



Agenda Item B.2
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: March 10, 2026

TO: Goleta Design Review Board

FROM: Travis Lee, Associate Planner; (805) 562-5528

SUBJECT: Chevron Automatic Carwash APN 073-100-024 Case Nos. 24-0012-DPAM & 24-0041-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15303(e) as provided in Attachment B; and
3. Conduct Conceptual, Preliminary, and Final review and recommend approval or approval with conditions.

If the findings cannot be made to approve the request 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/Preliminary/Final Review**. The applicant requests a Development Plan Amendment (DPAM) to the previously approved Development Plan 85-DP-24 which was for a gas station with 8 fuel pumps, a convenience store, and 3 parking spaces. The proposed DPAM is for a 680 square foot 17-9.5" tall automatic carwash building with an attached 58 square foot equipment room, a new light pole, abandonment of the northwestern driveway, a 15'x10' soundwall, and new landscaping. Three additional bicycle parking spaces are proposed. No grading is proposed and no trees are proposed for removal. Access to the site would continue to be provided by driveways to Storke Road and Hollister Avenue.

No new square footage is proposed to the existing convenience store building.

The subject property has a Zoning and General Plan Land Use designation of Intersection Commercial (CI), is located in the Inland Zone, and is subject to the Goleta Commercial Architecture and Design standards. The project does not include a request for adjustments or modifications, and no development is proposed within 100 feet of an Environmentally Sensitive Habitat Area (ESHA). The project was filed by Alicia Ley, of Michael Pauls Associates, for Sancino Oil Corporation, property owner.

DISCUSSION:

The proposed carwash is consistent with all setbacks, building height (25' maximum), and 5% minimum landscaping threshold development standards for the CI zoning designation.

The proposed 15' x 10' concrete sound wall is placed near the exit of the proposed drive through carwash to reduce the noise of the blowers to the southern property line.

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.

Several policies in the City's Visual and Historic Resources Element of the General Plan are applicable to the Project and are shared below.

VH 4.5 Retail Commercial Areas. [GP] The following standards shall be applicable to retail commercial development:

- a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- b. Where appropriate, buildings should be sited at or near the front setback line to project a desirable architectural image contiguous to the street and to promote pedestrian access.
- c. Quality architectural design shall be maintained through the use of detailing and high quality, durable materials. Blank wall planes shall be avoided.
- d. Safe, convenient pedestrian and bicycle access shall be provided and encouraged via continuous sidewalks; bike lanes; and sufficient, secure, and protected bicycle parking. Landscaping should be used where possible to buffer pedestrians and cyclists from traffic. Where feasible, other pedestrian amenities such as outdoor seating shall be provided.
- e. Commercial displays, outdoor dining, and outdoor shopping cart storage shall not encroach into pedestrian accessways.
- f. Shopping cart returns should be conveniently located and screened.
- 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. Landscaping, including canopy trees, shall be used extensively to unify the structural development, reinforce the pedestrian scale, minimize heat and glare from pavement, and break up expanses of parking.
- i. Shared vehicular access shall be considered to minimize the number of driveways and curb cuts.
- j. Where appropriate, parking lots should be located behind, beside, or beneath buildings to minimize visibility. Where buildings do not screen parking, landscaping, berms, or low walls shall be used to screen cars from adjacent roadways and other developments.

- k. Parking lots should provide adequate space for maneuverability and safety. Angled parking spaces are encouraged rather than 90-degree parking stalls to increase visibility for drivers and pedestrians.
- l. Loading areas and recycling and trash facilities shall be easily accessed and shall be screened from view with landscaping, fencing, or walls. Adjacent uses shall be considered when such areas are sited.
- m. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

VH 4.9 Landscape Design. [GP] Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:

- a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.
- b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.
- c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species.
- d. The use of invasive plants shall be prohibited.
- e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and offstreet parking areas.

Proposed new landscaping includes eight 24" box size Swamp Myrtle trees (*Tristiana laurina*), 20 15-gal Holly Leaf Cherry shrubs (*Prunus ilicifolia*), eight 5-gal Giant Lily Turf shrubs (*Liriope muscari 'gigantea'*), 51 1-gal Monkey Flower shrubs (*Mimulus diplacus*), 43 1-gal Jack Spratt New Zealand Flax shrubs (*Phormium tenax 'Jack Spratt'*), 48 1-gal Rockrose shrubs (*Cistus spp.*), and 1225 square feet of African Daisy groundcover (*Osteospermum spp.*). All of the proposed landscaping is proposed to be located near the north, south, east, and west property lines with new irrigation infrastructure that complies with the Water Efficient Landscaping Ordinance requirements.

VH 4.12 Lighting. [GP] Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:

- a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.
- b. Direct upward light emission shall be avoided to protect views of the night sky.
- c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.

Proposed exterior lighting includes 3 downfacing lights on the new drive through carwash and a new light pole at the southwestern driveway. According to the photometric plan, the light levels do not exceed 0.1 foot-candles at the property lines as required by 17.35.040.C.

Further, since the subject parcel is located on Hollister Avenue, which is a designated scenic corridor, Policy VH 2.3 applies:

Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:

- a. Incorporate natural features in design.
- b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable.
- c. Minimize vegetation removal.
- d. Limit the height and size of structures.
- e. Cluster building sites and structures.
- f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- g. Preserve historical structures or sites.
- h. Plant and preserve trees.
- i. Minimize use of signage.
- j. Provide site-specific visual assessments, including use of story poles.
- k. Provide a similar level of architectural detail on all elevations visible from scenic corridors.
- l. Place existing overhead utilities and all new utilities underground.
- m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.

The required actions associated with the proposed changes include Design Review (Chapter 17.58) and a Development Plan Amendment (Section 17.52.100(C)). Should the DRB approve the design elements associated with the project, staff will proceed with processing a Development Plan Amendment for the Planning Director's approval. The Director may approve or conditionally approve an application to alter, add, replace, relocate or otherwise amend the approval provided the previous project was analyzed for potential environmental impacts and the required findings can be made.

ENVIRONMENTAL REVIEW (NOE):

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's

Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15303 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15303(e) because the proposed project includes installation of an accessory structure at an existing gas station.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; a drive through car wash at an existing gas station is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply since the parcel is not listed under any active cases in the Cortese lists. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: (1) a 10-day appeal period (DRB) (2) Director action on the DPAM; (3) a 10-day appeal period following the Director action; (4) ministerial issuance of a Zoning Clearance to effectuate the DPAM; and (5) Building Permit issuance.

If the DRB action is appealed and the appeal is upheld, DRB's action will be rescinded and the DRB process will start over.

ATTACHMENTS:

- Attachment A - Findings of Approval
- Attachment B – Notice of Exemption
- Attachment C – Project Plans
- Attachment D – Architecture and Design Standards for Commercial Projects

ATTACHMENT A

FINDINGS OF APPROVAL

**DRB Findings for Development
Chevron Carwash
Case No. 24-0012-DP, 24-0041-DRB**

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

The subject parcel is located at the intersection of Storke and Hollister and is currently developed with a gas station adjacent to a shopping center. The proposed drive through carwash is consistent with the setbacks and 25' height limit of the CI zone district and has a similar size, bulk, and scale with the existing convenience store on site.

2. 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 existing convenience store serving the gas station would remain in place while the proposed drive through carwash would be located close to the rear property line to allow for circulation. The proposed drive through carwash would have a similar color scheme to the convenience store. The layout, orientation, and location of the existing and proposed buildings are in an appropriate and harmonious relationship with one another and the property. Signage is not part of this review.

3. The development 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 drive through carwash is harmonious with the existing building's architecture as it matches the existing color scheme and has a similar architectural style.

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

The proposed drive through carwash has design characteristics that are uniform on all sides of the structure and is similar to the style of the existing convenience store.

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

No outdoor mechanical or electrical equipment is proposed.

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

No grading is proposed on the relatively flat site.

7. 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.

Proposed new landscaping includes 8 24" box size Swamp Myrtle trees (Tristiana laurina), 20 15-gal Holly Leaf Cherry shrubs (Prunus ilicifolia), 8 5-gal Giant Lily Turf shrubs (Liriope muscari 'gigantea'), 51 1-gal Monkey Flower shrubs (Mimulus diplacus), 43 1-gal Jack Spratt New Zealand Flax shrubs (Phormium tenax 'Jack Spratt'), 48 1-gal Rockrose shrubs (Cistus spp.), and 1225 square feet of African Daisy groundcover (Osteospermum spp.). Most of this will be installed along the north, south, east, and west perimeter of the parcel. No specimen or protected trees are proposed for removal.

8. 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 new landscaping will provide screening along the north, south, east, and west perimeter of the property and replaced groundcover over the abandoned driveway. The existing irrigation system will ensure the new landscaping is maintained for the future.

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

Proposed exterior lighting includes 3 downfacing lights on the new drive through carwash and a new light pole at the southwestern driveway. The proposed exterior lighting fixtures are fully shielded/hooded and direct all light downward. According to the photometric plan, the light levels do not exceed 0.1 foot-candles at the property lines as required by 17.35.040.C.

10. 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 with single and two-story development nearby. The project conforms to the required CI zone development standards including 25' height limit, and 10' front, 5' side, 10' rear setbacks.

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

The City of Goleta Zoning Ordinance and the City of Goleta Architecture and Design Standards for Commercial Projects document, adopted on April 7, 2003, are applicable for this project. The project conforms to the applicable standards related to building colors and materials as identified in the document.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Sections 15303(e) of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Sections 15303(e) because the proposed project includes installation of an accessory structure at an existing gas station.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; a drive through car wash at an existing gas station is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply since the parcel is not listed under any active cases in the Cortese lists. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Chevron Carwash
Case No. 24-0012-DP, 24-0041-DRB

Project Applicant:

Alicia Ley of Michael Pauls Associates
On behalf of Sancino Oil Corporation, property owner

Project Location (Address and APN):

6895 Hollister Ave
Goleta, CA 93117
County of Santa Barbara
APN: 073-100-024

Description of Nature, Purpose, and Beneficiaries of Project:

The applicant is proposing to construct a 680 square foot automatic carwash building with an attached 58 square foot equipment room, a new light pole, abandonment of the northwestern driveway, a 15'x10' soundwall, and new landscaping. The parcel is currently developed with a Chevron gas station and convenience store. No new square footage is proposed to the existing convenience store building.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Alicia Ley of Michael Pauls Associates on behalf of Sancino Oil Corporation, property owner

Exempt Status: *(check one)*

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b) (c))
- Categorical Exemption: § 15303(e) (Accessory Structures)

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.: State CEQA Guidelines), and the City's

ATTACHMENT C

PROJECT PLANS

PROJECT DATA

PRESENT USE:
GASOLINE STATION & CONVENIENCE STORE

PROPOSED USE:
GAS STATION, CONVENIENCE STORE &
NEW AUTOMATIC CARWASH

LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO:
073-100-024

ZONING:
C-1

LAND USE:
HIGHWAY-RELATED

OCCUPANCY CLASS:
B-2/B-1

FIRE SPRINKLERS:
NO

LAND AREA:	22,215.00	SQ FT	0.51 ACRES
LANDSCAPE AREA:	2,100.00	SQ FT	9.5% OF LOT
PAVED AREA:	18,325.00	SQ FT	82.5% OF LOT
BUILDING AREA	1,790.00	SQ FT	8% OF LOT

BUILDING S.F.

(E) CANOPY:	4,320 S.F.
(E) FOOD MART	900 S.F.
PROPOSED CAR WASH:	680 S.F.
(N) EQUIPMENT ROOM:	58 S.F.
TOTAL:	5,958 S.F.

PARKING ANALYSIS:

<u>BUILDING</u>	<u>AREA</u>	<u>RATIO</u>	<u>REQ'D SPACES</u>
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(E) FOOD STORE	900
(N) CARWASH	680
(N) EQUIPMENT ROOM	58

	1,638	1/500	4
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PARKING PROVIDED

<u>IN PARKING LOT</u>	<u>INCLUDING</u>	<u>TOTAL</u>
2 INCLUDING 1 ACCESSIBLE	3 BICYCLE RACKS	5

NO. EXISTING STANDARD: 0
NO. EXISTING ADA PARKING : 2 (1 TO BE REMOVED)
NO. NEW STANDARD: 1
NEW BICYCLE RACK: 3

LANDSCAPE:
EXISTING: 1967 S.F.
PROVIDED: 2100 S.F.



VIEW FROM CARWASH ENTRANCE

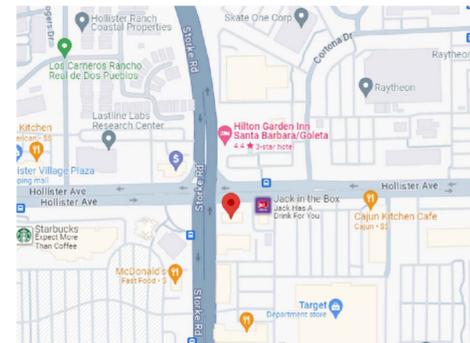


VIEW FROM CARWASH EXIT

PROPOSED NEW CARWASH AT EXISTING GAS STATION Sancino Oil Cororation Chevron Station

ADDRESS:

6895 HOLLISTER AVE., GOLETA CA 93117



VICINITY MAP:

NOT TO SCALE

SHEET INDEX :

ARCHITECTURAL

- A1 PROJECT INFORMATION
- A2 EXISTING SITE PLAN
- A3 PROPOSED SITE PLAN
- A3.1 NOISE STUDY SITE PLAN
- A4 PROPOSED FLOOR PLAN
- A5 ROOF PLAN
- A6 ELEVATIONS
- A6.1 COLORED ELEVATIONS
- A6.2 COLORED ELEVATIONS
- A6.3 3D RENDERINGS
- A6.4 3D RENDERINGS
- A6.5 3D RENDERINGS
- A6.6 MATERIAL BOARD
- A7 SECTIONS

LANDSCAPE

- C LANDSCAPE COVER SHEET
- LP1 PLANTING PLAN
- LPD.1 PLANTING DETAILS
- LI.1 IRRIGATION PLAN
- LID.1 IRRIGATION DETAILS
- LLC.1 IRRIGATION LEGEND & CALCS
- LHZ.1 HYDROZONE PLAN
- LS.1 LANDSCAPE SPECIFICATIONS
- LS.2 LANDSCAPE SPECIFICATIONS

REVISION	DATE	BY

**HEDVAT DESIGN
BUILD INC.**

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA, 90210
TEL: (310) 383-0612



SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

SHEET TITLE
PROJECT INFO

SCALE : AS SHOWN

DRAWN AFP

DATE: 01/23/24

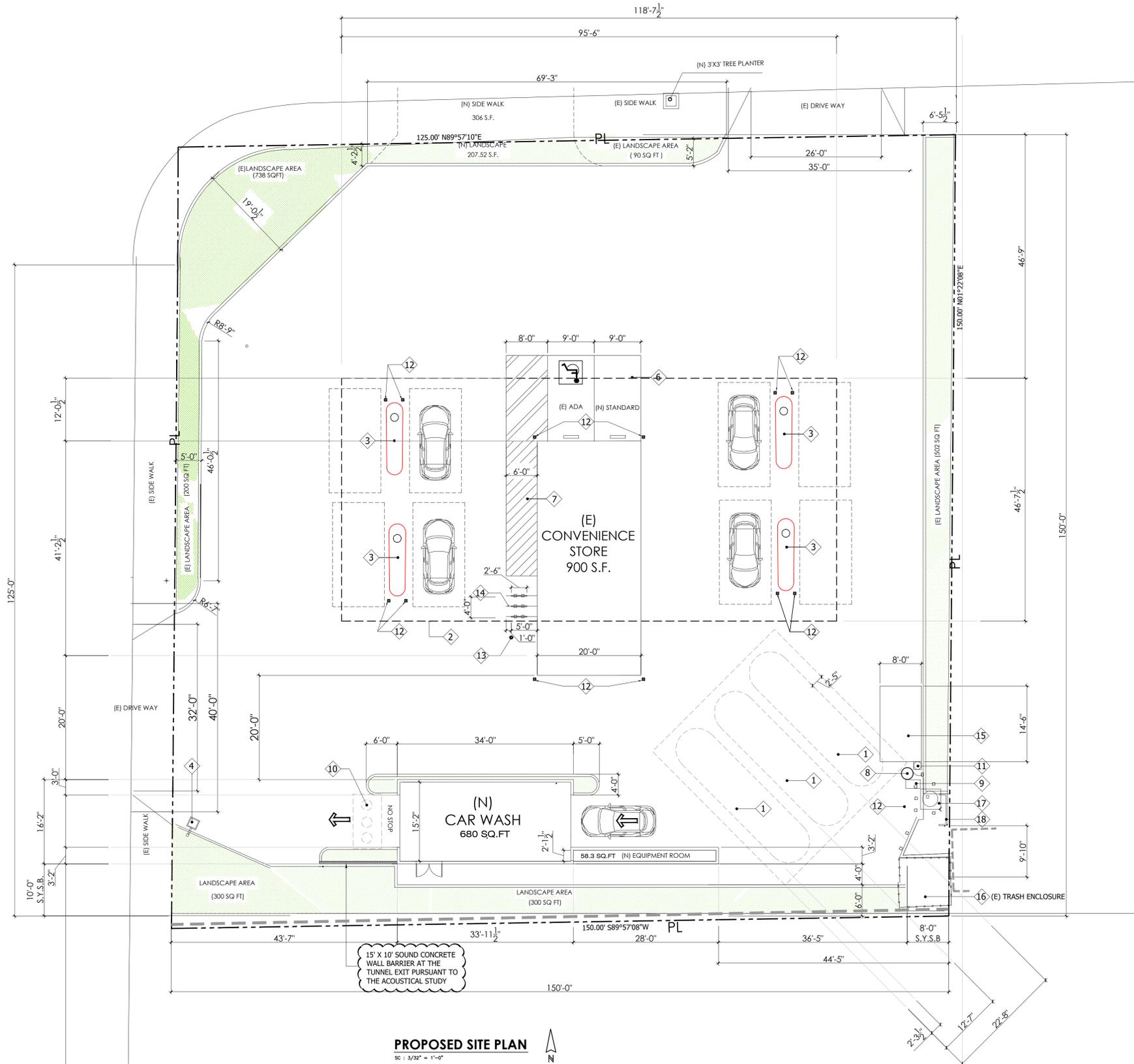
JOB NO: 2024

SHEET

A1

STORKE ROAD

HOLLISTER AVE.



PROPOSED SITE PLAN
SC = 1/32" = 1'-0"

LEGEND:

- ① (E) UNDER GROUND GAS TANK TYP.
- ② (E) CANOPY OVER HEAD
- ③ (E) TYPICAL PUMP ISLAND.
- ④ (N) LIGHT POLE (SEE SPECS. SHT. A6.7)
- ⑤ 6" (E) SEPARATION CURB.
- ⑥ (N) PARKING STALL (TYP.)
- ⑦ NEW ADA PATHWAY
- ⑧ (N) VACCUM PUMP.
- ⑨ (E) AIR & WATER DISPENSER.
- ⑩ CLARIFIER
- ⑪ NEW POST WITH HANGER FOR VACCUM AND AIR HOSE TYPICAL OF 6.
- ⑫ (E) BOLLARD
- ⑬ FLEXIBLE VERTICAL DELINEATORS
- ⑭ CIRCULAR BICYCLE RACK
- ⑮ (N) VACUUM SPACE
- ⑯ (E) TRASH ENCLOSURE
- ⑰ (E) HEALEY TANK
- ⑱ (E) FIRE WALL

S-PARKING STANDARD
C-PARKING COMPACT

SCOPE OF WORK:

1 PROPOSED NEW CARWASH & EQUIPMENT ROOM
2 NEW PLANTERS
NOTE: ALL OTHER IMPROVEMENTS TO REMAIN AS IS.

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
TEL: (310) 383-0612



PROJECT DATA:

PRESENT USE:
GASOLINE STATION & CONVENIENCE STORE

PROPOSED USE:
GAS STATION, CONVENIENCE STORE &
NEW AUTOMATIC CARWASH

LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NO:
073-100-024

ZONING:
C-1

LAND USE:
HIGHWAY-RELATED

OCCUPANCY CLASS:
B-2/B-1

FIRE SPRINKLERS:
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LANDSCAPE AREA: 2,100.00 SQ FT 9.5% OF LOT

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(E) CANOPY: 4,320 S.F.
(E) FOOD MART 900 S.F.
PROPOSED CAR WASH: 680 S.F.
(N) EQUIPMENT ROOM: 58 S.F.
TOTAL: 5,958 S.F.

PARKING ANALYSIS:

BUILDING	AREA	RATIO	REQD SPACES
(E) FOOD STORE	900		
(N) CARWASH	680		
(N) EQUIPMENT ROOM	58		
TOTAL	1,638	1/500	4

PARKING PROVIDED

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NO. NEW STANDARD: 1
NEW BICYCLE RACK: 3

LANDSCAPE:
EXISTING: 1967 S.F.
PROVIDED: 2100 S.F.

SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

SHEET TITLE
PROPOSED SITE PLAN

SCALE : AS SHOWN

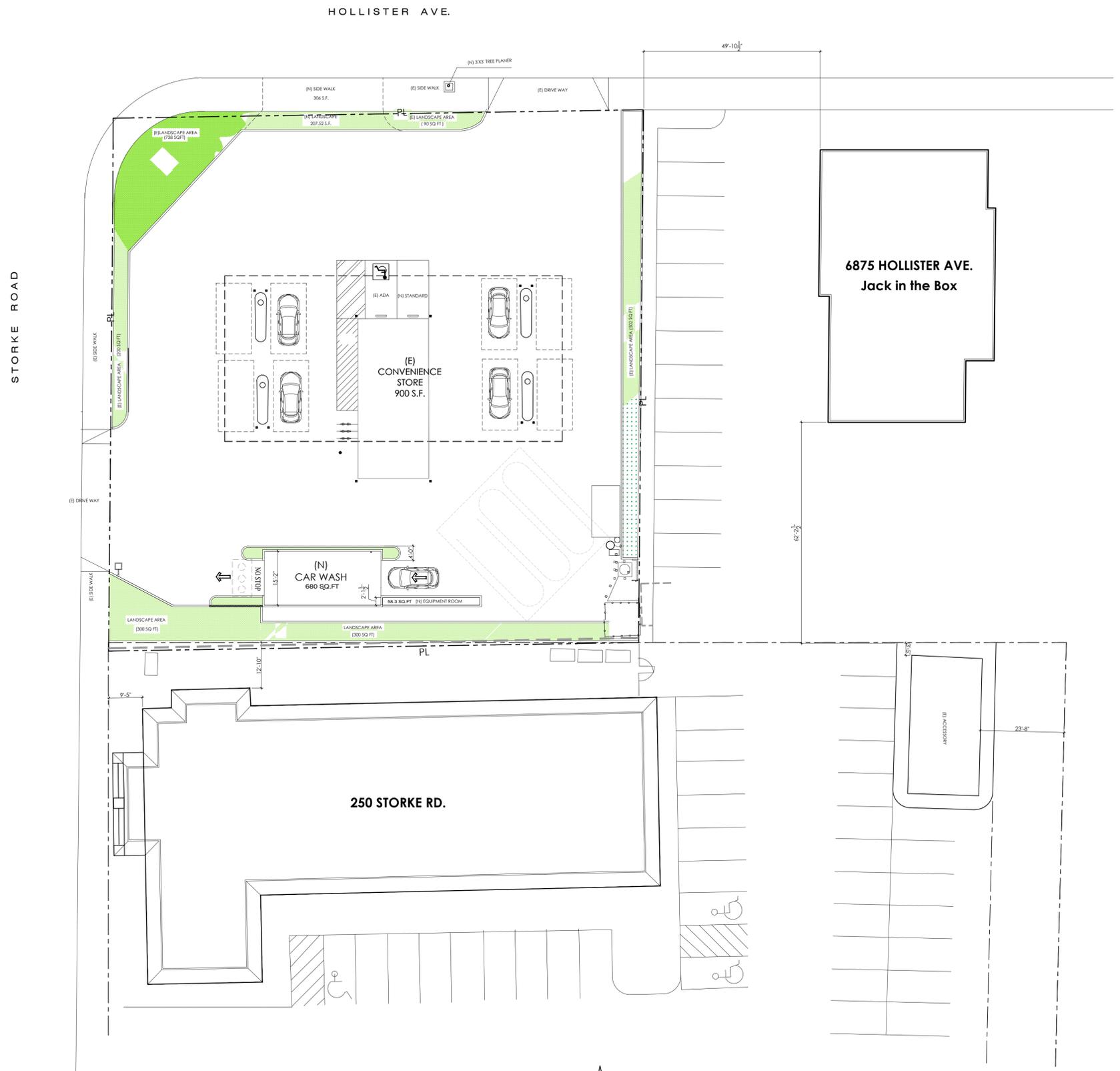
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DATE: 01/23/24

JOB NO: 2024

SHEET

A3



NOISE STUDY SITE PLAN

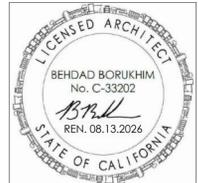
SC : 1/16" = 1'-0"



REVISION	DATE	BY

**HEDVAT DESIGN
BUILD INC.**

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
TEL: (310) 383-0612



SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

SHEET TITLE
**NOISE STUDY
SITE PLAN**

SCALE : AS SHOWN
DRAWN AFP
DATE: 01/23/24
JOB NO: 2024
SHEET

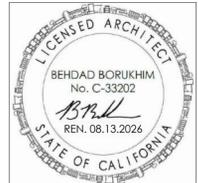
A3.1

SHEET NOTES

- 1 -AUTOMATIC CAR WASH EQUIPMENT
- 2 -FLOOR SLOPE IN BAY IS $\frac{1}{8}$ " PER FOOT. EXCESSIVE SLOPE MAY AFFECT OPERATION OF THE MACHINE, CONTACTOR TO COORDINATE W/RYCO.
- 3 -CAST IRON GRATE
- 4 -A/C UNITS
- 5 -FIXED 10'-6"W X 4'-6"H TEMPERED GLASS IN ALUMINUM STORE FRONT FRAME. COLOR TO MATCH STORE FRONT ON THE EXISTING BUILDING.
- 6 -FIXED 3'-6"W X 4'-6"H TEMPERED GLASS IN ALUMINUM STORE FRONT FRAME. COLOR TO MATCH STORE FRONT ON THE EXISTING SNACK SHOP..

