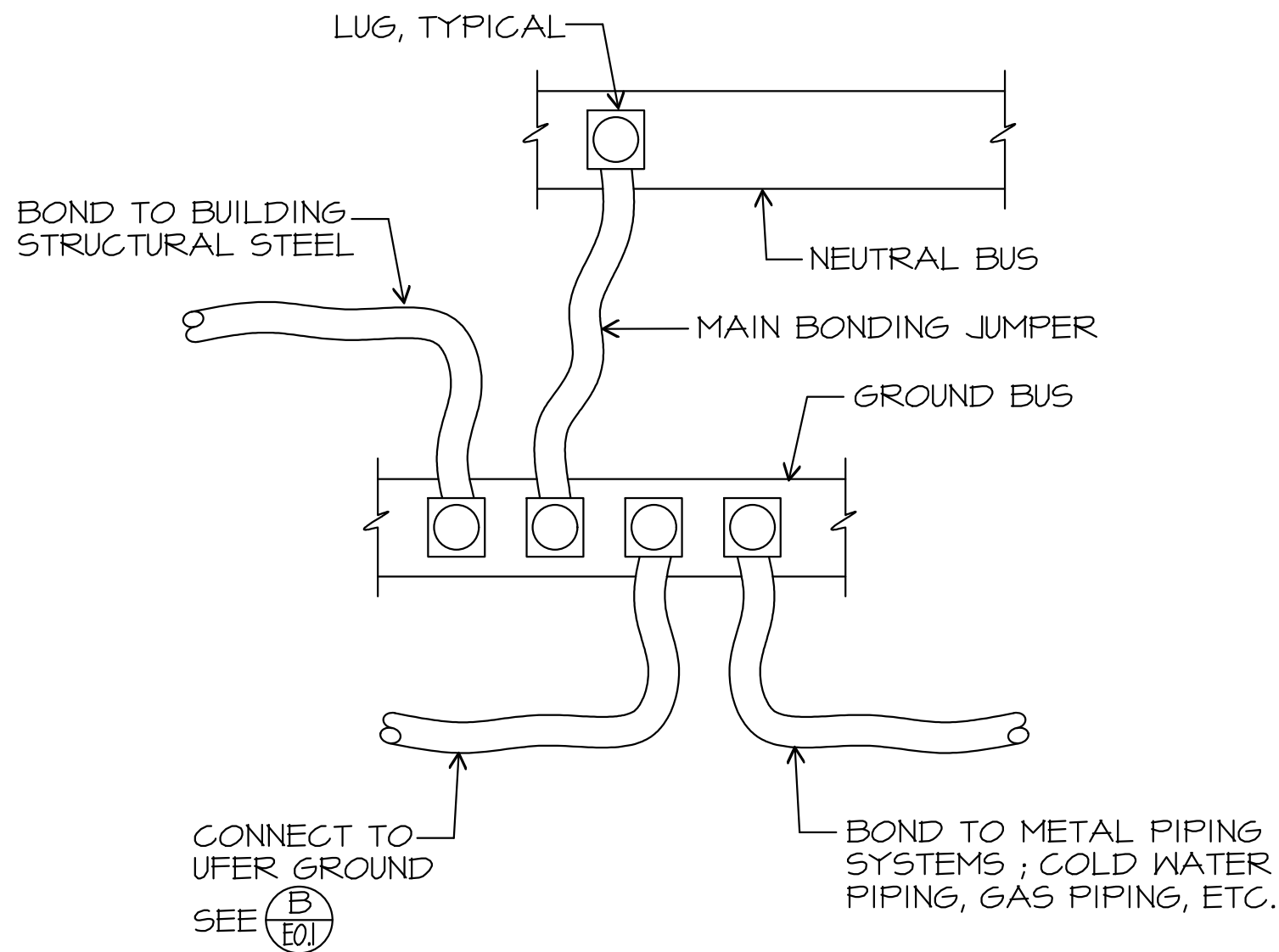
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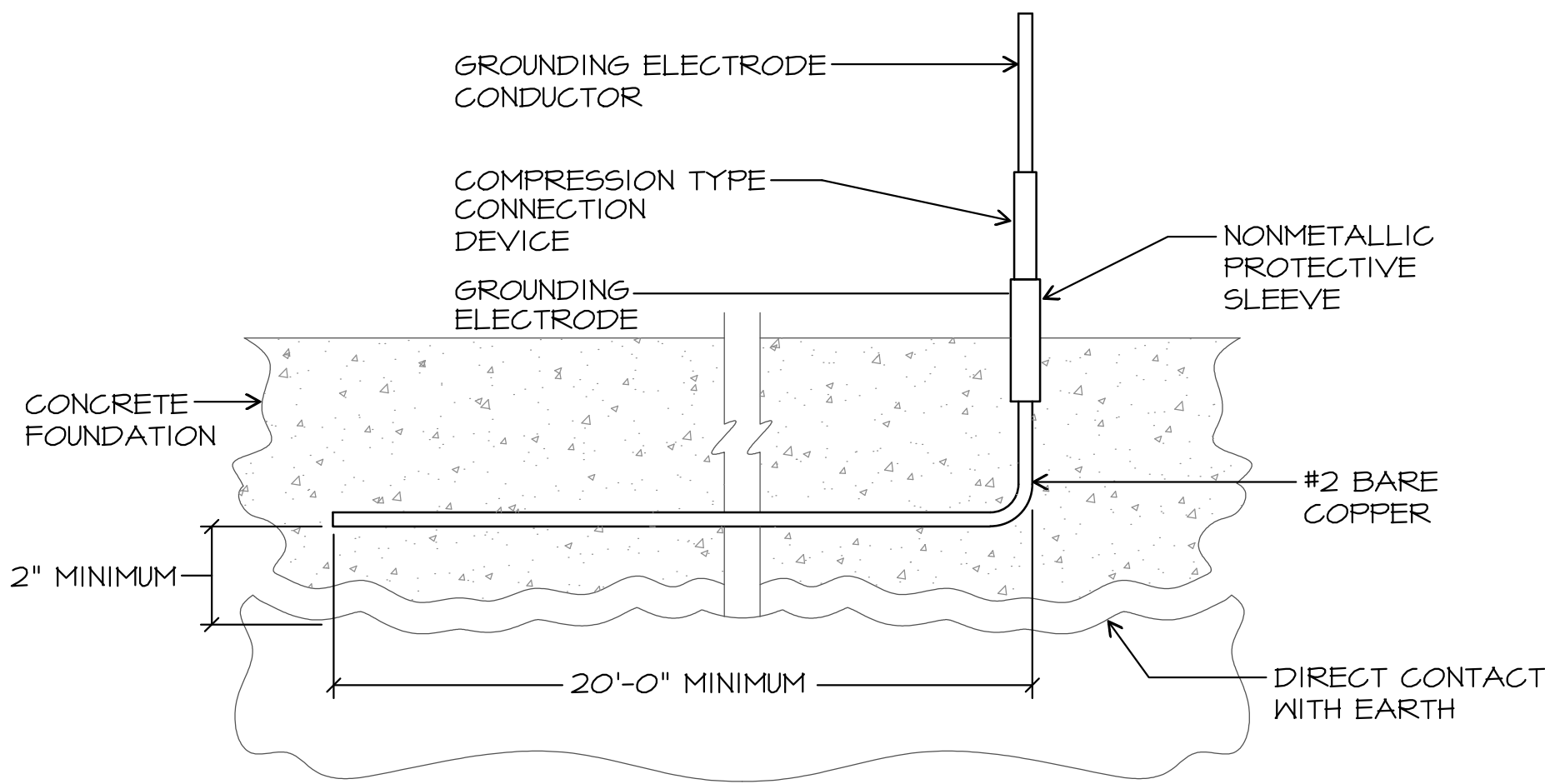
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21-0005-DP, APN 073-440-026
CLIENT: Wynnmark
6975 Santa Felicia Dr 1125 Vereda Del Cierro
Goleta, California 93117
APN: 073-440-026

A3.2c
Colored Exterior Elevations

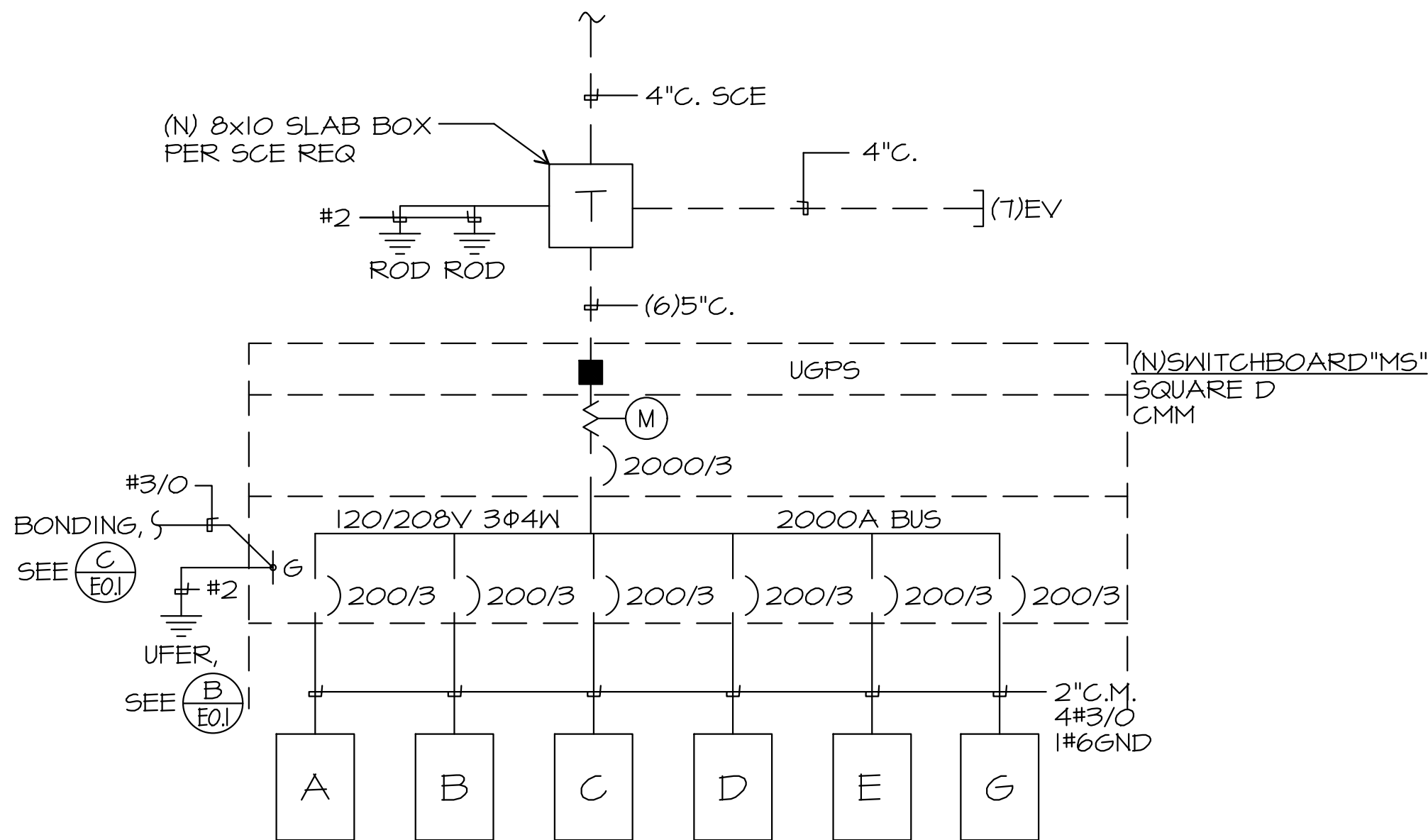


BONDING DIAGRAM
SCALE: NONE



THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

UFER GROUND DETAIL
SCALE: NONE



SITE SINGLE LINE DIAGRAM
SCALE: NONE

GENERAL NOTES

- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2025 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSHING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL CONDUCTORS SHALL BE IN CONDUIT.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
- COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
- COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
- ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

ACCESSIBILITY NOTES

Installation of switches, outlets and controls to reflect the accessibility requirements of the 2025 CBC Chapters 11A and 11B for Accessibility.