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.
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 CHEVRON STATION - NEW CARWASH
 6895 HOLLISTER AVE.
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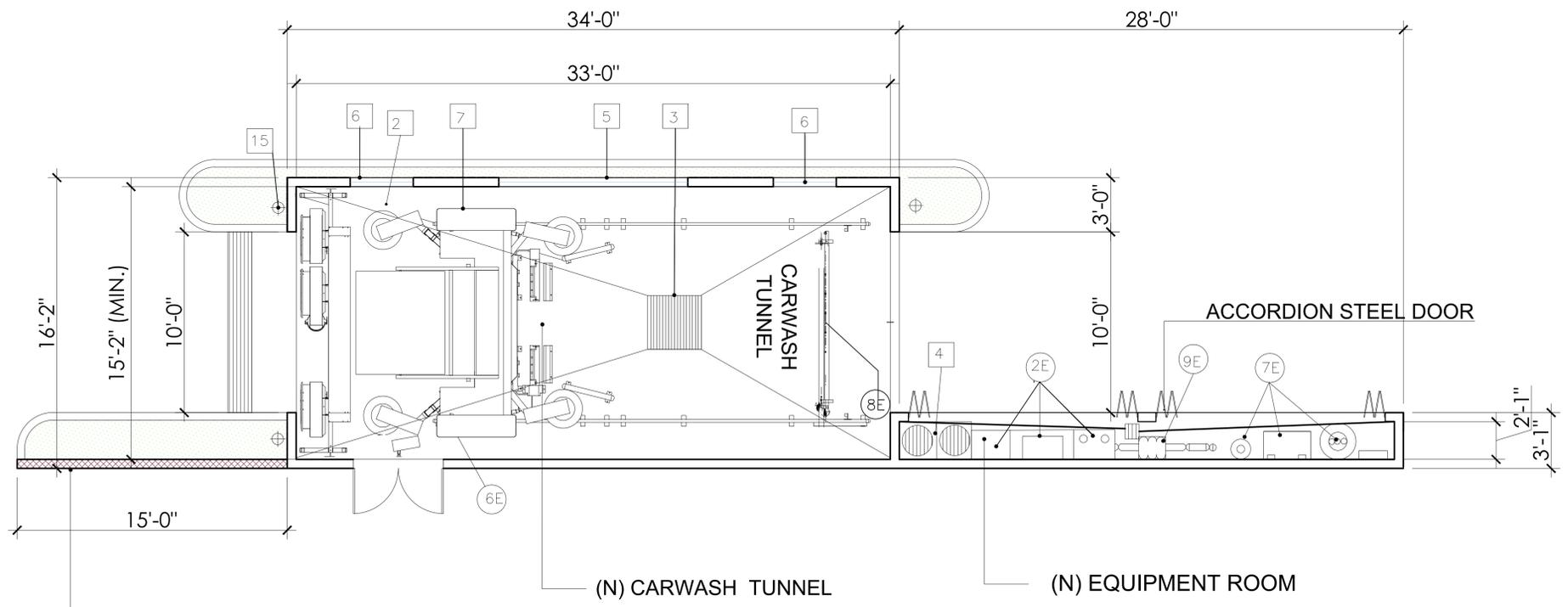
EQUIPMENT LIST

- 1E -BAY BOX
- 2E -RECLAIM UNIT (ENVIRONMENTALIST II)
- 3E -ENVI R/O.
- 4E -E-STOP/COMMUNICATION BOX.
- 5E -BAY SWITCH.
- 6E -STOP AND GO LIGHT.
- 7E -CHEMICAL PUMP BENCHES.
- 8E -UNDERCAR.
- 9E -ABOVE GROUND STRAINER BASKET.

SHEET TITLE
PROPOSED ROOF PLAN

SCALE : AS SHOWN
 DRAWN AFP
 DATE: 01/23/24
 JOB NO: 2024
 SHEET

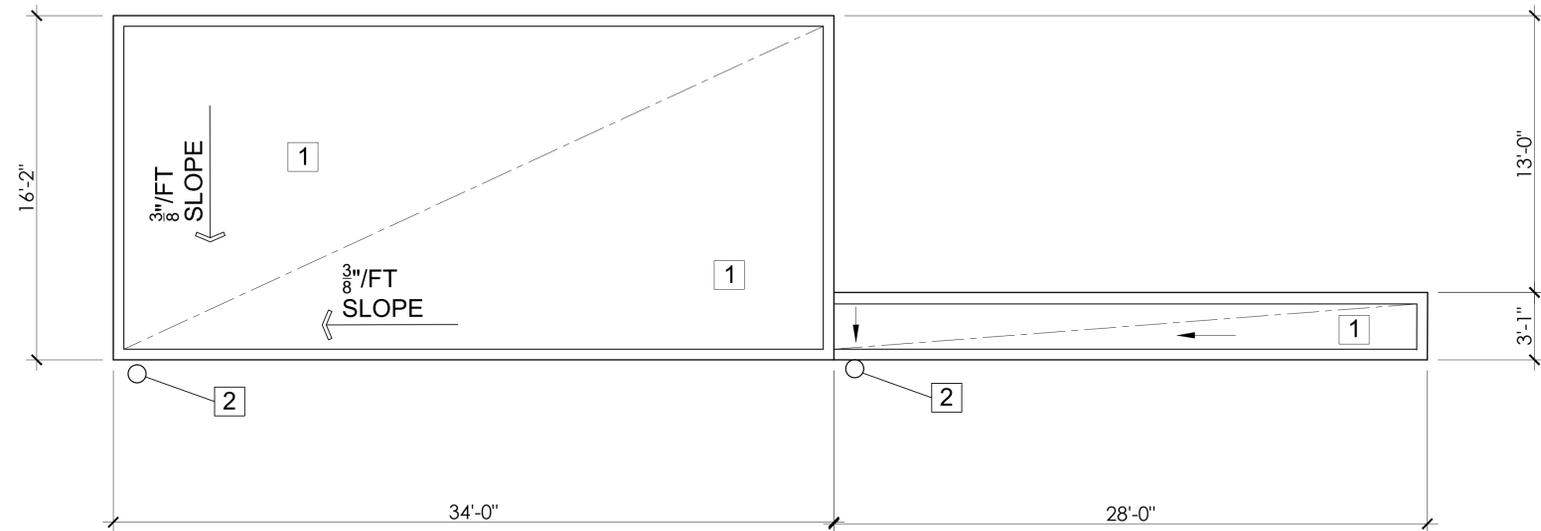
A4



PROPOSED FLOOR PLAN

SC : 1/4" = 1'-0"





PROPOSED ROOF PLAN

SC : 1/4" = 1'-0"

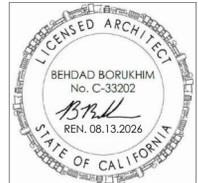
LEGEND:

- 1 -NEW CLASS-A FIRE RETARDENT BUILT UP ROOF BY AVMLARR # 25430.
- 2 -CAST IRON GRATE

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
TEL: (310) 383-0612

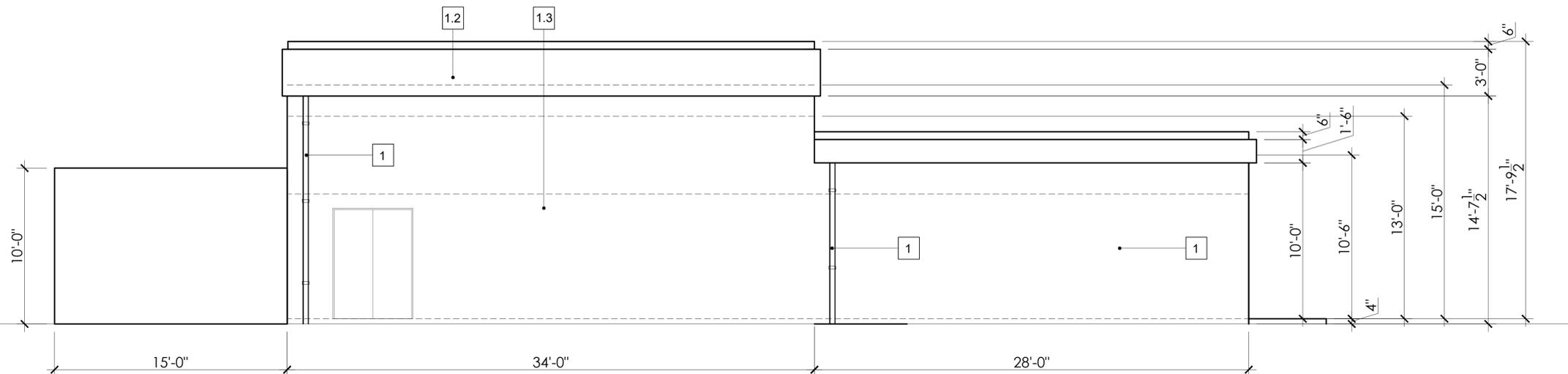


SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

SHEET TITLE
PROPOSED ROOF PLAN

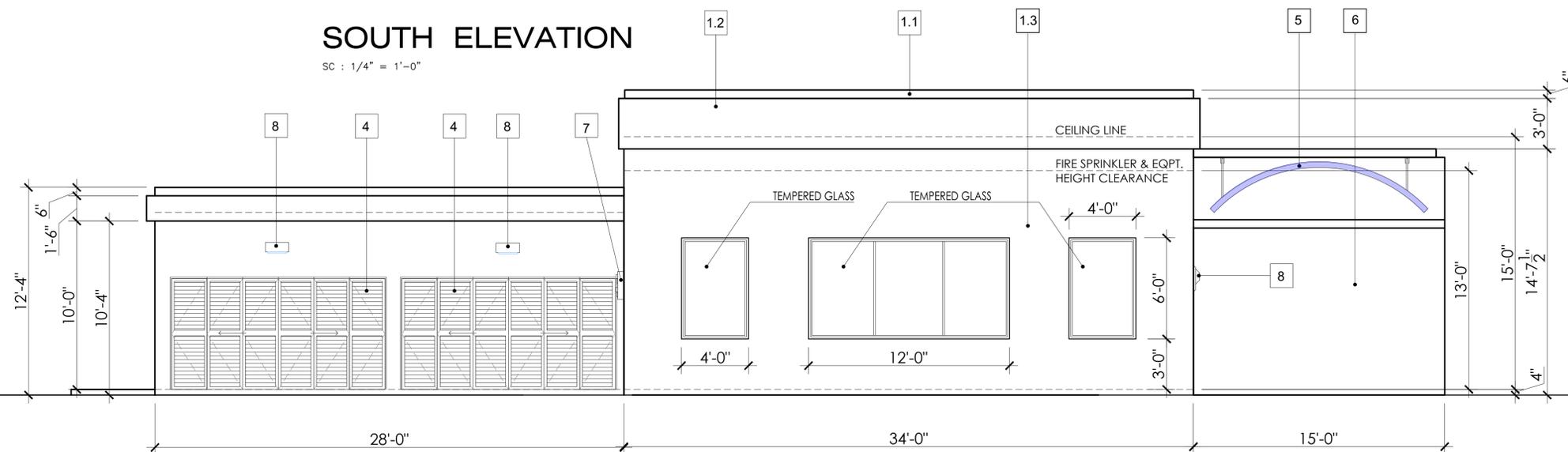
SCALE : AS SHOWN
DRAWN AFP
DATE: 01/23/24
JOB NO: 2024
SHEET

A5



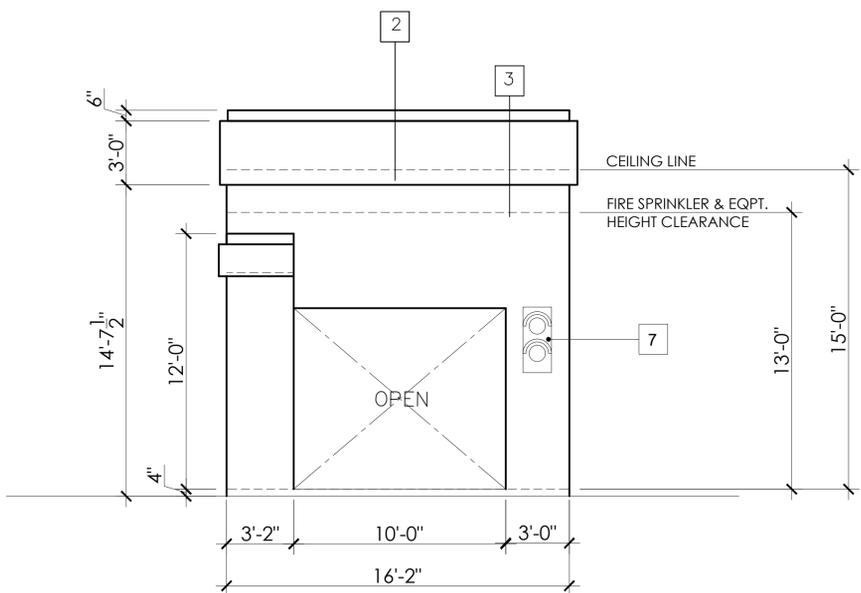
SOUTH ELEVATION

SC : 1/4" = 1'-0"



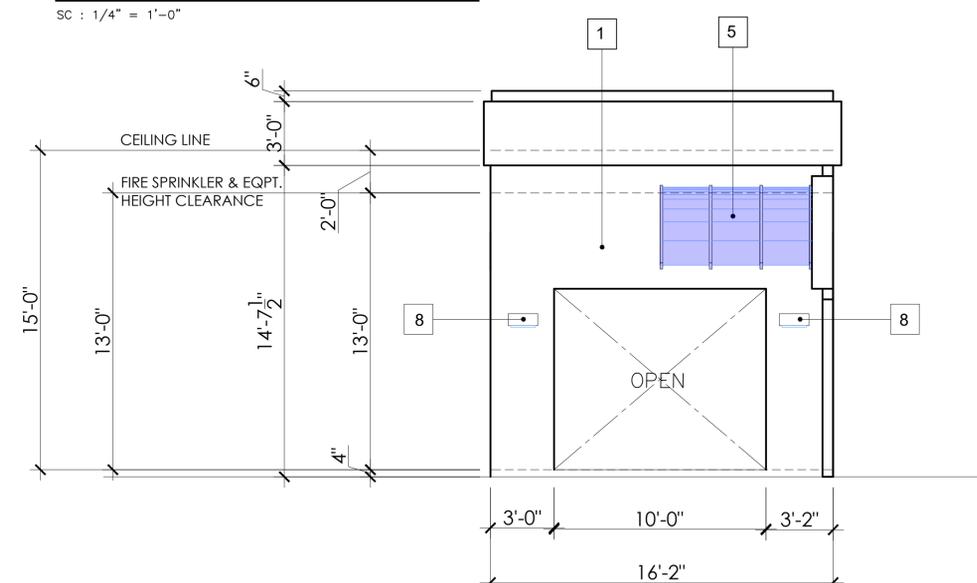
NORTH ELEVATION

SC : 1/4" = 1'-0"



EAST ELEVATION

SC : 1/4" = 1'-0"



WEST ELEVATION

SC : 1/4" = 1'-0"

SHEET NOTES

- 1 SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)
- 2 NEW DOWNPOUT
- 3 NEW FIXED TEMPERED WINDOW FINISH TO MATCH EXISTING FOOD MART
- 4 NEW BI-FOLD STEEL LOUVER DOOR ANODIZED MATCH DE6322 BLACK LEADBY DUNN EDWARDS
- 5 NEW 3.18mm ALUMINUM CANOPY PANEL PAINTED BLUE (TO MATCH CHEVRON PANTON BLUE COLOR CODE 2935 C) - BY MD ACOUSTICS
- 6 NEW CONCRETE SOUNDWALL BARRIER BY MD ACOUSTICS
- 7 ENTRY SIGNAL LIGHT FIXTURE BY KLEEN-RITE CORP.
- 8 70 WATT LED CUTOFF WALL FIXTURE BY TSS CARWASH CORP.

DE6242 WELLS GRAY BY DUNN EDWARDS

DE6219 CRYSTAL HAZE BY DUNN EDWARDS

DEW379 IGLOO BY DUNN EDWARDS



LED CUTOFF WALL LIGHT FIXTURE 8



RED & GREEN LIGHT TRAFFIC LIGHT FIXTURE BY KLEEN-RITE CORP 7

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.
 DAVID HEVDAT
 339. N. OAKHURST DR. #203
 BEVERLY HILLS, CA. 90210
 TEL: (310) 383-0612

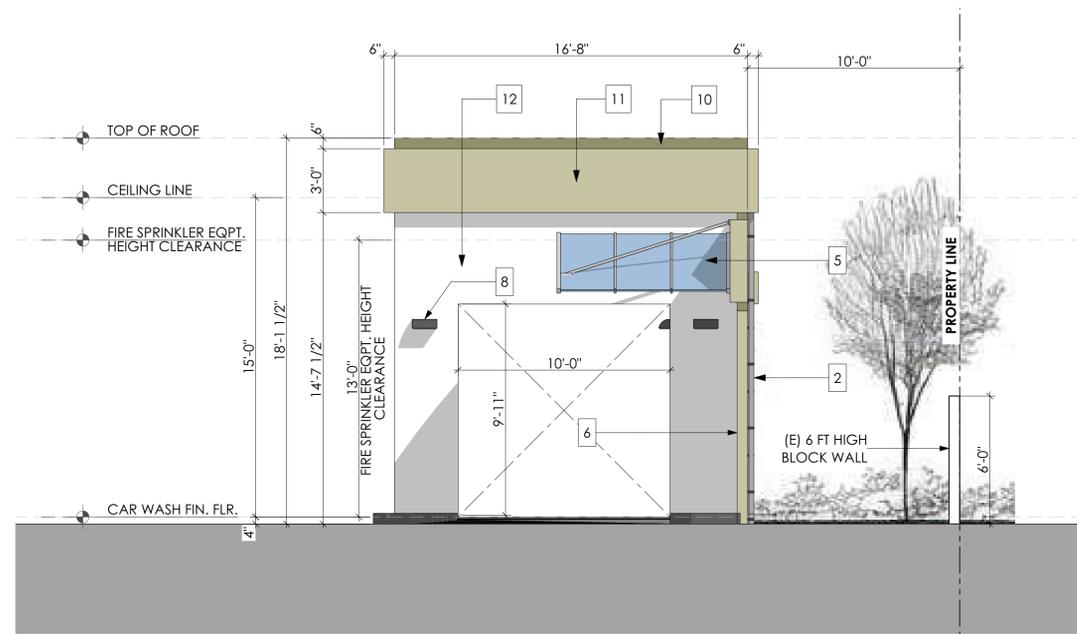


SANCINO OIL CORPORATION
 CHEVRON STATION - NEW CARWASH
 6895 HOLLISTER AVE.
 GOLETA, CA 93117

SHEET TITLE
PROPOSED COLORED ELEVATIONS

SCALE : AS SHOWN
 DRAWN AFP
 DATE: 01/23/24
 JOB NO: 2024
 SHEET

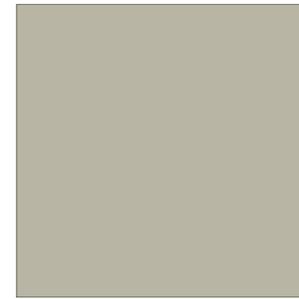
A6



E-01 CARWASH WEST ELEVATION 1/4" = 1'-0"



13 DE6322 BLACK LEAD BY DUNN EDWARDS



10 DE6242 WELLS GRAY BY DUNN EDWARDS



Chevron Corporation Blue Color
Hex: #0050AA / RGB: 0, 80, 170
www.farandcolorcode.com/chevron-corporation



11 DE6219 CRYSTAL HAZE BY DUNN EDWARDS

14 CHEVRON PANTONE BLUE COLOR CODE 2935 C



12 DEW379 IGLOO BY DUNN EDWARDS

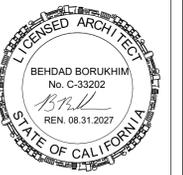
ELEVATION LEGEND:

- 1 SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)
- 2 NEW DOWNPOUT - PAINTED TO MATCH DE622 BLACK LEAD BY DUNN EDWARDS
- 3 NEW FIXED TEMPERED WINDOW TO MATCH CONVENIENCE STORE
- 4 NEW BI-FOLD STEEL LOUVER DOOR ANODIZED MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
- 5 NEW 3.18mm ALUMINUM CANOPY PANEL PAINTED BLUE (TO MATCH CHEVRON PANTONE BLUE COLOR CODE 2935 C) - BY MD ACOUSTICS
- 6 NEW CONCRETE SOUNDWALL BARRIER BY MD ACOUSTICS
- 7 ENTRY SIGNAL LIGHT FIXTURE BY KLEEN-RITE CORP.
- 8 70 WATT LED CUTOFF WALL FIXTURE BY TSS CARWASH CORP.
- 9 LED SHOEBOX LIGHT POST BY LED LIGHTING SUPPLY

REVISION	DATE	BY

**HEDVAT DESIGN
BUILD INC.**

DAVID HEVDAT
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BEVERLY HILLS, CA. 90210
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SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
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GOLETA, CA 93117