- CBC 11B-308.1.1 Electrical controls and switches intended to be used by the occupant of a room or area shall be located within the allowable reach ranges. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.
- CBC 11B-308.1.2 Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located in the allowable reach range. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.
- CBC 11B-308.2.1 High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above finish floor or ground.
- CBC 11B-308.2 Forward Reach Obstructed - Electrical receptacle outlets shall be located no more than 44 inches measured from the top of the receptacle outlet box when the obstruction is over 20" and does not exceed 25". When the depth is less than 20" height can be increased to 48". (desk counters)
- CBC 11B-308.3 Side Reach Obstructed - Electrical receptacle outlets shall be located no more than 46 inches measured from the top of the receptacle outlet box when the obstruction is over 10" and does not exceed 24". When the depth is less than 10" height can be increased to 48".
- Overhang light fixtures or wall fixtures projecting more than 4" from the wall surface shall be a minimum of 80" above the walking surface.

SYMBOLS

- CONDUIT EXISTING
CONDUIT CONCEALED IN WALL OR CEILING
CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
CONDUIT STUBBED OUT AND CAPPED
CONDUIT TURNED UP
CONDUIT TURNED DOWN
HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1" C., NO MARKS = 2#12
HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S)
SAW/CUT
GROUND CONNECTION
DISTRIBUTION SWITCHBOARD OR PANEL
PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
SIGNAL TERMINAL CABINET, SURFACE & FLUSH
FLUORESCENT FIXTURE
OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
SURFACE FIXTURE ON FLUSH OUTLET.
RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE
MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
SPECIAL RECEPTACLE - SEE PLAN
METER
FLUSH FLOOR RECEPTACLE
RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" UNO.
DUPLEX RECEPTACLE MTD. ABOVE BACKSLASH
DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
DOUBLE DUPLEX RECEPTACLE
CEILING RECEPTACLE
RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" UNO.
JUNCTION BOX 4" SQUARE, 1-1/2" DEEP UNO.
THERMOSTAT F.D.O. +48"
MOTOR, NO. INDICATES HORSEPOWER
CLOCK OUTLET +7-6" UNO.
DISCONNECT SWITCH, NON-FUSED
DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
DIMMER W/INTEGRAL "ON-OFF" SW.
PUSHBUTTON
PHOTOCELL
SMOKE DETECTOR
TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/I GANG COVERPLATE & GROMMETTED OPENING +18" UNO.
CABLE TV OUTLET +18" UNO.
MOTION SENSOR
EXISTING SWITCH
SINGLE POLE SWITCH
DOUBLE POLE SWITCH
THREE WAY SWITCH
SWITCH W/PILOT LT.
MANUAL MOTOR STARTER
FIRE ALARM CONTROL PANEL
GROUND FAULT CIRCUIT INTERRUPTING
LABOR SAVING TANDEM
MAIN LUGS ONLY
WITH
CONDUIT ONLY
WEATHERPROOF
FURNISHED BY OTHERS, INSTALL & CONNECT
UNLESS NOTED OTHERWISE
NATIONAL ELECTRICAL CODE
NOT IN CONTRACT
EXISTING
NEW
REMOVE
RELOCATE
SURFACE MOUNT
UNDERGROUND
COLD WATER PIPE
ABOVE FINISHED FLOOR
HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

PROJECT CODE: 2512
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APPROVALS: DATE:

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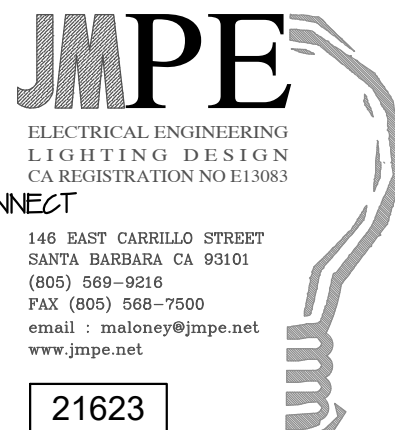
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Storke Medical Center

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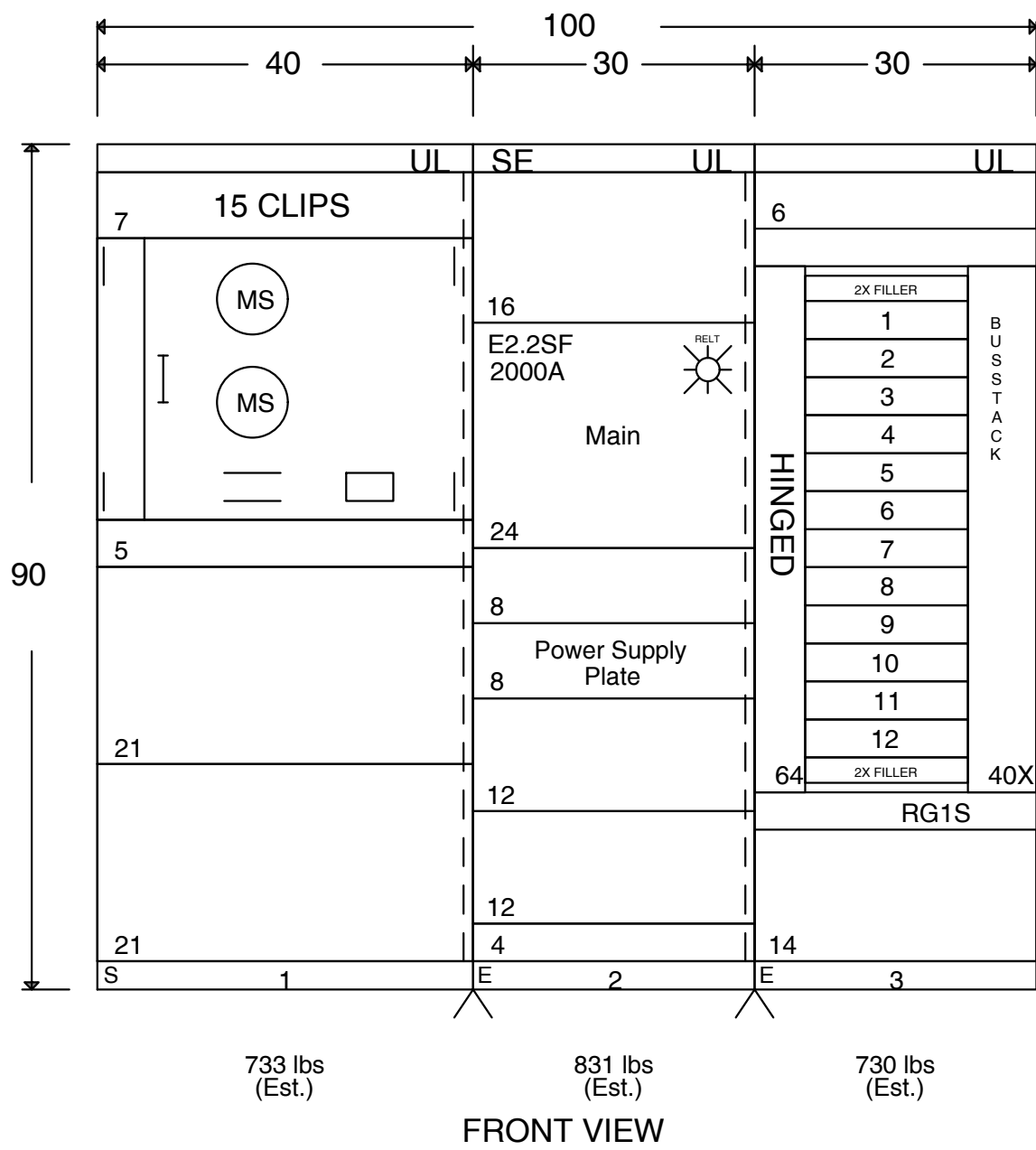
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E0.1

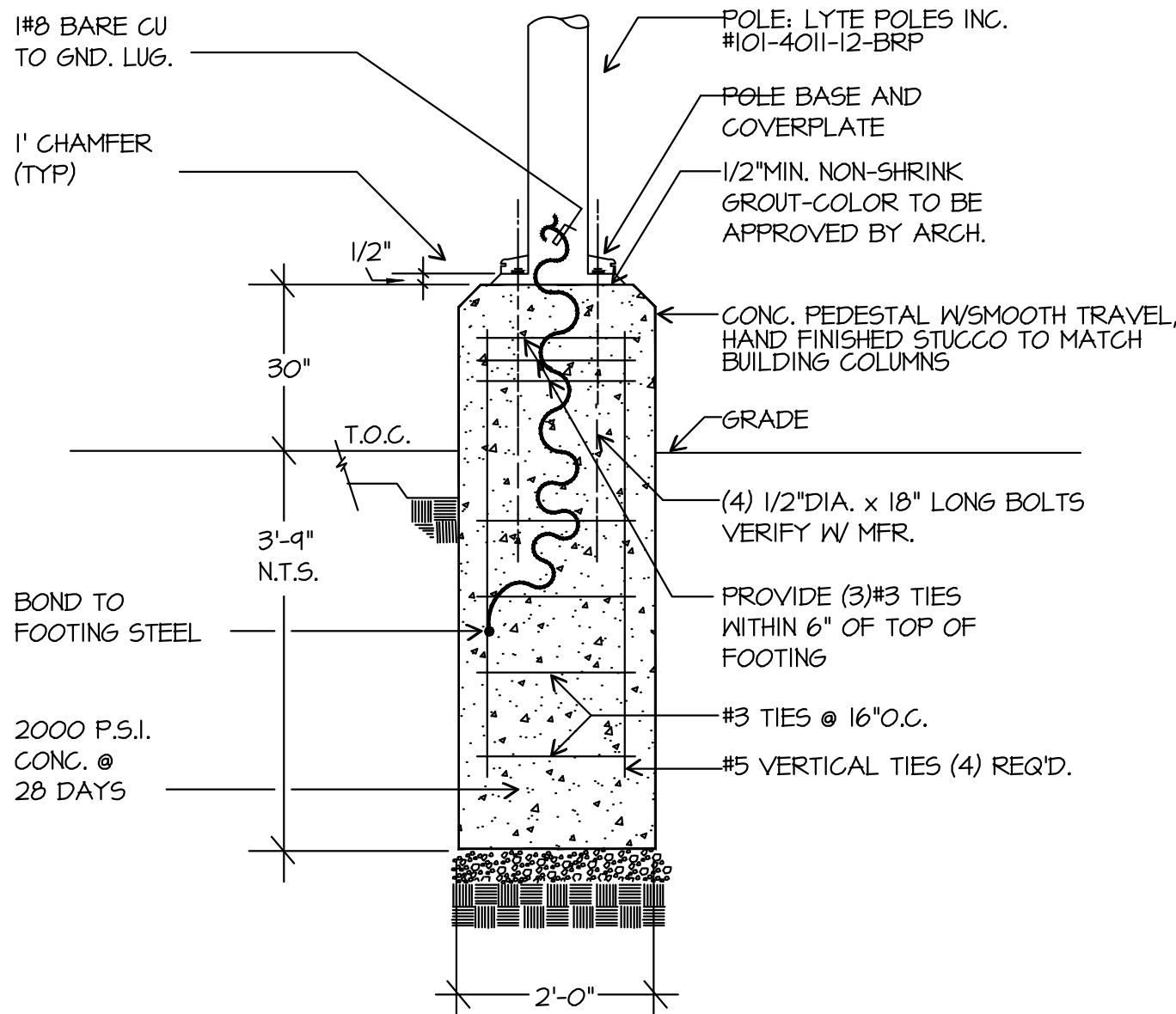
(N) PANEL SCHEDULE "EV"																			
SERVICE: 120/208V 3Φ4W					MAIN BKR.: 800A-3P					BUS: 800A					LOC.: SEE PLAN MTG.: SURFACE FREE STANDING				
REMARKS	LOAD			R E C	L T G	M I S C	P O L E	C I R C		C I R C	P O L E	R E C	L T G	M I S C	LOAD			REMARKS	
	ΦA	ΦB	ΦC												ΦA	ΦB	ΦC		
DUAL EV CHARGER	9600					1	2	100	1	2	100	2		1	9600			DUAL EV CHARGER	
"		9600					X	X	3	4	X	X			9600			"	
"			9600			1	2	100	5	6	100	2		1		9600		"	
"	9600						X	X	7	8	X	X			9600			"	
"		9600				1	2	100	9	10	100	2		1		9600		"	
"			9600				X	X	11	12	X	X					9600	"	
"	9600					1	2	100	13	14	100	2		1				SPARE	
"		9600					X	X	15	16	X	X						"	
"			9600			1	2	100	17	18	X	X						SPACE	
"		9600					X	X	19	20								"	
SPARE							2	100	21	22								"	
"							X	X	23	24								"	
TOTAL WATTS= 172,800					ΦA= 57,600					ΦB= 57,600					ΦC= 57,600				
AMPS= 480A										MINIMUM BKR					A.I.C. RATING= 10,000 AMPS SYM				