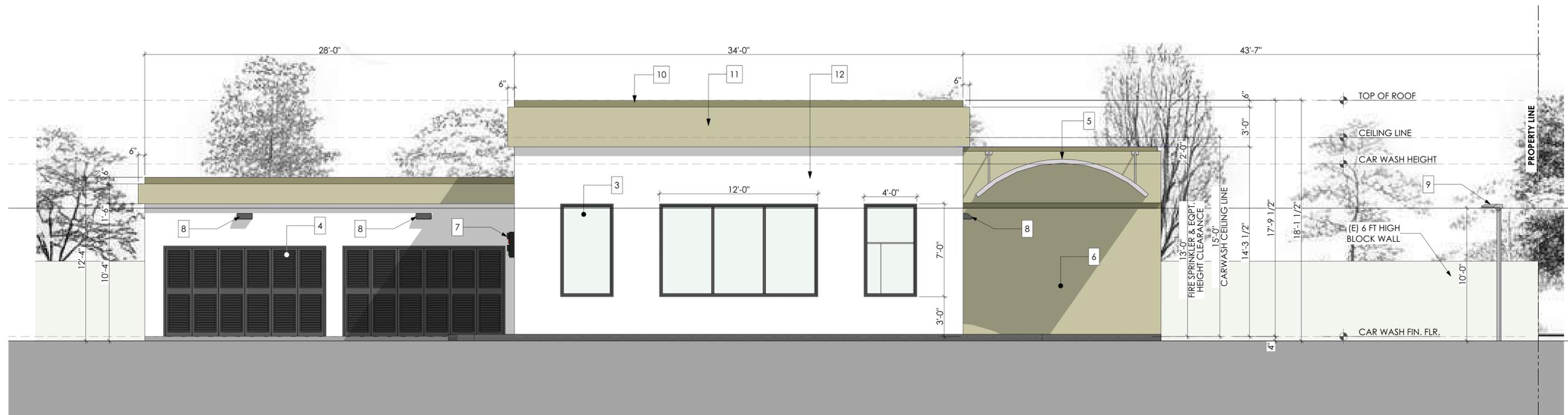
Sheet Title
**PROPOSED COLORED
ELEVATIONS**

Scale: 1/4" = 1'-0", 1" = 1'-0"
1'-0", 1:1.12, 1:1.27
Drawn by: ADP

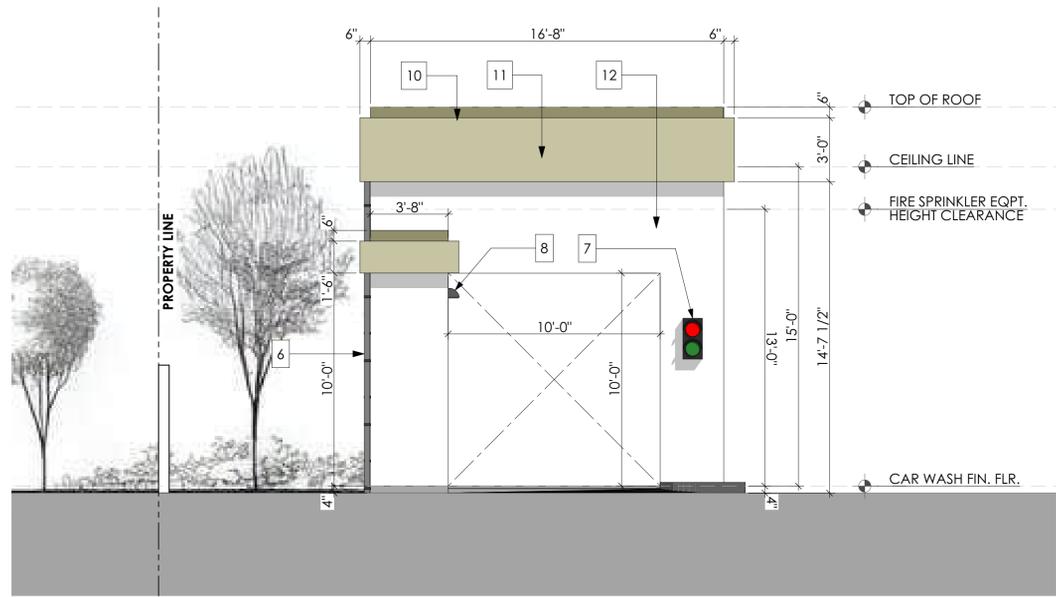
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Layout ID

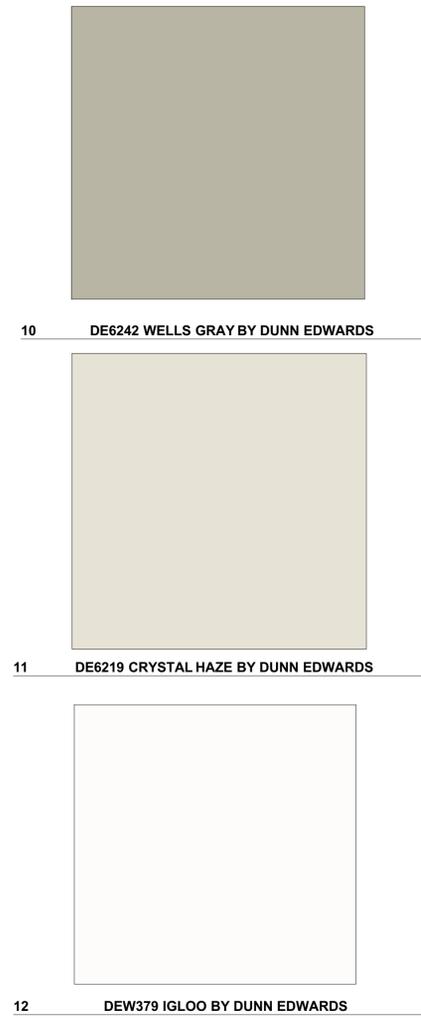
A6.1



E-02 CARWASH NORTH ELEVATION 1/4" = 1'-0"



E-03 CARWASH EAST ELEVATION 1/4" = 1'-0"

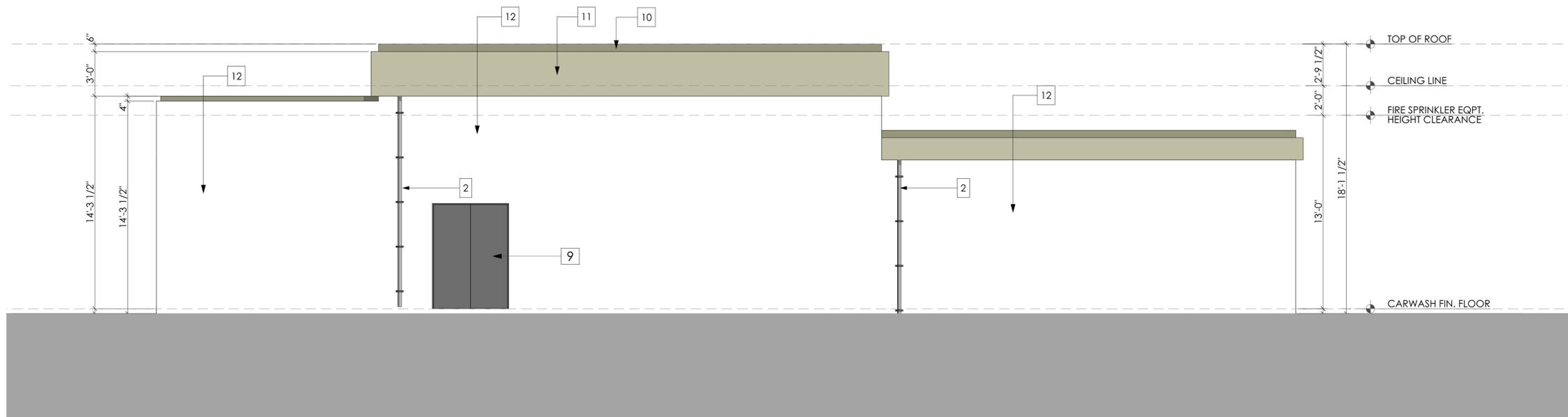


ELEVATION LEGEND:

- 1 SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)
- 2 NEW DOWNPOUT - PAINTED TO MATCH DE622 BLACK LEAD BY DUNN EDWARDS
- 3 NEW FIXED TEMPERED WINDOW TO MATCH CONVENIENCE STORE
- 4 NEW BI-FOLD STEEL LOUVER DOOR ANODIZED MATCH DE6322 BLACK LEAD BY DUNN EDWARDS
- 5 NEW 3.18mm ALUMINUM CANOPY PANEL PAINTED BLUE (TO MATCH GAS STATION BLUE CANOPY ACCENT)- BY MD ACOUSTICS
- 6 NEW CONCRETE SOUNDWALL BARRIER BY MDACOUSTICS
- 7 ENTRY SIGNAL LIGHT FIXTURE BY KLEEN-RITE CORP.
- 8 70 WATT LED CUTOFF WALL FIXTURE BY TSS CARWASH CORP.
- 9 NEW ACCESS DOOR - ANODIZED TO MATCH DE6322 BLACK LEAD BY DUNN EDWARDS



13 DE6322 BLACK LEAD BY DUNN EDWARDS



E-04 CAR WASH SOUTH ELEVATION 1/4" = 1'-0"

REVISION	DATE	BY

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SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
PROPOSED COLORED ELEVATIONS

Scale: 1" = 1'-0", 1/4" = 1'-0", 1:1-12
Drawn by: ADP

JOB NO: 2024

Layout ID

A6.2



01

3D RENDERING - 01



02

3D RENDERING - 02

REVISION	DATE	BY

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BUILD INC.**

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CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
3D RENDERINGS

Scale: **1:2.08, 1:1.01**

Drawn by : **ADP**

JOB NO: 2024

Layout ID

A6.3



03

3D RENDERING - 03



04

3D RENDERING - 04

REVISION	DATE	BY

**HEDVAT DESIGN
BUILD INC.**

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CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
3D RENDERINGS

Scale: **1:2.08**
Drawn by: **ADP**

JOB NO: 2024

Layout ID
A6.4



05

3D RENDERING - 05



06

3D RENDERING - 06

REVISION	DATE	BY

**HEDVAT DESIGN
BUILD INC.**

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
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SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
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Sheet Title
3D RENDERINGS

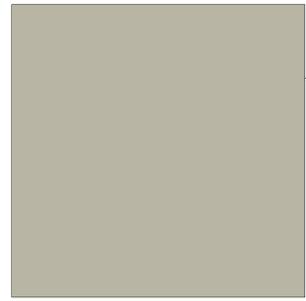
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JOB NO: 2024

Layout ID

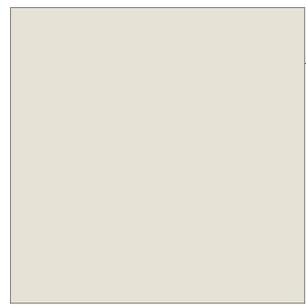
A6.5

SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)



DE6242 WELLS GRAY BY DUNN EDWARDS

SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)



DE6219 CRYSTAL HAZE BY DUNN EDWARDS

SMOOTH STUCCO WALL, PAINTED TO MATCH DUNN EDWARDS PAINT (AS SPECIFIED)



DEW379 IGLOO BY DUNN EDWARDS



01 CARWASH EXIT - 3D RENDERING



Chevron Corporation Blue Color
Hex: #0050AA / RGB: 0, 80, 170
www.brandcolorcode.com/chevron-corporation

14 CHEVRON PANTONE BLUE COLOR CODE 2935 C

NEW 3.18mm ALUMINUM CANOPY PANEL PAINTED BLUE (TO MATCH CHEVRON PANTON BLUE COLOR CODE 2935 C) - BY MD ACOUSTICS



LED SHOEBOX LIGHT POST FIXTURE
MODEL MLLG-LED-SBH02 BY LED LIGHTING SUPPLY



70 WATT LED CUTOFF WALL FIXTURES
BY TSS CARWASH CORP.



70 WATT LED CUTOFF WALL FIXTURES
BY TSS CARWASH CORP.

NEW BI-FOLD STEEL LOUVER DOOR ANODIZED MATCH DE6322 BLACK LEAD BY DUNN EDWARDS



13 DE6322 BLACK LEAD BY DUNN EDWARDS



CARWASH ENTRANCE - 3D RENDERING



NEW ENTRY SIGNAL FIXTURES
BY KLEEN-RITE CORP.

REVISION	DATE	BY

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BUILD INC.

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SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
MATERIAL BOARD

Scale: 1" = 1'-0", 1:1.25,
1:1.00, 1:0.92, 1:6.69,
1:1.12, 1:1.27

JOB NO: 2024

Layout ID

A6.6



ENTRY SIGNAL LIGHT FIXTURES BY KLEEN-RITE

Technical Specifications

Amps: 1.2 Voltage AC: 100-240

Product Description

Pedestal-Mount 2-Light Traffic Fixture

The TSS TR120L2P car wash fixture is made with high-impact plastic backed by sturdy but lightweight aluminum. This helpful traffic fixture boasts two bright LED light circles, with red/stop on top and green/go on the bottom. Fixture is mounted on a pedestal that can be installed in a variety of areas in or near your automatic car wash.

Dimensions: 11" W x 23" H x 4.50" D (fixture only)

Bright LED lights - 1 red, 1 green

7.75" diameter circles

3.75" sun shield

100-240 volt AC

1.2 amps

Pedestal mount

High-impact plastic with aluminum backing

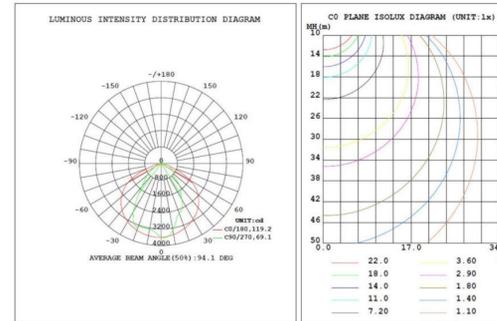
Technical Parameters

Type			
Power	70W	Lighting Angle	60°90°
Input Voltage	AC100-277V	LED Brightness Decay	<5% 6000 hrs
PF	>0.95	Working Life	>50000 hrs
Driver Efficiency	>90%	Working Temperature	-30 - +45°C
Luminous Flux	7200 Lm	Storage Temperature	-40 - +80°C
Color Temperature	3000K/4000K/5000K/6500K	Protection Level	Wet Location/IP65
CRI	Ra>80	Cable	Input Connect, No cable

Remark: "Z" may be D or W represented color,

"Y" may be "P12", "P27" or blank represented type of photoelectric Switches.

Light Distribution Curve (Clear Lens)



70W LED Full Cutoff Wall Pack

Product Pictures



- Lumileds LED, high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC100-277V and AC200-480V.
- Cast aluminium cooling design better cooling, light quality, LED Tj < 85°C.
- Excellent Optics design, greatly improved the light utilization and evenness.
- Photocell Control Available (Option)



Product Applications

WSD LED FULL CUTOFF WALL PACK Lighting series can be widely used in indoor or outdoor lighting (Wet location)

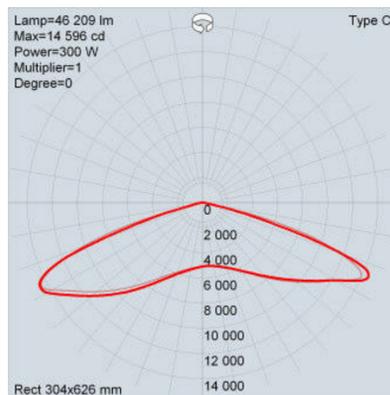
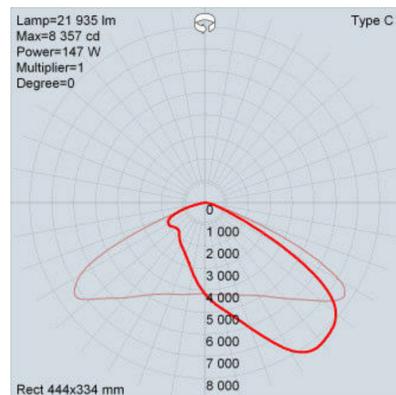
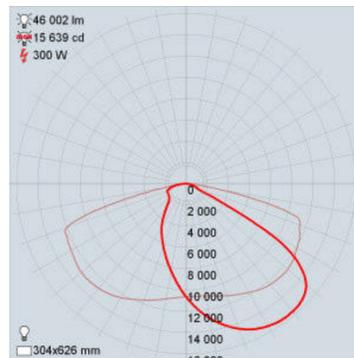
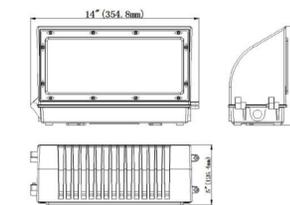
Product Certifications



Structure Features

- Shell materials: Aluminum & PC
- Finish: Dark Bronze
- Net weight: 3.00kgs (6.61 lbs)

Unit: inch(mm)



LIGHT POST PHOTOMETRIC STUDY

MLLG-LED-SBHO2-300-50

300 Watt LED Shoebox Area Light

Project Name _____



ENERGY SAVINGS

Based on 12 hours / day and \$0.13 kWh - eia.gov national average(2022)

Metal Halide Watts	LED Watts	1 Year Energy Savings	5 Year Energy Savings
1,000	300	\$396.76	\$1,983.80

PRODUCT FAMILY MODELS

SKU	Watts	Lumens	Lumens/Watt
MLLG-LED-SBHO2-150-50B	150	24000	160
MLLG-LED-SBHO2-300-50B	300	48000	160
MLLG-LED-SBHO2-150-50	150	24000	160
MLLG-LED-SBHO2-300-50	300	48000	160

SAMPLE COMPLETED PROJECTS WITH THIS PRODUCT



Product design upgrades may result in specification changes without notice. Speak to a Product Specialist for the latest information.
www.jedlightingsupply.com (888) 423-3191
Headquartered at: 1 Chestnut Street, 4M Nashua NH 03060

WebID : 1763

MLLG-LED-SBHO2-300-50

300 Watt LED Shoebox Area Light

Project Name _____



PRODUCT SPECIFICATIONS		
OPTICAL	Watts	300
	Lumens	48000
	Color Temperature	4000K | 5000K
	CRI	70+
ELECTRICAL	Beam Angles (A1)	Type 5 Standard, Type 3 Optional
	Optics	Polycarbonate Lens
	Replaces	1000 Watt Metal Halide
	Voltage	100-277 | 277-480 Optional
	Power Factor (PF)	> .92
	THD	< 15%
	Dimming	No
	Surge Protection	6kV line-line, 10kV line-earth
	Power Factor (PF)	50-60Hz
	Housing	Die-Cast Aluminum
CONSTRUCTION	IP Rating	IP65
	IK Rating	IK08
	EPA Rating	2
	Operating Temperature	-22°F to 113°F
	Rated Life	244,000 (L70) hours
	Certifications	DLC Premium | ETL Listed | ROHS
	Warranty	10 years (100-277V) - 5 years (277-480V)
	Cord Length	5 Feet
Mount	Wall Yoke Arm Slip Fitter	
Color Options	Bronze	



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www.jedlightingsupply.com (888) 423-3191
Headquartered at: 1 Chestnut Street, 4M Nashua NH 03060

WebID : 1763

MLLG-LED-SBHO2-300-50

300 Watt LED Shoebox Area Light

Project Name _____



DETAILS	
The SBHO2-300 is a high-output commercial-grade shoebox-style light ideal for parking lots and tennis courts with tall poles looking for an efficient yet powerful fixture. With a 10-year warranty and a variety of optic options, this light will not disappoint.	
<input checked="" type="checkbox"/> Motion Sensor <input type="checkbox"/> Optional Photocell	
OVERVIEW	
SKU	MLLG-LED-SBHO2-300-50
Watts	300
Lumens	48000
Lumens Per Watt (Efficacy)	160
Color Temperature	4000K | 5000K
Voltage	100V-277V | 277V-480V Optional
PRODUCT DIMENSIONS	
Product Dimensions	24.61 in L X 11.93 in W X 3.22 in H
Product Weight	17 lbs
AMP DRAW	
Watts	Current Amp Draw
	120V 240V 277V 480V
300	2.50 1.25 1.08 0.63



Product design upgrades may result in specification changes without notice. Speak to a Product Specialist for the latest information.
www.jedlightingsupply.com (888) 423-3191
Headquartered at: 1 Chestnut Street, 4M Nashua NH 03060

WebID : 1763

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.
DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
TEL: (310) 383-0612



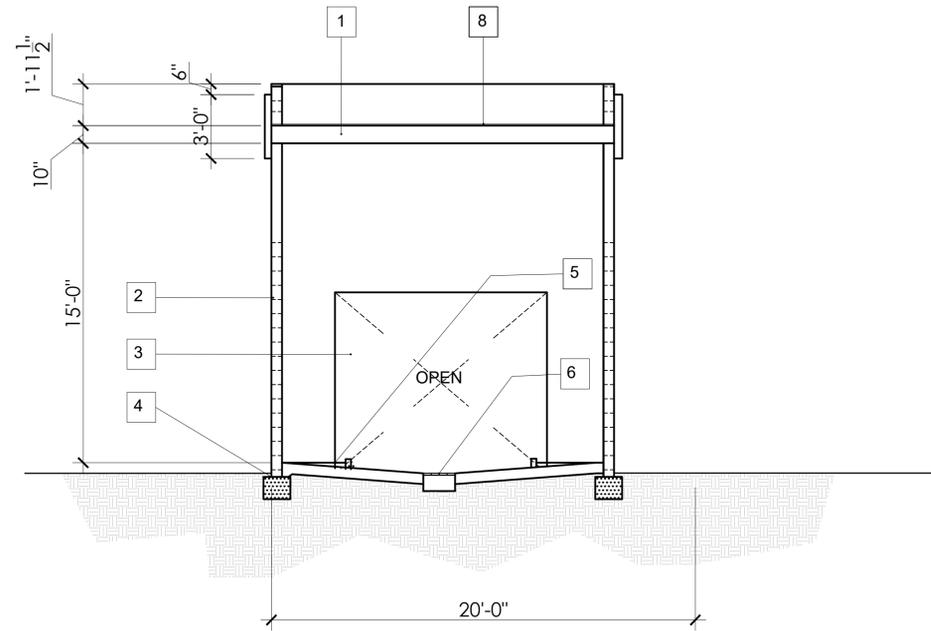
SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

Sheet Title
SPECIFICATIONS

Scale: 1:1, 1.18, 1:1.74, 1" = 1'-0"
Drawn by: ADP

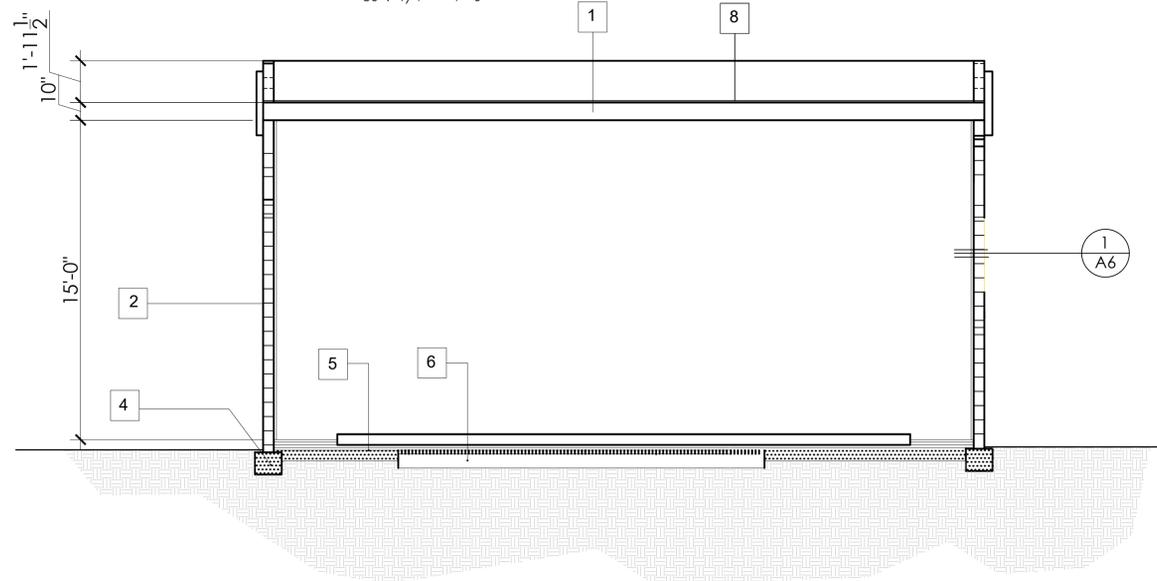
JOB NO: 2024

Layout ID
A6.7



CARWASH TRANSVERSAL SECTION

SC : 1/4" = 1'-0"



CARWASH LONGITUDINAL SECTION

SC : 1/4" = 1'-0"

SHEET NOTES

- 1 - ROOF STRUCTURE,SEE STRUCTURAL DWGS.
- 2 -6X8X16 CMU WALL
- 3 -CARWASH EQUIPMENT (BY RICO)
- 4 -FOOTING, SEE STUCTURAL.
- 5 -CONCRETESLAB FLOOR, SEE STRUCTURAL.
- 6 -COLLECTION PIT & THE GRATE.
- 7 -6"XWX6"H CONCRETE CURB TYP. 3 SIDES.
- 8 -CLASS -A FIRE RETARDENT BUILT UP ROOF BA AVMLARR#25430.
- 9 -DRAIN SEE PLUMBING DWGS.
- 10 -NEW ELECTRICAL PANEL.
- 11 -NEW A/C UNITS.