(N) PANEL SCHEDULE "H"																	
SERVICE: 120/208V 1Φ 3W					MAIN BKR.: MLO					BUS: 200A					LOC.: SEE PLAN		
															MTG.: PEDESTAL		
REMARKS	LOAD		R E C	L T G	M I S C	P O L E	C I R C		C I R C	P O L E	R E C	L T G	M I S C	LOAD		REMARKS	
	ΦA	ΦB												ΦA	ΦB		
IRRIGATION CONTROLS	500				1	1	20	1		2	20	1	8			SITE LIGHTING	
SPARE							1	20	3	4	20	1				SPARE	
"							1	20	5	6	20	1				"	
"							1	20	7	8	20	1				"	
"							1	20	9	10	20	1				"	
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"							1	20	17	18	20	1				"	
"							1	20	19	20	20	1				"	
TOTAL WATTS=			ΦA=						ΦB=								
AMPS=									MINIMUM BKR			A.I.C. RATING= 10,000 AMPS SYM					



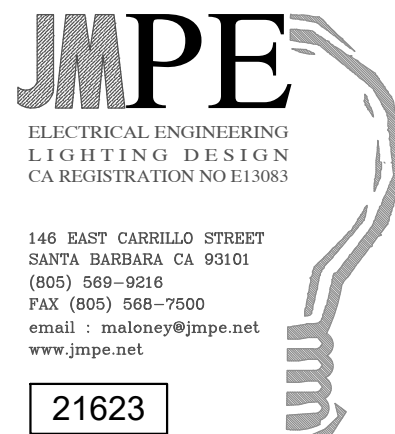
SWITCHBOARD ELEVATION
SCALE: NONE

ⓑ



POLE BASE DETAIL
SCALE: NONE

Ⓐ



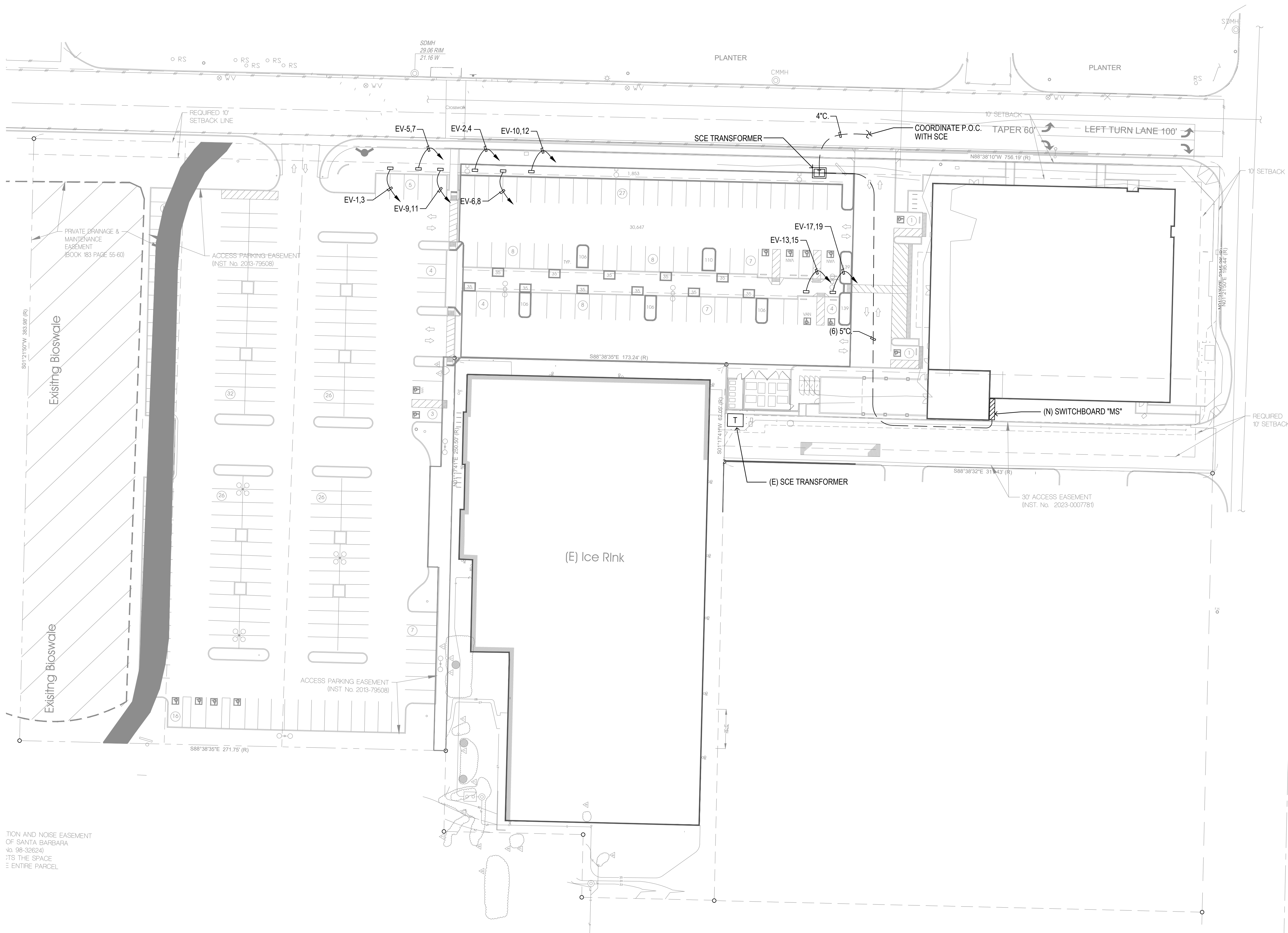
Paul Poirier + Associates

156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
telephone (805) 682-8894 fax (805) 898-9683

Storke Medical Center
26-0001-DP, APN 073-440-026

SITE ADDRESS: 6975 Santa Felicia Dr
Galeita, California 93117
APN: 073-440-026

E0.2



TION AND NOISE EASEMENT
OF SANTA BARBARA
No. 98-32624
ITS THE SPACE
ENTIRE PARCEL

ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"