REVISION	DATE	BY

HEDVAT DESIGN BUILD INC.

DAVID HEVDAT
339. N. OAKHURST DR. #203
BEVERLY HILLS, CA. 90210
TEL: (310) 383-0612

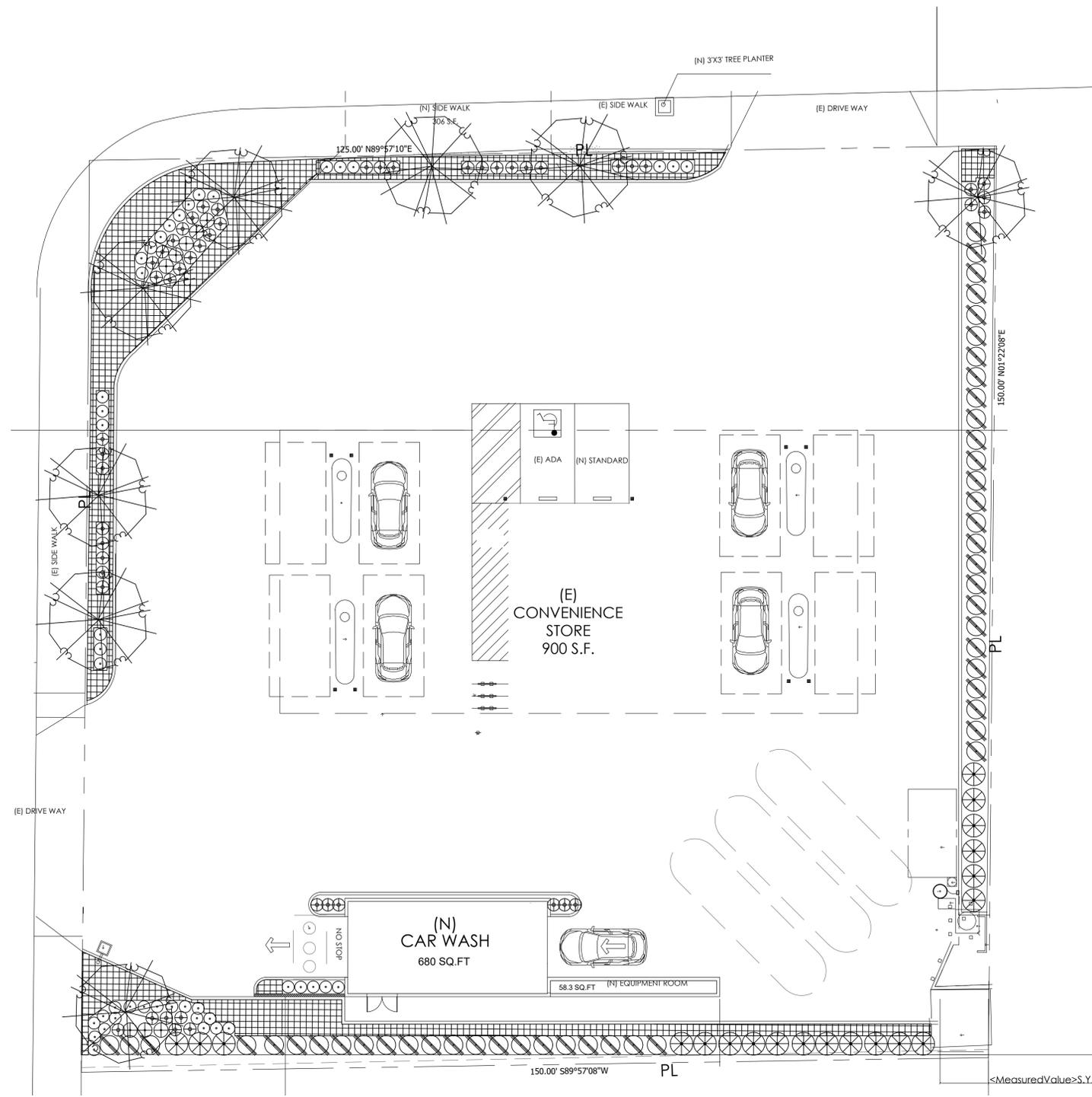


SANCINO OIL CORPORATION
CHEVRON STATION - NEW CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

SHEET TITLE
PROPOSED SECTIONS

SCALE : AS SHOWN
DRAWN AFP
DATE: 01/23/24
JOB NO: 2024
SHEET

A7



PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME/Common Name	SIZE	QTY	PF
TREES				
	TRISTANIA LAURINA SWAMP MYRTLE	24" BOX	8	L/2
SHRUBS				
	PRUNUS ILICIFOLIA HOLLY LEAF CHERRY	15 GAL.	20	L/2
	LIRIOPE MUSCARI 'GIGANTEA' GIANT LILY TURF	5 GAL.	8	L/3
	MIMULUS DIPLACUS MONKEY FLOWER	1 GAL.	51	L/3
	PHORMIUM TENAX 'JACK SPRATT' JACK SPRATT NEW ZEALAND FLAX	1 GAL.	43	L/2
	CISTUS SPP. ROCKROSE	1 GAL.	48	L/2
GROUND COVER				
	OSTEOSPERMUM SPP. AFRICAN DAISY	FLATS @ 12" O.C.	1225sf	L/2

REVISIONS	DATE:

Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG



CHEVRON STATION/CARWASH
 6895 HOLLISTER AVE.
 GOLETA, CA 93117

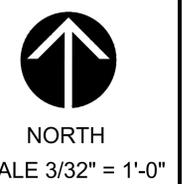
PLANTING PLAN

DATE: 5-3-2024
 DRAWN BY: RAG
 JOB NO:
 SCALE: PER PLAN

SHEET NO.
LP.1
 2 OF 9 SHEETS

HOLD HARMLESS AND INDEMNIFICATION CLAUSE
 CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

CONSTRUCTION NOTES:
 1. THIS PROJECT WILL COMPLY WITH: 2022 CBC, CPC, AND 2022 CEC AND 2022 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
 2. THE HOUSE STREET NUMBER WILL BE VISABLE FROM THE STREET.
 3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.



PLANTING NOTES

- ALL WORK PERFORMED SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVAL REQUIRED FOR THIS WORK.
- FINISH GRADES SHALL BE WITHIN TWO (2) INCHES BELOW CURB AND/OR PAVING GRADE IN SHRUB AREA, AND ONE (1) INCH BELOW CURB AND/OR PAVING GRADE IN LAWN AREAS.
- ALL TREE DELIVERIES MUST BE COORDINATED WITH THE GENERAL CONTRACTOR.
- ALL TREE LOCATIONS ARE TO BE REVIEWED AND APPROVED BY THE OWNERS AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF UNDERGROUND UTILITY LINES IN THE FIELD PRIOR TO ANY EXCAVATION. REQUEST APPROVAL FROM THE OWNER AND THE LANDSCAPE ARCHITECT FOR ANY DEVIATION IN PLANT MATERIAL LOCATIONS.
- ALL PLANTINGS PLANS ARE DIAGRAMMATIC, AND THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ENSURE THAT THE ROOTBALLS OF NEW AND EXISTING TREES ARE NOT DISTURBED.
- ALL VINES AND ESPALIERS ARE TO BE REMOVED FROM STAKES OR TRELLISES AND ATTACHED TO WALLS WITH APPROVED DEVICES.
- ALL GROUND COVERS SHALL EXTEND BENEATH ALL PLANT MATERIAL.
- ALL ON-CENTER SPACINGS FOR SHRUB AND GROUND COVERS ARE TRIANGULAR SPACINGS. (SEE DETAIL.)

FINISH GRADING

- FINISH GRADING SHALL CONSIST OF FINISHING SURFACES BY RAKING SMOOTHLY AND EVENLY, AND REMOVING AND OFF SITE DISPOSAL OF ALL EXTRANEOUS MATTER TO FACILITATE NATURAL RUN-OFF OF WATER.
- FINISH GRADES SHALL ALLOW FOR THE LATER ADDITION OF SOIL AMENDMENTS AND TAKE INTO ACCOUNT THE DISPLACEMENT OF EXISTING SOIL BY CONTAINER PLANTING. IF NECESSARY, EXISTING SOIL SHALL BE REMOVED IN ORDER TO ACHIEVE THE FOLLOWING FINAL GRADES.
 - SHRUB AND GROUNDCOVERS AREAS: TWO (2) INCHES BELOW THE GRADE OF ADJACENT PAVEMENT, WALKS, CURBS, OR HEADERS.
 - LAWN AREAS: ONE (1) INCH BELOW THE GRADE OR ADJACENT PAVEMENT, WALKS, CURBS, OR HEADERS.
- SOIL AREAS ADJACENT TO BUILDINGS, PAVING AND WATER FEATURES SHALL SLOPE AWAY FROM THE STRUCTURE TO ALLOW A NATURAL RUN-OFF OF WATER, AND SURFACE DRAINAGE SHALL BE DIRECTED AS INDICATED ON THE DRAWINGS BY REMODELING SURFACES TO FACILITATE THE NATURAL RUN-OFF WATER. LOW SPOTS AND POCKETS SHALL BE GRADED TO DRAIN PROPERLY.
- CONTRACTOR IS TO FINISH GRADE WITH PROPER SLOPE TO DRAINS. ALL FLOW LINES DESIGNATED OR NOT, SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER, AND SHALL CONFORM TO THE INTENT OF ALL PLANS AND SECTIONS AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL.

FINE GRADING

- ALL SOIL AREAS SHALL BE COMPACTED AND SETTLED BY APPLICATION OF IRRIGATION TO A MINIMUM DEPTH OF TWELVE (12) INCHES PRIOR TO PLANTING.
- AFTER THE FOREGOING DEEP WATERING MINOR MODIFICATIONS TO GRADE MAY BE REQUIRED TO ESTABLISH THE FINAL GRADE. THESE AREAS SHALL NOT BE WORKED UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO A POINT WHERE WORKING IT WILL NOT DESTROY THE SOIL STRUCTURE.
- ALL PLANTING AREAS SHALL BE FINE GRADED TO A SMOOTH, EVEN, AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE.

PROTECTION OF EXISTING SPECIMEN TREES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING SPECIMEN TREES THAT ARE TO REMAIN IN THE PROJECT, AND SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO ASSURE THAT THEY ARE PROTECTED FROM DAMAGE BY WORKERS AND EQUIPMENT.
- WHERE IT IS NECESSARY TO EXCAVATE IN CLOSE PROXIMITY TO EXISTING SPECIMEN TREES, ALL POSSIBLE CAUTION SHALL BE EXERCISED TO AVOID INJURY TO ROOTS, LIMBS AND TRUNK. EXCAVATION CLOSE TO TREES SHALL BE BY HAND. TUNNELING UNDER ROOTS TWO (2) INCHES AND LARGER SHALL BE ALLOWED ONLY AFTER DISCUSSION WITH AND APPROVAL BY THE CERTIFIED CONSULTING ARBORIST.
- EXCAVATION IN THE VICINITY OF TREES SHALL BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE EXCAVATION ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH MOIST BURLAP OR CANVAS.
- THE CONTRACTOR SHALL INSURE THAT NO FOREIGN MATERIAL AND/OR LIQUID, SUCH AS PAINT, CONCRETE, CEMENT, OIL, TURPENTINE, ACID OR THE LIKE, BE ALLOWED TO CONTAMINATE ANY SOIL WITHIN THE DRILLLINE (I.E. THE OUTSIDE EDGE OF FOLIAGE OVERHANG) OF ANY TREE. IF SUCH CONTAMINATION SHOULD OCCUR, THE CONTRACTOR SHALL REMOVE SOIL AS DIRECTED BY THE CERTIFIED CONSULTING ARBORIST AND REPLACE IT WITH ACCEPTABLE SOIL AT NO EXPENSES TO THE OWNER.
- ALL DAMAGE TO EXISTING SPECIMEN TREES SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL AS APPROVED BY THE CERTIFIED CONSULTING ARBORIST.
- THE EXISTING IRRIGATION SYSTEM AT ALL EXISTING SPECIMEN TREES SHALL BE MAINTAINED IN WORKING ORDER FOR THE DURATION OF CONSTRUCTION. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSES TO THE OWNER.

COMPOST MIX SPECIFICATIONS

COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED IN A DEPTH OF 6 INCHES INTO THE SOIL. SOILS WITH GREATER THAN 8% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH SHOULD NOT BE USED.

SOIL TESTING REQUIREMENTS

SOIL TESTING FOR AGRICULTURAL SUITABILITY IS REQUIRED FOR ALL LANDSCAPE AREAS. REFER TO SPECIFICATIONS PART 3-SOIL PREPARATION AND FINISH GRADING, 3.03 SOIL AMENDMENTS. TEST RESULTS SHALL BE SUBMITTED TO THE CITY BEFORE DELIVERY OF SOIL AMENDMENTS.

- NOTES:**
- THE CONTRACTOR SHALL SUBMIT A SOIL SAMPLE FORM AND 2 SOIL SAMPLES PRIOR TO START OF CONSTRUCTION FOR TESTING OF EXISTING SOIL NUTRIENTS AND SOIL SUITABILITY (SEE A SHEET B)
 - THE CONTRACTOR, AFTER GRADING SHALL AGAIN SUBMIT A SOIL SAMPLE FORM AND 2 SAMPLES OF THE POTENTIAL IMPORT TOPSOIL FOR TESTING FOR HORTICULTURAL SUITABILITY, FERTILITY AND PHYSICAL CHARACTERISTICS. (SEE A AND C THIS SHEET)
 - THE CONTRACTOR SHALL REFER TO SHEET T1, SPECIFICATIONS LS 2, PART 3-SOIL PREPARATION AND FINISH GRADING, 3.03 SOIL AMENDMENT AND 3.04 SOIL PREPARATION, WAYPOINT ANALYTICAL, (FORMALLY SOIL & PLANT LABORATORY, INC.)

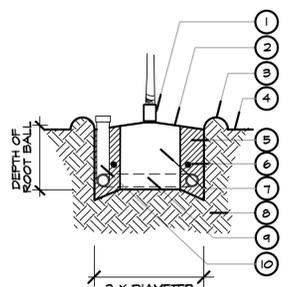
MODEL SOIL PREPARATION & BACKFILL MIX SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS ARE TO BE USED FOR COST ALLOWANCES ONLY. FINAL SOIL PREPARATION AND BACKFILL MIX REQUIREMENTS TO BE BASED ON RESULTS OF REQUIRED SOIL TESTS. (REFER TO SPECIFICATIONS SECTION 02821, PAR 1.04, E-1 THRU E-2 FOR SOIL TESTING REQUIREMENTS.)

- MODEL SOIL PREPARATION: (PER 1000 SQUARE FEET)
- ALLOW FOR A MINIMUM OF 4 CUBIC YARDS/1000 SQUARE FEET NITROGEN STABILIZED ORGANIC AMENDMENT (AS SPECIFIED IN SECTION 02821, PAR 2.01)
- ALLOW FOR A MINIMUM OF 200#/1000 SQUARE FEET 'GRO-POWER PLUS' WITH 4% SULFUR
- BROADCAST UNIFORMLY AND ROTOTILL INTO UPPER FOUR (4) TO SIX (6) INCHES OF SOIL.
- MODEL BACKFILL MIX FOR TREES AND SHRUBS. (PER CUBIC YARD)
- 4 PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
 - 6 PARTS BY VOLUME SITE SOIL
 - 18# 'GRO-POWER PLUS' WITH 4% SULFUR PER CUBIC YARD OF MIX

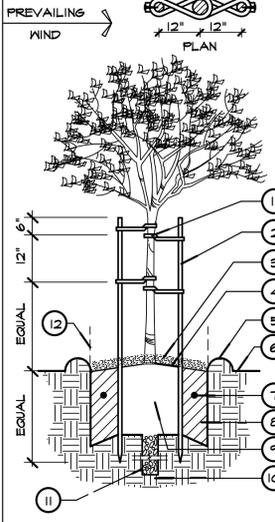
HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



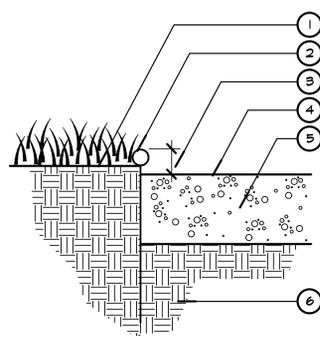
- 1) 8" 'ARBOR GUARD' FOR EACH TREE IN TURF BY DEEP ROOT CORP. (714) 848-0563.
- 2) TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
- 3) 3" HIGH WATER BASIN
- 4) FINISH GRADE
- 5) BACKFILL MIX - SEE SOILS REPORT.
- 6) PLANTING TABLET - SEE SCHEDULE FOR QTY.
- 7) ROOTBALL
- 8) NATIVE SUBGRADE
- 9) 4" DIA. FLEXIBLE PERFORATED DRAIN PIPE ENCIROILING BASE OF PLANTING PIT. CONNECT TO VERTICAL PIPE SURROUND PIPE WITH FILTER FABRIC.
- 10) 4" DIA. VERTICAL PERFORATED DRAIN PIPE. CONNECT TO PIPE AT BASE OF PIT AND CAP AT SURFACE. SURROUND PIPE WITH FILTER FABRIC.

G TREE PLANTING W/DRAINAGE



FOR 24" AND 36" BOX TREES

D TREE PLANTING



1. FINISH GRADE -GROUNDCOVER AREA
2. PLASTIC EDGING AS MANUFACTURED BY BLACK DIAMOND. INSTALL PER MANUFACTURER'S SPECIFICATIONS
3. TOP OF EDGING TO BE A MAXIMUM OF 1/2" ABOVE FINISH GRADE
4. FINISH GRADE - SHRUB AREA
5. STONE OR MULCH - REFER TO PLANTING PLAN
6. COMPACTED SUBGRADE

E PLASTIC EDGING

PLANTING TABLET SCHEDULE

GRO-POWER PLANTING TABLETS FOR CONTAINER-GROWN PLANTS

1 GALLON CONTAINER RECEIVES . . . . .	.2-3 TABLETS
3 GALLON CONTAINER RECEIVES . . . . .	.3-6 TABLETS
5 GALLON CONTAINER RECEIVES . . . . .	.6-9 TABLETS
7 GALLON CONTAINER RECEIVES . . . . .	.8-10 TABLETS
10 GALLON CONTAINER RECEIVES . . . . .	.10-12 TABLETS
15 GALLON CONTAINER RECEIVES . . . . .	.12-15 TABLETS
20"-24" BOX RECEIVES . . . . .	.14-16 TABLETS
30" BOX RECEIVES . . . . .	.16-18 TABLETS
36" BOX RECEIVES . . . . .	.18-20 TABLETS
42" BOX RECEIVES . . . . .	.20-22 TABLETS
48" BOX RECEIVES . . . . .	.22-24 TABLETS
60" BOX RECEIVES . . . . .	.32-36 TABLETS
LARGER SIZES: FOR EACH 1/2" CALIPER USE:	3-4 TABLETS

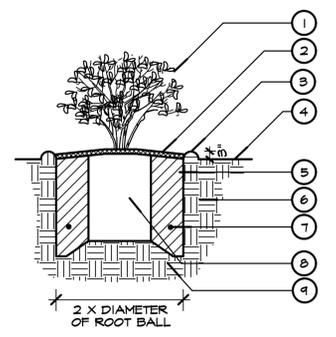
SOD LAWN

SOD LAWN SHALL BE MARATHON II® TURF TYPE TALL FESCUE. AVAILABLE FROM SOUTHLAND SOD FARMS (805) 488-3505.

SOILS REPORT

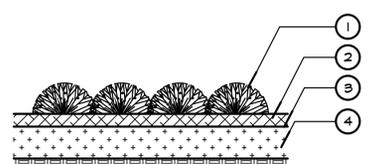
AT THE CONCLUSION OF ROUGH GRADING AN AGRONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.

F

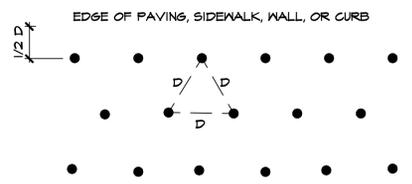


1. 1, 5, OR 15 GALLON SHRUB
2. 2" LAYER OF MULCH
3. 3" WATER BASIN
4. FINISH GRADE
5. AMENDED SOIL FOR PLANTING - SEE SOILS REPORT
6. PLANT PIT EXCAVATION
7. PLANTING TABLETS - SEE SCHEDULE FOR QTY.
8. ROOTBALL
9. NATIVE SUBGRADE

A SHRUB PLANTING



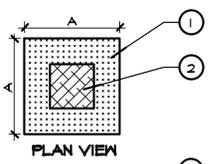
1. GROUND COVER PLANT FROM FLATS OR LINERS
2. 2" DEEP MULCH
3. FINISH GRADE
4. PREPARED BACKFILL (SEE SPECIFICATIONS FOR TYPE AND DEPTH)



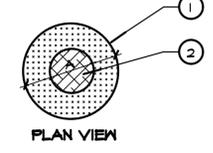
NOTE: LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SHOWN. D - AS NOTED ON PLAN.