Storke Medical Center
26-0001-DP, APN 073-440-026
CLIENT: Wynmark
6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026

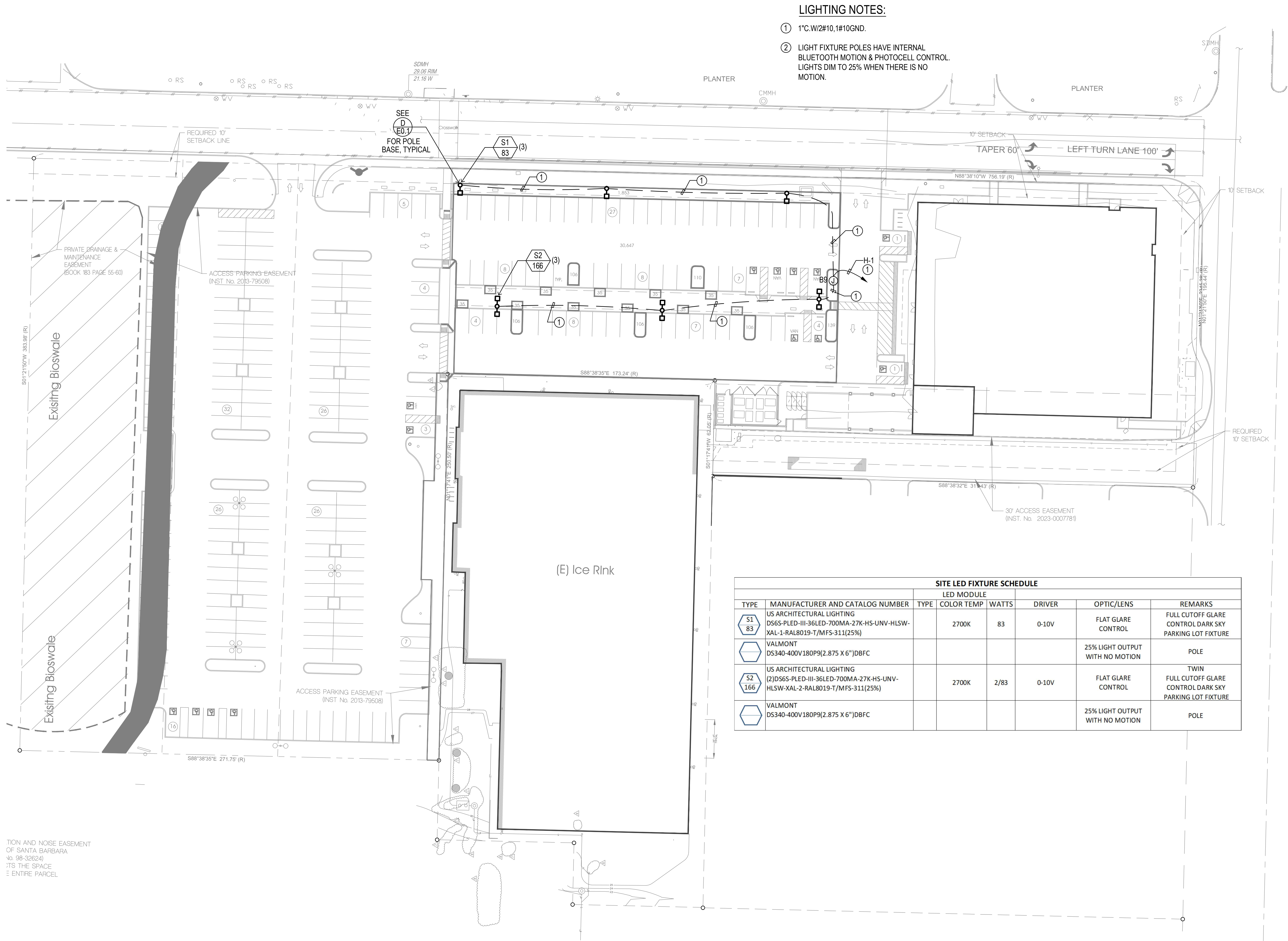
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telephone (805) 682-8894 fax (805) 898-9683



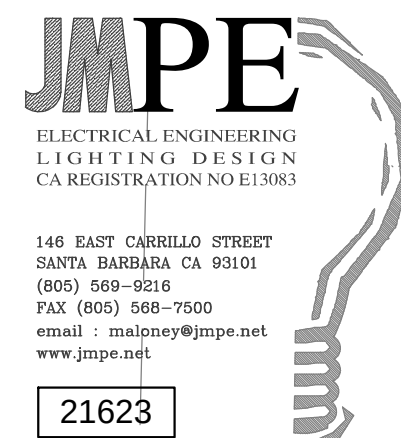
PROJECT CODE: 2512
FILENAME:
ISSUE DATE:
DRAWN BY:
CHECKED BY:
APPROVALS: DATE:
PRINT DATE:
REVISIONS:
NO: DATE: COMMENTS:

E1.0



SITE LIGHTING PLAN

SCALE: 1" = 30'-0"



Paul Poirier + Associates

ARCHITECTS
156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105
telephone (805) 682-8894 fax (805) 898-9683

Storke Medical Center

26-0001-DP, APN 073-440-026

SITE ADDRESS: 6975 Santa Felicia Dr
Goleta, California 93117
APN: 073-440-026
CLIENT: Wynmark
1125 Vereda Del Cierro
Goleta, CA 93117

E1.1



LANDSCAPE ARCHITECTURE

202 State Street
Santa Barbara, CA 93101
805.963.7088
www.CGLandscape.com



PROJECT: STORKE MEDICAL CENTER
CASE #26-0001-DP
SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

PROJECT ADDRESS:
SANTA FELCIA DR,
GOLETA, CA 93117



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SUBMITTALS:	
DATE:	DESCRIPTION:

REVISIONS:	
NO.	DATE:

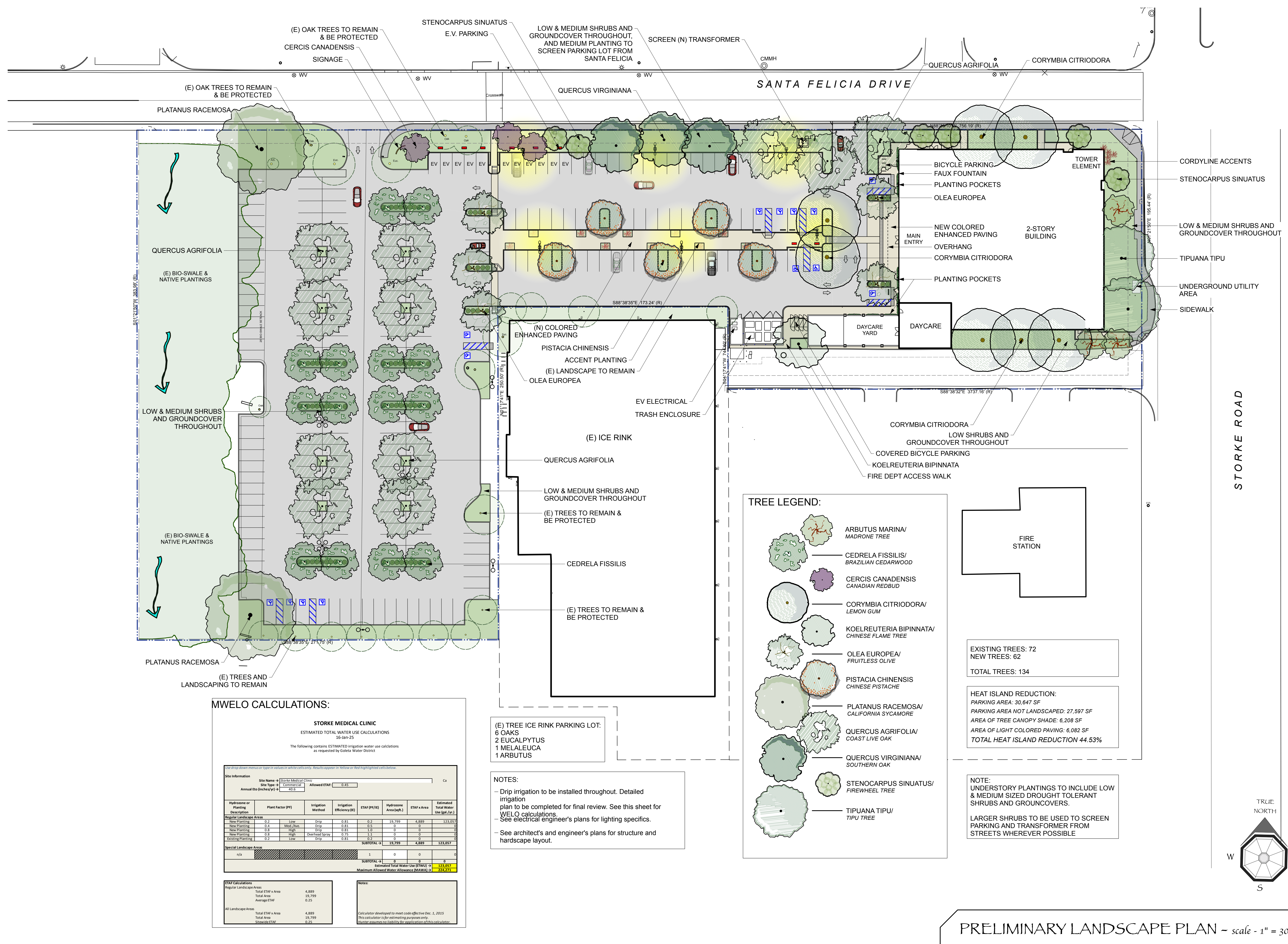
DRAWN BY:
JMM

DATE:
8 MAY 2026

SHEET NUMBER:

L-0.1

37



PRELIMINARY LANDSCAPE PLAN ~ scale - 1" = 30'-0"



Tipuana tipu



Stenocarpus sinuatus



Quercus agrifolia



Prunus cerasifera
'Atropurpurea'



Platanus racemosa
'Witness Tree'



Olea europaea
'Fruitless'



Koelreuteria bipinnata



Corymbia citriodora



Cercis canadensis
'Forest Pansy'



Cedrela fissilis



Arbutus marina

Trees



Rhus integrifolia



Heteromeles arbutifolia



Agave 'Blue Glow'



Cistus x pulverulentus
'Sunset'



Coleonema pulchellum



Grevillea 'Long John'



Grewia occidentalis



Heteromeles arbutifolia



Laurus nobilis



Leucadendron
'Safari Sunset'



Nandina domestica



Rhaphiolepis umbellata
'Minor'

Shrubs



Carex tumulicola



Chondropetalum
tectorum



Cordyline fruticosa
'Soledad Purple'



Dianella revoluta 'Little Rev'



Dianella tasmanica



Lomandra longifolia
Nyalla



Lomandra 'Platinum
Beauty'

Grasses



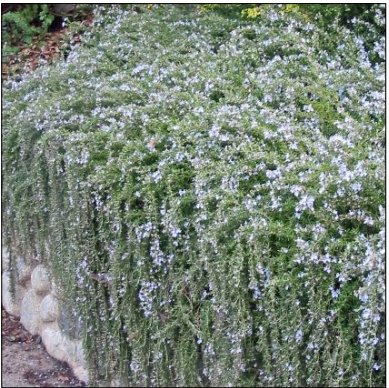
Bougainvillea 'Ooh-La-La'



Cotoneaster dammeri
'Lowfast'



Gazania rigens
var. leucolaena



Rosmarinus 'Prostratus'



Westringia fruticosa 'Mundi'

Groundcovers

NOTE: NOT ALL PLANTS
LISTED ARE SHOWN ABOVE



202 State Street
Santa Barbara, CA 93101
805.963.7088
www.CGLandscape.com



PROJECT:
STORKE MEDICAL CENTER
CASE #24-0005-DP

SHEET TITLE:
PLANT LIST PHOTOS

PROJECT ADDRESS:
SANTA FELCIA DR,
GOLETA, CA 93117



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CommonGround.