B GROUNDCOVER PLANTING

CONTAINER SIZE	A WIDTH	B DEPTH
1 GALLON	12"	12"
5 GALLON	26"	22"
15 GALLON	36"	24"
24" BOX	48"	28"
30" BOX	54"	33"
36" BOX	66"	44"
48" BOX	84"	60"



- FOR BOX TREES**
1. PLANT PIT TO BE SQUARE - SEE ABOVE FOR DIMENSIONS.
 2. ROOTBALL



- FOR CONTAINER PLANTS**
1. PLANT PIT TO BE ROUND. - SEE ABOVE FOR DIMENSIONS.
 2. ROOTBALL

C PLANT PIT DIMENSION

REVISIONS	DATE:

Underground Service Alert

 TWO WORKING DAYS BEFORE YOU DIG

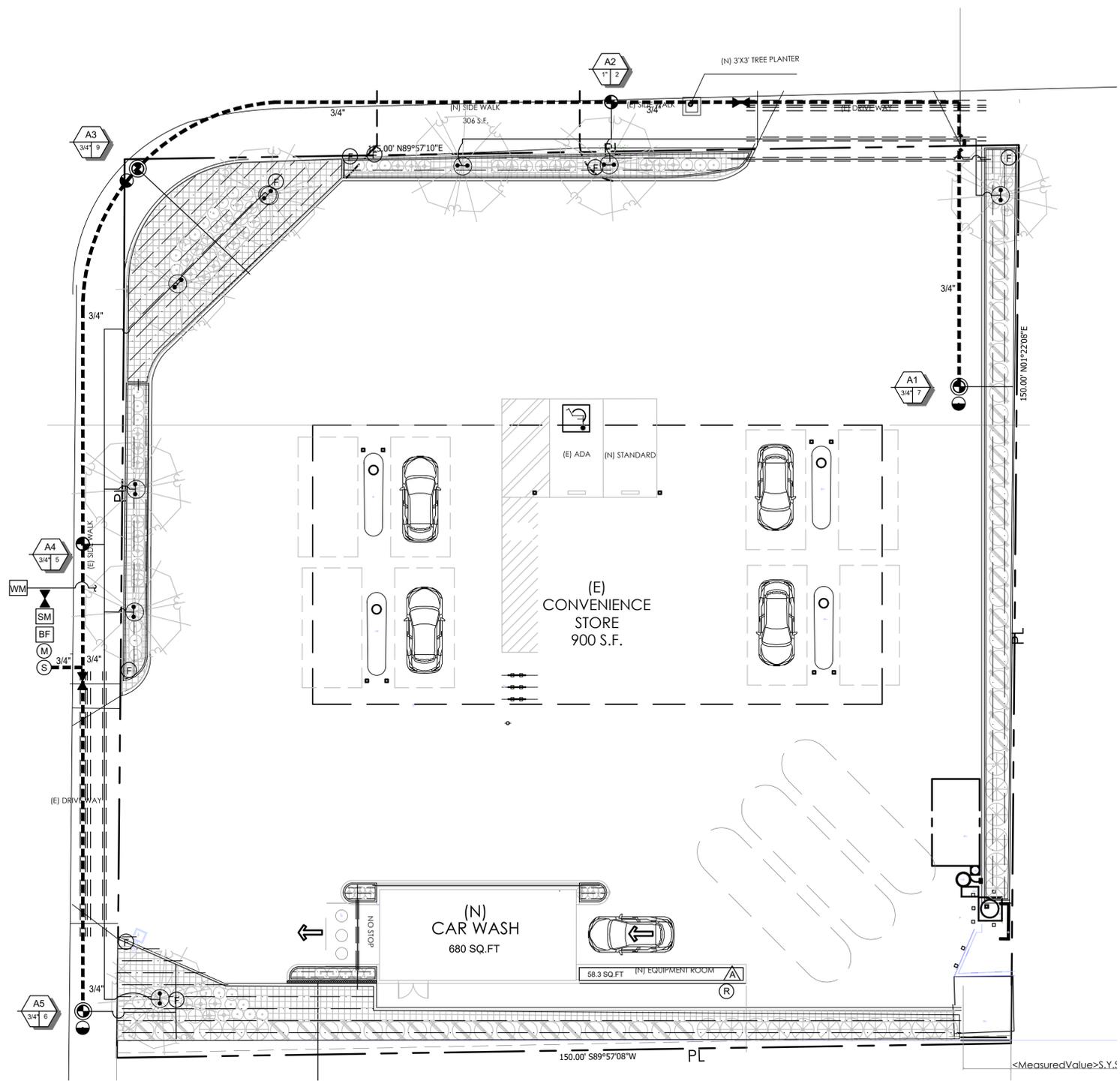


CHEVRON STATION/CARWASH
 6895 HOLLISTER AVE.
 GOLETA, CA 93117

PLANTING DETAILS

DATE: 5-3-2024
DRAWN BY: RAG
JOB NO:
SCALE: PER PLAN

SHEET NO.
LPD.1
 3 OF 9 SHEETS



- ### GENERAL IRRIGATION NOTES TO IRRIGATION CONTRACTOR
- The Irrigation contractor shall obtain a copy of the latest edition of the "Rules and Regulations for Potable Water Service". These rules and regulations are incorporated into and made a part of the irrigation specifications, and their provisions shall be carried out by the contractor.
 - Anything contained in the irrigation specifications shall not be construed to conflict with any of the Rules and Regulations or requirements of the same. Irrigation specifications and drawings call for described materials and workmanship, however alternative material and special identification may be used when approved.
 - The Irrigation Plan is diagrammatic. All irrigation equipment shown within paved areas is for design clarification only and shall be installed in planting areas only.
 - Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist. Such obstructions or differences should be notified. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
 - The irrigation system design is based on the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection. In the event pressure differences are not reported prior to the start of construction, the irrigation contractor shall assume full responsibility for any revisions necessary.
 - Automatic controllers shall be of the size and type indicated on the plans and installed where shown. Control wires shall be sleeved in electrical conduit to the mainline. Electrical service to the controller shall be provided by others. It shall be the responsibility of the irrigation contractor to make the final hook-up from the electrical outlet to the automatic controller.
 - All controller wire shall be AWG-UF direct burial type, and all splices and connections shall be made with 3M DBY connectors or approved equal. All wire shall be installed with two feet of extra wire coiled at the end of each wire run.
 - Irrigation equipment, including backflow prevention device, shall be installed at the approximate location indicated on the Plan and approved prior to installation. Installation shall conform to all codes, regulations and manufacturers' specifications.
 - All valves (remote control, ball, quick coupler) shall be installed in a precast valve box with tan locking lid (manufactured by Brooks, Rain Bird or equal). The lids shall be embossed with 2-inch high initials designating the contents of the valve box (i.e., RVC, BV, QCV, etc.).
 - All mainline, lateral lines and irrigation wire shall be installed in SCH 40 PVC pipe sleeving where they pass under dirt roads and paved areas. Mainlines and lateral lines shall be sleeved in SCH 40 PVC pipe twice the diameter of the working line. Irrigation control wire shall be sleeved in SCH 40 PVC pipe 1-inch diameter per ten strand direct burial wire.
 - Irrigation contractor shall guarantee the entire irrigation system to be free of defects in workmanship and materials before final acceptance.
 - All risers shall be SCH 40 PVC pipe.
 - All pipe fittings shall be PVC SCH 40, except as noted in Details.
 - Use Teflon tape or Teflon pipe dope on all PVC male pipe threads on all sprinkler swing joint valves and on all riser threads.
 - All pressure mainlines shall be buried 24-36-inches deep, and all non-pressure laterals 12 inches deep. Trench backfill shall be free of any material that may damage irrigation pipe or equipment. In the event of backfill settlement, contractor shall perform required repairs at his own cost.
 - The contractor shall not allow or cause any of his work to be covered until it has been inspected, tested and approved.
 - Prior to backfilling irrigation trenches: All mainlines in the system shall be capped and pressure tested at 150 psi for a period of two hours. Any leaks found shall be corrected by removing the leaking pipe or fittings and installing new material in its place.
 - When the irrigation system is completed, the contractor shall perform a coverage test to ensure complete and adequate coverage of the planting areas. The contractor shall furnish all materials and perform all work required to correct inadequacies of coverage at his own cost.



SUB-METER

PIPE SIZE LEGEND			
0-7 GPM	3/4" MIN.	31-50 GPM	2"
8-12 GPM	1"	51-70 GPM	2-1/2"
12-22 GPM	1-1/4"	71-100 GPM	3"
23-30 GPM	1-1/2"		
1/2" PIPE IS NOT ALLOWED. MINIMUM SIZE PIPE TO BE 3/4".			

IRRIGATION PLANS ARE DESIGNED AS DIAGRAMMATIC AND APPROXIMATE. ALL IRRIGATION EQUIPMENT, SPRINKLERS AND PIPE ARE TO BE INSTALLED IN LANDSCAPED AREA ONLY. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN THE HARDSCAPE. THE IRRIGATION CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO HARDSCAPE, STREETS, WALLS OR ANY OTHER HARDSCAPE / STRUCTURE.

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NORTH
SCALE 3/32" = 1'-0"

REVISIONS	DATE:

Underground Service Alert
 Call TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

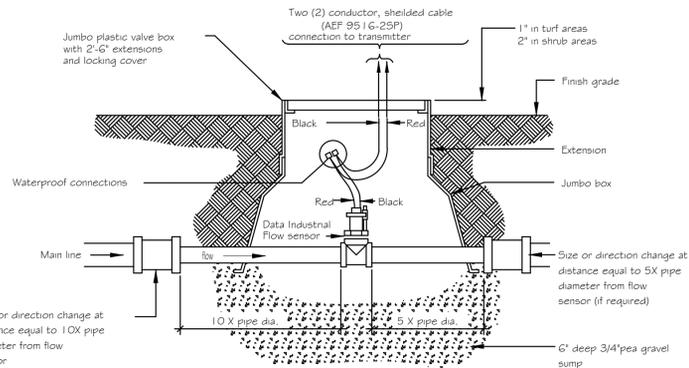


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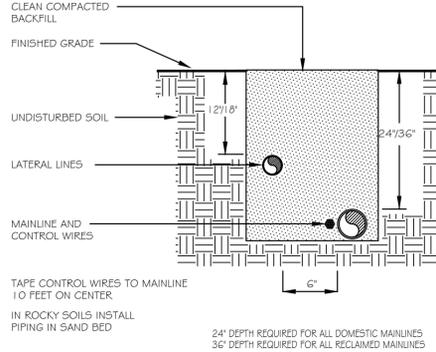
IRRIGATION PLAN

DATE: 5-3-2024
 DRAWN BY: RAG
 JOB NO:
 SCALE: PER PLAN

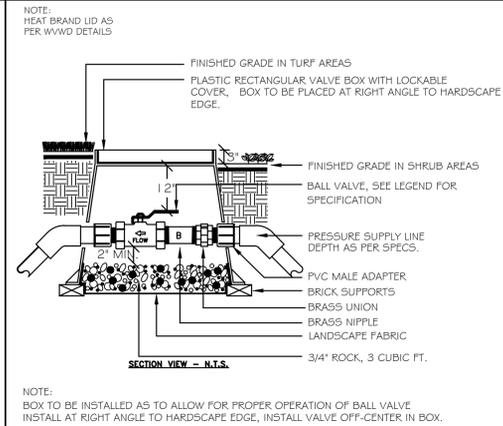
SHEET NO.
LI.1
 4 OF 9 SHEETS



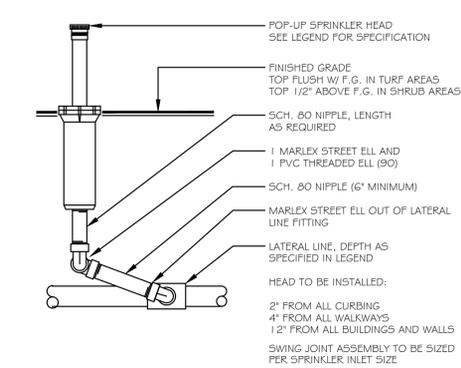
O FLOW SENSOR



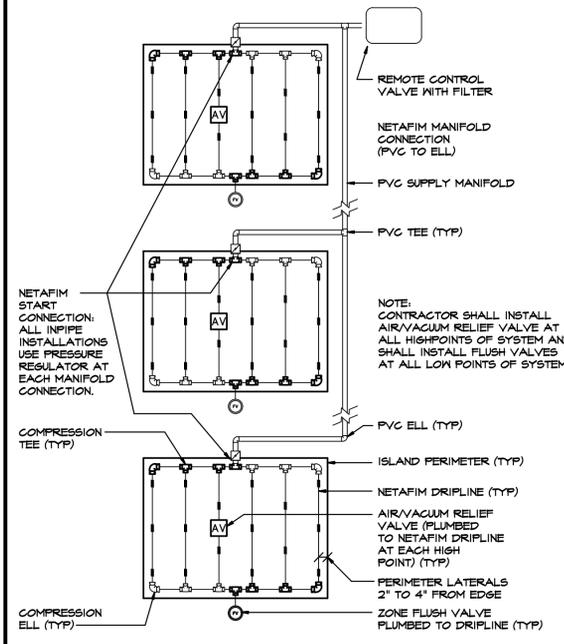
I PIPE INSTALLATION



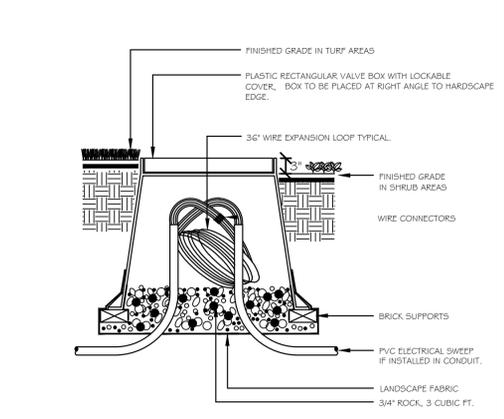
E BALL VALVE



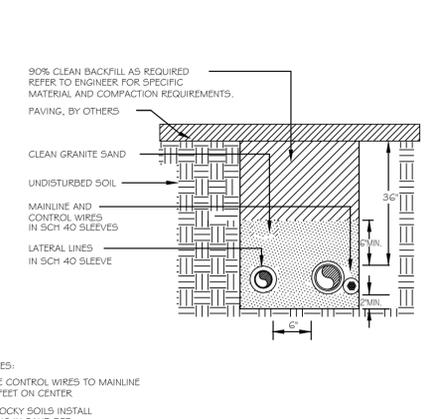
A POP-UP BUBBLER



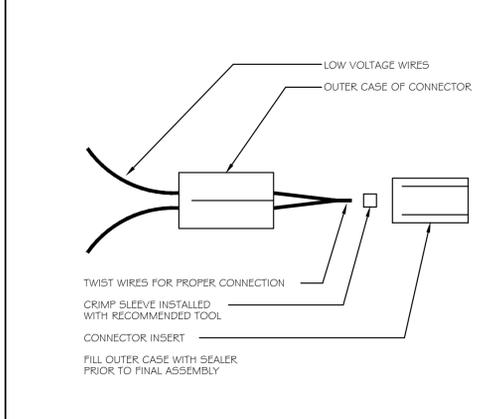
P DRIPLINE LAYOUT



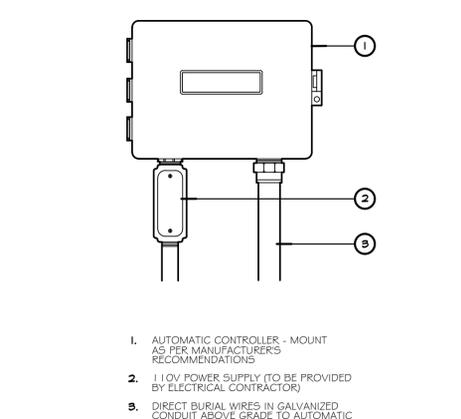
M PULL BOX



J SLEEVE INSTALLATION



F WIRE CONNECTORS

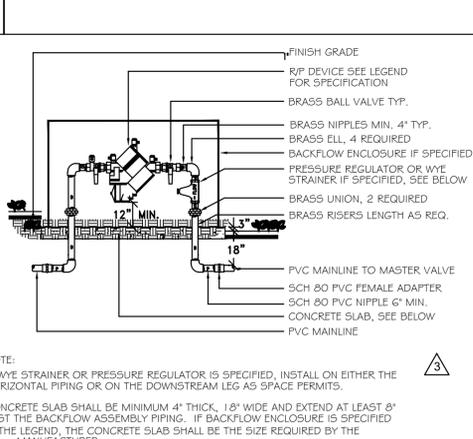


B IRRIGATION ENCLOSURE (WALL MOUNT)

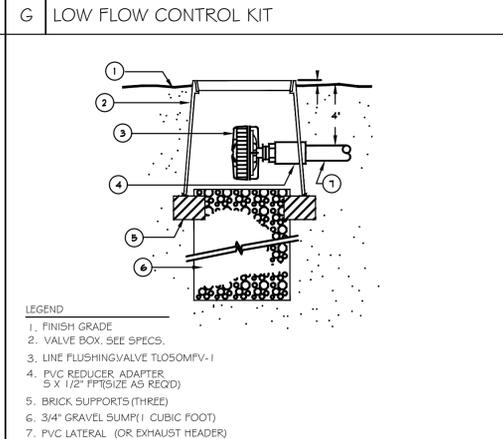
HOLD HARMLESS AND INDEMNIFICATION CLAUSE
 CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.

BACKFLOW PREVENTION NOTES:
 1. BACKFLOW PREVENTION DEVICE REQUIRED ON IRRIGATION LINE.
 2. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED A MINIMUM DISTANCE OF TWELVE (12) INCHES ABOVE GROUND MEASURED FROM THE BOTTOM OF THE DEVICE, AND NO HIGHER THAN THIRTY SIX (36) INCHES ABOVE GROUND AND WITH A MINIMUM OF TWELVE INCHES (12") SIDE CLEARANCE. THE DEVICE SHALL BE INSTALLED SO THAT IT IS READILY ACCESSIBLE FOR MAINTENANCE AND TESTING.
 3. AFTER DEVICE INSTALLATION AND PRIOR TO BEING PLACED IN OPERATION, PERMIT HOLDER/SUB-CONTRACTOR SHALL SCHEDULE AN INSPECTION TO VERIFY DEVICE INSTALLATION. CONTACT THE PUBLIC WORKS DEPARTMENT AT DURING REGULAR BUSINESS HOURS TO REQUEST A BACKFLOW DEVICE INSPECTION. INSPECTION REQUESTS SHALL BE SUBMITTED 72 BUSINESS HOURS IN ADVANCE OF DESIRED INSPECTION DATES/TIMES AND ARE ONLY VALID AFTER CONFIRMATION BY ENVIRONMENTAL COMPLIANCE INSPECTOR. PROVIDE PROJECT ADDRESS AND ASSOCIATED PERMIT NUMBER WHEN CALLING TO REQUEST AN INSPECTION. ON-SITE PROJECT PERSONNEL TO PROVIDE ACCESS TO WORK AREA. INSPECTIONS SCHEDULED DURING INCLEMENT WEATHER ARE SUBJECT TO CANCELLATION, PERMIT HOLDER/SUB-CONTRACTOR ARE RESPONSIBLE FOR RESCHEDULING THE INSPECTION.

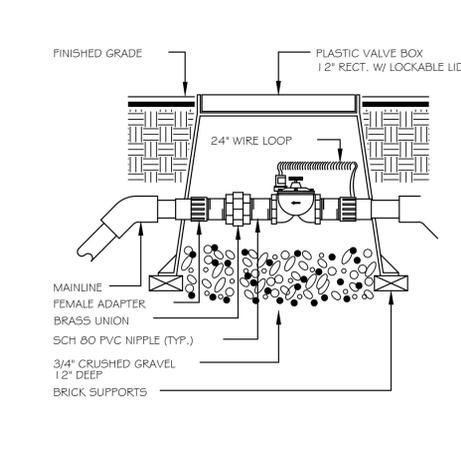
N BACKFLOW PREVENTER-NOTES



H BACKFLOW PREVENTER



L DRIPLINE LINE FLUSHING VALVE (PLUMBED TO PVC)



C REMOTE CONTROL VALVE

REVISIONS	DATE:

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 TWO WORKING DAYS BEFORE YOU DIG



CHEVRON STATION/CARWASH
 6895 HOLLISTER AVE.
 GOLETA, CA 93117

IRRIGATION
 DETAILS

DATE: 5-3-2024
DRAWN BY: RAG
JOB NO:
SCALE: PER PLAN

SHEET NO.
LID.1
 5 OF 9 SHEETS

Appendix A. Reference Evapotranspiration (ETo) Table

Appendix A – Reference Evapotranspirations (ETo) Table

County and City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
SANTA BARBARA													
Goleta	2.1	2.5	3.9	5.1	5.7	5.7	5.4	5.4	4.2	3.2	2.8	2.2	48.1

Appendix B. Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 48.1

Hydrozone # (Planting Description)*	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
A,E	.2	B	.81	.25	200	50.00	1491.10
B	.2	D	.81	.25	600	150.00	4473.30
C	.2	D	.81	.25	938	234.50	6993.26
D	.2	D	.81	.25	799	199.75	5956.94
					Totals	2537	576.25
Special Landscape Areas							
					1		
					1		
					1		
					Totals	(C)	(D)
						ETWU Total	18,914.60
						Maximum Allowed Water Allowance (MAWA)^e	34,045.10

*Hydrozone #/Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

^eMAWA (Annual Gallons Allowed) = (ETo) x (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations
Regular Landscape Areas

Ordinance No. 16-04 Regulating Water Efficient Landscaping

GENERAL IRRIGATION NOTES

STATIC PRESSURE
MINIMUM STATIC PRESSURE SHALL BE 65 PSI AT THE METER. EXISTING MINIMUM WATER METER SIZE 1", NEW 3/4" SUB-METER. CONTRACTOR SHALL VERIFY PRESSURE READING PRIOR TO STARTING WORK AND REPORT TO LANDSCAPE ARCHITECT IF PRESSURE IS BELOW 60 PSI. IF PRESSURE EXCEEDS 72 PSI CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A LINE SIZE WILKENS 500 SERIES PRESSURE REDUCING VALVE.

IRRIGATION SYSTEM LAYOUT
DUE TO THE SCALE OF THESE DRAWINGS THE CONTRACTOR SHOULD BE AWARE OF THE POSSIBILITY THAT THE NEED FOR MINOR ADJUSTMENTS TO THE IRRIGATION SYSTEM MAY BE NECESSARY TO PROVIDE PROPER COVERAGE. THESE ADJUSTMENTS COULD INCLUDE NOZZLE CHANGES AND/OR ADDITION OR DELETION OF INDIVIDUAL HEADS TO COMPENSATE FOR CHANGES MADE ON THE SITE. THE CONTRACTOR SHALL LOCATE ALL VALVES, LATERAL LINE AND MAINLINE IN PLANTING AREAS.

SLEEVING
SLEEVES SHALL BE PLACED UNDER ALL DRIVEWAYS AND WALKS WHERE IRRIGATION LATERAL, MAINLINE, AND WIRE WILL CROSS. SLEEVES SHALL BE PVC SCH. 40, MINIMUM BURY 24" DEEP. MINIMUM DISTANCE PAST EDGE OF DRIVEWAY OR CONCRETE WALK SHALL BE 24". WATER AND WIRE SHALL NOT BE PLACED IN THE SAME SLEEVE.

CONTRACTOR IS RESPONSIBLE TO SLEEVE ALL PIPE AND VALVE WIRES CROSSING STREETS, DRIVEWAYS, HARDSCAPE, ETC. SLEEVE SHALL BE A MINIMUM 2x THE DIAMETER OF THE PIPE SLEEVED.

PRESSURE COMPENSATING SCREEN
CONTRACTOR SHALL INSTALL ONE (1) RAINBIRD PRESSURE COMPENSATING SCREEN PER HEAD IN ALL IRRIGATION INSTALLATIONS. USE OF THE SCREENS WILL AID IN RADIUS REDUCTION, OVERSPRAY CONDITIONS AND FOGGING IN ALL PRESSURE SITUATIONS.

"WATER CONSERVATION CONCEPT STATEMENT"
THE SYSTEM IS DESIGNED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE BY PROVIDING ANTI-DRAIN VALVES, FOR LOW HEAD DRAINAGE, RAIN CHECK INTERRUPT SWITCH TO PREVENT THE SYSTEM FROM ACTIVATING WHEN RAINING, PRESSURE COMPENSATING SCREENS TO PREVENT OVERSPRAY AND REDUCE WATER USAGE IN SMALLER PLANTING AREAS, AND LOW GALLONAGE HEADS TO REDUCE WATER CONSUMPTION.

WIRE NOTE
ALL LEAD WIRES TO BE #14 GAUGE, AND BLACK IN COLOR. ALL COMMON WIRE TO BE #14 GAUGE AND WHITE WITH COLORED STRIPE DIFFERING PER CONTROLLER. TWO (2) EXTRA WIRES SHALL BE PROVIDED FOR EACH GROUP OF FIVE (5) VALVES AND LOOPED IN A NEARBY VALVE BOX WITH 2' MINIMUM COIL.

IRRIGATION LEGEND

F, H, T, Q	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	GPM	PSI
		NETFAM DRIPLINE 12" OC/9 EMITTER				
		NETFAM DRIPLINE LATERAL LINE FEEDER CONNECTORS				
		NETFAM DRIP FLUSH VALVE AT LOW END OF SYSTEM				
		RAINBIRD RWS-B-C-1402 (ROOT WATERING SYSTEM, 2 PER TREE-2 GPM) CHECK VALVES AT BUBBLER BASE	F	3'	1.00	30
		1" WATER METER (EXISTING)		3'	.25	30
		3/4" SUB-WATER METER (NEW) *FOR FRONT YARD IRRIGATION ONLY*				
		3/4" BACKFLOW-FEBCO 825Y IN ALL-SPEC BFE BACKFLOW ENCLOSURE				
		3/4" MASTER VALVE - RAINBIRD EFB-CP (NORMALLY OPEN)				
		3/4" FLOW SENSOR -RAINBIRD MODEL FS075P TEE MOUNTED SENSOR. PLACE IN RECTANGULAR VALVE CONNECT TO CONTOLLER.				
		RAINBIRD LOW FLOW CONTROL ZONE KIT XCZ-075-PRF WITH PR FILTER, FLOW CONTROL, SIZE PER PLAN, PLACE IN RECT. VALVE BOXES				
		AUTOMATIC VALVE -1" RAINBIRD PEB-PRS-D SERIES, PLACE IN RECTANGULAR VALVE BOXES				
		QUICK COUPLING VALVE - RAINBIRD 1" 4NP FOR RECLAIMED AND 1" 5RC FOR DOMESTIC.				
		RAIN SENSOR, SEE CONTROLLER MODEL FOR MODEL TYPE.				
		RAINBIRD ESP-SMTe SMART MODULAR CONTROL SYSTEM, INCLUDES PANEL AND WEATHER SENSOR 10 STATIONS, NON-VOLATILE MEMORY SAVING PROGRAM, INCLUDE SMART-Y SOIL MOISTURE SENSOR KIT, 1 SENSOR PER ZONE				
		BRASS LINE MANUAL GATE VALVE - NIBCO T-113				
		PRESSURE MAINLINE - SCHEDULE 40 - (1" MAINLINE) MINIMUM 18" BURY				
		LATERAL LINE - PVC SCHEDULE 40 - MINIMUM 12" BURY				
		PIPE SLEEVE - PVC SCHEDULE 40				
		CONTROLLER STATION				
		GALLONS PER MINUTE VALVE SIZE				

REVISIONS	DATE:

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IRRIGATION LEGEND
AND CALCS

DATE:
5-3-2024
DRAWN BY:
RAG
JOB NO:
SCALE:
PER PLAN

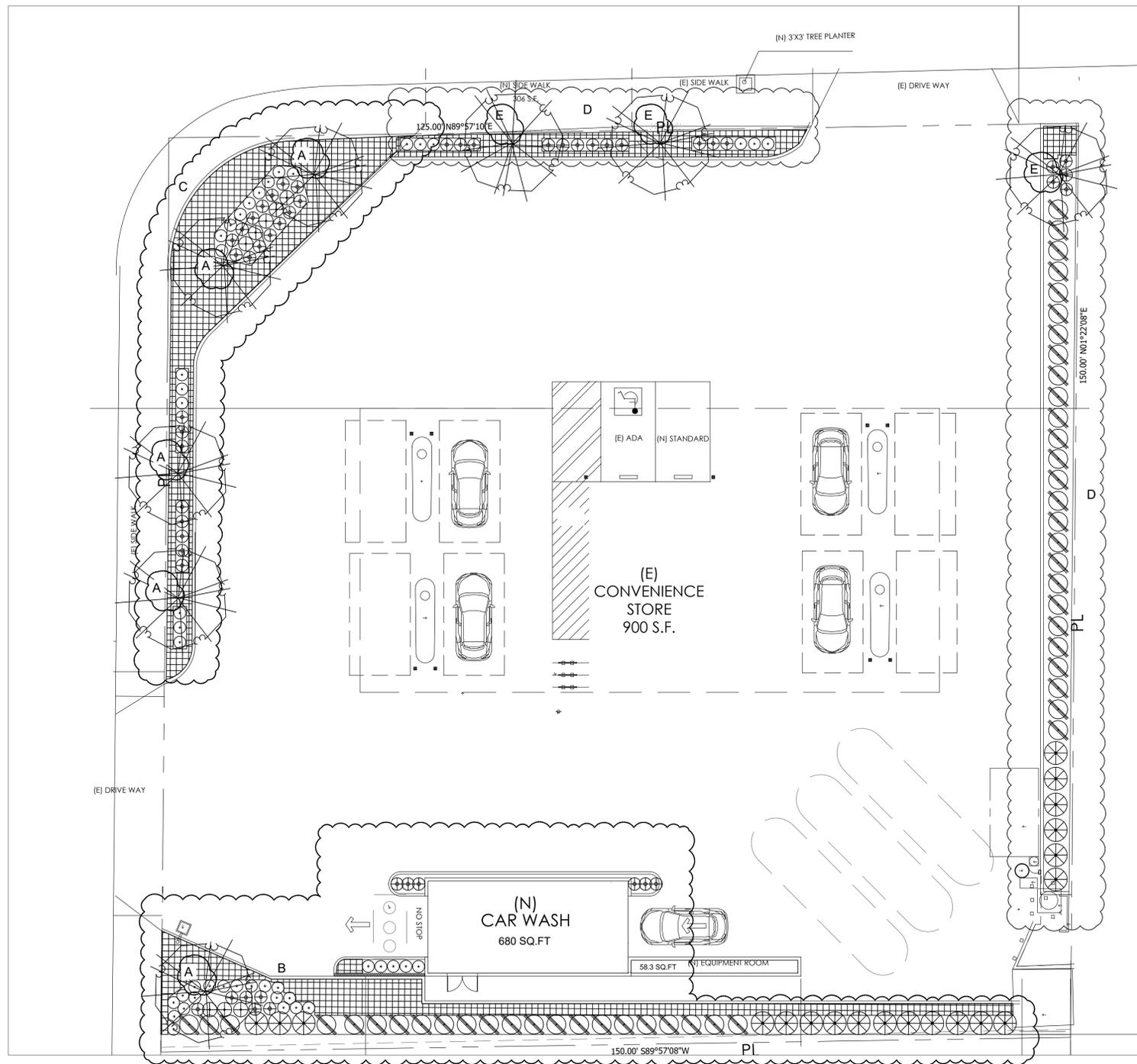
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SHEET NO.
LLC.1
6 OF 9 SHEETS

Maximum Daily Flow Rate = 36 gpm
Maximum Flow Rate Per Irrigation Station =
A1 7.0 gpm
A2 2.0 gpm
A3 5.0 gpm
A4 5.0 gpm
A5 3.0 gpm

Annual Demand in Acre Feet
ETWA 18,387.61/325,851.428= .0564 acre ft

Minimum Pressure Requirements = 30 psi



HYDRO ZONE	SQ FT	% OF TOTAL LS AREA	PLANT TYPE	PLANT FORM	HYDROZONE BASIS	HYDROZONE DESCRIPTION	EXPOSURE	IRRIGATION METHOD	IRRIGATION DEVICE MANUF/MODEL/NUMBER	ZONE PRESSURE	PRECIP RATE	ZONE GPM	CONTROLLER STATION
A	125	5.42%	L	24"B	SU	TREES	SUN-MOST OF DAY	B	RAINBIRD BUBBLER	30	.63	6.0	A4
B	600	24.95%	L	F/1G/5G/15G	SU	SHRUBS/GROUNDCOVER	SUN-MOST OF DAY	D	NETIFIM ON-GRADE DRIP	30	.63	5.0	A5
C	938	36.35%	L	F/1G/5G/15G	SU	SHRUBS/GROUNDCOVER	SUN-MOST OF DAY	D	NETIFIM ON-GRADE DRIP	30	.63	9.0	A3
D	799	30.02%	L	F/1G/5G/15G	SU	SHRUBS/GROUNDCOVER	SUN-MOST OF DAY	D	NETIFIM ON-GRADE DRIP	30	.63	7.0	A1
E	75	3.26%	L	24"B	SU	TREES	SUN-MOST OF DAY	D	RAINBIRD BUBBLER	30	.63	2.0	A2
T	TURF		SE	SEED									
H	HIGH		SO	SOD				PL	PLANT TYPE	D		DRIP	
M	MEDIUM		F	FLAT				IR	IRRIGATION METHOD	S		SMALL ROTOR	
LVL	LOW, VERY LOW		P	PLUG				SU	SUN EXPOSURE	L		LARGE ROTOR	
O	OTHER		Q	QUART				SO	SOIL TYPE	B		BUBBLER	
			1G	1 GALLON				SL	SLOPE	M		MICROSPRAY	
			5G	5 GALLON				O	OTHER	O		OTHER	
			15G	15 GALLON						SP		SPRAY	
			24	24 BOX									
			36	36 BOX									
			48	48 BOX									

* BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY STATE OF CA DEPT OF WATER RESOURCES

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CONSTRUCTION NOTES:
 1. THIS PROJECT WILL COMPLY WITH: 2022 CBC, CPC, AND 2022 CEC AND 2022 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
 2. THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
 3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.



NORTH
 SCALE 3/32" = 1'-0"

REVISIONS	DATE:
PLANTING MOD'S	9/5/21
CITY PLAN CHECK	1/11/22
CITY PLAN CHECK-FRONT YARD SQUARE FOOTAGE	3/7/22

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CHEVRON STATION/CARWASH
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 GOLETA, CA 93117

HYDROZONE PLAN

DATE: 5-3-2024
 DRAWN BY: RAG
 JOB NO:
 SCALE: PER PLAN

SHEET NO.
LHZ.1
 7 OF 9 SHEETS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Scope of Work: Provide all labor, materials, transportation, and services necessary to furnish and install the Irrigation System as shown on the Drawings and described herein.
- B. Standards: All work and materials shall comply with governing codes, safety orders, standards, and regulations.

1.02 QUALITY ASSURANCE & REQUIREMENTS

- A. Permits and Fees: The Contractor shall obtain and pay for any and all permits and all observations as required.
- B. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this Contract furnish directions covering points not shown in the Drawings and Specifications.
- C. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these Specifications, and their provisions shall be carried out by the Contractor. Anything contained in these Specifications shall not be construed to conflict with any of the above rules, regulations, or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these Specifications and Drawings shall take precedence.
- D. Explanation of Drawings:
- Due to the Scale of the Drawings, it is not possible to indicate all offsets, fitting, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnished such fittings, etc., as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between the Irrigation system, planting and architectural features.
 - All work called for on the Drawings by notes or details such as furnished and installed whether or not specifically mentioned in the specifications.
 - The Contractor shall not willfully install the Irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

1.03 SUBMITTALS

- A. Material list:
- The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings and Specifications. No substitutions will be allowed without prior written approval by the City.
 - Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Although the manufacturer and other information may be different, the following is a guide to proper submittal format:
- | Item No. | Description | Manufacturer | Model No. |
|----------|----------------------|--------------|--------------|
| 1 | Backflow Preventer | Febco | 825Y |
| 2 | Automatic Controller | Calsense | ETI-DTR2 |
| 3 | Master Valve | Clayco | 136ACSKC-24V |
| 4 | Etc. | Etc. | |
- Irrigation submittal must be specific and complete. All items must be listed and should include solvent, primer, wire, connectors, valve, boxes, etc. No copies of manufacturer's literature (catalogs) are required as submittal information.
- The Contractor may submit substitutions for equipment and materials listed on the Drawings by following procedures as outlined in Section 1.05 of the Irrigation Specifications.
 - Equipment or materials installed or furnished without prior approval of the City may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
 - Approval of any item, alternative or substitute indicates only that the product or products apparently meet the requirements of the Drawings and Specifications on the basis of the information or samples submitted.
 - Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. RECORD DRAWINGS:

- The Contractor shall provide and keep up-to-date a complete record set of blue-line oxidized prints which shall be corrected daily, showing every change from the original Drawings and Specifications and the exact installed locations, sizes, and kinds of equipment. Prints for this purpose may be obtained from the City at cost. This set of drawings shall be kept on the site and shall be used only as a record set.
- The Contractor shall make neat and legible notations on the record drawing progress sheets daily as the work proceeds, showing the work as actually installed. For example, should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legends. The Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legends. The Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legends. The Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legends.
- Before the date of the final observation, the Contractor shall transfer all information from the "record drawing" prints to a sepia mylar or similar mylar material. Arrangements shall be made through the City for obtaining said sepia mylar or similar mylar material. All work shall be in waterproof India ink and applied to the mylar by a technical pen made expressly for use on mylar material. Such pen shall be similar to those manufactured by Rapidograph, Kueffel & Esser, or Faber Castell. The dimensions shall be made as to be easily readable even on the final controller chart (see Section C). The original mylar "record drawing" plan shall be submitted to the City for approval prior to the completion of the controller chart.
- The Contractor shall dimension from two (2) permanent points of reference, such as building corners, sidewalk edges, road intersections, etc., the location of the following items:
 - Connection to existing water lines.
 - Connection to existing electrical power.
 - Gate valves.
 - Routing of sprinkler pressure lines (dimension max. 100' along routing).
 - Sprinkler control valves.
 - Routing of control wiring and locations of all splice boxes.

- Quick coupling valves.
- Stub-outs for future connections.
- Other related equipment as directed by the City.

- On or before the date of the final field observation, the Contractor shall deliver the corrected and completed sepia to the City. Delivery of the sepia will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. Controller Charts:

- As-built drawings shall be approved by the Owner before controller charts are prepared.
- Provide one controller chart for each controller sequence.
- The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
- The chart is to be a reduced drawing of the actual installed system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
- The chart shall be a black line or blue-line oxidized print and a different color shall be used to indicate the area of coverage for each station.
- When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 miles.
- These charts shall be completed and approved prior to the final field observation of the irrigation system.

D. Operation and Maintenance Manuals:

- Prepare and deliver to the Owner within ten calendar days prior to completion of construction, two hard-cover, three ring binders containing the following information:
 - Index sheet which states Contractor's name, address, and telephone number, and which lists each installed equipment and material item including names and addresses of manufacturers local representatives.
 - Catalog and parts sheets on every material and equipment item installed under this Contract.
 - Guarantee statement.
 - Complete operating and maintenance instructions on all major equipment.
- In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

- Supply as a part of this contract the following tools:
 - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on this project.
 - Two (2) four-foot valve keys for operation of gate valves.
 - Two (2) keys for each automatic controller.
 - One (1) quick coupler key and matching hose swivel for every five (5) or fraction thereof of each type of quick coupling valve installed.
- The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received material must be provided to the Owner.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. General: Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
- B. PVC Pressure Main Line Pipe and Fittings:
- Pressure main line piping for sizes 2" and larger shall be PVC Class 315.
 - Class 315 pipe shall be made from an NSF approved Type 1, Gardel, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70, with an appropriate standard dimension (S.D.R.) (Solvent-weld Pipe).
 - Pressure main line piping for sizes 1-1/2" and smaller shall be PVC Schedule 40 with solvent welded joints.
 - Schedule 40 pipe shall be made from NSF approved Type 1, Grade I PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70.
 - PVC solvent-weld fittings shall be Schedule 40, 11-1 NSF approved conforming to ASTM test procedure D2466.
 - Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
 - All PVC pipe must bear the following markings:
 - Manufacturer's name
 - Nominal pipe size
 - Schedule or class
 - Pressure rating in P.S.I.
 - NSF (National Sanitation Foundation) approval
 - Date of extrusion
8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.
- C. PVC Non-Pressure Lateral Line Piping:
- Non-pressure buried lateral line piping shall be PVC Schedule 40 with solvent-weld joints when installed in planting areas.
 - Non-pressure lateral line piping installed under paved areas shall be PVC Schedule 40 with solvent welded joints.
 - Pipe shall be made from NSF approved, Type I, Grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.
 - Except as noted in paragraphs 1, 2, and 3 of this section (2.01B), all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in section 2.01B of the Specifications.
- D. Brass Pipe and Fittings:
- Where indicated on the Drawings, use red brass screwed pipe conforming to Federal Specification #WW-P-351.
 - Fittings shall be red brass conforming to Federal Specification #WW-P-460.
- E. Copper Pipe and Fittings:
- Pipe: Type K, hard tempered.
 - Fittings: wrought copper, solder joint type.
 - Joints shall be soldered with silver solder, 45% silver, 15% copper, 18% zinc, 24% cadmium, solidus at 1125° F, and liquidus at 1145° F.

2.02 SUBSTITUTIONS

- A. If the Contractor wishes to substitute any equipment or materials for the equipment or materials listed on the Drawings and Specifications, he may do so by providing the following information to the City and Owner for approval:
- Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
 - Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
 - Provide the amount of cost savings if the substituted item is approved.

B. The City and the Owner shall have the sole responsibility in accepting or rejecting any submitted item as an approved equal to the equipment and materials listed on the Drawings and Specifications.

2.03 GUARANTEE

- A. The guarantee for the irrigation system shall be made in accordance with the attached form. The General Conditions and Supplementary Conditions of these Specifications shall be filed with the City prior to acceptance of the irrigation system.
- B. A copy of the Guarantee form shall be included in the operations and maintenance manual.
- C. The guarantee form shall be re-typed onto the Contractor's letterhead and shall contain the following information:
- GUARANTEE FOR IRRIGATION SYSTEM
- We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the Drawings and Specifications, ordinary wear and tear, unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: _____

LOCATION: _____

SIGNED: _____

ADDRESSED: _____

PHONE: _____ DATE OF ACCEPTANCE: _____

PART 3 - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

- A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the City prior to proceeding with work under this Section.
- B. Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations. Contact Dig Alert (or similar service).
- C. Coordinate installation of sprinkler materials including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
- D. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.
- 3.02 PREPARATION
- A. Physical layout:
- Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
 - All layout shall be approved by the City prior to installation.
- B. Water Supply:
- The irrigation system shall be connected to water supply point(s) of connection as indicated on the Drawings. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.
- C. Electrical Supply:
- Electrical connections for any and all automatic controllers shall be made to electrical point(s) of connection as indicated on the Drawings.
 - Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.
- 3.03 INSTALLATION
- A. Trenching:
- Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
 - Provide for a minimum of twenty-four (24) inches cover for all irrigation lines installed under paving or hardscaping.
 - Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of three (3) inches or larger in diameter.
 - Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of two and one half (2 1/2") inches or smaller.
 - Provide for a minimum of twelve (12) inches for all non-pressure lines.
 - Provide for a minimum cover of eighteen (18) inches for all control wiring.
 - Refer to City Standard details when within City streets susceptible to traffic loads.
- B. Backfilling:
- The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, runs, humps or other surface irregularities.
 - A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
 - Flooding of trenches is not permitted.
 - If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, planting, or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.
- C. Trenching and Backfill Under Paving:
- Trenches located under areas where paving, asphaltic concrete, or concrete will be installed, shall be backfilled with sand (a layer four (4) inches below the pipe and six (6) inches above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
- D. Assemblies:
- Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details in the Drawings.
 - Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
 - Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of City.
 - PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
 - On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be solvent welded.

PART 3 - EXECUTION

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CONSTRUCTION NOTES:

- THIS PROJECT WILL COMPLY WITH: 2022 CBC, CPC, AND 2022 CEC AND 2022 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
- THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.
- NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

REVISIONS	DATE:

Underground Service Alert

Call TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG



CHEVRON STATION/CARWASH
 6895 HOLLISTER AVE.
 GOLETA, CA 93117

SPECIFICATIONS

DATE:
5-3-2024

DRAWN BY:
RAG

JOB NO:

SCALE:
PER PLAN

SHEET NO.
LS.1

9 OF 9 SHEETS

IRRIGATION SPECIFICATIONS (continued)

E. Line Clearance:

- All lines shall have a minimum clearance of six (6) inches from each other and twelve (12) inches from lines of other trades, with the exception of the control wire sleeve(s) which shall be installed adjacent to pressure supply line. Parallel lines shall not be installed directly over one another.

F. Automatic Controller Assembly:

Install as per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the Drawings.

G. High Voltage Wiring for Automatic Controller:

- 120 volt power connection to the automatic controller shall be provided by the Contractor.
- All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves:

- Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

- After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
- Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the City.

J. Sprinkler Heads:

- Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in the work shall be equivalent in all respects to those itemized.
- Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.04 TEMPORARY REPAIRS

The City reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the City shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be pointed with two coats of Tree Seal, or equal. Trenches adjacent to tree should be closed within twenty-four (24) hours; and where this is not possible, the side of the trench adjacent to the tree shall be kept shodded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. Adjustment of the System:

- The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
- If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degree of arc as required.
- Lowering raised sprinkler heads by the Contractor shall be accomplished within ten (10) days after notification by the City.
- All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.
- Rain Bird DV valves will be set per manufacturer's specification so that each lateral operates at design pressure.

B. Testing of Irrigation System:

- The Contractor shall request the presence of the City in writing at least 48 hours in advance of testing.
- Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
- Sustain pressure in lines for not less than six (6) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- All hydrostatic tests shall be made only in the presence of the General Contractor and the City. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
- Furnish necessary force pump and all other test equipment.
- When the irrigation system is completed, perform a coverage test in the presence of the City to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the City. This test shall be accomplished before any ground cover is planted.
- Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting.

B. The City reserves the right to waive or shorten the operation period.

3.08 CLEAN-UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be cleaned or washed down, and any damage sustained on the work of others shall be repaired to its original condition.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

A. The Contractor shall operate each system in its entirety for the City at time of final observation. Any items deemed not acceptable by the City shall be reworked to the complete satisfaction of the City.

B. The Contractor shall show evidence to the City that the City has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the City in advance for the following observation meetings, (verify with city) according to the time indicated:

- Pre-Job Conference - 7 days
- Pressure supply line installation - 24 hours
- Lateral line and sprinkler installation - 24 hours
- Automatic controller installation - 24 hours
- Control wire installation - 24 hours
- Pressure supply line and lateral line testing - 48 hours
- Coverage test - 48 hours
- Final observation - 7 days

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

C. No site observations will commence without "As-Built" record drawings. The contractor shall not call for a site visit without "As-Built" record drawings, without completing previously noted corrections, or without preparing the system for soil visit.

PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.01 Scope of Work:

Contractor shall provide all materials, labor and equipment incidental to and necessary for completing all work, as indicated on the drawings, as reasonably implied, or as delineated in the Specifications as follows.

1.02 Standards:

All work and materials shall comply with governing codes, safety orders, standards, and regulations, and meet the minimum requirements of the governing agencies.

1.03 Quality Assurance:

A. All Contractors performing Site Development work, must be licensed in accordance with the laws of the State of California.

B. Contractor shall provide the Landscape Architect and the City with a list of Subcontractors and Material Suppliers expected to be employed during the course of construction.

C. Contractor shall obtain and keep in force Public Liability and Property Damage Insurance, during entire course of the Construction Contract. The amount of insurance shall be determined by City.

D. Prior to start of site development work, the Contractor shall notify the Landscape Architect and City to give starting and completion dates. Contractor shall also supply the Landscape Architect and City with the name and telephone number of the person in charge of the work.

1.04 Responsibilities and Coordination:

A. Permits: The Contractor shall obtain and pay for all permits and inspections required by governing authorities for the work to be performed.

B. Existing Conditions: The Contractor shall verify all conditions and dimensions shown on the plans at the site prior to commencement of any work under this contract. The Contractor shall verify the location and depth of all underground utilities prior to start of work.

C. Temporary Utilities: The Contractor shall apply for and pay all cost incurred for all temporary utilities such as water, electrical power and gas as required by him for the construction of the project. Temporary services shall be coordinated with the City and other contractors on the job site.

D. Survey, Reference Points, and Elevations: The Contractor is responsible for establishing all surveys, reference points and elevations required by him, and shown on plans for proper execution of site construction.

E. Traffic: The Contractor is responsible for all temporary traffic barriers and detours required by him for the construction of the project. All temporary traffic barriers and detours shall conform to all conditions required by the City or governing authorities.

1.05 Defective and Unauthorized Work:

All work which is determined by inspection to be defective in its construction or deficient in any of the requirements of the plans and specifications, shall be remedied or removed, and replaced by the Contractor at his own expense in a manner acceptable to the Landscape Architect and City.

1.06 Inspections:

The Contractor shall arrange for inspections by notifying the Landscape Architect, City and governing authorities, 24 hours prior to time of inspection, unless otherwise noted. Inspections shall be as listed below, but not necessarily in this order. Only the inspection pertaining to the project scope of work will apply.

Rough Grading,
Drain Lines and Catch Basins.
Irrigations (main line pressure, coverage & system operations tests)
Soil Preparation and Finish Grading.
Plant Material (delivery & placement).
Substantial Completion Inspection (at completion of landscape improvements) - 7 Days.
Final Inspection (after maintenance period) - 7 days.

The contractor shall arrange a Preconstruction job conference with the Landscape Architect and City a minimum of seven (7) days prior to the beginning work.

1.07 Guaranties:

A. Plant Materials: All trees, shrubs, ground cover, bedding plants and lawn shall be guaranteed from date of final acceptance of landscape construction for periods as follows:

Trees 24" box & larger = 1 year
Trees 15 gal. & smaller = 1 year
Shrubs All sizes = 120 days
Ground Cover = 120 days
Bedding Plant = 120 days
Lawn (seed) = 120 days from first mowing

Guarantees begin after the project acceptance by City and at the end of the 180-day maintenance period. Landscape Contractor shall replace and plant all materials which have died within the time span stated above, at no cost and within 5 days from receiving written notice from the Landscape Architect or City. If dead material is not replaced and planted within the 5 day period, City may replace dead

material with new material and charge the Landscape Contractor for all expenses incurred.