SUBMITTALS:
DATE: DESCRIPTION:

REVISIONS:
NO. DATE: DESCRIPTION:

DRAWN BY:

JMM

DATE:

8 MAY 2026

SHEET NUMBER:

ATTACHMENT C

ARCHITECTURAL STANDARDS – COMMERCIAL PROJECTS

RESOLUTION NO. 03-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

WHEREAS, upon the incorporation of the City on February 1, 2002, and in accordance with Government Code section 65360, which provides that a newly incorporated city has at least 30 months to adopt a general plan, the City elected not to directly adopt the applicable portions of the Santa Barbara County General Plan, including the Goleta Community Plan previously adopted by the Santa Barbara County Board of Supervisors;

WHEREAS, Appendix B of the Goleta Community Plan set forth certain architecture and design standards for commercial projects within what is now the City limits;

WHEREAS, the City Design Review Board ("DRB") has reviewed the architecture and design standards set forth in Appendix B and has made a recommendation to the City Council that the City adopt a modified version of such standards so that the DRB and the City's Planning Agencies have some additional architecture and design guidelines when reviewing commercial projects prior to the City's adoption of a general plan;

WHEREAS, the City Council has reviewed the document entitled "CITY OF GOLETA ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS" recommended by the DRB and finds that the proposed standards contained therein, as amended by the City Council, are generally consistent with the general plan proposal being considered or studied by the City Council, and that such standards will enhance the ability of the DRB and the City's Planning Agencies to review commercial projects and ensure that such projects exemplify the best professional design practices, enhance the visual quality of the environment, benefit surrounding property values and make the most appropriate use of land within the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The "City of Goleta Architecture and Design Standards for Commercial Projects" attached as Exhibit "A" to this resolution are hereby approved and adopted.

SECTION 2. To the extent that any inconsistency exists between these City of Goleta Architecture and Design Standards for Commercial Projects and the guidelines and standards set forth in the Goleta Old Town Heritage District Architecture and Design Guidelines (the "County Old Town Guidelines") previously adopted by the County of Santa Barbara, the County Old Town Guidelines shall control within Goleta Old Town.

SECTION 3. City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2003.



JACK HAWXHURST, MAYOR

ATTEST:



FREDERICK C. STOUDER
CITY CLERK

APPROVED AS TO FORM:



JULIE HAYWARD BIGGS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, FREDERICK C. STOUDER, City Clerk of the City of Goleta, do hereby certify that the foregoing Resolution No. 03-20 was duly adopted by the City Council of the City of Goleta at a regular meeting thereof, held on the 7th day of April, 2003, by the following vote:

AYES: COUNCILMEMBERS BLOIS, CONNELL, WALLIS,
 MAYOR PRO TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: NONE



FREDERICK C. STOUDER
CITY CLERK

EXHIBIT A

CITY OF GOLETA

**ARCHITECTURE AND DESIGN STANDARDS
FOR COMMERCIAL PROJECTS**

Adopted as of April 7, 2003

I. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.

- A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.
 - 1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.
- B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)
- C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.
- D. Site grading impacts shall be minimized.
 - 1. Cut and fill slopes should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed cut and fill slope.)

II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.

- A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.
 - 1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.
 - a. Increase building setbacks;
 - b. Step back upper floors;
 - c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs);
 - d. Excavate the building into the site.
- B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.
- C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.

- D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.
- E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.
- F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.).
 - 1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)
- G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration of neighborhood uses, and screened where appropriate.

III. The project design shall facilitate alternate forms of transportation.

- A. Building setbacks shall be increased at the corner lots to promote pedestrian safety and good design.
- B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)
- C. Pedestrian access from off-site shall be separated from automobiles where possible.
- D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.

- A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).
- B. Where screening of parking areas by building configuration is not possible, landscaping, grade changes, berms, low walls, and landscaping strips shall be used to screen parking structures and cars from adjacent roadways and residential developments.
- C. Landscaping should screen parking lots to minimize their expansiveness and reduce the effects of heat and glare from pavement; combine trees, shrubs and ground cover in islands; incorporate canopy trees at the perimeter and in island or finger planters with a maximum of eight parking spaces (or such greater number

as the applicable decision-maker may determine) between each tree; and use various paving textures which are compatible with the proposed or existing structure(s).

D. Putting utility lines under ground shall be encouraged on all projects.

V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.

- A. Landscaping and landscape areas shall be maximized and balanced throughout the site, relate to the building size and the context of the neighborhood, and be appropriate to the site. Landscaping shall generally consist of live plant material (e.g., rock and bark may be used as a weed control measure and larger rocks may be used as a design element).
- B. Where existing vegetation must be removed, the area should be re-vegetated to adequately mitigate the visual impact created by the removal of the established vegetation. Preservation of existing specimen trees is paramount.
- C. Drought tolerant and water conserving plants shall be used in the majority of the landscaping, except in areas of active recreation. Drought tolerant native plant species (with plants native to southern Santa Barbara County) or non-native plants if necessary to protect significant habitat value shall be required in environmentally sensitive areas.
- E. Landscaping should protect and enhance public views. Appropriate landscaping on hillsides and ridgelines must also be considered.
- F. Landscaping should screen out undesirable views (e.g., freeway from adjacent developments, parking lots, blank building and wall sites and mechanical equipment and other utility structures), but it is not a substitute for good architectural design.
- G. Plantings (e.g., citrus, avocado and walnut trees) that reflect the rich horticultural heritage of the Goleta Valley are encouraged as an accent but should be balanced with the need for skyline trees to preserve Goleta's character and other considerations described elsewhere in this document.
- H. Landscaping shall be installed in such a manner so that at maturity it will provide adequate distances for vehicle and pedestrian line-of-sight at entrance and exit curbs. It should not interfere with traffic control devices, public lighting, or circulation patterns. Similar consideration shall also be given to ensure that trees are planted at an adequate distance from utility poles, overhead wires, sewer lines and any other structure where tree roots or limbs could cause damage. Landscaping litter (e.g., palm fronds, fruit, etc.) shall be considered in any installation that affects vehicular or pedestrian traffic.

- I. Landscaping plans shall show all above and below ground obstructions (e.g., utility poles, street lights, sewer lines) that may affect plant placement and installation limitations.

VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.

- A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.
 1. Materials, detailing, color and proportions shall be appropriate to the style of the building.
 2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.
- B. Building signage, site work and mechanical/electrical equipment shall be well integrated in the design concept and screened from public view to the maximum extent practicable. (Figure F: Unscreened meters detract from this otherwise attractive building.)
 1. The DRB may require additional site sections and photographs (including aerial photographs) to ensure adequate mechanical screening from adjacent areas of higher elevation.

VII. Passive solar design is encouraged.

- A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.
- B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.