B. Construction Materials: The contractor shall guarantee all workmanship and materials for all site development, for a period of one year from date of final acceptance of project.

1.08 Material and Labor Releases:

Upon completion of the work, the Contractor shall present to the City, signed copies of all labor and materials releases for all work performed under Site Development.

1.09 Disposal and Clean-up:

Remove all waste materials (including excavated material classified as unacceptable soil materials), trash and debris generated or encountered during the course of landscape construction, and legally dispose of it. During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition. Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean. The site shall be cleaned upon the request of the Inspector.

PART 2 - EXECUTION

2.01 Protection:

Keep all plant material delivered to site in a healthy condition for planting. Plants shall not be allowed to dry out. Bare root stock shall be separated and heeled-in, in moist earth or other suitable material until planting. Balled and burlapped plants shall have root ball covered with moist sawdust, wood chips or other suitable material until planting.

2.02 Installation:

Detailed layout of plants within the planting areas shall be performed by Contractor and approved by the Landscape Architect and City prior to planting.

Soil excavated from planting holes shall be amended to backfill around trees and shrubs using the following mixture:

Native, On-Site Soil with rock no greater than 3" in diameter
Gro Power Plus, 5-3-1 @ 15 lbs/cy
Iron Sulfate @ 2 lbs/cy

(To be used for bidding purposes only, verify with Agronomic Soils Test.)

After backfilling, construct a 3" earthen berm to form watering basin around each plant, to allow thorough water-in and establishment.

Prior to installation of turf and ground cover, remove water basins from around trees and shrubs. Berms in turf areas to be removed prior to City acceptance.

PART 3 - SOIL PREPARATION AND FINISH GRADING

3.01 Scope of Work:

A. Provide all materials and equipment, and perform all work necessary for and incidental to the soil preparation and finish grading of all planting and lawn areas as shown on plans, as reasonably implied, or as delineated in the specifications.

B. Furnishing, placement and grading, of topsoil for backfilling of planters if required.

C. Cleaning and finish grading of planters areas and planting areas.

3.02 Topsoil:

A. Existing on-site soils listed as "acceptable" under "Site Grading" specification.

B. Topsoil imported to site for use as fill, backfill in planters and mounding, shall be sandy textured, Silt plus clay content of this soil shall be no greater than 15% by weight. The boron content of this soil shall be no greater than 1 part per million as measured on the saturation extract. The sodium absorption ratio (SAR) shall not exceed 3.0 millimhos per centimeter at 25 C. In order to ensure conformance, samples of the imported soil shall be submitted to an agronomic soils testing laboratory, approved by the project Landscape Architect for analysis prior to use. Result of testing to be delivered to City for approval. Soil test to include analysis and recommendations.

3.03 Soil Amendments:

All soil amendments shall be as specified in the Agronomic Suitability/Fertility soils report furnished by the Contractor

3.04 Soil Preparation:

All work on irrigation system shall be complete and inspected for recommended approval and, fine grading completed, prior to rototilling and prior to soil amendment work.

After rough grades have been established, prepare all lawn and planting areas by tilling or cross ripping to a depth of 12". All rock and debris more than 2" in diameter shall be removed from the site, except for areas that are to be sodded, in which all rock and debris more than 1" in diameter shall be removed.

Apply, spread, and rotill in all soil amendments as recommended to a depth of 6". Water area thoroughly after rototilling is complete. Incorporate evenly into the top 4" to 6" the following for each 1,000 square feet of planting area:

4 cubic yards of nitrated Redwood or Fir shaving or equal.
200 lbs. of Gro-Power or approved equal.

The above soil conditioning are minimal qualities only and should be used only for bidding purposes, because soil conditions may change drastically from the time these specifications were developed to the time the actual soil conditioning take place. Therefore, the Contractor shall obtain his own soils analysis at a rate of one per every 25,000 square feet of planted area. These soil tests shall be conducted by an approved Agronomic soils testing laboratory approved by the project Landscape Architect and City. Copies of the soil test to be provided during the Pre-construction job conference.

3.05 Finish Grading:

After rototilling operations are complete, grade areas to establish finish grades for planting. All flow lines shall be maintained and proper tolerances shall be met after settlement at the end of the project maintenance period.

Finish grading shall leave surface of the ground uniformly smooth and free of abrupt grade change.

3.06 Coordination:

Weed abatement work shall be coordinated with the installation of the irrigation system rototilling and soil amendment work, and planting. (See Weed Abatement section).

PART 4 - TREES AND SHRUBS

4.01 Scope of Work:

Provide all material, equipment, and labor necessary to install all trees and shrubs as shown on plans, as reasonably implied and as delineated in the specifications.

4.02 Products

A. Nomenclature - Plant names indicated on the drawings conform the "Standard Plant Names" established by the American Joint Committee on Horticulture. Except for names covered therein, the established custom of the nursery is followed.

B. Condition - Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests, or their eggs, and shall have healthy, normal root systems, well-filling their container, but not to the point of being root bound. Plants shall not be pruned at anytime, and in no case shall trees be topped.

C. Trees and shrubs shall be growing at a recognized nursery in accordance with good horticulture practices and shall be of the size and caliper normally associated with the container size specified on plans. Removal of all tags, labels, nursery stakes and ties from all plant material prohibited until the approval of the Landscape Architect or City.

D. All plant material delivered to the site showing signs of damage or disease or is insufficient in size to carry out the intent of the planting plan will not be accepted and will be replaced at Contractor's expense.

E. Sizes of Plants - Shall be as stated on the Plan. Container stock (1-gallon, 5-gallon, and 15-gallon) shall have been grown in containers for at least one (1) year, but not over two (2) years.

F. Substitutions - Substitutions for indicated plant material will be permitted provided the substitute materials are approved in advance by the City, and are made at no additional cost to the City. Except for authorized variations, all substitute plant materials shall conform to the requirements of these specifications.

G. Plants Not Approved - Plants not approved are to be removed from site immediately and replaced with suitable plants. The City reserves the right to reject entire lots of plants represented by defected samples.

H. Stake all trees, as per details immediately after planting to prevent wind damage.

I. Plant trees that are to be located in lawn or ground cover areas after finish grades are first established and allow at least 7 calendar days prior to installation of solid lawns or ground cover to provide for thorough watering of trees. All planting holes shall be excavated as defined on appropriate details.

4.03 Soil Amendments:

Soil amendments shall be as recommended in the Agronomic soils report.

4.04 Tree Stakes:

Tree stakes shall be lodge pole pine tree stakes. See tree staking detail on plans for further information.

PART 5 - GROUND COVER AND BEDDING PLANTS

5.01 Scope of Work:

Provide all materials and equipment and perform all work necessary for and incidental to installing all ground cover and bedding plants, as shown on plans, as reasonably implied, or delineated in the specifications.

5.02 Bedding Plants:

Perennials and Annuals: Provide healthy container grown plants from a recognized nursery, and of the species and variety shown on plans.

5.03 Ground Cover:

Ground Cover: Provide ground cover of the species shown on plans. Ground cover shall be established and well rooted in flats or similar containers.

5.04 Mulch:

Mulch: Shall be of compacted wood chip fiber.

5.05 Coordination:

A. Do not have plants delivered to the job site until site conditions are ready for planting. If planting is delayed, keep plant roots moist and place in a sheltered location protected from the sun, wind and other damaging elements.

B. Soil preparation and fine grading shall be completed and trees and shrubs installed prior to bedding plants and ground cover planting.

5.06 Installation:

Plant ground cover and bedding plants in moist soil and space as indicated on plans.

Each plant shall be planted with its proportionate amount of soil so as to minimize root disturbance. Soil moisture shall be such that soil does not crumble when removing plants from container.

Regrade planter areas after planting, to restore smooth finish grade and to insure proper surface drainage. A 4" layer of mulch material shall be spread over the entire planter area after grade is established. Watering shall begin immediately after mulching. (Grading shall accommodate the mulch)

5.07 Protection:

Erect temporary fencing or barriers to protect planted areas from damage prior to final acceptance.

PART 6 - WEED ABATEMENT

6.01 Scope of Work:

Provide all material, equipment, and labor necessary to perform all work as indicated on plans, as reasonably implied, and as delineated in the specifications.

6.02 Quality Assurance:

A. The Applicator of all weed control materials shall be licensed by the State of Utah as a Pest Control Operator and a Pest Control Advisor in addition to any subcontractor licenses that are required.

B. All materials and methods must conform to Federal, State, and Local Regulations.

6.03 Submittal:

Prior to the installation of any weed control materials, the Landscape Contractor shall submit to the Landscape Architect/City a list of the weed control materials and quantities per acre intended for use in controlling the weed types prevalent and expected on the site, as supplied by the Pest Control Advisor. Pest Control Advisor shall review the Landscape Contractor and Landscape Architect and City data to demonstrate the compatibility of the weed control materials and methods with the intended planting and seed varieties present.

6.04 Responsibility and Coordination:

A. Landscape Contractor is responsible for the erection of all signs and barriers required to prevent intrusion into the treated areas and to notify the public.

B. No material or methods shall affect the landscape planting or hydroseed germination. No material or method shall render the job site unusable for more than 10 days from date of application.

6.05 Non-Selective Herbicides:

Non-selective contact herbicide and/or non-selective systemic herbicides (as recommended by the Pest Control Advisor)

6.06 Selective Herbicides:

Selective pre-emergent herbicides compatible with seed mixtures (as recommended by the Pest Control Advisor)

6.07 Weed Eradication:

If in the opinion of the Pest Control Advisor, perennial grasses and weeds existing in the planting areas will require control prior to removal, spray these areas per Pest Control Advisor's recommendations.

A. Prior to the installation of the irrigation system remove and clear all weeds and deleterious materials from planting areas.

Allow herbicide to kill all weeds. Rake or hose off all dead weeds to a depth of 1" - 2" below the surface of the soil. Physically remove all weeds from the site.

PART 7 - LANDSCAPE MAINTENANCE

7.01 Scope of Work:

Provide all materials, labor and equipment necessary for, or incidental to, performing all maintenance requirements as reasonably implied or as delineated in the specifications including, but not limited to the following:

Maintain all plants and planted areas.
Keep planted areas free of weeds and debris.
Fertilized all plants and planted areas.
Irrigation.
Insecticide spraying.

7.02 Fertilizers:

A. Commercial fertilizers with an analysis of 5-3-1-Gro-Power Plus, and 12-8-8 Gro-Power Controlled Release Nitrogen, as designated herein, or approved substitute as required by the Agronomic soils report. Available from Gro Power (905) 393-3744.

B. Ammonium Sulfate: Granular form containing not less than 21% nitrogen and 20% sulfur and shall be registered as an agricultural mineral, with the State Department of Agriculture in compliance with Article 2 - "Fertilizer Materials," Section 1030 of the Agricultural Code.

7.03 General:

Maintenance shall start immediately after landscape irrigation and planting.

Maintain all plants and planted areas on a continuous basis as they are installed during the progress of the work, and continue to maintain them until final acceptance of total project. Replace any dead or dying plants as directed by the Landscape Architect and City representative.

A. Irrigation: Operate irrigation system on an established program to maintain all plants and planted areas in a healthy condition. Irrigation system run-off shall be kept to a minimum. Damage to irrigation system resulting from maintenance and equipment and/or maintenance personnel, shall be restored to its original condition at no cost to the City. Failure of any part of the irrigation system shall be brought to the attention of the City. No repairs other than emergency repairs shall be accomplished without written permission from the City.

B. Weed Control: Keep all planted areas free of weeds and debris by cultivating areas at intervals not to exceed 10 calendar days.

The Contractor may elect to remove such concentrations of weeds manually or by an approved herbicide program.

C. Pest Control: Spray all plants and planted areas at beginning of maintenance program and as may become necessary thereafter by an approved method of pest control, to keep all plants and planted areas free of insects and disease. Method shall be reviewed by the City prior to any applications. Pest Control shall include Gopher control.

D. Pruning: Prune all plants as designated and directed by Landscape Architect, at start of maintenance program and continue to prune plants as directed or as may become necessary until the end of the maintenance program.

Remove trash weekly. Edge ground cover to keep in bounds and trim top growth as necessary to achieve and overall even appearance. Exterminate gophers and moles; repair damage.

PART 8 - ACCEPTANCE OF PROJECT

8.01 General:

Upon completion of installation, a maintenance period of a minimum of 180 days for all landscaped areas is required prior to final acceptance of the work by the City. The Commencement date for the maintenance period shall commence upon written approval for all phases of planting installation by the City Public Works Inspector. Maintenance period shall be adequate to verify plant characteristics and establishment.

A. Two inspections shall be made that affect the establishment period: The first after all plantings have been completely installed in order to approve the beginning of the establishment period, and the second at the end of the establishment period. If plantings are not acceptable at the end of the 180 day period, due to defective maintenance, then the establishment period shall be extended to meet the Specifications and can be approved.

B. At termination of establishment period all plant material shall be live, healthy, undamaged, and free of infestation. Inferior plantings shall be replaced and brought to a satisfactory condition before final acceptance of work will be made. All areas shall be neatly raked and free of weeds.

CONSTRUCTION NOTES:

- THIS PROJECT WILL COMPLY WITH: 2022 CBC, CPC, AND 2022 CEC AND 2022 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
- THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
- NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.

REVISIONS	DATE:



CHEVRON STATION/CARWASH
6895 HOLLISTER AVE.
GOLETA, CA 93117

SPECIFICATIONS

DATE:	5-3-2024
DRAWN BY:	RAG
JOB NO:	
SCALE:	PER PLAN

SHEET NO.
LS.2

LIGHTING FIXTURE SCHEDULE										
MARK	LEGEND	VOLT	COUNT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A 15	Ⓛ	120	4	RECESSED	RECESSED LED DOWNLIGHT	DVOLADOR	IP65 CEILING LAMP	LED	15	OR APPROVED EQUAL
B 240		120	1	SURFACE	LINEAR LED WITH 240 WATT POWER SUPPLY.	WFX	WFX-PSU-240	LED	240	OR APPROVED EQUAL
C 72	⊕	120	3	SURFACE	EXTERIOR WALL SCONCE	HINKLEY	1834BZ	LED	72	OR APPROVED EQUAL
X 4	⊗	120	1	SURFACE	LED EXIT W/ EMERGENCY LIGHTING 90 MINUTE BACKUP	LITHONIA	ECR6 HO SQ M6	LED	4	OR APPROVED EQUAL
Y 4	Ⓛ	120	1	SURFACE	LED EMERGENCY LIGHTING W/ 90 MINUTE BACKUP	LITHONIA	ELM4	LED	4	OR APPROVED EQUAL

NOTES:
 1) VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.
 2) LIGHTING ABOVE FOOD OR UTENSILS SHALL BE SHATTERPROOF.



KEY PLAN

SCALE: NONE

- ### LIGHTING FIXTURE NOTES
- ALL EQUIPMENTS MUST BE U.L. LISTED. NO EXCEPTION.
 - AUTO-RESETTING THERMAL PROTECTION MUST BE PROVIDED WHEREAS RECESSED INCANDESCENT LIGHTING FIXTURES ARE INSTALLED IN GYPSBOARD CEILINGS.
 - PROVIDE U.L. LISTED THERMAL BARRIER WHEREAS LIGHTING FIXTURES IN CONTACT WITH INSULATION. OR PROVIDE 3" MINIMUM CLEARANCE.
 - WHEN LIGHTING FIXTURES ARE INSTALLED IN FIRE RATED CEILINGS OR WALLS, AN APPROVED FIRE RESISTIVE MANNER CONSISTENT WITH FIRE RATINGS OF CEILING OR WALLS MUST BE PROVIDED. NO EXCEPTION.
 - REFER TO LATEST ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHTING FIXTURE LOCATIONS.
 - CONFIRM WITH ARCHITECTURE FOR LIGHTING FIXTURE SPECIFICATIONS PRIOR TO ANY ORDER. NO EXCEPTION.
 - ALL FLUORESCENT LIGHTING FIXTURES MUST BE EQUIPPED WITH INTERNAL SWITCH TO DISCONNECT ALL CONDUCTORS TO BALLAST FROM THE SOURCE SIMULTANEOUSLY, INCLUDING THE GROUNDED CONDUCTOR IF ANY.
 - LIGHTING STANDARDS REQUIRE A SEPARATE PERMIT. ALL SIGN REQUIRE SEPARATE PERMITS AND APPROVALS ALSO. NO EXCEPTION.

- ### ELECTRICAL WIRING METHODS
- FOR UNDERGROUND AND EXPOSED UP TO +5'-0", OR DAMP LOCATION, THE CONDUIT SHALL BE RIGID STEEL GALVANIZED IMC. NO RUNNING THREADS ARE PERMITTED.
 - GALVANIZED EMT SHALL BE USED IN DRY CONCEALED LOCATIONS AND EXPOSED ABOVE +5'-0". EMT CONNECTORS SHALL BE WATERTIGHT COMPRESSION TYPE.
 - GALVANIZED FLEXIBLE CONDUIT SHALL BE USED ONLY FOR MOTOR AND FIXTURE CONNECTIONS IN LENGTHS NOT TO EXCEED 6'.
 - CONDUITS PENETRATING THE ROOF SHALL BE FLASHED AND COUNTER FLASHED.
 - PVC SCHEDULE 40 MAY BE USED UNDER FLOOR SLABS OR UNDERGROUND WITH GROUND WIRE. PVC UNDERGROUND TO HAVE 24 INCH COVER.
 - SERVICE CONDUITS SHALL BE PVC SCHEDULE 40 OR AS SPECIFIED BY UTILITY COMPANIES.
 - INSTALL FITTINGS, SPECIAL DEVICES AND MATERIAL, WHICH MAY BE REQUIRED FOR THE PROPER INSTALLATION OF THE CONDUIT SYSTEM.
 - REFER TO NEC 300.5 FOR UNDERGROUND INSTALLATION REQUIREMENTS AND DETAILS; NEC 300.6 FOR CORROSION AND DETERIORATION AREAS.

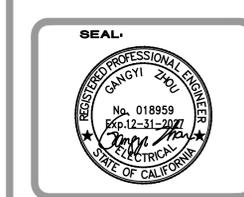
- ### CAUTION
- GMEP ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ELECTRICAL CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTRUCTION BASED ON THESE DOCUMENTS BE STARTED PRIOR TO ELECTRICAL PLAN CHECK APPROVAL.
- ALL WORK TO COMPLY WITH THE 2022 CBC, CFC AND CMC AND THE 2022 CEC (2020 NEC) WITH STATE AND LOCAL AMENDMENTS.
- ALL EQUIPMENTS SHALL BE U.L. LISTED AND INSTALLED ACCORDING TO THE LISTING.
- CONDUCTORS:**
 ALL CONDUCTORS SHALL BE COPPER AS FOLLOWS:
 #12 AWG AND SMALLER - SOLID, TM
 #10 AWG AND LARGER - STRANDED, THW, THHN OR XHHW
 ALL CONDUCTORS SIZES ARE BASED ON 75°C TEMPERATURE RATING (CEC, 2022 TABLE 310.16)
- MOUNTING HEIGHT FOR RECEPTACLES AND CONTROL DEVICES:**
 a) THE BOTTOM OF ELECTRICAL AND COMMUNICATION RECEPTACLES INTENDED TO BE USED BY THE OCCUPANT SHALL BE LOCATED NO LESS THAN 15". [ADA ACCESSIBILITY GUIDELINES 4.21.3]
 b) RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 IN. ABOVE, THE COUNTERTOP. SUGGESTION HEIGHT IS 6" [NEC 210.52.C(5)]
 c) THE TOP OF SWITCHES SHALL BE INSTALLED NOT LESS THAN 36" NOR MORE THAN 46" ABOVE THE FINISH FLOOR.
 d) THERMOSTAT CONTROLS SHALL BE LOCATED NOT LESS THAN 36" NOR MORE THAN 46" ABOVE FINISH FLOOR LINE.
- IMPORTANT BID NOTES:**
 a) DUE TO THE SMALL SCALE OF DRAWINGS, IT IS NOT ALWAYS POSSIBLE TO SHOW ALL DEVICES WHICH MAYBE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID. NO ADDITIONAL COMPENSATION WILL BE MADE FOR EXTRA DUE TO CONTRACTOR'S FAILURE TO VISIT THE JOB SITE AND/OR FAILURE TO DETERMINE ALL EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
 b) REFER TO COMPLETE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS, DETAILS, CONTROLS, ETC. REPORT TO ARCHITECTURE IMMEDIATELY IF ANY CONFLICTS OCCUR BETWEEN THE DRAWINGS AND INCLUDE ALL COST PER ARCHITECTURE'S CLARIFICATION IN BASE BID. THIS REQUIREMENT WILL BE STRICTLY ENFORCED. NO CHANGE ORDERS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PERFORM THIS FUNCTION.

- ### DEMOLITION NOTES
- THE DRAWINGS SHOW THE WORK TO BE IN PLACE AT THE COMPLETION OF INSTALLATION. MAKE NECESSARY ALTERNATIONS TO COORDINATE AND CONNECT THE EXISTING ELECTRICAL WORK WITH THE NEW SUCH THAT, WHEN THE WORK IS DONE, THE ENTIRE ELECTRICAL INSTALLATION, EXISTING AND NEW, IS IN COMPLETE OPERATING CONDITION.
 - UNLESS SPECIFICALLY NOTED ON THE CONTRARY, ALL EXISTING LIGHTING FIXTURES, SWITCHES, CONTROLS AND OTHER MATERIALS OR EQUIPMENTS WHICH ARE REPLACED BY NEW AND ARE NOT INDICATED TO BE REUSED SHALL BE RETURNED TO THE OWNER OR BE DISPOSED AS DIRECTED BY THE OWNER.
 - EXISTING MATERIAL TO REMAIN UPON COMPLETION IS INDICATED ON DRAWINGS AS EXISTING. FEEDERS (CONDUIT AND WIRES) ARE EXISTING TO THEIR RESPECTIVE SOURCE, ALTHOUGH NOT INDICATED ON THE DRAWINGS. TEMPORARY REMOVAL OR RE-ROUTE CONDUITS AND REPLACE EXISTING WIRES WITH NEW DURING CONSTRUCTION WORK. MAYBE REQUIRED.
 - PROVIDE AND INSTALL NEW COVER PLATES FOR ALL REMOVED OUTLETS, SWITCHES, LIGHT FIXTURES, AND OTHER ELECTRICAL DEVICES WHEN THE OUTLET BOX IS TO REMAIN.
 - REMOVE ALL EXISTING ABANDONED FEEDERS (CONDUITS AND WIRES) BACK TO PANEL BOARDS. LABEL NEW PANEL DIRECTORY AS "SPARE".
 - MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., FED BY ABANDONED OUTLET. THEY SHOULD BE IN OPERATION AFTER THE WORK IS DONE. MAINTAINING CONTINUITY SHALL CONSIST OF RE-ROUTING OF CONDUIT AND WIRING, AS REQUIRED TO SUIT THE EXISTING CONDITIONS.
 - DASHED J-BOX DENOTES APPROXIMATE LOCATION OF EXISTING BOXES IN ACCESSIBLE CEILING SPACE. ALL CONDUIT SHOWN FROM J-BOX IS NEW UNLESS SHOWN OTHERWISE AS DASHED. REFER TO ELECTRICAL SYMBOL LIST.
 - EXISTING LOADS SHOWN ON PANEL SCHEDULES ARE BASED ON ASSUMPTIONS MADE BY FIELD VISIT, ELECTRICAL BILLS OF MATERIALS, PUBLIC RECORDS. NOTIFY ENGINEER IMMEDIATELY IF LOADS EXCEED 16 AMPS ON ANY 20A/1P CIRCUIT. NO EXCEPTION.
 - CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR LOCATION OF WALLS BEING REMOVED UNDER THIS SCOPE OF THIS WORK AND REMOVE ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.
 - CAREFULLY REVIEW ARCHITECT'S DEMO DRAWINGS FOR EXISTING FLOOR BOXES BEING REMOVED UNDER THIS SCOPE OF WORK. REMOVE FLOOR BOXES AND ALL FEEDERS (CONDUITS AND WIRES) BACK TO LAST DEVICE LEFT IN SERVICE. DO NOT LEAVE ABANDONED.

- ### GENERAL ELECTRICAL NOTES
- VERIFY IN FIELD. ADJUST THE LOCATIONS OF HOMERUNS AND CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF NEEDED. COMMUNICATE WITH ENGINEER IF DESIGN SHOULD BE ALTERNATED. NO EXCEPTION.
 - IDENTIFY ANY OBVIOUS EXISTING CODE VIOLATIONS THAT OCCURS AS AN EXISTING CONDITION AND PROVIDE SEPARATE PRICING TO CORRECT THE CONDITION SO THAT IN THE END, THE ENTIRE ELECTRICAL INSTALLATION COMPLIES WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL CODES.
 - IF THERE IS ANY DEVIATION FROM THE CIRCUITRY SHOWN, PROVIDE AS-BUILT DRAWINGS INDICATING SUCH.
 - AT THE COMPLETION OF CONSTRUCTION WORK, AND PRIOR TO THE FINAL REVIEW BY THE ARCHITECT, PROVIDE PANEL DIRECTORIES IN PANELBOARD FRONTS REFLECTING ALL CHANGES MADE DURING CONSTRUCTION.
 - THIS DOCUMENT IS NOT FOR BID OR CONSTRUCTION UNTIL THE PLAN HAS BEEN REVIEWED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND THE PERMIT IS OBTAINED. NO COMPENSATION WILL BE MADE FOR ADDITIONAL WORK DUE TO THE VIOLATION OF THIS REQUIREMENT.
 - ALL 15 AND 20 AMPERE, 125 AND 250 VOLT NON-LOCKING TYPE RECEPTACLES IN THE AREAS SPECIFIED PER CODE 406.12 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

ELECTRICAL SYMBOL LIST	
SYMBOL	DESCRIPTION
SECTION 1. SYMBOLS FOR CONDUITS	
←	HOMERUN TO PANEL OR EQUIPMENT AS NOTED
—	CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR AS NOTED BRANCH CIRCUIT, 2#12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED AS: ——— 1/2" C-3 #12 ——— 3/4" C-6 #12 ——— 1/2" C-4#12 ——— 3/4" C-7 #12 ——— 3/4" C-5#12 ——— 3/4" C-8#12
— — — —	CONDUIT IN OR UNDER SURFACE AS NOTED, 3/4" MINIMUM SIZE.
— 5 —	CONDUIT RUN WITH EQUIPMENT GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
— 5/g —	CONDUIT RUN WITH ISOLATED GROUNDING CONDUCTOR, SAME SIZE AS CIRCUIT CONDUCTORS, OR AS NOTED.
—EM—	CONDUIT WITH EMERGENCY CIRCUIT
—X—	EXISTING CONDUIT TO REMAIN.
—R—	EXISTING CONDUIT TO BE REMOVED.
SECTION 2. EQUIPMENTS	
Ⓜ	ELECTRICAL PANELBOARD, FLUSH OR SURFACE MOUNTED AS INDICATED LETTERED BALLOON INDICATES DESIGNATION
Ⓜ	JUNCTION BOX, ABOVE CEILING, OR AS REQUIRED TO SUIT THE APPLICATION
Ⓜ	APPROXIMATE LOCATION OF EXISTING J-BOX IN ACCESSIBLE CEILING SPACE
△	DATA OUTLET IN WALL +18" OR AS NOTED. SINGLE GANG OUTLET BOX WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
△	COMBINATION TELE/DATA OUTLET BOX +18" OR AS NOTED. SINGLE GANG OUTLET WITH 3/4" CONDUIT AND PULL WIRE TO ACCESSIBLE CEILING SPACE.
Ⓜ	WALL MOUNTED 2 HOUR BY PASS TIMER (TORK #A500 SERIES)
\$EXH	EXHAUST FAN SWITCH, +48" OR AS NOTED ON MECHANICAL DRAWINGS
Ⓜ	EXHAUST FAN, F.B.M., WIRED BY ELECTRICAL
Ⓜ	FUSED DISCONNECT SWITCH, SIZE AND FUSED AS NOTED ON PLAN
\$	SINGLE POLE SWITCH, +42" OR AS NOTED
HD	WALL MOUNTED DIMMER, 1000 WATT RATING OR AS NOTED. HEIGHTMOUNTING +42" A.F.F. OR AS NOTED.
HD O.S.	WALL MOUNTED DIMMER W/ OCCUPANCY SENSOR, LUTRON MAESTRO OR APPROVED EQUAL. HEIGHTMOUNTING +42" A.F.F. OR AS NOTED.
SECTION 3. RECEPTACLES	
Ⓜ	DUPLEX RECEPTACLE FLUSH IN FLOOR BOX WITH DUPLEX HINGE COVERS
Ⓜ	DUPLEX RECEPTACLE IN WALL 120V, 20AMPS, +18" A.F.F. 3" ABOVE COUNTER OR AS NOTED.
Ⓜ	TWO-GANG DUPLEX RECEPTACLE (QUADPLEX) IN WALL, +18" A.F.F. OR AS NOTED
Ⓜ	6FI DUPLEX RECEPTACLE IN WALL, +42" A.F.F. OR AS NOTED
Ⓜ	DUPLEX RECEPTACLE (20 AMP) +18" OR AS NOTED (ON A SEPARATE CIRCUIT)
Ⓜ	SPECIAL RECEPTACLE NEMA TYPE AS DESIGNATED, +18" OR AS NOTED
Ⓜ	FLUSH POKE THRU COMBINATION TELE/DATA AND DUPLEX
Ⓜ	DUPLEX PLUG RECEPTACLE, 120V, 20A, SHADED SIDE INDICATES "ISOLATED GROUND" TYPE DUPLEX RECEPTACLE. 18" A.F.F. 3" ABOVE COUNTER OR AS NOTED. DEVICE TO BE "ORANGE" IN COLOR.
SECTION 4. SENSORS	
Ⓜ	WALL MOUNTED MOTION SENSOR (THE WATT STOPPER "WA-300") OR EQUIVALENT.
SECTION 5. MISCELLANEOUS	
Ⓜ	REFERENCE TO PLAN NOTES
• UP	CONDUIT STUBBED UP
° DN	CONDUIT STUBBED DOWN
(E)	DENOTES EXISTING TO REMAIN
(N)	DENOTES NEW TO MATCH EXISTING
(R)	DENOTES EXISTING RELOCATED DEVICE AT NEW LOCATION

REVISIONS		
NO.	DATE	DESCRIPTION



GMEP ENGINEERS
 26439 Rancho Pkwy, S. Ste 120
 Lake Forest, CA 92650
 Tel: 949-287-9095

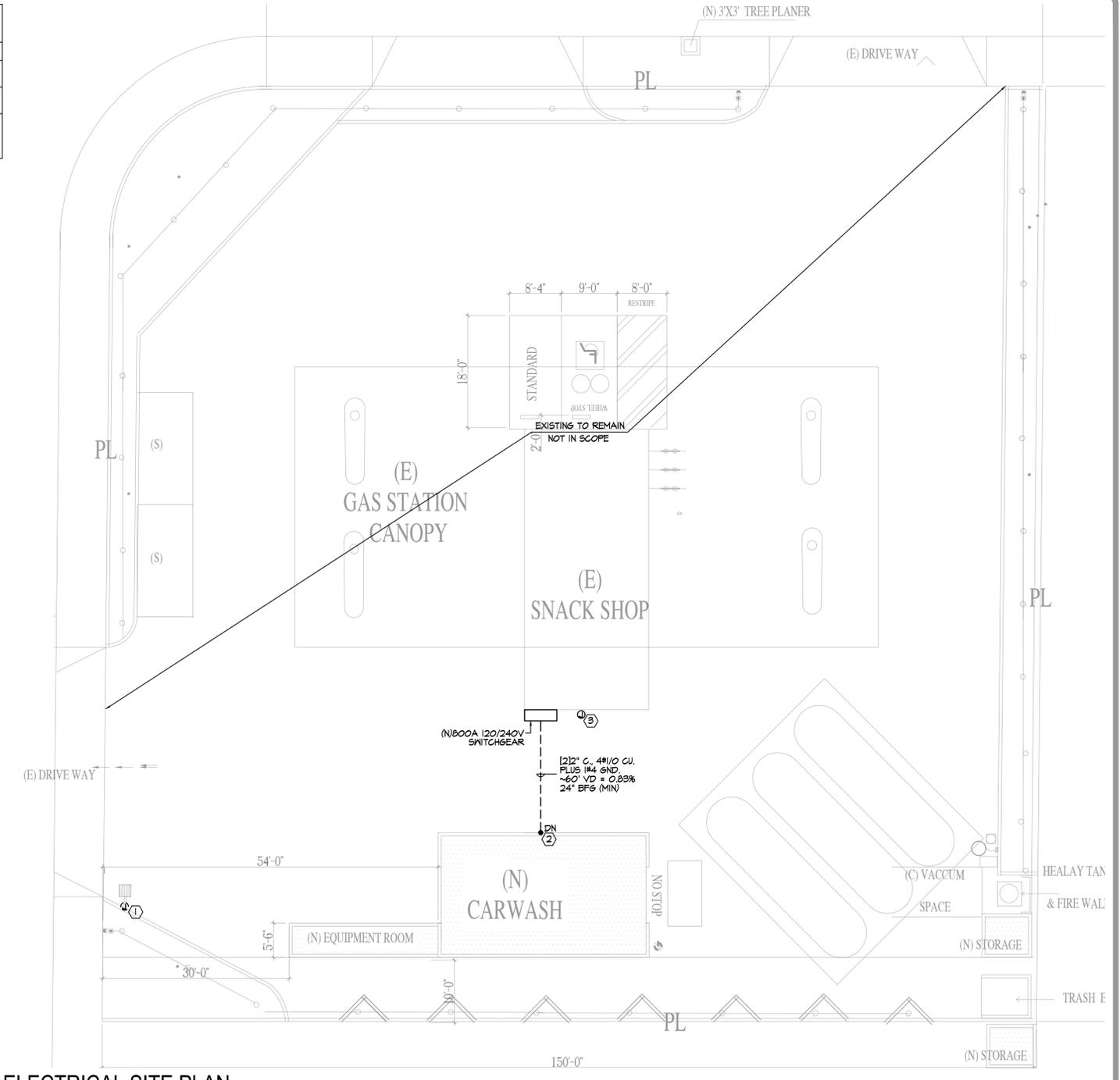
PROJECT NAME:
6895 HOLLISTER AVE
 6895 HOLLISTER AVE - GOLETA, CA 93117

SHEET TITLE:
 ELECTRICAL GENERAL NOTES

DRAWN	GMEP
CHECKED	GMEP
DATE	03/04/26
SCALE	AS NOTED
JOB NO.	25-070
SHEET	

E-1.0

ELECTRICAL SITE KEYED NOTES	
①	J-BOX DENOTES EXISTING POLE LIGHT TO BE REPLACED WITH LIKE FOR LIKE. VERIFY EXACT LOCATION BEFORE ROUGH-IN.
②	DENOTES NEW CONDUIT TO BE FED TO NEW PANEL 'M'. VERIFY EXACT LOCATION BEFORE ROUGH-IN.
③	PROVIDE NEW J-BOX, SIZE MIN 16", AS REQUIRED PER NEC 914.28 TO INTERCEPT EXISTING FEEDER AND EXTEND NEW CONDUIT AND WIRE, SIZE TO MATCH EXISTING FEEDER. INCLUDE ALL RELATED COST IN THE BASE BID. VERIFY EXACT LOCATION BEFORE ROUGH-IN.



ELECTRICAL SITE PLAN
SCALE: 3/32" = 1'-0"

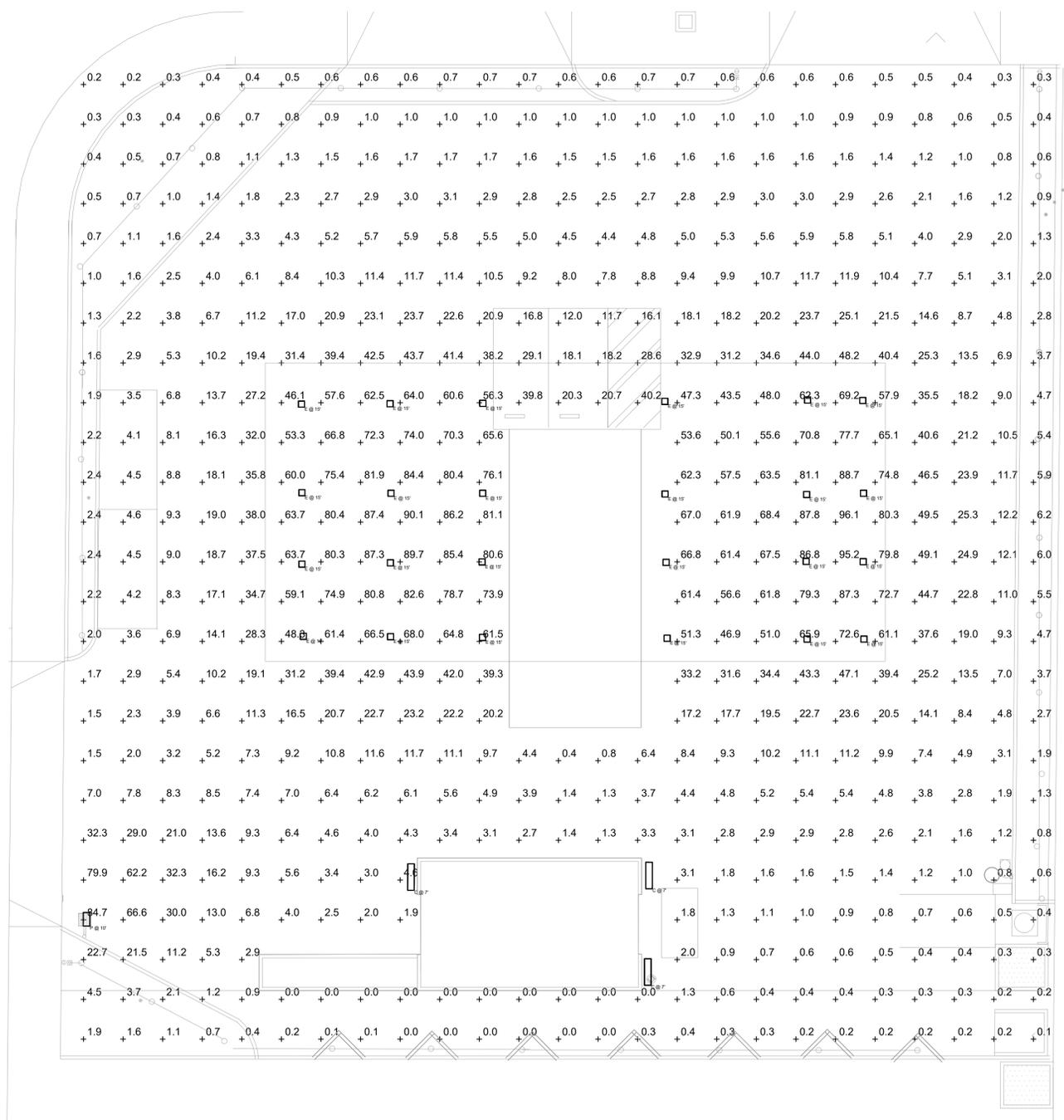
REVISIONS		
NO.	DATE	DESCRIPTION



PROJECT NAME:
6895 HOLLISTER AVE
6895 HOLLISTER AVE.
GOLETA, CA 93117

SHEET TITLE
ELECTRICAL SITE PLAN

DRAWN	GMEP
CHECKED	GMEP
DATE	03/04/26
SCALE	AS NOTED
JOB NO.	25-070
SHEET	E-3.0



ELECTRICAL EXTERIOR PHOTOMETRIC PLAN

SCALE: NONE

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Power
□	E	24	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING CANDYP LIGHTING	127.8
▮	C	3	HINKLEY	1834BZ CASCADE LED 18"	BRONZE WALL MOUNT LANTERN	72
▮	P	1	LED Lighting Supply		2022-MLLG-LED-SBH02-300-50B	300.469

REVISIONS		
NO.	DATE	DESCRIPTION



GMEP ENGINEERS
 26439 Rancho Pkwy. S., Ste 120
 Lake Forest, CA 92650
 Tel: 949-287-9095

PROJECT NAME:
6895 HOLLISTER AVE
 6895 HOLLISTER AVE.
 GOLETA, CA 93117

SHEET TITLE
 ELECTRICAL EXTERIOR PHOTOMETRIC PLAN

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/04/26
 SCALE: AS NOTED
 JOB NO.: 25-070
 SHEET:
E-4.0

STATE OF CALIFORNIA
Outdoor Lighting
 CERTIFICATE OF COMPLIANCE
 Project Name: 25-070 6895 Hollister Ave
 Report Page: (Page 1 of 7)
 Date Prepared: 2025-03-19T18:41:21-04:00

CALIFORNIA ENERGY COMMISSION
 NRCC-LTO-E
 Compliance ID: 275829-0325-0003
 Report Generated: 2025-03-19 15:41:24

F. OUTDOOR LIGHTING FIXTURE SCHEDULE
 For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)(2), only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (i.e., existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How is Wattage determined	Total Number Luminaires ²	Luminaire Status ³	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1,4	Field Inspector Pass Fail
C	EXTERIOR WALL SCONCE <input type="checkbox"/> Linear	72	Mfr. Spec	3	New	<input type="checkbox"/>	216	NA: < 6200 lumens	<input type="checkbox"/> <input type="checkbox"/>
Total Design Watts:							216		

* NOTES: Selections with a * requires a note in the space below explaining how compliance is achieved.
 1) Luminaire is lighting a space; (DCCP)02.2 to 130.2(b)
 2) FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
 3) For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
 4) Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstated" for existing luminaires which are being removed and reinstated as part of the project scope.
 5) Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b) / 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)
 This section does not apply to this project.

Generated Date/Time: Documentation Software: Energy Code Ace
 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
 Schema Version: rev 20220101
 Compliance ID: 275829-0325-0003
 Report Generated: 2025-03-19 15:41:24

STATE OF CALIFORNIA
Outdoor Lighting
 CERTIFICATE OF COMPLIANCE
 Project Name: 25-070 6895 Hollister Ave
 Report Page: (Page 6 of 7)
 Date Prepared: 2025-03-19T18:41:21-04:00

CALIFORNIA ENERGY COMMISSION
 NRCC-LTO-E
 Compliance ID: 275829-0325-0003
 Report Generated: 2025-03-19 15:41:24

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
 This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
 This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCC-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/atttcp/providers.html>

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	HARDSCAPE: "C"

Generated Date/Time: Documentation Software: Energy Code Ace
 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
 Report Version: 2022.0.000
 Schema Version: rev 20220101
 Compliance ID: 275829-0325-0003
 Report Generated: 2025-03-19 15:41:24

STATE OF CALIFORNIA
Outdoor Lighting
 CERTIFICATE OF COMPLIANCE
 Project Name: 25-070 6895 Hollister Ave
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C. COMPLIANCE RESULTS
 Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: if any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)(2) / 180.2(b)4Bv						Compliance Results			
01	02	03	04	05	06	07	08	09	
General Hardscape Allowance 140.7(d)(1) / 170.2(e)6 (See Table I)	Per Application 140.7(d)(2) / 170.2(e)6 (See Table J)	Sales Frontage 140.7(d)(2) / 170.2(e)6 (See Table J)	Ornamental 140.7(d)(2) / 170.2(e)6 (See Table L)	Per Specific Area 140.7(i)(2) / 170.2(e)6 (See Table M)	Existing Power Allowance 141.0(b)(2) / 180.2(b)4Bv (See Table N)	Total Allowed (Watts)	Total Actual (Watts)	07 must be >= 08	
221.99	+	---	+	---	+	221.99	>=	216	COMPLIES
Shielding Compliance (See Table G for Details)						N/A			
Controls Compliance (See Table H for Details)						COMPLIES			

D. EXCEPTIONAL CONDITIONS
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
 This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))
 This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B / Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

02	01 "Use it or lose it" Allowance (select all that apply) (select all that apply)				09 Total General AWA + LWA (Watts)		
	03 General Hardscape Allowance Table I (below)	04 Per Application Table J	05 Sales Frontage Table K	06 Ornamental Table L		07 Per Specific Area Table M	
Area Description	Area Wattage Allowance (AWA)	Linear Wattage Allowance (LWA)	Perimeter Length (PL)	Allowed Density (W/ft)	Linear Allowance (Watts)		
HARDSCAPE	210	0.019	3.99	120	0.15	18	21.99
Initial Wattage Allowance for Entire Site (Watts):					200		
Instances of Initial Wattage Allowance (I2 0 only):					1		
Total General Hardscape Allowance (Watts):					221.99		

J. LIGHTING ALLOWANCE: PER APPLICATION
 This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE
 This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL
 This section does not apply to this project.

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A. GENERAL INFORMATION
 This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)(2) for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

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Project Address: 6895 HOLLISTER AVE, GOLETA, CA 93117

01 Project Location (city)	Goleta	04 Total Illuminated Hardscape Area (ft ²)	210
02 Climate Zone	6		
03 Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):			
<input type="checkbox"/> L2-0: Very Low - Undeveloped Parkland	<input checked="" type="checkbox"/> L2-2: Moderate - Urban Clusters	<input type="checkbox"/> L2-4: High - Must be reviewed by CA Energy Commission for Approval	
<input type="checkbox"/> L2-1: Low - Rural Areas	<input type="checkbox"/> L2-3: Moderately High - Urban Areas		
05 Occupancy Types within Project			
• Retail			

B. PROJECT SCOPE
 This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)(2) / 180.2(b)4Bv for alterations.

My Project Consists of:

<input checked="" type="checkbox"/> 01 New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6
<input type="checkbox"/> 02 Altered Existing System	Is your alteration increasing the connected lighting load (Watts)? <input checked="" type="radio"/> Yes <input type="radio"/> No
<input type="checkbox"/> 03 % of Existing Luminaires Being Altered ¹	04 Sum Total of Luminaires Being Added or Altered
<input type="checkbox"/> < 10% <input type="checkbox"/> >= 10% and < 50% <input type="checkbox"/> >= 50%	05 Calculation Method

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.
 1) FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

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H. OUTDOOR LIGHTING CONTROLS
 This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie unaltered) and luminaires which are removed and reinstated (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application. Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector
HARDSCAPE: "C"	Astronomical Timer	Provided	NA: >= 24 ft	Pass Fail
				<input type="checkbox"/> <input type="checkbox"/>

* FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
 1) Authority having jurisdiction may ask for cut sheets or other documentation to confirm compliance of light source.
 2) Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

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DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Authority Name: GANGYI ZHOU
 Company: GMEP Engineers
 Address: 26439 RANCHO PARKWAY S, STE 120
 City/State/Zip: LAKE FOREST / CA / 92630

Documentation Authority Signature: 
 Signature Date: 03/19/2025
 License: 018859
 City/State/Zip: LAKE FOREST / CA / 92630

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify that the information provided on this Certificate of Compliance is true and correct.

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation provided to the building owner at occupancy.

Responsible Designer Name: GANGYI ZHOU
 Company: GMEP ENGINEERS
 Address: 26439 RANCHO PARKWAY S, STE 120
 City/State/Zip: LAKE FOREST / CA / 92630

Responsible Designer Signature: 
 Date Signed: 03/19/2025
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
 This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
 This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCC-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/atttcp/providers.html>

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	HARDSCAPE: "C"

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL



26439 Rancho Parkway S, Ste 120
 Lake Forest, CA 92630
 Tel: 949-267-9095

PROJECT NAME: 6895 HOLLISTER AVE - GOLETA, CA 93117

SHEET TITLE: ELECTRICAL T24 - OUTDOOR

DRAWN: GMEP
 CHECKED: GMEP
 DATE: 03/04/26
 SCALE: AS NOTED
 JOB NO.: 25-070
 SHEET: E-LTO

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ATTACHMENT D

ARCHITECTURE AND DESIGN STANDARDS FOR 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.

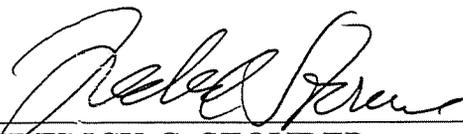
SECTION 3. City Clerk shall certify as to the adoption of this resolution.

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.